



**CITY OF WESTFIELD, IN**  
**PlatCommittee\_Meeting\_Agenda\_09\_11\_2023**

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*Monday, September 11, 2023 at 11:00 AM*

**BOARD OR COMMISSION:** Plat Committee

**MEETING DATE:** Monday, September 11, 2023 at 11:00 AM

**MEETING PLACE:** Westfield City Services Center- Main Level Confere

Westfield City Services Center  
Main Level Meeting Room  
2728 East 171st Street, Westfield, IN 46074

***THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON TOWNSHIP PLAT COMMITTEE***

**OPENING OF MEETING**

Documents: [Online viewable @ https://www.youtube.com/user/CityofWestfieldIN](https://www.youtube.com/user/CityofWestfieldIN)

Call to Order

Roll Call

Determination of a Quorum

Approval of Minutes  
February 13, 2023

Documents: [Plat Committee Minutes - February 13, 2023](#)

Review Rules & Procedures

**ITEMS OF BUSINESS**

*No Items of Business*

**PUBLIC HEARING ITEMS**

**2309-ODP-02 & 2309-SPP-02**

**Westgate, Section 9 Amendment**

***Approx. 500' east of the intersection of W 171st Street and Eagletown Road***

Lennar Homes of Indiana, LLC, requests approval of revisions to a previously approved Primary Plat and Overall Development Plan for a residential subdivision on 36.3 acres +/-, zoned Westgate Planned Unit Development (PUD) District. The revised plan modifies the site circulation to add additional stub streets, resulting in two additional lots.

(Planner: Lauren Gillingham - [lgillingham@westfield.in.gov](mailto:lgillingham@westfield.in.gov))

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Previously Approved Layout](#) | [Exhibit 4: Revised ODP Sheet](#) | [Exhibit 5: Revised SPP Sheet](#) | [Exhibit 6: Landscape Plan](#)

### **ITEMS CONTINUED TO A FUTURE MEETING**

*No Items Continued to a Future Meeting*

### **REPORTS/COMMENTS**

Plat Committee Members

Plan Commission Liaison

Community Development Department

### **ADJOURNMENT**



**Petition Number:** 2309-ODP-02 & 2309-SPP-02

**Project Name:** Westgate, Section 9 Amendment

**Subject Site Address:** Generally, southeast of the W. 171st Street & Eagletown Road roundabout

**Petitioner:** Lennar Homes of Indiana, LLC

**Representative:** Kimley-Horn

**Request:** Lennar Homes of Indiana, LLC by Kimley-Horn requests an amendment to the approved Primary Plat and Overall Development Plan of the Westgate subdivision on 12.1 acres +/- in the Westgate Planned Unit Development (PUD) District.

**Current Zoning:** Westgate PUD District ([Ord. 06-37](#))

**Current Land Use:** Vacant/Residential

**Approximate Acreage:** 12.1 acres +/-

**Property History:**

- Rezoned to Westgate PUD (Ord. 06-37) in September 2006
- Westgate PUD Amendment (Ord. 19-56) in December 2019
- Westgate ODP/SPP Amendment (1901-ODP-02 & 1901-SPP-02) in December 2019

**Exhibits:**

1. Staff Report
2. Location Map
3. Previously Approved Layout
4. Revised ODP Sheet
5. Revised SPP Sheet
6. Landscape Plan

**Staff Reviewer:** Ryan Collingwood, Associate Planner

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**Procedural**

- TAC Meeting 08/22/2023
- Plat Committee Public Hearing 09/11/2023

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**BACKGROUND & HISTORY**

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat amendment scheduled for the September 11, 2023, Plat Committee meeting.

An amended Overall Development Plan & Primary Plat was approved in 2019 for the Westgate subdivision. Within this amendment submittal, Section 9 of the Westgate subdivision is now proposing to implement two south-facing stub streets to encourage continued connectivity to the south, creating additional North/South connectivity within the Westgate subdivision and future development to the south.

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**PRIMARY PLAT STANDARDS (Article 10.13(l)(3) of UDO)**

**The plans comply with this Article.**

- 1) Title, scale, north arrow and date.
- 2) 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.
- 3) Easements (locations, widths and purposes). (Article 8.3)
- 4) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 5) 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%).
- 6) Building setback lines. (Article 4.14)
- 7) Legend and notes.
- 8) Misc.



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

**The plans comply with this Article.**

- 9) 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.
- 10) 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.
- 11) 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.
- 12) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

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**DISTRICT STANDARDS**

**The plans comply with the UDO as noted below and the Westgate PUD (Ord. 06-37).**

**Villas Neighborhood Standards**

- |                                    |                   |
|------------------------------------|-------------------|
| 13) Minimum Lot Area               | 5,550 square feet |
| 14) Minimum Lot Frontage           | 30 feet           |
| 15) Maximum Density                | 44 units          |
| a) Front Load                      | 24 units          |
| b) Rear Load                       | 20 units          |
| 16) Minimum Building Setback Lines |                   |
| a) Front Yard                      | 15 feet           |
| b) Side Yard                       | 6 feet            |
| c) Rear Yard                       | 20 feet           |
| 17) Maximum Lot Coverage           |                   |



- a) Front Load 35%
- b) Rear Load 41%
  
- 18) Minimum Lot Width 50 feet
  
- 19) Minimum Lot Depth
  - a) Front Load 110 feet
  - b) Rear Load 100 feet

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**DEVELOPMENT STANDARDS (Chapter 6 of UDO and the Westgate PUD Ord. (Ord. 06-37))**

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

20) Landscaping Standards

- a) Street Standards: (Ord. 06-37, Exhibit 10): Planting strips a minimum of 6' in width between curbs and sidewalks and as illustrated in Exhibit "21" shall be permitted.
  - (1) Plantings shall be located a minimum of 4' from the curb.
  - (2) Plantings shall be located a minimum of 2' from the sidewalk.
  - (3) Plantings in the right-of-way shall be selected from the Westfield Public Works Department's list of allowable species.
- b) Internal Road Frontage Landscaping Standards: (Ord. 06-37, Exhibit 12): Internal streets within the Real Estate shall be lined with trees, of the types determined by the Developer, and shall be spaced approximately every forty (40) to sixty (60) feet. Trees shall be located on the inside of sidewalks at locations determined by the Developer. Within 100' of an intersection, trees may be planted back of sidewalk in order to maintain vision clearance of traffic control signs. All road frontage trees shall be credited towards onsite minimum requirements.

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**DESIGN STANDARDS (Chapter 8 of UDO and the Westgate PUD District (Ord. 06-37))**

**The plans comply with the applicable standards of the UDO and PUD ordinance.**



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**DEPARTMENT COMMENTS**

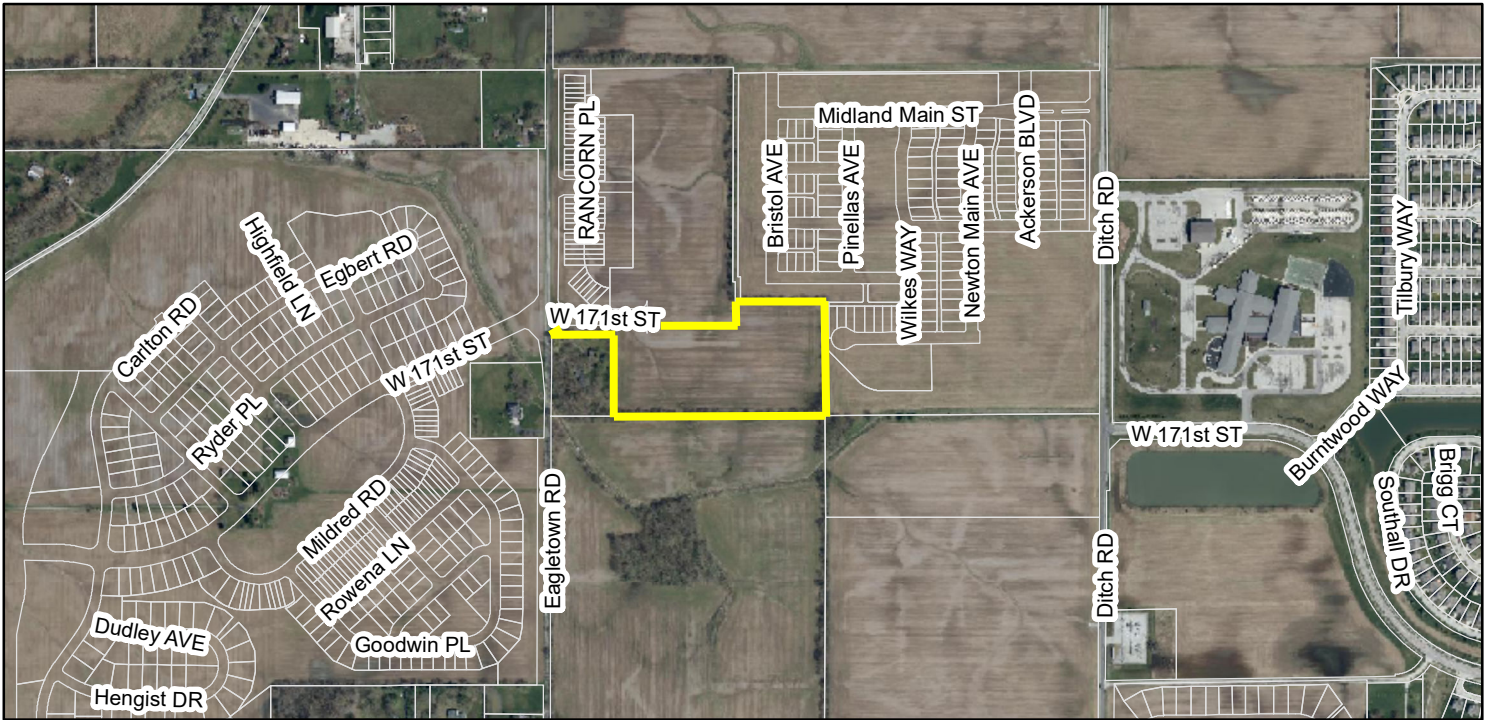
**ACTION: Hold a public hearing at the September 11, 2023, Plat Committee meeting.** The Department recommends approving the petition with the following conditions:

- 1) Approval by Public Works of any applicable Construction Standards waivers.
- 2) That building elevations and lot landscaping will be reviewed with the structural building permit.
- 3) All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

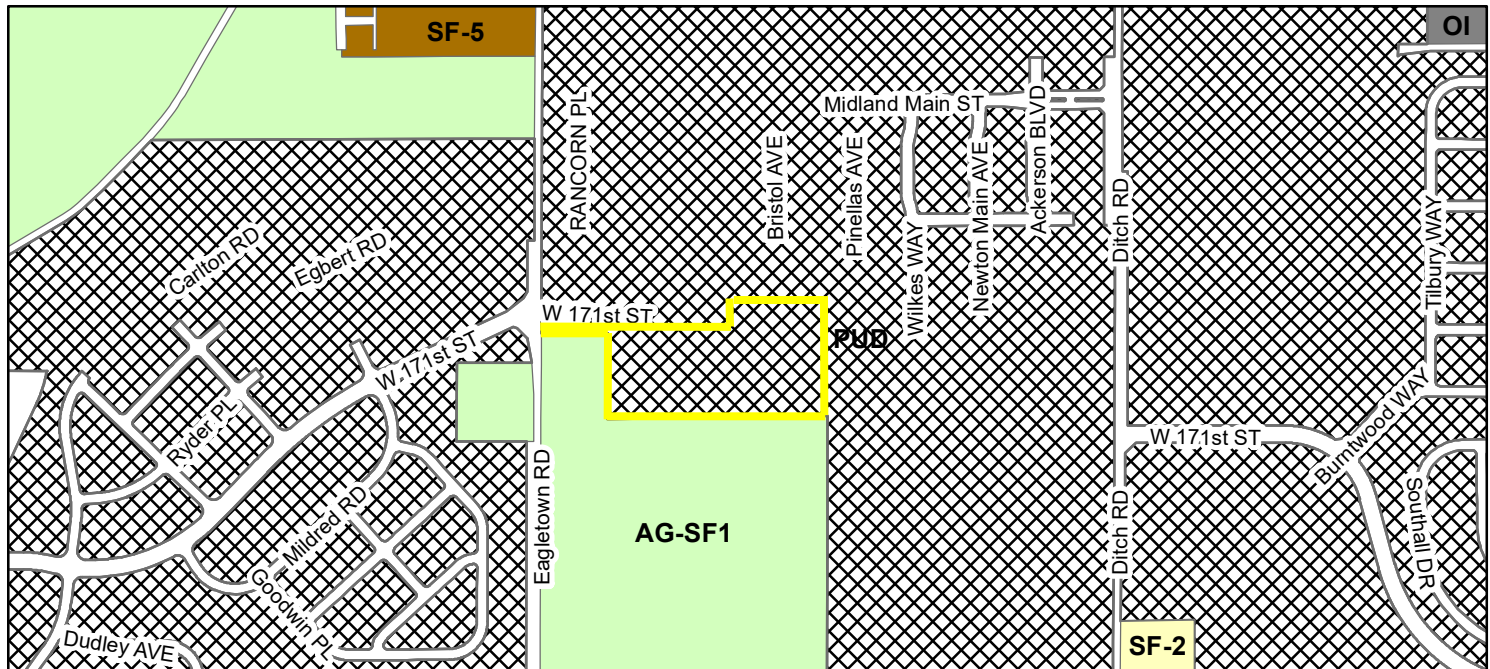
If any Plat Committee member has any questions prior to the public hearing, please contact Ryan Collingwood at (317) 741-8857 or [rcollingwood@westfield.in.gov](mailto:rcollingwood@westfield.in.gov).

**Aerial Location Map**





 Site




**Zoning Map**



**Zoning**

-  AG-SF1 (Agriculture - Single Family - 1)
-  SF-2 (Single Family - 2)
-  OI (Open Industrial)
-  SF-5 (Single Family - 5)

 PUD (Planned Unit Development)



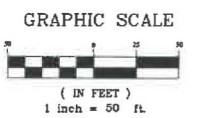
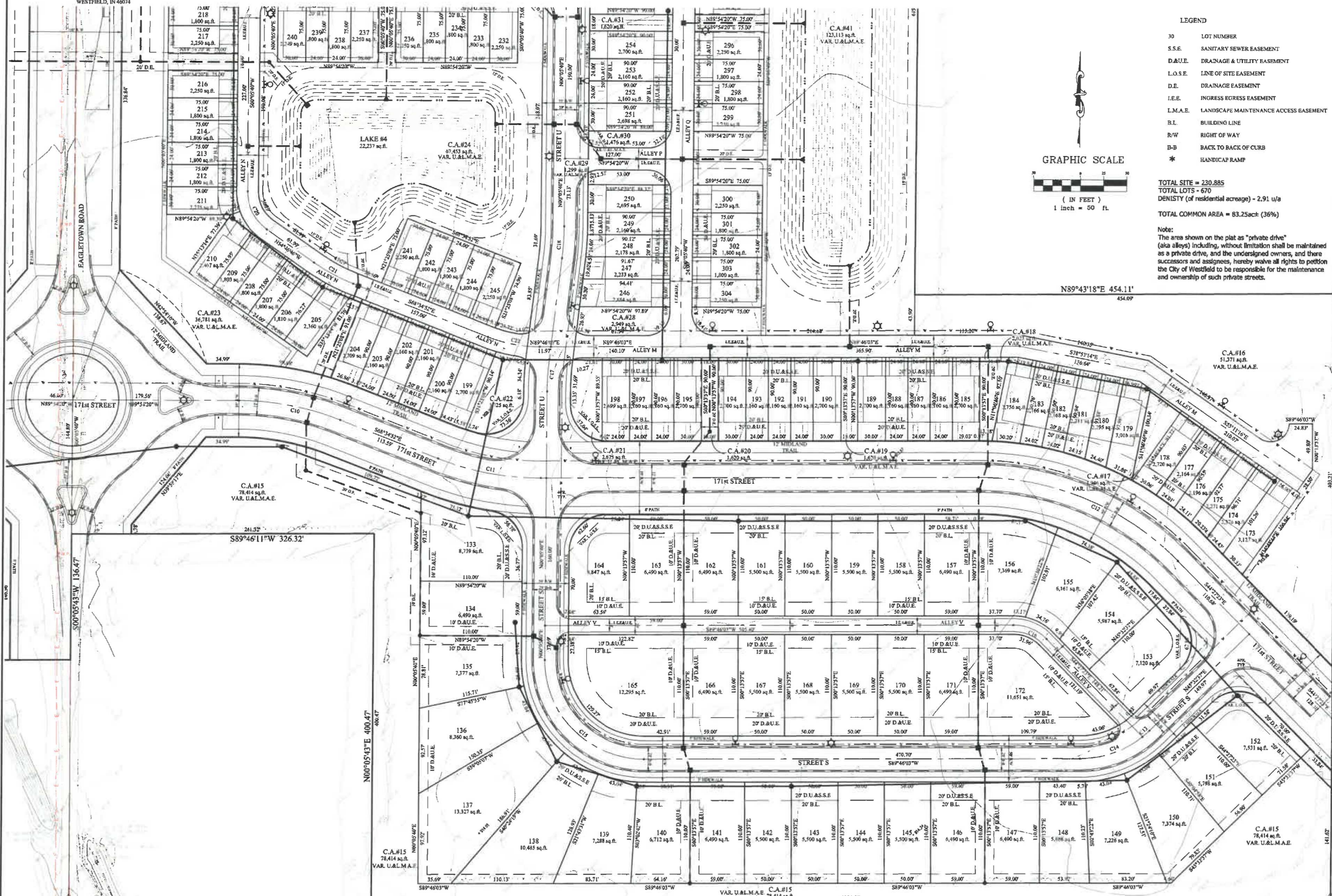
**STOEPPELWERTH & ASSOCIATES, INC.**  
 THIS INSTRUMENT PREPARED BY:  
 DENNIS D. OLMSTEAD  
 7965 E. 100TH STREET  
 FISHERS, INDIANA 46038  
 PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:  
 LENORA  
 9025 NORTH RIVER ROAD, SUITE 100  
 INDIANAPOLIS, INDIANA 46240  
 CONTACT: KEITH LAHRT  
 PHONE: (317) 459-3231

CURRENT LANDOWNER:  
 WILLIAM McCOLGIN  
 17021 TOWNE ROAD  
 WESTFIELD, IN 46074

# WESTGATE DEVELOPMENT PLAN ZONING PUD

**CURRENT APPROVED  
 OVERALL DEVELOPMENT PLAN**



**LEGEND**

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

TOTAL SITE = 230.885  
 TOTAL LOTS - 670  
 DENSITY (of residential acreage) - 2.91 u/a

TOTAL COMMON AREA = 83.25act (36%)

Note:  
 The area shown on the plat as "private drive" (aka alleys) including, without limitation shall be maintained as a private drive, and the undersigned owners, and their successors and assignees, hereby waive all rights to petition the City of Westfield to be responsible for the maintenance and ownership of such private streets.

**LEGEND**

- EXISTING CONTOUR
- EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED WATER LINE
- FLOOD LINE
- BURIED ELECTRIC LINE
- OWNERSHIP ELECTRIC LINES
- BURIED TELEPHONE LINE
- TELEPHONE LINE
- BURIED CABLE TV LINE
- CABLE TV LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE MANHOLE
- SANITARY CLEANOUT
- STORM SEWER LINE MANHOLE & EXPOSURE
- CURB INLET
- BEERIE OR ROAD INLET
- SQUARE FLAT INLET
- FENCE LINE
- SET WALL - UNLESS OTHERWISE NOTED
- SET CAPPED MANHOLE
- STAMPED MANHOLE ROOM
- SET PIPE UP 1\"/>

MEASURED  
 RECORDED  
 NO ACCESS EASEMENT  
 POWER POLE  
 LIGHT POLE  
 ELECT. TRANSFORMER  
 ELECT. PEDestal  
 ELECT. METER  
 GREY WIRE  
 TELEPHONE POLE  
 TELEPHONE PEDestal  
 TELEPHONE MANHOLE  
 CABLE TV POLE  
 CABLE TV PEDestal  
 TRAFFIC SIGNAL POLE  
 TRAFFIC MANHOLE  
 TRAFFIC CONTROL BOX  
 GAS VALVE  
 GAS METER  
 WATER METER  
 WATER VALVE  
 FIRE HYDRANT  
 MAILBOX

STOEPPELWERTH  
 ALWAYS ON  
 7965 East 100th Street, Fishers, IN 46038-2505  
 Phone: (317) 849-5935 Fax: (317) 849-5942

REGISTERED  
 No. 90012  
 STATE OF INDIANA  
 LAND SURVEYOR

CERTIFIED: 11/20/15  
 DENNIS D. OLMSTEAD

REV. PER TOWNE ROAD RE-ALIGNMENT DESIGN  
 GDK 02/14/19  
 REV. PER TAC COMMENTS  
 GDK 02/28/19  
 REV. PER TAC COMMENTS  
 GDK 12/19/19  
 REV. PER TAC COMMENTS  
 GDK 12/19/19  
 DATE

DEVELOPMENT PLAN  
**WESTGATE**  
 HAMILTON CO., INDIANA

PREPARED FOR:  
 WASHINGTON TOWNSHIP

SECTION: 4  
 TOWNSHIP: 18N  
 RANGE: 3E  
 DRAWN BY: LAF  
 CHECKED BY: GDK

SHEET NO. **C121**  
 3 & A JOB NO. 508551EN



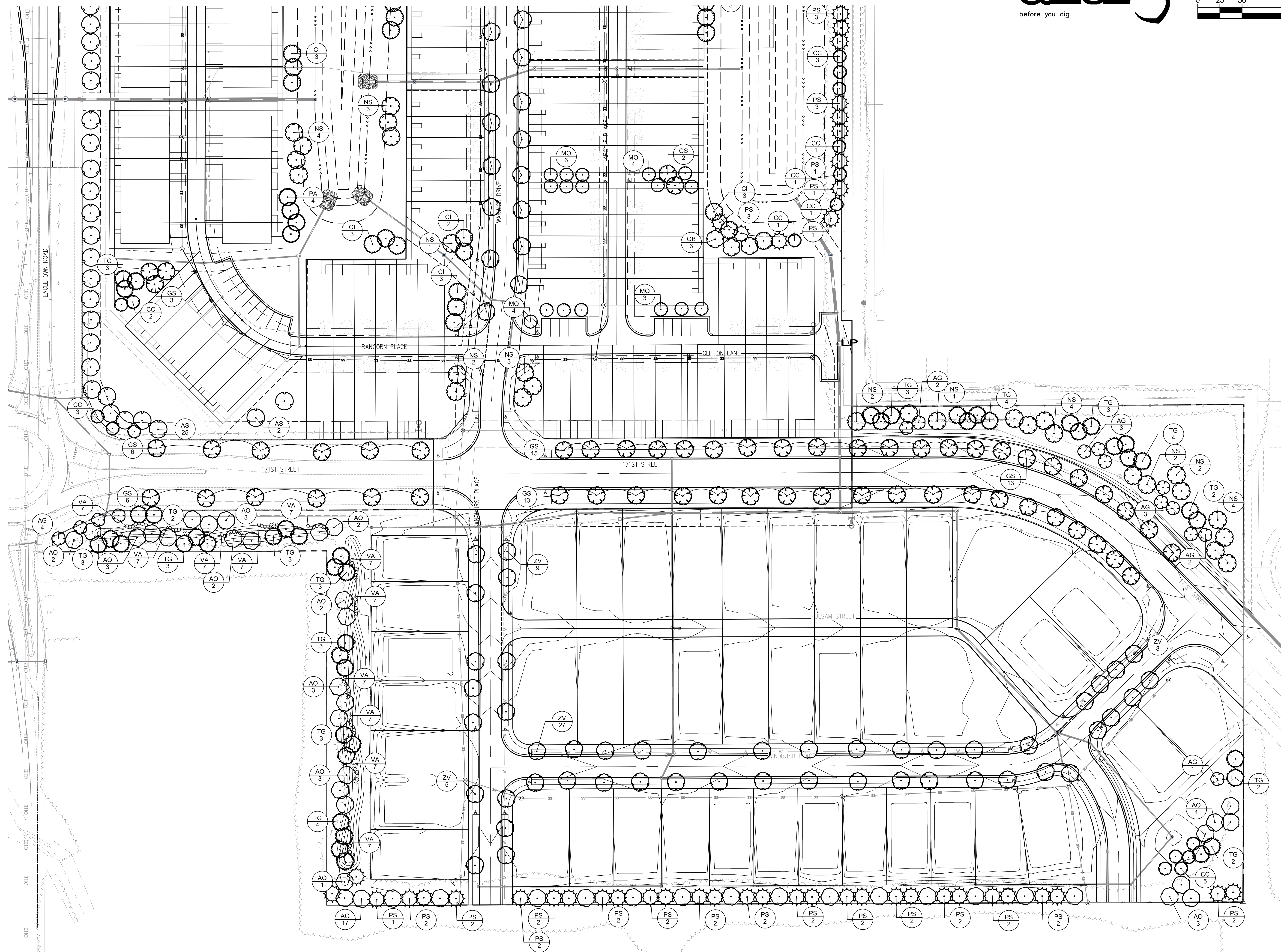


Drawing name: K:\IND\170134000\lennar\_westgate\_sec\_3\_westfield\_ja\Design\CADD\plansets\LANDSCAPE PLAN.dwg L102 - Jul 13, 2023, 3:27pm by: JoeyDee  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. 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.

Indiana Utilities Protection Service

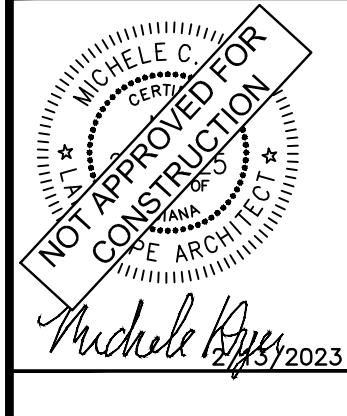


GRAPHIC SCALE IN FEET  
 0 25 50 100



REVISIONS	DATE	BY
REVISIONS PER TAC COMMENTS	3/23/2023	GFH
REVISIONS PER WPMD COMMENTS	3/31/2023	BAH
REVISIONS PER TAC COMMENTS	6/14/2023	GFH

SCALE: AS NOTED  
 DESIGNED BY: JSM  
 DRAWN BY: JRG  
 CHECKED BY: BAH



**Kimley-Horn**  
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.  
 500 EAST 86TH STREET, SUITE 300,  
 INDIANAPOLIS, IN 46240  
 PHONE: 317-912-4129  
 EMAIL: Bret.Hurd@kimley-horn.com  
 WWW.KIMLEY-HORN.COM

**LANDSCAPE PLAN**  
**LENNAR**

**WESTGATE SECTION 9**

ORIGINAL ISSUE:  
 02/03/2023  
 KHA PROJECT NO.  
 170134000

SHEET NUMBER  
**L102**



# Westfield-Washington Township Plat Committee

Minutes of the February 13, 2023 Plat Committee meeting

*Presented for approval: September 11, 2023*

Westfield-Washington Township Plat Committee  
met at 11:00 a.m. on Monday, February 13, 2023 at Westfield City Services Center.

*Active links for this meeting:*

[February 13, 2023 PC Agenda](#)

[February 13, 2022 YouTube Video](#)

## OPENING OF MEETING

*YouTube Time: 1:00*

## CALL TO ORDER

### Roll Call

**Plat Committee Members Present In-Person:** Robert Horkay, Michael Pearce, and Justin Wiley.

**Plat Committee Members Virtually:** None.

**Plat Committee Members Absent:** Joe Montalone and Hayley Morgan.

**City Staff Present In-Person:** Lauren Gillingham, Senior Planner.

**City Staff Present Virtually:** None.

**Legal Counsel Present:** None.

**Legal Counsel Present Virtually:** None

## DETERMINATION OF A QUORUM

## APPROVAL OF MINUTES

Wiley motioned to approve the November 14, 2022 APC Minutes as written.

Pearce seconded. Motion passed. Vote 3-0.

## REVIEW RULES AND PROCEDURES

Gillingham reviewed APC Workshop rules and procedures.

## ITEMS OF BUSINESS

*No Items of Business.*

## PUBLIC HEARING ITEMS

### **2301-SPP-01 & 2301-ODP-01 [PUBLIC HEARING]**

*YouTube Time: 3:54*

#### **Towns at Union**

*Approx. 16703 S Union Street*

Pulte Homes of Indiana, LLC, represented by Nelson & Frankenberger, LLC, requests Primary Plat and Overall Development Plan approval of a residential, single-family attached development on 12.85 acres +/- in the Towns at Union Planned Unit Development (PUD) District.

*(Planner: Lauren Gillingham, AICP - lgillingham@westfield.in.gov)*

Staff presentation / Petitioner presentation.

Public Hearing for 2301-SPP-01 & 2301-ODP-01 opened at 11:10 a.m.

- No public comments.

Public Hearing for 2301-SPP-01 & 2301-ODP-01 closed at 11:11 a.m.

Staff comments and Petitioner responses regarding landscaping.

Pearce motioned to approve 2301-SPP-01 & 2301-ODP-01 subject to the staff conditions.

Wiley seconded. Motion passed. Vote 3-0.

*Agendas and minutes for all City meetings are updated and available at the City's website.*

*Website: [www.westfield.in.gov](http://www.westfield.in.gov) / Community Development Department E-mail: [community@westfield.in.gov](mailto:community@westfield.in.gov)*

## **ITEMS CONTINUED TO A FUTURE MEETING**

*No Items Continued to a Future Meeting.*

## **REPORTS/COMMENTS:**

*YouTube Time: 13:34*

- Plat Committee Members
- Plan Commission Liaison
- Community Development Department

## **ADJOURNMENT**

Wiley motioned to adjourn the meeting. Pearce seconded. Motion passed. Vote 3-0.  
The meeting adjourned at 11:18 a.m.

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## Signature Page for Plat Committee Minutes for February 13, 2023

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Robert Horkay, President

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Justin Wiley, Vice President

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Kevin Todd, Secretary