



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_09_05_2023

Tuesday, September 05, 2023 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Tuesday, September 05, 2023 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

Public input can be submitted in 1 of 2 ways:

- Submit comments via email to planners@westfield.in.gov (Include petition number in the subject line.)
- Attend the meeting at Westfield City Hall for an opportunity to participate and publicly comment on a public hearing.

OPENING OF MEETING

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

Note the Presence of a Quorum

Announce Any Changes to the Agenda

Approval of Minutes

APC Minutes - August 7, 2023

Documents: [APC Minutes - August 7, 2023](#)

Review APC Rules & Procedures

CONSENT AGENDA

2308-DDP-21

Community Health - Westfield

2100 East 196th Street

Community Health Network, Inc. requests Detailed Development Plan approval for the renovation of two (2) existing two-story office buildings and associated site improvements on 54.91 acres +/- in the GB: General Business District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Overall Site](#)

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

No Public Hearing Items.

ITEMS CONTINUED TO A FUTURE MEETING

2306-PUD-07 [CONTINUED]

Claiborne Farms (Kimblewick) - Phase II PUD

Southwest of the intersection at Towne Road & West 156th Street

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC requests a change of zoning for 16 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Claiborne Farms (Kimblewick) - Phase II PUD District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Road & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the August 7, 2023, APC Meeting

Presented for approval: September 5, 2023

(August 21, 2023 APC meeting was cancelled)

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, August 7, 2023, at Westfield City Hall.

Active links for this meeting:

[August 7, 2023 APC Agenda & Exhibits](#)

[August 7, 2023 YouTube Video](#)

OPENING OF MEETING

[You Tube Time: 0:01](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Matt Deck, Robert Horkay, Andre Maue, Victor McCarty, and Dave Schmitz.

Commissioners Present Virtually: Ginny Kelleher (Joined meeting at 7:08 p.m.).

Commissioners Absent: Mike Johns and Cindy Spoljaric.

City Staff Present In-Person: Kevin Todd, Director; Lauren Gillingham, Senior Planner, Weston Rogers, Associate Planner, and Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present Virtually: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

ANNOUNCE ANY CHANGES TO AGENDA

No Changes

APPROVAL OF MINUTES

Deck motioned to approve the July 17, 2023 APC Minutes as written.

Burkman seconded. Motion passed. Vote 6-0. (Kelleher not yet present.)

PLAT COMMITTEE APPOINTMENT

Deck motioned to approve the appointment of Bryan Kelly to The Westfield Washington Plat Committee.

Burkman seconded. Motion passed. Vote 7-0.

REVIEW RULES AND PROCEDURES

Rogers reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

2306-DDP-17

[YouTube Time: 7:04](#)

Dollar Tree

17659 Gunther Boulevard

OWN, Inc. requests Detailed Development Plan approval of a 9,977 SF commercial retail building on 1.12 acres +/- in the Oak Manor North Planned Unit Development (PUD) District.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

230-DDP-22

[YouTube Time: 5:07](#)

Raising Cane's

14909 Thatcher Lane

Raising Cane's Restaurants, LLC by Premier Design Group request Detailed Development Plan approval of a 2,800 SF fast food restaurant on 1.17 acres +/- in the Village Park Plaza II Planned Unit Development (PUD) District.

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

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

Website: www.westfield.in.gov | Community Development Department E-mail: community@westfield.in.gov

APC Minutes for August 7, 2023 Page 1 of 3

McCarty motioned to approve the Consent Agenda as presented.
Schmitz seconded. Motion passed. Vote 7-0.

ITEMS OF BUSINESS

[YouTube Time: 7:55](#)

2307-PUD-08

Bonterra PUD Amendment I

Generally, about 500 feet East of the intersection at SR 32 & Shady Nook Rd.

Hartman Capital LLC requests an amendment to the Bonterra PUD to amend the permitted uses on 2.59 acres +/- of the Real Estate.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

Staff presentation / APC Comments & Questions / Petitioner & Staff responses.

Deck motioned to forward 2307-PUD-08 to the City Council with a positive recommendation.

McCarty seconded. Motion passed. Vote 7-0.

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2306-PUD-07 [CONTINUED]

Claiborne Farms (Kimblewick) - Phase II PUD

Southwest of the intersection at Towne Rd. & W 156th St.

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC requests a change of zoning for 16 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Claiborne Farms (Kimblewick) - Phase II PUD District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

2111-PUD-27

TowneRun PUD [CONTINUED]

Northwest corner of Towne Road and West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

REPORTS/COMMENTS:

[YouTube Time: 14:23](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

ADJOURNMENT

Maue motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 7-0.

The meeting adjourned at 7:17 p.m.

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

Website: www.westfield.in.gov | Community Development Department E-mail: community@westfield.in.gov

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Signature Page for APC Minutes for August 7, 2023

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



Petition Number: 2308-DDP-21

Project Name: Community Health - Westfield

Subject Site Address: 2100 E. 196th Street

Petitioner: Community Health Network, Inc.

Representative: Ice Miller LLP

Request: Petitioner requests **Detailed Development Plan** review of major improvements to two existing two-story office buildings and corresponding site improvements on 54.91 acres +/- in the GB: General Business District.

Current Zoning: GB: General Business

Current Land Use: Office

Approximate Acreage: 54.91 acres +/-

Staff Reviewer: Ryan Collingwood, Associate Planner

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 primary plat and overall development plan have 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) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***

DEVELOPMENT PLAN (Chapter 10.7(H) of UDO):

The plans comply.



- 5) 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.
- 6) Address and legal description of the property.
- 7) Boundary lines of the property including all dimensions.
- 8) 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.
- 9) 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.
- 10) 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.
- 11) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 12) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 13) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 14) Location and dimensions of all existing structures and paved areas.
- 15) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 16) Location of all Floodplain areas within the boundaries of the property.
- 17) Names of legal ditches and streams on or adjacent to the site.
- 18) 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.
- 19) Identify buildings proposed for demolition.
- 20) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 21) 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).

DEVELOPMENT PLAN REVIEW (Chapter 10.7(E) of UDO):

The plans comply.

- 22) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 23) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 24) 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.
- 25) 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.

ZONING DISTRICT STANDARDS (Chapter 4.16 of UDO)

The plans comply.

26) GB: General Business

- | | |
|----------------------------------|--|
| 1. <u>Minimum Lot Area:</u> | No minimum |
| 2. <u>Minimum Lot Frontage:</u> | 80 feet |
| 3. <u>Minimum Setback Lines:</u> | |
| a. Front Yard | 60 feet; however, in established areas shall be the average setback of established buildings within the same Block and within three hundred (300) feet in either direction of the proposed building. |
| b. Side Yard | 20 feet; however, in established areas |

where it is customary that businesses abut one another, the Side Yard Building Setback Lines may be reduced.

- | | |
|------------------------------------|------------|
| a. Rear Yard | 20 feet |
| | |
| 4. <u>Minimum Lot Width:</u> | No minimum |
| 5. <u>Maximum Building Height:</u> | 60 feet |
| 6. <u>Minimum Building Size:</u> | No minimum |

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

27) Accessory Use and Building Standards (Article 6.1)

- a) Screening of Receptacles and Loading Areas: These standards shall apply to all garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities in all Zoning Districts; however, these standards shall not apply to Single-family Dwellings:
 - i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
 - ii) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
 - iii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
 - iv) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
 - v) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.

28) Architectural Standards (Article 6.3)

a) Business Districts

- i) Mechanical Screening: All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way (including elevated trails and roadways). Clustering of Mechanical Equipment is encouraged. Wall and ground-mounted equipment shall be screened in accordance with Article 6.8 Landscaping Standards.

ii) Building Materials:

- (1) External Façades: Each Building Façade visible from a Street, oriented to an adjoining Residential District, or oriented to an alternative transportation corridor bearing a designation on the Thoroughfare Plan (collectively, "External Façade"), shall comply with the following:

- (a) Shall be one hundred percent (100%) Masonry Materials, excluding window, door, roofing, fascia and soffit materials; or
- (b) Shall incorporate two (2) or more building materials, excluding window, display window, door and roofing materials; provided, however, that a minimum of sixty percent (60%) of the Building Façade shall be Masonry Materials.

- (2) All Other Façades: No more than twenty-five percent (25%) of all other Building Façades, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

(3) General Standards:

- (a) The exterior building material selection for all Building Façade shall be supplemented with: (i) the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).

- (b) No loading spaces, loading docks or oversized service doors shall be permitted on an External Façade, as defined herein; however, if all Building Façades are determined to be External Façades, then loading spaces, loading docks or oversized service doors may be permitted on the least visible External Façade if screened in accordance with the General Screening Standards of *Article 6.8 Landscaping Standards*.

- i) Four-sided Architecture: All Building Façades visible from an adjacent Lot or Street shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360-degree architecture).

ii) Building Elevations:

- (1) Horizontal Design: All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, cornice or moulding.
 - (2) Wall Planes: Building Façades, which are ninety (90) feet or greater in length, shall 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 forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade 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.
- iii) Roof Design
- (1) Pitched Roofs
 - (a) Minimum Pitch: Five vertical units to twelve horizontal units (5:12).
 - (b) Shall be comprised of three (3) or more sloped roof planes.
 - (c) Shall be covered with high-quality roofing materials such as natural clay tiles, slate, concrete tiles (with natural texture and color), high-quality standing seam metal roofing, wood shakes or shingles (with adequate fire protection), three-dimensional asphalt or fiberglass shingles. Metal roofs shall have a low-gloss finish to reduce glare.
 - (2) Flat Roofs
 - (a) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice or moulding.
 - (b) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
 - (c) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings.
- iv) Windows
- (1) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director.

v) Awnings

(1) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details.

(2) Awnings shall be made of a nonreflective material.

(3) All awnings shall be kept in good repair.

(4) Metal or aluminum awnings are prohibited.

(5) Awnings used to comply with the architectural design requirements of this Ordinance shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.

29) Landscaping Standards (Article 6.8)

a) General Screening Standards

i) Mechanical Screening: Wall and 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 wall or fence constructed of Masonry Material, wood, 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; (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof mounted equipment.)

ii) Service and Loading Areas: Loading areas, loading docks, service areas, and maintenance areas shall be screened from residential Uses and Rights-of-way. Screening shall be achieved by using either: (i) a six-foot (6') high, completely opaque fence or wall; (ii) a six-foot (6') high berm; (iii) a six-foot (6') high screen of evergreen trees planted nine (9) feet on center in a double staggered row; or (iv) a combination of the aforementioned that accomplishes the same effect. See also Article 6.1 Accessory Use and Building Standards regarding dumpster enclosures.

b) Minimum Lot Landscaping – Business Use

c) Foundation Plantings

i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Façades, fences, and other barriers to create a softening effect.

- ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
 - iii) The primary landscaping material used shall be ornamental trees, shrubs, and ornamental grasses. Groundcover plants may supplement the required plant materials. Plantings may be clustered to provide a more natural appearance and to accommodate vehicular and pedestrian access, loading and maintenance areas.
 - iv) Plantings shall be located within fifteen (15) feet of the Building Façade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) feet in width. Monument Signs shall include a landscaped area at the base of the Monument Sign. The minimum size of the landscaped area shall be equivalent to one (1) side of the Monument Sign's Sign Face. The landscaped area shall be substantially covered with a variety of planting types such as Groundcover, perennials, shrubs, and ornamental trees.
- d) External Street Frontage – Nonresidential Use
- i) Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way.
- e) Parking Area Landscaping
- i) Interior Parking Area
 - (1) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
 - (2) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120)

square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.

- (3) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred percent (100%) of every island shall be covered with permitted Groundcover material to achieve complete coverage.

ii) Perimeter Parking Area Landscaping

- (1) 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.

- (2) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:

- (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
- (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.
- (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

30) Lighting Standards (Article 6.9)

a) Multi-family, Residential, Business, and Industrial Standards

- i) All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot Right-of-way when viewed at ground level.
- ii) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]
- iii) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and nonprotruding diffuser.
- iv) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.

- v) Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.
- vi) All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

31) Parking and Loading Standards (Article 6.14)

a) Bicycle Parking

- i) Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 32) Block Standards (Article 8.1)
 - 33) Easement Standards (Article 8.3)
 - 34) Monument and Marker Standards (Article 8.5)
 - 35) Pedestrian Network Standards (Article 8.7)
 - 36) Storm Water Standards (Article 8.8)
 - 37) Street and Right-of-Way Standards (Article 8.9)
 - 38) Street Light Standards (Article 8.10)
 - 39) Street Sign Standards (Article 8.11)
 - 40) Surety Standards (Article 8.12)
 - 41) Utility Standards (Article 8.13)
-



DEPARTMENT COMMENTS

The plans as presented comply with the applicable zoning ordinances.

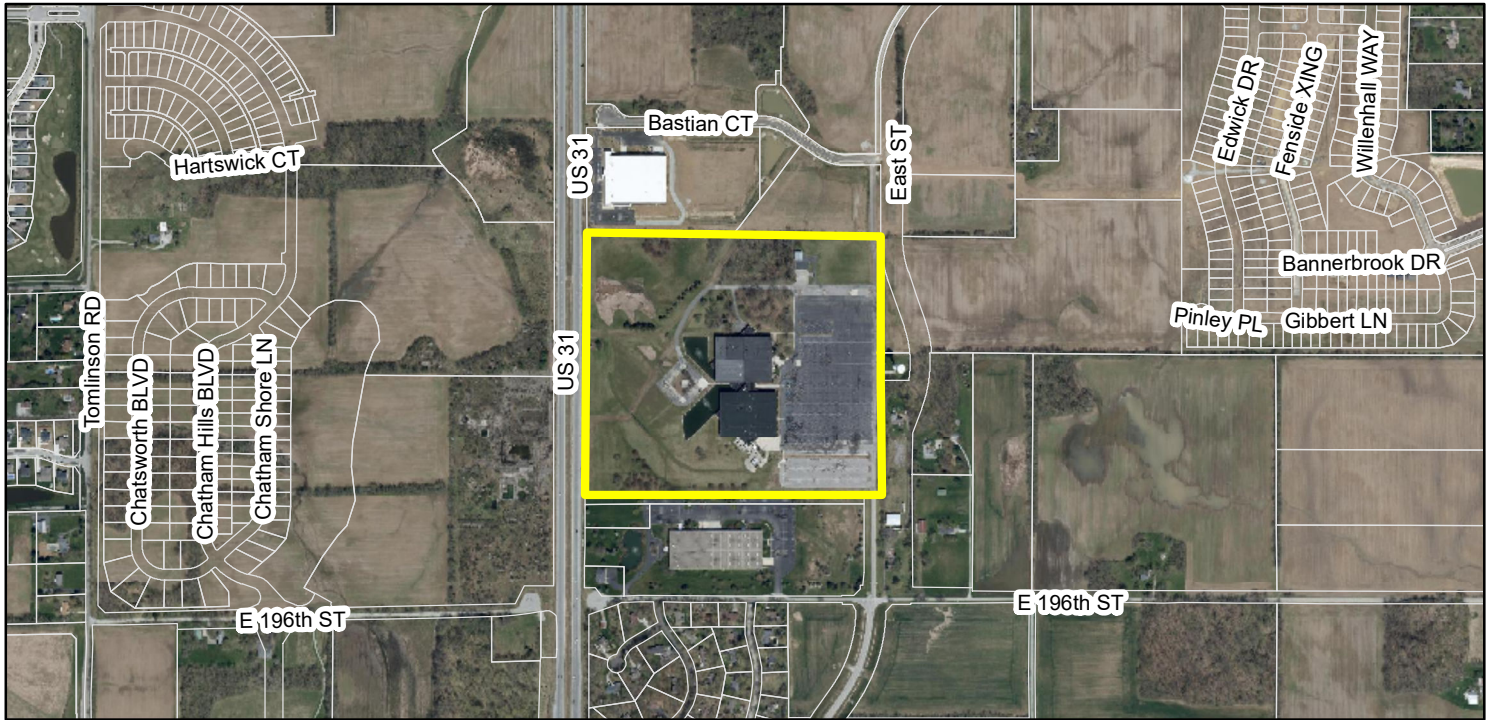
Requested Action: Approve 2308-DDP-21 with the following conditions:

- That all necessary approvals be obtained from the Westfield Public Works Department prior to any work beginning on the Property.

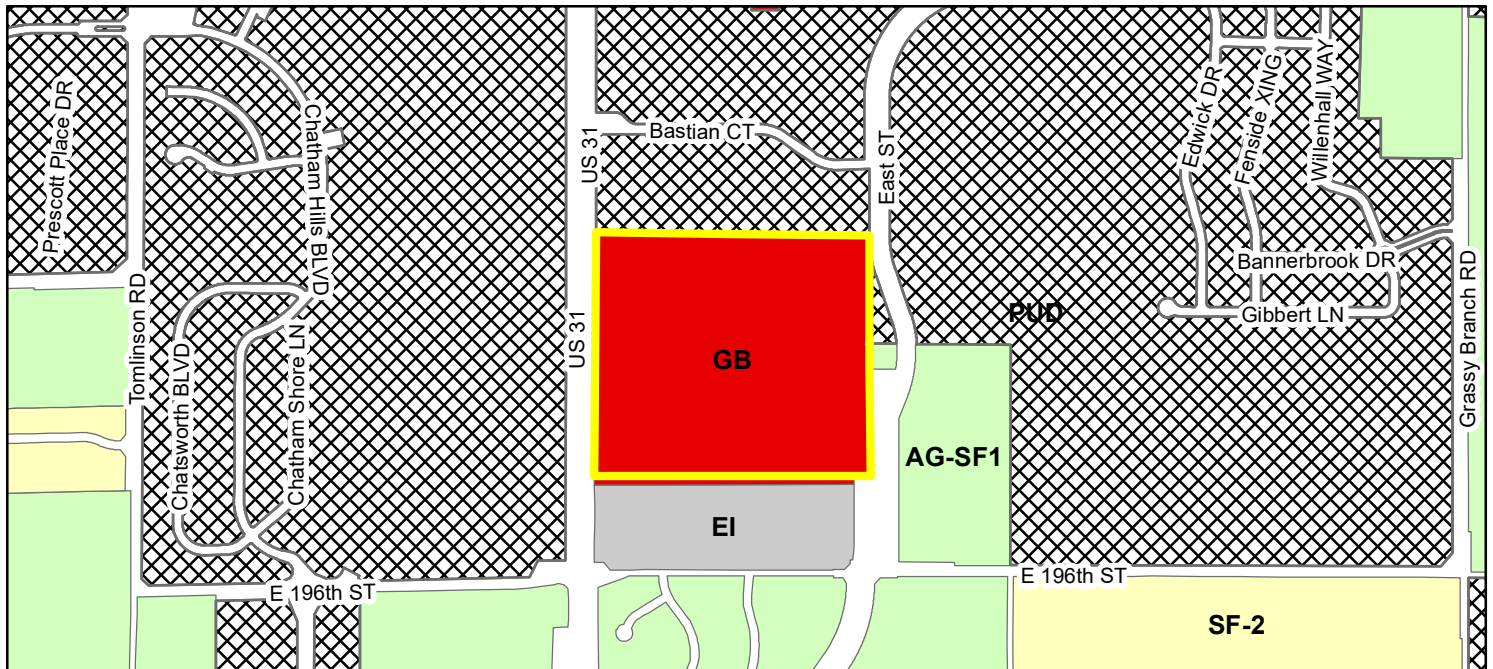
Please contact Ryan Collingwood at rcollingwood@westfield.in.gov or (317) 741-8857 with questions prior to the meeting.

Aerial Location Map

 Site



Zoning Map



SITE Zoning

-  AG-SF1 (Agriculture - Single Family - 1)
-  EI (Enclosed Industrial)
-  GB (General Business)
-  PUD (Planned Unit Development)
-  SF-2 (Single Family - 2)

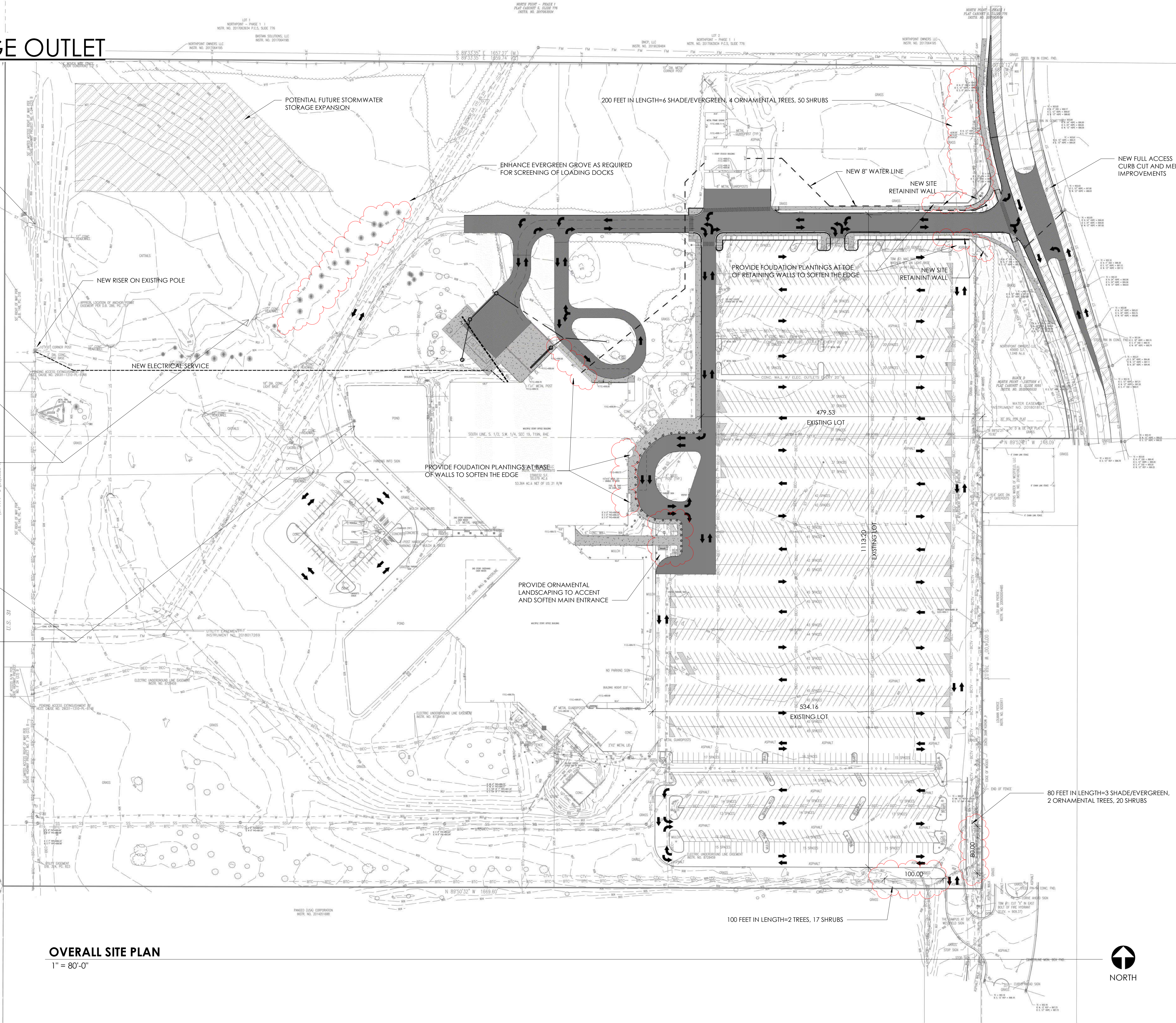
DRAINAGE OUTLET



DETENTION INLET



POND OUTLET



OVERALL SITE PLAN
1" = 80'-0"



REVISION NUMBER

REVISION DATE

REVISION DESCRIPTION

1

2023-03-01

Initial Design

CONSULTANTS

9339 PRIORITY WAY WEST DRIVE
SUITE 100
INDIANAPOLIS, IN 46240
PHONE (317) 844-4777
EMAIL info@cripe.biz
Cripe Engineering
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
EQUIPMENT PLANNING
REAL ESTATE SERVICES

Solutions by Design Since 1937

OVERALL CAMPUS PLAN

COMMUNITY HEALTH NETWORK

WESTFIELD, IN - DETAILED DEV. PLAN

2100 E 196th St Ste 100, Westfield, IN 46074

PRELIMINARY
NOT FOR
CONSTRUCTION

Author

Checked By

Checker

Approver

1" = 80'-0"

Sheet

DDP04

Date

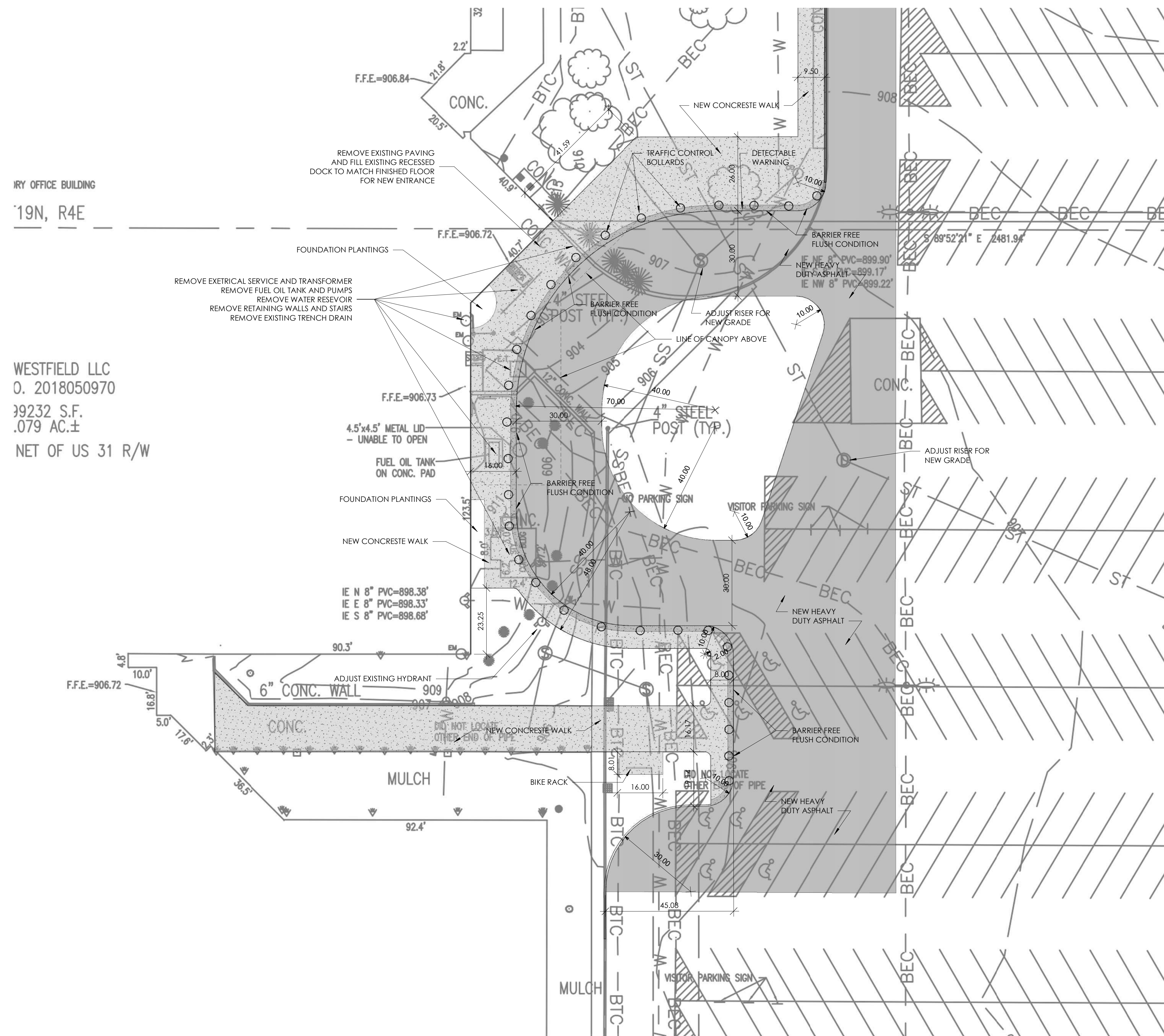
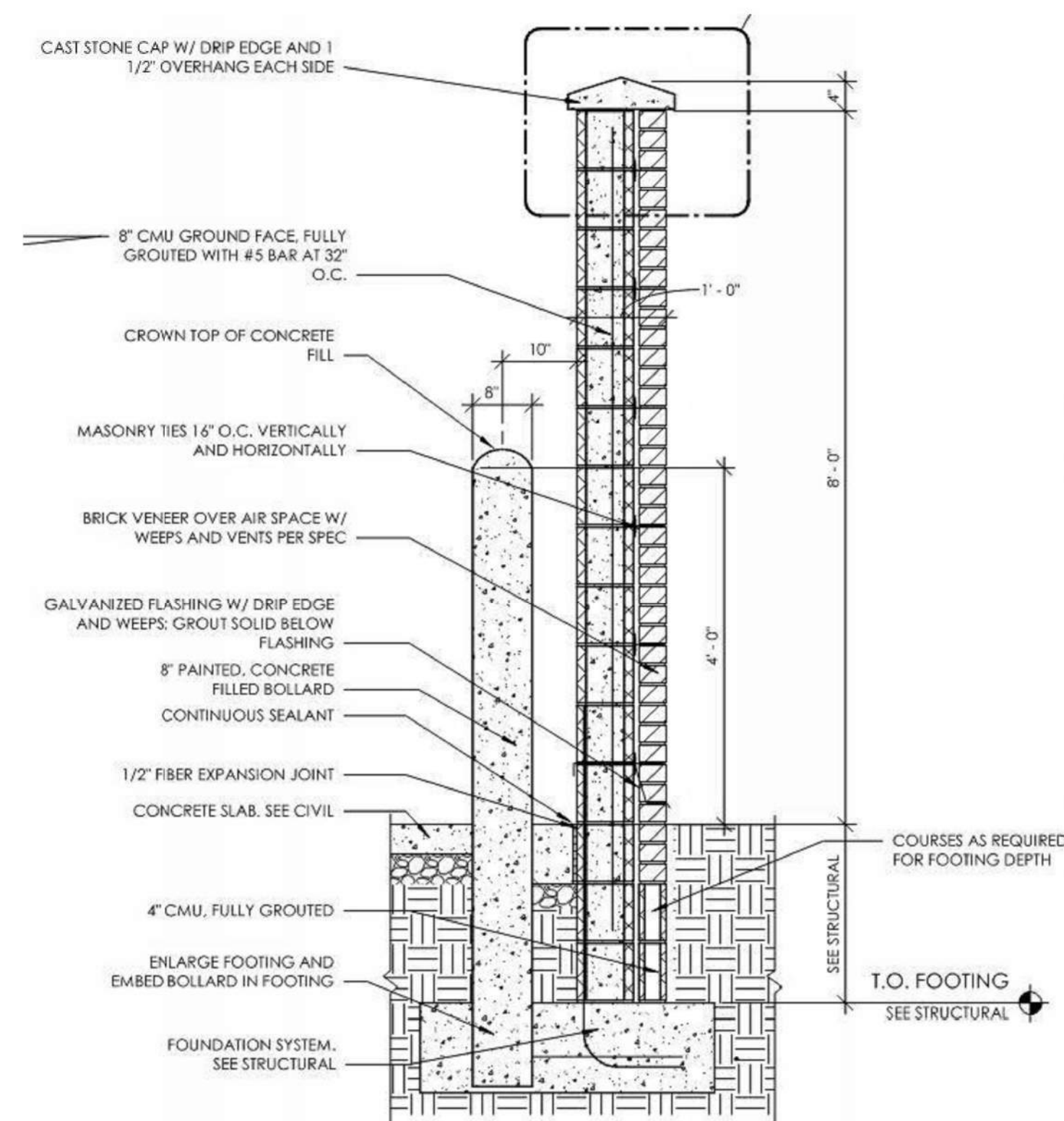
6/30/2023

Project Number

160426-10000

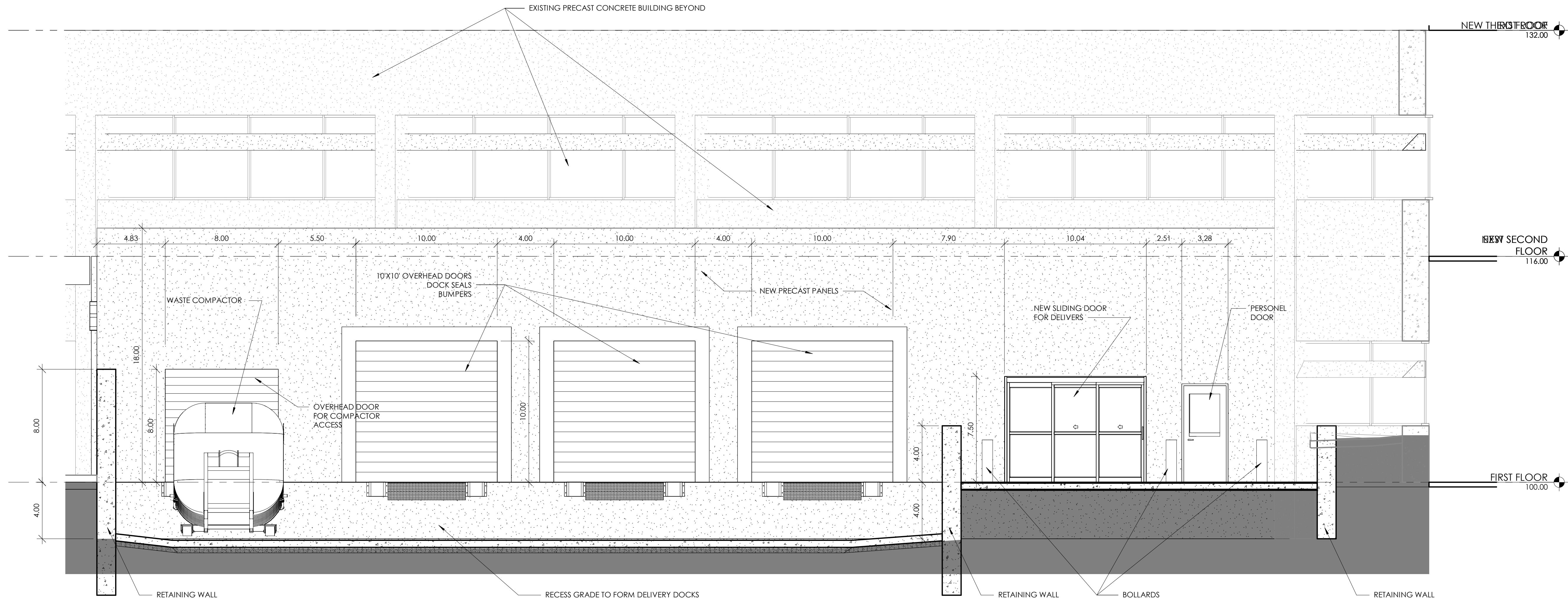
8/22/2023 1:47:54 PM

DUMPSTER ENCLOSURE



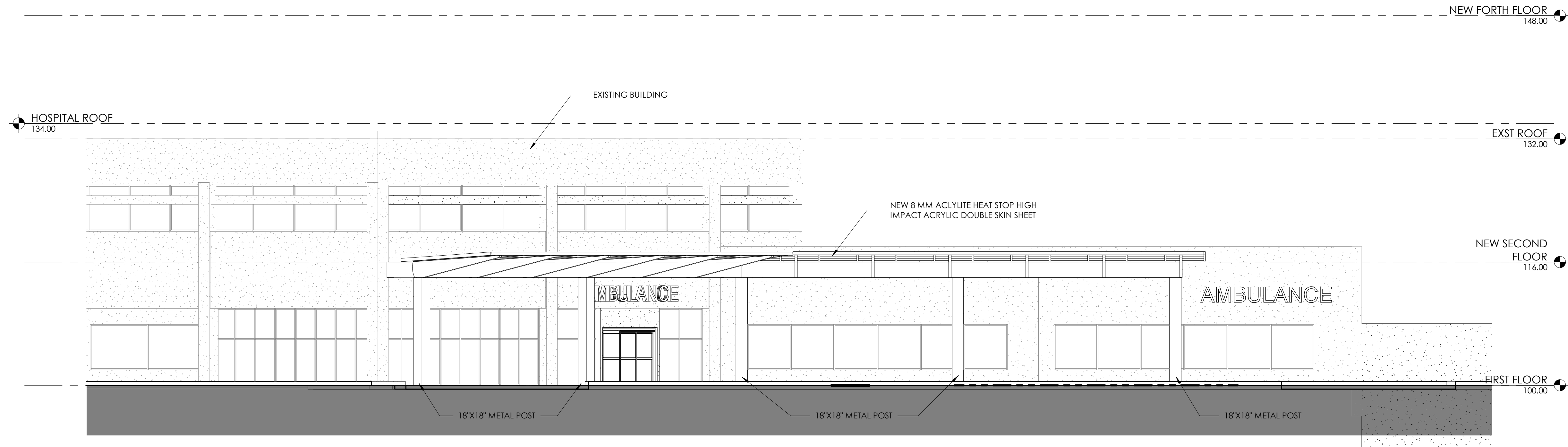
EMERGENCY DEPARTMENT ENTRANCE
1" = 20'-0"



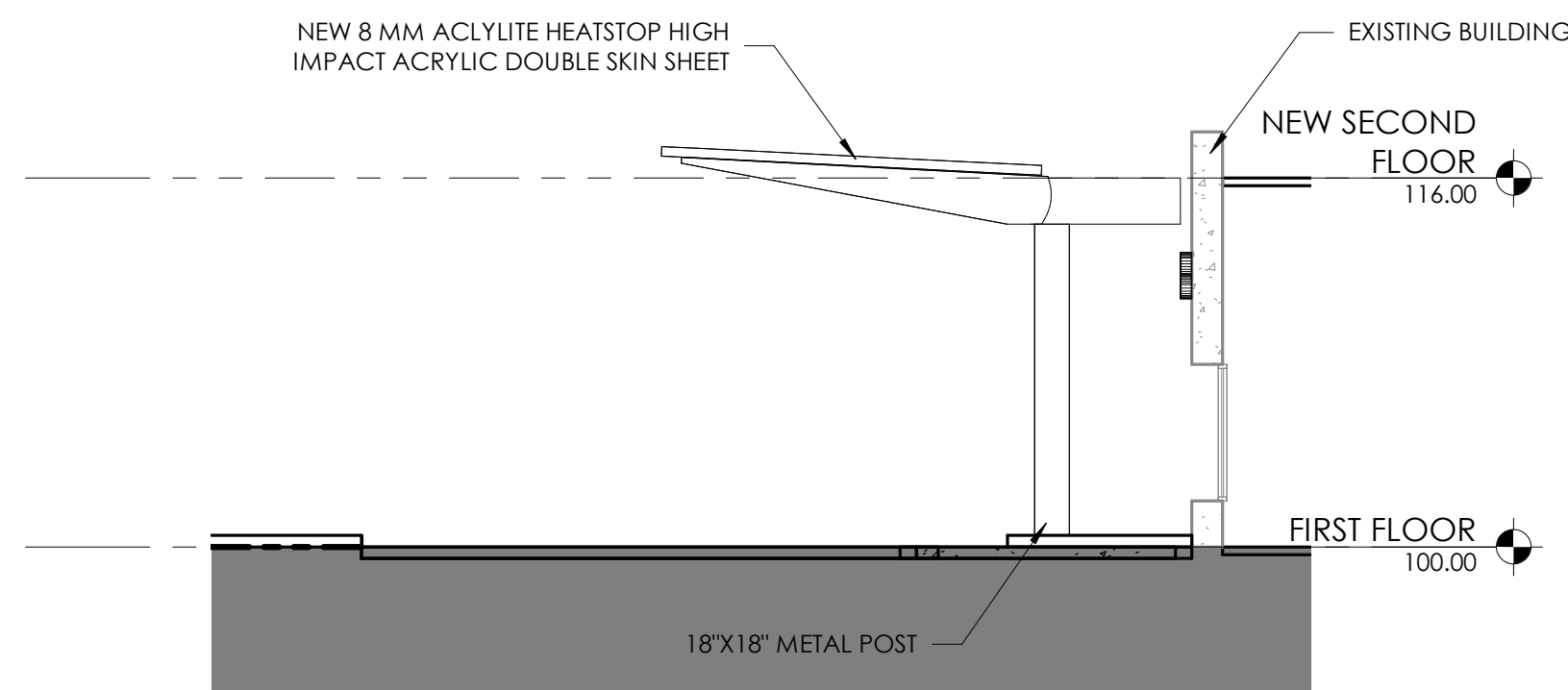


LOADING DOCK ELEVATION
1/4" = 1'-0"

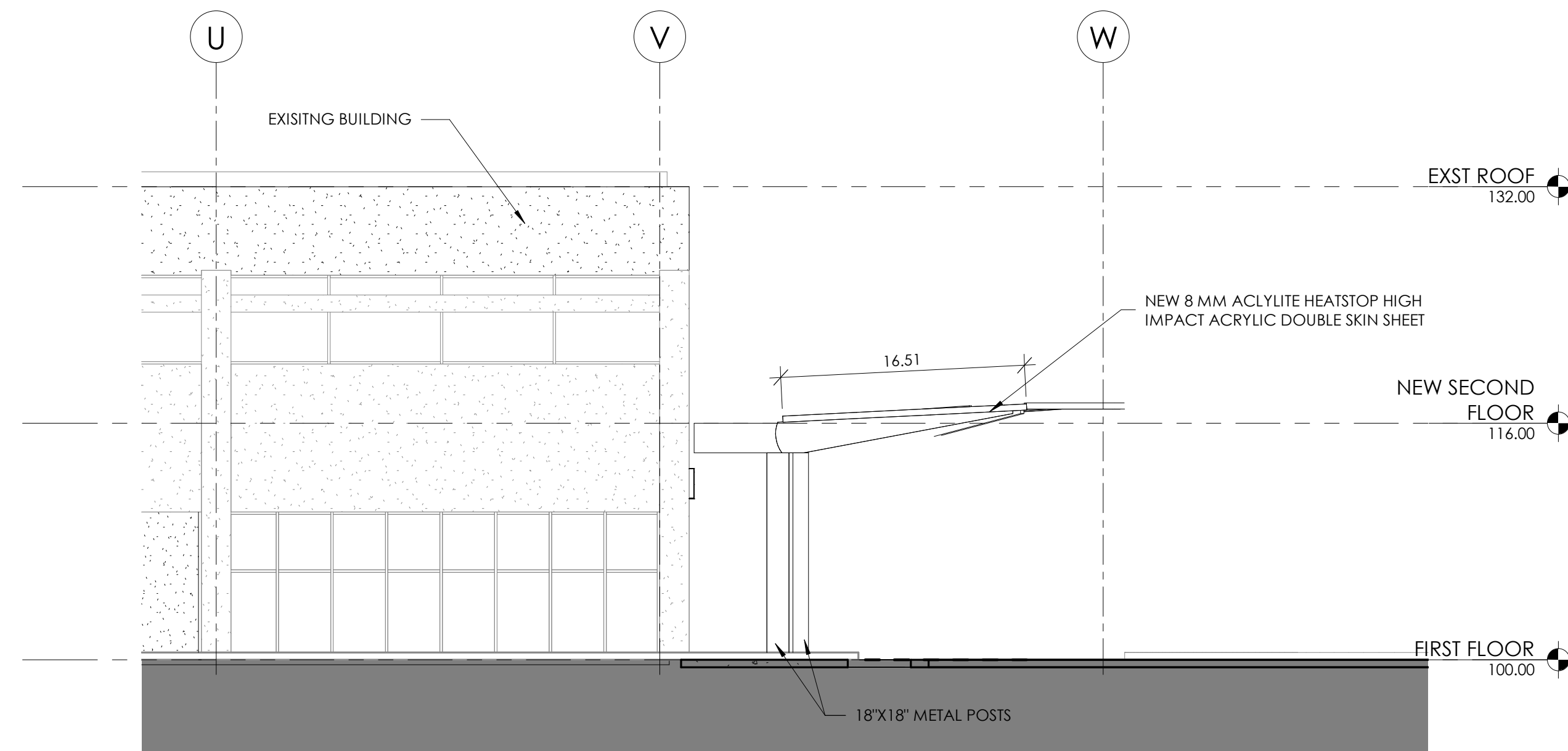
REVISION NUMBER		REVISION DATE		REVISION DESCRIPTION	
CONSULTANTS					
9339 PRIORITY WAY WEST DRIVE SUITE 100 INDIANAPOLIS, INDIANA 46240 PHONE (317) 844-4777 E-MAIL cripe@cripe.biz CIVIL ENGINEERING SURVEY & 3D LASER SCANNING EQUIPMENT PLANNING REAL ESTATE SERVICES Cripe Solutions by Design Since 1937					
LOADING DOCK ELEVATIONS COMMUNITY HEALTH NETWORK WESTFIELD, IN - DETAILED DEV. PLAN 2100 E 196th St Ste 100, Westfield, IN 46074					
PRELIMINARY NOT FOR CONSTRUCTION					
Author					
Checker					
Approver					
1/4" = 1'-0"					
DDP41					
6/30/2023					
160426-10000					



1 AMBULANCE CANOPY - FULL
1/8" = 1'-0"



3 AMBULANCE CANOPY WEST END
1/8" = 1'-0"



2 AMBULANCE CANOPY-EAST END
1/8" = 1'-0"

REVISION NUMBER	REVISION DATE	REVISION DESCRIPTION

CONSULTANTS

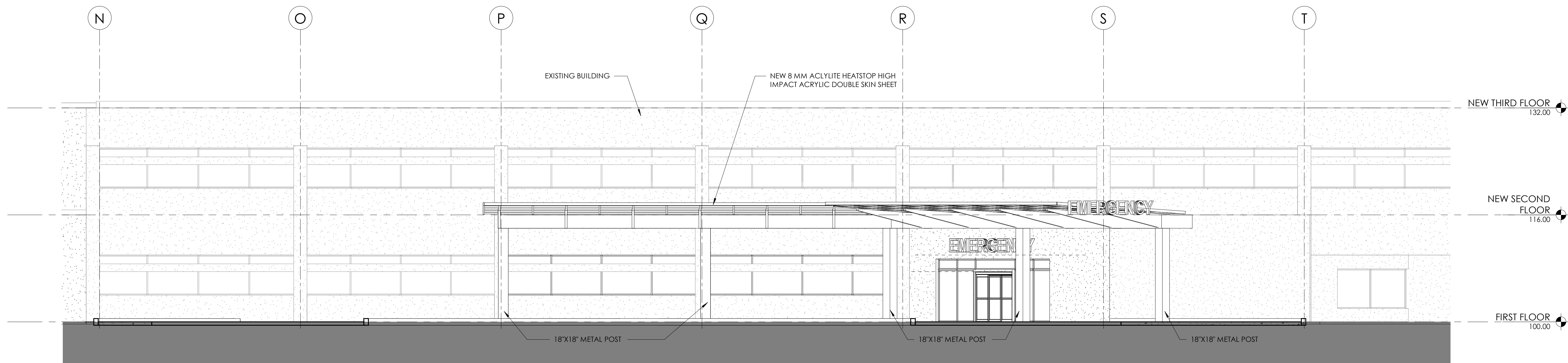
9339 PRIORITY WAY WEST DRIVE
SUITE 100
INDIANAPOLIS, IN 46240
Phone (317) 844-4777
E-Mail: cripe@cripe.biz
CIVIL ENGINEERING
SURVEY • 3D LASER SCANNING
EQUIPMENT PLANNING
REAL ESTATE SERVICES



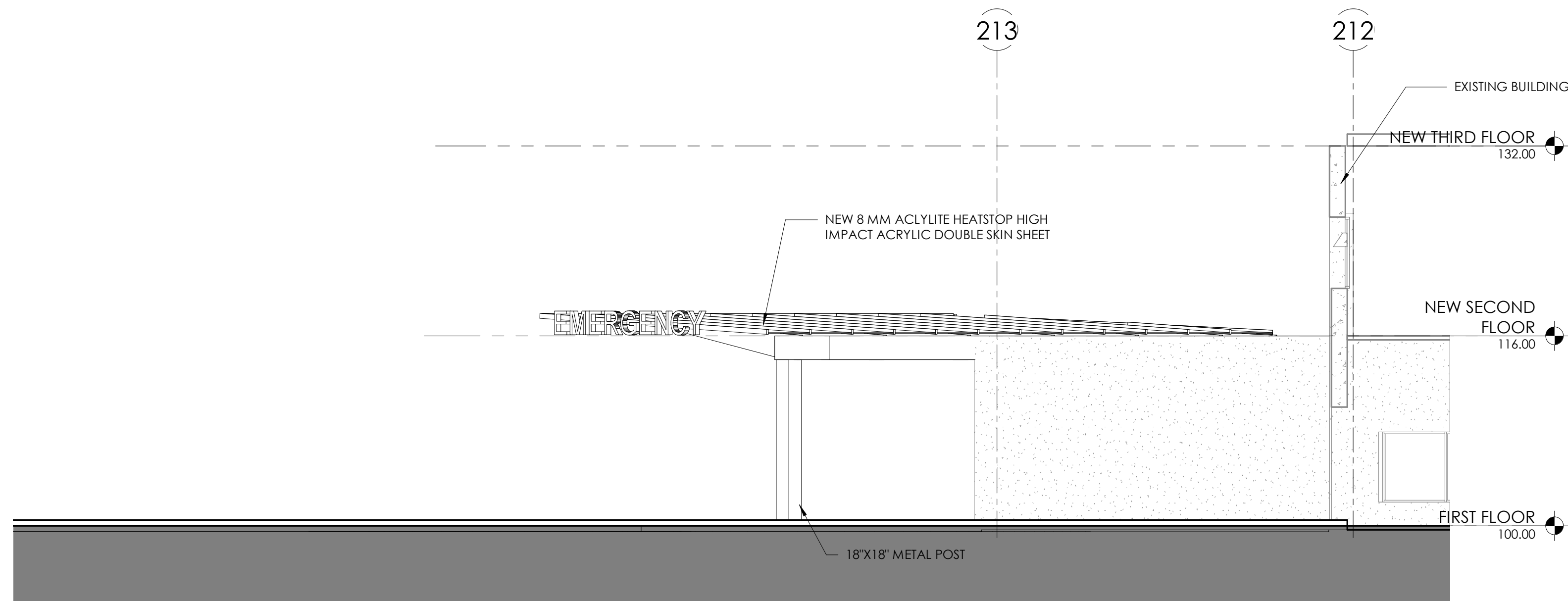
AMBULANCE CANOPY ELEVATIONS
COMMUNITY HEALTH NETWORK
WESTFIELD, IN - DETAILED DEV. PLAN
2100 E 196th St Ste 100, Westfield, IN 46074

PRELIMINARY
NOT FOR
CONSTRUCTION

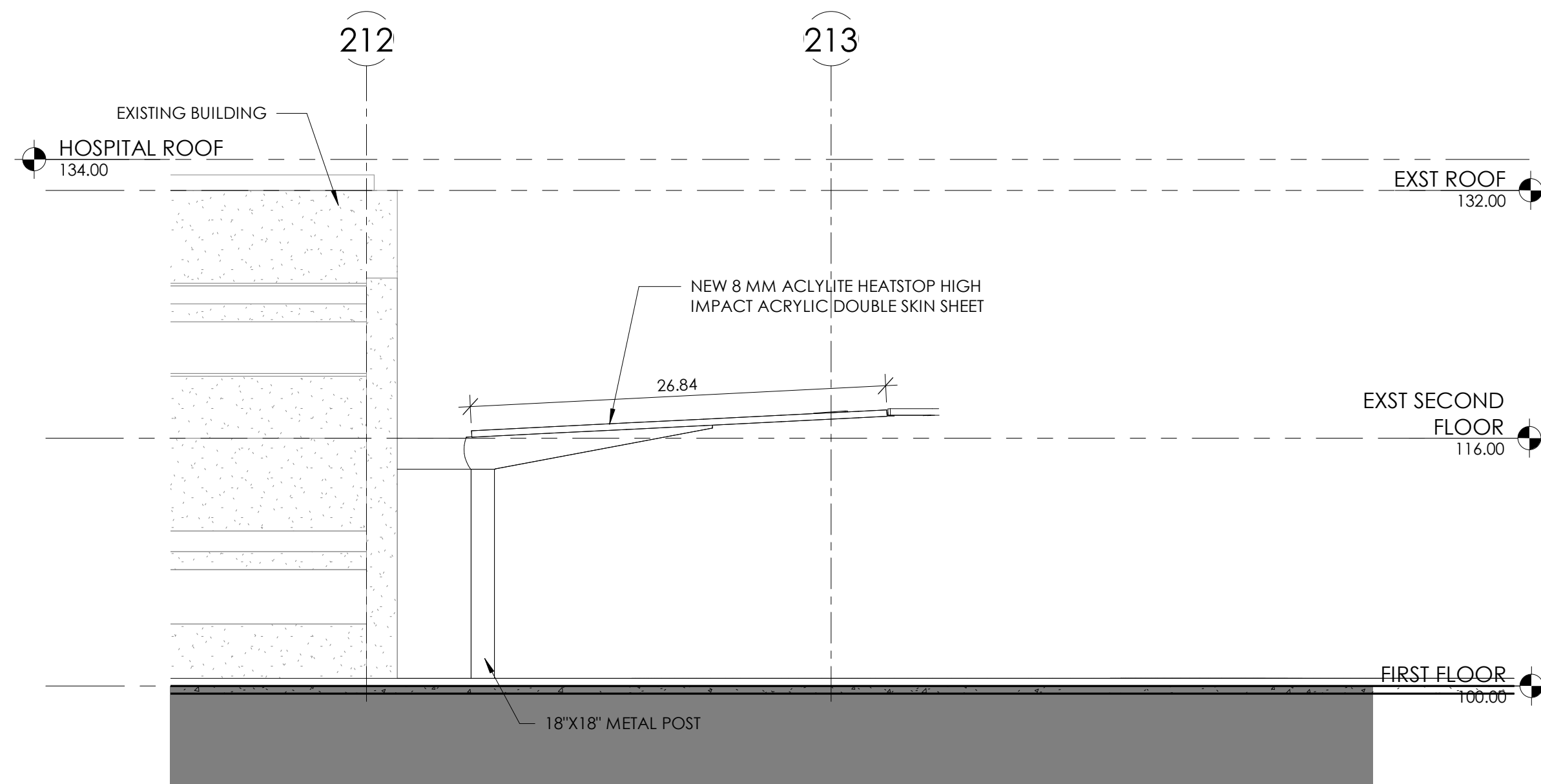
Author	
Checker	
Approver	
Scale	1/8" = 1'-0"
Sheet	DDP51
Date	6/30/2023
Project Number	160426-10000



1 ED CANOPY - FULL
1/8" = 1'-0"



2 ED CANOPY - NORTH END
1/8" = 1'-0"



3 ED CANOPY - SOUTH END
1/8" = 1'-0"



EMERGENCY DEPARTMENT CANOPY VIEW 2



EMERGENCY DEPARTMENT CANOPY VIEW 1



AMBULANCE CANOPY VIEW



LOADING DOCK VIEW