



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_09_16_2019

Monday, September 16, 2019 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, September 16, 2019 at 07:00 PM

MEETING PLACE: Westfield City Hall, 130 Penn Street, Westfield, IN 46074

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - September 3, 2019
Tabled to the October 7, 2019 APC Meeting

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS

1908-ODP-13 & 1908-SPP-13

Spring Mill Station SWC Apartments

Southwest Corner of 161st Street and Spring Mill Road

CRG Residential, LLC requests Overall Development Plan and Primary Plat review of 3 Lots, 1 Block, and 1 Common Area on 34.24 acres +/- in the Spring Mill Station SWC PUD District.

(Planner Pam Howard - PHoward@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat and Overall Development Plan](#) | [Exhibit 4: Landscape Plan](#)

1909-ODP-15 & 1909-SPP-15

Lancaster

West and adjacent to Spring Mill Road, North and adjacent to 186th Street

Lancaster Developer, LLC by Nelson & Frankenberger requests a Primary Plat and Overall Development Plan review of 300 Lots on approximately 45 acres +/- in the Lancaster PUD District.

(Planner Jonathan Dorsey - JDorsey@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Overall Development Plan and Primary Plat](#) | [Exhibit 4: Presentation Material](#)

1909-ODP-14 & 1909-SPP-14

Meijer Westfield Subdivision

17145 Spring Mill Road

Meijer Stores LP by Woolpert, Inc. requests Overall Development Plan and Primary Plat review of 4 Lots on 33.35 acres +/- in the Maple Knoll PUD District.

(Planner Caleb Ernest - CErnest@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Overall Development Plan & Primary Plat](#)

1909-ODP-16 & 1909-SPP-16

Wheeler Landing, Section 2

Northwest Corner of Wheeler Road and SR 32

Wheeler Landing I LLC by Wheeler Farms, LLC requests Overall Development Plan and Primary Plat review of 7 Lots on 125.22 acres +/- in the Wheeler Landing PUD District.

(Planner Caleb Ernest - CErnest@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Overall Development Plan & Primary Plat](#) | [Exhibit 4: Landscape Plan](#)

1908-PUD-23

Alpha Tau PUD

510 E. State Road 32

Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler, P.C. requests to rezone approximately 8.42 acres +/- from the EI: Enclosed Industrial District to the Alpha Tau PUD District.

(Planner Daine Crabtree - DCrabtree@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 19-25](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Character Exhibit](#)

1909-PUD-30

Springmill Pointe PUD

Southwest Corner of State Road 32 and Austrian Pine Way

Westfield Investment Co. LP by Nelson & Frankenberger, LLC requests a change of zoning for approximately 8.55 acres +/- from the Maple Knoll PUD to the Springmill Pointe PUD District.

(Planner Daine Crabtree - DCrabtree@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 19-36](#) | [Exhibit 4: Comprehensive Plan Map](#) | [Exhibit 5: Concept Plan](#) | [Exhibit 6: Illustrative Layout](#) | [Exhibit 7: Character Exhibits](#) | [Exhibit 8: Ord. 19-36 Redline](#) | [Exhibit 9: Petitioner's Presentation](#)

1909-PUD-25

Cedarbrook Commons PUD

Northwest Corner of Spring Mill Road and 186th Street

Craigielea Enterprises, LLC by William Tres Development requests a change of zoning for approximately 16 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Cedarbrook Commons PUD District.

(Planner Daine Crabtree - DCrabtree@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 19-35](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Illustrative Layout](#) | [Exhibit 6: Character Exhibit](#)

1909-PUD-31

Atwater PUD

North of the intersection of Casey road and 193rd Street

Olthof Homes, LLC by Nelson & Frankenberger requests a change of zoning for approximately 100 acres +/- in the AG-SF 1: Agricultural / Single-Family Rural District to the Atwater PUD District.

(Planner Jonathan Dorsey - JDorsey@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 19-32](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: District Map](#) | [Exhibit 6: Character Exhibits](#) | [Exhibit 7: Neighbr Meeting Summary](#) | [Exhibit 8: Public Comments](#) | [Exhibit 9: Ordinance Redline](#) | [Exhibit 10: Presentation Material](#)

1909-ZOA-02

Unified Development Ordinance Amendment (Fall 2019)

The City of Westfield requests approval of an ordinance to amend various provisions of the Westfield-Washington Township Unified Development Ordinance.

(Planner Pam Howard - PHoward@westfield.in.gov)

Documents: [Exhibit 1: Department Report](#) | [Exhibit 2: Ordinance 19-40](#)

PUBLIC HEARING ITEMS

1909-PUD-29 [PUBLIC HEARING]

Poplar Street Townhomes PUD

West side of Poplar Street, between Jersey Street and Park Street

Estridge Homes by 11th Street Development requests a change of zoning for approximately 1.26 acres +/- in the MF-1: Multifamily Low Density Residential District to the Poplar Street Townhomes PUD District.

(Planner Jonathan Dorsey - JDorsey@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 19-33](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Character Exhibits](#) | [Exhibit 6: Neighbor Meeting Summary](#) | [Exhibit 7: Public Comments](#) | [Exhibit 8: Presentation Material](#)

1910-ODP-18 & 1910-SPP-18 [PUBLIC HEARING]

Southpark Subdivision, Lot 1

16802 Southpark Drive

JJK Investments, LLC by Keeler-Webb Associates requests Primary Plat and Overall Development Plan review of two (2) Lots on 1.030 acres in the EI: Enclosed Industrial District.

(Planner Caleb Ernest - CErnest@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Overall Development Plan & Primary Plat](#) | [Exhibit 4: Landscape Plan](#)

ITEMS CONTINUED TO A FUTURE MEETING

1908-PUD-20 [CONTINUED]

The Landings at Village Farms

14851 Oak Ridge Road

Pulte Homes of Indiana, LLC and Mark Zukerman by Nelson and Frankenberger, LLC requests a change in zoning of approximately 58.02 acres +/- from the SF2: Single-Family Low Density District to The Landings at Village Farms PUD.

(Planner Daine Crabtree - DCrabtree@westfield.in.gov)

1907-ODP-11 & 1907-SPP-11 [CONTINUED]

Alpha Tau Park, Lots 1-3

510 E. State Road 32

Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler requests Overall Development Plan and Primary Plat review of three (3) Lots on approximately 8.42 acres +/- in the EI: Enclosed Industrial District.

(Planner Daine Crabtree - DCrabtree@westfield.in.gov)

1909-PUD-28

Union Square at Grand Junction PUD

Southwest Corner of SR 32 and Union Street

Old Town Companies, LLC by Nelson & Frankenberger requests a change of zoning for approximately 4 acres +/- from the MF1: Multi-Family Low Density District and LB-H: Local Business / Historical District to the Union Square at Grand Junction PUD District.

(Planner Pam Howard - PHoward@westfield.in.gov)

1909-PUD-26

Wrights Property Group at Grand Park PUD

200 W. 186th Street

Wrights Property Group by Hamilton Designs, LLC requests a change of zoning for approximately 4 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Wrights Property Group at Grand Park PUD District.

(Planner Pam Howard - PHoward@westfield.in.gov)

1909-PUD-24

181st Street PUD, Amendment V

Southwest Corner of East 181st Street and Sun Park Drive

CH Group, LLC by Church Church Hittle + Antrim requests an amendment to the 181st

**Street PUD District to permit limited outdoor storage, modify associated Development Standards, and add new Site Plans and Character Exhibits.
(Planner Daine Crabtree - DCrabtree@westfield.in.gov)**

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

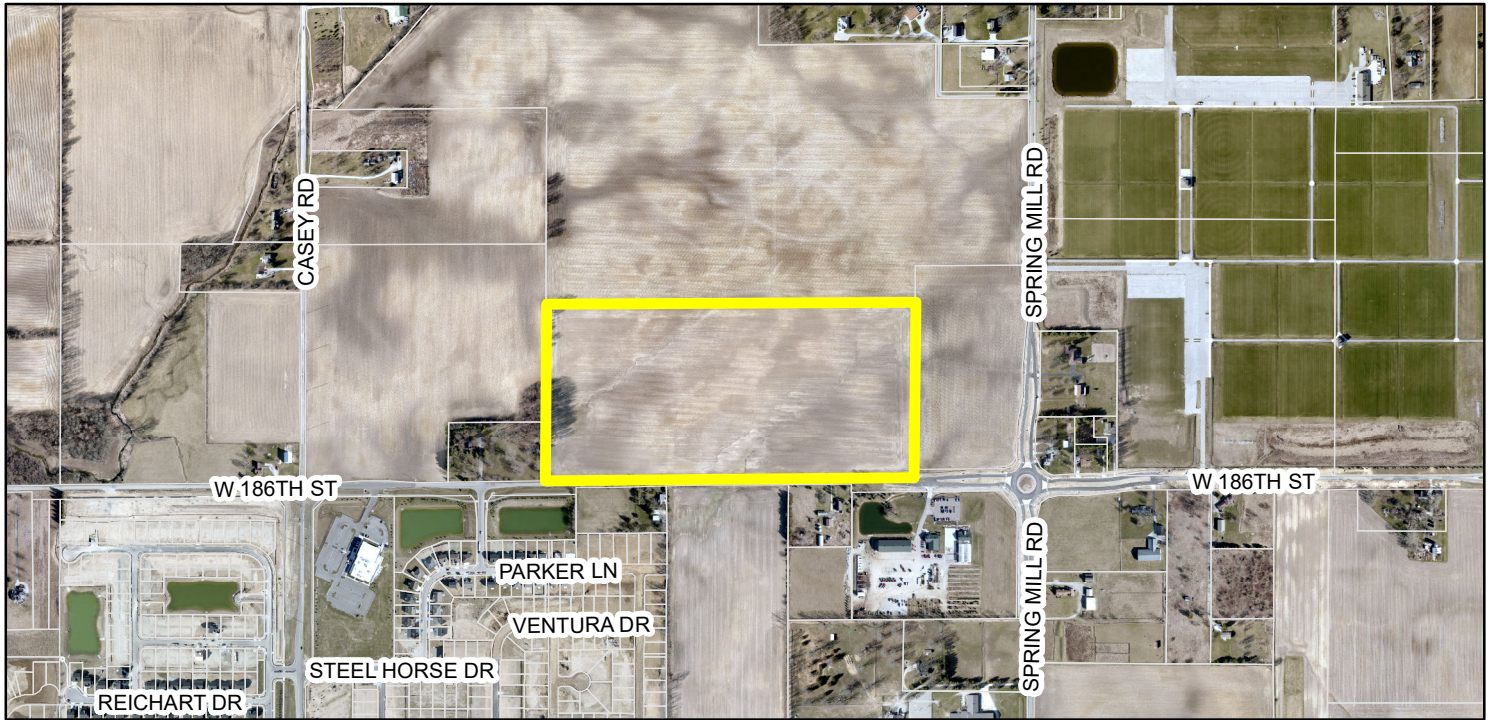
ADJOURNMENT



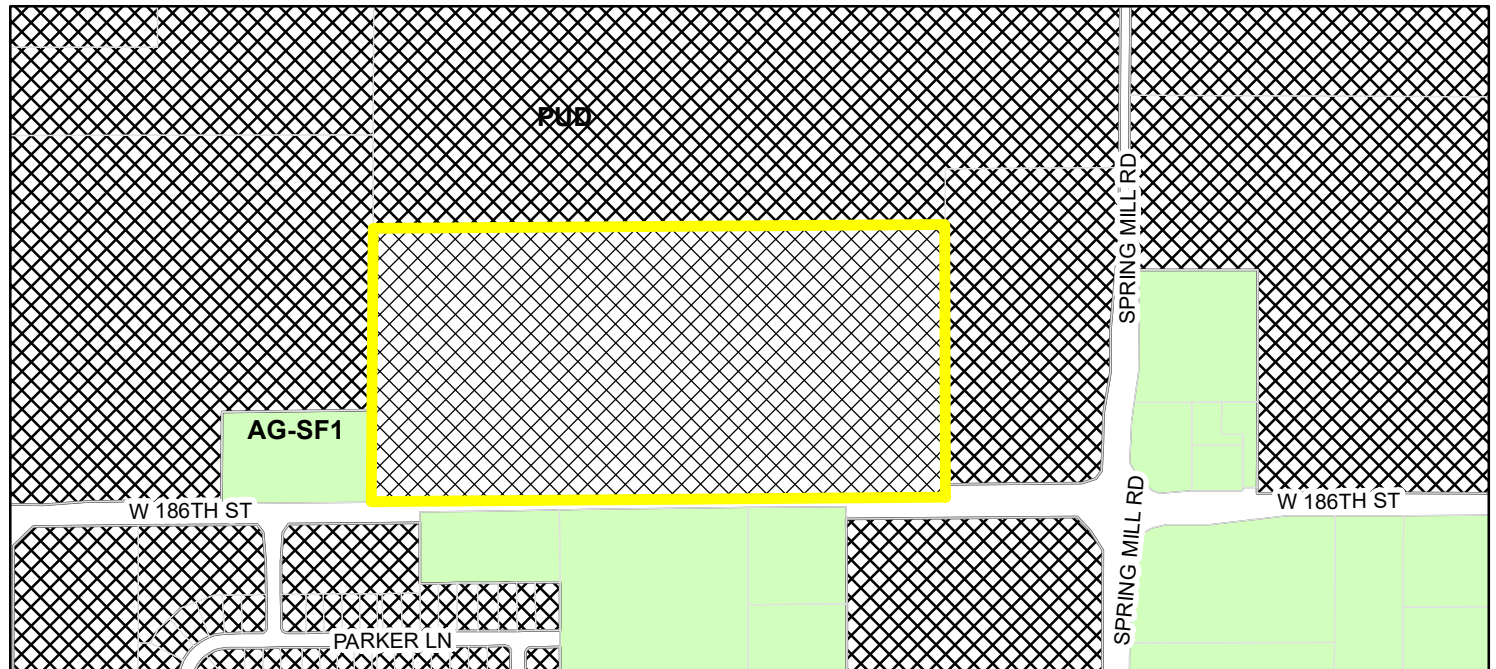
Property Location Map
Lancaster
Overall Development Plan and Primary Plat
1909-ODP-15, 1909-SPP-15



Aerial Location Map



Zoning Map



Parcel **Zoning**
Zoning - All AG-SF1 (Agriculture - Single Family - 1)
 PUD (Planned Unit Development)



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7065 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT CO., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RHOX
PHONE: (317) 863-2053

CURRENT LANDOWNERS:
HRKK LLC
738 Capistrano Dr
Nokomis FL 34275

WHEELER FARMS LLC
18206 Kinsey Ave
Wheatfield, IN 46074

LANCASTER BLOCK "A"

PRIMARY PLAT

LANCASTER PUD DISTRICT

LANCASTER PUD DISTRICT
AREA B LOT STANDARDS:

Paired Villas
Minimum Lot Area - 3,500 sq.ft.
Minimum Lot Frontage - 30'

Front Yard Setback - 20' min.
Side Yard Setback - 0' min.
Building Separation - 10' min.
Rear Yard Setback - 10' min.
Minimum Lot Width - 40' min.

Front Load Townhomes

Front Yard Setback - 25' min.
Side Yard Setback - 10' min.
Building Separation - 20'
Rear Yard Setback - 20' min.

Rear Load Townhomes

Front Yard Setback - 20' min.
Side Yard Setback - 10' min.
Building Separation - 20'
Rear Yard Setback - 25' min.

NOTE:
• ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
• STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
• THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8". PROPOSED STORM PIPES WILL RANGE FROM 12" TO 36". PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

EXISTING LITTLE EAGLE CREEK LEGAL DRAIN - CASEY ROAD ARM (open ditch) WILL ACCEPT THE REDUCED FLOWS OF THIS SITE. THE OUTLET FOR THIS SITE IS THE ROAD SIDE DITCH ON THE SOUTH SIDE OF 186TH STREET, WHICH WAS RECONSTRUCTED WITH THE SHELTON COVE DEVELOPMENT.

SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR NEAR THE NORTHEAST CORNER OF CASEY ROAD & 186TH STREET

LEGEND

- 30 LOT NUMBER
- S.S.E. SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.O.S.E. LINE OF SITE EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- R.D.E. REGULATED DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP
- ☼ STREET LIGHT

LEGEND

- 830 EXISTING CONTOUR
- W EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- W PROPOSED WATER LINE
- FLOW LINE
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINES
- BURIED TELEPHONE LINE
- TELEPHONE LINE
- BURIED CABLE T.V. LINE
- CABLE T.V. LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE, MANHOLE & END SECTION
- SANITARY CLEANOUT
- STORM SEWER LINE, MANHOLE & END SECTION
- CURB INLET
- BESIVE OR ROUND INLET
- SQUARE FLAT INLET
- FENCE LINE
- SET NAIL - UNLESS OTHERWISE NOTED
- SET CAPPED REBAR
- STAMPED SAA FIRM 6008
- SET PIPE UP 1" CAPPED
- STAMPED SAA FIRM 6008
- HAMILTON COUNTY SURVEYOR
- MEASURED
- RECORDED
- NO ACCESS EASEMENT
- POWER POLE
- LIGHT POLE
- ELECT. TRANSFORMER
- ELECT. PEDESTAL
- ELECT. METER
- GUY WIRE
- TELEPHONE POLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE T.V. POLE
- CABLE T.V. PEDESTAL
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- TRAFFIC CONTROL BOX
- GAS VALVE
- GAS METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



Know what's below.
Call before you dig.

STOEPPELWERTH
PRIMARY PLAT

LANCASTER BLOCK "A"

HAMILTON CO., INDIANA

PREPARED FOR:
SECTION: 27 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: GDK CHECKED BY: GDK

SHEET NO.
C106
S & A JORN NO.
85740PLA-MF



THIS DRAWING IS NOT INTENDED TO BE AN ORIGINAL BOUNDARY SURVEY OR A SURVEYOR LOCATION REPORT.

STOEPPELWERTH
ALWAYS ON.
7065 East 106th Street, Fishers, IN 46038-2005
Phone: (317) 849-5935 Fax: (317) 849-5942

WASHINGTON TOWNSHIP

BY

REVISIONS

DATE

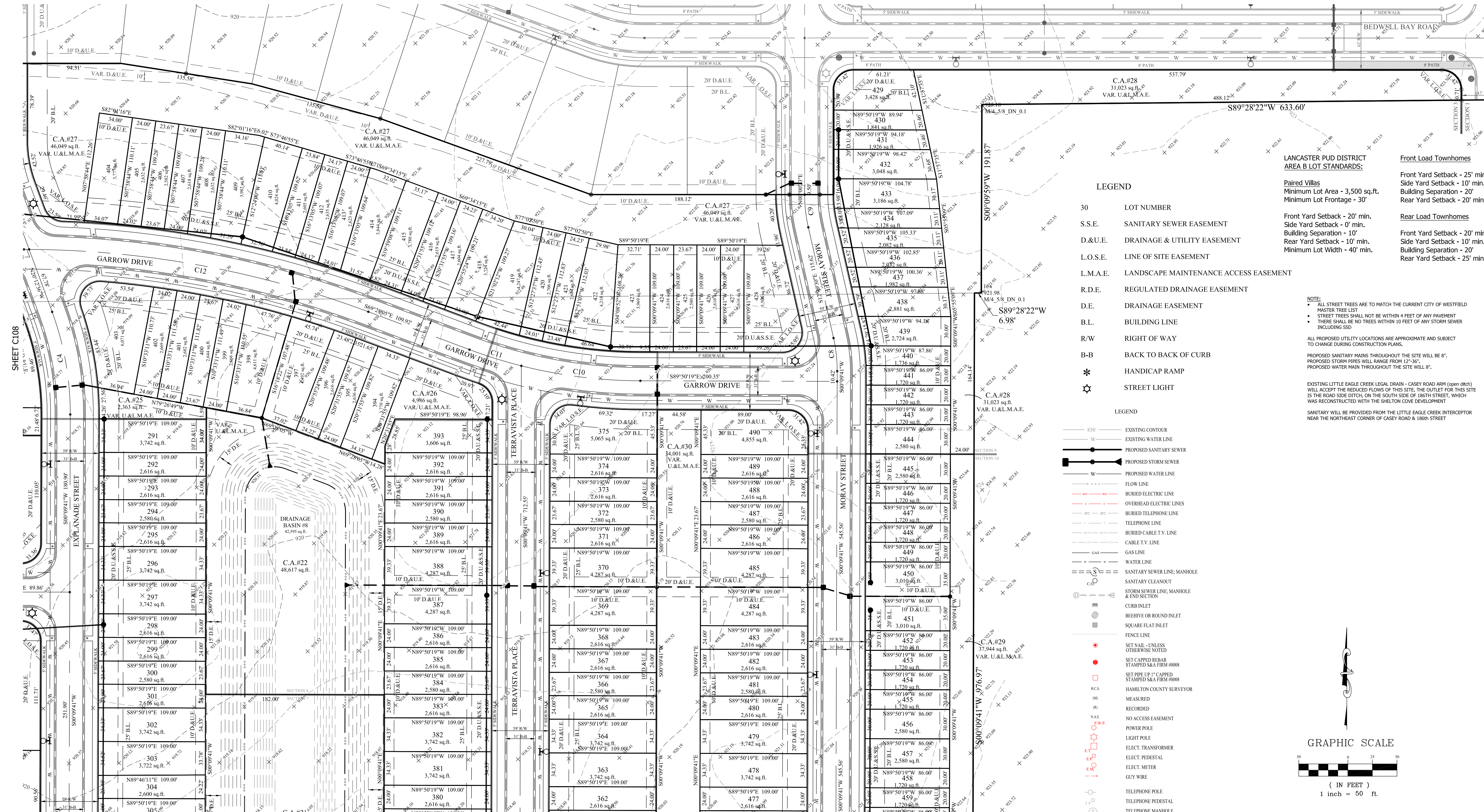


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LANCASTER BLOCK "A"

PRIMARY PLAT

LANCASTER PUD DISTRICT



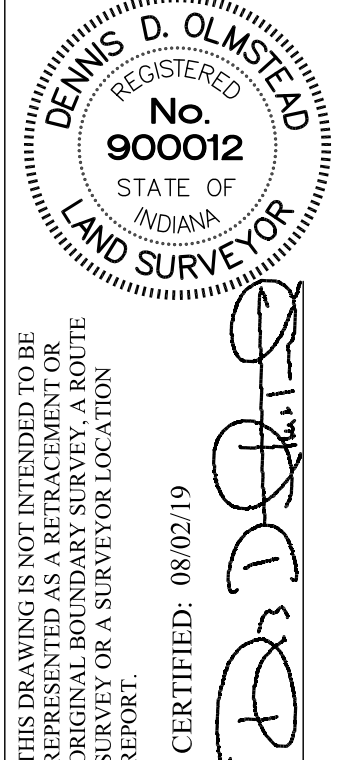
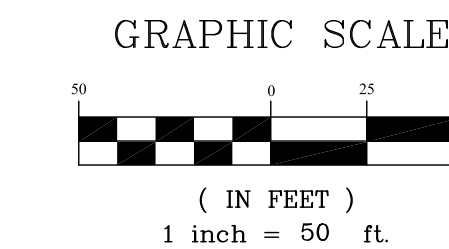
SHEET C106

LEGEND

- 30 LOT NUMBER
- S.S.E. SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.O.S.E. LINE OF SITE EASEMENT
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- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP
- ☼ STREET LIGHT

LEGEND

- 830 EXISTING CONTOUR
- EXISTING WATER LINE
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- SANITARY CLEANOUT
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- CURB INLET
- BEEHIVE OR ROUND INLET
- SQUARE FLAT INLET
- FENCE LINE
- SET NAIL - UNLESS OTHERWISE NOTED
- SET CAPPED REBAR STAMPED SEA FIRM #0088
- SET PIPE UP 1" CAPPED STAMPED SEA FIRM #0088
- HAMILTON COUNTY SURVEYOR
- MEASURED
- RECORDED
- NO ACCESS EASEMENT
- POWER POLE
- LIGHT POLE
- ELECT. TRANSFORMER
- ELECT. PEDESTAL
- ELECT. METER
- GUY WIRE
- TELEPHONE POLE
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- GAS METER
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LANCASTER BLOCK "A"
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HAMILTON CO., INDIANA

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SECTION: 27 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: GDK CHECKED BY: GDK
SHEET NO.
C107
S & A JORN NO.
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WHEELER FARMS LLC
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Westfield IN, 46074

LANCASTER BLOCK "A"

PRIMARY PLAT

LANCASTER PUD DISTRICT



SHEET C105

LEGEND

- | | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| L.O.S.E. | LINE OF SITE EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| R.D.E. | REGULATED DRAINAGE EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| B.L. | BUILDING LINE |
| R/W | RIGHT OF WAY |
| B-B | BACK TO BACK OF CURB |
| * | HANDICAP RAMP |
| ☆ | STREET LIGHT |

LANCASTER PUD DISTRICT AREA B LOT STANDARDS:

Paired Villas
Minimum Lot Area - 3,500 sq.ft.
Minimum Lot Frontage - 30'

Front Yard Setback - 20' min.
Side Yard Setback - 0' min.
Building Separation - 10'
Rear Yard Setback - 10' min.
Minimum Lot Width - 40' min.

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SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR NEAR THE NORTHEAST CORNER OF CASEY ROAD & 186TH STREET

Front Load Townhomes

Front Yard Setback - 25' min.
Side Yard Setback - 10' min.
Building Separation - 20'
Rear Yard Setback - 20' min.

Rear Load Townhomes

Front Yard Setback - 20' min.
Side Yard Setback - 10' min.
Building Separation - 20'
Rear Yard Setback - 25' min.

LEGEND

- | | |
|-----|---|
| 830 | EXISTING CONTOUR |
| W | EXISTING WATER LINE |
| —●— | PROPOSED SANITARY SEWER |
| —●— | PROPOSED STORM SEWER |
| — | PROPOSED WATER LINE |
| —●— | FLOW LINE |
| —●— | BURIED ELECTRIC LINE |
| —●— | OVERHEAD ELECTRIC LINES |
| —●— | BURIED TELEPHONE LINE |
| —●— | TELEPHONE LINE |
| —●— | BURIED CABLE T.V. LINE |
| —●— | CABLE T.V. LINE |
| —●— | GAS LINE |
| —●— | WATER LINE |
| —●— | SANITARY SEWER LINE; MANHOLE |
| —●— | SANITARY CLEANOOUT |
| —●— | STORM SEWER LINE; MANHOLE & END SECTION |
| —●— | CURB INLET |
| —●— | BEEHIVE OR ROUND INLET |
| —●— | SQUARE FLAT INLET |
| —●— | FENCE LINE |

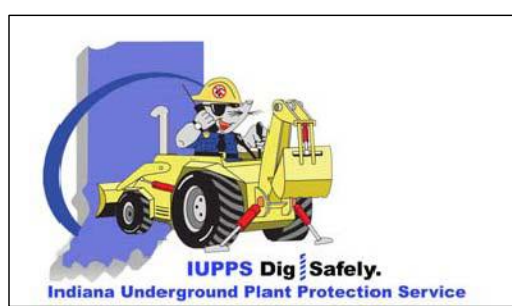
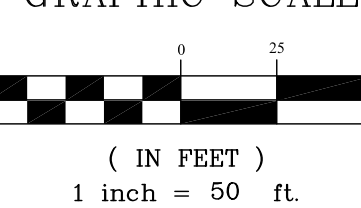
SET NAIL - UNLESS OTHERWISE NOTED

- | | |
|--|---|
| SET CAPPED REBAR
STAMPED S&A FIRM #0008 | SET PIPE UP 1" CAPPED
STAMPED S&A FIRM #0008 |
| HAMILTON COUNTY SURVEYOR | MEASURED |
| RECORDED | NO ACCESS EASEMENT |
| POWER POLE | LIGHT POLE |
| ELECT. TRANSFORMER | ELECT. PEDESTAL |
| ELECT. METER | GUY WIRE |

TELEPHONE POLE

- | | |
|---------------------|---------------------|
| TELEPHONE PEDESTAL | TELEPHONE MANHOLE |
| CABLE T.V. POLE | CABLE T.V. PEDESTAL |
| TRAFFIC SIGNAL POLE | TRAFFIC MANHOLE |
| TRAFFIC CONTROL BOX | GAS VALVE |
| GAS METER | WATER METER |
| WATER VALVE | FIRE HYDRANT |
| MAILBOX | |

GRAPHIC SCALE

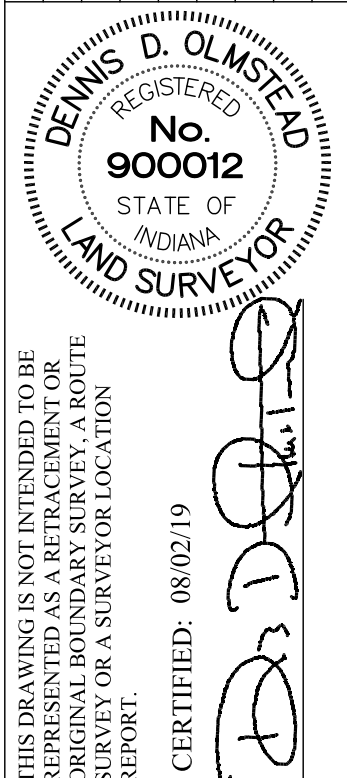


PRIMARY PLAT

PREPARED FOR:

LANCASTER BLOCK "A"

HAMILTON CO., INDIANA

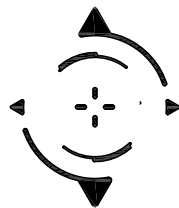


DATE

STOEPPELWERTH
ALWAYS ON.
7065 East 106th Street, Fishers, IN 46038-2005
Phone: (317) 849-5935 Fax: (317) 849-5942

LEGEND

- | | | |
|----------------|-------------|--------|
| SECTION: | TOWNSHIP: | RANGE: |
| 27 | 19N | 3E |
| DRAWN BY: | CHECKED BY: | |
| GDK | GDK | |
| SHEET NO. | | |
| C108 | | |
| S & A FORM NO. | | |
| 85740PLA-MF | | |

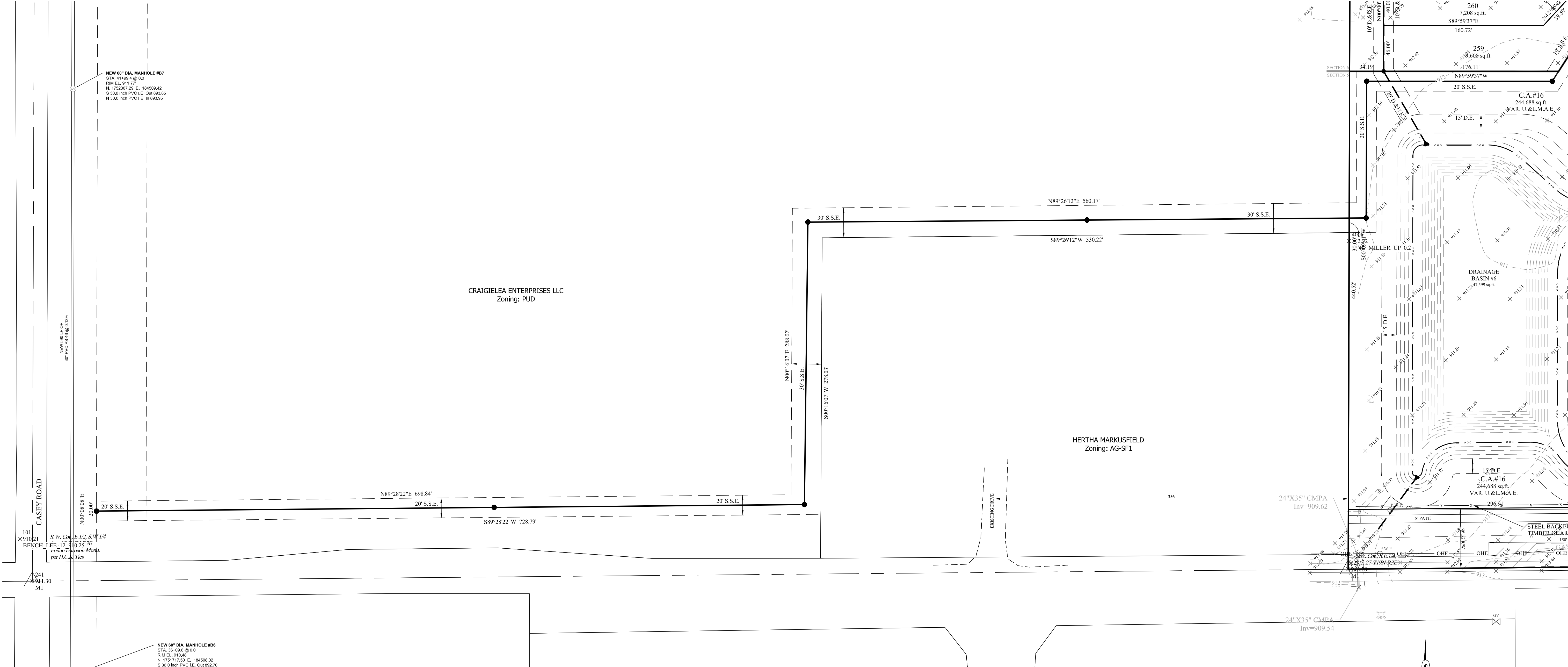


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9757 WESTPOINT DRIVE, SUITE 600
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CONTACT: PAUL RIOUX
PHONE: (317) 863-2053
CURRENT LANDOWNERS:
HRKK LLC
738 Capistrano Dr
Nokomis FL, 34275
WHEELER FARMS LLC
18206 Kinsey Ave
Westfield IN, 46074

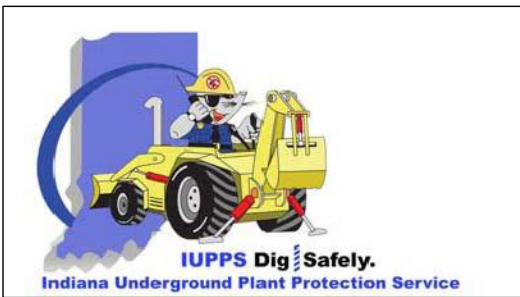
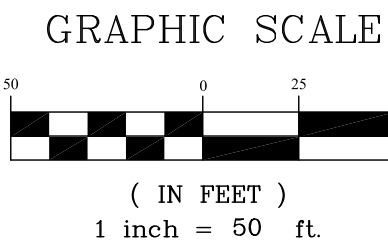
LANCASTER BLOCK "A"

PRIMARY PLAT

OFFSITE SANITARY SEWER LANCASTER PUD DISTRICT



BY		
REVISIONS		
DATE		
DENNIS D. OLAMSTEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR CERTIFIED: 08/02/19		
THIS DRAWING IS NOT INTENDED TO BE RELIED UPON FOR THE PURPOSES OF ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.		
STOEPPELWERTH ALWAYS ON. 7045 East 106th Street, Fishers, IN 46038-2905 Phone: (317) 849-5935 Fax: (317) 849-5942		
DEVELOPMENT PLAN PREPARED FOR: LANCASTER BLOCK "A" WASHINGTON TOWNSHIP HAMILTON CO., INDIANA		
SECTION: 27	TOWNSHIP: 19N	RANGE: 3E
DRAWN BY: GDK	CHECKED BY: GDK	SHEET NO. C109
S & A JOB NO. 85740PLA-MF		





STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLSEN
7963 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RHOX
PHONE: (317) 863-2053
CURRENT LANDOWNERS:
HRKK LLC
738 Capistrano Dr
Nokomis FL, 34275

WHEELER FARMS LLC
18206 Kinsey Ave
Westfield IN, 46074

LANCASTER BLOCK "A"

PRIMARY PLAT

LANCASTER PUD DISTRICT

LANCASTER PUD DISTRICT
AREA B LOT STANDARDS:

Paired Villas
Minimum Lot Area - 3,500 sq.ft.
Minimum Lot Frontage - 30'

Front Yard Setback - 20' min.
Side Yard Setback - 0' min.
Building Separation - 10'
Rear Yard Setback - 10' min.
Minimum Lot Width - 40' min.

Front Load Townhomes

Front Yard Setback - 25' min.
Side Yard Setback - 10' min.
Building Separation - 20'
Rear Yard Setback - 20' min.

Rear Load Townhomes

Front Yard Setback - 20' min.
Side Yard Setback - 10' min.
Building Separation - 20'
Rear Yard Setback - 25' min.

NOTE:

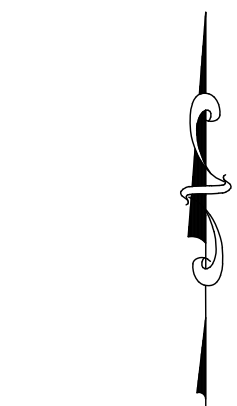
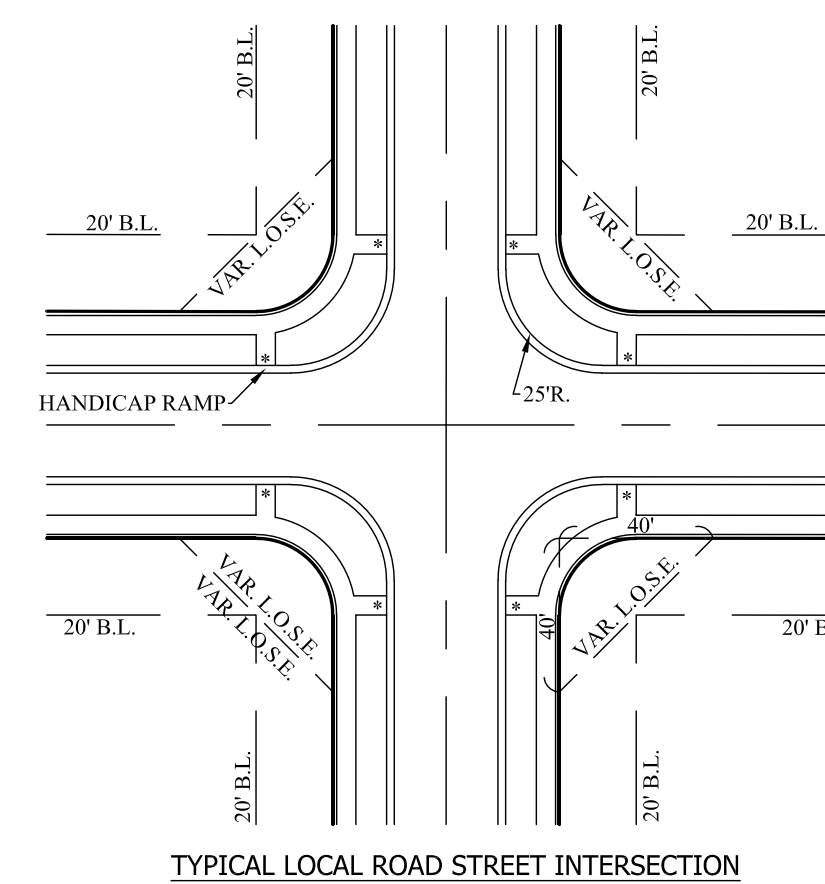
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- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
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ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
PROPOSED SANITARY MAIN THROUGHOUT THE SITE WILL BE 8".
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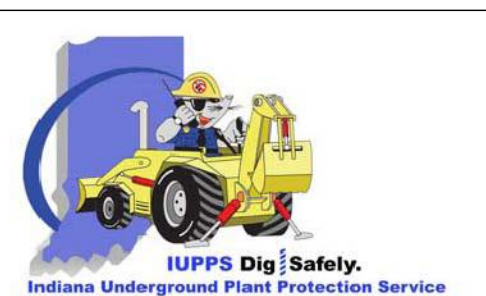
EXISTING LITTLE EAGLE CREEK LEGAL, DRAIN - CASEY ROAD ARM (open ditch) WILL ACCEPT THE REDUCED FLOWS OF THIS SITE. THE OUTLET FOR THIS SITE IS THE ROAD SIDE DITCH, ON THE SOUTH SIDE OF 186TH STREET, WHICH WAS RECONSTRUCTED WITH THE SHELTON COVE DEVELOPMENT
SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR NEAR THE NORTHEAST CORNER OF CASEY ROAD & 186TH STREET

LEGEND

- | | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| L.O.S.E. | LINE OF SITE EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| R.D.E. | REGULATED DRAINAGE EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| B.L. | BUILDING LINE |
| R/W | RIGHT OF WAY |
| B-B | BACK TO BACK OF CURB |
| * | HANDICAP RAMP |
| ☼ | STREET LIGHT |



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



BY		
REVISIONS		
DATE		
THIS DRAWING IS NOT INTENDED TO BE A FINAL SURVEY. IT IS A PRELIMINARY SURVEY OR A SURVEYOR LOCATION REPORT.		
DENNIS D. OLSEN REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR CERTIFIED: 08/02/19		
STOEPPELWERTH ALWAYS ON. 7065 East 106th Street, Fishers, IN 46038-2905 Phone: (317) 849-5935 Fax: (317) 849-5942		
HAMILTON CO., INDIANA		
WASHINGTON TOWNSHIP		
LANCASTER BLOCK "A"		
PREPARED FOR:		
SECTION: 27	TOWNSHIP: 19N	RANGE: 3E
DRAWN BY: GDK	CHECKED BY: GDK	SHEET NO.
C101		
S & A FORM NO. 85740PLA-MF		



STOEPPEL WERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMEAD
7965 E. 106TH STREET
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PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
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9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053
CURRENT LANDOWNERS:
HRKK LLC
738 Capistrano Dr
Nokomis FL, 34275

WHEELER FARMS LLC
18206 Kinsey Ave
Westfield IN, 46074

LANCASTER BLOCK "A"

PRIMARY PLAT

LANCASTER PUD DISTRICT

LANCASTER PUD DISTRICT
AREA B LOT STANDARDS:

Front Load Townhomes

Paired Villas
Minimum Lot Area - 3,500 sq.ft.
Minimum Lot Frontage - 30'

Front Yard Setback - 25' min.
Side Yard Setback - 10' min.
Building Separation - 20'
Rear Yard Setback - 30'

Front Yard Setback - 20' min.
Side Yard Setback - 0' min.
Building Separation - 10' min.
Rear Yard Setback - 10' min.
Minimum Lot Width - 40' min.

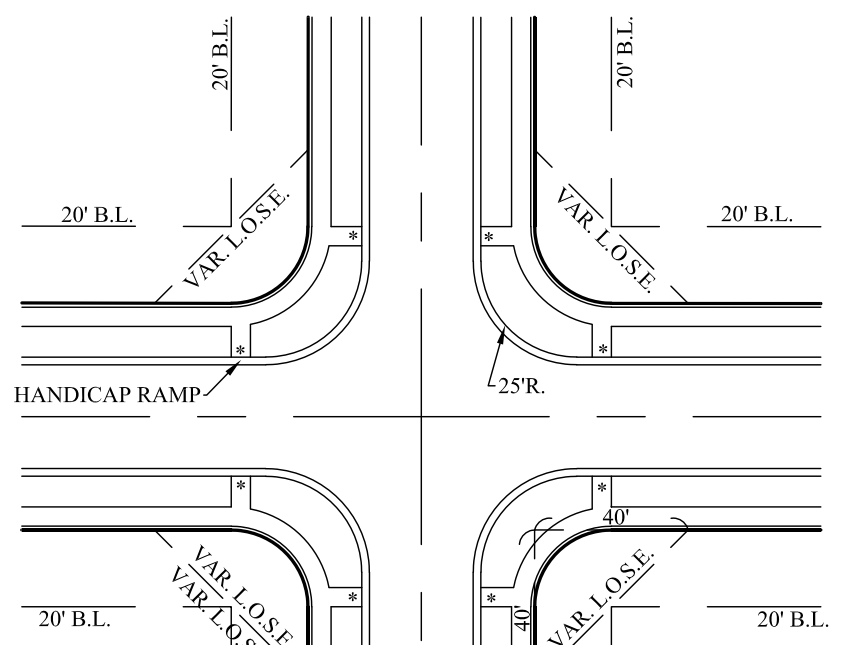
Rear Load Townhomes
Front Yard Setback - 20' min.
Side Yard Setback - 10' min.
Building Separation - 20'
Rear Yard Setback - 25' min.

NOTE:
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• MASTER TREE LIST
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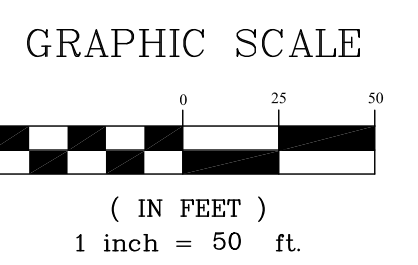
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SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR
NEAR THE NORTHEAST CORNER OF CASEY ROAD & 186TH STREET

LEGEND

- 30 LOT NUMBER
- S.S.E. SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.O.S.E. LINE OF SITE EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- R.D.E. REGULATED DRAINAGE EASEMENT
- D.E. DRAINAGE EASEMENT
- B.L. BUILDING LINE
- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP
- ☼ STREET LIGHT



TYPICAL LOCAL ROAD STREET INTERSECTION



GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.



Know what's below.
Call before you dig.

THIS DRAWING IS NOT INTENDED TO BE
A FINAL BOUNDARY SURVEY OR A ROUTE
REPORT.

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR
CERTIFIED: 08/02/19
D.D. OLMEAD

STOEPPEL WERTH
ALWAYS ON.
7065 East 106th Street, Fishers, IN 46038-2805
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:
SECTION: 27 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: GDK CHECKED BY: GDK
SHEET NO.
C102
S & A JORDN
85740PLA-MF

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

LANCASTER BLOCK "A"

PRIMARY PLAT

REVISIONS

DATE

SHEET C101

S:\85740PLA-MF\DWG\Primary Plat of Block A.dwg, 7/30/2019 1:08:52 PM, Adobe PDF, 11



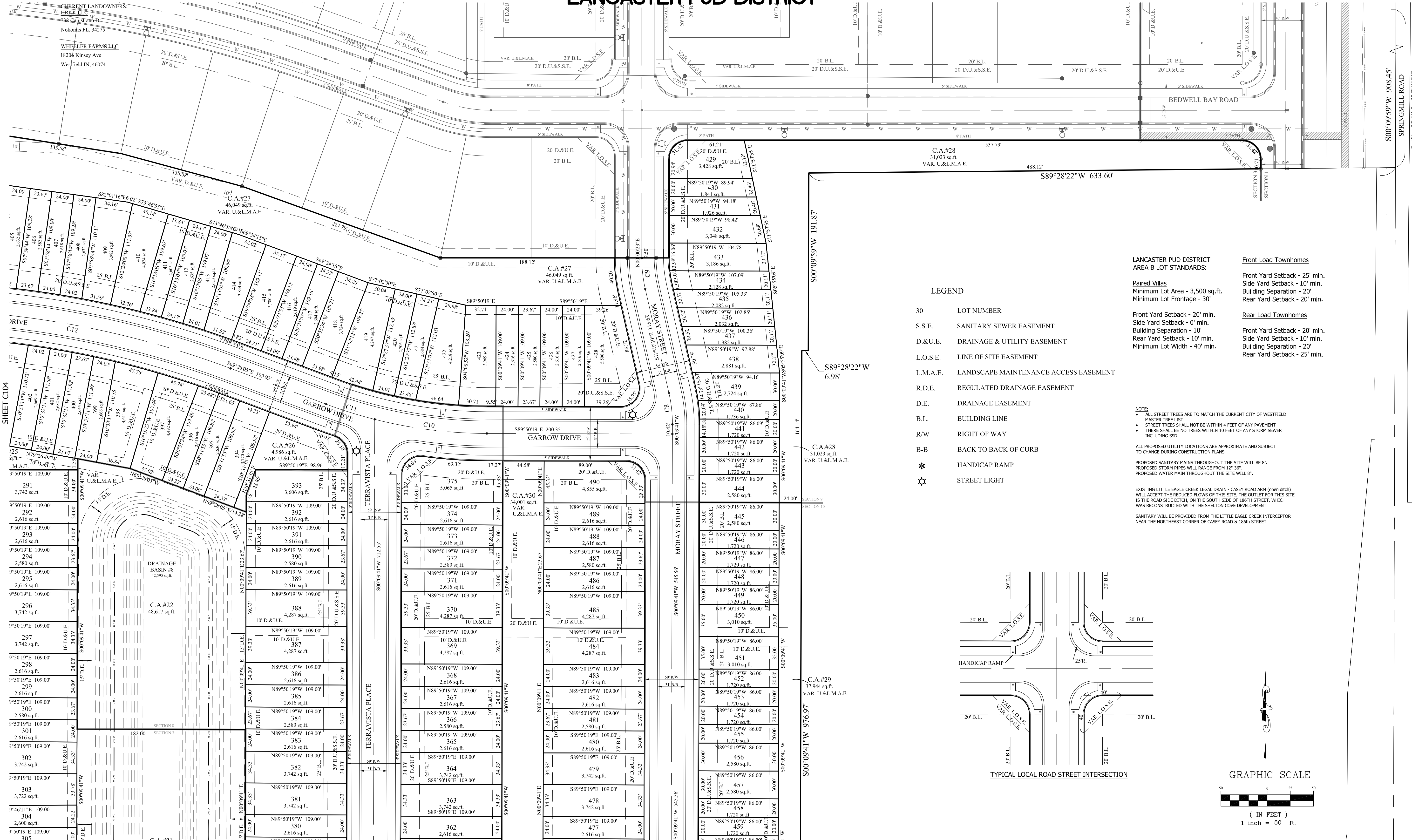
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DENNIS D. OLMESTEAD
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PHONE: (317) 849-5935
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LANCASTER BLOCK "A"

PRIMARY PLAT

LANCASTER PUD DISTRICT



LEGEND

- 30 LOT NUMBER
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Rear Yard Setback - 20' min.

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Building Separation - 20'
Rear Yard Setback - 25' min.

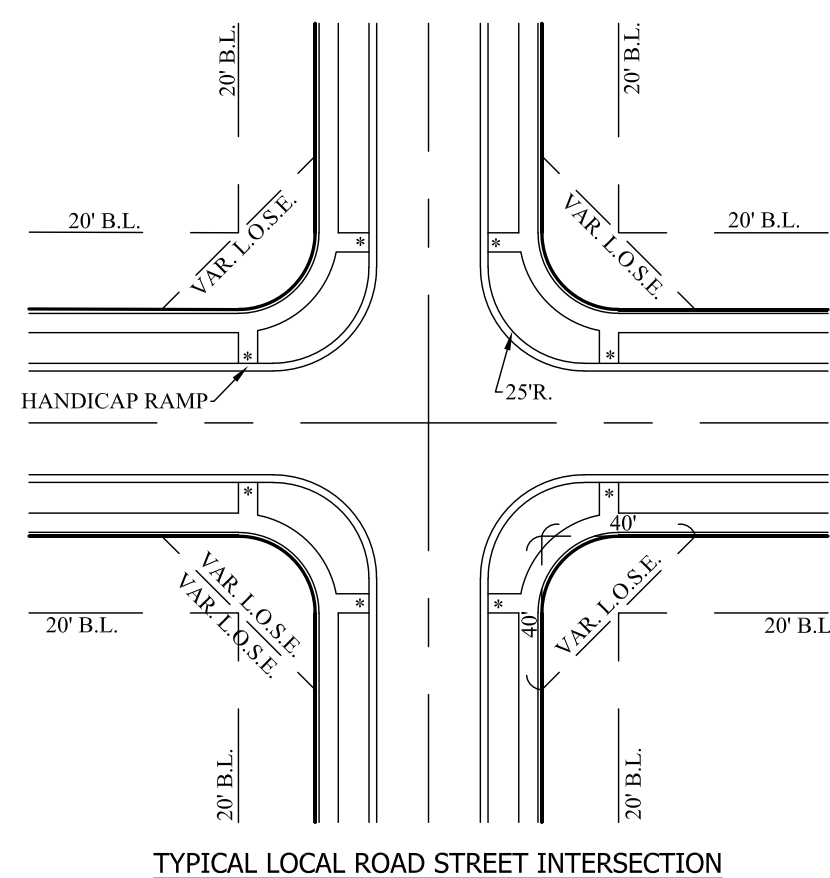
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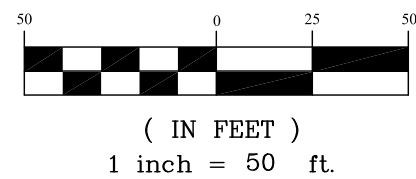
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SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR NEAR THE NORTHEAST CORNER OF CASEY ROAD & 186TH STREET



TYPICAL LOCAL ROAD STREET INTERSECTION

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

SECTION	TOWNSHIP	RANGE
27	19N	3E
DRAWN BY:	CHECKED BY:	SHEET NO.
GDK	GDK	C103

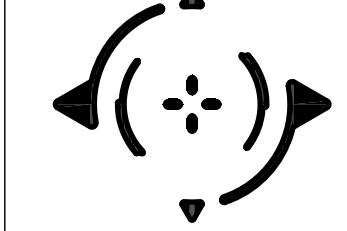


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CERTIFIED: 08/02/19
D.D.O.

STOEPPELWERTH
ALWAYS ON.

7965 East 106th Street, Fishers, IN 46038-2005
Phone: (317) 849-5935 Fax: (317) 849-5942



PREPARED FOR:
LANCASTER BLOCK "A"
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION	TOWNSHIP	RANGE
27	19N	3E
DRAWN BY:	CHECKED BY:	SHEET NO.
GDK	GDK	C103

S & A FORM NO.
85740PLA-MF



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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 16, 2019
1909-ODP-15 & 1909-SPP-15

Petition Number: 1909-ODP-15, 1909-SPP-15

Project Name: Lancaster

Subject Site Address: West and adjacent to Spring Mill Road, North and adjacent to 186th Street

Petitioner: Lancaster Developer, LLC

Representative: Nelson & Frankenberger

Request: Lancaster Developer, LLC by Nelson & Frankenberger requests a Primary Plat and Overall Development Plan review of 300 Lots on approximately 45 acres +/- in the Lancaster PUD District.

Current Zoning: Lancaster PUD

Current Land Use: Agricultural

Approximate Acreage: 45 +/-

Property History: Lancaster PUD Ord. 19-02 (March 11, 2019)

Exhibits:

1. Staff Report
2. Location Map
3. Overall Development Plan & Primary Plat
4. Presentation Material

Staff Reviewer: Jonathan Dorsey, Associate Planner

BACKGROUND

The Property is currently zoned the Lancaster PUD District established by Ordinance 19-02.

To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

The comments contained herein were in review of the filed Overall Development Plan and Primary Plat (the “plans”) scheduled for the August 20, 2019, Technical Advisory Committee meeting.

PROCEDURAL

Approval of an Overall Development Plan and Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

The petition was reviewed by the Technical Advisory Committee at its August 20, 2019, meeting. This petition properly noticed for and held a public hearing at the Plan Commission’s September 3, 2019, meeting.



PROJECT OVERVIEW

Location: The Property encompasses approximately 45 acres +/- and is located west of Spring Mill Road, North and adjacent to 186th Street (see **Exhibit 2**). The Property is currently zoned the Lancaster PUD District. The Adjacent properties to the north are zoned within the Lancaster PUD. Adjacent properties to the east are zoned AG-SF1: Agriculture and Rural Single-family, the Spring Mill Trails PUD District, and the Grand Park PUD District. Adjacent properties to the west and south are zoned AG-SF1 and the Spring Mill Trails PUD District.

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply except with the below:

Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:

- 1) Proposed name of the subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north point and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes).
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage).
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 16, 2019
1909-ODP-15 & 1909-SPP-15

- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines.
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- 20) Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.



Development Plan Review (Article 10.7 of UDO)

The plans comply, as applicable to an Overall Development Plan.

21) Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.

22) Development Plan Review Criteria: Development plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- a. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- b. Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- c. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - i. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - ii. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - iii. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- d. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.



23) Application Documentation and Supporting Information

- e. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.
- f. General Plan Requirements
 - i. Scale not more than 1"=100'
 - ii. Title, scale, north arrow and date.
 - iii. Proposed name of the development.
 - iv. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property;
 - v. Address and legal description of the property.
 - vi. Boundary lines of the property including all dimensions.
 - vii. Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
 - viii. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
 - ix. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
 - x. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
 - xi. Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;



WESTFIELD-WASHINGTON TOWNSHIP
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September 16, 2019
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- xii. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- xiii. Location and dimensions of all existing structures and paved areas.
- xiv. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- xv. Location of all Floodplain areas within the boundaries of the property.
- xvi. Names of legal ditches and streams on or adjacent to the site.
- xvii. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- xviii. Identify buildings proposed for demolition.
- xix. Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- xx. Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- xxi. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

Development Standards UDO and Lancaster PUD (Ord. 19-02)

The plans comply with the blow.

24) Concept Plan and Illustrative Plan (Section 3 of Ord. 19-02):

- a) The Concept Plan and Illustrative Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan and Illustrative Plan.



Zoning Districts (Chapter 4 of UDO and Section 4 of Ord. 19-02)

25) Permitted Uses (Section 5 of Ord. 19-02):

- a) All uses permitted in the Underlying Zoning District, SF4: Single-Family High Density in Area A and SFA: Single-Family Attached in Area B as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

26) Standard Lot Regulations (Section 6 of Ord. 19-02 and UDO Article 4.6)

a) Minimum Lot Area:

Single-Family Detached:	9,000 sq ft
Paired Villa:	3,500 sq ft
Townhomes:	No minimum

b) Minimum Lot Width:

Single-Family Detached:	70 ft
Paired Villa:	40 ft
Townhomes:	No minimum

c) Minimum Lot Frontage:

Single-Family Detached:	40 ft
Paired Villa:	30 ft
Townhomes:	No minimum

d) Minimum Building Setback Lines:

i) Front Yard:

Single-Family Detached:	20 ft
Paired Villa:	20 ft
Townhomes:	0 ft

ii) Side Yard:

Single-Family Detached:	0 ft
Paired Villa:	0 ft
Townhomes:	0 ft

iii) Rear Yard:

Single-Family Detached:	20 ft
Paired Villa:	10 ft



Townhomes:	0 ft
e) <u>Minimum Building Separation:</u>	
Single-Family Detached:	10 ft
Paired Villa:	10 ft
Townhomes:	20 ft
f) <u>Maximum Building Height:</u>	
Single-Family Detached:	2.5 Stories
Paired Villa:	1.5 Stories
Townhomes:	3 Stories

Development Standards (Chapter 6 and Section 7 of Ord. 19-02)

27) Accessory Use and Building Standards (Article 6.1): Shall apply with following modifications.

28) Architectural Standards (UDO Article 6.3 and Section 7.1 of Ord. 19-02)

29) Building Standards (Article 6.4)

30) Height Standards (Article 6.6)

31) Landscaping Standards (UDO Article 6.8 and Section 7.2 of Ord. 19-02): UDO shall apply, except as otherwise modified or enhanced below.

a) Foundation Plantings (Article 6.8(L))

b) External Street Frontage Landscaping Requirements (Article 6.8(M))

c) Buffer Yard Article 6.8(N): Article (6.8(N)) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified and enhanced below. Buffer Yard and common area landscaping shall be as generally depicted as Exhibit G. If a provision of Article 6.8 Landscaping Standards is in conflict with Exhibit G, then this ordinance shall control. Relocation of plant materials shall be permitted as part of the development Plant approval:

i) No mounds shall be required in a Buffer Yard.



- ii) A six-foot (6') privacy fence may be located within a Buffer Yard in lieu of the required plantings. Article 6.8(L) shall apply to the interior of the fence. If said privacy fence is not applied, all required planting materials shall be provided.
- d) Perimeter Drainage and Utility Easements: Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Plan Commission may approve a landscape plan with fewer plantings than otherwise required.
- e) Sign Standards (Article 6.17)

Design Standards (Chapter 8 and Section 9 of Ord. 19-02)

24) Block Standards (Article 8.1)

25) Easement Standards (Article 8.3)

26) Monument and Marker Standards (Article 8.5)

27) Open Space and Amenity Standards (Article 8.6)

28) Pedestrian Network Standards (Article 8.7)

- a) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.
- b) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
- c) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or



pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

- d) Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- e) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
- f) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- g) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- h) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
- i) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
- j) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

29) Storm Water Standards (Article 8.8)

30) Streets and Right-of-Way Standards (Article 8.9)



31) Street Light Standards (Article 8.10)

32) Street Sign Standards (Article 8.11)

Surety Standards (Article 8.12)

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply with items identified below:

- 1) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 2) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 3) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 4) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEPARTMENT COMMENTS

- 1) **Action: 1909-ODP-15 (Overall Development Plan) & 1909-SPP-15 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following condition:**



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 16, 2019
1909-ODP-15 & 1909-SPP-15

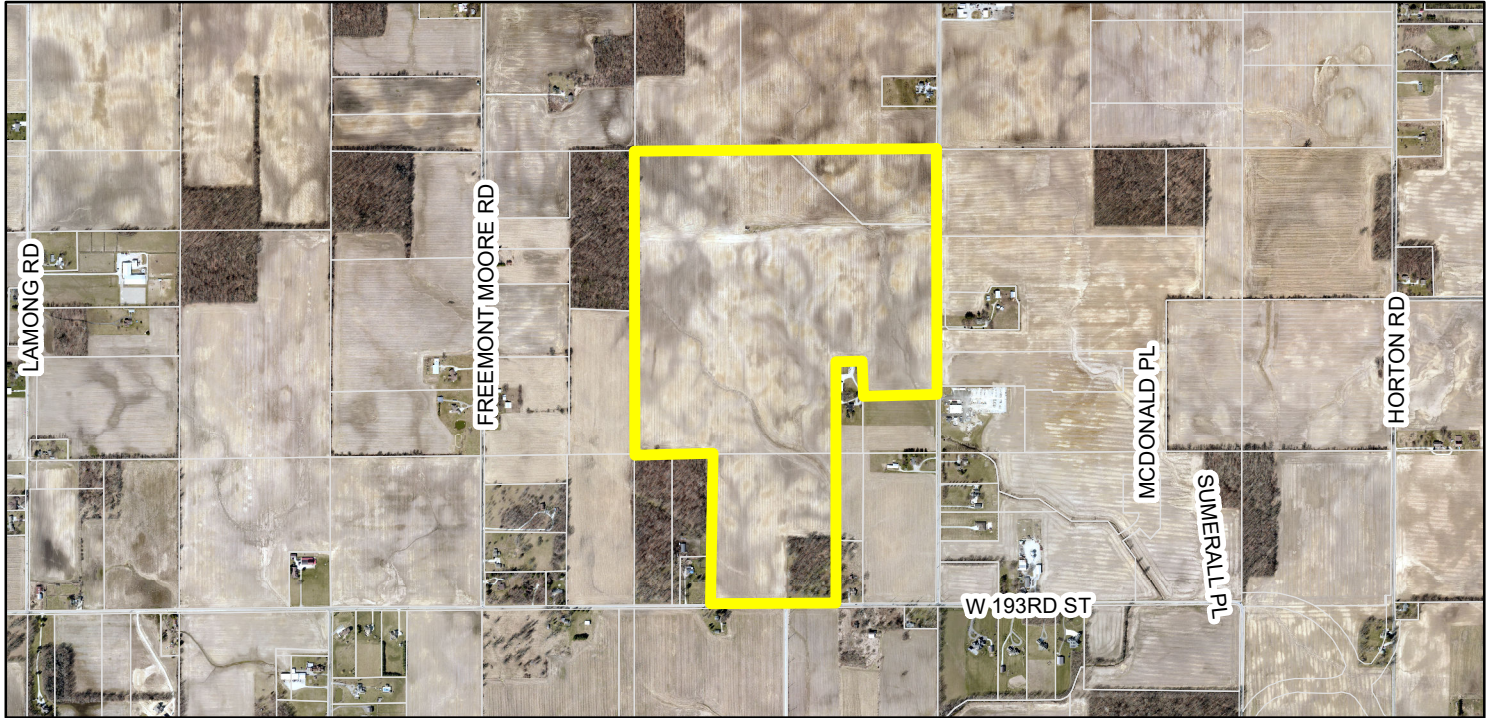
- a. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton county Surveyor's Office prior to the issuance of an Improvement Location Permit.**
- 2) If any Plan Commission member has questions prior to the public hearings, then please contact Jonathan Dorsey at 463-221-8375 or jdorsey@westfield.in.gov.



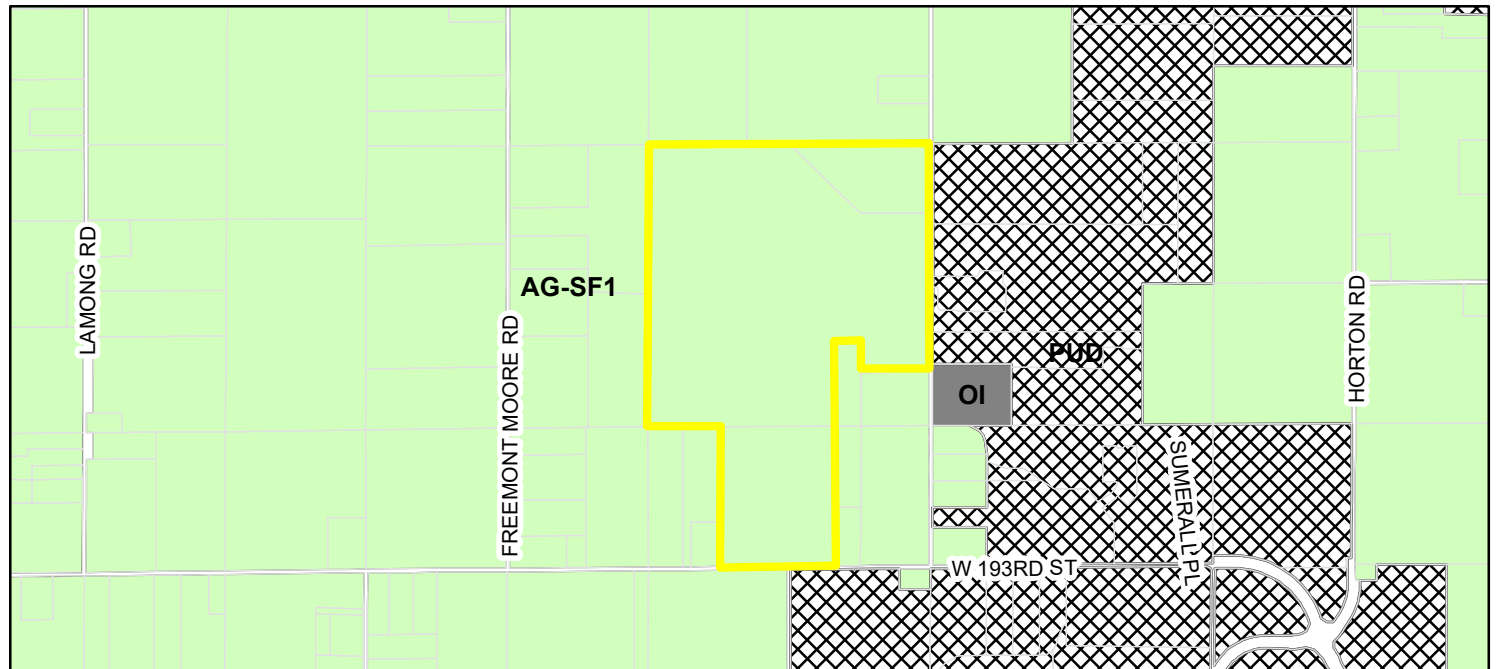
Property Location Map
Atwater PUD
Planned Unit Development Rezoning
1909-PUD-31



Aerial Location Map



Zoning Map



	Parcel	Zoning
	Zoning - All AG-SF1 (Agriculture - Single Family - 1)	
	OI (Open Industrial)	
	PUD (Planned Unit Development)	

ORDINANCE NUMBER 19-32

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "**ATWATER PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1909-PUD-31**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1909-PUD-31** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (**-**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Atwater PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 District Map: The map as illustrated on what is attached hereto as **Exhibit C** which outlines the three (3) individual Areas of the District.
- 2.2 Duplex Dwelling / Paired Villas: A Building consisting of a total of two (2) Dwelling Units.
- 2.3 Area A: The part of the Real Estate depicted on the District Map as Area A.
- 2.4 Area B: The part of the Real Estate depicted on the District Map as Area B.
- 2.5 Area C: The part of the Real Estate depicted on the District Map as Area C.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 3.2 The District is hereby divided into three (3) areas as illustrated on the Concept Plan and labeled as Areas A through C (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan.

- 4.1 Area A and Area B: SF4: Single-Family High Density District.
- 4.2 Area C: SFA: Single-Family Attached District.

Section 5. **Permitted Uses.** The permitted uses shall be as set forth below:

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4

and Chapter 13 of the UDO, shall be permitted.

- 5.2 The Maximum Dwellings permitted in each Area shall be set forth below:

Area A	Area B	Area C
105 Single-Family Dwelling Units	76 Single-Family Dwelling Units	94 Duplex Dwelling Units

- 5.3 Maximum Dwellings: The total number of Dwelling Units permitted in the District shall not exceed two hundred and seventy-five (275).

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

- 6.1 Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.
- 6.2 The following standards for the District shall be applied to the Areas as depicted on the District Map:

Standard	Area A	Area B	Area C
Minimum Lot Area	6,850sqft	8,700sqft	5,600sqft
Minimum Lot Frontage	35'	35'	35'
Minimum Building Setback			
Front Yard	25'	25'	25'
Side Yard	5'	6'	5'
Rear Yard	20'	20'	20'
Minimum Lot Width	55'	70'	45'
Maximum Building Height	1 ½ Stories	2 ½ Stories	1 Story
Maximum Dwelling Units Per Building	1	1	2
Minimum Living Area (Total)			
Single Story	1,400sqft	1,900sqft	1,300sqft
1 and ½ Story	1,500sqft	N/A	N/A
Two Story	N/A	2,000sqft	N/A

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

- 7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

- A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- B. Additional Architectural Standards – Area A and Area B: Article 6.3(C) shall apply to Area A and Area B except as modified below:
- i. Building Materials: Permitted exterior materials shall include: Masonry Material, vinyl siding (horizontal, shake, and board and batten with a minimum gauge of 0.046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits.
 - ii. Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12”) inches, as measured prior to the installation of Masonry Materials.
 - iii. Garage Composition and Orientation:
 - a) All Dwellings shall have a minimum two (2) car attached garage.
 - b) Garage door designs shall include a variety of design elements including windows, color, and/or hardware to vary the appearance of garage doors based on the architectural style and color of the dwelling.
 - c) A minimum of two (2) garage door styles shall be utilized across the Areas. Different windows and door hardware do not count as a different style. Examples are illustrated on **Exhibit D**.
 - d) All garage doors shall be cased with either masonry or trim not less than a nominal six (6”) inches wide.
 - e) If constructing a side-extended garage or a three (3) car garage, then a six (6’) foot offset from the Front Façade shall apply as viewed from the Side Building Façade. A gabled end, hip roof, or jerkinhead roof shall be required.
 - iv. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - a) At a minimum, the Front Building Façade shall have a two (2’) foot knee wall of Masonry Material (exclusive of doors, windows, garage doors and areas under covered porches).

- b) The exterior Building Materials shall consist of Masonry Material and no less than two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.
 - c) A minimum of two (2) six (6") inch offsets or one (1) four (4') foot offset, both of which are a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
 - d) The roof design shall consist of at least one of the following features: a hip roof, dormer, Dutch hip, jerkinhead roof, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.
 - e) In Area B, all front door entranceways shall be covered by not less than a four (4') foot deep by six (6') foot wide roof measured prior to the installation of any siding, cladding, and/or Masonry Materials.
- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade. Side Building Façades adjoining a street internal to the District, which are located on a corner lot shall utilize a minimum of three (3) of the architectural elements noted below on the Side Building Façade that adjoins the internal street:
- a) Architecturally-enhanced trim a minimum of a nominal six (6") inches wide.
 - b) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
 - c) Sunroom or morning room with a minimum one hundred (100) square feet of additional living space located on Side or Rear Façade.
 - d) A window bay or box out no less than six (6') feet wide.
 - e) Hip roof.
 - f) Roofline direction change, roofline height change, or two (2) or more roof planes.
 - g) A minimum of two (2) or more windows per each Side Building Façade.

- h) A minimum of two (2) six (6") inch offsets or one (1) four (4') foot deep offset which is a minimum height equivalent to one-story.

C. Additional Architectural Standards – Area C: Article 6.3(C) shall not apply to Area C, rather, the following shall apply:

- i. Building Materials: Permitted exterior building materials are: Masonry (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of 0.046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.
- ii. Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of twelve (12") inches on all facades of each Building, as measured prior to the installation of any Masonry Materials.
- iii. Streetscape Diversity Standards: Duplex Dwellings adjoining any subject Duplex Dwelling on the same side of the street or most directly across the street shall not have the same elevation or color package.
- iv. Garages:
 - a) All Dwellings shall have a minimum two (2) car attached garage.
 - b) In order to vary the appearance of garage doors, garage door designs shall include a variety of design elements. A minimum of two (2) basic garage door styles (with windows, without windows, and mixed) matching the door style shall be utilized and a variety of color packages will be utilized. Garage door colors shall match or compliment either the siding or trim color of the Duplex Dwelling based on each Duplex Dwelling's architectural style and color package, as generally depicted on the Character Exhibits attached hereto as page 8 of **Exhibit D**.
 - c) All garage doors shall have trim of no less than six (6") inch nominal width.
- v. Roof Pitch: The minimum primary/main roof pitch shall be 6:12. Other secondary accent roof planes shall not be less than 5:12.
- vi. Front Building Façade Requirements: At a minimum, each Duplex Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - a) The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim,

composite veneer panels, horizontal siding, shake siding, and board and batten siding.

- b) All windows shall have either shutters or a nominal six (6") inch trim board.
 - c) A minimum of two (2) six (6") inch offsets or one (1) four (4') foot offset which is a minimum height equivalent to one-story (exclusive of windows, doors, garages, and other openings).
 - d) The roof design shall consist of at least one (1) of the following features: hip roof, dormer, Dutch hip, jerkinhead, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.
- vii. Side Building Façade Requirements: At a minimum, the side elevation for each Duplex Dwelling shall utilize the following architectural elements:
- a) A minimum of two (2) windows shall apply to each Exterior Side Elevation.
 - b) All windows shall have a minimum four (4") inch nominal width trim.
 - c) Gable ends shall include a minimum of one (1) or more of the following architectural treatments: brackets, louvers, shutters, trim detail, or a change in material pattern.
- viii. Rear Building Façade Requirements: At a minimum, the Rear Building Façade for each Duplex Dwelling shall utilize the following architectural elements:
- a) A minimum of five (5) windows shall apply to each Dwelling.
 - b) All windows shall have a minimum four (4") inches nominal width trim.

7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

- A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
- i. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot may be seeded.
 - ii. Area A and Area B Lot Landscaping Standards: The following

shall apply to all Area A and Area B Lots:

- a) A minimum of: two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs shall be required.
- iii. Paired Villas: The following shall apply to the Paired Villas within Area C:
 - a) A minimum of: one (1) Shade Tree, one (1) Ornamental Tree and eight (8) Shrubs shall be required on each Paired Villa Lot.
 - b) Each Paired Villa on a Corner Lot shall have one (1) additional tree (either shade or ornamental) in either Front Yard.

Section 8. **Infrastructure Standards.** The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: Shall be a minimum of twenty-five (25%) percent of the Real Estate, as generally shown on the Concept Plan.

B. Amenities: The following amenities shall be provided:

- i. Passive Amenities: Open space, including trails, shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations shall be approved by the Director.
- ii. Playground. Playground equipment, as generally depicted on **Exhibit E**, shall be provided within the area labeled “amenity area” as depicted on the Concept Plan.
- iii. Fitness Stations. A minimum of five (5) fitness stations and related signage, as generally depicted on **Exhibit E**, shall be located along the trail network as labeled on the Concept Plan.

- iv. Lake/Pond with Fishing Deck. The Lake/Pond labeled “Fishing Area” on the Concept Plan shall include a stocked lake/pond and shall include a Fishing Deck with trail access as generally depicted on **Exhibit E**.
- v. Recreation and Picnic Shelter. A picnic shelter, as generally depicted on **Exhibit E**, with a minimum of five (5) picnic tables shall be provided within the area labeled “amenity area” as depicted on the Concept Plan.
- vi. Outdoor Kitchen. An Outdoor Kitchen, as generally depicted on **Exhibit E**, shall be provided within the area labeled “amenity area” on the Concept Plan. The Outdoor Kitchen shall either be part of or adjoining the Recreation and Picnic Shelter.
- vii. Community Firepit. A large sunken outdoor community firepit as a community gathering place shall be provided as generally depicted on **Exhibit E**.
- viii. Timing: Amenities shall be installed in accordance with Article 8.6 of the UDO.
- ix. Amenity Design: Amenities listed above shall be in substantial compliance with the designs as illustrated on **Exhibit E**. The color and material style shall be selected by the Developer.

Section 9. **Annexation.** The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 19-32** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-32**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-32**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver, Jon C. Dobosiewicz, and
Matt Pleasant, AICP; Nelson & Frankengerger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	Character Exhibits
Exhibit E	Amenity Exhibit

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Part of the Southwest Quarter of Section 22 and part of the Northwest Quarter of Section 27, all in Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, as depicted on an original boundary survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2019-157, dated June 13, 2019, more particularly described as follows:

BEGINNING at the southeast corner of the Northwest Quarter of said Northwest Quarter of said Section 27, marked by a Harrison monument; thence South 89 degrees 24 minutes 00 seconds West (grid bearing based upon InGCS "Hamilton" Zone) along the south line of said Northwest Quarter of said Northwest Quarter a distance of 662.50 feet to the east line of the West Half of said Quarter-Quarter Section; thence North 00 degrees 11 minutes 25 seconds West along said east line a distance of 1325.25 feet to the south line of the Southwest Quarter of said Section 22; thence South 89 degrees 25 minutes 51 seconds West along said south line a distance of 664.09 feet to the southwest corner of said Southwest Quarter, marked by a 5/8-inch rebar with cap stamped "DLDS 0064"; thence North 00 degrees 08 minutes 17 seconds West along the west line of said Southwest Quarter a distance of 1299.34 feet to a 5/8-inch rebar with cap stamped "HWC ENGINEERING FIRM #0114"; thence North 89 degrees 25 minutes 51 seconds East a distance of 2654.48 feet (passing through a 5/8-inch rebar with cap stamped "HWC ENGINEERING FIRM #0114" at a distance of 2604.48 feet) to the east line of said Southwest Quarter; thence South 00 degrees 09 minutes 34 seconds East along said east line a distance of 760.18 feet to the northeast corner of a 4.58-acre tract of land as described in Instrument Number 200600053225 in the Office of the Recorder of Hamilton County, Indiana, the following four (4) courses being along the north, east, and west lines of said tract; (1) South 89 degrees 13 minutes 40 seconds West a distance of 655.94 feet; (2) North 00 degrees 10 minutes 13 seconds East a distance of 267.50 feet; (3) South 89 degrees 13 minutes 40 seconds West a distance of 234.54 feet; (4) South 00 degrees 10 minutes 13 seconds West along said west line and the west line of a 4.08-acre tract as described in Deed Book 296, page 391 in said Recorder's Office a distance of 1559.75 feet to the southwest corner of said 4.08-acre tract; thence South 00 degrees 00 minutes 26 seconds East along the west line of a 3.06-acre tract as described in Instrument Number 2018050192 in said Recorder's Office a distance of 568.92 feet to the south line of the Northeast Quarter of said Northwest Quarter of said Section 27; thence South 89 degrees 27 minutes 18 seconds West along said south line a distance of 428.26 feet to the POINT OF BEGINNING, containing 100.000 acres, more or less.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

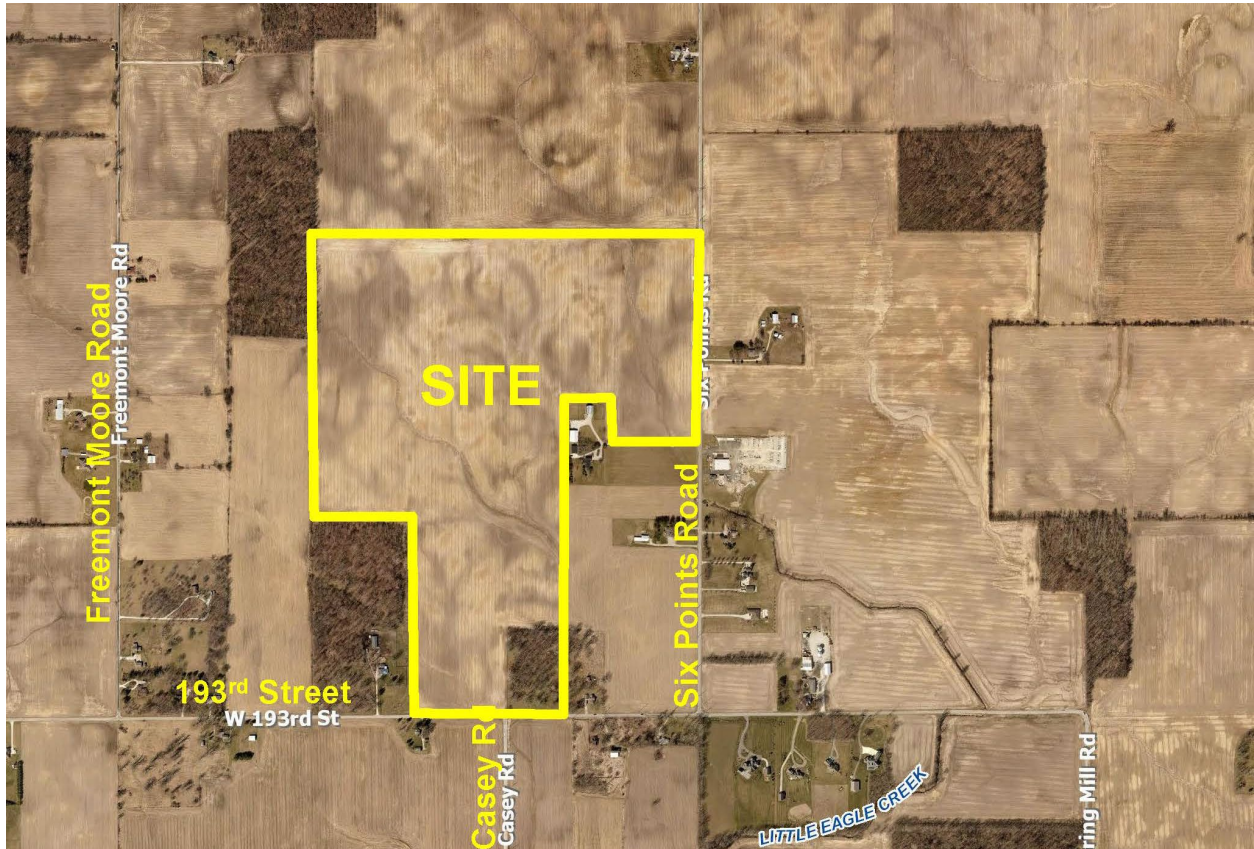


EXHIBIT B CONCEPT PLAN



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 1909-PUD-31.

EXHIBIT C
District Map

AREA MAP

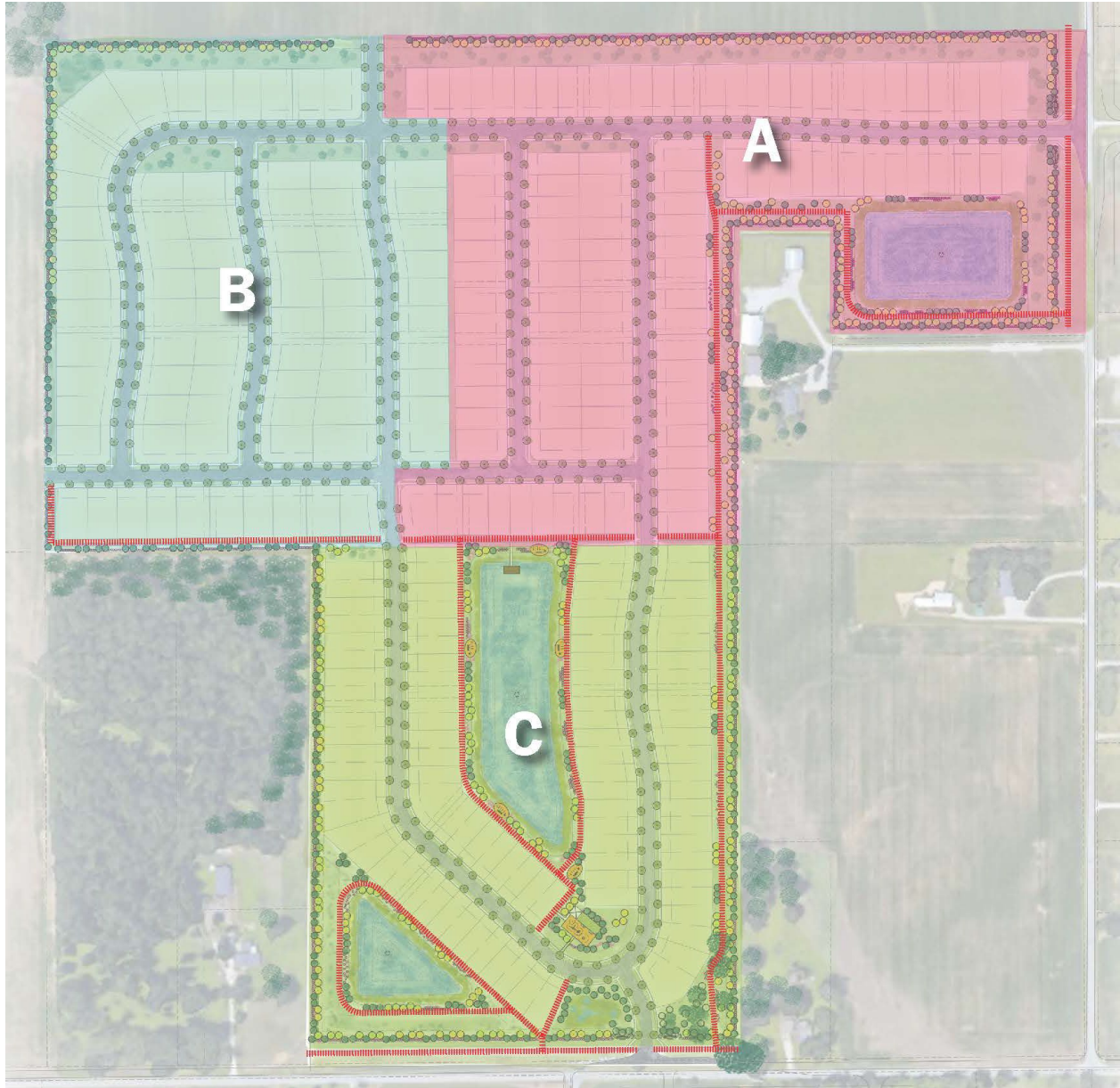
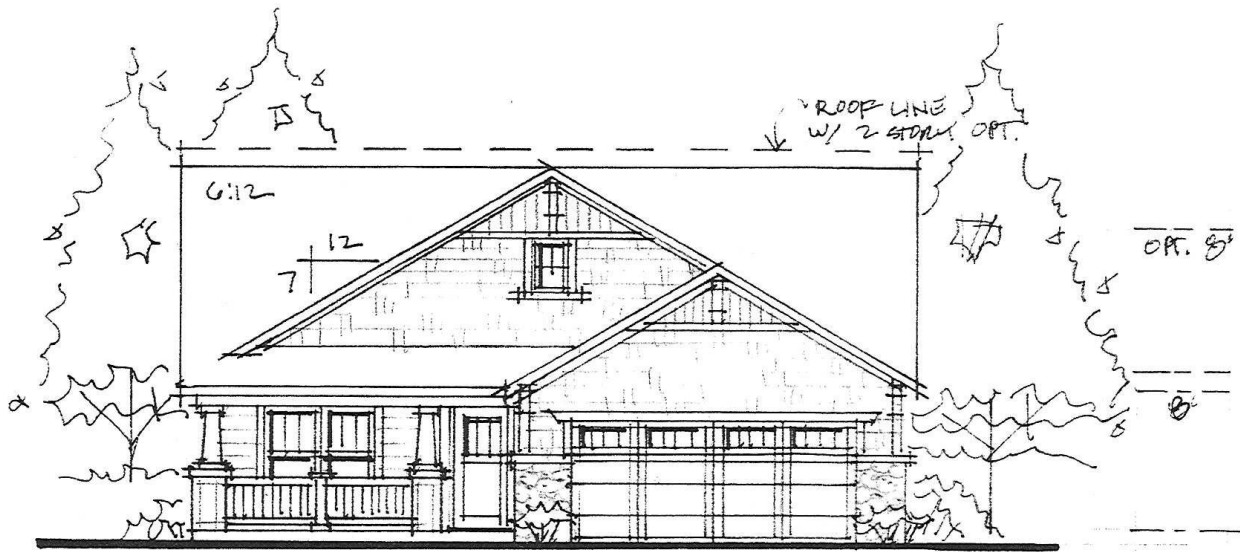
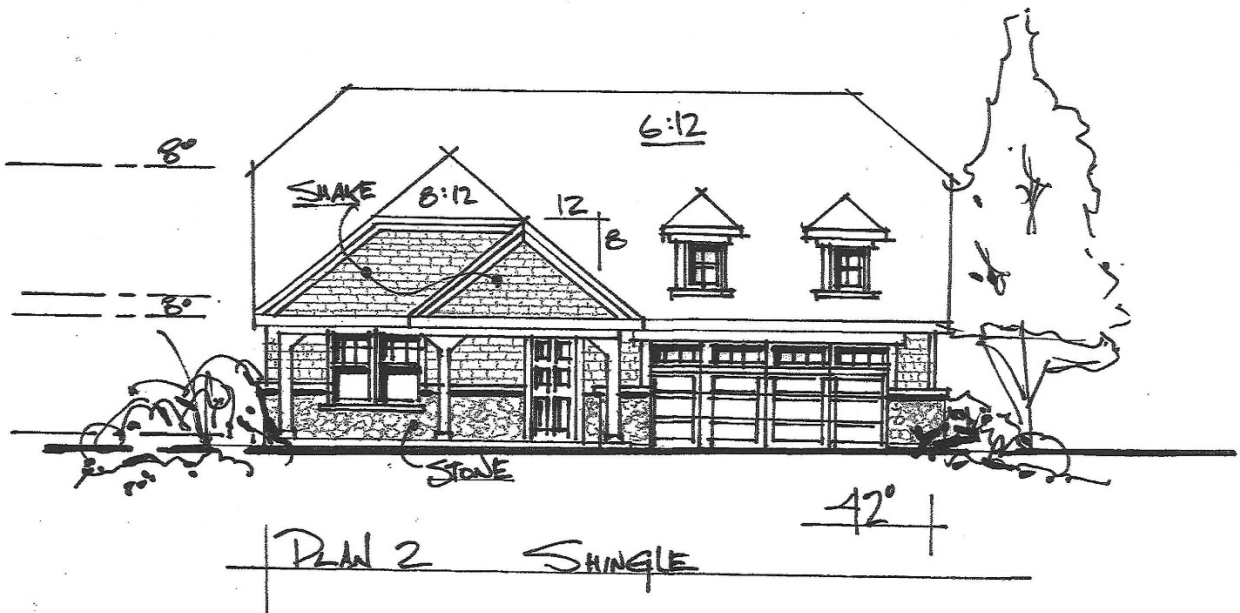


EXHIBIT D
CHARACTER EXHIBITS
(Page 1 of 9)

AREA A



PLAN 1 • CRAFTSMAN



PLAN 2 SHINGLE

EXHIBIT D
CHARACTER EXHIBITS
(Page 2 of 9)

AREA A

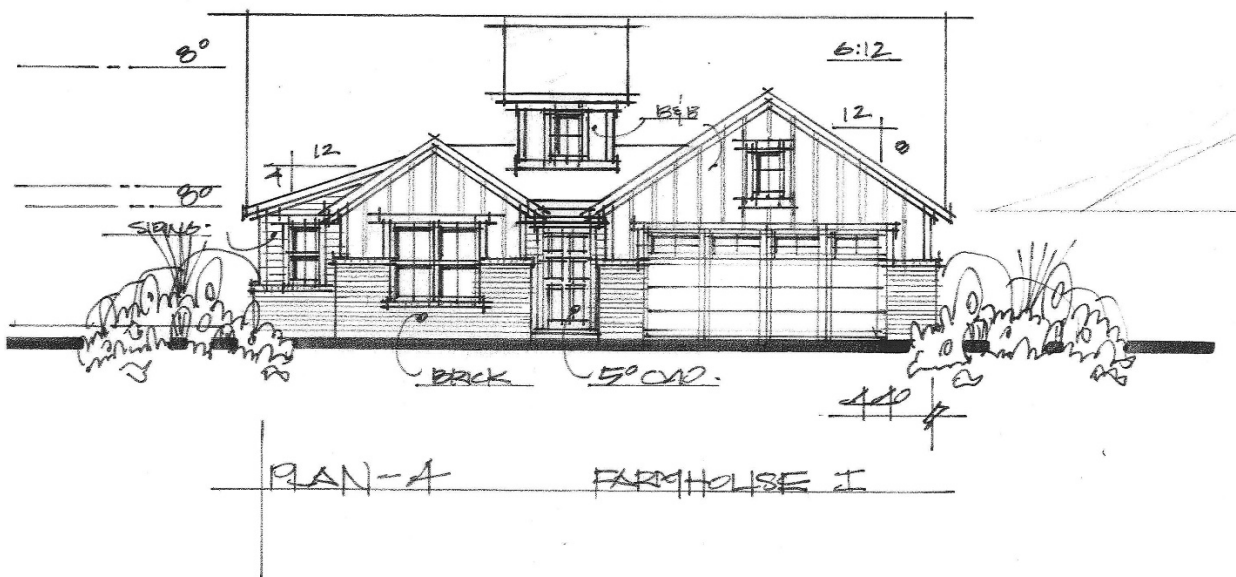
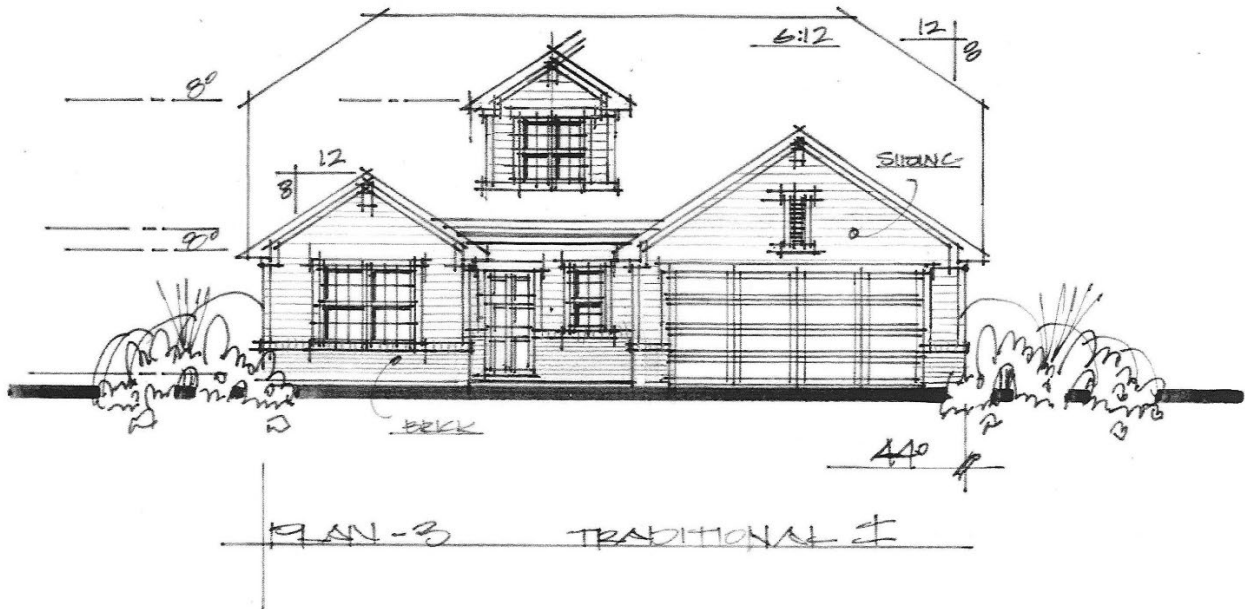


EXHIBIT D
CHARACTER EXHIBITS
(Page 3 of 9)

AREA A



EXHIBIT D
CHARACTER EXHIBITS
(Page 4 of 9)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
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AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 6 of 9)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
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AREA C



EXHIBIT D
CHARACTER EXHIBITS
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AREA C



EXHIBIT D
CHARACTER EXHIBITS
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AREA C



EXHIBIT E
Amenity Exhibit
 (Page 1 of 3)



EXHIBIT E
Amenity Exhibit
(Page 2 of 3)



EXHIBIT E
Amenity Exhibit
(Page 3 of 3)





N. T. S. 

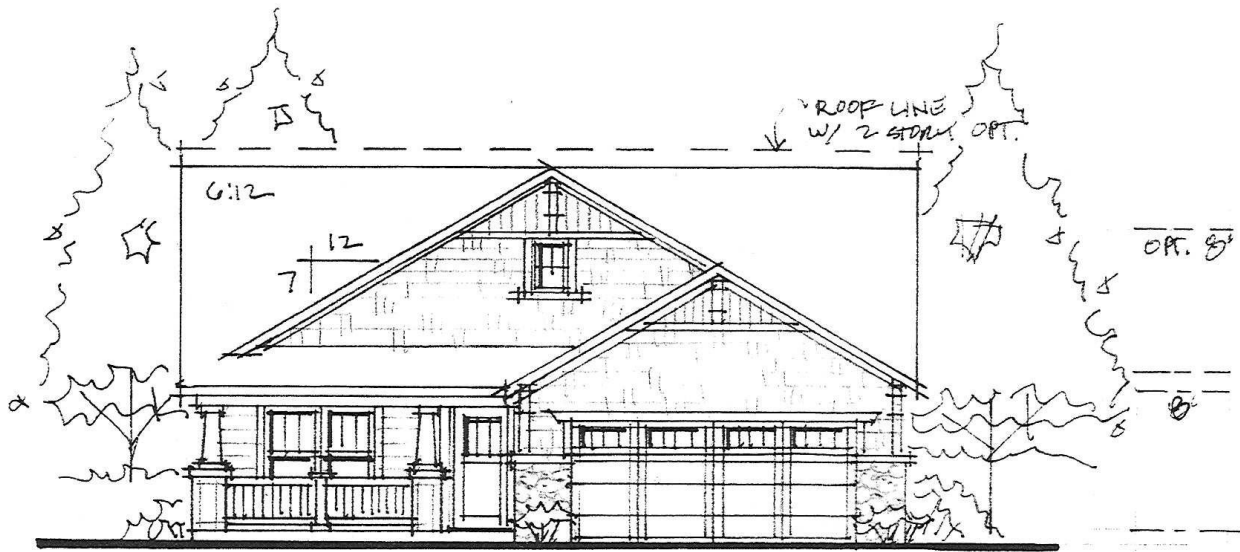
LEGEND:

- | | |
|-----------------------|-------------------------------|
| (a.) Fishing Area | (g.) Fitness Trails |
| (b.) Lake | (h.) Playground |
| (c.) Fishing Deck | (i.) Picnic Shelter |
| (d.) Amenity Area | (j.) Community Firepit |
| (e.) Fitness Stations | (k.) Existing Trees to Remain |
| (f.) Trails | |

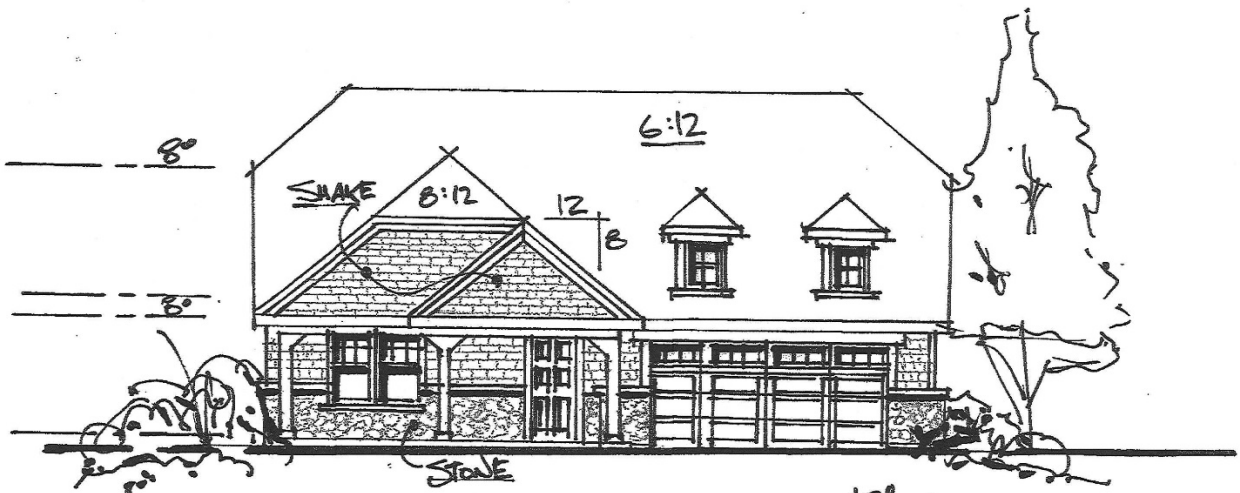


EXHIBIT D
CHARACTER EXHIBITS
(Page 1 of 9)

AREA A



PLAN 1 • CRAFTSMAN



PLAN 2 SHINGLE

EXHIBIT D
CHARACTER EXHIBITS
(Page 2 of 9)

AREA A

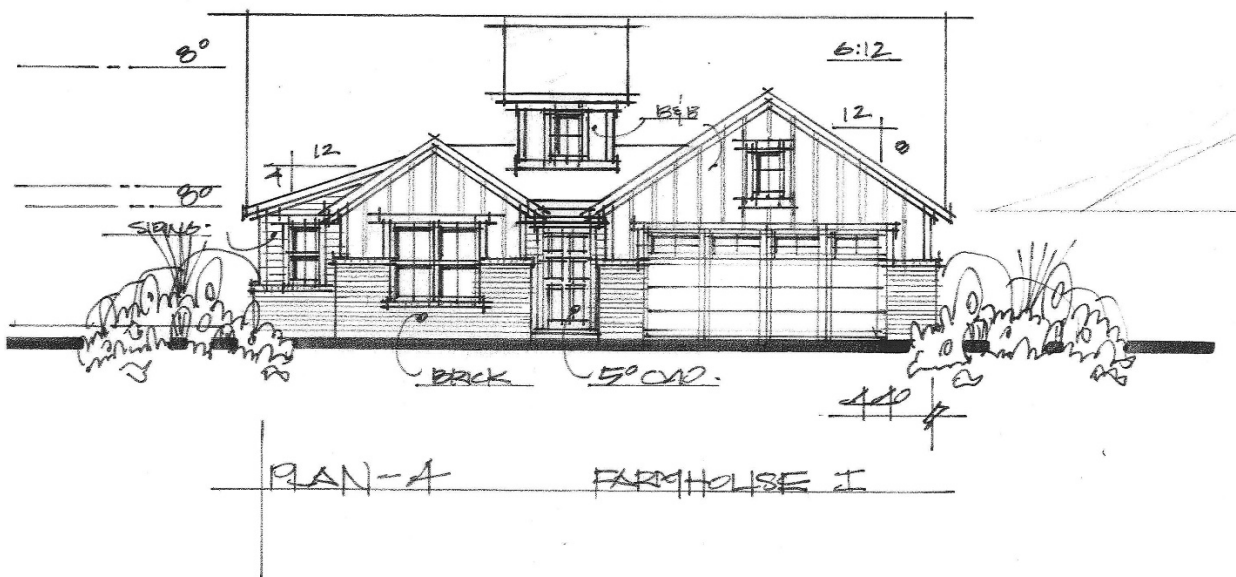
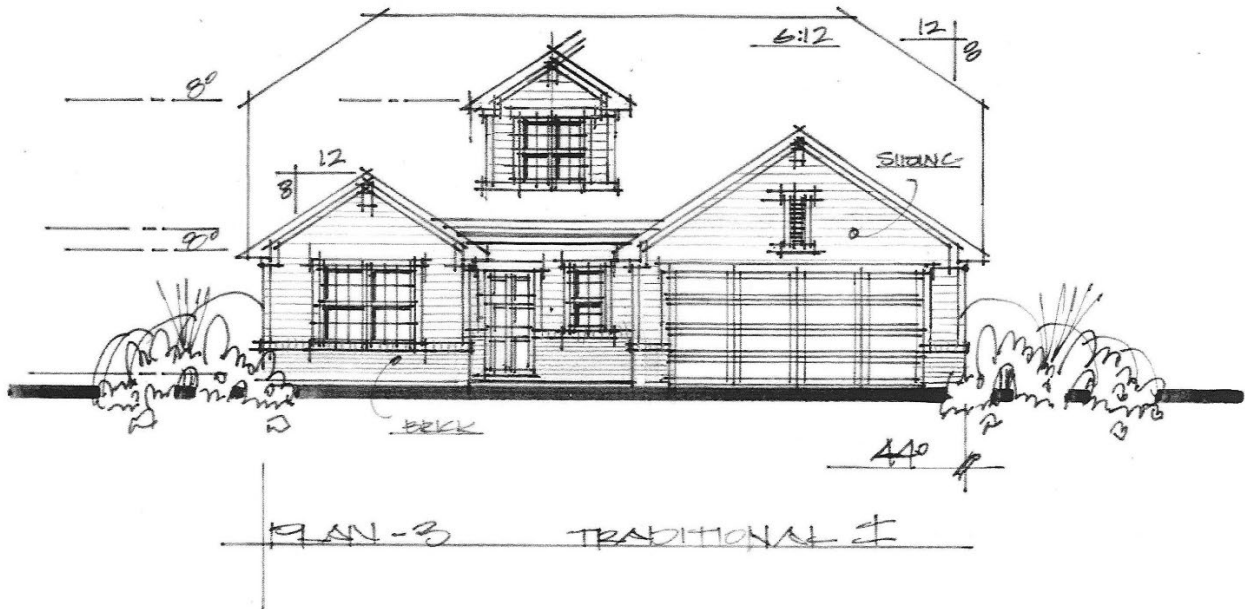


EXHIBIT D
CHARACTER EXHIBITS
(Page 3 of 9)

AREA A



EXHIBIT D
CHARACTER EXHIBITS
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AREA B



EXHIBIT D
CHARACTER EXHIBITS
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AREA B



EXHIBIT D
CHARACTER EXHIBITS
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AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 7 of 9)

AREA C



EXHIBIT D
CHARACTER EXHIBITS
(Page 8 of 9)

AREA C



EXHIBIT D
CHARACTER EXHIBITS
(Page 9 of 9)

AREA C



EXHIBIT G
Amenity Exhibit
 (Page 1 of 3)



EXHIBIT G
Amenity Exhibit
(Page 2 of 3)



EXHIBIT G
Amenity Exhibit
(Page 3 of 3)



August 27, 2019 Atwater PUD - Neighborhood Meeting Summary

Project: Atwater Planned Unit Development

Ordinance Number: 19-32

Docket Number: 1909-PUD-31

Date: August 27, 2019 at 6:30pm

Location: Westfield City Hall, Westfield, Indiana.

Attendees: Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
Jeff Pape and Joe Lenehan – Olthof Homes, LLC
Steve Hoover – City Council
Jonathan Dorsey – Staff
See Exhibit A: Sign-in Sheet

Meeting began at 6:30 pm. Jon Dobosiewicz provided an overview summary of the proposal.

Neighbor Comments and Questions:

1. Who will deliver mail to this community (Sheridan or Westfield Post Office)? Will more mail carriers be hired?
2. What is history of Olthof Homes? Where does it build homes, how long has it been in existence, what types of homes does it build?
3. There are three (3) County legal drains that go across the site, how will drainage be addressed?
4. Question about the proposed pond in southern portion of site, where does water flow from this site, will the south perimeter have a berm?
5. Any plans to widen or clean out Little Eagle Creek?
6. The County has plans to dredge the drain east of Six Points Road.
7. How deep will the ponds be, what will the water level of the ponds be?
8. After construction of the community, who has responsibility if there are any drainage problems?
9. Will the design of the community layout that you are showing us be the actual design of the community when it is built or could the design change as the project goes through the Plan Commission and Council review process?
10. Has any thought been given to improving the adjacent roads – Casey Road, Six Points Road or 193rd Street?
11. Do you think there are too many homes being proposed?
12. Where will the entrance to the community be off of 193rd Street?
13. What is the current zoning of this property?
14. I drove through Olthof's Shelton Cove neighborhood in Westfield and those homes look good – are the homes for this community going to be the same homes that Olthof builds in Shelton Cove?

15. Will any of the ponds have water that overflows onto my property?
16. Where will the community amenities be located?
17. How will you deter people from leaving the Atwater property and going onto my property?
18. Why do you have stub streets in your site plan that go to the north and east?

The meeting ended at approximately 7:30 pm

ORDINANCE NUMBER 19—~~32~~

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "**ATWATER PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 19—~~1909-PUD—~~31**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 19—~~1909-PUD—~~31** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (**-**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Atwater PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 District Map: The map as illustrated on what is attached hereto as **Exhibit C** which outlines the three (3) individual Areas of the District.
- 2.2 Duplex Dwelling / Paired Villas: A Building consisting of a total of two (2) Dwelling Units.
- 2.3 Area A: The part of the Real Estate depicted on the District Map as Area A.
- 2.4 Area B: The part of the Real Estate depicted on the District Map as Area B.
- 2.5 Area C: The part of the Real Estate depicted on the District Map as Area C.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 3.2 The District is hereby divided into three (3) areas as illustrated on the Concept Plan and labeled as Areas A through C (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan.

- 4.1 Area A and Area B: SF4: Single-Family High Density District.
- 4.2 Area C: SFA: Single-Family Attached District.

Section 5. **Permitted Uses.** The permitted uses shall be as set forth below:

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4

and Chapter 13 of the UDO, shall be permitted.

5.2 The Maximum Dwellings permitted in each Area shall be set forth below:

Area A	Area B	Area C
105 Single-Family Dwelling Units	84 76 Single-Family Dwelling Units	94 Duplex Dwelling Units

5.3 Maximum Dwellings: The total number of Dwelling Units permitted in the District shall not exceed two hundred and ~~eighty (280)~~seventy-five (275).

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

6.1 Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

6.2 The following standards for the District shall be applied to the Areas as depicted on the District Map:

Standard	Area A	Area B	Area C
Minimum Lot Area	6,850sqft	8,700sqft	5,600sqft
Minimum Lot Frontage	35'	35'	35'
Minimum Building Setback			
Front Yard	25'	25'	25'
Side Yard	5'	6'	5'
Rear Yard	20'	20'	20'
Minimum Lot Width	55'	70'	45'
Maximum Building Height	1 ½ Stories	2 ½ Stories	1 Stories <u>Story</u>
Maximum Dwelling Units Per Building	1	1	2
Minimum Living Area (Total)			
Single Story	1,400sqft	1,900sqft	1,300sqft
<u>1 and ½ Story</u>	<u>1,500sqft</u>	<u>N/A</u>	<u>N/A</u>
Two Story	N/A	2,000sqft	N/A

~~6.3~~

~~Dwellings in Area A shall have a maximum of seven hundred and fifty (750sqft) square feet of finished living area above the first story.~~

Section 7. Development Standards. The standards of Chapter 6: Development Standards

shall apply to the development of the District, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.

B. Additional Architectural Standards – Area A and Area B: Article 6.3(C) shall apply to Area A and Area B except as modified below:

~~i. — Building Materials: Article 6.3(C) shall apply except as modified below:~~

~~a)i. Permitted Exterior Materials exterior materials shall include:~~ Masonry Material, vinyl siding (horizontal, shake, and board and batten with a minimum gauge of 0.046), composite trim, composite veneer panels, vinyl shutters, aluminum ~~façade~~fascia, aluminum soffits.

ii. Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12~~”)~~ inches, as measured prior to the installation of Masonry Materials.

iii. Garage Composition and Orientation:

a) All Dwellings shall have a minimum two (2) car attached garage.

b) Garage door designs shall include a variety of design elements including windows, color, and/or hardware to vary the appearance of garage doors based on the architectural style and color of the dwelling.

c) A minimum of two (2) garage door styles shall be utilized across the Areas. Different windows and door hardware do not count as a different style. Examples are illustrated on **Exhibit D**.

d) All garage doors shall be cased with either masonry or trim not less than a nominal six (6~~”)~~ inches wide.

e) If constructing a side-extended garage or a three (3) car garage, then a six (~~66’~~) foot offset from the Front Façade shall apply as viewed from the Side Building Façade. A gabled end, hip roof, or jerkinhead roof shall be required.

- iv. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:

a) At a minimum, the Front Building Façade shall have a two (~~22'~~) foot knee wall of Masonry Material (exclusive of doors, windows, garage doors and areas under covered porches).

~~a)b)~~ The exterior Building Materials shall consist of Masonry Material and no less than two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.

~~b)c)~~ A minimum of two (2) six- (~~6"~~) inch (~~6"~~)-offsets or one (1) four- (~~4'~~) foot (~~4'~~)-offset, both of which ~~is~~are a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).

~~c)d)~~ The roof design shall consist of at least one of the following features: a hip roof, dormer, Dutch hip, jerkinhead roof, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.

~~d)e)~~ In Area B, all front door entranceways shall be covered by not less than a four (~~44'~~) foot deep by six (~~66'~~) foot wide roof measured prior to the installation of any siding, cladding, and/or Masonry Materials.

- v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade. Side Building Façades adjoining a street internal to the District, which are located on a corner lot shall utilize a minimum of three (3) of the architectural elements noted below on the Side Building Façade that adjoins the internal street:

a) Architecturally-enhanced trim a minimum of a nominal six (~~6"~~) inches wide.

b) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.

c) Sunroom or morning room with a minimum one hundred (100) square feet of additional living space located on Side or Rear Façade.

d) A window bay or box out ~~not~~no less than six (~~66'~~) feet wide.

- e) Hip roof.
- f) Roofline direction change, roofline height change, or two (2) or more roof planes.
- g) A minimum of two (2) or more windows per each Side Building Façade.
- h) A minimum of two (2) six-~~(6")~~ inch ~~(6")~~ offsets or one (1) four-~~foot~~ (4') ~~foot~~ deep offset which is a minimum height equivalent to one-story.

C. Additional Architectural Standards – Area C: Article 6.3(C) shall not apply to Area C, rather, the following shall apply:

- i. Building Materials: Permitted exterior building materials are: Masonry (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of 0.046), composite trim, composite veneer panels, vinyl shutters, aluminum ~~faeia~~fascia, aluminum soffits, aluminum downspouts/gutters.
- ii. Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of twelve (12~~")~~) inches on all facades of each Building, as measured prior to the installation of any Masonry Materials.
- iii. Streetscape Diversity Standards: Duplex Dwellings adjoining any subject Duplex Dwelling on the same side of the street or most directly across the street shall not have the same elevation or color package.
- iv. Garages:
 - a) All Dwellings shall have a minimum two (2) car attached garage.
 - b) In order to vary the appearance of garage doors ~~and create street curb appeal~~, garage door designs shall include a ~~mix and~~ variety of design elements. A minimum of two (2) basic garage door styles (with windows, without windows, and mixed) matching the door style shall be utilized and a variety of color packages will be utilized. Garage door colors shall match or compliment either the siding or trim color of the Duplex Dwelling based on each Duplex Dwelling's architectural style and color package, as generally depicted on the Character Exhibits attached hereto as page ~~78~~ of **Exhibit D**.
 - c) All garage doors shall have trim of ~~not no~~ less than six (6~~")~~) inch nominal width.

- v. Roof Pitch: The minimum primary/main roof pitch shall be 6:12. Other secondary accent roof planes shall not be less than 5:12.
- vi. Front Building Façade Requirements: At a minimum, each Duplex Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - a) The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.
 - b) All windows shall have either shutters or a nominal six ~~(6")~~ inch ~~(6")~~ trim board.
 - c) A minimum of two (2) six-~~(6")~~ inch ~~(6")~~-offsets or one (1) four-~~feet~~ (4') foot offset which is a minimum height equivalent to one-story (exclusive of windows, doors, garages, and other openings).
 - d) The roof design shall consist of at least one (1) of the following features: hip roof, dormer, Dutch hip, jerkinhead, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.
- vii. Side Building Façade Requirements: At a minimum, the side elevation for each Duplex Dwelling shall utilize the following architectural elements:
 - a) A minimum of two (2) windows shall apply to each Exterior Side Elevation.
 - b) All windows shall have a minimum four ~~(4")~~ inch nominal width trim.
 - c) Gable ends shall include a minimum of one (1) or more of the following architectural treatments: brackets, louvers, shutters, trim detail, or a change in material pattern.
- viii. Rear Building Façade Requirements: At a minimum, the Rear Building Façade for each Duplex Dwelling shall utilize the following architectural elements:
 - a) A minimum of five (5) windows shall apply to each Dwelling.
 - b) All windows shall have a minimum four ~~(4")~~ inches nominal width trim.

7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:

- i. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot ~~shall~~may be seeded.
- ii. Area A and Area B Lot Landscaping Standards: The following shall apply to all Area A and Area B Lots:
 - a) A minimum of: two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs shall be required.
- iii. Paired Villas: The following shall apply to the Paired Villas within Area C:
 - a) A minimum of: one (1) Shade Tree, one (1) Ornamental Tree and eight (8) Shrubs shall be required on each Paired Villa Lot.
 - b) Each Paired Villa on a Corner Lot shall have one (1) additional tree (either shade or ornamental) in either Front ~~Yards~~Yard.

Section 8. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the ~~Plan Commission or~~ Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: Shall be a minimum of twenty-five (25%) percent of the Real Estate, as generally shown on the Concept Plan.

B. Amenities: The following amenities shall be provided:

- i. Passive Amenities: Open space, including trails, shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Trails shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from

being installed as generally shown, then alternative trail locations shall be approved by the Director.

- ii. Playground. Playground equipment, as generally depicted on **Exhibit E**, shall be provided within the area labeled “amenity area” as depicted on the Concept Plan.
- iii. Fitness Stations. A minimum of five (5) fitness stations and related signage, as generally depicted on **Exhibit E**, shall be located along the trail network as labeled on the Concept Plan.
- iv. Lake/Pond with Fishing Deck. The Lake/Pond labeled “Fishing Area” on the Concept Plan shall include a stocked lake/pond and shall include a Fishing Deck with trail access as generally depicted on **Exhibit E**.
- v. Recreation and Picnic Shelter. A picnic shelter, as generally depicted on **Exhibit E**, with a minimum of five (5) picnic tables shall be provided within the area labeled “amenity area” as depicted on the Concept Plan.
- vi. Outdoor Kitchen. An Outdoor Kitchen, as generally depicted on **Exhibit E**, shall be provided within the area labeled “amenity area” on the Concept Plan. The Outdoor Kitchen shall either be part of or adjoining the Recreation and Picnic Shelter.
- vii. Community Firepit. A large sunken outdoor community firepit as a community gathering place, ~~shall be provided~~ as generally depicted on **Exhibit E**, ~~shall be provided within relative proximity to the Recreation and Picnic Shelter.~~
- viii. Timing: Amenities shall be installed in accordance with Article 8.6 of the UDO.
- ix. Amenity Design: Amenities listed above shall be in substantial compliance with the designs as illustrated on **Exhibit E**. The color and material style shall be selected by the Developer.

Section 9. **Annexation.** The Real Estate, or parts thereof that may be the subject of a Secondary Plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 19—~~32~~** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19—~~32~~** I hereby VETO **ORDINANCE 19—~~32~~**
this _____ day of _____, 2019. this _____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver, Jon C. Dobosiewicz, and
Matt Pleasant, AICP; Nelson & Frankengerger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

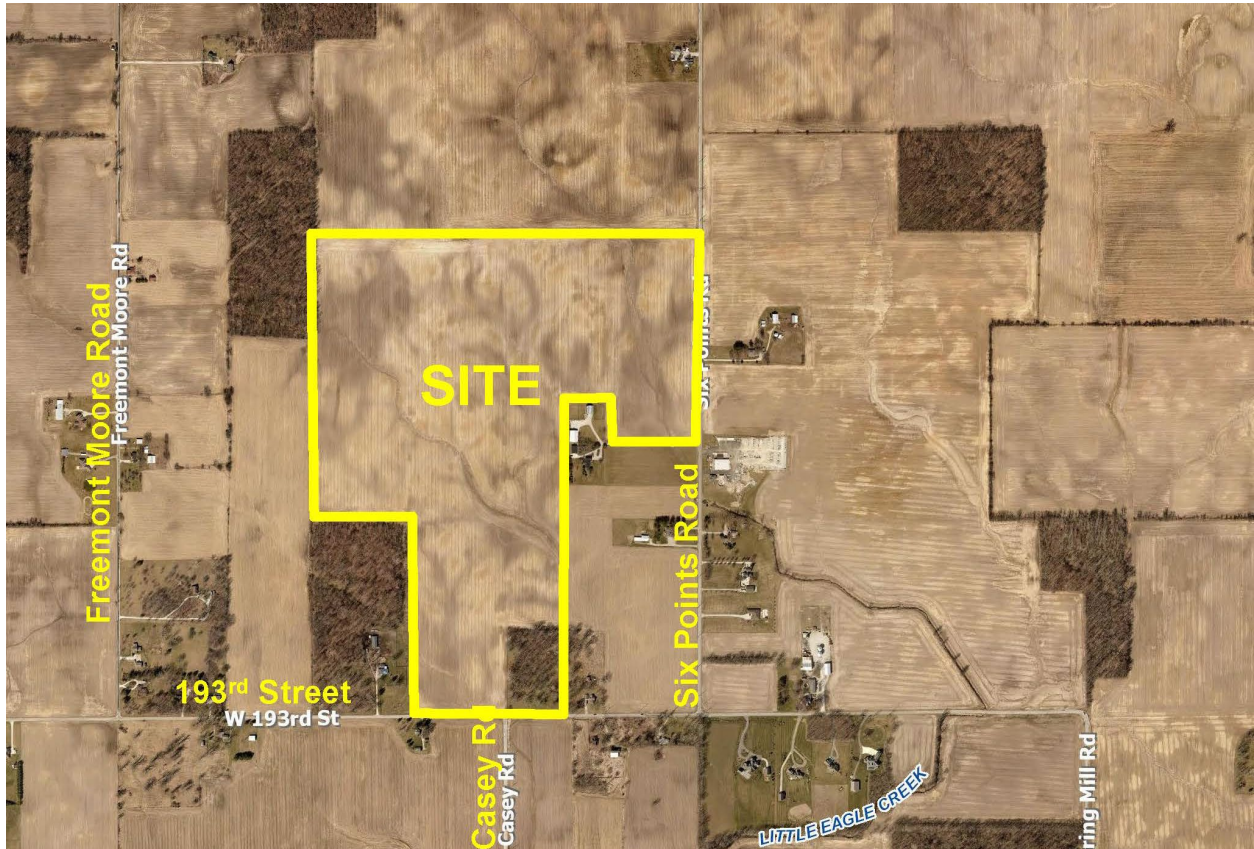
Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	Character Exhibits
Exhibit E	Amenity Exhibit

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Part of the Southwest Quarter of Section 22 and part of the Northwest Quarter of Section 27, all in Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, as depicted on an original boundary survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2019-157, dated June 13, 2019, more particularly described as follows:

BEGINNING at the southeast corner of the Northwest Quarter of said Northwest Quarter of said Section 27, marked by a Harrison monument; thence South 89 degrees 24 minutes 00 seconds West (grid bearing based upon InGCS "Hamilton" Zone) along the south line of said Northwest Quarter of said Northwest Quarter a distance of 662.50 feet to the east line of the West Half of said Quarter-Quarter Section; thence North 00 degrees 11 minutes 25 seconds West along said east line a distance of 1325.25 feet to the south line of the Southwest Quarter of said Section 22; thence South 89 degrees 25 minutes 51 seconds West along said south line a distance of 664.09 feet to the southwest corner of said Southwest Quarter, marked by a 5/8-inch rebar with cap stamped "DLDS 0064"; thence North 00 degrees 08 minutes 17 seconds West along the west line of said Southwest Quarter a distance of 1299.34 feet to a 5/8-inch rebar with cap stamped "HWC ENGINEERING FIRM #0114"; thence North 89 degrees 25 minutes 51 seconds East a distance of 2654.48 feet (passing through a 5/8-inch rebar with cap stamped "HWC ENGINEERING FIRM #0114" at a distance of 2604.48 feet) to the east line of said Southwest Quarter; thence South 00 degrees 09 minutes 34 seconds East along said east line a distance of 760.18 feet to the northeast corner of a 4.58-acre tract of land as described in Instrument Number 200600053225 in the Office of the Recorder of Hamilton County, Indiana, the following four (4) courses being along the north, east, and west lines of said tract; (1) South 89 degrees 13 minutes 40 seconds West a distance of 655.94 feet; (2) North 00 degrees 10 minutes 13 seconds East a distance of 267.50 feet; (3) South 89 degrees 13 minutes 40 seconds West a distance of 234.54 feet; (4) South 00 degrees 10 minutes 13 seconds West along said west line and the west line of a 4.08-acre tract as described in Deed Book 296, page 391 in said Recorder's Office a distance of 1559.75 feet to the southwest corner of said 4.08-acre tract; thence South 00 degrees 00 minutes 26 seconds East along the west line of a 3.06-acre tract as described in Instrument Number 2018050192 in said Recorder's Office a distance of 568.92 feet to the south line of the Northeast Quarter of said Northwest Quarter of said Section 27; thence South 89 degrees 27 minutes 18 seconds West along said south line a distance of 428.26 feet to the POINT OF BEGINNING, containing 100.000 acres, more or less.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)



Page | **15**





Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 19—1909-PUD—,31.

EXHIBIT C
District Map

AREA MAP



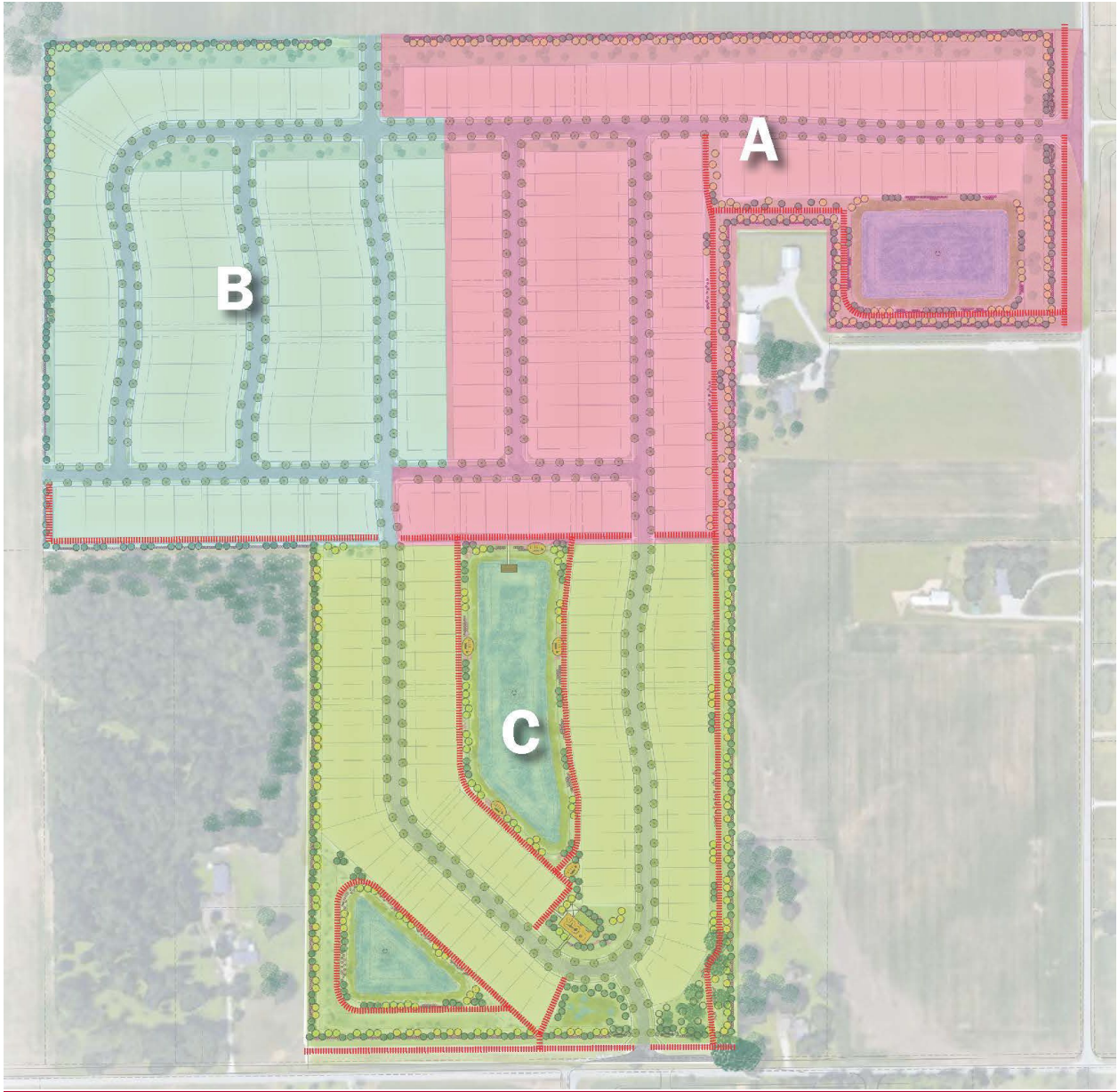
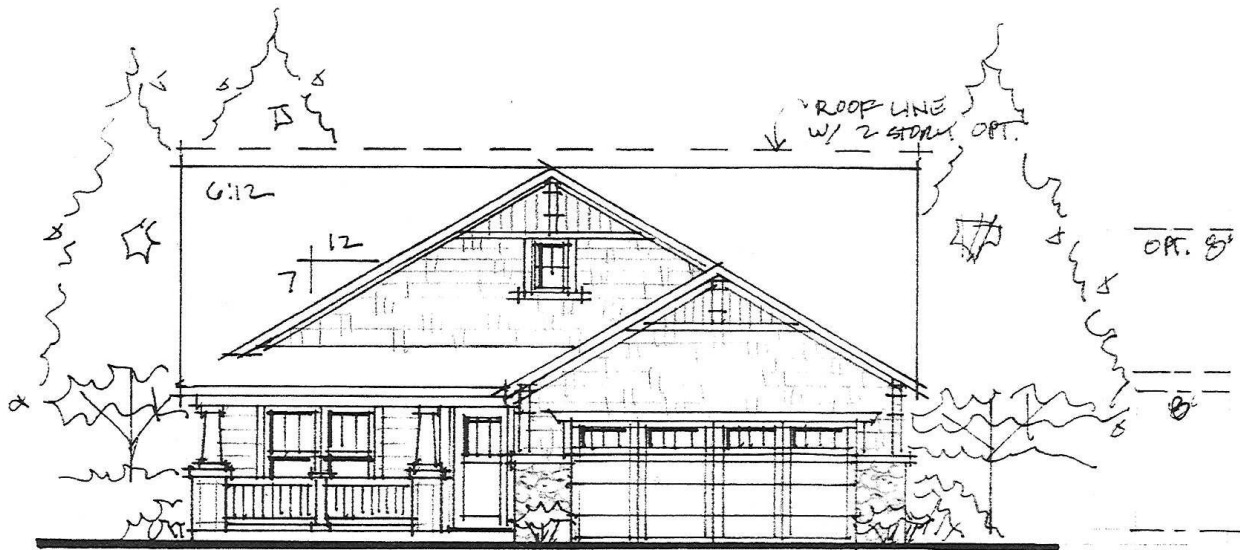
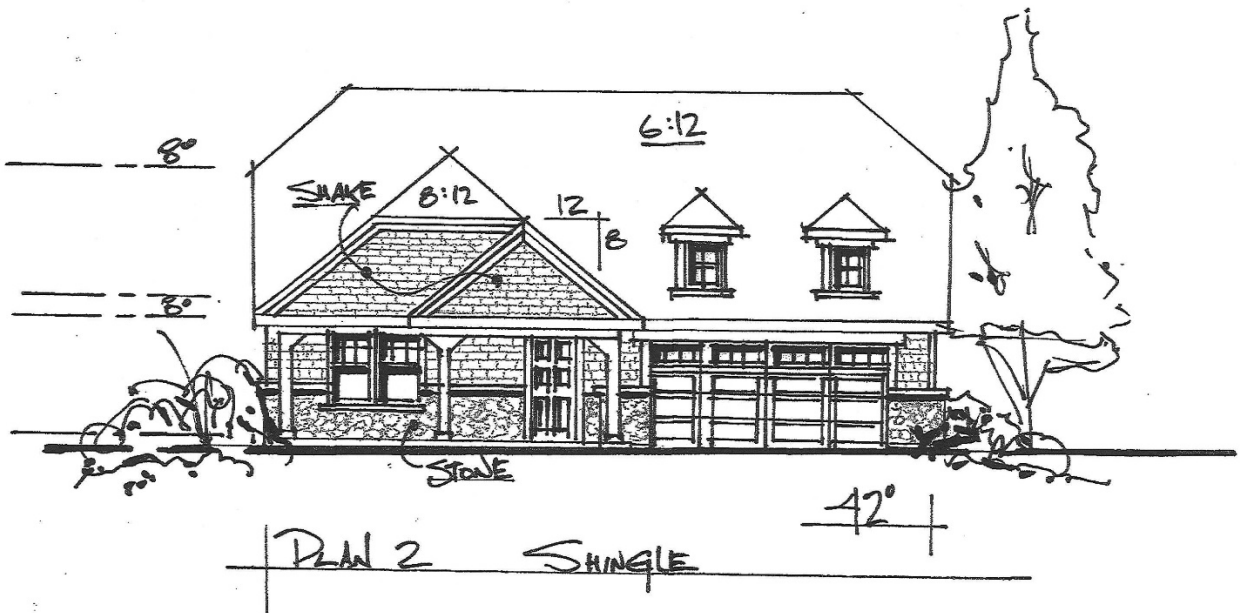


EXHIBIT D
CHARACTER EXHIBITS
(Page 1 of 9)

AREA A



PLAN 1 • CRAFTSMAN



PLAN 2 SHINGLE

EXHIBIT D
CHARACTER EXHIBITS
(Page 2 of 9)

AREA A

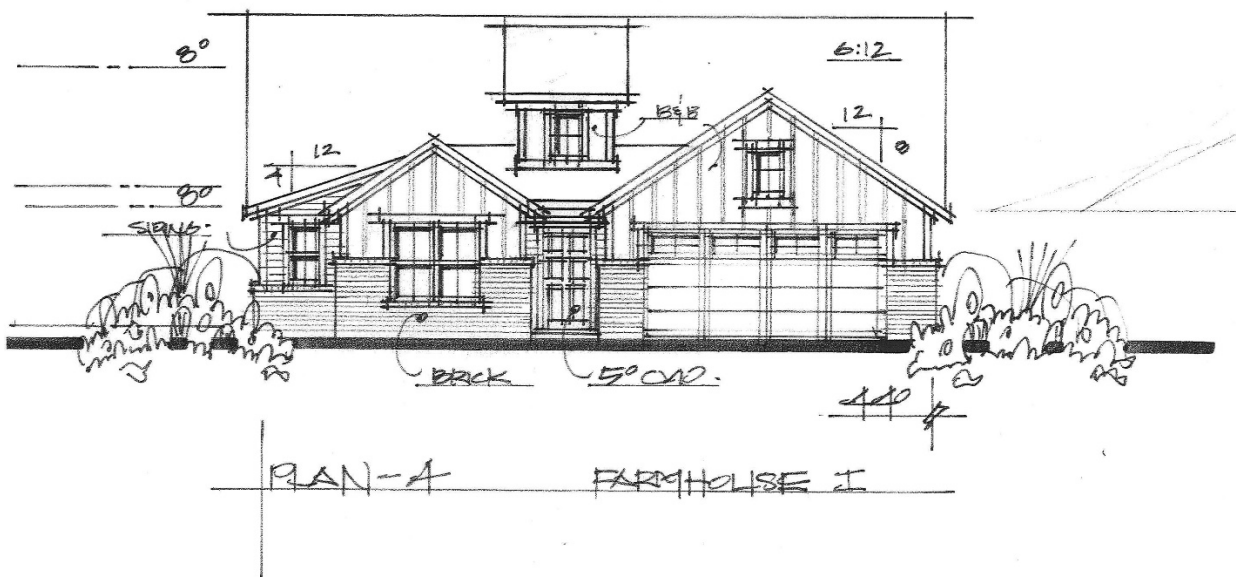
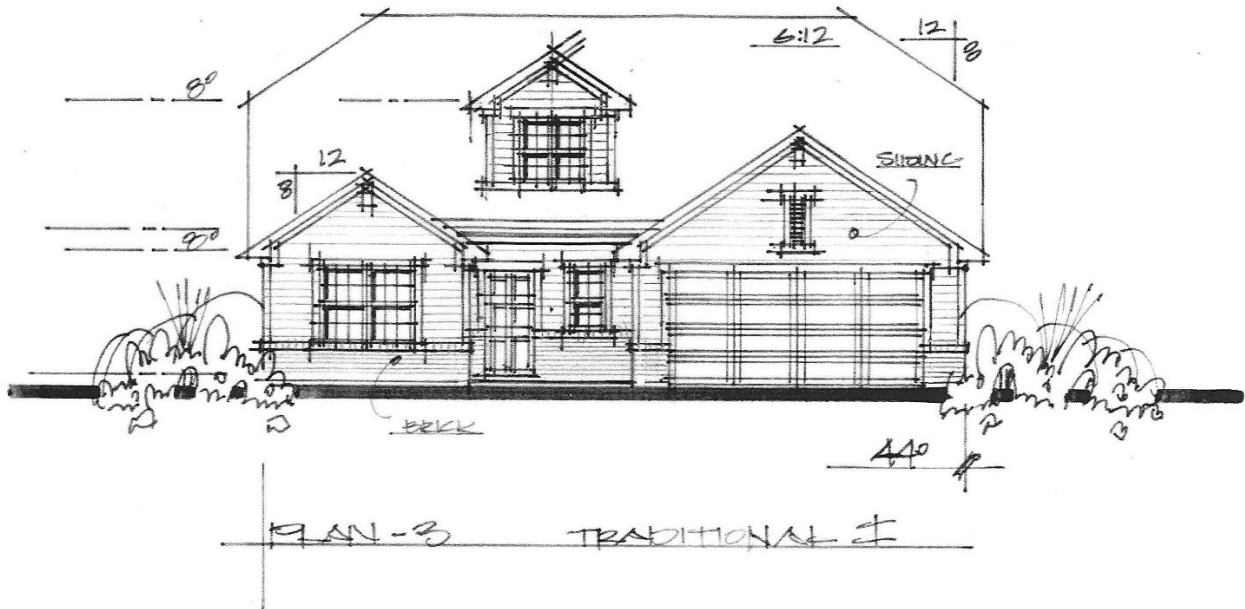


EXHIBIT D
CHARACTER EXHIBITS
(Page 3 of 9)

AREA A



EXHIBIT D
CHARACTER EXHIBITS
(Page 4 of 9)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 5 of 9)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 6 of 9)

AREA B



EXHIBIT D
CHARACTER EXHIBITS
(Page 7 of 9)

AREA C



EXHIBIT D
CHARACTER EXHIBITS
(Page 8 of 9)

AREA C



EXHIBIT D
CHARACTER EXHIBITS
(Page 9 of 9)

AREA C



EXHIBIT 6E
Amenity Exhibit
 (Page 1 of 3)



LEGEND:

- | | |
|----------------------|------------------------------|
| (a) Fishing Area | (g) Fitness Trails |
| (b) Lake | (h) Playground |
| (c) Fishing Deck | (i) Picnic Shelter |
| (d) Amenity Area | (j) Community Firepit |
| (e) Fitness Stations | (k) Existing Trees to Remain |
| (f) Trails | |

EXHIBIT GE
Amenity Exhibit
(Page 2 of 3)



EXHIBIT GE
Amenity Exhibit
(Page 3 of 3)





Petition Number: 1909-PUD-31

Project Name: Atwater Planned Unit Development

Subject Site Address: North of the Intersection of Casey Road and 193rd Street (the "Property")

Petitioner: Olthof Homes, LLC (the "Petitioner")

Representative: Nelson & Frankenberger

Request: Olthof Homes, LLC by Nelson & Frankenberger requests a change of zoning for approximately 100 acres +/- in the AG-SF 1: Agricultural / Single-Family Rural District to the Atwater PUD District.

Current Zoning: AG-SF1: Agricultural / Single-Family Rural District

Current Land Use: Agricultural / Residential

Approximate Acreage: 100 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 19-32
4. Concept Plan
5. District Map
6. Character Exhibits
7. Neighbor Meeting
8. Public Comments
9. Ordinance Redline

Staff Reviewer: Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the August 12, 2019, City Council meeting. The Petitioner held a neighborhood meeting on August 27, 2019. The petition held a public hearing at the September 3, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at approximately North of the intersection of Casey Road and 193rd Street, East of Freemont Road, West of Six Points Road, and generally South of 206th Street (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agricultural / Single-Family Rural



District. Adjacent properties to the south are zoned AG-SF1: Agricultural / Single-Family Rural District and Springmill Trails PUD. Properties to the north and west are zoned AG-SF1: Agricultural / Single-Family Rural District. Properties to the east are zoned AG-SF1: Agricultural / Single-Family rural District, OI: Open Industrial, and Osborne Trails PUD.

Project Description: The Petitioner is requesting a change of zoning to the Atwater PUD District (Ordinance 19-32) that would allow for residential development. The proposed PUD Ordinance establishes the Underlying Zoning Districts for Areas A and B as SF4: Single-Family High Density and SFA: Single-Family Attached for Area C.

Permitted Uses: The proposed PUD Ordinance defaults to the permitted and prohibited uses of the SF4: Single-Family High Density and SFA: Single-Family Attached in addition setting the maximum number of dwellings per Area to be 105 Single-Family Dwellings in Area A, 76 Single-Family Dwellings in Area B, and 94 Duplex Dwellings in Area C (totaling a maximum of 275 Dwelling Units).

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, except as modified below:

	Proposed Area A	Proposed Area B	SF4 District
Minimum Lot Frontage	35'	35'	40'
Minimum Lot Width	55'	70'	50'
Minimum Lot Area	6,850 sq ft	8,700 sq ft	9,000 sq ft
Minimum Setbacks			
Front Yard	25'	25'	25'
Side Yard	5'	6'	8'
Rear Yard	20'	20'	25'
Maximum Building Height	1 ½ Stories	2 ½ Stories	25'
Minimum Living Area			
Single Story	1,400 sq ft	1,900 sq ft	1,000 sq ft
1 ½ Story	1,500 sq ft	N/A	750 sq ft
Multist-Story	N/A	2,000 sq ft	750 sq ft

	Proposed Area C	SFA District
Minimum Lot Frontage	35'	No minimum
Minimum Lot Width	45'	No minimum
Minimum Lot Area	5,600 sq ft	No minimum

Minimum Setbacks		
Front Yard	25'	*20'
Side Yard	5'	**25' or 30'
Rear Yard	20'	N/A
Maximum Building Height	1 Story	35'
Minimum Living Area		
Single Story	1,300 sq ft	1,300 sq ft
Story and One-half	N/A	1,600 sq ft
Two Story	N/A	1,800 sq ft

*Buildings with more than one adjacent unit shall stagger the front Building Setback Line for each unit by at least four (4) feet.

**Comparison to the UDO's SFA District Standards for Proposed Atwater's Area C Side Yard Setbacks is to Article 4.9(I) Minimum Distance Between Structures and is determined by the structure's use of Exterior Vinyl Siding. Structures with any vinyl exterior siding are required to have a minimum distance between structures of thirty (30) feet.

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

Architectural Standards: Shall apply; except as modified below.

1. **Architectural Standards – Area A and Area B:**

- a. **Permitted Exterior Materials shall include:** Masonry Material, vinyl siding (horizontal, shake, and board and batten with a minimum gauge of 0.046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, and aluminum soffits.
- b. **Garages:** All Dwellings shall have a minimum two (2) car attached garage. Garage doors designs will include a variety of design elements base on the architectural style of the dwelling and all garage doors shall be cased with either masonry or trim no less than a nominal six (6) inches wide.
- c. **Façade Requirements:** Each Dwelling shall utilize a number of architectural elements as detailed within the Proposed Ordinance's Sections 7.1(B)(iv) and 7.1(B)(v).

2. **Architectural Standards – Area C:**

- a. **Permitted Exterior Materials:** Masonry (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of 0.046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.

- b. **Garages:** All Dwellings shall have a minimum two (2) car attached garage. In order to vary the appearance of garage doors and create street curb appeal, garage door designs shall include a mix and variety of design elements. A minimum of two (2) basic garage door styles (with windows, without windows, and mixed) matching the door style shall be utilized and a variety of color packages will be utilized. Garage door colors shall match or compliment either the siding or trim color of the Duplex Dwelling based on each Duplex Dwelling's architectural style and color package, as generally depicted within **Exhibit 6**.
- c. **Façade Requirements:** Each Dwelling shall utilize a number of architectural elements as detailed within the Proposed Ordinance's Sections 7.1(C)(vi), 7.1(C)(vii), and 7.1(C)(viii).

Landscaping Standards: Shall apply, except as modified below.

1. **Lot Landscaping:** At a minimum, all Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.
 - a. **Area A and Area B Lot Landscaping Standards:** A minimum of: two (2) Shade Trees, two (2) Ornamental Trees, and eight (8) Shrubs shall be required.
 - b. **Area C (Paired Villas) Lot Landscaping Standards:** A minimum of: one (1) Shade Tree, one (1) Ornamental Tree, and eight (8) Shrubs shall be required on each Paired Villa Lot. Each Paired Villa on a Corner Lot shall have one (1) additional tree (either Shade or Ornamental) in either Front Yards.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District.

Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

1. **Minimum Open Space:** Shall be a minimum of twenty-five (25) percent of the Real Estate, as generally shown in **Exhibit 4**.
2. **Amenities:** The following amenities shall be provided: Passive Amenities (such as trails), Playground, Fitness Stations, Lake/Pond with Fishing Deck, Recreation and Picnic Shelter, Outdoor Kitchen, and a Community Firepit.
 - a. **Timing:** Amenities shall be installed in accordance with Article 8.6 of the UDO.

Annexation: The Real Estate, or parts thereof that may be subject of a Secondary Plat approval, shall be annexed in to the corporate limits of the City of Westfield prior to the approval and recording of a Secondary Plat for that part of the Real Estate.

Processes & Permits: As proposed, the PUD Ordinance defaults to the standards of the Unified Development Ordinance Chapter 10.

The 2007 Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property New Suburban land use area and the Rural Northwest land use area. Detached dwellings, Attached dwellings, Institutional uses, Recreational uses, and similar uses are contemplated as appropriate uses within the New Suburban area. Along with development that ensures that infill development is compatible in mass, scale, density, materials, and architectural style to existing developments. The Rural Northwest contemplates Single-Family detached houses on large lots or in a Rural or Conservation Subdivision, Accessory Dwellings, Equestrian Uses, Agriculture, and Institutional Uses such as Schools, Churches, and Public Safety Facilities as appropriate uses. The Comprehensive Plan envisions the Rural Northwest to remain rural for the foreseeable future, stating that anything other than rural or agricultural uses in the near future would violate the contiguity policy set out in the General Policies. If development is to happen it should be in the form of Rural or Conservation Subdivisions with substantial open space and up to one unit per acre with the denser Conservation Subdivisions. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held on the September 3, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the August 12, 2019, Council meeting.

DEPARTMENT COMMENTS

1. Action: Staff recommends forwarding a recommendation to City Council for 1909-PUD-31 (Ord. 19-32).

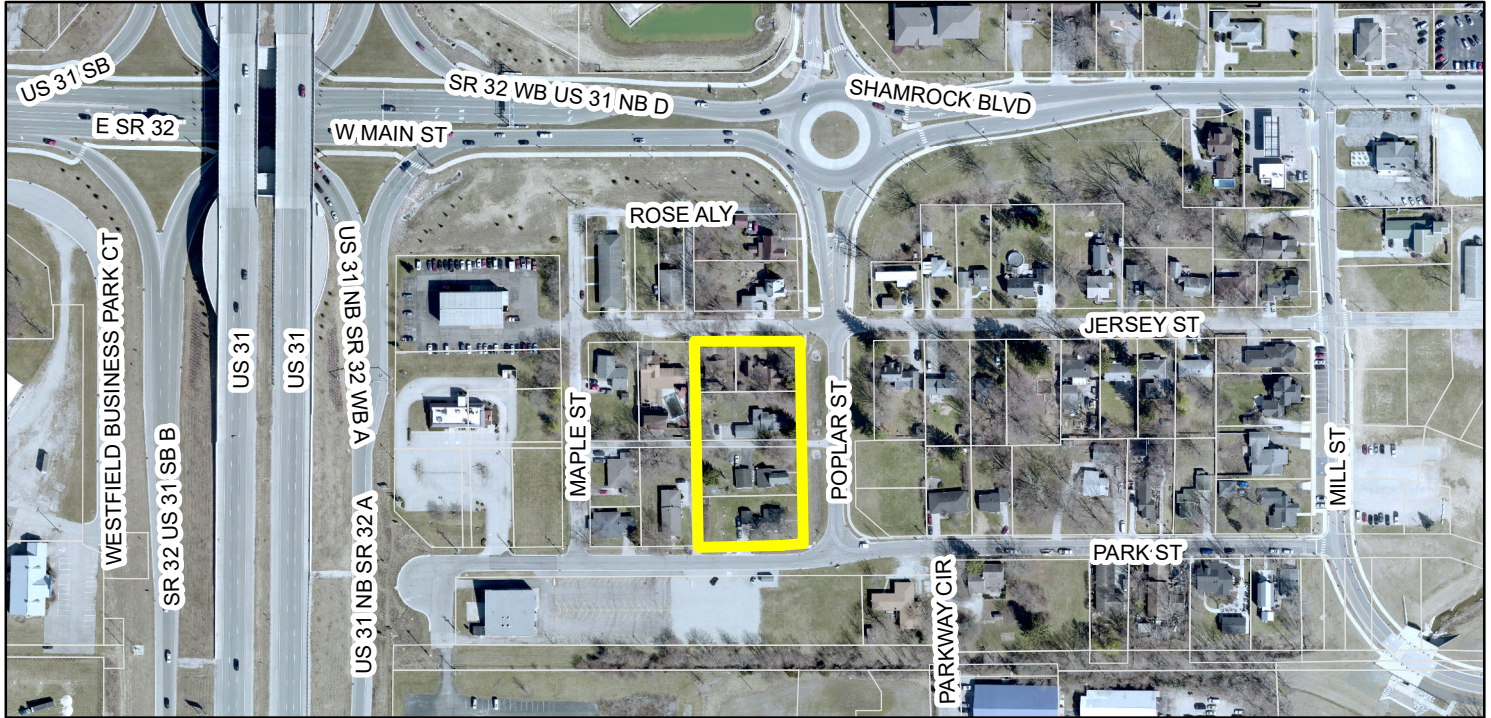
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.



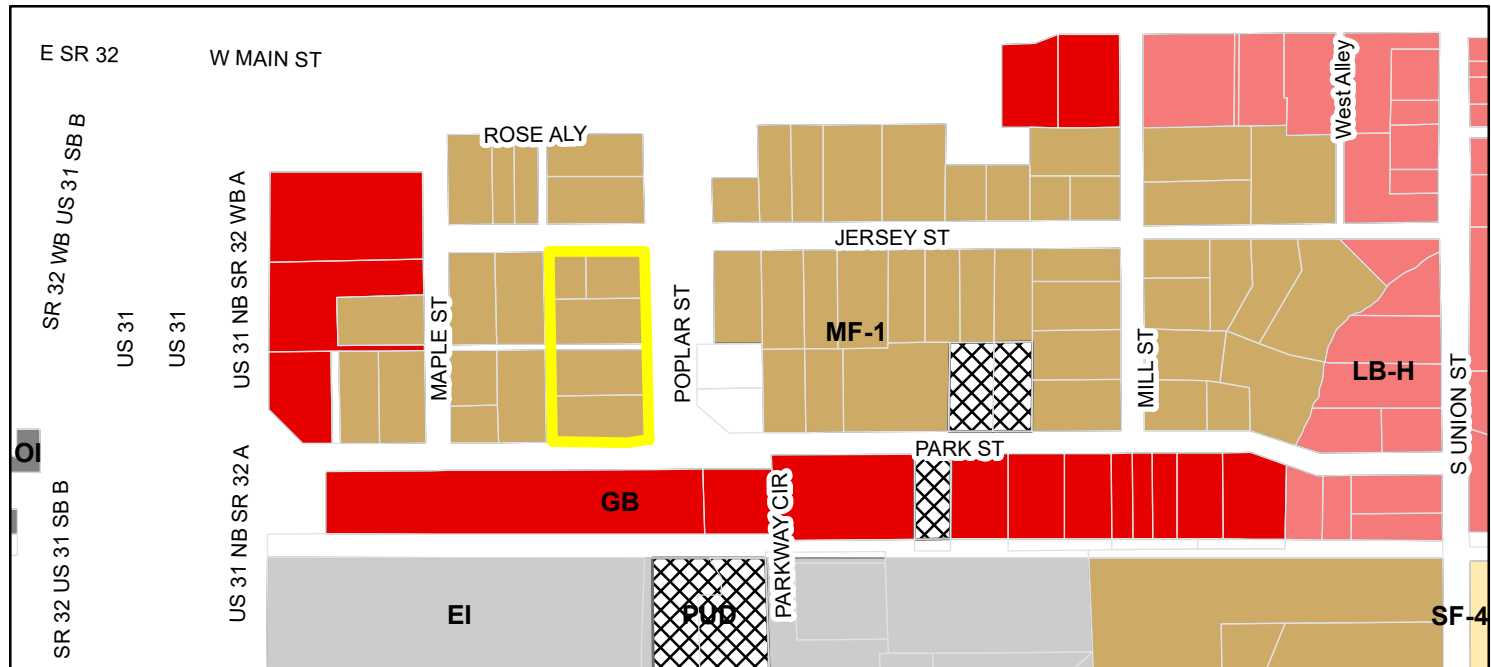
Property Location Map
Poplar Street Townhomes PUD
Planned Unit Development Rezoning
1909-PUD-29



Aerial Location Map



Zoning Map



- | | |
|--------------------------|------------------------------------|
| Parcel | LB-H (Local Business - Historical) |
| Zoning - All | MF-1 (Multiple Family - 1) |
| Zoning | OI (Open Industrial) |
| EI (Enclosed Industrial) | PUD (Planned Unit Development) |
| GB (General Business) | SF-4 (Single Family - 4) |

ORDINANCE NUMBER 19-XX

Poplar Street Townhomes PUD Ordinance

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP,
HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE
UNIFIED DEVELOPMENT ORDINANCE**

This is a Planned Unit Development Ordinance (to be known as the “**POPLAR STREET TOWNHOMES PUD DISTRICT**”) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 19XX-PUD-XX), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 19XX-PUD-XX** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate as a Planned Unit Development District to be known as the “**Poplar Street Townhomes PUD District**” (the “District”).

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented, or expressly made inapplicable by this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

- 2.1 Underlying Zoning District. The Zoning District of the Unified Development Ordinance that shall govern the development of this District as set forth in Section 4 of this Ordinance.

Section 3. **Concept Plan.** The “Concept Plan” attached hereto as **Exhibit B**, are hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements: Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District.** The Underlying Zoning District of this District shall be the SFA: Single-Family Attached District.

Section 5. **Permitted Uses.**

- 5.1 Permitted Uses. The following uses shall be permitted within the District:
 - A. All uses permitted in the Underlying Zoning District.
 - B. Townhome Dwellings.
- 5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed twenty-four (24).

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

- 6.1 Maximum Density (Article 4.9(E)): Twenty (20) Dwelling Units per acre

- 6.2 Minimum Front Building Setback Line (Article 4.9(H)(1): 5 feet
- 6.3 Front Setback Stagger (Article 4.9(H)(2): Shall not apply.
- 6.4 Minimum Distance Between Structures: 6 feet
- 6.5 Project Perimeter Setback (Article 4.9(J): Shall not apply.
- 6.6 Minimum Living Area (Article 4.9(L): 1,700 square feet.

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

- 7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:
 - A. Character Exhibit: The “Character Exhibit”, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate. Although the Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the variation, quality, and appearance of Buildings permitted to be constructed and that contribute to the District’s intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department’s decision may be appealed to the Plan Commission.
 - B. Streetscape Diversity (Article 6.3(C)(2): Shall not apply.
 - C. Building Materials (Article 6.3(C)(3): Shall apply. In addition, vinyl and aluminum siding shall not be a permitted exterior building material, except for gutters, soffits, soffit trim, and other similar building components.
 - D. Garages in the SFA District (Article 6.3(C)(4): All Dwelling Units shall have a minimum two (2) car attached garage. Garages shall be located to the rear of the Principal Building. Examples of compliance with this standard include, but are not limited to: (i) a rear-load garage; and (ii) a side-load garage with the garage doors located opposite the Building Façade oriented toward a Street abutting the perimeter of the Real Estate.
- 7.2 Article 6.8 Landscaping Standards: Shall apply, except as modified below.
 - A. Street Trees (Article 6.8(J): Shall apply, unless otherwise approved by the Director or Department of Public Works.
 - B. Foundation Plantings (Article 6.8(L)(1): Shall not apply. The Minimum Lot Landscaping Requirements shall apply.

C. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply.

D. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.

7.3 Vision Clearance (Article 6.19(A)(1)): Twenty (20) feet from intersections of Collectors, Private or Local Streets.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the Real Estate, except as otherwise modified below.

9.1 Minimum Open Space (Article 8.6(B)(1)): There shall be no minimum percentage Open Space requirement, rather Open Space shall be provided as shown on the Concept Plan.

9.2 Article 8.7 Pedestrian Network Standards: Sidewalks currently exist along Poplar Street and Park Street; therefore, no additional pedestrian facilities shall be required on these streets. A sidewalk five (5) feet wide shall be installed along Jersey Street.

9.3 Article 8.9 Street and Right-of-Way Standards: The District shall comply with the requirements of the Thoroughfare Plan unless otherwise agreed to by the Department of Public Works.

[Remainder of page intentionally left blank. Signature page follows]

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-XX** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-XX**
this _____ day of _____, 2019.

I hereby VETO **ORDINANCE 19-XX**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Bryan D. Stumpf, 11th Street Development
7378 N 550 E, Lebanon, IN 46052

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Bryan D. Stumpf

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit

EXHIBIT A
REAL ESTATE

Lots #25, 26, 27, and 28 in Abel Deans Addition, an addition to the City of Westfield in Hamilton County, Indiana, as per plat thereof, recorded in deed record 49, page 516 in the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT B
CONCEPT PLAN

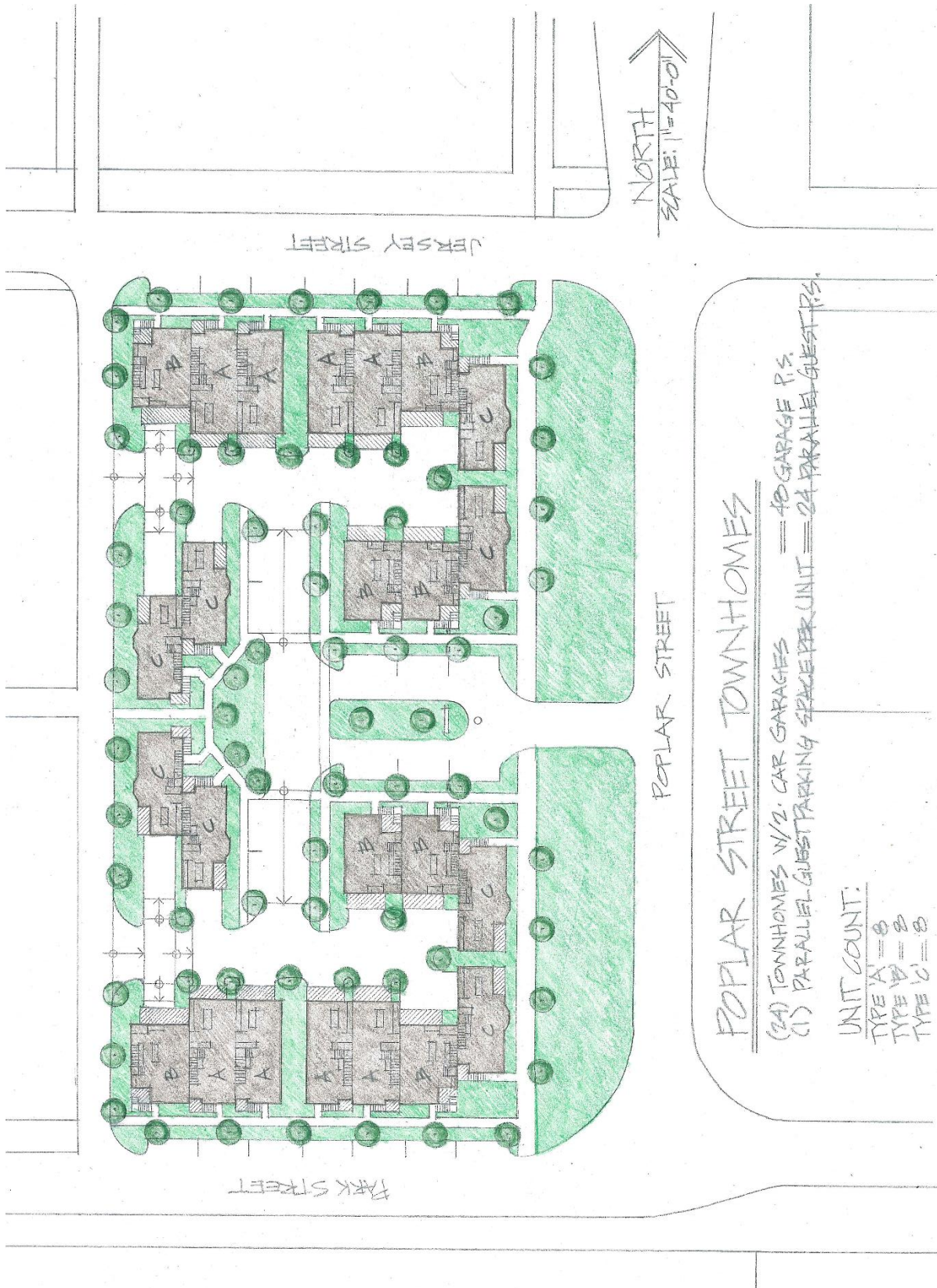
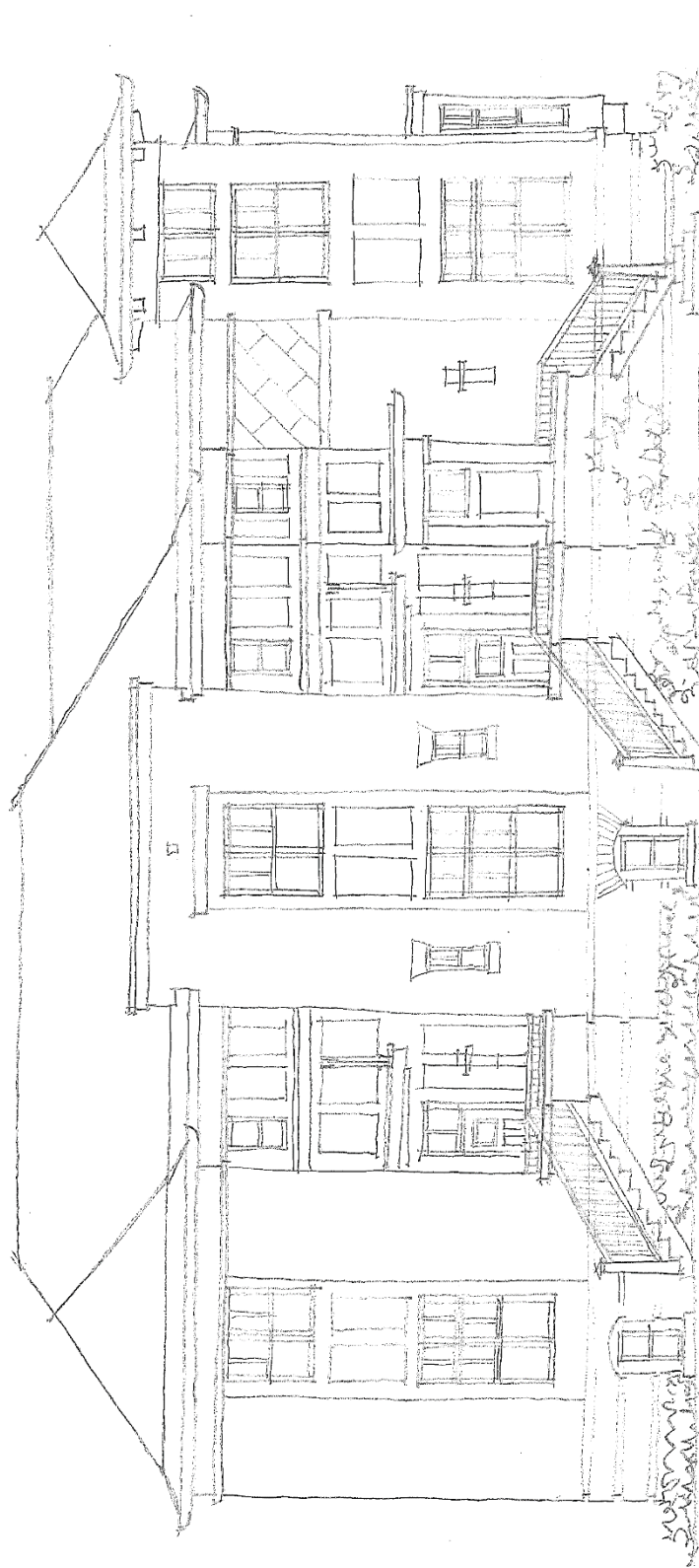


EXHIBIT C
CHARACTER EXHIBIT



POPLAR STREET TOWNHOMES - POPLAR STREET ELEVATION

EXHIBIT C
CHARACTER EXHIBIT



POPLAR STREET TOWNHOMES - ENTRY GREEN ELEVATION



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 16, 2019
1909-ODP-14 & 1909-SPP-14

Petition Number: 1909-ODP-14 & 1909-SPP-14
Project Name: Meijer Westfield Subdivision
Subject Site Address: 17145 Spring Mill Road
Petitioner: Woolpert, Inc.
Representative: Meijer Stores LP
Request: Overall Development Plan and Primary Plat review of 4 lots on 33.35 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.
Current Zoning: Maple Knoll PUD District
Current Land Use: Agricultural / Vacant
Approximate Acreage: 33.35 acres +/-
Property History: 0304-PUD-02 (Maple Knoll PUD, Ord. 04-02)
Exhibits:
1. Staff Report
2. Location Map
3. Overall Development Plan & Primary Plat
Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

The Property is currently zoned the Maple Knoll PUD District. The proposal includes several Lots for commercial development.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the August 20, 2019, Technical Advisory Committee meeting.

PROJECT OVERVIEW

The Property encompasses approximately 33.35 acres +/- and is located at the southeast corner of State Road 32 and Spring Mill Road (see **Exhibit 2**). Adjacent properties to the south and east are zoned the Maple Knoll PUD District. To the west is Spring Mill Road and to the north is State Road 32.



PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines.
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.



- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- 20) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 21) Title, scale, north arrow and date.
- 22) Proposed name of the development.
- 23) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 24) Address and legal description of the property.
- 25) Boundary lines of the property including all dimensions.
- 26) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 27) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.



- 28) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 29) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 30) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 31) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 32) Location and dimensions of all existing structures and paved areas.
- 33) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 34) Location of all Floodplain areas within the boundaries of the property.
- 35) Names of legal ditches and streams on or adjacent to the site.
- 36) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 37) Identify buildings proposed for demolition.
- 38) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 39) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DISTRICT STANDARDS

The plans comply with Ordinance 04-02: Maple Knoll PUD.

- 40) SECTION 10 – Size and Dimensions of Districts: The size, dimensions, and acreage of each of the Districts may be increased or decreased up to 15%; provided, however, that the maximum number of residences within each District shall be as follows:



- a) Within the Mixed Use Districts, the total number of residences may not exceed 733.
- b) The total number of residences within all of the Real Estate shall not exceed 1,800.

41) SECTION 11 – PERMITTED USES

42) SECTION 12 – DEVELOPMENT AND ARCHITECTURAL STANDARDS: The development and architectural standards applicable to each of the Districts are as follows:

a) Employment District:

i) Lots:

- (1) All Lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.
- (2) Minimum Lot Width at building line: 20 Feet
- (3) Minimum Lot Width at Street: 20 Feet
- (4) Minimum Lot Depth: 100 Feet
- (5) Minimum Lot Area: 2,000 Square Feet
- (6) Front Setback: 0-80 Feet
- (7) Minimum Side Setback: 0 Feet; provided, however, that (i) minimum separation between Buildings shall be 10 Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.
- (8) Minimum Rear Setback: 0 Feet
- (9) No Building shall be closer than thirty (30) feet to Spring Mill, State Road 32, or Austrian Pine Way.

b) Mixed Use District:

i) Lots:

- (1) All lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 16, 2019
1909-ODP-14 & 1909-SPP-14

- (2) Minimum Lot Width at building line: 20 Feet
 - (3) Minimum Lot Width at Street: 20 Feet
 - (4) Minimum Lot Depth: 60 Feet
 - (5) Minimum Lot Area: 1,000 Square Feet
 - (6) Front Setback: 0 – 80 Feet
 - (7) Minimum Side Setback: 0 Feet; provided, however, that (i) minimum separation between Buildings shall be ten (10) Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.
 - (8) Minimum Rear Setback: 0 Feet
 - (9) No building elevation shall be closer than thirty (30) feet to Spring Mill Road; provided, however, that any Building located upon that segment of the Mixed Use District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Mixed Use District.
- 43) SECTION 13 – LANDSCAPING: Attached hereto and incorporated herein by reference as Exhibit 17 are landscape standards (the “Landscape Standards”) included in the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Except as modified below in this Section 13, the Landscape Standards shall apply to the Real Estate.
- a) Shrubs are not required to be planted within woodlands located within buffer yards.
 - b) Trees which are in good condition and possessing a caliper of greater than 3” will be preserved along the fence row on the southern boundary of that portion of the Mixed-Use District located west of Spring Mill Road.
 - c) At the Developer’s discretion, evergreen trees may be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub).
 - d) With respect to any wooded area greater than three (3) acres in size, any required tree inventory may be done on a sampling basis, by a certified arborist, based upon a representative sample of such woodland which representative sample is approved by the Department and is at least twenty percent (20%) of the size of the subject woodland.



- 44) SECTION 14 – SIGNAGE: Attached hereto and incorporated herein by reference as Exhibit 18 are signage standards (the “Signage Standards”) which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.
- 45) SECTION 15 – LIGHTING: Attached hereto and incorporated herein by reference as Exhibit 19 are lighting standards (the “Lighting Standards”) which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.
- 46) SECTION 16 – PARKING: Attached hereto and incorporated herein by reference as Exhibit 20 are parking standards (the “Parking Standards”) which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.
- 47) SECTION 17 – STREET STANDARDS: Attached hereto and incorporated herein by reference as Exhibit 21 are Street Standards (the “Street Standards”) which supplement Street Standards contained in the Zoning Ordinance.
- 48) SECTION 18 – OPEN SPACE/TRAILS: The total Open Space, for the entirety of the Real Estate, shall be greater than or equal to 100 acres. Lakes, ponds, and water retention areas may not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate. At a location within the Real Estate selected by Developer, there shall be one (1) thirty (30) acre area of Open Space. The Open Space within the Mixed Use District shall be greater than or equal to 10% of the area of the Mixed Use District.
- a) The Developer shall install a trail system internal to the Real Estate, providing interconnectivity to parks and school sites. The location and configuration of such internal trail system shall be determined by the Developer, in the Developer’s sole discretion.

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply.

- 49) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 50) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 51) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:



- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 52) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan.

- 53) Architectural Standards (Article 6.3)
- 54) Building Standards (Article 6.4)
- 55) Fence Standards (Article 6.5)
- 56) Height Standards (Article 6.6)
- 57) Landscaping Standards (Article 6.8, Section 13, Exhibit 17 of Ord. 04-02)
 - a) Preservation and Replacement of Trees
 - b) Buffer Yard Requirements
 - i) Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.



- ii) Buffer sizes shall be determined by adjacent zoning districts and/or land uses in accordance with Table 16.06.060.01. If adjacent properties possess a mix of land uses, then the highest intensity use shall determine the required buffer yard size.

- iii) Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).

c) Parking Area Landscaping

- i) Percentage of Parking Lot Landscaping:

- ii) Parking Lot Islands:

- (1) Parking lot island shall include one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.

- iii) Perimeter Parking Lot Landscaping:

- (1) Perimeter parking lot landscaping areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.
 - (2) Requirements – Perimeter parking lot landscape areas shall include the following landscape improvements:
 - (a) There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.



(b) There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.

(c) Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

58) Lighting Standards (Article 6.9)

59) Lot Standards (Article 6.10)

60) Setback Standards (Article 6.16)

61) Vision Clearance Standards (Article 6.19)

62) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

1) Block Standards (Article 8.1)

2) Easement Standards (Article 8.3)

3) Monument and Marker Standards (Article 8.5)

4) Open Space and Amenity Standards (Article 8.6)

5) Infrastructure Standards (Section 20 of PUD Ordinance)

6) Pedestrian Network Standards (Article 8.7)

a) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:

i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The



County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.

ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.

iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

7) Storm Water Standards (Article 8.8)

8) Street and Right-of-Way Standards (Article 8.9)

9) Street Light Standards (Article 8.10)

a) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.

b) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.

10) Street Sign Standards (Article 8.11)

11) Surety Standards (Article 8.12)

12) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

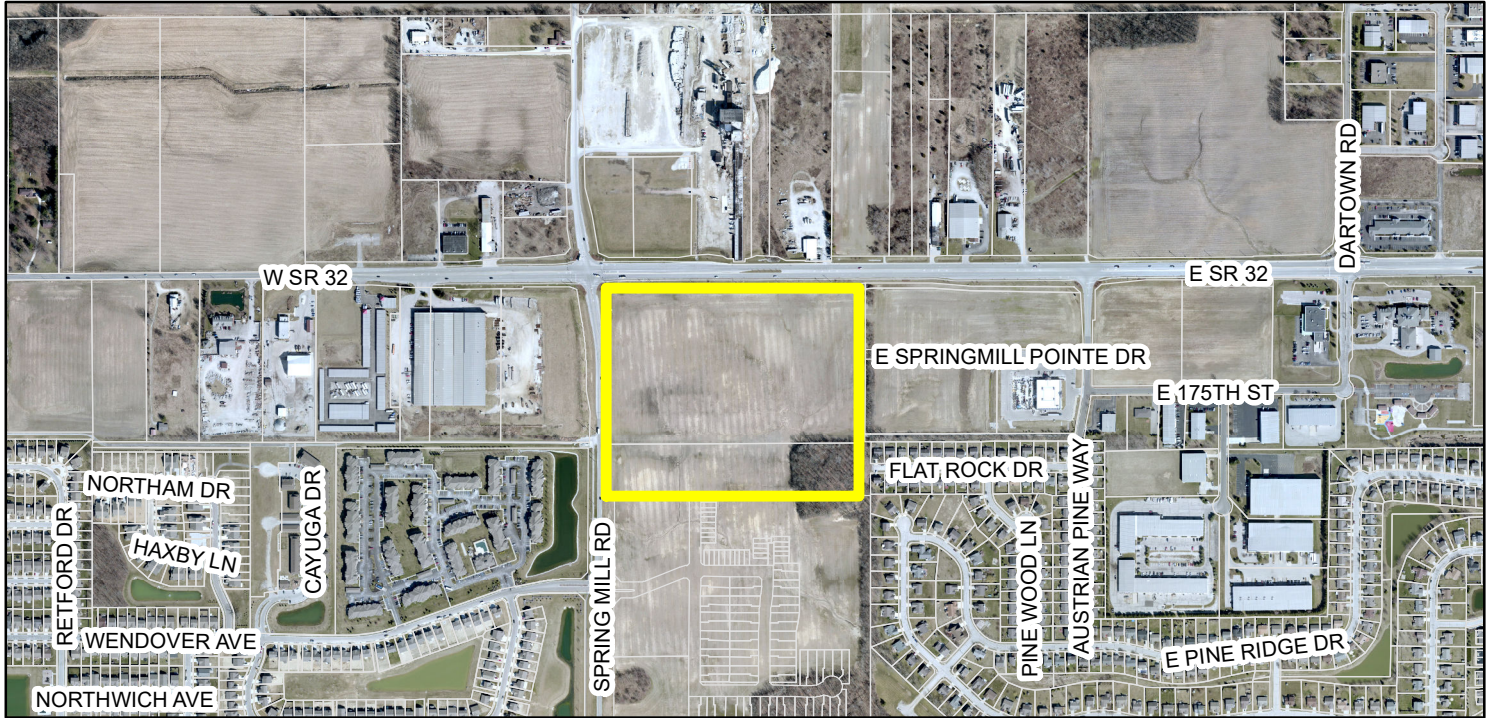
- 1) **Action: 1909-ODP-14 (Overall Development Plan) & 1909-SPP-14 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
- 2) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



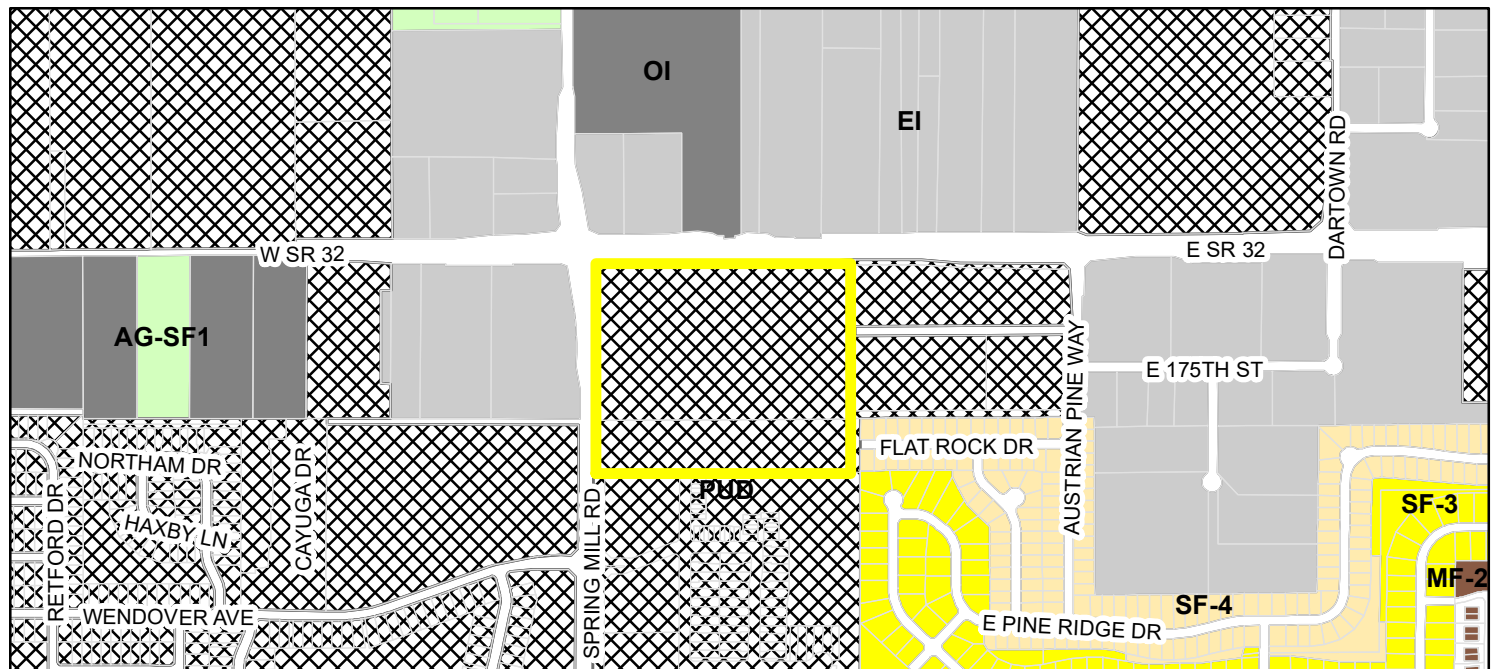
Property Location Map
Meijer Westfield Subdivision
Overall Development Plan & Primary Plat
1909-ODP-14 & 1909-SPP-14



Aerial Location Map



Zoning Map

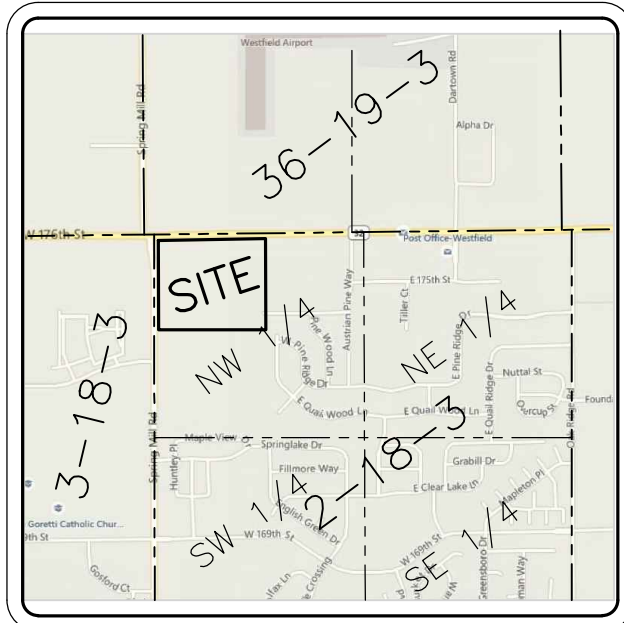


Parcel	MF-2 (Multiple Family - 2)
Zoning - All	OI (Open Industrial)
Zoning	PUD (Planned Unit Development)
AG-SF1 (Agriculture - Single Family - 1)	SF-3 (Single Family - 3)
EI (Enclosed Industrial)	SF-4 (Single Family - 4)

G:\DE\Clients\Meijer\075430 Westfield, IN\4.0 Disciplines\Civil\Eng\Legal-Survey\75430 - Primary Plat.dwg, Plotted By: Daulton, Plotted: Sep 06, 2019 - 12:53pm

PRIMARY PLAT MEIJER WESTFIELD SUBDIVISION

A PART OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3
EAST OF THE 2ND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA



SITE MAP
NOT TO SCALE

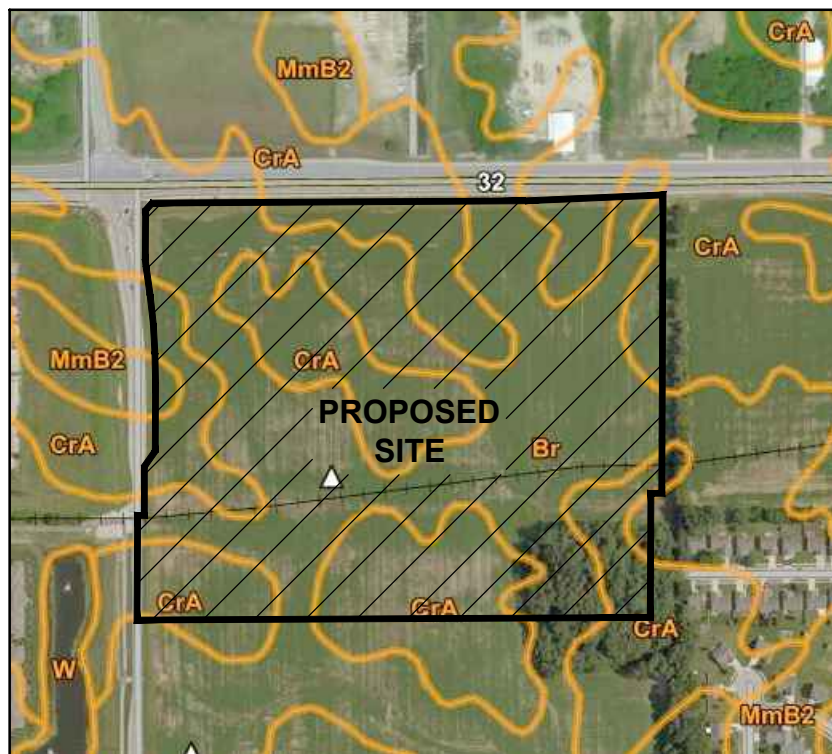
LEGEND:

- SUBDIVIDED PROPERTY BOUNDARY
- EXISTING LOT/PARCEL LINE
- PROPOSED LOT LINE
- RIGHT OF WAY LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- SECTION LINES
- REBAR FOUND
- MAG NAIL FOUND
- MONUMENT FOUND
- R/W MONUMENT FOUND

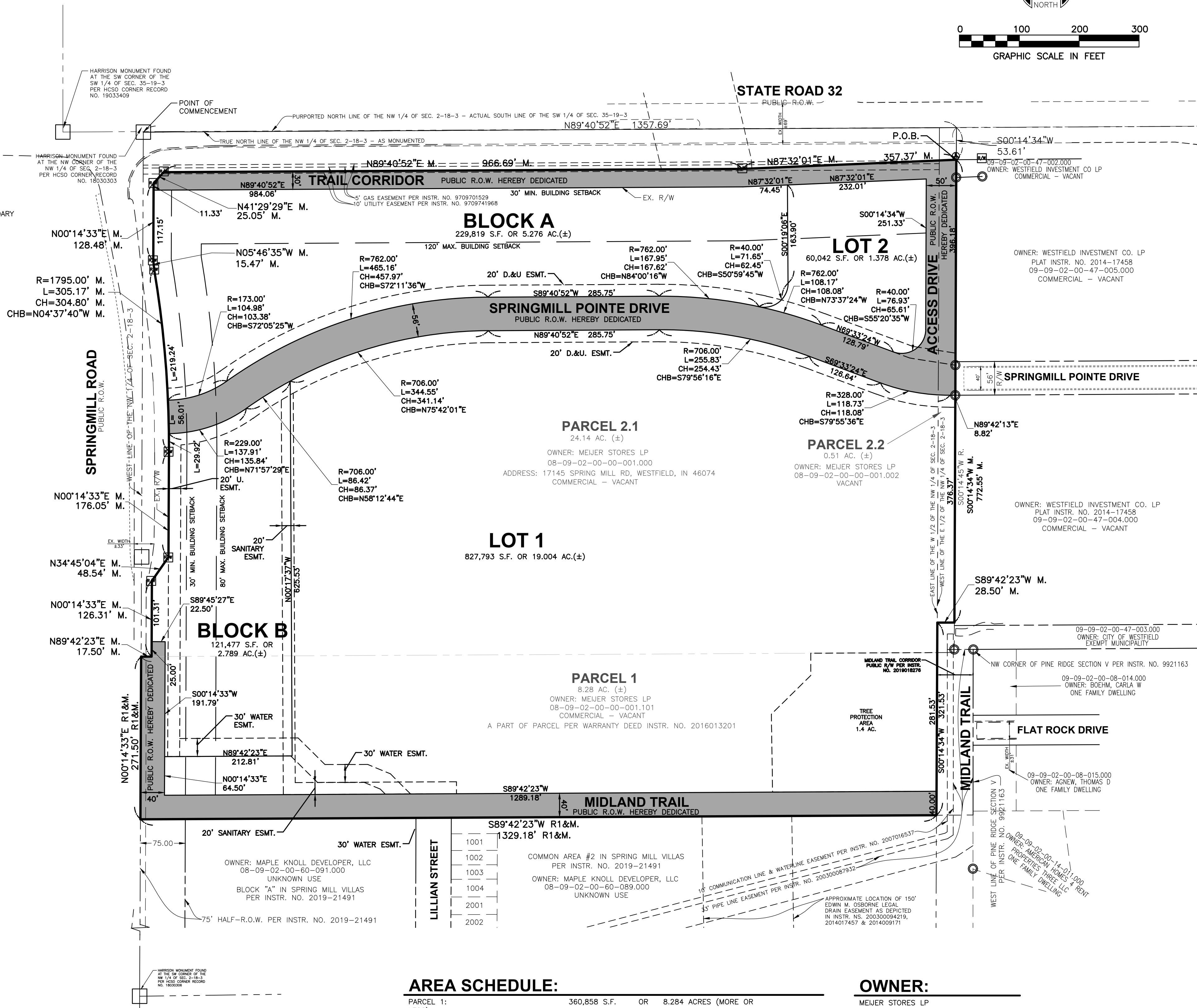
PUBLIC R.O.W. HEREBY DEDICATED

SOILS LEGEND

MAP UNIT SYMBOL	MAP UNIT NAME
Br	BROOKSTON SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
CrA	CROSBY SILT LOAM, FINE-LOAMY SUBSOIL, 0 TO 2 PERCENT SLOPES
MmB2	MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES, ERODED
W	WATER



SOILS MAP
NO SCALE



AREA SCHEDULE:

PARCEL 1:	360,858 S.F.	OR	8.284 ACRES (MORE OR LESS)
PARCEL 2 (PARCEL 2.1 AND 2.2 COMBINED):	1,073,686 S.F.	OR	24.649 ACRES (MORE OR LESS)
TOTAL:	1,434,544 S.F.	OR	32.933 ACRES (MORE OR LESS)

NOTES:

- "M." DESIGNATES MEASURED DIMENSION/BEARING, "R." DESIGNATES RECORD DIMENSION/BEARING PER LEGAL DESCRIPTIONS OF PARCEL 2, "R1." DESIGNATES RECORD DIMENSION/BEARING PER LEGAL DESCRIPTION OF PARCEL 1.
- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
- THE OWNERSHIP, ADDRESS, PARCEL NUMBER AND LAND USE INFORMATION WERE OBTAINED FROM THE HAMILTON COUNTY GIS WEBSITE.

OWNER:

MEIJER STORES LP
2929 WALKER AVE NW
GRAND RAPIDS, MI 49544

LAND SURVEYOR:

WILLIAM L. DOUGHERTY, PS
Bill.Dougherty@Woolpert.com
317.223.2232
333 NORTH ALABAMA STREET, SUITE 200
INDIANAPOLIS, IN 46204

ENGINEER:

JONATHAN R. SHEIDLER, PE
Jon.Sheidler@Woolpert.com
317.223.2226
333 NORTH ALABAMA STREET, SUITE 200
INDIANAPOLIS, IN 46204

PROPERTY DESCRIPTION:

PARCEL 1

A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A HARRISON MONUMENT FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2 PER THE HAMILTON COUNTY SURVEYORS OFFICE CORNER RECORD NUMBER 18033033; THENCE SOUTH 00 DEGREES 14 MINUTES 33 SECONDS WEST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 875.59 FEET TO THE NORTHWEST CORNER OF TRACT 1 PER THE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2006-00045611 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 42 MINUTES 23 SECONDS EAST, CONTINUING ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, SAID LINE ALSO BEING THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 1329.18 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 1 AND THE NORTHWEST CORNER OF TRACT 2 PER SAID WARRANTY DEED;
THENCE NORTH 89 DEGREES 42 MINUTES 23 SECONDS EAST, CONTINUING ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, SAID LINE ALSO BEING THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 28.50 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 34 SECONDS EAST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1329.20 FEET TO THE WEST LINE OF THE EAST HALF OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST ALONG SAID NORTH LINE 28.50 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 876.48 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 17 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 1,329.40 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 14 MINUTES 45 SECONDS EAST ALONG SAID WEST LINE 876.48 FEET TO THE PLACE OF BEGINNING.

EXCEPT THAT PART CONVEYED TO THE CITY OF WESTFIELD AND DEDICATED FOR PUBLIC RIGHT-OF-WAY PER DEDICATION AND CONVEYANCE OF PUBLIC RIGHT-OF-WAY RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON MAY 06, 2019 AS INSTRUMENT NUMBER 2019018276.

CONTAINING A NET ACREAGE OF 8.28 ACRES, MORE OR LESS.

PARCEL 2.1

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 1,329.35 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF 876.48 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 17 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 1,329.40 FEET TO THE WEST LINE OF SAID QUARTER SECTION; THENCE NORTH 00 DEGREES 14 MINUTES 55 SECONDS EAST ALONG SAID WEST LINE 876.48 FEET TO THE PLACE OF BEGINNING.

EXCEPT THOSE PARTS THEREOF APPROPRIATED TO THE STATE OF INDIANA PER THE AGREED FINDING AND JUDGMENT RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON APRIL 24, 2008 PER INSTRUMENT NUMBER 2008022010;

CONTAINING 24.14 NET ACRES, MORE OR LESS.

PARCEL 2.2

AND, A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 1,329.35 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID QUARTER SECTION AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST ALONG SAID NORTH LINE 28.50 FEET; THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID QUARTER SECTION 876.48 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES 17 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 28.50 FEET TO THE WEST LINE OF SAID EAST HALF; THENCE NORTH 00 DEGREES 14 MINUTES 45 SECONDS EAST ALONG SAID WEST LINE 876.48 FEET TO THE PLACE OF BEGINNING.

EXCEPT THAT PART THEREOF APPROPRIATED TO THE STATE OF INDIANA PER THE AGREED FINDING AND JUDGMENT RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON APRIL 24, 2008 PER INSTRUMENT NUMBER 2008022010;

EXCEPT THAT PART CONVEYED TO THE CITY OF WESTFIELD AND DEDICATED FOR PUBLIC RIGHT-OF-WAY PER DEDICATION AND CONVEYANCE OF PUBLIC RIGHT-OF-WAY RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON MAY 06, 2019 AS INSTRUMENT NUMBER 2019018276.

CONTAINING 0.51 NET ACRES, MORE OR LESS.

MEIJER WESTFIELD SUBDIVISION

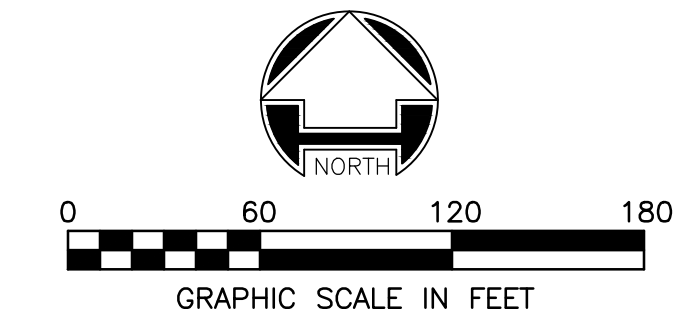
A PART OF THE NORTHWEST 1/4 OF SECTION 2,
TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE 2ND
PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA

PRIMARY PLAT

SHEET NO.

OVERALL DEVELOPMENT PLAN MEIJER WESTFIELD

BEING A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF
SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST
OF THE 2ND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA



TYPICAL SECTION
SPRINGMILL POINTE DRIVE
NOT TO SCALE

CURVE TABLE				
CURVE	DELTA	LENGTH	RADIUS	CHORD
C1	34.51	137.91	229.00	571' 57" 29"W
C2	34.77	104.98	173.00	N72' 05' 25"E
C3	34.98	430.97	706.00	S72' 11' 36"W
C4	34.98	465.16	762.00	N72' 11' 36"E
C5	20.76	255.83	706.00	N79' 56' 16"W
C6	20.76	276.12	762.00	S79' 56' 16"E
C7	20.88	119.56	328.00	N79' 59' 56"W
C8	110.20	76.93	40.00	N55' 20' 35"E
C9	27.96	344.55	706.00	N75' 42' 01"E
C10	12.63	167.99	762.00	N84' 00' 11"W
C11	8.13	108.13	762.00	N73' 37' 19"W
C12	110.20	76.93	40.00	S55' 20' 35"W
C13	102.57	71.61	40.00	S50' 58' 07"W
C14	7.00	219.24	1795.00	S5' 59' 57"E
C15	7.01	86.42	706.00	S58' 12' 44"W
C16	1.79	56.01	1795.00	N1' 36' 23"W
C17	0.96	29.92	1795.00	S0' 14' 05"E

LEGEND	
SYMBOL	DESCRIPTION
	EXISTING CURB INLET
	PROPOSED CURB INLET
	EXISTING DOUBLE CURB INLET
	PROPOSED CATCH BASIN
	PROPOSED END SECTION
	EXISTING STORM MANHOLE
	PROPOSED STORM MANHOLE
	EXISTING SANITARY MANHOLE
	PROPOSED SANITARY MANHOLE
	EXISTING GAS UTILITY MARKER
	EXISTING GAS VALVE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING PULLBOX
	EXISTING TRAFFIC MANHOLE
	EXISTING FIBEROPTIC UTILITY MARKER
	EXISTING TELEPHONE PEDESTAL
	EXISTING CABLE TV RISER
	EXISTING TELEPHONE/POWER POLE
	EXISTING TRAFFIC SIGNAL POLE
	EXISTING UTILITY POLE
	EXISTING GUY WIRE
	MAILBOX
	SIGN
	FOUND HARRISON MONUMENT
	FOUND IRON PIN
	FOUND MAG NAIL
	FOUND R/W MARKER
	EXISTING TREE
	EXISTING TREE/SHRUB LINE
	EXISTING SANITARY SEWER
	PROPOSED SANITARY SEWER
	EXISTING STORM SEWER
	PROPOSED STORM SEWER
	EXISTING WATER
	PROPOSED WATER
	EXISTING GAS
	EXISTING OVERHEAD ELECTRIC
	EXISTING OVERHEAD ELECTRIC/TELEPHONE
	EXISTING OVERHEAD TELEPHONE
	EXISTING FENCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED CONCRETE
	PROPOSED ASPHALT

NOTES
1. ALL DIMENSIONS IN CURBED AREAS SHALL BE BACK TO BACK OF CURB.

SITE ADDRESS:
17145 SPRING MILL ROAD
WESTFIELD, IN 46074

OWNER:
Meijer Stores Limited Partnership
2929 Walker Avenue, NW
Grand Rapids, MI 49544
616.453.6711

PREPARED BY:

Jon Sheidler, P.E.
Jon.Sheidler@woolpert.com
333 North Alabama Street
Suite 200
Indianapolis, IN 46204
317.223.2226
FAX: 317.291.5805

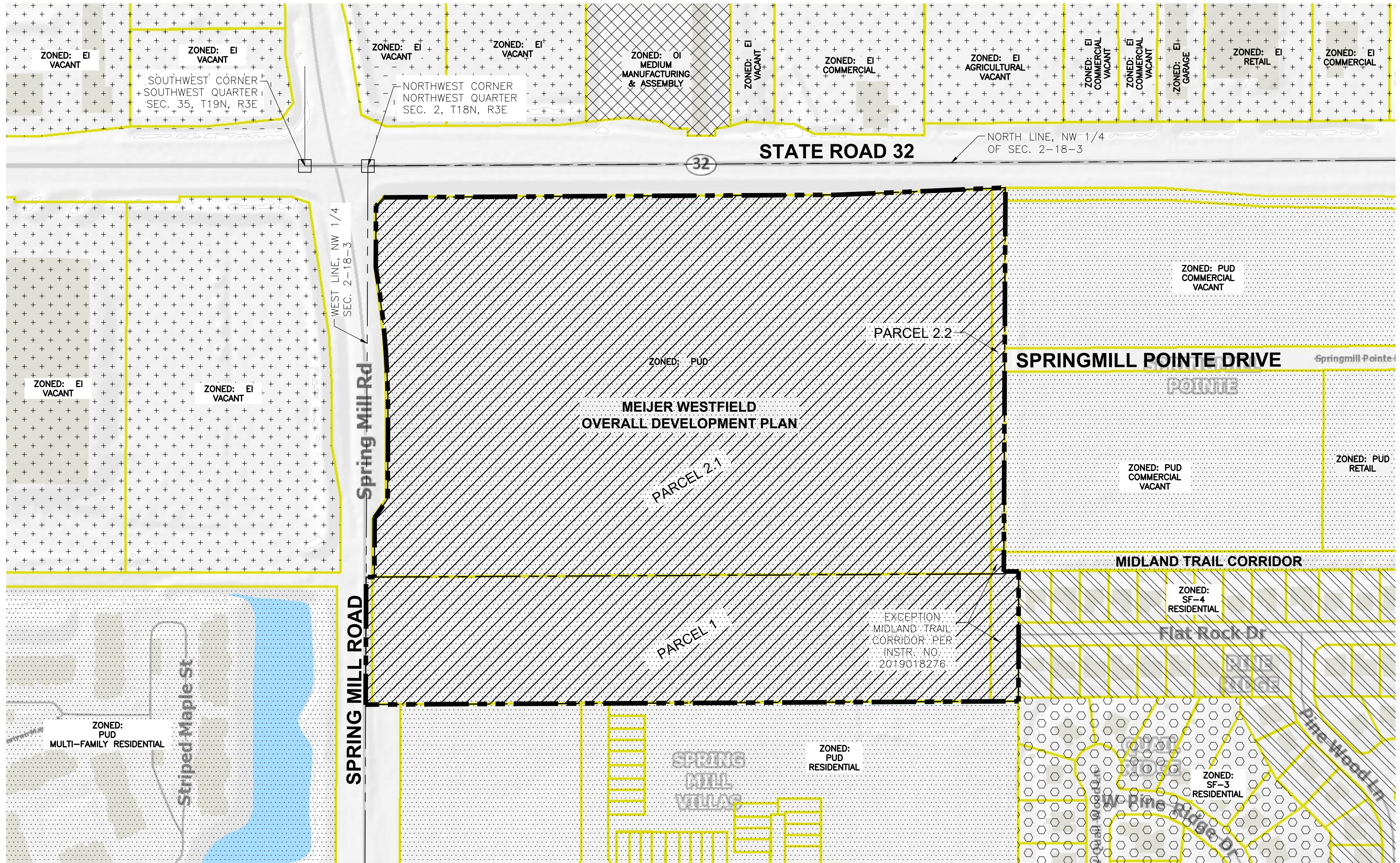
WOOLPERT
ARCHITECTURE | ENGINEERING | GEOGRAPHICAL

SHT. 1 of 3

DATE: 09/06/2019

OVERALL DEVELOPMENT PLAN MEIJER WESTFIELD

BEING A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF
SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST
OF THE 2ND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA



AREA MAP



PROPERTY DESCRIPTION:

PARCEL 1

A PART OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A HARRISON MONUMENT FOUND AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2 PER THE HAMILTON COUNTY SURVEYORS OFFICE CORNER RECORD NUMBER 18030303; THENCE SOUTH 00 DEGREES 14 MINUTES 33 SECONDS WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 875.59 FEET TO THE NORTHWEST CORNER OF TRACT 1 PER THE WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2008-00040511 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA, SAID POINT BEING THE POINT OF BEGINNING;
THENCE NORTH 89 DEGREES 42 MINUTES 23 SECONDS EAST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID LINE ALSO BEING THE NORTH LINE OF SAID TRACT 1, A DISTANCE OF 1329.18 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, SAID POINT ALSO BEING THE NORTHEAST CORNER OF SAID TRACT 1 AND THE NORTHWEST CORNER OF TRACT 2 PER SAID WARRANTY DEED;
THENCE NORTH 89 DEGREES 42 MINUTES 23 SECONDS EAST, CONTINUING ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, SAID LINE ALSO BEING THE NORTH LINE OF SAID TRACT 2, A DISTANCE OF 28.50 FEET;
THENCE NORTH 00 DEGREES 14 MINUTES 34 SECONDS EAST, ALONG A LINE 28.50 FEET EAST OF AND PARALLEL TO THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 5.00 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF PINE RIDGE SECTION FIVE, RECORDED AS INSTRUMENT NUMBER 9921163 IN PLAT CABINET 2, SLIDE 247 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA;
THENCE NORTH 89 DEGREES 42 MINUTES 23 SECONDS EAST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID PINE RIDGE SECTION FIVE, A DISTANCE OF 31.50 FEET TO THE NORTHWEST CORNER OF SAID PINE RIDGE SECTION FIVE, THENCE SOUTH 00 DEGREES 01 MINUTE 08 SECONDS WEST, ALONG THE WEST LINE OF SAID PINE RIDGE SECTION FIVE, A DISTANCE OF 276.49 FEET;
THENCE SOUTH 89 DEGREES 42 MINUTES 23 SECONDS WEST, ALONG A LINE PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 35, A DISTANCE OF 1390.20 FEET TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2;
THENCE NORTH 00 DEGREES 14 MINUTES 33 SECONDS EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 2, A DISTANCE OF 271.50 FEET TO THE POINT OF BEGINNING, CONTAINING 8.66 ACRES, MORE OR LESS.
THE BEARINGS IN THIS DESCRIPTION ARE BASED UPON THE INDIANA STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD83).
EXCEPT THAT PART CONVEYED TO THE CITY OF WESTFIELD AND DEDICATED FOR PUBLIC RIGHT-OF-WAY PER DEDICATION AND CONVEYANCE OF PUBLIC RIGHT-OF-WAY RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON MAY 06, 2019 AS INSTRUMENT NUMBER 2019018276.

PARCEL 2.1

A PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 1,329.35 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID QUARTER SECTION, THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS WEST ALONG THE EAST LINE OF SAID WEST HALF, 876.48 FEET, THENCE SOUTH 89 DEGREES 27 MINUTES 17 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 1,329.40 FEET TO THE WEST LINE OF SAID QUARTER SECTION, THENCE NORTH 00 DEGREES 14 MINUTES 55 SECONDS EAST ALONG SAID WEST LINE 876.48 FEET TO THE PLACE OF BEGINNING.

EXCEPT THOSE PARTS THEREOF APPROPRIATED TO THE STATE OF INDIANA PER THE AGREED FINDING AND JUDGMENT RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON APRIL 24, 2008 PER INSTRUMENT NUMBER 2008022010;
CONTAINING 24.14 NET ACRES, MORE OR LESS.

PARCEL 2.2

AND, A PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, THENCE NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER SECTION 1,329.35 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID QUARTER SECTION AND THE POINT OF BEGINNING OF THIS DESCRIPTION, THENCE CONTINUING NORTH 89 DEGREES 27 MINUTES 17 SECONDS EAST ALONG SAID NORTH LINE 28.50 FEET, THENCE SOUTH 00 DEGREES 14 MINUTES 45 SECONDS WEST PARALLEL WITH THE WEST LINE OF THE EAST HALF OF SAID QUARTER SECTION 876.48 FEET, THENCE SOUTH 89 DEGREES 27 MINUTES 17 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 28.50 FEET TO THE WEST LINE OF SAID EAST HALF, THENCE NORTH 00 DEGREES 14 MINUTES 45 SECONDS EAST ALONG SAID WEST LINE 876.48 FEET TO THE PLACE OF BEGINNING.

EXCEPT THAT PART THEREOF APPROPRIATED TO THE STATE OF INDIANA PER THE AGREED FINDING AND JUDGMENT RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON APRIL 24, 2008 PER INSTRUMENT NUMBER 2008022010;

EXCEPT THAT PART CONVEYED TO THE CITY OF WESTFIELD AND DEDICATED FOR PUBLIC RIGHT-OF-WAY PER DEDICATION AND CONVEYANCE OF PUBLIC RIGHT-OF-WAY RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON MAY 06, 2019 AS INSTRUMENT NUMBER 2019018276.
CONTAINING 0.51 NET ACRES, MORE OR LESS.

OWNER:

Meijer Stores Limited Partnership
2929 Walker Avenue, NW
Grand Rapids, MI 49544
616.453.6711

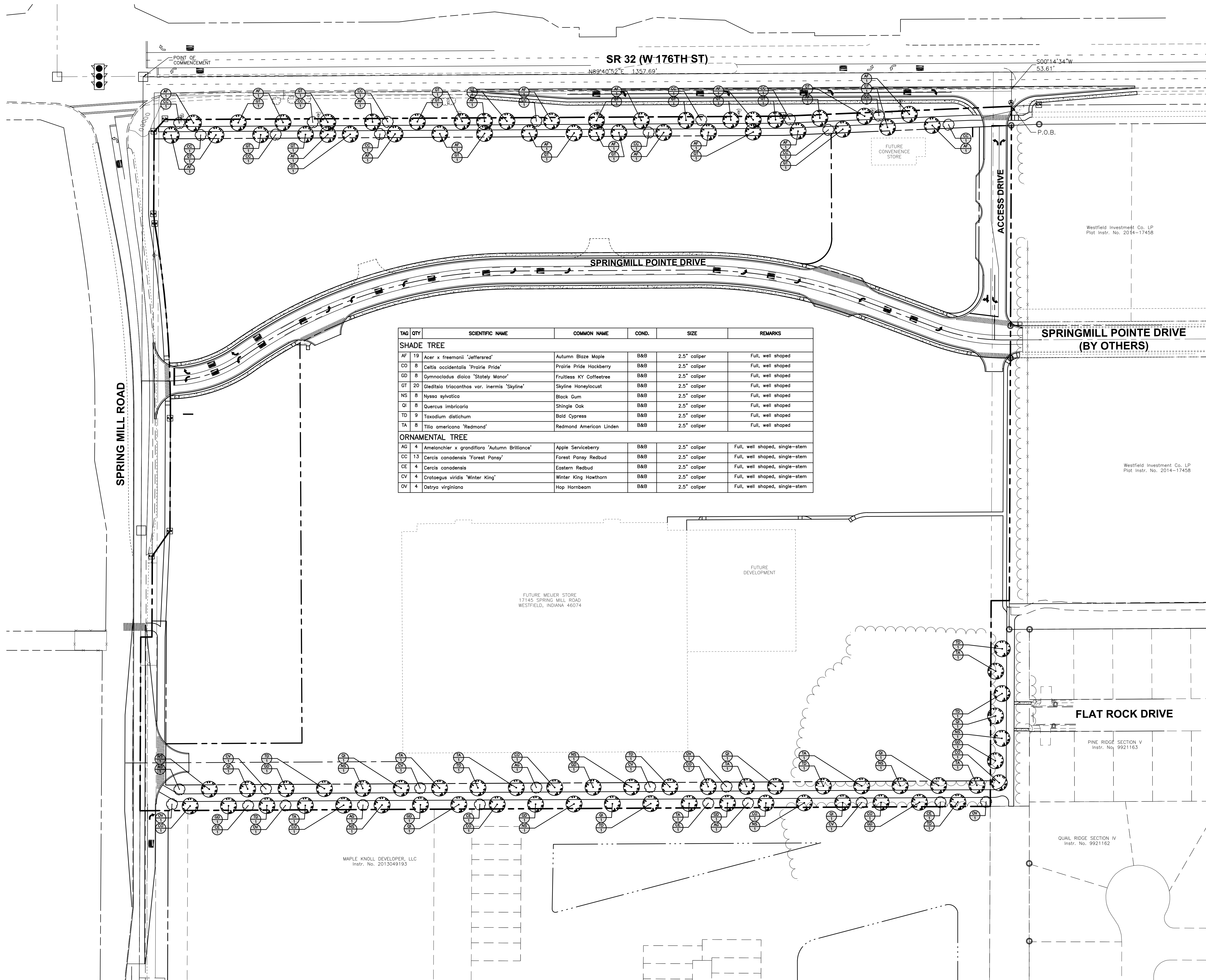
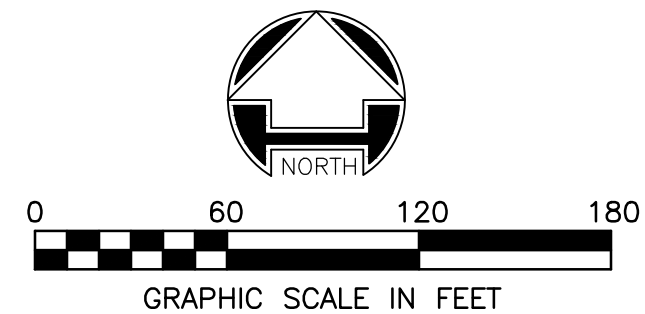
PREPARED BY:

Jon Sheidler, P.E.
Jon.Sheidler@Woolpert.com
333 North Alabama Street
Suite 200
Indianapolis, IN 46204
317.223.2226
FAX: 317.291.5805



OVERALL DEVELOPMENT PLAN MEIJER WESTFIELD

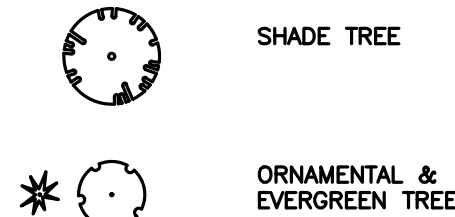
BEING A SUBDIVISION OF A PART OF THE NORTHWEST QUARTER OF
SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST
OF THE 2ND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA



LANDSCAPE NOTES

- COORDINATE PLACEMENT OF PLANTS WITH UTILITY LOCATIONS. MAKE ADJUSTMENTS AS REQUIRED TO AVOID PLANTING OVER THE UTILITIES.
- THE CENTER OF LARGE ISLANDS IS TO BE SIX INCHES HIGHER THAN TOP OF CURB. ENSURE ALL ISLANDS ARE SLOPED FOR POSITIVE DRAINAGE.
- ALL AREAS THAT REQUIRE SEEDING SHALL RECEIVE 4" MINIMUM TOPSOIL, UNLESS NOTED OTHERWISE.
- SEED ALL AREAS INDICATED ON THE LANDSCAPE PLAN, THE SOIL EROSION CONTROL PLAN AND ALL DISTURBED AREA. REVIEW AREAS OF SEEDING WITH CONSTRUCTION MANAGER PRIOR TO ANY SEEDING. ANY AREAS DISTURBED BY THE CONTRACTOR WHICH ARE BEYOND THE LIMITS OF GRADING AND EARTHWORK SHALL BE SEED AT NO ADDITIONAL COST TO THE OWNER.
- TOPSOIL SHALL BE TESTED AND AMENDED AS NECESSARY DURING FINAL GRADING AND PREPARATION FOR SEEDING.
- APPLY STARTER FERTILIZER (16-32-4) AT 250 POUNDS/ACRE TO SEEDING AREAS.
- ALL LANDSCAPE ISLANDS SHALL BE 3" DEEP SHREDDED HARDWOOD MULCH EXCEPT AS NOTED.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH THE EFFINGHAM, ILLINOIS LANDSCAPE ORDINANCE.
- ALL LANDSCAPE MATERIAL INSTALLED SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER.
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN ASSOCIATION OF NURSEYMEN, ANSI Z60.1, CURRENT EDITION.

LANDSCAPE LEGEND



TRAIL CORRIDOR

CHAPTER 5-22
A MINIMUM OF THREE (3) SHADE TREES AND ONE (1) ORNAMENTAL TREE SHALL BE PROVIDED PER EVERY ONE HUNDRED (100) LINEAR FEET OF TRAIL CORRIDOR. ALL TREES SHALL BE A MINIMUM OF 2.5" CALIPER AT TIME OF PLANTING. SHADE TREES SHALL BE SPACED A MINIMUM OF FIFTEEN (15) FEET AND NO MORE THAN FORTY (40) FEET APART.
SR 32 STREET FRONTAGE (1,288 LF)
= 38.6 SHADE & 12.8 ORNAMENTAL TREES PROVIDED
= 39 SHADE & 13 ORNAMENTAL TREES PROVIDED
SOUTH BOUNDARY (1,624 LF)
= 48.7 SHADE & 16.2 ORNAMENTAL TREES PROVIDED
= 49 SHADE & 16 ORNAMENTAL TREES PROVIDED

TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
SHADE TREE						
AF	19	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	B&B	2.5" caliper	Full, well shaped
CO	8	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	B&B	2.5" caliper	Full, well shaped
GO	8	Gymnocladus dioica 'Statelady Manor'	Fruitless KY Coffeetree	B&B	2.5" caliper	Full, well shaped
GT	20	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	B&B	2.5" caliper	Full, well shaped
NS	8	Nyssa sylvatica	Black Gum	B&B	2.5" caliper	Full, well shaped
QI	8	Quercus imbricaria	Shingle Oak	B&B	2.5" caliper	Full, well shaped
TD	9	Taxodium distichum	Bald Cypress	B&B	2.5" caliper	Full, well shaped
TA	8	Tilia americana 'Redmond'	Redmond American Linden	B&B	2.5" caliper	Full, well shaped
ORNAMENTAL TREE						
AG	4	Amelanchier x grandiflora 'Autumn Brilliance'	Apple Serviceberry	B&B	2.5" caliper	Full, well shaped, single-stem
CC	13	Cercis canadensis 'Forest Pansy'	Forest Pansy Redbud	B&B	2.5" caliper	Full, well shaped, single-stem
CE	4	Cercis canadensis	Eastern Redbud	B&B	2.5" caliper	Full, well shaped, single-stem
CV	4	Crataegus viridis 'Winter King'	Winter King Hawthorn	B&B	2.5" caliper	Full, well shaped, single-stem
OV	4	Ostrya virginiana	Hop Hornbeam	B&B	2.5" caliper	Full, well shaped, single-stem

OWNER:

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PREPARED BY:

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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 16, 2019
1910-ODP-18 & 1910-SPP-18

Petition Number: 1910-ODP-18 & 1910-SPP-18

Project Name: JJK Investments, LLC

Subject Site Address: 16802 Southpark Drive

Petitioner: JJK Investments, LLC

Representative: Keeler-Webb Associates

Request: Overall Development Plan and Primary Plat review of 1 lot on 1.030 acres +/- in the EI: Enclosed Industrial District.

Current Zoning: EI: Enclosed Industrial District

Current Land Use: Vacant / Enclosed Industrial

Approximate Acreage: 1.030 acres +/-

Property History: 99-V-36 (September 20, 1999)
0103-VU-04 (March 19, 2001)
0103-VS-32 (March 19, 2001)
0103-VS-33 (March 19, 2001)
0103-VS-34 (March 19, 2001)
0104-VS-41 (April 16, 2001)
0104-VS-42 (April 16, 2001)
0104-VS-43 (April 16, 2001)
0104-VS-44 (April 16, 2001)
0104-VS-45 (April 16, 2001)
0104-VS-46 (April 16, 2001)
1908-VS-14 & 1908-VS-15 (August 13, 2019)
Detailed Development Plan (1910-DDP-22, *pending*)

Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

The Property is currently zoned the EI: Enclosed Industrial District. This proposal includes one (1) Lot for the development of a warehouse/industrial building.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat (the "plans") what would be scheduled for the September 24, 2019, Technical Advisory Committee (TAC) meeting, as modified by the Petitioner's own follow up schedule with each TAC agency.



PROJECT OVERVIEW

The Property encompasses approximately 1.030 acres +/- and is located at 16802 Southpark Drive (see **Exhibit 2**). All adjacent properties are zoned the EI: Enclosed Industrial District.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
 - 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised secondary plat has been submitted and reviewed.
 - 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
 - 4) Abbreviations:
 - a) WPWD – Westfield Public Works Department
 - b) HCSO – Hamilton County Surveyor's Office
-

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply except for those items identified as outstanding below:

- 5) Proposed name of subdivision.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 6) Names and addresses of the owner, owners, land surveyor or land planner.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 7) Title, scale, north arrow and date.
- 8) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and



including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

- 9) Easements (locations, widths and purposes). (Article 8.3)

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

- 10) Statement concerning the location and approximate size or capacity of utilities to be installed.

- 11) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 12) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

- 13) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

- 14) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

- 15) Building setback lines.

Comment: Please see District Standards.

- 16) Legend and notes.

- 17) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: The Petitioner is coordinating with WPWD and HCSO to address outstanding issues.

- 18) Other features or conditions which would affect the subdivision favorable or adversely.

- 19) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.



- 20) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 21) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 22) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 23) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- 24) Misc.

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply except for those items identified as outstanding below:

- 25) Title, scale, north arrow and date.
- 26) Proposed name of the development.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 27) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 28) Address and legal description of the property.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 29) Boundary lines of the property including all dimensions.



30) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

31) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

32) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

33) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

34) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

35) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

36) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

37) Location of all Floodplain areas within the boundaries of the property.

38) Names of legal ditches and streams on or adjacent to the site.

39) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.



- 40) Identify buildings proposed for demolition.
- 41) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 42) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DISTRICT STANDARDS

The plans comply with **Article 4.24 (EI District)** and **1908-VS-14 & 1908-VS-15 Variances of Development Standard*** except for those items with comments identified as outstanding below:

- 43) Permitted Uses:

Comment: 0103-VU-04 permits operation of an “Automobile/truck cleaning, service, rental, and repair use” in the US Highway 31 Overlay Zone.

- 44) Minimum Tract Requirement: 1.030 acres*

- 45) Minimum Lot Frontage: 70 feet

- 46) Minimum Building Setback Lines:

- a) Front Yard:

Comment: 0103-VS-32 and 0104-VS-41 reduced Front Yard to 40 feet.

- i) Expressways or Arterials: 100 feet

- ii) All other: 40 feet

- b) Side Yard: 20 feet**

- c) Rear Yard: 20 feet**

- 47) Minimum Lot Width: No minimum**

- 48) Maximum Building Height: 60 feet



49) Minimum Building Size: No Minimum**

Comment: **Please see Comments under item 51.**

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply except for those items identified as outstanding below:

50) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

51) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

a) Height and Area Requirements:

i) Minimum Side Yard: 45 feet

Comment: 0103-VS-33 and 0104-VS-42 reduced side yard to 20 feet. (Section 5.2 E. 4.)

ii) Minimum Rear Yard: 45 feet

Comment: 0104-VS-43 reduced rear yard to 20 feet (Section 5.2 E. 5.)

iii) Minimum Aggregate of Side Yard: 90 feet

Comment: 0103-VS-34 and 0104-VS-44 reduced aggregate side yard to 40 feet (Section 5.2 E. 6.)

iv) Minimum Lot Width: Shall be equal to or exceed one-half (0.5) the depth of the Lot.

Comment: 1908-VS-14 reduced minimum lot width as shall equal to or exceed 0.365 of the depth of the Lot (Section 5.2 E. 7.)

v) Minimum Aggregate Gross Floor Area: 15,000 square feet

Comment: 0104-VS-45 reduced Minimum Gross Floor Area to 0 sq. ft. (Section 5.2 E. 8.)



- vi) Maximum Lot Coverage: If all buildings on the Lot contain an aggregate Gross Floor Area of less than 25,000 square feet, then thirty-five percent (35%) of the Lot.

Comment: 1908-VS-14 increased Maximum Lot Coverage to 70% of the Lot (Section 5.2 E. 9.)

- 52) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 53) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

- 54) Accessory use and Building Standards (Article 6.1)
- 55) Architectural Standards (Article 6.3)
- 56) Building Standards (Article 6.4)
- 57) Fence Standards (Article 6.5)
- 58) Height Standards (Article 6.6)
- 59) Landscaping Standards (Article 6.8):
- a) General Screening Standards:



- i) Mechanical Screening: Ground-mounted mechanical equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a Masonry Material wall with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)
- b) Street Trees:
- c) Minimum Lot Landscaping:

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.
- d) Foundation Plantings:
 - i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.
 - ii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.
- e) External Street Frontage Landscaping Requirements:

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.
- f) Buffer Yard Requirements:
- g) Parking Area Landscaping:
 - i) Interior Parking Area Landscaping:
 - 1. Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:



ii) Perimeter Parking Area Landscaping:

60) Lighting Standards (Article 6.9)

61) Lot Standards (Article 6.10)

Comment: Please see District Standards.

62) Setback Standards (Article 6.16)

Comment: Please see District Standards.

63) Vision Clearance Standards (Article 6.19)

64) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

65) Block Standards (Article 8.1)

66) Easement Standards (Article 8.3)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

67) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

68) Open Space and Amenity Standards (Article 8.6)

69) Pedestrian Network Standards (Article 8.7)

70) Storm Water Standards (Article 8.8)

71) Street and Right-of-Way Standards (Article 8.9)



72) Street Light Standards (Article 8.10)

- a) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

73) Street Sign Standards (Article 8.11)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

74) Surety Standards (Article 8.12)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

75) Utility Standards (Article 8.13)

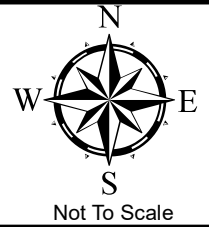
Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

DEPARTMENT COMMENTS

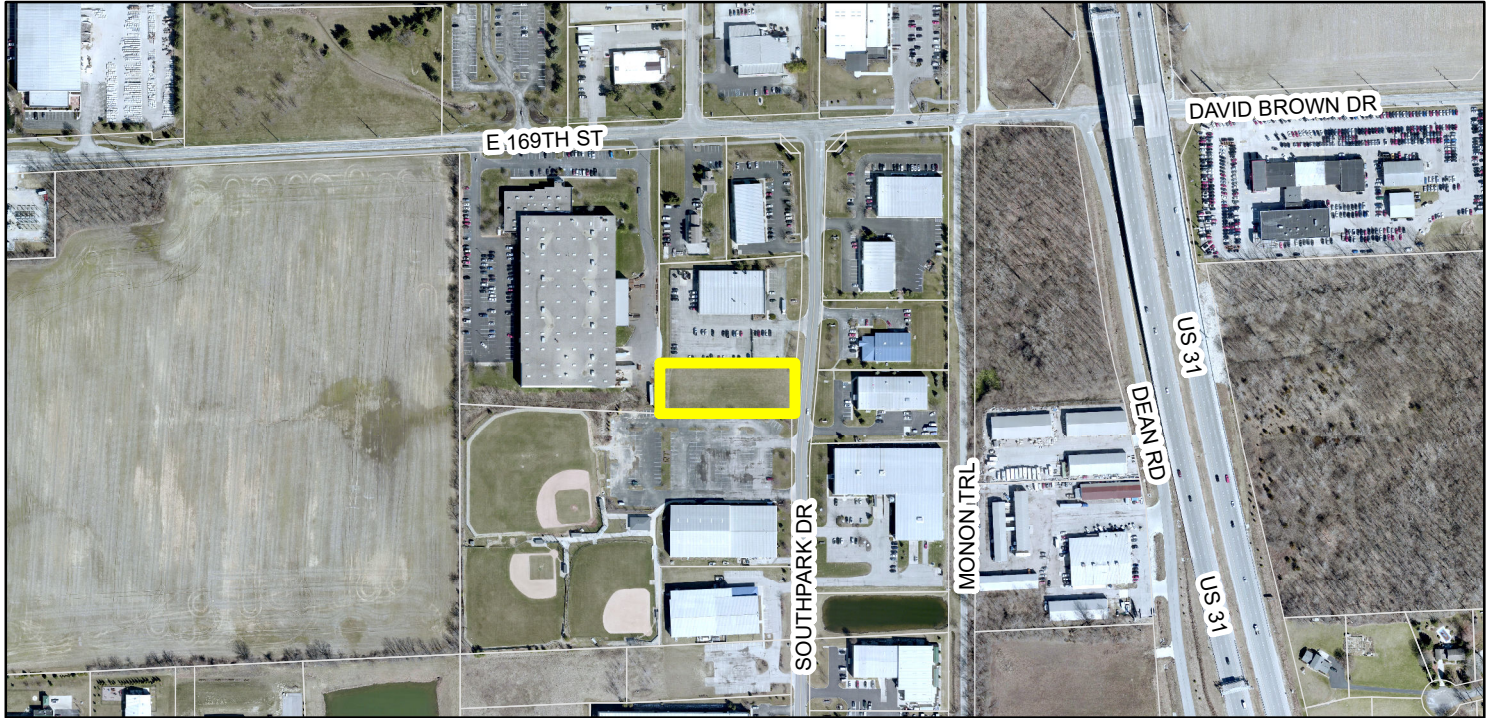
- 1) **Action: Hold a public hearing at the September 16, 2019, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



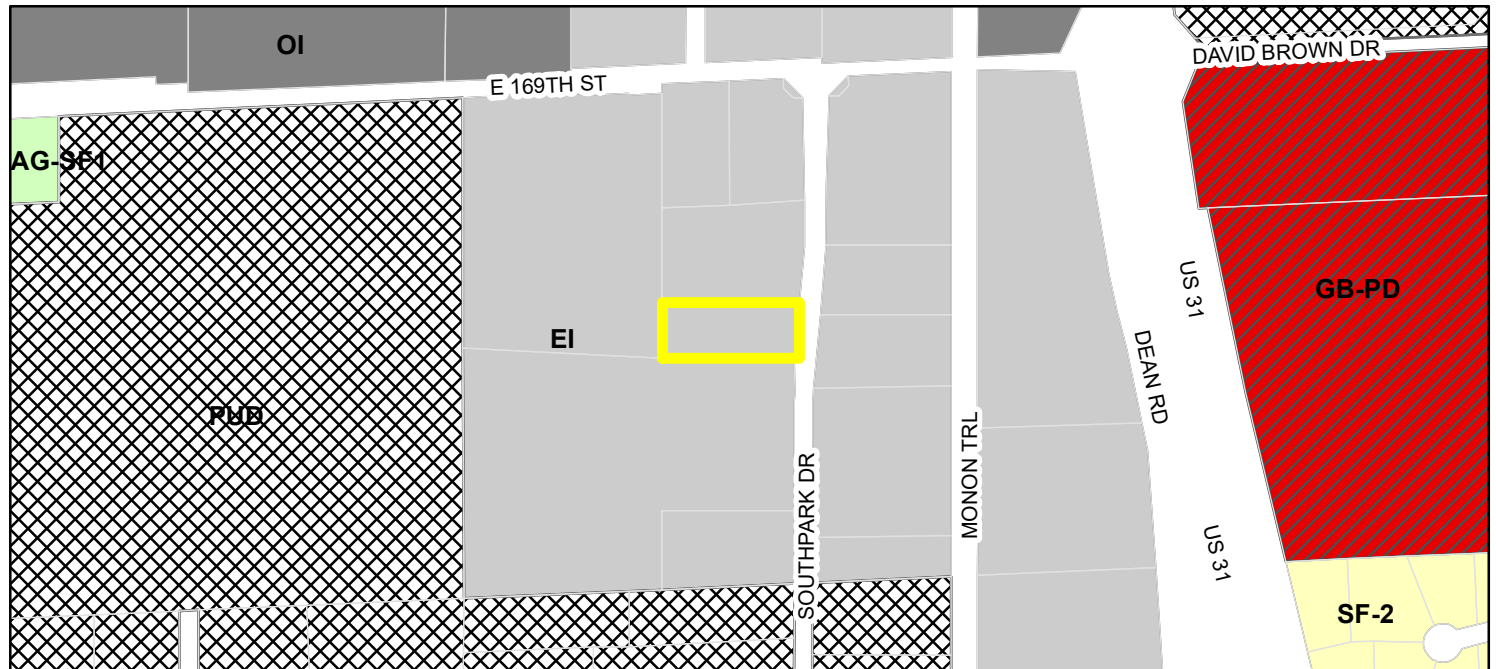
Property Location Map
Industrial Building - Southpark Dr.
Overall Development Plan & Primary Plat
1910-ODP-18 & 1910-SPP-18



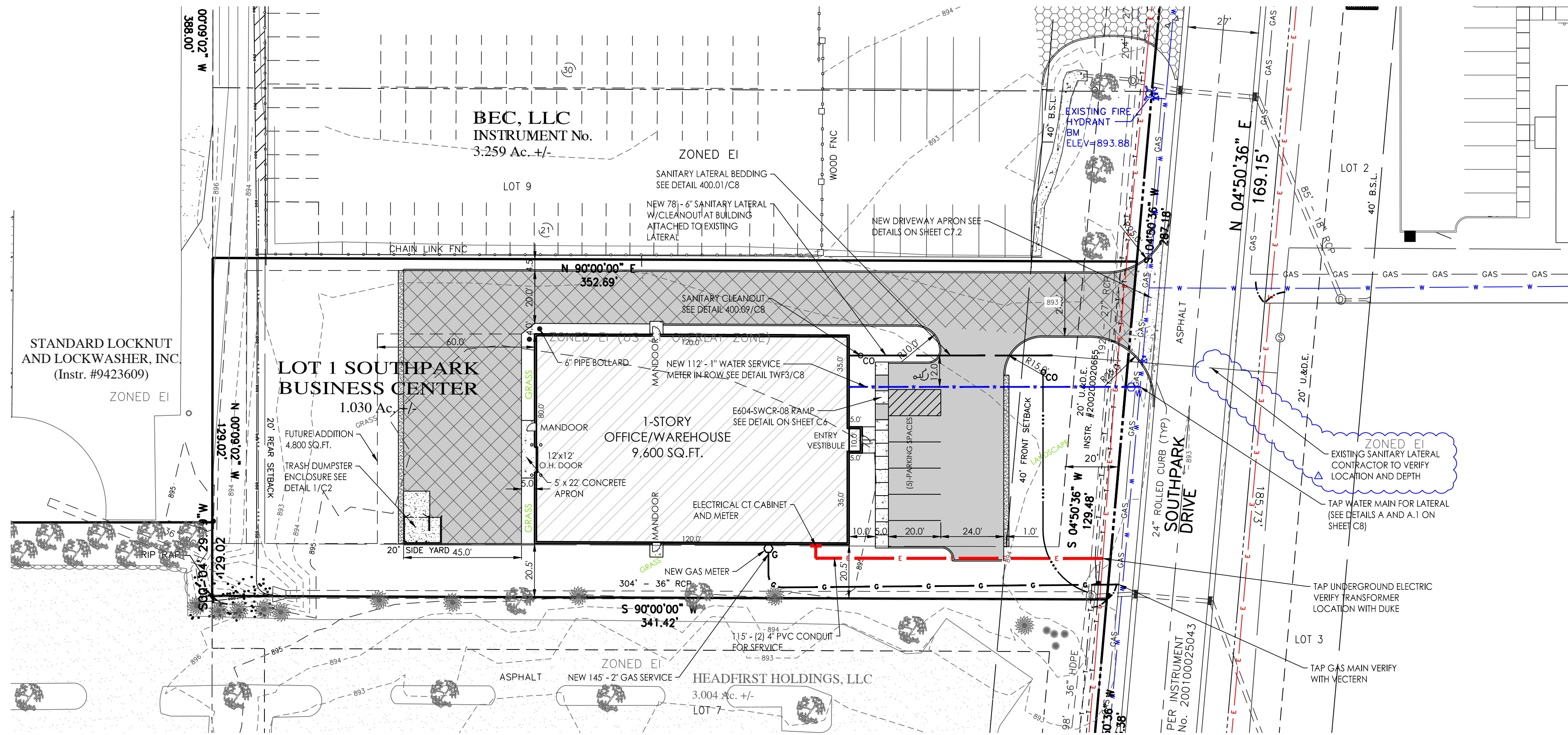
Aerial Location Map



Zoning Map



- | | |
|--|--|
| Parcel | GB-PD (General Business - Planned Development) |
| Zoning - All | OI (Open Industrial) |
| Zoning | PUD (Planned Unit Development) |
| AG-SF1 (Agriculture - Single Family - 1) | SF-2 (Single Family - 2) |
| EI (Enclosed Industrial) | |



CONTRACTOR TO COMPLY WITH WESTFIELD STANDARDS CONSTRUCTING NEW APPROACH IN THE RIGHT-OF-WAY SEE DETAILS ON SHEET C7.2

CONTRACTOR TO VERIFY TYPE, SIZE, MATERIAL AND LOCATIONS OF ALL LATERALS WITH UTILITIES.

ASPHALT PAVEMENT SPECIFICATIONS

THE PAVING CONTRACTOR SHALL BE RESPONSIBLE FOR THE FOLLOWING:

1. THE AREA TO BE PAVED SHALL BE CLEARED OF ALL ROCK, DEBRIS, ROOTS AND VEGETATION. AN APPROVED SOIL STERILANT SHALL BE UTILIZED TO PREVENT THE GROWTH OF WEEDS.
2. ALL SOFT, YIELDING OR OTHER UNSUITABLE MATERIALS ENCOUNTERED DURING ANY PHASE OF SUBGRADE CONSTRUCTION SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL. THE REPLACEMENT MATERIAL SHALL FILL THE UNSTABLE AREA FOR THE ENTIRE DEPTH OF THE COMPACTED SUBGRADE AND MEET THE SUBGRADE COMPACTION REQUIREMENTS. THE SUBGRADE SHALL BE SHAPED TO THE TRUE LINES AND GRADE AS SHOWN ON THE PLANS.
3. THE SUBGRADE SHALL BE COMPACTED TO 95% LABORATORY DENSITY AS DETERMINED BY ASSHTO METHOD T-99.
4. THE SUBGRADE AND FINISH PAVING SHALL BE TESTED BY AN APPROVED TESTING COMPANY FOR UNIFORM SMOOTHNESS, DENSITY AND GRADE.
5. SLOPE PAVEMENT 1.0% (MIN.) TO INSURE PROPER SURFACE DRAINAGE.
6. THE HOT MIX ASPHALT BASED MAY BE PLACED DIRECTLY ON THE PREPARED SUBGRADE IN ONE LIFT FOR THE BASE COURSE TO THE REQUIRED COMPACTED THICKNESS AS SPECIFIED IN LOCAL STREET STANDARDS.
7. THE HOT MIX ASPHALT BASE AND SURFACE SHALL BE PLACED IN ONE LIFT TO THE TRUE LINE AND GRADES AS SHOWN ON THE PLANS. THE PAVING MIXTURE SHALL BE PLACED AND COMPACTED AT A TEMPERATURE BETWEEN 250 F. (121 C) AND 300 F. (149 C).
8. THE PAVING MIXTURE SHALL BE TRANSPORTED TO THE JOB SITE IN CLEAN, WELL-COVERED TRUCKS WITH SMOOTH DUMP BEDS. THE BASE AND SURFACE MIXTURES ARE TO BE PLACED WITH SELF CONTAINED, POWER PROPELLED PAVERS CAPABLE OF PLACING THE MIX TO THE REQUIRED DIMENSIONS AS SHOWN ON THE PLANS.
9. ASPHALT GRADE SHALL BE DETERMINED BY ITS ABILITY TO SATISFACTORY COAT THE AGGREGATE, RESIST RUTTING AND REMAIN STIFF DURING HIGH TEMPERATURES AND SUSTAIN FREEZE/THAW CYCLES IN ADDITION TO THE CONSIDERATIONS OF ANTICIPATED WEATHER, MIXING PROCESS AND CURING RATE.
10. SEE DETAILS ON SHEET C6 FOR PAVEMENT CROSS-SECTIONS.
11. ALL PROPOSED ASPHALT PAVEMENT MIX DESIGNS AS SHOWN SHALL BE CONSTRUCTED IN COMPLIANCE WITH INDOT STANDARD SPECIFICATIONS, LATEST EDITION.
12. ALL PARKING STRIPING AND ADA AREAS SHALL BE MARKED WITH A DURABLE NONSHRINK, WHITE & LIGHT BLUE PAINT TO BE APPROVED BY THE ENGINEER.

SITE NOTES

1. SITE INFORMATION WAS TAKEN FROM KEELER-WEBB ASS., DATED JUNE 27, 2019. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY EXISTING SITE CONDITIONS PRIOR TO STARTING WORK.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND /OR STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
3. THE PLUMBING CONTRACTOR SHALL CONSULT WITH THE LOCAL WATER COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS NOT BORNE BY THE LOCAL WATER COMPANY TO PROVIDE ANY NEW WATER SERVICE.
4. THE PLUMBING CONTRACTOR SHALL CONSULT WITH THE LOCAL GAS COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS AND FEES NOT BORNE BY THE LOCAL GAS COMPANY TO PROVIDE ANY NEW GAS SERVICE.
5. THE ELECTRICAL CONTRACTOR SHALL CONSULT WITH THE LOCAL POWER COMPANY, PROVIDE ALL MATERIALS AND LABOR, AND PAY ALL COSTS AND FEES NOT BORNE BY THE LOCAL POWER COMPANY TO PROVIDE ANY NEW UNDERGROUND ELECTRICAL SERVICE.
6. THE ELECTRICAL CONTRACTOR SHALL CONSULT WITH THE LOCAL TELEPHONE COMPANY, AND SHALL PROVIDE ALL LABOR AND MATERIALS REQUIRED WHICH ARE NOT BORNE BY THE TELEPHONE COMPANY TO PROVIDE ANY NEW TELEPHONE SERVICE.
7. DOMESTIC WATER LATERAL SERVICE SHALL BE TYPE "K" COPPER OR PE. (OR APPROVED EQUAL PER LOCAL WATER COMPANY).
8. THE INCOMING WATER SERVICE SHALL BE INSTALLED WITH A MINIMUM OF 54" OF COVER.
9. ALL UTILITY SERVICE LINES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL THE LATEST APPLICABLE CODES AND TO EACH UTILITY'S AND/OR CITY'S STANDARDS.
10. USE COMPACTED GRANULAR FILL WHEN UTILITY LINES ARE PLACED UNDER WALKS AND DRIVEWAYS.
11. SOIL BORINGS HAVE NOT BEEN COMPLETED AT THIS TIME. PAVEMENT DESIGN IS BASED ON A SOIL BEARING OF 1,500psf. CONTRACTOR SHALL OBTAIN A SOILS/GEOTECHNICAL REPORT ADHERE TO ALL PAVEMENT AND FOOTING RECOMMENDATIONS IN SAID REPORT.
12. PROVIDE SLEEVES FOR MECHANICAL WORK AS REQUIRED.

13. NOTIFY ENGINEER AT LEAST 1 DAY (24 HOURS) PRIOR TO PLACING ANY CONCRETE.
14. AREAS BETWEEN CURBING, SIDEWALKS, PAVING AND BUILDING SHALL BE FILLED WITH 4" OF TOPSOIL SUITABLE FOR LANDSCAPING.
15. SEE THIS SHEET FOR EXTERIOR CONCRETE SPECIFICATIONS.
16. SEE THIS SHEET FOR SANITARY SEWER LATERAL SPECIFICATIONS AND REQUIREMENTS.
17. THIS STRUCTURE SHALL COMPLY WITH A.D.A. 2016. (SEE INDOT DETAILS)
18. ALL EDGE OF PAVEMENT RADII ARE 5 FEET UNLESS OTHERWISE NOTED.
19. IF ACTIVE UTILITIES ARE ENCOUNTERED BUT NOT SHOWN ON THE DRAWINGS, THE ENGINEER SHALL BE ADVISED BEFORE WORK IS CONTINUED.
20. INACTIVE AND ABANDONED UTILITIES ENCOUNTERED IN EXCAVATING AND GRADING OPERATIONS SHALL BE REPORTED TO THE ENGINEER. THEY SHALL BE REMOVED, PLUGGED OR CAPPED AS DIRECTED BY THE UTILITY COMPANY AND THE ENGINEER.
21. CONTRACTOR TO INSTALL KNOX-BOX AT A LOCATION ADJACENT TO FRONT DOOR SET FLUSH INTO MASONRY EXTERIOR WALL. COORDINATE LOCATION, TYPE AND STYLE WITH KOKOMO FIRE DEPARTMENT.

SITE DATA

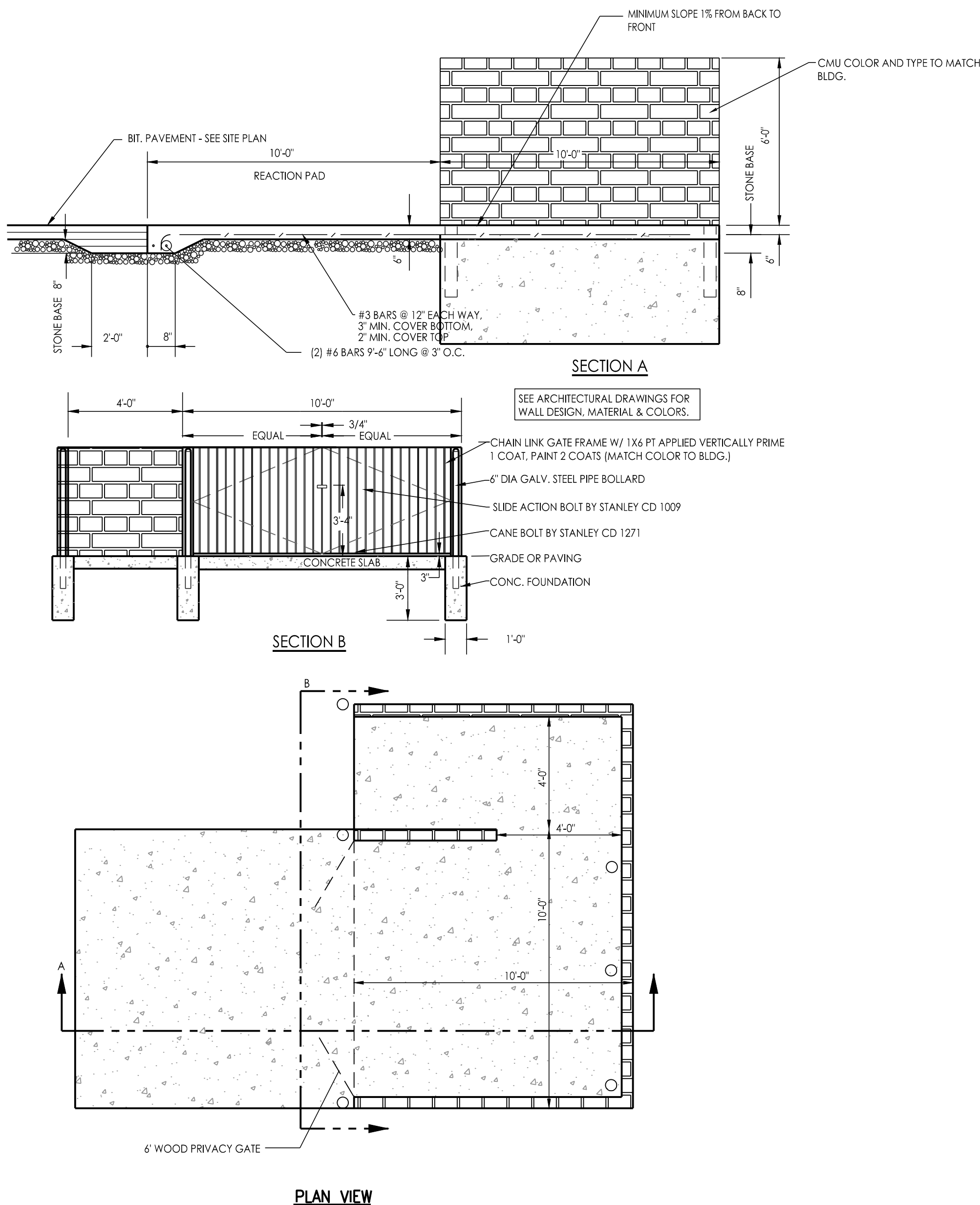
ZONED	PUD
LOT AREA	1.03± AC.
MINIMUM FRONT YARD SETBACK	40'
MINIMUM REAR YARD SETBACK	45'
MINIMUM SIDE YARD SETBACK	20'

CONTRACTOR TO ADHERE TO CITIZENS SANITARY SEWER STANDARDS SEE DETAIL SHEET C8 FOR APPLICABLE DETAILS

CONTRACTOR TO ADHERE TO CITIZENS WATER STANDARDS SEE DETAIL SHEET C8 FOR APPLICABLE DETAILS

SANITARY SEWER LATERAL NOTES

1. SANITARY SEWER LATERAL CONSTRUCTION SHALL CONFORM TO THE WESTFIELD CITIZENS WASTEWATER SEWER SPECIFICATIONS AND SHALL PREVAIL AS TO MATERIALS AND METHODS OF CONSTRUCTION.
2. SANITARY SEWER LATERALS SHOWN WERE DESIGNED WITH PVC PIPE IN ACCORDANCE WITH (SDR 26) AND SLOPE A MINIMUM OF 1 FEET/100 FEET.
3. ALL PVC JOINTS SHALL BE PREMOULDED, MANUFACTURED AND INSTALLED IN ACCORDANCE WITH ASTM C-425-6 OT.
4. WHERE WATER LINES AND SANITARY SEWER LINES RUN PARALLEL WITH ONE ANOTHER, A MINIMUM OF 10 FEET HORIZONTAL SEPARATION SHALL BE MAINTAINED.
5. NO ROOF DRAINS, FOOTING DRAINS AND/OR SURFACE DRAINS MAY BE CONNECTED TO THE SANITARY SEWER SYSTEM INCLUDING TEMPORARY CONNECTIONS DURING CONSTRUCTION.
6. BUILDING SHALL BE SERVICED BY A 6" MINIMUM SANITARY SEWER LATERAL. THE ENDS SHALL BE PLUGGED AND SEALED WITH WATER TIGHT PLASTIC DISC. WYES ARE TO BE TILED UP 45 DEGREES FROM HORIZONTAL, WITH SUITABLE FITTINGS FOR ALL CHANGES IN DIRECTION.
7. CLEAN OUTS SEE DETAILS IN KOKOMO STANDARDS SHALL BE PROVIDED EVERY 100 LINEAL FEET OF LATERAL AND AT EACH BEND GREATER THAN 45 DEGREES.



DUMPSTER PAD DETAIL
NOT TO SCALE

LEGEND

— S	SIGNS	—	EXISTING 1' CONTOUR LINE
— M	MAILBOX	—	EXISTING 5' CONTOUR LINE
— S	STORM INLETS	—	PROPOSED 1' CONTOUR LINE
— S	STORM MANHOLE	—	PROPOSED 5' CONTOUR LINE
— S	UTILITY POLE	—	EXISTING GAS LINE
— S	WATER VALVE	—	PROPOSED GAS LINE
— S	PHONE MANHOLE	—	PROPERTY LINE
— S	UTILITY PEDESTAL	—	ADJOINER/SECTION LINE
— S	FIRE HYDRANT	—	RIGHT-OF-WAY LINE
— S	MANHOLE	—	EASEMENT
— S	CLEAN OUT	—	EXISTING UNDERGROUND ELECTRIC LINES
— S	WATER METER	—	PROPOSED UNDERGROUND ELECTRIC LINES
— S	LIGHT POLE	—	EXISTING OVERHEAD UTILITY LINES
— S	BOLLARD	—	EXISTING UNDERGROUND PHONE
— S	ELECTRIC METER	—	EXISTING TELECOMMUNICATIONS
— S	GAS METER	—	EXISTING WATER LINE
— S	AIR CONDITIONER	—	PROPOSED WATER LINE
— S	GAS VALVE	—	EXISTING SANITARY SEWER LINE
— S	PROPOSED BUILDING	—	PROPOSED SANITARY SEWER LINE
— S	PROPOSED CONCRETE	—	EXISTING STORM SEWER
— S	PROPOSED ASPHALT	—	PROPOSED STORM SEWER
— S	PROPOSED HEAVY-DUTY ASPHALT	—	CHAIN-LINK FENCE
— S		—	PRIVACY/WOOD FENCE
— S		—	WOVEN WIRE FENCE
— S		—	FLOW LINE
— S		—	VEGETATION LINE
— S		—	GUARD RAIL

HOLEY MOLEY SAYS

"DIG SAFELY"



"IT'S THE LAW"

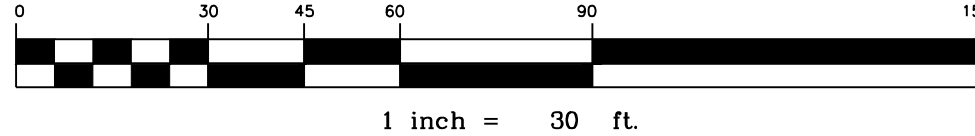
CALL 2 WORKING DAYS BEFORE YOU DIG

811

CALL TOLL FREE
PER INDIANA STATE LAW IC8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING DAYS
BEFORE COMMENCING WORK.

PROPOSED SITE PLAN

GRAPHIC SCALE



DESIGN AND CONSTRUCTION, LLC.

P.O. BOX 930
WESTFIELD, INDIANA 46074
PH: (317) 867-1139
FAX: (317) 867-3399

KEELER-WEBB ASSOCIATES

Consulting Engineers
Planners - Surveyors

486 GRADLE DRIVE : CARMEL, INDIANA 46032

PH 317.574.0140
FX 317.574.1269
www.keelerwebb.com
PROJ. No. 1904-045



APPROVAL PENDING
NOT FOR
CONSTRUCTION

PROPOSED INDUSTRIAL BUILDING

JJK INVESTMENTS, LLC

Southpark Drive
Westfield, Indiana

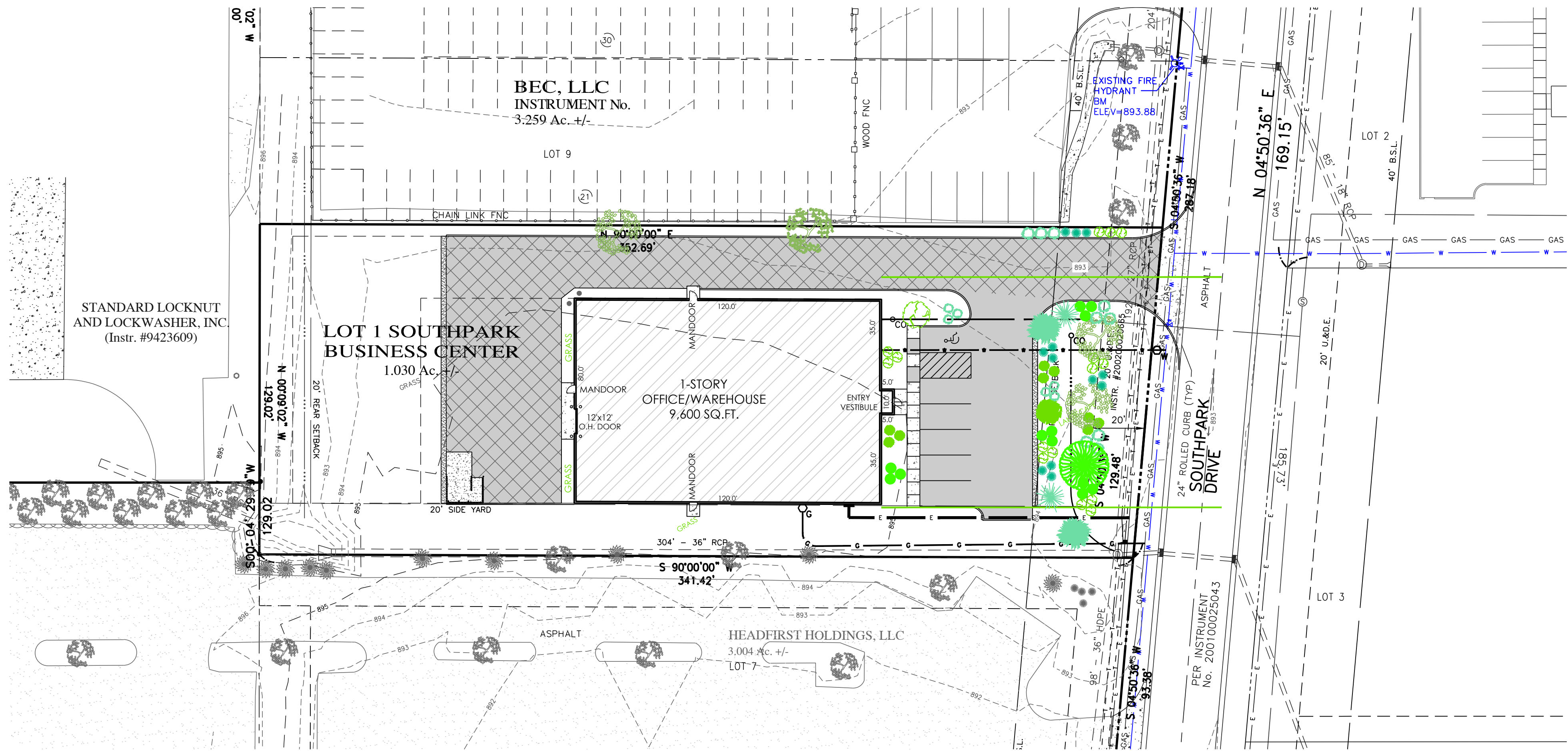
DATE ISSUE

07-15-2019	PRELIMINARY SITE PLAN
08-02-2019	TAC REVIEW
09-09-2019	TAC REVISIONS

SHEET:

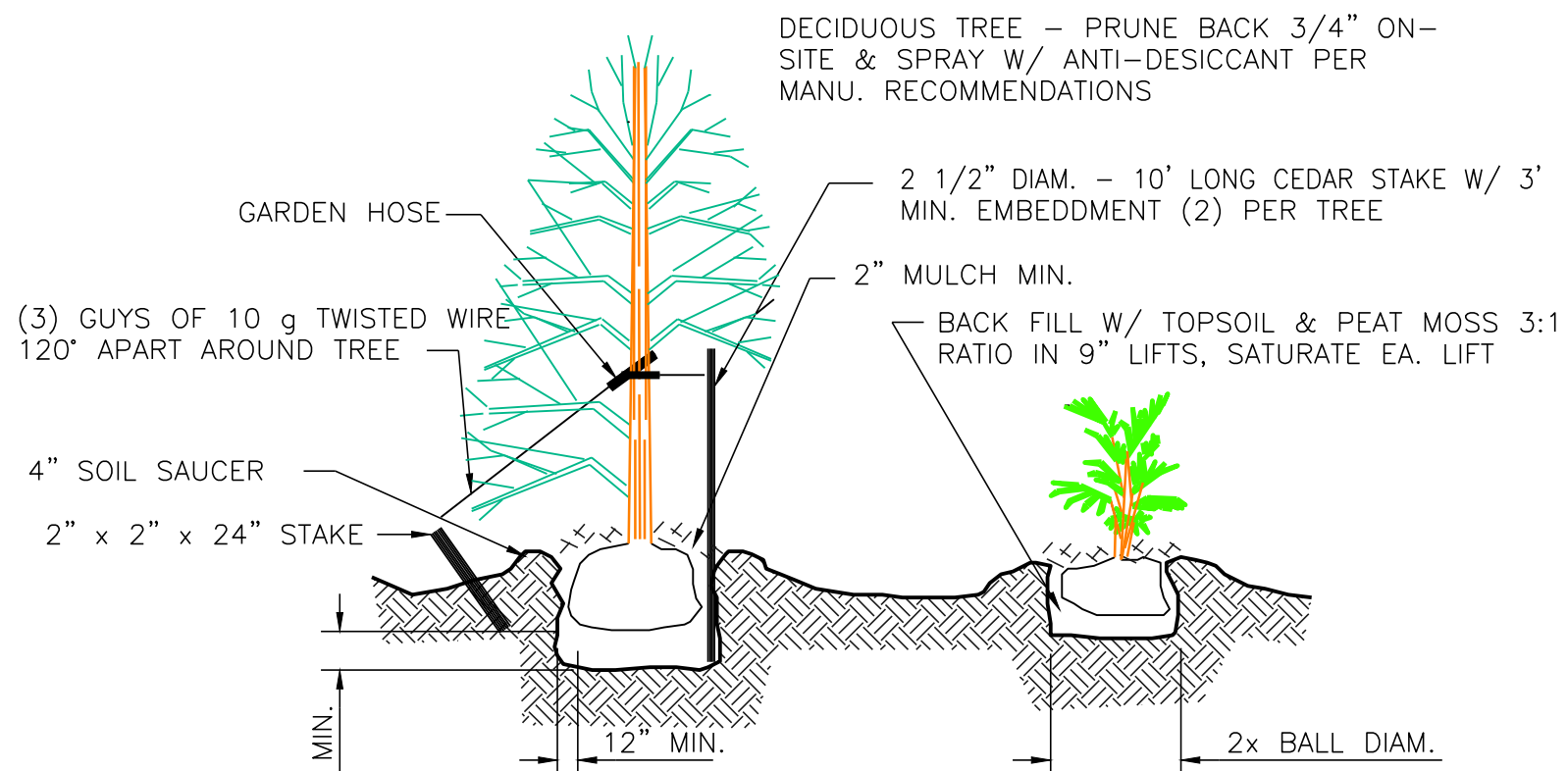
C2

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TREE AND SHRUB PLANTING SCHEDULE						
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE (min.)	ROOTING	SPACING	QUANTITY
MH	JUNIPERUS CHINENSIS	MESERVEAE HOLLY	18"	BALL & BURLAP	3' o.c.	15
ML	SYRINGA PATULA	MISS KIM LILAC	18"	BALL & BURLAP	3' o.c.	15
CJ	JUNIPERUS CHINENSIS	COMAPCT JUNIPER	18"	BALL & BURLAP	3' o.c.	15
CC	CONTONEASTER APICULATUS	CRANBERRY COTTONEASTER	18"	BALL & BURLAP	3' o.c.	15
JB	BERBERIS THUNBERGII	JAPANESE BARBERRY	18"	BALL & BURLAP	3' o.c.	12
AR	ACER RUBRUM	RED MAPLE	8" HIGH 2" cal.	WIREBALL	AS SHOWN	2
SM	ACER SACCHRUM	SUGAR MAPLE	8" HIGH 2" cal.	WIREBALL	AS SHOWN	2
RO	QUERCUS RUBRA	RED OAK	8" HIGH 2" cal.	WIREBALL	AS SHOWN	1
CD	CORNELIAN MAS	CHERRY DOGWOOD	2" cal.	WIREBALL	AS SHOWN	1
AP	CERCIS CANADENAIA	REDBUD	2" cal.	WIREBALL	AS SHOWN	1
WF	ABIES CONCOLOR	WHITE FIR	6' HIGH	BALL & BURLAP	AS SHOWN	2
NS	PICEA ABIES	NORWAY SPRUCE	6' HIGH	BALL & BURLAP	AS SHOWN	2

- ALL GREEN AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. MULCH SEEDING SHALL BE INSTALLED IN SUCH A WAY AS TO NOT ERODE AWAY.
- PLANTING AREAS AND TREE LOCATIONS SHALL HAVE MULCH 3" DEEP (MINIMUM).
- ALL MULCH SEEDING AREAS SHALL BE LOOSENEED TO A MINIMUM DEPTH OF 3" BEFORE FERTILIZER AND SEED ARE INSTALLED.
- ALL TREES SHALL BE STAKED.



- NOTES:
- FOR POORLY DRAINED SOILS PLANT ROOT BALL 1/3 ABOVE EXISTING GRADE.
 - SLOPE GRADE AWAY FROM ROOTS TO 2x DIAMETER OF ROOT BALL.
 - ROOT FLARE TO BE PLANTED @ GROUND LEVEL ON ALL TREES.
 - TRUNK WRAP SENSITIVE TREES. ONLY.
 - WATER TREES WITH 1 1/2" OF WATER @ TIME OF PLANTING.
 - BACKFILL TO 2x THE DIAMETER OF THE ROOT BALL WITH SUITABLE TOPSOIL.
 - REMOVE ALL STRING AND TWINE, ROLL BURLAP DOWN INTO HOLE.
 - SLOPE SIDES OF HOLE TO 2x THE ROOT BALL DIAMETER.
 - EXCAVATE NECESSARY SOILS TO STABILIZE PLANTING TO PREVENT TIPPING OVER.
 - REMOVE ALL STAKES AND WIRES WITHIN ONE YEAR.

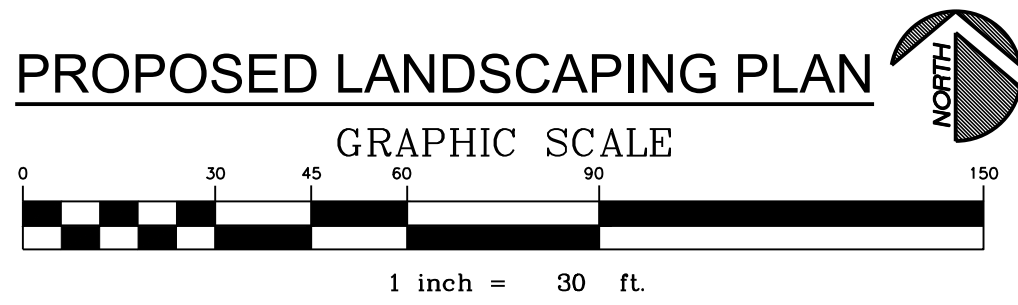
PLANTING DETAILS FOR TREES & SHRUBS

THIS PLAN TO BE USED FOR LANDSCAPING PURPOSES ONLY. REFER TO OTHER SHEETS FOR ALL DIMENSIONS AND/OR CONSTRUCTION SPECIFICATIONS

THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER

STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT

ALL STREET TREES TO MATCH WESTFIELD MASTER TREE LIST



DESIGN AND CONSTRUCTION, LLC.

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PROPOSED INDUSTRIAL BUILDING

JJK INVESTMENTS, LLC

Southpark Drive
Westfield, Indiana

DATE ISSUE

07-15-2019 PRELIMINARY SITE PLAN
08-02-2019 TAC REVIEW
09-09-2019 TAC REVISIONS

SHEET:

L1

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WRITTEN PUBLIC COMMENTS

Docket Number: 1909-PUD-29
Petitioner: Estridge Homes
Request: Petitioner requests a change of zoning of zoning for approximately 1.26 acres +/- in the MF1: Multifamily Low Density Residential District to the Poplar Street Townhomes PUD District

Enclosed Attachments:

September 3, 2019 Public Hearing

- | | | |
|------------------------|---------------------------|--------------|
| 1. Skelton, Teresa | Grand Junction Task Group | (08/07/2019) |
| 2. Wright, Jon & Julie | 231 Park Street | (09/04/2019) |

Jonathan Dorsey

From: Teresa Skelton <teresa.otis.skelton@gmail.com>
Sent: Wednesday, August 7, 2019 09:21 AM
To: Kevin M. Todd, AICP; Economic Development
Cc: Teresa Skelton
Subject: 8-6-19 GJTG Meeting

The Grand Junction Task Group (GJTG) met August 6, 2019 at the Downtown Westfield Association (DWA) Office.

There were 17 members present in addition to four City staff members (Vicki Duncan Gardner, Jeremy Lollar, Kevin Todd and Jonathan Dorsey).

The first item of discussion was spear headed by Jon Knight, owner of Grand Junction Brewing Company and Tap Room. City staff provided an up date on the plaza construction and timelines. Jon was advocating ideas to push this forward with private partnership. After a lengthy discussion the group was interested in continuing this discussion and supportive (in general).

Bryan Stumpf, Estridge Development and his architect and engineer presented to the group an already filed proposal of townhomes along Poplar Street and Jersey Street. This is being proposed in what is designated the Gateway District in the Grand Junction sub district. After a discussion and comments from the City staff this was the groups opinion.

Community Engagement should take place.

(3) members fully disclosed a vested interest (Curt Whitesell, Bob and Michelle Beauchamp)

(1) Jamie of Turn the Page did not offer an opinion being new to the group

(4) in support of this project (Mike Lee, Tom and Diane Paul, Jon Knight)

(7) felt that this should be in another spot as supported by the comprehensive plan, although liked the product (Ken Kingshill, Melody Jones, Mic Mead, Steve Hoover, Chuck Lehman, Noah Herron, Teresa Skelton).

As you can see by these results there is a strong support of staying consistent with the Comprehensive plan and look across the street or in the close proximity (not in the Gateway District).

Feel free to contact me with any questions you may have.

Teresa Otis Skelton, DWA,GJTG
(317) 508 3392

Sent from my iPhone

Jonathan Dorsey

From: Westfield Greeks <westfieldgreeks@gmail.com>
Sent: Wednesday, September 4, 2019 11:30 AM
To: APC
Subject: Townhome Project- Poplar St

Hello!

My name is Julie Wright and my husband & I own Greek's Pizzeria in Downtown Westfield. I am writing to voice my support for the proposed townhome project for Poplar Street.

Fun fact: We lived at 211 Poplar Street for 4 years. The house we lived in was somewhat renovated, but the original structure is still very poor, likely because of it's age. Sagging floors, water damage, poorly designed plumbing and HVAC, etc. It is darling from the outside, but the inside has many issues. The surrounding homes are not attractive, and overall, the block lacks visual appeal.

I feel that this type of development would be much more fitting for Poplar Street than a hotel, strip mall, or even parking garage (which we desperately need).

I have seen the renderings and I think the townhomes are very tastefully designed. I also appreciate that having townhomes would make it less congested than an apartment complex, for example. The tenants/homeowners would be within walking distance to "Restaurant Row" and the rest of downtown, which of course helps Westfield businesses. I'm sure we are all in agreement that we want to keep as much money in Westfield as possible!

While we lived on Park Street, it was not uncommon for us to walk to Chiba or Rail (and of course Greek's!) to dine as a family. It was really enjoyable to be so close to so many great food options and know we were supporting our downtown area.

Please let me know if you have any questions for me. We are excited about the growth in Westfield and how much it has helped our business grow.

Best Regards,
Julie Wright

Jon & Julie Wright, Owners
jwright@eatgreeks.com

Greek's Pizzeria of Westfield

We've Moved!!!!

Come visit us at:

231 Park St, Westfield, IN 46074

317-804-7777

www.eatgreeks.com



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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 16, 2019
1908-PUD-23

Docket Number: 1908-PUD-23 (Ord. 19-25)

Petitioner: Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler, P.C. (the "Petitioner")

Subject Site Address: 510 E. State Road 32

Request: Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler, P.C. requests to rezone approximately 8.42 acres +/- from the EI: Enclosed Industrial District to the Alpha Tau Planned Unit Development (PUD) District

Current Zoning: EI: Enclosed Industrial

Current Land Use: Commercial/Vacant

Approximate Acreage: 8.42 acres+/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 19-25
4. Concept Plan
5. Character Exhibit

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the July 8, 2019, City Council meeting. The petition received a public hearing the September 3, 2019, Advisory Plan Commission (the "APC") meeting. There were no public comments.

PROJECT OVERVIEW

Location: The petitioner is requesting a change in zoning from EI: Enclosed Industrial to the Alpha Tau PUD District (the "District") for approximately 8.42 acres +/- (the "Property") located at 510 E. State Road 32, which is at the northeast corner of State Road 32 and Dartown Road (see **Exhibit 2**).

Properties to the north and south across State Road 32 are zoned the Enclosed Industrial while the Dartown Crossing PUD exists to the west across Dartown Road and Birdie's Miniature Golf and Restaurant, a part of the Oak Ridge Pointe PUD, exists to the east.



When the corner lot, Lot 1 per the Concept Plan, was developed, platting was not required for commercial projects.

This petition, along with a corresponding Overall Development Plan and Primary Plat received a public hearing at the September 3, 2019, Plan Commission meeting.

ZONING REQUEST

The petitioner requests this change in zoning to allow for commercial development not currently permitted on the subject property as well as relief from various development standards.

Concept Plan: A Concept Plan (see **Exhibit 4** or **Exhibit B** of the PUD) is made a part of the PUD.

Character Exhibits: The PUD sets forth Character Exhibits (see **Exhibit 5** or **Exhibit C** of the PUD) which provides a visual representation of the quality of existing architecture within the PUD.

Underlying Zoning: The proposed underlying zoning of the GB: General Business.

Permitted Uses: All uses permitted in the underlying zoning shall be permitted with the exception of heliports and Special Exception uses.

General Regulations; Building Setback Lines: The PUD proposes to establish building setback lines of thirty (30) feet from the Right-of-way in all instances except for setbacks that are internal to the district, which would be zero (0).

Overlay Districts: The PUD proposes that the Architectural Design Requirements of the State Road 32 Overlay shall apply with exceptions for Building Façade Offsets. In the event that renovations of existing buildings are necessary, the improvements shall either comply with the State Road 32 Overlay District or be substantially similar or greater in quality to the existing buildings.

The PUD also proposes to modify the required Trail Corridor adjacent to State Road 32 from thirty (30) to ten (10) feet to accommodate the existing development at the northeast corner of State Road 32 and to maximize the developable land on the Property due to the existing floodplain and likely relocation of the on-site retention pond.

Development Standards: The PUD proposes that accessory buildings shall only be prohibited in the Established Front Yard of State Highway 32 and Dartown Road. Landscaping Standards are also proposed to be modified for Foundation Plantings, External Street Frontage Landscaping (in conflict with the State Highway 32 Trail Corridor requirements, and Parking Area Landscaping where cross-access and/or shared parking exists).

The PUD proposes that the District be allowed two (2) Monument Signs, one for the District's State Highway 32 frontage and one for its Dartown Road Frontage. Variance 0105-VS-49, which permitted a) more than one wall sign per business, b) more than one square foot of wall signage for each two feet of building frontage and c) additional signage for Enclosed Industrial buildings



specifically, will be rescinded, as all of these aforementioned standards no longer apply or are made inapplicable by current UDO sign standards.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Employment Corridor" (aka 'Highway Corridor'). The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions. Appropriate land uses in Highway Corridors are office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. The Property is also located within the 2010 Family Sports Capital Addendum II to the Westfield-Washington Township Comprehensive Plan.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition took place at the September 3, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

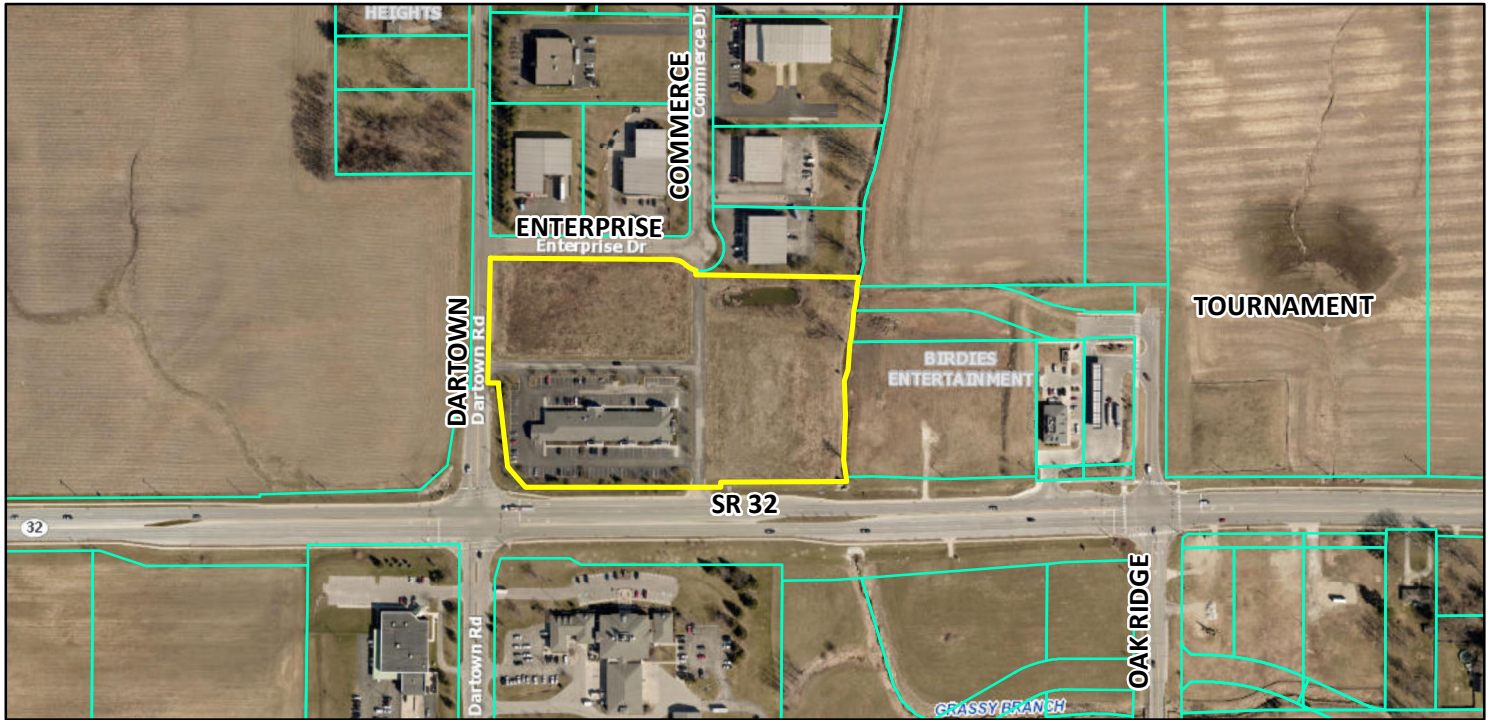
1. The Comprehensive Plan
2. Current conditions and the character of current structures and uses
3. The most desirable use for which the land is adapted
4. The conservation of property values throughout the jurisdiction
5. Responsible growth and development

DEPARTMENT COMMENTS

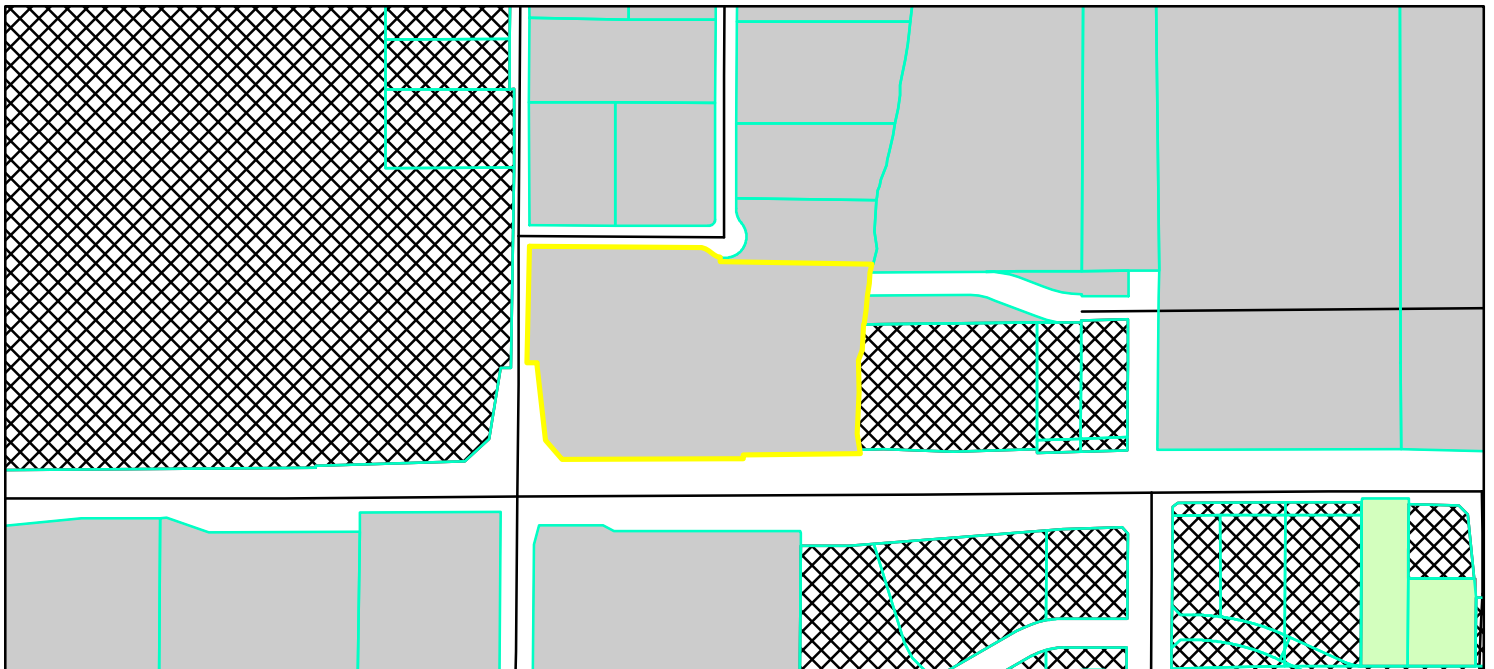
1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.

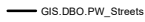
Aerial Location Map

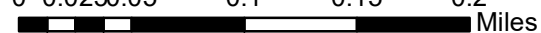
 Site



Zoning Map



 Parcel
 GIS DBO, PW, Streets
Zoning - All
 AG-SF1 (Agriculture - Single Family - 1)
 EI (Enclosed Industrial)
 PUD (Planned Unit Development)

0 0.0250.05 0.1 0.15 0.2
 Miles



ORDINANCE NUMBER 19-25

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "**ALPHA TAU PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1908-PUD-23**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1908-PUD-23** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (-) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Alpha Tau PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The final layout and site plans shall be subject to the regulations of this Ordinance.

Section 4. **Character Exhibit.** The Character Exhibit attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images of the existing improvements constructed on the Real Estate prior to the effective date of this Ordinance (the “Existing Improvements”). Renovations and/or new improvements to Existing Improvements shall maintain or decrease its nonconformity with this Ordinance; however, such improvements may not increase a nonconformity with this Ordinance.

Section 5. **Underlying Zoning District(s).** The Underlying Zoning District shall be the GB: General Business District (the “Underlying Zoning District”).

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted on the Real Estate, except as otherwise set forth below.

6.1 **Prohibited Uses:** The following uses shall be explicitly prohibited:

- A. Heliport.
- B. Special Exception Uses.

Section 7. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 **Minimum Building Setback Lines:**

- A. State Highway 32: Thirty (30) feet from right-of-way line.
- B. Dartown Road: Thirty (30) feet from right-of-way line.
- C. Tournament Trail: Thirty (30) feet from right-of-way line.
- D. All Other (internal to District): No minimum.

Section 8. **Overlay Districts.** The regulations of Article 5.3 Overlay Districts; State Highway 32 Overlay District (the “SR 32 Overlay”) shall apply to the development of the Real Estate, except as otherwise modified below.

- 8.1 Article 5.3(J) Architectural Design Requirements: Shall apply. If a provision of Article 5.3(J) is in conflict with Article 6.3 Architectural Standards of the UDO, then the SR 32 Overlay shall control. Renovations to Existing Improvements shall either: (i) comply with Article 5.3(J) Architectural Design Requirements, as modified herein; or, (ii) be substantially similar or greater in quality and character to the Existing Improvements being renovated.
- 8.2 Article 5.3(J)(2)(b) Building Elevations: Shall be modified to require Building Facades, which are ninety (90) feet or greater in length, to be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than fifty (50) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of two (2) feet and eight (8) inches and a minimum aggregate length of twenty (20) percent of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
- 8.3 Article 5.3(K) Trail Corridor Requirement: Shall apply; however, Article 5.3(K)(4)(a) Trail Corridor Design Standards; Trail Corridor Width shall be modified to a minimum width of ten (10) feet. The Existing Improvements within the Trail Corridor are hereby deemed to satisfy the requirements of Article 5.3(K)(5) Trail Corridor Plantings. The City shall be permitted to replace, remove, and/or rearrange any plantings within the Trail Corridor.

Section 9. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

- 9.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) shall be modified to only prohibit enclosures to be located within the Established Front Yard of State Highway 32 and Dartown Road.
- 9.2 Article 6.8 Landscaping Standards: Shall apply, except as modified below.
 - A. Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Front Building Façade and with a minimum planting bed width of three (3) feet.
 - B. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply; rather, the Trail Corridor Requirements of the SR 32 Overlay, as modified herein, shall apply along State Highway 32.
 - C. Parking Area Landscaping (Article 6.8(O)): If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the

combined Parking Area shall be landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements as a single Parking Area.

- D. Perimeter Drainage and Utility Easements: Landscaping within drainage and utility easements required by the Department of Public Works around the perimeter of Lots (the “Easements”) is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required

9.3 Article 6.17 Sign Standards: Shall apply, except as modified below.

- A. Monument Sign(s) (Center Only) (Article 6.17(J)). Shall apply, except as modified below.
- i. State Highway 32 Frontage: One (1) sign located along the District’s State Highway 32 frontage shall be permitted, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of Sign Area per face.
 - ii. Dartown Road Frontage: One (1) sign located along the District’s Dartown Road frontage shall be permitted, which shall be no greater than fifteen (15) feet in height and have no more than one hundred and twenty (120) square feet of Sign Area per face.

Section 10. Infrastructure Standards. The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works.

Section 9. Design Standards. The standards of Chapter 8 Design Standards shall apply to the development of the District.

[THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK;
SIGNATURE PAGES FOLLOW.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-25** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-25**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-25**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by:

Daine Crabtree, Associate Planner, City of Westfield, 2728 E. 171st Street, Westfield, IN 46074

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Daine Crabtree

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibits

EXHIBIT A
REAL ESTATE

PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 5 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 5 EAST; THENCE NORTH 00 DEGREES 47 MINUTES 42 SECONDS EAST (ASSUMED BEARING) 321.70 FEET ON AND ALONG THE WEST LINE OF SAID EAST HALF TO A MAG NAIL AND THE POINT OF BEGINNING OF THIS DESCRIPTION:

THENCE CONTINUING ON SAID WEST LINE NORTH 00 DEGREES 47 MINUTES 42 SECONDS EAST 287.50 FEET AT THE POINT OF INTERSECTION OF THE WEST LINE OF SAID EAST HALF AND CENTERLINE OF ENTERPRISE DRIVE AS SAID DRIVE WAS DEDICATED BY A STREET DEDICATION AGREEMENT RECORDED AS INSTRUMENT NUMBER 9801964 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 12 MINUTES 18 SECONDS EAST 483.00 FEET ON AND ALONG THE CENTERLINE OF ENTERPRISE DRIVE TO A BRASS PLUG; THENCE SOUTH 43 DEGREES 44 MINUTES 04 SECONDS EAST 73.36 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 18 SECONDS EAST 293.62 FEET TO THE CENTERLINE OF THE EVAN KENDALL REGULATED DRAIN (THE FOLLOWING 6 COURSES ARE ALONG THE APPROXIMATE CENTERLINE OF THE EVAN KENDALL REGULATED DRAIN AND ARE PROVIDED FOR MATHEMATICAL CLOSURE: THE ACTUAL BOUNDARY OF THE WITHIN DESCRIBED REAL ESTATE FOLLOWS THE MEANDERINGS OF THE CENTERLINE OF SAID REGULATED DRAIN); THENCE SOUTH 03 DEGREES 50 MINUTES 01 SECONDS WEST 45.84 FEET; THENCE SOUTH 08 DEGREES 05 MINUTES 51 SECONDS WEST 115.90 FEET; THENCE SOUTH 09 DEGREES 27 MINUTES 21 SECONDS WEST 84.38 FEET; THENCE SOUTH 10 DEGREES 29 MINUTES 22 SECONDS EAST 62.52 FEET; THENCE SOUTH 03 DEGREES 38 MINUTES 26 SECONDS WEST 104.88 FEET; THENCE SOUTH 01 DEGREES 15 MINUTES 39 SECONDS WEST 45.41 FEET; THENCE WESTERLY (LEAVING SAID APPROXIMATE CENTERLINE) ALONG AN ARC TO THE RIGHT HAVING W RADIUS OF 9915.00 FEET AND HAVING A SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 89 DEGREES 57 MINUTES 17 SECONDS WEST A CHORD DISTANCE OF 59.75 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD 32 AS DESCRIBED IN INSTRUMENT NUMBER 2007068743 TO POINT NUMBER 2056 AS REFERRED TO IN SAID INSTRUMENT NUMBER 2007068743; THENCE NORTH 89 DEGREES 46 MINUTES 53 SECONDS WEST 219.73 FEET TO POINT NUMBER 2053 AS REFERRED TO IN SAID INSTRUMENT NUMBER 2007068743; THENCE SOUTH 00 DEGREES 13 MINUTES 07 SECONDS WEST 10.00 FEET TO POINT NUMBER 2052 AS REFERRED TO IN SAID INSTRUMENT NUMBER 2007068743; THENCE NORTH 89 DEGREES 46 MINUTES 53 SECONDS WEST 425.39 FEET ALONG SAID NORTHERLY RIGHT OF WAY; THENCE NORTH 40 DEGREES 40 MINUTES 18 SECONDS WEST 59.26 FEET; THENCE NORTH 06 DEGREES 05 MINUTES 34 SECONDS WEST 172.84 FEET; THENCE NORTH 00 DEGREES 51 MINUTES 11 SECONDS EAST 21.69 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 18 SECONDS WEST 39.97 FEET TO THE POINT OF BEGINNING CONTAINING 8.99 ACRES MORE OR LESS.

EXHIBIT C
CHARACTER EXHIBIT







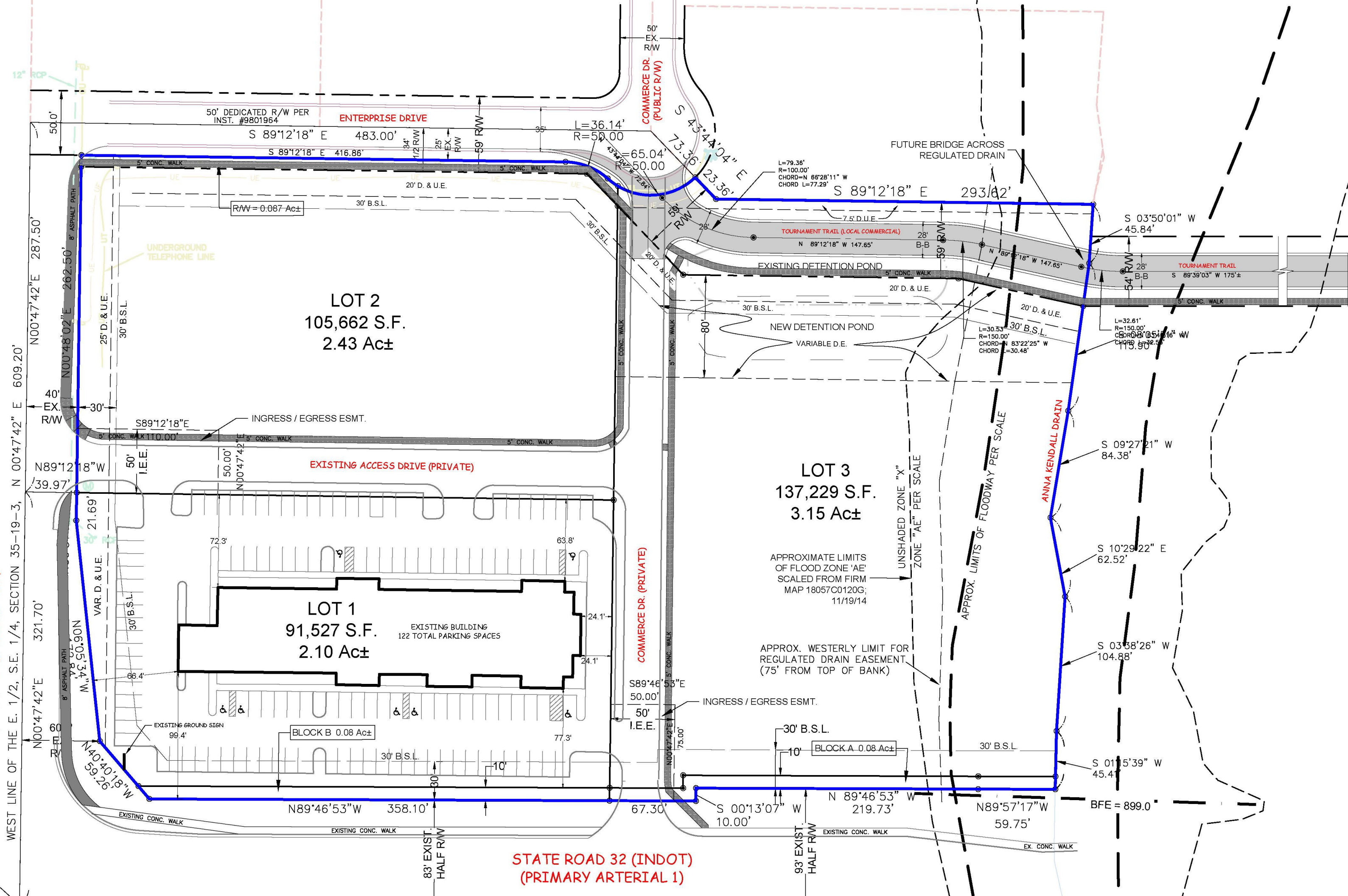


EXHIBIT C
CHARACTER EXHIBIT









WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 16, 2019
1909-PUD-30

Docket Number: 1909-PUD-30 (Ord. 19-36)

Petitioner: Westfield Investment Co., LP by Nelson & Frankenberger, LLC (the "Petitioner")

Subject Site Address: SW Corner of State Road 32 and Austrian Pine Way

Request: Westfield Investment Co., by Nelson & Frankenberger, LLC requests an amendment to the Maple Knoll PUD District to create a new PUD to accommodate commercial development.

Current Zoning: Maple Knoll PUD (Ord. 04-02)

Current Land Use: Vacant

Approximate Acreage: 8.55 acres+/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 19-36
4. Comprehensive Plan Map
5. Concept Plan
6. Illustrative Layout
7. Character Exhibits

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the August 12, 2019, City Council meeting. The petitioner held a neighborhood meeting on Wednesday, August 14, 2019. There were no public attendees. The petition received a public hearing the September 3, 2019, Advisory Plan Commission (the "APC") meeting. There were no public comments.

PROJECT OVERVIEW

Location: The petitioner is requesting an amendment to the Maple Knoll PUD (the "District") for approximately 8.55 acres +/- (the "Property") located at the southwest corner of State Road 32 & Austrian Pine Way (see **Exhibit 2**).

The Property is currently zoned as part of the Maple Knoll PUD. Properties to the north are zoned as part of the Dartown Crossing PUD and proposed Spring Mill Centre PUD. Properties to the east



and south are zoned EI: Enclosed Industrial and the Austrian Pine PUD; Properties west are zoned the Maple Knoll PUD.

This petition received a public hearing at the September 3, 2019, Plan Commission meeting.

ZONING REQUEST

The petitioner requests this change in zoning to create a new PUD to accommodate commercial development.

Concept Plan: A Concept Plan (see **Exhibit 5** or **Exhibit B** of the PUD) is made a part of the PUD.

Illustrative Layout: An Illustrative Layout (see **Exhibit 6** or **Exhibit C** of the PUD) is made a part of the PUD which provides a possible site layout for parking, internal drives and building locations. The final layout is subject to change.

Underlying Zoning: The proposed underlying zoning of the GB: General Business.

Character Exhibits: The PUD sets forth Character Exhibits (see **Exhibit 7** or **Exhibit D** of the PUD) which provides a visual representation of the quality of proposed architecture within the PUD.

Permitted Uses: All uses permitted in the underlying zoning shall be permitted with the exception of heliports and Special Exception uses.

General Regulations: The PUD proposes modifications to lot frontage and building setback requirements.

Overlay Districts: The PUD proposes to modify Maximum Setback requirements, Minimum Gross Floor Area requirements, and mechanical/utility screening.

Development Standards: Clarification regarding the architectural standards for the Property is given while modifications to development standards of the UDO have been requested, including accessory building placement and landscaping standards.

Other: The PUD proposes dedicating land on the Property for a pocket park which will have connection to the State Road 32 Trail Corridor.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Employment Corridor" (aka 'Highway Corridor'). The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions. Appropriate land uses in Highway Corridors are office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. The Property is also located within the 2010 Family Sports Capital Addendum II to the Westfield-Washington Township Comprehensive Plan.



PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the September 3, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

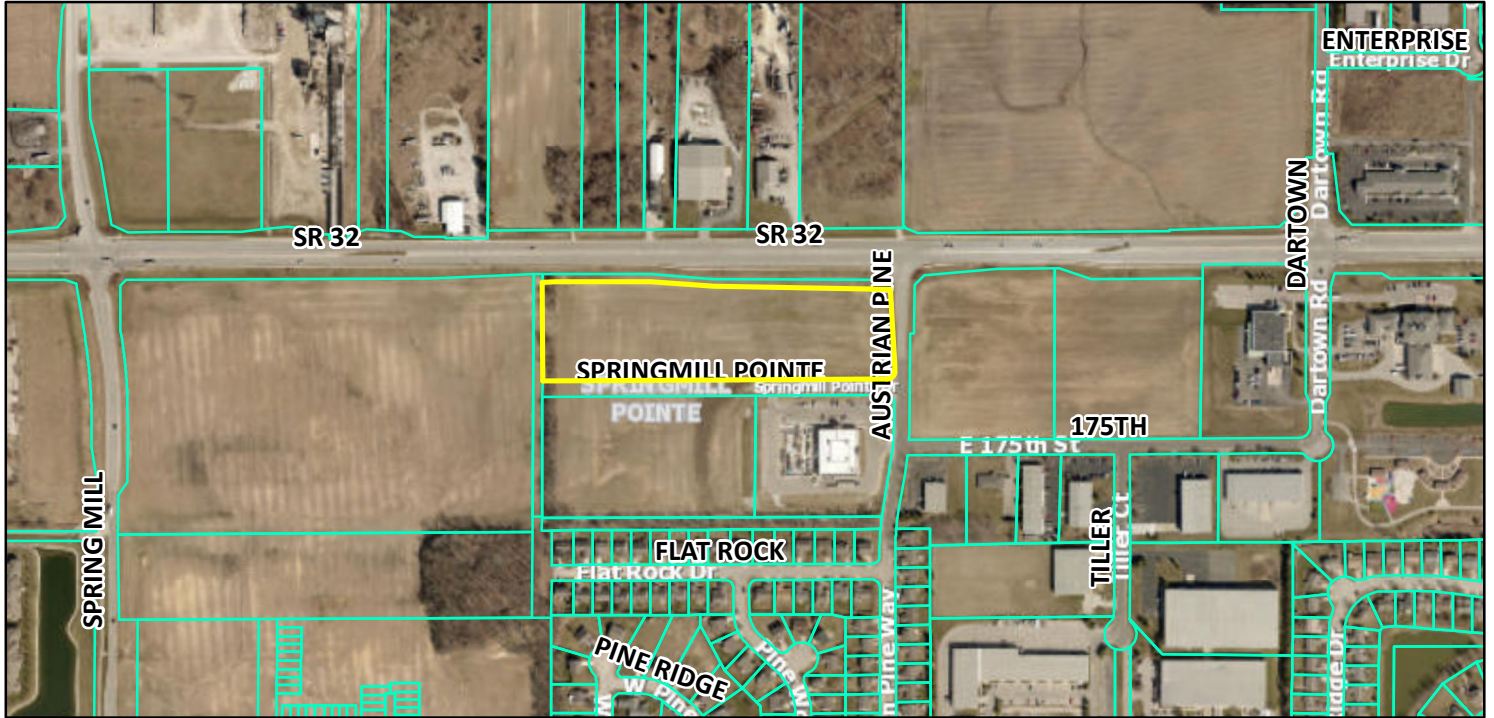
1. The Comprehensive Plan
2. Current conditions and the character of current structures and uses
3. The most desirable use for which the land is adapted
4. The conservation of property values throughout the jurisdiction
5. Responsible growth and development

DEPARTMENT COMMENTS

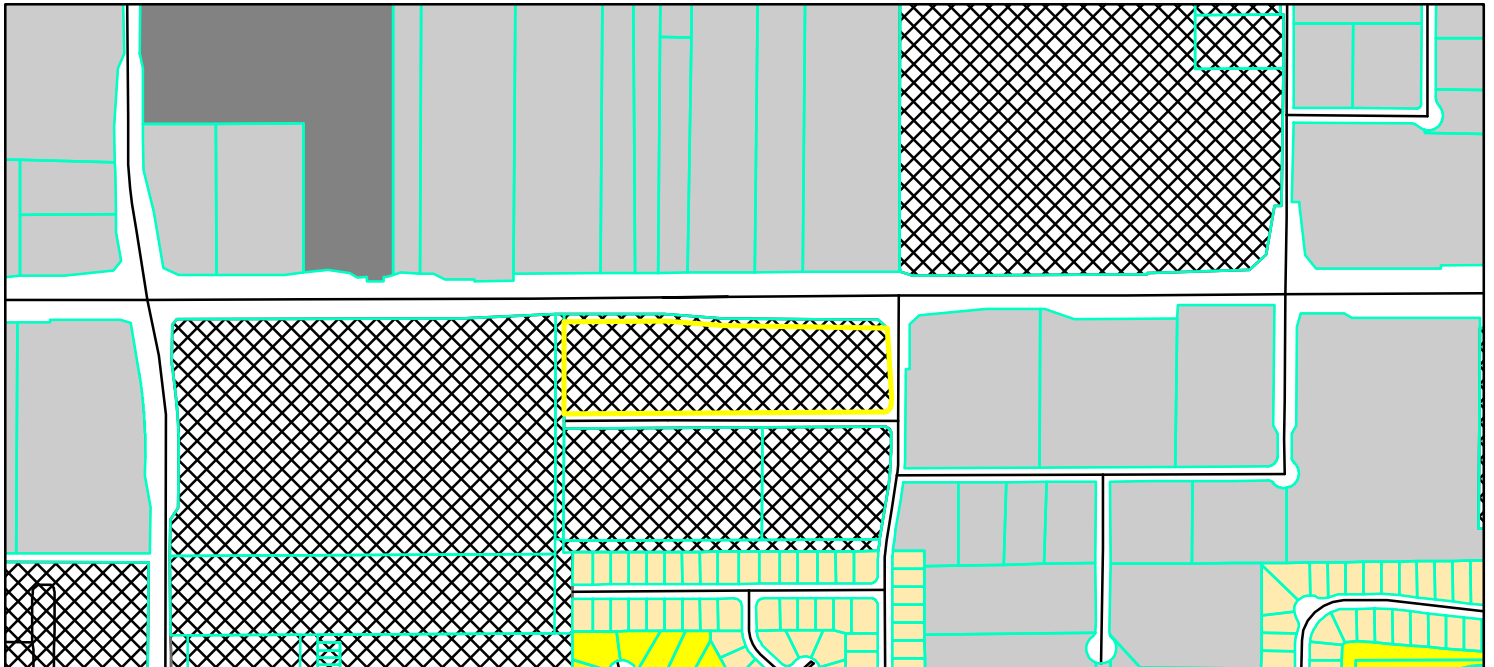
1. **Action: Forward a recommendation to the City Council.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov

Aerial Location Map

 Site

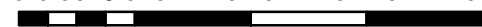


Zoning Map

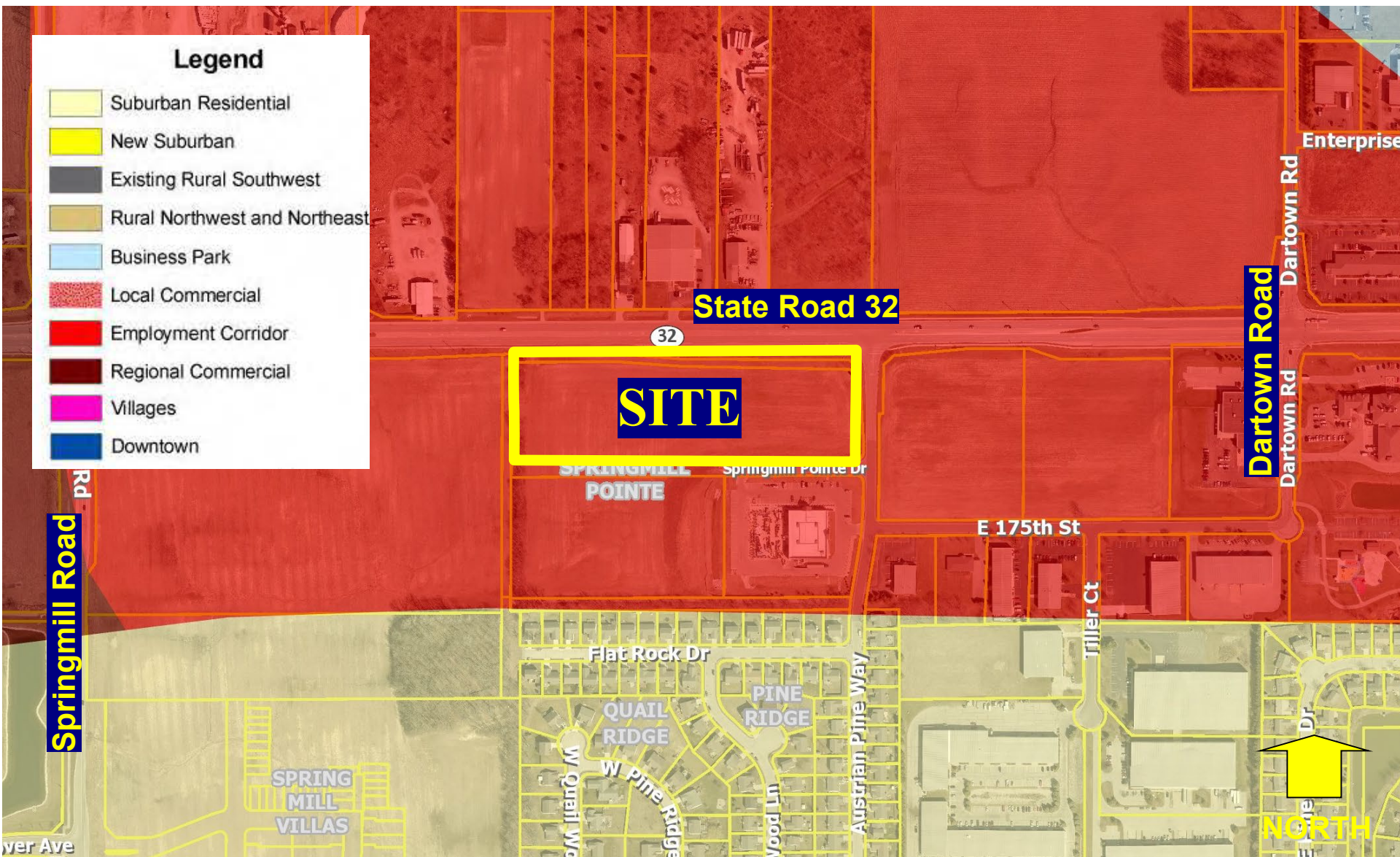


 Parcel
 GIS DBO, PW, Streets
Zoning - All
Zoning
 EI (Enclosed Industrial)

 OI (Open Industrial)
 PUD (Planned Unit Development)
 SF-3 (Single Family - 3)
 SF-4 (Single Family - 4)

0 0.0375 0.075 0.15 0.225 0.3
 Miles





Springmill Pointe PUD
Site Comprehensive Plan Map

EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



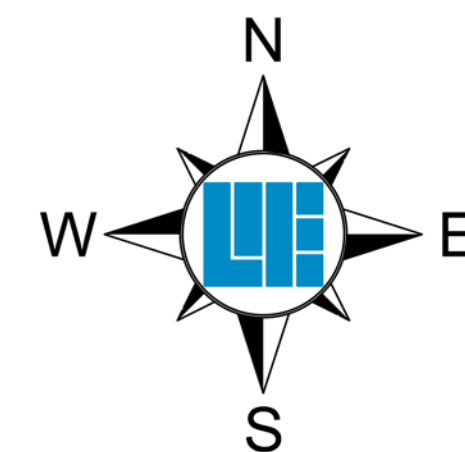
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DATE/TIME: July 26, 2019 -- 1:14pm
PLOTTED BY: wagner



10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

SCALE: 1" = 40'
0 20 40 80

Page 1 of 1



SPRINGMILL POINTE OVERALL SITE EXHIBIT

Date: 07/26/2019

MEIER STORES LIMITED PARTNERSHIP
INST. #2016013202

EASEMENT AND RIGHT OF WAY
IN FAVOR OF BUCKEYE PIPELINE
PER INST. #201734234

SPRINGMILL POINTE DRIVE (ARTERIAL)

STATE ROAD 32

AUSTRIAN PINE WAY

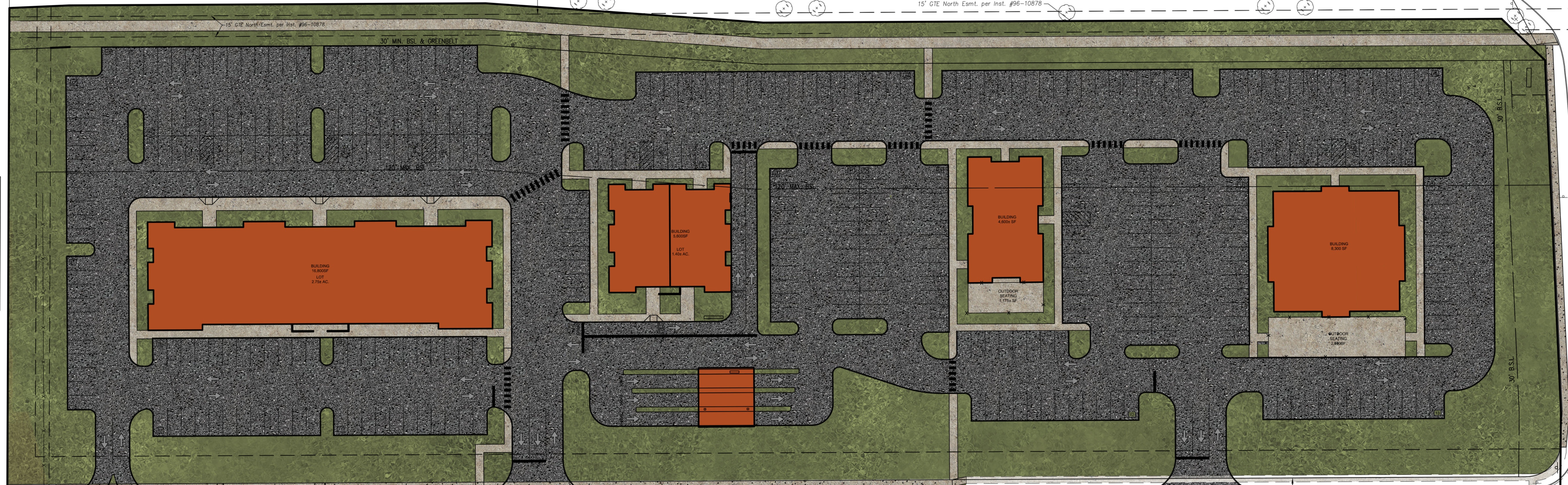


EXHIBIT D
Character Exhibits
(Page 1 of 2)



EXHIBIT D
Character Exhibits
(Page 2 of 2)





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 16, 2019
1909-PUD-25
Exhibit 1

Docket Number: 1909-PUD-25 (Ordinance No. 19-35)

Petitioner: Craigielea Enterprises, LLC by William Tres Development

Subject Site Address: NW Corner of Springmill Road and 186th Street

Request: An amendment to the Springmill Trails PUD District to create a new PUD to accommodate commercial development.

Current Zoning: Springmill Trails PUD District (Ord. 11-19) (the "Original PUD Ordinance")

Current Land Use: Undeveloped / Agricultural

Approximate Acreage: 16.0 Acres +/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 19-35
4. Concept Plan
5. Illustrative Layout
6. Character Exhibit

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition to repeal and replace the existing Springmill Trails PUD as applicable to the Property and create a new PUD to be known as the Cedarbrook Commons PUD was introduced at the August 12, 2019, City Council meeting. The petition received a public hearing at the September 3, 2019, Advisory Plan Commission (the "APC") meeting. There were no public comments.

PROJECT OVERVIEW

Project Location: The Petitioner is requesting an amendment to a portion of the 'Residential District 1' area of the Springmill Trails PUD District. The amendment will apply to approximately sixteen (16) acres +/- located at the northwest corner of Springmill Road and 186th Street (see **Exhibit 2**).

Property History: The Original Springmill Trails PUD Ordinance was adopted in 2011, and included approximately 900 acres (the "Original PUD Ordinance"). The Property has not received Primary Plat or Overall Development Plan approval.

Original PUD Ordinance: The Real Estate is located within the Residential District 1 of the Original PUD Ordinance, which has an underlying zoning of SF4: Single-Family High Density. Permitted uses under the Original PUD Ordinance are single family detached dwellings, churches, public parks, schools without dormitory accommodations, fire stations, daycare centers, model dwelling and sales offices, child care dwellings, residential facilities for the mentally ill and residential common areas and privately-owned amenity areas.

AMENDMENT REQUEST

The Petitioner requests this amendment, to be known as the Cedarbrook Commons PUD (the “Proposed Amendment”), to repeal and replace the existing Springmill Trails PUD zoning on the Property and create a new PUD that defaults to the LB: Local Business zoning district of the UDO.

Concept Plan: A Concept Plan (see **Exhibit 4**) is incorporated into the PUD. The Property must be developed in substantial compliance with the Concept Plan.

Illustrative Layout: An Illustrative Layout (see **Exhibit 5**) is incorporated into the PUD. The final layout and site plan may vary.

Permitted Uses: The PUD proposes to default to the LB: Local Business Zoning District. All uses permitted in the Underlying Zoning District shall be permitted except for Special Exception Uses. In addition, Agritourism (including related outdoor entertainment and gathering spaces) and Agricultural Uses shall be permitted.

General Regulations; Building Setback Lines: The PUD proposes a twenty (20) foot setback abutting an External Street, a forty (40) foot setback where the District Perimeter does not abut a street, and in any other instance that no setback be required.

Development Standards: The PUD provides Character Exhibits (see **Exhibit 6**) which establish a benchmark for the quality and appearance of Buildings on the Property. Other proposed amendments include:

- If a Building is consistent with an architectural style depicted in the Character Exhibit, then the minimum Masonry Materials requirement of the UDO shall not apply.
- Flat roofs for one-story buildings are proposed to be permitted if rooftop dining is incorporated into the building’s design.
- Variations to the Architectural Standards of the UDO may be approved as part of a Detailed Development Plan for Buildings that are substantially similar in architectural style and character to those depicted in the Character Exhibit.
- Buffer Yard landscaping requirements shall not be required. Rather, a minimum forty (40) foot wide buffer yard shall be required along the Property’s west and north property lines. This buffer yard shall include a minimum of four (4) shade trees, four (4) evergreen trees and ten (10) shrubs per one hundred (100) lineal feet.

- Parking area landscaping shall not be required where vehicular cross access and/or shared parking between multiple lots exist.
 - If landscaping is required where drainage easements exist, required plantings shall be relocated and installed elsewhere on the Property. The Director of the Plan Commission may approve a landscape plan with fewer plantings than otherwise required if the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices.
 - Exterior lighting on buildings shall be decorative (e.g. gooseneck) and shall be integrated with the building style, material and color.
 - No Parking Area shall be permitted in the Established Front Yard of the intersection of Springmill Road and 186th Street
 - Wall sign lighting shall be either reverse channel letter or externally lit with decorative (e.g. gooseneck) light fixtures.
 - The PUD is proposed to permit one (1) Monument Sign along Springmill Road and one (1) Monument Sign along 186th Street.
-

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the “New Suburban” land use as the appropriate land use for the Property. However, the Property also falls within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan (the “Addendum”), which supersedes the Comprehensive Plan to the extent that policies and recommendations conflict. The Addendum sets forth the following goals:

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments
- Cooperate with the Hamilton County Convention and Visitor’s Bureau (the “HCCVB”) to make Westfield the “Family Sports Capital of America” – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield’s already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative

Thoroughfare Plan: The following corridors are impacted by the development of the Property:
(i) Primary Arterial 2: Springmill Road; (ii) Secondary Arterial: 186th Street.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 16, 2019
1909-PUD-25
Exhibit 1

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition took place at the September 3, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

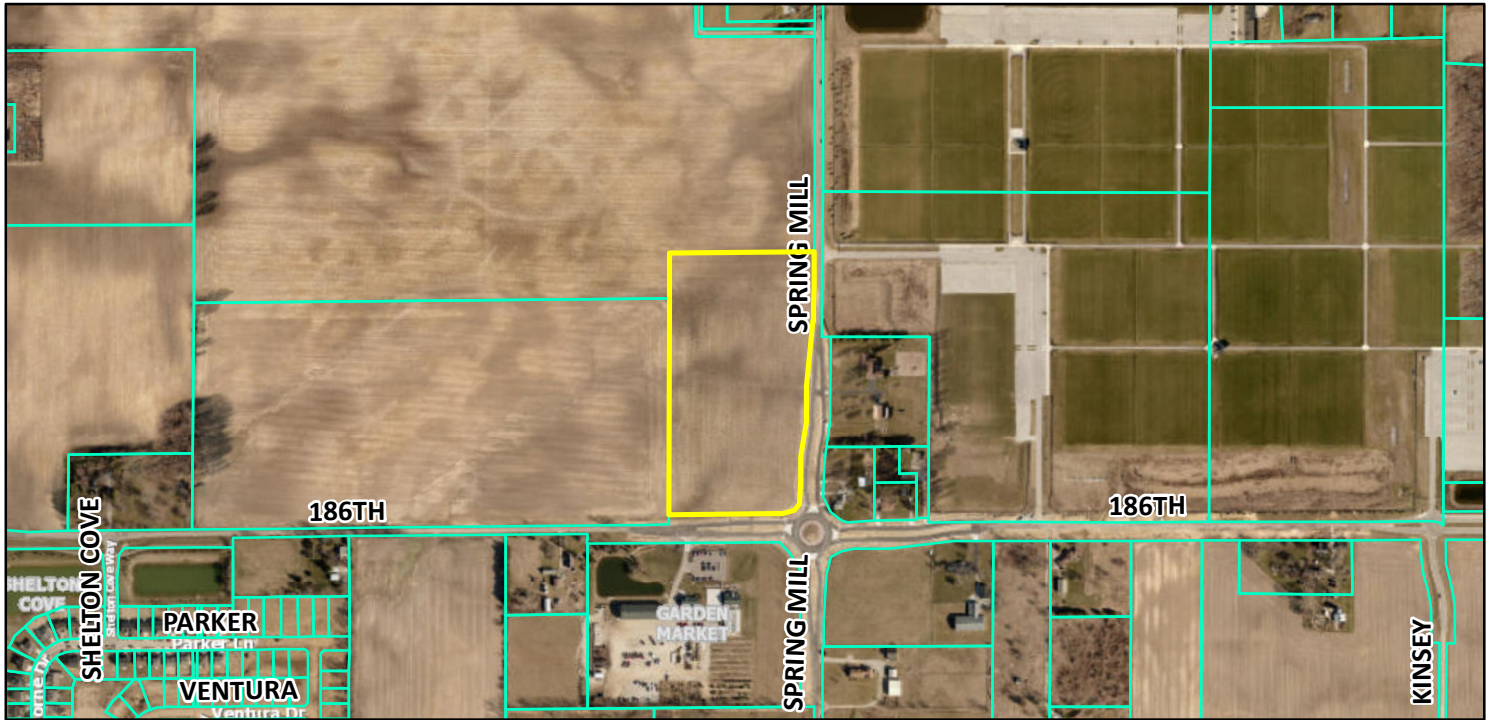
Council Introduction: The petition was introduced at the August 12, 2019, City Council meeting.

DEPARTMENT COMMENTS

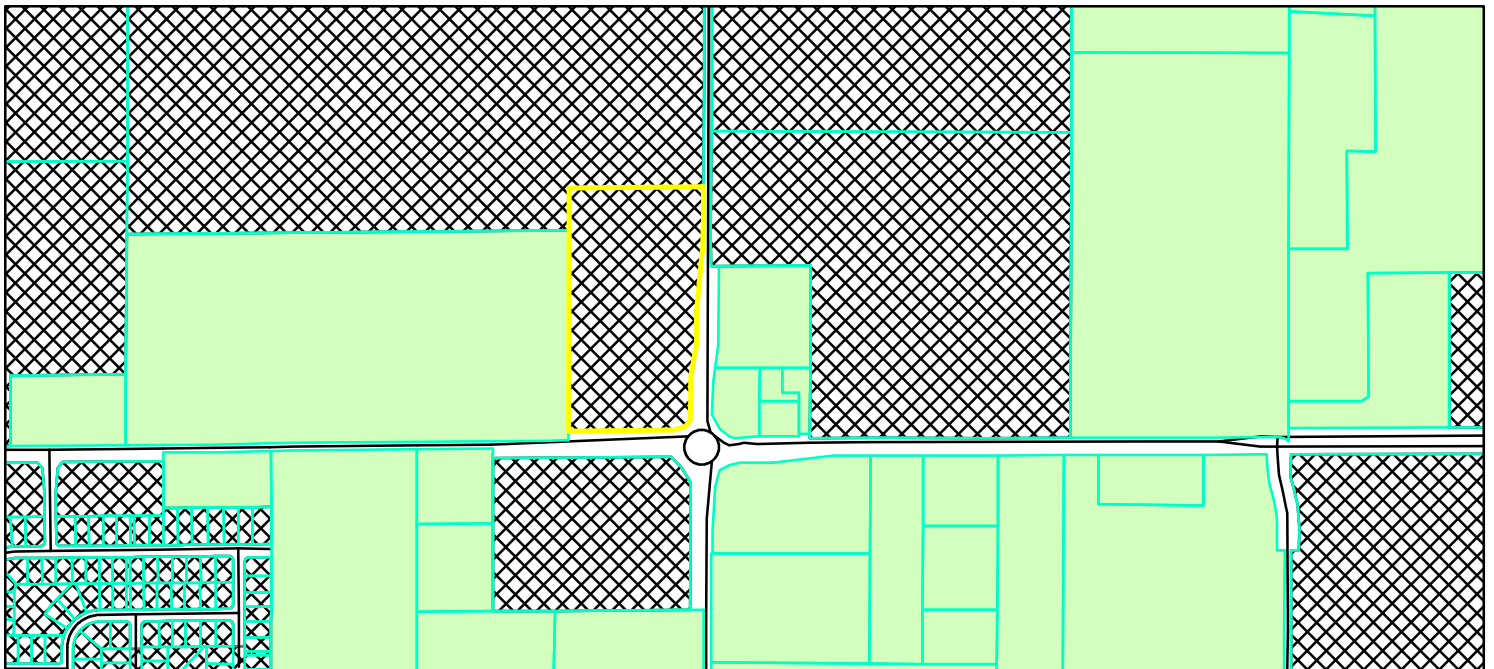
1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



 Parcel
 GIS DBO, PW, Streets
Zoning - All
 AG-SF1 (Agriculture - Single Family - 1)
 PUD (Planned Unit Development)

0 0.05 0.1 0.2 0.3 0.4
 Miles



ORDINANCE NUMBER 19-35

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the **CEDARBROOK COMMONS PUD DISTRICT**) to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 11-19 (the "Springmill Trails PUD Ordinance") on September 12, 2011;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1909-PUD-25**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1909-PUD-25** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____ - ____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “**Cedarbrook Commons PUD District**” (the “District”).
- 1.2 This Ordinance shall amend and replace in its entirety the Springmill Trails PUD Ordinance, as applicable to the Real Estate.
- 1.3 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.4 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.5 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Definitions. Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. Concept Plan. The “Concept Plan”, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Illustrative Layout. The “Illustrative Layout”, attached hereto as **Exhibit C**, provides one possible site layout for parking, internal drives and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Layout.

Section 5. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the LB: Local and Neighborhood Business District (the “Underlying Zoning District”).

Section 6. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted, except as otherwise modified below.

- 6.1 Additional Uses: The following additional use(s) shall be permitted:
 - A. Agritourism Use (or Agritainment Use), including related outdoor entertainment and event gathering spaces.
 - B. Agricultural Use.
- 6.2 Prohibited Uses: The following use(s) shall be explicitly prohibited:
 - A. Special Exception Uses of the Underlying Zoning District.

Section 7. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Minimum Building Setback Lines:

- A. Abutting External Street¹: Twenty (20) feet.
- B. District Perimeter Not Abutting Street: Forty (40) feet.
- C. All Other: No minimum.

Section 8. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Article 6.3 Architectural Standards: Shall apply, except as modified below.

- A. Character Exhibits: The “Character Exhibit”, attached hereto as **Exhibit C**, is hereby incorporated. Although the Character Exhibit does not represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings, and it provides examples of specific design elements that comply with this Ordinance and contribute to the intent and vision for the Real Estate.
- B. Building Materials (Article 6.3(F)(2)): Shall apply; however, if a Building is consistent with an architectural style depicted in the Character Exhibit, then the minimum Masonry Materials requirement shall not apply.
- C. Roof Design (Article 6.3(F)(7)(b)(iv)): Shall apply; however, flat roofs for one-story buildings shall be permitted if rooftop dining is incorporated into the building’s design, as generally depicted in the Character Exhibit.
- D. Variations to Architectural Standards: Variations to the Architectural Standards of Article 6.3 may be approved as part of a Detailed Development Plan for Buildings that are substantially similar in architectural style and character to those depicted in the Character Exhibit.

8.2 Article 6.4 Building Standards: Shall apply. Principal Buildings shall be restricted to the area generally delineated and labeled on the Concept Plan as “Buildings”. Accessory Buildings are permitted in both areas delineated on the Concept Plan.

8.3 Article 6.8 Landscaping Standards: Shall apply, except as modified below.

- A. Buffer Yard Requirements (Article 6.8(N)): Shall not apply; rather, a minimum forty (40) foot wide buffer yard shall be required along the Real Estate’s west and north property lines. The buffer yard shall include a minimum of four (4) shade trees, four (4) evergreen trees, and ten (10) shrubs per one hundred (100) lineal feet. Plantings shall not be required where vehicular and pedestrian access is provided, as generally depicted on the Illustrative Layout, and where otherwise prohibited for vision clearance standards.

¹ For purposes of this Ordinance, an External Street includes 186th Street and Spring Mill Road.

- B. Parking Area Landscaping (Article 6.8(O)). Shall apply, except as otherwise modified below.
 - i. Parking Area Design. If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.
 - C. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.
- 8.4 Article 6.9 Lighting Standards: Shall apply, except as modified below.
- A. Decorative Fixtures: Exterior lighting attached to the Building shall be decorative (e.g., gooseneck) and fixtures shall be architecturally integrated with the building style, material and color. Fixtures shall not obscure, but rather complement, any building ornamentation.
 - B. Pedestrian-Scale: Light pole height shall not exceed twenty (20) feet.
- 8.5 Article 6.14 Parking and Loading Standards: Shall apply. In addition, no Parking Area shall be permitted in the Established Front Yard of the intersection of Spring Mill Road and 186th Street, as depicted on the Illustrative Layout.
- 8.6 Article 6.17 Sign Standards: Shall apply, except as modified below.
- A. Design: Sign colors and materials shall be restrained and harmonious with the building architecture. Signs shall be compatible with adjacent signs and shall not compete for attention, such as use of excessively bright colors or disproportionally sized letters.
 - B. Wall Sign Lighting: All wall signs shall be: (i) reverse channel letter; or, (ii) externally lit wall signs with decorative (e.g., gooseneck) light fixtures.
 - C. Monument Sign(s) (Center Only) (Article 6.17(J)(2)). Shall apply. The District shall be permitted one (1) monument sign along Spring Mill Road and one (1) monument sign along 186th Street. Sign sizes shall be in accordance with Article 6.17(J)(2)(a).

Section 9. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Department of Public Works.

Section 10. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate.

**[Remainder of page intentionally left blank;
signature pages follow.]**

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-35** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-35**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-35**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, William Tres Development, LLC
Craigielea Enterprises LLC
P.O. Box 214, Westfield, Indiana 46074

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Jesse M. Pohlman

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Illustrative Layout
Exhibit D	Character Exhibit

EXHIBIT A
REAL ESTATE

WARRANTY DEED
(INSTRUMENT NO. 2013020452)

A PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER SOUTH 89 DEGREES 28 MINUTES 24 SECONDS WEST (BASIS OF BEARINGS PER INDIANA STATE PLANE COORD. EAST ZONE) 633.60 FEET TO A MAG NAIL ON THE WEST LINE OF A 18.0 ACRE TRACT OF REAL ESTATE DESCRIBED IN DEED RECORD BOOK 286 PAGE 284; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 02 SECONDS EAST 1168.84 FEET TO A CAPPED REBAR STAMPED FIRM 0066; THENCE NORTH 89 DEGREES 28 MINUTES 24 SECONDS EAST 633.60 FEET TO A MAG NAIL WITH WASHER STAMPED FIRM 0066 ON THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 10 MINUTES 02 SECONDS WEST 1168.84 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.000 ACRES, MORE OR LESS.

EXCEPT (RIGHT-OF-WAY PARCEL):
(INSTRUMENT NO. 2017009119)

A part of the Southeast Quarter of Section 27, Township 19 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantor's land described in Instrument Number 2013020452, in the Office of the Recorder of Hamilton County, lying within the right of way lines depicted on the attached Right of Way Parcel Plat marked Exhibit "B", described as follows: Beginning at the southeast corner of said section designated as point "2" on said plat: thence South 89 degrees 28 minutes 33 seconds West (assumed bearing) 633.60 feet along the south line of said section to the southwest corner of the grantor's land; thence North 0 degrees 10 minutes 05 seconds East 60.00 feet along the west line of the grantor's land to the point designated at "6403" on said plat; thence North 89 degrees 28 minutes 33 seconds East 482.88 feet to the point designated as "6402" on said plat; thence North 72 degrees 46 minutes 35 seconds East 52.20 feet to the point designated as "6410" on said plat; thence North 38 degrees 43 minutes 54 seconds East 33.53 feet to the point designated as "6411" on said plat; thence North 3 degrees 01 minutes 50 seconds East 100.13 feet to the point designated as "6412" on said plat; thence North 0 degrees 10 minutes 05 seconds East 100.00 feet to the point designated as "6413" on said plat; thence North 9 degrees 37 minutes 50 seconds East 152.07 feet to the point designated as "6414" on said plat; thence North 0 degrees 10 minutes 05 seconds East 150.00 feet to the point

designated as "6415" on said plat; thence North 5 degrees 21 minutes 45 seconds East 276.13 feet to the point designated as "6416" on said plat; thence South 89 degrees 49 minutes 55 seconds East 25.00 feet to the east line of said section; thence South 0 degrees 10 minutes 05 seconds West 875.00 feet along said east line to the point of beginning and containing 1.943 acres, more or less, inclusive of the presently existing right of way which contains 0.333 acres, more or less.

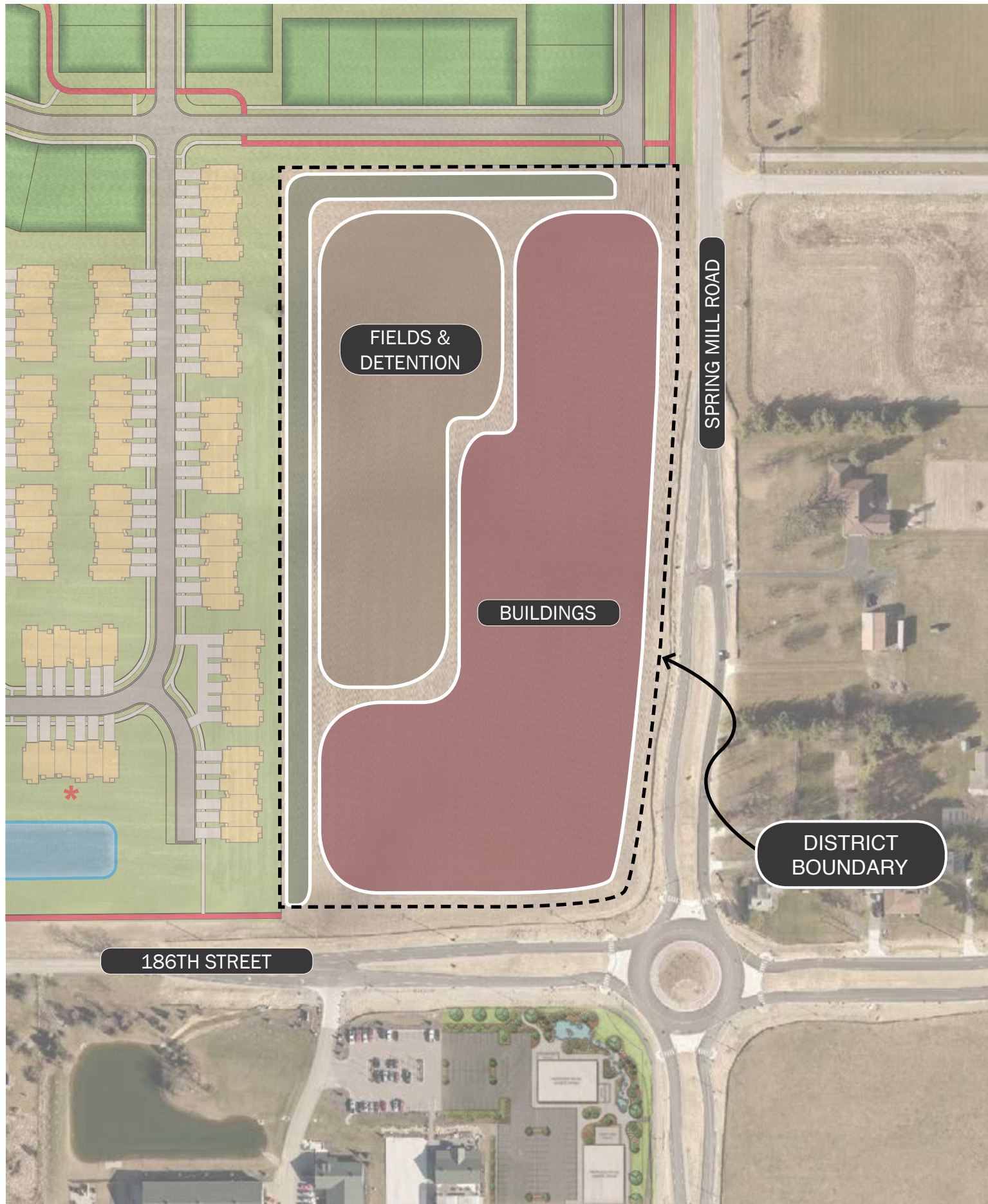


EXHIBIT B: CONCEPT PLAN
CEDARBROOK COMMONS
PLANNED UNIT DEVELOPMENT DISTRICT



EXHIBIT C: ILLUSTRATIVE LAYOUT
CEDARBROOK COMMONS
PLANNED UNIT DEVELOPMENT DISTRICT



EXHIBIT D-1: CHARACTER EXHIBIT
CEDARBROOK COMMONS
 PLANNED UNIT DEVELOPMENT DISTRICT



EXHIBIT D-2: CHARACTER EXHIBIT
CEDARBROOK COMMONS
 PLANNED UNIT DEVELOPMENT DISTRICT

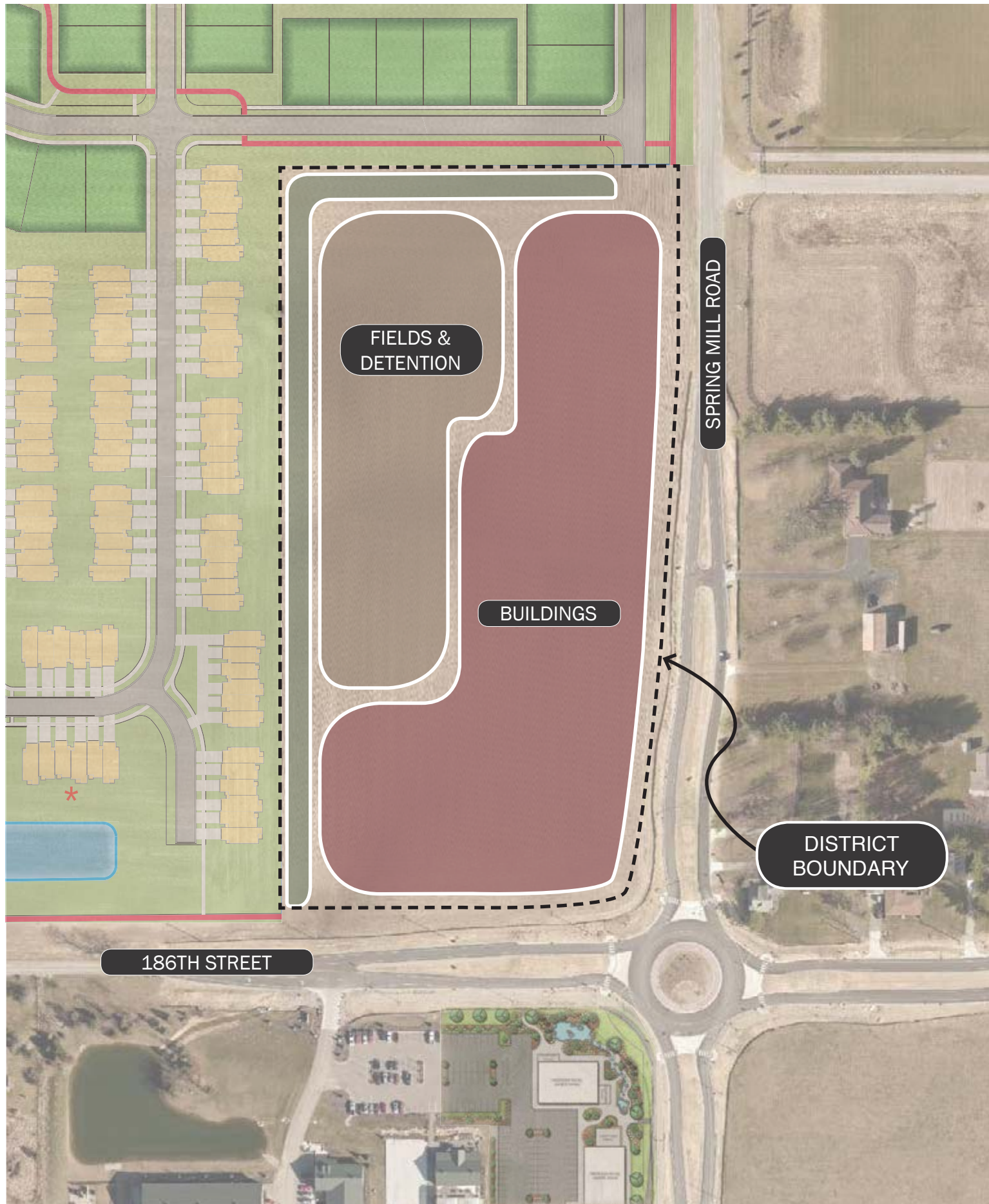


EXHIBIT B: CONCEPT PLAN
CEDARBROOK COMMONS
PLANNED UNIT DEVELOPMENT DISTRICT



ILLUSTRATIVE LAYOUT
CEDARBROOK COMMONS
PLANNED UNIT DEVELOPMENT DISTRICT



CHARACTER EXHIBITS
CEDARBROOK COMMONS
 PLANNED UNIT DEVELOPMENT DISTRICT



CHARACTER EXHIBITS
CEDARBROOK COMMONS
 PLANNED UNIT DEVELOPMENT DISTRICT



Petition Number: 1909-PUD-29

Project Name: Poplar Street Townhomes Planned Unit Development

Subject Site Address: West and adjacent to Poplar Street between Jersey Street and Park Street (the “Property”)

Petitioner: Estridge Homes (the “Petitioner”)

Representative: Bryan Stumpf, 11th Street Development, LLC

Request: Estridge Homes by Bryan Stumpf requests a change of zoning for approximately 1.26 acres +/- in the MF-1: Multifamily Low Density Residential District to the Poplar Street Townhomes PUD District.

Current Zoning: MF1: Multifamily Low-Density Residential

Current Land Use: Residential / Vacant

Approximate Acreage: 1.26 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 19-33
4. Concept Plan
5. Character Exhibits
6. Neighbor Meeting
7. Public Comments
8. Presentation Slides

Staff Reviewer: Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the August 12, 2019, City Council meeting. The Petitioner held a neighborhood meeting on August 13, 2019. The petition will receive a public hearing at the September 16, 2019, Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: The Property is located on the West side of Poplar Street between Jersey Street and Park Street (see **Exhibit 2**). The Property is currently zoned MF1: Multi-Family Low-Density Residential. Adjacent properties to the south are zoned GB: General Business. Properties to the



East and North are zoned MF1: Multi-Family Low-Density, and adjacent properties to the West are zoned GB: General Business and MF1: Multi-Family Low-Density.

Project Description: The Petitioner is requesting a change of zoning to the Poplar Street Townhomes PUD District (Ordinance 19-33) that would allow for residential development. The proposed PUD Ordinance establishes the Underlying Zoning Districts as SFA: Single-Family Attached Residential.

Permitted Uses: The proposed PUD Ordinance defaults to the permitted and prohibited uses of the SFA: Single-Family Attached in addition to permitting the use of Townhome Dwellings and a total maximum of twenty-four (24) Dwellings.

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, except as modified below:

	Proposed Ordinance	SFA District
Minimum Lot Frontage	35'	No minimum
Minimum Lot Width	45'	No minimum
Minimum Lot Area	5,600 sq ft	No minimum
Minimum Setbacks		
Front Yard	25'	*20'
Minimum Distance between Structures	6'	25' or 30'
Minimum Living Area		
Single Story	1,700 sq ft	1,300 sq ft
Story and One-half	1,700 sq ft	1,600 sq ft
Two Story	1,700 sq ft	1,800 sq ft

*Buildings with more than one adjacent unit shall stagger the front Building Setback Line for each unit by at least four (4) feet.

Front Setback Stagger (Article 4.9(H)(2)): Shall not apply.

Project Perimeter Setback (Article 4.9(J)): Shall not apply.

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

Architectural Standards: Shall apply; except as modified below.

1. Architectural Standards:

- a. Streetscape Diversity: Shall not apply.
- b. Garages: All Dwelling Units shall have a minimum two (2) car attached garage. Garages shall be located to the rear of the Principal Building. Examples of compliance with this standard include, (i) a rear-load garage; (ii) a side-load garage with the garage doors located opposite the Building Façade oriented toward a Street abutting the perimeter of the Real Estate.
- c. Building Material: Shall apply. In addition, vinyl and aluminum siding shall not be a permitted exterior building material, except for gutters, soffits, soffit trim, and other similar building components.

Landscaping Standards: Shall apply, except as modified below.

1. Street Trees: Shall apply.
2. Foundation Plantings: Shall not apply. The Minimum Lot Landscaping Requirements shall apply.
3. External Street Frontage Landscaping Requirements: Shall not apply.
4. Vision Clearance: Twenty (20) feet from intersections of Collectors, Private or Local Streets.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District.

Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

1. Minimum Open Space: There shall be no minimum percentage Open Space requirement, rather Open Space shall be provided as shown on the Concept Plan (**Exhibit 4**).
2. Pedestrian Network Standards: Sidewalks currently exist along Poplar Street and Park Street; therefore, no additional pedestrian facilities shall be required on these streets. A sidewalk five (5) feet wide shall be installed along Jersey Street.

Processes & Permits: As proposed, the PUD Ordinance defaults to the standards of the Unified Development Ordinance Chapter 10.

COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) and the 2016 Grand Junction Sub-Districts Addendum identify the Property as within The Gateway Subdistrict within the Grand Junction District. The Gateway Subdistrict is envisioned to be friendly to pedestrians and to be a part of Westfield’s skyline, and will need to house landmark-quality buildings while being fully integrated into the downtown’s branding, themes, and programming. The Gateway seeks to be welcoming, safe, comfortable, and vibrant with activity. Land Uses deemed appropriate for this area are Hotels, Conference Centers, Offices (professional, medical, or general office uses including a visitor’s center), Multi-family

Residential (desirable as long as the street-level is dedicated to non-residential and non-parking uses), Parking Structures, and Ancillary Uses (ancillary retail, restaurants, cultural uses, institutional uses, entertainment, or recreational use). The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will be held on the September 16, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

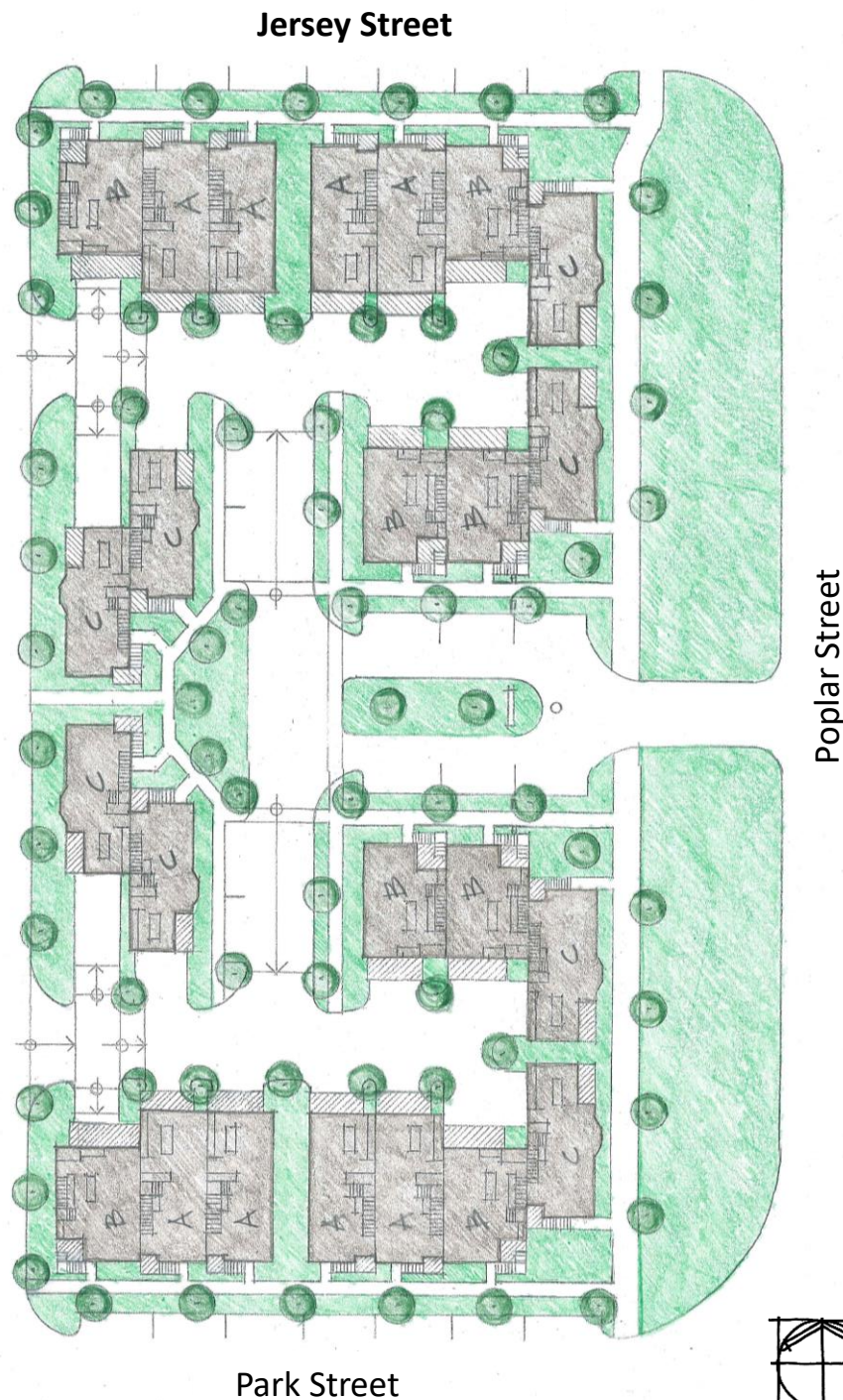
Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the August 12, 2019, Council meeting.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the September 16, 2019, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.



Poplar Street Townhomes

Townhome Mix:

Unit A = 8 d.u.

Unit B = 8 d.u.

Unit C = 8 d.u.

Total = 24 d.u.

Parking:

48 Garage parking spaces

24 Guest parking spaces

Price Range:

\$350,000 - \$400,000

Poplar Street Townhomes



Entry Green Elevation

Poplar Street Townhomes



Poplar Street Elevation



Neighbor Meeting Notes

Date: 13 August 2019

Location: Harmony Club, 1414 W 151st Street, Westfield, Indiana

Project Name: Poplar Street Townhomes

Attendees: Thad Harvey
Hans Pearson
John Pearson
Bryan Stumpf

Minutes By: Bryan Stumpf, PLA, AICP

The following notes reflect our understanding of the discussions and decisions made at this meeting. If you have any questions, additions, or comments, please contact the issuer of these minutes.

ITEMS DISCUSSED:

1. Stumpf gave a presentation of the proposed project addressing the project's location, the Comprehensive Plan, the momentum this project would bring to the redevelopment of downtown, the design of the 1.1 acre site, the character of the buildings, and how the development of this site does not impede the redevelopment of the remaining 10 acres of the quadrant as envisioned in the Comprehensive Plan. A copy of the presentation is attached.

2. What does the Comprehensive Plan say about this area of the City?

The project is in the Gateway Subdistrict of the Comprehensive Plan. This subdistrict is often summarized as multi-story buildings with landmark architecture. However, there is much more to this subdistrict. The desired uses are hotels, offices, and multifamily residential. The goal is to set the skyline for Westfield at the US 31/Main Street interchange. Buildings along US 31 are supposed to be at least 75 feet tall. Buildings along Main Street should be no more than 50 feet tall with entrances facing Main Street. When a site is not on these two streets, the maximum height is 40 feet. Where proposed buildings abut existing one-story residential homes, the plan identifies the building heights should be lower to transition between the tall, gateway buildings and the existing homes in the downtown area.

In the Comprehensive Plan the east side of Poplar Street is identified as the Junction Subdistrict. This subdistrict is further divided into subareas. The subarea directly across the street from the proposed townhome project is the Park Street Corridor. The Park Street Corridor is characterized by adaptive reuse of existing structures. It has a village character including small lots, minimal building setbacks, one- and two-story eclectic buildings, and front porches oriented towards the street.

We believe the proposed townhome project does a great job at transitioning from the tall buildings of the Gateway Subdistrict to the one- and two-story buildings of the Park Street Corridor.

3. Do you plan on expanding the project? Why didn't you go west to Maple Street and redevelop the entire block?

No, we don't plan on expanding the project. To extent to Maple Street would make the project too large and it would begin to impact the redevelopment of the rest of the quadrant.

4. What is the price range of the proposed townhomes?

The expected price range of the townhomes is \$350,000 to \$400,000.

5. These are expensive homes for the area given there are really no amenities currently present. Are you confident in your pricing?

Yes. A market study was done for the downtown Westfield market. While these townhomes are at the top end of the range, Estridge is known for its quality design and has successfully hit these price points before.

6. What is your schedule for the project?

We are in the first stage of a multi-stage approval process. Zoning is expected to be completed by the end of the year. Platting and construction drawing approval would occur over the winter. Site development would begin spring of next year. Townhome construction would begin in the fall of next year.

7. What feedback have you received about the project so far?

At the Grand Junction Task Group all the participants liked the design of the site and buildings. The group had mixed concerns about the location. Some liked the momentum the project creates and were supportive of the development. Others had concerns the location would hamper the redevelopment of the rest of the Gateway Subdistrict quadrant. We are confident the project does not harm the ability to develop the rest of the quadrant as was illustrated in the concept plan created after receiving feedback from the Grand Junction Task Group.

8. Who is 11th Street Development? Who is developing and building to project?

11th Street Development is the land use consultant assisting Estridge with the design and approvals of the project. Estridge will be the developer of the site and the builder of all the townhomes.

9. What is the property currently zoned?

The property is currently zoned multifamily residential. However, this zoning district does not have development standards conducive to the townhomes. While the proposed townhomes are equal to apartments in density (20 units per acre), different development standards (e.g. setbacks) are necessary to construct townhomes.

10. What zoning are you proposing of the site?

We are proposing a planned unit development for the site. It is tailored to the site plan and building elevations shown in the presentation. The site plan and building elevations are exhibits to the PUD ordinance.

11. What improvements is the City making in the area?

The City will start construction of Grand Junction Plaza this year. Also, improvements to Poplar Street will start soon with an anticipated completion date of next year.

12. Isn't city participation needed for more intense redevelopment of the area?

Yes. For redevelopment involving multistory buildings with parking structures, cities often participate in the funding of parking structures. Often, cities also provide storm water detention for their downtown areas.

13. Are you asking for any city funding?

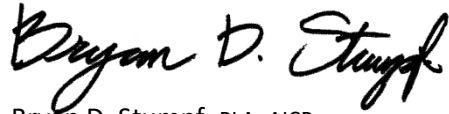
No. This project requires no city funding. This was viewed as a good thing by the attendees.

14. When will the remainder of the quadrant develop?

That is unknown. It will take time to assemble the land and reconfigure the right of way to create a development site that allows the type of development the city envisions. The land assembly process will likely take several years.

Sincerely,

11th Street Development

A handwritten signature in black ink that reads "Bryan D. Stumpf". The signature is written in a cursive, flowing style.

Bryan D. Stumpf, PLA, AICP
President

cc: Jon Dorsey, City of Westfield
file

BDS:bds



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 16, 2019
1908-ODP-13 & 1908-SPP-13

Petition Number: 1908-ODP-13 & 1908-SPP-13

Property Address: Southwest corner of 161st Street and Spring Mill Road (the “Property”)

Petitioner: CRG Residential

Representative: David George

Request: Primary Plat and Overall Development Plan amendment review of 3 Lots, 1 Block, and 1 Common Area on 34.24 acres +/- in the Spring Mill Station SWC PUD District.

Current Zoning: Spring Mill Station SWC PUD (Ordinance 17-41)

Current Land Use: Vacant

Approx. Acreage: 34.5 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat and Overall Development Plan
4. Landscape Plan

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

Approval of a Primary Plat and Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.



PROJECT BACKGROUND

The Springmill Trails PUD (Ordinance 17-41, the “PUD”) was adopted at the March 26, 2018, City Council meeting.

This petition was reviewed at the July 23, 2019, Technical Advisory Committee meeting. A Public Hearing was held at the August 5, 2019, Plan Commission meeting.

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines.
- 12) Legend and notes.



- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply.

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 20) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 21) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 22) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 23) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.



DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply, as applicable to an Overall Development Plan.

- 24) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 25) Address and legal description of the property.
- 26) Boundary lines of the property including all dimensions.
- 27) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 28) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 29) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 30) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 31) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 32) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 33) Location and dimensions of all existing structures and paved areas.
- 34) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 35) Location of all Floodplain areas within the boundaries of the property.
- 36) Names of legal ditches and streams on or adjacent to the site.
- 37) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 38) Identify buildings proposed for demolition.
- 39) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 40) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).



DISTRICT STANDARDS (Chapter 4 of UDO and Ord. 17-41)

The plans comply with Chapter 4 of the UDO and Ordinance 17-41: Spring Mill Station SWC PUD.

- 41) Permitted Uses (Sec. 5 of PUD)
- 42) General Regulations for Multifamily (Article 4.11 of UDO and Sec. 6.1 of PUD)
 - a) Maximum Density: 20 DU per acre
 - b) Maximum DU per structure: 30
 - c) Maximum DU: 292
 - d) Minimum BSL:
 - i) Front: none
 - ii) Side: 12'
 - iii) Rear: 20'
 - e) Project Perimeter Setback
 - f) Maximum Building Height
- 43) General Regulations for Commercial (Article 4.14 of UDO and Sec. 6.2 of PUD)
 - a) Minimum Lot Frontage: 50'
 - b) Minimum BSL:
 - i) Front: none per concept plan
 - ii) Side: 15'
 - iii) Rear: 20'

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Ord. 17-41)

The plans comply, as applicable to a Primary Plat and Overall Development Plan.

- 44) Accessory Use and Building Standards (UDO Article 6.1 and Sec.7.1(E) of PUD)
 - a) A trash enclosure will be allowed to be constructed for each lot. Alternatively, a combined trash enclosure will be allowed to be constructed to serve several lots. Trash enclosures will not be permitted between the buildings and 161st Street I Spring Mill Road. See **Exhibit E** for trash enclosure area of exclusion. On all lots, the trash enclosure will be constructed of a masonry material that is similar to the building on the lot with which it serves.
- 45) Architectural Standards (UDO Article 6.3 and Sec. 7.1 of PUD)



- 46) Landscaping Standards (Article 6.8)
 - a) Minimum Lot Landscaping Requirements
 - b) External Street Frontage Landscaping
 - c) Buffer Yard Requirements
 - d) Parking Area Landscaping
- 47) Lighting Standards (Article 6.9)
- 48) Lot Standards (Article 6.10)
- 49) Parking and Loading Standards (Article 6.14)
- 50) Setback Standards (Article 6.16)
- 51) Sign Standards (Article 6.17)
- 52) Vision Clearance Standards (Article 6.19)
- 53) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan.

- 54) Block Standards (Article 8.1)
 - 55) Easement Standards (Article 8.3)
 - 56) Monument and Marker Standards (Article 8.5)
 - 57) Open Space and Amenity Standards (Article 8.6)
 - a) Minimum Open Space for Residential Area: 15%
 - 58) Pedestrian Network Standards (Article 8.7)
 - 59) Storm Water Standards (Article 8.8)
 - 60) Street and Right-of-Way Standards (Article 8.9)
 - 61) Street Light Standards (Article 8.10)
 - 62) Street Sign Standards (Article 8.11)
 - 63) Surety Standards (Article 8.12)
 - 64) Utility Standards (Article 8.13)
-



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 16, 2019
1908-ODP-13 & 1908-SPP-13

DEPARTMENT COMMENTS

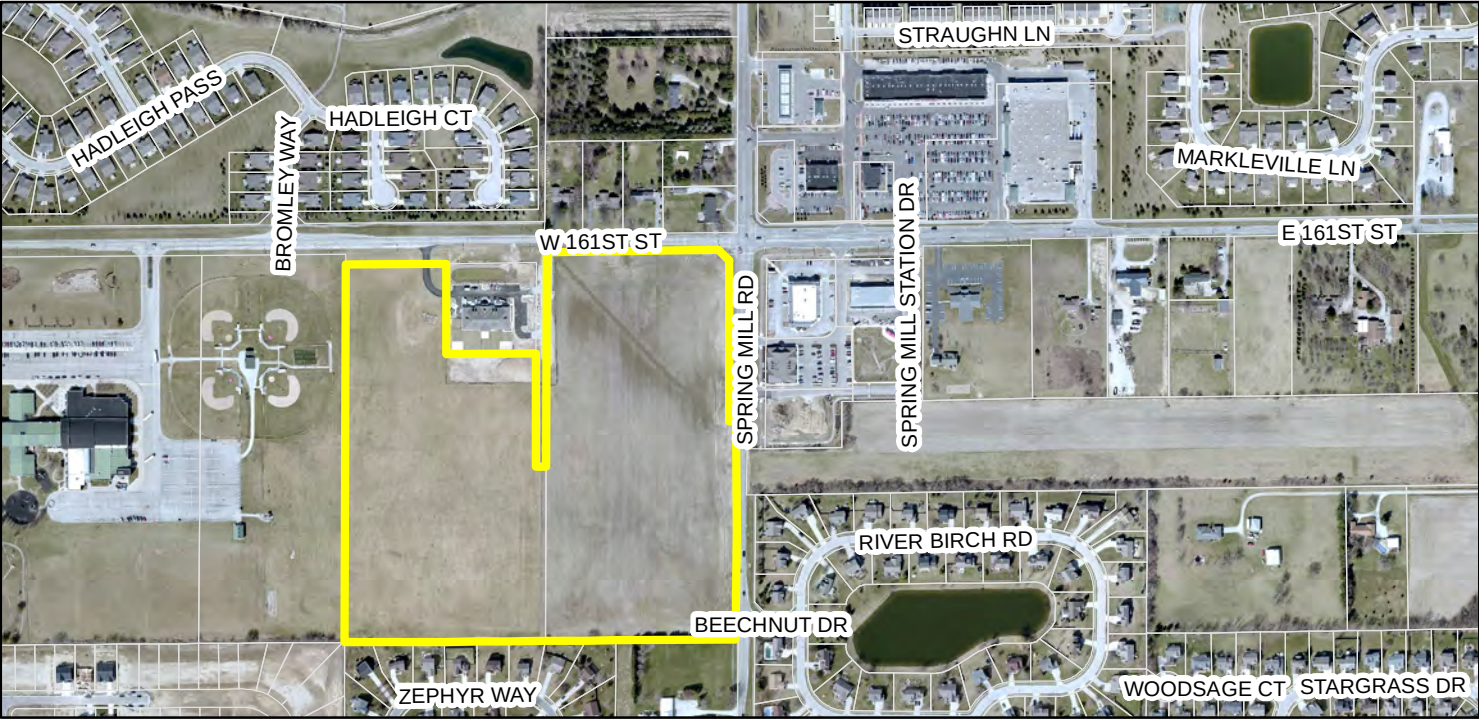
- 1) **Action: Approve the Primary Plat and Overall Development Plan (1908-SPP-13 & 1908-ODP-13) with the condition that all necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.**
- 2) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.



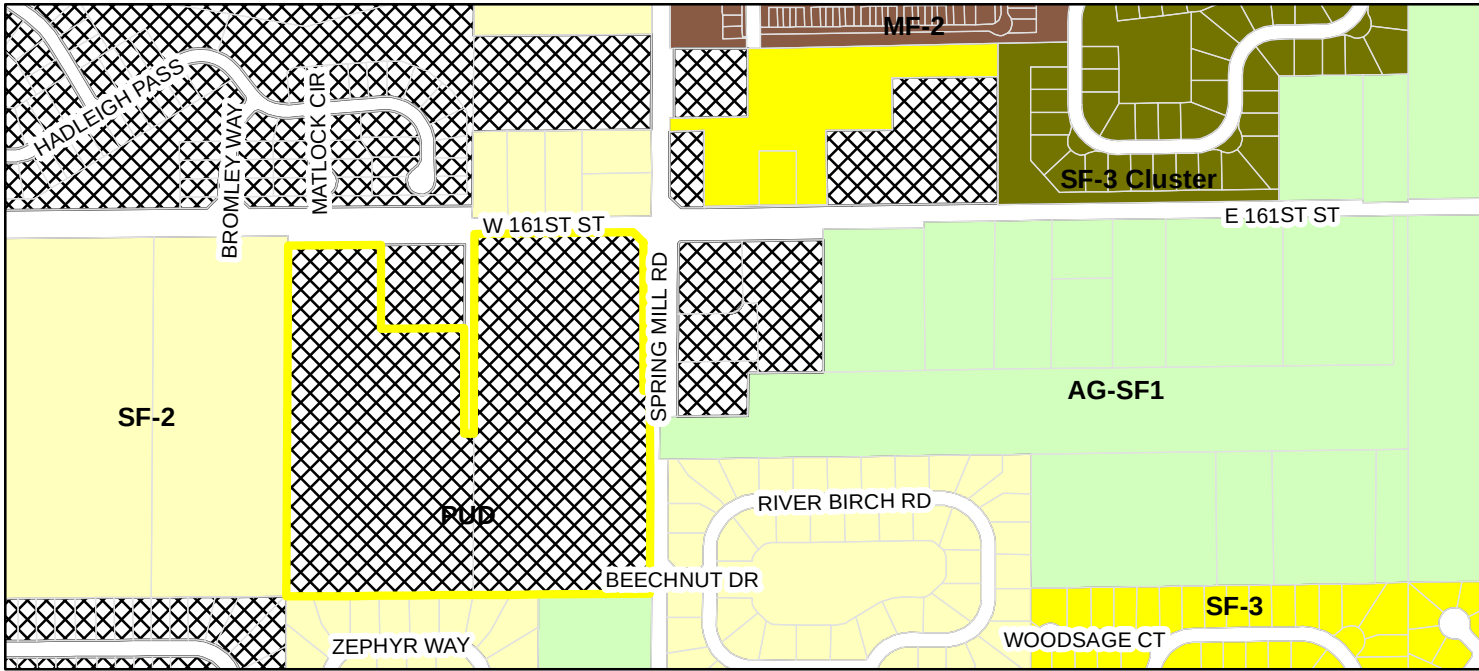
Property Location Map
Spring Mill Station SWC
1908-ODP-13 &1908-SPP-13



Aerial Location Map



Zoning Map



- Zoning**
- | | | |
|--|----------------------------|--------------------------|
| AG-SF1 (Agriculture - Single Family - 1) | MF-2 (Multiple Family - 2) | SF-3 (Single Family - 3) |
| PUD (Planned Unit Development) | SF-3 Cluster | |
| SF-2 (Single Family - 2) | | |



SOILS MAP
NO SCALE

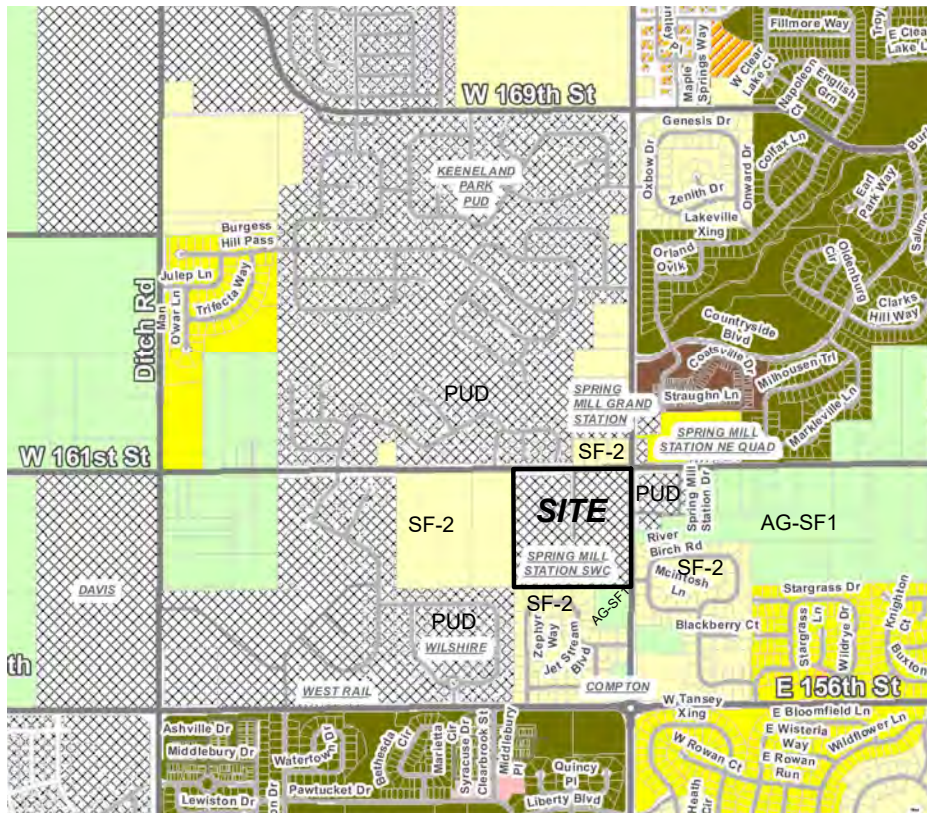
SOILS DESCRIPTIONS

BROOKSTON SERIES
Br Brookston silt loam (0-2% slopes)
Brookston Series - (B/D) This is a very poorly drained nearly level soil on uplands. Permeability is moderately slow. The pH of the surface layer in non-limed areas is 6.0 to 7.3. This soil is hydric. Basements are not recommended because of wetness concerns. This soil responds well to tile drainage. It is not highly erodible. There is a seasonal high water table associated with this soil. High potential frost action and moderate shrink-swell potential are also construction concerns.

CROSBY SERIES
CrA Crosby silt loam (0-3% slopes)
Crosby Series - (C) This is a somewhat poorly drained gently sloping soil on uplands. Permeability is very slow. The pH of the surface layer in non-limed areas is 5.1 to 6.5. This soil responds well to tile drainage; it is potentially highly erodible. There is a seasonal high water table associated with this soil. High potential frost action and moderate shrink-swell are also construction concerns.

MIAMI SERIES
MmA Miami silt loam (0-2% slopes)
Miami Series - (B) This is a well drained gently sloping soil on uplands. Permeability is moderate to moderately slow. The pH of the surface layer in non-limed areas is 5.6 to 7.3. This soil is potentially highly erodible. Moderate potential frost action and moderate shrink-swell are also construction concerns.

WHITAKER SERIES
Wh Whitaker silt loam (0-2% slopes)
Whitaker Series - (C) This is a nearly level, deep somewhat poorly drained soil on uplands. Permeability is moderate. Available water capacity is high. The pH of the surface layer in non-limed areas is 5.6 to 7.3. Basements should not be considered in this soil. There is a seasonal high water table associated with this soil. High potential frost action is also a construction concern.



LOCATION / ZONING MAP
NO SCALE

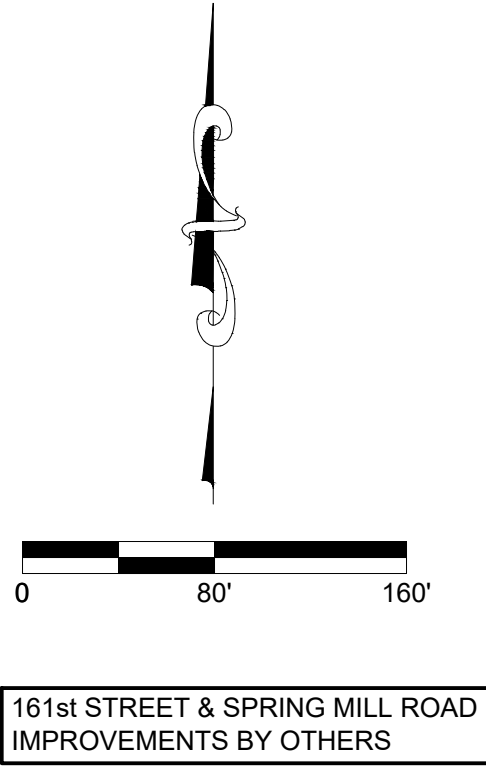
PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN
SPRING MILL STATION
SE 1/4, SEC. 10 - T18N-R3E, HAMILTON COUNTY, WASHINGTON TOWNSHIP, WESTFIELD, IN
ZONED: PUD

PLANS PREPARED FOR:
CRG RESIDENTIAL, LLC
805 CITY CENTER DRIVE
CARMEL, IN 46032
317-575-9400
317-575-9399 fax
CONTACT: DAVID GEORGE

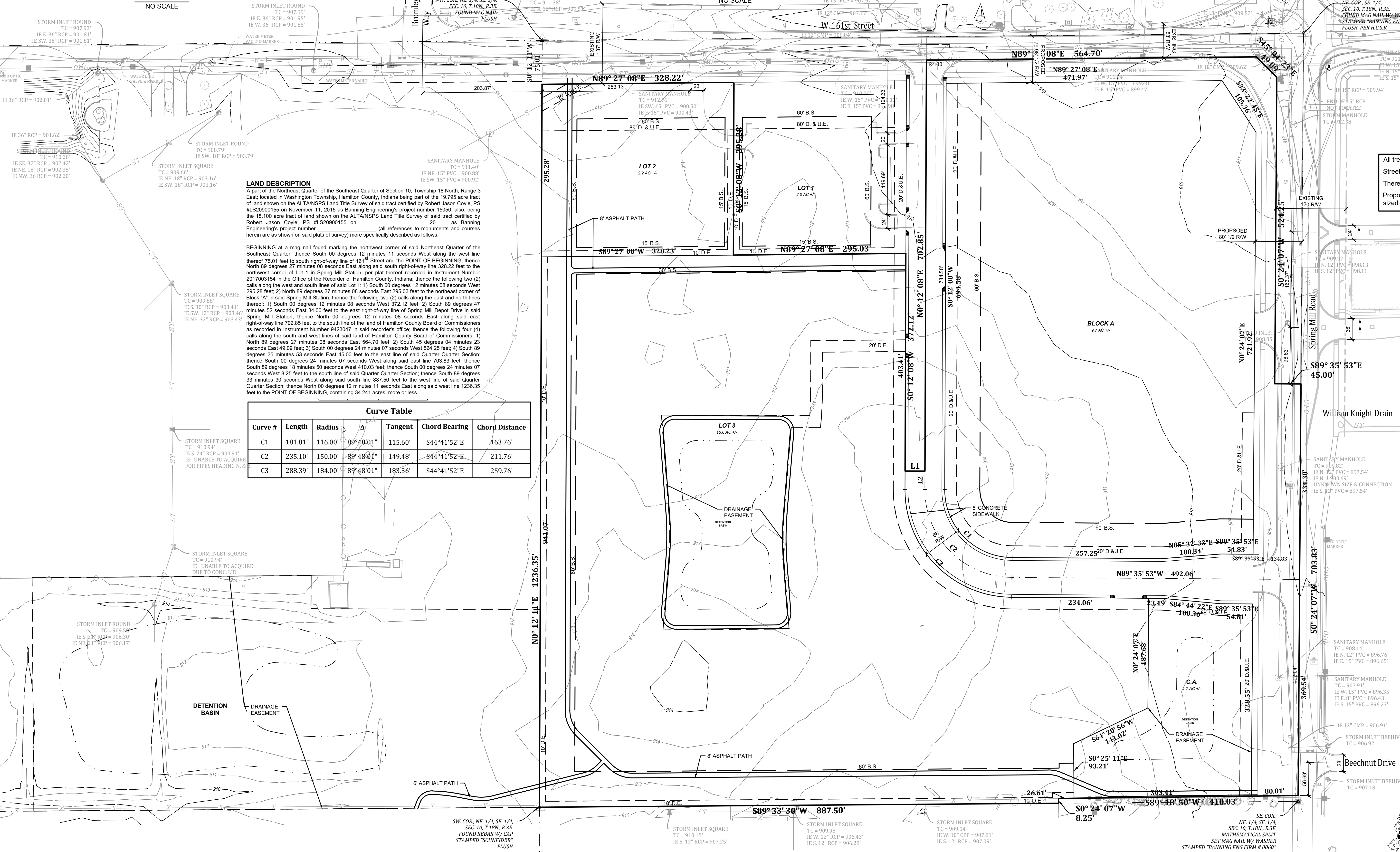
PLANS PREPARED BY:

BANNING ENGINEERING
853 COLUMBIA ROAD, SUITE #101
PLAINFIELD, IN 46168
BUS: (317) 707-3700, FAX: (317) 707-3800
E-MAIL: Banning@BanningEngineering.com
WEB: www.BanningEngineering.com

CONTACT: RYAN LINDLEY



161st STREET & SPRING MILL ROAD
IMPROVEMENTS BY OTHERS



LAND DESCRIPTION

A part of the Northeast Quarter of the Southeast Quarter of Section 10, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana being part of the 19.795 acre tract of land shown on the ALTANSPS Land Title Survey of said tract certified by Robert Jason Coyle, PS #LS20900155 on November 11, 2015 as Banning Engineering's project number 15050, also, being the 18.100 acre tract of land shown on the ALTANSPS Land Title Survey of said tract certified by Robert Jason Coyle, PS #LS20900155 on _____ as Banning Engineering's project number _____ (all references to monuments and courses herein are as shown on said plats of survey) more specifically described as follows:

BEGINNING at a mag nail found marking the northwest corner of said Northeast Quarter of the Southeast Quarter, thence South 00 degrees 12 minutes 11 seconds West along the west line thereof 75.01 feet to south right-of-way line of 161st Street and the POINT OF BEGINNING, thence North 89 degrees 27 minutes 08 seconds East along said south right-of-way line 328.22 feet to the northwest corner of Lot 1 in Spring Mill Station, per plat thereof recorded in Instrument Number 2017003154 in the Office of the Recorder of Hamilton County, Indiana; thence the following two (2) calls along the west and south lines of said Lot 1: 1) South 00 degrees 12 minutes 08 seconds West 295.28 feet; 2) North 89 degrees 27 minutes 08 seconds East 295.03 feet to the northeast corner of Block 'A' in said Spring Mill Station; thence the following two (2) calls along the east and north lines thereof: 1) South 00 degrees 12 minutes 08 seconds West 372.12 feet; 2) South 89 degrees 47 minutes 52 seconds East 34.00 feet to the east right-of-way line of Spring Mill Depot Drive in said Spring Mill Station; thence North 00 degrees 12 minutes 08 seconds East along said east right-of-way line 702.85 feet to the south line of the land of Hamilton County Board of Commissioners as recorded in Instrument Number 9429047 in said recorder's office; thence the following four (4) calls along the south and west lines of said land of Hamilton County Board of Commissioners: 1) North 89 degrees 27 minutes 08 seconds East 564.70 feet; 2) South 45 degrees 04 minutes 23 seconds East 49.09 feet; 3) South 00 degrees 24 minutes 07 seconds West 524.25 feet; 4) South 89 degrees 35 minutes 53 seconds East 45.00 feet to the east line of said Quarter Quarter Section; thence South 00 degrees 24 minutes 07 seconds West along said east line 703.83 feet; thence South 89 degrees 18 minutes 50 seconds West 410.03 feet; thence South 00 degrees 24 minutes 07 seconds West 8.25 feet to the south line of said Quarter Quarter Section; thence South 89 degrees 33 minutes 30 seconds West along said south line 887.50 feet to the west line of said Quarter Quarter Section; thence North 00 degrees 12 minutes 11 seconds East along said west line 1236.35 feet to the POINT OF BEGINNING, containing 34.241 acres, more or less.

Curve Table						
Curve #	Length	Radius	Δ	Tangent	Chord Bearing	Chord Distance
C1	181.81'	116.00'	89°48'01"	115.60'	S44°41'52"E	163.76'
C2	235.10'	150.00'	89°48'01"	149.48'	S44°41'52"E	211.76'
C3	288.39'	184.00'	89°48'01"	183.36'	S44°41'52"E	259.76'

FLOOD ZONE STATEMENT
This site is located in Flood Zone X. Areas determined to be outside the 0.2% annual chance floodplain, per FIRM Map for Hamilton County, IN Map No. 18057C0120G, Dated November 19, 2014.

All trees to match the current City of Westfield master tree list.
Street trees shall not be within 4' of any pavement.
There shall be no trees within 10' of any storm sewer including sub drains.
Proposed utility locations shall be as shown on plan and appropriately sized to meet the demand of the commercial park.

LEGEND
EXISTING

- ST STORM SEWER
- S SANITARY SEWER
- W WATER LINE
- C NATURAL GAS LINE
- OHU OVERHEAD UTILITIES
- E ELECTRIC LINE
- T TELEPHONE LINE
- CATV CABLE TV LINE
- UFO FIBER OPTIC LINE
- X FENCE LINE
- SM STORM MANHOLE
- SI STORM INLET
- SM SANITARY MANHOLE
- FI FIRE HYDRANT
- WV WATER VALVE
- WM WATER METER
- GM GAS METER
- GV GAS VALVE
- UP UTILITY POLE
- GW GUY WIRE
- EM ELECTRIC METER
- LP LIGHT POLE
- TS TELEPHONE SPlice BOX
- FHO FIBER OPTIC HAND HOLE
- TP TRAFFIC SIGNAL POLE
- TM TRAFFIC SIGNAL MANHOLE
- TC TRAFFIC SIGNAL CONTROL BOX

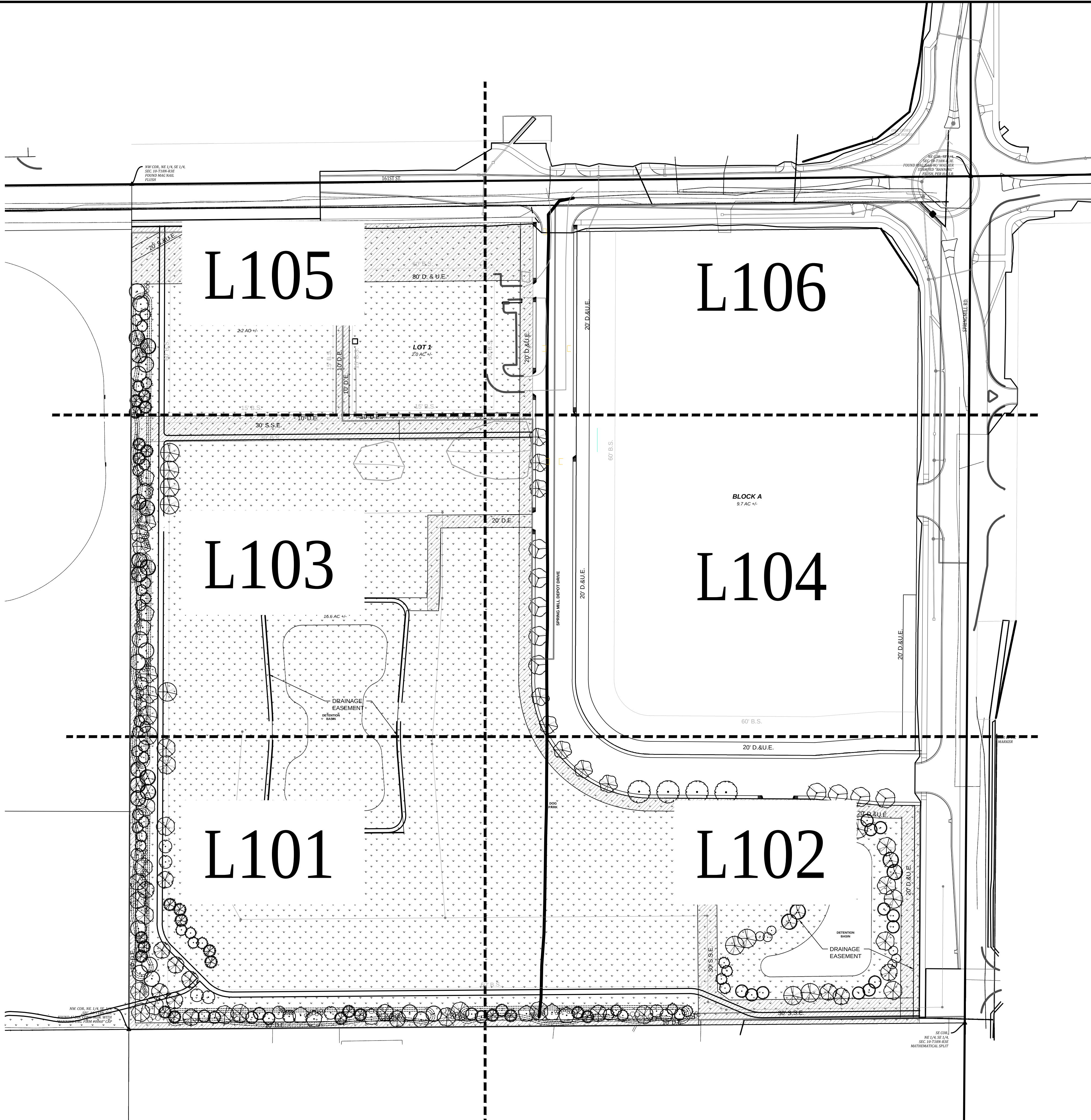
LEGEND
PROPOSED

- SS SANITARY SEWER
- S SANITARY SEWER
- W WATER MAIN
- SM SANITARY MANHOLE
- SC SANITARY CLEANOUT
- SM STORM MANHOLE
- SI STORM INLET
- FI FIRE HYDRANT
- SSE SANITARY SEWER EASEMENT
- BS BUILDING SETBACK
- DE DRAINAGE & UTILITY EASEMENT



Date: 09-06-19
Project No: 19127
Sheet No:

C100



LANDSCAPE AND PLANTING NOTES

- Plant material to be installed and maintained by a qualified and experienced landscape installer.
- All materials are subject to the approval of the Landscape Architect and Owner at any time. Landscape Architect to inspect all plant locations and plant bed conditions prior to installation. Stake all plant locations for review and approval by the Landscape Architect before planting. On-site adjustments may be required. Plants are to be freshly dug. Transporting of plants shall be done in a manner as to not destroy the natural shape, compromise the health, or alter the characteristics of plant materials.
- Rootballs shall meet or exceed size standards as set forth in 'American Standards for Nursery Stock'. MAIN LEADERS OF ALL TREES SHALL REMAIN INTACT. Remove from the site any plant material that turns brown or defoliates within five (5) days after planting. Replace immediately with approved, specified material.
- Plant counts indicated on drawings are for Landscape Architect's use only. Contractor shall make own plant quantity takeoffs using drawings, specifications, and plant schedule requirements (i.e., spacing), unless otherwise directed by Landscape Architect. Contractor to verify bed measurements and install appropriate quantities as governed by plant spacing per schedule.
- All plant beds shall receive 3" minimum of genuine shredded hardwood bark mulch (unless otherwise noted). Apply pre-emergent herbicide as directed by the manufacturer prior to installing mulch. Seed all areas disturbed by construction activities that are not otherwise noted to receive pavement, planting bed, or other treatment.
- The Contractor shall install and/or amend topsoil in all proposed bed areas to meet ASTM D5268 standards. Landscaper shall verify depth and quality of topsoil prior to plant installation. A minimum of 4" of topsoil is required for lawn areas; 12" for plant beds. Topsoil sources shall include the reuse of surface soil stockpiled on site, clean of roots, plants, sod, stones, clay lumps, and other extraneous or foreign materials larger than 1". Supplement with imported topsoil from off-site sources when quantities are insufficient. Do not obtain supplemental topsoil from agricultural land, bogs, or marshes. Inorganic amendments, organic amendments, and fertilizers shall be used to amend topsoil as needed for long-term plant health.
- Verify all utility locations in the field prior to beginning work. Repair all damaged utilities to satisfaction of the Owner and Operating Authority at no additional cost.
- Install all plant material in accordance with all local codes and ordinances. Coordinate with the Owner to obtain any required permits necessary to complete work. All workmanship and materials shall be guaranteed by the Contractor for a period of one (1) calendar year after Final Acceptance.
- Maintain all plant material for a three (3) month period from date of Substantial Completion. Maintenance shall include pruning, cultivating, watering, weeding, fertilizing, restoring plant saucers, spraying for disease and insects, and replacing tree wrappings. Recommended long-term maintenance procedures shall be provided to the Owner before expiration of this period.
- Satisfactory Seeded Lawn: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 3 by 3 inches. Reestablish lawns that do not comply with requirements and continue maintenance until lawns are fully satisfactory to the Owner.
- The following clearances shall be maintained throughout the project site:
STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVED SURFACE
NO TREE SHALL BE WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
- All Street Trees are to match the current City of Westfield Master Tree List.

ORDINANCE CHART

Zoning: Westfield UDO + Spring Mill Station SWC PUD 17-41
MINIMUM LOT LANDSCAPING
Requirement: (Multi-family) 1 shade tree + 1 evergreen or ornamental tree + 4 shrubs per dwelling unit.
Required: 288 units = 288 shade trees + 288 evergreen/ornamental trees + 1,152 shrubs
Provided:
Buffers and Common Area: 82 shade trees @ 2.5" caliper + 15 ornamental trees + 43 evergreen trees + 71 shrubs
(Additional plant material shall be added as the property is completely developed)

BUFFER YARD
Requirements:
North Boundary (161st Street): none required for this phase of development; shall be provided when Lot 1 and Lot 2 and Block A are designed
East Boundary (Spring Mill Road): none required for this phase of development; shall be provided when Block A is designed.
South Boundary: per Concept Plan
West Boundary: per Concept Plan
Required:
South Boundary: 24 shade trees + 26 vergreen trees + 120 shrubs
West Boundary : 52 shade trees + 50 evergreen trees + 233 shrubs
Provided:
South Boundary: 24shade trees + 26 evergreen trees + 120 shrubs
West Boundary = 52 shade trees + 50 evergreen trees + 233 shrubs

STREET TREES (per UDO)
Requirement: Provide 1 tree/50 l.f. along one side of the road between walk and curb.
Required: Spring Mill Depot Drive (up to the south edge of Lot 2) @ 1,065 l.f. = min. 21 trees
Provided: 21 trees

 Utility Easements, no plantings allowed



12 S Main St. Ste 200 | Fortville, IN 46040
317-485-6900 | www.context-design.com

Certified by:

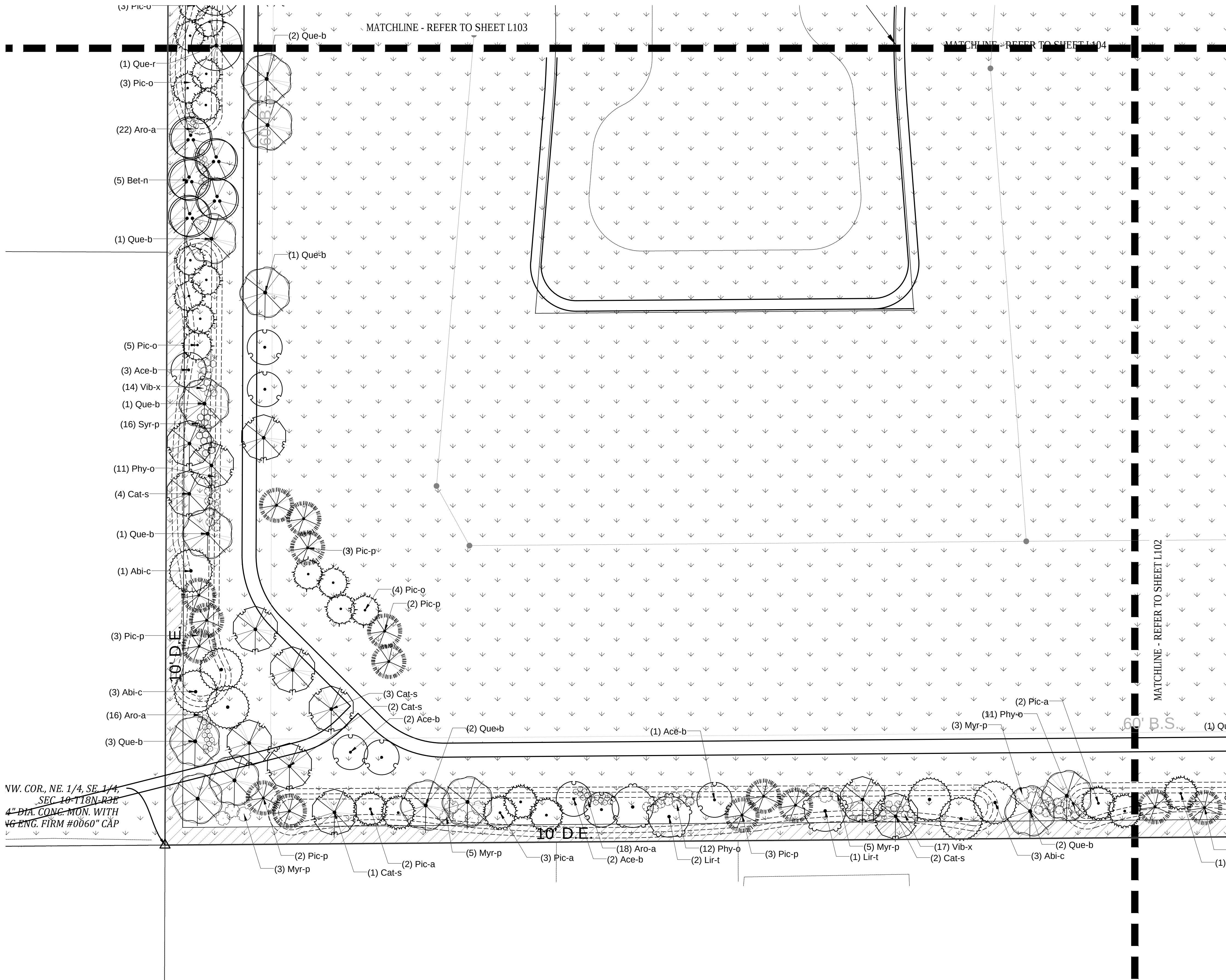
Drawings for the
Depot at Spring Mill
Overall Landscape Plan

Revision	Date	Description

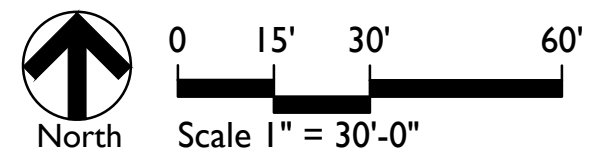
Date: 08.01.2019
Job No: 2019-1292
Drawn by: APP
Checked by: APP

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Sheet No:
L100



REFER TO L100 FOR GENERAL LANDSCAPE NOTES
REFER TO L500 FOR PLANTING SCHEDULE AND DETAILS



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Drawings for the
Depot at Spring Mill

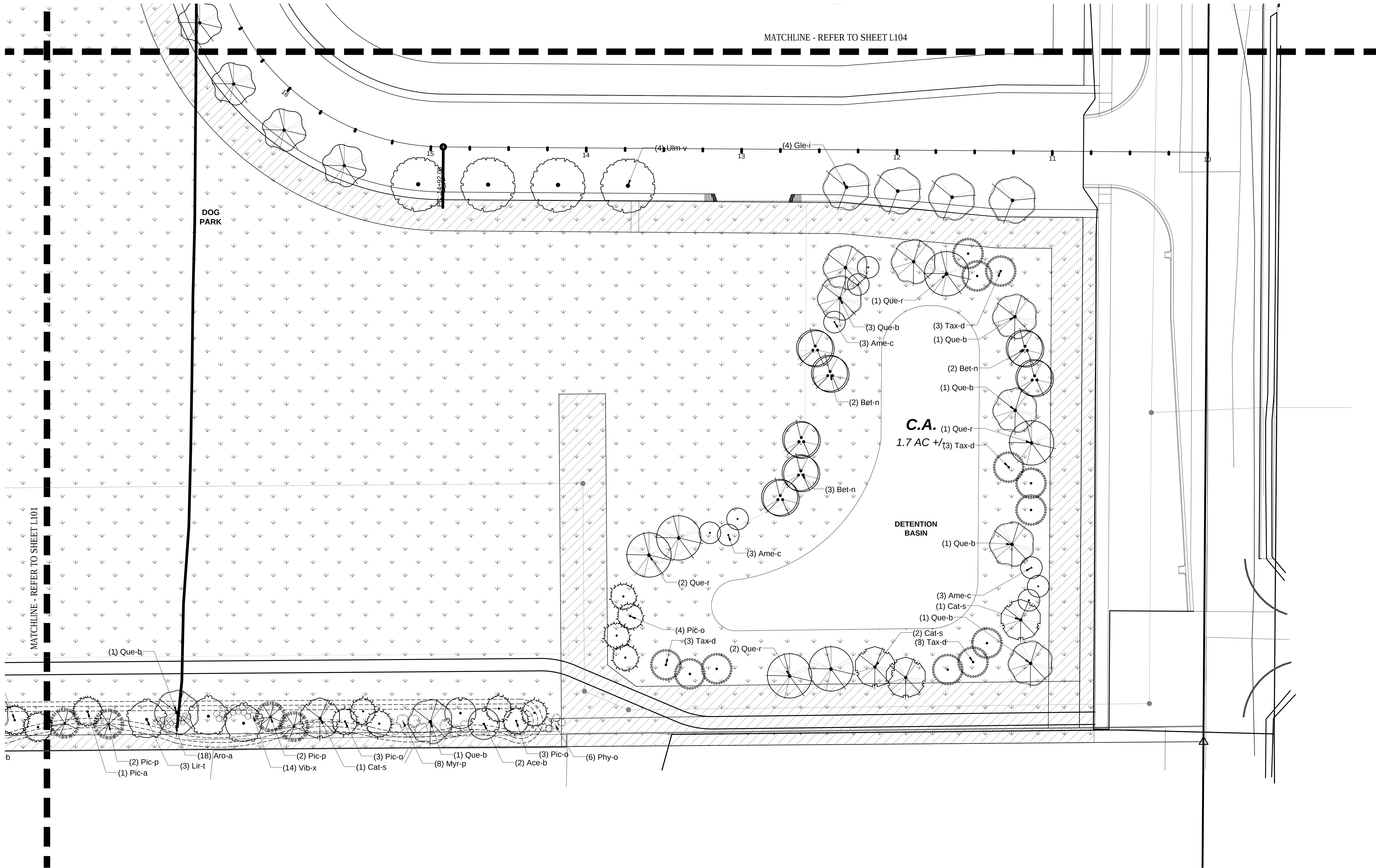
Landscape Plan

Revision	Date	Description

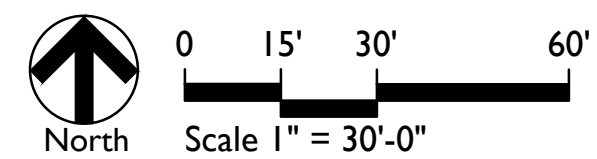
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Job No: 2019-1292
Drawn by: APP
Checked by: APP

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Sheet No:
L101



REFER TO L100 FOR GENERAL LANDSCAPE NOTES
REFER TO L500 FOR PLANTING SCHEDULE AND DETAILS



Certified by:

Drawings for the
Depot at Spring Mill

Landscape Plan

Drawn by:

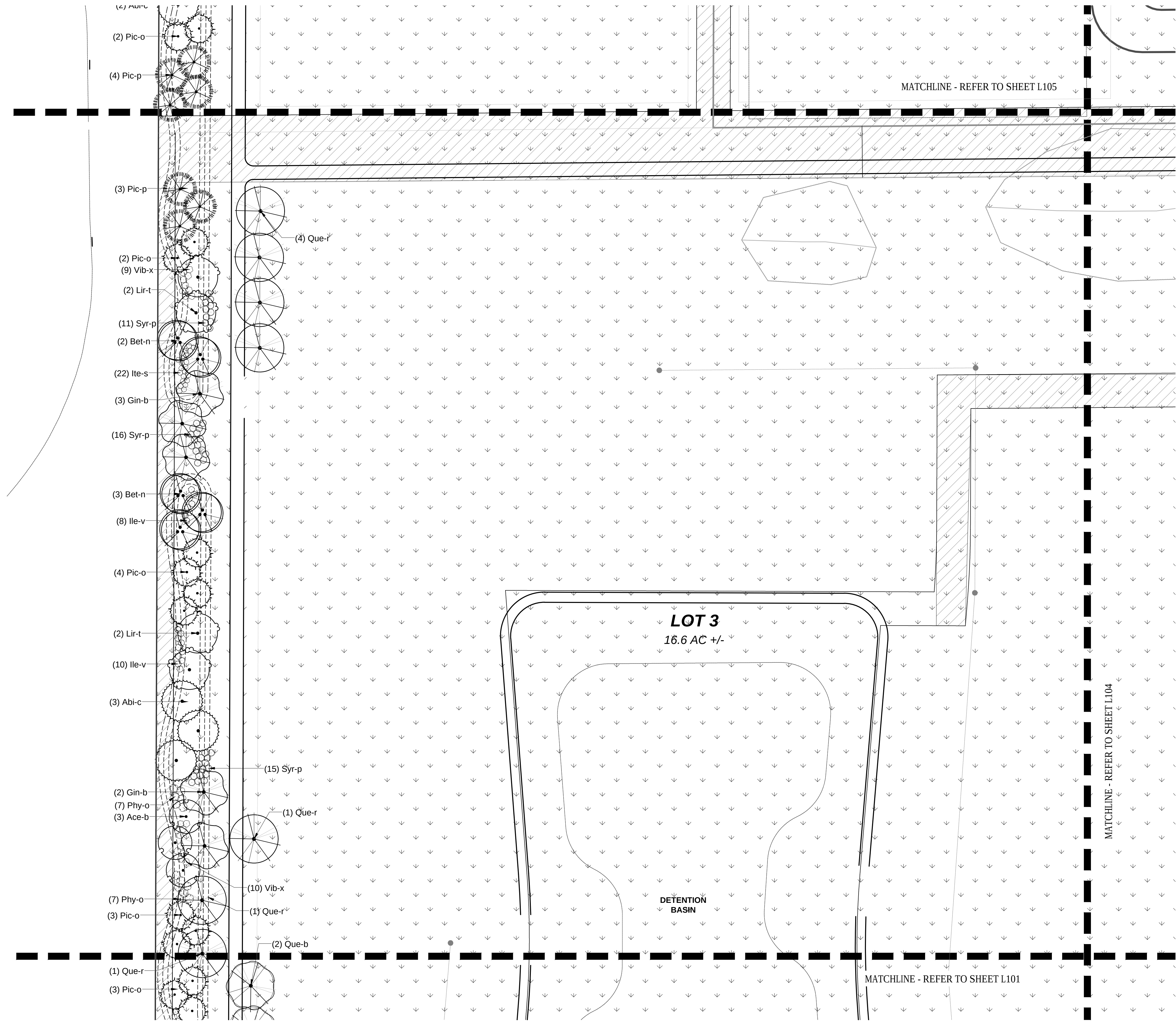
Revision	Date	Description

Date:	08.01.2019
Job No:	2019-1292
Drawn by:	APP
Checked by:	APP

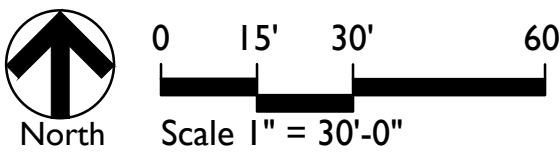
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Sheet No:

L102



REFER TO L100 FOR GENERAL LANDSCAPE NOTES
REFER TO L500 FOR PLANTING SCHEDULE AND DETAILS



Certified by:

Drawings for the
Depot at Spring Mill

Landscape Plan

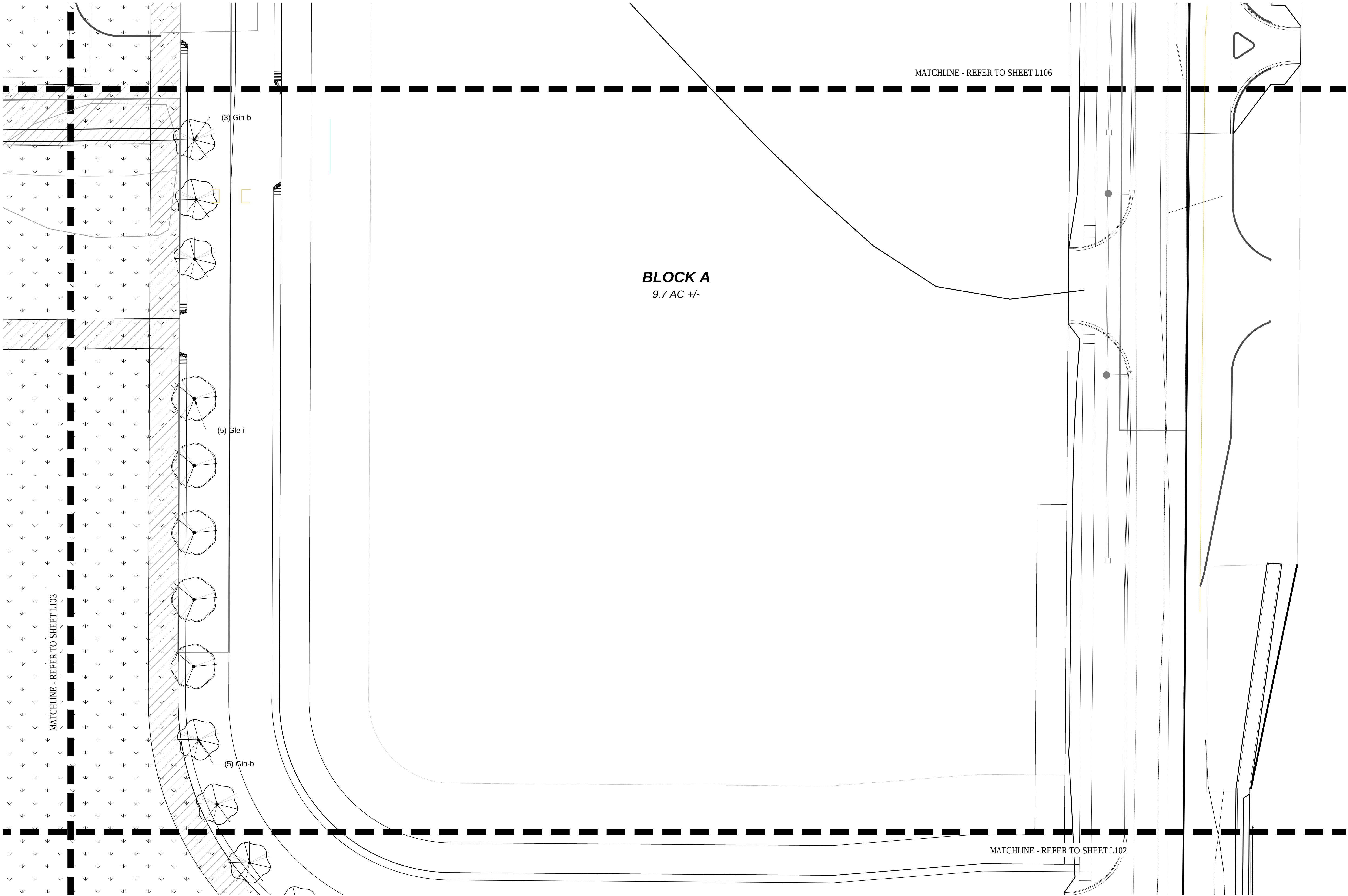
Revision	Date	Description

Date: 08.01.2019
Job No: 2019-1292
Drawn by: APP
Checked by: APP

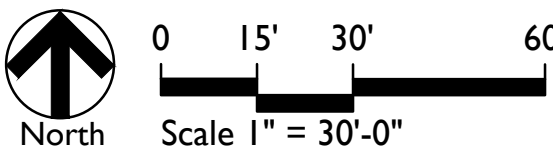
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L103



REFER TO L100 FOR GENERAL LANDSCAPE NOTES
REFER TO L500 FOR PLANTING SCHEDULE AND DETAILS



Certified by:

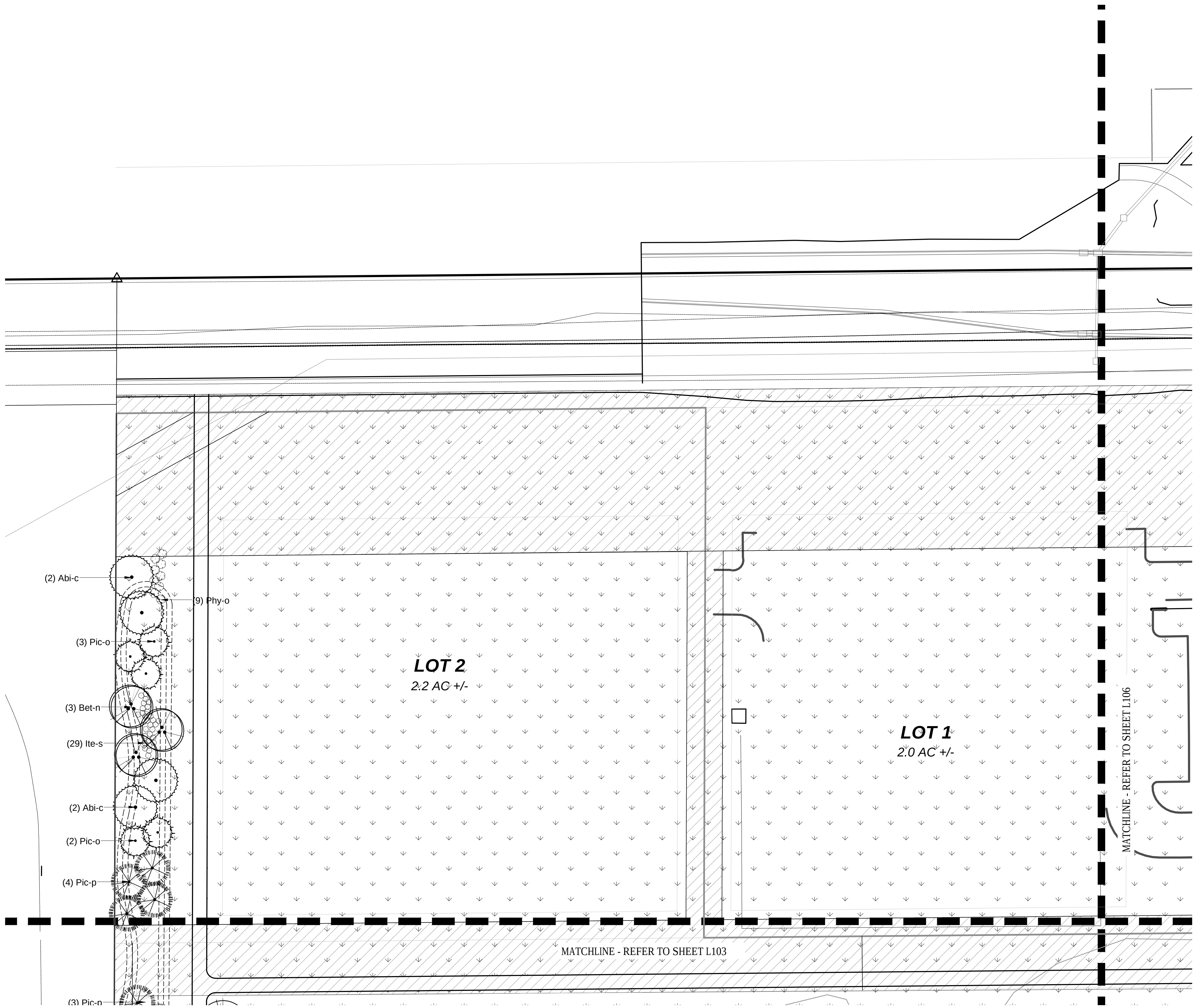
Drawings for the
Depot at Spring Mill

Landscape Plan

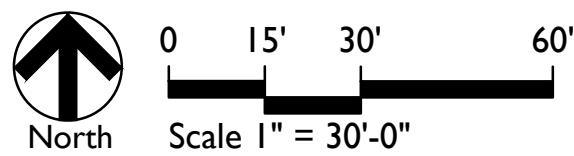
Revision	Date	Description

Date: 08.01.2019
Job No: 2019-1292
Drawn by: APP
Checked by: APP

Sheet No:
L104



REFER TO L100 FOR GENERAL LANDSCAPE NOTES
REFER TO L500 FOR PLANTING SCHEDULE AND DETAILS



Certified by:

Drawings for the
Depot at Spring Mill

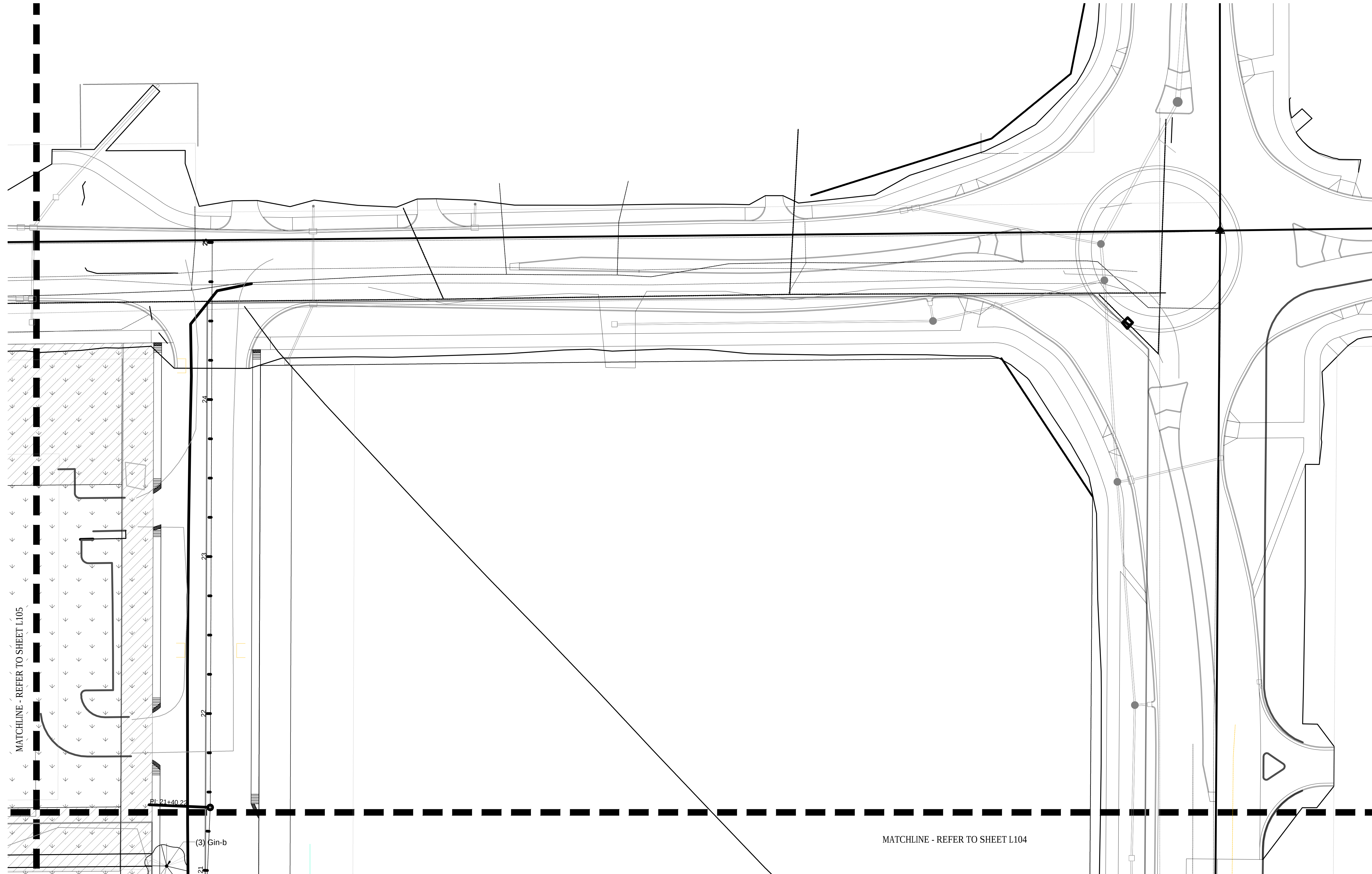
Landscape Plan

Revision	Date	Description

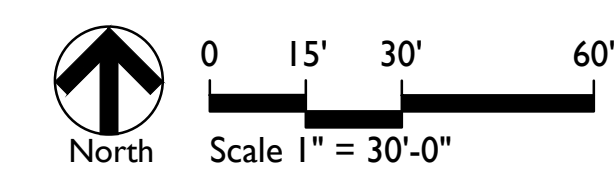
Date: 08.01.2019
Job No: 2019-1292
Drawn by: APP
Checked by: APP

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Sheet No:
L105



REFER TO L100 FOR GENERAL LANDSCAPE NOTES
REFER TO L500 FOR PLANTING SCHEDULE AND DETAILS



context
DESIGN

12 S Main St, Ste 200 | Fortville, IN 46040
317-485-6900 | www.context-design.com

certified by:

Drawings for the
Depot at Spring Mill

Landscape Plan

[illegible]

Date:	08.01.2019
Job No:	2019-1292
Drawn by:	APP
Checked by:	APP

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Sheet No:
LI06

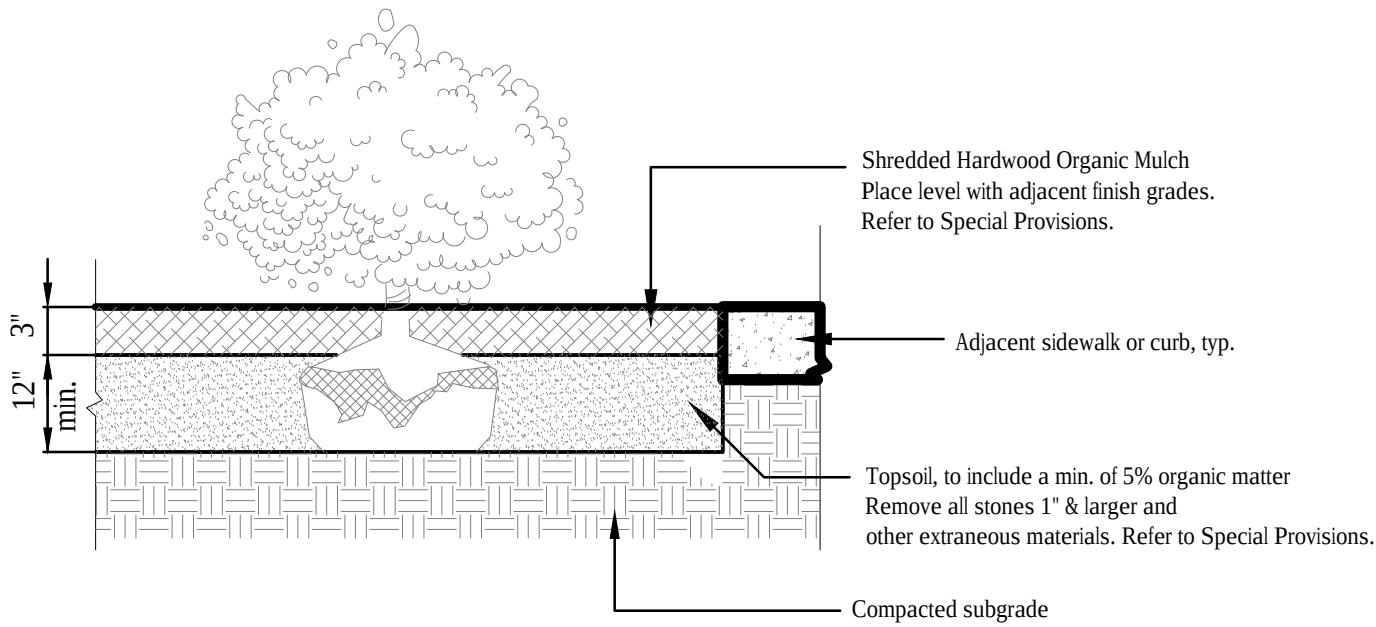
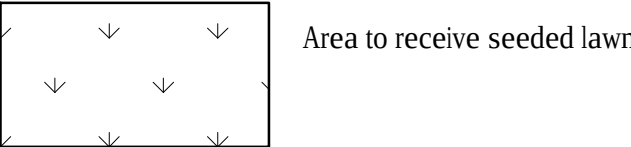
PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ace-b	13	Acer x freemanii `Autumn Blaze`	Autumn Blaze Maple	B & B	min. 2.5" cal.	full, strong central leader, matched
Bet-n	20	Betula nigra	River Birch	B & B	min. 8" ht.	clump form, 3-5 stems
Cat-s	16	Catalpa speciosa	Northern Catalpa	B & B	min. 2.5" cal.	full, strong central leader, matched
Gin-b	13	Ginkgo biloba `Autumn Gold`	Autumn Gold Maidenhair Tree	B & B	min. 2.5" cal.	full, strong central leader, matched
Gle-i	9	Gleditsia triacanthos inermis `Impcole`	Imperial Thornless Honeylocust	B & B	min. 2.5" cal.	full, strong central leader, matched
Lir-t	10	Liriodendron tulipifera	Tulip Tree	B & B	min. 2.5" cal.	full, strong central leader, matched
Pla-a	2	Platanus x acerifolia `Bloodgood`	London Plane Tree	B & B	min. 2.5" cal.	full, strong central leader, matched
Que-b	20	Quercus bicolor	Swamp White Oak	B & B	min. 2.5" cal.	spring dug, full, strong central leader, matched
Que-r	13	Quercus rubra	Red Oak	B & B	min. 2.5" cal.	spring dug, full, strong central leader, matched
Tax-d	14	Taxodium distichum	Bald Cypress	B & B	min. 8" ht.	full, strong central leader, matched
Ulm-v	4	Ulmus americana `Valley Forge`	Valley Forge Elm	B & B	min. 2.5" cal.	full, strong central leader, matched

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Abi-c	14	Abies concolor	White Fir	B & B	min. 6" ht.	full, strong central leader, matched, symmetrical
Pic-a	8	Picea abies	Norway Spruce	B & B	min. 6" ht.	full, strong central leader, matched, symmetrical
Pic-o	36	Picea omorika	Serbian Spruce	B & B	min. 6" ht.	full, strong central leader, matched, symmetrical
Pic-p	24	Picea pungens	Colorado Spruce	B & B	min. 6" ht.	full, strong central leader, matched, symmetrical

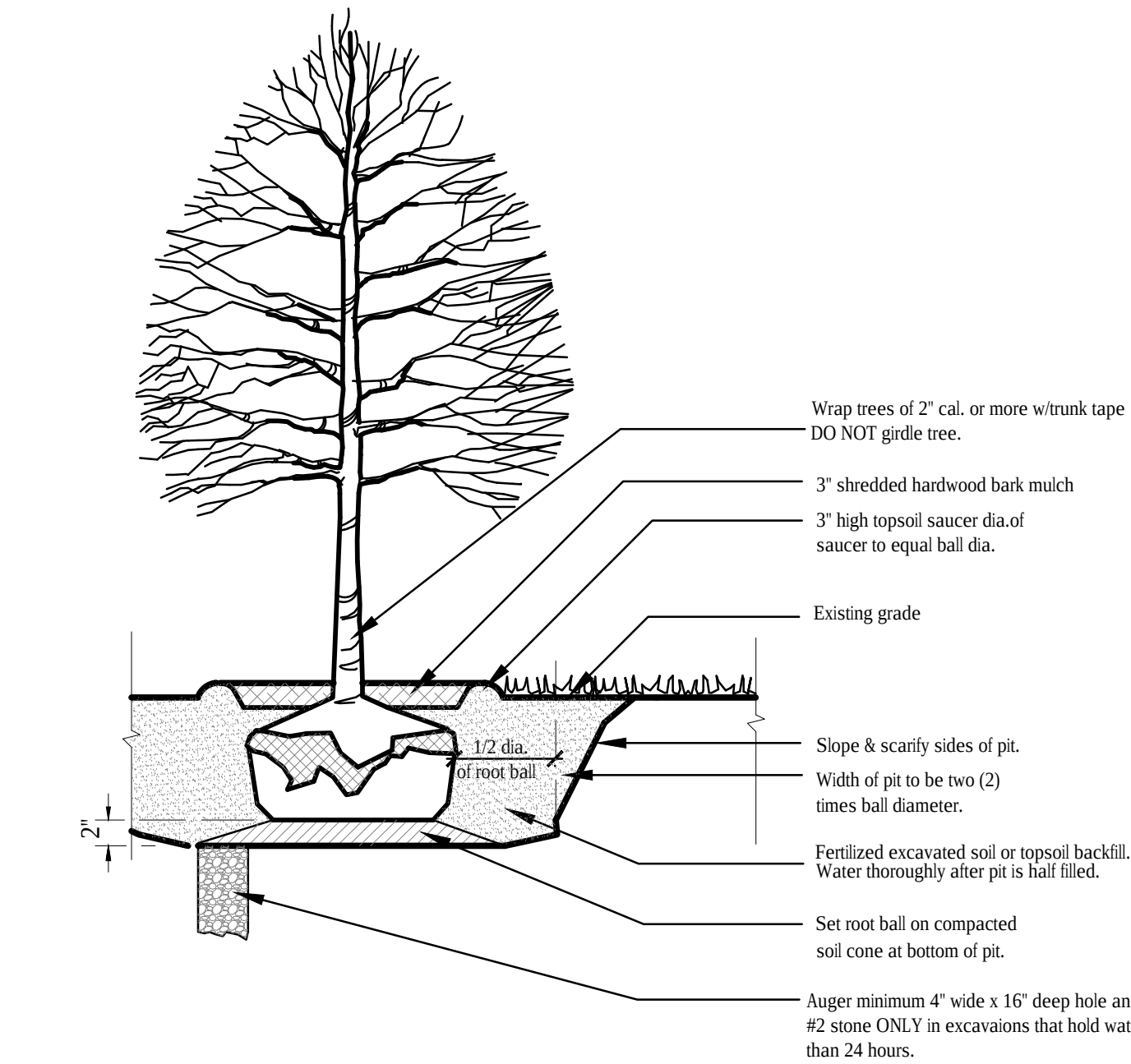
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	REMARKS
Ame-c	9	Amelanchier laevis `Cumulus`	Cumulus Allegheny Serviceberry	B & B	min. 2" cal.	clump form, 5-13 stems

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT	REMARKS
Aro-a	74	Aronia arbutifolia `Brilliantissima`	Brilliant Red Chokeberry	container	18" ht. min.	space @ 3'-0" o.c.
Ile-v	18	Ilex verticillata `Red Sprite`	Red Sprite Winterberry	container	18" ht. min.	space @ 4'-0" o.c., allow to mass; provide 1 Jim Dandy per 5 Red Sprites
Ite-s	51	Itea virginica `Sprich`	Little Henry Virginia Sweetspire	container	18" ht. min.	space @ 3'-0" o.c.
Myr-p	24	Myrica pensylvanica	Northern Bayberry	container	18" ht. min.	space @ 8'-0" o.c., allow to mass
Phy-o	63	Physocarpus opulifolius `Summer Wine`	Summer Wine Ninebark	container	18" ht. min.	space @ 5'-0" o.c.
Syr-p	58	Syringa patula `Miss Kim`	Miss Kim Lilac	container	18" ht. min.	space @ 4'-0" o.c.
Vib-x	64	Viburnum x juddii	Judd Viburnum	container	18" ht. min.	space @ 5'-0" o.c.



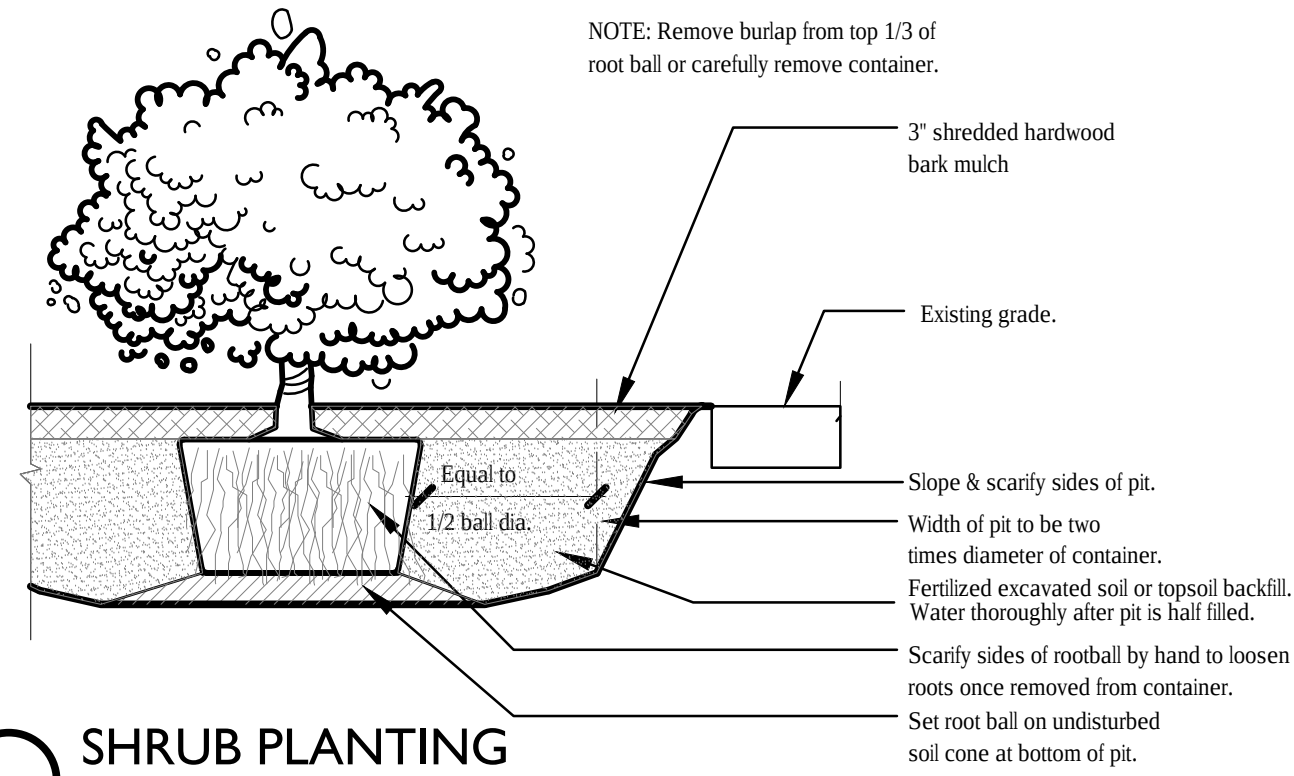
LANDSCAPE BED PREPARATION

Not to Scale



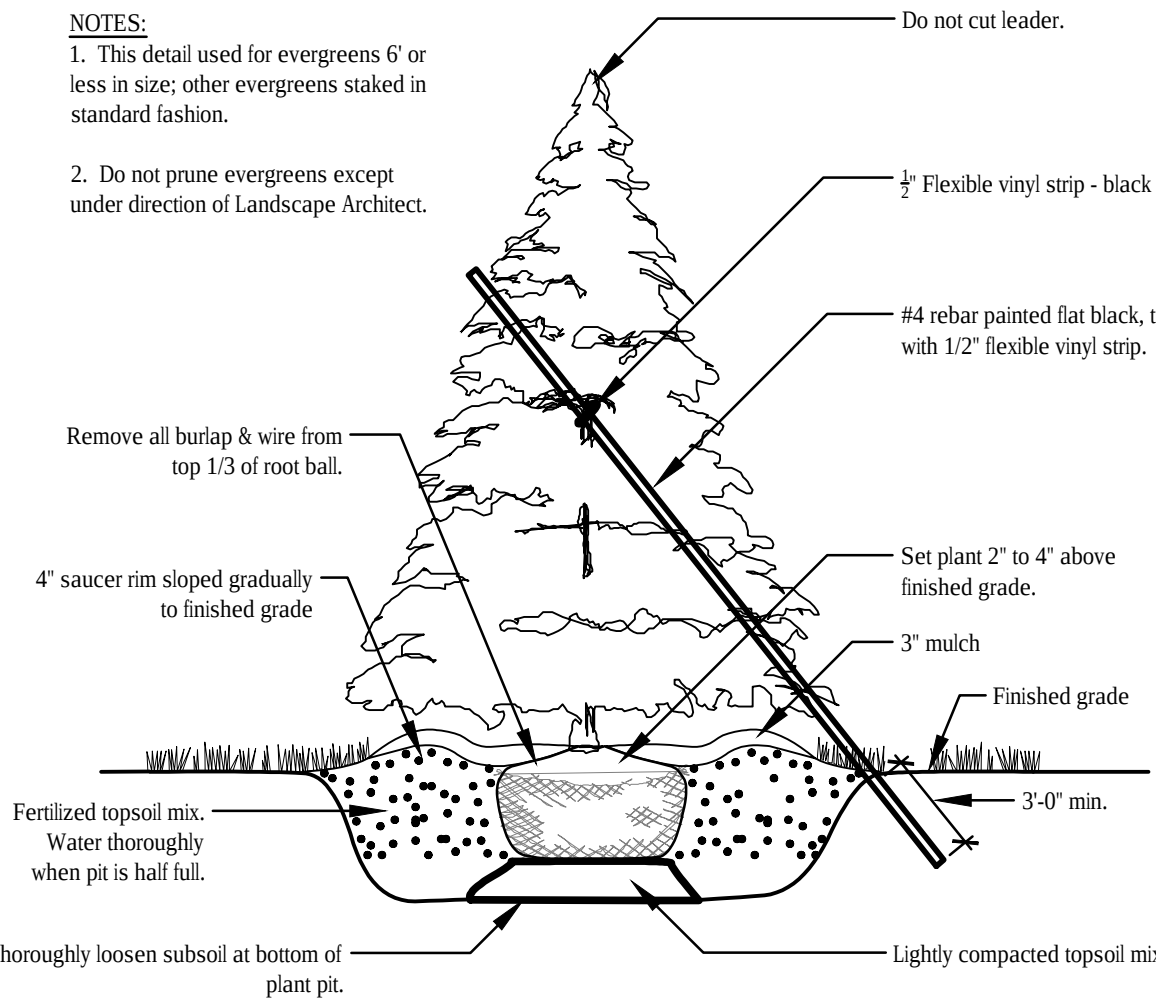
TREE PLANTING

Not to Scale



SHRUB PLANTING

Not to Scale



EVERGREEN TREE PLANTING

Not to Scale

Certified by:

Drawings for the
Depot at Spring Mill

PLANTING DETAILS

Revision	Date	Description

Date:	08.01.2019
Job No:	2019-1292
Drawn by:	APP
Checked by:	APP

These Drawings and Specifications, and all copies hereof, are the property of the Landscape Architect. They shall not be used on any other Project or Work without prior written permission from the Landscape Architect.

Sheet No:

L500



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 6, 2019
1909-ZOA-02
Exhibit 1

Docket Number: 1909-ZOA-02 (Ordinance No. 19-40)
Petitioner: City of Westfield
Request: Approval of an Ordinance to Amend Various Provisions of the Westfield-Washington Township Unified Development Ordinance.
Exhibits: 1. Department Report
2. Ordinance 19-40
Staff Reviewer: Pamela Howard, Senior Planner

PETITION HISTORY

This ordinance was introduced at the August 12, 2019, City Council meeting. The ordinance received a public hearing at the September 3, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

OVERVIEW

The Westfield-Washington Township Unified Development Ordinance (the "UDO") was originally adopted in September 2014. Since then, five amendment ordinances have been adopted (November 2014, May 2015, May 2017, April 2018, and August 2019). This amendment ordinance is proposed to address a variety of topics, which are summarized herein.

After consideration by the Ordinance Revision Task Group, the proposed amendments are reflected in the attached ordinance (see **Exhibit 2**).

PROPOSED AMENDMENT

1. **Triplex and Quadraplex Standards in the MF1 District:** The UDO carried over many standards from the old zoning ordinance. This included some standards for Triplex Dwellings in the MF1: Multi-Family Low Density District. Triplex and Quadraplex Dwellings are no longer a permitted use in the MF1 District. This amendment would remove the existing standards since they are no longer applicable.

Article 4.10(G)(2); MF1: Multi-Family Low Density District; Minimum Road Frontage:

1. Triplex: ~~60 feet~~

Article 4.10(I)(1); MF1: Multi-Family Low Density District; Minimum Lot Width:

1. Townhouse or Quadruplex: 45 feet

2. **Side Setbacks in the GO District:** The UDO carried over many standards from the old zoning ordinance. This included some outdated side setback standards in the GO: General Office District and GO-PD: General Office / Planned Development District. The standards address the minimum setbacks for a Side Yard abutting a Street. Based on our current definitions, any yard abutting a Street would be a Front Yard, therefore these standard are no long necessary.

Article 4.12(E)(2)(a); GO: General Office District; Minimum Building Setback Lines; Side Yard:

a. Abutting a Street: 60 feet

Article 4.13(E)(2)(a); GO-PD: General Office /Planned Development District; Minimum Building Setback Lines; Side Yard:

a. Abutting a Street: 60 feet

3. **Perimeter Landscaping for Shared Parking Areas:** The UDO currently contains requirements for landscaping along the perimeter of parking areas. This standards is applied to lots individually and does not take into consideration shared parking arrangements. The proposed change would exempt the shared lot line from perimeter parking area landscaping requirements if the parking area is to be shared between the lots.

Article 6.8(O)(2)(a) Landscaping Standards; Parking Area Landscaping; Perimeter Parking Area Landscaping; Application

Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line. In instances where parking is shared between adjacent lots, the standards of this article shall not apply to the shared lot line.

4. **Subdivision Block Parties:** The Temporary Use and Event (TUE) Standards of the UDO currently contains a list of exemptions. Event types included on the list do not require a Temporary Use and Event Permit. Subdivision Block Parties are not currently on that list, but historically they have been treated as if they are and permits have not been issued for this type of event. The proposed change would add this exemption to the current list.

Article 6.18(D): Temporary Uses and Events; Exemptions:

5. Subdivision Block Parties

5. **Site Compliance for Temporary Uses and Events:** The TUE Standards of the UDO do not currently contain a requirement for site compliance prior to issuance of a TUE Permit. The proposed addition would require that the site, including all structure and uses, be in full compliance prior to issuance of a TUE permit.

Article 6.18(E): Temporary Uses and Events; General Standards:

11. The Property on which the event is being located, including all structures and uses, shall be in full compliance with this ordinance and the Westfield Code of Ordinances.

6. **Encumbered Land as Open Space:** The Open Space standards of the UDO currently contain a requirement that a maximum of fifty percent (50%) of required open space may come from land that is encumbered by wetlands, legal drains, previously existing easements, and other similar land. The wording of this standards creates a situation where compliance is not possible regardless of the amount of open space provided. For example, if a 100 acre parcel is zoned SF4 then 15 acres of open space would be required. If 10 acres of that space is considered to be encumbered land, then compliance is not possible because 10 is more than 50% of 15. The proposed change would reverse this standard and require a minimum of 50% of the open space be unencumbered land. In the example given above, the developer would be required to provide at least 7.5 acres of unencumbered land as open space. The remaining 7.5 acres to reach the 15 acre minimum could be encumbered land.

Article 8.6(G)(1) Design Standards; Open Space and Amenity Standards; Qualifying Site Features

1. A ~~maximum~~ minimum of fifty percent (50%) of required Open Space ~~may come from~~ shall be land that is unencumbered by: wetlands, third party regulated utility easements that existed prior to the development of the property (e.g., gas or oil pipelines, transmission lines), legal drains and equivalent land, as determined by the Plan Commission or Director.

7. **Major Subdivision Definition:** The UDO Amendment that was adopted in May of 2017 included modifying the Minor Subdivision definition. Part of this modification included removing the requirement that the resulting lots be greater than three (3) acres in size. The Minor Subdivision definition was not changed at that time, which has created an unintended overlap in the definitions. The proposed change would remove the three (3) acre provision, which will eliminate the overlap of the 2 definitions.

Subdivision, Major: Any Subdivision: (i) ~~resulting in two (2) or more smaller Lots or parcels, at least one (1) of which is less than three (3) acres in area;~~ (ii) the Subdivision which results in two (2) or more smaller Lots or parcels, any of which front on or utilize a Private Street or easement for its only access; or, (iii) the Subdivision is for the purpose of Development (excluding cemeteries) and a Street is to be dedicated, reserved, or otherwise platted.

CHANGES SINCE THE PUBLIC HEARING

No changes have been made to the proposed ordinance since the September 3, 2019, Public Hearing.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
 2. Current conditions and the character of current structures and uses.
 3. The most desirable use for which the land is adapted.
 4. The conservation of property values throughout the jurisdiction.
 5. Responsible growth and development.
-

PROCEDURAL

Procedures to amend a zoning ordinance are established by Indiana Code (I.C. 36-7-4-600, et seq.). Amendments are required to be considered at a public hearing. The public hearing for this petition was held at the September 3, 2019, Plan Commission meeting.

DEPARTMENT COMMENTS

1. **Action: Forward a recommendation to the City Council (1909-ZOA-02 / Ord. 19-40).**
2. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

ORDINANCE 19-40

AN ORDINANCE TO AMEND A VARIETY OF PROVISIONS OF THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the City of Westfield, (the “City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (the “Council”); and,

WHEREAS, it is the duty and the responsibility of the City to administer the Westfield-Washington Township Unified Development Ordinance (the “UDO”) throughout the City and Washington Township Indiana through a Joinder Agreement; and,

WHEREAS, from time to time it becomes necessary to amend and revise the UDO, and pursuant to I.C. § 36-7-4-602 and I.C. § 36-7-4-701, the City is authorized to amend the UDO; and

WHEREAS, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 1909-ZOA-02 to the Council with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the following provisions of the Unified Development Ordinance are amended as follows:

Section 1. **Article 4 Zoning Districts** shall be amended as follows:

A. Article 4.10 Zoning Districts; MF1: Multi-Family Low Density District shall be amended as follows:

(1) Article 4.10(G)(2) Minimum Road Frontage shall be deleted: “2-Triplex: _____ 60 feet.”

(2) Article 4.10(I)(1) Minimum Lot Width shall be amended as follows: “1. Townhouse or Quadraplex: _____ 45 feet.”

B. Article 4.12(E)(2)(a); Zoning Districts; GO: General Office District; Minimum Building Setback Lines; Side Yard shall be deleted: “a-Abutting a Street: _____ 60 feet”

C. Article 4.13(E)(2)(a); Zoning Districts; General Office / Planned Development District; Minimum Building Setback Lines; Side Yard shall be deleted: “a-Abutting a Street: 60 feet”

Section 2. **Article 6.8 Landscaping Standards** shall be amended as follows:

A. Article 6.8(O)(2)(a) Landscaping Standards; Parking Area Landscaping; Perimeter Parking Area Landscaping; Application shall be amended as follows: “Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line. In instances where

parking is shared between adjacent lots, the standards of this article shall not apply to the shared lot line."

Section 3. **Article 6.18 Temporary Uses and Events** shall be amended as follows:

- A. Article 6.18(D) Temporary Uses and Events; Exemptions** shall be amended as follows: "5. Subdivision Block Parties."
- B. Article 6.18(E) Temporary Uses and Events; General Standards** shall be amended as follows "11. The Property on which the event is being located, including all structures and uses, shall be in full compliance with this ordinance and the Westfield Code of Ordinances."

Section 4. **Article 8.6(G)(1) Design Standards; Open Space and Amenity Standards; Qualifying Site Features** shall be amended as follows: "1. A ~~maximum~~ minimum of fifty percent (50%) of required Open Space ~~may come from~~ shall be land that is unencumbered by: wetlands, third party regulated utility easements that existed prior to the development of the property (e.g., gas or oil pipelines, transmission lines), legal drains and equivalent land, as determined by the Plan Commission or Director."

Section 5. **Article 12.1 Definitions** shall be amended as follows:

A. Modify the following definition as follows:

- (1) Subdivision, Major: Any Subdivision: (i) ~~resulting in two (2) or more smaller Lots or parcels, at least one (1) of which is less than three (3) acres in area;~~ (ii) ~~the Subdivision~~ which results in two (2) or more smaller Lots or parcels, any of which front on or utilize a Private Street or easement for its only access; or, (iii) the Subdivision is for the purpose of Development (excluding cemeteries) and a Street is to be dedicated, reserved, or otherwise platted.

Section 6. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken to in creation of this Ordinance are hereby ratified.

[The remainder of this page intentionally left blank.]

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____, 2019.
WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ James J. Edwards	_____ James J. Edwards	_____ James J. Edwards
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Mark F. Keen	_____ Mark F. Keen	_____ Mark F. Keen
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 19-40 was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 19-40

I hereby VETO ORDINANCE 19-40

this _____ day of _____, 2019.

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

Pamela L. Howard, Senior Planner

City of Westfield, Economic and Community Development Department

2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3170

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Pamela L. Howard.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 16, 2019
1909-ODP-16 & 1909-SPP-16

Petition Number: 1909-ODP-16 & 1909-SPP-16
Project Name: Wheeler Landing, Sec. 2
Subject Site Address: Northwest corner of Wheeler Road and SR 32
Petitioner: Wheeler Landing I LLC
Representative: Wheeler Landing I LLC
Request: Overall Development Plan and Primary Plat review of 7 lots on 125.22 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.
Current Zoning: Wheeler Landing PUD District
Current Land Use: Agricultural / Residential
Approximate Acreage: 125.22 acres +/-
Property History: 1803-PUD-08 (Wheeler Landing PUD, Ord. 18-04)
1904-ODP-07 & 1904-SPP-07 (Wheeler Landing, Sec. 1)
Exhibits:
1. Staff Report
2. Location Map
3. Overall Development Plan & Primary Plat
Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

The Property is currently zoned the Wheeler Landing PUD District established by [Ordinance 18-04](#). The PUD (1803-PUD-08) was adopted at the September 24, 2018, City Council meeting contingent on the receipt of an executed Developer Agreement between the petitioner and the City. Since the City Council meeting, the Developer Agreement has been signed as of March 27, 2019.

To the extent provisions established within the UDO conflict with the provisions of the PUD, then the provisions of the PUD shall supersede and apply.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat (the "plans") scheduled for the August 20, 2019, Technical Advisory Committee meeting.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.



- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised secondary plat has been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines.



- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- 20) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 21) Title, scale, north arrow and date.
- 22) Proposed name of the development.
- 23) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 24) Address and legal description of the property.
- 25) Boundary lines of the property including all dimensions.



- 26) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 27) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 28) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 29) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 30) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 31) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 38) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).



DISTRICT STANDARDS

The plans comply with Ordinance 18-04: Wheeler Landing PUD.

39) General Regulations

a) Area 1 Development Standards:

- i) Minimum Front Yard Setback: 0 feet
- ii) Minimum Side Yard Setback (internal to District): 0 feet
- iii) Minimum Side Yard Setback (abutting District perimeter): 10 feet
- iv) Maximum Building Height: 75 feet
- v) Minimum Distance Between Buildings: 0 feet
- vi) Minimum Lot Frontage: 20 feet

b) Area II Development Standards:

- i) Minimum Front Yard Setback: 10 feet
- ii) Minimum Side Yard Setback (internal to District): 0 feet
- iii) Minimum Side Yard Setback (abutting District perimeter): 10 feet
- iv) Maximum Building Height: 75 feet
- v) Minimum Distance Between Buildings: 15 feet

c) Area III and IV Development Standards:

- i) Minimum Front Yard Setback: 25 feet
- ii) Minimum Side Yard Setback (internal to District): 0 feet
- iii) Minimum Side Yard Setback (abutting District perimeter): 20 feet
- iv) Maximum Building Height: 75 feet



v) Minimum Distance Between Buildings: 15 feet

d) Multi-family Residential: Shall be limited to sixty (60) acres within the District.

i) Maximum Density: Fifty (50) Dwelling Units per gross acre

ii) Minimum Density: Ten (10) Dwelling Units per gross acre

iii) Maximum Dwelling Units per Structure: One hundred (100)

iv) Maximum Number of Dwelling Units in the District: Seven hundred and fifty (750)

v) Minimum Building Setback Lines:

(1) Area I:

(a) Front Yard: zero (0) feet

(b) Side Yard: zero (0) feet

(c) Rear Yard: zero (0) feet

(2) Area III:

(a) Front Yard: ten (10) feet

(b) Side yard: 10 feet

(c) Rear yard: 10 feet

vi) Maximum Building Height: Seventy-five (75) feet

vii) Minimum Distance Between Buildings: zero (0) feet

40) Overlay Districts

- a) The standard of Article 5.3 State Highway 32 Overlay District (the “32 Overlay”) shall not apply to the development of Areas I, III and IV. The standards of the 32 Overlay shall only apply to the development of Area II of the Real Estate with the following exceptions:



- i) The Minimum Gross Floor Area shall be four thousand (4000) square feet. Provided however, that freestanding bank uses shall have no minimum Gross Floor Area requirement. There shall be no more than one (1) freestanding bank within Area II.
 - ii) The Minimum Gross Floor Area shall also include the square footage of all pergolas, hardscaped outdoor seating and amenities up to one thousand (1000) square feet.
 - b) The standards of Article 5.4 Economic Development District Overlay shall apply to the District; however, subject to an executed developer agreement with the City specifically allowing tax exempt uses by either (i) one nonprofit health, fitness and exercise center and public school district use or (ii) one nonprofit health, fitness and exercise center individually, exempt uses shall be permitted within the District on approximately eleven (11) acres in Areas I and III.
- 41) Development Standards: The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below. Areas I, II and III shall have a thematic consistency conveyed through the architecture, Signs, lighting and building materials.
- a) Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures within Area I and Area II to be located within the Established Front Yard along Tournament Trail or any parcel in any Area with three (3) or more Front Yards.
 - b) Article 6.3 Architectural Standards: Article 6.3 Architectural Standards of the Unified Development Ordinance shall apply to Multi-family Dwellings (in accordance with Article 6.3(E)) and Industrial uses (in accordance with Article 6.3(G)). The Architectural Design Requirements of the 32 Overlay shall apply to all other uses in the District. Architectural character examples are attached hereto as Exhibit C and are intended to generally and conceptually illustrate an application of the development requirements and elements of the anticipated character of the District. Architectural character examples are general and preliminary in nature and are not intended to delineate exactly what will be built and developed. The architectural character examples establish a benchmark for the architecture and design of the buildings.
 - c) Article 6.8 Landscaping Standards: Shall apply, except as modified below.
 - i) Detention and Retention Areas (Article 6.8(I)(1)(c)). Shall apply to regional detention or retention basins unless otherwise approved by the Director of Public Works.
 - ii) External Street Frontage Landscaping Requirements (Article 6.8(M)). Shall not apply to the portion of the District abutting Wheeler Road/the Monon Trail. Hardscapes,

- planters, tree wells, and pedestrian furniture shall be utilized to integrate the development with the Monon Trail and Wheeler Road. If a Building is Setback fifty (50) feet or less from the Wheeler Road/Monon Trail Right-of-way, then this Section (Section 8.3.B) applies. If a Building is Setback greater than fifty (50) feet from the Wheeler Road/Monon Trail Right-of-way, then Article 6.8(M) External Street Frontage Landscaping Requirement shall apply.
- iii) Parking Area Landscaping (Article 6.8(0)). If adjacent Lots have vehicular cross-access and/or shared parking, in accordance with Article 6.14(G)(1), then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(0)(2)).
 - iv) Screening of Gas, Electric and Other Utility Services. Utility services on Buildings shall be screened by means of landscaping, fencing, or other architectural methods so as to obstruct the view of such services from public areas.
- d) Article 6.17 Sign Standards: shall apply, except as modified below.
- i) Individual Nonresidential Signs (Article 6.17(H)(1)). Shall apply however, Projecting Signs shall be permitted in Areas I and III.
 - ii) Monument Sign(s) (Center Only) (Article 6.17(J)(2)). The Nonresidential Center proposed for Areas I, II, and III shall be permitted up to four (4) Monument Signs. The Monument Signs shall be located along the Nonresidential Center's frontage on State Highway 32, Oak Ridge Road, 181st Street and Wheeler Road. The Monument Signs may contain Signs for any users within Areas I, II and III. No additional Nonresidential Center Monument Signs shall be permitted with the area bound by State Highway 32, Oak Ridge Road, 181st Street and Wheeler Road, as depicted on Exhibit B.
 - iii) Center In-Line Tenant Signage (Article 6.17(J)(5)(a)). Shall apply except as modified by the following: tenants shall be allocated two (2) square feet of signage for each linear foot of the tenant's side Building Façade and tenants shall be allocated two (2) square feet of signage for each linear foot of the tenant's rear Building Façade in Areas I, II and III. In order to utilize the increase to the Sign Area Allocation for the rear Building Façade from one (1) square foot of signage for each linear foot of rear Building Façade to two (2) square feet of signage for each linear foot of rear Building Façade the tenant must install signage on both the front and rear Building Facades and the rear Building Façade must also be utilized as a customer entrance.
 - iv) Outlot Signage (Article 6.17(J)(8)(a)). Shall apply except as modified by the following: All Outlots of nonresidential centers shall be permitted one (1) Monument Sign per Outlot. These Monument Signs shall be regulated by the standards in



Article 6.17(H)1 and (H)2. The square footage of the Sign Area of this Monument Sign shall count against the user's Sign Area Allocation.

- v) Individual Nonresidential Signs (Article 6.17(H)). Signs for uses within Area II shall be regulated by the standards in Article 6.17(H).
- vi) Signs Facing the Monon Trail. Wall Signs are allowed provided that they fit within the horizontal and vertical elements of the Building and do not obscure details of the Building. No Sign shall be allowed to extend above the cornice line of a Building. Wall Signs facing the Monon Trail shall either be (i) reverse channel letter; or (ii) externally lit. Projecting signs no larger than ten (10) square feet are allowed.
- e) Multi-story Parking Garage Standards.
 - i) Multi-story Parking Garages shall be architecturally consistent with the primary structure to which they are associated, including roof lines, building elevation design, articulation, modulation and building materials.
 - ii) Security grilles shall be architecturally consistent with and integrated with the overall design of the building. Chain link fencing is not permitted for parking structure fencing.
 - iii) If a Multi-story Parking Garage is not associated with a specific primary structure, then the Multi-story Parking Garage shall be architecturally compatible with adjacent buildings.
 - iv) If any part of the Multi-story Parking Garage building abuts Wheeler Road / Monon Trail the Multi-story Parking Garage shall be designed for permitted business uses on the first floor.

DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply.

- 42) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 43) Compliance with all applicable provisions of any Overlay District in which the real estate is located.



- 44) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 45) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 46) Architectural Standards (Article 6.3)
- 47) Building Standards (Article 6.4)
- 48) Fence Standards (Article 6.5)
- 49) Height Standards (Article 6.6)
- 50) Landscaping Standards (Article 6.8):
- 51) Lighting Standards (Article 6.9)
- 52) Lot Standards (Article 6.10)
- 53) Setback Standards (Article 6.16)
- 54) Vision Clearance Standards (Article 6.19)
- 55) Yard Standards (Article 6.21)



DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 4) Block Standards (Article 8.1)
- 5) Easement Standards (Article 8.3)
- 6) Monument and Marker Standards (Article 8.5)
- 7) Open Space and Amenity Standards (Article 8.6)
- 8) Infrastructure Standards (Section 20 of PUD Ordinance)
- 9) Pedestrian Network Standards (Article 8.7)
- 10) Storm Water Standards (Article 8.8)
- 11) Street and Right-of-Way Standards (Article 8.9)
- 12) Street Light Standards (Article 8.10)
 - a) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.
 - b) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.
- 13) Street Sign Standards (Article 8.11)
- 14) Surety Standards (Article 8.12)
- 15) Utility Standards (Article 8.13)

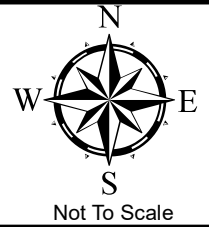


DEPARTMENT COMMENTS

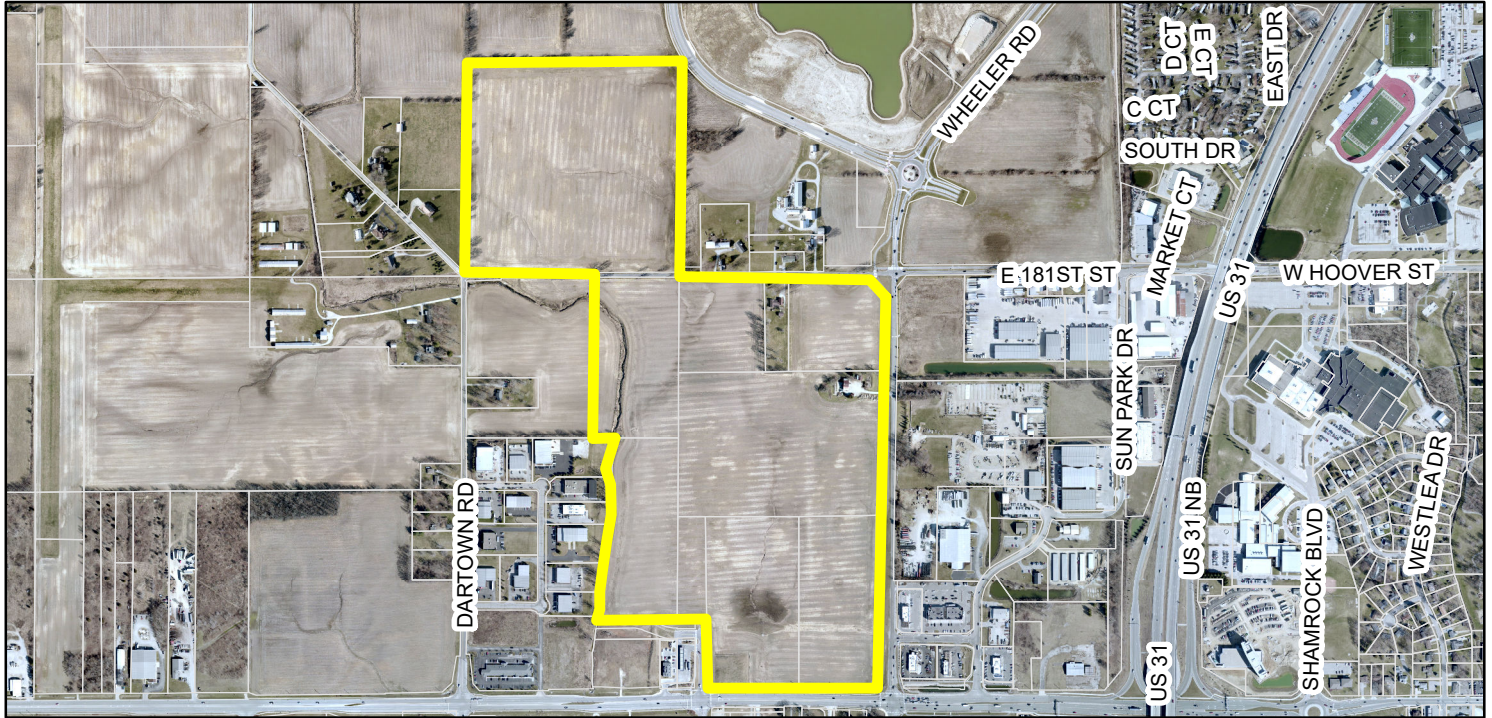
- 1) Action: 1909-ODP-16 (Overall Development Plan) & 1909-SPP-16 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following condition:**
 - a. Approval of the Landscape Plan be delegated to the Department.**
 - b. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
- 2) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.**



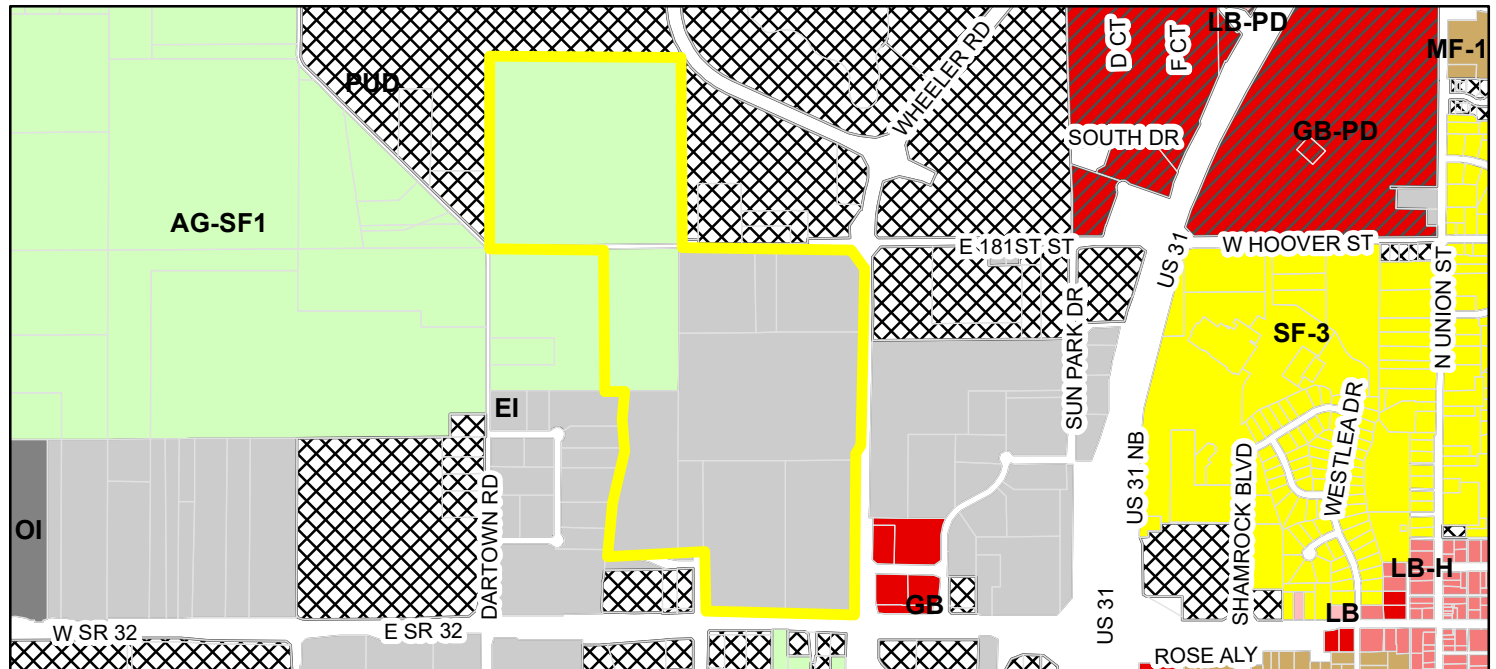
Property Location Map
Wheeler Landing, Sec. 2
Overall Development Plan & Primary Plat
1909-ODP-16 & 1909-SPP-16



Aerial Location Map



Zoning Map



Parcel	LB (Local Business)
Zoning - All	LB-H (Local Business - Historical)
Zoning	LB-PD (Local Business - Planned Development)
AG-SF1 (Agriculture - Single Family - 1)	MF-1 (Multiple Family - 1)
EI (Enclosed Industrial)	OI (Open Industrial)
GB (General Business)	PUD (Planned Unit Development)
GB-PD (General Business - Planned Development)	SF-3 (Single Family - 3)

growing name. K:\NO2\K17050000\wheeler\wheeler_canting_wheeler_junk_2 design\k17050000\primary_making_4
this document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

SITE DATA TABLE

TOTAL ACREAGE - 125.22 Acres
OF BLOCKS/LOTS - 7
DENSITY - 0.056 Blocks/acre
ZONING - PUD

BENCHMARKS

TEMPORARY BENCHMARKS

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REBAR AND CAP SET ON 5' SOUTH OF SOUTH SIDE OF 199TH STREET
480' ± EAST OF HORTON ROAD.
ELEVATION = 922.38 N.A.V.D

TBM #2

CRIPPE MAGE SPIKE FOUND ON POWER POLE #66-744 EAST SIDE OF
HORTON ROAD 980 ± NORTH OF 199TH STREET
ELEVATION = 929.76 N.A.V.D

TBM #3

MAG SPIKE SET ON POWER POLE WEST SIDE OF HORTON ROAD 2,030' ±
NORTH OF 199TH STREET.
ELEVATION = 927.37 N.A.V.D.

EXISTING LEGEND

	SURVEY MONUMENT
	EX. GAS LINE
	EX. OVERHEAD ELECTRIC
	EX. FIBER OPTIC
	EX. UNDERGROUND ELECTRIC
	EX. COMMUNICATION LINE
	EX. WATER LINE
	EX. STORM SEWER
	EX. SANITARY SEWER

PROPOSED LEGEND

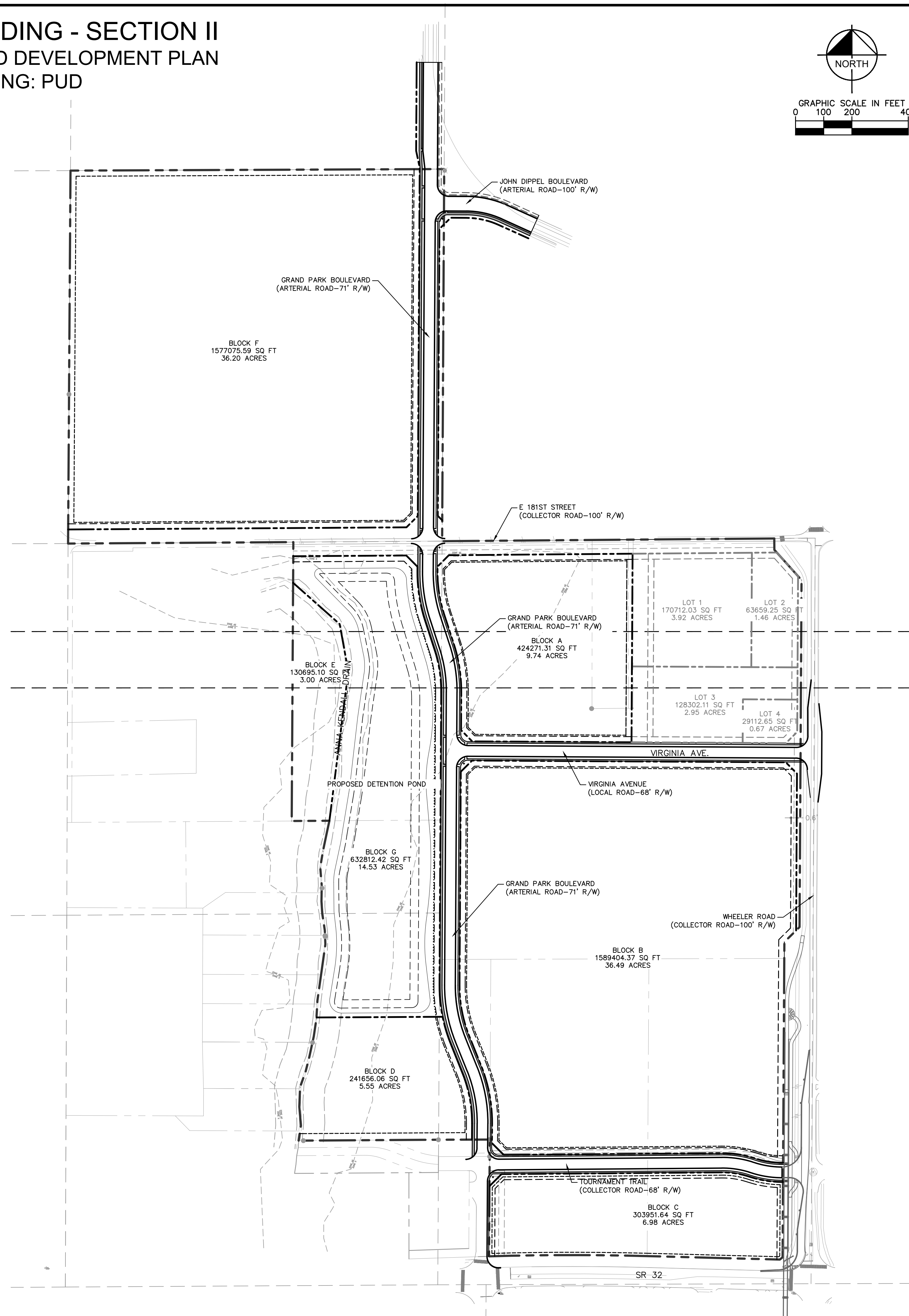
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
-----	PROPOSED EASEMENT
—W—	PROPOSED WATER MAIN
—>—	PROPOSED STORM SEWER
—▶—	PROPOSED SANITARY SEWER
	PROPOSED 8' PATH
	STREET LIGHTING

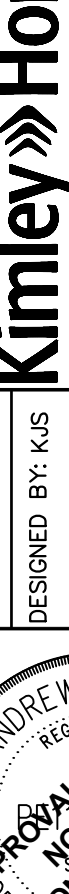
SURVEYOR:
TERRY D WRIGHT, PS
HAMILTON DESIGNS
11988 FISHERS CROSSING
DRIVE, SUITE 154
FISHERS, IN 46038
317-570-8800

OWNER/SUBDIVIDER:
ANDY WHEELER
WHEELER FARMS, LLC
18206 KINSEY AVENUE
WESTFIELD, IN 46074

ENGINEER:
ANDREW R. TAYLOR
KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560

WHEELER LANDING - SECTION II
PRIMARY PLAT AND DEVELOPMENT PLAN
ZONING: PUD



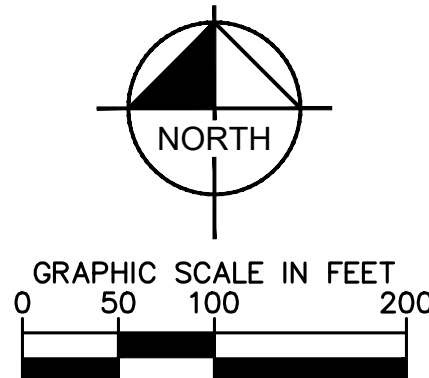
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KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560

WHEELER LANDING - SECTION II
PRIMARY PLAT AND DEVELOPMENT PLAN
ZONING: PUD

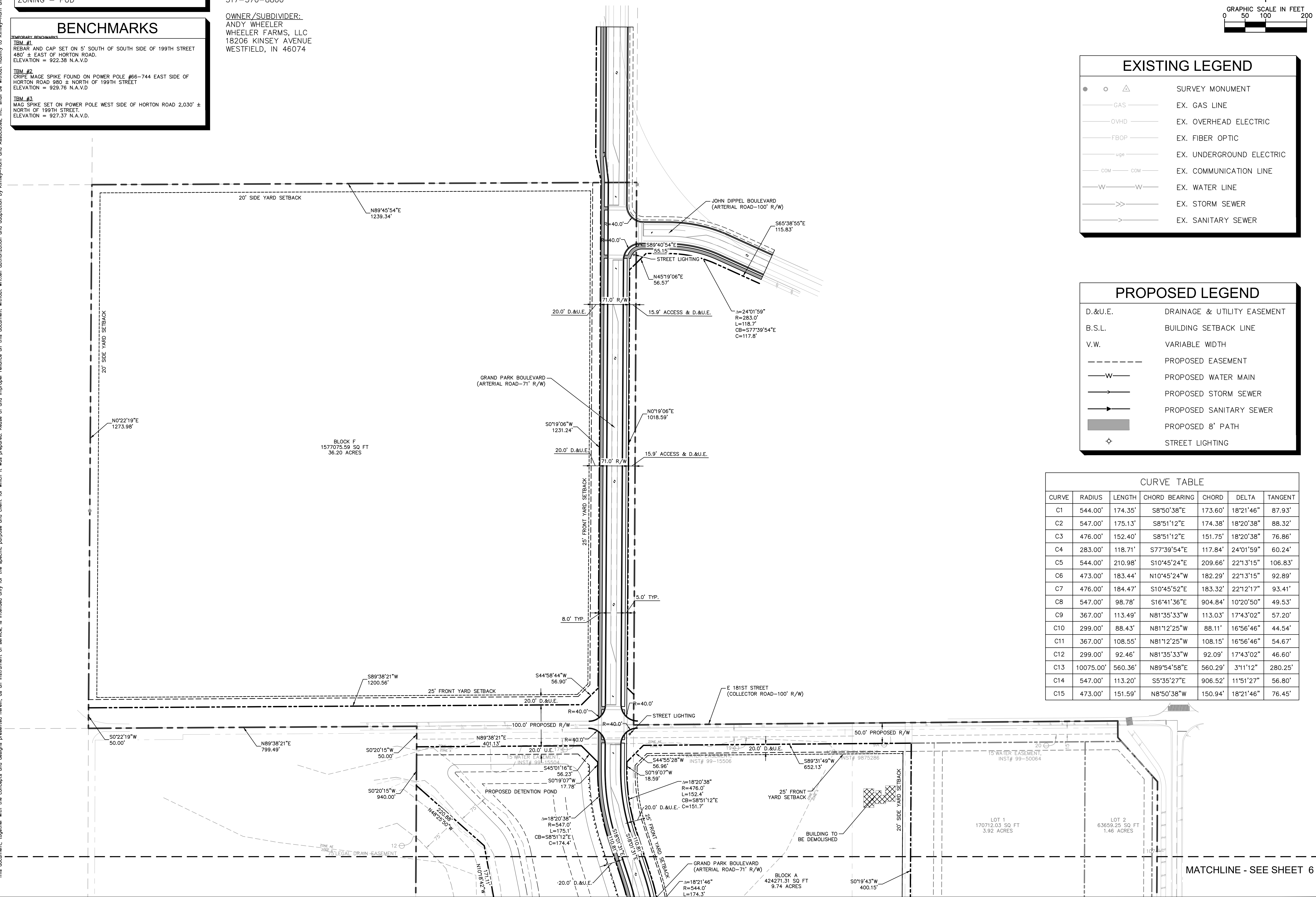


SURVEY MONUMENT	
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——— OVHD ———	EX. OVERHEAD ELECTRIC
——— FBOP ———	EX. FIBER OPTIC
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——— W ——— W ———	EX. WATER LINE
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——— > ———	EX. SANITARY SEWER

D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
-----	PROPOSED EASEMENT
—W—	PROPOSED WATER MAIN
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	PROPOSED 8' PATH
	STREET LIGHTING

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
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C4	283.00'	118.71'	S77°39'54"E	117.84'	24°01'59"	60.24'
C5	544.00'	210.98'	S10°45'24"E	209.66'	22°13'15"	106.83'
C6	473.00'	183.44'	N10°45'24"W	182.29'	22°13'15"	92.89'
C7	476.00'	184.47'	S10°45'52"E	183.32'	22°12'17"	93.41'
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**WHEELER LANDING
SECTION II**

PRIMARY PLAT

ORIGINAL ISSUE:
08/02/2019

KHA PROJECT NO.
17009000

SHEET NUMBER

5



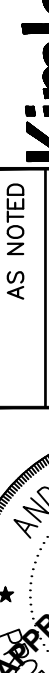


DESIGNED BY: KJS

DRAWN BY: KJS

CHECKED BY: ART

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250 EAST 96TH STREET, SUITE 580,
ANN ARBOR, MI 48106
PHONE: 317-218-4500
WWW.KIMLEY-HORN.COM
Email: Andy.Tojor@kimley-horn.com



AS NOTED

SCALE:

REVISIONS

DATE

BY

Drawing name: K:\NO_IDEA\17099000-Wheeler Landing-Westfield,IN\2 Design\CADD\PlanSheets\Primary Plat\170990000_Primary Plat.dwg 6 Sep 06, 2019 12:30pm by: Kade.Sonderath
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BENCHMARKS

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TBM #1
REBAR AND CAP SET ON 5' SOUTH OF SOUTH SIDE OF 199TH STREET
480' ± EAST OF HORTON ROAD.
ELEVATION = 922.38 N.A.V.D

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CRUISE MAGE SPIKE FOUND ON POWER POLE #66-744 EAST SIDE OF
HORTON ROAD 980 ± NORTH OF 199TH STREET
ELEVATION = 929.76 N.A.V.D

TBM #3
MAG SPIKE SET ON POWER POLE WEST SIDE OF HORTON ROAD 2,030' ±
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ELEVATION = 927.37 N.A.V.D.

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— OVHD —			EX. OVERHEAD ELECTRIC
— FBOP —			EX. FIBER OPTIC
— uge —			EX. UNDERGROUND ELECTRIC
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— W — W —			EX. WATER LINE
— >> —			EX. STORM SEWER
— > —			EX. SANITARY SEWER

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B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
---	PROPOSED EASEMENT
— W —	PROPOSED WATER MAIN
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— ► —	PROPOSED SANITARY SEWER
■	PROPOSED 8' PATH
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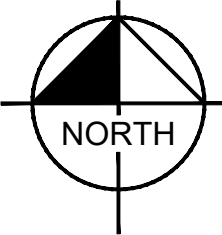
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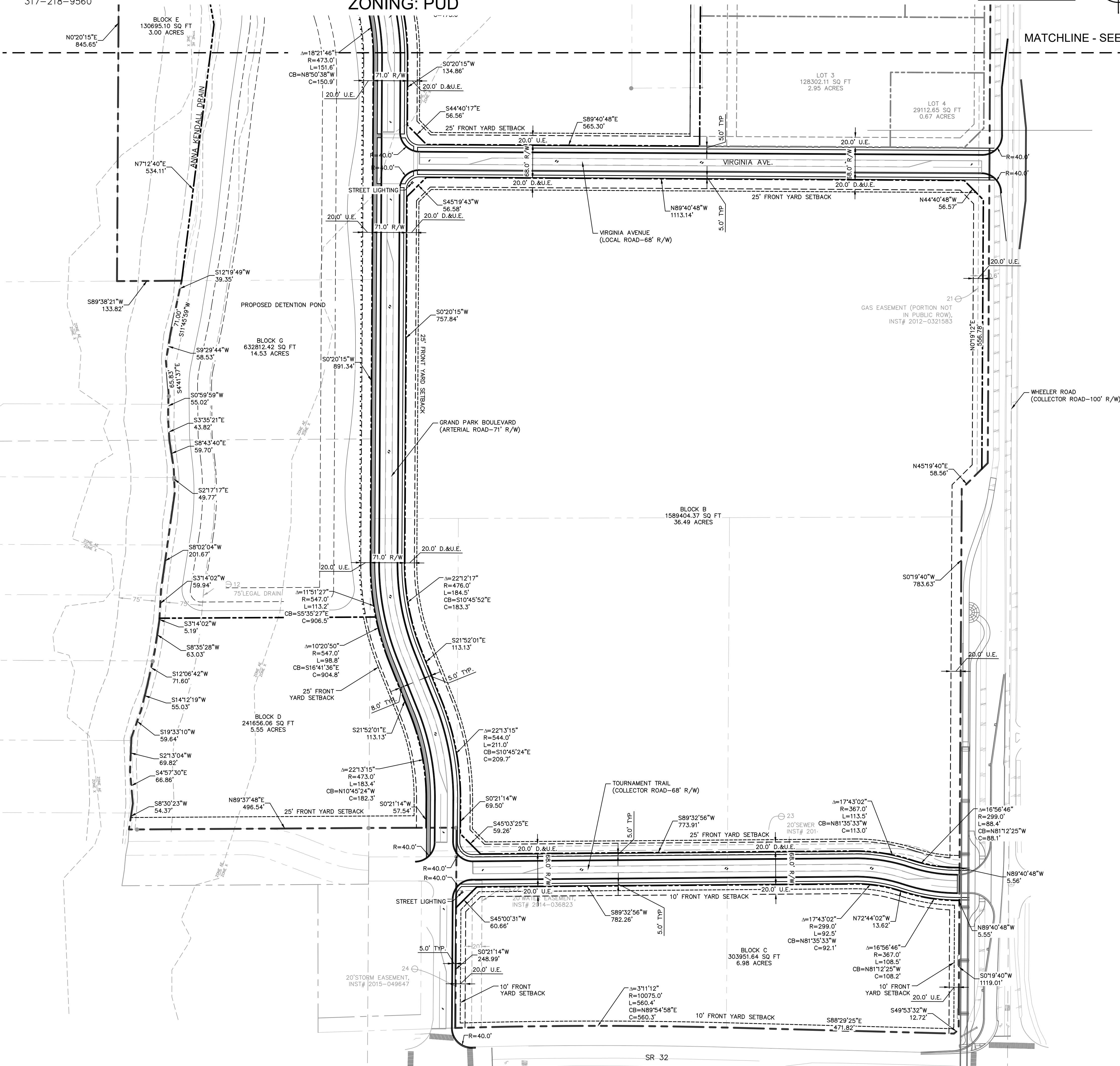
WHEELER LANDING - SECTION II PRIMARY PLAT AND DEVELOPMENT PLAN ZONING: PUD

GRAPHIC SCALE IN FEET
0 50 100 200



MATCHLINE - SEE SHEET 5

CURVE TABLE						
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Kimley»Horn
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INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM
Contact: Andy Taylor
Email: andy.taylor@kimley-horn.com

SCALE:
AS NOTED
DESIGNED BY: KJS
DRAWN BY: KJS
CHECKED BY: ART



**WHEELER
LANDING**

PRIMARY PLAT

**WHEELER LANDING
SECTION II**

ORIGINAL ISSUE:
08/02/2019
KHA PROJECT NO.
170099000
SHEET NUMBER

SITE DATA TABLE
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DENSITY – 0.056 Blocks/acre
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→→	
→	

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B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
-----	PROPOSED EASEMENT
——W——	PROPOSED WATER MAIN
——>——	PROPOSED STORM SEWER
——▶——	PROPOSED SANITARY SEWER
	PROPOSED 8' PATH
	STREET LIGHTING

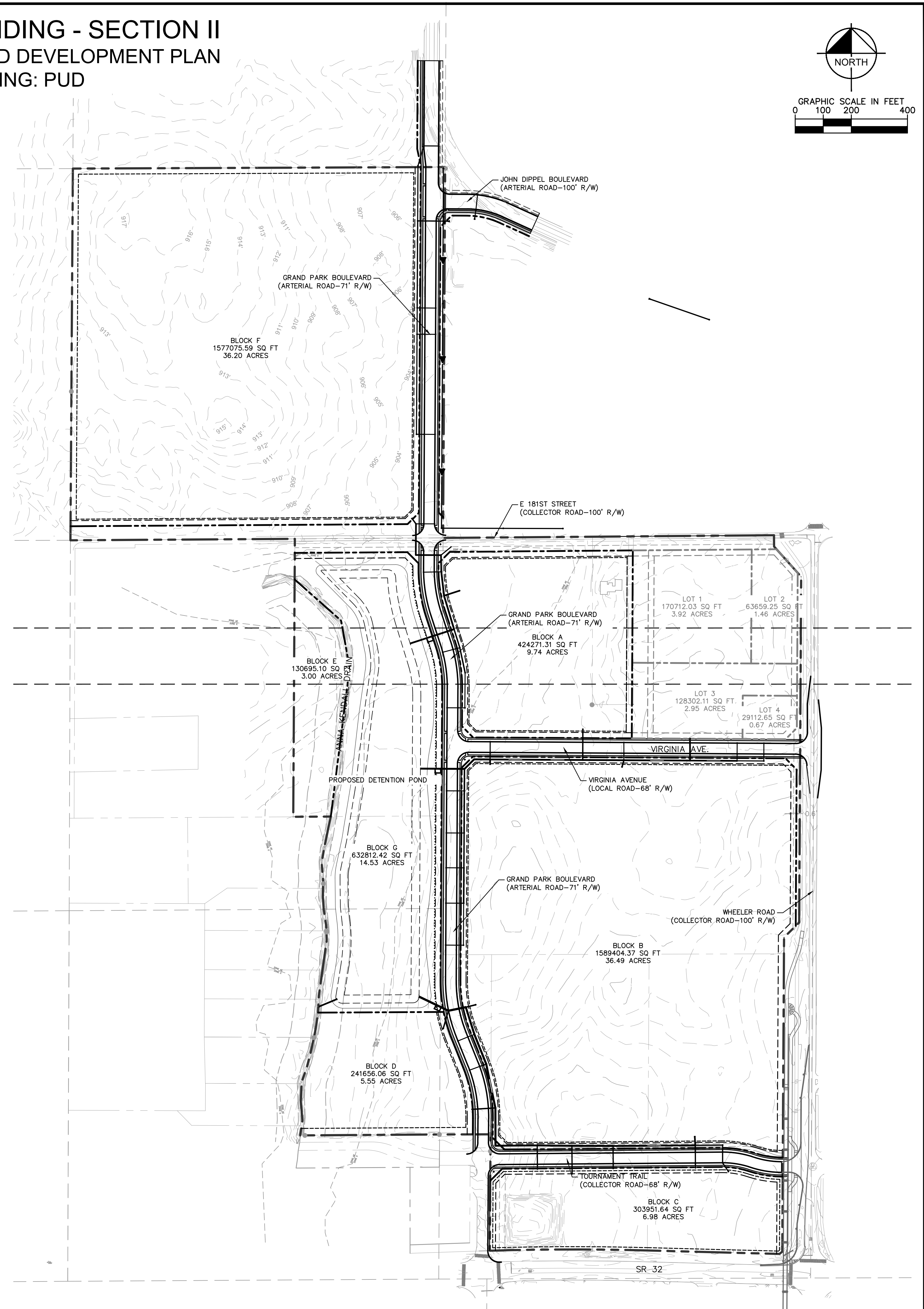
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
-----	PROPOSED EASEMENT
—W—	PROPOSED WATER MAIN
—>—	PROPOSED STORM SEWER
—▶—	PROPOSED SANITARY SEWER
	PROPOSED 8' PATH
⊕	STREET LIGHTING

SURVEYOR:
TERRY D WRIGHT, PS
HAMILTON DESIGNS
11988 FISHERS CROSSING
DRIVE, SUITE 154
FISHERS, IN 46038
317-570-8800

OWNER/SUBDIVIDER:
ANDY WHEELER
WHEELER FARMS, LLC
18206 KINSEY AVENUE
WESTFIELD, IN 46074

ENGINEER:
ANDREW R. TAYLOR
KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560

WHEELER LANDING - SECTION II
PRIMARY PLAT AND DEVELOPMENT PLAN
ZONING: PUD



GRAPHIC SCALE IN FEET

0 100 200 400

A horizontal scale bar with tick marks at 0, 100, 200, and 400 feet. The bar is divided into alternating black and white segments. The first 100 feet is white, the next 100 feet is black, the next 100 feet is white, and the final 100 feet is black.

WHEELER LANDING SECTION II	OVERALL DEVELOPMENT PLAN			Kimley»Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 2540 EAST 86TH STREET, SUITE 580, INDEPENDENCE, MO 64613 PHONE: 314.418.4500 WWW.KIMLEY-HORN.COM Email: Andy.Taylor@kimley-horn.com	SCALE: _____ AS NOTED _____ DESIGNED BY: KJS _____ DRAWN BY: KJS _____ CHECKED BY: ART _____	No. _____ REVISIONS _____ DATE _____ BY _____
ORIGINAL ISSUE: 08/02/2019						
KHA PROJECT NO. 170099000						
SHEET NUMBER						
7						

Drawing name: K:\IND_LDEV\170099000-Wheeler Landing-Westfield,IN\2_Design\CADD\PlanSheets\Primary Plat\170099000_Primary Plat.dwg 8 Sep 06, 2019 12:30pm by: Kaleb.Sonderath
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SITE DATA TABLE

TOTAL ACREAGE - 125.22 Acres
OF BLOCKS/LOTS - 7
DENSITY - 0.056 Blocks/acre
ZONING - PUD

BENCHMARKS

TEMPORARY BENCHMARKS

TBM #1

REBAR AND CAP SET ON 5' SOUTH OF SOUTH SIDE OF 199TH STREET
480' ± EAST OF HORTON ROAD.
ELEVATION = 922.38 N.A.V.D

TBM #2

CRIPPLE WAGE SPIKE FOUND ON POWER POLE #66-744 EAST SIDE OF
HORTON ROAD 980 ± NORTH OF 199TH STREET
ELEVATION = 929.76 N.A.V.D

TBM #3

MAG SPIKE SET ON POWER POLE WEST SIDE OF HORTON ROAD 2,030' ±
NORTH OF 199TH STREET.
ELEVATION = 927.37 N.A.V.D.

SURVEYOR:

TERRY D WRIGHT, PS
HAMILTON DESIGNS
11988 FISHERS CROSSING
DRIVE, SUITE 154
FISHERS, IN 46038
317-570-8800

ENGINEER:

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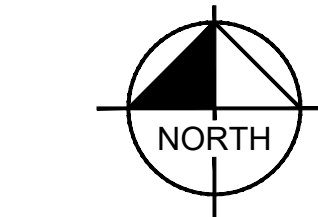
OWNER/SUBDIVIDER:

ANDY WHEELER
WHEELER FARMS, LLC
18206 KINSEY AVENUE
WESTFIELD, IN 46074

WHEELER LANDING - SECTION II

PRIMARY PLAT AND DEVELOPMENT PLAN

ZONING: PUD



GRAPHIC SCALE IN FEET
0 50 100 200

EXISTING LEGEND

●	○	△	SURVEY MONUMENT
— GAS —			EX. GAS LINE
— OVHD —			EX. OVERHEAD ELECTRIC
— FBOP —			EX. FIBER OPTIC
— uge —			EX. UNDERGROUND ELECTRIC
— COM — COM —			EX. COMMUNICATION LINE
— W — W —			EX. WATER LINE
— >> —			EX. STORM SEWER
— > —			EX. SANITARY SEWER

PROPOSED LEGEND

D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
---	PROPOSED EASEMENT
— W —	PROPOSED WATER MAIN
— > —	PROPOSED STORM SEWER
— > —	PROPOSED SANITARY SEWER
■	PROPOSED 8' PATH
◇	STREET LIGHTING

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	544.00'	174.35'	S8°50'38"E	173.60'	18°21'46"	87.93'
C2	547.00'	175.13'	S8°51'12"E	174.38'	18°20'38"	88.32'
C3	476.00'	152.40'	S8°51'12"E	151.75'	18°20'38"	76.86'
C4	283.00'	118.71'	S77°39'54"E	117.84'	24°01'59"	60.24'
C5	544.00'	210.98'	S10°45'24"E	209.66'	22°13'15"	106.83'
C6	473.00'	183.44'	N10°45'24"W	182.29'	22°13'15"	92.89'
C7	476.00'	184.47'	S10°45'52"E	183.32'	22°12'17"	93.41'
C8	547.00'	98.78'	S16°41'36"E	904.84'	10°20'50"	49.53'
C9	367.00'	113.49'	N81°35'33"W	113.03'	17°43'02"	57.20'
C10	299.00'	88.43'	N81°12'25"W	88.11'	16°56'46"	44.54'
C11	367.00'	108.55'	N81°12'25"W	108.15'	16°56'46"	54.67'
C12	299.00'	92.46'	N81°35'33"W	92.09'	17°43'02"	46.60'
C13	10075.00'	560.36'	N89°54'58"E	560.29'	3°11'12"	280.25'
C14	547.00'	113.20'	S5°35'27"E	906.52'	11°51'27"	56.80'
C15	473.00'	151.59'	N8°50'38"W	150.94'	18°21'46"	76.45'

MATCHLINE - SEE SHEET 9

SCALE: AS NOTED

DESIGNED BY: KJS

DRAWN BY: KJS

CHECKED BY: ART

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REVISIONS

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Drawing name: K:\NO_LDEV\17099000-Wheeler Landing-Westfield,IN_2 Design\CADD\PlanSheets\Primary Plat\170990000_Primary Plat.dwg 9 Sep 06, 2019 12:30pm by: Kaleb Sonderegth
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TBM #1
REBAR AND CAP SET ON 5' SOUTH OF SOUTH SIDE OF 199TH STREET
480' ± EAST OF HORTON ROAD.
ELEVATION = 922.38 N.A.V.D

TBM #2
CRIPPE MAGE SPIKE FOUND ON POWER POLE #66-744 EAST SIDE OF
HORTON ROAD 980 ± NORTH OF 199TH STREET
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TBM #3
MAG SPIKE SET ON POWER POLE WEST SIDE OF HORTON ROAD 2,030' ±
NORTH OF 199TH STREET.
ELEVATION = 927.37 N.A.V.D.

EXISTING LEGEND

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— OVHD —			EX. OVERHEAD ELECTRIC
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— uge —			EX. UNDERGROUND ELECTRIC
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■	PROPOSED 8' PATH
⊕	STREET LIGHTING

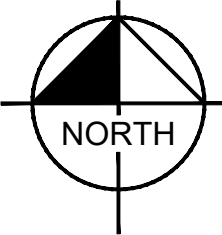
SURVEYOR:
TERRY D. WRIGHT, PS
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ENGINEER:
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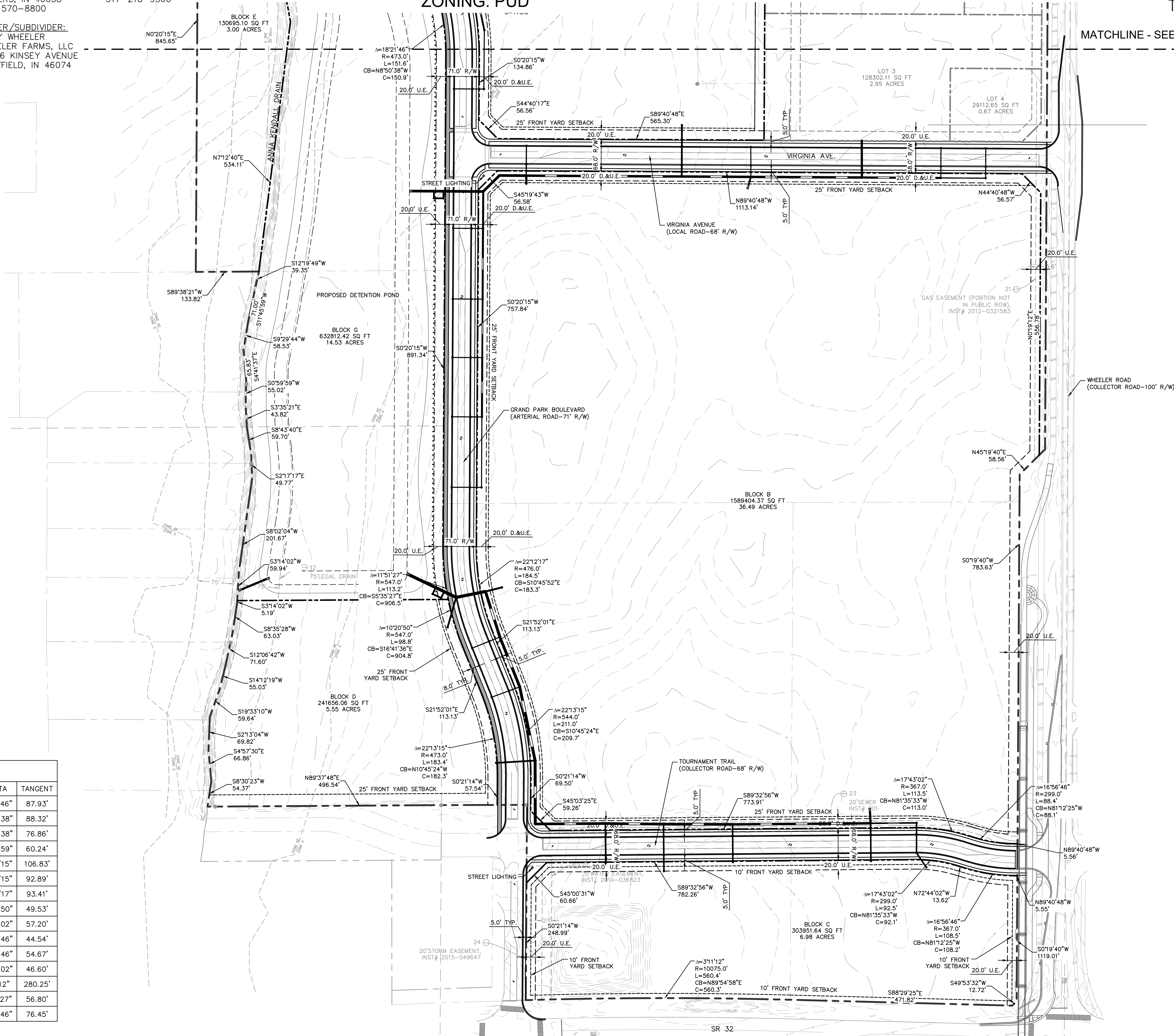
WHEELER LANDING - SECTION II PRIMARY PLAT AND DEVELOPMENT PLAN ZONING: PUD

GRAPHIC SCALE IN FEET
0 50 100 200



MATCHLINE - SEE SHEET 8

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Kimley-Horn
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250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM
Contact: Andy Taylor
Email: andy.taylor@kimley-horn.com

SCALE: AS NOTED
DESIGNED BY: KJS
DRAWN BY: KJS
CHECKED BY: ART



DEVELOPMENT
PLAN

WHEELER LANDING
SECTION II

ORIGINAL ISSUE:

08/02/2019

KHA PROJECT NO.

170099000

SHEET NUMBER

9

Drawing name: K:\NO_DRAW\170099000-Wheeler Farm-Wheeler Landing-Westfield_IN_2_Design\CADD\PlanSheets\Primary Plat\170990000_LANDSCAPE_PLAN.dwg 10 Sep 06, 2018 12:30pm by KalebSodagrath
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480' ± EAST OF HORTON ROAD.
ELEVATION = 922.38 N.A.V.D

TBM #2

CRIPPEL IMAGE SPIKE FOUND ON POWER POLE #66-744 EAST SIDE OF
HORTON ROAD 980 ± NORTH OF 199TH STREET
ELEVATION = 929.76 N.A.V.D

TBM #3

MAG SPIKE SET ON POWER POLE WEST SIDE OF HORTON ROAD 2,030' ±
NORTH OF 199TH STREET.
ELEVATION = 927.37 N.A.V.D.

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●	○	△	SURVEY MONUMENT
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— > —			EX. SANITARY SEWER

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B.S.L.	BUILDING SETBACK LINE
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— W —	PROPOSED WATER MAIN
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— ► —	PROPOSED SANITARY SEWER
■	PROPOSED 8' PATH
⊙	STREET LIGHTING

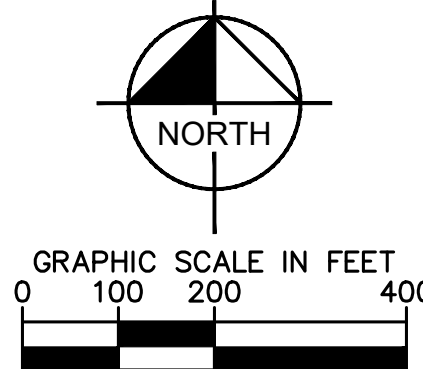
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11988 FISHERS CROSSING
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317-218-9560

WHEELER LANDING - SECTION II PRIMARY PLAT AND DEVELOPMENT PLAN ZONING: PUD

Indiana Utilities Protection Service



PLANT SCHEDULE GRAND PARK BLVD

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AF	20	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2" CAL MIN	—
GB	21	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD GINKGO	B & B	2" CAL MIN	—
QM	20	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2" CAL MIN	—
UM	21	ULMUS X 'MORTON'	ACCOLADE ELM	B & B	2" CAL MIN	—
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
PA	41	PICEA ABIES	NORWAY SPRUCE	B & B	—	6' HT MIN
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AG	20	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	2" CAL MIN	—
CC	41	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY RED BUD	B & B	2" CAL MIN	—
MP	21	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRAB APPLE	B & B	2" CAL MIN	—
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
IV	222	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	—	SEE PLAN	18" HT MIN
PD	123	PHYSCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	—	SEE PLAN	18" HT MIN
TD	308	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	—	SEE PLAN	18" HT MIN
VB	185	VIBURNUM X BURKWOODII 'MOHAWK'	MOHAWK VIBURNUM	—	SEE PLAN	30" HT MIN
VD	184	VIBURNUM DENTATUM	VIBURNUM	—	SEE PLAN	30" HT MIN

PLANT SCHEDULE VIRGINIA AVE

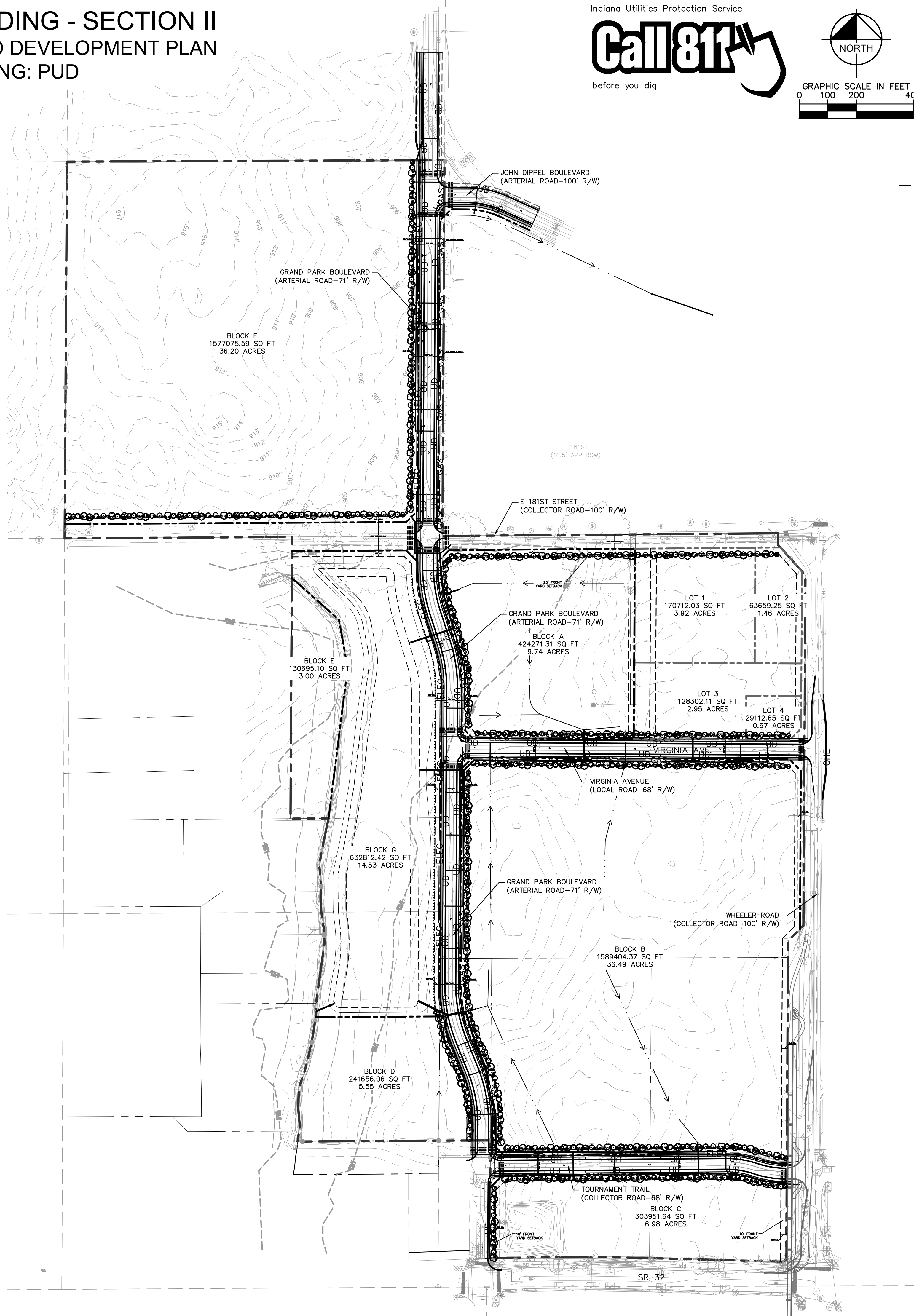
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AF	11	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2" CAL MIN	—
GB	12	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD GINKGO	B & B	2" CAL MIN	—
QM	11	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2" CAL MIN	—
UM	12	ULMUS X 'MORTON'	ACCOLADE ELM	B & B	2" CAL MIN	—
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
PA	23	PICEA ABIES	NORWAY SPRUCE	B & B	—	6' HT MIN
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AG	11	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	2" CAL MIN	—
CC	23	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY RED BUD	B & B	2" CAL MIN	—
MP	12	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRAB APPLE	B & B	2" CAL MIN	—
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
IV	126	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	—	SEE PLAN	18" HT MIN
PD	69	PHYSCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	—	SEE PLAN	18" HT MIN
TD	173	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	—	SEE PLAN	18" HT MIN
VB	103	VIBURNUM X BURKWOODII 'MOHAWK'	MOHAWK VIBURNUM	—	SEE PLAN	30" HT MIN
VD	104	VIBURNUM DENTATUM	VIBURNUM	—	SEE PLAN	30" HT MIN

PLANT SCHEDULE TOURNAMENT TRAIL

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AF	10	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2" CAL MIN	—
GB	11	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD GINKGO	B & B	2" CAL MIN	—
QM	10	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2" CAL MIN	—
UM	11	ULMUS X 'MORTON'	ACCOLADE ELM	B & B	2" CAL MIN	—
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
PA	21	PICEA ABIES	NORWAY SPRUCE	B & B	—	6' HT MIN
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AG	10	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	2" CAL MIN	—
CC	21	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY RED BUD	B & B	2" CAL MIN	—
MP	11	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRAB APPLE	B & B	2" CAL MIN	—
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
IV	116	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	—	SEE PLAN	18" HT MIN
PD	63	PHYSCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	—	SEE PLAN	18" HT MIN
TD	157	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	—	SEE PLAN	18" HT MIN
VB	95	VIBURNUM X BURKWOODII 'MOHAWK'	MOHAWK VIBURNUM	—	SEE PLAN	30" HT MIN
VD	94	VIBURNUM DENTATUM	VIBURNUM	—	SEE PLAN	30" HT MIN

PLANT SCHEDULE 181ST STREET

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AF	12	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2" CAL MIN	—
GB	12	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD GINKGO	B & B	2" CAL MIN	—
QM	12	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2" CAL MIN	—
UM	12	ULMUS X 'MORTON'	ACCOLADE ELM	B & B	2" CAL MIN	—
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
PA	24	PICEA ABIES	NORWAY SPRUCE	B & B	—	6' HT MIN
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AG	12	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	2" CAL MIN	—
CC	24	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY RED BUD	B & B	2" CAL MIN	—
MP	12	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRAB APPLE	B & B	2" CAL MIN	—
SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
IV	132	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPICE	—	SEE PLAN	18" HT MIN
PD	72	PHYSCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	—	SEE PLAN	18" HT MIN
TD	180	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	—	SEE PLAN	18" HT MIN
VB	108	VIBURNUM X BURKWOODII 'MOHAWK'	MOHAWK VIBURNUM	—	SEE PLAN	30" HT MIN
VD	108	VIBURNUM DENTATUM	VIBURNUM	—	SEE PLAN	30" HT MIN



Kimley-Horn
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250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM
Contact: Andy Taylor
Email: andy.taylor@kimley-horn.com

SCALE: AS NOTED
DESIGNED BY: KJS
DRAWN BY: KJS
CHECKED BY: ART



WHEELER LANDING

LANDSCAPE PLAN

WHEELER LANDING SECTION II

ORIGINAL ISSUE:
08/02/2019
KHA PROJECT NO.
170099000
SHEET NUMBER

Drawing name: K:\NO_LDE\17099000-Wheeler Landing-Westfield_IN2_Design\CADD\PlanSheets\Primary Plat\170990000_LANDSCAPE PLAN.dwg 11 Sep 06, 2019 12:30pm By: Kaleb Sandgrath

This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

SITE DATA TABLE

TOTAL ACREAGE - 125.22 Acres
OF BLOCKS/LOTS - 7
DENSITY - 0.056 Blocks/acre
ZONING - PUD

BENCHMARKS

TEMPORARY BENCHMARKS

TBM #1
REBAR AND CAP SET ON 5' SOUTH OF SOUTH SIDE OF 199TH STREET
480' ± EAST OF HORTON ROAD.
ELEVATION = 922.38 N.A.V.D

TBM #2
CRIPPEL MAG SPIKE FOUND ON POWER POLE #66-744 EAST SIDE OF
HORTON ROAD 980 ± NORTH OF 199TH STREET
ELEVATION = 929.76 N.A.V.D

TBM #3
MAG SPIKE SET ON POWER POLE WEST SIDE OF HORTON ROAD 2,030' ±
NORTH OF 199TH STREET.
ELEVATION = 927.37 N.A.V.D.

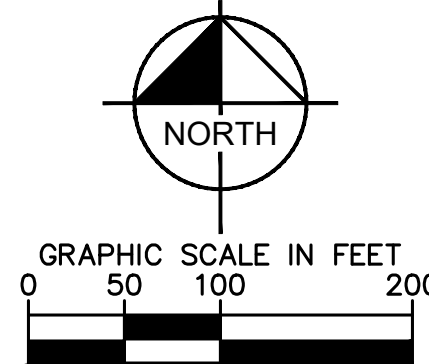
SURVEYOR:
TERRY D. WRIGHT, PS
HAMILTON DESIGNS
11988 FISHERS CROSSING
DRIVE, SUITE 154
FISHERS, IN 46038
317-570-8800

OWNER/SUBDIVIDER:
ANDY WHEELER
WHEELER FARMS, LLC
18206 KINSEY AVENUE
WESTFIELD, IN 46074

ENGINEER:
ANDREW R. TAYLOR
KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560

WHEELER LANDING - SECTION II PRIMARY PLAT AND DEVELOPMENT PLAN ZONING: PUD

Indiana Utilities Protection Service

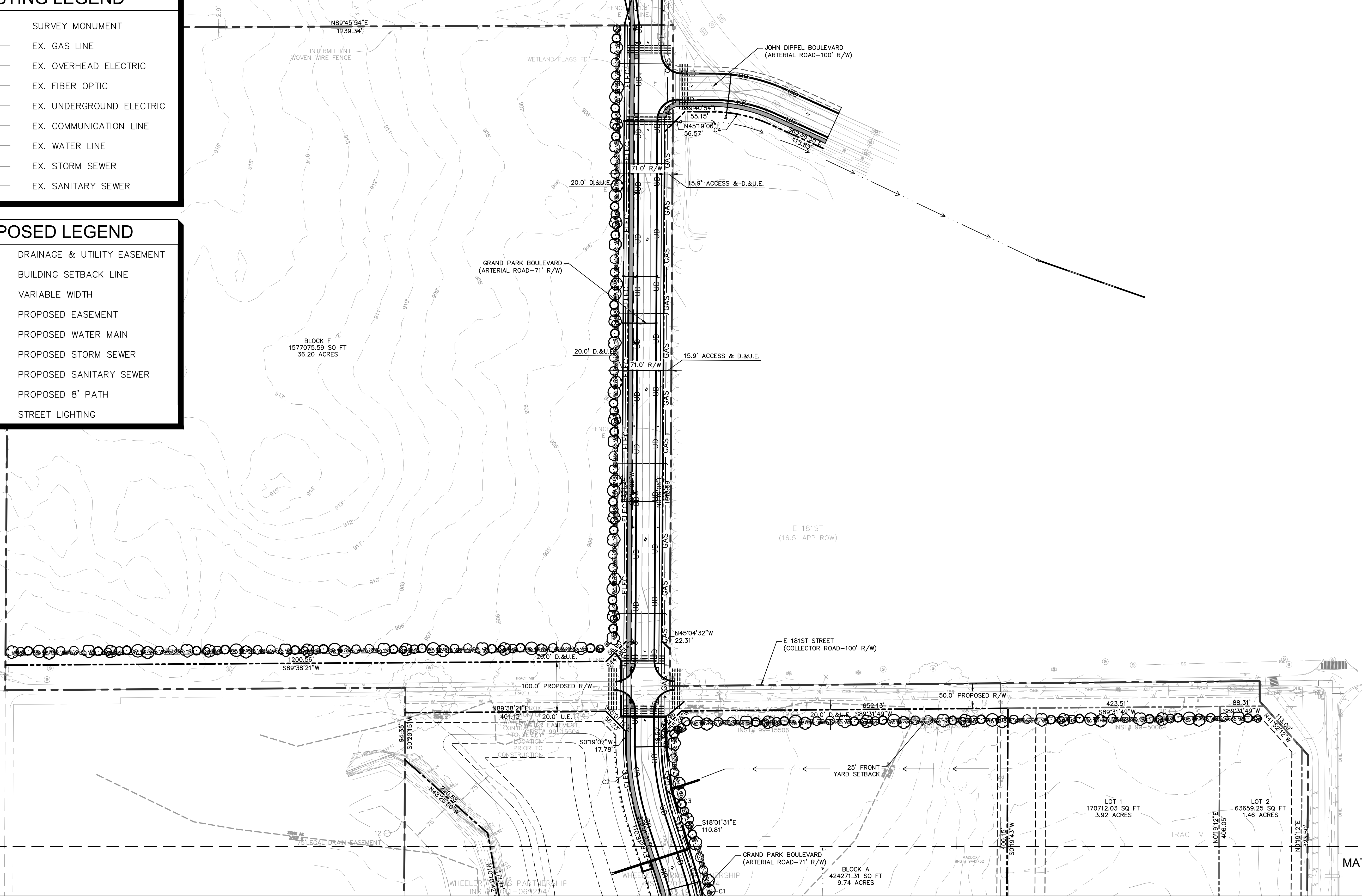


EXISTING LEGEND

●	○	△	SURVEY MONUMENT
— GAS —			EX. GAS LINE
— OVHD —			EX. OVERHEAD ELECTRIC
— FBOP —			EX. FIBER OPTIC
— uge —			EX. UNDERGROUND ELECTRIC
— COM —	— COM —		EX. COMMUNICATION LINE
— W —	— W —		EX. WATER LINE
— >> —			EX. STORM SEWER
— > —			EX. SANITARY SEWER

PROPOSED LEGEND

D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
---	PROPOSED EASEMENT
— W —	PROPOSED WATER MAIN
— > —	PROPOSED STORM SEWER
— ► —	PROPOSED SANITARY SEWER
■	PROPOSED 8' PATH
⊕	STREET LIGHTING



MATCHLINE - SEE SHEET 6

Kimley-Horn
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INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM
Contact: Andy Taylor
Email: andy.taylor@kimley-horn.com

SCALE:
DESIGNED BY: KJS
DRAWN BY: KJS
CHECKED BY: ART



LANDSCAPE
PLAN

WHEELER LANDING
SECTION II

ORIGINAL ISSUE:
08/02/2019
KHA PROJECT NO.
170099000
SHEET NUMBER

11

TOTAL ACREAGE - 125.22 Acres # OF BLOCKS/LOTS - 7 DENSITY - 0.056 Blocks/acre ZONING - PUD

TOTAL ACREAGE - 125.22 Acres # OF BLOCKS/LOTS - 7 DENSITY - 0.056 Blocks/acre ZONING - PUD

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ELEVATION = 927.37 N.A.V.D.

	SURVEY MONUMENT
	EX. GAS LINE
	EX. OVERHEAD ELECTRIC
	EX. FIBER OPTIC
	EX. UNDERGROUND ELECTRIC
	EX. COMMUNICATION LINE
	EX. WATER LINE
	EX. STORM SEWER
	EX. SANITARY SEWER

	SURVEY MONUMENT
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B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
-----	PROPOSED EASEMENT
—W—	PROPOSED WATER MAIN
—○—	PROPOSED STORM SEWER
—▶—	PROPOSED SANITARY SEWER
	PROPOSED 8' PATH
⊕	STREET LIGHTING

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B.S.L.	BUILDING SETBACK LINE
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—W—	PROPOSED WATER MAIN
—○—	PROPOSED STORM SEWER
—▶—	PROPOSED SANITARY SEWER
	PROPOSED 8' PATH
⊕	STREET LIGHTING

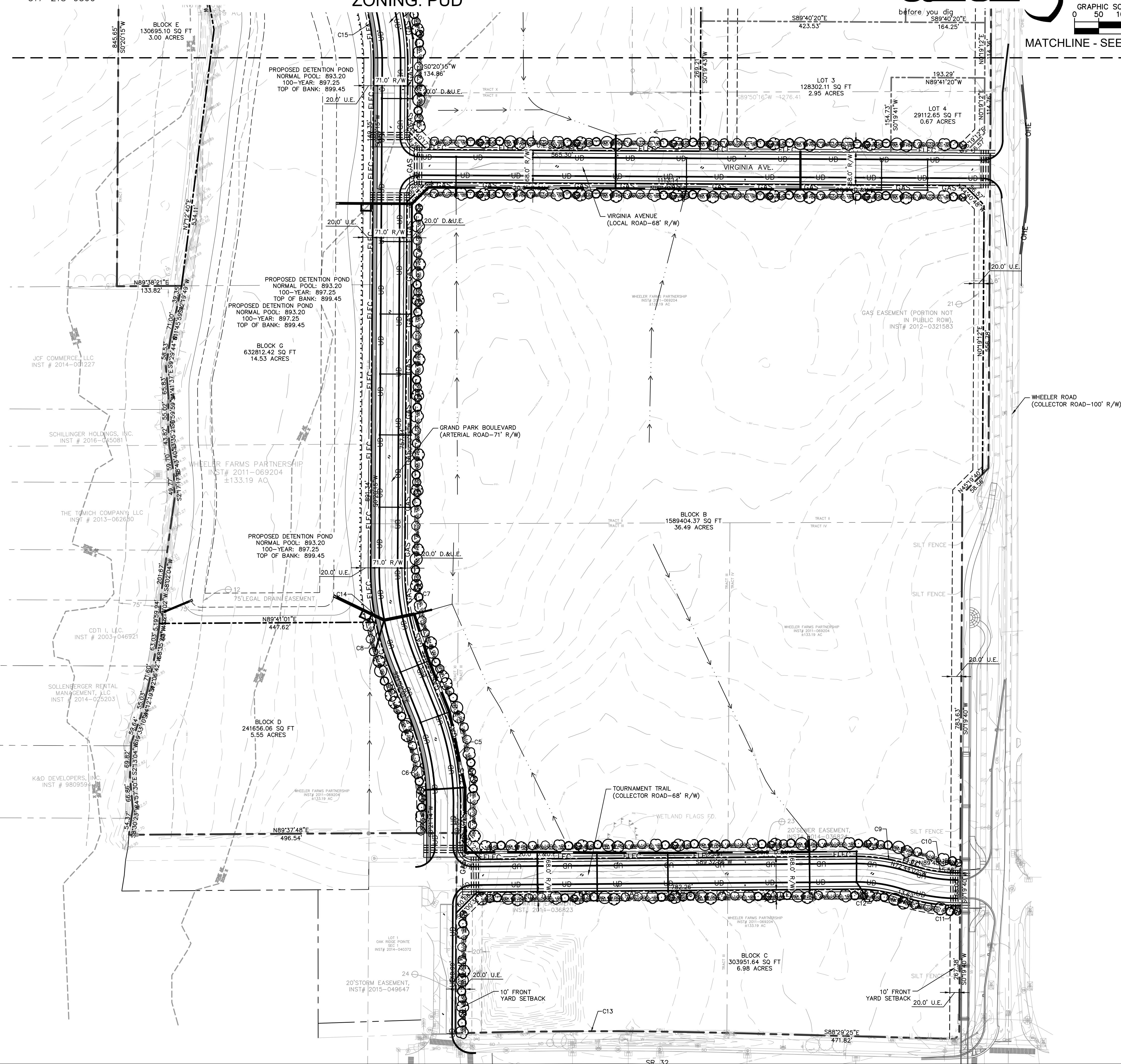
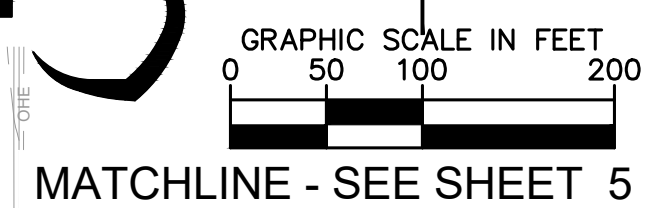
OWNER/SUBDIVIDER:
ANDY WHEELER
WHEELER FARMS, LLC
18206 KINSEY AVENUE
WESTFIELD, IN 46074

OWNER/SUBDIVIDER:
ANDY WHEELER
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317-218-9560

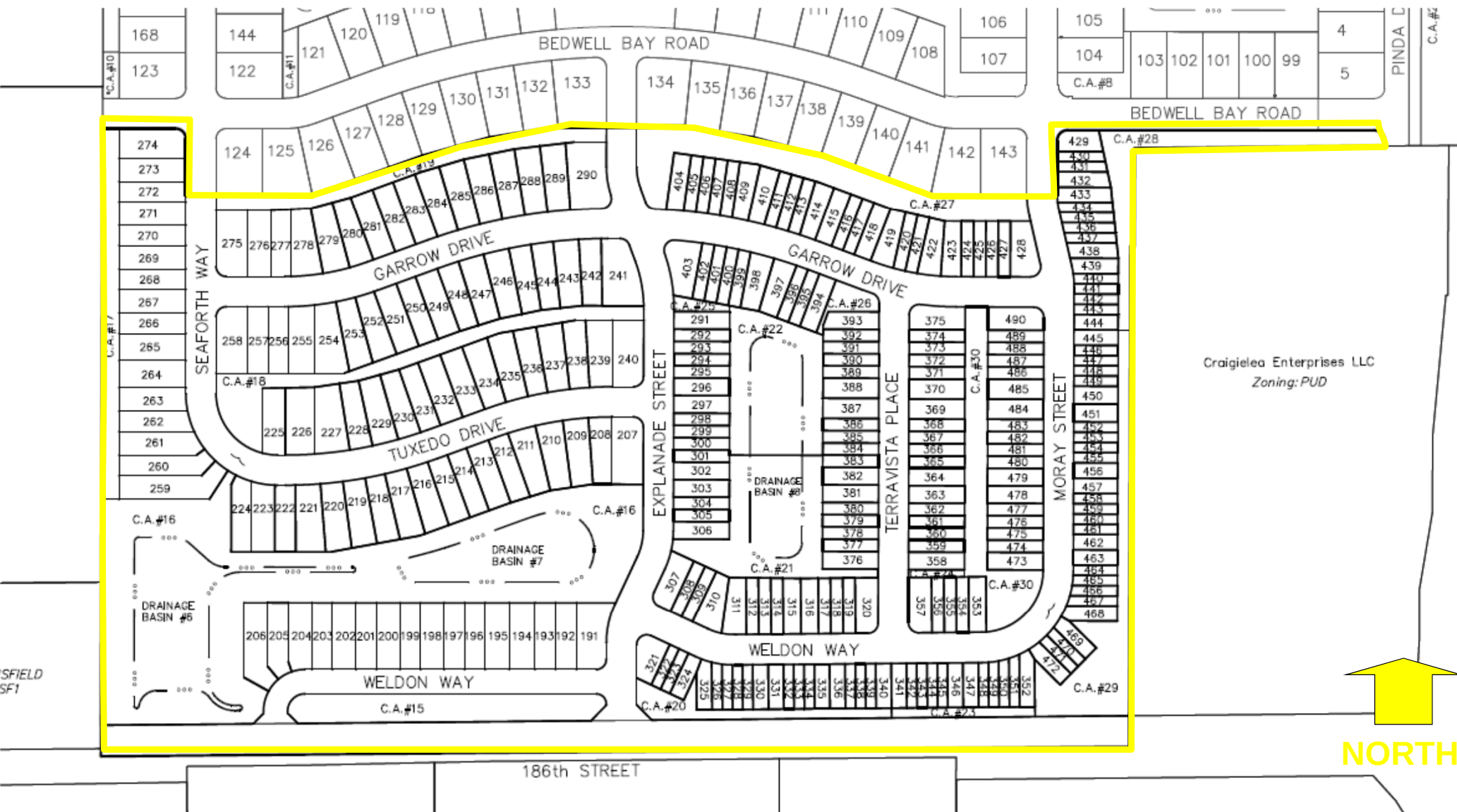
WHEELER LANDING - SECTION II
PRIMARY PLAT AND DEVELOPMENT PLAN
ZONING: PUD

Call 811 
before you dig 800.480.2025

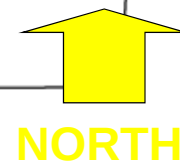
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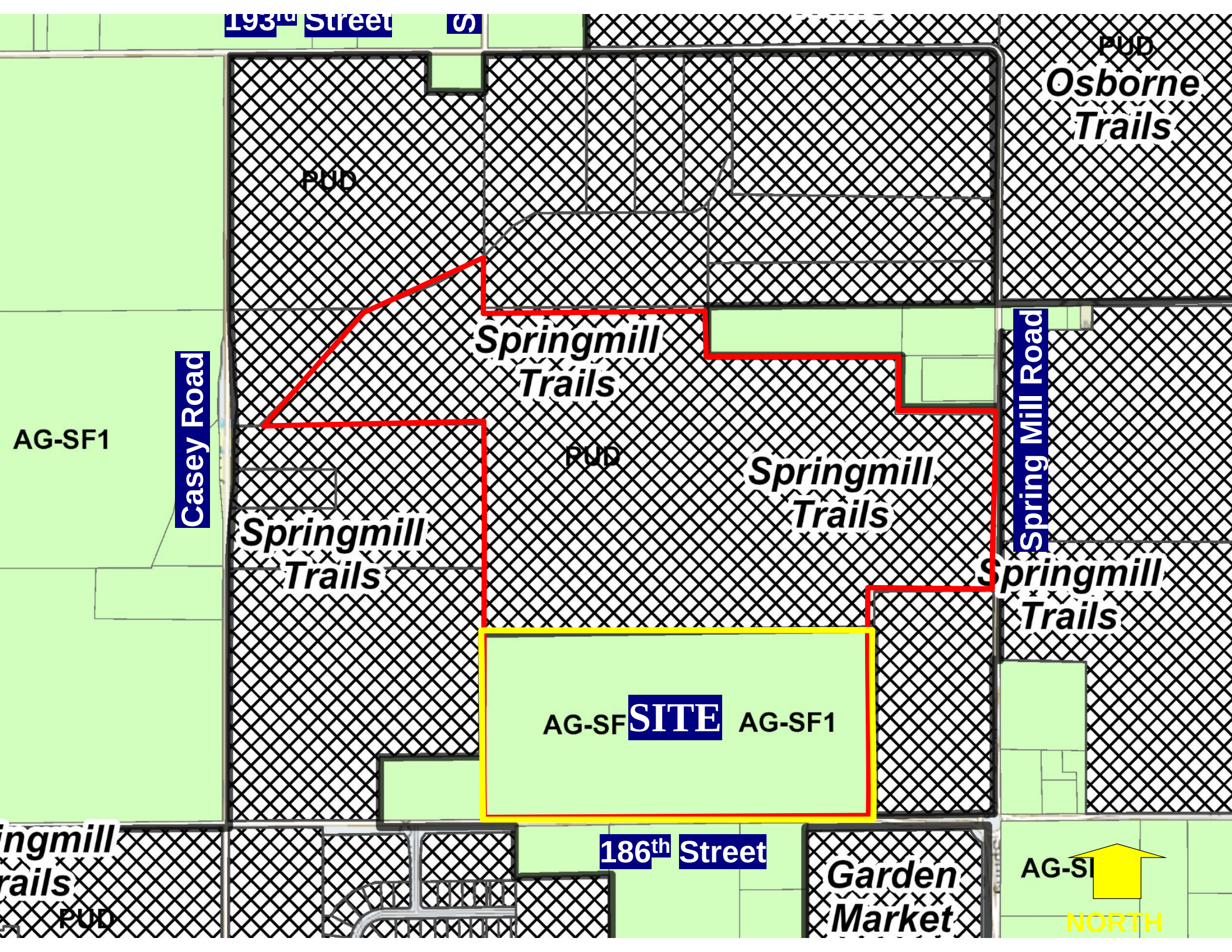
**Lancaster Area B PP/ODP
Site Location Map**



Craigielea Enterprises LLC
Zoning: PUD



NORTH



193rd Street

Osborne Trails

PUD

Springmill Trails

Casey Road

AG-SF1

PUD

Springmill Trails

Spring Mill Road

Springmill Trails

Springmill Trails

AG-SF1 SITE AG-SF1

Springmill Trails
PUD

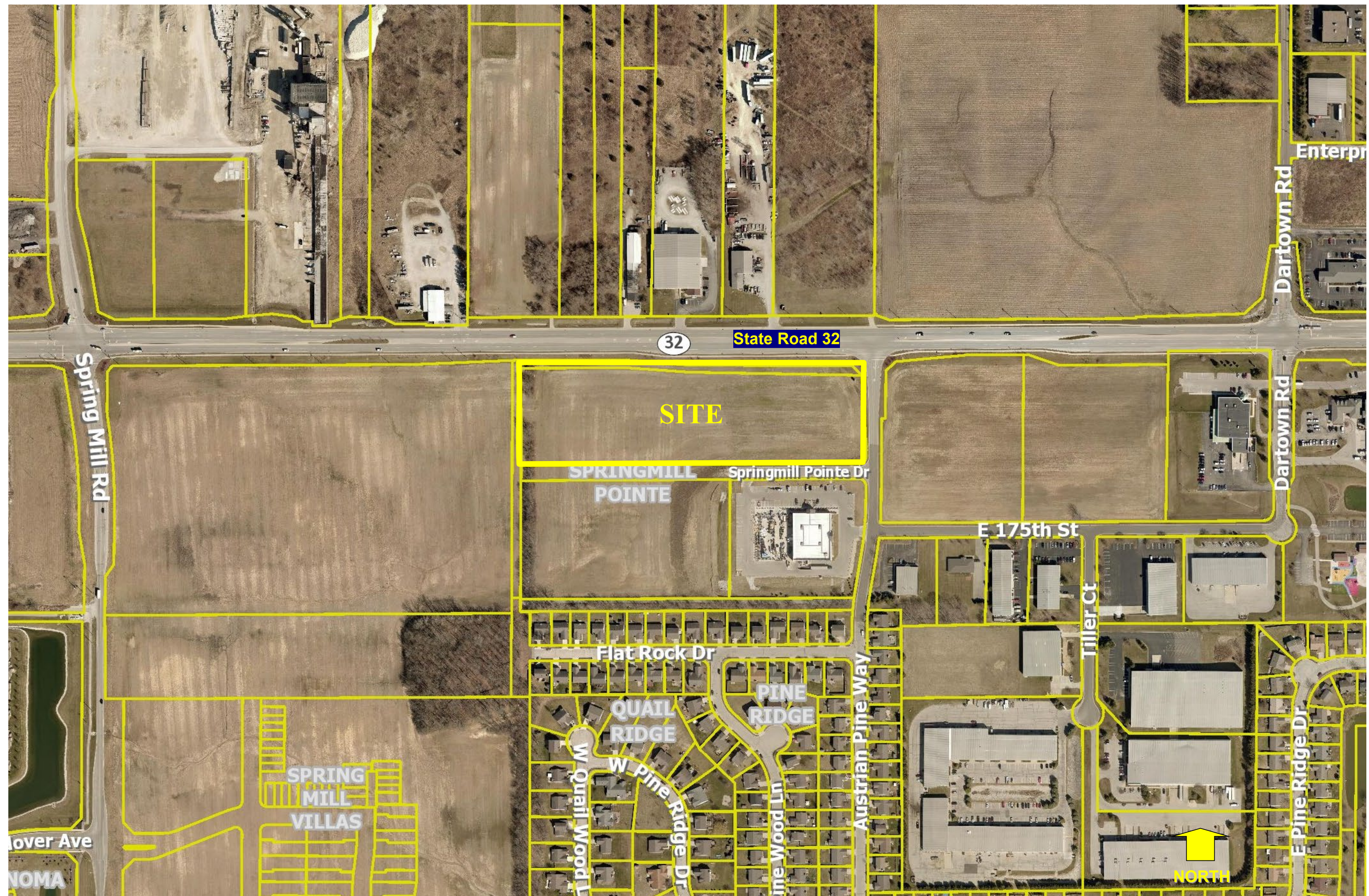
186th Street

Garden Market

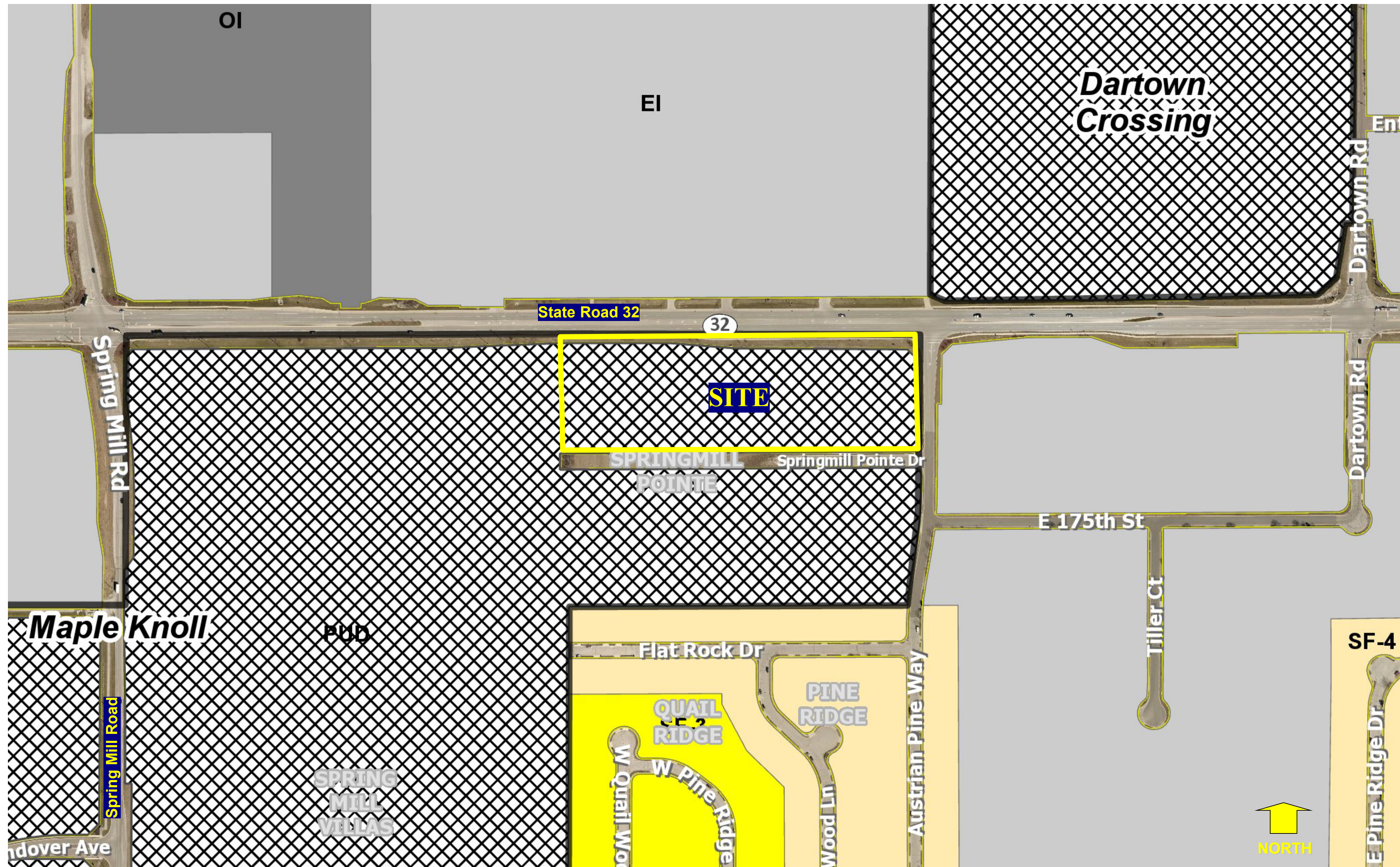
AG-SI
NORTH



Lancaster Area B PP/ODP
Concept Plan - Plat

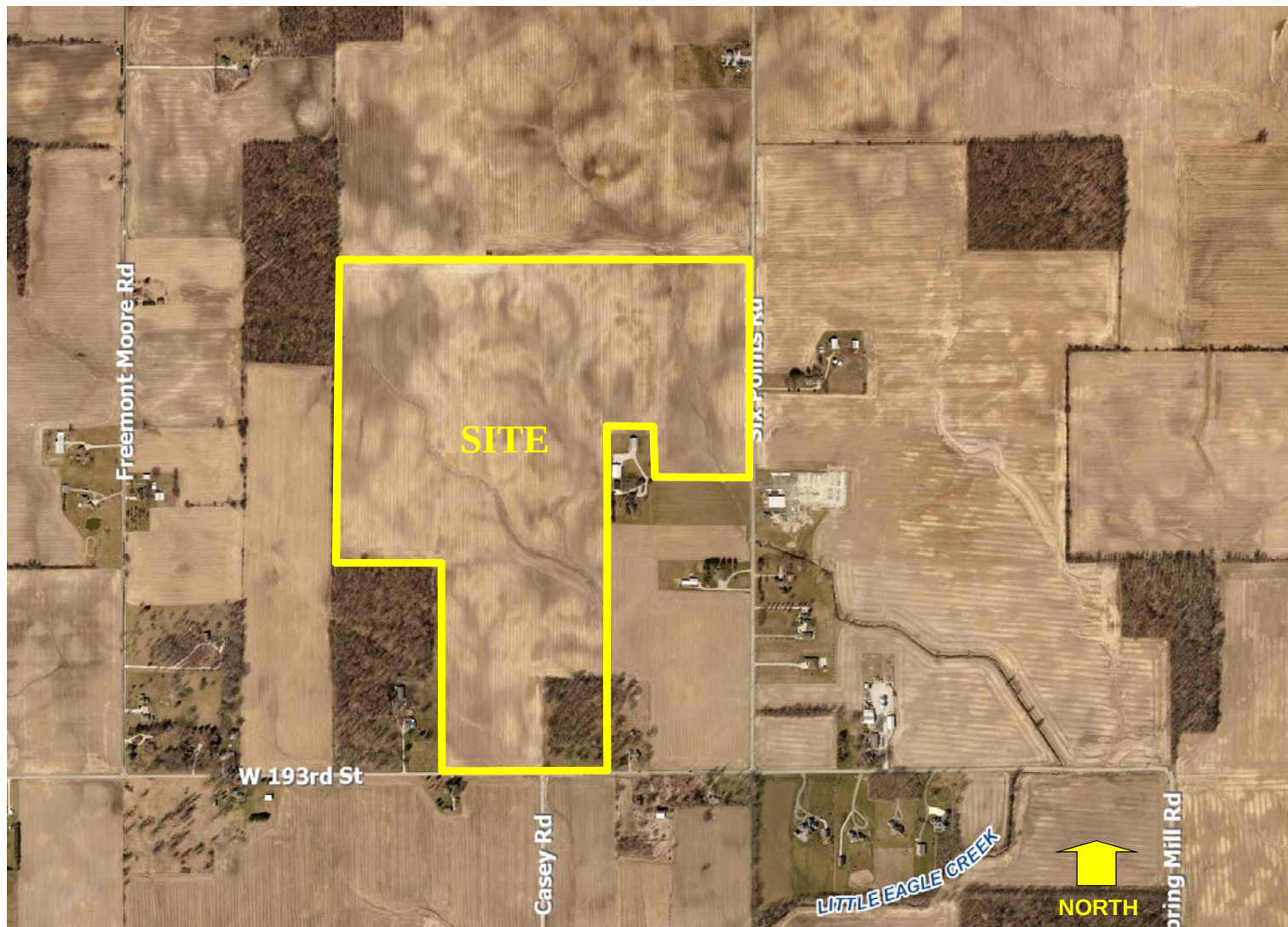


Springmill Pointe PUD
Site Location Map



Springmill Pointe PUD
Site Zoning Map

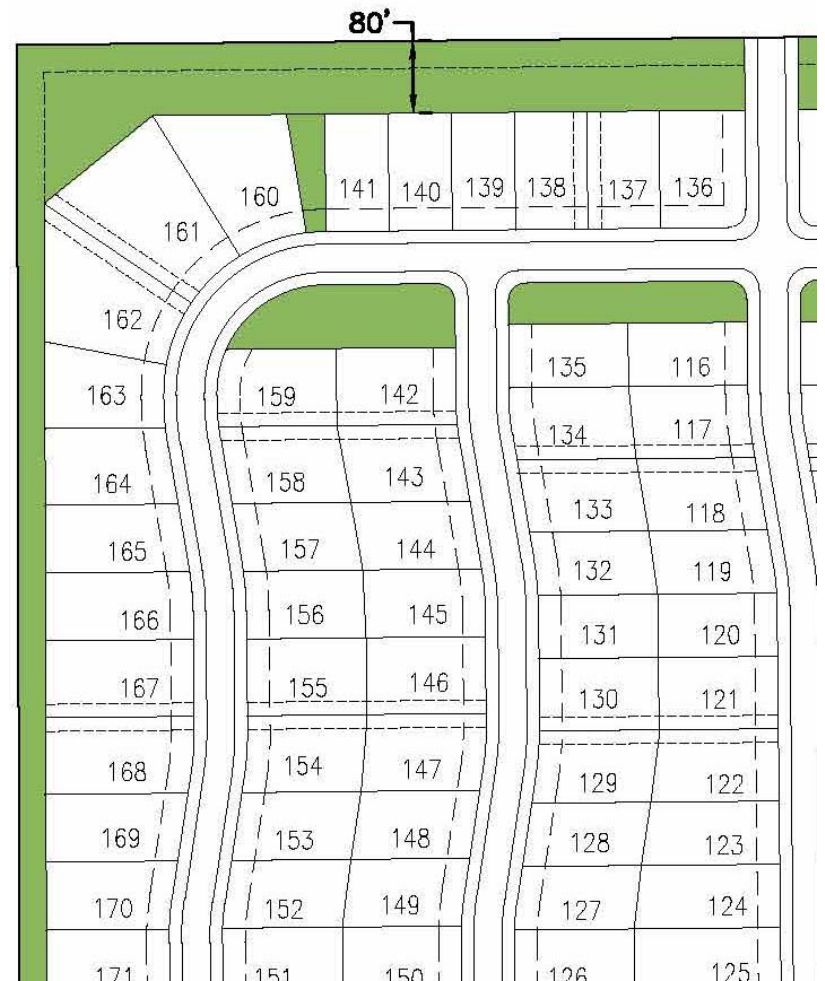
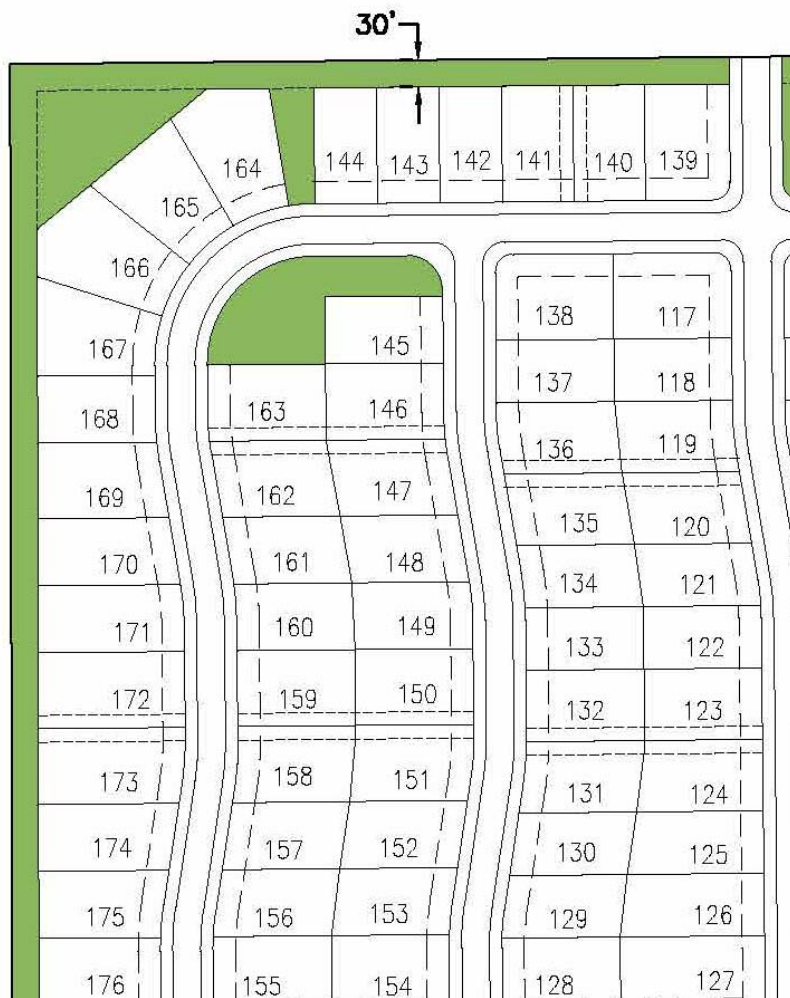




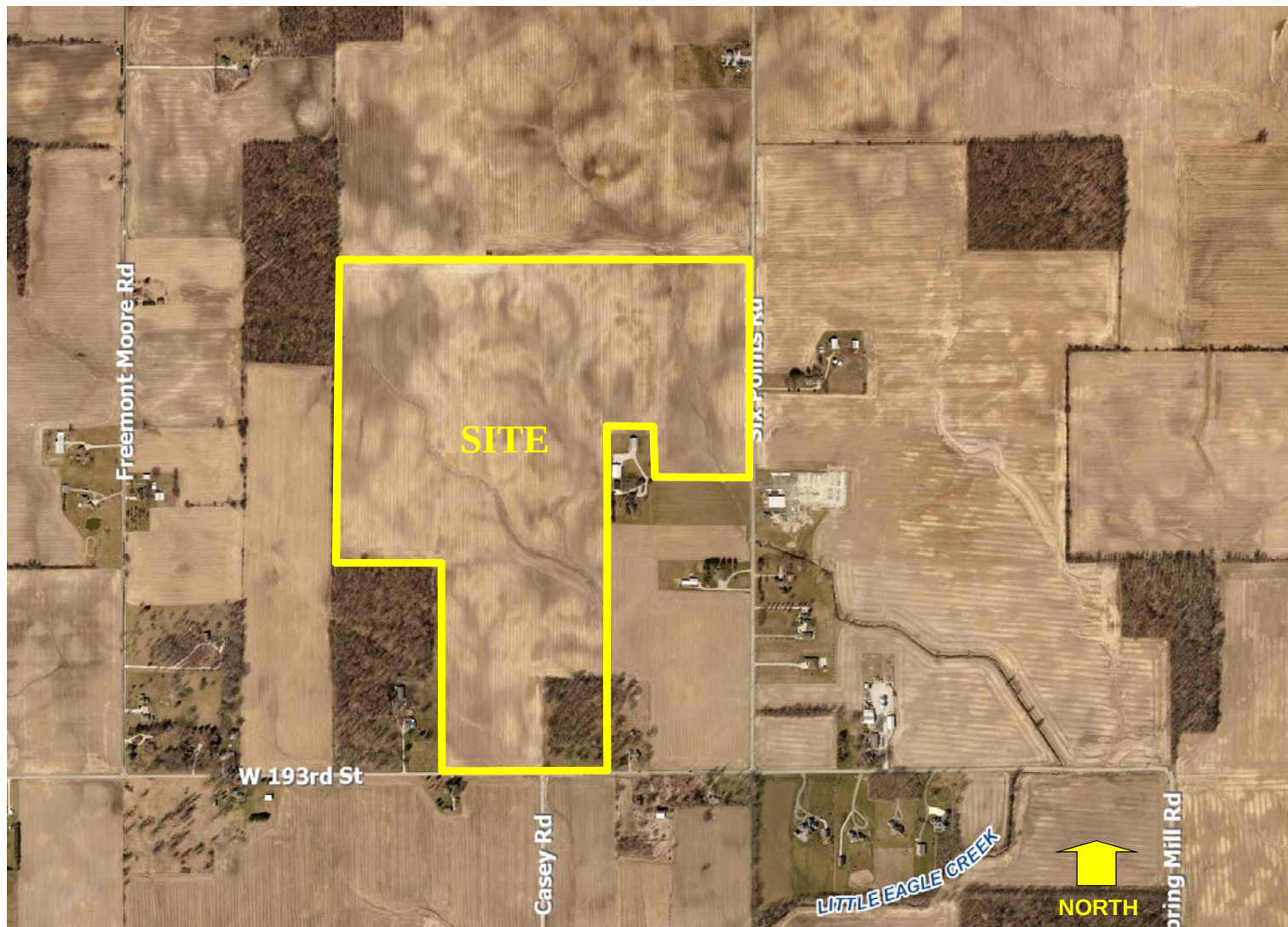
Atwater PUD
Site Location Map



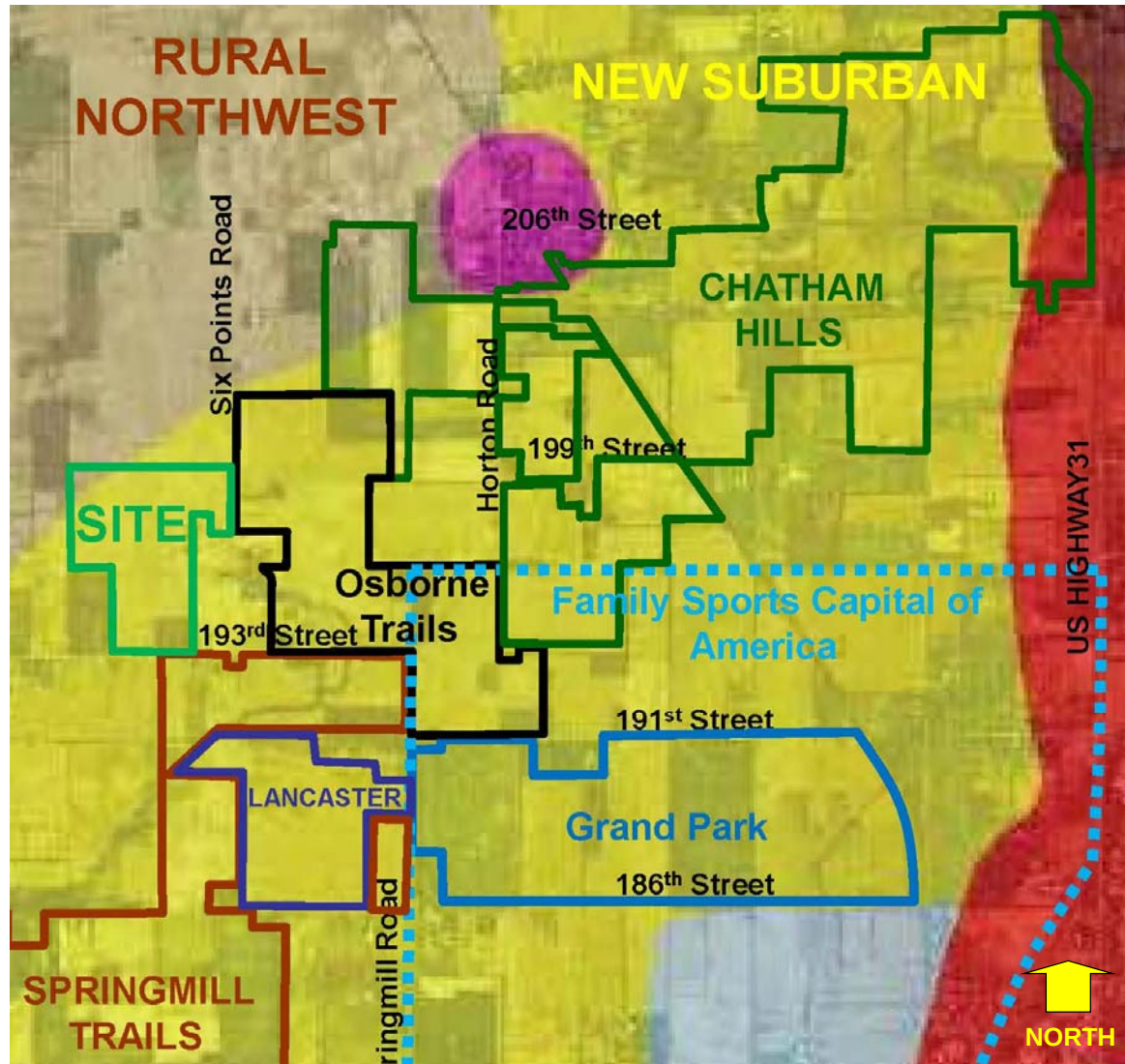
Atwater PUD
Concept Plan



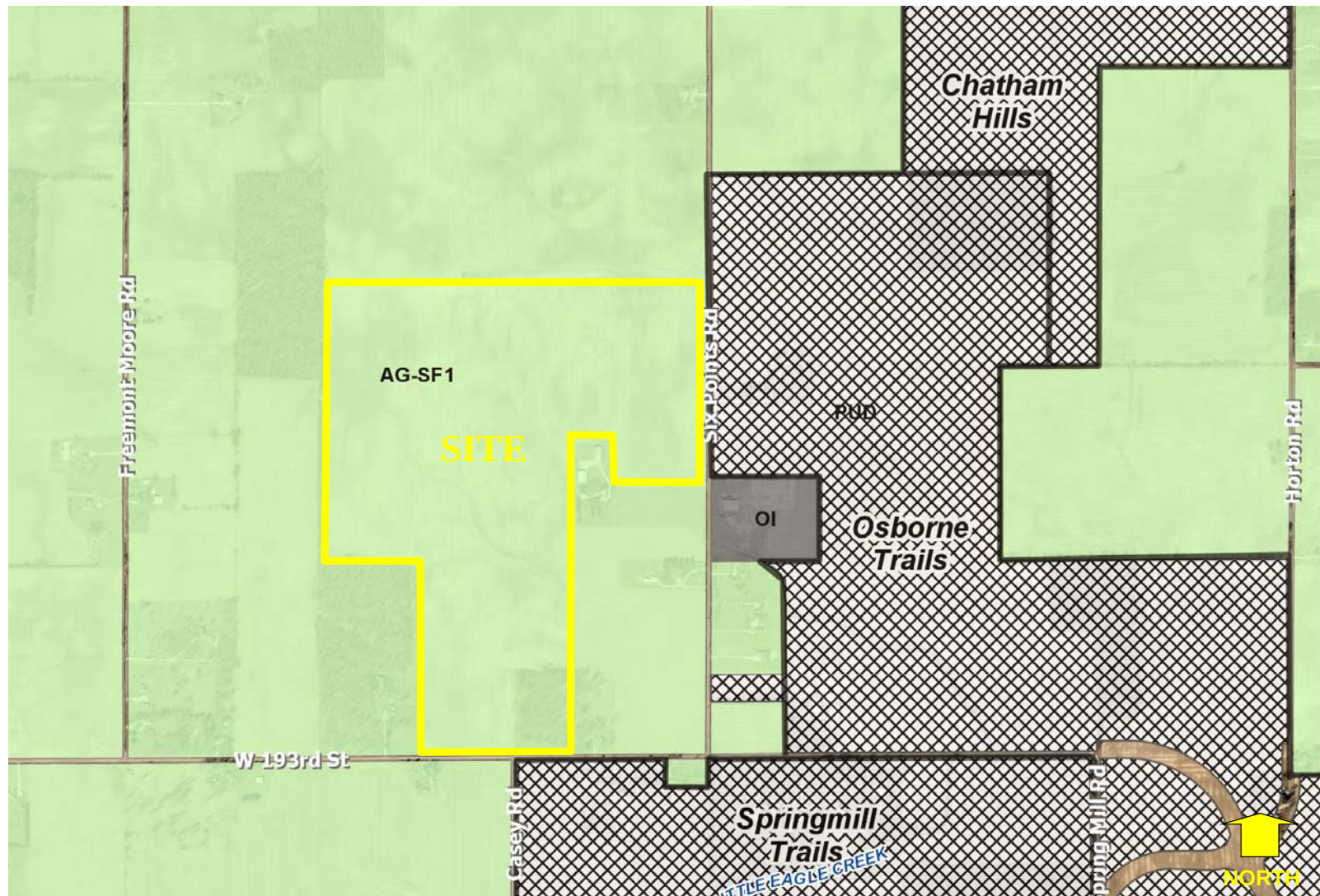
**Atwater PUD
Plan Modification**



Atwater PUD
Site Location Map



Atwater PUD
Comprehensive Plan Map



Atwater PUD
Zoning Map



Atwater PUD
Concept Plan

WRITTEN PUBLIC COMMENTS

Docket Number: 1909-PUD-31
Petitioner: Olthof Homes, LLC
Request: Petitioner requests a change of zoning of zoning for approximately 100 acres +/- in the AG-SF 1: Agricultural / Single-Family Rural District to the Atwater PUD District

Enclosed Attachments:

September 16, 2019 Recommendation

1. Wilfong, Paul	7801 Williams Road, Williams, IN 47470	(08/12/2019)
2. Gwin, Tom & Leah	331 Crosspoint Court South, Lafayette, IN 47909	(08/14/2019)
3. Savitsky, Julie & Bob	206 th Street, West of Six Points Road	(09/11/2019)
4. Boardman, Dan	1510 W 206 th Street	(09/12/2019)
5. Lohman, Jennifer		(09/12/2019)
6. Kirchner, Mary		(09/13/2019)
7. Carlson, John & Sally	206 th Street, West of Six Points Road	(09/16/2019)

Paul L. Wilfong

***7801 Williams Road
Williams, IN 47470***

August 12, 2019

**Mr. Jeff Pape
Olthof Homes
C/O Nelson & Frankenburger
550 Congressional Blvd, Suite 210
Carmel, IN 46032**

Re: Atwater PUD

Dear Mr. Pape:

Thank you for taking time to meet with us recently to review your plans for Atwater and how the development might affect our 22 acres which abuts your development.

After reviewing and discussing it with my family, I have decided to give you our full support in your endeavor to rezone the real estate. Please feel free to share this with the Westfield City Council, Advisory Planning Commission and planning staff.

Sincerely,



Paul L. Wilfong

Tom & Leah Gwin

**331 Crosspoint Court South
Lafayette, IN 47909**

**Westfield Planning Department
2728 East 171st Street
Westfield, IN 46074**

To Whom It May Concern:

We are the owners of 5 acres at 19855 Freemont Moore Road in Westfield. Our parcel is approximately 600 feet west of the northwest corner of your proposed Atwood PUD development.

We met with Jeff Pape of Olthof Homes last month and have reviewed the proposed plans for a sub-division on 193rd and Six Points Road. We believe that this development will continue to enhance the community and have no objection.

Sincerely,

Tom & Leah Gwin

Handwritten signatures of Tom and Leah Gwin in blue ink. The signature of Tom Gwin is on top, and the signature of Leah Gwin is below it.

Jonathan Dorsey

From: Julie s <julie.savitsky@gmail.com>
Sent: Wednesday, September 11, 2019 09:38 AM
To: Jonathan Dorsey; APC; Cindy Spoljaric
Subject: STOP the irresponsible development!!!!

My name is Julie Savitsky and my husband Bob and I live on 206th St just west of Six Points. We moved out to the COUNTRY in 2007 to start a therapeutic riding ministry for children with special needs, using the movement of the horse as a form of therapy.

Since that time, in just 12 years, we've seen Chatham Hills go in, Grand Park, Osborne Trails and more neighborhoods than I can count off Casey Road between 193rd and Hwy 32. And now you want to add almost 800 homes from Osborne Trail, to Atwater and the latest under construction at the corner of Casey and 193rd Street. 800 homes in less than 1 sq mile - stuffed on top of 2 lane country roads. Add the traffic of Grand Park and we won't be able to get into town because of the traffic alone! Saturating the market with these low income homes will drive all prices down when there is so much inventory. Why not build a neighborhood, sell it out, then see WHAT THE NEED IS, before mindlessly, GREEDILY over building. Then of course, we will need more schools, have to widen the roads, build another fire station and on and on and on. The quality of life 'here in the country' becomes just another suburban neighborhood with houses literally on top of one another, so we can look into each others kitchens and see what everyone is having for dinner. Also, the DECEIT is unconscionable!!! All the 'promises' to keep areas 'pristine, rural -like feel, natural, lots of green spaces, areas that were guaranteed to be 'grandfathered in and NEVER to be developed' - all a bunch of POLITICAL LIES AND BS!!!! Who is REALLY benefitting from all this growth??? Why haven't my taxes gone down from all the HUNDREDS OF THOUSANDS OF DOLLARS brought in by Grand Park - where is that money going??? WHEN IS IT GOING TO STOP??? or at the very least SLOW DOWN! Westfield USED TO BE one of the top cities in the COUNTRY to live BECAUSE of its' slower life style, and rural, down home feel. NOT ANY MORE. Just another FRANTIC, SELFISH, THOUGHTLESS expansion with no thought to quality of life for your CONSTITUENTS.

STOP THE IRRESPONSIBLE, DISHONEST, SELF-SERVING, MONEY-GRUBBING
DEVELOPMENT!!!!

--

julie and bob savitsky

Jonathan Dorsey

From: Dan Boardman <danboardman@culturelighting.com>
Sent: Thursday, September 12, 2019 08:55 AM
To: APC
Subject: NO to Six Points Rezone

Please do not allow the rezoning. You already know all of the reasons.

Thanks!

Dan Boardman 1510 W 206th
Culture Lighting Co. Inc.
317-471-1129

Jonathan Dorsey

From: Jennifer Lohman <jenniferlohman@yahoo.com>
Sent: Thursday, September 12, 2019 10:50 AM
To: APC
Subject: Zoning

Hi,

My name is Jennifer Lohman and I am a resident in the 206th/six point area. I am writing you to express my concern with the potential rezoning of the properties north of 191st on 6points road. My concern is that as homeowner we were told this property would always remain zoned for 3+ acre plots and would not be zoned for subdivisions. The traffic in our area has already drastically increased with the addition of the other home developments in the area and [grand park](#) and will no doubt make travel harder if yet another development is added. Not to mention the effect that it will undoubtedly have on property values in the area. I can only hope that the concerns of established residents will be considered when voting on this change. Thank you in advance for your time and consideration.

Jennifer Lohman

Sent from my iPhone

Jonathan Dorsey

From: Mary Kirchner <maryk@sundowngardens.com>
Sent: Friday, September 13, 2019 03:37 PM
To: APC
Cc: Jonathan Dorsey
Subject: Olthof Homes

To Whom It May Concern,

My Name is Mary Kirchner, I am the owner of C&E Farms, LLC, 34 acres located on the northside of 193rd street adjoining the Casey Farm. I wanted to write a favorable recommendation for the development that Olthof Homes has submitted. If you have any questions please feel free to contact me.

Thank You,
Mary Kirchner
812-873-2480 cell

Jonathan Dorsey

From: John Carlson <carlson.email@comcast.net>
Sent: Monday, September 16, 2019 01:56 PM
To: Jonathan Dorsey
Cc: APC; Cindy Spoljaric
Subject: Neighbor Comment: 1909-PUD-31, Atwater PUD

Dear Mr. Dorsey,

Good afternoon. We currently reside on 206th Street west of Six Points Road. We are writing to you today to express our concerns with the proposed building project off of 193rd and Six Points Road (i.e. the Atwater PUD--North of the intersection of Casey Road and 193rd Street).

When we purchased our property two years ago, we were eager to be out in the country. Our close neighbors also expressed appreciation for being away from neighborhoods and urban sprawl. The proposal to rezone more than one-quarter of the area directly south of us is disappointing to say the least. As we understand the Comprehensive Plan, it provides for the rural northwest to remain rural. It ensures that development is compatible in mass, scale, density, materials and architectural style to existing properties. The proposed Atwater development does not align with existing properties and is instead in direct conflict with the approved Comprehensive Plan.

To be direct and simple, dense housing, as is suggested, is not rural and the development must not move forward and set additional precedent for the Rural Northwest. Backyards with a depth of 20 feet, duplexes, and open space near the minimum does not reflect a vision for the future.

We sincerely appreciate your consideration of our views as concerned property owners in this area.

Regards,

John and Sally Carlson

ORDINANCE NUMBER 19-36

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "**SPRINGMILL POINTE PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 04-02 (the "Maple Knoll PUD Ordinance"), on February 9, 2004;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1909-PUD-30**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1909-PUD-30** to the Common Council with a _____ recommendation (**-**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance, which shall be referred to as the "**Springmill Pointe PUD**" (the "District"), shall amend and replace in its entirety the Maple Knoll PUD Ordinance and all amendments thereto and any related zoning commitments, if any, as applicable to the Real Estate. The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit

Development District to be known as the "**Springmill Pointe PUD District.**"

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The final layout and site plans shall be subject to the regulations of this Ordinance.

Section 4. **Illustrative Layout.** The "Illustrative Layout", attached hereto as **Exhibit C**, provides one possible site layout for parking, internal drives, and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Layout.

Section 5. **Character Exhibit.** The "Character Exhibit" attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture within the District.

Section 6. **Underlying Zoning District(s).** The Underlying Zoning District shall be the GB: General Business District.

Section 7. **Permitted Uses.** All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

7.1 Prohibited Uses: The following shall be explicitly prohibited:

- A. Heliport
- B. Special Exception Uses

Section 8. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below:

8.1 Minimum Lot Frontage: 0 feet

8.2 Minimum Building Setback Lines:

- A. Front Yard
 - i. State Road 32 Right-of-Way: 0 feet
 - ii. Austrian Pine Way and Springmill Pointe Drive: 30 feet
- B. Side Yard (Internal to District): 0 feet
- C. Side Yard (Abutting District perimeter): 20 feet
- D. Rear Yard (Internal to District): 0 feet

Section 9. **Overlay Districts.** The standards of Article 5.3 State Highway 32 Overlay District (the “32 Overlay”) shall apply except as modified below:

9.1 Article 5.3(G) Setback Requirements: Shall apply except as modified below:

- A. A maximum of one (1) building shall exceed the Maximum Setback.
 - i. Said building shall contain a minimum of one hundred and fifty (150) linear feet of Building Façade fronting the State Highway 32 Trail Corridor.
 - ii. Said building shall not exceed forty percent (40%) of the State Highway 32 Trial Corridor Frontage on the Real Estate.
 - iii. Said building shall have a maximum of three (3) rows of parking permitted between the building and the State Highway 32 Trial Corridor.

9.2 Article 5.3(I) Building Height Standards: Shall apply except as modified below:

- A. Minimum Gross Floor Area: The Minimum Gross Floor Area shall be four thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic

landscaping, and amenities up to one thousand (1,000) square feet.

9.3 Article 5.3(L) Miscellaneous Requirements: Shall apply, except as modified below:

- A. Mechanical / Utility Meter Screening: Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints and are encouraged to be clustered. Clearance for proper functioning of the equipment and access to equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, or fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; or (iii) a combination of the aforementioned.

Section 10. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below:

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- 10.2 Article 6.3 Architectural Standards: Shall not apply; rather, the Architectural Design Requirements of the 32 Overlay shall apply.

- A. Detached Bank Canopy: The following standards shall apply to any bank canopies detached from the Principal Building:
- i. Materials: The support structure for the canopies shall be wrapped in Masonry Materials to compliment the Principal Building. Canopy fascia and canopy roof materials shall match the color and texture of the Principal Building.
 - ii. Height: In order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height of the canopy clearance shall be sixteen (16') feet and the maximum top of the canopy shall be twenty-two (22') feet. The maximum width of the canopy fascia shall be thirty (30") inches.
 - iii. Setback: The canopy shall be permitted to encroach into the

minimum Front Yard Setback of Springmill Pointe Drive.

10.3 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below:

- A. Foundation Plantings: Article 6.8(L) Foundation Plantings requirement shall not apply (i) to the Building Façade oriented toward the Access Road, and (ii) where a drive-thru aisle is located. Additional planters located at the base of a building or attached to a façade shall be counted to meet the requirement.
- B. External Street Frontage Landscaping Requirements: Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply; however, the Trail Corridor Requirements of the 32 Overlay shall apply along State Highway 32.
- C. Perimeter Drainage and Utility Easements: Landscaping within drainage and utility easements required by the Department of Public Works around the perimeter of Lots (the “Easements”) is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Community Development or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.
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 - i. Perimeter Parking Area Landscaping: Article 6.8(O)(2) shall apply; however, if adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping; rather, the combined Parking Area shall be designed as a single parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.

Section 11. Infrastructure Standards. The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 12. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District.

- 12.1 Pocket Park. A minimum four-hundred (400) square foot hardscaped area with seating shall be required on the Real Estate with a connection to the State Highway 32 Trail Corridor. The Pocket Park shall be installed no later than the occupancy of the building(s) on the development of fifty (50%) percent or more of the Real Estate.

[Remainder of page intentionally left blank]

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 19-36** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-36**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-36**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver, Jon C. Dobosiewicz, and
Matt Pleasant, AICP; Nelson & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Illustrative Layout
Exhibit D	Character Exhibits

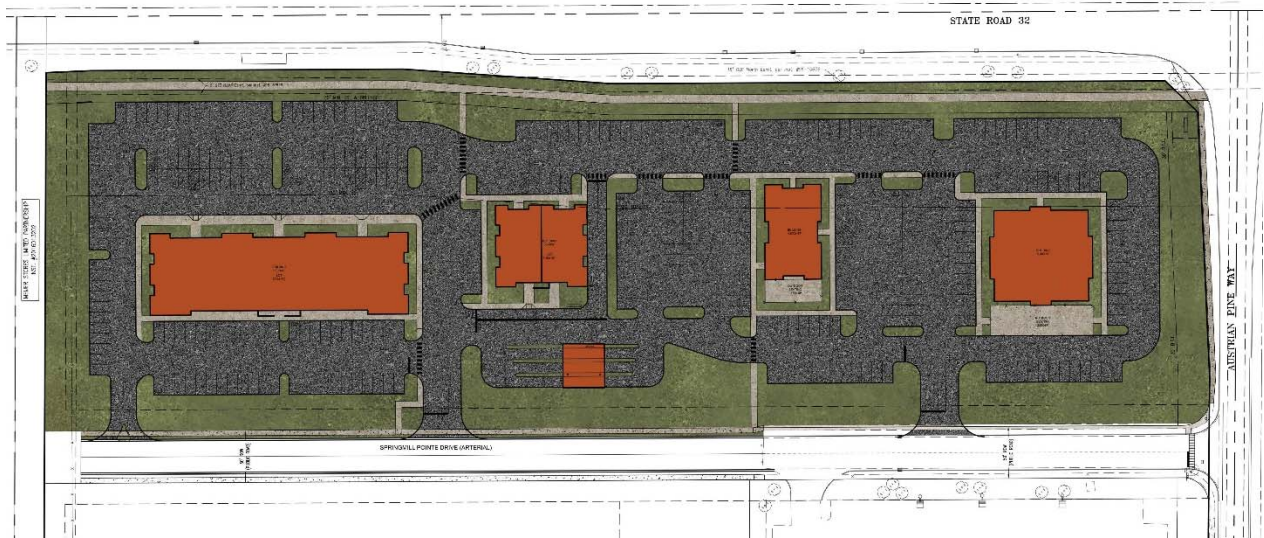
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REAL ESTATE

Blocks A and D in Springmill Pointe, an addition to the City of Westfield, as per plat thereof, recorded as Instrument No. 2014017458, in Plat Cabinet 5, Slide 207, in the Office of the Recorder of Hamilton County, Indiana

EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



EXHIBIT C
Illustrative Layout
(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Community Development under Docket Number 19__-PUD-__.

EXHIBIT D
Character Exhibits
(Page 1 of 2)



EXHIBIT D
Character Exhibits
(Page 2 of 2)



ORDINANCE NUMBER 19-36

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance (to be known as the "**SPRINGMILL POINTE PUD DISTRICT**") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 04-02 (the "Maple Knoll PUD Ordinance"), on February 9, 2004;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1909-PUD-30**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1909-PUD-30** to the Common Council with a _____ recommendation (**-**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance, which shall be referred to as the "**Springmill Pointe PUD**" (the "District"), shall amend and replace in its entirety the Maple Knoll PUD Ordinance and all amendments thereto and any related zoning commitments, if any, as applicable to the Real Estate. The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit

Development District to be known as the "**Springmill Pointe PUD District.**"

- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Definitions.** Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The final layout and site plans shall be subject to the regulations of this Ordinance.

Section 4. **Illustrative Layout.** The "Illustrative Layout", attached hereto as **Exhibit C**, provides one possible site layout for parking, internal drives, and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Layout.

Section 5. **Character Exhibit.** The "Character Exhibit" attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture within the District.

Section 6. **Underlying Zoning District(s).** The Underlying Zoning District shall be the GB: General Business District.

Section 7. **Permitted Uses.** All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

7.1 Prohibited Uses: The following shall be explicitly prohibited:

- A. Heliport
- B. Special Exception Uses

Section 8. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below:

8.1 Minimum Lot Frontage: 0 feet

8.2 Minimum Building Setback Lines:

- A. Front Yard
 - i. State Road 32 Right-of-Way: 0 feet
 - ii. Austrian Pine Way and Springmill Pointe Drive: 30 feet
- B. Side Yard (Internal to District): 0 feet
- C. Side Yard (Abutting District perimeter): 20 feet
- D. Rear Yard (Internal to District): 0 feet

Section 9. **Overlay Districts.** The standards of Article 5.3 State Highway 32 Overlay District (the “32 Overlay”) shall apply except as modified below:

9.1 Article 5.3(G) Setback Requirements: Shall apply except as modified below:

~~A. To provide for staggered setbacks, the following shall apply:~~

~~B.A.~~ A ~~minimum~~maximum of one (1) building shall exceed the Maximum Setback ~~but only if at least two (2) or more buildings are erected on the Real Estate.~~

~~i. A maximum of two (2) buildings, but no more than one half (1/2) of the aggregate number of buildings, may exceed the Maximum Setback.~~

~~ii.i.~~ If only one (1) Said building exceeds the Maximum Setback, it ~~must~~shall contain ~~at least a~~ minimum of one hundred and fifty (150) linear feet of Building Façade fronting the State ~~Road~~Highway 32 Trail Corridor.

~~ii.~~ These standards Said building shall not ~~prohibit~~exceed forty percent (40%) of the ~~first developed building~~ State Highway 32

Trial Corridor Frontage on the Real Estate ~~from exceeding~~.

- iii. Said building shall have a maximum of three (3) rows of parking permitted between the ~~Maximum Setback~~ building and the State Highway 32 Trial Corridor.

9.2 Article 5.3(I) Building Height Standards: Shall apply except as modified below:

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WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

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Jim Ake

James J. Edwards

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Steven Hoover

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Cindy Gossard, Clerk Treasurer

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I hereby certify that **ORDINANCE 19-36** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

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this _____ day of _____, 2019.

J. Andrew Cook, Mayor

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This document prepared by: James E. Shinaver, Jon C. Dobosiewicz, and
Matt Pleasant, AICP; Nelson & Frankengerger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

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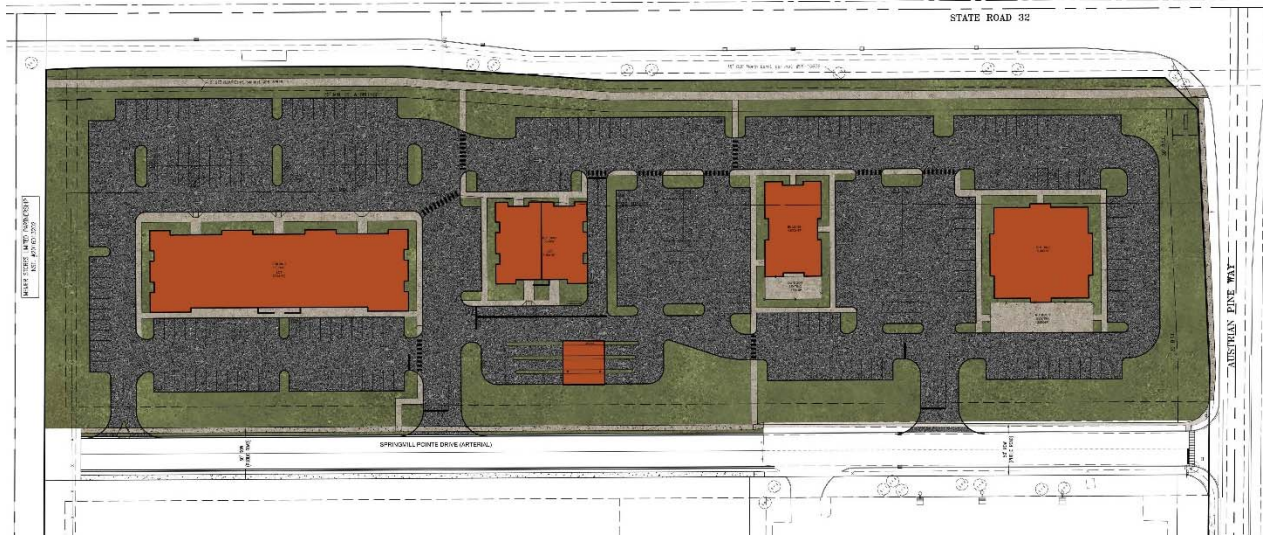
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EXHIBIT C
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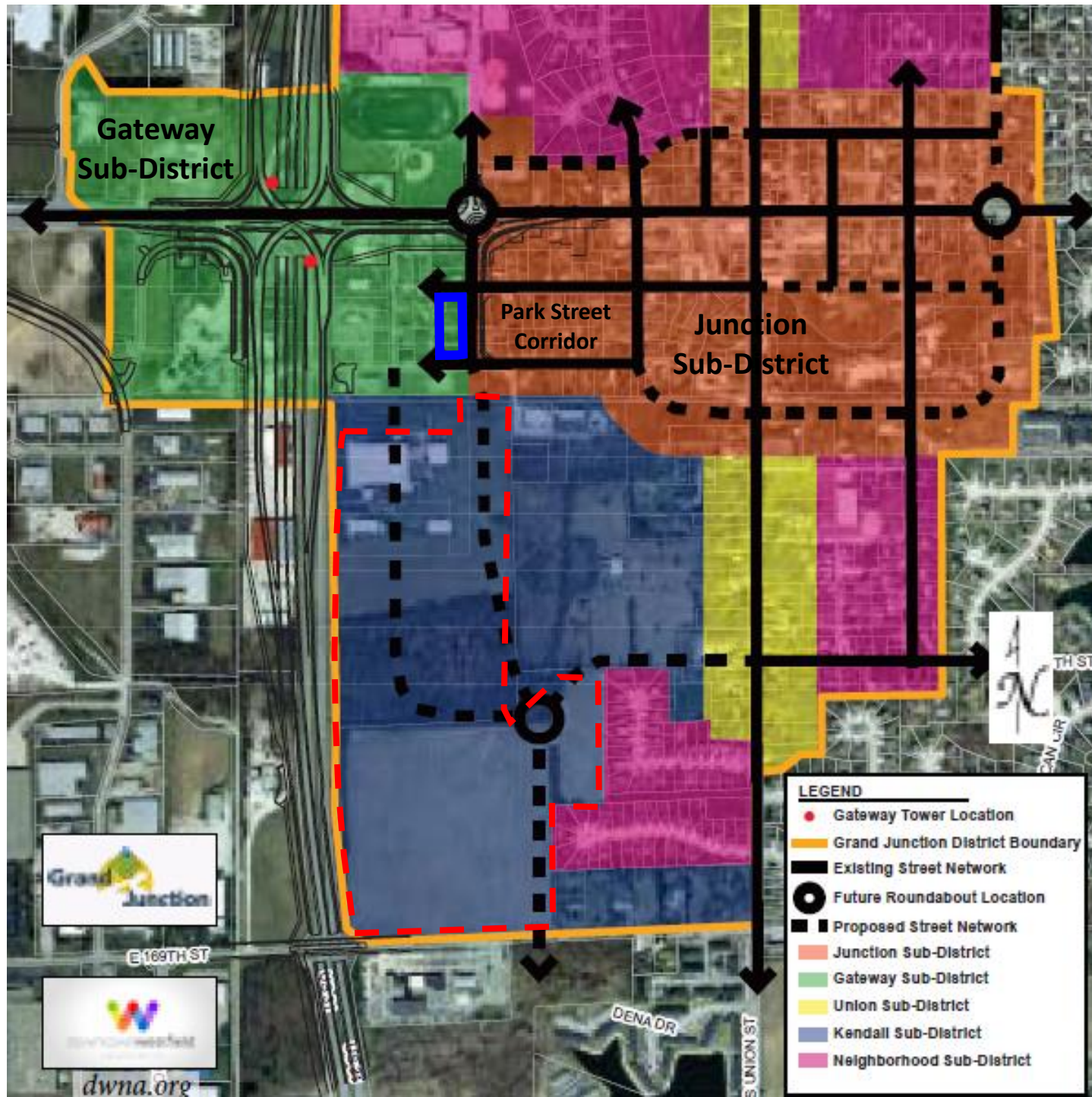
EXHIBIT D
Character Exhibits
(Page 1 of 2)



EXHIBIT D
Character Exhibits
(Page 2 of 2)

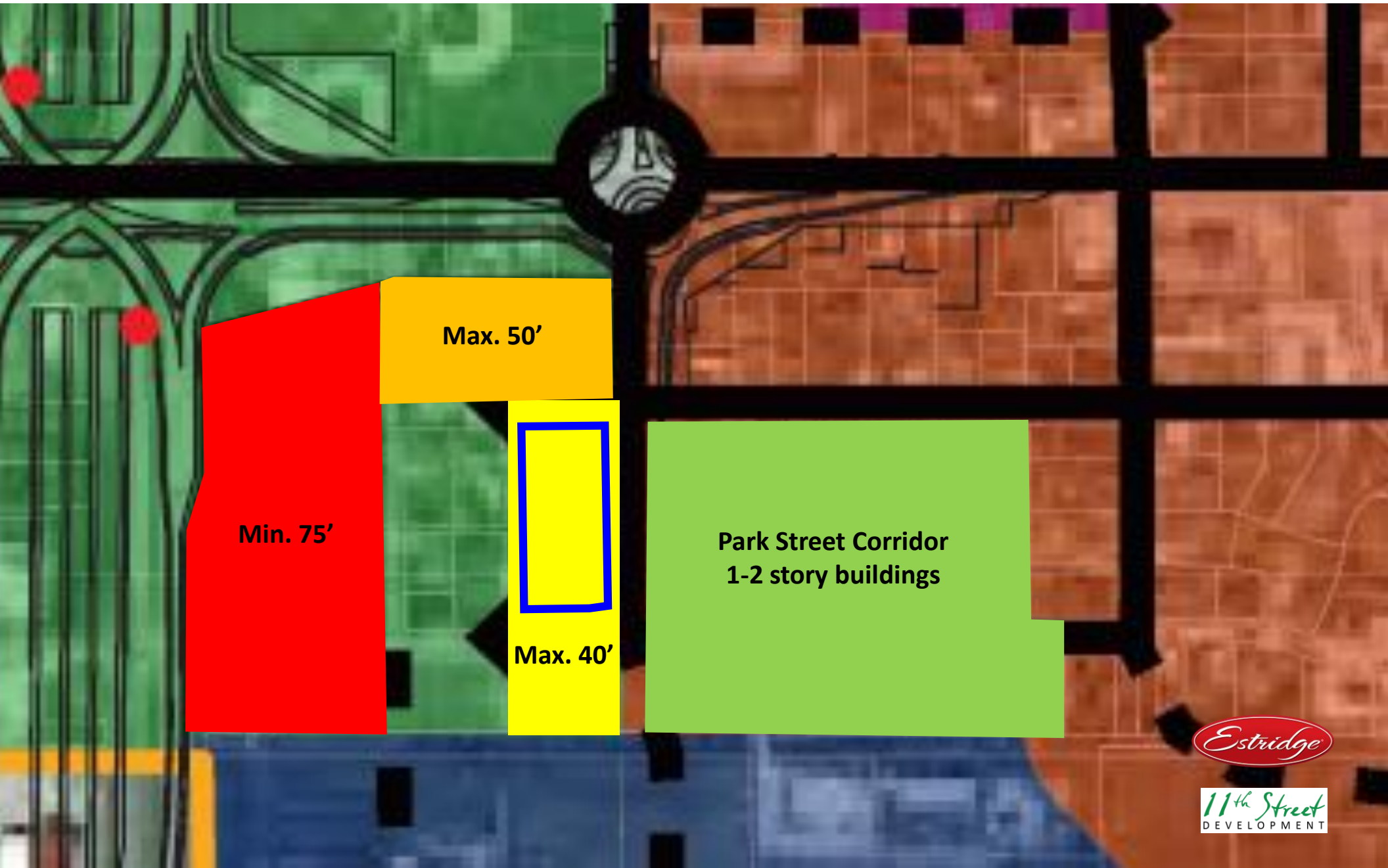


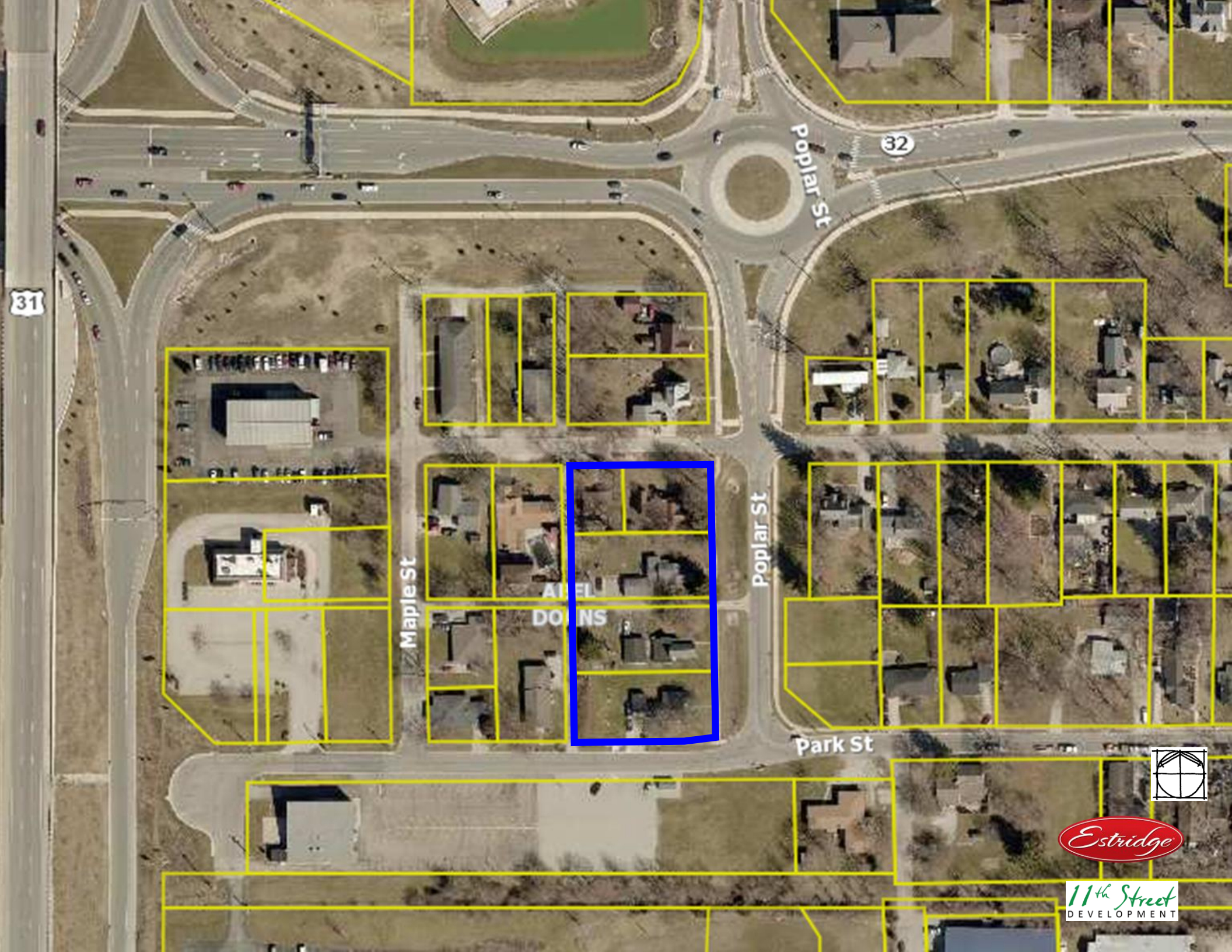
Poplar Street Townhomes

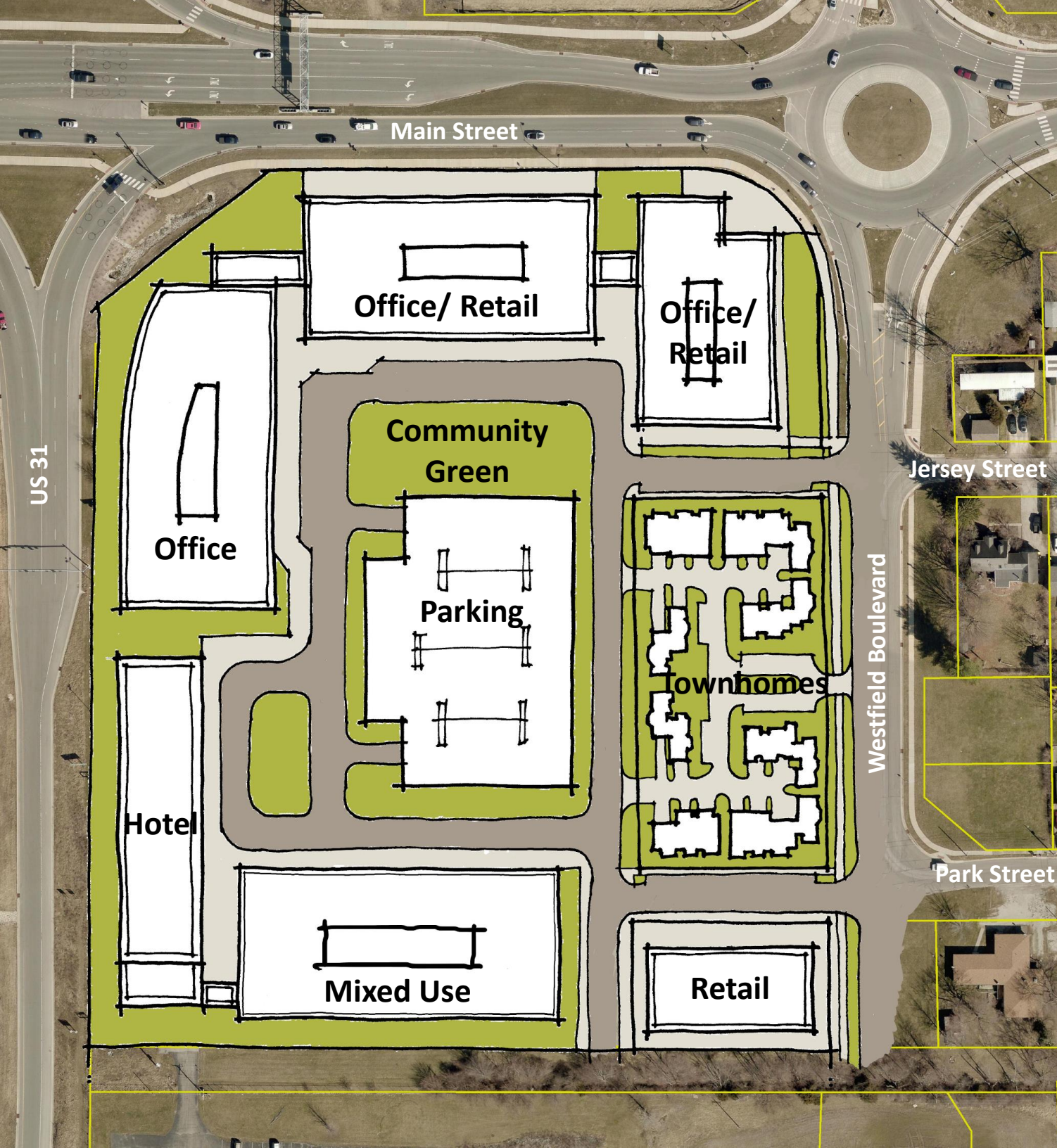


Poplar Street Townhomes

Building Height Requirements







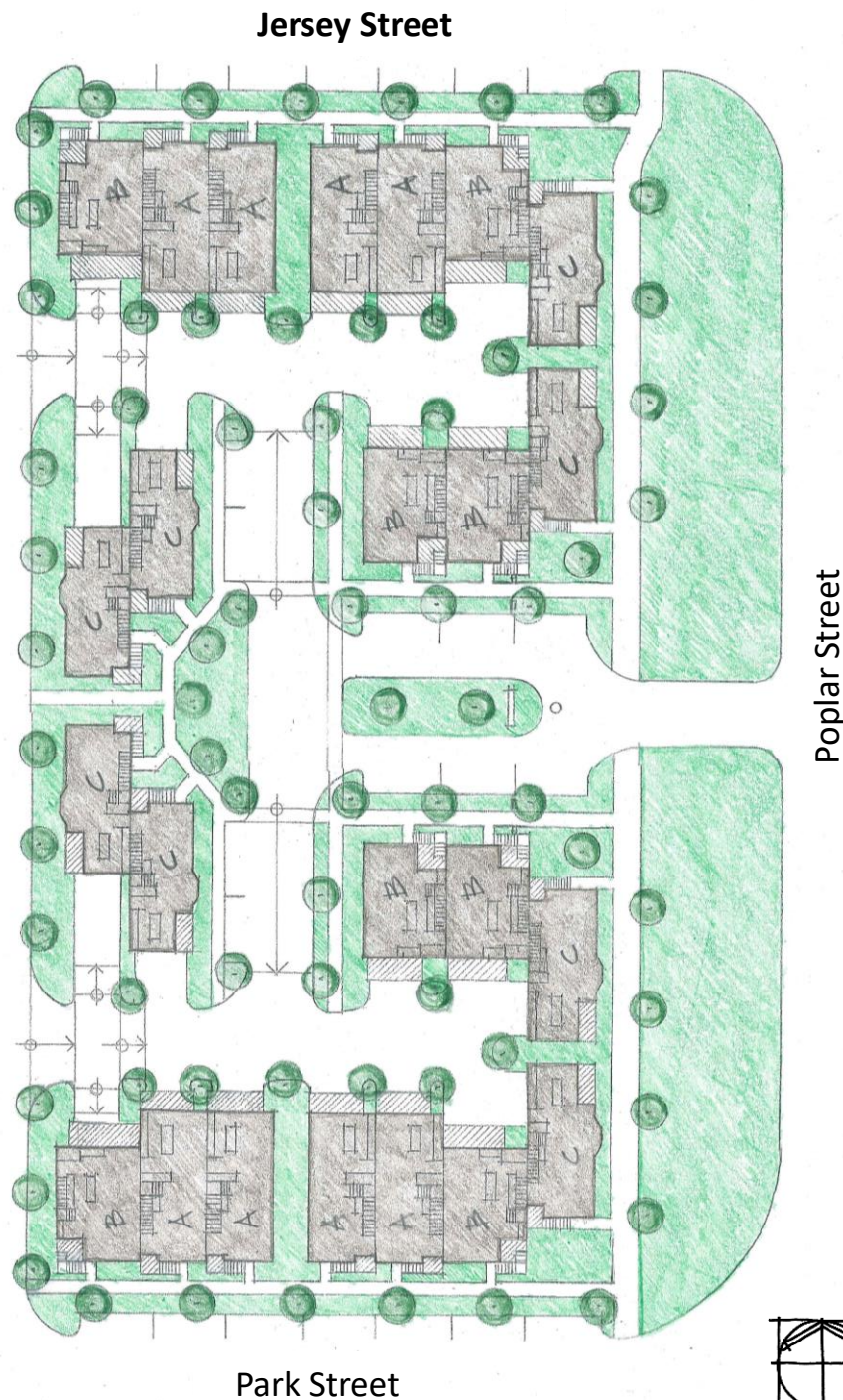
Poplar Street Townhomes

Possible Future Build-out of Gateway Quadrant

Over 700,000 s.f. of office and retail plus a 250 room full service hotel can be accommodated in the remainder of the quadrant.



11th Street
DEVELOPMENT



Poplar Street Townhomes

Townhome Mix:

Unit A = 8 d.u.

Unit B = 8 d.u.

Unit C = 8 d.u.

Total = 24 d.u.

Parking:

48 Garage parking spaces

24 Guest parking spaces

Price Range:

\$350,000 - \$400,000

\$9,000,000
private investment



11th Street
DEVELOPMENT

Poplar Street Townhomes



Entry Green Elevation



11th Street
DEVELOPMENT

Poplar Street Townhomes



Poplar Street Elevation



Poplar Street Townhomes

This project represents a new phase of downtown redevelopment.

