



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_09_03_2019

Tuesday, September 03, 2019 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Tuesday, September 03, 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 - August 5, 2019 & August 19, 2019
August 5, 2019 Minutes will be uploaded on August 30, 2019

Documents: [APC Minutes - August 5, 2019](#) | [APC Minutes - August 19, 2019](#)

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS

1908-PUD-22

Spring Mill Centre PUD

Northeast corner of SR 32 and Spring Mill Road

Zentz Consulting, LLC by Clark Quinn Law requests a change in zoning of 57 acres +/- from the EI: Enclosed Industrial, OI: Open Industrial and AG-SF1: Agriculture / Single-Family Rural District to the Spring Mill Centre PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibits](#) | [Exhibit 5: Proposed Ordinance 19-28 \(Redline\)](#) | [Exhibit 6: Proposed Ordinance 19-28 \(Clean\)](#) | [Exhibit 7: Neighborhood Meeting Summary](#)

1908-PUD-21

Orchard View of Westfield

West side of Spring Mill Road, approximately 1,300 feet north of State Road 32

Arbor Homes requests a change in zoning of approximately 103 acres +/- from the AG-SF1: Agricultural / Single-Family Rural District and the Spring Mill Trails PUD District to the Orchard View PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 19-27](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Character Exhibits](#) | [Exhibit 7: Neighborhood Meeting Summary](#) | [Exhibit 8: Public Comments](#) | [Exhibit 9: Ordinance Redline](#)

PUBLIC HEARING ITEMS

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Ordinance 19-38](#) | [Exhibit 6: Petitioners Narrative](#) | [Exhibit 7: Neighbor Meeting Summary](#) | [Exhibit 8: Sub-District Addendum](#) | [Exhibit 9: GJTG Letter of Support](#) | [Exhibit 10: Public Comment--updated 9/3/19 @ 4:30pm](#) | [Petitioner's Presentation](#)

1908-PUD-23 [PUBLIC HEARING]

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](#)

1907-ODP-11 & 1907-SPP-11 [PUBLIC HEARING]

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)

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

1909-PUD-30 [PUBLIC HEARING]

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: Petitioner's Presentation](#)

1909-ODP-14 & 1909-SPP-14 [PUBLIC HEARING]

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-PUD-24 [PUBLIC HEARING]

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 19-34](#) | [Exhibit 4: SE Corner 181st & Wheeler Site Plan](#) | [Exhibit 5: Character Exhibits](#) | [Exhibit 6: Outside Storage Plan](#)

1909-ODP-16 & 1909-SPP-16 [PUBLIC HEARING]

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](#)

1909-PUD-27 [PUBLIC HEARING]

Wheeler Landing PUD Amendment

Northwest Corner of Wheeler Road and SR 32

Wheeler Landing I LLC requests an amendment to the State Highway 32 Overlay District Standards of the Wheeler Landing PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 19-37](#) | [Exhibit 4: Grand Park Sports Campus Concept](#)

1909-PUD-26 [PUBLIC HEARING]

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Ordinance 19-39](#) | [Exhibit 6: Petitioner's Narrative](#)

1909-PUD-25 [PUBLIC HEARING]

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](#) | [Exhibit 7: Neighbor Meeting Summary](#)

1909-PUD-31 [PUBLIC HEARING]

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: Neighborhood Meeting Summary](#) | [Exhibit 8: Public Comments](#) | [Exhibit 9: Presentation Materials](#)

1909-ODP-15 & 1909-SPP-15 [PUBLIC HEARING]

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 & Primary Plat](#) | [Exhibit 4: Presentation Material](#)

1909-ZOA-02 [PUBLIC HEARING]

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](#)

ITEMS CONTINUED TO A FUTURE MEETING

1908-ODP-13 & 1908-SPP-13 [CONTINUED]

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)

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)

1909-PUD-29 [CONTINUED]

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)

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



Petition Number: 1908-PUD-22

Project Name: Spring Mill Centre PUD

Subject Site Address: Northeast corner of SR 32 and Spring Mill Road (the "Property")

Petitioner: Zentz Consulting, LLC

Representative: Clark Quinn Law

Request: Requests a change in zoning review of 57 acres +/- from the EI: Enclosed Industrial, OI: Open Industrial and AG-SF1: Agriculture / Single-Family Rural District to the Spring Mill Centre Planned Unit Development (PUD) District.

Current Zoning: EI, OI and AG-SF1

Current Land Use: Industrial / Agriculture / Residential

Approximate Acreage: 57 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibits
5. Proposed Ordinance 19-28 (Redline)
6. Proposed Ordinance 19-28 (Clean)
7. Neighborhood Meeting Summary

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the July 8, 2019, City Council meeting. The petitioner held a neighborhood meeting at the City Services Building on July 31, 2019 (see **Exhibit 7**). The petition received a public hearing at the August 5, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at the northeast corner of SR 32 and Spring Mill Road (see **Exhibit 2**).



Property Description: The Property is currently in the process of being rezoned to the Spring Mill Centre PUD District (Ordinance 19-28, *pending*). The proposed PUD Ordinance establishes the GB: General Business and EI: Enclosed Industrial Districts as the underlying zoning districts.

Permitted Uses: The proposed PUD Ordinance defaults to the uses of the Underlying Zoning of GB and EI Districts and adds the following uses:

Area I (GB Underlying): One (1) Gasoline Service Station.

Area II (GB Underlying): All uses permitted in the GO: General Office District, Engineering, research and testing laboratories, Nursing Home, Assisted Living Facility and Hospice.

Area III (EI Underlying): All uses permitted in the GO District, Hotel (or Motel), Nursing Home, Assisted Living Facility, Auto Repair and Body Shop, Kennel and Hospice.

Prohibited Uses (All Areas): Special Exception Uses, except as otherwise permitted herein, Adult Entertainment Establishment, Heliport, Bus Stations and Auction Room.

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

Minimum Lot Area: No minimum

Minimum Tract Requirement: No minimum

Minimum Lot Frontage: No minimum; however, all Lots shall have vehicular access to a Street (e.g., via a shared ingress/egress easement).

Minimum Lot Width: No minimum

Maximum Lot Coverage: No maximum

Minimum Building Setback Lines:

- | | |
|--|------------|
| 1. State Road 32: | No minimum |
| 2. Tournament Trail: | 10' |
| 3. Spring Mill Road: | |
| a. Area III: | 20 Feet |
| b. All Other Subdistricts: | No minimum |
| 4. All other streets (e.g., internal to District): | 15 Feet |
| 5. District Perimeter Not Abutting Street: | 20 Feet |
| 6. All Other Setback Lines: | No minimum |

Overlay Districts: The State Highway 32 Overlay District shall only apply to Area I, with the following exceptions:

Article 5.3(F)(7) shall not apply.

Building Size Requirements:

1. Minimum Gross Floor Area shall be four thousand (4,000) 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 I.
2. The Minimum Gross Floor Area shall also include the square footage of all pergolas, hardscaped outdoor seating and amenities up to one thousand (1,000) square feet.

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

Accessory Buildings: The proposed ordinance defaults to the UDO's Accessory Use and Building Standards, except enclosures are permitted within the Established Front Yard along Tournament Trail within Area I or any parcel in any Area with three (3) or more Front Yards.

Architectural Standards: The proposed ordinance defaults to the UDO's Architectural Standards and in addition, the below standards shall apply:

1. Area II: Article 5.3(J) (State Highway 32 Overlay District - Architectural Design Requirements) shall apply, with exceptions highlighted in the proposed ordinance.
2. Area III: Article 6.3(G)(2) (Building Facades for Industrial District Architectural Standards) shall not apply and other exceptions highlighted in the proposed ordinance.

Landscaping Standards: The proposed ordinance defaults to the UDO's Landscaping Standards except where the following sections have been modified: Foundation Plantings, External Street Frontage Landscaping and Parking Area Landscaping.

Lighting Standards: The proposed ordinance defaults to the UDO's Lighting Standards except that all light fixtures shall be decorative throughout the District and shall be of a design and quality compatible with an established development theme throughout the District integrated with the Building style, material and color.

Outdoor Storage and Display: The proposed ordinance defaults to the UDO's Outdoor Storage and Display Standards except as otherwise modified below:

1. Area I: Outdoor storage is prohibited.
2. Area II: Outdoor storage is permitted in accordance with UDO Article 6.12(C)(1).
3. Area III: Outdoor storage is permitted in accordance with UDO Article 6.12(D)(2) and where the materials for fence screening have been modified.

MODIFICATIONS SINCE PUBLIC HEARING

Since the August 5, 2019, public hearing, the Petitioner has revised the proposed ordinance to incorporate comments as a result of APC member comments. The following briefly highlights those revisions:



1. The land use "Retail, High Intensity" was removed from Area III.
2. The land uses "Auto Repair and Body Shop" and "Kennel" were added to Area III.

COMPREHENSIVE PLAN

The Property falls within the Employment Corridor land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses are contemplated as appropriate uses within the Employment Corridor area. 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 August 5, 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 July 8, 2019, Council meeting.

DEPARTMENT COMMENTS

1. Action: If the APC is otherwise satisfied with the proposal, then forward a favorable recommendation to the City Council for Docket No. 1908-PUD-22.

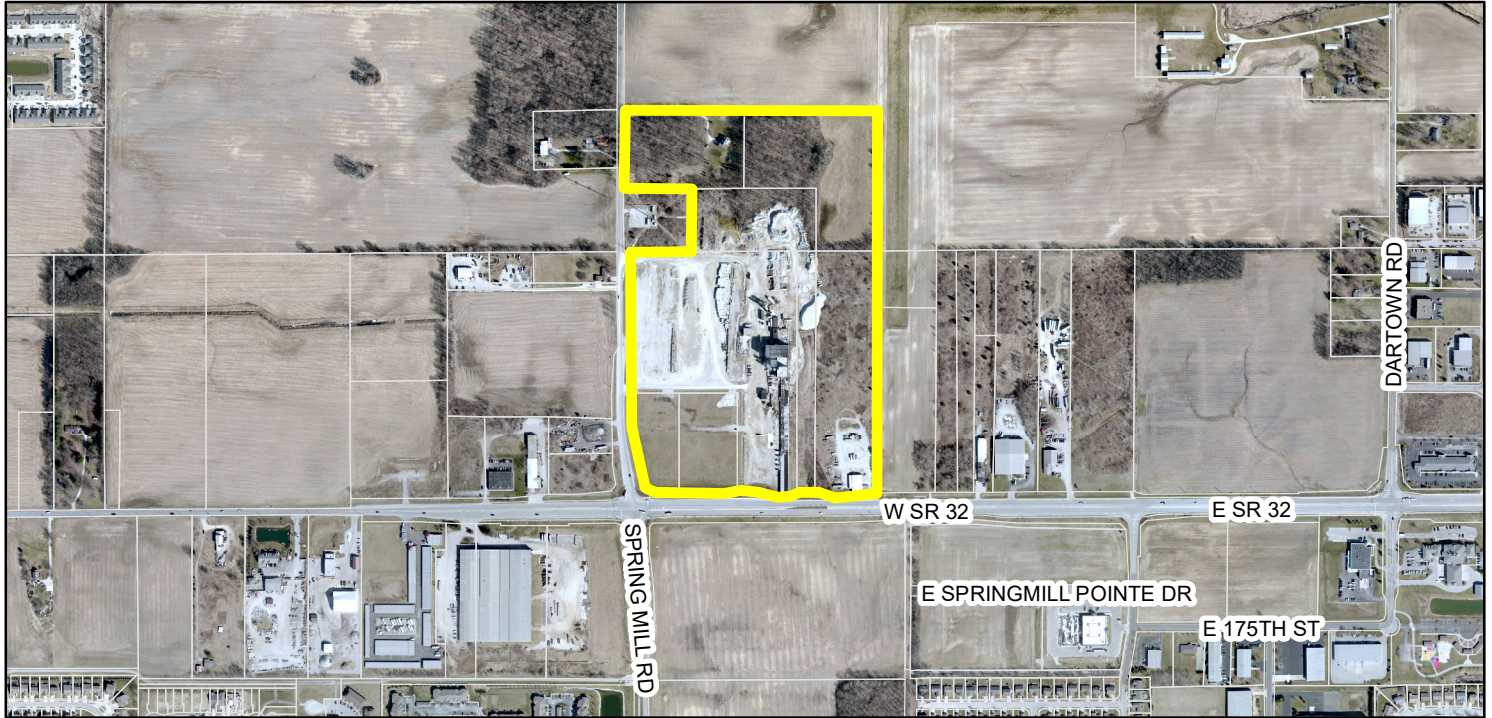
3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.



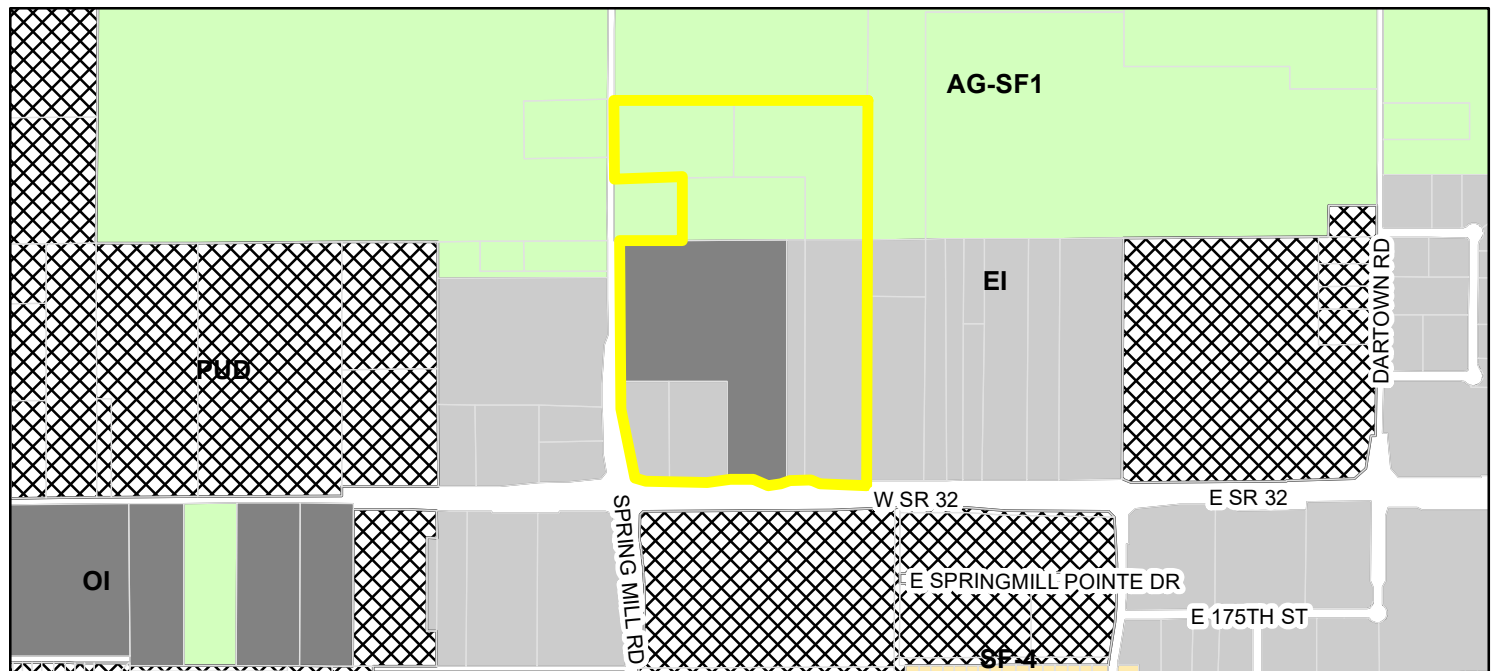
Property Location Map
Spring Mill Centre
Planned Unit Development
1908-PUD-22



Aerial Location Map



Zoning Map



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



SPRING MILL CENTRE - CONCEPT PLAN AREAS



SPRING MILL CENTRE - AREA I CHARACTER



SPRING MILL CENTRE - AREA II CHARACTER



SPRING MILL CENTRE - AREA III CHARACTER

ORDINANCE NUMBER <u>19-28</u>

**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 “**SPRING MILL CENTRE 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-22**), 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. 1908-PUD-22** 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 " **Spring Mill Centre 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 and its various subareas, as set forth in Section 4 of this Ordinance.
- 2.2 Façade, External: A Building Façade visible from and oriented toward a Primary Street or a Secondary Street.
- 2.3 Street, Primary: An External Street as identified on the Thoroughfare Plan as an Expressway, Arterial or Collector. For purposes of this Ordinance, a Primary Street shall include State Road 32 and Spring Mill Road identified and labeled on the Concept Plan.
- 2.4 Street, Secondary: Any public right of way which is not a Primary Street.

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 District is hereby divided into three (3) subareas, as depicted on the Concept Plan and labeled as Area I, Area II and Area III (individually a "Subdistrict"). Development of each Subdistrict shall be regulated as set forth in this Ordinance. The size and configuration of any Subdistrict, as generally depicted in the Concept Plan, shall be permitted to increase or decrease by fifteen (15) percent.

The Concept Plan provides a general vision for the development of the District, whereas the final layouts and site plans shall be substantially similar

to Exhibit B, subject to administrative approval of any minor deviations therefrom.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of each Subdistrict shall be as follows (the “Underlying Zoning District”):

- 4.1 Area I Subdistrict: GB: General Business District
- 4.2 Area II Subdistrict: GB: General Business District
- 4.3 Area III Subdistrict: EI: Enclosed Industrial

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

- 5.1 Area I Subdistrict:
 - A. All uses permitted in the GB: General Business District.
 - B. One (1) Gasoline Service Station.
- 5.2 Area II Subdistrict:
 - A. All uses permitted in the GB: General Business District.
 - B. All uses permitted in the GO: General Office District.
 - C. Engineering, research and testing laboratories.
 - D. Nursing Home.
 - E. Assisted Living Facility.
 - F. Hospice.
- 5.3 Area III Subdistrict:
 - A. All uses permitted in the EI: Enclosed Industrial District.
 - B. All uses permitted in the GO: General Office District.
 - C. Hotel (or Motel).
 - D. Nursing Home.
 - E. Assisted Living Facility.
 - F. Auto Repair and Body Shop.

~~F. — Kennel..Retail, High Intensity.~~

H. Hospice.

5.4 Prohibited Uses (All Areas):

A. Special Exception Uses, except as otherwise permitted herein.

B. Adult Entertainment Establishment.

C. Heliport.

D. Bus Stations.

E. Auction Room.

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

6.1 Minimum Lot Area: No minimum

6.2 Minimum Tract Requirement: No minimum

6.3 Minimum Lot Frontage: No minimum; however, all Lots shall have vehicular access to a Street (e.g., via a shared ingress/egress easement).

6.4 Minimum Lot Width: No minimum

6.5 Maximum Lot Coverage: No maximum

6.6 Minimum Building Setback Lines:

A. State Road 32: No minimum

B. Tournament Trail: 10'

C. Spring Mill Road:

i. Area III: 20 Feet

ii. All Other Subdistricts: No minimum

D. All other streets (e.g. internal to District): 15 Feet

E. District Perimeter Not Abutting Street: 20 Feet

F. All Other Setback Lines: No minimum

Section 7. Overlay Districts

- 7.1 State Highway 32 Overlay District: The standards of *Article 5.3 State Highway 32 Overlay District* (the "32 Overlay") shall only apply to Area I, with the following exceptions:
- A. Article 5.3(F)(7) shall not apply.
 - B. Building Size Requirements:
 - i. Minimum Gross Floor Area shall be four thousand (4,000) 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 I.
 - ii. The Minimum Gross Floor Area shall also include the square footage of all pergolas, hardscaped outdoor seating and amenities up to one thousand (1,000) square feet.

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

- 8.1 Article 6.1 Accessory Use and Buildings: Shall apply; however, *Article 6.1(H)(2) Screening of Receptacles and Loading Areas* shall be modified to permit enclosures within Area I to be located within the Established Front Yard along Tournament Trail or any parcel in any Area with three (3) or more Front Yards.
- 8.2 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:
- 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 in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are 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. Area II Subdistrict: Article 5.3(J) shall apply to Area II Subdistrict, except as modified below:
- i. Additional Primary Permitted Building Façade materials shall include: Simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), and, architectural block(textured).
 - ii. Prohibited Building Façade materials shall include: wood, plywood, unfinished concrete, unfinished concrete panels, plastics, reflective glass, and vinyl siding.
 - iii. Permitted building trim materials shall include: Masonry Materials, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, and, E.I.F.S.
 - iv. If materials other than Masonry Materials are utilized as the primary material on any Building Facade, then the Building Facade shall be supplemented with: (i) the use of multiple colors and 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.).
- C. Area III Subdistrict: The following shall apply to Area III Subdistrict:
- i. Article 6.3(G)(2) Shall not apply
 - ii. Primary Permitted Building Façade materials shall include: Masonry Materials, Simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), architectural block (textured), Architectural Insulated Panels, and E.I.F.S. Architectural Insulated Panels and E.I.F.S shall be permitted as a primary material only if used for a maximum of seventy (70) percent of the Building Façade and the use of such material shall begin a minimum of four (4) feet above grade comprised of another Primary Façade material provided in Section 8.2(D)(ii).
 - iii. Prohibited Building Façade materials shall include: wood, plywood, unfinished concrete, unfinished concrete panels, plastics, reflective glass, and vinyl siding.

- iv. Permitted building trim materials shall include: Masonry Materials, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, and, E.I.F.S.
- v. The primary color of Building Façades shall be neutral tones. Brighter colors may only be used as limited accents.
- vi. If materials other than Masonry Materials are utilized on any Building Facade, then the Building Facade shall be supplemented with: (i) the use of multiple colors and 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.).
- vii. The following shall apply to each Building Façade visible from and oriented toward a Primary Street:
 - a. A minimum of fifty (50) percent of the Building Façade (exclusive of window and doors) shall be Masonry Materials.
 - b. No loading spaces, loading docks or oversized service doors shall be permitted on a Building Façade visible from and oriented toward a Primary Street.

D. Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) and 6.3(G)(1)) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply to all Subdistricts in a manner that prevents reasonable visibility. In addition, wall-mounted utility meters shall also be screened from view from Primary Streets and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood, Masonry Materials, or a combination of the aforementioned.

8.3 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.
- B. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply to the portion of the District abutting State Road 32 and/or Tournament Trail. Hardscapes, planters, tree wells, and pedestrian furniture shall be utilized to integrate the development with State Road 32 and/or Tournament Trail. If a Building is Setback fifty (50) feet or less from the State Road 32 and/or Tournament Trail. Right-of-way, then this Section (Section 8.3.B) applies. If a Building is Setback greater than fifty (50) feet from the State Road 32 and/or Tournament Trail Right-of-way,

then Article 6.8(M) External Street Frontage Landscaping Requirement shall apply.

C. 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.

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 "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot.

8.4 Article 6.9 Lighting Standards: Shall apply. In addition, the following shall apply:

A. Decorative Fixtures: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District.

8.5 Article 6.12 Outdoor Storage and Display: Shall apply, except as otherwise modified below:

A. Area I Subdistrict: Outdoor storage is prohibited.

B. Area II Subdistrict: For areas not within one hundred (100) feet of the right-of-way, the following shall apply:

i. Outdoor storage shall be permitted in accordance with 6.12(C)(1) of the UDO.

C. Area III Subdistrict

i. Outside storage shall be only permitted in accordance with Article 6.12(D) of the UDO for areas not within one hundred (100) feet of the right-of-way of Spring Mill Road.

ii. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows: The fence

required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence or masonry fence, the style of which shall be consistent throughout the Area III Subdistrict.

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 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 10. **Design Standards.** The standards of *Chapter 8: Design Standards* shall apply to the development of the District.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

_____, Clerk Treasurer

I hereby certify that **ORDINANCE 19-28** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

_____, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-28**

this _____ day of _____, 2019.

I hereby VETO **ORDINANCE 19-28**

this _____ day of _____, 2019.

_____, Mayor

_____, Mayor

THIS DOCUMENT PREPARED BY: RUSSELL L. BROWN, CLARK, QUINN, MOSES, SCOTT & GRAHN, LLP, 320 N. MERIDIAN STREET, SUITE 1100, INDIANAPOLIS, INDIANA 46204

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

PARCEL 1 – Shelby Gravel

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMIL TON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT BEING SOUTH 00 DEGREES 08 MINUTES 01 SECONDS EAST (ASSUMED BEARING) 999.50 FEET FROM THE NORTHWEST CORNER (STONE FOUND) OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A 2.57 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT #3256 AND RECORDED IN DEED RECORD 136, PAGE 340, RECORDS OF HAMIL TON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS EAST 630.00 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER AND ON AND ALONG THE NORTH LINE OF SAID 2.57 ACRE TRACT OF LAND AND THE NORTH LINE OF A 4.878 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT #8314495 AND RECORDED IN DEED RECORD 339, PAGE 969, RECORDS OF HAMIL TON COUNTY, IN DIANA; THENCE NORTH 00 DEGREES 08 MINUTES 01 SECOND EAST 400.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 38 MINUTES 45 SECONDS WEST 630.00 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 01 SECOND EAST 400.00 FEET ON AND ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL 2 – Shelby Gravel

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMIL TON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT BEING SOUTH 00 DEGREES 08 MINUTES 01 SECOND EAST (ASSUMED BEARING) 999.50 FEET FROM THE NORTHWEST CORNER (STONE FOUND) OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A 2.57 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT #3256 AND RECORDED IN DEED RECORD 136, PAGE 340, RECORDS OF HAMIL TON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS EAST 630.00 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER AND ON AND ALONG THE NORTH LINE OF SAID 2.57 ACRE TRACT OF LAND AND THE NORTH LINE OF A 4.878 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT #8314495 AND RECORDED IN DEED RECORD 339, PAGE 969, RECORDS OF HAMIL TON COUNTY, IN DIANA TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 08 MINUTES 01 SECOND WEST 400.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS EAST 689.32 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID

SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 06 MINUTES 06 SECONDS EAST 725.00 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 38 MINUTES 45 SECONDS WEST 320.10 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE SOUTHEAST CORNER OF SAID 4.878 ACRE TRACT OF LAND; THENCE NORTH 00 DEGREES 08 MINUTES 01 SECOND WEST 325.00 FEET ALONG THE EAST LINE OF SAID 4.878 ACRE TRACT OF LAND TO ITS NORTHEAST CORNER; THENCE SOUTH 89 DEGREES 38 MINUTES 45 SECONDS WEST 368.82 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER AND ALONG THE NORTH LINE OF SAID 4.878 ACRE TRACT OF LAND TO THE POINT OF BEGINNING. CONTAINING 8.72 ACRES, MORE OR LESS.

TRACT I – Haehl Group

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 52 MINUTES EAST (ASSUMED BEARING) 300.0 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH (PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER) 600.0 FEET TO A POINT ON A BOUNDARY LINE (6TH COURSE) OF A 19.1 ACRE TRACT OF LAND (PARCEL NO. 1) DESCRIBED IN INSTRUMENT NO. 3215 AND RECORDED IN DEED RECORD 284, PAGE 544, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 52 MINUTES WEST 300.0 FEET ALONG SAID BOUNDARY LINE TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 600.0 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING. CONTAINING 4.132 ACRES, MORE OR LESS.

ALSO

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 52 MINUTES EAST (ASSUMED BEARING) 300.0 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES EAST 300.0 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO A BOUNDARY CORNER (TERMINUS OF 4TH COURSE) OF A 19.1 ACRE TRACT OF LAND (PARCEL NO. 1) DESCRIBED IN INSTRUMENT NO. 3215 AND RECORDED IN DEED RECORD 284, PAGE 544, IN THE RECORDS OF HAMILTON COUNTY, INDIANA; THE NEXT TWO (2) COURSES ARE ALONG THE BOUNDARY OF SAID 19.1 ACRE TRACT OF LAND; 1.) THENCE NORTH 600.0 FEET; 2.) THENCE SOUTH 89 DEGREES 52 MINUTES WEST 300.0 FEET TO A POINT BEING NORTH (PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER) OF THE POINT OF BEGINNING; THENCE SOUTH (PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER) 600.0 FEET TO THE POINT OF BEGINNING. CONTAINING 4.132 ACRES, MORE OR LESS.

TRACT II – Haehl Group

PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST AT A POINT 600.00 FEET NORTH 89 DEGREES 52 MINUTES 00 SECONDS EAST (ASSUMED BEARING) FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 12 MINUTES 52 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 600.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 600.00 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 12 MINUTES 52 SECONDS EAST ON THE WEST LINE OF SAID SOUTHWEST QUARTER 72447 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 59 MINUTES 18 SECONDS EAST ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER 345.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 52 SECONDS EAST 325.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 18 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER 653.82 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 52 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 1647.35 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER 398.82 FEET TO THE PLACE OF BEGINNING. CONTAINING 26.959 ACRES, MORE OR LESS.

EXCEPTING FROM SAID TRACT I AND II THE FOLLOWING REAL ESTATE GRANTED TO THE STATE OF INDIANA, PURSUANT TO AGREED FINDING AND JUDGMENT, IN CAUSE NO. 29D01-0709-PL-1080, RECORDED APRIL 1, 2008 AS INSTRUMENT NO. 2008017063

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY, DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 600.00 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 17.50 FEET TO THE EAST BOUNDARY OF SPRING MILL ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 32.50 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 12 SECONDS WEST 46.18 FEET; THENCE SOUTHERLY 109.79 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 1,700.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 01 DEGREE 28 MINUTES 49 SECONDS EAST AND A LENGTH OF 109.77 FEET; THENCE SOUTH 13 DEGREES 38 MINUTES 31 SECONDS EAST 146.19 FEET; THENCE SOUTH 09 DEGREES 06 MINUTES 41 SECONDS EAST 197.06 FEET; THENCE SOUTH 64 DEGREES 58 MINUTES 02 SECONDS EAST 57.84 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 360.00 FEET; THENCE NORTH 83 DEGREES 18 MINUTES 20 SECONDS EAST 66.55 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 10 SECONDS WEST 65.78 FEET TO THE NORTH BOUNDARY OF SR. 32; THENCE

NORTH 89 DEGREES 59 MINUTES 05 SECONDS WEST 582.50 FEET ALONG THE BOUNDARY OF SAID SR. 32 TO THE EAST BOUNDARY OF SAID SPRING MILL ROAD; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 575.00 FEET ALONG THE BOUNDARY OF SAID SPRING MILL ROAD TO THE POINT OF BEGINNING AND CONTAINING 1.541 ACRES, MORE OR LESS.

ALSO EXCEPTING FROM SAID TRACTS I AND II THE FOLLOWING REAL ESTATE GRANTED TO THE STATE OF INDIANA, PURSUANT TO AGREED FINDING AND JUDGMENT, IN CAUSE NO. 29D01-0709-PL-1080, RECORDED APRIL 1, 2008 AS INSTRUMENT NO. 2008017063

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY, DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 600.00 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 40.00 FEET TO THE EAST BOUNDARY OF SPRING MILL ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 240.86 FEET ALONG THE BOUNDARY OF SAID SPRING MILL ROAD; THENCE SOUTH 10 DEGREES 56 MINUTES 13 SECONDS EAST 50.99 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 12 SECONDS WEST 190.80 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 05 SECONDS WEST 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.050 ACRES, MORE OR LESS.

ALSO EXCEPTING FROM SAID TRACTS I AND II THE FOLLOWING REAL ESTATE GRANTED TO THE STATE OF INDIANA, PURSUANT TO AGREED FINDING AND JUDGMENT, IN CAUSE NO. 29D01-0709-PL-1080, RECORDED APRIL 1, 2008 AS INSTRUMENT NO. 2008017063:

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY, DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 600.00 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 17.50 FEET TO THE EAST BOUNDARY OF SPRING MILL ROAD; THENCE SOUTH 00 DEGREES 22 MINUTES 10 SECONDS WEST 575.00 FEET ALONG THE BOUNDARY OF SAID SPRING MILL ROAD TO THE NORTH BOUNDARY OF S.R. 32; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 582.50 FEET ALONG THE BOUNDARY OF SAID SR. 32 TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 65.78 FEET; THENCE NORTH 83 DEGREES 18 MINUTES 20 SECONDS EAST 19.04 FEET; THENCE NORTH 85 DEGREES 37 MINUTES 00 SECONDS EAST 65.19 FEET; THENCE SOUTH 82 DEGREES 23 MINUTES 24 SECONDS EAST 75.66 FEET; THENCE SOUTH 59 DEGREES 01 MINUTES 15 SECONDS EAST 29.16 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 32.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS WEST 15.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 58.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 55 SECONDS EAST 15.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 10.00 FEET; THENCE NORTH 73 DEGREES 18 MINUTES 58 SECONDS EAST 52.20 FEET; THENCE SOUTH 87 DEGREES 22 MINUTES 55 SECONDS EAST 64.95 FEET TO THE EAST LINE OF THE GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 22 MINUTES 11 SECONDS WEST 60.05 FEET ALONG SAID EAST LINE TO THE NORTH BOUNDARY OF SAID SR. 32; THENCE NORTH 89 DEGREES 59 MINUTES 05 SECONDS WEST 398.82 FEET ALONG

THE BOUNDARY OF SAID S.R. 32 TO THE POINT OF BEGINNING AND CONTAINING 0.529 ACRES, MORE OR LESS.

Tract I – POTFH

A part of the Southwest Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana. Being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 35, Township 19 North, Range 3 East; thence South 89 degrees 39 minutes 49 seconds West (assumed bearing) 1318.19 feet (by Deed- 1318.29 feet measured) to the Southeast corner of the Southwest Quarter of said Southwest Quarters, aid corner being collinear with and equidistant from the Southwest corner and the Southeast corner of said Southwest Quarters, aid corner also being the point of beginning of this description; thence South 89 degrees 39 minutes 49 seconds West 319.38 feet (by Deed- 319.47 feet) measured to a point being North 89 degrees 39 minutes 49 seconds East 998.82 feet from the Southwest corner of said Southwest Quarter; thence North 00 degrees 00 minutes 01 second East 1322.29 feet (by Deed- North 00 degrees 01 minute 06 seconds East 1323.95 feet measured) to a point on the Northline of the Southwest Quarter of said Southwest Quarters, aid point being North 89 degrees 46 minutes 55 seconds East (by Deed- North 89 degrees 41 minutes 52 seconds East measured) 998.82 feet from the Northwest corner of the South Half of said Southwest Quarter; thence North 89 degrees 46 minutes 55 seconds East 320.14 feet (by Deed- North 89 degrees 41 minutes 52 seconds East 319.27 feet measured) to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence South 00 degrees 02 minutes 02 seconds West 1321.63 feet (by Deed- South 00 degrees 00 minutes 35 seconds West 1323.76 feet measured) to the point of beginning.

EXCEPTING THEREFROM: A part of the Southwest Quarter of Section 35, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southwest corner of said Section; thence South 89 degrees 59 minutes 05 seconds East 998.82 feet along the South line of said Section to the prolonged West line of the grantor's land; thence North 0 degrees 18 minutes 10 seconds East 25.00 feet along said West line prolonged to the North boundary of S.R. 32 and the point of beginning of this description; thence North 0 degrees 18 minutes 10 seconds East 60.06 feet along the West line of the grantor's land; thence South 87 degrees 22 minutes 55 seconds East 45.27 feet to a point; thence South 63 degrees 25 minutes 11 seconds East 44.72 feet to a point; thence South 89 degrees 59 minutes 05 seconds East 100.00 feet to a point; thence South 0 degrees 00 minutes 55 seconds West 5.00 feet to a point; thence South 89 degrees 59 minutes 05 seconds East 134.17 feet to a point on the East line of the grantor's land; thence South 0 degrees 21 minutes 18 seconds West 33.00 feet along said East line to the North boundary of said S.R. 32; thence North 89 degrees 59 minutes 05 seconds West 319.49 feet along the boundary of said S.R. 32 to the point of beginning.

EXHIBIT B
CONCEPT PLAN

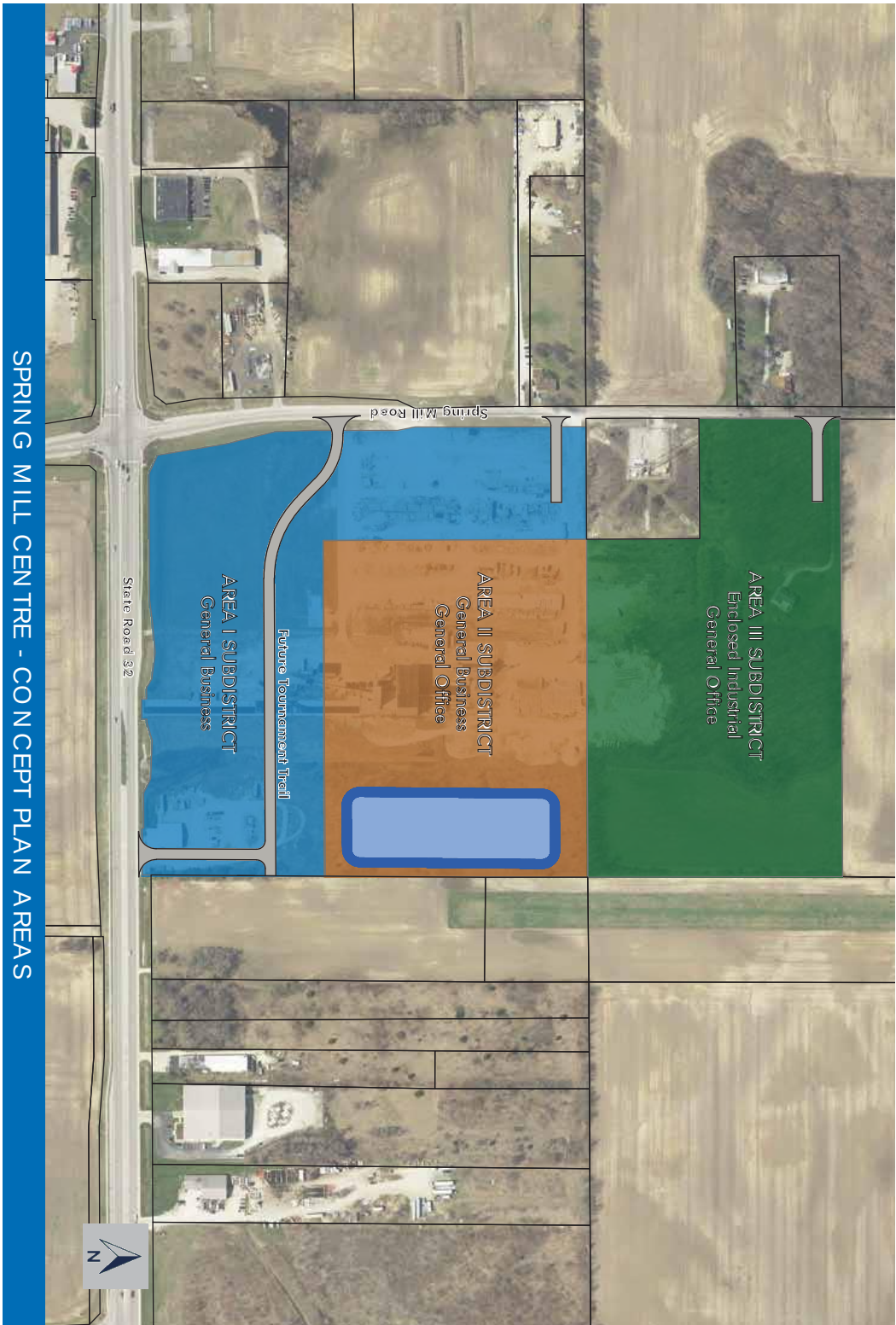


EXHIBIT C
CHARACTER EXHIBIT AREA I

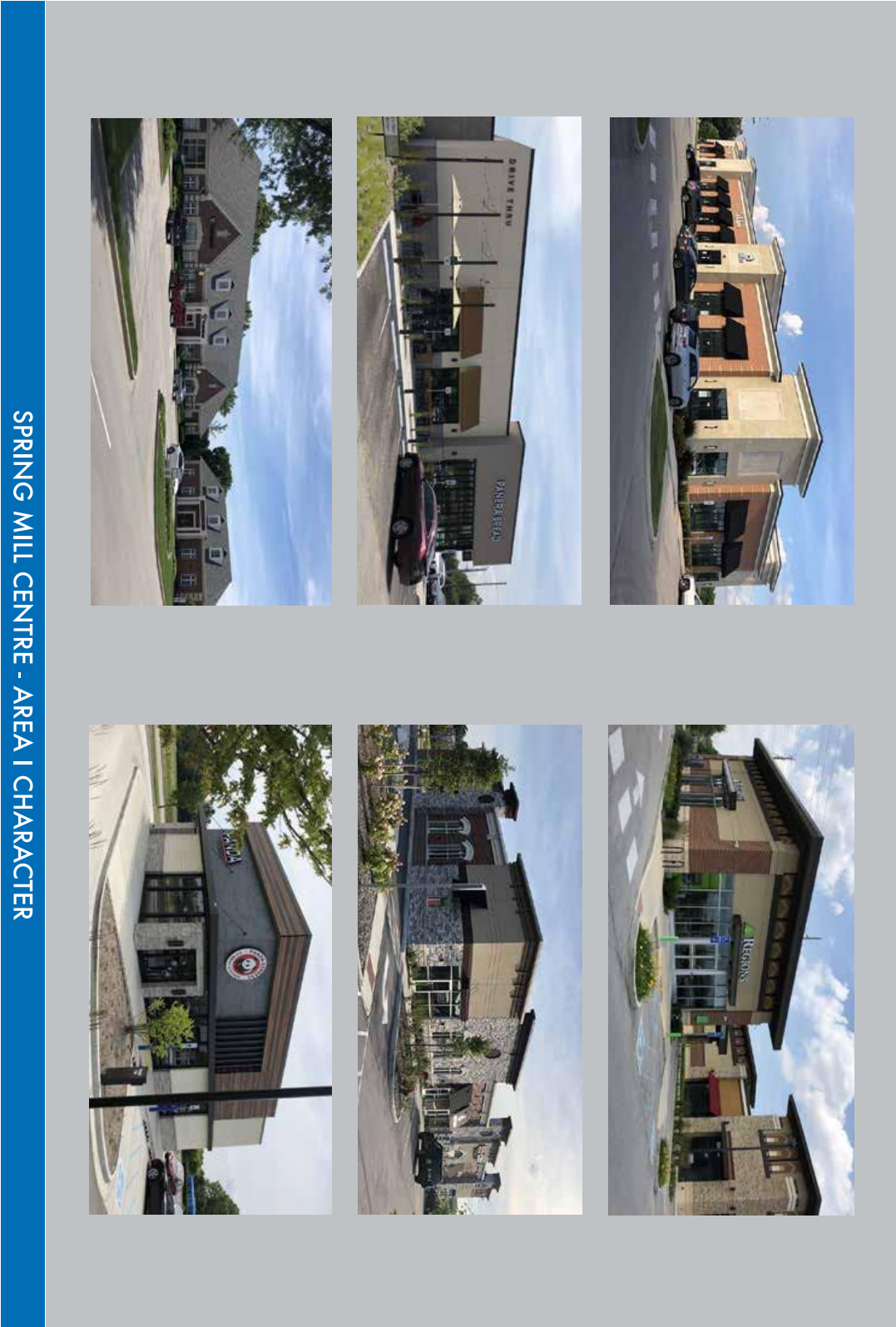
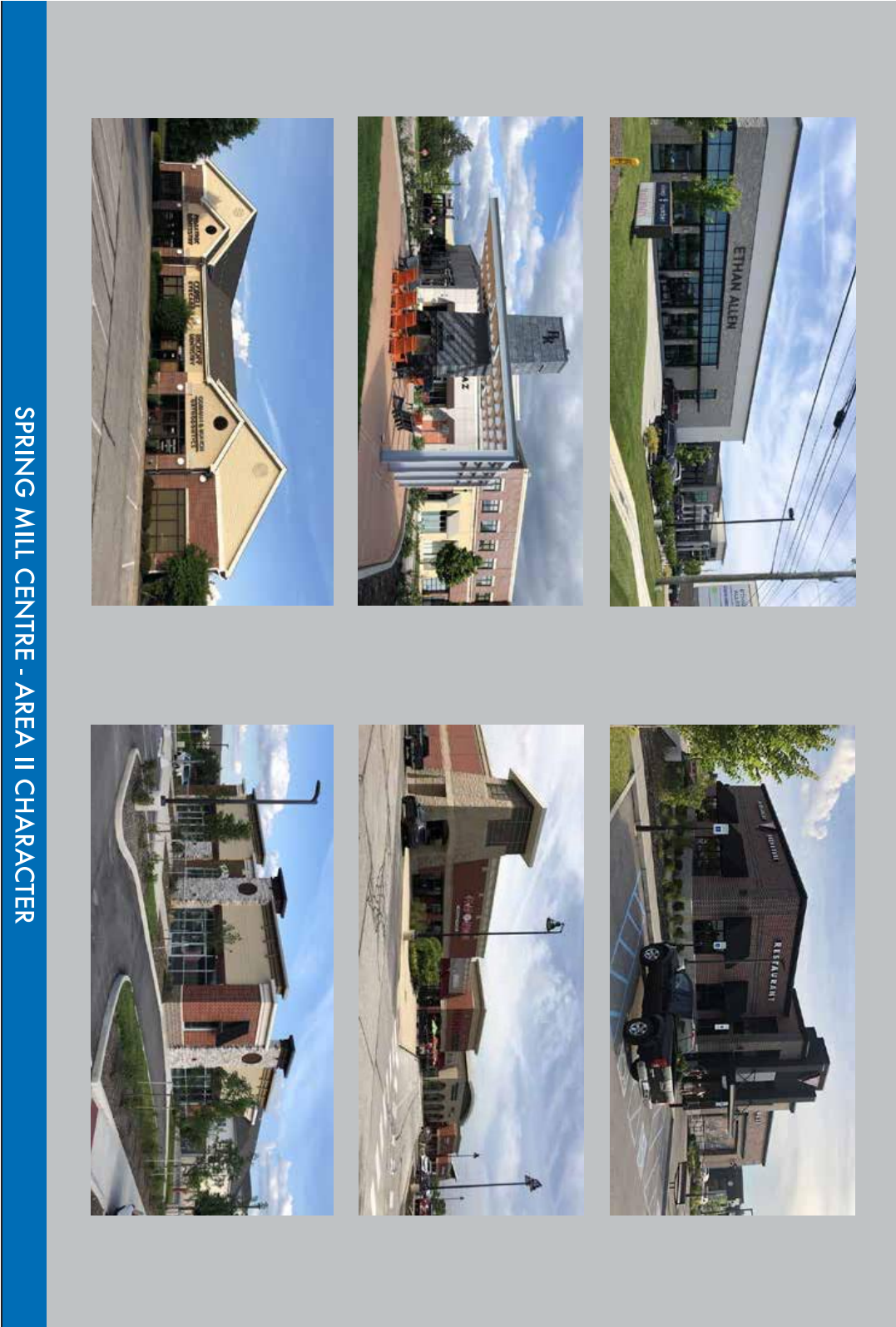


EXHIBIT C
CHARACTER EXHIBIT AREA II



SPRING MILL CENTRE - AREA II CHARACTER

EXHIBIT C
CHARACTER EXHIBIT AREA III



SPRING MILL CENTRE - AREA III CHARACTER

ORDINANCE NUMBER 19-28

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 “**SPRING MILL CENTRE 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-22**), 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. 1908-PUD-22** 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 "**Spring Mill Centre 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 and its various subareas, as set forth in Section 4 of this Ordinance.
- 2.2 Façade, External: A Building Façade visible from and oriented toward a Primary Street or a Secondary Street.
- 2.3 Street, Primary: An External Street as identified on the Thoroughfare Plan as an Expressway, Arterial or Collector. For purposes of this Ordinance, a Primary Street shall include State Road 32 and Spring Mill Road identified and labeled on the Concept Plan.
- 2.4 Street, Secondary: Any public right of way which is not a Primary Street.

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 District is hereby divided into three (3) subareas, as depicted on the Concept Plan and labeled as Area I, Area II and Area III (individually a "Subdistrict"). Development of each Subdistrict shall be regulated as set forth in this Ordinance. The size and configuration of any Subdistrict, as generally depicted in the Concept Plan, shall be permitted to increase or decrease by fifteen (15) percent.

The Concept Plan provides a general vision for the development of the District, whereas the final layouts and site plans shall be substantially similar

to Exhibit B, subject to administrative approval of any minor deviations therefrom.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of each Subdistrict shall be as follows (the “Underlying Zoning District”):

- 4.1 Area I Subdistrict: GB: General Business District
- 4.2 Area II Subdistrict: GB: General Business District
- 4.3 Area III Subdistrict: EI: Enclosed Industrial

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

- 5.1 Area I Subdistrict:
 - A. All uses permitted in the GB: General Business District.
 - B. One (1) Gasoline Service Station.
- 5.2 Area II Subdistrict:
 - A. All uses permitted in the GB: General Business District.
 - B. All uses permitted in the GO: General Office District.
 - C. Engineering, research and testing laboratories.
 - D. Nursing Home.
 - E. Assisted Living Facility.
 - F. Hospice.
- 5.3 Area III Subdistrict:
 - A. All uses permitted in the EI: Enclosed Industrial District.
 - B. All uses permitted in the GO: General Office District.
 - C. Hotel (or Motel).
 - D. Nursing Home.
 - E. Assisted Living Facility.
 - F. Auto Repair and Body Shop.

- G. Kennel.
- H. Hospice.

5.4 Prohibited Uses (All Areas):

- A. Special Exception Uses, except as otherwise permitted herein.
- B. Adult Entertainment Establishment.
- C. Heliport.
- D. Bus Stations.
- E. Auction Room.

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

- 6.1 Minimum Lot Area: No minimum
- 6.2 Minimum Tract Requirement: No minimum
- 6.3 Minimum Lot Frontage: No minimum; however, all Lots shall have vehicular access to a Street (e.g., via a shared ingress/egress easement).
- 6.4 Minimum Lot Width: No minimum
- 6.5 Maximum Lot Coverage: No maximum
- 6.6 Minimum Building Setback Lines:
 - A. State Road 32: No minimum
 - B. Tournament Trail: 10'
 - C. Spring Mill Road:
 - i. Area III: 20 Feet
 - ii. All Other Subdistricts: No minimum
 - D. All other streets (e.g. internal to District): 15 Feet
 - E. District Perimeter Not Abutting Street: 20 Feet
 - F. All Other Setback Lines: No minimum

Section 7. Overlay Districts

- 7.1 State Highway 32 Overlay District: The standards of *Article 5.3 State Highway 32 Overlay District* (the "32 Overlay") shall only apply to Area I, with the following exceptions:
- A. Article 5.3(F)(7) shall not apply.
 - B. Building Size Requirements:
 - i. Minimum Gross Floor Area shall be four thousand (4,000) 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 I.
 - ii. The Minimum Gross Floor Area shall also include the square footage of all pergolas, hardscaped outdoor seating and amenities up to one thousand (1,000) square feet.

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

- 8.1 Article 6.1 Accessory Use and Buildings: Shall apply; however, *Article 6.1(H)(2) Screening of Receptacles and Loading Areas* shall be modified to permit enclosures within Area I to be located within the Established Front Yard along Tournament Trail or any parcel in any Area with three (3) or more Front Yards.
- 8.2 Article 6.3 Architectural Standards: Shall apply. In addition, the following shall also apply:
- 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 in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are 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. Area II Subdistrict: Article 5.3(J) shall apply to Area II Subdistrict, except as modified below:
- i. Additional Primary Permitted Building Façade materials shall include: Simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), and, architectural block(textured).
 - ii. Prohibited Building Façade materials shall include: wood, plywood, unfinished concrete, unfinished concrete panels, plastics, reflective glass, and vinyl siding.
 - iii. Permitted building trim materials shall include: Masonry Materials, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, and, E.I.F.S.
 - iv. If materials other than Masonry Materials are utilized as the primary material on any Building Facade, then the Building Facade shall be supplemented with: (i) the use of multiple colors and 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.).
- C. Area III Subdistrict: The following shall apply to Area III Subdistrict:
- i. Article 6.3(G)(2) Shall not apply
 - ii. Primary Permitted Building Façade materials shall include: Masonry Materials, Simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), architectural block (textured), Architectural Insulated Panels, and E.I.F.S. Architectural Insulated Panels and E.I.F.S shall be permitted as a primary material only if used for a maximum of seventy (70) percent of the Building Façade and the use of such material shall begin a minimum of four (4) feet above grade comprised of another Primary Façade material provided in Section 8.2(D)(ii).
 - iii. Prohibited Building Façade materials shall include: wood, plywood, unfinished concrete, unfinished concrete panels, plastics, reflective glass, and vinyl siding.

- iv. Permitted building trim materials shall include: Masonry Materials, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, and, E.I.F.S.
- v. The primary color of Building Façades shall be neutral tones. Brighter colors may only be used as limited accents.
- vi. If materials other than Masonry Materials are utilized on any Building Facade, then the Building Facade shall be supplemented with: (i) the use of multiple colors and 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.).
- vii. The following shall apply to each Building Façade visible from and oriented toward a Primary Street:
 - a. A minimum of fifty (50) percent of the Building Façade (exclusive of window and doors) shall be Masonry Materials.
 - b. No loading spaces, loading docks or oversized service doors shall be permitted on a Building Façade visible from and oriented toward a Primary Street.

D. Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) and 6.3(G)(1)) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply to all Subdistricts in a manner that prevents reasonable visibility. In addition, wall-mounted utility meters shall also be screened from view from Primary Streets and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood, Masonry Materials, or a combination of the aforementioned.

8.3 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.
- B. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply to the portion of the District abutting State Road 32 and/or Tournament Trail. Hardscapes, planters, tree wells, and pedestrian furniture shall be utilized to integrate the development with State Road 32 and/or Tournament Trail. If a Building is Setback fifty (50) feet or less from the State Road 32 and/or Tournament Trail. Right-of-way, then this Section (Section 8.3.B) applies. If a Building is Setback greater than fifty (50) feet from the State Road 32 and/or Tournament Trail Right-of-way,

then Article 6.8(M) External Street Frontage Landscaping Requirement shall apply.

C. 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.

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 "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot.

8.4 Article 6.9 Lighting Standards: Shall apply. In addition, the following shall apply:

A. Decorative Fixtures: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District.

8.5 Article 6.12 Outdoor Storage and Display: Shall apply, except as otherwise modified below:

A. Area I Subdistrict: Outdoor storage is prohibited.

B. Area II Subdistrict: For areas not within one hundred (100) feet of the right-of-way, the following shall apply:

i. Outdoor storage shall be permitted in accordance with 6.12(C)(1) of the UDO.

C. Area III Subdistrict

i. Outside storage shall be only permitted in accordance with Article 6.12(D) of the UDO for areas not within one hundred (100) feet of the right-of-way of Spring Mill Road.

ii. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows: The fence

required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence or masonry fence, the style of which shall be consistent throughout the Area III Subdistrict.

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 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 10. **Design Standards.** The standards of *Chapter 8: Design Standards* shall apply to the development of the District.

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

_____, Clerk Treasurer

I hereby certify that **ORDINANCE 19-28** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

_____, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-28**

this _____ day of _____, 2019.

I hereby VETO **ORDINANCE 19-28**

this _____ day of _____, 2019.

_____, Mayor

_____, Mayor

THIS DOCUMENT PREPARED BY: RUSSELL L. BROWN, CLARK, QUINN, MOSES, SCOTT & GRAHN, LLP, 320 N. MERIDIAN STREET, SUITE 1100, INDIANAPOLIS, INDIANA 46204

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

PARCEL 1 – Shelby Gravel

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMIL TON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT BEING SOUTH 00 DEGREES 08 MINUTES 01 SECONDS EAST (ASSUMED BEARING) 999.50 FEET FROM THE NORTHWEST CORNER (STONE FOUND) OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A 2.57 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT #3256 AND RECORDED IN DEED RECORD 136, PAGE 340, RECORDS OF HAMIL TON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS EAST 630.00 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER AND ON AND ALONG THE NORTH LINE OF SAID 2.57 ACRE TRACT OF LAND AND THE NORTH LINE OF A 4.878 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT #8314495 AND RECORDED IN DEED RECORD 339, PAGE 969, RECORDS OF HAMIL TON COUNTY, IN DIANA; THENCE NORTH 00 DEGREES 08 MINUTES 01 SECOND EAST 400.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 38 MINUTES 45 SECONDS WEST 630.00 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 01 SECOND EAST 400.00 FEET ON AND ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION.

PARCEL 2 – Shelby Gravel

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMIL TON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

COMMENCING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, SAID POINT BEING SOUTH 00 DEGREES 08 MINUTES 01 SECOND EAST (ASSUMED BEARING) 999.50 FEET FROM THE NORTHWEST CORNER (STONE FOUND) OF SAID SOUTHWEST QUARTER, SAID POINT ALSO BEING THE NORTHWEST CORNER OF A 2.57 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT #3256 AND RECORDED IN DEED RECORD 136, PAGE 340, RECORDS OF HAMIL TON COUNTY, INDIANA; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS EAST 630.00 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER AND ON AND ALONG THE NORTH LINE OF SAID 2.57 ACRE TRACT OF LAND AND THE NORTH LINE OF A 4.878 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT #8314495 AND RECORDED IN DEED RECORD 339, PAGE 969, RECORDS OF HAMIL TON COUNTY, IN DIANA TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 08 MINUTES 01 SECOND WEST 400.00 FEET PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS EAST 689.32 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID

SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 06 MINUTES 06 SECONDS EAST 725.00 FEET ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 38 MINUTES 45 SECONDS WEST 320.10 FEET ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO THE SOUTHEAST CORNER OF SAID 4.878 ACRE TRACT OF LAND; THENCE NORTH 00 DEGREES 08 MINUTES 01 SECOND WEST 325.00 FEET ALONG THE EAST LINE OF SAID 4.878 ACRE TRACT OF LAND TO ITS NORTHEAST CORNER; THENCE SOUTH 89 DEGREES 38 MINUTES 45 SECONDS WEST 368.82 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER AND ALONG THE NORTH LINE OF SAID 4.878 ACRE TRACT OF LAND TO THE POINT OF BEGINNING. CONTAINING 8.72 ACRES, MORE OR LESS.

TRACT I – Haehl Group

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 52 MINUTES EAST (ASSUMED BEARING) 300.0 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH (PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER) 600.0 FEET TO A POINT ON A BOUNDARY LINE (6TH COURSE) OF A 19.1 ACRE TRACT OF LAND (PARCEL NO. 1) DESCRIBED IN INSTRUMENT NO. 3215 AND RECORDED IN DEED RECORD 284, PAGE 544, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 52 MINUTES WEST 300.0 FEET ALONG SAID BOUNDARY LINE TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 600.0 FEET ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER TO THE POINT OF BEGINNING. CONTAINING 4.132 ACRES, MORE OR LESS.

ALSO

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 52 MINUTES EAST (ASSUMED BEARING) 300.0 FEET FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 52 MINUTES EAST 300.0 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO A BOUNDARY CORNER (TERMINUS OF 4TH COURSE) OF A 19.1 ACRE TRACT OF LAND (PARCEL NO. 1) DESCRIBED IN INSTRUMENT NO. 3215 AND RECORDED IN DEED RECORD 284, PAGE 544, IN THE RECORDS OF HAMILTON COUNTY, INDIANA; THE NEXT TWO (2) COURSES ARE ALONG THE BOUNDARY OF SAID 19.1 ACRE TRACT OF LAND; 1.) THENCE NORTH 600.0 FEET; 2.) THENCE SOUTH 89 DEGREES 52 MINUTES WEST 300.0 FEET TO A POINT BEING NORTH (PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER) OF THE POINT OF BEGINNING; THENCE SOUTH (PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER) 600.0 FEET TO THE POINT OF BEGINNING. CONTAINING 4.132 ACRES, MORE OR LESS.

TRACT II – Haehl Group

PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST AT A POINT 600.00 FEET NORTH 89 DEGREES 52 MINUTES 00 SECONDS EAST (ASSUMED BEARING) FROM THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 12 MINUTES 52 SECONDS EAST PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 600.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID SOUTHWEST QUARTER 600.00 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 12 MINUTES 52 SECONDS EAST ON THE WEST LINE OF SAID SOUTHWEST QUARTER 72447 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 59 MINUTES 18 SECONDS EAST ON THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER 345.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 52 SECONDS EAST 325.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 18 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE NORTH HALF OF SAID SOUTHWEST QUARTER 653.82 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 52 SECONDS WEST PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER 1647.35 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 DEGREES 52 MINUTES 00 SECONDS WEST ON THE SOUTH LINE OF SAID SOUTHWEST QUARTER 398.82 FEET TO THE PLACE OF BEGINNING. CONTAINING 26.959 ACRES, MORE OR LESS.

EXCEPTING FROM SAID TRACT I AND II THE FOLLOWING REAL ESTATE GRANTED TO THE STATE OF INDIANA, PURSUANT TO AGREED FINDING AND JUDGMENT, IN CAUSE NO. 29D01-0709-PL-1080, RECORDED APRIL 1, 2008 AS INSTRUMENT NO. 2008017063

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY, DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 600.00 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 17.50 FEET TO THE EAST BOUNDARY OF SPRING MILL ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 32.50 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 12 SECONDS WEST 46.18 FEET; THENCE SOUTHERLY 109.79 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 1,700.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF SOUTH 01 DEGREE 28 MINUTES 49 SECONDS EAST AND A LENGTH OF 109.77 FEET; THENCE SOUTH 13 DEGREES 38 MINUTES 31 SECONDS EAST 146.19 FEET; THENCE SOUTH 09 DEGREES 06 MINUTES 41 SECONDS EAST 197.06 FEET; THENCE SOUTH 64 DEGREES 58 MINUTES 02 SECONDS EAST 57.84 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 360.00 FEET; THENCE NORTH 83 DEGREES 18 MINUTES 20 SECONDS EAST 66.55 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 10 SECONDS WEST 65.78 FEET TO THE NORTH BOUNDARY OF SR. 32; THENCE

NORTH 89 DEGREES 59 MINUTES 05 SECONDS WEST 582.50 FEET ALONG THE BOUNDARY OF SAID SR. 32 TO THE EAST BOUNDARY OF SAID SPRING MILL ROAD; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 575.00 FEET ALONG THE BOUNDARY OF SAID SPRING MILL ROAD TO THE POINT OF BEGINNING AND CONTAINING 1.541 ACRES, MORE OR LESS.

ALSO EXCEPTING FROM SAID TRACTS I AND II THE FOLLOWING REAL ESTATE GRANTED TO THE STATE OF INDIANA, PURSUANT TO AGREED FINDING AND JUDGMENT, IN CAUSE NO. 29D01-0709-PL-1080, RECORDED APRIL 1, 2008 AS INSTRUMENT NO. 2008017063

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY, DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 600.00 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 40.00 FEET TO THE EAST BOUNDARY OF SPRING MILL ROAD AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 240.86 FEET ALONG THE BOUNDARY OF SAID SPRING MILL ROAD; THENCE SOUTH 10 DEGREES 56 MINUTES 13 SECONDS EAST 50.99 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 12 SECONDS WEST 190.80 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 05 SECONDS WEST 10.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.050 ACRES, MORE OR LESS.

ALSO EXCEPTING FROM SAID TRACTS I AND II THE FOLLOWING REAL ESTATE GRANTED TO THE STATE OF INDIANA, PURSUANT TO AGREED FINDING AND JUDGMENT, IN CAUSE NO. 29D01-0709-PL-1080, RECORDED APRIL 1, 2008 AS INSTRUMENT NO. 2008017063:

A PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY, DESCRIBED AS FOLLOWS COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 600.00 FEET ALONG THE WEST LINE OF SAID SECTION; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 17.50 FEET TO THE EAST BOUNDARY OF SPRING MILL ROAD; THENCE SOUTH 00 DEGREES 22 MINUTES 10 SECONDS WEST 575.00 FEET ALONG THE BOUNDARY OF SAID SPRING MILL ROAD TO THE NORTH BOUNDARY OF S.R. 32; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 582.50 FEET ALONG THE BOUNDARY OF SAID SR. 32 TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 00 DEGREES 22 MINUTES 10 SECONDS EAST 65.78 FEET; THENCE NORTH 83 DEGREES 18 MINUTES 20 SECONDS EAST 19.04 FEET; THENCE NORTH 85 DEGREES 37 MINUTES 00 SECONDS EAST 65.19 FEET; THENCE SOUTH 82 DEGREES 23 MINUTES 24 SECONDS EAST 75.66 FEET; THENCE SOUTH 59 DEGREES 01 MINUTES 15 SECONDS EAST 29.16 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 32.00 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 55 SECONDS WEST 15.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 58.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 55 SECONDS EAST 15.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS EAST 10.00 FEET; THENCE NORTH 73 DEGREES 18 MINUTES 58 SECONDS EAST 52.20 FEET; THENCE SOUTH 87 DEGREES 22 MINUTES 55 SECONDS EAST 64.95 FEET TO THE EAST LINE OF THE GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 22 MINUTES 11 SECONDS WEST 60.05 FEET ALONG SAID EAST LINE TO THE NORTH BOUNDARY OF SAID SR. 32; THENCE NORTH 89 DEGREES 59 MINUTES 05 SECONDS WEST 398.82 FEET ALONG

THE BOUNDARY OF SAID S.R. 32 TO THE POINT OF BEGINNING AND CONTAINING 0.529 ACRES, MORE OR LESS.

Tract I – POTFH

A part of the Southwest Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana. Being more particularly described as follows:

Commencing at the Southeast corner of the Southwest Quarter of Section 35, Township 19 North, Range 3 East; thence South 89 degrees 39 minutes 49 seconds West (assumed bearing) 1318.19 feet (by Deed- 1318.29 feet measured) to the Southeast corner of the Southwest Quarter of said Southwest Quarters, aid corner being collinear with and equidistant from the Southwest corner and the Southeast corner of said Southwest Quarters, aid corner also being the point of beginning of this description; thence South 89 degrees 39 minutes 49 seconds West 319.38 feet (by Deed- 319.47 feet) measured to a point being North 89 degrees 39 minutes 49 seconds East 998.82 feet from the Southwest corner of said Southwest Quarter; thence North 00 degrees 00 minutes 01 second East 1322.29 feet (by Deed- North 00 degrees 01 minute 06 seconds East 1323.95 feet measured) to a point on the Northline of the Southwest Quarter of said Southwest Quarters, aid point being North 89 degrees 46 minutes 55 seconds East (by Deed- North 89 degrees 41 minutes 52 seconds East measured) 998.82 feet from the Northwest corner of the South Half of said Southwest Quarter; thence North 89 degrees 46 minutes 55 seconds East 320.14 feet (by Deed- North 89 degrees 41 minutes 52 seconds East 319.27 feet measured) to the Northeast corner of the Southwest Quarter of said Southwest Quarter; thence South 00 degrees 02 minutes 02 seconds West 1321.63 feet (by Deed- South 00 degrees 00 minutes 35 seconds West 1323.76 feet measured) to the point of beginning.

EXCEPTING THEREFROM: A part of the Southwest Quarter of Section 35, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:

Commencing at the Southwest corner of said Section; thence South 89 degrees 59 minutes 05 seconds East 998.82 feet along the South line of said Section to the prolonged West line of the grantor's land; thence North 0 degrees 18 minutes 10 seconds East 25.00 feet along said West line prolonged to the North boundary of S.R. 32 and the point of beginning of this description; thence North 0 degrees 18 minutes 10 seconds East 60.06 feet along the West line of the grantor's land; thence South 87 degrees 22 minutes 55 seconds East 45.27 feet to a point; thence South 63 degrees 25 minutes 11 seconds East 44.72 feet to a point; thence South 89 degrees 59 minutes 05 seconds East 100.00 feet to a point; thence South 0 degrees 00 minutes 55 seconds West 5.00 feet to a point; thence South 89 degrees 59 minutes 05 seconds East 134.17 feet to a point on the East line of the grantor's land; thence South 0 degrees 21 minutes 18 seconds West 33.00 feet along said East line to the North boundary of said S.R. 32; thence North 89 degrees 59 minutes 05 seconds West 319.49 feet along the boundary of said S.R. 32 to the point of beginning.

EXHIBIT B
CONCEPT PLAN

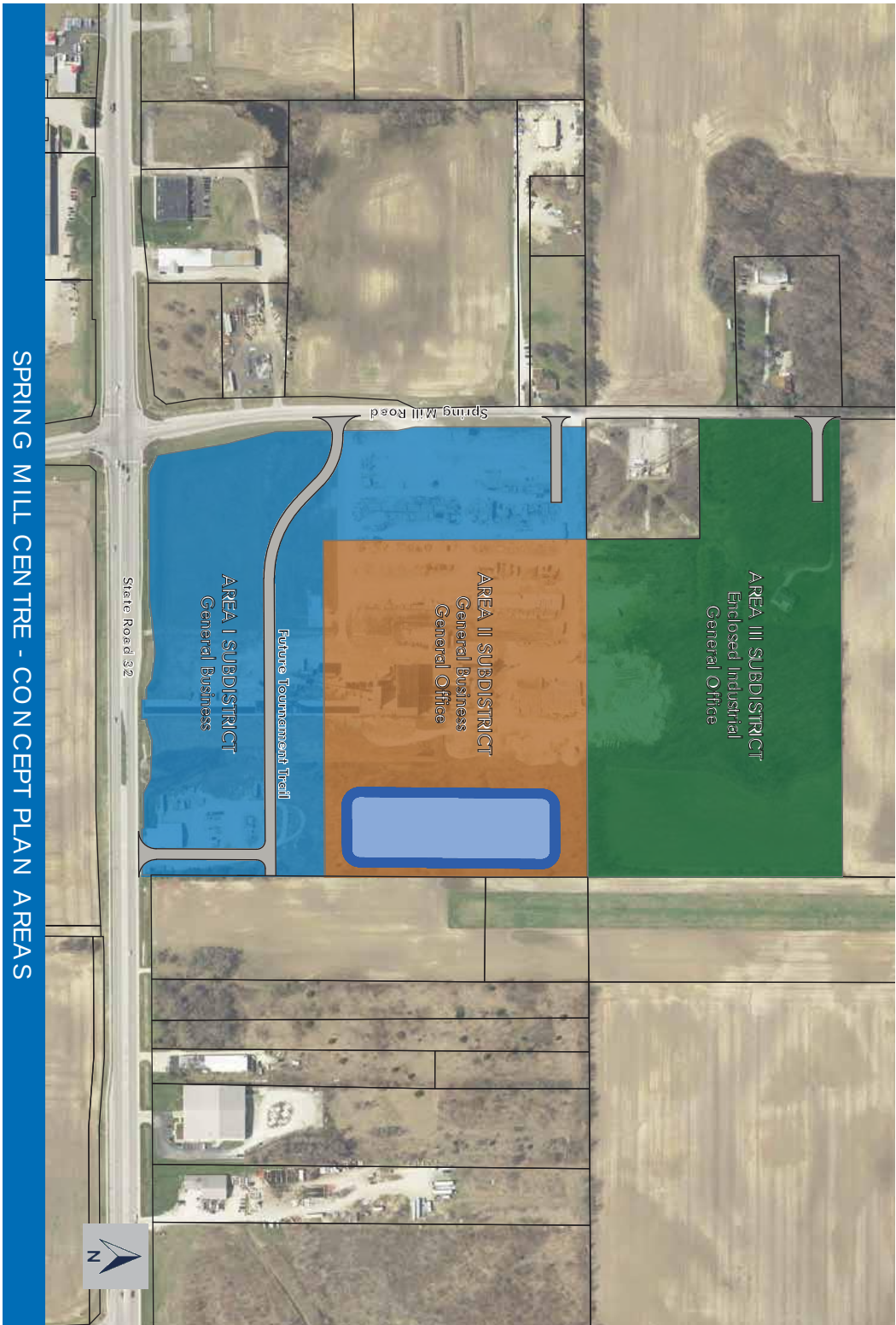
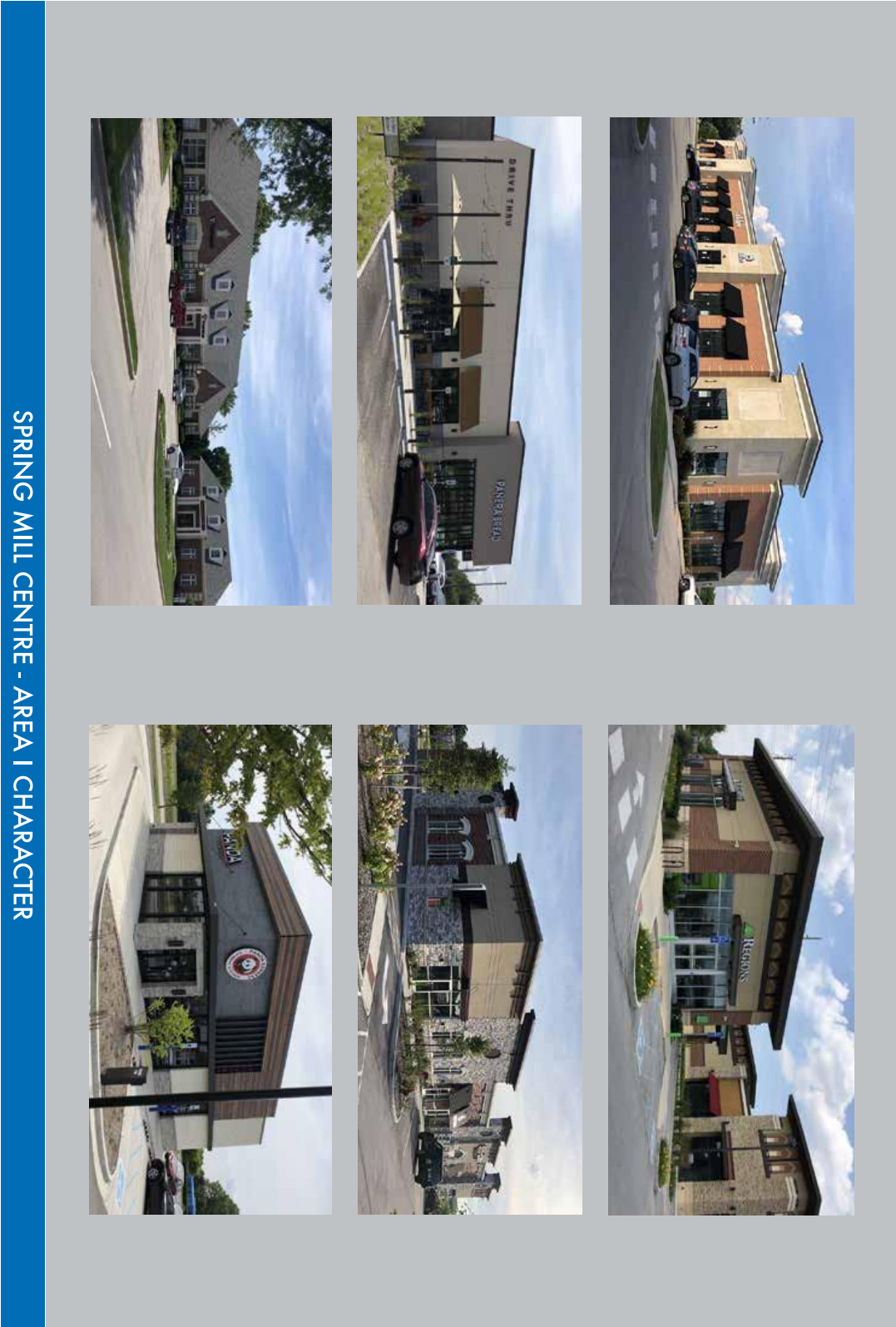
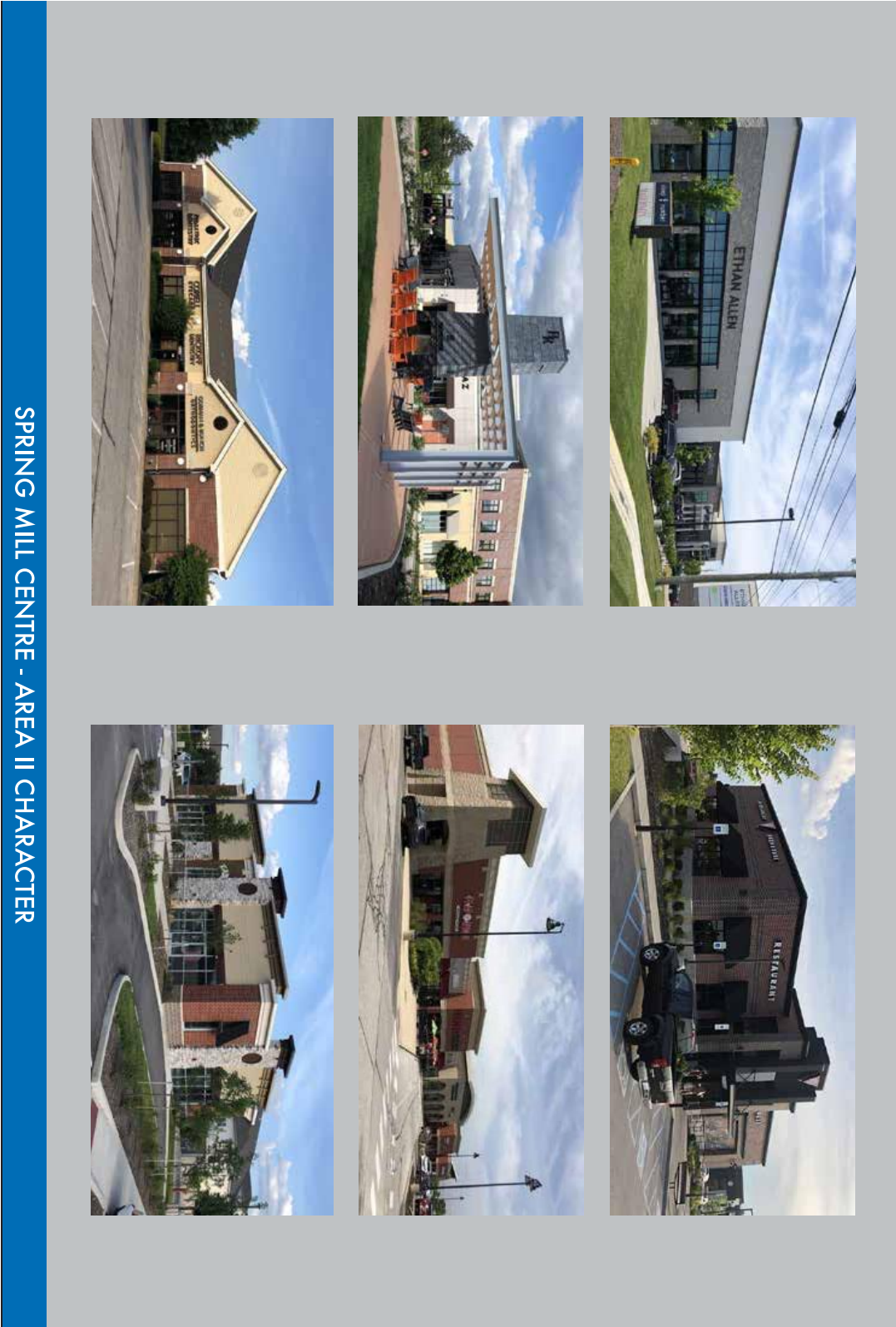


EXHIBIT C
CHARACTER EXHIBIT AREA I



SPRING MILL CENTRE - AREA I CHARACTER

EXHIBIT C
CHARACTER EXHIBIT AREA II



SPRING MILL CENTRE - AREA II CHARACTER

EXHIBIT C
CHARACTER EXHIBIT AREA III



SPRING MILL CENTRE - AREA III CHARACTER

Spring Mill Centre Neighborhood Meeting
7/31 6:00 pm

Public in attendance: 1
Councilmembers in attendance: none

Begin at 6:05
Randy Zentz explains the project.

Q: Will you be potentially removing the trees?

A: Will most likely have to plant more trees than what currently exist because of UDO requirements. Most likely will need to thin out trees in some areas for development but would like to see the trees stay where they can. Will be working on preserving as many trees as possible when that step of designing the development happens.

Q: Concern for the changes in what has previously happened, that flooding and what will happen to the wetlands.

A: We are working on how to approach and will likely need to work with IDEM more in the future for the Wetlands, most likely will need to heavily mitigate. All flooding concerns should be answered and more because of County requirements for retention and drainage. Engineering will be done later, but likely will help your home's drainage problems when the development begins.

Q: How will current traffic issues be addressed and how will the road be adjusted to accommodate new traffic?

A: Public Works will be working with us as we move forward. Currently there is plans to connect Tournament Trails to relieve connection along 32 and improvements to be made along Springmill Road when that part of engineering comes into the process. City's Engineer will be key in helping make sure that increased traffic is addressed and that the development is beneficial to the overall transportation plan.

Randy Zentz gives details on the Monday, August 5th Meeting and encourages the citizen to give any additional feedback to help make sure that any problems are addressed as the project moves forward.

6:40 end



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 3, 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)
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 except for those items identified as outstanding below:

- 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.

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

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

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

- 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.

Comment: Please see District Standards.

- 12) Legend and notes.
- 13) 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.

- 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 except for those items identified as outstanding below:

- 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.

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

- 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.

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

- 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.

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

- 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 except for those items with comments identified as outstanding below:

- 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.

(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.

Comment: Will be reviewed when Sign Permit application is submitted.

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 except for those items identified as outstanding below:

- 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:

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

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

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

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

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.

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

- 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).

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

c) Parking Area Landscaping

i) Percentage of Parking Lot Landscaping:

Number of Parking Spaces	% of Vehicular Use Area to Be Landscaped
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

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.

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

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)

Comment: Please see District Standards.

60) Setback Standards (Article 6.16)

Comment: Please see District Standards.

61) Vision Clearance Standards (Article 6.19)

62) 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:

1) Block Standards (Article 8.1)

2) Easement Standards (Article 8.3)

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

3) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

4) Open Space and Amenity Standards (Article 8.6)



5) Infrastructure Standards (Section 20 of PUD Ordinance)

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

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.

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

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).

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

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.

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

10) Street Sign Standards (Article 8.11)

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

11) Surety Standards (Article 8.12)

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

12) Utility Standards (Article 8.13)

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

DEPARTMENT COMMENTS

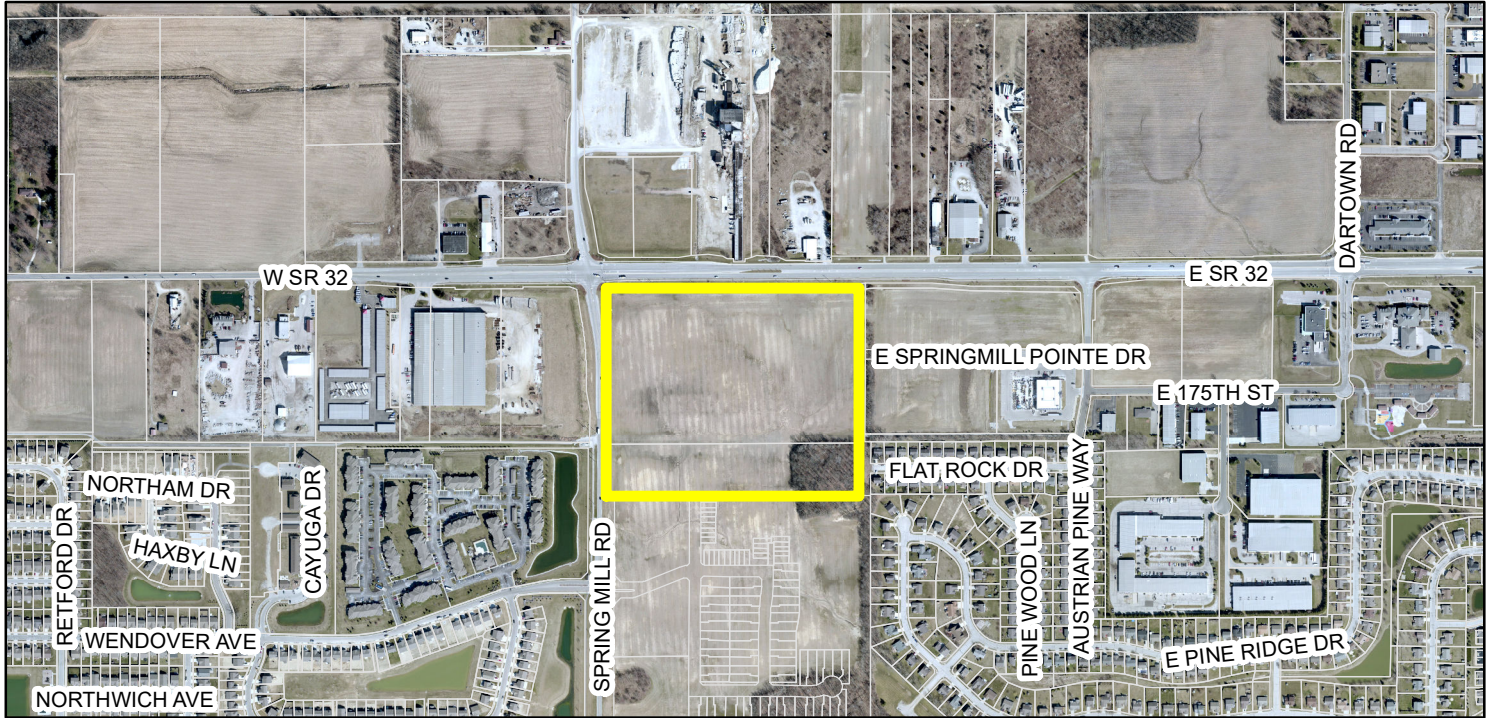
- 1) **Action: Hold a public hearing at the September 3, 2019, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed 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.



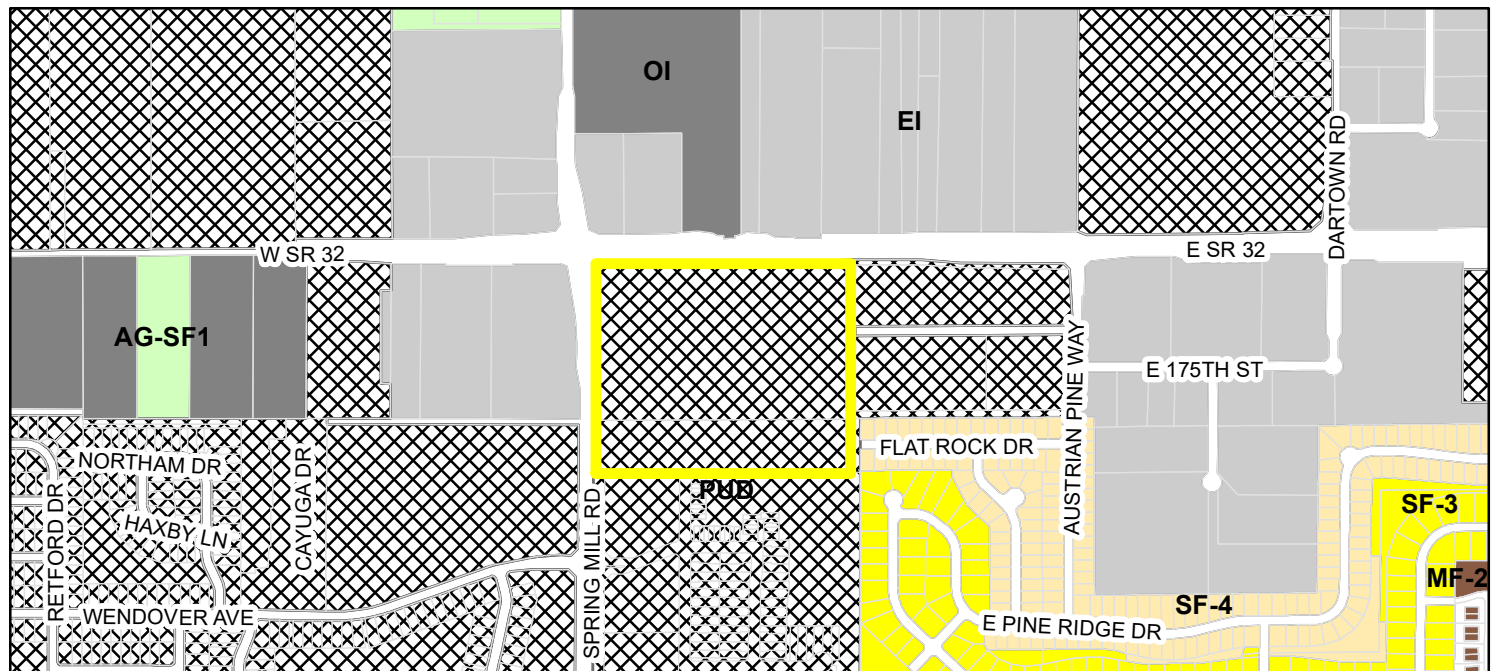
Property Location Map
Meijer Westfield Subdivision
Overall Development Plan & Primary Plat
1909-ODP-14 & 1909-SPP-14



Aerial Location Map

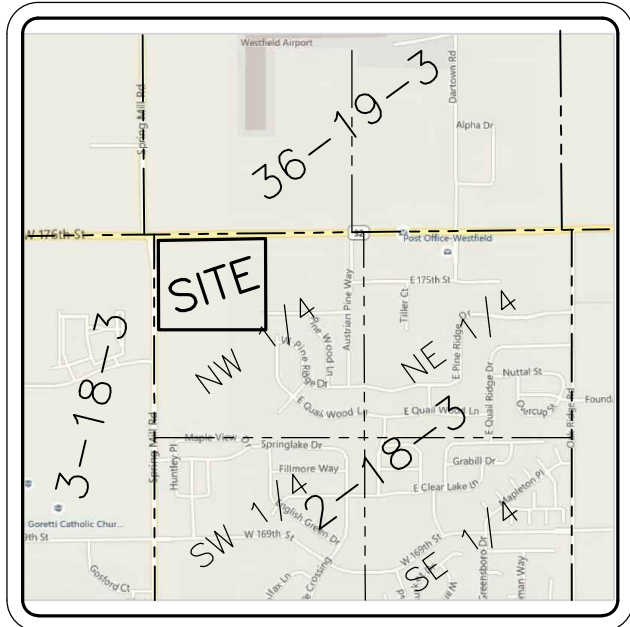


Zoning Map



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 Meijer WFD - Westfield, IN\4.0 Disciplines\Civil\Eng\Legal-Survey\75430 - Primary Plat.dwg, Plotted By: Daulton, Plotted: Aug 01, 2019 - 10:31am



LEGEND:

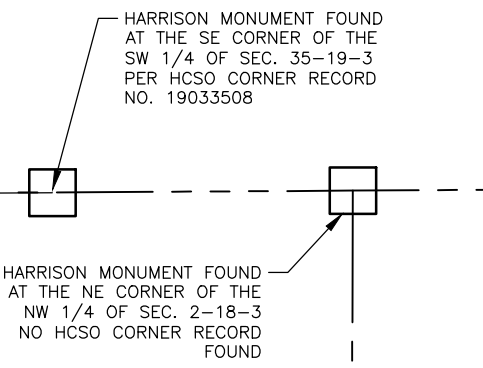
	SUBDIVIDED PROPERTY BOUNDARY
	EXISTING LOT/PARCEL LINE
	PROPOSED LOT LINE
	RIGHT OF WAY LINE
	EXISTING EASEMENT LINE
	PROPOSED EASEMENT LINE
	SECTION LINES

	REBAR FOUND
	MAG NAIL FOUND
	MONUMENT FOUND
	R/W MONUMENT FOUND



PUBLIC R.O.W. HEREBY DEDICATED

A north arrow pointing upwards, enclosed in a circle with a triangle at the top. Below it is a graphic scale bar marked from 0 to 300 feet in increments of 100.



PART 1.

A parcel 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, AND HAVING THE FOLLOWING COURSE 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 SAID SECTION 2, THERE BEING NO RECORD OF SAID SECTION 2; THENCE NORTH 00 DEGREES 00 MINUTES 00 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 STATE PLANE (NAD 83).

EXCEPT IN PART DENYED AND IN CASE OF WESTFIELD AND DEDICATED FOR PUBLIC SYSTEM RIGHT-OF-WAY PER DEED DATED AND CONVEYANCE OF PUBLIC RIGHT-OF-WAY RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON MAY 06, 2019 AS INSTRUMENT NUMBER 2019018276,

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:
COMMENCE 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 EAST ALONG THE EAST 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 89 DEGREES 27 MINUTES 17 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:
COMMENCE 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 THE 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;

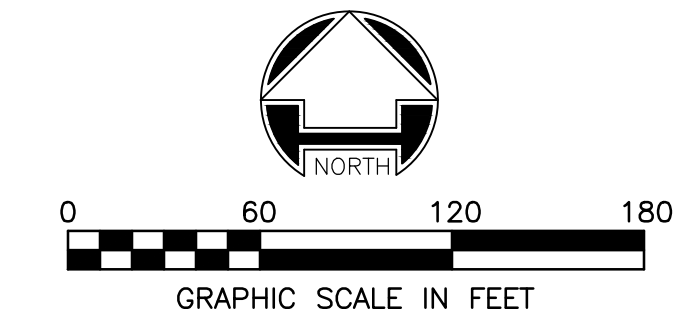
EXCEPT THAT PART CONVEYED TO THE CITY OF WESTFIELD AND DEDICATED FOR PUBLIC RIGHT-OF-WAY PER DEDICATION AND CONVEYANCE OF PUBLIC RIGHT-OF-WAY RECORDED IN THE HAMILTON COUNTY RECORDER'S OFFICE ON MAY 06, 2019 AS INSTRUMENT NUMBER 2019018276.

CONTAINING 0.51 NET ACRES, MORE OR LESS.

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

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	CH LENGTH
C1	34.51	137.91	229.00	571' 57" 29"W	135.84
C2	34.77	104.98	173.00	N72° 05' 25"E	103.38
C3	34.98	430.97	706.00	S72° 11' 36"E	424.31
C4	34.98	465.16	762.00	N72° 11' 36"E	457.97
C5	20.76	255.83	706.00	N79° 56' 16"W	254.43
C6	20.76	276.12	762.00	S79° 56' 16"E	274.62
C7	20.88	119.56	328.00	N79° 59' 56"W	118.90
C8	110.20	76.93	40.00	N55° 20' 35"E	65.61
C9	27.96	344.55	706.00	N75° 42' 01"E	341.14
C10	12.63	167.99	762.00	N84° 00' 11"W	167.65
C11	8.13	108.13	762.00	N73° 37' 19"W	108.04
C12	110.20	76.93	40.00	S55° 20' 35"W	65.61
C13	102.57	71.61	40.00	S50° 58' 07"W	62.42
C14	7.00	219.24	1795.00	S5° 59' 57"E	219.10
C15	7.01	86.42	706.00	S58° 12' 44"W	86.37
C16	1.79	58.01	1795.00	N1° 38' 23"W	58.01
C17	0.96	29.92	1795.00	S0° 14' 05"E	29.92

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.

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

PREPARED BY:

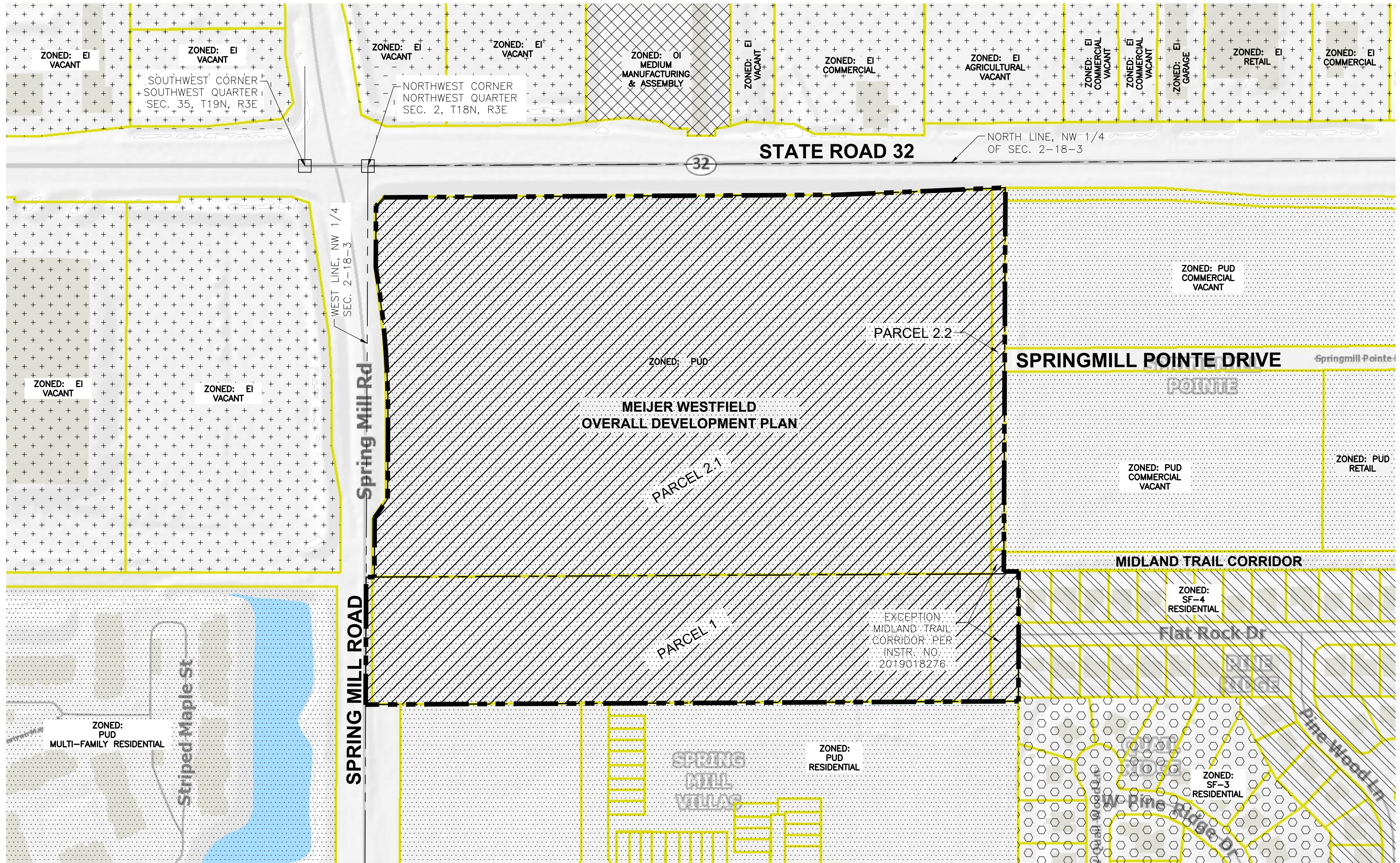
Jon Sheidler, P.E.
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Indianapolis, IN 46204
317.223.2226
FAX: 317.291.5805

WOOLPERT
ARCHITECTURE | ENGINEERING | GEOGRAPHICAL

SHT. 1 of 3
DATE: 08/02/2019

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.

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OWNER:

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Grand Rapids, MI 49544
616.453.6711

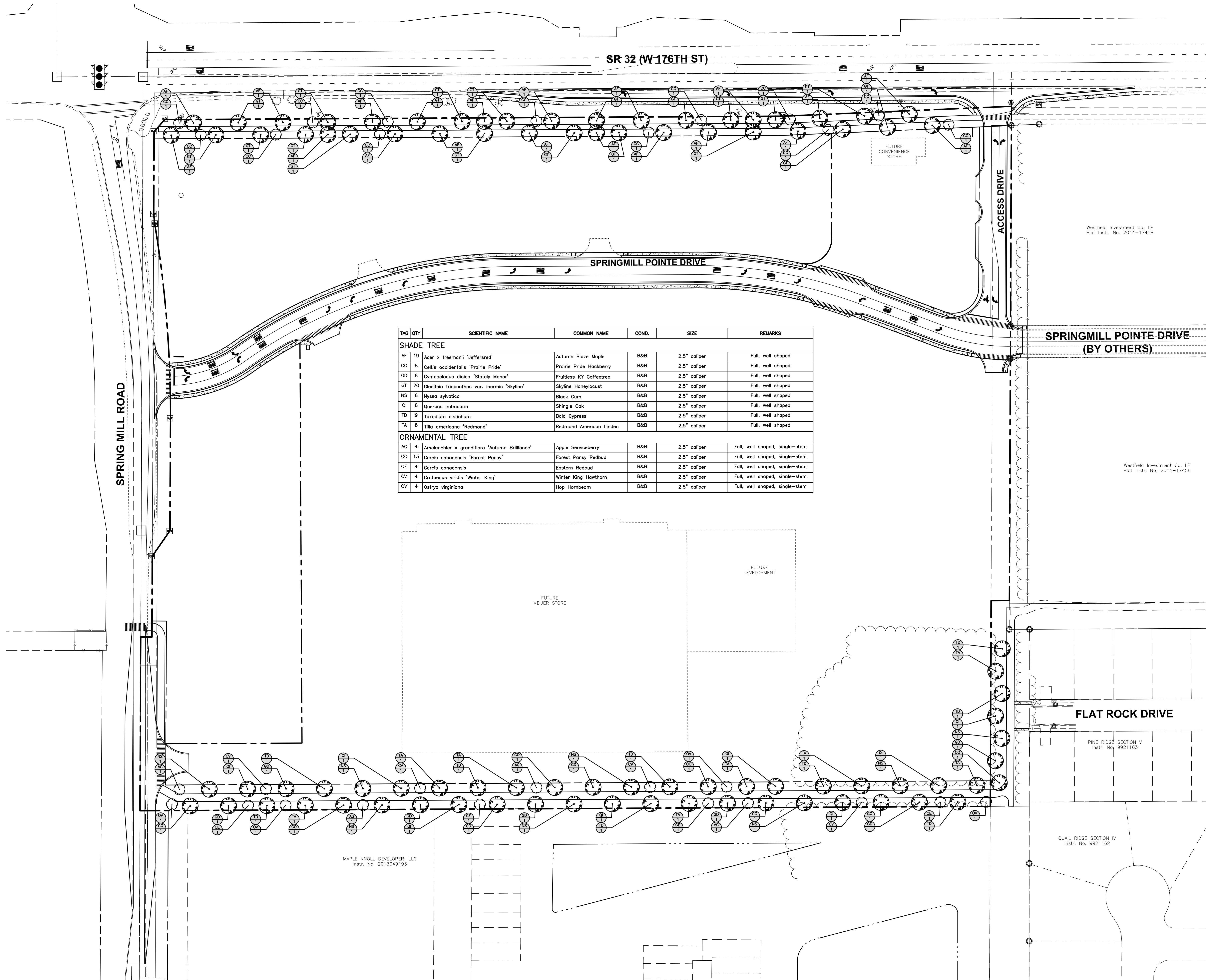
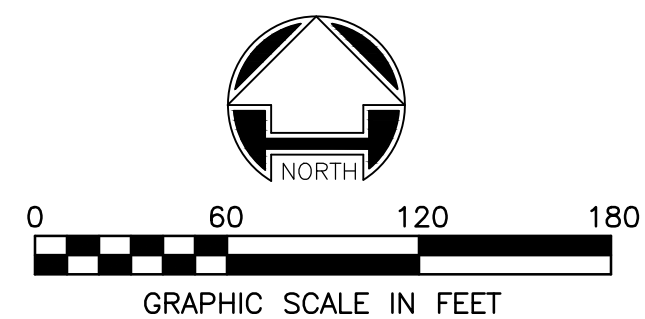
PREPARED BY:

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

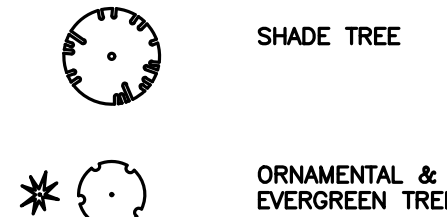


TAG	QTY	SCIENTIFIC NAME	COMMON NAME	COND.	SIZE	REMARKS
SHADE TREE						
AF	19	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	B&B	2.5" caliper	Full, well shaped
CO	8	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	B&B	2.5" caliper	Full, well shaped
GO	8	Gymnocladus dioica 'Stateli Manor'	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						
AO	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

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 SEEDED 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 REQUIRED
SOUTH BOUNDARY (1,624 LF)
= 48.7 SHADE & 16.2 ORNAMENTAL TREES REQUIRED
= 49 SHADE & 16 ORNAMENTAL TREES PROVIDED

OWNER:

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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





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 3, 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 except for those items identified as outstanding below:

- 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)

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

- 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.



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

11) Building setback lines.

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

12) Legend and notes.

13) 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.

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.

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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)



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

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.

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

24) Address and legal description of the property.

25) Boundary lines of the property including all dimensions.

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

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.

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

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

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



- 31) 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.

- 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.

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

- 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.

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

- 36) Identify buildings proposed for demolition.

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

- 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** except for those items with comments identified as outstanding below:

- 39) General Regulations



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 3, 2019
1909-ODP-16 & 1909-SPP-16

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 except for those items identified as outstanding below:

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

- 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 and Section 11 Ord. 13-24):
- 51) Lighting Standards (Article 6.9)
- 52) Lot Standards (Article 6.10)

Comment: Please see District Standards.

- 53) Setback Standards (Article 6.16)

Comment: Please see District Standards.

- 54) Vision Clearance Standards (Article 6.19)
- 55) 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:

- 4) Block Standards (Article 8.1)
- 5) Easement Standards (Article 8.3)

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

- 6) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

- 7) Open Space and Amenity Standards (Article 8.6)
- 8) Infrastructure Standards (Section 20 of PUD Ordinance)

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

- 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)

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

- 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)

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

14) Surety Standards (Article 8.12)

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

15) Utility Standards (Article 8.13)

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

DEPARTMENT COMMENTS

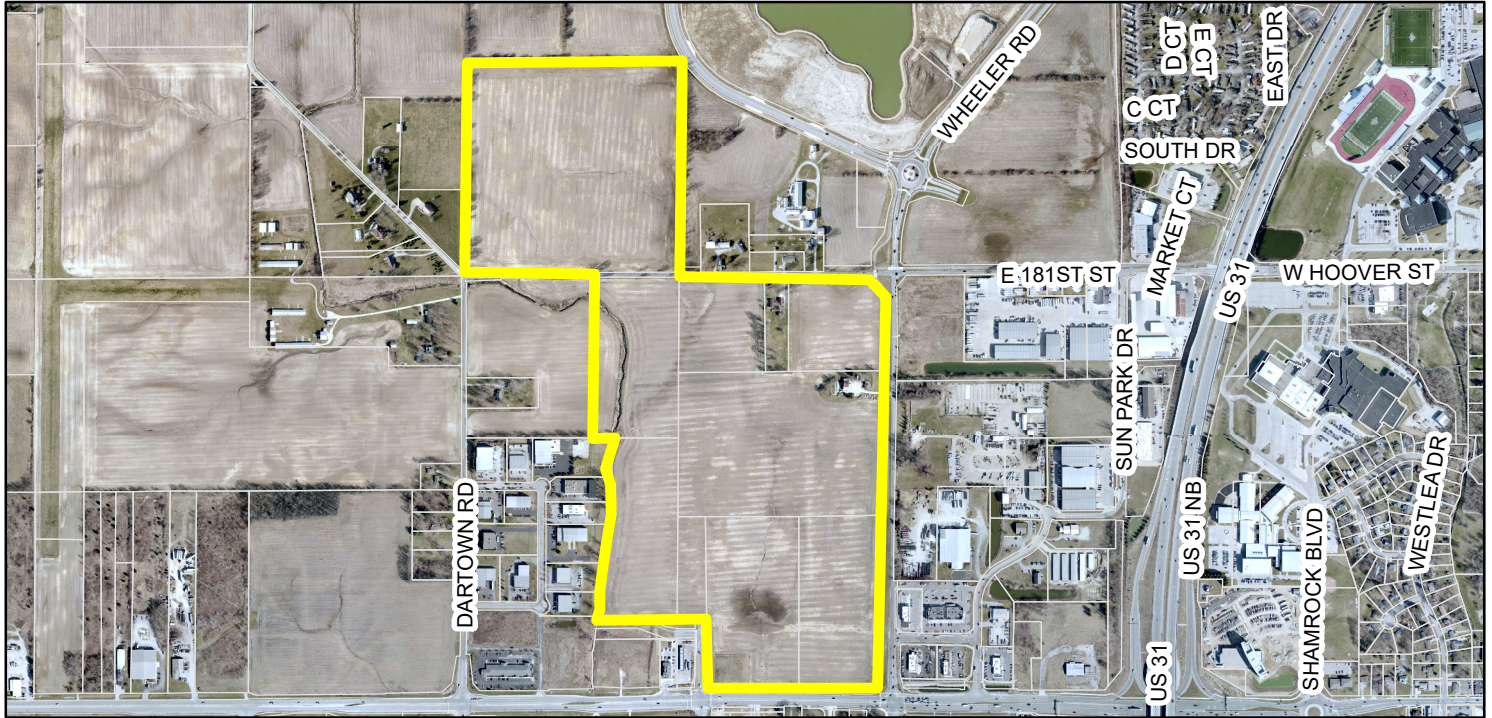
- 1) **Hold a public hearing at the September 3, 2019, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the 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.



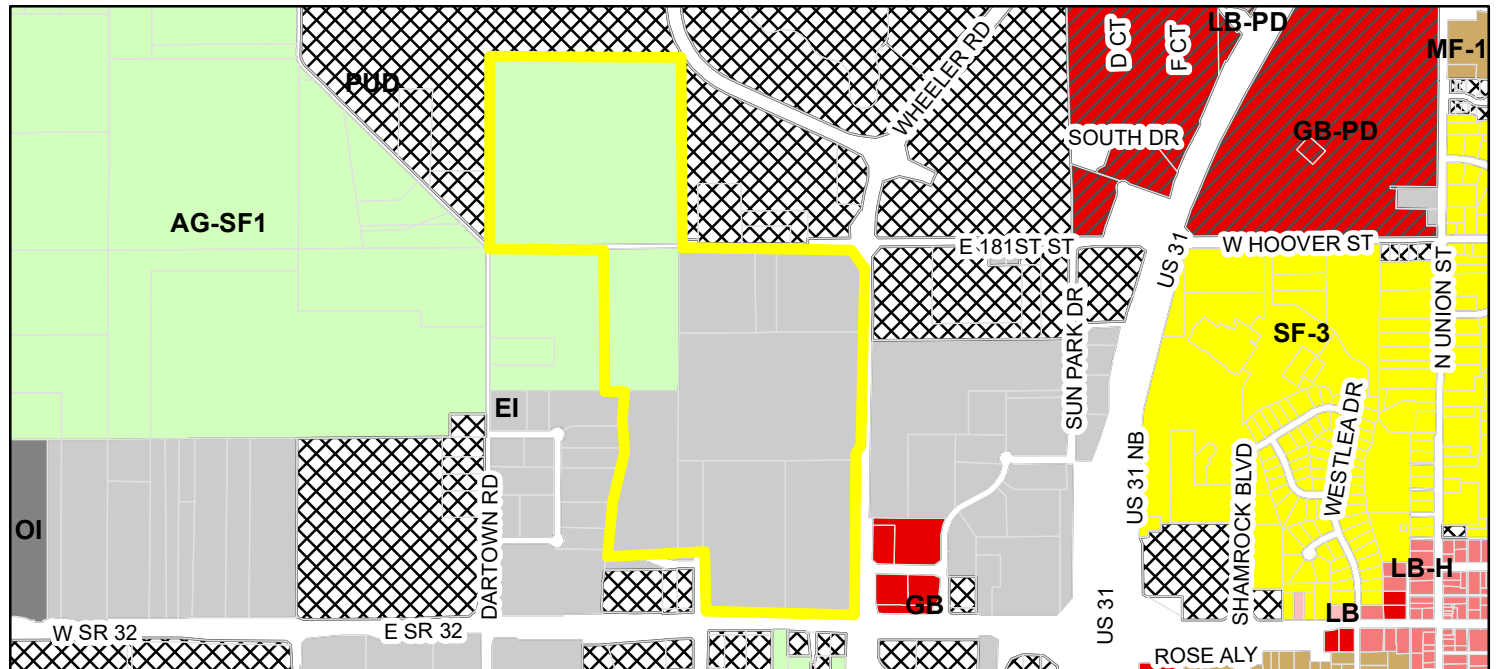
Property Location Map
Wheeler Landing, Sec. 2
Overall Development Plan & Primary Plat
1909-ODP-16 & 1909-SPP-16



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)

Drawing name: K:\NO_LDEV\170099000-Wheeler Landing_Westfield_IN_2 Design\CADD\PlanSheets\Primary Plat\170099000_Title_Sheet_2019-07-17.dwg 3 Aug 02, 2019 11:11am By: Kaleb.Songthach
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

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.

SURVEYOR:

TERRY D. WRIGHT, PS
HAMILTON DESIGNS
1988 FISHERS CROSSING
DRIVE, SUITE 154
FISHERS, IN 46038
317-570-8800

OWNER/SUBDIVIDER:

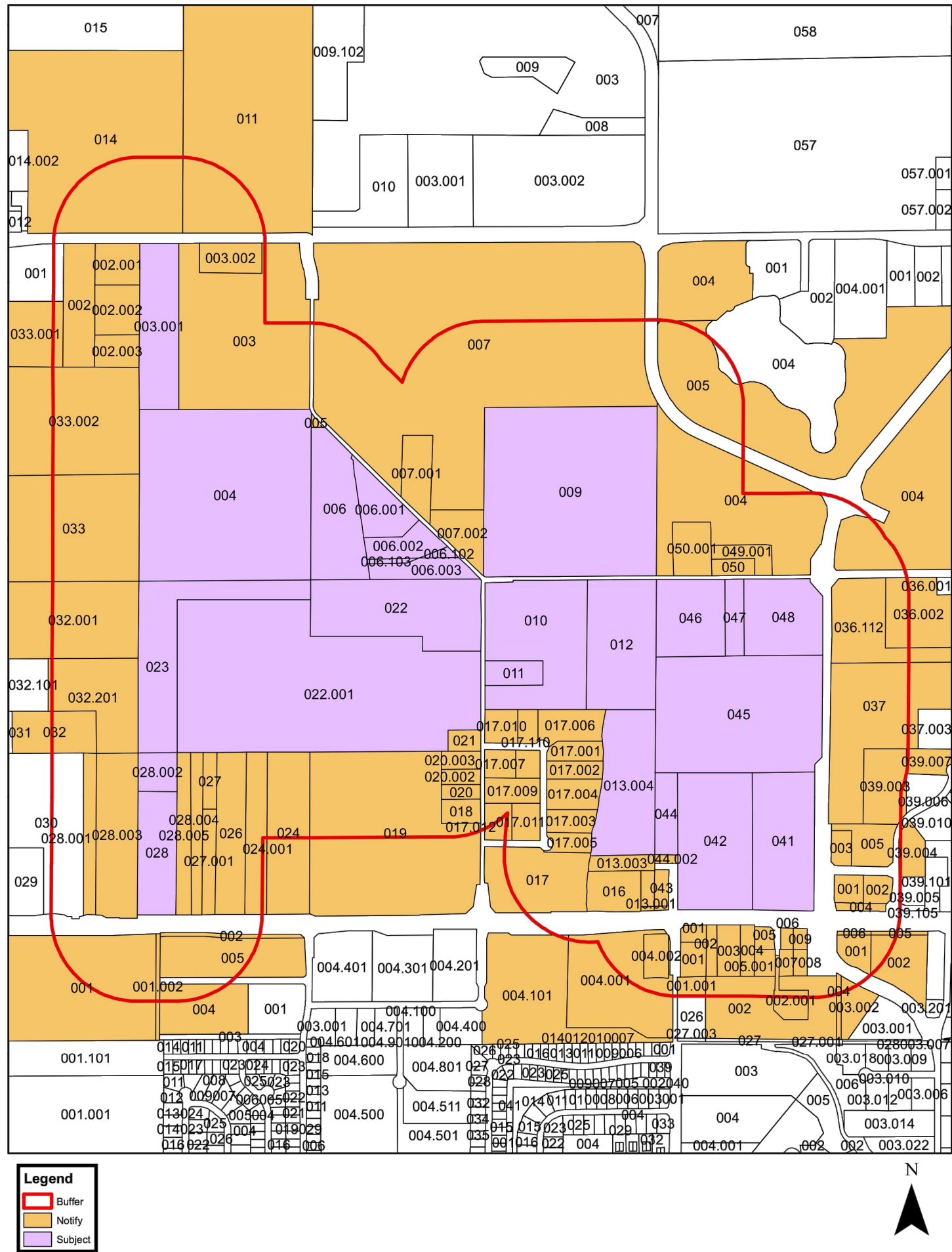
ANDY WHEELER
WHEELER FARMS, LLC
18206 KINSEY AVENUE
WESTFIELD, IN 46074

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

Adjoiner Notification Map



08-05-36-00-00-000.003
Wheeler, Charlie Martin
18110 Kinsey Ave
Westfield IN 46074

08-05-36-00-00-000.102
Wheeler, Charlie
18110 Kinsey Ave
Westfield IN 46074

08-05-36-00-00-000.103
SA, Mark Randall & Sharon Dee SA
18100 Kinsey Ave
Westfield IN 46074

08-05-36-00-00-000.000
Wheeler Farms LLC
18206 Kinsey Ave
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Wheeler, Leslie S Trustee of Leslie S Wheeler Rev Trust
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HAMILTON COUNTY NOTIFICATION LIST

18150 NOTIFICATION LIST FOR 170099000 PROJECT

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Wheeler Farms LLC
18206 Kinsey Ave
Westfield IN 46074

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18206 Kinsey Ave
Westfield IN 46074

08-05-36-00-00-000.000
Wheeler Farms LLC
18206 Kinsey Ave
Westfield IN 46074

18150 NOTIFICATION LIST FOR 170099000 PROJECT

08-05-36-00-00-000.000
Wheeler Farms LLC
18206 Kinsey Ave
Westfield IN 46074

08-05-36-00-00-000.000
Wheeler Farms LLC
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Westfield IN 46074

08-05-36-00-00-000.000
Wheeler Farms LLC
18206 Kinsey Ave
Westfield IN 46074

AS NOTED

DESIGNED BY: KUS

DRAWN BY: KUS

CHECKED BY: ART

Kimley-Horn

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250 EAST 96TH STREET, SUITE 580,

INDIANAPOLIS, IN 46240

WWW.KIMLEY-HORN.COM

Contact: Andy Taylor

Email: andy@kimley-horn.com

SCALE:

1"=40'

APPROVAL

NOT FOR CONSTRUCTION

ANDREW R. TAYLOR

REGISTERED PROFESSIONAL ENGINEER

NO. 12345

STATE OF INDIANA

WHEELER LANDING

ADJOINER SHEET

SECTION II

ORIGINAL ISSUE:

08/02/2019

KHA PROJECT NO.

170099000

SHEET NUMBER

3

REVISIONS

NO

DATE

BY

SITE DATA TABLE
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

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
CRIPE 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.

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
ODIDE 1

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 85

MAG SPIRE 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
——— 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

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

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

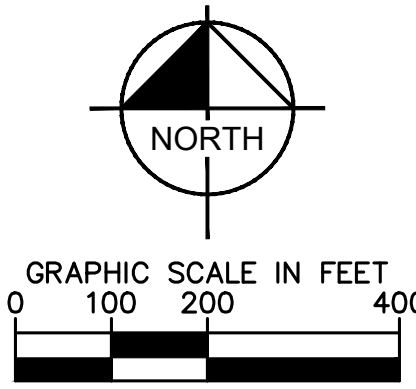
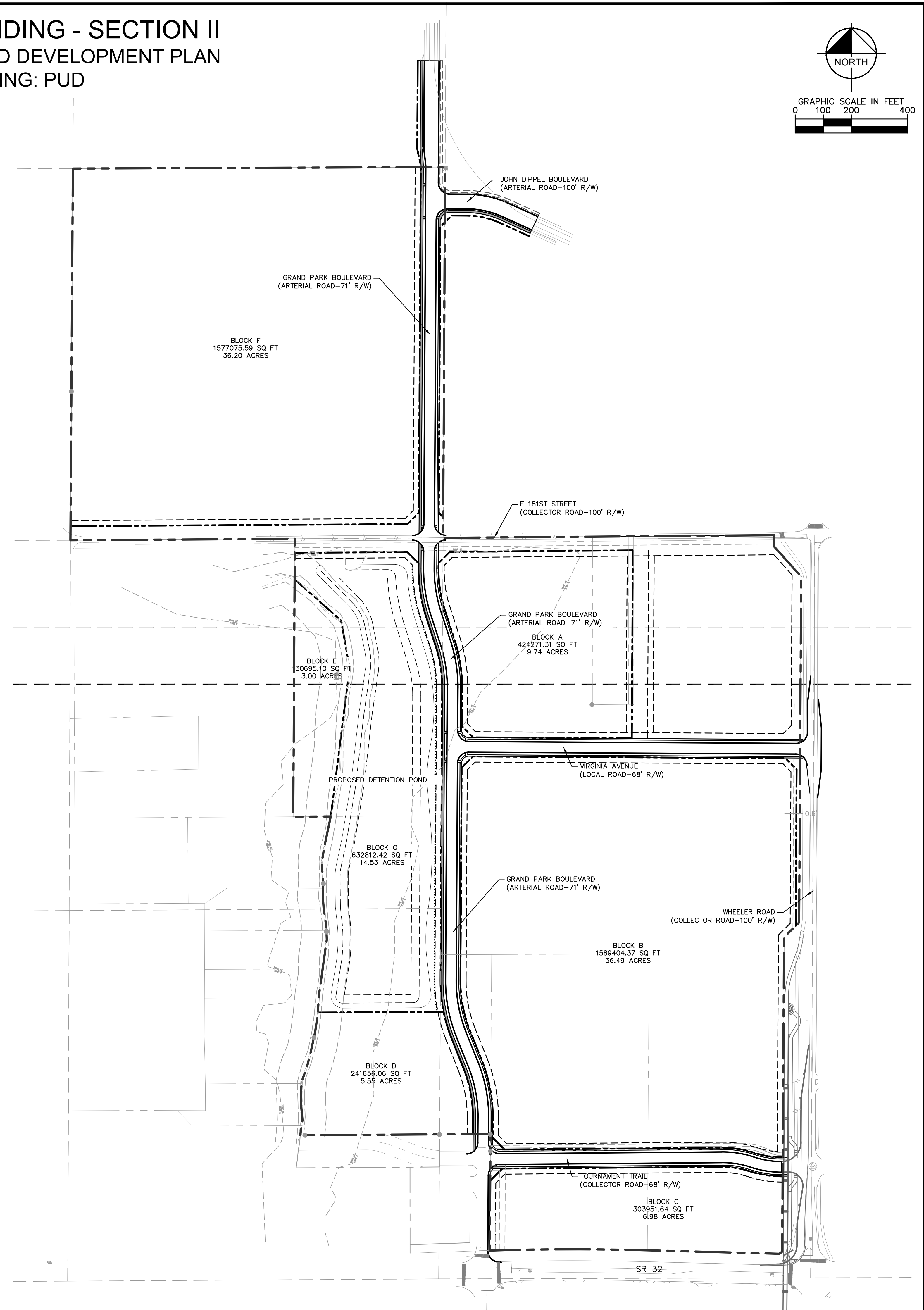
SURVEYOR:
TERRY D WRIGHT, PS
HAMILTON DESIGNS
11988 FISHERS CROSSING
DRIVE, SUITE 154
FISHERS, IN 46038
317-570-8800

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

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



WHEELER LANDING SECTION II		OVERALL PRIMARY PLAT		WHEELER LANDING				Kimley»Horn 601 EAST MILLER AVENUE, 4TH FLOOR, INC. 250 EAST 98TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM Tel: 317.502.1000 Email: Andy.Taylor@KH.com	
ORIGINAL ISSUE: 08/02/2019		KHA PROJECT NO. 170099000		SHEET NUMBER		SCALE:		AS NOTED	
DESIGNED BY: KJS		DRAWN BY: KJS		CHECKED BY: ART		DATE		BY	

Drawing name: K:\NO_LDE\170990000-Wheeler Landing-Westfield_IN\2_Design\CADD\PlanSheets\Primary Plat\170990000_Primary Plat.dwg 5 Aug 02, 2019 11:26am by: Kade.Sondgerath
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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
CRIPPE 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

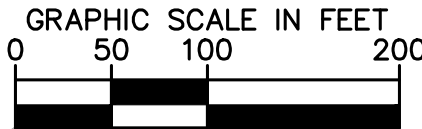
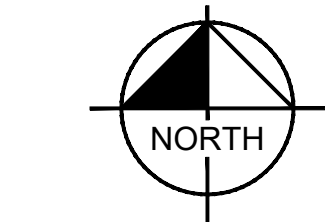
TBM #3
MAG SPIKE SET ON POWER POLE WEST SIDE OF HORTON ROAD 2,030' ±
NORTH OF 199TH STREET.
ELEVATION = 927.37 N.A.V.D.

SURVEYOR:
TERRY D. WRIGHT, PS
HAMILTON DESIGNS
11988 FISHERS CROSSING
DRIVE, SUITE 154
FISHERS, IN 46038
317-570-8800

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



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

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



PRIMARY PLAT

WHEELER LANDING
SECTION II

ORIGINAL ISSUE:
08/02/2019
KHA PROJECT NO.
170099000

SHEET NUMBER

5

MATCHLINE - SEE SHEET 6

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

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 CRUIE MAGE SPIKE FOUND ON POWER POLE #66-744 EAST SIDE OF HORTON ROAD 950 ± 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.
--

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 CRUIE MAGE SPIKE FOUND ON POWER POLE #66-744 EAST SIDE OF HORTON ROAD 950 ± 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.
--

	SURVEY MONUMENT
_____	EX. GAS LINE
_____	EX. OVERHEAD ELECTRIC
_____	EX. FIBER OPTIC
_____ FBOP _____	EX. UNDERGROUND ELECTRIC
_____ uge _____	EX. COMMUNICATION LINE
_____ COM _____ COM _____	EX. WATER LINE
_____ W _____ W _____	EX. STORM SEWER
_____ >> _____	EX. SANITARY SEWER
_____ > _____	

	SURVEY MONUMENT
 _____	EX. GAS LINE
 _____	EX. OVERHEAD ELECTRIC
 _____	EX. FIBER OPTIC
_____ FBOP _____	EX. UNDERGROUND ELECTRIC
_____ uge _____	EX. COMMUNICATION LINE
_____ COM _____ COM _____	EX. WATER LINE
_____ W _____ W _____	EX. STORM SEWER
_____ >> _____	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
—>—	PROPOSED STORM SEWER
—▶—	PROPOSED SANITARY SEWER
	PROPOSED 8' PATH
⊕	STREET LIGHTING

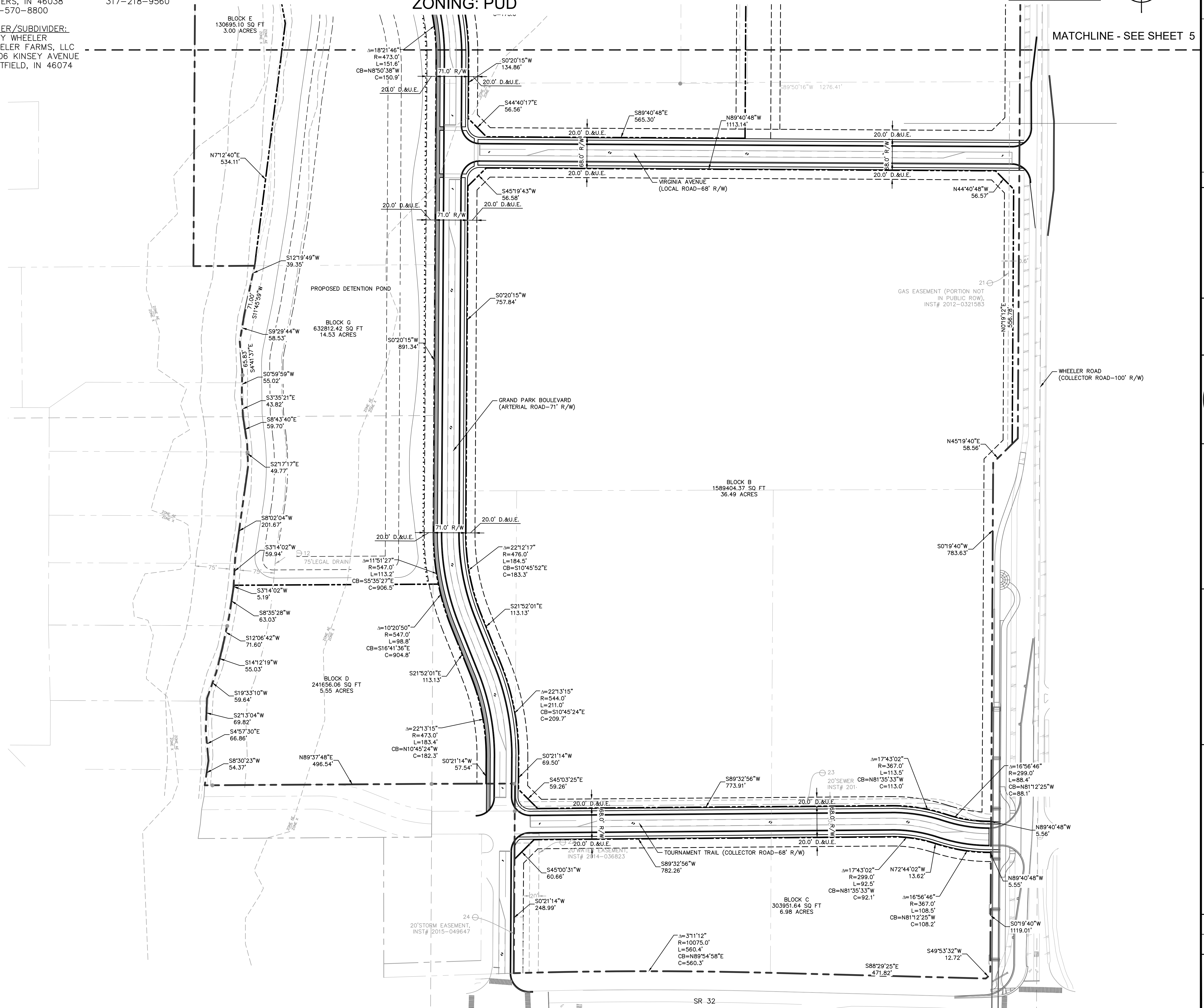
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
-----	PROPOSED EASEMENT
—W—	PROPOSED WATER MAIN
—>—	PROPOSED STORM SEWER
—▶—	PROPOSED SANITARY SEWER
	PROPOSED 8' PATH
⊕	STREET LIGHTING

OWNER/SUBDIVIDER:
ANDY WHEELER
WHEELER FARMS, LLC
18206 KINSEY AVENUE
WESTFIELD, IN 46074

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

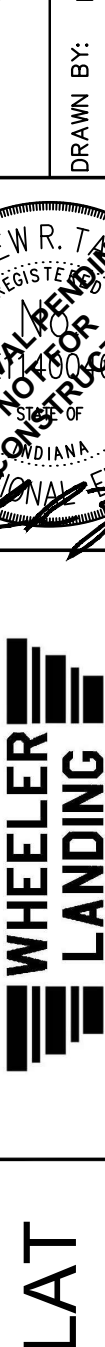


MATCHLINE - SEE SHEET 5

GRAPHIC SCALE IN FEET

0 50 100 200

NORTH

WHEELER LANDING SECTION II	PRIMARY PLAT	 	Kimley»Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 98TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 PHONE: 317-218-9260 WWW.KIMLEY-HORN.COM Email: Andy.Taylor@kimley-horn.com	SCALE: AS NOTED DESIGNED BY: KJS DRAWN BY: KJS CHECKED BY: ART	NO. DATE REVISIONS	BY
ORIGINAL ISSUE: 08/02/2019	KHA PROJECT NO. 170099000	SHEET NUMBER	6			

Drawing name: K:\NO_LDE\170099000-Wheeler Landing-Westfield_IN\2 Design\CADD\PlanSheets\Primary Plat\170990000_Primary Plat.dwg 7 Aug 02, 2019 11:29am by: Kade Sondgerath

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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
CRIPED WOOD SPIKE FOUND ON POWER POLE #66-744 EAST SIDE OF
HORTON ROAD 980 ± NORTH OF 199TH STREET
ELEVATION = 929.76 N.A.V.D

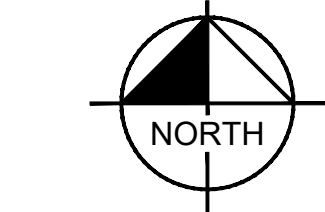
TBM #3
MAG SPIKE SET ON POWER POLE WEST SIDE OF HORTON ROAD 2,030' ±
NORTH OF 199TH STREET.
ELEVATION = 927.37 N.A.V.D.

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



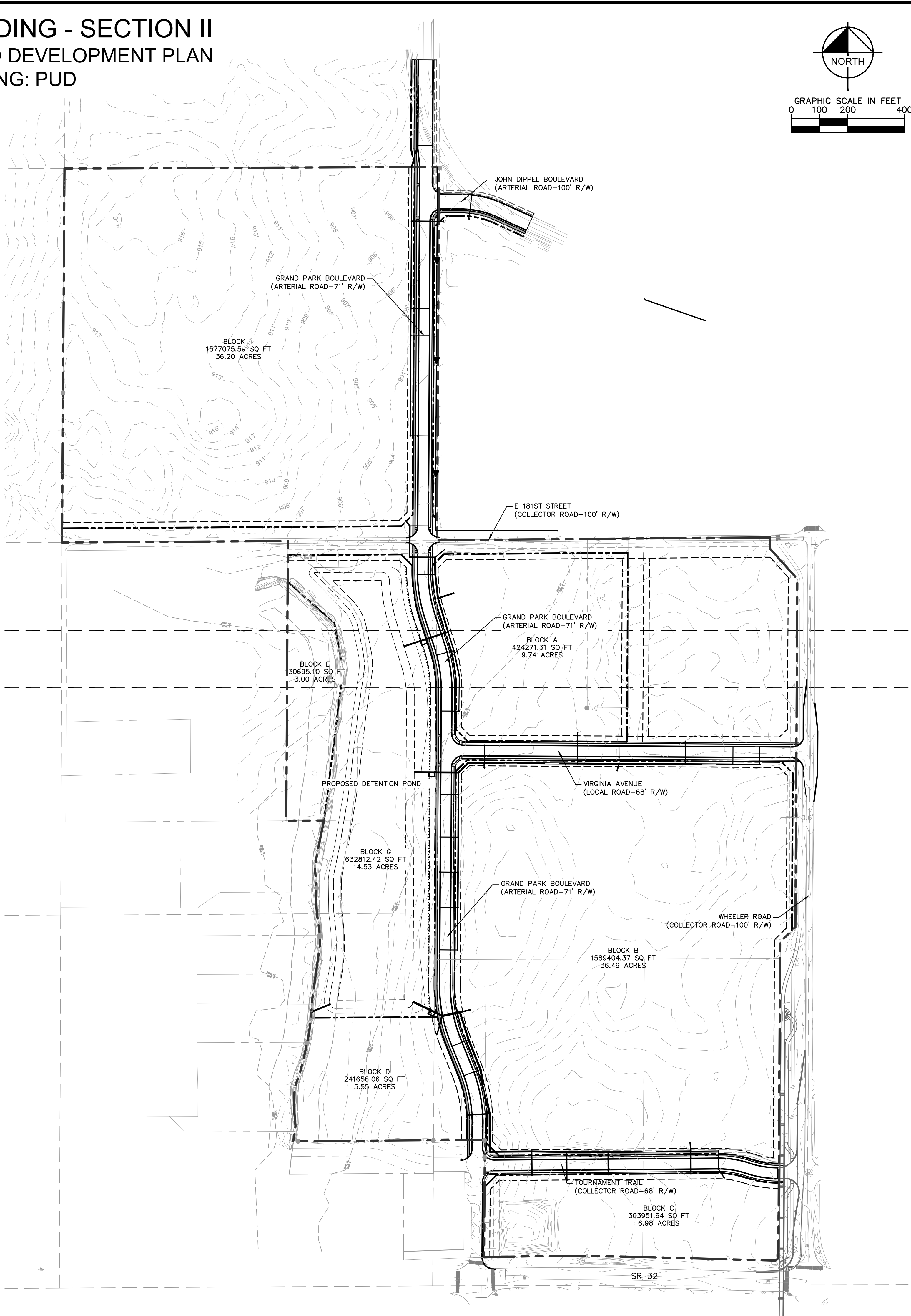
GRAPHIC SCALE IN FEET
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EXISTING LEGEND

●	○	△	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



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250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM
Contact: Andy Taylor

SCALE: AS NOTED
DESIGNED BY: KJS
DRAWN BY: KJS
CHECKED BY: ART



**WHEELER
LANDING**

**OVERALL
DEVELOPMENT
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,IN\2 Design\CADD\PlanSheets\Primary Plat\170990000_Primary Plat.dwg 8 Aug 02, 2019 11:26am by: Kade Sondgerath

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480' ± EAST OF HORTON ROAD.
ELEVATION = 922.38 N.A.V.D

TBM #2
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

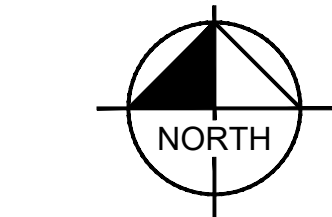
TBM #3
MAG SPIKE SET ON POWER POLE WEST SIDE OF HORTON ROAD 2,030' ±
NORTH OF 199TH STREET.
ELEVATION = 927.37 N.A.V.D.

SURVEYOR:
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HAMILTON DESIGNS
11988 FISHERS CROSSING
DRIVE, SUITE 154
FISHERS, IN 46038
317-570-8800

OWNER/SUBDIVIDER:
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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 50 100 200

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

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

8

MATCHLINE - SEE SHEET 9

TOTAL ACREAGE - 125.22 Acres
OF BLOCKS/LOTS - 7
DENSITY - 0.056 Blocks/acre
ZONING - PUD

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.

		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

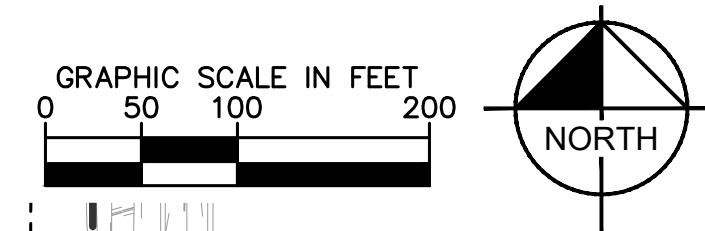
D. & U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
-----	PROPOSED EASEMENT
—W—	PROPOSED WATER MAIN
—>—	PROPOSED STORM SEWER
—▶—	PROPOSED SANITARY SEWER
	PROPOSED 8' PATH
	STREET LIGHTING

SURVEYOR:
TERRY D WRIGHT, PS
HAMILTON DESIGNS
11988 FISHERS CROSSING
DRIVE, SUITE 154
FISHERS, IN 46038
317-570-8800

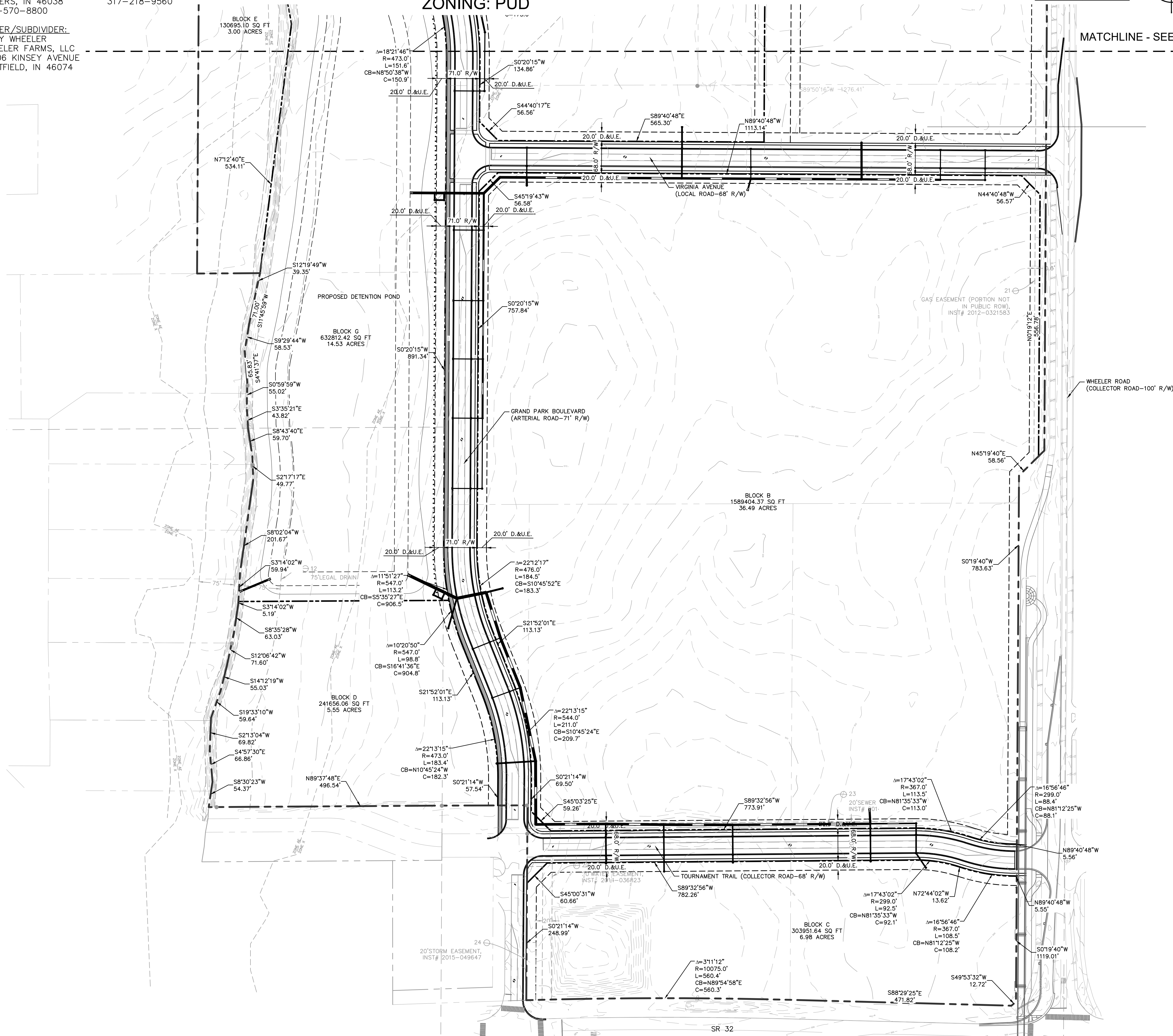
OWNER/SUBDIVIDER:
ANDY WHEELER
WHEELER FARMS, LLC
18206 KINSEY AVENUE
WESTFIELD, IN 46074

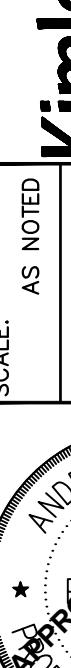
ENGINEER:
ANDREW R. TAYLOR
KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560

WHEELER LANDING - SECTION II
PRIMARY PLAT AND DEVELOPMENT PLAN
ZONING: PUD



MATCHLINE - SEE SHEET 8



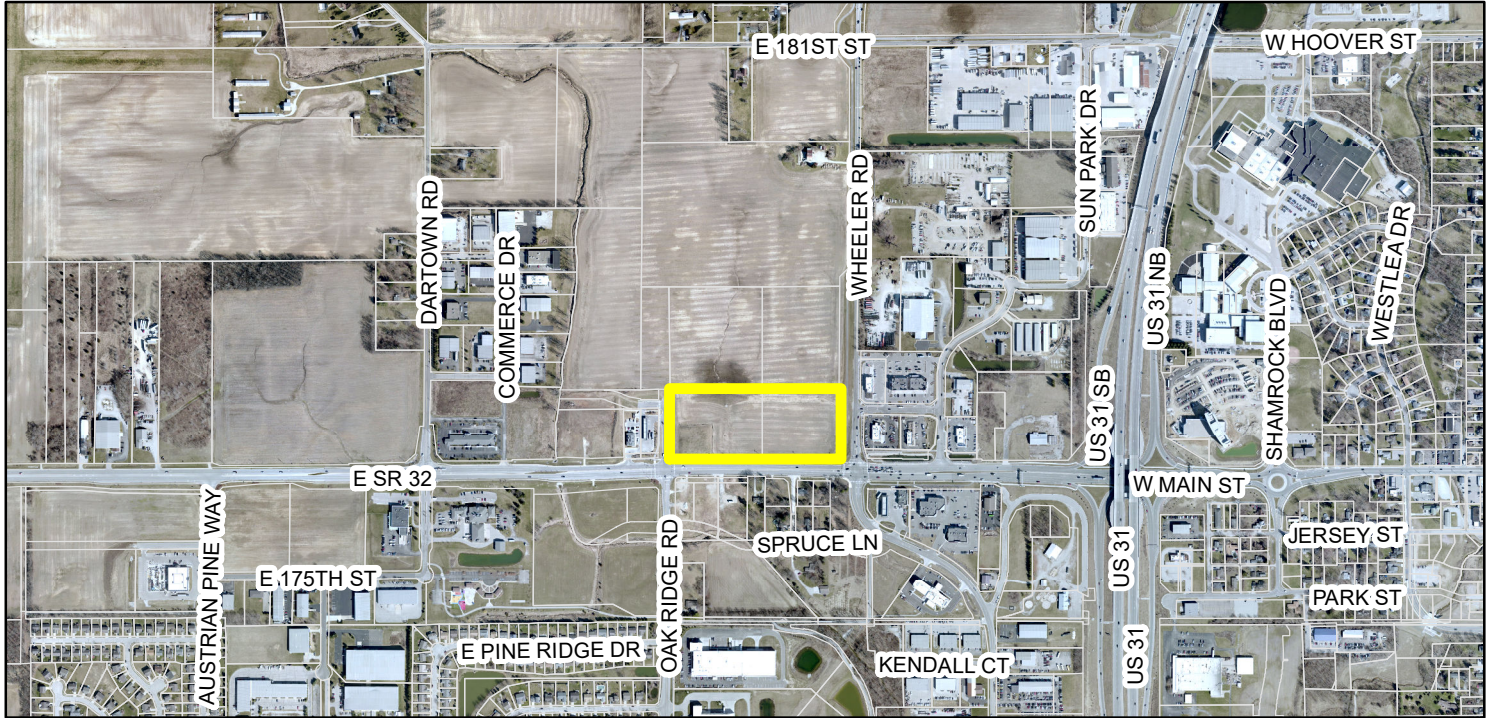
WHEELER LANDING SECTION II	DEVELOPMENT PLAN			AS NOTED	Kimley»Horn © 2018 ANDREW W. R. KIMLEY-HORN & ASSOCIATES, INC. 250 EAST 98TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM Email: Art@kimley-horn.com Email: Andy.Taylor@kimley-horn.com							
				DESIGNED BY: KJS								
				DRAWN BY: KJS								
				CHECKED BY: ART								
ORIGINAL ISSUE: 08/02/2019												
KHA PROJECT NO. 170099000												
SHEET NUMBER												
9												



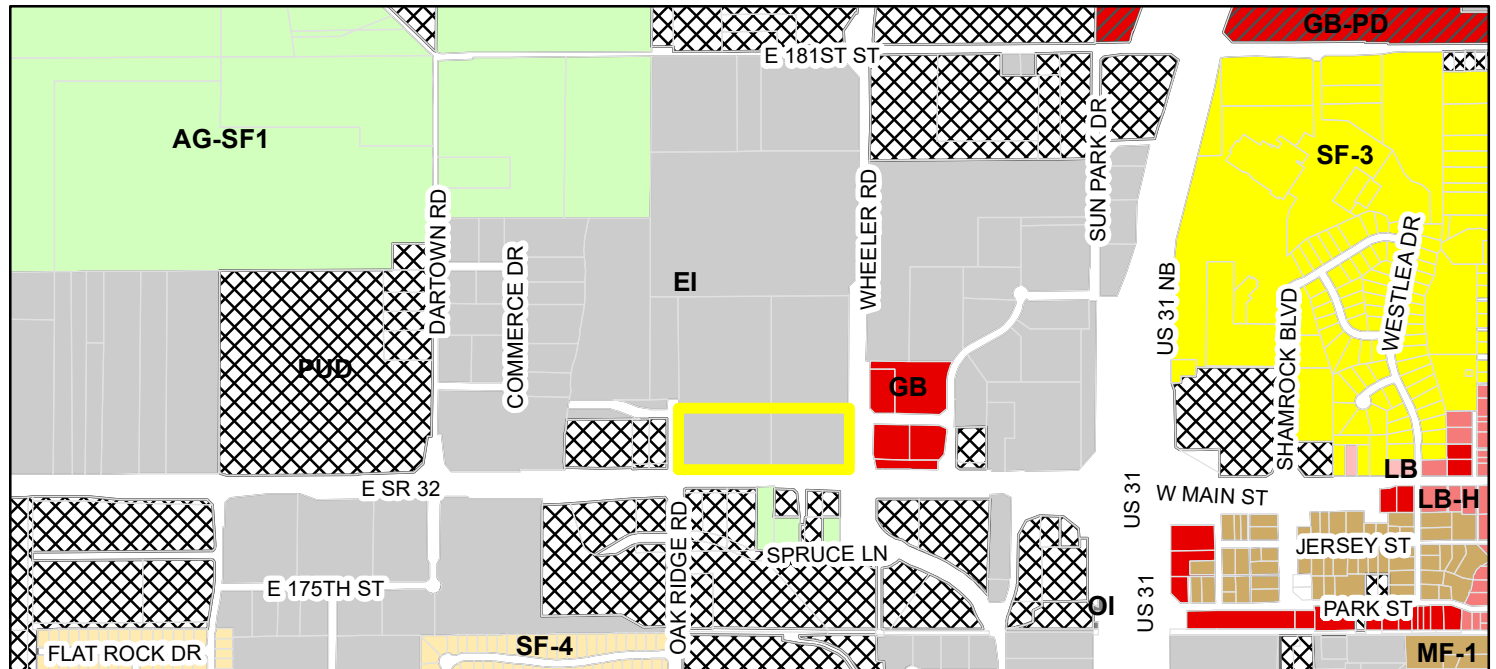
Property Location Map
Wheeler Landing PUD Amendment
Planned Unit Development Amendment
1909-PUD-27



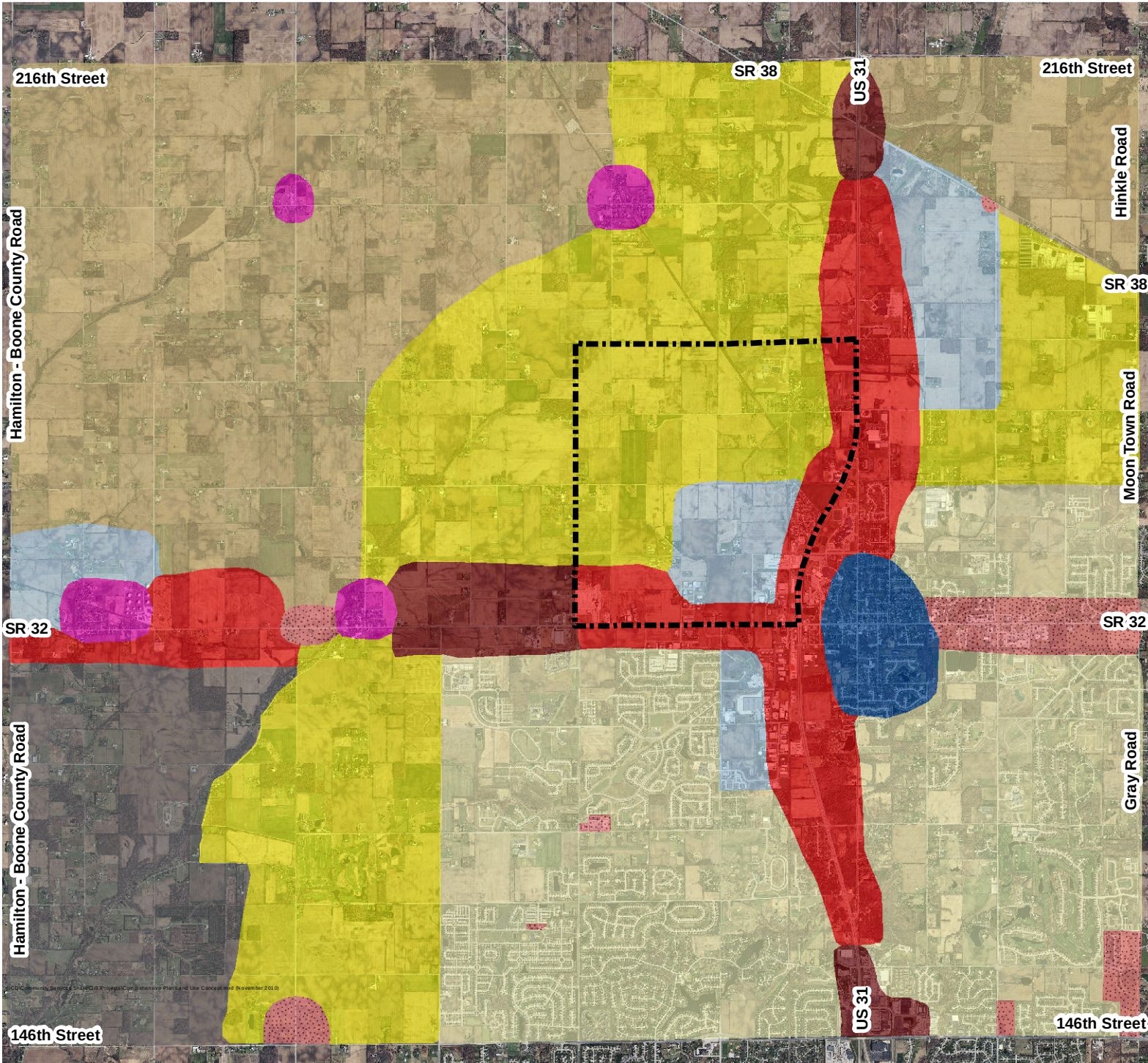
Aerial Location Map



Zoning Map



Parcel	LB (Local Business)
Zoning - All	LB-H (Local Business - Historical)
Zoning	MF-1 (Multiple Family - 1)
AG-SF1 (Agriculture - Single Family - 1)	OI (Open Industrial)
EI (Enclosed Industrial)	PUD (Planned Unit Development)
GB (General Business)	SF-3 (Single Family - 3)
GB-PD (General Business - Planned Development)	SF-4 (Single Family - 4)



Westfield - Washington Land Use Concept Map

Exhibit A

Legend

- Suburban Residential
- New Suburban
- Existing Rural Southwest
- Rural Northwest and Northeast
- Business Park
- Local Commercial
- Employment Corridor
- Regional Commercial
- Villages
- Downtown
- Family Sports Capital of America



Community Development Department

1 inch = 1 mile

DISCLAIMER: The Town of Westfield, Indiana has created this map in an attempt to increase the availability of public information and enhance public knowledge. The Town is continually collecting, maintaining and updating data. Information for the map themes was obtained from existing, and many times historical documentation. Because of this, the information displayed on this map is not guaranteed to be completely accurate or all inclusive. The Town of Westfield retains the right to change the content of this map without prior notice. The Town of Westfield assumes no liability for any actions or occurrences that may result from persons viewing the information contained on this map. This map is not meant to take the place of any existing guidelines, rules, regulations or legal procedures. No information displayed on this map should be used in place of legal documentation. Field investigations are still necessary for locating underground facilities, and contact with appropriate departmental staff is still required for determining location-based designations.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 3, 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
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 has been properly noticed for 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 for those items identified as outstanding 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).

Comment: Please coordinate with WPWD, HCSO, and utility companies.

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

Comment: Please coordinate with WPWD and utility companies.

- 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%).
- 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.

Comment: Please coordinate with WPWD and HCSO.

- 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.

Comment: Please coordinate with applicable departments.

- 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.

Comment: Please coordinate with HCSO.

- 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.

Comment: Please provide a copy when available if applicable.

Development Plan Review (Article 10.7 of UDO)

The plans comply, as applicable to an Overall Development Plan, except for those items identified as outstanding below.

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.

Comment: Please coordinate with WFD.



- 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.

Comment: Please coordinate with WPWD.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 3, 2019
1909-ODP-15 & 1909-SPP-15

- 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;
- 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.

Comment: Please coordinate with WPWD and utility companies.

- 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 except for those items identified as outstanding below.

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) Minimum Building Separation:

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

f) Maximum Building Height:

Single-Family Detached:	2.5 Stories
Paired Villa:	1.5 Stories
Townhomes:	3 Stories

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

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.

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

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

Comment: Not Applicable to DPR. To be reviewed at building permit stage.



29) Building Standards (Article 6.4)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

30) Height Standards (Article 6.6)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

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.

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

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)

Comment: Please coordinate with WPWD, HCSO, and the utility companies.

26) Monument and Marker Standards (Article 8.5)

Comment: The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process.

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.

Comment: Please coordinate with WPWD.

- 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.

Comment: Please coordinate with WPWD.

- 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.

Comment: Please coordinate with WPWD.

- 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.

Comment: Please coordinate with WPWD.

- 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).

Comment: Please coordinate with WPWD.

29) Storm Water Standards (Article 8.8) - **Please coordinate with WPWD.**

30) Streets and Right-of-Way Standards (Article 8.9) – **Please coordinate with WPWD.**

31) Street Light Standards (Article 8.10) – **Please coordinate with WPWD.**

32) Street Sign Standards (Article 8.11) – **Please coordinate with WPWD.**



Surety Standards (Article 8.12) – **Please coordinate with WPWD.**

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

The plans comply except for those items identified as outstanding 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

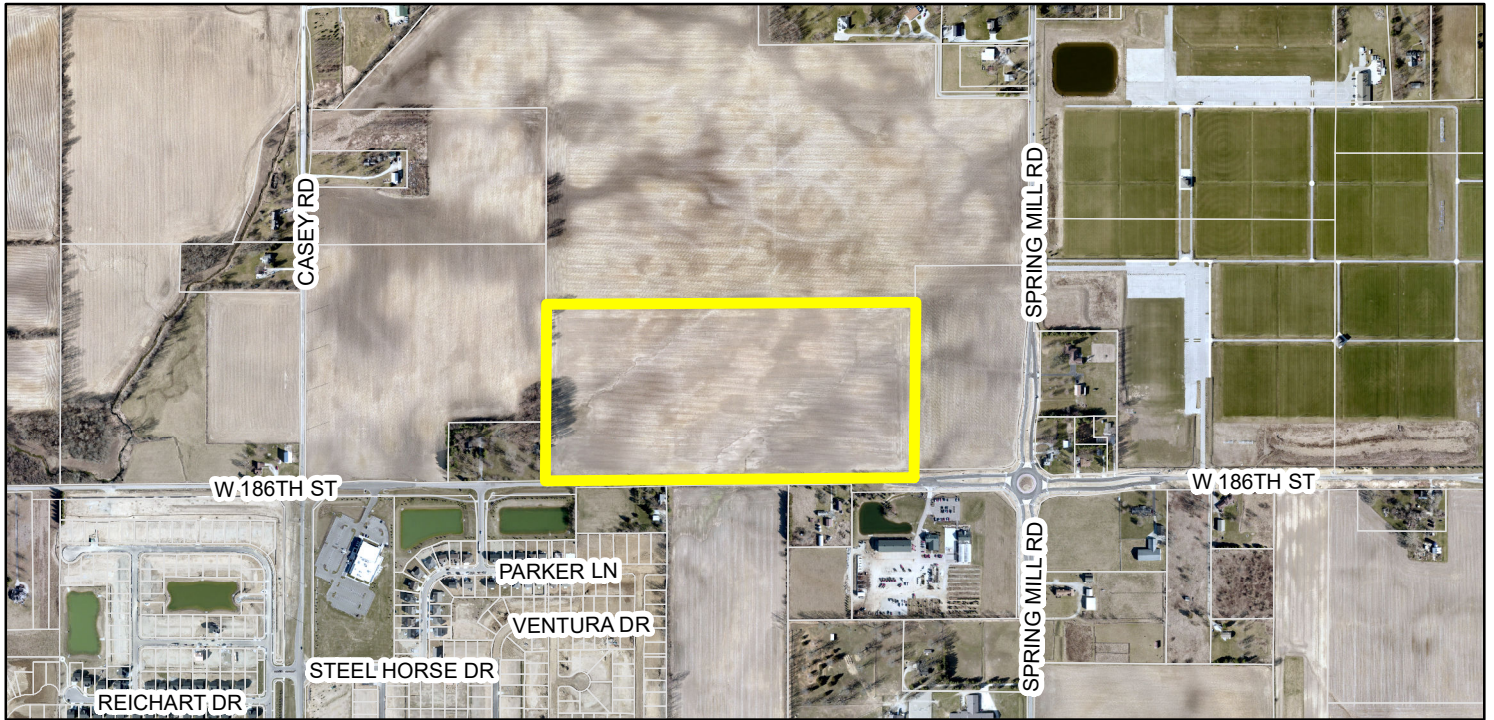
- 1) **Action: Hold a public hearing at the September 3, 2019, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearings, then please contact Jonathan Dorsey at 463-221-8375 or jdorsey@westfield.in.gov.



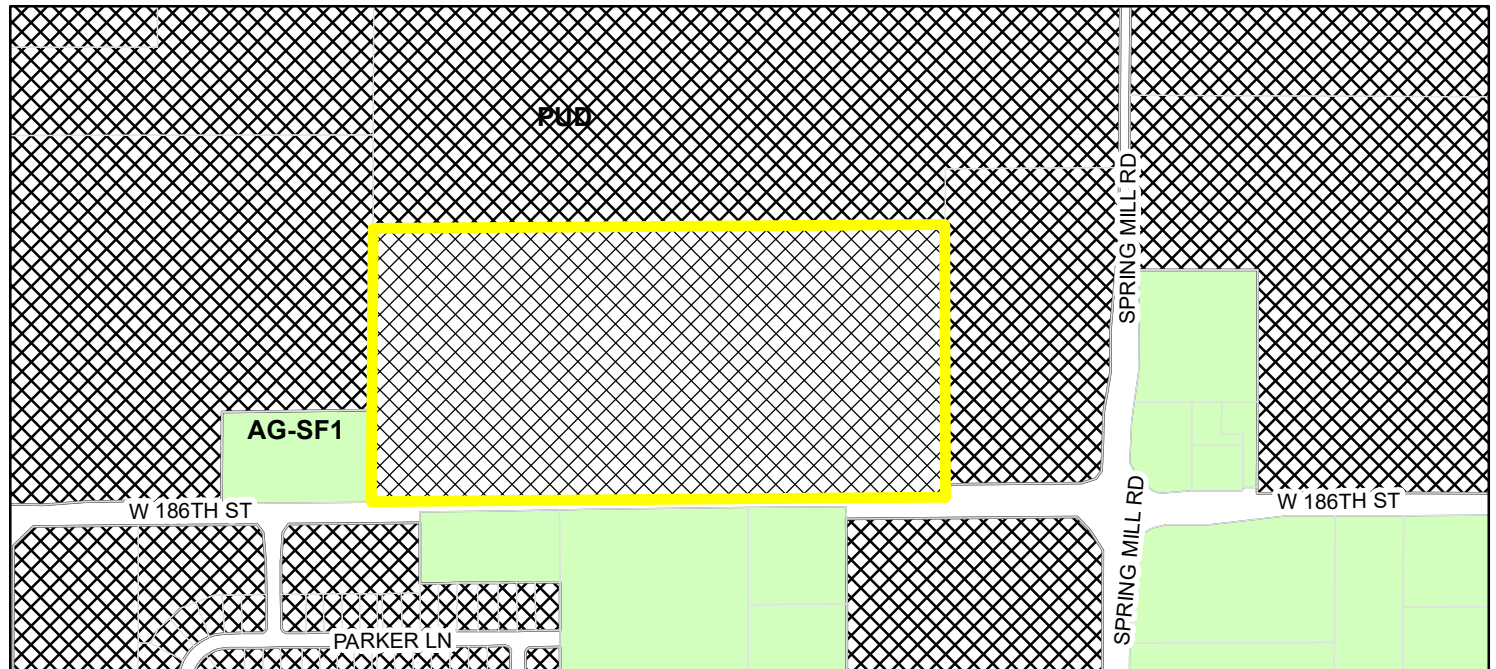
Property Location Map
Lancaster
Overall Development Plan and Primary Plat
1909-ODP-15, 1909-SPP-15



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. OLAMSTEAD
7863 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

SHEET C108

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:

- 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"-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

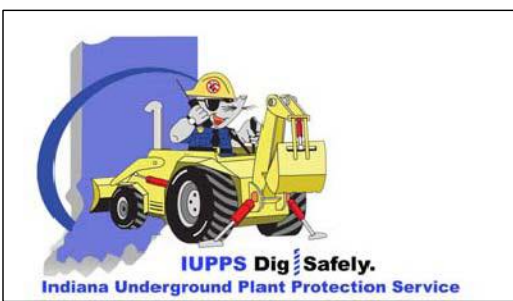
LEGEND

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
—●—	SANITARY CLEANOUT
—●—	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
—●—	HAMILTON COUNTY SURVEYOR
—●—	MEASURED
—●—	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
ALWAYS ON.
7065 East 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

LANCASTER BLOK "A"

WASHINGTON TOWNSHIP

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

C105
S & A JORDN
85740PLA-MF



REVISIONS
DATE



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.

BY

REVISIONS

DATE

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

CERTIFIED: 08/02/19

REGISTERED

No. 900012

STATE OF INDIANA

LAND SURVEYOR

STOEPPELWERTH

ALWAYS ON.

7065 East 106th Street, Fishers, IN 46038-2005

Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:

SECTION: 27

TOWNSHIP: 19N

RANGE: 3E

DRAWN BY: GDK

CHECKED BY: GDK

SHEET NO.

C106

S & A FORM NO. 85740PLA-MF

PRIMARY PLAT

LANCASTER BLOCK "A"

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA



STOEPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMPSTEAD
7965 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

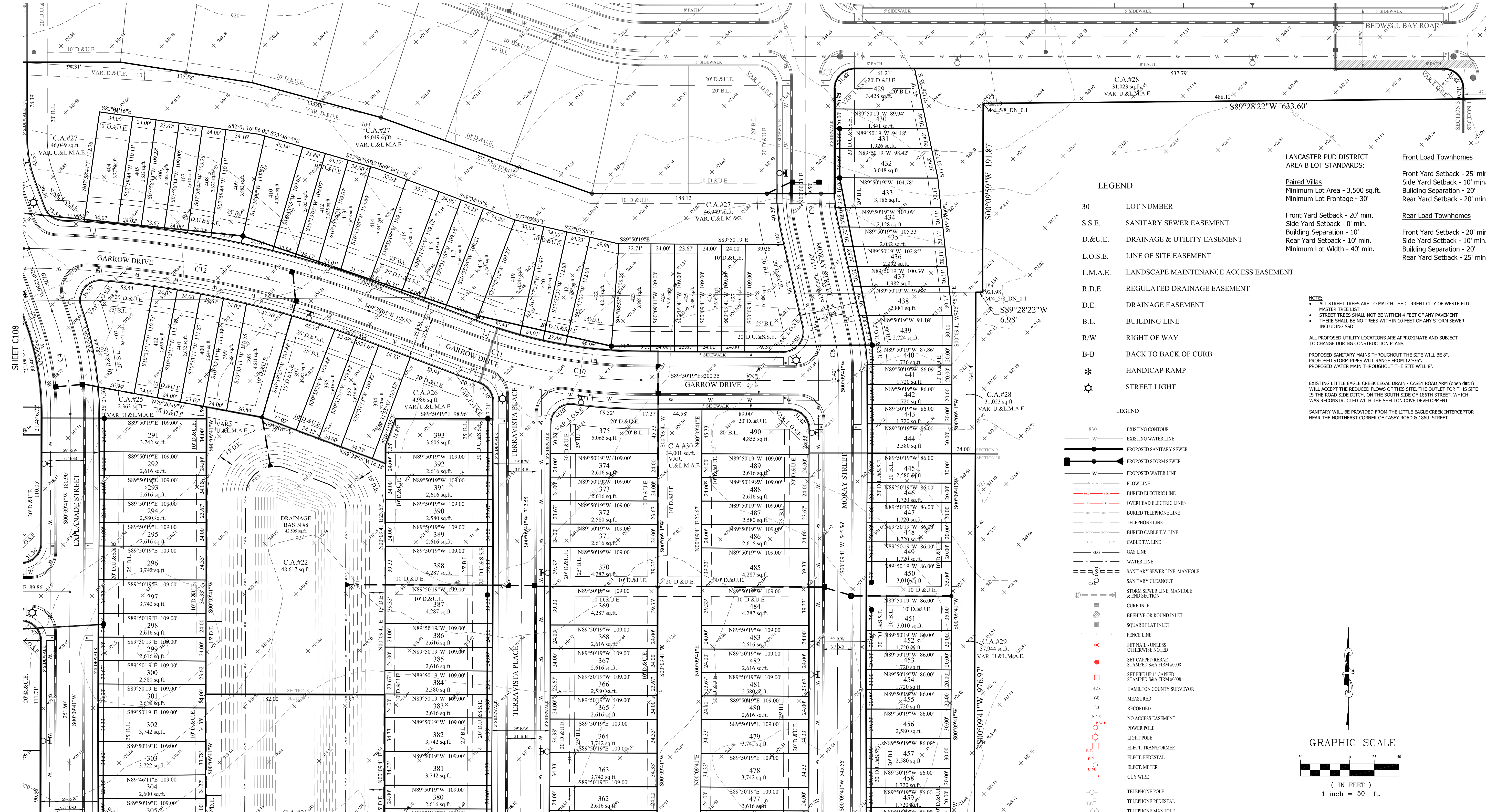
CURRENT LANDOWNERS:
HRKK LLC
738 Capistrano Dr
Nokomis FL, 34275

WHEELER FARMS LLC
18206 Kinsey Ave
Westfield IN, 46074

LANCASTER BLOCK "A"

PRIMARY PLAT

LANCASTER PUD DISTRICT



SHEET C106

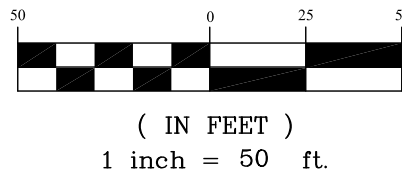
LEGEND

- 30 LOT NUMBER
- S.S.E. SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.O.S.E. LINE OF SITE EASEMENT
- 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
- 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 TV LINE
- CABLE TV LINE
- GAS LINE
- WATER LINE
- SANITARY SEWER LINE, MANHOLE
- SANITARY CLEANOUT
- 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 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
- 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

GRAPHIC SCALE



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.
Minimum Lot Width - 40' min.

Front Load Townhomes

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

Rear Load Townhomes

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

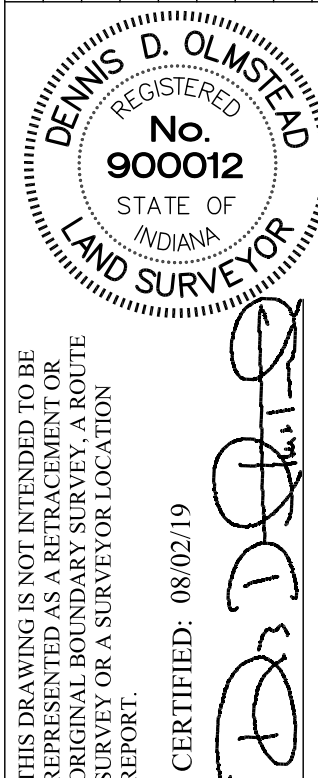
NOTE:
• ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD
• MASTER TREE LIST
• STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
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INCLUDING SSD

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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



STOEPELWERTH
ALWAYS ON.

PREPARED FOR:
LANCASTER BLOCK "A"

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PRIMARY PLAT

SECTION:
27

TOWNSHIP:
19N

RANGE:
3E

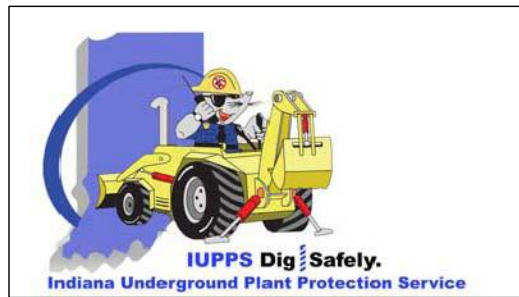
DRAWN BY:
GDK

CHECKED BY:
GDK

SHEET NO.

C107

S & A JORN NO
85740PLA-MF



REVISIONS
DATE

BY

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



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLAMSTEAD
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 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:

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.
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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.

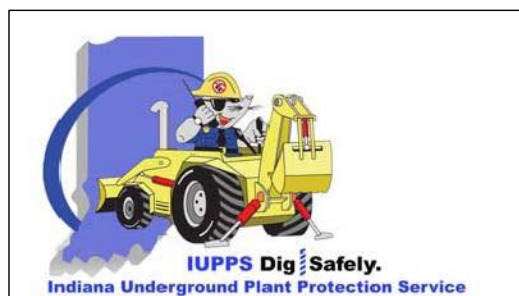
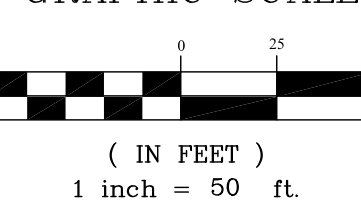
LEGEND

- 830 EXISTING CONTOUR
- W EXISTING WATER LINE
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- 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 CLEANNOUT
- 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

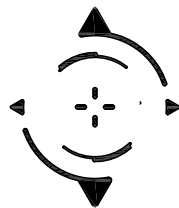
SECTION: 27 TOWNSHIP: 19N RANGE: 3E

DRAWN BY: GDK CHECKED BY: GDK

SHEET NO.

C108

S & A FORM NO. 85740PLA-MF

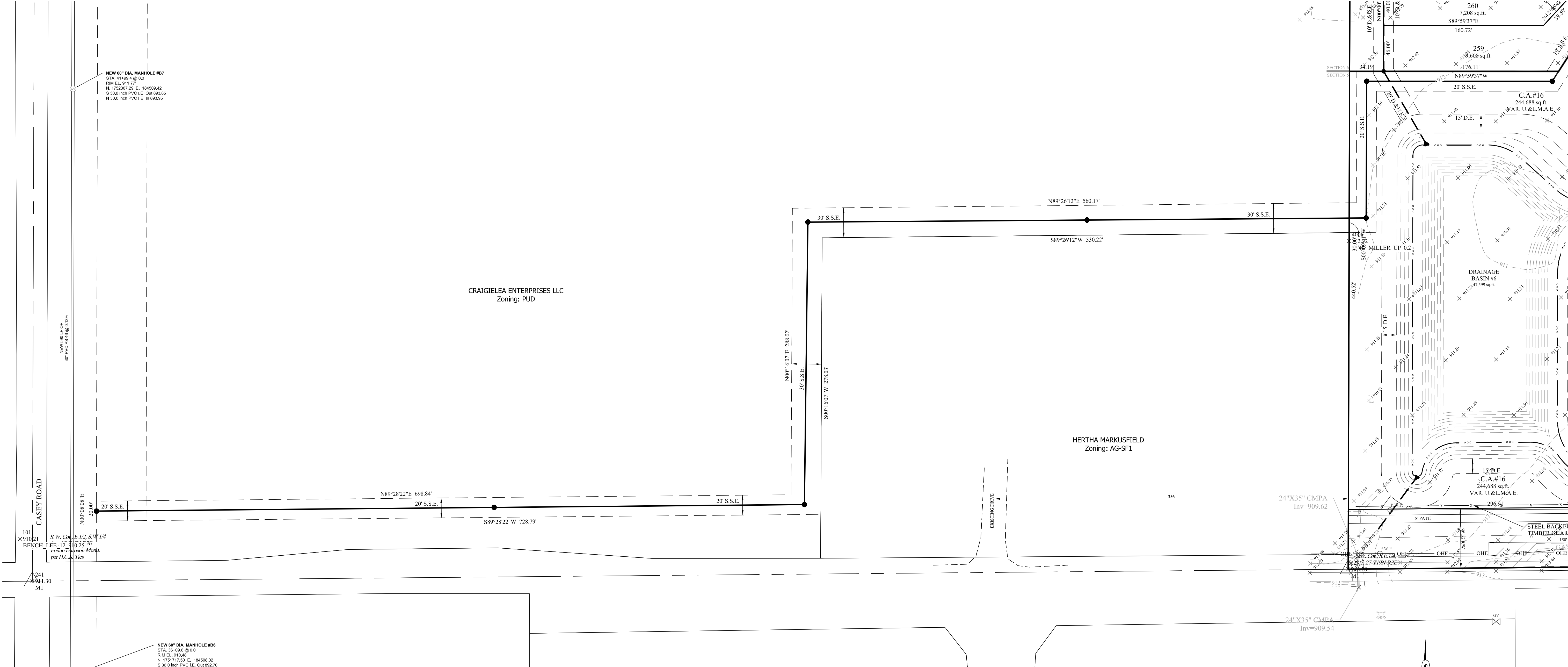


STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLAMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (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 USED FOR ANY OTHER PURPOSE THAN THE 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		



Know what's below.
Call before you dig.



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
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 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:

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:

- 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.

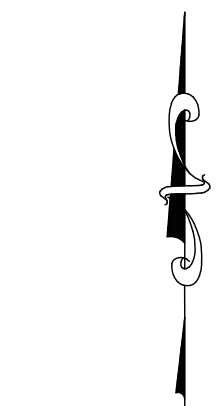
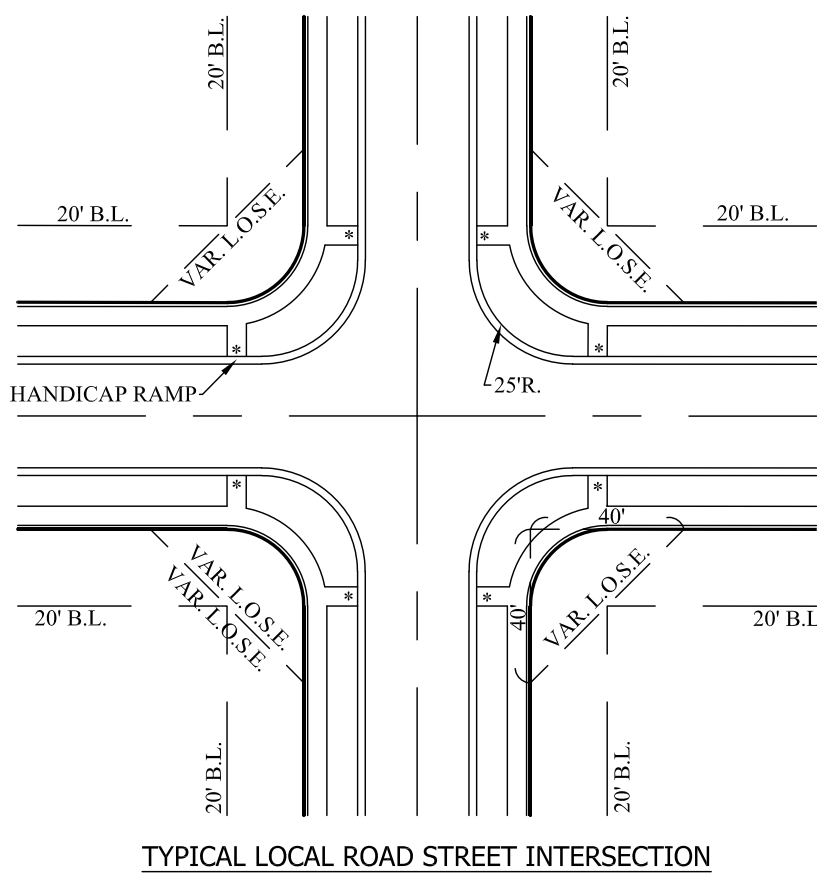
PROPOSED SANITARY MAIN THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

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

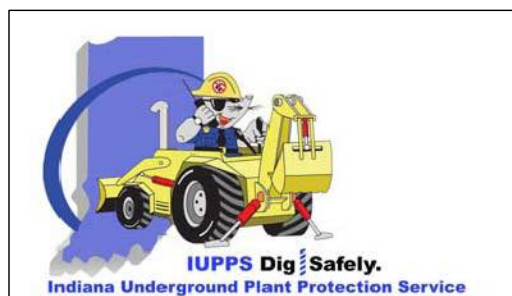
SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR NEAR THE NORTHEAST CORNER OF CASEY ROAD & 186TH STREET

LEGEND

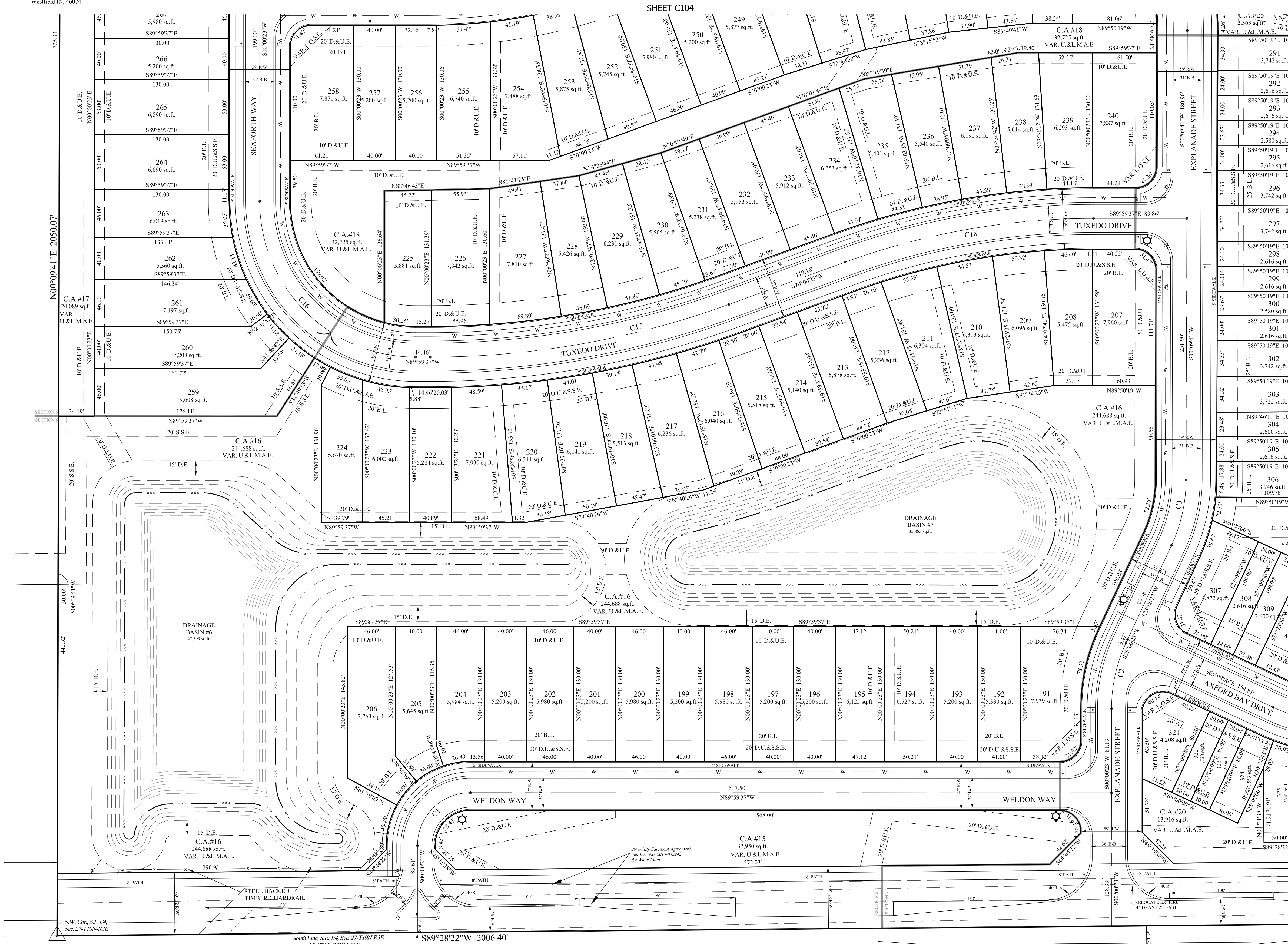
- | | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| L.O.S.E. | LINE OF SITE EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| R.D.E. | REGULATED DRAINAGE EASEMENT |
| D.E. | DRAINAGE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



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



BY		
REVISIONS		
DATE		
DENNIS D. OLMSHEAD REGISTERED No. 900012 STATE OF INDIANA LAND SURVEYOR CERTIFIED: 08/02/19		
THIS DRAWING IS NOT INTENDED TO BE A FINAL SURVEY. IT IS AN ORIGINAL BOUNDARY SURVEY. A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.		
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"		
PRIMARY PLAT		
SECTION: 27	TOWNSHIP: 19N	RANGE: 3E
DRAWN BY: GDK	CHECKED BY: GDK	SHEET NO.
C101		
S & A JORDN 85740PLA-MF		



STOEPPEL WERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 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 RIOUX
PHONE: (317) 863-2053
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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.

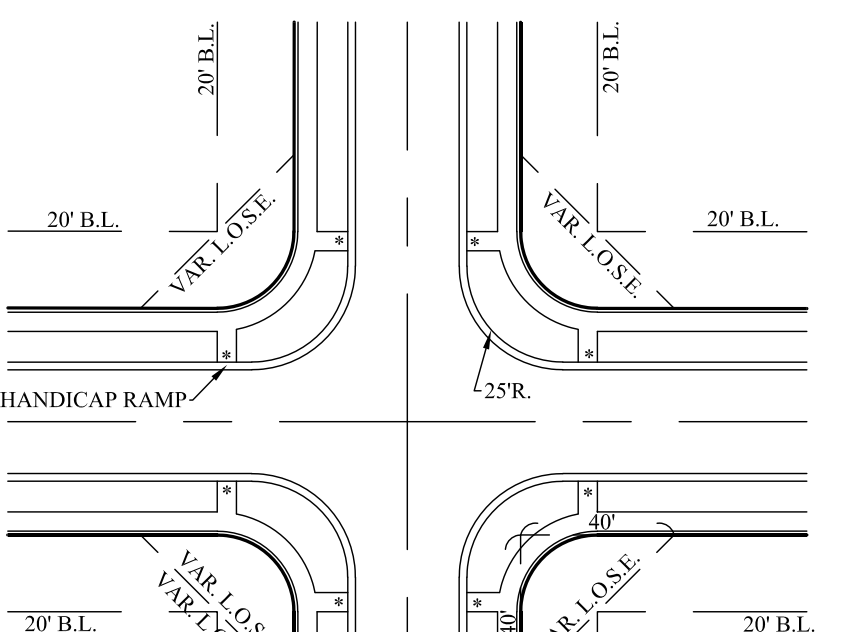
Rear Load Townhomes
Front Yard Setback - 20' min.
Side Yard Setback - 10' min.
Building Separation - 20'
Rear Yard Setback - 25' min.

NOTE:
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• MASTER TREE LIST
• 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 18" TO 36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

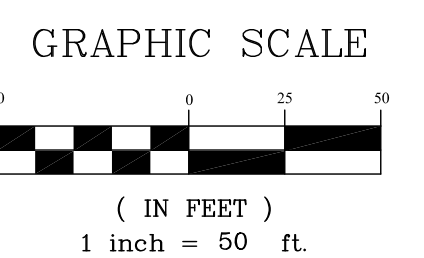
EXISTING LITTLE EAGLE CREEK LEGAL DRAIN - CASEY ROAD ARM (open drain)
WILL ACCEPT THE REDUCED FLOWS OF THIS SITE. THE OUTLET FOR THIS SITE
IS THE ROAD SIDE DITCH, ON THE SOUTH SIDE OF 186TH STREET, WHICH
WAS RECONSTRUCTED WITH THE SHELTON COVE DEVELOPMENT
SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE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



TYPICAL LOCAL ROAD STREET INTERSECTION



(IN FEET)
1 inch = 50 ft.



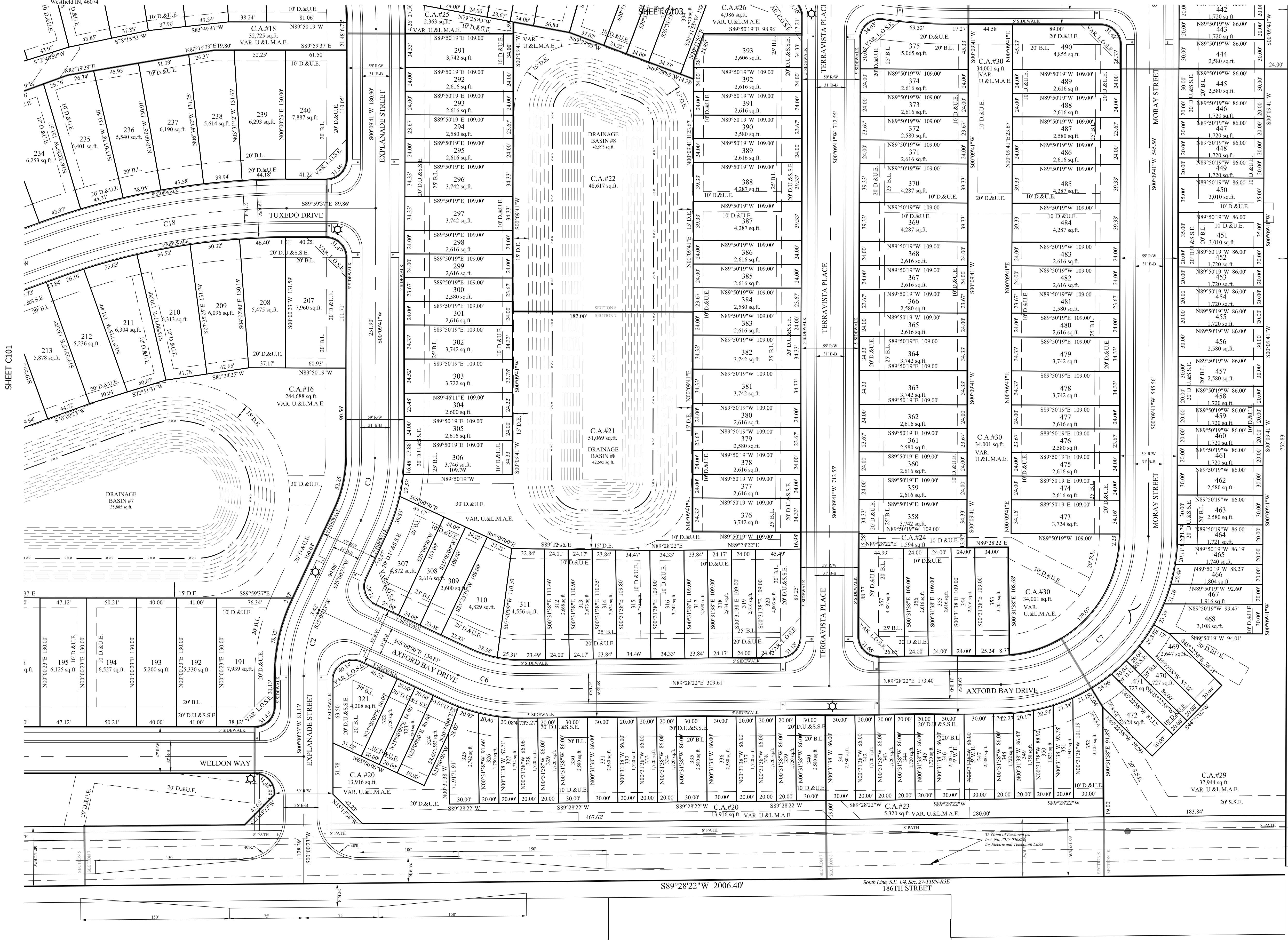
SECTION: 27 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: GDK CHECKED BY: GDK
SHEET NO. C102
S & A JORDN
85740PLA-MF

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

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

THIS DRAWING IS NOT INTENDED TO BE
A FINAL BOUNDARY SURVEY OR A ROUTE
REPORT.
CERTIFIED: 08/02/19
D.D.O.
DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

REVISIONS
DATE



S89°28'22"W 2006.40'

South Line S.E. 1/4 Sec. 27-19N-3E
186TH STREET

12' Grant of Easement per
Ind. No. 2017-0885E
for Electric and Telecomm Lines



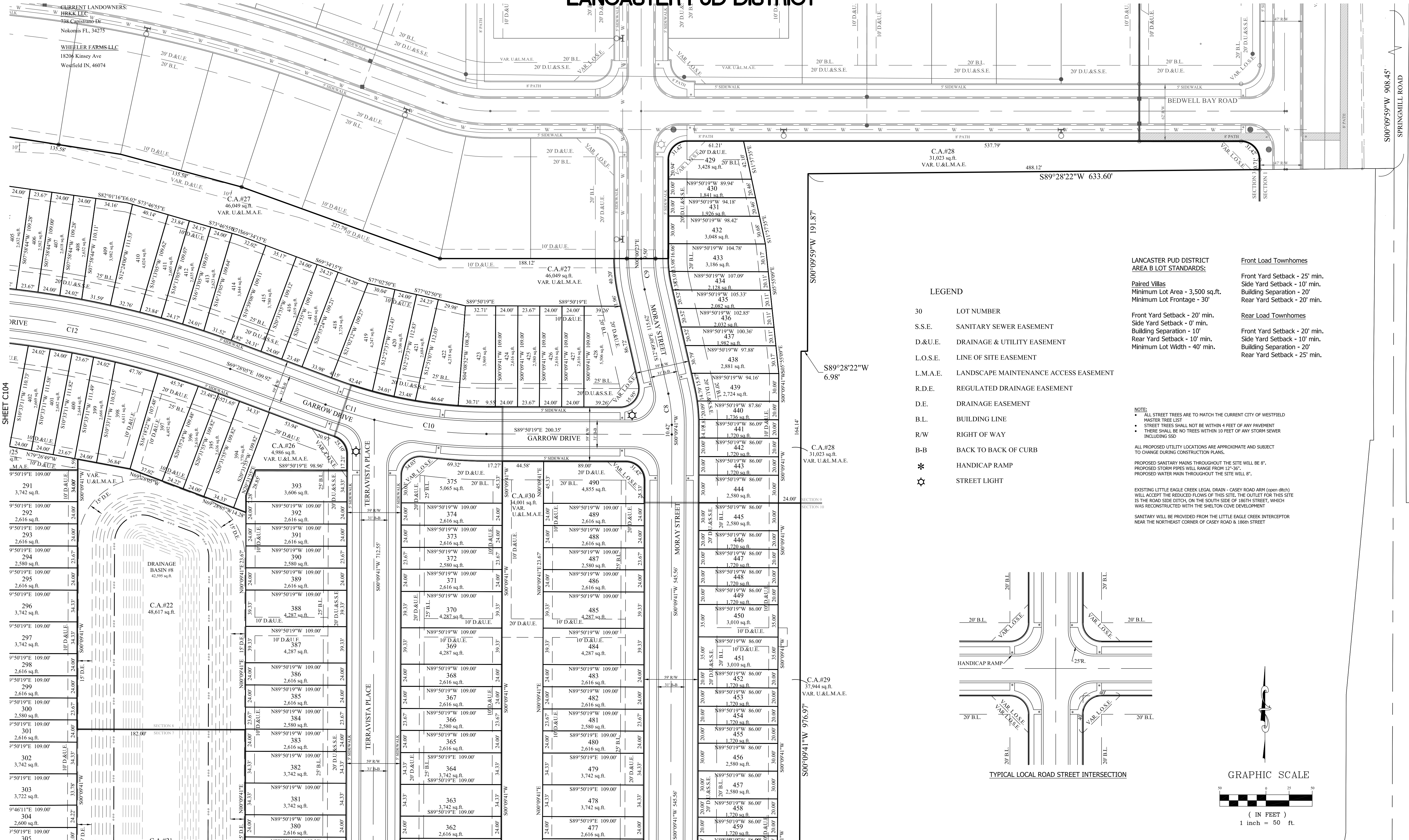
STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053

CURRENT LANDOWNERS:
HRKK LLC
788 Capistrano Dr.
Nokomis FL, 34275
WHEELER FARMS LLC
18206 Kinsey Ave
Westfield IN, 46074

LANCASTER BLOCK "A"

PRIMARY PLAT

LANCASTER PUD DISTRICT



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
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- 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.

Front Load Townhomes

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

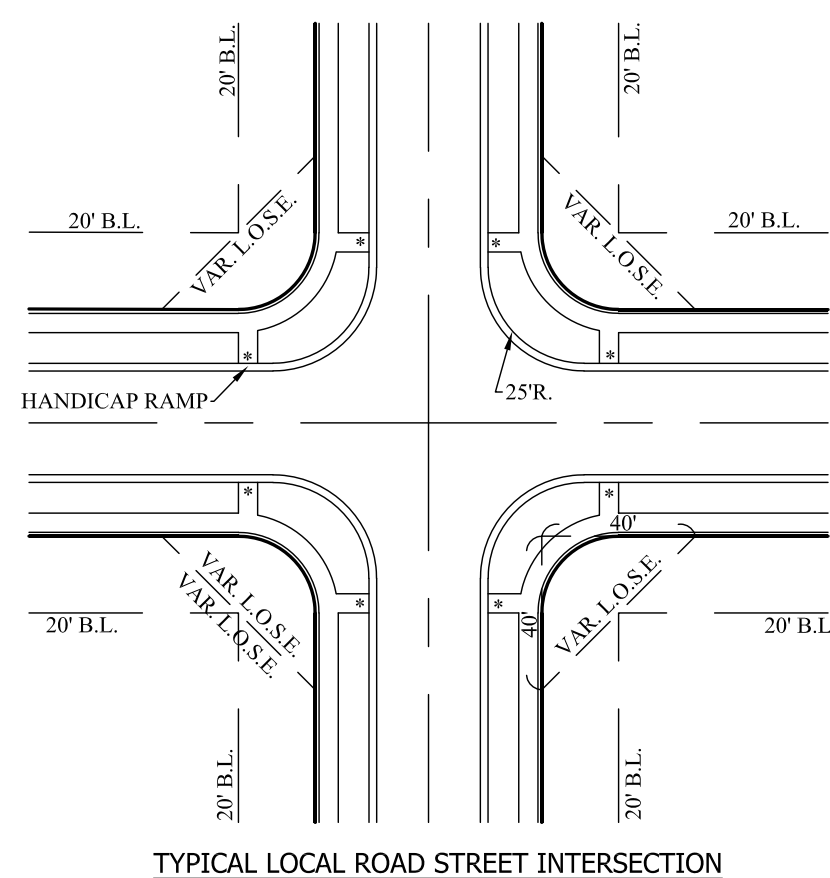
Rear Load Townhomes

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

- NOTES:
- 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

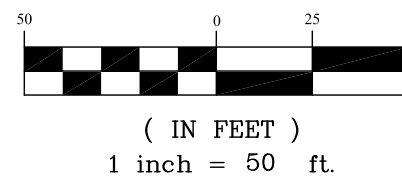
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SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR NEAR THE NORTHEAST CORNER OF CASEY ROAD & 186TH STREET



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

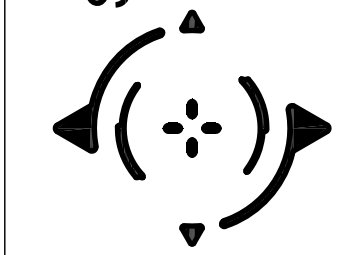


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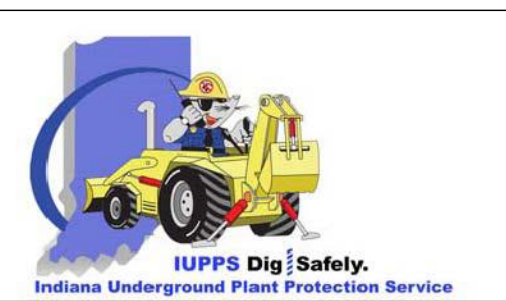
CERTIFIED: 08/02/19
D.D.O.

STOEPPELWERTH
ALWAYS ON.

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



SECTION	TOWNSHIP	RANGE
27	19N	3E
DRAWN BY:	CHECKED BY:	SHEET NO.
GDK	GDK	C103
PREPARED FOR:	DATE	BY
LANCASTER BLOCK "A"	08/02/19	



Know what's below.
Call before you dig.

85740PLA-MF



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMESTEAD
7963 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
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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



SHEET C101

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 |
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| 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 - 10' 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 - 10'
Rear Yard Setback - 20' min.
Minimum Lot Width - 40' min.

NOTE:

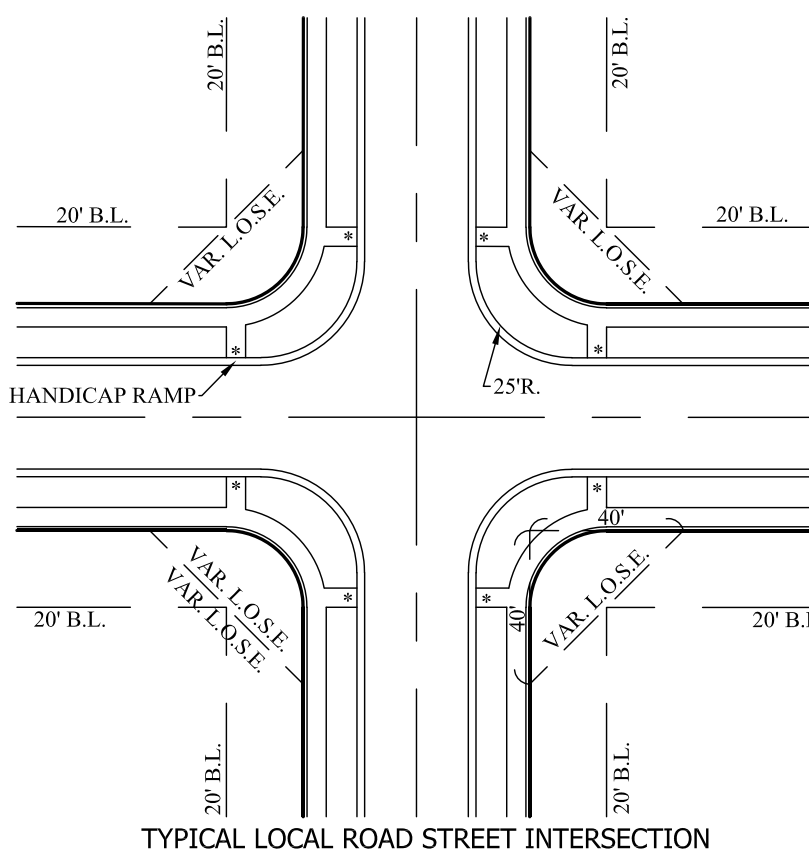
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SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR NEAR THE NORTHEAST CORNER OF CASEY ROAD & 186th STREET



GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



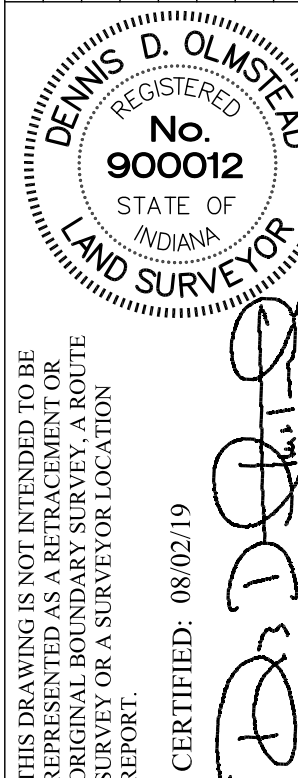
PRIMARY PLAT

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

C104

S & A JORDN
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CERTIFIED: 08/02/19

DATE

REVISIONS

BY



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 19-27
4. Concept Plan
5. District Map
6. Character Exhibits
7. Neighbor Meeting
8. Public Comments
9. 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 27, 2019. The petition will receive 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, 81 Single-Family Dwellings in Area B, and 94 Duplex Dwellings in Area C (totaling a maximum of 280 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
Multit-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: 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 Amentities (such as trails), Playground, Fitness Stations, Lake/Pond with Fishing Deck, Recreation and Picnic Shelter, Outdoor Kitchen, and a Community Firepit.

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.

COMPREHENSIVE PLAN

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 will be 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

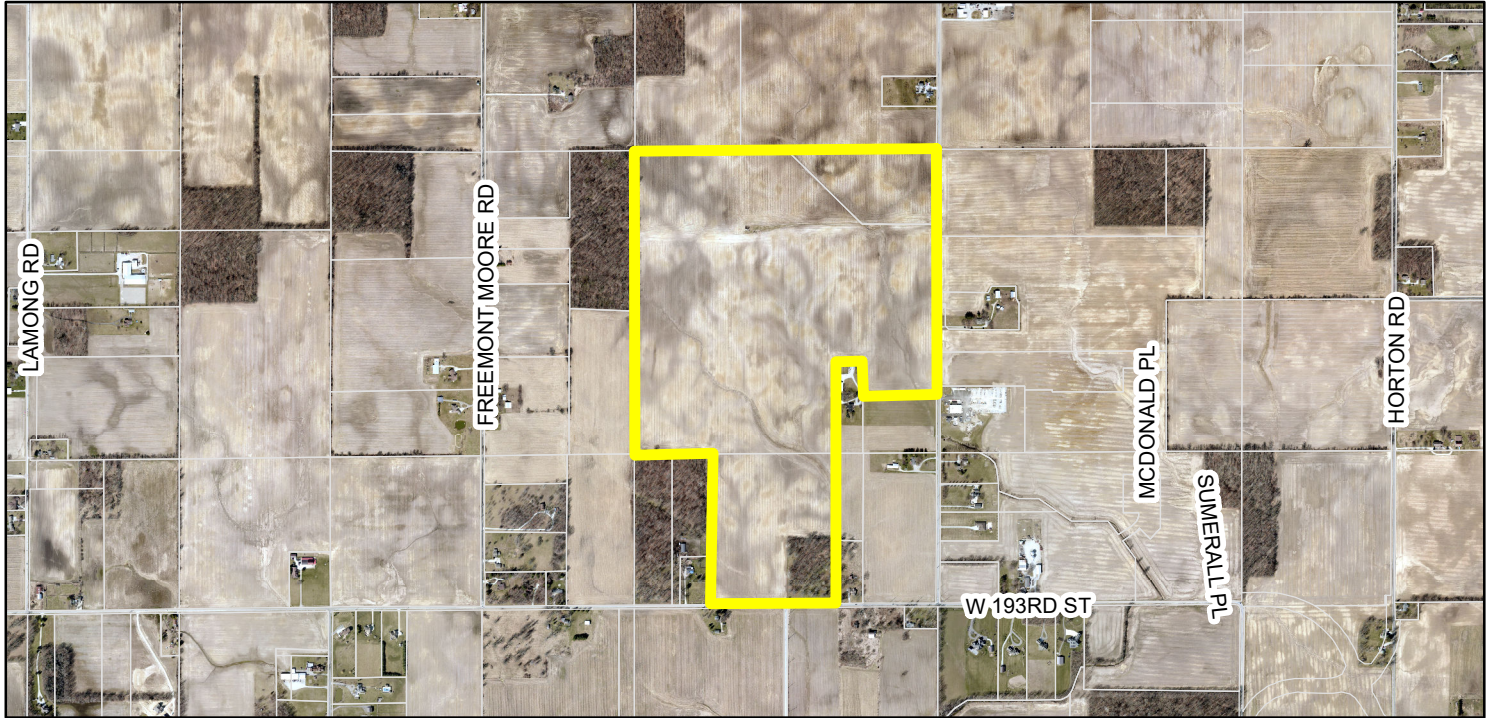
1. **Action: Hold a public hearing at the September 3, 2019, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration 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.



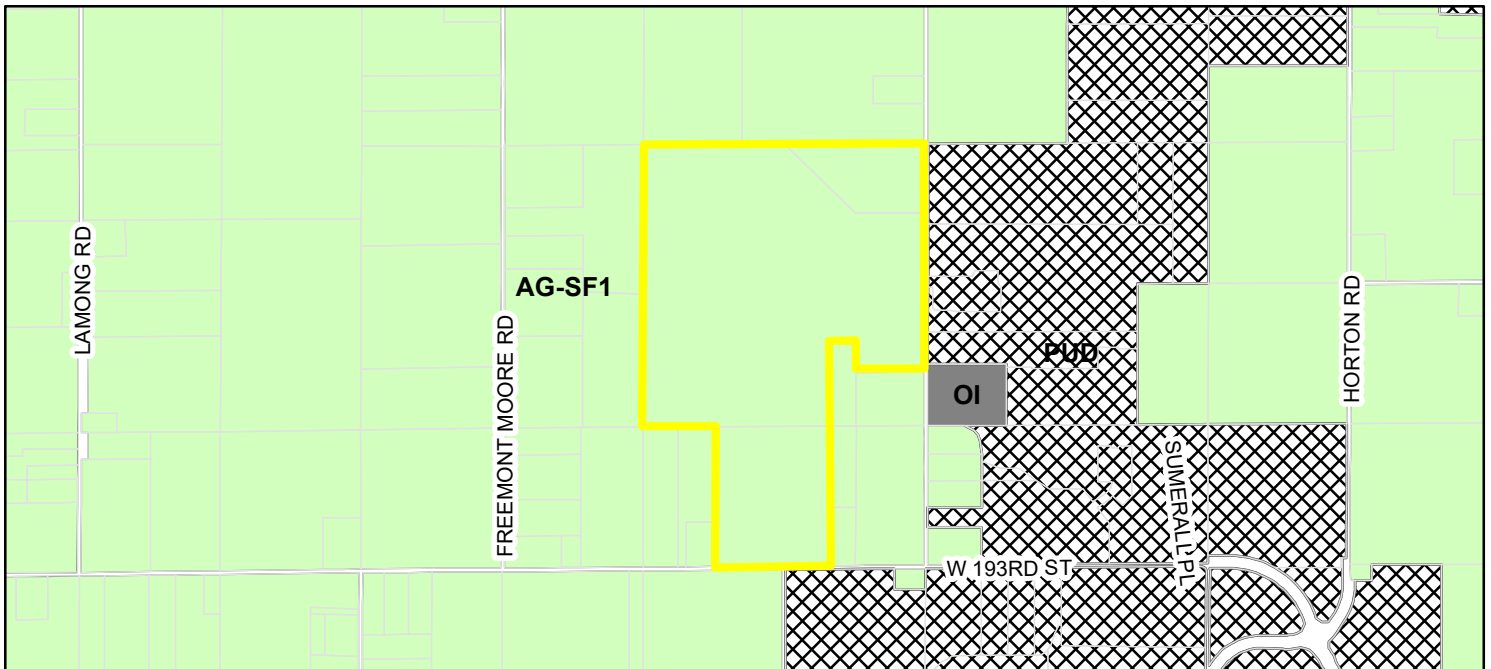
Property Location Map
Atwater PUD
Planned Unit Development Rezoning
1909-PUD-31



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-__

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__-PUD-__**), 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__-PUD-__** 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	81 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).

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
Maximum Dwelling Units Per Building	1	1	2
Minimum Living Area (Total)			
Single Story	1,400sqft	1,900sqft	1,300sqft
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) Permitted Exterior Materials: Masonry Material, vinyl siding (horizontal, shake, and board and batten with a minimum gauge of .046), composite trim, composite veneer panels, vinyl shutters, aluminum facia, 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 and/or hardware to vary the appearance of garage doors based on the architectural style of the dwelling.
 - c) A minimum of two (2) garage door styles shall be utilized. 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 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). 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) A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') offset, both of which is 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) 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) 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 100 square feet of additional living space located on Side or Rear Façade.
 - d) A window bay or box out not 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-inch (6”) offsets or one (1) four-foot (4’) 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 .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 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 7 of **Exhibit D**.
 - c) All garage doors shall have trim of not 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 inch (6") trim board.
- c) A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') 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 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.

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, as generally depicted on **Exhibit E**, shall be provided within relative proximity to the Recreation and Picnic Shelter.

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-__** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

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

I hereby VETO **ORDINANCE 19-__**
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)

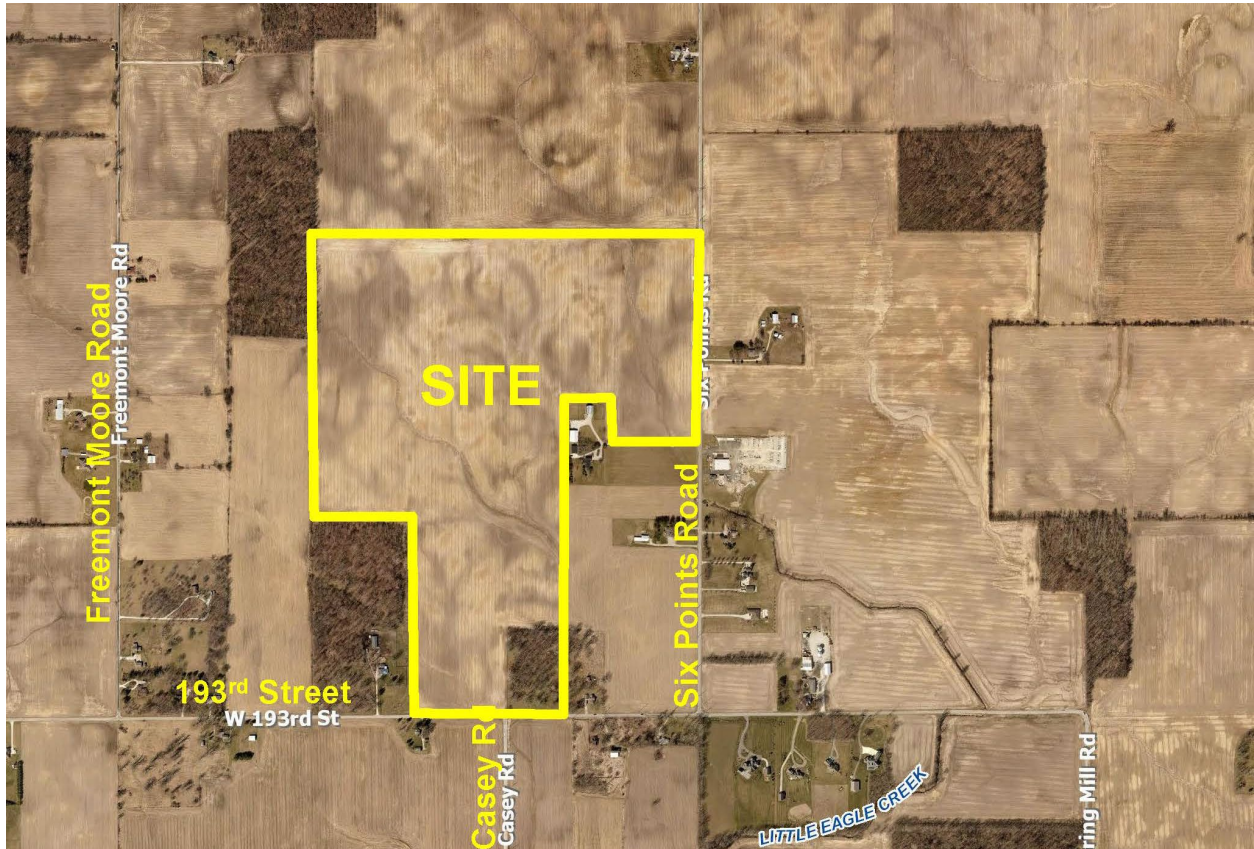


EXHIBIT B

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 19 __-PUD-__.

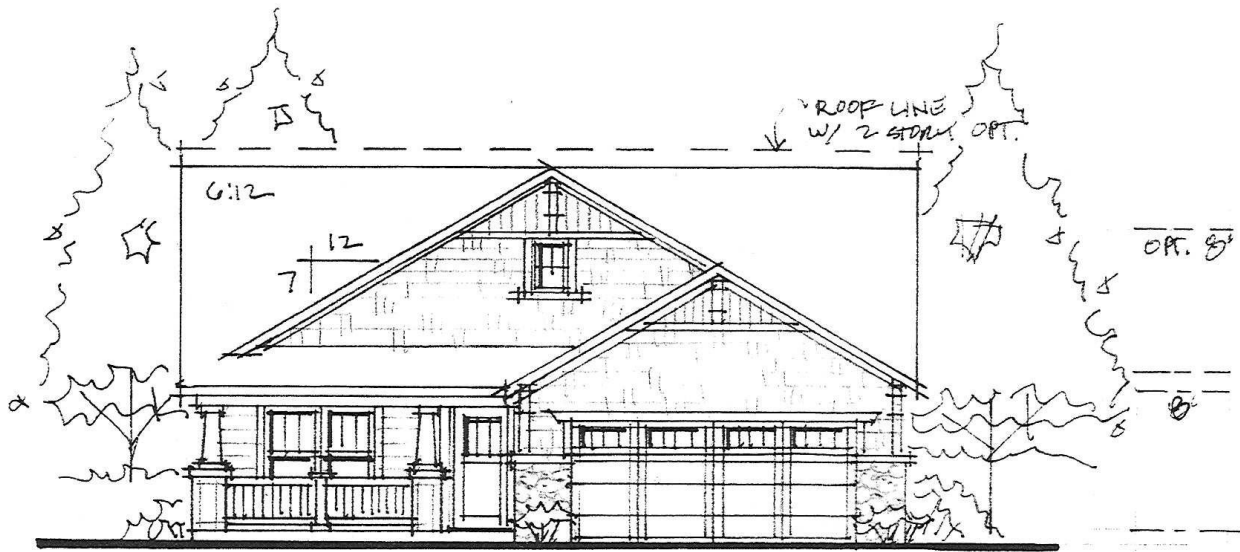
EXHIBIT C
District Map

AREA MAP

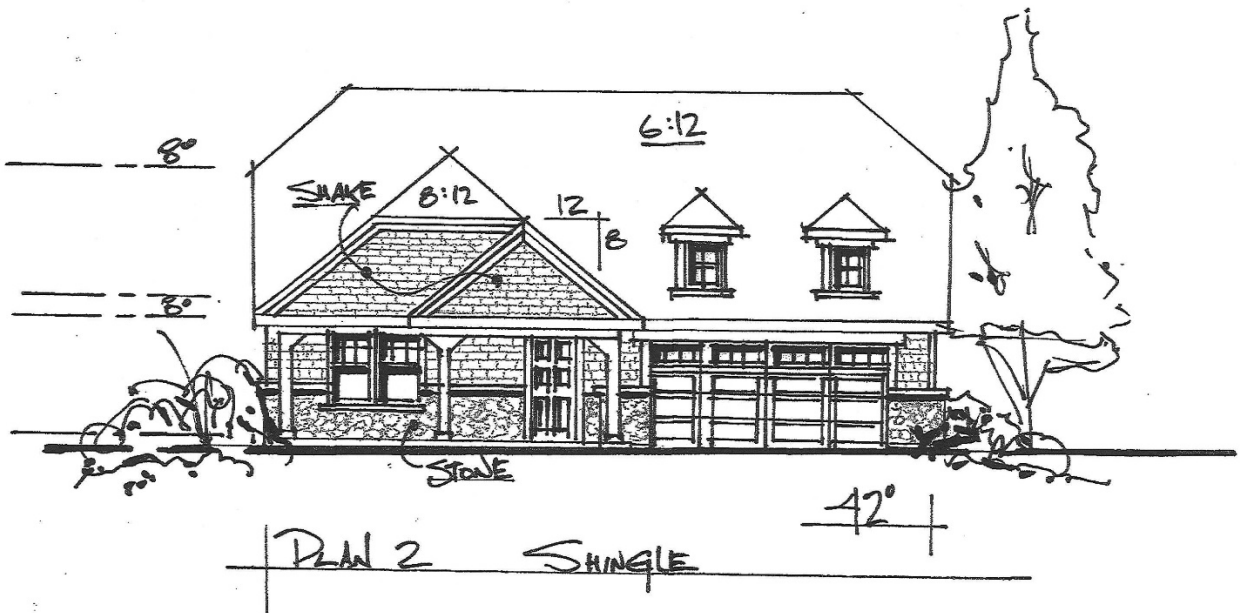


EXHIBIT D
CHARACTER EXHIBITS
(Page 1 of 9)

AREA A



PLAN 1 • CRAFTSMAN



PLAN 2 SHINGLE

EXHIBIT D
CHARACTER EXHIBITS
(Page 2 of 9)

AREA A

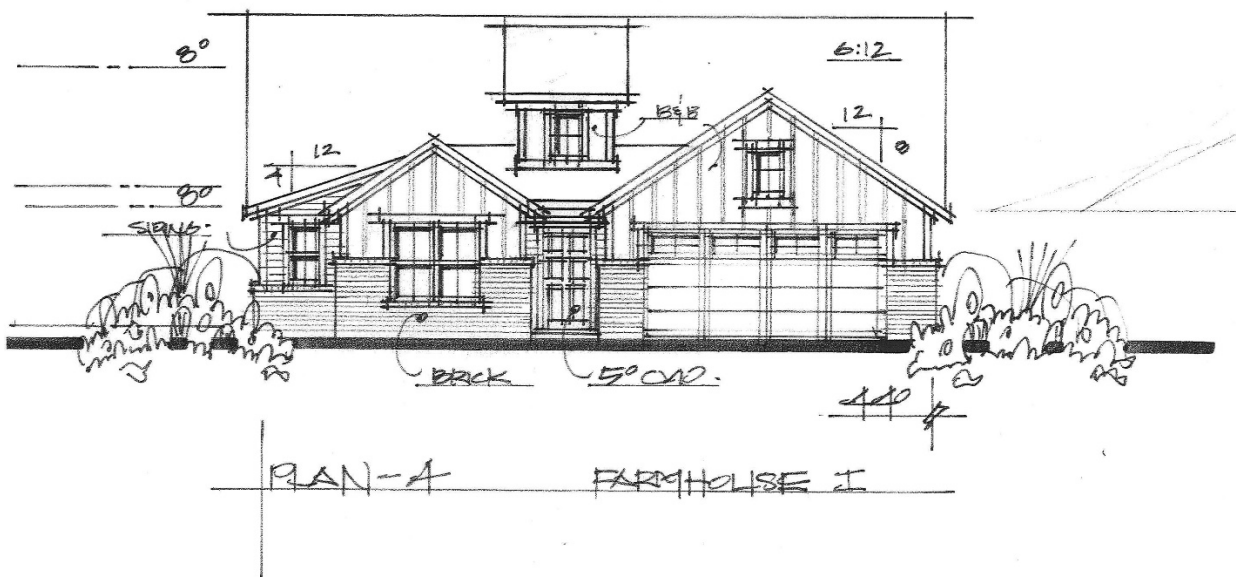
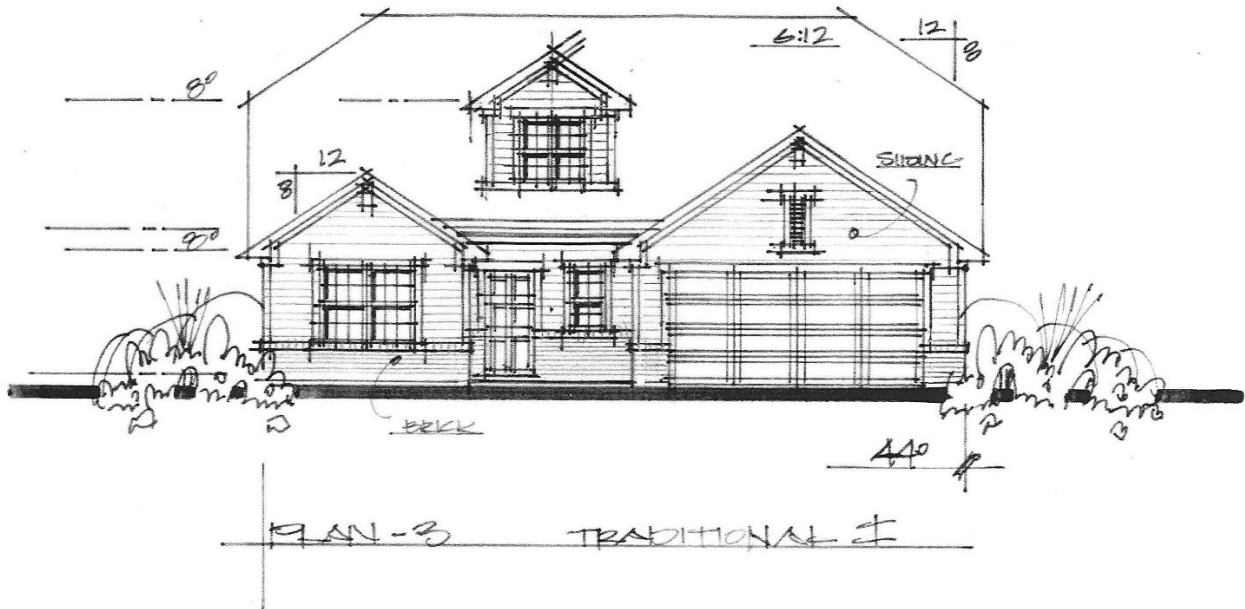


EXHIBIT D
CHARACTER EXHIBITS
(Page 3 of 9)

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 G
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 G
Amenity Exhibit
(Page 2 of 3)



EXHIBIT G
Amenity Exhibit
(Page 3 of 3)





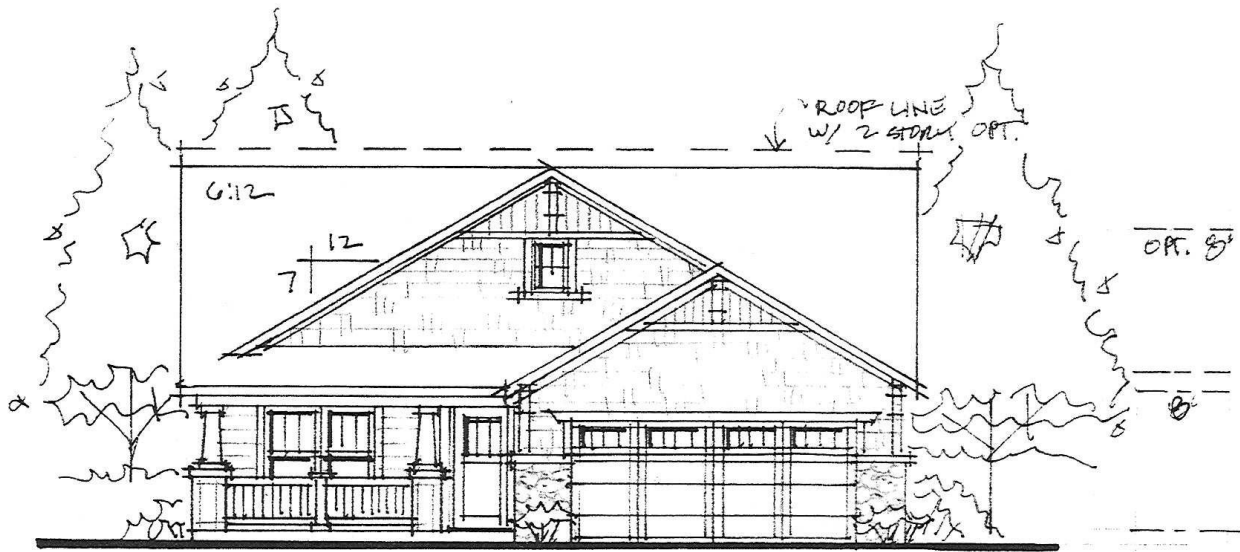
LEGEND:

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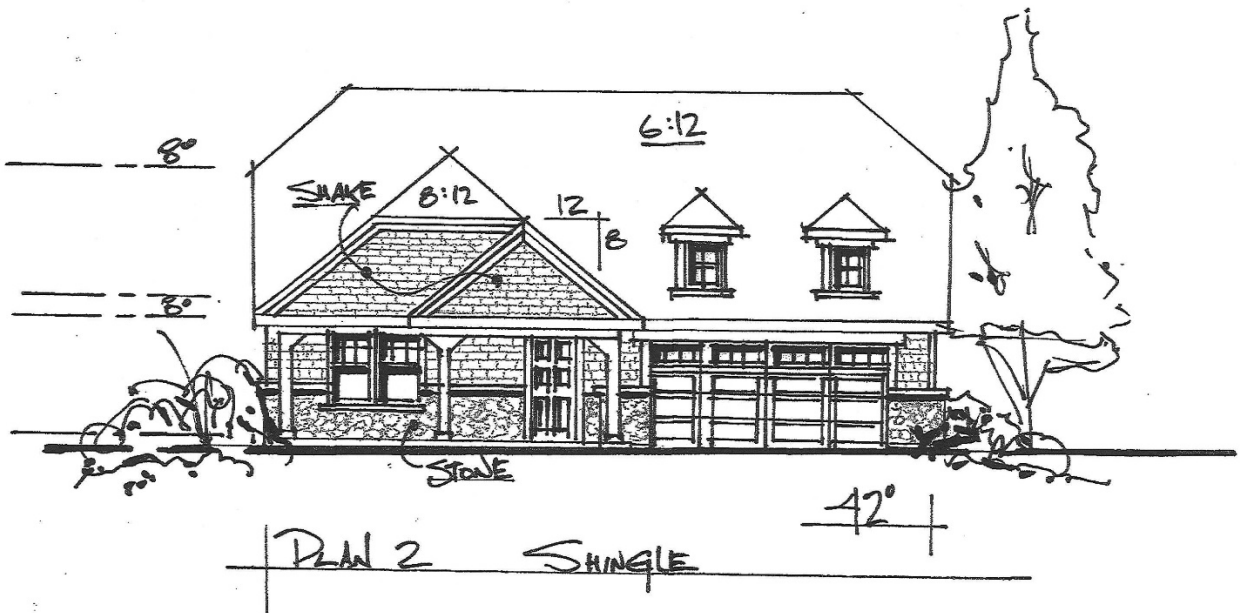


EXHIBIT D
CHARACTER EXHIBITS
(Page 1 of 9)

AREA A



PLAN 1 • CRAFTSMAN



PLAN 2 SHINGLE

EXHIBIT D
CHARACTER EXHIBITS
(Page 2 of 9)

AREA A

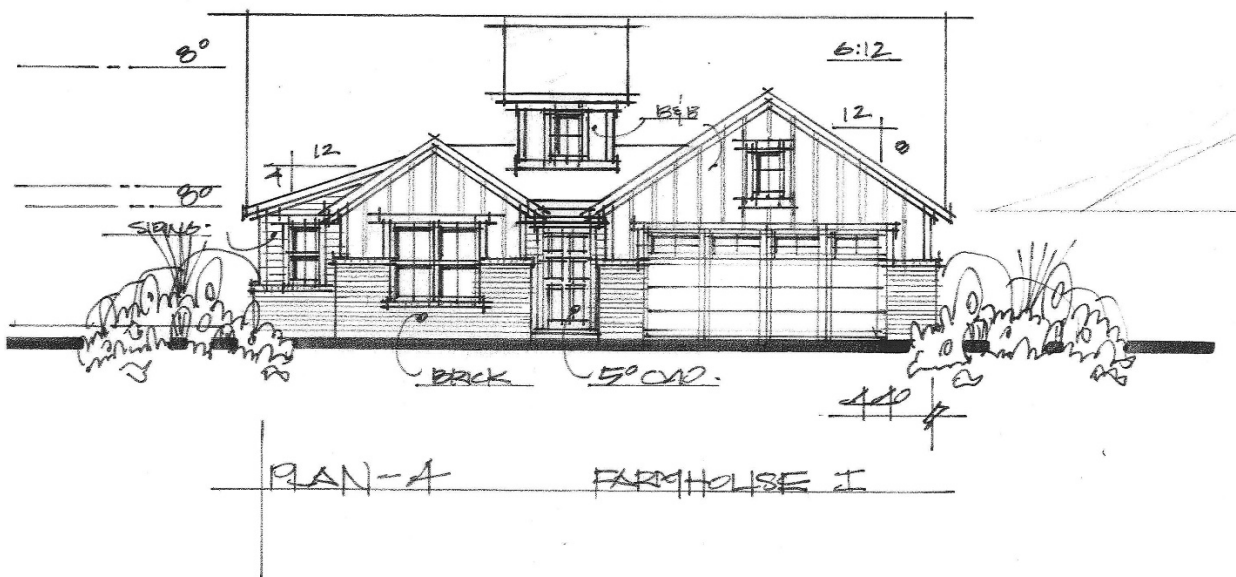
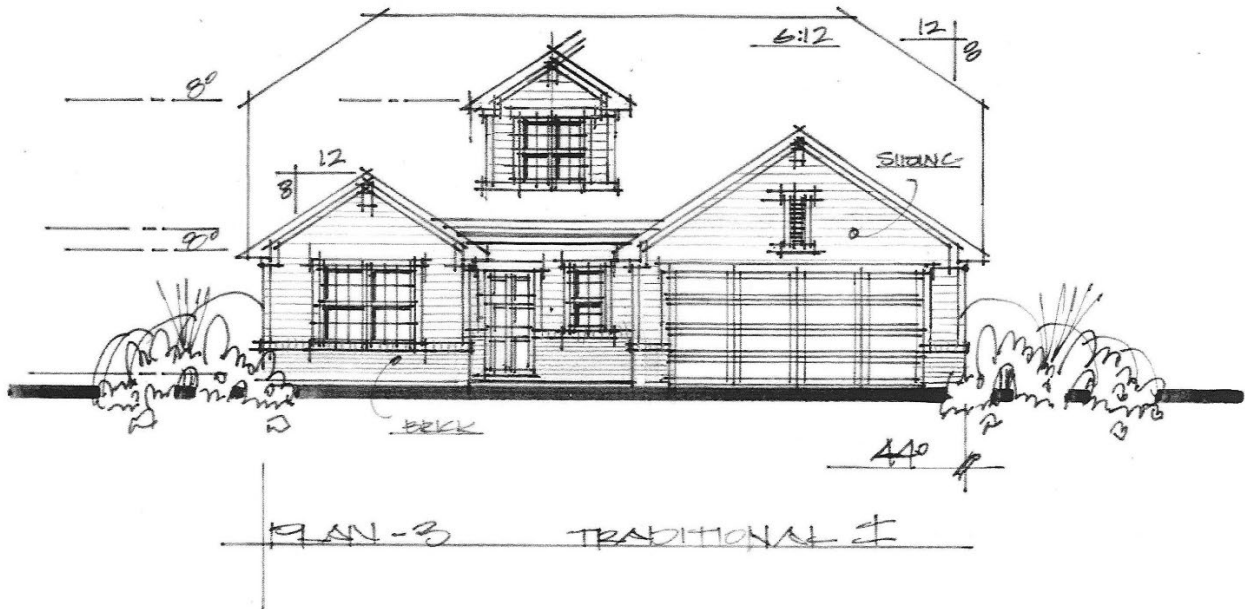


EXHIBIT D
CHARACTER EXHIBITS
(Page 3 of 9)

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 G
Amenity Exhibit
 (Page 1 of 3)



LEGEND:

- | | |
|----------------------|------------------------------|
| (a) Fishing Area | (g) Fitness Trails |
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| (f) Trails | |

EXHIBIT G
Amenity Exhibit
(Page 2 of 3)



EXHIBIT G
Amenity Exhibit
(Page 3 of 3)



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 3, 2019 Public Hearing

- | | | |
|---------------------|---|--------------|
| 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) |

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:

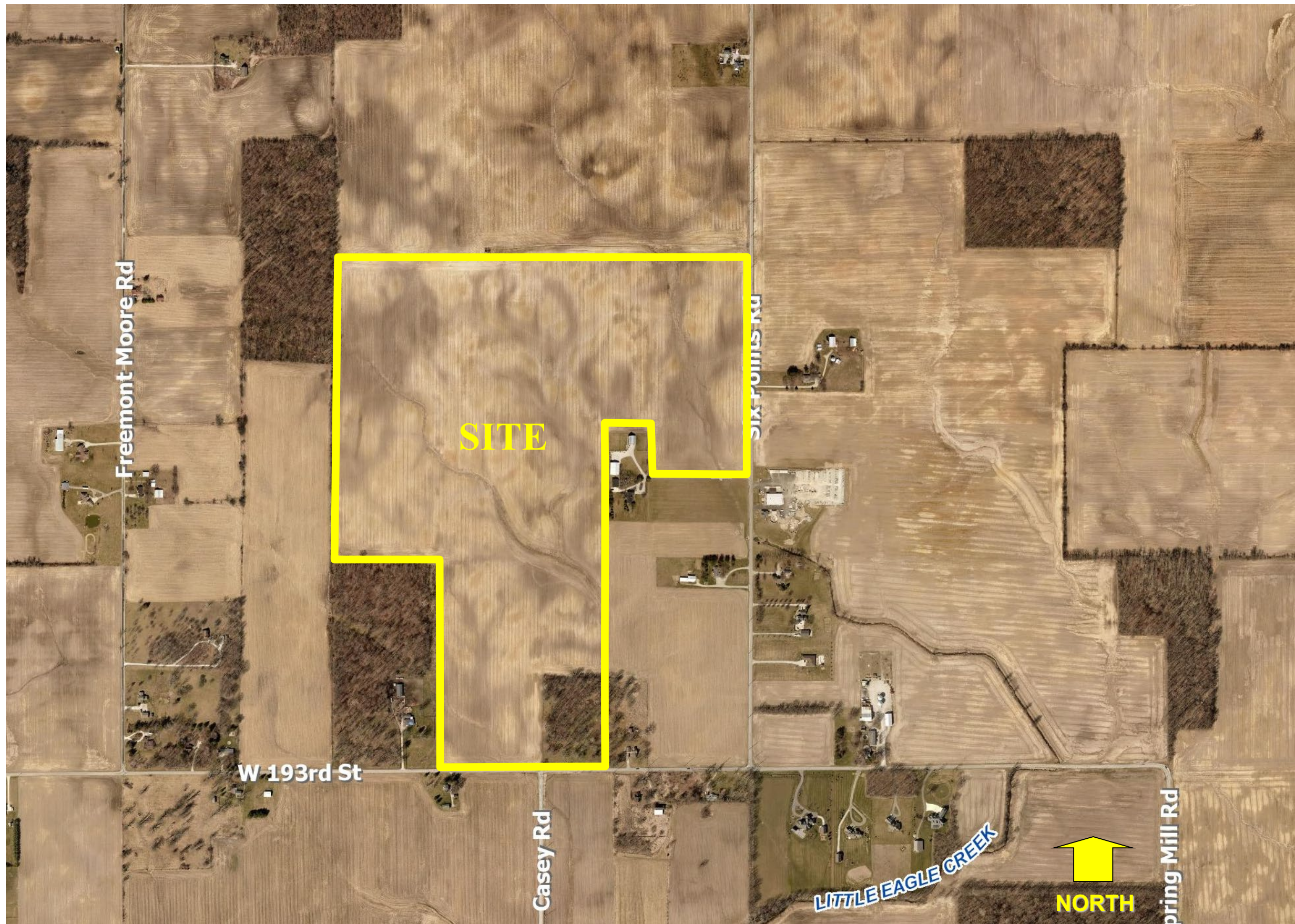
We are the owners of 5 acres at 19855 Freemont Moore Road in Westfield. Our parcel is approximately 600 feet west of the northwest corner of your proposed Atwood PUD development.

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.

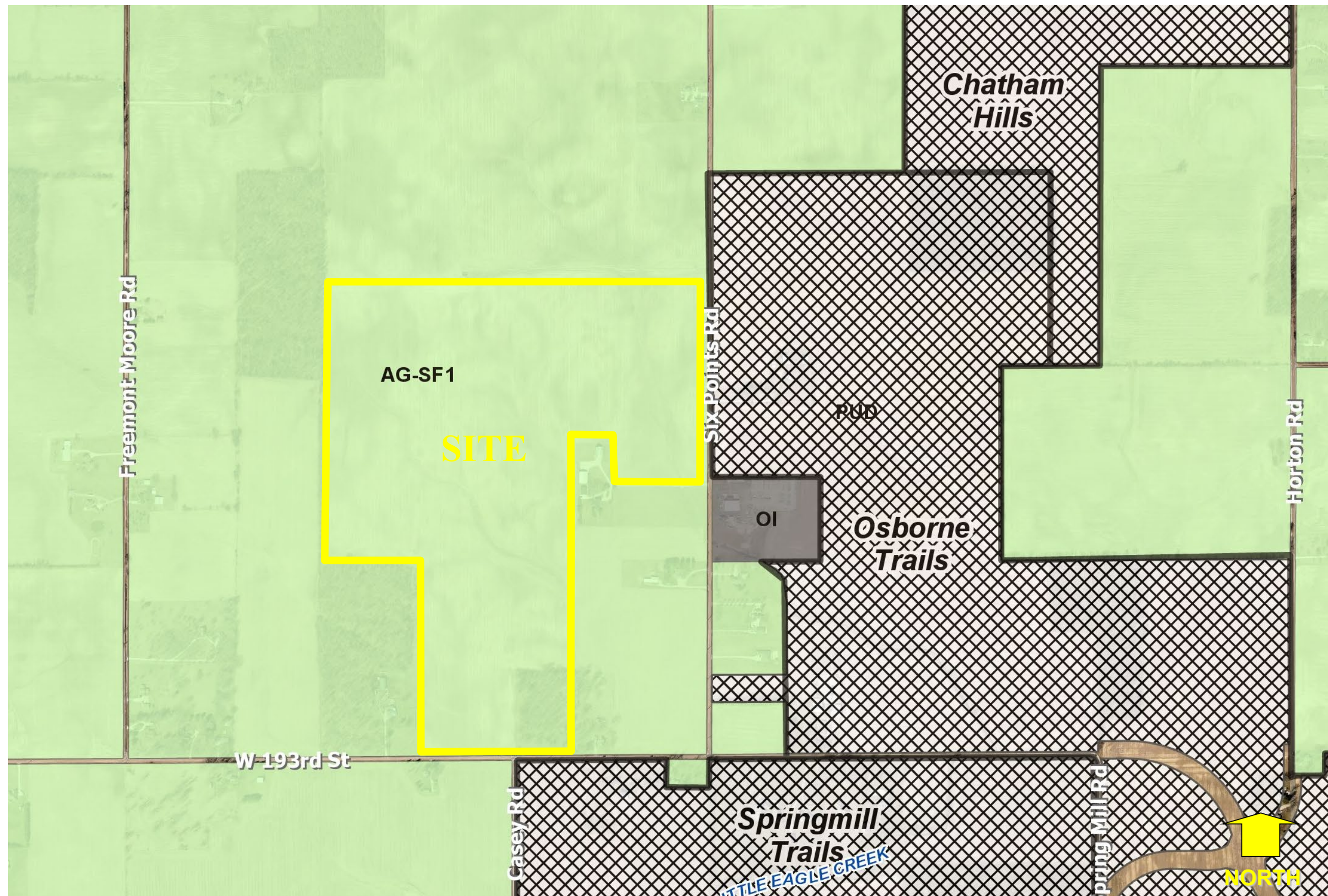
Sincerely,

Tom & Leah Gwin

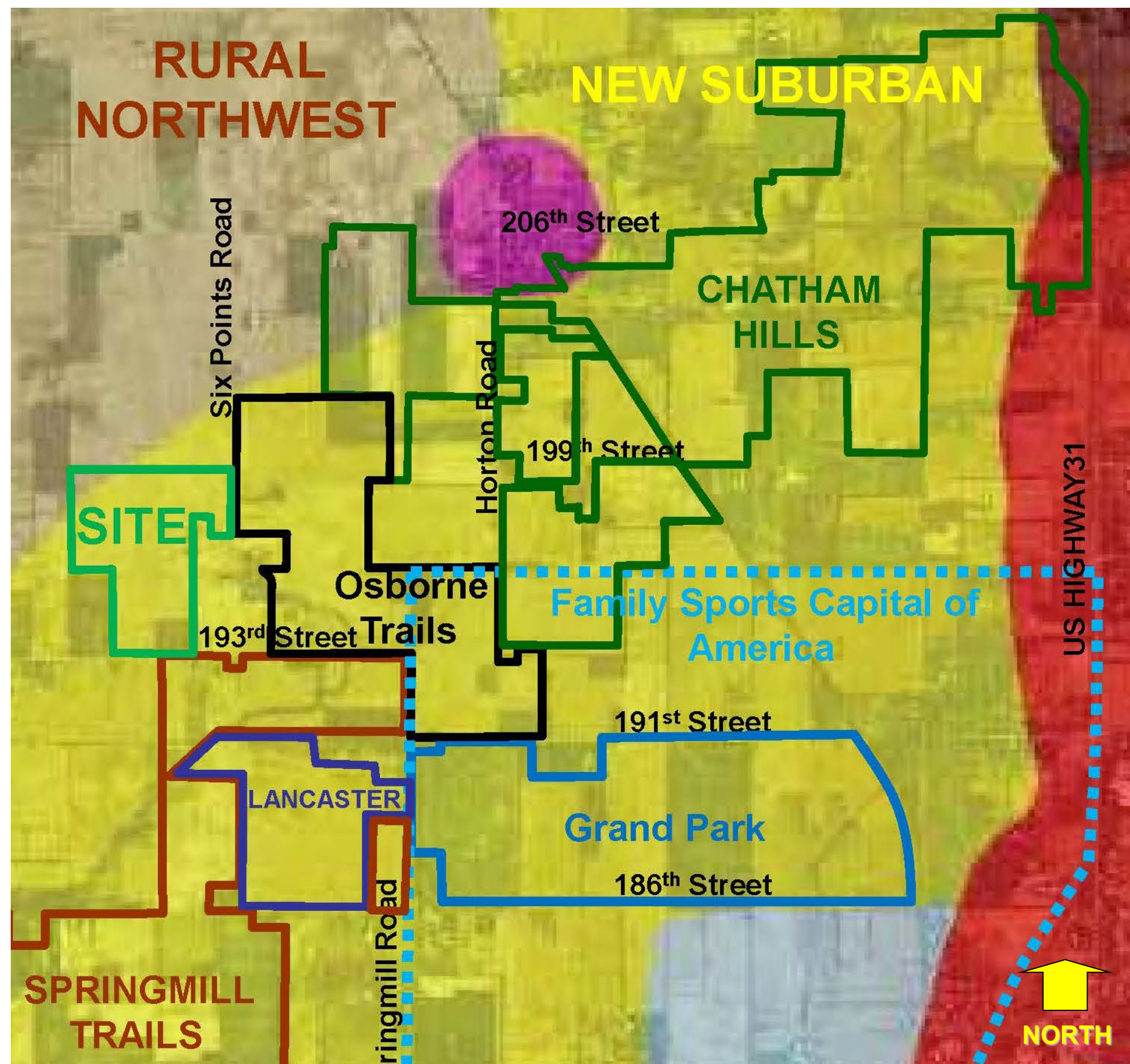
Handwritten signatures of Tom and Leah Gwin in blue ink. The signature of Tom Gwin is on top, and the signature of Leah Gwin is below it.



Atwater PUD
Site Location Map



Atwater PUD
Zoning Map



Atwater PUD
Comprehensive Plan Map



Atwater PUD
District Map

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	



Atwater PUD
Concept Plan





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	

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



Petition Number: 1908-PUD-21

Project Name: Orchard View Planned Unit Development

Subject Site Address: Approximately 17922 Spring Mill Road (the “Property”)

Petitioner: Arbor Homes (the “Petitioner”)

Representative: Paul Munoz, Arbor Homes
Eric Douthit, Church Church Hittle & Atrium

Request: Arbor Homes requests a change in zoning of approximately 103 acres +/- from the AG-SF1: Agricultural / Single-Family Rural District and the Spring Mill Trails PUD District to the Orchard View PUD District.

Current Zoning: AG-SF1: Agricultural / Single-Family Rural District
Springmill Trails PUD (Ord. 11-19)

Current Land Use: Agricultural / Vacant

Approximate Acreage: 103 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 19-27
4. Concept Plan
5. Landscape Plan
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 July 8, 2019, City Council meeting. The Petitioner held a neighborhood meeting on July 23, 2019. The petition held a public hearing at the August 5, 2019, Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: The Property is located at approximately 17922 Spring Mill Road, east of Casey Road, and north of State Road 32 (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agricultural / Single-Family Rural District and Springmill Trails PUD. Adjacent properties to the south and west are zoned Springmill Trails PUD. Properties to the north and east are zoned AG-SF1: Agricultural / Single-Family Rural District and Springmill Trails PUD.

Project Description: The Petitioner is requesting a change of zoning to the Orchard View PUD District (Ordinance 19-27) that would allow for residential development. The proposed PUD Ordinance establishes the SF4: Single-Family High Density as the Underlying Zoning District.

Permitted Uses: The proposed PUD Ordinance defaults to the permitted and prohibited uses of the SF4: Single-Family High Density in addition to prohibiting detached outbuildings other than the primary structure and above-ground pools.

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	30'	30'	40'
Minimum Lot Width	60'	25'	50'
Minimum Lot Area	7,200 sq ft	7,800 sq ft	9,000 sq ft
Minimum Setbacks			
Front Yard			
Two Car Garage	25'	25'	25'
Three Car Garage	20'	20'	25'
Side Yard / Building Separation	5' / 15'	5' / 10'	8'
Rear Yard	15'	10'	25'
Maximum Building Height	35'	30'	25'
Minimum Living Area			
Single Story	1,300 sq ft	1,400 sq ft	1,000 sq ft
Multist-Story	1,600 sq ft	1,600 sq ft	750 sq ft

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. Article 6.2 (C)(1) Perimeter Lots: In addition to the standards outlined within Section 7 of Ordinance 19-27, all Dwellings indicated by the (*) or (o) in **Exhibit 4** shall meet the following Perimeter Lot Standards for the Side and Rear Elevations.
 - a. Article 6.2 (C)(1)(b) Side Elevations: Those Lots indicated with a (o) shall require a minimum of three (3) different finish façade styles from the list below for each side elevation. A brick or stone wainscot is required as one of the finished façade styles. This requirement excludes dwellings with a hip roof whereas the requirement shall be two (2) different finish façade styles. Should a full first floor brick wrap is selected, said brick shall satisfy the intent of this requirement. Finished Façade Styles shall include but are not limited to Brick, Stone, Horizontal Siding, Bat and Board Siding, Tudor Style Siding and Cedar Shake Siding.
 - b. Article 6.2 (C)(1)(b) Rear Elevations: Those Lots indicated with (*) shall require one of the following a sunroom, screened-in porch, covered patio or covered porch, or a four (4') feet deep offset on the rear. The windows on said rear elevation shall have shutters and window grids.
2. Front Elevation Masonry: All homes shall have masonry on at least fifty percent (50%) of the front elevation. If a home has a front porch, the home shall have a minimum masonry of at least thirty percent (30%).
3. Finished Façade Materials: The primary building material for all façade shall include masonry, wood, cement fiber board, stucco, shakes, board and batten, vinyl lap siding (minimum thickness of 0.044"). Vinyl siding shall not be restricted in the percentage of any building façade material allowed on any elevation except where limited in the front elevation.
4. Garages: All Dwellings in the District shall have a minimum two-car garage. Three car garages shall have a separate door and shall not be required to be recessed from the other bays. The total two-car garage door width may not exceed forty-five (45%) percent of the linear footage of the primary elevation of the Dwelling. The total three-car garage door width shall not exceed fifty (50%) percent of the linear footage of the primary elevation of the Dwelling. Garage elevations shall include design elements to vary the appearance of the garage façade. Design elements may include, but are not limited to, garage door panel styles, garage door colors, the garage door windows, garage door hardware, garage door header, roof gable brackets and/or accent trim, multiple building materials, gable accent window and gable decorative louver.

Landscaping Standards: Shall apply, except as modified below.

1. Article 6.8 (K) Minimum Lot Landscaping: All Dwellings in the District shall include at least one (1) front yard ornamental or evergreen tree, one (1) front yard shade tree, with corner lots to include an additional one (1) shade tree in the street side yard. Rear yards shall have one (1) deciduous tree planted in the rear yard,

with all trees being a minimum two (2) inch caliper, or six (6') feet in height for evergreen trees at time of planting. All Dwellings in the District shall include a minimum of eight (8) shrubs or bushes in the front foundation planting bed and all shrubs or bushes shall be a minimum of eighteen (18") inches in height at the time of planting.

2. **Tree Preservation Easement:** A Tree Preservation Easement (TPE) shall be located along certain areas of the perimeter of the development for the purpose of maintaining the existing healthy, non-evasive trees and shrubs. Said easement is designed to provide a natural barrier surrounding the development from existing uses.

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

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") identifies the Property New Suburban land use area and the Regional Commercial 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 Regional Commercial area details Regional Commercial (such as big-box type retail and large anchor stores), Office, Attached Residential Dwellings, and similar uses as appropriate. These Region Commercial areas are intended to be kept reserved for exclusively Commercial Development for the benefit of the economic health of the community and uses that do not contribute to that economic health should not be allowed. As areas encouraging this Regional Commercial Development are meant to limited to those areas designated on the Land Use Concept map at the north and south ends of US 31 and on SR 32 near Eagletown. 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 August 5, 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 July 8, 2019, Council meeting.

DEPARTMENT COMMENTS

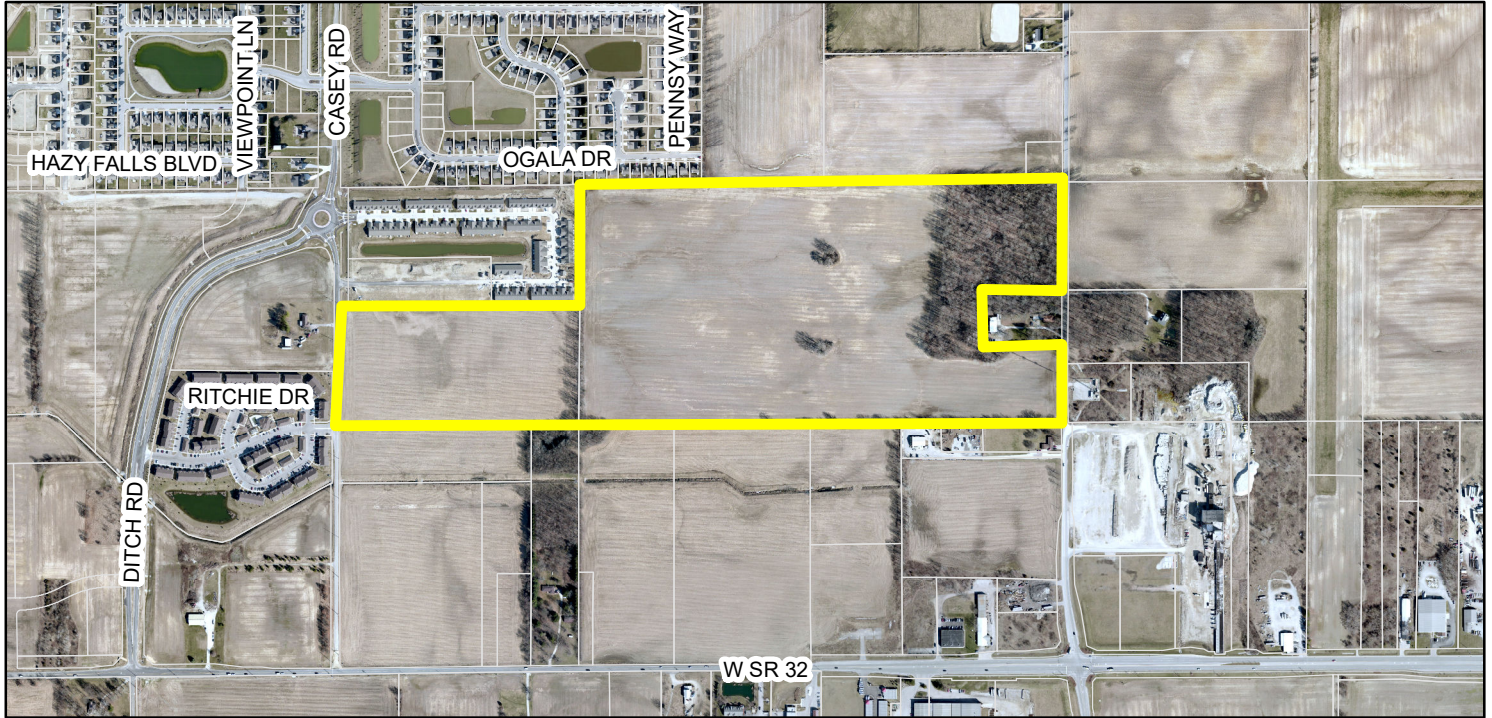
1. **Action: Staff recommends forwarding a recommendation to City Council for 1908-PUD-21 (Ord. 19-27).**
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.



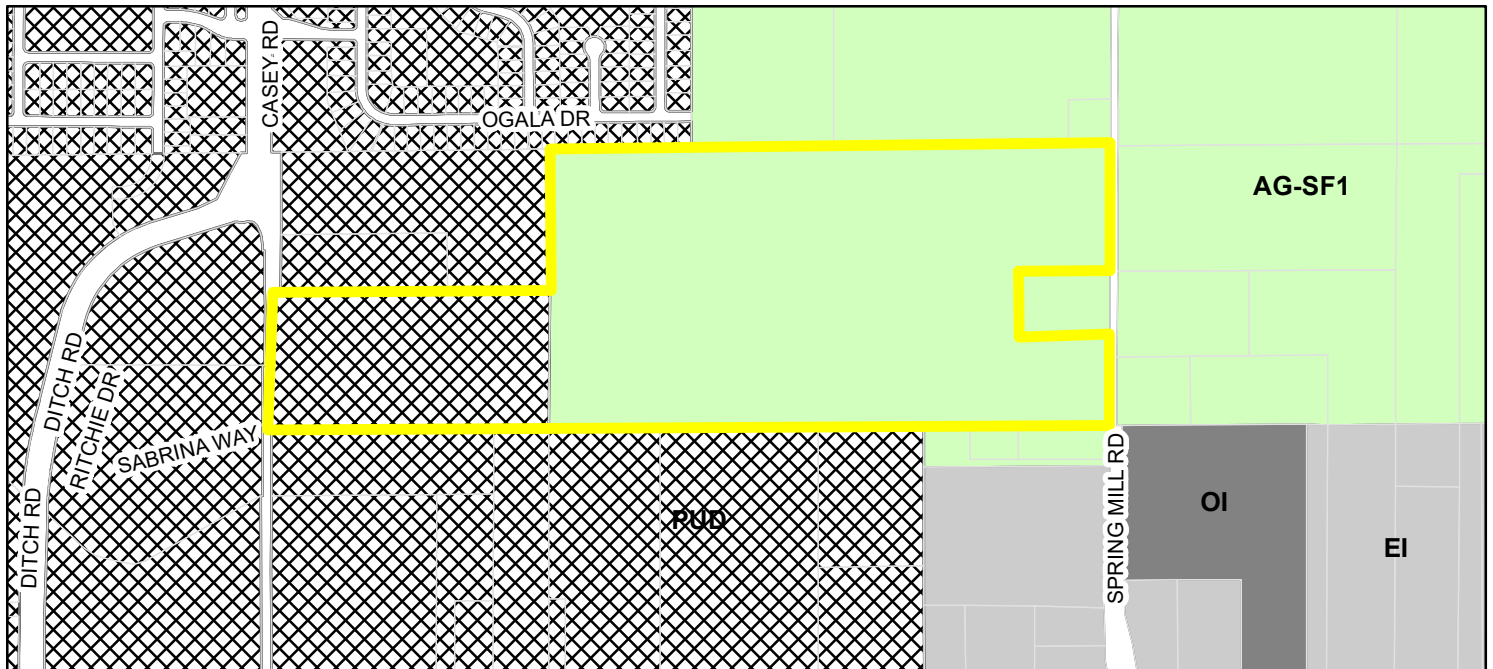
Property Location Map
Orchard View of Westfield
Proposed Ordinance 19-27
1908-PUD-21



Aerial Location Map



Zoning Map



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

AUGUST 26, 2019



ORCHARD VIEW

PLANNED UNIT DEVELOPMENT



DEVELOPER
ARBOR HOMES

9225 Harrison Park Court Indianapolis, IN 46216

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Statement of Intent:

Arbor Homes is pleased to present the Orchard View residential community, its newest Westfield mixed-residential project. This community will offer approximately 271 new homes on 103+/- acres located between Spring Mill Road and Casey Road, one quarter mile north of State Road 32.

Orchard View will feature the following:

- 199 single-family detached homes with sales prices ranging from the low to mid 200's.
 - Illustrative elevations have been provided in Exhibit D of the proposed PUD ordinance.
- 72 Empty Nest homes with sales prices ranging from the low to mid 200's.
 - Illustrative elevations have been provided in Exhibit D of the proposed PUD ordinance.
- Approximately 26 acres will be dedicated to common areas, lakes, active recreation spaces for families and passive recreation areas with an emphasis on preservation of environmentally sensitive wetlands.
- Enhanced landscape buffers along Spring Mill Road and Casey Road.
- Additional landscape buffers along the south, north and west boundaries consisting primarily of the preservation of mature and healthy existing vegetation.

Orchard View proposes to address the high quality “life span” housing sought in the Westfield-Washington Township Comprehensive Plan (page 9), by targeting the first-time home buyer and active adult markets. The single-family detached homes featured in Area A have been successfully developed for over 25 years and most recently in Parks At Wynne Farms in Avon, Newbury in Brownsburg and Sagebrook in McCordsville. The empty nest homes featured in Area B represent a new product line that has been developed over several years of market research in an effort to identify the needs and wants of the empty nest buyer segment. They are designed with high quality products that allow for longevity and low maintenance.

ORDINANCE NUMBER 19-27

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 “**Orchard View 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 "Plan Commission") considered a petition (**Petition No. 18##-PUD-##**), 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. 1908-PUD-21** 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 (the “UDO”) and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the **"Orchard View 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 (as defined herein) or 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 Tudor Style. A style generally characterized by steeply pitched roof, usually side gabled, façade dominated by one or more prominent front-facing gables, in most cases front door, entry porch and or garage openings with round or Tudor arch; decorative half timbering present on front facades.

Section 3. Concept Plan. The Concept Plan attached hereto as **Exhibit B, Concept Plan** 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. Underlying Zoning District(s). The underlying Zoning District shall be Single Family Residential District 4 (SF4) (the “Underlying Zoning District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

Section 5. Permitted Uses. The permitted uses, as defined by the City of Westfield Unified Development Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

- 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, unless otherwise specified below:
 - a. Prohibited Uses. No other detached outbuildings or above ground pools shall be permitted in the District.

5.2 The Maximum Dwellings permitted shall be set forth below.

a. Area A: 199 Single Family Dwelling Units

b. Area B: 72 Single Family Dwelling Units

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

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 Area A shall be applied to the Areas as depicted on the District Map:

Standard	Area A
Minimum Lot Area	7,200 sq. ft.
Minimum Lot Frontage	30'
Minimum Building Setback	
Front Yard	25'
Side Yard / Minimum Separation	5' / 15'
Rear Yard	15'
Minimum Lot Width	60'
Maximum Building Height	35'
Minimum Living Area (Total)	*900 sq. ft. Min. Ground Floor Area
Single Story	1,300 sq. ft.
Two Story*	1,600 sq. ft.

6.3. The following standards for Area B shall be applied to the Area as depicted on the District Map:

Standard	Area B
Minimum Lot Area	7,800 sq. ft.
Minimum Lot Frontage	30'
Minimum Building Setback	
Front Yard	25'
Side Yard / Minimum Separation	5' / 10'
Rear Yard	15'
Minimum Lot Width	60'
Maximum Building Height	30'
Minimum Living Area (Total)	*900 sq. ft. Min. Ground Floor Area
Single Story	1,400 sq. ft.
Two Story*	1,600 sq. ft.

Section 7. Development Standards. The standards of Chapter 6: Development Standards in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance. Unless otherwise specified the standards shall apply to both “Area A” and “Area B”.

7.1 Article 6.2 Architectural Standards. Shall Apply, except as otherwise modified or enhanced by this ordinance.

- a. Perimeter Lots. In addition to those standards outlined within Section 7 of this Ordinance, all Dwellings indicated in the **Exhibit B. Concept Plan** by the (*) or (o) shall meet the following lot standards. The below standards shall satisfy the perimeter standards for the side and rear elevations.
 - i. Side Elevations. Those Lots indicated with a (o) shall require a minimum of three (3) different finish façade styles from the list below for each side elevation. A brick or stone wainscot is required as one of the finished façade styles. This requirement excludes dwellings with a hip roof whereas the requirement shall be two (2) different finish façade styles. Should a full first floor brick wrap is selected, said brick shall satisfy the intent of this requirement. Finished Façade Styles shall include but are not limited to Brick, Stone, Horizontal Siding, Bat and Board Siding, Tudor Style Siding and Cedar Shake Siding.
 - ii. Rear Elevations. Those Lots indicated with (*) shall require one of the following a sunroom, screened-in porch, covered patio or covered porch, or a four (4') feet deep offset on the rear. The windows on said rear elevation shall have shutters and window grids.

- b. Front Elevation Masonry. All Dwellings shall have masonry on at least fifty (50%) percent of the front elevation (excluding windows, doors, garage doors, and areas above roof line). When the elevation includes a front porch, the home shall have a minimum masonry of at least thirty (30%) percent.
- c. Roof Pitch. All Dwellings in the District shall feature a minimum of a 6:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate roof structures) shall not be considered primary roof for the purposes of the 6:12 pitch requirement above.
- d. Lighting. All Dwellings in the District shall have dusk-to-dawn carriage lights.
- e. Shingles. All Dwellings shall have dimensional or architectural grade shingles.
- f. Windows. All Dwellings shall have shutters on the Front Facade windows of the Dwelling as depicted in Exhibit E, Character Exhibits. All windows on all facades of the Dwelling shall have window grids and trim with a nominal thickness of one (1") inch x four (4") inch.
- g. Finished Façade Materials. The primary building material for all facades shall include masonry, wood, cement fiber board, stucco, shakes, board and batten, vinyl lap siding (minimum thickness of 0.044") Vinyl siding shall not be restricted in the percentage of any building façade material allowed on any elevation except where limited in the front elevation.
- h. Garages. All Dwellings in the District shall have a minimum two-car garage. Three car garages shall have a separate door and shall not be required to be recessed from the other bays. The total two-car garage door width may not exceed forty-five (45%) percent of the linear footage of the primary elevation of the Dwelling. The total three-car garage door width shall not exceed fifty (50%) percent of the linear footage of the primary elevation of the Dwelling. Garage elevations shall include design elements to vary the appearance of the garage façade. Design elements may include, but are not limited to, garage door panel styles, garage door colors, the garage door windows, garage door hardware, garage door header, roof gable brackets and/or accent trim, multiple building materials, gable accent window and gable decorative louver.
- i. Streetscape Diversity. Area A shall meet the standard as follows: Building setback lines shall vary within each block to eliminate monotonous building placement. Front yard building setback lines should be staggered to allow a range of four (4') feet offset within the block and have a minimum variation of two (2') feet increments from adjacent lots. Area B shall meet the standards as follows. Building Setback Lines shall vary within each block to eliminate monotonous building placement. Front Yard Building Setback Lines should be staggered to allow for two (2') feet offset within the Block and have a minimum variation of two (2') feet increments from adjacent Lots. Staggered building setback lines are not required to meet the above standard where winding streets or a similar development design achieve the same effect.

- j. Character Exhibits. Character exhibits, attached hereto as **Exhibit E. Character Exhibits**, are incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in **Exhibit E**, but to encourage diversity in architectural styles of Dwellings within the District.
- k. Street Diversity. Area A shall meet the standards of Article 6.3 (C.)(2.)(b.). Area B shall meet the standards as follows. Building Setback Lines shall vary within each block to eliminate monotonous building placement. Front Yard Building Setback Lines should be staggered to allow for two (2') feet offset within the Block and have a minimum variation of two (2') feet increments from adjacent Lots.

7.3 Article 6.6 Height Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

- a. Dwelling Height. As modified above in Section 6.1 and Section 6.2.

7.4 Article 6.8 Landscape Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

- a. Landscaping. All Dwellings in the District shall include at least one (1) front yard ornamental or evergreen tree, one (1) front yard shade tree, with corner lots to include an additional one (1) shade tree in the street side yard. Rear yards shall have one (1) deciduous tree planted in the rear yard, with all trees being a minimum two (2) inch caliper, or six (6') feet in height for evergreen trees at time of planting. All Dwellings in the District shall include a minimum of eight (8) shrubs or bushes in the front foundation planting bed and all shrubs or bushes shall be a minimum of eighteen (18") inches in height at the time of planting.
- b. Sod and Seedings. All dwelling shall have sod installed for the front yard.
- c. Common Area Landscaping. The "Common Area B" abutting Spring Mill Road shall contain undulating mounds a minimum of three (3') feet in height and plantings installed to meet the standards listed in Article 6.8 Landscaping Standards (M.)(1.) as depicted in **Exhibit C. Landscape Plan**. The "Common Area A" where it abuts Spring Mill Road shall not require landscaping. The Common Area(s) abutting Casey Road shall contain landscaping in accordance with Article 6.3 (C.)(1.)(b.)(ii.)(d.).
- d. Tree Preservation Easement. A Tree Preservation Easement (TPE) shall be located along certain areas of the perimeter of the development, as depicted in **Exhibit C, Landscape Plan** for the purpose of maintaining the existing healthy, non-evasive trees and shrubs. A visual tree inventory (the "Tree Inventory") will be made with photographs of the trees along the perimeter of the Real Estate to identify the quantity and quality of trees to be preserved. Such inventory shall be provided as

part of the Real Estate's Overall Development Plan and Primary Plat application to the Department. Within the defined TPE and to be further classified within the Tree Inventory, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or evergreens six feet (6') or more in height (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or required to be removed in order to comply with safety or drainage requirements of any utility or governmental agency. If a Protected Tree is damaged or otherwise removed, except as permitted to be removed as listed above, then the developer, builder, or homeowner (as the case may be) shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to approval of the Department and the Department of Public Works, and to the availability of space for their healthy growth in the Easement.

- i. Wetland Conservation. The Common Area, as depicted on **Exhibit B**, shall contain a "Wetland Conservancy Area" with a minimum of twelve (12) acres to be maintained by the Real Estate's Homeowners' Association. The exact location and maintenance standards for the Wetland Conservancy Area shall be established by the Covenants of the aforementioned Homeowners' Association.

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.

- a. Street Width. All Streets within the District shall be designed with a Right-Of-Way of fifty-nine (59') feet with a minimum Street width of thirty-one (31') feet from back of curb to back of curb, with the exception of the frontage road. There shall be an eight (8') feet wide planting strip from back of curb to front edge of sidewalk. Sidewalks shall be five (5') feet in width.
- b. Street Signage. The developer will be responsible for the cost of and the placement of all street signage as required by the Town.
- c. On-Street Parking. On street parking shall be limited to one side of the street. No parking signs shall be installed to indicate which side of the street is prohibited.
- d. Utilities. All utilities within the District will be trenched and located behind the curb. This commitment is subject to the approval by the utilities that will serve the community. Private utilities shall be placed in the utility easements and shall not be within the public Right-Of-Way.

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

PASSED AND ADOPTED THIS _____ day of _____, 20__.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Mark Keen

Mark Keen

Mark Keen

Robert Horkay

Robert Horkay

Robert Horkay

Jim Ake

Jim Ake

Jim Ake

Chuck Lehman

Chuck Lehman

Chuck Lehman

Steve Hoover

Steve Hoover

Steve Hoover

Joe Edwards

Joe Edwards

Joe Edwards

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

ATTEST:

Cindy Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE #19-27** was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE #19-27**
This _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE #19-27**
This _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document was prepared by: Paul Munoz
9225 Harrison Park Court
Indianapolis, IN 46216

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:

EXHIBIT A

Legal Description

Exhibit C

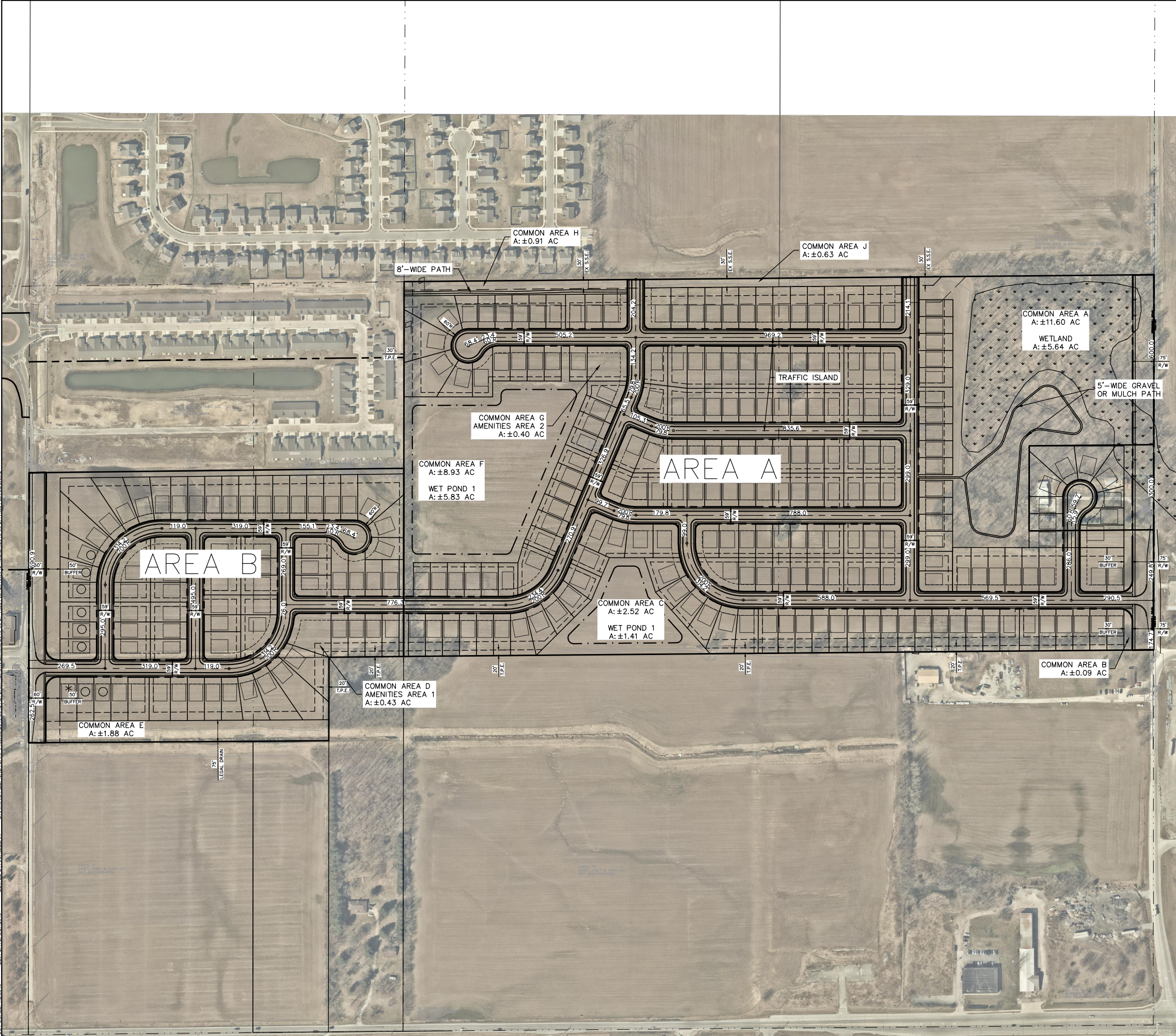
Landscape Plan



EXHIBIT D

Character Exhibits

PLOT DATE: 8/27/2019 3:38 PM
PLOT SCALE: 1"=350'
DRAWING FILE: UNDO/SANP/Projects/01200121.D
DRAWING NAME: Exhibits/01200121_Veld Plan/01200121_CE EX 2019-08-27_Veld Plan CDS.dwg
EDITED BY: JCS/BEAR
EDIT DATE: 8/27/2019



SCALE: 1"=350'

SITE DATA TABLE

EXISTING SITE ZONING:	AG/SF1
PROPOSED SITE ZONING:	PUD
GROSS AREA:	±107.74 AC
AREA A (EAST):	±80.47 AC
AREA B (WEST):	±27.27 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±20.15 AC (18.7%)
COMMON AREA:	±27.39 AC (25.4%)
NORMAL POOL POND AREA:	±7.24 AC (6.7%)
WETLAND AREA (OUTSIDE R/W):	±5.64 AC (5.2%)
AMENITIES AREA 1:	±0.43 AC
AMENITIES AREA 2:	±0.40 AC
TOTAL LOT AREA:	±60.20 AC (55.9%)
TOTAL LOTS:	279
GROSS DENSITY:	2.6 LOTS/ACRE
NET DENSITY (REMOVE WETLAND):	2.7 LOTS/ACRE
AREA A	
NUMBER OF LOTS:	207
MINIMUM LOT SIZE:	60'x120'
AREA B	
NUMBER OF LOTS:	72
MINIMUM LOT SIZE:	60'x130'
SPRING MILL ROAD FRONTAGE:	1,025 LF
CASEY ROAD FRONTAGE:	953 LF
LOCAL ROAD LENGTH:	12,306 LF
MINIMUM LOT AREA (A/B):	7,200 SF / 7,800 SF
MIN. FRONT YARD:	25'
AREA A MIN. SIDE YARD :	5'/15' AGG.
AREA B MIN. SIDE YARD :	5'/10' AGG.
MIN. REAR YARD:	15'
TYPICAL R/W WIDTH:	150' (SPRING MILL ROAD)
	59' (LOCAL)
	120' (CASEY ROAD)
EX. S.S.E.	EXISTING SANITARY SEWER EASEMENT
R/W	RIGHT-OF-WAY
T.P.E.	TREE PRESERVATION EASEMENT
T.E.	TRAIL EASEMENT

LEGEND

- * REAR ARCHITECTURAL ENHANCEMENT
- REAR AND SIDE ARCHITECTURAL ENHANCEMENTS



ARBOR HOMES
9225 HARRISON PARK
COURT
INDIANAPOLIS, IN 46216



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

ORCHARD VIEW

Springmill & Casey Road
Westfield, IN

CERTIFIED BY

ISSUANCE INDEX

DATE:	08/27/2019
PROJECT PHASE:	CONCEPTUAL

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00121

YIELD PLAN

EX2

Exhibit B1 - Area A Concept Plan



Area A Enlargement
Orchard View
Spring Mill Road
Westfield, Indiana



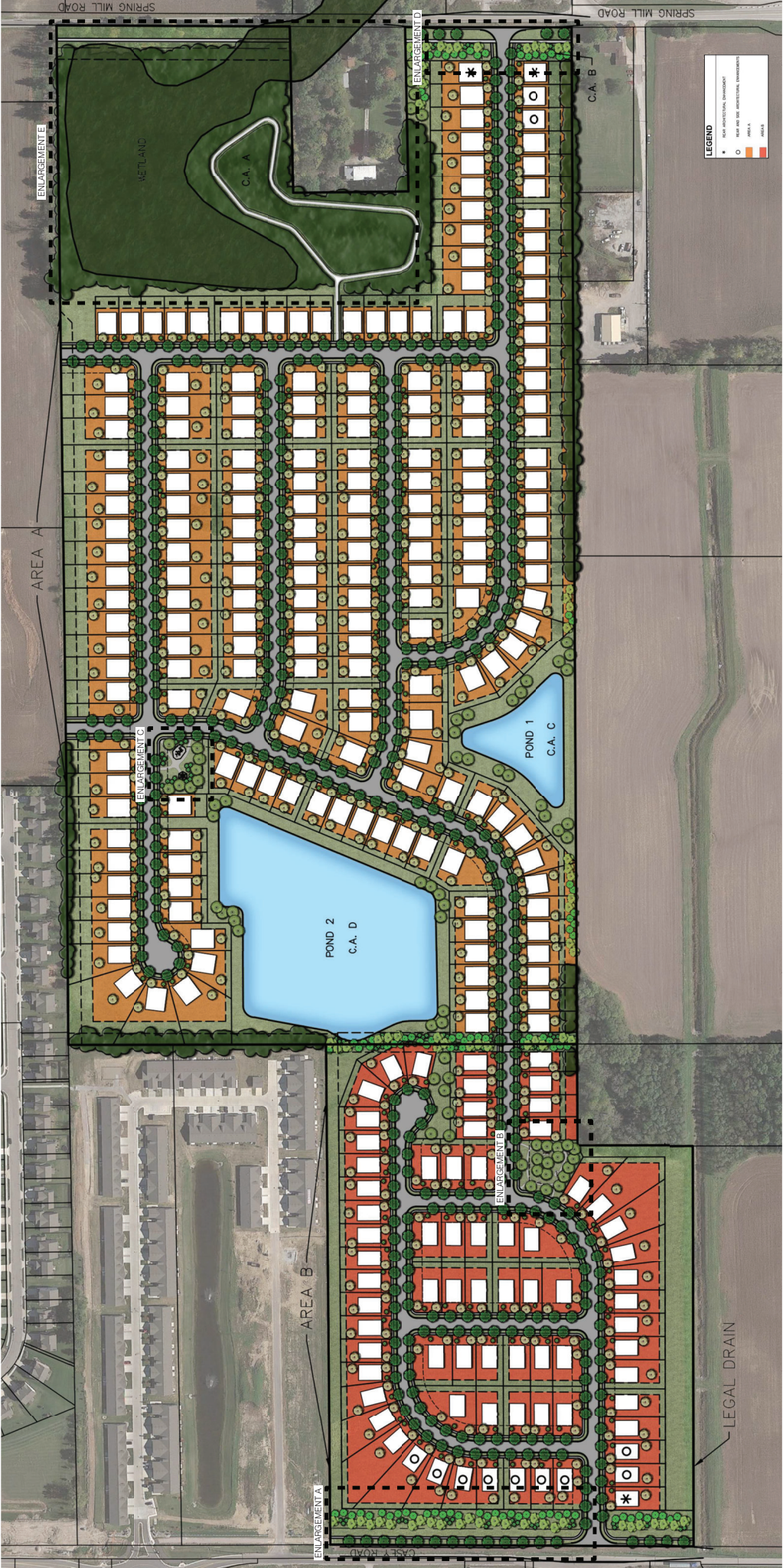
Exhibit B2 - Area B Concept Plan



Area B Enlargement
Orchard View
Spring Mill Road
Westfield, Indiana



Exhibit C - Landscape Plan



Overall Landscape Exhibit

Orchard View
Spring Mill Road
Westfield, Indiana



Notes for Orchard View of Westfield Neighborhood Meeting

Date of Meeting: July 23, 2019

Location: Oak Trace Elementary

Presenters: Eric Douthit (CCHA), Paul Munoz (Arbor Homes) and Mike Campbell (Arbor Homes)

On July 23, 2019, a neighborhood meeting was held for the proposed Arbor Homes project known as Orchard View located north of SR 32 between Springmill Road and Casey Road. Approximately 15-20 citizens attended in addition to City Staff and City Councilors. Most of the citizens suggested or stated that they were from Spring Orchard, a neighborhood in the Springmill Trails PUD in Westfield in which Arbor Homes built their traditional Arbor product on existing home sites provided by another developer.

The majority of the questions focused on the fact that within the Springmill Trails PUD a pool had been contemplated, but had not been completed. There was a significant amount of discussion as to the responsibility of building the pool and the expectations of when the pool would be completed. The citizens were reassured that the obligation to construct a pool has not been eliminated but has been confirmed as part of the Gristmill Crossing residential district.

There was a question regarding the grading/landscaping on a lot on Ogala Drive in Spring Orchard. Mr. Campbell indicated he was not aware of the issue but would take steps to correct the same in a manner consistent with Arbor Homes' obligations.

There was a question regarding disclosures to the homeowners - specifically, whether the ponds would be dry ponds or wet ponds. Arbor Homes confirmed that it is the developer and sole builder of this proposed location. Further engineering studies would be completed in advance of potential buyers selecting lots. Buyers will know whether the ponds are wet or dry.

An Arbor Homes owner also asked if the potential new homebuyers would be made aware of the material options available. Arbor Homes informed them that the buying process had recently been restructured and invited all those present to visit its new design center to see how those items are selected so that future homeowners would clearly understand and appreciate the numerous options available.

Mr. Campbell confirmed that all selections are now made at the design center where home buyers have the ability to select exactly what options are important to them and how the final product will look. The response was met with approval.

There was a question regarding connectivity between this neighborhood and other neighborhoods. Arbor Homes confirmed that it would comply with the Westfield Comprehensive Plan in an effort to connect both vehicular and pedestrian traffic to the neighborhoods to the west-northwest as well as making connectivity available for future

development. Arbor agreed to work with the Spring Orchard community in an effort to create pedestrian connectivity between the communities.

There was a question with regards to the nature of the age targeted homes in the Destination Series, specifically, what kinds of covenants and restrictions would be imposed and what steps would be taken to encourage those kinds of residents. Arbor Homes discussed the covenants and restrictions, price point and the nature of the underlying upgrades that, through Arbor Homes' research, met the needs and desires of the "empty-nester" demographic.

There was not significant discussion about any underlying issues with the Orchard View itself. Several citizens reiterated their satisfaction with their Arbor Home, but were unhappy with the state of the community pool.

WRITTEN PUBLIC COMMENTS

Docket Number: 1908-PUD-21
Petitioner: Arbor Homes
Request: Petitioner requests a change in zoning of approximately 103 acres +/- from the AG-SF1: Agricultural / Single-Family Rural District and the Spring Mill Trails PUD District to the Orchard View PUD District.

Enclosed Attachments:

August 5, 2019 Public Hearing

- | | | |
|------------------------|--|--------------|
| 1. Burke, Dee | | (07/31/2019) |
| 2. R.L. (Beau) Wilfong | 14199 Nicholas Drive, Carmel IN 46074 | (08/01/2019) |
| 3. Edward & Mary Banas | 11538 Hemingway Drive, Reston VA 20194 | (08/02/2019) |
| 4. Lori Gregory | 861 Ogala Drive, Westfield IN 46074 | (08/07/2019) |

From: Dee Burke <ddmsuic@msn.com>
Sent: Wednesday, July 31, 2019 12:03 PM
To: APC

My name is Dee Burke and I live in Spring Orchard. I wanted to email you prior to the 8/5/19 open meeting regarding Orchard View. I have many concerns about another Arbor development, especially one of this size.

1. Developments by Arbor at one of the worse for debris which is then blown onto private property, common areas and ponds. They use man made wood structures which fall apart and over fill them instead of the large metal bins that other builders utilize and empty during the course of construction.
2. As subdivisions are developed there are subcontractors who do not come close to respecting the area. They speech, throw out trash, leave work sites in horrible conditions-especially Arbor subdivisions. One worker drove at a high speed killing a neighbors dog right in front of the children, then tried to get away. Arbor's supervisor is so busy with all of their builds they do not monitor their sites, their subcontractors and this leads to many issues, one of which can be shoddy construction.
3. I built a Bradford model with over \$50 thousand in upgrades "on paper." However, within six months had to replace the roof because of poor installation Arbor identified but refused to remedy saying my roof was "functional." On my roof there was nail through, shingles not butted up against each other so some pitch had been thrown on it, shingles cut, torn, a ridge vent not put in properly and eventually it would have been one leak after another. \$7900.00 I had a good roof. Another neighbor, Jason Straw, spent 3 years fighting Arbor to get his roof replaced leading to mold and a need for mold remediation & then Arbor removed all of the insulation which tripled their electric bill and \$17 thousand later it was resolved. I didn't want mine to go that far so replaced it out of my pocket.
4. I had 3 single spaced typed pages of issues with my home. Arbor took care of a few but unfortunately the "replacement" would be just as bad as the original issue. Many times Arbor denies it is a "warranty issue" and then it goes to "forced arbitration" which is never in the homeowner's best interest. I ended up hiring my own contractors to get the proper results and also have more quality product used in my home. It became so unreasonable that I ordered Arbor to never set foot on my property again. We have a closed FB page & I am not the only one with significant issues with their homes. Unfortunately many are afraid to be too verbal for fear it will harm property values. We have had people sell out because of issues that were not resolved & they didn't have the money to go to their own contractors. Some of those properties were bought by corporations leading to rental properties which depending on the situation can also lead to lower home values. We have lots that it took an extended period of time to get a final grade. They didn't sod this area and people are left with dirt, not grass & it can take a serious amount of money to get a yard. Our subdivision doesn't have the same aesthetics of the surrounding communities developed at the same time. The poor products utilized by Arbor, the poor workmanship in many instances, the lack of common area landscaping and the lack of fulfilling of promised amenities will harm home values which can spill into the surround communities.
5. Arbor plans another 271-275 homes in Orchard View. Renditions can look beautiful, salemen can "sell ideals" and model homes can look nothing like the end product put on the home buyer's lot. I am worried that another Arbor Community will only end up being another community of homes with poor quality product & poor workmanship; common areas not developed as promised, amenities not developed as promised, more narrow streets that when people park become a traffic hazard and a construction area that looks like a war zone. Given that Arbor is proposing 271-275 homesites that tells me there will be small lots , more density that is concerning on many levels.
6. I would like the planning Commission to really consider if this project is good for the area I live in as well as if it is good for Westfield.

The Ralph L. Wilfong Charitable Remainder Unitrust
14199 Nicholas Drive, Carmel, IN 46074
(317) 431-1857

Mr. Derek Hays
Arbor Homes
9225 Harrison Park Court
Indianapolis, IN 46216

Re: Support for Orchard View Sub-division

Dear Mr. Hays:

I am the owner of 14 acres on SR 32 just west of Springmill Road. I have reviewed your proposed plans for Orchard View sub-division that directly abuts my north property line. I believe that your development would enhance the community and not affect us in any negative way.

I give my full support to your development efforts. I would ask that access to water and sanitary sewer be provided to our real estate somewhere along our north line.

I have also discussed this with Frank Hahn, the General Partner of FMH Family Limited Partnership. FMH owns approximately 48 acres of land that abuts your south line (approximately 50% of your south boundary) and FMH also owns 11 acres of land that abuts your western line (i.e. on Casey Road). Frank has given me permission to express that FMH also gives you their support.

Furthermore, I have discussed this with Aaron Wilson, the Managing Member of Casey Wilson, LLC. Casey Wilson owns 19 acres of real estate on SR 32 between Ditch Road and Casey Road. The Northeast corner of the Casey Wilson land and your Southwest corner of Orchard View abut corner to corner. Aaron has likewise given me permission to express that Casey Wilson gives you their support.

Please feel free to share this with the City Council and the Advisory Planning Commission as well.

Sincerely,



R.L. (Beau) Wilfong, II
Trustee

cc: Frank Hahn; Aaron Wilson

From: Edward Banas <edbanas@gmail.com>
Sent: Friday, August 2, 2019 10:12 PM
To: Jonathan Dorsey
Subject: Arbor Homes Orchard View No. 1908-PUD-21 Petition

Westfield Economic and Community Development Department

Westfield-Washington Township Advisory Plan Commission

Jonathan Dorsey,

Regarding the Arbor Homes Orchard View No. 1908-PUD-21 Petition:

1. Please explain why the existing stub (from the Woodbury Ridge development) on the western edge of the northern half of the proposed development is not incorporated into the Orchard View plan.
2. Please explain how the number and location of the two stubs along the northern edge of the Orchard View plan were determined. From the aerial view, the location of the western stub on the northern edge appears to negatively impact the options for developing the southwestern corner of my property.
3. Please explain why there are no stubs on the southern edge of the proposed development.

Arbor Homes developed homes (Spring Orchard) immediately west of my property. This has resulted in construction and other waste dumped onto my property. Please assure me that construction and other waste will not be dumped onto my property by the Orchard View development and if this occurs, the construction and other waste will be removed at the developer's expense

We have reached out to the Arbor Homes representative on two occasions regarding Orchard View, and he has promised to provide additional documentation regarding our questions. As of 8/2/19 we have not received any documentation from the Arbor Homes representative.

Mary Banas
11538 Hemingway Dr.
Reston, VA 20194

From: Lori Gregory <lgreg34@gmail.com>
Sent: Wednesday, August 7, 2019 09:18 AM
To: APC
Subject: New Arbor Community Seeking Approval - Casey Rd to Springmill Road

Good Morning,

My name is Lori Gregory. I live directly adjacent (861 Ogala Drive) to the potential new development Arbor is proposing. I definitely have concerns if you approve this new development.

1) I chose my lot on Ogala, first, because it backed up to an open field and was told that there would be a walking path put in directly behind my lot that would eventually connect to the Monon. So far that hasn't happened. My understanding is that it has "started" to the east of me between the 1 story apartments but it hasn't gone west of that and what is there hasn't been paved. When I went to the neighborhood meeting with Arbor recently, their rendering showed houses, no path directly behind my house and the representative didn't seem to know anything about it and went as far as to say that they don't even know if they COULD put a path there because there is a drainage easement (piping and such) there.

2) There is also a small protected wetland to the SE of me in the same area as the path would go that the Arbor rep seemed to know nothing about.

3) Population Density in a 3 or so square mile area. I knew I was moving into a growing area but I did not think that the town of Westfield would allow such density in such a small area. Casey Road, 186th Street and Springmill Road is not set up to handle that kind of traffic at this time. I now understand the signs I saw when I first moved to Westfield 4 years ago that said "stop irresponsible development in Westfield." This is too much, too quickly. I've been listening to construction "noise" for 4 full years in this subdivision to get it built out. If this development gets approved, I will have to listen to that noise on a daily basis for a minimum of another 5 years directly behind me along with construction debris and all of the things that go along with major development of this type.

There's already more land being cleared to build North of 186th Street between Casey Road and Springmill, along with Gristmill. 274 MORE homes in such a condensed area seems extremely irresponsible to me. Regardless of my opinion, if this subdivision gets approved. At the very LEAST, Arbor should have to hold up to promises regarding the path and in my opinion be bound to more landscaped greenspace in their subdivisions rather than shoving as many houses as humanly possible into a small area. I would think that the town of Westfield would hold them to certain standards to keep property values up in the area.

I could go on but this addresses my immediate concerns and would like you to know, I looked forward to moving to Westfield from Fishers. However, with this new development concern coming up. I am strongly considering selling my home and moving out of Westfield. I've already contacted a realtor to start weighing my options. I know of at least 1 other on this street who has already decided to sell and move out of Westfield. People are not trusting the Government of Westfield to move forward into the future development of Westfield in a responsible manner and pace that will keep property values up in the long run. I realize development of Westfield will go on regardless of my opinion but I sincerely hope great consideration is put into how, when and where is appropriate.

Thank you for taking the time to consider public concerns.

Lori Gregory
861 Ogala Drive

Westfield, IN 46074

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Lori

Live with Intention. Walk to the Edge. Listen Hard. Play with Abandon. Laugh. Choose with no Regret. Continue to Learn. Appreciate your Friends. Do what you Love. Live as if this is all there is. Mary Anne Radmacher

AUGUST 26, 2019



ORCHARD VIEW

PLANNED UNIT DEVELOPMENT



DEVELOPER
ARBOR HOMES

9225 Harrison Park Court Indianapolis, IN 46216

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Statement of Intent:

Arbor Homes is pleased to present the Orchard View residential community, its newest Westfield mixed-residential project. This community will offer approximately 271 new homes on 103+/- acres located between Spring Mill Road and Casey Road, one quarter mile north of State Road 32.

Orchard View will feature the following:

- 199 single-family detached homes with sales prices ranging from the low to mid 200's.
 - Illustrative elevations have been provided in Exhibit D of the proposed PUD ordinance.
- 72 Empty Nest homes with sales prices ranging from the low to mid 200's.
 - Illustrative elevations have been provided in Exhibit D of the proposed PUD ordinance.
- Approximately 26 acres will be dedicated to common areas, lakes, active recreation spaces for families and passive recreation areas with an emphasis on preservation of environmentally sensitive wetlands.
- Enhanced landscape buffers along Spring Mill Road and Casey Road.
- Additional landscape buffers along the south, north and west boundaries consisting primarily of the preservation of mature and healthy existing vegetation.

Orchard View proposes to address the high quality “life span” housing sought in the Westfield-Washington Township Comprehensive Plan (page 9), by targeting the first-time home buyer and active adult markets. The single-family detached homes featured in Area A have been successfully developed for over 25 years and most recently in Parks At Wynne Farms in Avon, Newbury in Brownsburg and Sagebrook in McCordsville. The empty nest homes featured in Area B represent a new product line that has been developed over several years of market research in an effort to identify the needs and wants of the empty nest buyer segment. They are designed with high quality products that allow for longevity and low maintenance.

ORDINANCE NUMBER 19-27

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 “**Orchard View 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 "Plan Commission") considered a petition (**Petition No. 18##-PUD-##**), 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. 1908-PUD-21** 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 (the “UDO”) and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the **"Orchard View 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 (as defined herein) or 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 Tudor Style. A style generally characterized by steeply pitched roof, usually side gabled, façade dominated by one or more prominent front-facing gables, in most cases front door, entry porch and or garage openings with round or Tudor arch; decorative half timbering present on front facades.

Section 3. Concept Plan. The Concept Plan attached hereto as **Exhibit B, Concept Plan** 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. Underlying Zoning District(s). The underlying Zoning District shall be Single Family Residential District 4 (SF4) (the “Underlying Zoning District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

Section 5. Permitted Uses. The permitted uses, as defined by the City of Westfield Unified Development Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

- ~~5.1 All Accessory Uses and Temporary Uses in the Underlying Zoning District shall be permitted unless otherwise prohibits in this Ordinance.~~

All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted, unless otherwise specified below:

- a. Prohibited Uses. No other detached outbuildings or above ground pools shall be permitted in the District.

5.2 The Maximum Dwellings permitted shall be set forth below.

- a. Area A: 210 Single Family Dwelling Units
- b. Area B: 72 Single Family Dwelling Units

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

- 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 Area A shall be applied to the Areas as depicted on the District Map:

Standard	Area A
Minimum Lot Area	7,200 sq. ft.
Minimum Lot Frontage	30'
Minimum Building Setback	
Front Yard	25'
Two-Car Garage	25'
Three-Car Garage	20'
Side Yard / Minimum Separation	5' / 15'
Rear Yard	15'
Minimum Lot Width	60'
Maximum Building Height	35'
Minimum Living Area (Total)	*900 sq. ft. Min. Ground Floor Area
Single Story	1,300 sq. ft.
Two Story*	1,600 sq. ft.

6.3. The following standards for Area B shall be applied to the Area as depicted on the District Map:

Standard	Area B
Minimum Lot Area	7,800 sq. ft.
Minimum Lot Frontage	30'
Minimum Building Setback	
Front Yard	25'
Two Car Garage	25'
Three Car Garage	20'
Side Yard / Minimum Separation	5' / 10'
Rear Yard	15'
Minimum Lot Width	60'
Maximum Building Height	35' 30'
Minimum Living Area (Total)	*900 sq. ft. Min. Ground Floor Area
Single Story	1,400 sq. ft.
Two Story*	1,600 sq. ft.

Section 7. Development Standards. The standards of Chapter 6: Development Standards in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance. Unless otherwise specified the standards shall apply to both “Area A” and “Area B”.

7.1 Article 6.2 Architectural Standards. Shall Apply, except as otherwise modified or enhanced by this ordinance.

- a. Perimeter Lots. In addition to those standards outlined within Section 7 of this Ordinance, all Dwellings indicated in the **Exhibit B. Concept Plan** by the (*) or (o) shall meet the following ~~perimeter~~ lot standards. The below standards shall satisfy the perimeter standards for the side and rear elevations.
 - i. Side Elevations. Those Lots indicated with a (o) shall require a minimum of three (3) different finish façade styles from the list below for each side ~~and/or rear~~ elevation. A brick or stone wainscot is required as one of the finished façade styles. This requirement excludes dwellings with a hip roof whereas the requirement shall be two (2) different finish façade styles. Should a full first floor brick wrap is selected, said brick shall satisfy the intent of this requirement. Finished Façade Styles shall include but are not limited to Brick, Stone, Horizontal Siding, Board and Batten Siding, Tudor Style Siding and Cedar Shake Siding.
 - ii. Rear Elevations. Those Lots indicated with (*) shall require one of the following a sunroom, screened-in porch, covered patio or covered porch, or a four (4') feet deep offset on the rear. The windows on said rear elevation shall have shutters and window grids.

- b. Front Elevation Masonry. All Dwellings shall have masonry on at least fifty (50%) percent of the front elevation (excluding windows, doors, garage doors, and areas above roof line). When the elevation includes a front porch, the home shall have a minimum masonry of at least thirty (30%) percent.
- c. Roof Pitch. All Dwellings in the District shall feature a minimum of a 6:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate roof structures) shall not be considered primary roof for the purposes of the 6:12 pitch requirement above.
- d. Lighting. All Dwellings in the District shall have dusk-to-dawn carriage lights.
- e. Shingles. All Dwellings shall have dimensional or architectural grade shingles.
- f. Windows. All Dwellings shall have shutters ~~and window grids~~ on the Front Facade windows of the Dwelling ~~as depicted in Exhibit E, Character Exhibits. excluding the Tudor Elevation.~~ All windows on all facades of the Dwelling shall have **window grids** and trim with a nominal thickness of one (1") inch x four (4") inch.
- g. Finished Façade Materials. The primary building material for all facades shall include masonry, wood, cement fiber board, stucco, shakes, board and batten, vinyl lap siding (minimum thickness of 0.044") Vinyl siding shall not be restricted in the percentage of any building façade material allowed on any elevation except where limited in the front elevation.
- h. Garages. All Dwellings in the District shall have a minimum two-car garage. Three car garages shall have a separate door and shall not be required to be recessed from the other bays. The total two-car garage door width may not exceed forty-five (45%) percent of the linear footage of the primary elevation of the Dwelling. **The total three-car garage door width shall not exceed fifty (50%) percent of the linear footage of the primary elevation of the Dwelling. Garage elevations shall include design elements to vary the appearance of the garage façade. Design elements may include, but are not limited to, garage door panel styles, garage door colors, the garage door windows, garage door hardware, garage door header, roof gable brackets and/or accent trim, multiple building materials, gable accent window and gable decorative louver.**
- i. Streetscape Diversity. **Area A shall meet the standard as follows: Building setback lines shall vary within each block to eliminate monotonous building placement. Front yard building setback lines should be staggered to allow a range of four (4') feet offset within the block and have a minimum variation of two (2') feet increments from adjacent lots. Area B shall meet the standards as follows. Building Setback Lines shall vary within each block to eliminate monotonous building placement. Front Yard Building Setback Lines should be staggered to allow for two (2') feet offset within the Block and have a minimum variation of two (2') feet increments from adjacent Lots. Staggered building setback lines are not required to meet the above standard where winding streets or a similar development design achieve the same effect.**

- j. Character Exhibits. Character exhibits, attached hereto as **Exhibit E. Character Exhibits**, are incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in **Exhibit E**, but to encourage diversity in architectural styles of Dwellings within the District.

~~7.2 Article 6.5 Fence Standards.~~ Shall apply, except as otherwise modified or enhanced by this ordinance. (Shall be addressed in the DCCR's.)

- a. ~~Fence and Wall Standards. NO fences or walls shall be allowed in any drainage and/or utility easement on Lots.~~

7.3 Article 6.6 Height Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

- a. Dwelling Height. As modified above in Section 6.1 and Section 6.2.

7.4 Article 6.8 Landscape Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

- a. Landscaping. All Dwellings in the District shall include at least one (1) front yard ornamental or evergreen tree, one (1) front yard shade tree, with corner lots to include an additional one (1) shade tree in the street side yard. Rear yards shall have one (1) deciduous tree planted in the rear yard, with all trees being a minimum two (2) inch caliper, or six (6') feet in height for evergreen trees at time of planting. All Dwellings in the District shall include a minimum of eight (8) shrubs or bushes in the front foundation planting bed and all shrubs or bushes shall be a minimum of eighteen (18") inches in height at the time of planting.
- b. Sod and Seedings. All dwelling shall have sod installed for the front yard.
- c. Common Area Landscaping. The "Common Area B" abutting Spring Mill Road shall contain undulating mounds a minimum of three (3') feet in height and plantings installed to meet the standards listed in Article 6.8 Landscaping Standards (M.)(1.) as depicted in **Exhibit C. Landscape Plan**. The "Common Area A" where it abuts Spring Mill Road shall not require landscaping. The Common Area(s) abutting Casey Road shall contain landscaping in accordance with Article 6.3 (C.)(1.)(b.)(ii.)(d.).
- d. Tree Preservation Easement. A Tree Preservation Easement (TPE) shall be located along certain areas of the perimeter of the development, as depicted in **Exhibit C, Landscape Plan** for the purpose of maintaining the existing healthy, non-evasive trees and shrubs. A visual tree inventory (the "Tree Inventory") will be made with photographs of the trees along the perimeter of the Real Estate to identify the quantity and quality of trees to be preserved. Such inventory shall be provided as part of the Real Estate's Overall Development Plan and Primary Plat application to

the Department. Within the defined TPE and to be further classified within the Tree Inventory, no trees with a diameter at breast height (“DBH”) in excess of six inches (6”) or evergreens six feet (6’) or more in height (the “Protected Trees”) shall be removed unless the tree is damaged, diseased, dead, or required to be removed in order to comply with safety or drainage requirements of any utility or governmental agency. If a Protected Tree is damaged or otherwise removed, except as permitted to be removed as listed above, then the developer, builder, or homeowner (as the case may be) shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to approval of the Department and the Department of Public Works, and to the availability of space for their healthy growth in the Easement.

- i. Wetland Conservation. The Common Area, as depicted on **Exhibit B**, shall contain a “Wetland Conservancy Area” with a minimum of twelve (12) acres to be maintained by the Real Estate’s Homeowners’ Association. The exact location and maintenance standards for the Wetland Conservancy Area shall be established by the Covenants of the aforementioned Homeowners’ Association.

~~e. Street Trees. One (1) Canopy street tree shall be planted on an average of forty-five (45’) feet of road frontage with a minimum of one (1) street tree per lot. Linear road frontage shall be calculated to figure exact number of trees to be planted. Street trees shall be located in a minimum of eight (8’) feet plating strip between the street and the sidewalk.~~

(Shall meet the standards in the UDO)

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.

- a. Street Width. All Streets within the District shall be designed with a Right-Of-Way of ~~fifty-nine~~ (50 ~~59~~’) feet with a minimum Street width of thirty-one (31’) feet from back of curb to back of curb, with the exception of the frontage road. There shall be an eight (8’) feet wide planting strip from back of curb to front edge of sidewalk. Sidewalks shall be five (5’) feet in width.
- b. Street Signage. The developer will be responsible for the cost of and the placement of all street signage as required by the Town.
- c. On-Street Parking. On street parking shall be limited to one side of the street. No parking signs shall be installed to indicate which side of the street is prohibited.
- d. Utilities. All utilities within the District will be trenched and located behind the curb. This commitment is subject to the approval by the utilities that will serve the community. Private utilities shall be placed in the utility easements and shall not be within the public Right-Of-Way.

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

PASSED AND ADOPTED THIS _____ day of _____, 20__.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Mark Keen

Mark Keen

Mark Keen

Robert Horkay

Robert Horkay

Robert Horkay

Jim Ake

Jim Ake

Jim Ake

Chuck Lehman

Chuck Lehman

Chuck Lehman

Steve Hoover

Steve Hoover

Steve Hoover

Joe Edwards

Joe Edwards

Joe Edwards

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

ATTEST:

Cindy Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE #19-27** was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE #19-27**
This _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE #19-27**
This _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document was prepared by: Paul Munoz
9225 Harrison Park Court
Indianapolis, IN 46216

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:

EXHIBIT A

Legal Description

Exhibit C

Landscape Plan



EXHIBIT D

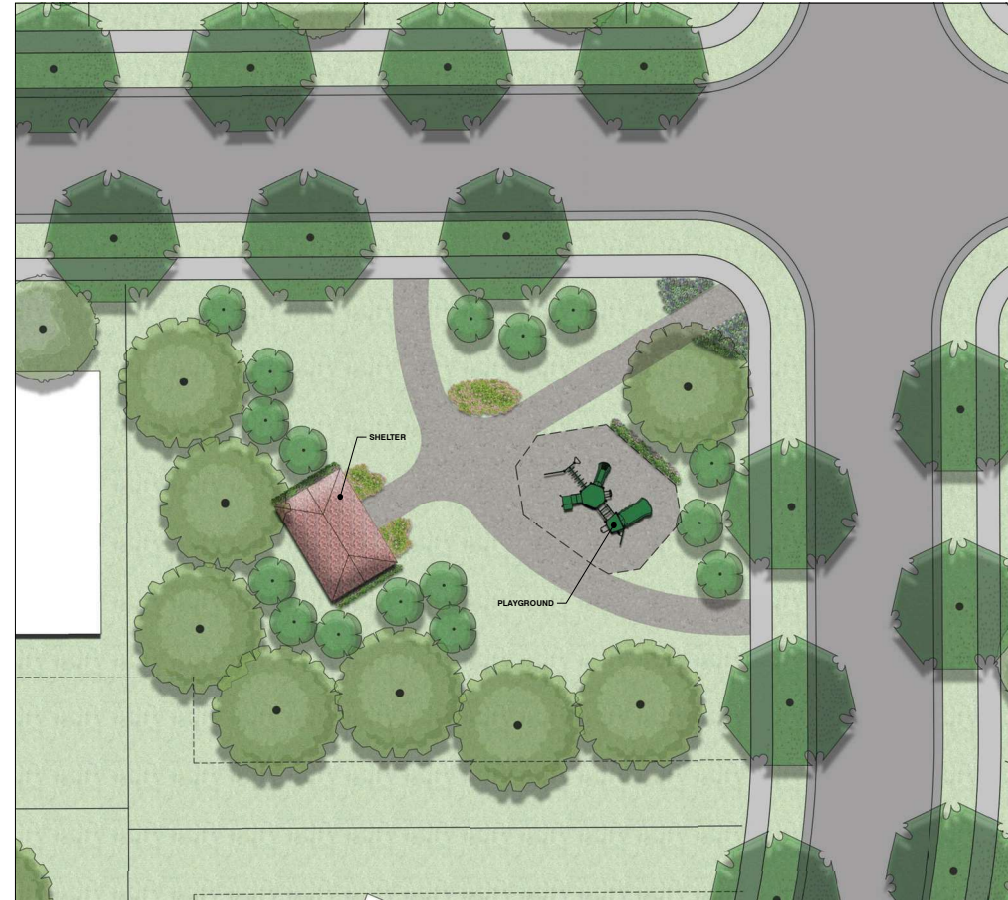
Character Exhibits

Exhibit D - Amenities

ENLARGEMENT B - WALKING TRAIL & EXERCISE STATIONS



ENLARGEMENT C - PLAYGROUND & SHELTER



Amenity Area Enlargements
Orchard View
Spring Mill Road
Westfield, Indiana

Exhibit E
Character Exhibits



ARBOR
H O M E S

A BERKSHIRE HATHAWAY COMPANY

BUILDING GREAT NEIGHBORHOODS AND HOMES FOR
PEOPLE TO **CELEBRATE LIFE**





TRADITIONAL ARBOR



ASPEN ELEVATION B



ASPEN TRADITIONAL ELEVATION



ASPEN TUDOR ELEVATION



BRADFORD ELEVATION A



BRADFORD ELEVATION B



BRADFORD CRAFTSMAN



BRADFORD TRADITIONAL



BRADFORD TUDOR



CHESTNUT ELEVATION A



CHESTNUT ELEVATION B



CHESTNUT ELEVATION C



CHESTNUT CRAFTSMAN



CHESTNUT TRADITIONAL



CHESTNUT TUDOR



COOPER ELEVATION B



COOPER CRAFTSMAN



COOPER TRADITIONAL



COOPER TUDOR



COTTONWOOD ELEVATION A



COTTONWOOD CRAFTSMAN



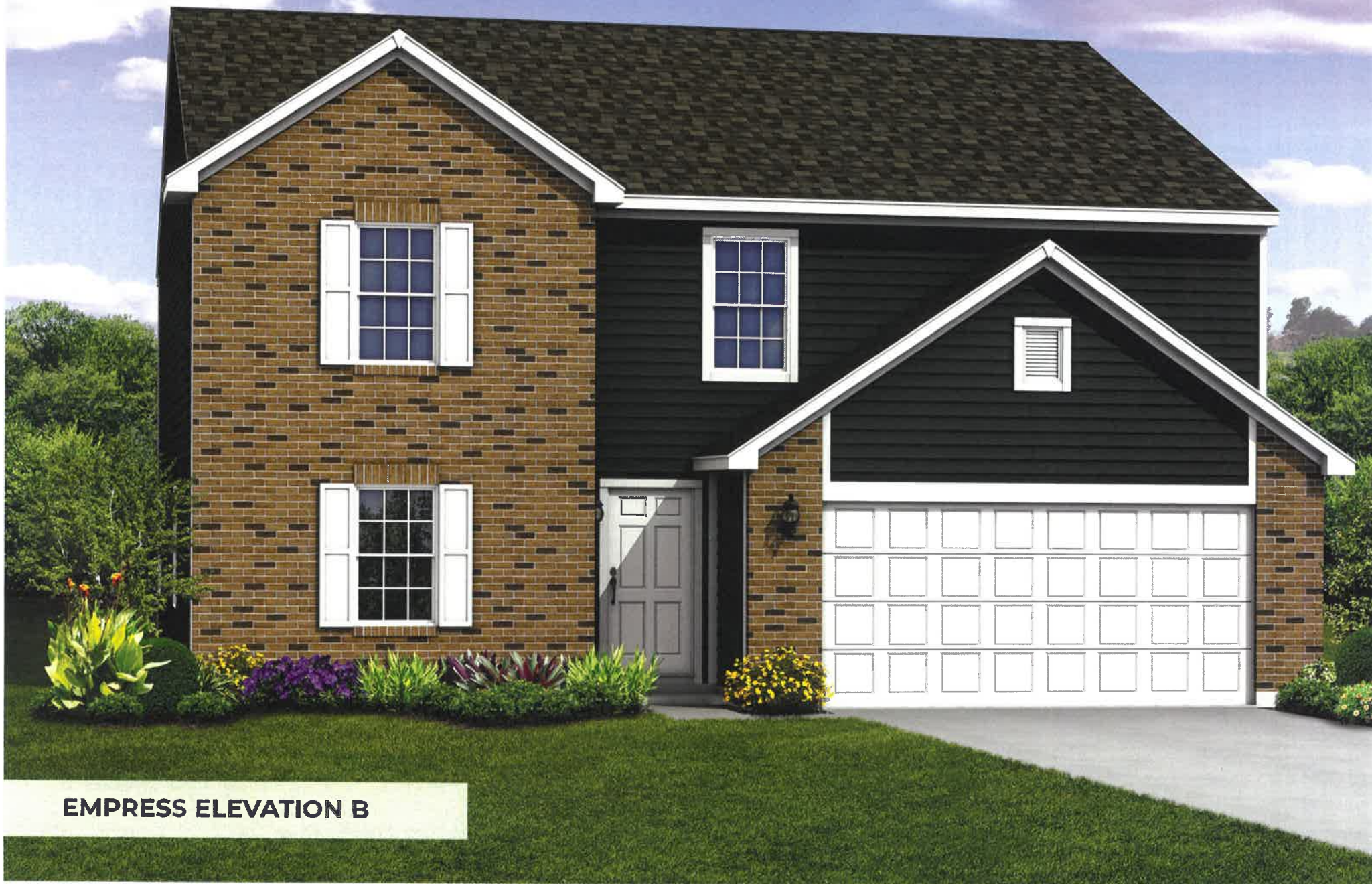
COTTONWOOD TRADITIONAL



COTTONWOOD TUDOR



EMPRESS ELEVATION A



EMPRESS ELEVATION B



EMPRESS ELEVATION C



EMPRESS CRAFTSMAN



EMPRESS TRADITIONAL



EMPRESS TUDOR



MULBERRY CRAFTSMAN



NORWAY ELEVATION A



NORWAY ELEVATION B



NORWAY CRAFTSMAN



NORWAY TRADITIONAL



NORWAY TUDOR



SPRUCE ELEVATION A



SPRUCE ELEVATION B



SPRUCE CRAFTSMAN



SPRUCE TRADITIONAL



SPRUCE TUDOR



DESTINATION

BY ARBOR HOMES



AUGUSTA ELEVATION A



AUGUSTA ELEVATION B



AUGUSTA ELEVATION C



AUGUSTA ELEVATION D



AUGUSTA ELEVATION E



AUGUSTA ELEVATION F



AUGUSTA ELEVATION G



ASHVILLE ELEVATION A



ASHVILLE ELEVATION B



ASHVILLE ELEVATION C



ASHVILLE ELEVATION D



ASHVILLE ELEVATION E



ASHVILLE ELEVATION F



ASHVILLE ELEVATION G



SARASOTA ELEVATION A



SARASOTA ELEVATION B



SARASOTA ELEVATION C



SARASOTA ELEVATION D



SARASOTA ELEVATION E



SARASOTA ELEVATION F



SARASOTA ELEVATION G



SARASOTA ELEVATION H



SEDONA ELEVATION A



SEDONA ELEVATION B



SEDONA ELEVATION C



SEDONA ELEVATION D



SEDONA ELEVATION E



SEDONA ELEVATION F



SEDONA ELEVATION C



SCOTTSDALE ELEVATION A



SCOTTSDALE ELEVATION B



SCOTTSDALE ELEVATION C



SCOTTSDALE ELEVATION D



SCOTTSDALE ELEVATION E



SCOTTSDALE ELEVATION F



SCOTTSDALE ELEVATION G

Building Materials and Color Options





crossroads series

The warm, red clay found exclusively in Indiana is what puts Brampton Brick Crossroads Series in a class all its own. Produced at one of North America's most technically advanced brick manufacturing facilities, these bricks offer color combinations unique to the area that stand out in any crowd. With rich tones and various textures, Crossroads clay bricks have a more rugged, tumbled appearance. Many of the bricks bear the names of neighbouring counties, honoring both the people and places where the Crossroads Series originates from.



Crossroads Series, Crawford



hoosier series

The colorful culture of the established "Hoosier State" is reflected in this brick series by the unique color blends enhancing the beauty of the deep Indiana Clay. The unique variety of rich colors bring beauty into your neighborhood, and reflects the warmth and strong stature of your home.

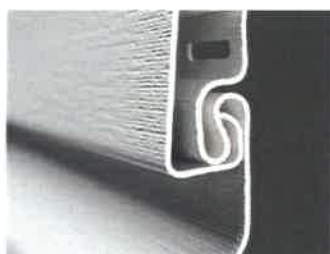


Hoosier Series, Warren

SENTRY®

Sentry® features:

- Roll-over nail rail
- Thicker .044" panel
- Wind resistance up to 180 mph
- Available in all 36 Mitten colors in all three profiles



- Burnt Orange
- Olive Green
- Eggplant
- Annapolis Blue
- Aviator Green
- Richmond Red
- Coffee Bean
- Amber
- Sahara Brown
- Arizona Tan
- Khaki Brown
- Rockaway Grey
- Grenadier Green
- Muskoka Green
- Rain Forest
- Spring Moss
- Venetian Gold
- Caribou Brown
- Chestnut Brown
- Frost
- Bone
- Ivory
- Prairie Gold
- Cypress
- Stratus
- Flagstone
- Brownstone
- Clay
- Hearthstone
- Sandalwood
- Ash
- Sandcastle
- Saffron
- Lite Maple
- Satin Grey
- Sage

Sentry Double 4" Horizontal

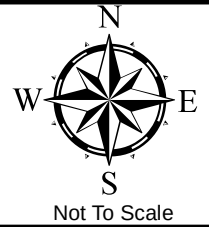
Profile	Double 4" Horizontal	
Length/Pc	12'6"	3.81 m
Width/Pc	8"	20.32 cm
Panels/Ctn	24	24
Coverage/Ctn	200 sq. ft.	18.58 m ²
Nom. Thickness	.044"	1.12 mm
Windload Data	180 mph	290 km/h

Profile	Double 4.5" Dutchlap	
Length/Pc	12'1"	3.68 m
Width/Pc	9"	22.86 cm
Panels/Ctn	22	22
Coverage/Ctn	200 sq. ft.	18.58 m ²
Nom. Thickness	.044"	1.12 mm
Windload Data	180 mph	290 km/h

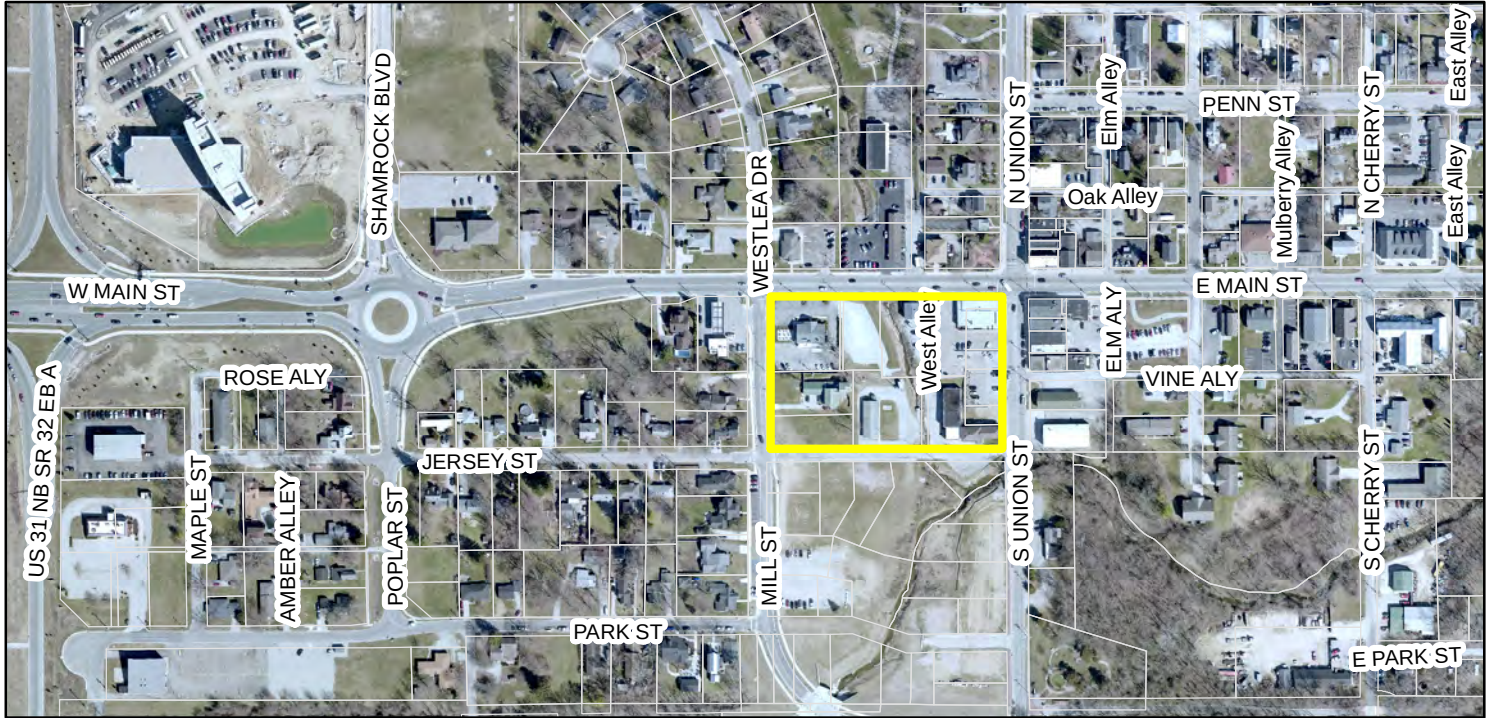
Profile	Board & Batten	
Length/Pc	10'	3.04 m
Width/Pc	7"	17.78 cm
Panels/Ctn	17	17
Coverage/Ctn	100 sq. ft.	9.29 m ²
Nom. Thickness	.045"	1.14 mm
Windload Data	.050"	1.27 mm
		Standard
		Designer/Premium



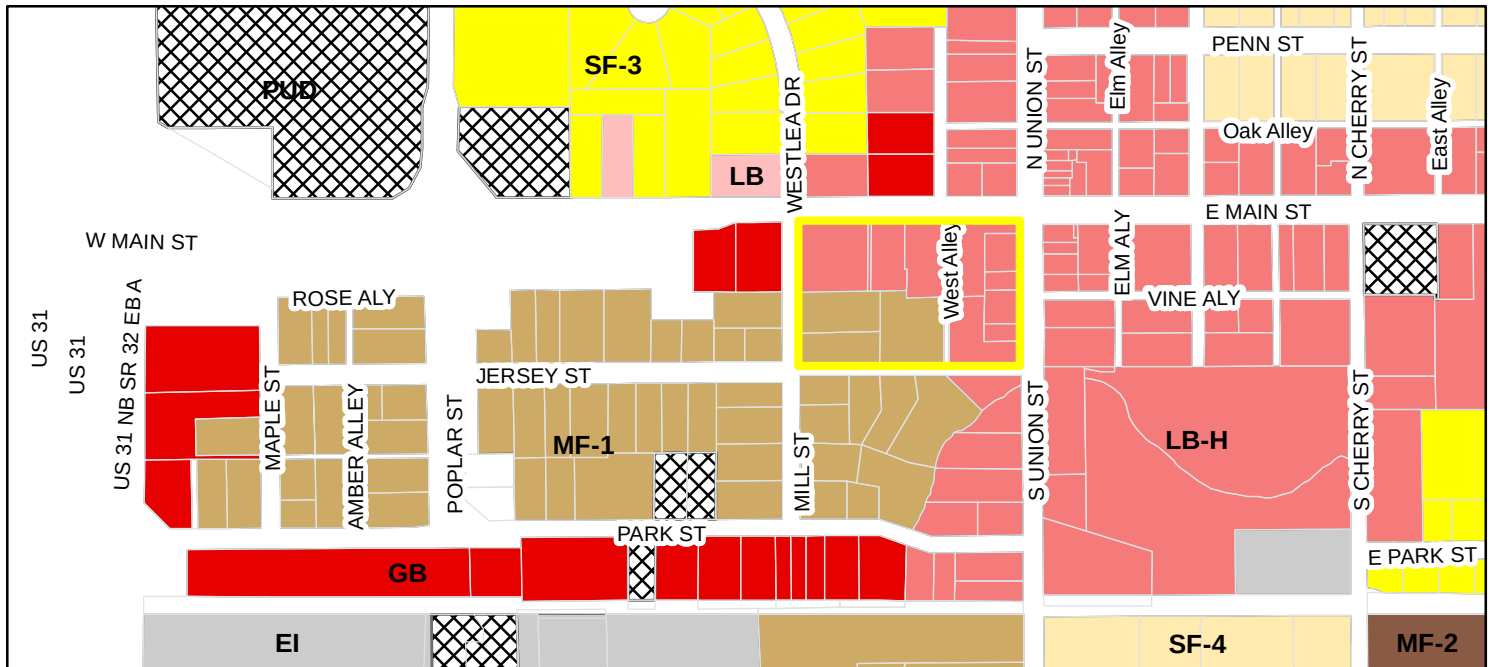
Property Location Map Union Square at Grand Junction PUD 1909-PUD-28



Aerial Location Map



Zoning Map



Zoning

LB (Local Business)	PUD (Planned Unit Development)
LB-H (Local Business - Historical)	SF-3 (Single Family - 3)
GB (General Business)	SF-4 (Single Family - 4)
EI (Enclosed Industrial)	MF-1 (Multiple Family - 1)
MF-2 (Multiple Family - 2)	

MAIN ST / SR 32

MILL ST

UNION ST

PHARMACY

WOLFIES
GRILL

RESIDENTIAL

RETAIL &
RESIDENTIAL

RETAIL & RESIDENTIAL

RESTAURANT

RETAIL &
RESIDENTIAL

JERSEY ST



AT GRAND JUNCTION

CONCEPT B

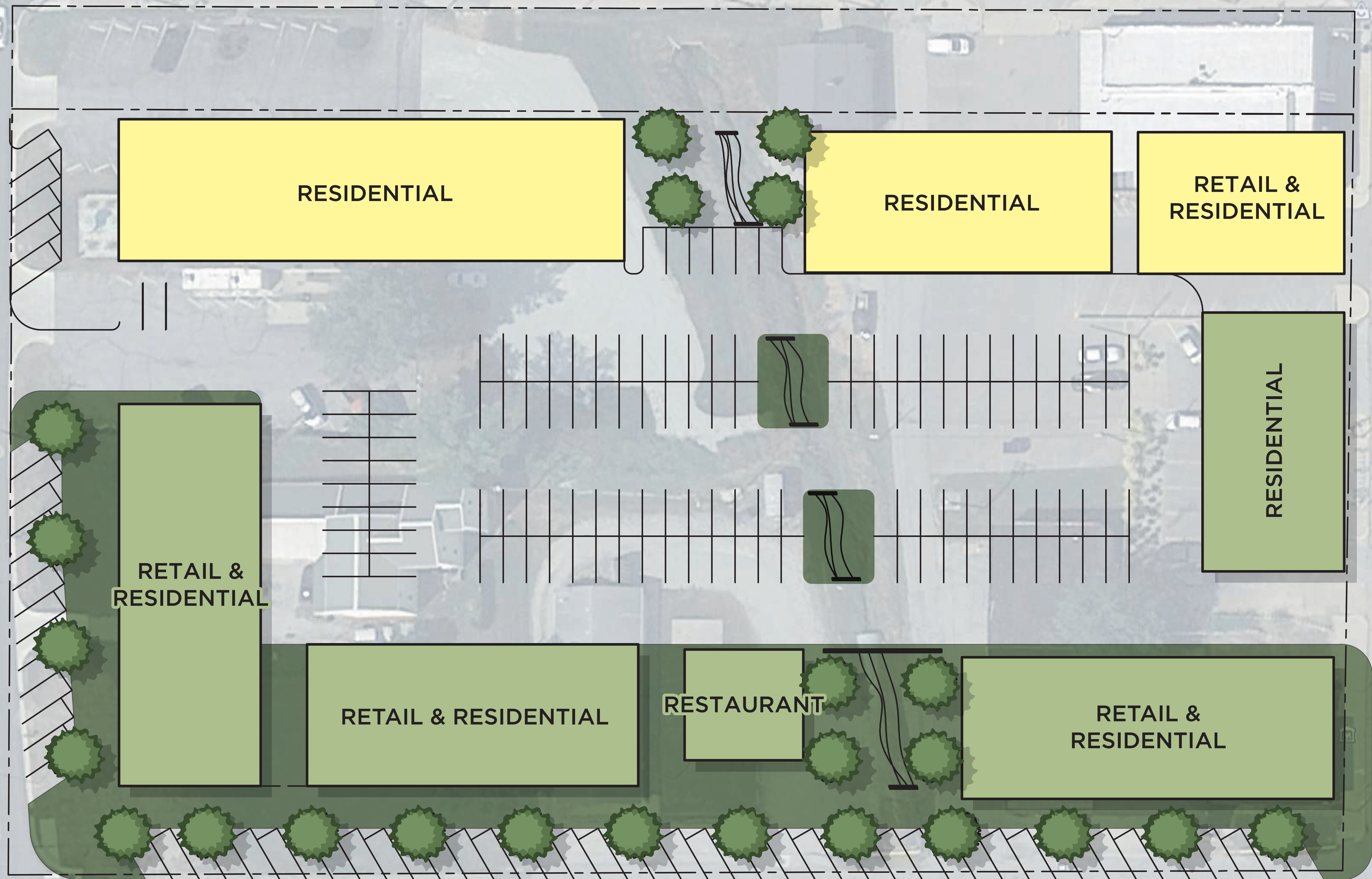
PHASE ONE GROUND FLOOR PLAN - WESTFIELD, IN

OLD
TOWN
— COS. —

MAIN ST / SR 32

MILL ST

UNION ST



JERSEY ST



CONCEPT A

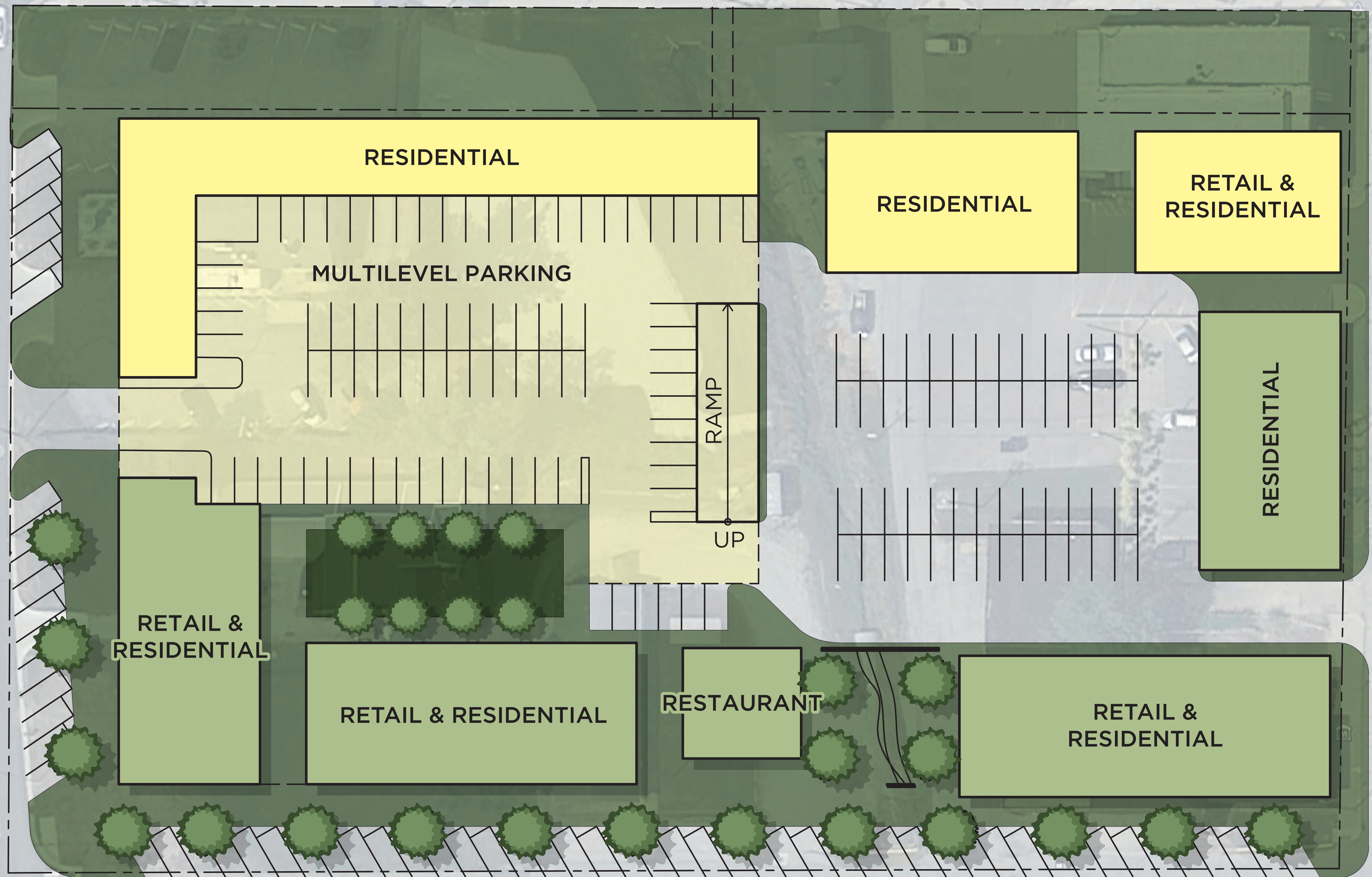
PHASE TWO GROUND FLOOR PLAN - WESTFIELD, IN



MAIN ST / SR 32

MILL ST

UNION ST



JERSEY ST



CONCEPT B

PHASE TWO GROUND FLOOR PLAN - WESTFIELD, IN





INSPIRATION IMAGES

UNION SQUARE AT GRAND JUNCTION

Westfield, Indiana
July 31, 2019



INSPIRATION IMAGES

UNION SQUARE AT GRAND JUNCTION

Westfield, Indiana
July 31, 2019







SITE MASSING

UNION SQUARE AT GRAND JUNCTION

Westfield, Indiana
July 31, 2019



SITE MASSING

UNION SQUARE AT GRAND JUNCTION

Westfield, Indiana
July 31, 2019



SITE MASSING

UNION SQUARE AT GRAND JUNCTION

Westfield, Indiana
July 31, 2019



SITE MASSING

UNION SQUARE AT GRAND JUNCTION

Westfield, Indiana
July 31, 2019

ORDINANCE NUMBER 19-__

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 "**UNION SQUARE AT GRAND JUNCTION 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__-PUD-__**), 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__-PUD-__** 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 "**Union Square at Grand Junction 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 Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements.

Section 4. **Underlying Zoning District.** The Underlying Zoning District shall be as set forth below as illustrated on the attached District Map.

- 4.1 LB-H: Local Business Historical District

Section 5. **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:

- 5.1 All Special Exception Uses and Prohibited Uses shall be prohibited.
- 5.2 The following additional uses shall be permitted in the District:
 - A. Multi-Family Dwelling

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 modified below:

- 6.1 The following standards shall apply to the Real Estate:

Standard	Union Square PUD
Minimum Lot Area	No Minimum
Minimum Lot Width	No Minimum
Maximum Lot Coverage	No Maximum
Minimum Tract Requirement	No Minimum
Minimum Lot Frontage	No Minimum, however, all lots shall have vehicular access to a street (via,

	public street, private street, alley, or a shared ingress/egress easement)
Minimum Building Setback	
Front Yard	0'
Side Yard / Building Separation	0'
Rear Yard	0'
Minimum Building Height	Two (2) Stories
Maximum Building Height	No Maximum

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Article 6.3 Architectural Standards: Shall not apply; rather:

- A. Character Exhibit: The “Character Exhibit” attached hereto as **Exhibit C**, 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 establish a benchmark for quality, vision, and appearance of architecture within the District.
- B. Mechanical / Utility Meter Screening: All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building’s Front Façade. Clustering of Mechanical Equipment is encouraged.
- C. External Wall Protrusions: Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials.

7.2 Article 6.8 Landscaping Standards: Shall not apply, rather, the plantings will be as shown on the Detailed Development Plan and Overall Development Plan.

7.3 Article 6.14 Parking and Loading Standards: Shall apply except as modified or enhanced below:

- A. On-Street parking: On-Street Parking is contemplated along Jersey Street, Mill Street, and Union Street; however, any on-street parking shall be subject to final engineering and approval by the Department of Public Works.
- B. Article 6.14(C) Loading Berths: Article 6.14(C) shall not apply.
- C. Article 6.14(G) Off-Street Parking: Article 6.14(G) shall apply except as

modified below:

- i. Shared Parking: The shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.
- ii. Required Spaces: Off-street Parking Spaces shall be 1.5 spaces per Multi-Family Dwelling Unit.
- iii. Off-Street Parking: Off-Street Parking shall not be permitted in the Established 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.

- 8.1 Article 10.12 Subdivision Standards: Shall apply, however, no additional Right-of-Way shall be required.

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

- 9.1 Article 8.6 Open Space and Amenity Standards: Shall not apply.

[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-__** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-__**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-__**

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	Character Exhibit

EXHIBIT A
REAL ESTATE
Page 1 of 2
Legal Description

All of Lots 23, 24, 48 and 47 along with part of the 12-foot West Alley and the 16.5-foot Vine Alley adjoining said lots in the Original plat of the Town of Westfield as recorded in Book D, page 121 in the Office of the Recorder of Hamilton County; All of Lots 1, 9, 10, 15, and 16 and the 12 foot alley lying between said lots 1 and 9 in Roberts Addition to Westfield, the plat of which is recorded Book 39, page 433 and part of the Northeast quarter of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the northeast corner of said Lot 23; thence South 0 degrees 27 minutes 48 seconds East 330.00 feet along the east line of Lots 23 and 47 to the southwest corner of said Lot 47; thence South 89 degrees 34 minutes 58 seconds West 178.67 feet along the south line Lots 47 and 48 to the east line of Lot 16 in said Roberts Addition; thence South 0 degrees 10 minutes 13 seconds West 4.95 feet along said east line to the southeast corner of said Lot 16; thence South 89 degrees 36 minutes 32 seconds West 324.73 feet along the south line of Lots 16 and 10 to the southwest corner of said Lot 10; thence North 0 degrees 16 minutes 17 seconds West 342.00 feet along the west line of Lots 10, 9 and 1 to the northwest corner of said Lot 1; thence North 89 degrees 36 minutes 32 seconds East 325.31 feet along the north line of said Lot 1 and the south boundary of State Road 32 to the east line of a tract of land described in Instrument 2009043356 in the office of said recorder; thence South 0 degrees 27 minutes 48 seconds East 7.05 feet along said east line to the prolonged north line of said Lot 24; thence North 89 degrees 34 minutes 58 seconds East 177.00 feet along the prolonged north line and the north line of Lots 24 and 23 to the point of beginning and containing 3.9 acres, more or less.

EXHIBIT A
REAL ESTATE
Page 2 of 2

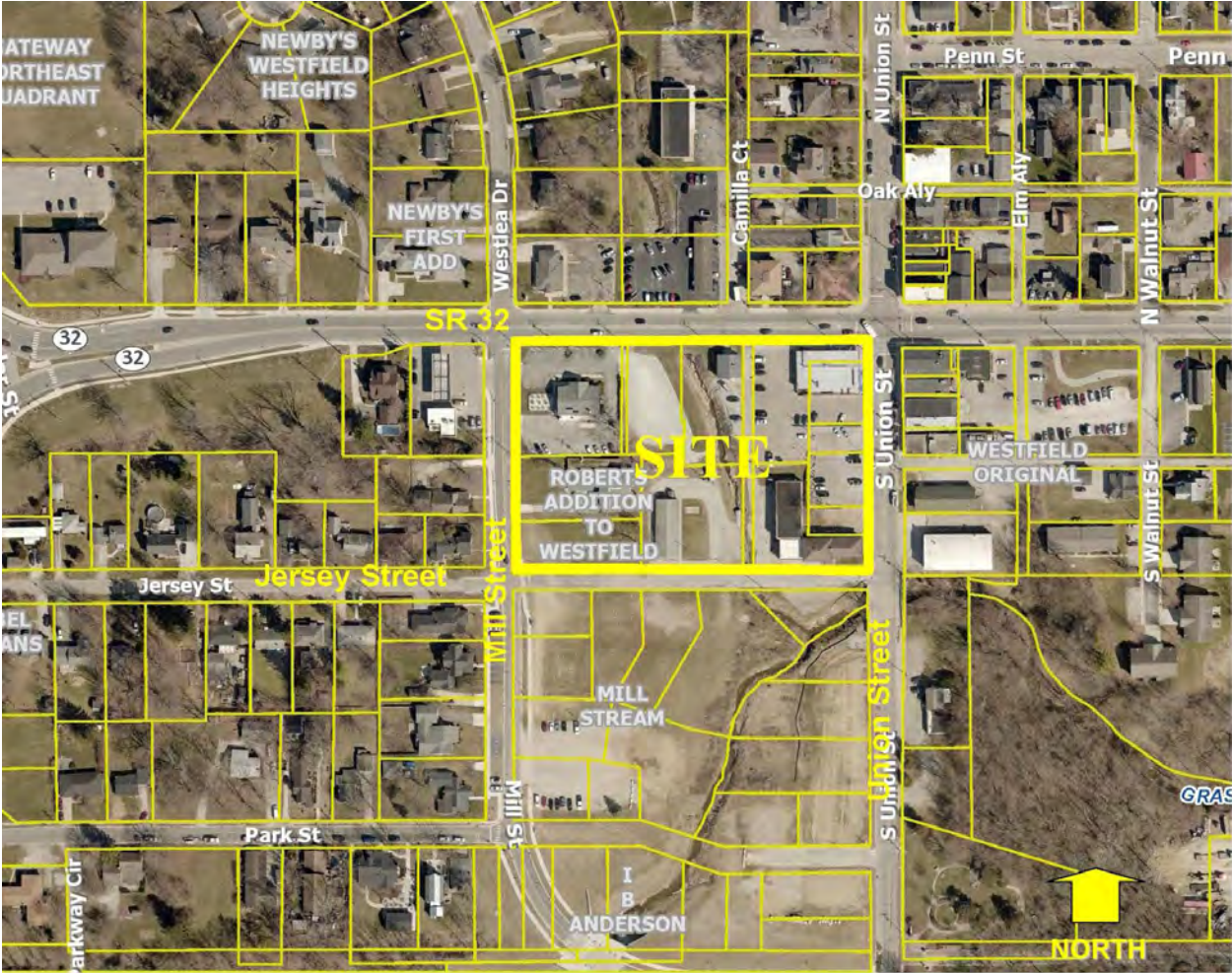
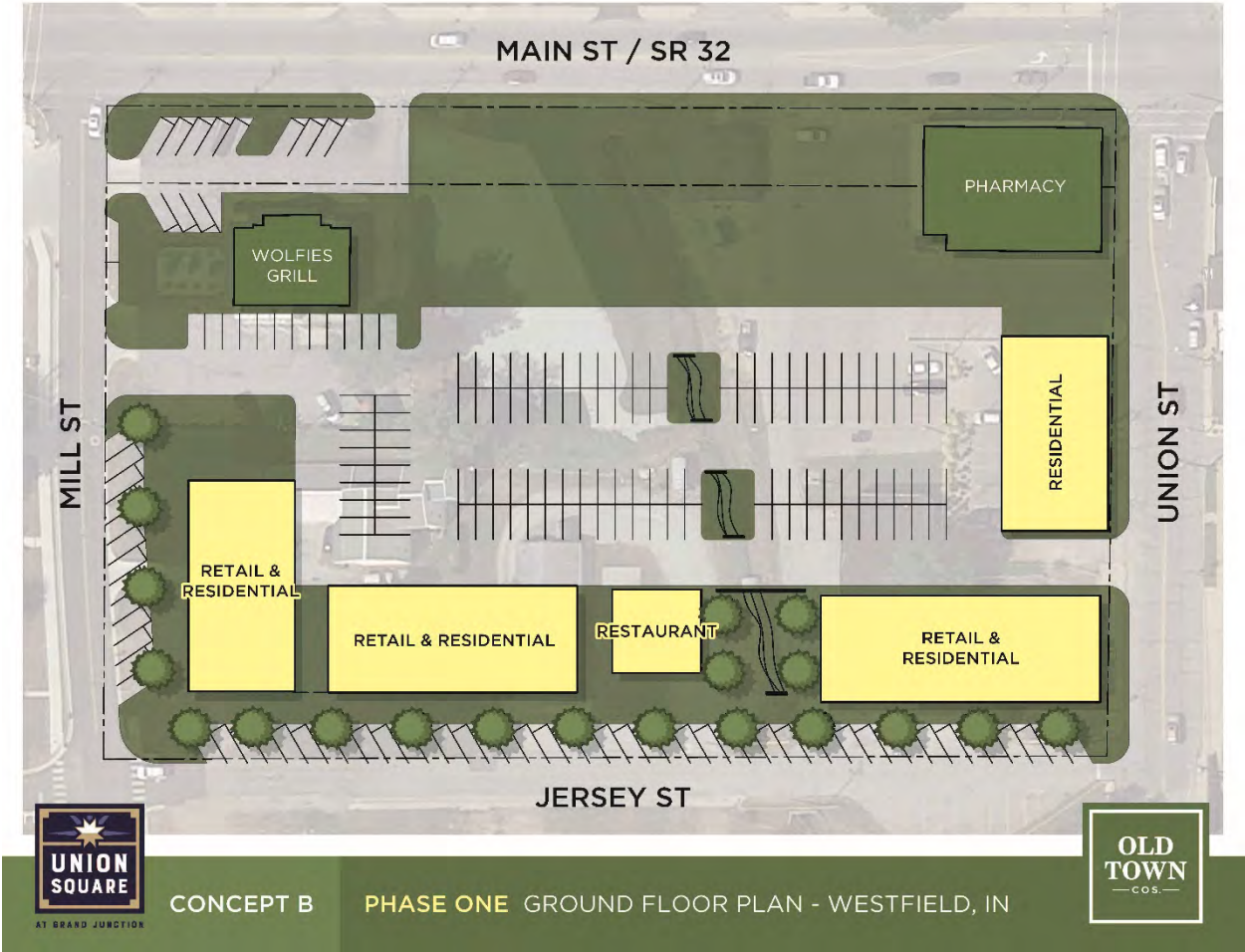


EXHIBIT B
CONCEPT PLAN
(Page 1 of 3)



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 B
CONCEPT PLAN
(Page 2 of 3)

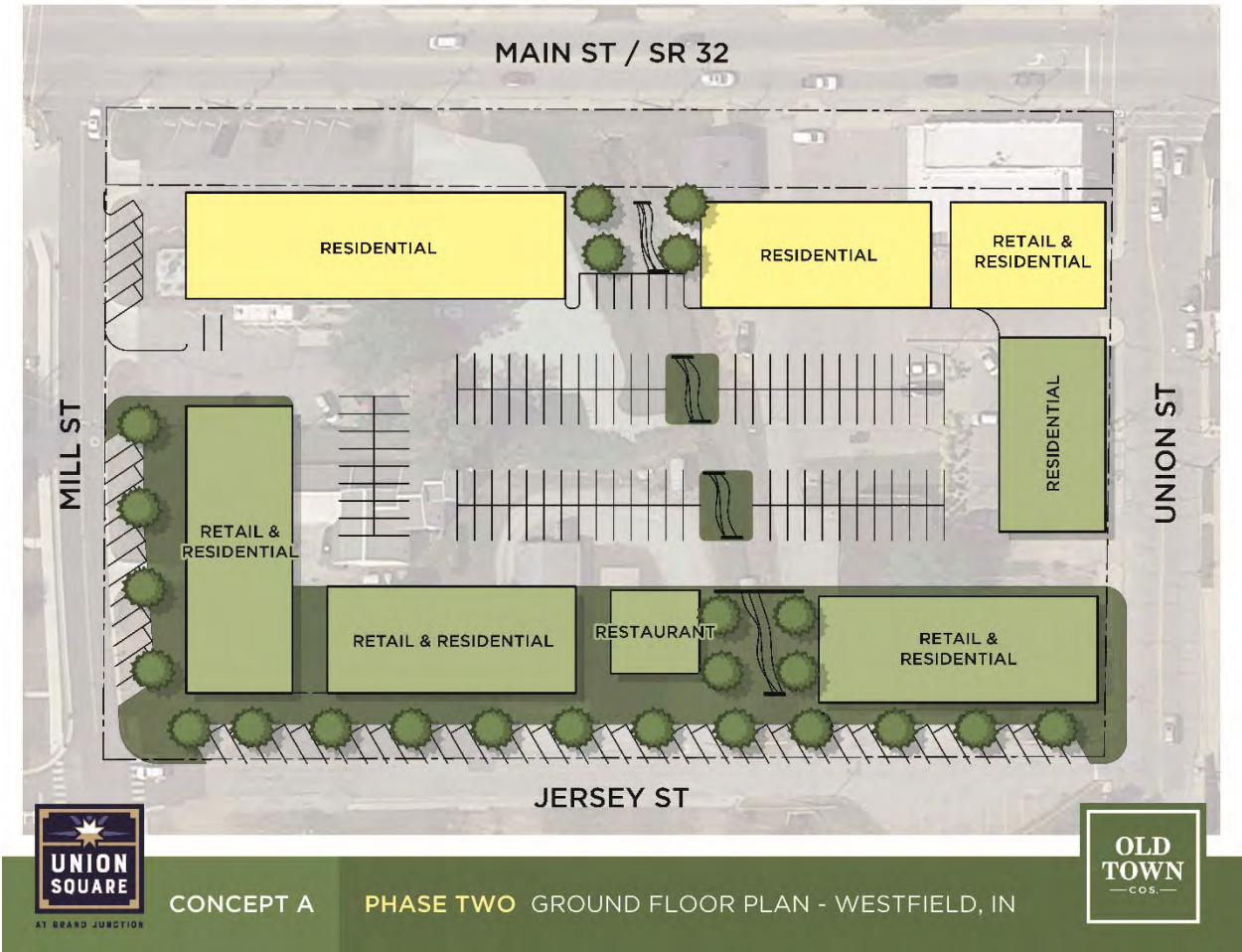


EXHIBIT B
CONCEPT PLAN
(Page 3 of 3)

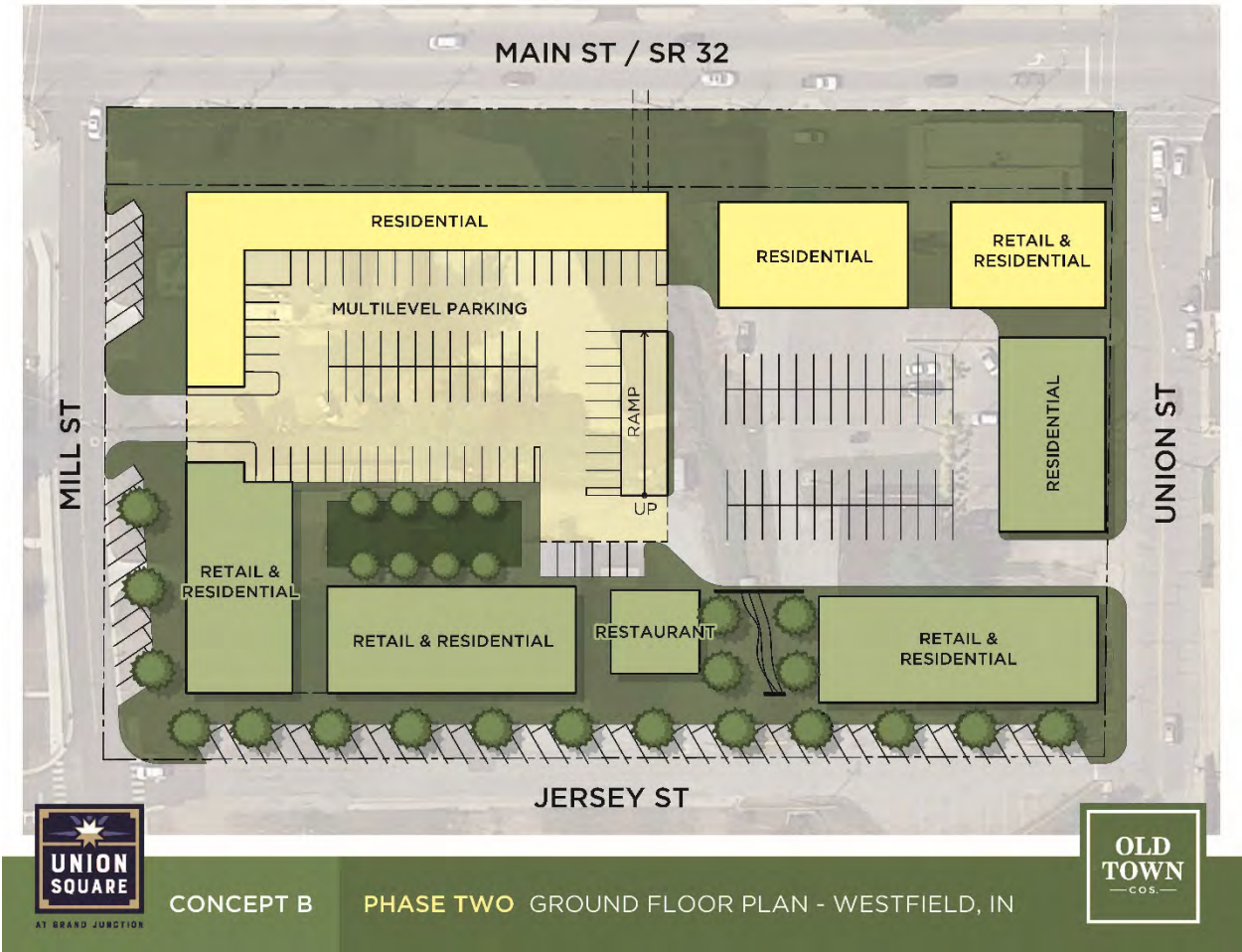
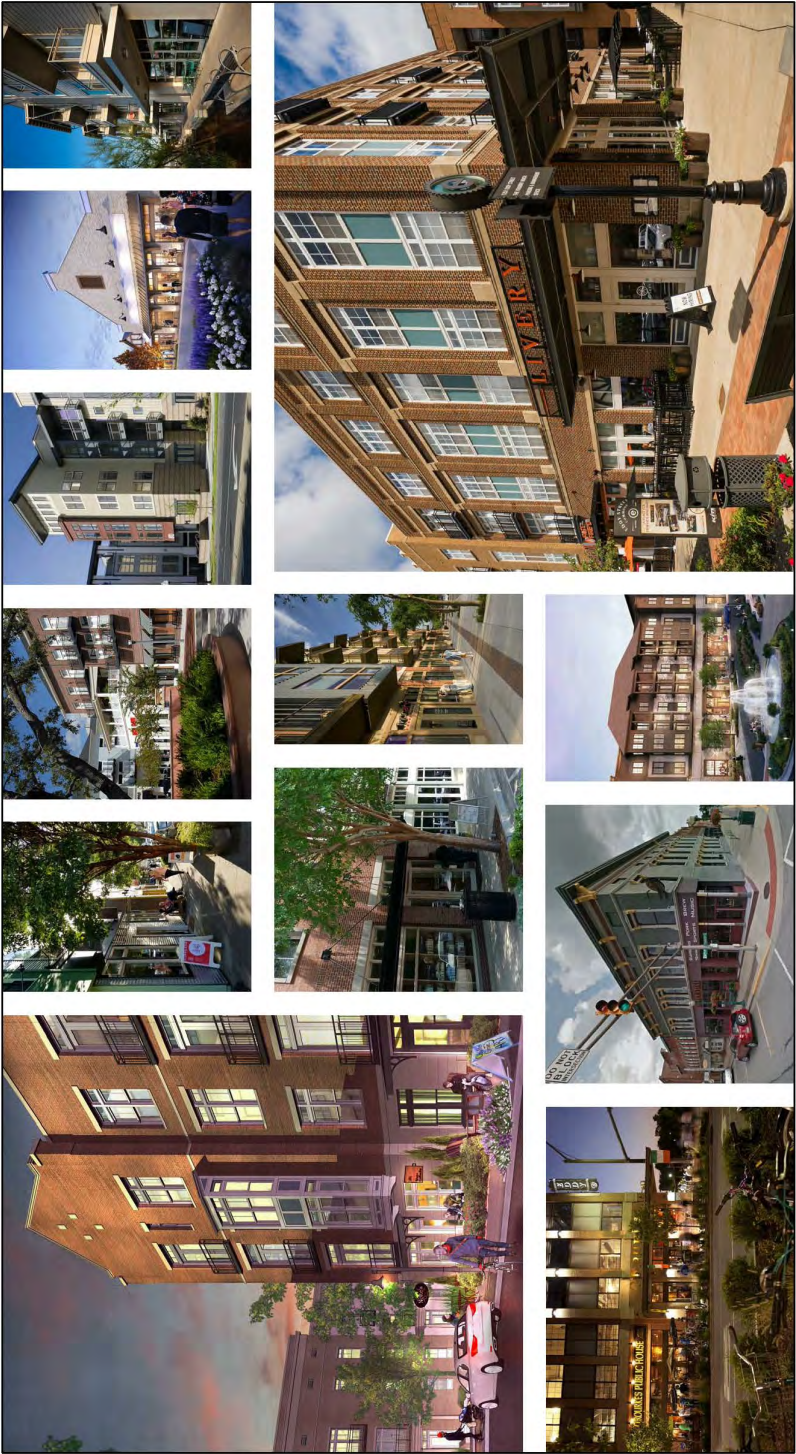


EXHIBIT C
CHARACTER EXHIBIT
(Page 1 of 5)



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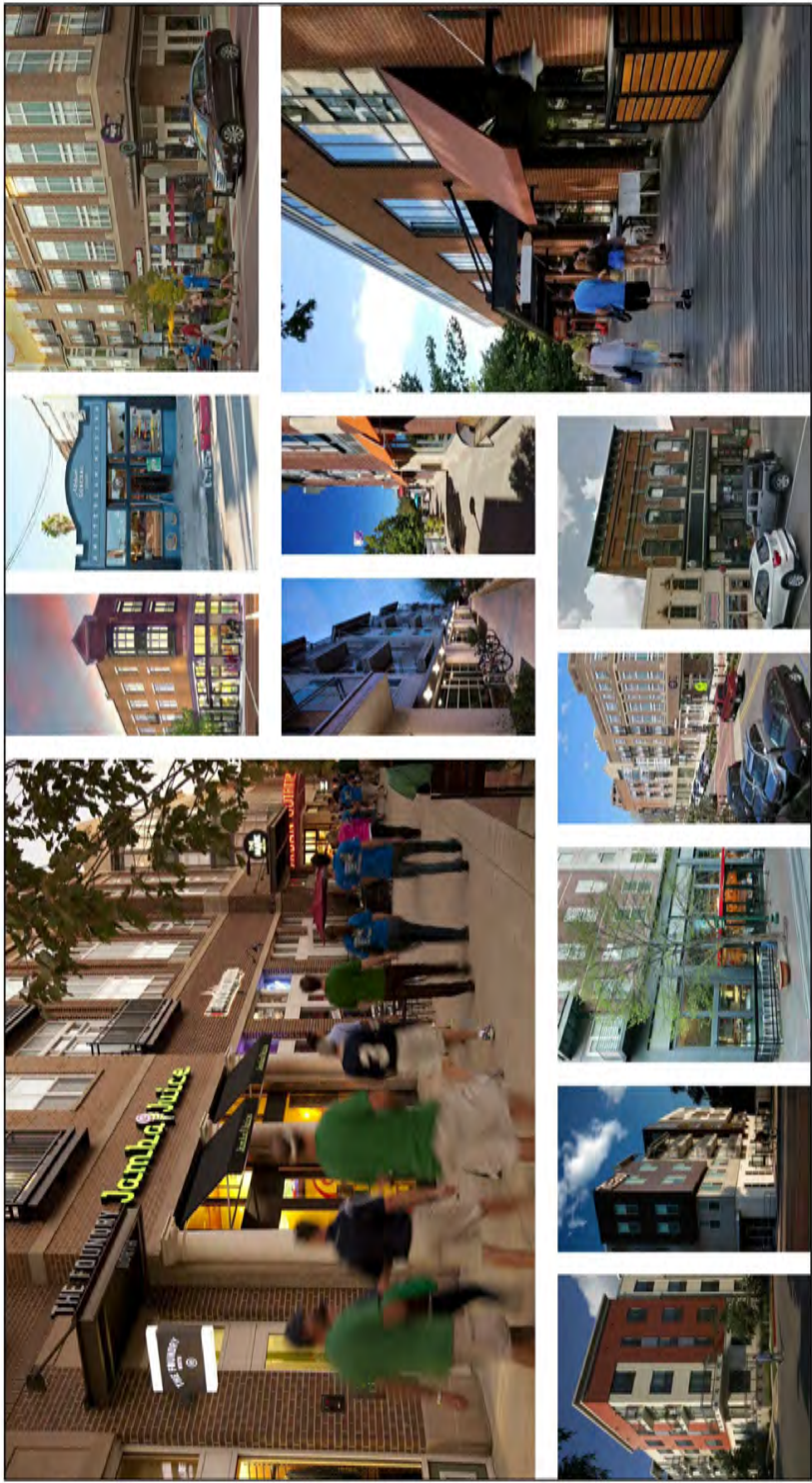


INSPIRATION IMAGES

UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



EXHIBIT C
CHARACTER EXHIBIT
(Page 2 of 5)



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INSPIRATION IMAGES
UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



EXHIBIT C
CHARACTER EXHIBIT
(Page 3 of 5)



EXHIBIT C
CHARACTER EXHIBIT
(Page 4 of 5)



SITE MASSING



UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



SITE MASSING



UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



EXHIBIT C
CHARACTER EXHIBIT
(Page 5 of 5)



SITE MASSING



UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



SITE MASSING



UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



Exhibit “J”

Union Square at Grand Junction PUD

“Union Square at Grand Junction” is a proposed mixed-use Planned Unit Development (“PUD”) consisting of approximately 4 acres proposed by Old Town Companies, LLC (the “Applicant”). The site is located generally at the southwest corner of Union Street and State Road 32 and is identified as parcels 09-09-01-02-04-002.000; 09-09-01-02-04-003.000; 09-09-01-02-04-004.000; 09-09-01-02-04-005.000; 09-09-01-02-04-006.000; 09-09-01-02-04-007.000; 09-09-01-02-04-008.000; 09-09-01-02-04-009.000; 09-09-01-02-04-010.000; 09-09-01-02-04-011.000; 09-09-01-02-04-013.000; 09-09-01-02-04-014.000; and 09-09-01-02-04-015.000 (collectively, the “Real Estate”) and shown on the Location Map provided. The current zoning of the Real Estate is MF1: Multi-Family Low Density District and LB-H: Local Business / Historic District and is commercial in use.

The Applicant is seeking approval of this Change of Zoning Application (“Rezone Request”) to allow for the creation of a mixed-use district consisting of residential and commercial uses with LB-H as the underlying zoning district. The residential would include market-rate apartments and for-sale condos. Union Square at Grand Junction has two phases of development with potential layouts as shown on the Concept Plan that is included in the PUD. Enhanced architectural elements and examples of the buildings have been also included in the PUD.

August 21, 2019 Union Square at Grand Junction
PUD - Neighborhood Meeting Summary

Project: Proposed Union Square at Grand Junction Planned Unit Development

Ordinance Number: 19-38

Docket Number: 1909-PUD-28

Date: August 21, 2019 at 6:30pm

Location: Westfield City Hall, Westfield, Indiana.

Attendees: Jon Dobosiewicz – Nelson & Frankengerger
Justin Moffett, Old Town Companies, LLC
Rebecca McGuckin, Old Town Companies, LLC
Steve Hoover – City Council
Chuck Lehman – City Council
Cindy Spoljaric – City Council
Pam Howard – Staff
See **Exhibit A:** Sign-in Sheet

Meeting began at 6:30pm. Justin Moffett provided an overview summary of the proposal.

Neighbor Comments and Questions:

1. What will happen with the waterway that crosses the site?
2. Will the Bank, Library and Park remain on the north side of SR 32? Don't want to overshadow those buildings.
3. What is the financing mechanism for the project?
4. Will the pharmacy be saved (moved or rehabbed)?
5. This is a Historic District. How can authenticity be maintained? The City building is important to preserve.
6. Have you built something that looks like the concept images?
7. It will be hard to rent apartments along Main Street.
8. Desire to look more like Zionsville than Carmel or Fishers.
9. Will there be retail along SR 32?
10. Will this hide the Park from SR 32?
11. There should be a shade study?
12. Does the community want more rental units in downtown?
13. The noise pollution from the Park would impact the multifamily?
14. I like Eddie Street Commons in South Bend.

15. How much parking is provided? Does the proposal provide required parking? Would like to see more parking for downtown.
16. Where do trucks makes deliveries?
17. There is a need for this in the community. Thank you for bringing it forward.
18. Will the Lion's Club relocate?
19. What will be the view of the balconies? Are there restrictions on people keeping things on them?
20. The proposed building are too tall.

The meeting ended at approximately 8:15p

Neighborhood Meeting Sign In-Sheet

Zoning Proposal:

Union Square at Grand Junction PUD Ordinance

Petitioner:

Old Town Companies, L.L.C.

Docket Number:

1909-PUD-28

Neighborhood Meeting:

Wednesday, August 21, 2019 at 7:30 p.m.
Westfield City Hall, 130 Penn Street, Westfield, IN 46074.

NAME

ADDRESS

PHONE

EMAIL

1. CURT WHITEHILL

2. Robert & Michelle

3. RAY HEFFERN

4. Julie Sole

5. Melody Jones

6. Pam Lorts

7. Cindy Spoljaric

8. Terry Bordy

9. JEFF BEATY

10. Victor McCarty

11. Steve Hoover

12. CHUCK LEHMAN

13. Gloria Del Greco

14. Judi Stanley Shuck

15. LINDA NAAS

16. MICHAEL JOHNS

17. HOLLY JOHNS

18. Ann Catron

19. Elaine Hinshaw

NAME

ADDRESS

PHONE

EMAIL

20. MARLA AILOR

21. Mike & DEMU Sharp

22.

23.

24.

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44.



August 14, 2019

RE: Notice of Neighborhood Meeting
Proposed Rezone: Union Square at Grand Junction PUD Ordinance
Applicant: Old Town Companies L.L.C.
Docket Number: 1909-PUD-28

Dear Neighbor:

I would like to invite you to a neighborhood meeting to review a zoning proposal that will occur on **Wednesday, August 21, 2019, at 6:30 p.m. at Westfield City Hall, 130 Penn Street, Westfield, IN 46074.**

The Applicant, Old Town Companies L.L.C. ("Old Town"), has filed an application seeking rezone approval (the "Application") for various parcels of real estate that consist of approximately 4 acres and the site is generally located at the southwest corner of Union Street and State Road 32 ("Real Estate"). The current zoning of the Real Estate is MF1: Multi-Family Low Density District and LB-H: Local Business / Historic District and is commercial in use. Enclosed is a site aerial exhibit showing the location of the Real Estate.

The Application filed by Old Town seeks to rezone the Real Estate from its current zoning classification to a Planned Unit Development Ordinance to be known as "Union Square at Grand Junction". The Union Square at Grand Junction PUD seeks to rezone the Real Estate to allow for the creation of a mixed-use district consisting of residential and commercial uses with LB-H : Local Business / Historic District as the underlying zoning district. The residential component would include market-rate apartments and for-sale condos. Enclosed is a Concept Plan depicting how the Real Estate may potentially be developed, as well as architectural character exhibits depicting building character examples.

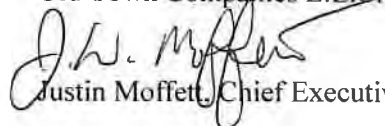
Following the neighborhood meeting, a public hearing will occur before the Westfield-Washington Township Plan Commission on Tuesday, September 3, 2019, starting at 7:00 p.m. at Westfield City Hall, 130 Penn Street, Westfield, Indiana for which you will soon receive additional notice by regular mail. You are of course welcome to also attend this public hearing and any other hearings thereafter occurring.

We look forward to meeting with you and discussing our plans at the **neighborhood meeting scheduled for Wednesday, August 21, 2019, at 6:30 p.m. at Westfield City Hall, 130 Penn Street, Westfield, IN 46074.**

In the interim, should you have any questions, please do not hesitate to contact me by e-mail at justin@oldtowndesigngroup.com.

Very truly yours,

Old Town Companies L.L.C.


Justin Moffett, Chief Executive Officer

31 First St SW
Carmel, IN 46032



AT GRAND JUNCTION



OldTownCompanies.com



Union Square
Context Map

MAIN ST / SR 32

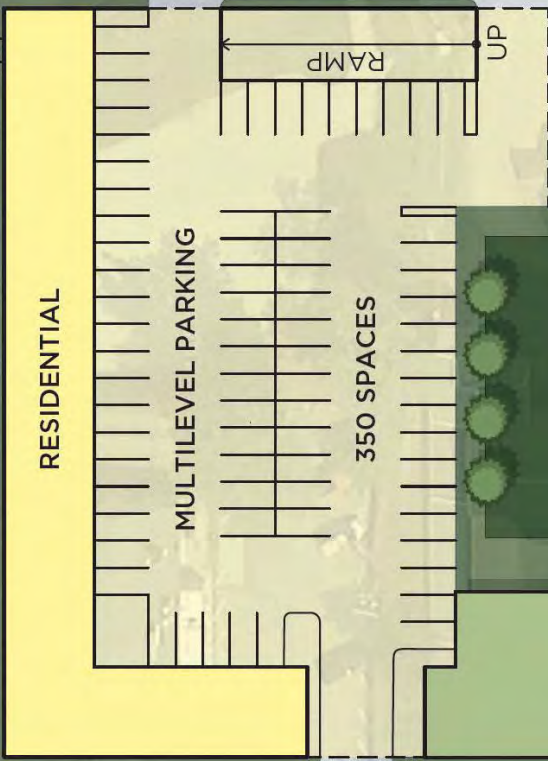
UNION ST

MILL ST

RETAIL &
RESIDENTIAL

RESIDENTIAL

RESIDENTIAL



RESIDENTIAL

MULTILEVEL PARKING

350 SPACES

RESTAURANT

RETAIL & RESIDENTIAL

RETAIL &
RESIDENTIAL

RETAIL &
RESIDENTIAL









GRAND JUNCTION ADDENDUM

SUB-DISTRICTS OF THE GRAND JUNCTION



an Addendum to the Westfield-Washington Township Comprehensive Plan

GRAND JUNCTION SUB-DISTRICT ADDENDUM, RESOLUTION 15-119 (EXECUTIVE SUMMARY, GATEWAY SUB-DISTRICT, ADOPTED OCTOBER 12, 2015), RESOLUTION 16-106 (JUNCTION SUB-DISTRICT, ADOPTED MAY 9, 2016).

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acknowledgements



MAYOR:

J Andrew Cook

CLERK TREASURER:

Cindy Gossard

CITY COUNCIL:

- Chuck Lehman, President
- Jim Ake, Vice-President
- James J. Edwards
- Steve Hoover
- Robert L Horkay
- Dr. Mark F. Keen
- Cindy L Spoljaric

PLAN COMMISSION:

- Randell Graham, President
- Andre Maue, Vice-President
- Nathan Day
- Steve Hoover
- Robert L Horkay
- David Schmitz
- Robert Smith, Esq.
- Tom Smith
- Chris Woodard

DEPARTMENT HEADS:

- Todd Burtron, Administration
- Matthew Skelton, Economic and Community Development Department
- Jeremy Lollar, Public Works
- Melody Jones, Parks and Recreation
- Christopher Larson, Informatics
- Joel Rush, Chief of Police
- Joe Lyons, Fire Chief
- Erin Verplank, Communications

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SUB-DISTRICTS

EXECUTIVE SUMMARY

INTRODUCTION

This addendum to the [Westfield-Washington Township Comprehensive Plan](#) is intended to further define the vision and expectations for each of the sub-districts of the Grand Junction District, as established in the [Grand Junction Implementation Plan 2013](#) (Resolution 13-112). This addendum will identify appropriate land use types as well as establish preferred site design and architectural expectations for each sub-district area. [Figure A: Grand Junction Sub-District Map](#) and ([Figure 1.1: Gateway Sub-District \(green area\)](#)) are excerpts from the 2013 Grand Junction Implementation Plan, which first established the sub-districts, and include:

- ▶ [Gateway Sub-District](#)
- ▶ [Junction Sub-District](#)
- ▶ [Union Sub-District](#)
- ▶ [Kendall Sub-District](#)
- ▶ [Neighborhood Sub-District](#)

PURPOSE

It is expected that all new (re)development projects within the Grand Junction District will be developed and designed with the details of this addendum serving as the primary guide. Further, it is anticipated the Grand Junction District will contain several new and separate Planned Unit Development (“PUD”) Districts. This addendum includes a template ordinance (see “Exhibit A” on page 71). The template creates a consistent structure and format to be utilized for new projects within the Grand Junction District.

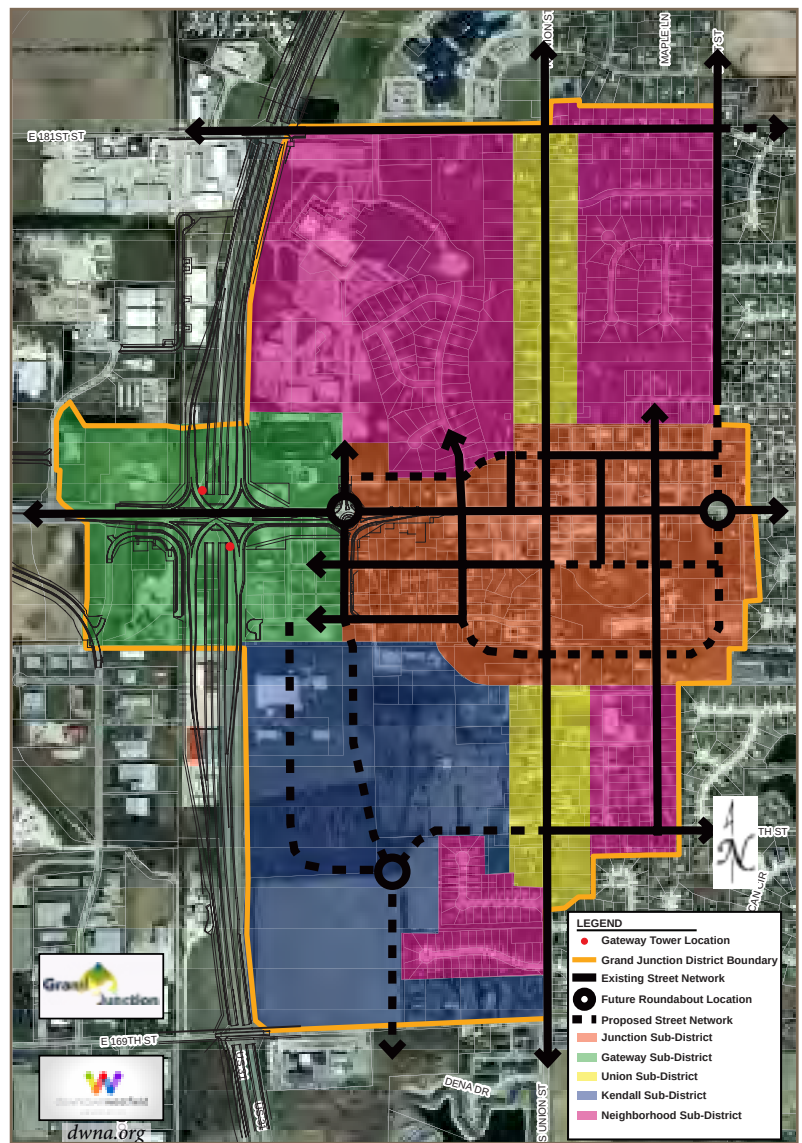
The listed land uses, site and architectural design expectations within this addendum shall serve as a guide for constructing each Grand Junction-related ordinance.

TASK GROUP REVIEW

Prior to City of Westfield approval of a project within the Grand Junction District, it is desirable that each proposed project be reviewed by the Grand Junction Task Group (or its designees, successors, or assigns).

The purpose of this review is to ensure compatibility of the project with the vision and direction of the Comprehensive Plan, specifically the Grand Junction Master Plan, the Grand Junction Implementation Plan 2013, and their subsequent amendments and addenda.

*Figure A: Grand Junction Sub-District Map
(Source: Grand Junction Implementation Plan 2013)*



NOTE: The identification of the “Gateway Tower Locations” (red dots) on this exhibit were only intended to identify the existing locations of two foundations constructed as part of the U.S. 31 Major Moves Project. This identification did not, and does not constitute any approval of potential towers, landmarks, or other gateway features.

CHAPTER 1:

GATEWAY SUB-DISTRICT

CHAPTER CONTENTS

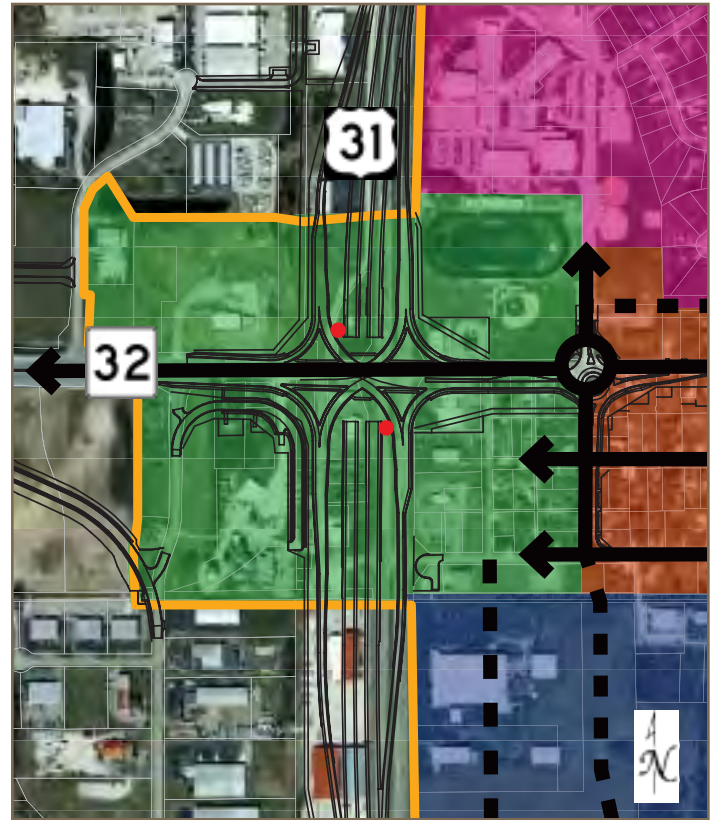
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INTRODUCTION

The purpose of this Gateway Sub-District addendum (this “chapter”) is to ensure high-quality development and redevelopment, preserve and enhance property values, and create a positive public perception of property near the interchange of U.S. Highway 31 and State Road 32. This chapter establishes a vision for appropriate land uses and various design and aesthetic features of development that will result in an increase in the quality of life for residents, businesses, and visitors of the City of Westfield, thus creating a credible reputation and ensuring economic success in tourism.

As shown in [Figure 1.1: Gateway Sub-District \(green area\)](#), this sub-district is identified as the four (4) quadrants of the interchange of U.S. Highway 31 and State Road 32. As the name implies, this highway interchange is the primary gateway into Westfield from U.S. Highway 31. Motorists on U.S. Highway 31 will be able to access both Grand Junction and Grand Park by using the State Road 32 interchange. This sub-district is the front door of Westfield and plays a critical role in the City of Westfield’s economic development strategy.

Figure 1.1: Gateway Sub-District (green area)
(Source: Grand Junction Implementation Plan 2013)



The intent of this chapter to provide a detailed vision for this sub-district. It is the City’s goal for each new project to implement this detailed vision. However, the City recognizes that there may be creative ideas that accomplish the overall vision, but may not meet some of the detailed criteria established in this chapter.

VISION

The vision for this sub-district is that each of the four quadrants redevelop in such a manner that provides signature, multi-story, landmark-quality buildings to Westfield’s front door. The buildings and spaces should be memorable, leaving lasting and favorable impressions on those that see and use them. The massing and height of the buildings should be dynamic and define the skyline, and they should be highly visible in all directions (ideally, visible from at least a mile away). The vision is to create quality, architecturally-significant urban development at a key focal point of the community (the interchange of U.S. Highway 31 and State Road 32) which demonstrates that this is an important, interesting, and vibrant place.

WEST AND EAST SIDES OF U.S. HIGHWAY 31

Within this sub-district, the east and west sides of U.S. Highway 31 are inherently different from one another. Both areas serve as gateways to Westfield from U.S. Highway 31: the west side welcomes people to Grand Park, while the east side welcomes people to Downtown Westfield (a.k.a., Grand Junction).

A. West Side: The west side of U.S. Highway 31 is more auto-oriented than the east side. Visitors to Grand Park will exit U.S. Highway 31 at the State Road 32 interchange and be in need of places to eat, get gas, stay the night, and find entertainment. The traditional uses that are found along interstate interchanges throughout the country (such as hotels, fast food, and gas stations) are expected to locate along both sides of State Road 32, from Wheeler Road to Springmill Road.

It is expected that the form of development along State Road 32 on the west side of U.S. Highway 31 will be of high-quality, while being friendly for both vehicular and pedestrian users alike. The form, function, and uses of the west side of this sub-district should complement the anticipated hospitality uses to its west.

This side of this sub-district serves an important role: 1) it will be part of the City's skyline and have identifiable, landmark-quality buildings; 2) it will be the front door to Westfield and Grand Park for many visitors, so it will need to be a place that they will find welcoming, safe, and comfortable.

This gateway area will be the place where many first impressions of Westfield are made. The area needs to be impressive and easy to navigate. This part of this sub-district should be considered for Grand Park-related theming and branding.

B. East Side: As the gateway to Grand Junction, the east side of U.S. Highway 31 should be very friendly to pedestrians. Like their counterparts on the west side of U.S. Highway 31, the buildings in this part of this sub-district will be part of Westfield's skyline, and will also need to be landmark-quality buildings.

It is anticipated that buildings in these quadrants will be located closer to the streets and sidewalks and will cater heavily to pedestrian users. The east side of this sub-district should be fully integrated into the rest of the downtown's branding, themes, and programming. Likewise, it should be fully integrated into the plans for vehicular and pedestrian circulation and parking within Grand Junction. The buildings may be taller and the list of appropriate uses may be fewer, but this area should look, feel, and function like a part of the Grand Junction District. The buildings and public spaces that are created need to be impressive.

Outside of Grand Park and the hospitality areas around Grand Park, Grand Junction is likely to be one of the first places tourists will visit in Westfield. A dynamic first-impression as people enter into Downtown Westfield is important to the sustained economic success of Westfield as a tourism destination. The east side of this sub-district needs to be welcoming, safe, comfortable, and vibrant with activity.

LAND USES

As the primary gateway into Westfield, the City has a high interest in limiting the land uses that are allowed within this sub-district. Land use can dictate the form of development, which is why it is important to focus on allowing certain uses that can help achieve the overall vision of this sub-district.

A. Hotels: As the southern gateway entrance to Grand Park and western gateway to Grand Junction, hotels and hotels with conference centers are critical to the overall success of this sub-district. It is especially desirable and encouraged that the southeastern quadrant contain a large, signature hotel with a conference center. The southeastern quadrant is desirable for a significant hotel with a conference center because of its close proximity to the easily-accessible Grand Junction Plaza. Further, a hotel in this quadrant would anchor this area of the Grand Junction District.

B. Office: Professional, medical, or general office uses (including a visitor's center) are also desirable within this sub-district. These could be developed as stand-alone buildings or as part of a multi-story, mixed-use building.

1. gateway sub-district

C. Multi-family Residential: Multi-family uses are also desirable within this sub-district as long as the street-level of the building is dedicated to non-residential and non-parking uses (i.e., multi-family is only allowed on the second-floor or higher; and any integrated parking structures would not have a visible presence on the building's first floor, aside from access points). It is desirable for the street-level of all buildings within this sub-district be welcoming to visitors and patrons of the City.

D. Parking Structures: Multi-Story parking structures are going to be needed within the Grand Junction District. They may be located within this sub-district as long as they are architecturally consistent and compatible with nearby and adjacent buildings; and as long as the street-level does not contain visible parking areas (aside from access points), security grills, or other parking security methods. It is strongly encouraged that non-parking uses (i.e. any of the other listed commercial land uses in this chapter) are visible and have a street-level presence on multi-story parking structures. Parking structures may be incorporated into hotel, office, or multi-family buildings or they may be stand-alone buildings as long as the street-level expectations are met.

Figure 1.2: Parking Garage Massing, Design & Architecture
Figure 1.2.A (Source: Department Photo)



Figure 1.2B (Source: www.timhaahs.com)



Figure 1.2.C (Source: www.butlercollegian.com)



Figure 1.2.D (Source: www.watry.com)



E. Ancillary Uses: Ancillary retail, restaurant, cultural, institutional, entertainment, or recreational use (as defined by the City's Unified Development Ordinance) would be welcomed if incorporated within a mixed-use building, located on the first floor of a multi-family building, and/or located on the first floor of a multi-story parking structure. Stand-alone uses in this land use category are not envisioned, but may be considered on a case-by-case basis. Gasoline service stations and any business with a drive-thru window should not be allowed in this sub-district.

DESIGN REQUIREMENTS

All designs should pay special attention to the street-level of the building by providing elements that are pedestrian-scaled. Building details, transparent windows, awnings, benches, outdoor cafes, planters, pedestrian-scale signage, streetlights, fountains, and street trees are examples of urban design details that can help make a development friendly and inviting for pedestrians. See

“Figure 1.3: Building Massing, Design & Architecture” on page 10, for examples of the vision stated herein.

A. Minimum Tract Size: The City’s strong preference is that each quadrant be master planned and developed in its entirety. However, it is acknowledged that all land necessary to complete a quadrant may not be able to be reasonably assembled. In those instances, the developed area(s) should be planned in a way that is consistent with this Comprehensive Plan Addendum and provide ways for the remainder of the quadrant to connect to and feel like a part of the overall quadrant development when they redevelop in the future.

B. Building Height: As stated in the vision section herein, the massing and height of the buildings within this sub-district should define the Westfield skyline, and as such should offer significant height.

1. All Quadrants - Buildings Adjacent to U.S. Highway 31: It is strongly encouraged and desirable that buildings closest to U.S. Highway 31 have a minimum height of seventy-five (75) feet and have at least five (5) stories¹. It is highly desirable that at least one (1) signature building within each quadrant meet this height expectation. A maximum building height requirement should not be established for these buildings.

Buildings shorter than what is described above will be considered on a case-by-case basis, but only if significant attention and detail is given to the following:

- ▶ Increased and enhanced building entrance design and detail;
- ▶ Increased and enhanced architectural details;
- ▶ Increased and enhanced architectural features (i.e., columns, ornamental brackets, ribs, piers, pilasters, quoins, colonnades; cornices; cresting; turrets; and /or tourelles);
- ▶ Increased and enhanced window treatment,

as appropriate for the architectural style of the building (i.e., shutters, corbels, keystones, lintels, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design element); and/or

- ▶ Significant, decorative public spaces which are highly visible from U.S. Highway 31 and/or State Road 32 and include the use of public seating elements, decorative fountain(s), public art, and/or enhanced, manicured landscaping treatment.

Because U.S. Highway 31 is elevated to nearly thirty (30) feet above State Road 32 in this area, under no circumstance should a building adjacent to U.S. Highway 31 be shorter than forty (40) feet in height. The City’s desire is for motorists on U.S. Highway 31 to see the facades of these buildings, not the tops of their roofs and associated mechanical equipment.

2. Eastern Quadrants - Buildings Adjacent to State Road 32: For buildings on the east side of U.S. Highway 31 that have frontage on State Road 32 but do not have frontage on U.S. Highway 31, the desirable minimum building height is twenty-eight (28) feet. This preferred minimum building height is consistent with traditional Midwestern downtown development. When placed properly next to the street, buildings that are at least two-stories in height help create the desirable effect for a comfortable pedestrian-friendly downtown street. Because of the pedestrian-friendly, pedestrian-scale nature of these buildings, a maximum building height of fifty (50) feet is appropriate for buildings on these lots.

3. All Quadrants - Buildings Adjacent to Existing Single-Family Residential Uses: In order to protect existing single-family homes from being overcome by tall buildings, new buildings in this sub-district which are adjacent to single-family residential buildings should not exceed forty (40) feet in height.

¹ The top floor of buildings five (5) stories or shorter should substantially have the same footprint/square-footage as that of the first floor. Buildings taller than five (5) stories are encouraged to step-back the façade on the higher stories in order to: create visual and architectural interest in the building; keep the street-view of the building at a pedestrian-scale; and maintain access to natural light for pedestrians at the street-level.

- 4. All Quadrants - Minimum Building Height for all other Lots:** Because the vision of this sub-district is to create a cluster of significant, landmark-quality buildings that will define Westfield's skyline, all new buildings in this area should be at least twenty-eight (28) feet in height – or at least have the appearance of a two-story building, in which case only the first floor would be required to be useable. A maximum building height should not be established for these lots. Single-story buildings should not be allowed in this sub-district.

Figure 1.3: Building Massing, Design & Architecture
Figure 1.3.A (Source: www.buffalonews.com)



Figure 1.3.B (Source: www.tkhinc.com)



Figure 1.3.C (Source: Department Photo)



Figure 1.3.D (Source: www.bizjournals.com)



Figure 1.3.E (Source: www.nreionline.com)



Figure 1.3.F (Source: www.arkansasbusiness.com)



- C. Building Size:** In order to achieve a certain massing of buildings, it is desirable for each building within this sub-district to have a minimum building footprint of 10,000 square feet. It is anticipated that some buildings, especially those nearest to U.S. Highway 31 will be taller than they are wide.

Figure 1.3.G (Source: www.mede8.com)



D. Building Setbacks:

1. Western Quadrants: It anticipated that buildings on the west-side of U.S. Highway 31 will follow the same setback requirements that are found in Article 5.3 (G) (State Highway 32 Overlay District) of the Unified Development Ordinance, with the requirements also applying in the same way to lots abutting U.S. Highway 31.
2. Eastern Quadrants: It anticipated that buildings on the east-side of U.S. Highway 31 will be set on or very close to the right-of-way/property lines – the exception being that buildings adjacent to U.S. Highway 31 may use similar setbacks to those found in Article 5.3 (G) (State Highway 32 Overlay District) of the Unified Development Ordinance. Additionally, buildings in the eastern quadrants may have a slight setback away from the right-of-way line/property line in order to allow for an outdoor public space.

In order to accommodate structures being located closer to the street, certain design criteria may need to be modified through the zoning process and/or by the Westfield Public Works Department (or other applicable utility companies or agencies). The design criteria to review include (but are

not limited to) the following: Vision Clearance Standards (found in Article 6.19 of the Unified Development Ordinance and in the Westfield Construction Standards); driveway separation from intersection requirements (found in the Westfield Construction Standards); and easement requirements (found in Article 8.3 of the Unified Development Ordinance).

3. All Quadrants – Buildings Adjacent to Existing Single-Family Residential Uses: Buildings adjacent to existing single-family residential uses should be setback a reasonable and respectful distance from the residential use. In these circumstances, it is suggested that similar setback requirements to those found in Article 4.16 (E) (GB: General Business District) of the Unified Development Ordinance be considered.
4. Accessory Structures: No accessory structure should be erected between the U.S. Highway 31 or State Road 32 rights-of-way lines and the established building setback. Structures associated with a public space should not be considered as an accessory structure for the purpose of this design concept.

E. Landscaping: It is anticipated that some of the City's suburban-based Landscaping Standards will not work very well in an urban setting, especially in the eastern quadrants. Depending on the uses and design of each quadrant, some of the following Landscaping Standards will likely need to be altered.

1. Detention and Retention Areas: Depending on the location, use, and full functionality of a detention or retention area within this sub-district, a meandering design of the pond and natural planting scheme may or may not be a reasonable requirement. This topic should be reviewed on a case-by-case basis for each project within this sub-district. It is anticipated that much of the storm water storage systems for developments in this sub-district will be underground.
2. Street Trees: Street trees are a desirable part of creating a pedestrian-friendly urban environment. Developments in each quadrant should include street trees in their design, where physically

possible.

3. Minimum Lot Landscaping Requirements:

The requirements for Business Uses and Multi-Family Residential uses, especially, may be excessive in an urban environment like this sub-district. These requirements may need to be reduced, depending on the site layout.

4. Foundation Plantings: The Foundation Planting requirements for all uses may be excessive or impractical for urban development within this sub-district. These requirements may need to be reduced, depending on the site layout. Planter boxes may be considered as an alternative method of achieving the goal of foundation plantings.

5. External Street Frontage Landscaping Requirements: The External Street Frontage Landscaping requirements may not be appropriate within this sub-district. Within this area, all U.S. Highway 31, State Road 32, and Poplar Street frontages would typically require the external street frontage landscaping treatment. These requirements may need to be reduced or eliminated, depending on the site layout.

6. Buffer Yards: The buffer yard requirements should only apply to appropriate places around the perimeter of this sub-district as a whole. There should not be a need for any buffer yard applications internal to this sub-district. Where buffer yards would normally apply, however, the required yard width, planting counts, and mounding requirements may be excessive in an urban environment. At the least, reducing all Gateway Sub-District Buffer Yard requirements to comply with the “Buffer A” (as outlined in Article 6.8(N)(4) of the Unified Development Ordinance) may be appropriate – and even further reducing the “Buffer A” requirements may also be appropriate, depending on the site layout and adjacent uses. This topic should be reviewed on a case-by-case basis for each project within this sub-district.

7. Interior Parking Area Landscaping: All surface parking lots within this sub-district

should be able to comply with the existing Interior Parking Area Landscaping requirements. These requirements, however, should not apply to multi-story parking structures.

8. Perimeter Parking Area Landscaping:

Depending on the site layout, the Perimeter Parking Area Landscaping requirements may be excessive for an urban environment. It is suggested that the planting requirements either be reduced or supplemented with the option of allowing certain hardscape (i.e. decorative fencing or masonry walls) in addition to or in lieu of plants. This topic should be reviewed on a case-by-case basis for each project within this sub-district.

F. Signage: The City’s Sign Standards address signage for multi-story buildings and other commercial centers. It is believed that with the few exceptions listed below, the existing Sign Standards adequately satisfy the vision for signage in this sub-district. The exceptions include the following: prohibit Monument Signs in this sub-district; increase (i.e., double) the minimum size for Entrance Signs; reduce (to a 1:1 ratio instead of the current 2:1 ratio) the front façade wall sign area calculation for ground-floor tenants; and prohibit panel signs. Reverse-channel letters and channel letters are strongly preferred, in that order.

In addition to auto-oriented signage that is addressed by the City’s Sign Standards, pedestrian-scale signage (for both, building-mounted and ground-mounted) is very important at the street-level of an urban area. Allocation for street-level, pedestrian-scale signage should be considered.

G. Lighting: It is strongly encouraged that decorative lighting fixtures be used throughout Gateway Sub-District. It is also anticipated that all light fixtures and poles will be consistent in style, color, size, height and design throughout a given quadrant. Light fixtures should be compatible with the architectural style of the area in which they are located.

H. Off-Street Parking & Loading: Surface parking is discouraged and should be minimized within this sub-district – especially in the eastern quadrants. If surface parking is provided, then it should not be allowed to be located between a structure and the

U.S. 31 right-of-way. It should also not be allowed to be located between a structure and the State Road 32 right-of-way. Sites should be designed in a way that minimizes or eliminates visibility of surface parking lots from both, the U.S. 31 and State Road 32 highways. All surface parking lots should be paved or equivalent (e.g. porous pavers).

Each Principal Building within the sub-district should include a minimum of ten (10) bicycle parking spaces/ racks in order to accommodate and encourage bicycle use within the Grand Junction District.

Loading berths should be oriented in a manner so that they are not visible from either U.S. Highway 31 or State Road 32. Materials such as opaque walls or fences should be consistent with the architecture and materials of the associated building, and they should be used to screen loading berths from view and minimize their visibility from all rights-of-way and adjacent properties. If appropriate to the context of the site, landscaping should be considered to help soften the visual impact of a screen wall or fence.

- I. **Outdoor Storage and Display:** It is expected that there will not be any outdoor storage and/or display of equipment, merchandise, inventory, etc. within this sub-district. Exceptions may be considered for temporary sidewalk sales and other similar events.
- J. **Dumpsters:** It is expected that the City's standards for screening garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities (Article 6.1 (H) of the Unified Development Ordinance) be followed within this sub-district. In addition, a roof which is architecturally-consistent with the architecture of the associated building should be required for all such structures/areas.

Figure 1.4: Architecturally-Consistent Dumpsters
Figure 1.4.A (Source: www.thebuildingcodeforum.com)



Figure 1.4.B (Source: www.securetechfence.com)



Figure 1.4.C (Source: www.a-gradeps.com)

AMENITIES

- A. **Outdoor Public Space:** Successful pedestrian-friendly urban areas are full of comfortable, usable outdoor public and semi-public spaces ("Public Spaces"). Public Spaces help give a community its identity. They help bring a downtown area to life. There are economic, social, cultural, and environmental benefits to having great places for people 'to see and be seen'. Great public spaces enhance the health of a community. The City is investing in the Grand Junction Plaza for this very reason. But a successful Downtown Westfield will need more Public Spaces than Grand Junction Plaza alone. Businesses, institutions, multi-family developers, and civic uses should also consider creating their own areas for public engagement, gathering, and recreation. The spaces do not have to be the very large to be successful. Examples of Public Spaces include but are not limited to: courtyards, plazas, gardens, public squares, fountains, marketplaces, public commons, or promenades. Public Spaces, such as lobbies, concourses, or lounges could even be located indoors as long as they were truly open to the public.

According to the [American Planning Association](http://www.planning.org), there are eight (8) characteristics of a great Public Space (source: www.planning.org):

- ▶ Promotes human contact and social activities;
- ▶ Safe, welcoming, and accommodating for all users;
- ▶ Has design and architectural features that are visually interesting;

1. gateway sub-district

- ▶ Promotes community involvement;
- ▶ Reflects the local culture or history;
- ▶ Relates well to bordering uses;
- ▶ Well maintained; and
- ▶ Unique or special character.

It is highly desirable that each quadrant of this sub-district be designed with at least one great public space and include as many characteristics listed above as possible.

B. Public Art: Much like Public Spaces, public art helps form the identity and culture of a community. There are also demonstrated economic, social, and cultural benefits to places that have great public art. Downtown Westfield already has a few pieces of public art, but it is highly desirable for the list to expand. Public art may be located within a Public Space, though it is not required.

Each quadrant of this sub-district is encouraged to include at least one (1) sizable piece of public art. Ideally, the art would be visually accessible to the public from either U.S. Highway 31 or State Road 32 and located within a Public Space. However, if it makes more sense for the piece to be someplace that is not visible from either highway, that would be acceptable as well. Connecting to the City's past is also important, so it is encouraged that some of the art pieces within this sub-district include references to Westfield's history. All public art pieces should be coordinated with the Westfield Arts Council.

Figure 1.5: Public Art Examples

Figure 1.5.A (Sources: Department Photos)



Figure 1.5.B (Source: Department Photo)



Figure 1.5.C (Source: Department Photo)



Figure 1.5.D (Sources: Department Photos)



Figure 1.5.E (Sources: Department Photos)



SITE ACCESS & CIRCULATION

A. Vehicular Access: Direct vehicular access from State Road 32 will not be allowed. Access to Gateway Sub-District developments should come from the following intersecting streets: Sun Park Drive (NW Quadrant); Shamrock Boulevard (NE Quadrant); Westfield Business Park Court (SW Quadrant); and Poplar Street (potentially renamed “Westfield Boulevard” in the future) (SE Quadrant). All street design shall be in accordance with the Westfield Construction Standards.

B. Parallel Access Roads:

- 1. Western Quadrants:** Depending on the users and ultimate site layout, it may be desirable for the State Highway Access Road Requirements, as described in Article 5.3(F) of the Unified Development Ordinance, to be included in developments in the western quadrants of this sub-district.
- 2. Eastern Quadrants:** It is not desirable for the State Highway 32 Access Road Requirements, as described in Article 5.3(F) of the Unified Development Ordinance, to be extended into the eastern quadrants of this sub-district.

C. Existing Right-of-Way and Alleys: If necessary, the City will entertain vacating existing rights-of-way or alleys (especially in the SE Quadrant) in order to make a proposed project design viable. Otherwise, it is anticipated that all road rights-of-way will be dedicated to the City pursuant to the [Westfield Thoroughfare Plan](#).

D. Pedestrian Connectivity: Safe and efficient pedestrian connectivity into and within a Gateway Sub-District site is very important. Perimeter pathways or sidewalks along Sun Park Drive, Shamrock Boulevard, Westfield Business Park Court, and Poplar/Westfield Boulevard are expected to comply with the Westfield Construction Standards. Pathway and sidewalk widths should match what is used in the Junction Sub-District to the east.

Internal sidewalk connections between perimeter pathways/sidewalks, parking areas, Public Spaces, buildings, and other areas needing pedestrian access

are strongly encouraged. All pedestrian pathways that cross vehicular ways (i.e. drive lanes and parking lots) should be delineated and distinguished from driving surfaces through a change of color or material.

E. State Highway 32 Trail Corridor:

- 1. Western Quadrants:** It is desirable for the State Highway 32 Trail Corridor, as described in Article 5.3(L) of the Unified Development Ordinance, to be included in developments in the western quadrants of this sub-district.
- 2. Eastern Quadrants:** It is not desirable for the State Highway 32 Trail Corridor, as described in Article 5.3(L) of the Unified Development Ordinance, to be extended into the eastern quadrants of this sub-district.

ARCHITECTURAL DESIGN

As mentioned in the vision statement herein, the buildings in this sub-district need to be designed and finished in a manner that is of the highest quality and visual appeal. These buildings will be landmarks in Westfield and should be given special care and attention when being designed. The buildings need to be impressive. It is anticipated that desirable buildings would utilize multiple materials, textures, colors, and architectural breaks. Symmetrical architecture may not be the most desirable design approach. Box-shaped buildings are not desirable. Architectural variation is strongly encouraged, and franchise or formula business architecture is not welcome within this sub-district. With that in mind, the following architectural guidelines establish the City's expectations and design parameters, while maintaining flexibility for creativity and uniqueness.

A. General Architectural Design: It is anticipated that each building will have a defined base, middle, and top element, which are typically defined by a change of building material or texture. Creative building designs which do not include these three elements may be considered, but should have increased architectural features and/or ornamentation.

All buildings should be designed so that the same degree of building materials, architectural details, and architectural treatments are maintained on all sides of the structure. Building facades visible from

1. gateway sub-district

U.S. Highway 31 and State Road 32 should receive increased and enhanced use of architectural features.

All building facades should incorporate offsets (projections or recessions) in a manner that creates architectural interest and visual appeal.

B. Building Orientation:

1. Eastern Quadrants: The City desires each building that fronts State Highway 32 to have at least one (1) public entrance that faces State Highway 32.

C. Building Materials: It is expected that high-quality materials will be used on all buildings within this sub-district. The primary building material(s) used on any façade should be the substantial majority of all external material(s) used on the building. Appropriate primary materials in this sub-district include brick, stone, pre-cast or architectural concrete that simulates brick or stone, architectural metal panels, or glass (if used, reflective glass should only be allowed on the second story or higher). Secondary building materials could include materials such as stucco, EIFS, wood siding, fiber cement siding, and ornamental metal. Vinyl siding, aluminum/metal siding, and concrete masonry units/split-face block should not be allowed in this sub-district.

D. Building Entrances: All main building entrances should be clearly defined and articulated by using multiple architectural elements such as additional associated windows, lintels, pediments, pilasters, columns, awnings, porticos, or stairs leading to the entrance.

E. Windows: Windows and other openings (such as doors, loading berths, faux windows, etc.) should be organized in a manner that align horizontally and vertically. They should also be arranged in a balanced, relatively uniform fashion. An exception would be to arrange windows and other openings in an aesthetically-pleasing manner that is artistically and architecturally-compatible with the character and style of the building.

Window grids and trim elements such as shutters, corbels, keystones, lintels, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or

other such trim or design elements are expected on all windows, when architecturally appropriate.

In order to create a more pedestrian-friendly streetscape, transparent windows are encouraged on the first floor of pedestrian-scaled buildings.

F. Roofs: Landmark-quality rooflines are strongly encouraged because the buildings in this sub-district will establish the City's new skyline, creative, unique. Roofs should be architecturally compatible with the rest of the building design. Box-shaped buildings are strongly discouraged. If a building's roof is pitched, there should be multiple roof lines in order to create architectural interest. If a roof is flat, it should be edged by a three-dimensional, articulated parapet wall that is fully integrated into the architectural design of the building. A building with a flat roof should also include multiple modulations of the roof line. Under no circumstance should the top of any flat roof be visible from any part of the elevated U.S. Highway 31 and associated ramps.

1. Mechanical Equipment: All roof-mounted mechanical equipment, satellite dishes, and other similar improvements should be fully and permanently screened from all rights-of-way (including the elevated U.S. Highway 31 and associated ramps).

G. Walls and Fencing: Walls or fencing being used for screening, landscaping hardscapes, or other purposes should be decorative and consistent with the architectural style and materials of the associated building. Chain-link fences and other non-decorative fences should not be allowed in this sub-district.

H. Accessory Buildings: Accessory buildings should be architecturally compatible with the principal building with which they are associated.

ALTERNATIVE TRANSPORTATION

As of the publishing of this chapter, Indy Connect (a partnership between the Indianapolis Metropolitan Planning Organization, Central Indiana Regional Transportation Authority, and IndyGo) is in the process of designing a Bus Rapid Transit route (called the Red Line)

that will run from Westfield to Greenwood, connecting key destinations such as: Grand Park, Grand Junction, Carmel, Broad Ripple, Butler University, the Children's Museum of Indianapolis, the IU Health Hospital Complex, Eli Lilly, the University of Indianapolis, and Greenwood.

A Bus Rapid Transit station is currently being contemplated within the southeastern quadrant of this sub-district. The redevelopment of this quadrant should incorporate design concepts that embrace and a Bus Rapid Transit station in this area. The area will need to be well-lit, appropriately-signed, and welcoming to visitors. Ideally, special attractions such as a hotel with a conference center, high-quality restaurants, and unique shopping opportunities will locate near this transit stop.

TEMPLATE ORDINANCE

The template PUD District Ordinance found in “Exhibit A” on page 71 should be used for all new PUD District Ordinances.

A. PUD Naming Convention: Because there will likely be multiple PUD District Ordinances created for projects within this sub-district, it is highly desirable that a common and consistent naming convention be used for all projects within this sub-district. The following naming convention is suggested: “Gateway (Insert geographic quadrant name) PUD District”. For example, the PUD district in the southeast quadrant could be called the “Gateway Southeast PUD District”.

B. Underlying Zoning: As is true with every Planned Unit Development (“PUD”) ordinance in the City of Westfield, any new PUD Ordinance within this sub-district will need to establish a base, underlying zoning district to serve as the foundation of the ordinance. Unless otherwise listed in the PUD Ordinance, the standards in a PUD District default to the Unified Development Ordinance. It is suggested that PUDs within this sub-district use the GB: General Business District (Article 4.16) as their underlying zoning district.

C. State Highway 32 Overlay District: It is suggested that the State Highway 32 Overlay District regulations apply to the Gateway quadrants on the west side of U.S. 31 and not apply to the Gateway quadrants on the east side of U.S. 31. The contents

of this Comprehensive Plan Addendum are intended to address all important Gateway Sub-District-related issues that are regulated by the State Highway 32 Overlay District.

D. U.S. Highway 31 Overlay District: It is suggested that the U.S. Highway 31 Overlay District regulations that are in place at the time of the adoption of this chapter not apply to any project within this sub-district. The contents of this Comprehensive Plan Addendum are intended to address all important Gateway Sub-District-related issues that are regulated by the U.S. Highway 31 Overlay District. When the U.S. Highway 31 Overlay District standards are updated in the future, it may be appropriate for the City to re-visit this section of this Comprehensive Plan addendum.

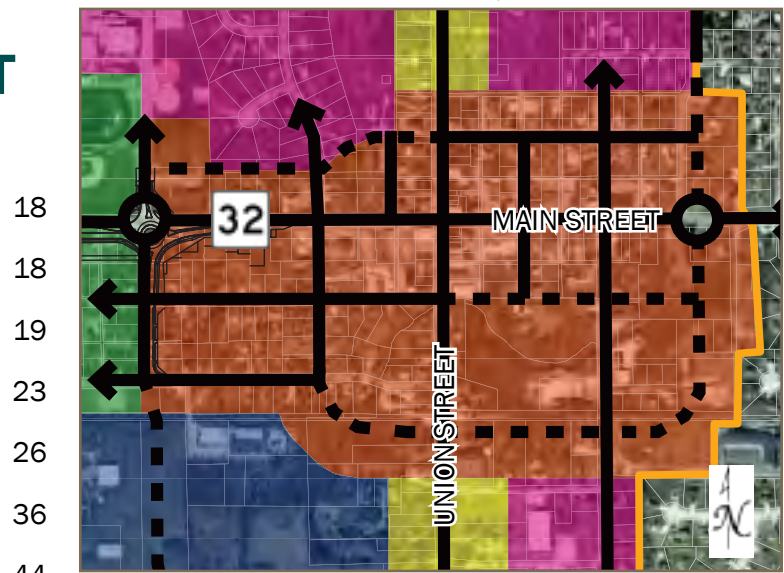
CHAPTER 2:

JUNCTION SUB-DISTRICT

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Figure 2.1: Junction Sub-District (orange area)
(Source: Grand Junction Implementation Plan 2013)



INTRODUCTION

The purpose of this Junction Sub-District addendum (this “chapter”) is to ensure quality development and redevelopment, preserve and enhance property values, and create a positive public perception of property within the core of downtown Westfield.

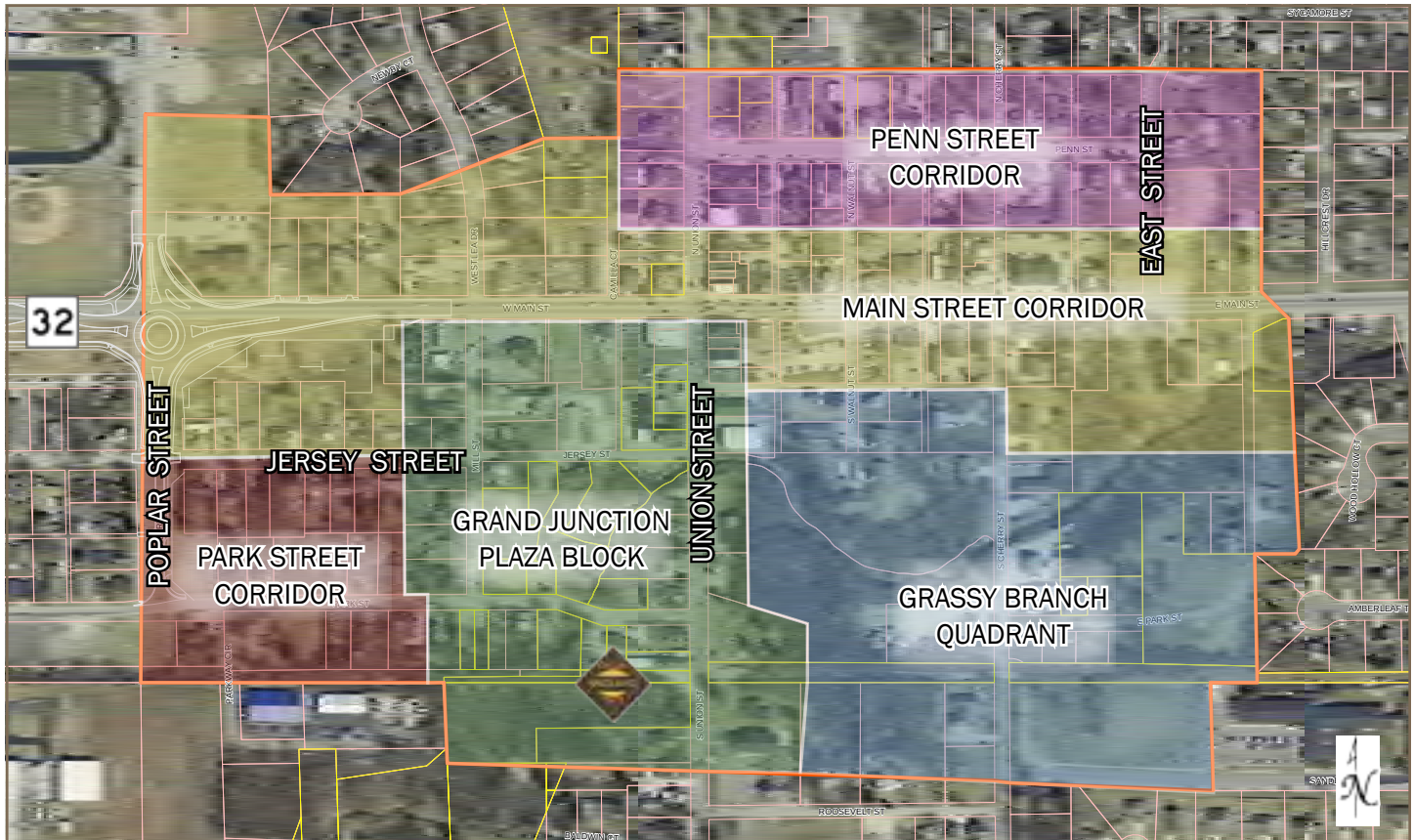
The intent of this chapter is to provide a detailed vision for the Junction Sub-District to serve as a guide for each new development, new use or reuse, or redevelopment as it pertains to changes of zoning, development plans, and/or variance considerations. The City recognizes that there may be creative ideas that accomplish the overall vision, but may not meet some of the detailed criteria established in this chapter.

As shown in [Figure 2.1: Junction Sub-District \(orange area\)](#), the Junction Sub-District centers on Union Street and Main Street. The sub-district extends from just north of Penn Street to just south of the future Mill Street extension and Midland Trace Trail; and then extends from Poplar Street/Shamrock Boulevard to just east of East Street.

SUB-DISTRICT VISION

The vision for the Junction Sub-District (this “sub-district”) is to accommodate future mixed-use development and redevelopment within the core of downtown by balancing the historic charm and character with contemporary, new

Figure 2.2: Junction Sub-District Sub-Areas



places for visitors and residents to connect, shop, eat, live, work and be entertained, as contemplated in the 2009 Grand Junction Addendum of the Westfield-Washington Township Comprehensive Plan. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services, and entertainment are located.

The regulating of land uses and various design and aesthetic features of development will influence growth and investment in downtown that will increase the quality of life for residents, visitors, and businesses.

SUB-AREA VISION

Within the Junction Sub-District, there are inherently different sub-areas that currently do and will continue to vary from each other both in form and function. This section outlines the basic vision for each sub-area, whereas the specific development and design criteria are further outlined throughout this chapter. [Figure 2.2: Junction Sub-District Sub-Areas](#) depicts the sub-areas within the Junction Sub-District.

Subject to available land and market conditions, it is recognized that the Main Street Corridor may overlap to the south into the Park Street Corridor and/or the Grassy Branch Quadrant.

A. Park Street Corridor (red sub-area): The Park Street Corridor extends from the Gateway Sub-District at Poplar Street east to the Grand Junction Plaza Block. The south edge of the corridor includes the Midland Trace Trail. As a result, this corridor provides a unique opportunity to connect and enhance visitor and resident experiences.

Due to its separation from Main Street (SR32), this corridor is anticipated to have less vehicular traffic than Jersey Street to the north, which lends itself to a more pedestrian-oriented design and streetscape that embraces the Midland Trace Trail and related land uses.

The overarching vision for this sub-area is a village character that includes the adaptive reuse of existing structures (see [Figure 2.3: Existing Adaptively Reused Buildings](#)) while encouraging new construction on individual lots that is contextually appropriate.

Figure 2.3: Existing Adaptively Reused Buildings
Figure 2.3.A (Source: Department Photo)



Figure 2.3.B (Source: www.railepicureanmarket.com)



Figure 2.3.C (Source: Department Photo)



Appropriate land uses primarily include restaurants, specialty shops, and uses that otherwise complement the Midland Trace Trail. Sites should be designed to provide opportunities for outdoor experiences that connect with the public realm of the Park Street streetscape and/or that embrace and are aesthetically sensitive to the Midland Trace Trail.

The village character includes smaller lots, minimal building setbacks, one or two story eclectic buildings, and front porches and entryways that are oriented towards the street. The north edge of the corridor near Jersey Street and the Main Street Corridor may provide for shared parking opportunities for uses within this sub-area.

B. Main Street Corridor (yellow sub-area):

With the exception of the Grand Junction Plaza Block sub-area, the Main Street Corridor generally includes a block north and a block south of State Highway 32 extending from Poplar Street to east of East Street.

Main Street serves as the backbone through Grand Junction and should focus on form over function. New buildings should be located along a build-to-line on the adjacent right-of-way line to frame the public space. New buildings shall be a minimum of two usable stories, with three plus stories encouraged. First floor building facades should be designed for a pedestrian-scale and contribute to the public realm to which it abuts.

Land uses are encouraged to be a mix of uses typically associated with central business and entertainment districts. Residential uses should generally be restricted from the first floor within this sub-area.

Figure 2.4: Existing Main Street Buildings

Figure 2.4.A (Source: Department Photo)



Figure 2.4.B (Source: Department Photo)



C. Penn Street Corridor (purple sub-area):

The Penn Street Corridor extends a half block north and south of Penn Street, bound on the west by Asa Bales Park and extending to a block east of East Street. This corridor includes the existing City Hall and predominantly structures that were originally built as single-family homes. Many of these structures have since been converted to low intensity non-residential uses. This area of the Junction Sub-District could be identified as most closely resembling Westfield's "old town".

Figure 2.5: Existing Penn Street Corridor Examples

Figure 2.5.A (Source: Department Photo)



Figure 2.5.B (Source: Department Photo)



Figure 2.5.C (Source: Department Photo)



The overarching vision for this corridor is a transition area between the Main Street Corridor to its south and the predominantly residential areas to the north. The built environment should continue to mirror the "old town" character that includes: small lots and house sizes; narrow two-story house fronts; detached or rear load garages; access from alleys; front porches; and minimum setbacks.

Special attention and consideration should be given to the intersection of Union Street and Penn Street to preserve and enhance the character that currently exists on the west and southeast corners for all four corners (see [Figure 2.6: Union & Penn Intersection](#)).

Figure 2.6: Union & Penn Intersection

Figure 2.6.A (Source: Department Photo)



Figure 2.6.B (Source: Department Photo)



Figure 2.6.C (Source: Department Photo)



Appropriate land uses primarily include residential and low intensity non-residential uses such as office or bed and breakfast uses. The expectation is for non-residential buildings to look and feel from the exterior of an old town single family dwelling (see also [Figure 2.13: Example Detached Residential](#)). Some on-site parking is anticipated for individual uses; however, this corridor may also provide for central parking opportunities for uses on the north side of Main Street.

D. Grand Junction Plaza Block (green sub-area): Grand Junction Plaza is located in the heart of Grand Junction and the Junction Sub-District. Grand Junction Plaza, as illustrated in Land Collective's Design (see [Figure 2.9: Plaza Perspective Exhibit](#) and [Figure 2.16: Grand Junction Plaza](#)), not only represents the geographic center of downtown, but also the activity center of downtown.

The plaza provides key connections with intersecting trail systems and is designed to engage within the plaza while also embracing its surroundings (see [Figure 2.7: Plaza Site Framework](#)). As a result, the block surrounding the plaza warrants special attention to ensure the redeveloped built environment is done in harmony with the plaza.

Even though this sub-area may overlap other sub-areas, the Grand Junction Plaza Block takes precedence and should have a more urban form than the village or old town form of other sub-areas.

Figure 2.7: Plaza Site Framework
(Source: Land Collective)



Figure 2.8: Existing Union Street Buildings
(Source: Department Photo)



All buildings should be a minimum of three stories in height, with three to six stories encouraged. First floor facades should be designed for a pedestrian-scale and contribute to the public realm to which it abuts. The public realm between buildings and the plaza should engage the plaza with: pedestrian scale details (furniture, signs, awnings); outdoor dining areas; front doors open towards the plaza; transparent storefront glass for most of the first floor; and, parking in the rear or sides of buildings.

Land uses are encouraged to be a mix of uses typically associated with central business and entertainment districts. Residential uses should be restricted from the first floor within this sub-area.

Figure 2.9: Plaza Perspective Exhibit
(Source: Land Collective)



E. Grassy Branch Quadrant (blue sub-area):

The Grassy Branch Quadrant includes the southeast quadrant of the Junction Sub-District and is traversed through the center by the Anna Kendall drain / Grassy Branch Creek and anchored along the south edge by the Midland Trace Trail. A large portion of this sub-area is floodplain and contains mature vegetation.

*Figure 2.10: Grassy Branch Creek at Cherry Street
(Source: Department Photo)*



The overarching vision for this sub-area is a desire to preserve the riparian corridor as an amenity greenway with trails that connect new development opportunities along its banks. As such, development should be aesthetically sensitive through building and site design to the Anna Kendall drain / Grassy Branch Creek and the Midland Trace Trail.

Appropriate land uses throughout this sub-area primarily include higher density residential uses (e.g., apartments, townhouses) with three or more stories in height, and the potential for municipal uses.

The north side of the Grassy Branch Creek is a transitional area that could also blend with and be influenced by the Main Street Corridor by including retail or restaurant uses, as supported by the market.

Development south of the Grassy Branch Creek should be sensitive to the existing single-family neighborhood to the east (Timberbrook Run) with respect to buffering and transitioning (e.g., uses, design).

LAND USES

As the heart and soul of Westfield, this sub-district should include an eclectic mix of uses to accommodate both the community's residents and visitors. A primary goal of this sub-district is to attract people. The description of the sub-areas briefly summarize the intended character of the sub-area and the intended uses. The following is a broader focus on specific uses that can help achieve the overall vision for the Junction Sub-District.

A balanced mix of land uses within the sub-district will contribute to a more vibrant, diverse and sustainable downtown, both socially and economically.

A. Office Uses: Professional, medical, or general office uses (including a visitor's center) are desirable throughout the sub-district and are primarily anticipated along Main Street, Poplar Street and Jersey Street within mixed-use or multi-tenant buildings. Office uses that fit the intended character in the Penn Street Corridor are also appropriate.

B. Trail-Oriented Uses: Grand Junction Plaza provides key connections with intersecting trail systems that include the Midland Trace Trail on the sub-districts southern boundary. Land uses that complement the trail and are trail-oriented (e.g., bike shop, coffee shop), both in site design and targeted market, are encouraged throughout the sub-district, especially within proximity of the Midland Trace Trail.

C. Neighborhood Uses: The sub-district is intended to serve both residents and visitors. The sub-district and surrounding sub-districts will also include a concentration of residential uses. As a result, neighborhood uses (e.g., market, dry cleaner, coffee shop, beauty salon) that cater to both the visitor and resident of the community is encouraged throughout the sub-district where retail and service uses are otherwise appropriate.

D. Cultural and Entertainment Uses: Retail (e.g., specialty or boutique shops), restaurants, cultural, institutional, entertainment, or recreational uses (as defined by the City's Unified Development Ordinance) are anticipated throughout the sub-district as stand alone uses, or within larger mixed-use buildings.

E. Residential: Higher-density housing of all types is encouraged throughout the sub-district, subject to the vision established for the form within each sub-area. Residential uses are important to support a vibrant downtown for live, work and play opportunities.

- 1. Multi-Family:** Multi-family residential uses are desirable on the second floor and above in the Main Street Corridor and the Grand Junction Plaza Block (see [Figure 2.11: Example Mixed-Use with Residential](#)). The street-level for buildings with multi-family uses in these sub-areas should be dedicated to non-residential and non-parking uses. Any integrated parking structures would not have a visible presence on the building's first floor, aside from access points.

Figure 2.11: Example Mixed-Use with Residential
(Source: Department Photo)



Figure 2.12: Example Attached Residential
Figure 2.12.A (Source: Department Photo)



Within the Grassy Branch Quadrant, multi-family uses could be stand alone uses that may include apartments, townhouses or condominiums. This sub-area provides opportunities adjacent to trails and natural features where units could overlook

and embrace unique site characteristics. Multi-family uses in this sub-area could also serve as a buffer from the downtown business area to the surrounding neighborhoods.

Figure 2.12.B

(Source: www.mycobblecreekapartments.com)



- 2. Single-Family Detached:** Single-family detached residential uses are encouraged within the Penn Street Corridor (see [Figure 2.13: Example Detached Residential](#)). This sub-area is starting to experience some redevelopment of new housing stock. The built environment should continue to mirror the “old town” character that includes: small lots and house sizes; narrow two-story house fronts; detached or rear load garages; access from alleys; front porches; and minimal setbacks.

Figure 2.13: Example Detached Residential
Figure 2.13.A (Source: www.funcityfinder.com)



Figure 2.13.B (Source: Department Photo)



Figure 2.13.C (Source: Department Photo)



Figure 2.13.D (Source: Department Photo)



Figure 2.13.E (Source: Department Photo)



Figure 2.13.F (Source: Department Photo)



Figure 2.13.G (Source: Department Photo)



Duplexes would also be permitted, but only in instances where the development was consistent in architecture to the surrounding single family homes and with the “old town” character.

F. Municipal Complex: One of the opportunities identified in the 2009 Grand Junction Addendum was to incorporate a new City Hall and Library into Grand Junction, which went on to further state:

Civic buildings are classic downtown destinations that generate high levels of activity throughout the year. They are usually among a community’s most significant landmarks and sources of civic pride. Due in part to its rapid rate of growth, the community of Westfield is at a point where decisions about future civic facilities have become critical.

Increased demand for services due to growth represents an opportunity that can best be described as “win-win” for both the future of the Grand Junction and the institutions themselves. In the case of the Westfield Washington Library,

a downtown location will provide easy access via the City's most important roadways (U.S. 31 and SR 32) and significant exposure facilitated by a signature location within a short walking distance of other key downtown destinations.

For City Hall, relocation would place this important symbolic civic use in the heart of the community and provide space that meets the contemporary needs of a growing community. Finally, for the Grand Junction itself, these institutional uses would help bring prominence, activity and connections to other downtown uses, which will help to define and differentiate the new Grand Junction brand in the marketplace.

In an effort to combine and reduce the amount of non-taxable property downtown, this opportunity should be broadened to potentially include a larger municipal complex. This complex could also include school administration offices and other civic or not-for-profit uses currently located in or near downtown.

*Figure 2.14: Existing City Hall
(Source: Department Photo)*



As a result, the City should initiate a study to develop a long term facilities plan to identify: (i) interested parties and partners; (ii) scope of community needs for such facilities; (iii) design (and cost estimates) of such facilities; and (iv) potential alternative locations for such facilities, particularly whether potential locations are appropriate in this sub-district.

G. Parking: Parking in the sub-district will be provided with a combination of on and off-street parking areas that include both surface and structure parking (see

page 44). The design parameters for surface and parking structures are further detailed in this chapter.

H. Automobile-Oriented Uses: New automobile-dominated uses such as gasoline service stations, automobile service stations, businesses with a drive-through window (e.g., fast food) are incompatible with the vision of the sub-district and should not be permitted. Special consideration could be given for financial institutions or pharmacies if the drive-through is: (i) integrated into a multi-story structure; (ii) not otherwise visible from the street; and, (iii) designed to minimize any negative impact on vehicular and pedestrian circulation.

AMENITIES

A. Public Spaces: The built environment in the various sub-areas will range in character from “village” to “old town” to “urban”. Although the sub-areas are slightly different in character, a constant is an enhanced focus on the pedestrian scale and pedestrian experience, with the goal of attracting people. Successful pedestrian-friendly areas are full of comfortable, usable outdoor public and semi-public spaces (“Public Spaces”).

Public Spaces contribute to the identity of a community. They help bring a downtown area to life. There are economic, social, cultural, and environmental benefits to having great places for people ‘to see and be seen’. Great Public Spaces enhance the health of a community. The City is investing in the Grand Junction Plaza (see [page 29](#)) for this very reason, but a successful downtown will need more Public Spaces than Grand Junction Plaza alone.

Businesses, institutions, multi-family developers, and civic uses should consider creating their own areas for public engagement, gathering, and recreation. The spaces do not have to be large to be successful. Examples of Public Spaces (see [Figure 2.15: Example Public Spaces](#)) include but are not limited to: courtyards, plazas, gardens, public squares, fountains, marketplaces, public commons, or promenades. Public Spaces, such as lobbies, concourses, or lounges could even be located indoors as long as they were truly open to the public.

According to the [American Planning Association](http://www.planning.org), there are eight (8) characteristics of a great Public Space (source: www.planning.org):

- ▶ Promotes human contact and social activities;
- ▶ Safe, welcoming, and accommodating for all users;
- ▶ Has design and architectural features that are visually interesting;
- ▶ Promotes community involvement;
- ▶ Reflects the local culture or history;
- ▶ Relates well to bordering uses;
- ▶ Well maintained; and
- ▶ Unique or special character.

Figure 2.15: Example Public Spaces

Figure 2.15.A (Source: Department Photo)



Figure 2.15.B (Source: Department Photo)



Figure 2.15.C (Source: Department Photo)



Figure 2.15.D (Source: Department Photo)



Figure 2.15.E (Source: Department Photo)



Figure 2.16: Grand Junction Plaza

(Source: Land Collective)

Figure 2.16.A: Site Plan



Figure 2.16.B: Wetland Amphitheater



Figure 2.16.C: Aerial View Looking Northwest

Each development in this sub-district should be designed to embrace Public Spaces, and incorporate design aspects (e.g., building treatment, street furniture, plazas, promenades, landscaping) and uses (e.g., outdoor dining, parks, display areas, courtyards), where appropriate, that complement the Public Space and attracts people.

- B. Grand Junction Plaza:** Grand Junction Plaza encompasses approximately eight (8) acres bound by Jersey Street, Mill Street (as extended), and Union Street. The design for the plaza is depicted in [Figure 2.16: Grand Junction Plaza](#).

Figure 2.16.C: Jersey Street + Plaza



Grand Junction Plaza is planned to include: an amphitheater and lawn gathering place for festivals, concerts and special events; a water feature; an arts garden; a full size ice skating rink in the winter months; a hardscape festival boulevard; and a play in nature area. The plaza will provide programmable space throughout all seasons and will be the connecting point of the Grassy Branch and Midland Trace Trails, allowing for access to Westfield's complete trail system and other points of interest throughout the community. Surrounding pedestrian-friendly streets will invite visitors and residents alike to explore both the plaza and area restaurants and shops.

As of the adoption of this chapter, the phasing for the construction of the plaza had not been determined. The improvement and restoration of the riparian corridor through the plaza from Union Street to the newly extended Mill Street will be completed as part of the first phase of the City's larger detention improvements (see [Figure 2.21: Detention Area & Phasing](#)).

- C. Public Art:** In addition to the demonstrated economic and social benefits, public art will be an important component to identify and share the culture of our community and shape the built environment of this sub-district.

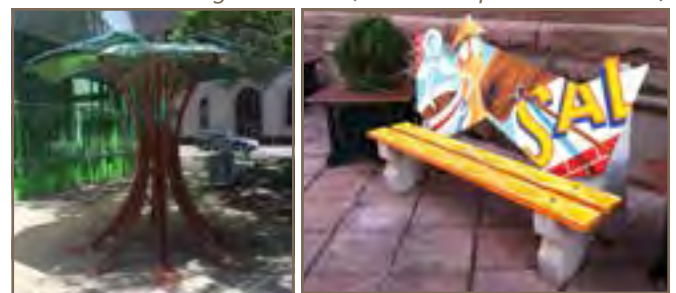
Public art integrated into public and private spaces will create a distinct and unique character that is welcoming and safe for pedestrians, including residents and first time visitors of our community. Additionally, public art encourages pedestrians to explore the downtown environment. The theme for public art should be modern, yet historic, by offering educational and story-telling opportunities.

Figure 2.17: Example Public Art

Figure 2.17.A (Source: Department Photo)



Figure 2.17.B (Source: Department Photo)



Although no specific requirement for public art is identified herein, public art should be incorporated throughout the sub-district to create focal points, places to gather and character. Public art could be simple, yet understated, recognizing that several little pieces of pocket art have a collective impact on the character of the sub-district. Signature or more significant pieces of public art should be provided at nodes or specific focal or gathering points.

Figure 2.17.C (Source: Department Photo)



Figure 2.17.D (Source: Department Photo)



Opportunities for public art to be incorporated as street furniture or public realm improvements (e.g., planters, bicycle racks, seating, lighting, trash cans) or into public infrastructure (e.g., manhole covers) are encouraged (see [Figure 2.18: Public Infrastructure Examples](#)).

Figure 2.18: Public Infrastructure Examples

Figure 2.18.A (Source: Department Photo)



Figure 2.18.B (Source: Department Photo)



The Westfield Arts Alliance, a working committee of the Downtown Westfield Association, has created a plan to begin engaging with the community to develop arts as a community place-maker.



The goals of this plan are to:

- ▶ Develop a vibrant arts culture by establishing a supportive environment for awareness of the arts.
- ▶ Encourage community connections through all forms of art.
- ▶ Use the arts as an economic driver by establishing standards and purpose.
- ▶ Develop sustainable practices designed to increase participation in arts programming.

All public art pieces should be coordinated with the Westfield Arts Alliance.

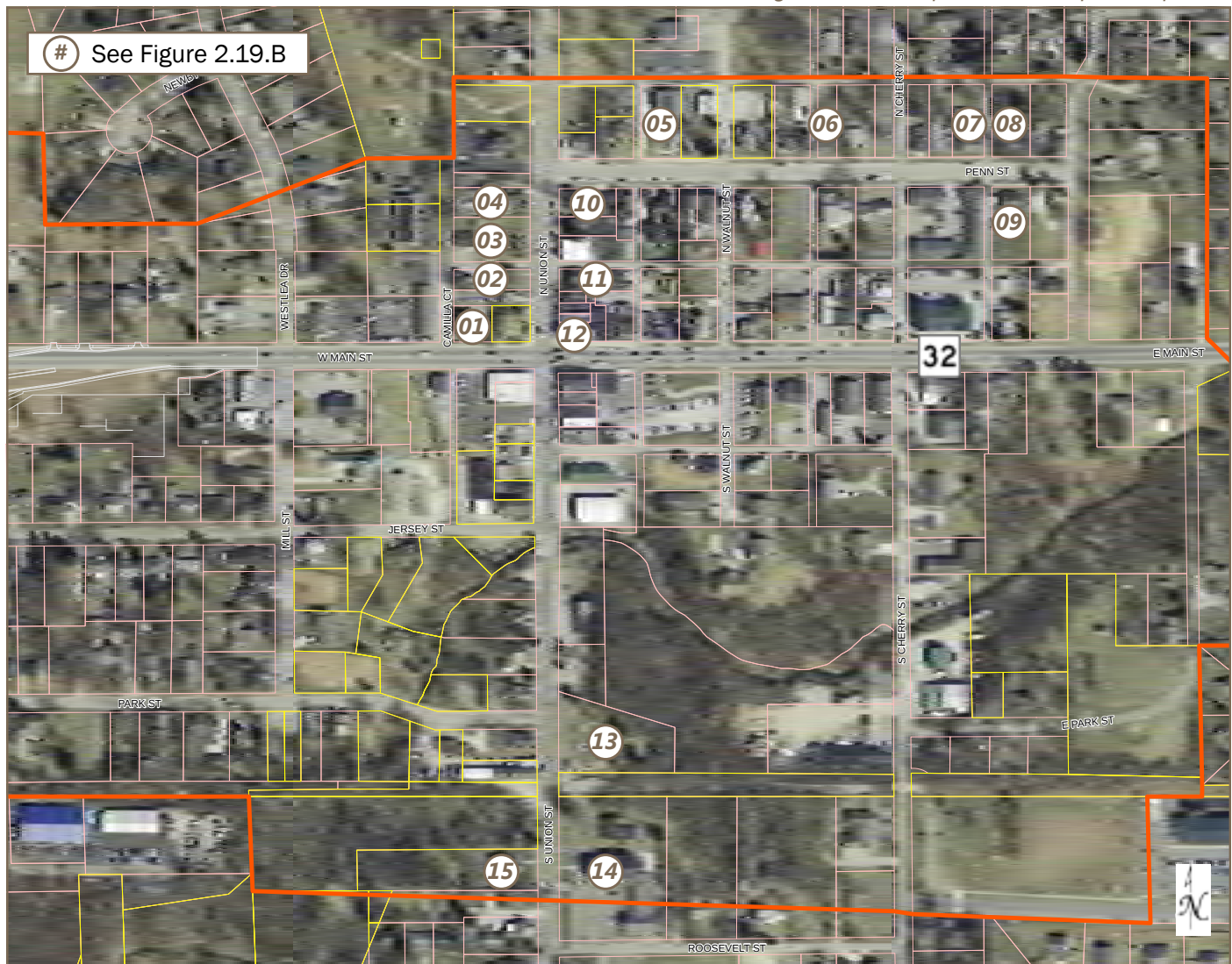
D. Historical Assets: Much of the community's existing architecture is modest, reflecting our strong Quaker heritage. As such, new development and adaptive re-use of existing structures should bridge the gap for future development with the community's history.

As further detailed herein, several sub-areas of this sub-district emphasize the community's "village" or "old town" areas. Even if buildings don't have a historical significance, in the traditional sense, a priority should still be given to emphasize that new and maintained existing buildings are authentic to the intended architectural style and are eclectic. Furthermore, in some instances it may be appropriate to preserve a building's facade rather than preserving the building itself.

Several smaller blocks are noted within this addendum as a priority to maintain the existing character (e.g., north side of Main Street, east of Union Street). In addition, the Hamilton County Interim Report, as amended, published March 1992 by the Historic Landmarks Foundation of Indiana, provides an

Figure 2.19: Existing Interim Report Properties within Sub-District

Figure 2.19.A: Map of Interim Report Properties



inventory of buildings and sites that were surveyed in Hamilton County. The survey and subsequent report was intended as a resource for governmental agencies and organizations in evaluating the potential historical significance in planning and development efforts, as well as serve to boost citizen-awareness of the cultural heritage of a community. A list of the existing buildings and sites that were inventoried and within this sub-district are depicted in [Figure 2.19: Existing Interim Report Properties within Sub-District](#) (an “Interim Report Building”).

Most of the buildings surveyed were rated as “contributing”, which was given to buildings meeting the basic criteria of being pre-1940, but that are not necessarily important enough to stand on their own

as individually significant; rather, such buildings generally contribute to the larger density or continuity of the area’s historic fabric. Two (2) structures were rated as “notable”, meaning further research may reveal that the property could be eligible for National Register listing.

This addendum recommends the development of review criteria to be applied to any potential demolition activities of an Interim Report Building. The intent of this review criteria would be to determine what, if any, level of preservation may be desirable with respect to that building. Such review criteria may include coordination with the Indiana Historical Society or other organizations to further determine the historical significance of the building.

Figure 2.19.B: Photos of Interim Report Buildings
(Source: Department Photos, 2015-2016)

(01) Westfield Carnegie Library (Notable), 104 W Main Street. Craftsman, 1910/1918; Architecture, Social History (Interim Report No. 024).



(02) House (Contributing), 115 N Union Street. I-house, c. 1870; Vernacular/Construction (Interim Report No. 020).



(03) House (Contributing), 119-123 N Union Street. I-house, c. 1855/c. 1880; Vernacular/Construction (Interim Report No. 019).



(04) House (Contributing), 135 N Union Street. Free Classic, c. 1910; Architecture (Interim Report No. 009).



(05) Congregational Church (Contributing), 132 Penn Street. Gable-front/Greek Revival, 1861; Architecture, Religion, Vernacular/Construction (Interim Report No. 010).



(06) House (Contributing), 216 Penn Street. Hall-and-parlor, c. 1845; Vernacular/Construction (Interim Report No. 011).



(07) House (Notable), 312-314 Penn Street. Double-pen/Greek Revival, c. 1845; Architecture, Vernacular/Construction (Interim Report No. 012).



(08) House (Contributing), 320 Penn Street. Central-passage/
Greek Revival, 1845; Architecture, Vernacular/Construction
(Interim Report No. 013).



(09) House (Contributing), Penn Street. Double-pen, c. 1863;
Vernacular/Construction (Interim Report No. 016).



(10) Oscar Brown House (Contributing), 136 N Union Street.
Italianate, c. 1879; Architecture (Interim Report No. 018).



(11) House (Contributing), 116 N Union Street. Gable-front/
Greek Revival, c. 1855; Architecture, Vernacular/Construction
(Interim Report No. 021).



**(12) State Bank of Westfield (Contributing), 100 N Union
Street.** Commercial Vernacular, 1899; Vernacular/Construction
(Interim Report No. 022).



(13) Cemetery (Contributing), S Union Street. c. 1851-c. 1872;
Exploration/Settlement, Religion (Interim Report No. 023).



**(14) Westfield Friends Meetinghouse (Contributing), 322
S Union Street.** Gable-front, 1888; Religion, Vernacular/
Construction Architecture, Education, Religion (Interim Report
No. 029).



(15) House (Contributing), 323 S Union Street. Gable-front/
Gothic Revival, c. 1860; Architecture, Vernacular/Construction
(Interim Report No. 028).



In order to encourage preservation, the Council established The Westfield Facade Improvement Grant Program in 2011. The program is designed to enhance the development of downtown and increase economic development by assisting owners in making quality real estate improvements fostering a sense of place. The program is intended to increase the overall beauty of downtown by:

- ▶ Increasing pedestrian traffic;
- ▶ Increasing tourism;
- ▶ Promoting an attractive environment for new investment and business activity;
- ▶ Preserving and increasing the quality of life of Westfield residents and visitors; and
- ▶ Providing Downtown businesses and property owners with a higher return on their investment.

Where appropriate in the various sub-areas, adaptive re-use of existing buildings is encouraged and new buildings should be contextually sensitive.

The community's history is as much about Westfield's role in history as it is in the community's existing buildings. As such, a priority is placed on public art that is educational and provides story-telling opportunities of our history (see [Figure 2.20: Historical Story-Telling Examples](#)). This type of public art engages residents and visitors and provides a complementary historical asset differently than preserved buildings.

Figure 2.20: Historical Story-Telling Examples

Figure 2.20.A (Source: Department Photo)



Figure 2.20.B (Source: www.associationforpublicart.org)



E. Detention Design and Planning: A significant amount of land within the downtown area, particularly with the Grand Junction Plaza and the Grassy Branch Quadrant, falls within the floodplain of the Grassy Branch Creek and Thompson waterways. Additionally, storm water detention requirements make development challenging on small parcels of land which primarily exist within the Grand Junction.

In an effort to free up land for development and address existing drainage issues, the City has started work on a larger detention system that impacts the Junction Sub-District west of Union Street and south of Main Street. [Figure 2.21: Detention Area & Phasing](#) depicts the geographic extent of the larger detention area and phasing. Upon completion of the detention improvements, the City anticipates submitting a Letter of Map Revision (LOMR) to reflect the modified floodplain as a result of these improvements.

In addition, the improvements will position for the corridor to be enhanced pursuant to the [City's Parks and Recreation Master Plan](#) with the Monon/Midland Loop and Grassy Branch Trails, which furthers the goals of the Grand Junction Implementation Plan.

1. Phase One (blue): Phase one has been designed and received regulatory approval. This phase will be constructed with the extension of Mill Street (yellow), which is anticipated to start in Spring 2016 and completed in Fall 2016. Phase One includes a pedestrian tunnel/culvert under Mill Street for pedestrian connectivity of the Midland Trace Trail and plaza. Phase

one will accommodate drainage for property encompassed by Jersey Street, Union Street and Mill Street.

2. **Phase Two (red):** Phase two will accommodate drainage within the Junction Sub-District for property west of Mill Street and south of Main Street. Phase two will potentially be constructed as part of the southern extension of Poplar Street, which is currently anticipated for Spring 2018. The extent and location of phase two will be determined at the time of design.

Figure 2.21: Detention Area & Phasing



Drainage in other areas of the sub-district are expected to be managed with on-site or coordinated at a larger scale, if appropriate or necessary, to increase the capacity of existing drainage infrastructure.

- F. **Trails & Greenways:** As depicted in [Figure 2.22: Trails & Greenways Exhibit](#) and the [City's Parks and Recreation Master Plan](#), several trail systems intersect within the Junction Sub-District including the Natalie Wheeler Trail/Grand Junction Trail, Midland Trace Trail, Grassy Branch Trail, and Monon/Midland Loop. The vision established by this chapter is intended to draw on and enhance these trail systems.

An objective of the Grand Junction Implementation Plan 2013 was to “connect Grand Junction Trail to Asa Bales Park by installing a tunnel under State Highway 32.” After further consideration of the existing conditions at the potential tunnel crossing and anticipated improvements, it has been determined a more likely route to connect Grand Junction Trail to Asa Bales Park is to route the Grand Junction Trail along the west side of Union Street and cross State Road 32 at grade with an enhanced pedestrian crossing. The trail would then extend north to the entrance of Asa Bales Park (see page 42 for further details).

Figure 2.22: Trails & Greenways Exhibit

Figure 2.22.A: Midland Trace Trail

(Source: dwna.org)

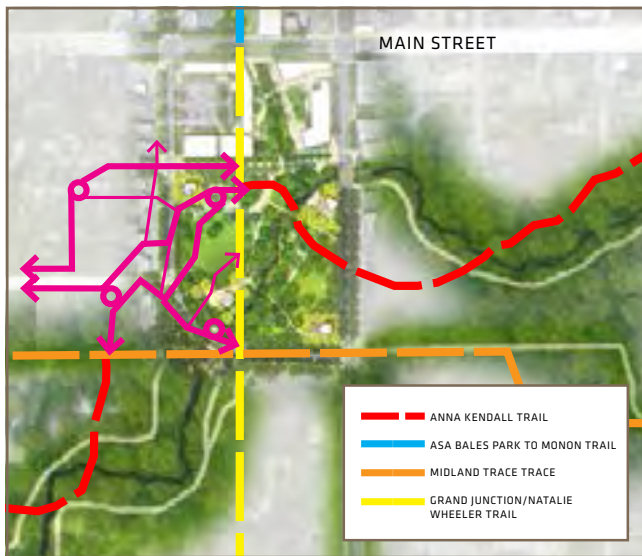


Figure 2.22.B: Grand Junction Trail

(Source: Department Photo)



Figure 2.22.C: Trail Connections
(Source: Land Collective)



ACCESS & CIRCULATION

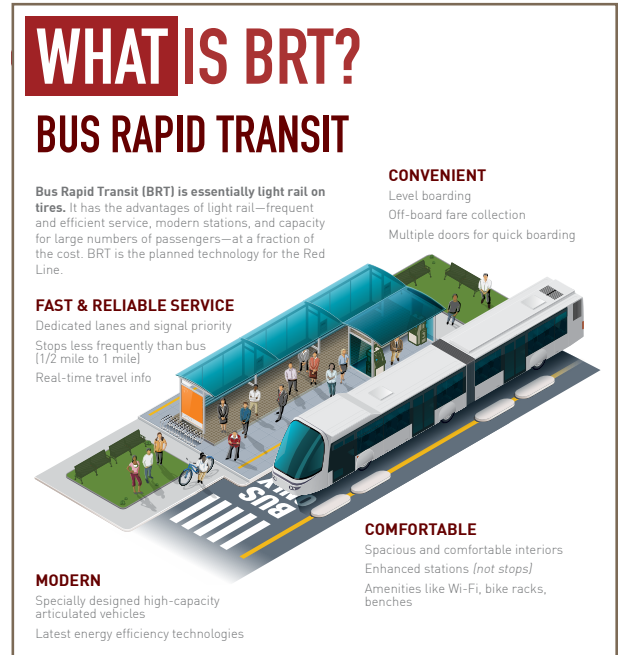
A. Mass Transit

1. **Indy Connect:** Since the adoption of the Grand Junction Implementation Plan in 2013, Westfield has cooperatively worked with Indy Connect (www.indyconnect.org) regarding the initial bus rapid transit plan for the “Red Line”. In 2014, refinements were made to the plan that result in the proposed north terminus for the Red Line at or near Grand Park (see [Figure 2.24: Indy Connect Red Line Recommendations](#)).

As shown, there are locations that have been preliminarily identified as possible stations for the Red Line within Westfield. Due to available land and routing efficiencies, the station that impacts the Junction Sub-District in downtown is anticipated to be located near the intersection of Poplar Street and Main Street (SR32).

As a result, development around the station will need to incorporate transit oriented design elements including walkability; parking; high density and high quality development within a ten (10) minute walk of the station; mixed land uses (residential, office, retail, government, and other employers); potential bike sharing station(s); and, other infrastructure related to a bus rapid transit station.

Figure 2.23: Bus Rapid Transit (Source: IndyConnect)



To the extent possible, the City encourages the consideration of a route stop within a parking garage to increase infrastructure efficiencies and maximize the investment while furthering the design goals and objectives of this chapter.

As of the adoption of this chapter, the Red Line is currently in the Project Development and Preliminary Engineering Phase. This continues to prepare the region to apply for Federal funding to construct the project through the Federal Transit Administration at the appropriate time.

2. **Hamilton County Transit Forum:** In addition to the Indianapolis metropolitan area’s transit efforts, leaders within Hamilton County have initiated the Hamilton County Transit Forum. The Hamilton County Transit Forum is a group consisting of business partners, nonprofit and local government staff, and elected officials that is planning for Indy Connect’s Central Indiana’s Transportation Initiative and the possibility of enhanced local bus service.

Enhanced local bus service includes the possibility of routing local bus service throughout the County that would complement the Red Line. Local bus service could potentially include multiple routes and stops within the Junction Sub-District.

Figure 2.24: Indy Connect Red Line Recommendations (July 2015)(Source: IndyConnect)

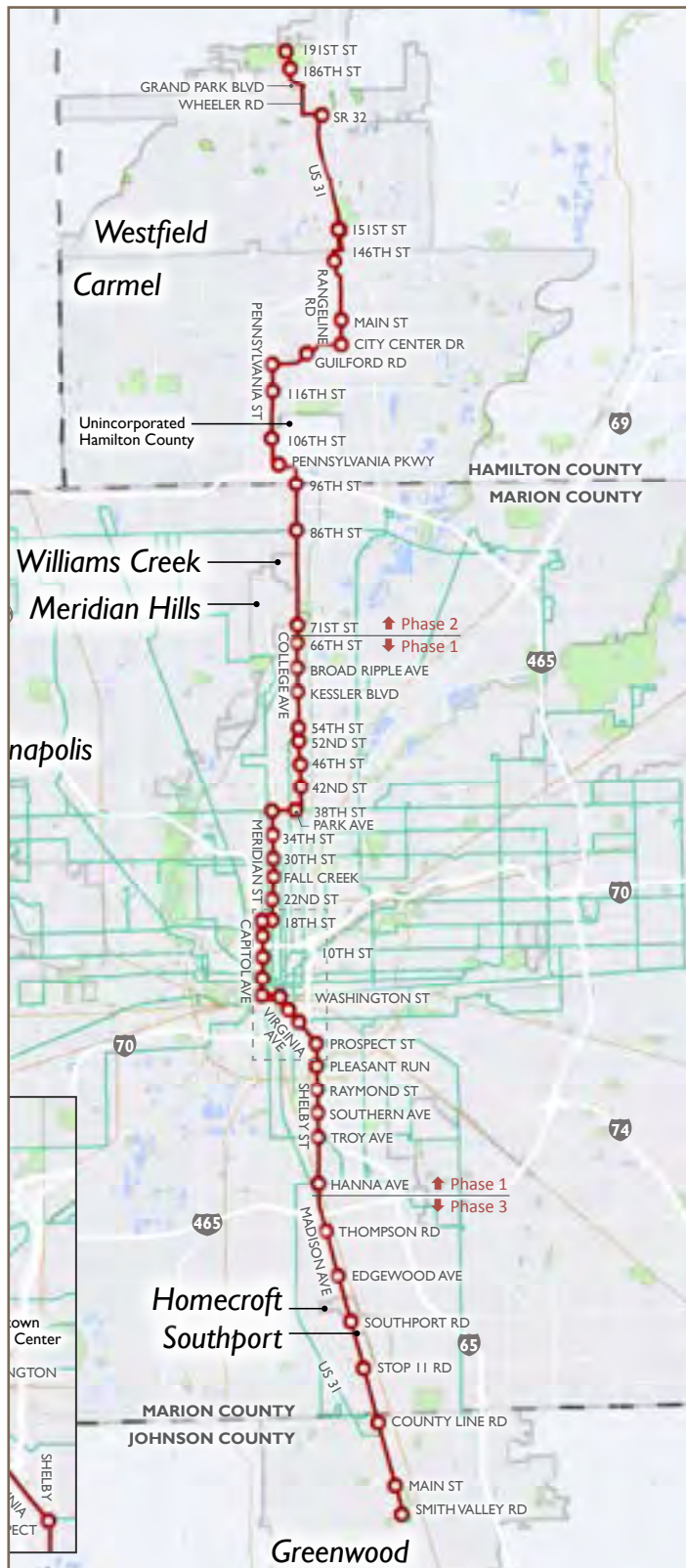


Figure 2.25: Examples of Local Bus Service



Although the potential for local bus service is still in early analysis and planning stages, the purpose of identifying its potential in this chapter is to ensure that as development occurs within the sub-district, consideration should be given to where and how that development embraces these potential bus stops in the future. Bus stops could be enhanced or incorporated within the public and private streetscape. Potential stops or stations should receive special consideration to the public spaces surrounding it and pedestrian safety.

B. Rights-of-Way & Alleys:

- 1. Alleys:** If necessary, the City will entertain vacating existing alleys in order to make a proposed project design viable; however, it is anticipated that existing alleys will need to be enhanced and new alleys will be proposed.

Alleys should primarily function as service corridors for abutting development (e.g., employee activity, deliveries, dumpster and trash service, mechanical equipment); however, enhanced alley ways for pedestrian corridors should also be considered as opportunities for mid-block connections as well as a human-scaled place for temporary special events.

Figure 2.26: Street Cross-Sections

Figure 2.26.A: Right-of-Way with Minimum Build-to-Line (e.g., Jersey Street, Walnut Street)

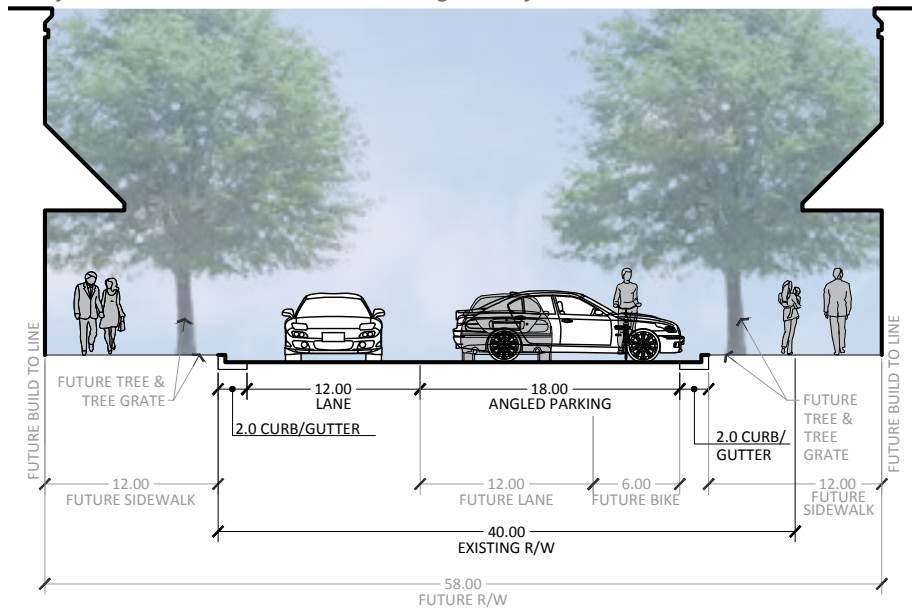


Figure 2.26.B: Right-of-Way with Existing Structures Setback (e.g., Park Street, Penn Street)

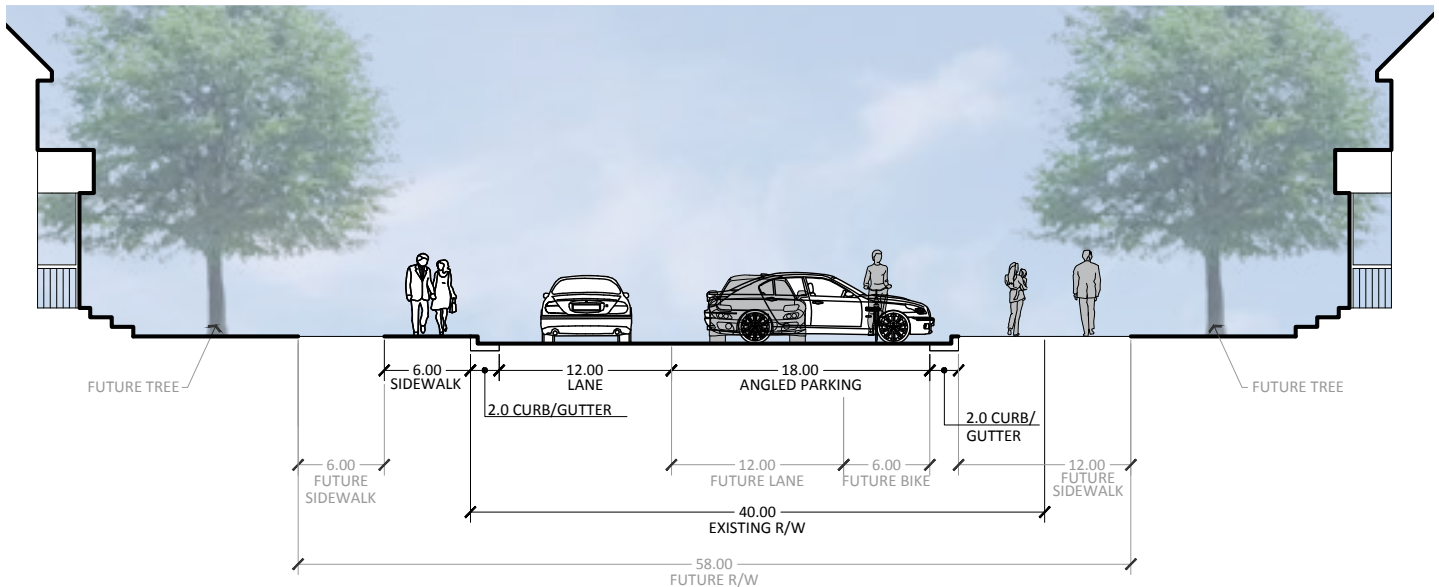


Figure 2.26.C: Jersey Street Right-of-Way Abutting Grand Junction Plaza

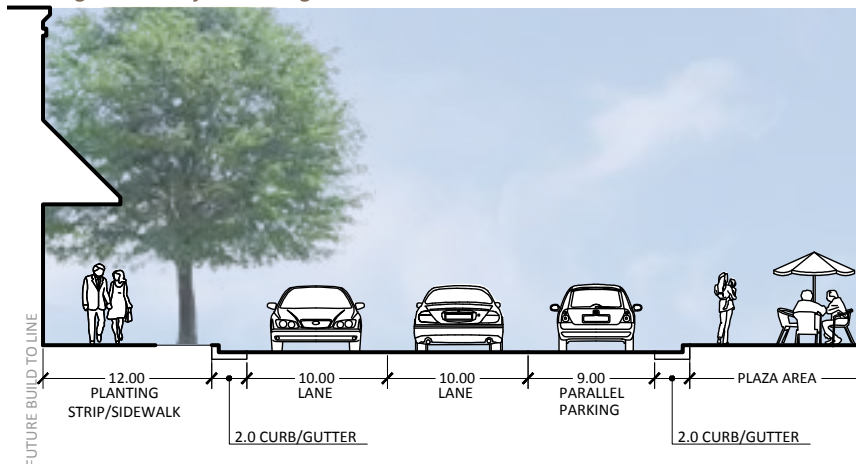
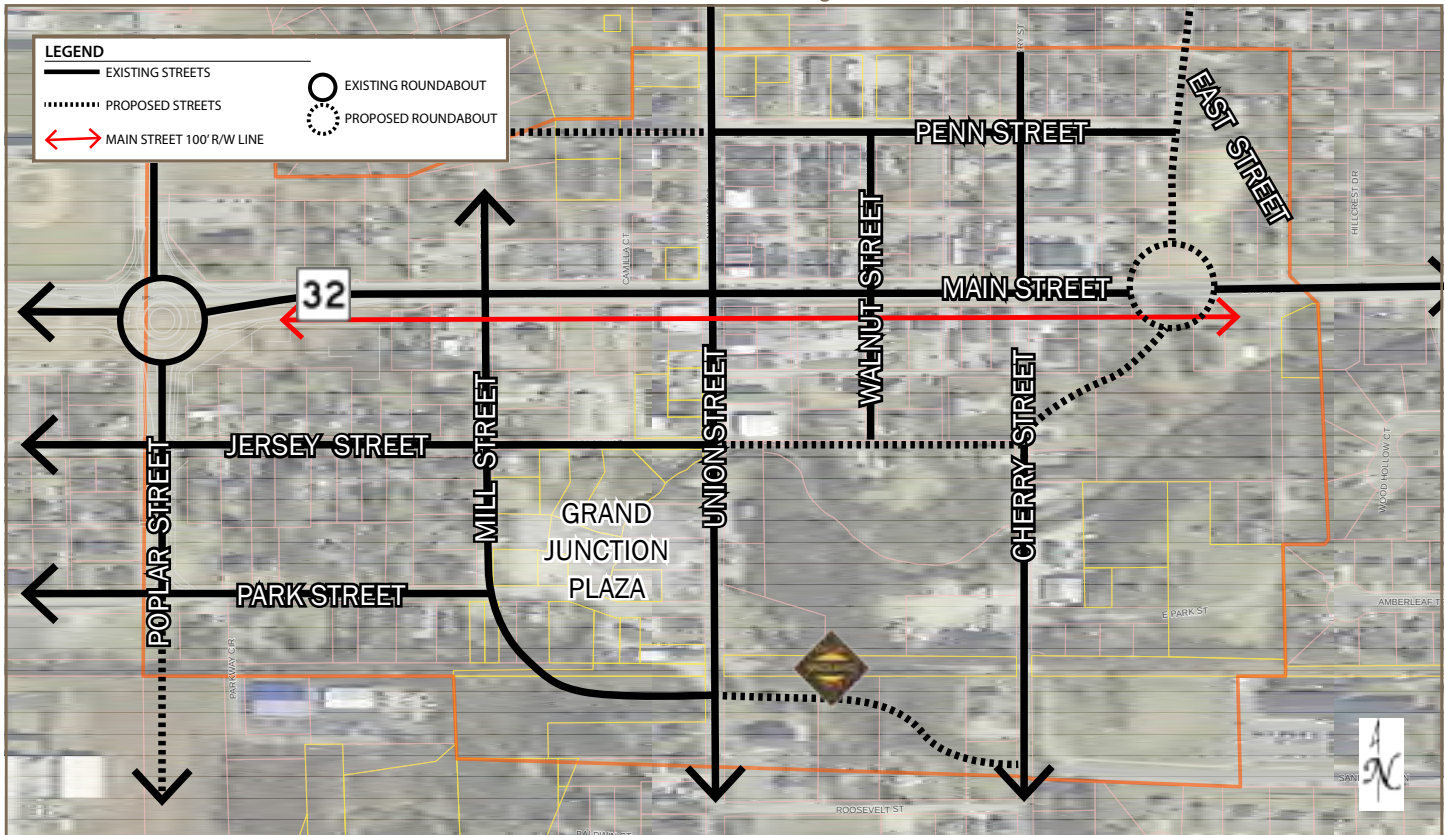


Figure 2.27: Junction Sub-District Street Network Exhibit



Alley cross-section designs will vary on a case-by-case basis; however, alleys are not intended to be designed or used to provide fire access.

2. **Existing Streets:** If necessary, the City will entertain vacating existing streets in order to make a proposed project design viable.

As the sub-district continues to transform, existing street rights-of-way will need to be enhanced to: (i) accommodate an increase in vehicular and pedestrian traffic; (ii) provide for on-street parking, as appropriate; and (iii) improve circulation and safety for both vehicles and pedestrians.

Improvements within the rights-of-way may be short or long term and the specific improvements for existing streets within the sub-district will vary in order to serve the needs of the community at that time. For example, on-street parking should be given a priority until more long term parking solutions become available. As a result, it is possible some existing rights-of-way may need to become one-way traffic only in order to facilitate angled or parallel on-street parking.

Pedestrian facilities are also a priority within the street right-of-way where they do not currently exist, and such pedestrian facilities should be wider in accordance with this chapter.

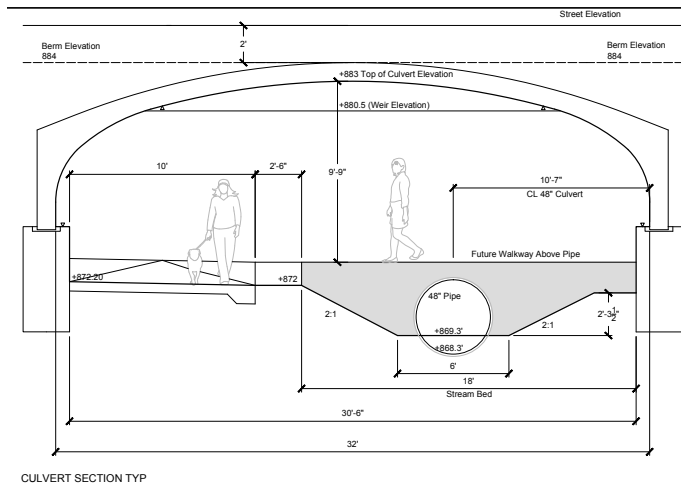
[Figure 2.26: Street Cross-Sections](#) is a series of cross-section scenarios that are appropriate for streets within this sub-district based on right-of-way widths that currently exist and that may need to be expanded.

2. **New Streets:** The Grand Junction Implementation Plan identified the existing and proposed street network within Grand Junction. With the exception of Mill Street, as summarized herein, the construction of new streets will be largely dependent on development in those areas. For purposes of this chapter, the proposed streets have been refined as depicted in [Figure 2.27: Junction Sub-District Street Network Exhibit](#).

All street rights-of-way shall be dedicated to the City pursuant to the Westfield Thoroughfare Plan and this addendum.

- 3. Mill Street:** As noted elsewhere in this chapter (see page 35), the Mill Street extension from Park Street to Union Street is anticipated to start Spring 2015 and be completed Fall 2016. The extension (see [Figure 2.28 Mill Street Pedestrian Tunnel](#)) includes the construction of the pedestrian tunnel/culvert under Mill Street for the Grassy Branch Trail and Midland Trace Trail (see [Figure 2.29: Mill Street Cross-Section](#)).

Figure 2.28 Mill Street Pedestrian Tunnel



Pedestrian connectivity includes increased pedestrian accessibility through the implementation of wider sidewalks, mid-block pedestrian crossings, intersection sidewalk bulb-outs, table speed bumps (where appropriate), bicycle parking amenities, shorter blocks and accessible ramps at crossings (see [Figure 2.30: Example Pedestrian Connectivity Amenities](#)).

Figure 2.30: Example Pedestrian Connectivity Amenities

Figure 2.30.A (Source: Department Photo)

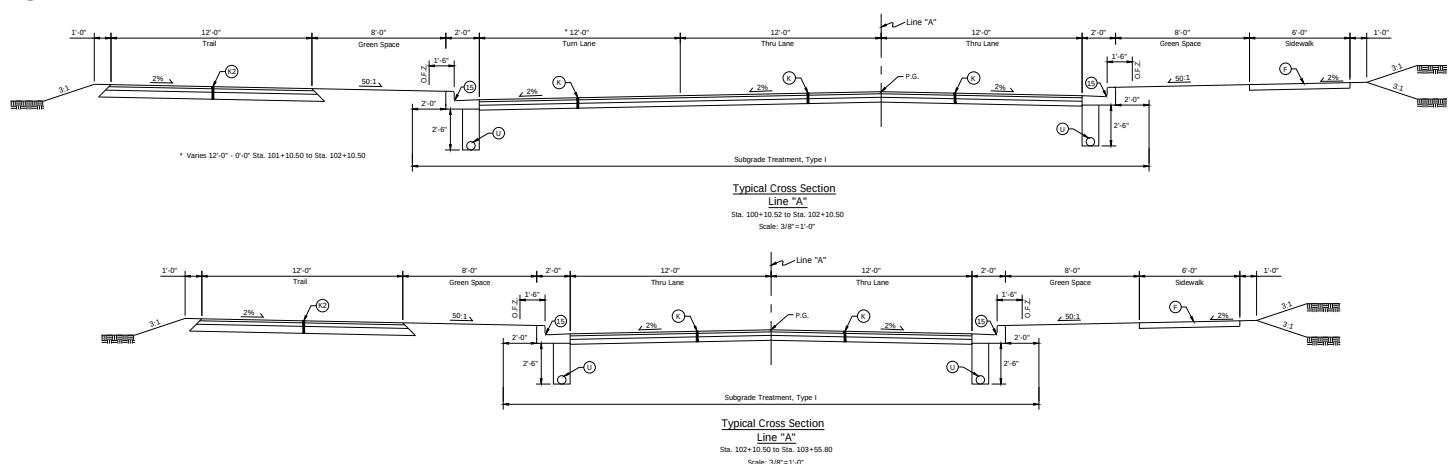


Figure 2.30.B (Source: www.nacto.org)



- C. Pedestrian Connectivity:** A priority within this sub-district is compactness, connectivity, and walkability with the intent to attract people. As a result, typical suburban prototypes of new buildings and site designs should not be permitted. Rather, features such as adjacent surface parking, drive-through lanes, lack of sidewalks, front entrances from parking areas rather than public realms, and the like are strongly discouraged.

Figure 2.29: Mill Street Cross-Section



Pedestrian pathways and crossings, whether public or private, shall be delineated (e.g., pavers, striping, edging, material) and distinguished from vehicular surfaces (see [Figure 2.31: Delineated Pedestrian / Raised Crossing](#)).

Additionally where appropriate, landscaping, street furniture, planters, walls, etc. should be used to further separate pedestrian spaces from vehicular spaces to create a safe environment for pedestrians.

Figure 2.31: Delineated Pedestrian / Raised Crossing

Figure 2.31.A (Source: www.nacto.org)



Figure 2.31.B (Source: Department Photo)



Public Spaces between buildings and the curb should generally include a wider pedestrian sidewalk (e.g., up to fifteen (15) feet wide on primary pedestrian streets and ten (10) feet wide on secondary pedestrian streets) that can accommodate: (i) a five (5) to six (6) foot wide unobstructed walking area; (ii) a two (2) to three (3) foot wide area for related street furniture and amenities (e.g., display space, outdoor dining)

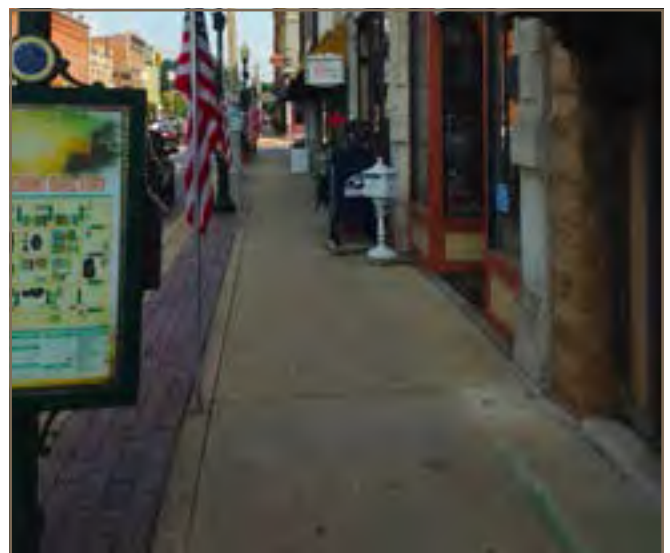
abutting the building; and (iii) a two (2) to three (3) foot area abutting the curb for trash, street lights, signs, and then street trees where sidewalk widens (see [Figure 2.32: Example Public Sidewalk Space](#) and also [Figure 2.26: Street Cross-Sections](#)).

Figure 2.32: Example Public Sidewalk Space

Figure 2.32.A (Source: Department Photo)



Figure 2.32.B (Source: Department Photo)



D. State Highway 32 Corridor: A priority action item of the Grand Junction Implementation Plan is to formalize a position with the Indiana Department of Transportation (INDOT) regarding a potential State Highway 32 expansion through Grand Junction. In addition to providing guidance to INDOT for the community's desired design, formalizing a position as a policy further provides guidance for future development that abuts the Main Street corridor (e.g., setbacks, design, building orientation). The following is intended to establish the community's position with regard to the State Highway 32 expansion through downtown.

1. **Preferred Alternative:** As summarized in the Grand Junction Implementation Plan, a Main Street Corridor Study was completed by American Structurepoint, Inc. in 2010, which recognized the required balance for Main Street to serve both regional and local needs. The vision of the community is a Grand Junction District that is a vibrant, walkable, mixed-use district where people can live, work, and shop, with much of the redevelopment effort anticipated to be concentrated along the Main Street corridor. As an integral part of the Grand Junction District, the Main Street corridor will have direct impacts on the success of this vision.

The purpose of the study was to identify and evaluate transportation improvement alternatives for the corridor as a regional thoroughfare, while also supporting the local redevelopment efforts, and the study concluded with a preferred alternative.

It is hereby established that the policy of the City is to generally adopt the recommended preferred alternative as depicted in [Figure 2.34: Preferred Alternative](#). Where possible, limiting left turns is desirable to increase efficiency of traffic moving through downtown, while also minimizing potential conflict points with pedestrians. In addition, a priority in the design of this corridor and other rights-of-way is for utility lines to be buried.

2. **Width and Location:** The preferred cross-section requires a right-of-way width of one hundred (100) feet (see [Figure 2.35: Preferred Alternative Cross-Sections](#)). The existing right-of-way width is approximately seventy (70) feet. As a result, consistent with the historic asset and character provisions herein, the recommendation is for the right-of-way to be expanded to the south, maintaining the existing north right-of-way line of Main Street. As such, new (re)development should dedicate this additional right-of-way and design building setbacks and public right-of-way improvements (sidewalks, lighting, street furniture) accordingly.
3. **On-Street Parking:** In addition, an emphasis that needs to be taken into consideration at the time of the final design and construction is for on-street parking and safe pedestrian crossings. On-street parking should be permitted on Main Street, even if only permitted during non-peak hours.
4. **Pedestrian Crossings:** Safe pedestrian crossings, particularly during community events and peak tourism seasons, is mandatory to ensure safe pedestrian crossing between the north and south sides of Main Street. Crossings should not only meet safety design criteria, but care should be given in the final design to ensure the crossing provides a welcome and aesthetically-sensitive environment (see [Figure 2.36: Enhanced Pedestrian Crossings](#)). Options to better facilitate pedestrian crossing could include increased pedestrian cycles, scramble (Barnes Dance) lights, or split phase.

The primary pedestrian crossing that has been identified is the crossing of a realigned Grand Junction Trail at Union Street (see page 35). As a result, pedestrian traffic should be channeled and re-directed to Union Street with a wider, at grade crossing.
5. **Curb Cuts:** No new curb cuts onto Main Street should be permitted. Existing curb cuts should be removed upon redevelopment with vehicular access to properties via other streets or alleys.

Figure 2.34: Preferred Alternative
(Source: Main Street Corridor Study)



Figure 2.35: Preferred Alternative Cross-Sections
Figure 2.35.A: Cross-Section with Median

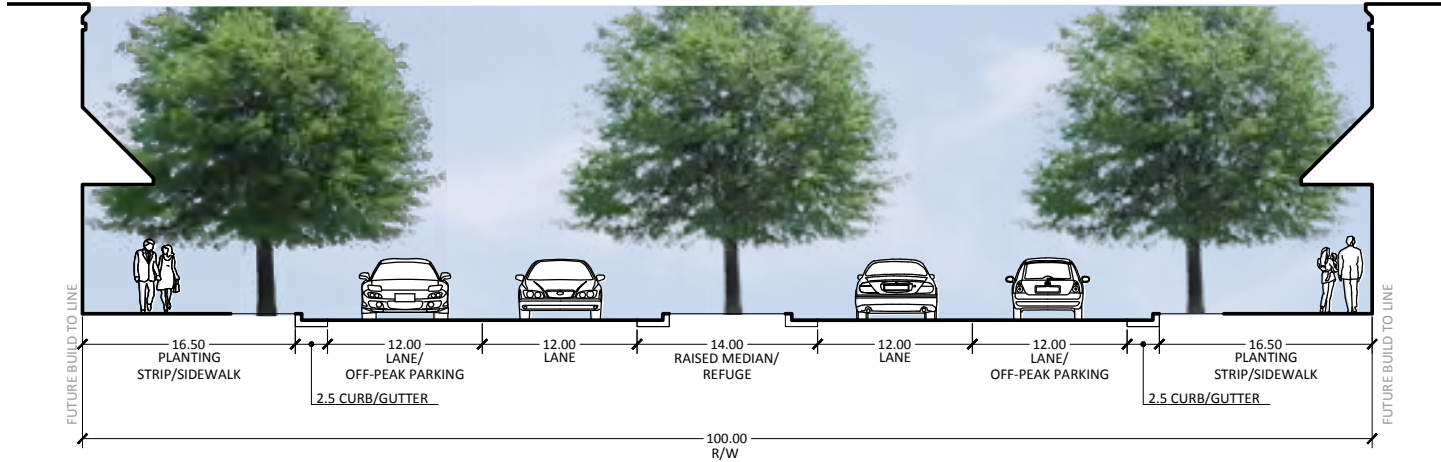


Figure 2.35.B: Cross-Section with Turn Lane

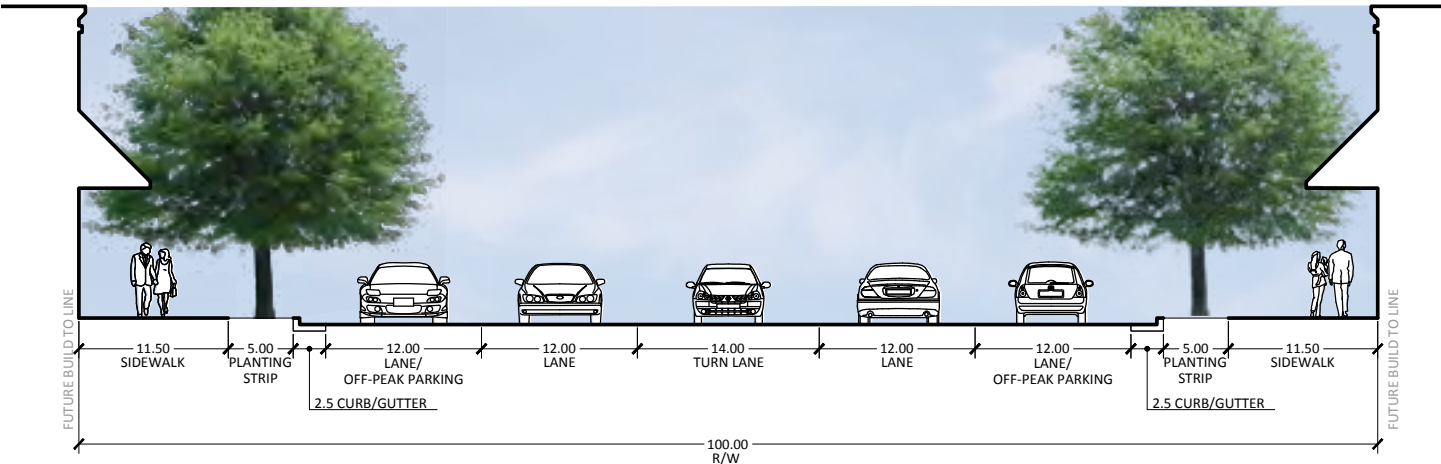


Figure 2.36: Enhanced Pedestrian Crossings

Figure 2.36.A (Source: www.nacto.org)Figure 2.36.B (Source: www.urbanindy.com)

PARKING

The City's existing parking requirements are conventional for a suburban community and don't necessarily fit the needs of downtown. On-street parking is generally encouraged within the public right-of-way, while flexibility for off-street parking requirements within this sub-district should be provided. Parking requirements should be flexible, respond to market conditions, and address the intended mix of land uses, both short and long term, as development occurs within the sub-district.

In the more dense sub-areas (e.g., Main Street Corridor and Grand Junction Plaza Block) and in close proximity to public transportation hubs, on-site parking and parking structures should be required. In other sub-areas, parking requirements could allow for the ability to be waived or modified as parking is otherwise being provided within proximity of the site (e.g., parking located within four hundred (400) feet for patrons and seven hundred (700) feet for employees).

A. Overarching Parking Policies: The overarching parking policies for this sub-district include:

1. **Sharing Parking:** Minimize exclusive-use parking so that the value of public and private investment in surface and structure parking can be maximized.
2. **Convenient:** Ensure parking is conveniently located and accessible to encourage visitors and residents to be able to park once in downtown and be to walk to multiple destinations.
3. **Accessible:** Provide parking throughout the sub-district that supports mass transit and enhances pedestrian circulation.

B. Basic Parking Policies: The following sets forth the basic policies that should be considered as development and redevelopment is proposed within the sub-district:

1. **Park Street Corridor:** Off-street parking requirements should not be required, or at least should be minimal, for uses within this sub-area.
2. **Penn Street Corridor:** Some, but minimal, off-street parking should be required for uses within this sub-area.
3. **Other Sub-areas:** Off-street parking should be required within all other sub-areas. Off-street parking should be located to the rear and/or interior of buildings with minimal frontage along public streets; however, parking should be readily signed for ease of access and circulation.
4. **On-Street Parking:** On-street parking should not be counted toward individual site parking requirements, rather on-street parking is intended to supply needs for normal residential and visitor use while also offsetting lower parking standards for surrounding uses.
5. **Shared Parking:** On-site surface parking with more than ten (10) parking spaces should remain open for use of the public, as non-exclusive, at least during non-peak hours of the use.
6. **Structured Parking:** Structured parking may be available for exclusive or non-exclusive use.

C. Parking Strategy: In order to develop a broader parking plan for the sub-district, the City engaged a parking consultant in September 2015 to perform a parking study of the sub-district area to assist and complement the City’s planning efforts. As of the adoption of this chapter, that study was in progress; however, the scope of the study set forth its completion in a phased approach as follows:

1. **Phase One:** This phase is the initial parking supply and demand analysis, as well as shared parking analysis. The parking supply/demand inventory and analysis will be conducted, in addition to measuring the overall parking supply and occupancy during a typical day.

Potential shared-use opportunities will be identified and incorporated into the analysis. Current and future conditions will be projected which will pinpoint the actual parking issues and where potential issues will occur in the future as proposed future developments are brought on-line.

This analysis will provide the starting point and baseline from which to develop solutions for mitigating current and future parking issues.

2. **Phase Two:** This phase will be an analysis of alternatives that will build upon the knowledge developed in the first phase and include management strategies. This includes actual current parking conditions as well as projected future parking conditions.

Alternative solutions for mitigating current and future parking issues will be developed. The potential solutions will be evaluated and ranked using a weighted-value matrix that will be created mutually with the client. This way, the final selections of preferred alternatives will reflect community parking-related values.

3. **Phase Three:** This phase would be outside of the initial analysis, but is the next step to preliminarily plan for potential new parking facilities that would include potential sites, qualitative criteria, phasing, costs and funding mechanisms (such as development impact fee assessed on vehicle trips or a parking in lieu fee).

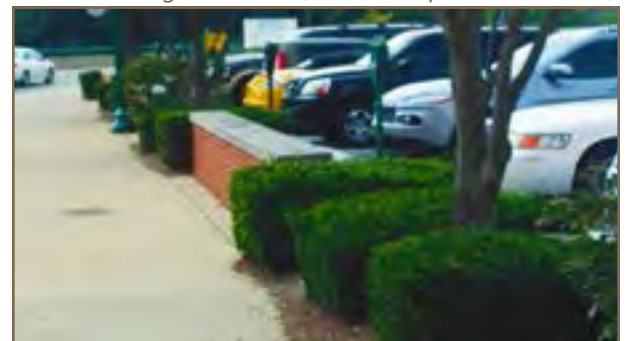
D. Parking Design: The design of parking areas is critical to the success of the sub-district, both for aesthetics and functionality. The parameters below are intended to promote efficient use of limited parking supply while ensuring that parking does not dominate or detract from the public spaces and is appropriately designed for pedestrian circulation.

1. **Parking Structures:** In general, multi-story, above ground parking structures should have a retail and service industry presence at the street level. Parking structures may be incorporated into mixed use buildings or they may be stand-alone buildings as long as the street-level expectations are met. Structures should be architecturally consistent and compatible with nearby and adjacent buildings and should not contain visible parking areas (aside from access points), security grills, or other parking security methods.
2. **Surface Parking:** Surface parking areas may provide for short or long term parking solutions; however, long term surface parking areas will require greater sensitivity to location (limited street frontage); design (softened with landscaping, walls and fences); and, separation from pedestrian activity (see [Figure 2.37: Surface Parking Treatment](#)).

*Figure 2.37: Surface Parking Treatment
Figure 2.37.A (Source: Department Photo)*



Figure 2.37.B (Source: Department Photo)



Surface parking areas should not be allowed to be located between a structure and the Main Street right-of-way nor between a structure and any right-of-way abutting Grand Junction Plaza.

All surface parking areas, even if temporary, should be paved or equivalent (e.g., porous pavers) and landscaped. Larger parking areas should be broken up into smaller areas to reduce the overall area of paving and promote a friendlier pedestrian environment.

3. **Bicycle Parking:** Each principal building within the sub-district should include bicycle parking spaces/racks in order to accommodate and encourage bicycle use within the Grand Junction District. To the extent reasonable, consideration should be given to incorporate creative bicycle racks to function as public art, or as part of public infrastructure improvements.

Figure 2.38: Bicycle Rack Examples

Figure 2.38.A (Source: Department Photo)



Figure 2.38.B (Source: columbusparksfoundation.org)



Figure 2.38.C (Source: Land Collective)



- E. **Service and Loading Areas:** Service and loading berths should be oriented in a manner so that they are not visible from streets or trails (hereinafter, “rights-of-way”), but rather from interior loading areas or alleys.

1. **Screening:** Screening should include opaque walls or fences and should be consistent with the architecture and materials of the associated building. Screening should be used to minimize visibility from all rights-of-way and adjacent properties. If appropriate to the context of the site, then landscaping should be considered to help soften the visual impact of a screen wall or fence.

Elements such as meter boxes, utility conduits, roof projections such as vent and exhaust pipes, and basement window enclosures should be designed and located so as to minimize their visibility and visual impact.

2. **Dumpster Enclosures:** The City’s zoning standards for screening trash receptacles and compactors, pallet storage and recycling areas, and other similar facilities should be applied within this sub-district. In addition, a roof which is architecturally-consistent with the architecture of the associated building should be considered when abutting structures in excess of two-stories (see [Figure 1.4: Architecturally-Consistent Dumpsters](#)).

Exceptions for dumpsters and other similar containers (e.g., walk-in freezers) may be appropriate if not visible from rights-of-way (e.g., located along alleys and/or within building recesses) (see [Figure 2.39 Example Alley](#)).

*Figure 2.39 Example Alley
(Source: Department Photo)*



OUTDOOR STORAGE, DISPLAY AND DINING

A. Outdoor Storage: The City's zoning standards for outdoor storage (Article 6.12 of the Unified Development Ordinance) should be applied within this sub-district. The temporary storage of material inherent to serving the business's needs of products and deliveries (e.g., pallets) should be restricted to within buildings or screened from adjacent properties (e.g., within an enclosure for dumpsters or other similar receptacles).

B. Outdoor Displays: Outdoor displays in the downtown can create an interesting shopping environment that engages pedestrians and supports the business. As summarized herein (see page 26), outdoor displays enhance Public Spaces and attract people; however, outdoor displays can also result in a cluttered and unattractive appearance and create obstructions for pedestrians. If deemed appropriate, then a permitting process should be considered to effectively regulate outdoor displays.

The following provides guidance for outdoor displays within this sub-district, which are encouraged and supported if the following criteria are implemented (see also [Figure 2.32: Example Public Sidewalk Space](#)):

- ▶ Items displayed are limited to the merchandise sold by the business.
- ▶ Displays are located within the business's frontage and immediately adjacent to the building.
- ▶ Displays located adjacent to or in a right-of-way should maintain a minimum unobstructed sidewalk width of five (5) to six (6) feet and be a maximum depth of two (2) feet. Display would be subject to the appropriate encroachment permits if located within the right-of-way.
- ▶ Unobstructed access shall be provided to all building entrances, curb ramps, and fire access, including at least a two-foot linear clearance on each side of a building entrance.
- ▶ Materials and colors used for shelves, racks, easels and similar supports for displayed items

shall complement the architectural style and colors used on the adjacent building façade.

- ▶ Displays must be maintained in an orderly appearance and displayed only during hours of operation for the associated business and shall be removed at the close of each business day.
- ▶ Outdoor displays shall be secured to prevent movement. However, they may not be permanently anchored to the right-of-way nor attached or affixed to any public tree, sign or similar fixture.
- ▶ In no case shall the location of the display occur within an area required for vehicular circulation, parking or loading, or emergency vehicle access.
- ▶ Maximum display area restrictions should be implemented based on a ratio of the business's street frontage.

Figure 2.40 Outdoor Display

Figure 2.40.A (Source: onemorefoldedsunset.com)



Figure 2.40.B (Source: Department Photo)



C. Outdoor Dining: As summarized herein (see page 26), outdoor dining spaces enhance Public Spaces and attract people. The City's zoning standards for Outdoor Cafe and Eating Areas (Article 6.13 of the Unified Development Ordinance) should be applied within this sub-district.

Figure 2.41 Outdoor Dining Spaces
Figure 2.41.A (Source: Department Photo)



Figure 2.41.B (Source: Department Photo)



Figure 2.41.C (Source: Department Photo)



In addition, the following guidelines should be considered:

- ▶ Outdoor dining areas abutting non-restaurant uses should consider barriers or screening to minimize the impact on adjoining properties.
- ▶ Furniture and fixtures relating to the outdoor dining area may not be stored on the public right of way and must be removed from the sidewalk when the restaurant is closed to the public every day and/or night.
- ▶ Outdoor dining areas permitted within the right-of-way are subject to the provisions herein (see also Article 6.13 of the Unified Development Ordinance), and would be subject to the appropriate encroachment permits.
- ▶ Outdoor dining areas located adjacent to or in a right-of-way should maintain a minimum unobstructed sidewalk width of five (5) to six (6) feet. Furniture and barriers should not be secured to trees, lamp posts, street signs, hydrants or any other right-of-way infrastructure.

LANDSCAPING STANDARDS

The City's existing landscaping standards are conventional for a suburban community and don't necessarily fit the needs of downtown. As downtown becomes more impervious, the "urban forest" becomes more important.

A. Purpose: According to the United States Department of Agriculture's "[Sustaining America's Urban Trees and Forests](#)" report (June 2010), urban forests enhance the physical, ecological, and cultural aspects of a community, including:

1. **Environmental:** Trees and landscaping make important contributions by reducing air pollution, ameliorating heat islands, improving hydrological conditions, sequestering carbon, and contributing to wildlife habitat. Use of drought-tolerant trees and landscaping can aid in water conservation.
2. **Economic:** Trees and landscaping can increase property values, increase commercial spending, and reduce maintenance costs of other streetscape elements.

3. **Aesthetic:** The visual characteristics of street trees and landscaping (form, color, texture) add greatly to the aesthetics of streets and can enhance the civic qualities of the public environment.
4. **Psychological:** People derive psychological benefits from symbolic and physical contact with nature provided by a green environment. A planted streetscape provides relief from an otherwise built out environment.
5. **Social:** Opportunities for new social contacts, community identity, and the opportunity to contribute to the establishment and care of a community feature are afforded by the presence of street trees and planting.
6. **Safety:** Consistent tree plantings along a street narrow the perceived width of a street, encouraging decreased vehicular speed and increased awareness of pedestrians.

B. Street Trees: Street trees are a critical element of the streetscape environment. Appropriate tree species selection, location and design will ensure the health of trees, enhance the character of the streetscape, and maximize public and private investment.

Street trees typically include trees planted within the public right-of-way; however, street trees could include trees planted in the front yard in corridors where space within the right-of-way is limited and building setbacks are greater (e.g., Jersey Street, Park Street). Street trees in rights-of-way should be planted in sidewalks with tree grates (minimum size of four (4) feet by (4) four feet) or other treatment, or between sidewalks and streets where planting strips of sufficient width exists.

Figure 2.42: Street Tree Streetscape Examples
Figure 2.42.A (Source: a2dda.org)



Figure 2.42.B (Source: permatill.com)



Figure 2.42.C (Source: www.terrafirmalandarch.com)



When designing a new or renovating an existing street, utilities and other elements should be relocated where feasible to establish regular tree spacing.

C. Abutting Street / Public Spaces: This landscaping area generally includes a space measured from the public right-of-way to the building facade. This area could include spaces identified as public spaces (see [Figure 2.15: Example Public Spaces](#)). General standards for lot or foundation plantings, as currently established by the City's zoning ordinance, do not address the nature of development envisioned in this sub-district (with the exception of single-family detached uses in the Penn Street Corridor).

The lack of yards and increase in impervious surfaces requires the primary focus for landscaping to be within the area immediately abutting the street, where the highest pedestrian activity will occur. This area should be landscaped with vegetation and/or hardscaped. If hardscaped, then window or ground planters should be considered to enhance the building's facade and soften the streetscape. The density of trees and flowers or shrubs will depend on the setback of the building from the street, as generally illustrated in the following exhibits.

Figure 2.43: Example Landscaping
for Buildings less than 10' from Right-of-Way
Figure 2.43.A (Source: destinationmainstreet.com)



Figure 2.43.B (Source: Department Photo)



Figure 2.43.C (Source: lotsafunmaps.com)



Figure 2.44: Example Landscaping
for Buildings 10' to 20' from Right-of-Way
Figure 2.44.A (Source: Department Photo)



Figure 2.44.B (Source: Department Photo)



Figure 2.45: Example Landscaping
for Buildings Greater than 20' from Right-of-Way
Figure 2.45.A (Source: Department Photo)



Figure 2.45.B (Source: Department Photo)



In general, these spaces abutting the right-of-way should be enhanced with natural vegetation to the reasonable extent possible to ensure best practices for the plantings health, while also maximizing the “curb appeal” and streetscape character of the various sub-areas. The building placement will dictate whether a lawn or hardscape is more appropriate.

- D. Off-Street Parking:** Surface parking areas require greater sensitivity when located along streets to aesthetically soften and to separate from pedestrian activity (see also [Figure 2.37: Surface Parking Treatment](#)).

Figure 2.46: Additional Surface Parking Treatment
Figure 2.46.A (Source: phila.gov)



Figure 2.46.B (Source: Department Photo)



The City's existing perimeter and interior parking area landscaping requirements should be applied. It may be appropriate to reduce interior parking area landscaping requirements for parking areas surrounded by buildings. It is also appropriate for perimeter parking area plantings to be enhanced and supplemented with fences or walls.

E. Landscape Buffers: In general, landscape buffers should not be required in this sub-district due to the nature of the intended mix of uses. There may, however, be instances where buffering is appropriate adjacent to existing neighborhoods (e.g., Grassy Branch Quadrant). Additionally, there may be instances where more intense aspects of a use (e.g., outdoor dining) may require screening (e.g., walls, fences, landscaping) to minimize its impact on adjacent uses.

F. Stormwater Management: The design of landscaped areas should consider including appropriate conditions for improved stormwater detention and infiltration and low impact development opportunities (see [Figure 2.47: Example Low Impact Design](#)).

Figure 2.47: Example Low Impact Design
Figure 2.47.A (Source: urbanlandscapes.info)



Figure 2.47.B (Source: Department Photo)



Figure 2.47.C (Source: www.seattle.gov)



Figure 2.47.D (Source: Department Photo)



SIGNAGE STANDARDS

The City's existing sign ordinance is generally conventional for a suburban community. The existing sign standards allow wall signs and ground signs in this sub-district (if the ground sign is located a minimum of five (5) feet from the right-of-way and setback the applicable zoning district's setback for the side and rear lot lines). In addition, the existing sign ordinance permits projecting signs in some areas of the sub-district.

The existing zoning ordinance sign standards for multi-story, mixed use or multi-tenant buildings primarily anticipate these buildings in corporate or business parks and shopping centers, not necessarily in downtown. In addition, the existing design standards in the zoning ordinance are not as restrictive as may be desired (e.g., lighting, materials) and the standards are primarily intended for vehicular traffic without an emphasis on pedestrian traffic (e.g., size and location restrictions).

This sub-district is intended to be an area of high pedestrian activity with buildings of pedestrian scale and architectural interest. This intent is important when considering the use of signs, both permanent and temporary, to ensure the pedestrian experience is enhanced and the need to identify a use is balanced with the character of the building's architecture and streetscape.

Signs that are uniquely designed and placed with respect to the pedestrian-orientation and building's architecture can positively contribute to the character of the streetscape and the pedestrian's experience in this sub-district.

As a result, the following should be considered when alternative sign standards are proposed (e.g., variance, PUD District) within this sub-district:

A. General Guidelines:

1. Signs should be primarily oriented and scaled to the pedestrian.
2. Sign colors, materials and lighting should be restrained and harmonious with the building architecture.
3. Signs should be compatible with adjacent signs and should not compete for attention (such as using excessively bright colors or disproportionately sized letters).

4. Businesses located in alleys, courtyards or arcades, and without a primary customer entrance from the street, should be permitted to be identified from the street.
5. Signs should be durable, well-designed and act as unique expressions of the business.
6. Street numbers should be prominently displayed at the main entrance to every business, and be clearly visible from the street or alley.
7. Electronic signs should be prohibited.

B. Wall Signs:

1. Due to the pedestrian nature, projecting raceways or pins that cause a wall sign to protrude from the wall should not be permitted. Channel letters may be flush-mounted to the building.
2. Wall sign sizes should be limited to allow for the permitted sign area to be distributed for awning or projecting/blade signs.
3. Sign heights and sign area should be limited to a pedestrian scale (e.g., 18" or 24").
4. Internally illuminated signs are not preferred; but rather externally lit with decorative (e.g., gooseneck) light fixtures.

Figure 2.48: Example Wall / Blade / Awning Signs

Figure 2.48.A (Source: hammerworks.com)



Figure 2.48.B (Source: Department Photo)



Figure 2.48.C (Source: Department Photo)



Figure 2.48.D (Source: viewpointsign.com)



Figure 2.48.E (Source: redirectionsigndesign.com)



C. Ground Signs: Ground signs should not be permitted within the Main Street Corridor or the Grand Junction Plaza Block. Ground signs within other sub-areas are not preferred, but should only be permitted with the following guidelines:

1. Ground signs should only be permitted for single-tenant buildings with a front yard setback in excess of twenty (20) feet.
2. The design of ground signs should be unique to the business and match the style and materials of the corresponding building.

3. Other alternative types of signs do not provide adequate identification from the street.
4. The scale and location of ground sign complements the building and adjacent properties.
5. Landscaping is integrated with the sign to soften its appearance and not create a site or visual obstruction.
6. Ground signs should not be internally illuminated or back lit.

Figure 2.49: Example Ground Signs

Figure 2.49.A (Source: Department Photos)



Figure 2.49.B (Source: Department Photos)



Figure 2.49.C (Source: Department Photo (left))



(Source: architectural-lighting-and-sign-ideas.blogspot.com (right))

D. Projecting Signs: Projecting or blade signs is the preferred sign type for this sub-district. Projecting signs should be positioned along the first floor level of the facade. Projecting signs may take on their own special shape, or create their own symbol within the overall facade design.

*Figure 2.50: Example Projecting Signs
(Source: Department Photo)*



E. Window Signs / Displays: Window signs and displays are an important aspect to engaging pedestrians along the streetscape; however, if done poorly can negatively contribute to the intended character. The following should apply.

1. Window graphics and displays should be tasteful and minimal, and designed to be pedestrian friendly.
2. Window graphics should use high quality, durable materials to prevent flaking and fading.
3. Window graphics should reinforce the identification of the store, and not compete with wall signs or distract from the business.
4. Illuminated window signs are discouraged. Signs such as “open” that are less than four (4) square feet in sign area are appropriate to allow.
5. Window graphics and displays should create an open and inviting appearance and express the nature or “personality” of the business without obscuring visibility.
6. Merchandise may be displayed but should not be stacked in the windows for storage, resulting in

visual clutter.

7. Flashing or moving signs visible from the street through or on windows should not be permitted.

*Figure 2.51: Example Window Signs / Displays
Figure 2.51.A (Source: archinect.net)*



Figure 2.51.B (Source: shelf-awareness.com)



Figure 2.51.C (Source: designsalononline.com)



Figure 2.51.D (Source: mcnallyjackson.com)



LIGHTING STANDARDS

The City's zoning standards for lighting (Article 6.9 of the Unified Development Ordinance) should generally be applied within this sub-district, except as noted below.

Street lighting should be provided as part of all projects, on both sides of the street when possible, and spaced approximately one hundred (100) feet apart, and be of a decorative design as established by the City. Light poles should not obstruct pedestrian circulation.

Figure 2.52: Example Street Lights

Figure 2.52.A (Source: panaramio.com)(left)

(Source: valmontstructures.com)(right)



Lighting of the building or site should be designed so that light is not directed off the site and the light source is shielded from direct offsite viewing. It is anticipated that exterior lighting will overflow to adjacent properties and rights-of-way; however, for any use abutting single-family residential uses, illumination levels should not exceed 0.5 foot candles at the property line (in accordance with the Unified Development Ordinance). The minimum amount of light possible for lighting sidewalks should be used to not wash out building facades but still maintain a safe environment.

Decorative exterior lighting is encouraged, but fixtures should be architecturally integrated with the building style, material and color. Fixtures should not obscure any building ornamentation. Rooftop lighting should be prohibited. All exterior architectural, display, decorative and sign lighting should be generated from concealed, low level fixtures.

Figure 2.52.B (Source: Department Photo)



The maximum height of light poles in parking areas should not exceed twenty-five (25) feet, in accordance with the Unified Development Ordinance; however, when light poles abut or are within ninety (90) feet of single family residential uses, then the height should not exceed fifteen (15) feet.

Figure 2.53: Example Decorative Fixtures

Figure 2.53.A (Source: kiterealty.com)



Figure 2.53.B (Source: cornerbakerycafe.com)



GENERAL DESIGN REQUIREMENTS

The following guidelines apply to all Sub-District Sub-Areas.

A. Franchise and Prototype Architecture:

Buildings that are stylized in an attempt to use the building itself as advertising or is contractually required as a standardized or prototype building by a use as a formula from or for another location should be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

B. General Architecture:

1. Street Level Architecture: The street level of a building should be designed with architecture that engages the street/sidewalk in a contextually appropriate manner, and integrates the building and landscape architecture.

2. Pedestrian Scale:

- a. Pedestrian scale detailing should be incorporated on the front facade of all buildings.
- b. Particularly, the street level of building facades should incorporate a higher level of visual interest and richer architectural detailing.
- c. Overall façade composition should break the building down into smaller distinct portions to provide a small-scale impression.

3. Building Composition:

- a. Building design elements should include an expression of a building base, a middle, and a top with articulated elements at the top of the first floor and the top of the building, as further described herein.
- b. The composition of all floors should be coordinated, which will usually be indicated by the alignment of upper floor windows and other features with openings and features of the first floor.

4. Mechanical and Electrical Elements:

Elements such as meter boxes, utility conduits, transformers, roof projections such as vent and exhaust pipes, basement window enclosures, and other mechanical systems should be designed and located so as to minimize their visibility and visual impact from rights-of-way and important view corridors.

C. Building Materials:

1. Existing Buildings: Existing buildings include a variety of shake shingles, clapboard siding, vinyl siding, brick and stone. Renovations of existing buildings should include materials that include and complement the existing building.

2. Permitted Materials: New buildings should be faced with authentic natural materials such as wood, brick, and stone. Highly reflective materials, exterior insulation finishing systems (EIFS), vinyl siding, and concrete block should not be permitted. Precast is not preferred, though with attention to finishes and jointing, it could be considered appropriate.

3. Alternate Materials: The limited use of alternate materials (e.g., synthetic materials, fiber cement siding, vinyl siding, or other modern materials) as a secondary exterior building material may be appropriate on a case by case basis if used in the same way as traditional materials, and is consistent with an intended historical architectural style (e.g., shape, size, profile, texture matching the historical practice when these elements were used).

4. Durability: Building materials should be selected for longterm durability and minimal maintenance requirements, particularly at pedestrian levels. Less durable materials (e.g., stucco, fiber cement siding) should only be used above the first story.

5. Material Variation: The building material selection for all building facades should be supplemented with multiple colors and multiple textures (e.g., rough, smooth, striated, etc.).

6. Material Transitions: If material changes are proposed, then they should generally occur

at corners, changes of exterior planes, or be delineated by a specific horizontal transitional detail such as pronounced belt course or substantial reveal. The heavier material should always be placed beneath the lighter material.

7. **Trim Details:** Close attention should be paid to trim details such as corner beads, window and door trim, soffits and eaves, and accent surfaces to ensure a correct match to traditional wood.

D. Four-sided Architecture: All building facades should be constructed with the same building material quality and level of architectural detail (e.g., window number, type, and placement; trim; ornamentation) on all building facades (e.g., 360 degree architecture). Exemptions could be considered for facades along alleys or when zero-lot lines exist.

E. Building Orientation:

1. All principal buildings should face a street, with a primary entrance readily apparent as a prominent architectural feature visible from the street.
2. The front facade should provide relief for windows and surrounds, storefronts, doors and features such as coursing, pilasters and lintels.
3. When applicable, retail storefronts should be oriented along the street facade of the first floor, except for pedestrian entrances to parking areas or trails, or small entrance lobbies for upper floors.
4. Buildings should be sited so that service activities (i.e. loading docks, garages and dumpster enclosures) are not adjacent to the street or a trail. When a lot configuration requires such activities from a street, these components should be architecturally integrated into the design of the façade and screened.

F. Building Entrances:

1. Entrances should include a functional overhead weather protection such as porches, awnings or building recesses.
2. Awnings should complement the building's architectural style, material, colors and details, and be of a non-reflective material (metal or

aluminum awnings should be prohibited). Awnings should not be internally illuminated.

3. Doors and entryways should follow a traditional storefront design (usually recessed) and should be compatible with the architectural style of the structure. Other traditional elements include bulkheads, window displays and transom windows.
4. Entrances should be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the architectural style and details of the building as a whole.
5. Building entrances should be transparent and well lit at night for the pedestrian.

G. Foundations: Exposed foundations should be covered with masonry materials (e.g., limestone, granite, fieldstone) or architectural concrete that matches a color and texture that is historically consistent with the building's architectural style.

H. Windows:

1. General Design:

- a. All window designs should be compatible with the style, materials, color, details and proportion of the building and desired pedestrian scale.
- b. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows should be consistent with and complementary to the architectural style of the building.
- c. When a window design has been selected for a building, then the same design should be used on all facades. Use of other window designs as accents may be appropriate if consistent with the architectural style of the building.

2. **Window Trim:** Window trim and other architectural design elements designed to accent the windows should be on all windows (e.g.,

shutters, keystones, masonry arches, awnings, decorative stone frames, masonry row-lock frames, or other such trim).

3. **Shutters:** When shutters are used, they do not necessarily need to be used on all elevations. Shutters should be solid-paneled or louvered and they should be sized and mounted in a way that gives the appearance of operability and full coverage of the window.
4. **Window Materials:** Window frames should be made of wood and may have either vinyl or aluminum cladding on the exterior.

I. **Roof Design:**

1. **Pitched Roofs:** Pitched roofs should have:
 - a. Minimum pitch of 5 (vertical units): 12 (horizontal units).
 - b. Three (3) or more roof slope planes.
 - c. High quality roofing materials such as natural clay tiles, slate, concrete tiles (with natural texture and color), wood shakes or shingles (with adequate fire protection), three-dimensional asphalt or fiberglass shingles.
2. **Flat Roofs:** Flat roofs should be:
 - a. Edged by a parapet wall with a distinct, three-dimensional cornice or molding.
 - b. Fully integrated into the architectural design of the building both below and above the roofline to create a seamless design transition (e.g., it should not be readily evident what portion of the wall extends above the roof line).
 - c. The rear of parapet walls should not be visible from the street level and should be designed with color, material and/or ornamentation that matches the front elevation.
3. **Pedestrian Weather Protection:** Roof design should incorporate measures to prevent falling snow or ice onto pedestrian areas.

- J. **Gutters and Downspouts:** Should be visually integrated with the architectural style of the structure. The color of gutters and downspouts should be selected to complement or to be consistent with the building materials.

K. **Highly-Visible Buildings:**

1. Corner buildings should have a strong corner presence by defining the street intersection with distinctive architectural features such as tower elements, rounded walls, recessed entries or other design features.
2. Building corners should be treated with distinct massing and materials to heighten the sense of pedestrian visual interest.
3. Entrances, large windows with transparency, balconies, terraces and special rooms should be incorporated to take advantage of the important corner views.
4. Buildings located at visual focal points should demonstrate a higher degree of architectural strength to emphasize their location and important view corridors.

L. **Walls and Fences:**

1. The design of fencing, sound walls, trash enclosures and similar site elements should replicate the architecture of the primary building in construction material and detailing.
2. Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches should be permitted in the established front yard to further define the streetscape.
3. Wrought iron, shadow box wood fences, or other approved fence, or brick or stone walls up to six (6) feet tall should only be permitted in side and rear yards.
4. Chain link fencing should not be permitted.

- M. **Accessory Buildings:** If accessory buildings are necessary, then they should be architecturally compatible with the principal building and otherwise comply with the Unified Development Ordinance.

N. Adaptive Reuse:

1. **General:** The conversion of a building to a new use that is different from that which its original design reflects should be done in a way that enhances the existing building while minimizing the negative changes to the building's features.
2. **General Site Improvements:** A property proposed to be adaptively reused should be improved to ensure that any facade and/or yard that abuts a right-of-way enhances the streetscape and engages the pedestrian from the street. Such improvements should include, but are not limited to: installing a sidewalk; creating a prominent entrance; incorporating landscaping and hardscaped areas.
3. **Access:** No new driveways or curb cuts onto streets should be permitted. Driveways or curb cuts onto streets are deemed undesirable because driveways:
 - ▶ Increase the likelihood of pedestrian and bicycle accidents with automobiles.
 - ▶ Interrupt the continuity-frontage of buildings.
 - ▶ Decrease the ability to provide desired on-street parking.
 - ▶ Decrease the ability to provide desired streetscaping (e.g., sidewalks, landscaping, furniture).

In general, access to private property should be via an alley as opposed to a private curb cut. As properties are redeveloped, curb cuts should be eliminated unless otherwise deemed appropriate for vehicular circulation (e.g., access, parking, deliveries).

4. Rehabilitations / Additions:

- a. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize an existing structure should be preserved, enhanced and replicated as appropriate.
 - b. Additions should be compatible in scale, materials, and character with the main building.
 - c. Additions should not damage or obscure architectural details and materials of the main building.
 - d. Alterations that remove porches, original windows or doors, or other notable features should be avoided.
5. **Yards:** Existing yards and setbacks which do not meet the current zoning requirements or the guidelines of this addendum should continue to be permitted, provided any proposed improvements do not further encroach into the regulated yards.
 6. **Development Plan Review:** An administrative development plan review process should be required and implemented when residential structures are converted to non-residential uses to ensure compatibility and compliance with applicable standards.

- O. **Minimum Living Area:** Except as otherwise set forth herein, a general guideline for the minimum living area (as defined by the Unified Development Ordinance) of a residential dwelling unit within this sub-district should be seven hundred (700) square feet per dwelling unit.

PARK STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. **Frontage:** No minimum or maximum.
2. **Lot Size:** No minimum or maximum.
3. **Building Height:** Minimum of two stories. Maximum of three stories.
4. **Building Size:** No minimum or maximum size; however, to maintain and enhance the desired character of the corridor, a single use or tenant should not exceed two (2) tenants or five thousand (5,000) square feet per building.
5. **Front Setback / Build-to Line:** Minimum of twenty (20) feet, subject to recorded easements. Maximum of forty (40) feet. New buildings should be sited in consideration to adjacent lots.
6. **Side & Rear Setbacks:** Minimum building separation of twenty (20) feet. Minimum rear yard setback of ten (10) feet. Minimum twenty-five (25) feet abutting Midland Trace Trail.

B. Architectural Design:

1. **Roofs:** Flat roofs should not be permitted. Pitched, flat, gambrel or mansard roof are appropriate.
2. **Alternate Materials:** The use of alternate materials (i.e. synthetic materials, fiber cement siding, or other modern materials) is appropriate in this sub-area if consistent with existing buildings.
3. **Architectural Theme:**
 - a. The design of a new infill building or renovation/addition of an existing building should be designed to look appropriate and compatible with surrounding buildings.
 - b. Sensitivity should be given to the character of the building in relation to the corridor and adjacent buildings.

PENN STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. **Frontage:** Minimum lot frontage of forty (40) feet, or fifty (50) feet for corner lots.
2. **Lot Size:** Minimum four thousand (4,000) square feet.
3. **Building Height:** Minimum of two stories. Maximum of three stories.
4. **Building Size:** Buildings should have a minimum first floor footprint of one thousand (1,000) square feet. No maximum.
5. **Minimum Living Area:** One thousand and five hundred (1,500) square feet.
6. **Front Setback / Build-to Line:** Minimum of ten (10) feet, subject to recorded easements. Maximum of twenty (20) feet. New buildings should be sited in consideration to adjacent lots using the average of adjacent buildings. Porches may encroach into this setback, subject to recorded easements.
7. **Side & Rear Setbacks:** Minimum side yard setback of eight (8) feet. Minimum rear yard setback of ten (10) feet.

B. Architectural Design:

1. **Building Entrances:**
 - a. The front door of the main unit should face Penn Street with the front facade of the building parallel to Penn Street.
 - b. All buildings should incorporate a prominent front porch with a minimum depth of four (4) feet and size of thirty-six (36) square feet.
 - c. Porches on homes on corner lots should wrap around the corner facing the intersecting street and should extend a minimum of six (6) feet facing the intersecting street.

2. Roofs:

- a. Flat roofs should not be permitted. Pitched, flat, gambrel or mansard roof are appropriate.
- b. Minimum roof overhangs should be twelve (12) inches.
- c. Minimum roof pitch of the main roof structure of the primary building should be 7:12.

3. Driveways & Garages: Driveways and garages should be rear loaded (e.g., accessed from an alley) and should not be permitted to be located directly on or visible from Penn Street. If a lot is not accessible by an alley, then a front load garage may be appropriate if setback a minimum of twenty (20) feet behind the primary front elevation.

4. Preferred Materials: New buildings should primarily be faced with brick, stone or fiber cement siding and trimmed in stone, contrasting brick, stucco, wood, or wood composite. Exposed surfaces of chimneys should be masonry.

5. Alternate Materials: The use of alternate materials (i.e. synthetic materials, fiber cement siding, or other modern materials) is appropriate in this sub-area if consistent with existing buildings.

6. Windows: Each building should have a minimum of two (2) windows per floor per facade. Where architecturally appropriate, buildings should incorporate dormers, bay windows, or palladian or venetian style windows.

7. Example Character: [Figure 2.5: Existing Penn Street Corridor Examples](#) and [Figure 2.13: Example Detached Residential](#) includes examples of buildings that illustratively represent the intended quality and character of this sub-area.

MAIN STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. Building Frontage: A building should occupy a minimum of seventy percent (70%) of the lot's frontage. Exceptions may be appropriate for buildings on lots with one hundred and twenty (120) feet or less of frontage provided the building still occupies the maximum frontage possible exclusive of driveways, sidewalks and landscape areas.

2. Lot Size: No minimum or maximum; however, traditional suburban outlots (e.g., single use lot, single story structure, parking area between street and building) should not be permitted.

3. Building Height: The minimum building height should generally be three (3) stories in this sub-area. It is expected that buildings near the intersection of Main Street and Union Street or in the Grand Junction Plaza Block (collectively, the "core") will be a minimum of three (3) to six (6) stories. A minimum building height of two (2) usable stories and thirty-four (34) feet is appropriate for buildings away from the core or for secondary or tiered sections of a taller building.

4. Minimum Ground Floor Height: Minimum of sixteen (16) feet ground floor-to-second floor height at the sidewalk level in order to allow conversions of commercial, retail, or other active uses. Adequate ventilation, mechanical and electrical equipment should be provided, or allowance for future conversion/expansion to a variety of tenant uses, such as a retail store or restaurant.

5. Minimum Ground Floor Building Depth: Along streets where retail is permitted, a minimum building depth of fifty (50) feet (from storefront to back of tenant space) should be provided for commercial tenant space to ensure functional viability.

6. Building Size: Minimum building footprint should be eight thousand (8,000) square feet.

The third and higher floor(s) should be at least fifty percent (50%) the size of the building footprint and oriented to the front of the building such that its front facade is equal to that of the first floor.

7. **Front Setback / Build-to Line:** The minimum should be zero (0) feet, subject to recorded easements. The maximum should be ten (10) feet; however, up to seventy-percent (70%) of the front façade may be recessed for entrances and outdoor seating; however, no entrance should be recessed more than ten (10) feet.
8. **Side & Rear Setbacks:** There should be no minimum side or rear setbacks; however, walkways to rear parking should be a minimum of six (6) feet wide.

B. Architectural Design: It is not the intent of this addendum to encourage one specific architectural theme or limit architectural styles. Variations in architectural designs, materials and textures are encouraged. As a result, other well executed quality materials and architectural styles that are not otherwise supported by this addendum may be considered.

1. **Preferred Materials:** New buildings should primarily be faced with brick or stone and trimmed (consisting of less than fifteen percent (15%) of the facade) in contrasting stone, brick, stucco, wood, metal, or precast concrete.
2. **Building Facades:** Building façades should provide relief by windows and surrounds, storefronts, doors, and features such as special brick coursing, pilasters and lintels.
3. **Building Massing:** Buildings in this sub-area are anticipated to occur in continuous rows, sharing party walls and with a continuous sequence of storefronts along the sidewalk; however, large massed blocks should be visually “broken up” into a series of smaller masses appropriate for the pedestrian-scale.

In general, continuous front façades more than fifty (50) feet in length should be designed with vertical offsets at intervals which evenly divide the façade into halves, thirds, or quarters, etc., or

designed at intervals not less than fifty (50) feet. Smaller massing could be accomplished with projections, recessions, or changes in building material or detailing.

4. **Pedestrian Passage:** Buildings with front facades, or facades that include multiple components sharing a common wall that create a single facade, greater than two hundred (200) feet in length should provide a pedestrian passage through the building with a minimum width of ten (10) feet.
5. **Building Base Design:** The base building facade is generally, depending on the overall height of the building, the lower facade from the ground to the beginning of the second story. It is approximately the lower twenty percent (20%) of the facade.
 - a. This portion of the facade is the most important part of the building as this is the facade that pedestrians will interact with at the ground level. As a result, this portion of building facade should be designed with architecture that engages the street/sidewalk in a contextually appropriate manner.
 - b. Pedestrian scale detailing should be incorporated along this portion of the facade by incorporating a higher level of visual interest and richer architectural detailing.
 - c. Overall façade composition should break the building down into smaller distinct portions to provide a small-scale impression.
 - d. The overall fenestration pattern should be vertically proportioned with columns or window mullions creating a rhythm. Window frames should be recessed or not otherwise flush with the exterior wall.
 - e. Overall window glazing of this portion of the facade should be a minimum of fifty percent (50%) consisting of non-reflective glass. Window displays, as addressed elsewhere herein, are encouraged.

- f. Retail, service, and other active uses that face a street or public space should have a minimum of sixty percent (60%) of the first floor facade (between three and eight feet above grade) consisting of non-reflective glass.

6. Building Middle Design: The middle building facade is the main mid-section of the facade, situated between the top building facade and base building facade.

- a. Fenestration should be organized to create a rhythmic pattern for the streetscape.
- b. Window frames should be recessed or not otherwise flush with the exterior wall.
- c. Overall window glazing should comprise a minimum of thirty percent (30%) of the facade but should not exceed seventy-five percent (75%).
- d. For buildings with residential uses, the window patterns should be generally vertical in proportion. Continuous horizontal strip windows should not be permitted.
- e. This portion of the facade may be flush with the base building facade or could be stepped back to provide a clear definition along the street.
- f. The massing, materials and colors of this portion of the facade should vary from the base building facade to create visual interest.
- g. Projections like balconies, bay windows, and horizontal or vertical shading devices should be incorporated to provide visual interest.

7. Building Top Design: The top, or upper building facade, includes approximately the top twenty percent (20%) of the facade.

- a. This portion of the facade could be flush with the middle portion of the building or could have discretionary setbacks to provide distinct definition along the street at the upper levels.
- b. Overall window glazing should comprise a minimum of thirty percent (30%) of the facade

but should not exceed seventy-five percent (75%).

- c. This portion of the facade provides the opportunity for building identity and visual interest against the sky with a distinct profile, materials and/or colors.
- d. Roof elements, such as pergolas or penthouse balconies should be integrated into the design.
- e. The roof line should be distinguished, as further described herein, with a cornice/parapet design and/or roof elements to create interest.
- f. Elements like terraces, balconies and pergolas, should be used to create interesting massing and relief from the building's facade.

8. Windows: Every facade with frontage on a street should have openings for windows in a pattern that suggests habitation, generally with a minimum of one (1) window per structural bay per floor. Blank, windowless walls should not be permitted.

GRAND JUNCTION PLAZA BLOCK DESIGN REQUIREMENTS

The design requirements of the Main Street Corridor shall also apply to this sub-area.

GRASSY BRANCH QUADRANT DESIGN REQUIREMENTS

This chapter (see page 23) establishes that land uses within this sub-area could include: higher density residential uses (e.g., apartments, townhouses); potential municipal uses; and, transitional uses that could include a blend of retail or restaurant uses, as supported by the market.

As a result, the design requirements for this sub-area should vary depending on the use, but in general, the following should apply:

- A. Multi-family Uses:** The Unified Development Ordinance standards (development and architectural) applicable to multi-family uses should generally apply.
- B. Mixed-Use Buildings:** The guidelines applicable to the Main Street Corridor should generally apply to mixed-use buildings or non-residential buildings with multiple stories or multiple tenants.
- C. Retail/Restaurant Uses:** The guidelines applicable to the Park Street corridor generally apply for single or two story buildings with single tenants.

TEMPLATE ORDINANCE

The template PUD District Ordinance found in “Exhibit A” on page 71 should be used for all new PUD District Ordinances.

- A. PUD Naming Convention:** Because there will likely be multiple PUD District Ordinances created for projects within this sub-district, it is highly desirable that a common and consistent naming convention be used for all projects within this sub-district. The following naming convention is suggested: “[Project Name] in the Junction PUD District”.
- B. Underlying Zoning:** As is true with every Planned Unit Development (“PUD”) District ordinance in the City of Westfield, any new PUD Ordinance within this sub-district will need to establish a base, underlying zoning district to serve as the foundation of the ordinance. Unless otherwise listed in the PUD Ordinance, the standards in a PUD District default to the Unified Development Ordinance. It is suggested that PUDs within this sub-district use the GB: General Business District (Article 4.16) as the underlying zoning district.
- C. State Highway 32 Overlay District:** The State Highway 32 Overlay District regulations of the UDO do not currently apply to downtown. Although many of the architectural standards of the overlay may be appropriate for consideration, this chapter incorporates all important Junction Sub-District-related issues that are regulated by the State Highway 32 Overlay District. As such, the State Highway 32 Overlay District regulations should not apply to this sub-district.

CHAPTER 3:

UNION SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

CHAPTER 4:

KENDALL SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

CHAPTER 5:

NEIGHBORHOOD SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

EXHIBIT A

TEMPLATE PUD DISTRICT ORDINANCE

SEE FOLLOWING PAGES.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 3, 2019
1909-PUD-26
Exhibit 1

Docket Number: 1909-PUD-26 (Ordinance No. 19-39)

Petitioner: Wrights Property Group

Request: A change in zoning of 3 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Wrights Property Group at Grand Park PUD District to accommodate a Commercial Recreational Facility.

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

Current Land Use: Undeveloped

Acreage: 4 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibits
5. Proposed Ord. 19-39
6. Petitioner's Narrative

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the August 12, 2019, City Council meeting. The petition will receive a public hearing at the September 3, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: This subject property is approximately 4 acres in size and is located on the north side of 186th Street, west of Grand Park Blvd. (see [Exhibit 2](#)). The Property is currently zoned AG-SF1: Agriculture / Single-Family Rural District. Adjacent properties are also zoned AG-SF1 to the east, Grand Park PUD to the north and west, and Grand Park Village PUD to the south.

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to the Wrights Property Group at Grand Park PUD District to accommodate a Commercial Recreational Facility, as described in the Petitioner's Narrative (see [Exhibit 5](#)). The ordinance proposes the GB: General Business District as the Underlying Zoning District.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see [Exhibit 3](#)) to guide the development of the Property.

Permitted Uses: As proposed, the PUD Ordinance limits the use of the property to indoor multi-sport athletic, fitness, health, and exercise facilities, as well as outdoor gymnastics and playground equipment.

General Regulations: The proposed ordinance reduces the Minimum Side Yard Setback to ten (10) feet from the twenty (20) required by the Underlying Zoning District.

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Architectural Standards: The proposed ordinance requires construction in substantial compliance with the Illustrative Character Exhibit.

Landscaping Standards: As proposed, the PUD Ordinance defaults to the landscaping standards of the UDO, with the following exceptions:

Minimum Lot Landscaping: The proposed ordinance would reduce the number for ornamental or evergreen trees required per acre from ten (10) to five (5).

Buffer Yard Requirements: As proposed, the PUD ordinance exempts the property from *Article 6.8(N) Buffer Yard Requirements*, of the UDO.

Parking Area Landscaping: The proposed ordinance defaults to the standards of *Article 6.8(O)*, with the following exceptions:

Interior Parking Area Landscaping: As proposed, the PUD Ordinance would require one (1) Parking Area island per twenty (20) Parking Spaces. The UDO requires a certain percentage of the Parking Area to be islands based on the number of spaces proposed.

Perimeter Parking Area Landscaping: The proposed ordinances reduces the number of trees and shrubs required in perimeter parking areas by half, resulting in one (1) tree and ten(10) shrubs per sixty (60) feet.

Foundation Plantings: As proposed, the installation of the required plating on the rear façade would be delayed until the future building expansion has been completed.

COMPREHENSIVE PLAN

The Property falls within the area identified in the [Family Sports Capital Addendum II](#) of the Westfield-Washington Township Comprehensive Plan, which provides 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.

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 is scheduled for 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.

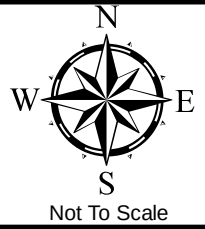
Council Introduction: The petition was introduced at the August 12, 2019, City Council meeting.

DEPARTMENT COMMENTS

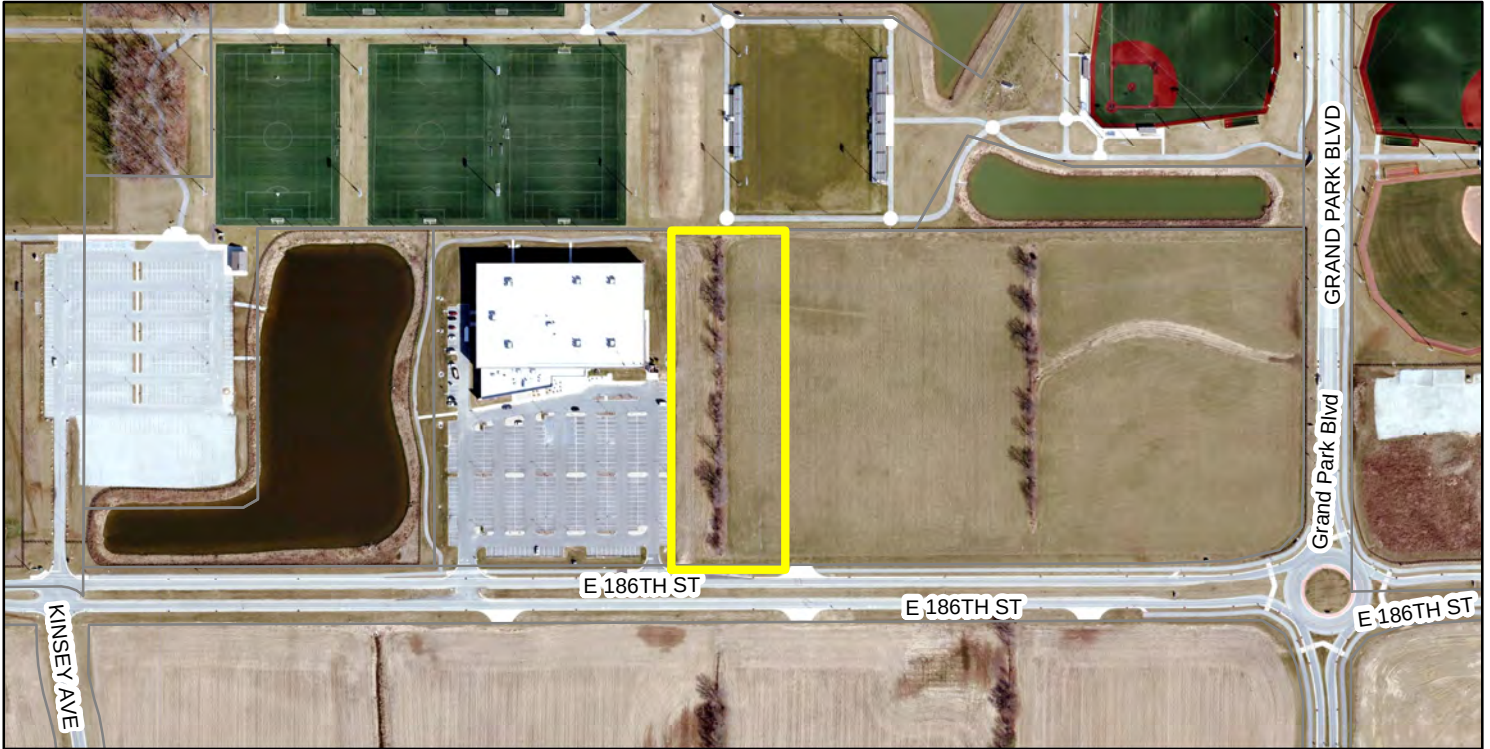
1. **Action:** Hold a public hearing at the September 3, 2019, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or poward@westfield.in.gov.



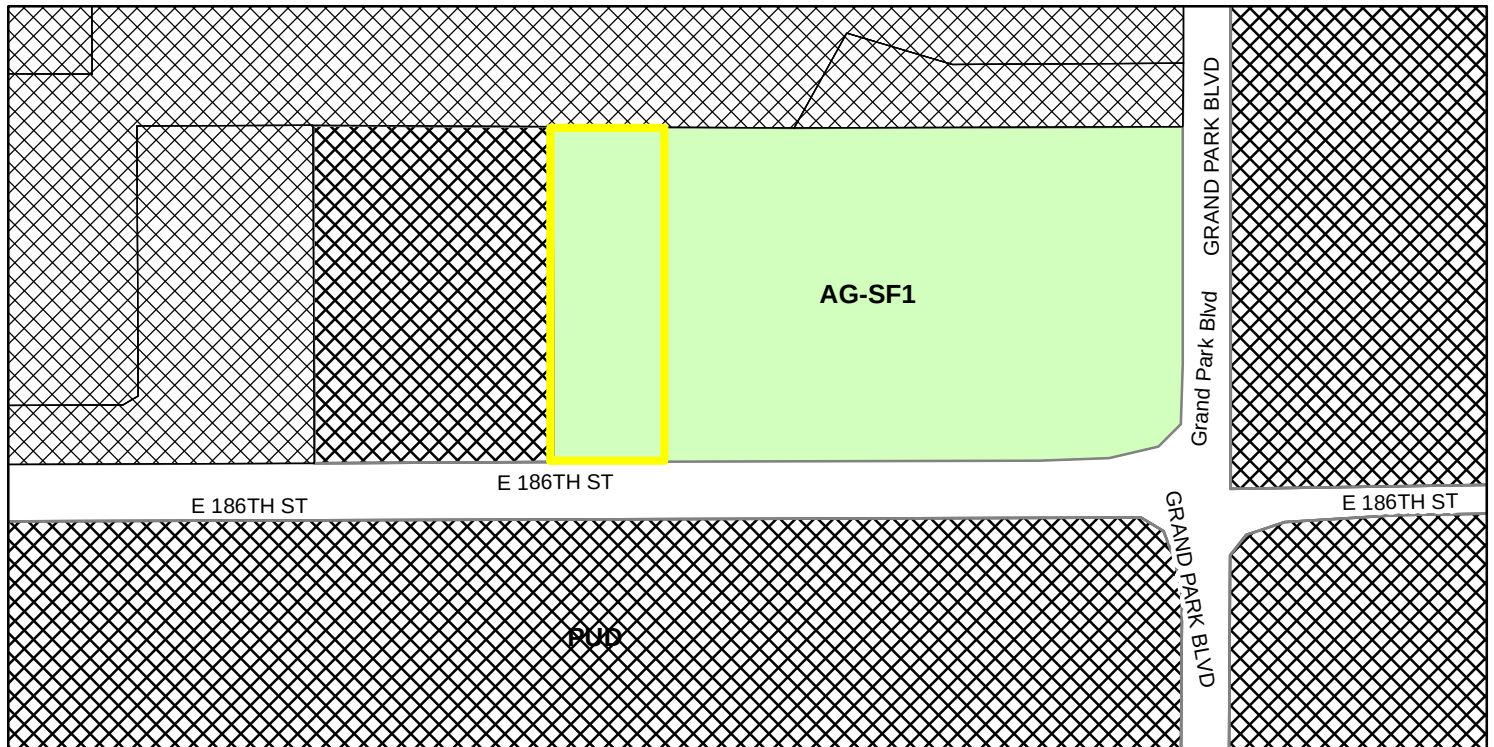
Property Location Map
Wrights Property Group at
Grand Park PUD
1909-PUD-26

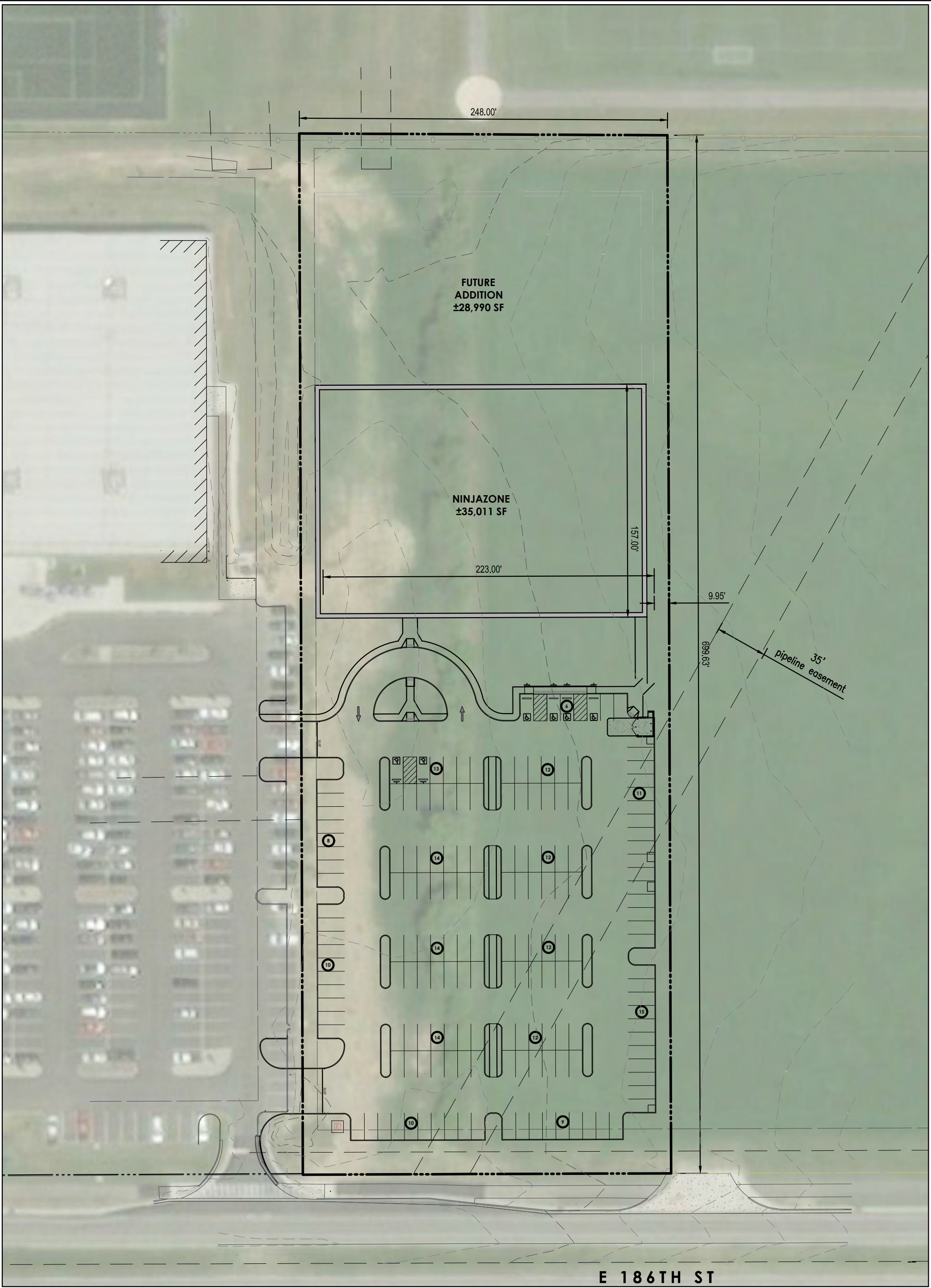


Aerial Location Map



Zoning Map





**HAMILTON
DESIGNS**

A LIMITED LIABILITY COMPANY
PROFESSIONAL LIMITED LIABILITY COMPANY
11988 Fishers Crossing Drive, Suite 154
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

PRELIMINARY EXHIBIT:

PUD CONCEPT PLAN LOT F - EXHIBIT B

PROJECT INFORMATION:

NINJAZONE | GRAND PARK

GPEC AMENDMENT : LOT F
WESTFIELD, INDIANA



DATE:
07/25/2019

Project No.:
2019-0022

Drawn By:
TCW

Checked By:
TCW

Scale:
1" = 60'



E 186th Street, Westfield, Indiana

BUILDING ELEVATIONS

CERTIFICATION:

[illegible]

NO	ISSUED FOR:	DATE
	CITY REVIEW	10/22/2019

CHECKED BY:	PW	THESE DRAWINGS ARE FOR INFORMATION ONLY. NO CONTRACTOR SHALL BE USED WITHOUT THE WRITTEN CONSENT OF MO. ARCHITECTS, A.C. ALL COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.
DRAWN BY:	RK	





ORDINANCE NUMBER 19-39

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

This is an Ordinance 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. 1904-PUD-05**), 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. 1904-PUD-05** 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 "**Wrights Property Group at Grand Park 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 and its various subareas, as set forth in Section 4 of this 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 concept plan 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 Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the GB: General Business District (the “Underlying Zoning District”).

Section 5. Permitted Uses. The only permitted use on the Real Estate shall be:

- 5.1 Indoor multi-sport athletic, fitness, health, and exercise facility including but not limited to gymnastics, ninja, martial arts, yoga, dance, cheer, and indoor obstacle course equipment and gymnastics equipment. Offices, retail sales, athletic and recreational uses (strength conditioning services and equipment), locker rooms, rehabilitation and recovery services, uniform fulfillment, preschool classes and camps, and other temporary or permanent similar and associated uses as may be determined by the Director (collectively, the “Athlete Facility”).
- 5.2 Outdoor gymnastics and playground equipment specifically for but not limited to obstacle courses and other outdoor play activities, including but not limited to picnics, camps, and child’s play.

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 Minimum Side Yard Setback: 10 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:

- A. *Shall not apply.* Instead, building(s) shall be in substantial compliance with the Illustrative Character Exhibit, attached hereto as Exhibit C. Although the Illustrative Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of the structures permitted to be constructed and that contribute to the intent and vision for the district. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this ordinance.

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

- A. Article 6.8(K) Minimum Lot Landscaping Requirements: Shall not apply; rather, the following minimum plant materials shall be required per (1) acre: ten (10) shade trees; five (5) ornamental or evergreen trees; and twenty-five (25) shrubs.
- B. Article 6.8(N) Buffer Yard Requirements: Shall not apply
- C. Article 6.8(O) Parking Area Landscaping: Shall apply with the following modifications:
 - i. Interior Parking Area Landscaping: A minimum of one (1) interior Parking Area island shall be required per twenty (20) Parking Spaces.
 - ii. Perimeter Parking Area Landscaping: The minimum number of plantings shall be one (1) tree and ten (10) shrubs per sixty (60) linear feet of Parking Area length. Plantings may be clustered in an aesthetically pleasing manner.

D. Article 6.8(L) Foundation Planting: Shall apply with the following modifications:

- i. Installation of plant materials along the rear (north) building façade shall take place after all building expansion phases are complete.

ALL OF WHICH IS ORDAINED/RESOLVED THIS DD 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 19-09** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-09**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-09**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by:

Casey Wright
casey@theninjazone.com
317-506-5750 Mobile

Tate Schuetz
tate@theninjazone.com
317-371-9084 Mobile

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.

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

EXHIBIT A
REAL ESTATE

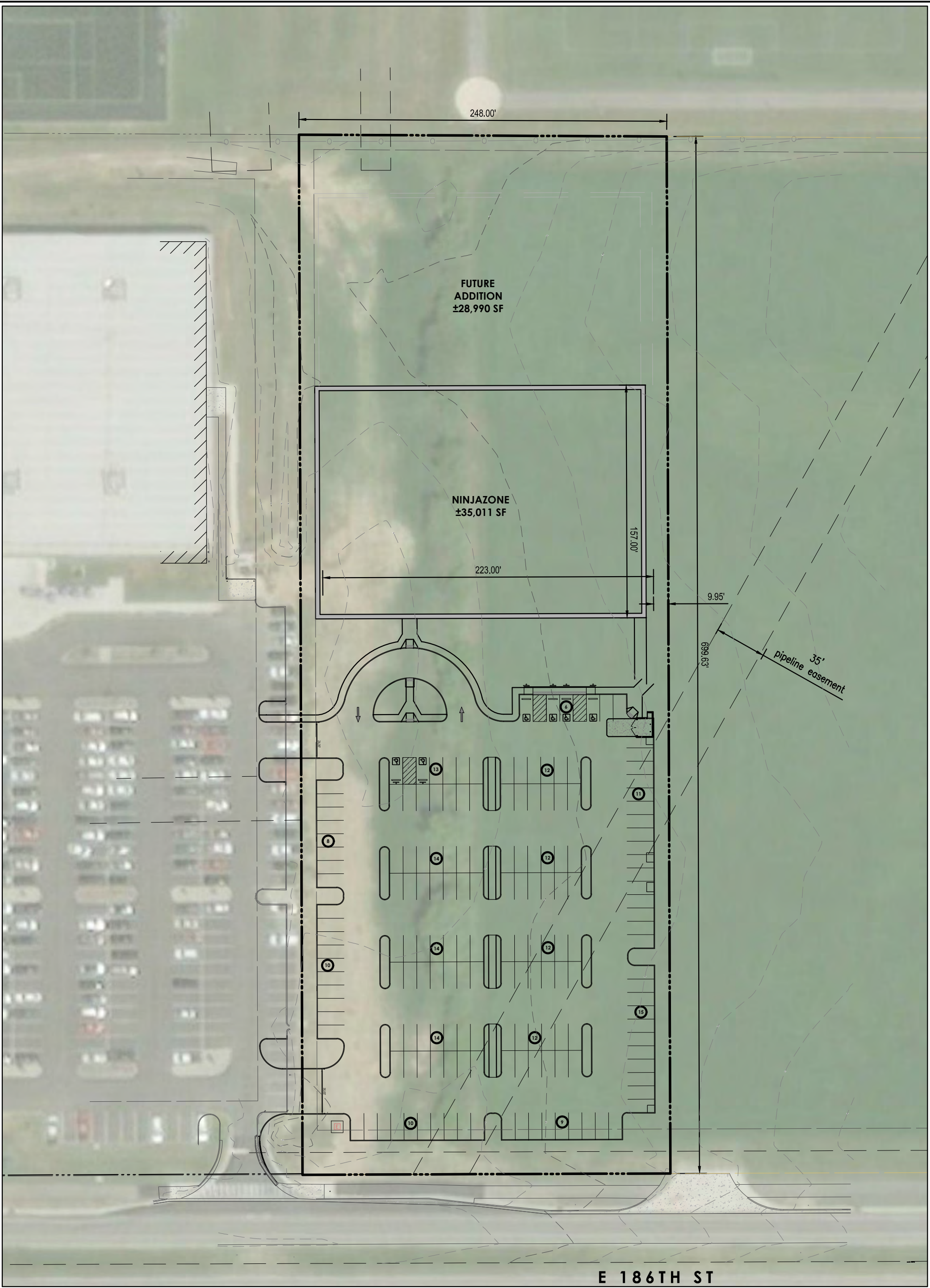
This description includes one (1) parcel of land:

PARCEL ID: 29-05-26-001-003.002-015

Section 0 Grand Park Blvd , an addition to the City of Westfield, Hamilton County, Indiana, as per plat thereof, recorded December 17, 2014, as Instrument 2014057320, in the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT B
CONCEPT PLAN

Preview



HAMILTON
DESIGNS

A LIMITED LIABILITY COMPANY
PROFESSIONAL LIMITED LIABILITY COMPANY

11988 Fishers Crossing Drive, Suite 154
Fishers, Indiana 46038
P. (317) 570-8800
www.hamilton-designs.com

PRELIMINARY EXHIBIT:

PUD CONCEPT PLAN LOT F - EXHIBIT B

PROJECT INFORMATION:

NINJAZONE | GRAND PARK

GPEC AMENDMENT : LOT F
WESTFIELD, INDIANA

DATE:
07/25/2019

Project No.:
2019-0022

Drawn By:
TCW

Checked By:
TCW

Scale:
1" = 60'

EXHIBIT C
CHARACTER EXHIBIT

[See Following Pages]



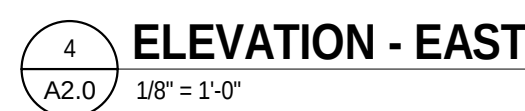
E 186th Street, Westfield, Indiana

BUILDING ELEVATIONS

[illegible]

NO.	ISSUED FOR:	DATE
	CITY REVIEW	002/2019

CHECKED BY:	PW	THESE DRAWINGS ARE GIVEN IN CONFORMANCE WITH THE AIA/CES PROGRAM. NO OTHER USE OR REUSE IS PERMITTED WITHOUT THE WRITTEN AGREEMENT WITH THE AIA/CES PROGRAM. NO OTHER USE OR REUSE OF THIS INFORMATION IS PERMITTED WITHOUT THE WRITTEN AGREEMENT WITH THE AIA/CES PROGRAM.	A2.0	BUILDING ELEVATIONS	PROJECT NUMBER: SHEET:	ISSUE DATE: PROJECT:
DRAWN BY:	RK					



NinjaZone Grand Park

Date: August 2, 2019

Project: NinjaZone indoor obstacle courses

Property: 4 acres located in Grand Park directly east of the Pacers Athletic Center, Westfield, IN 46074. The property will consist of a 35,011 square foot building, outdoor play area, and 172 parking spaces, servicing both NinjaZone and the Pacers Athletic Center. The two developments will share a common entrance onto E 186th Street and there will be three cross access drives between the facilities. A future building expansion has been accounted for in the development plans and will be located directly north of the first addition. Stormwater runoff will be collected and conveyed to the municipal stormwater system off-site. The building materials will be a mix of steel framed structure with fabric and metal, with attenuation in form and materials provided along the faces of the building. Proper emergency exits will be provided and will be reflected in the final plans.

Owner: Wrights Property Group

1064 Greenwood Springs Boulevard

Greenwood, Indiana 46143

Business: NinjaZone consists of a combination of gymnastics training and obstacle courses for children ages three to eleven. The gym will be class based, with primary hours of operation of 4-8 pm Monday through Friday, 9 am to 12 pm Saturday, and by appointment Saturday and Sunday afternoon. A skeleton staff operates from 9 am to 1 pm Monday through Friday. NinjaZone currently serves 475 families, with an expected increase of 35%. It is expected that several patrons will carpool to practice, and many individuals will be dropped off for a three-hour period. Parking needs are comparable to other similar indoor gymnastics facilities.

If you have further questions or concerns, please do not hesitate to contact us.

NinjaZone

Tate Schuetz, CFO

tate@theninjazone.com



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 3, 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 is scheduled for a public hearing at the September 3, 2019, Advisory Plan Commission (the "Plan Commission") meeting. Subject to the public hearing, the petition should be ready for Plan Commission action as early as September 16, 2019, and the Council's adoption consideration on October 14, 2019.

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.

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 is scheduled for the September 3, 2019, Plan Commission meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing (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 poward@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.

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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 3, 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 will receive a public hearing the September 3, 2019, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Location: The petitioner is requesting a change in zoning 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**).

The Property is currently zoned EI: Enclosed Industrial. 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 will have 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. This Concept Plan will be updated as necessary to reflect changes required for the Property's Overall Development and Primary Plat approval. Its final form will be made a part of this PUD at the time of APC recommendation.

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 is scheduled for 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

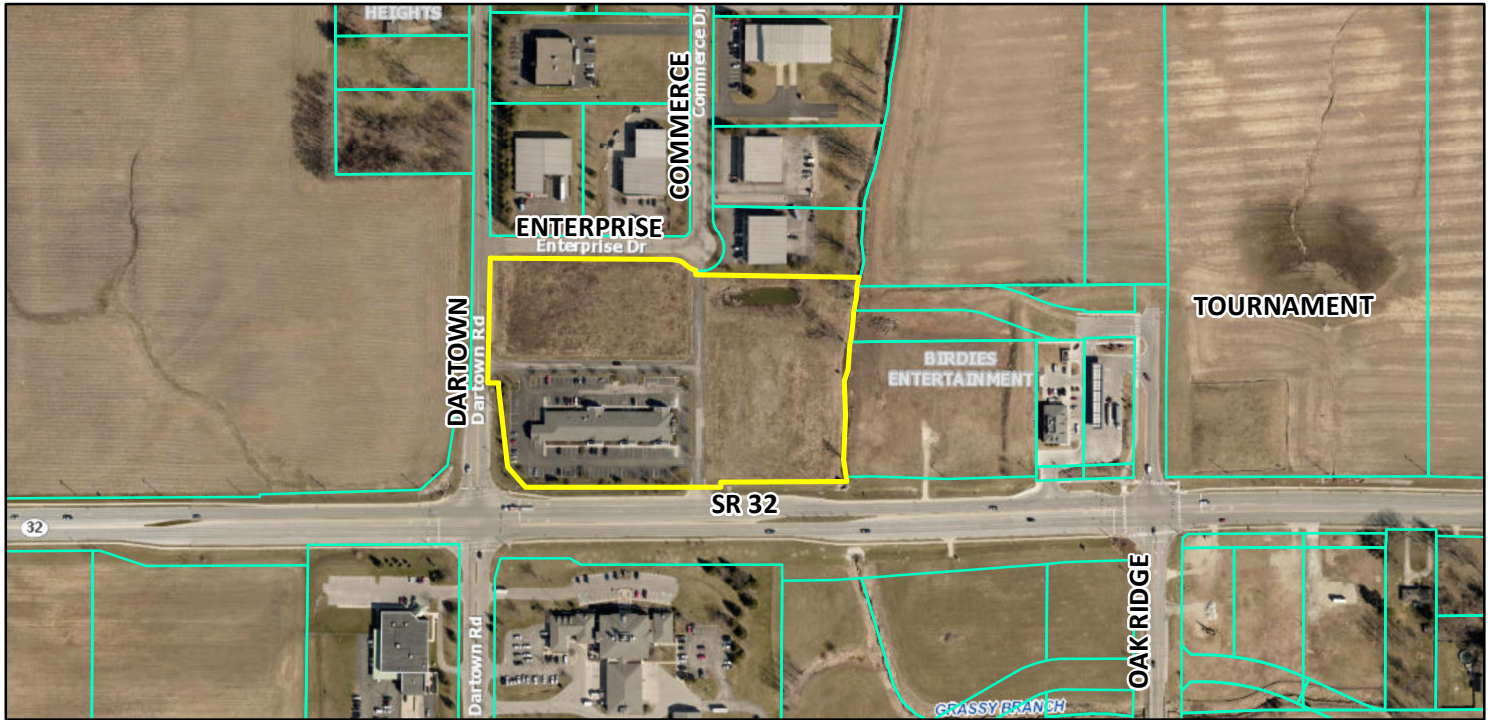
1. **Action:** Hold a public hearing at the September 3, 2019, Plan Commission meeting.



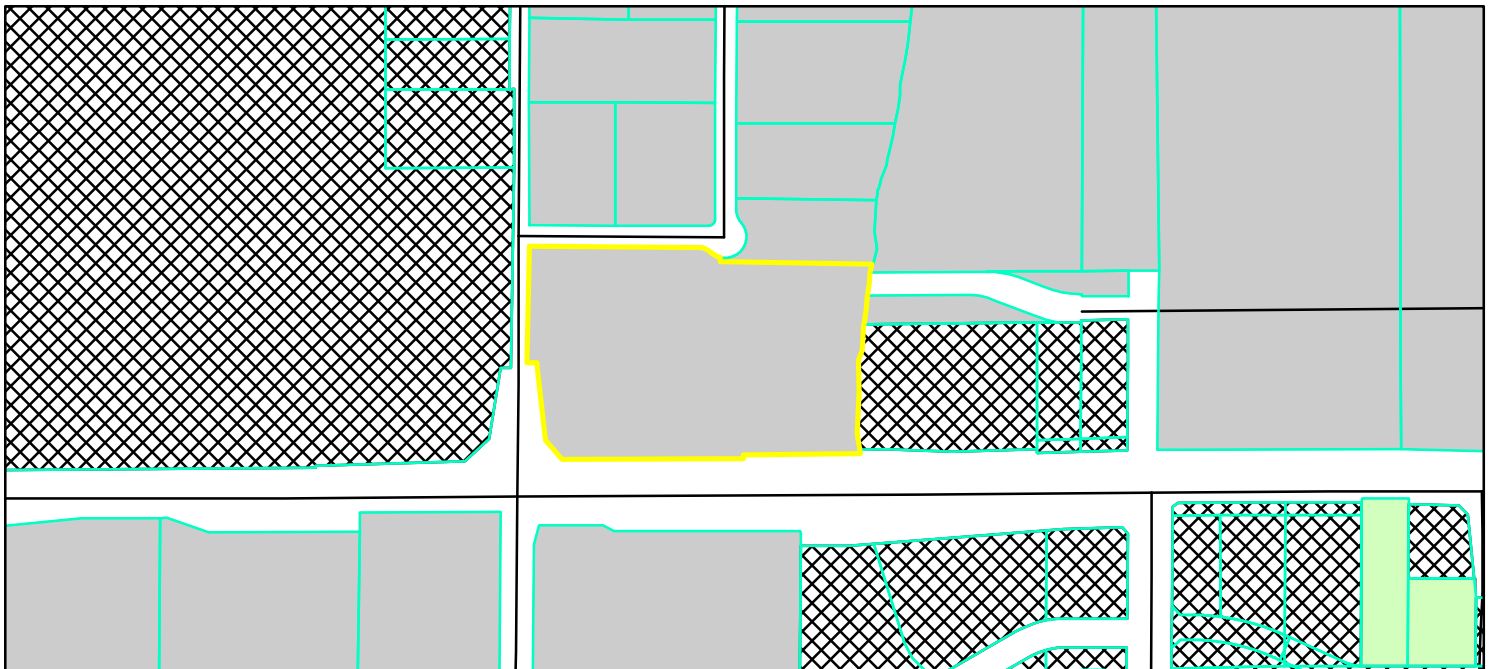
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments, and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dccrabtree@westfield.in.gov

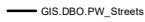
Aerial Location Map

 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
- B. Dartown Road: Thirty (30) feet from Right-of-way
- C. Tournament Trail: Thirty (30) feet from Right-of-way
- 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. Offsets 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 on Lot 1 as shown on the Concept Plan 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 along State Highway 32; rather, the Trail Corridor Requirements of the State Highway 32 Overlay, as modified herein, shall apply.
 - 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. Variance **0105-VS-49** for additional wall signage and additional aggregate square feet of signage on the Real Estate is hereby rescinded.
- B. 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.

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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 B
CONCEPT PLAN

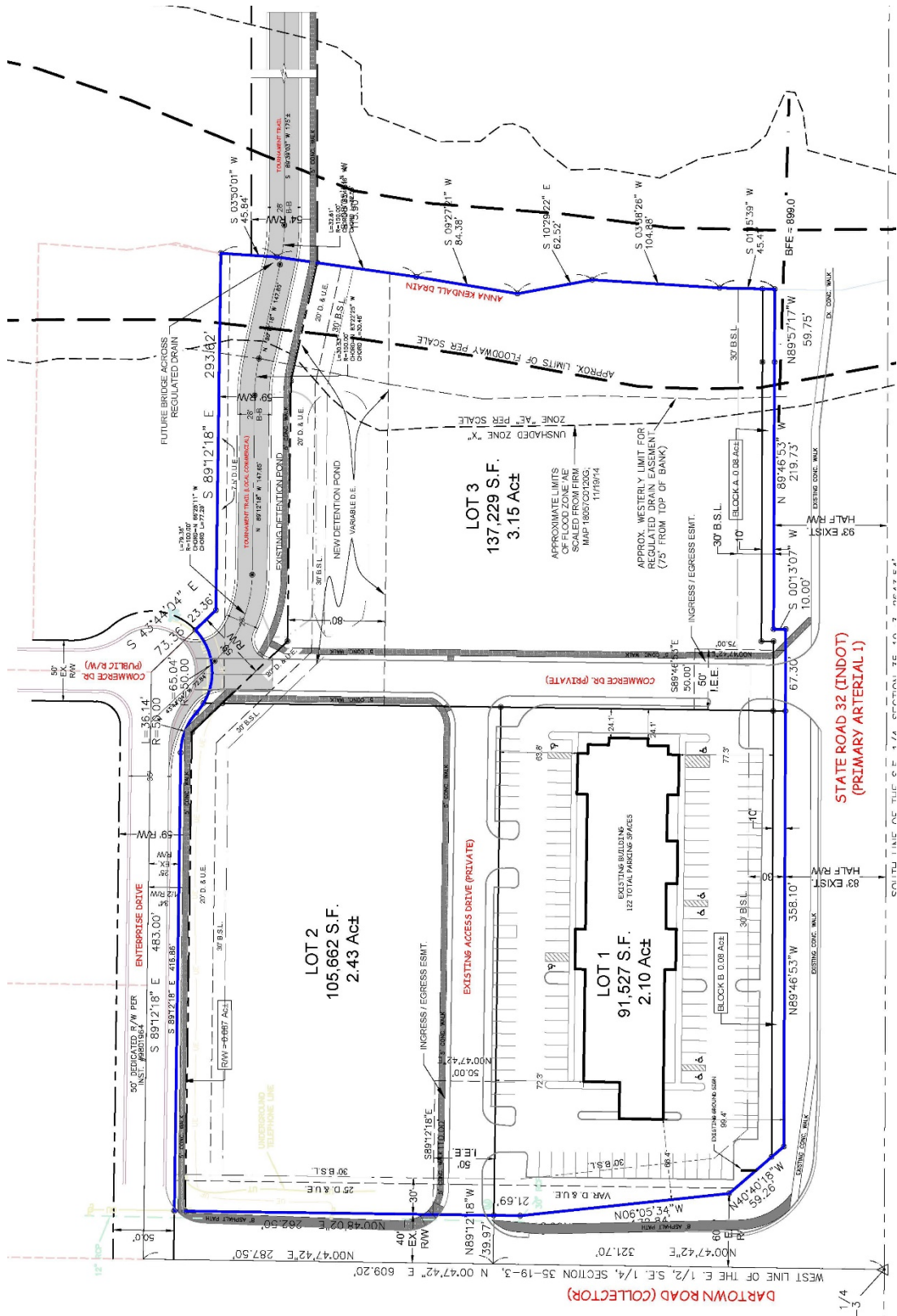


EXHIBIT C
CHARACTER EXHIBIT







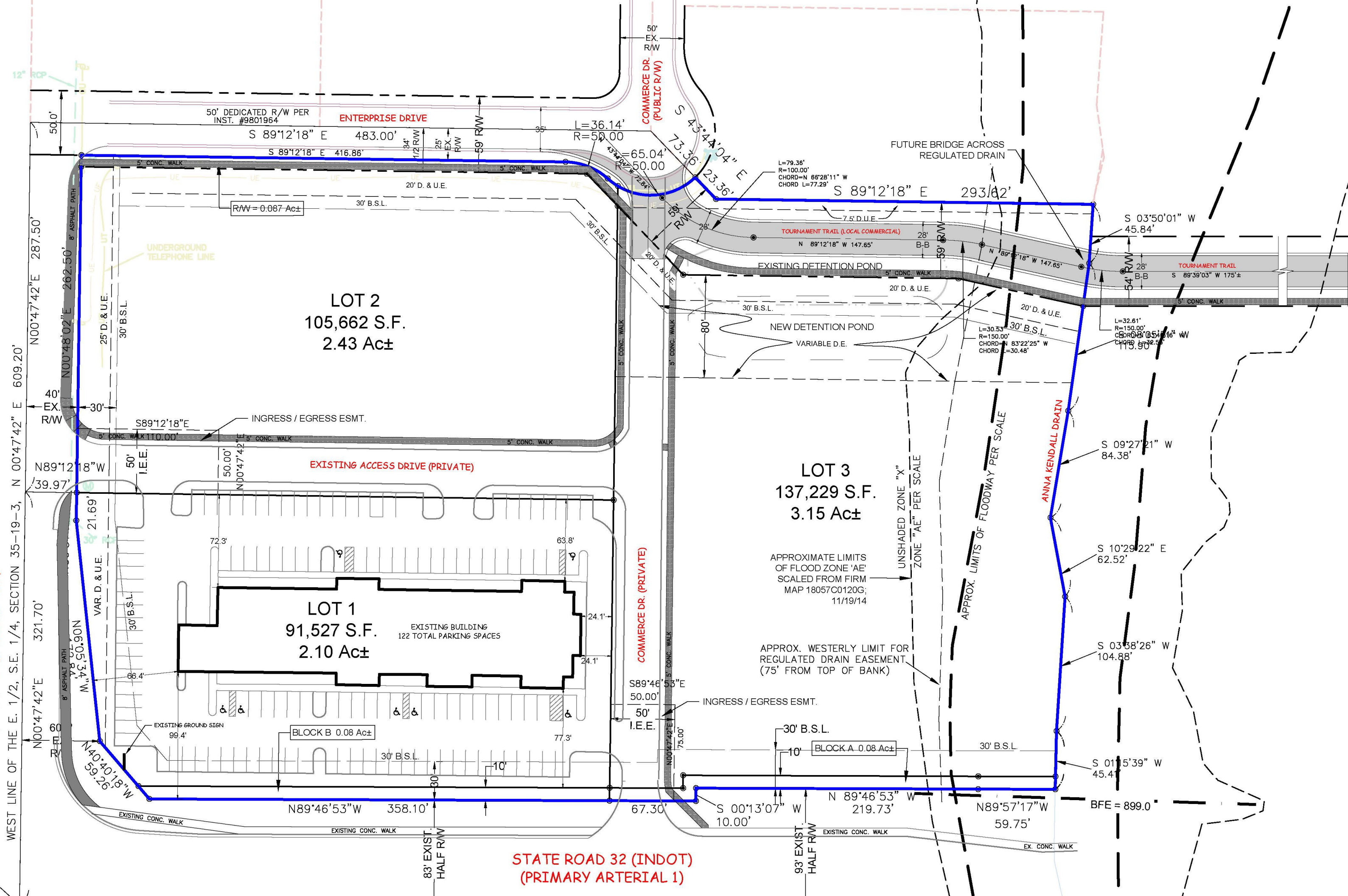


EXHIBIT C
CHARACTER EXHIBIT









WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 3, 2019
1907-SPP-11, 1907-ODP-11

Petition Number: 1907-SPP-11 & 1907-ODP-11

Project Name: Alpha Tau, Lots 1-3

Subject Site Address: 510 E. State Road 32 (the "Property")

Petitioner: Alpha Tau Enterprises, LLC (the "Petitioner")

Request: The Petitioner requests Overall Development Plan and Primary Plat review for three (3) lots on approximately 8.42 acres +/- in the EI: Enclosed Industrial District

Current Zoning: EI: Enclosed Industrial

Pending Zoning: Alpha Tau PUD (Ord. 19-25)

Current Land Use: Commercial & Vacant

Approximate Acreage: 8.42 acres +/-

Staff Reviewer: Daine Crabtree, Associate Planner

Exhibits:

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

HISTORY AND PROCEDURAL

The development plan (**00-AP-23**) for the existing in-line tenant building, the Westfield Professional Center, located at the northwest corner of State Road 32 and Dartown Road, was approved at the May 22, 2000, Westfield-Washington Township Plan Commission Meeting. Commercial platting was not required at that time.

A variance (**0107-VS-51**), granted at the July 16, 2001, Westfield-Washington Township Board of Zoning Appeals (BZA) meeting permits lots less than five (5) acres in size, a State Road 32 Overlay Standard that is no longer applicable.

PROJECT OVERVIEW

The 8.42 acre +/- site is located at 510 East State Road 32 on the north side of State Road 32 east of Dartown Road. The request is for approval of an Overall Development Plan, Primary Plat, and Secondary Plat for three (3) lots. The existing Westfield Professional Center Building is proposed to exist on Lot 1. There are no plans for development on Lots 2 or 3 at this time.



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

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

- 6) Proposed name of subdivision.
- 7) Names and addresses of the owner, owners, land surveyor or land planner.
- 8) Title, scale, north arrow and date.
- 9) 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.

Comment: Half Right-of-way of Dartown Road shown as forty (40) feet. Dartown Road is a Collector, which should have a fifty (50) foot half Right-of-way. This item needs revising.

Staff will continue to work with the petitioner on a final Tournament Trail layout prior to Primary Plat and Overall Development Plan approval.

- 10) Easements (locations, widths and purposes). (Article 8.3)
- 11) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 14) 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%).
- 15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

Comment: The three (3) lots shown on this plat have an aggregate acreage of 8.68 acres. However, the legal description states 8.99 acres and the application submitted states 8.42 acres. This item needs clarification.

- 16) Building setback lines.

Comment: Superseded by proposed Ord. 19-25

- 17) Legend and notes.



- 18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 19) Other features or conditions which would affect the subdivision favorable or adversely.
- 20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 21) 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.
- 22) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 23) 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.
- 24) 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 (Article 10.7(G) of the UDO)

The plans comply.

- 25) 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.
- 26) Address and legal description of the property.
- 27) Boundary lines of the property including all dimensions.
- 28) 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.
- 29) 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.
- 30) 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.
- 31) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.



- 32) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 33) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 34) Location and dimensions of all existing structures and paved areas.
- 35) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 36) Location of all Floodplain areas within the boundaries of the property.
- 37) Names of legal ditches and streams on or adjacent to the site.
- 38) 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.
- 39) Identify buildings proposed for demolition.
- 40) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 41) 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 (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) Landscaping Standards (Article 6.8)
 - a) Street Trees
 - b) Minimum Lot Landscaping Requirements
 - c) External Street Frontage Landscaping
 - d) Buffer Yard Requirements
- 47) Lot Standards (Article 6.10)
- 48) Setback Standards (Article 6.16)
- 49) Vision Clearance Standards (Article 6.19)
- 50) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 51) Block Standards (Article 8.1)
- 52) Easement Standards (Article 8.3)
- 53) Monument and Marker Standards (Article 8.5)
- 54) Open Space and Amenity Standards (Article 8.6)
- 55) Pedestrian Network Standards (Article 8.7)
 - a) Internal Pedestrian Network Standards
 - b) Perimeter/External Pedestrian Network Standards
- 56) Storm Water Standards (Article 8.8)
- 57) Street and Right-of-Way Standards (Article 8.9)



- 58) Street Light Standards (Article 8.10)
- 59) Street Sign Standards (Article 8.11)
- 60) Surety Standards (Article 8.12)
- 61) Utility Standards (Article 8.13)

STATE HIGHWAY 32 OVERLAY DISTRICT (Article 5.3 of UDO)

The plans comply.

62) Permitted Uses

63) Accessory Buildings

64) Building Height Requirements:

- a) Maximum Building Height: No Minimum
- b) Minimum Building Height: Eighteen (18) feet
- c) Multiple Stories: Multiple stories encourage, not required
- d) Minimum Gross Floor Area: Five Thousand (5,000) square feet
- e) Maximum Gross Floor Area: No maximum

65) Architectural Design Requirements

- a) Building Elevations:
 - i) Article 5.3(J)(2)(b): Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at intervals of not greater than forty (40) feet.
 - ii) Openings
 - iii) Roofs:
 - (1) Flat Roofs (Article 5.3(J)(2)(f)(ii)(c))
 - iv) Main Entrances
 - v) Windows
 - vi) Awnings
 - vii) Building Materials
 - viii) Accessory Buildings

66) Trail Corridor Requirement

Comment: The proposed Alpha Tau PUD (Ord. 19-25) modifies the Trail Corridor from thirty (30) feet to ten (10) feet in width. As such, the plans comply.



ALPHA TAU PUD (PROPOSED ORD. 19-25)

The Plans comply.

- 67) Concept Plan
- 68) Character Exhibit
- 69) Underlying Zoning District
- 70) Permitted Uses
- 71) Minimum Building Setback Lines
 - a) State Highway 32: 30 feet from Right-of-way
 - b) Dartown Road: 30 feet from Right-of-way
 - c) Tournament Trail: 30 feet from Right-of-way
 - d) All other (internal to district): No minimum
- 72) Overlay Districts
 - a) Trail Corridor Requirement
- 73) Landscaping Standards
 - a) External Street Frontage Landscaping

DEPARTMENT COMMENTS

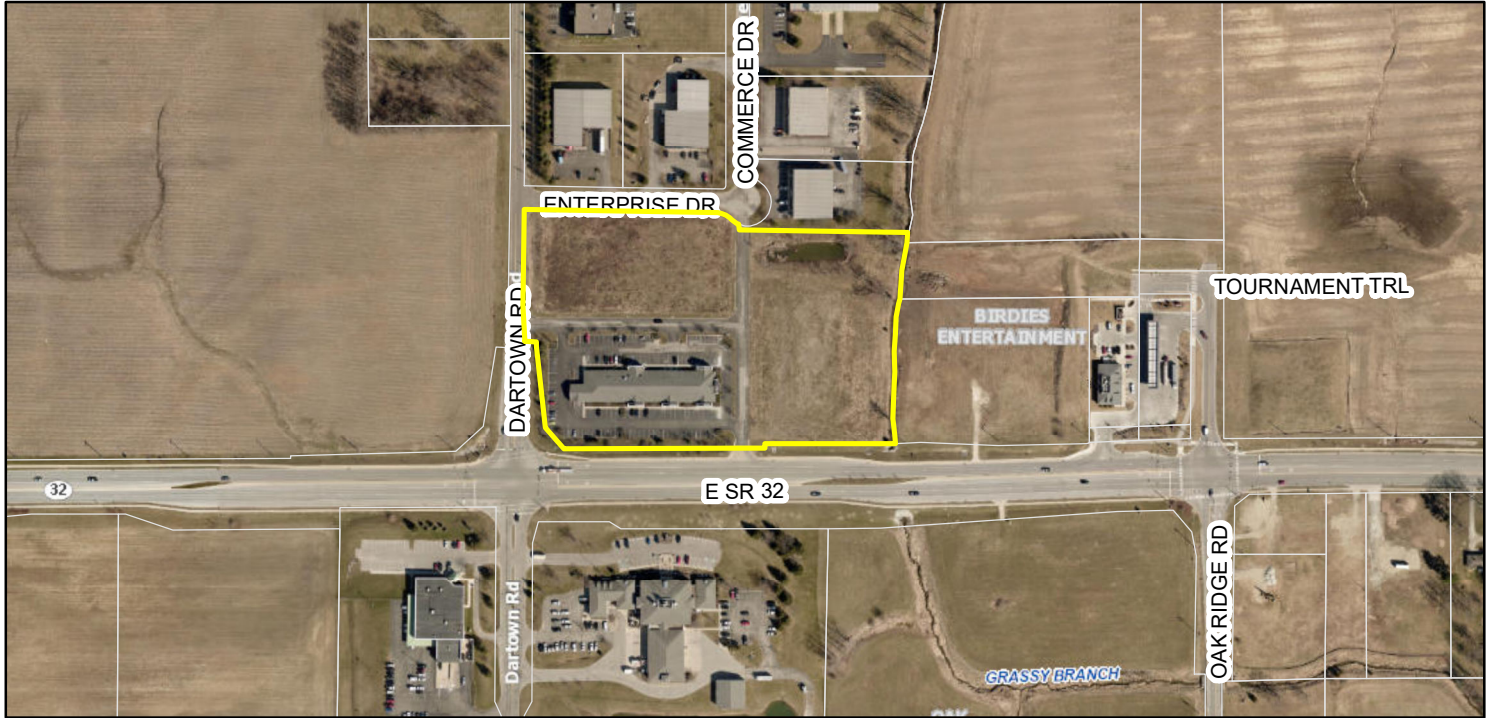
1. **Action: Hold a public hearing at the September 3, 2019, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

Alpha Tau Park, Lots 1-3 Primary Plat & Overall Development Plan (Carepoint Medical Center)

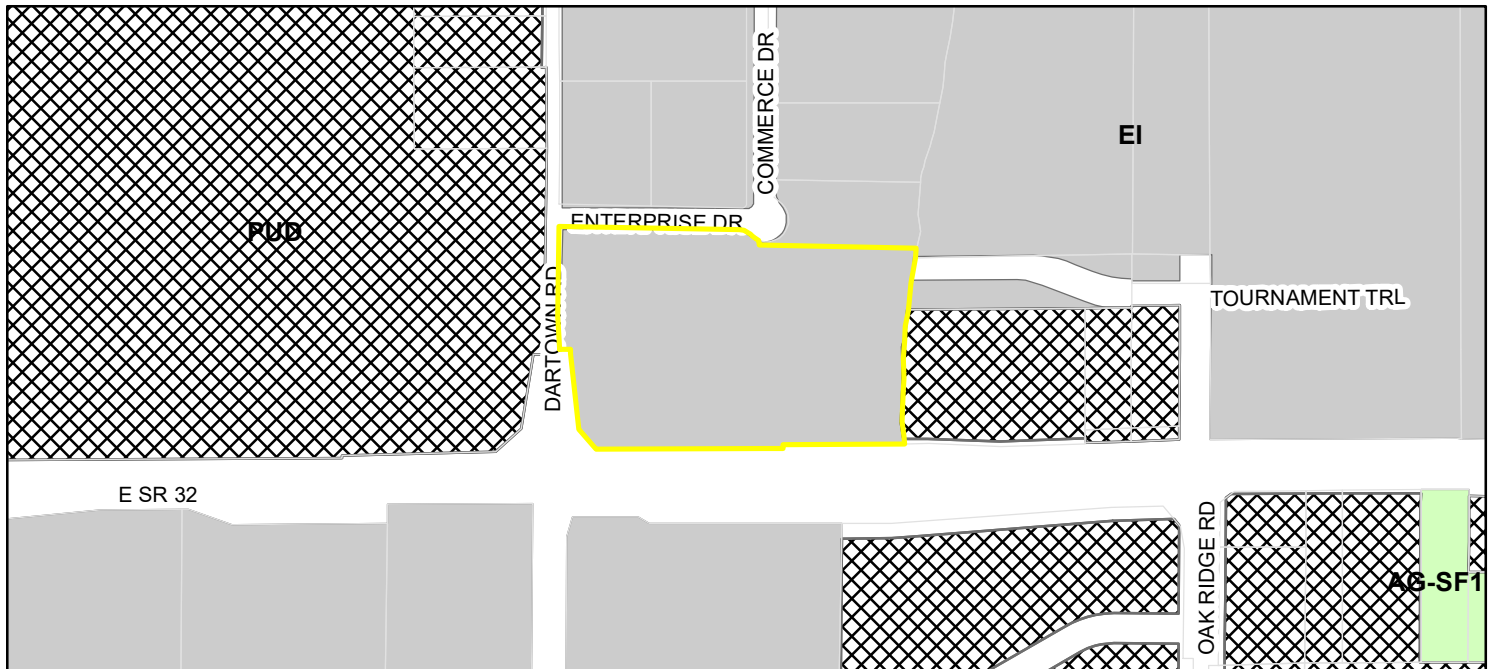
Not To Scale

Aerial Location Map

 Site



Zoning Map



 Parcel

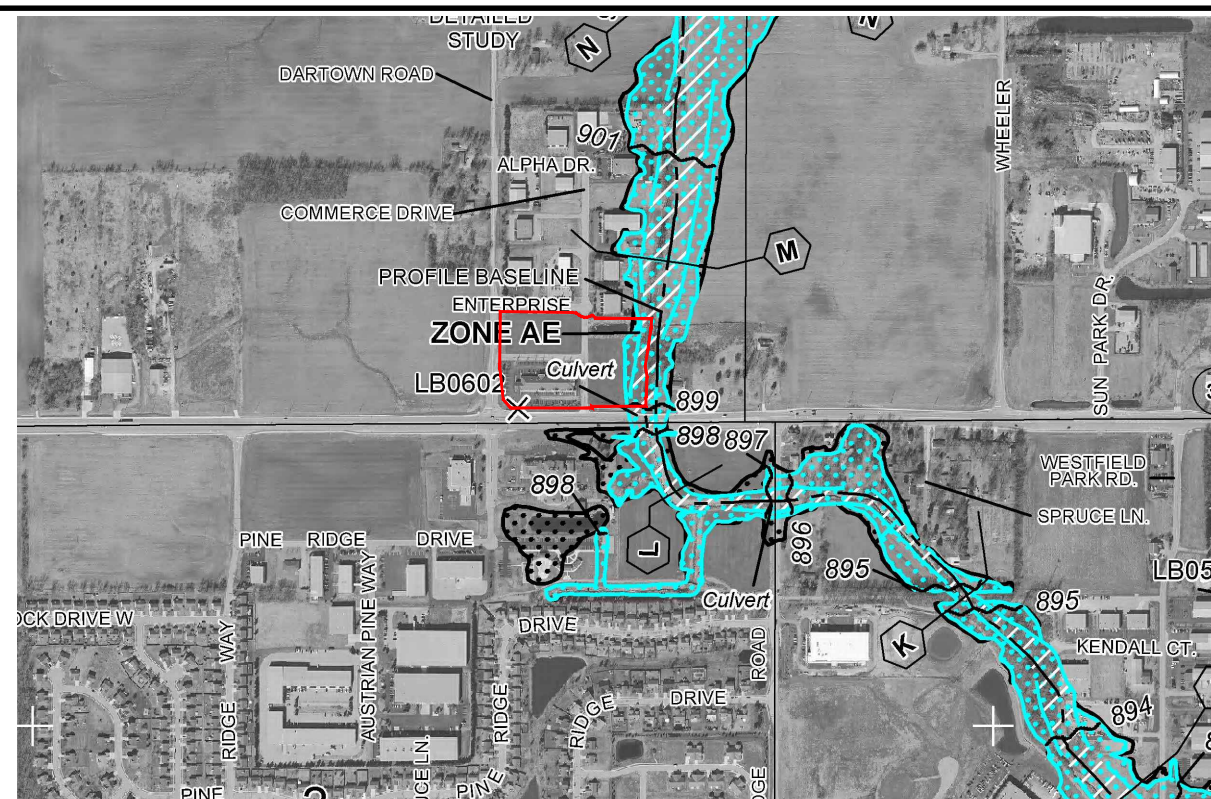
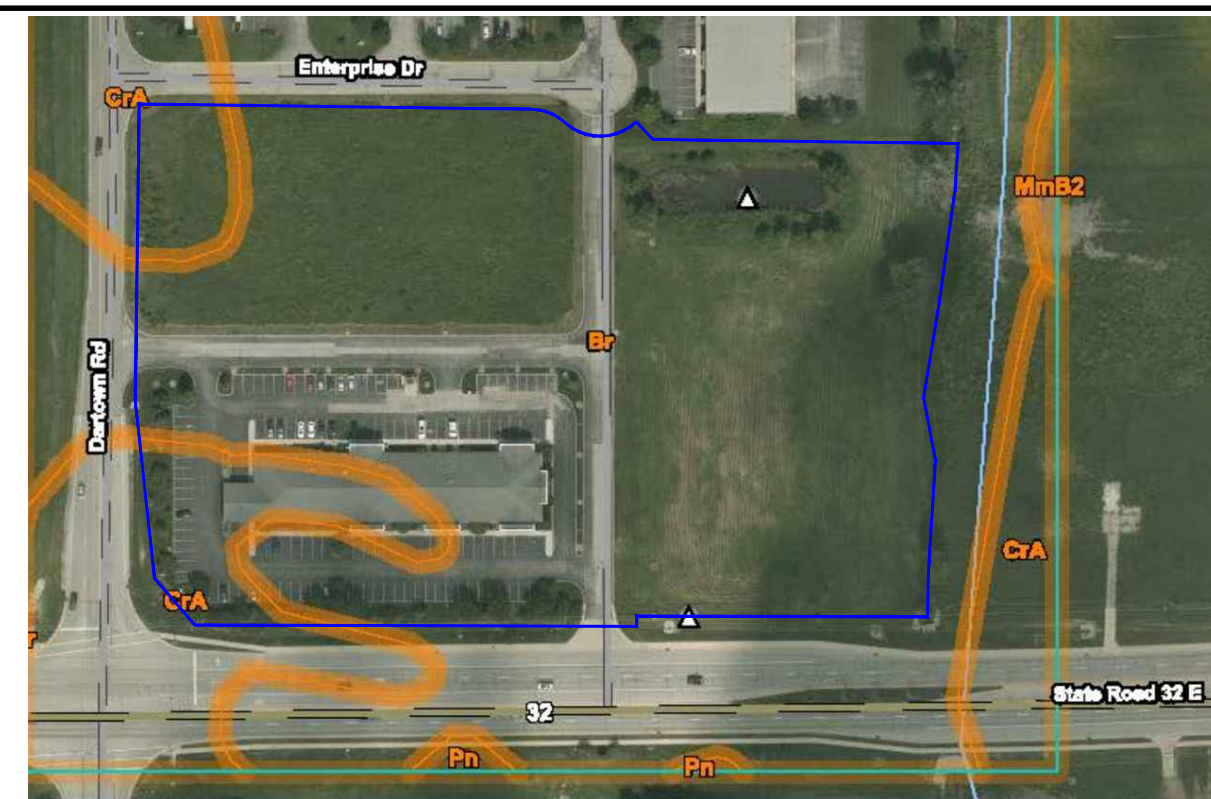
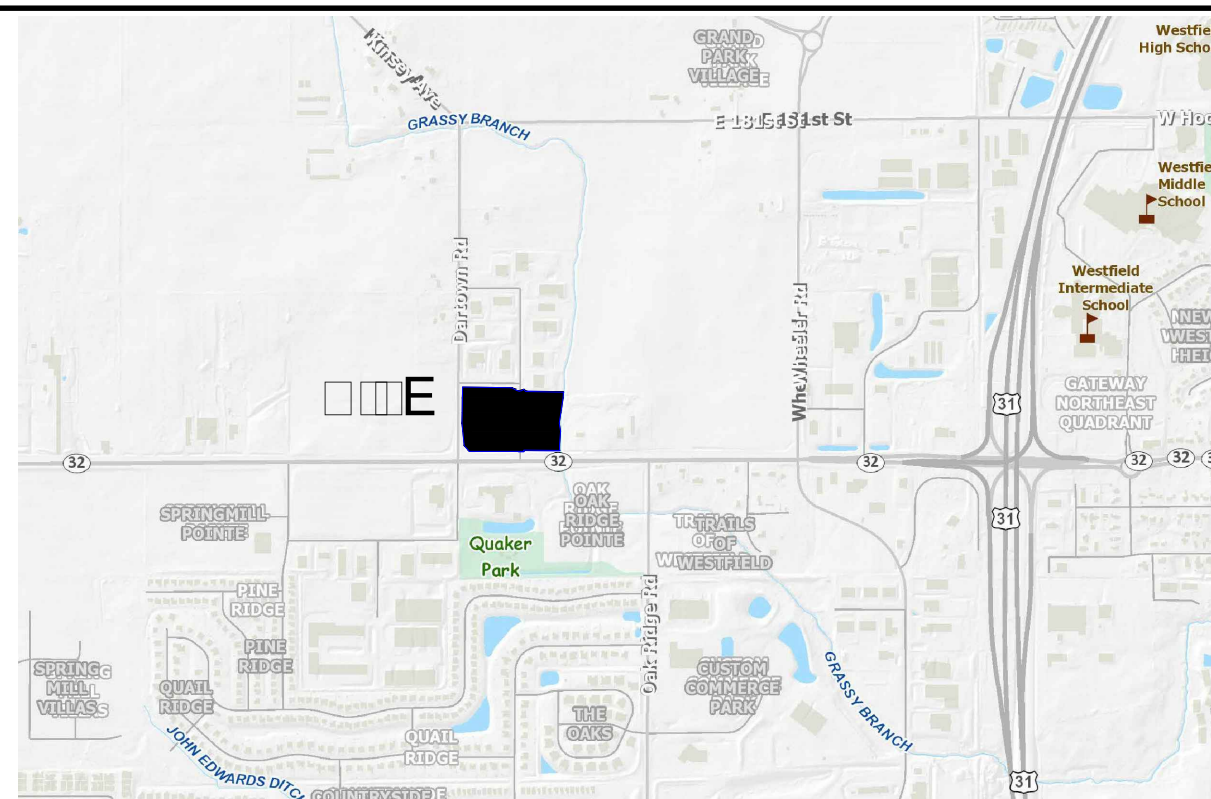
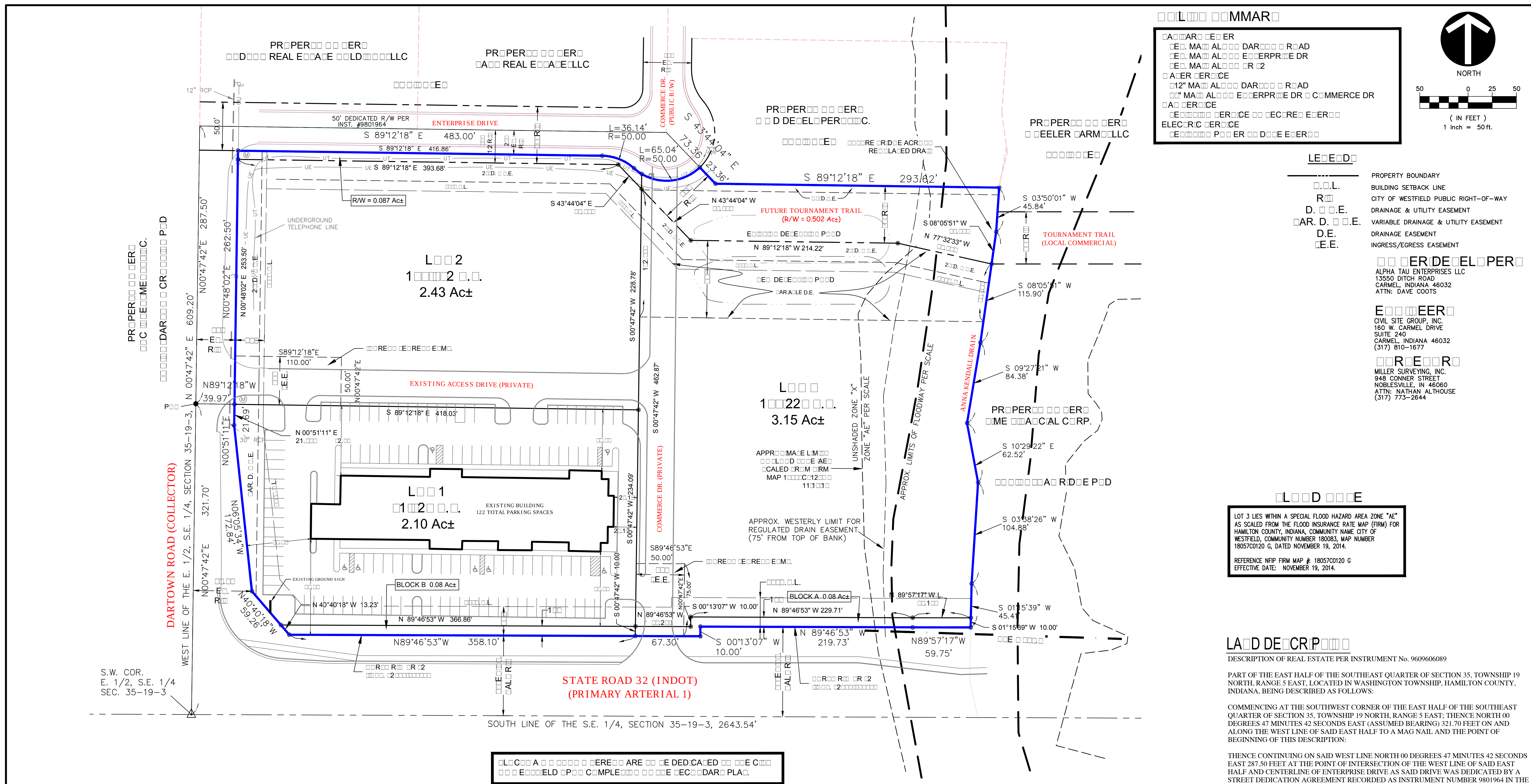
Zoning

 AG-SF1 (Agriculture - Single Family - 1)

 EI (Enclosed Industrial)

 PUD (Planned Unit Development)





THENCE CONTINUATION 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 RECORDED 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 25.62 FEET TO THE CENTERLINE OF THE EXISTING SMALL REGULAR ARCADE; THE FOLLOWING 6 CURVES 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 1) LONG AN ARCADE TO THE RIGHT HAVING A RADIUS OF 9915.00 FEET AND HAVING A SUBTENSE 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 00 DEGREES 40 MINUTES 18 SECONDS WEST 126.26 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 16 SECONDS WEST 10.00 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 18 SECONDS EAST 21.69 FEET; THENCE NORTH 89 DEGREES 12 MINUTES 18 SECONDS WEST 39.97 FEET TO THE POINT OF BEGINNING AND SUBJECT TO ALL PERTINENT EASEMENTS, RESTRICTIONS AND PUBLIC RIGHT OF WAYS, CONTAINING 8.43 ACRES MORE OR LESS.

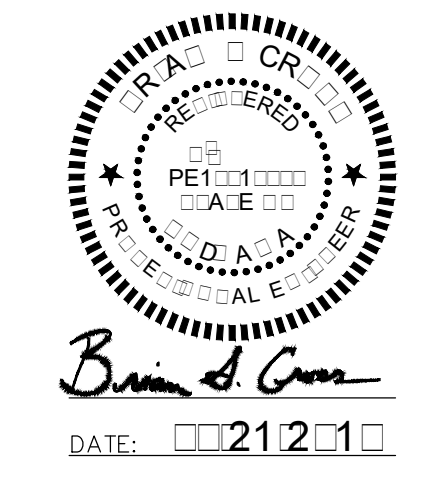
ALPHA TAU, LOTS 1-3
510 EAST SR 32
WESTFIELD, IN 46074

PRIMARY PLAT

SE 1/4, SECTION 35 - TOWNSHIP 19 NORTH - RANGE 3 EAST

ALPHA TAU ENTERPRISES, LLC
13550 DITCH ROAD
CARMEL, IN 46032

CIVIL SITE GROUP, INC.
160 W. Carmel Drive, Suite 240
Carmel, Indiana 46032
Ph: (317) 810-1677 Fax: (317) 810-1679



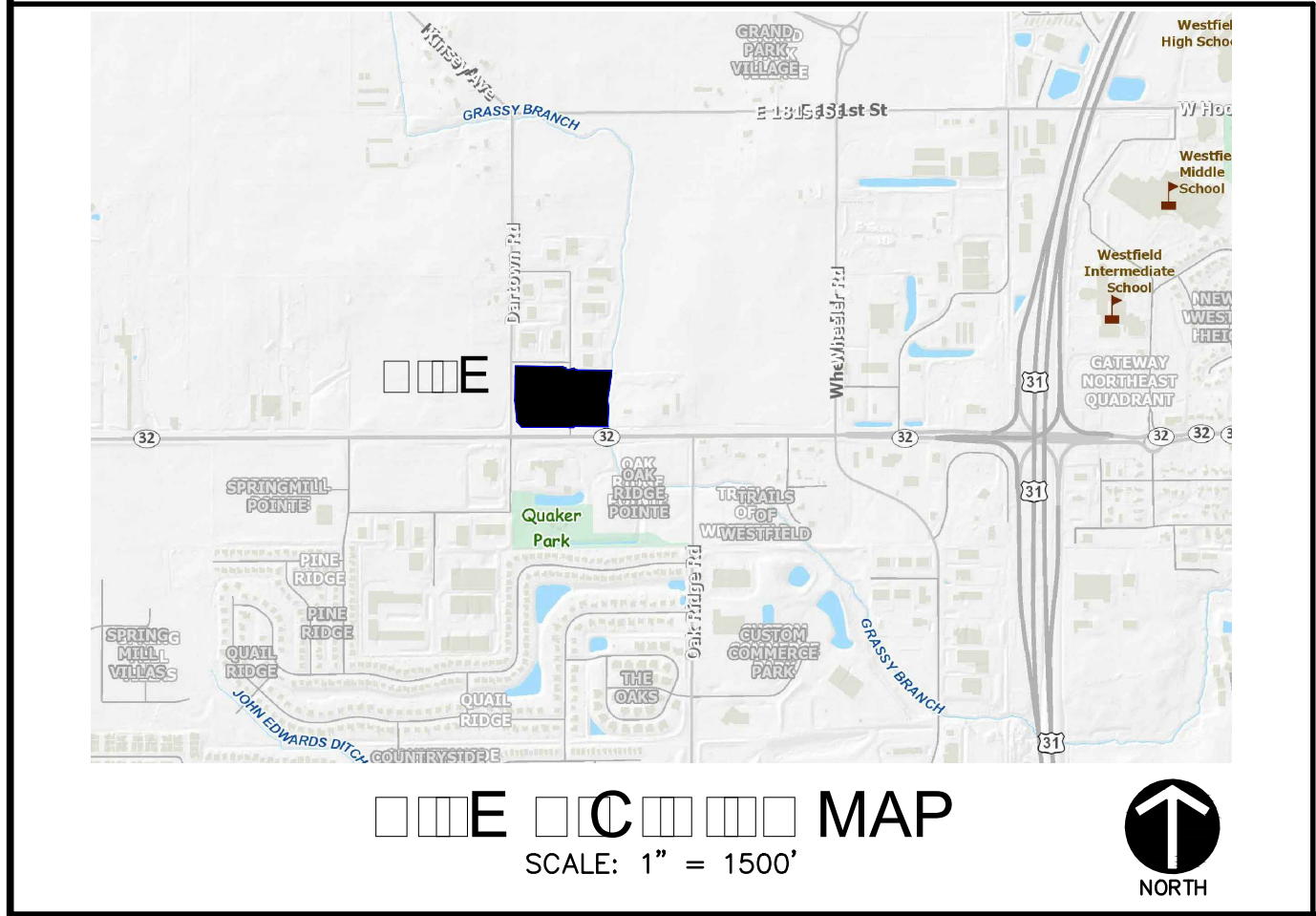
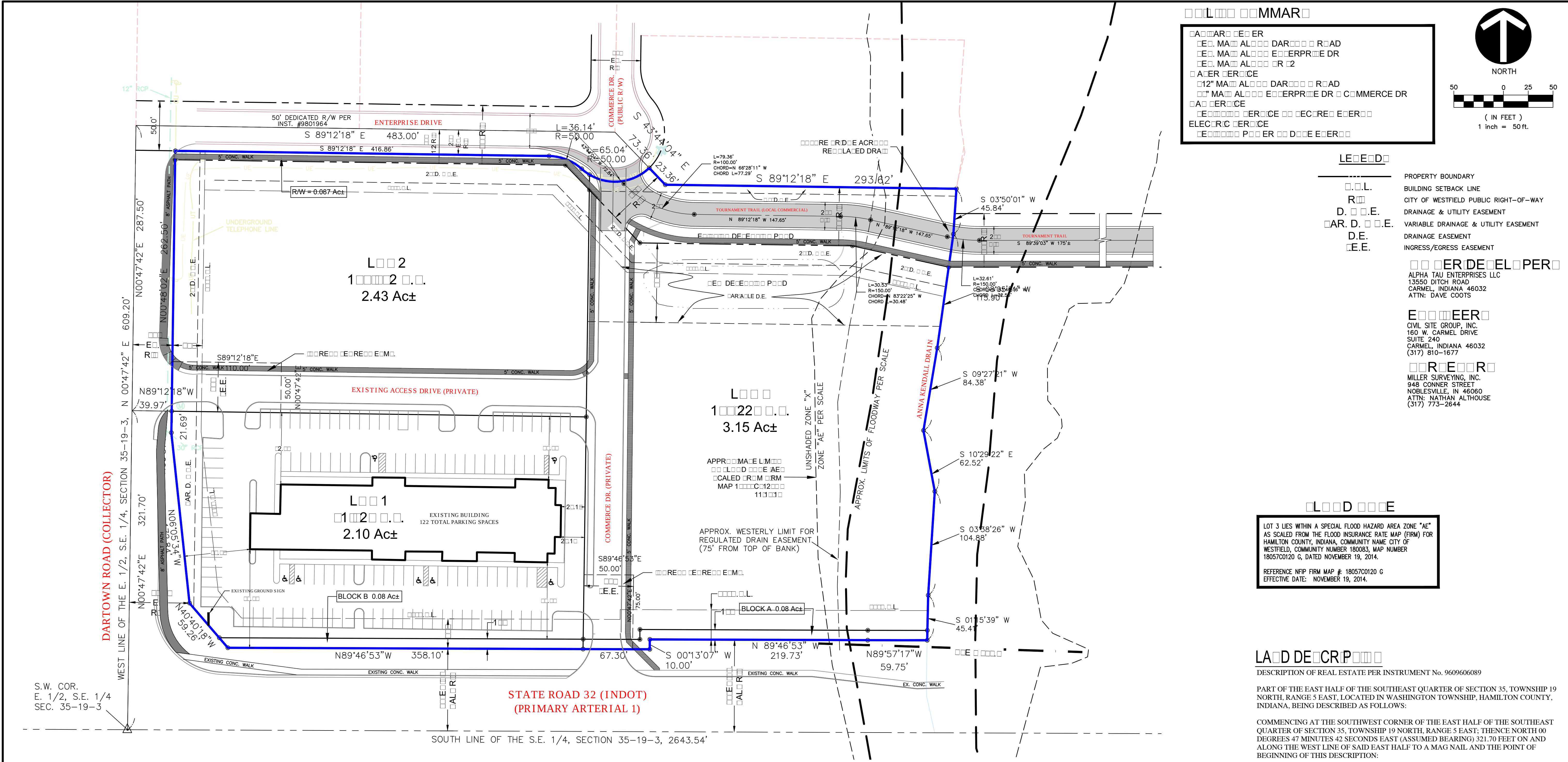
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DESCRIPTION OF REAL ESTATE PER INSTRUMENT No. 9609606089

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:

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ALPHA TAU ENTERPRISES, LLC
13550 DITCH ROAD
CARMEL, IN 46032

CIVIL SITE GROUP, INC.
160 W. Carmel Drive, Suite 240
Carmel, Indiana 46032
Ph: (317) 810-1677 Fax: (317) 810-1679

DATE: 08/21/19

DALE 1" = 50'

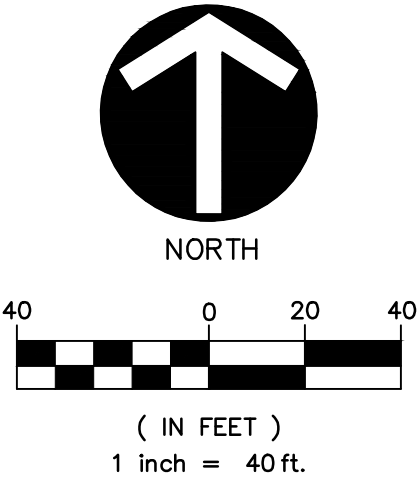
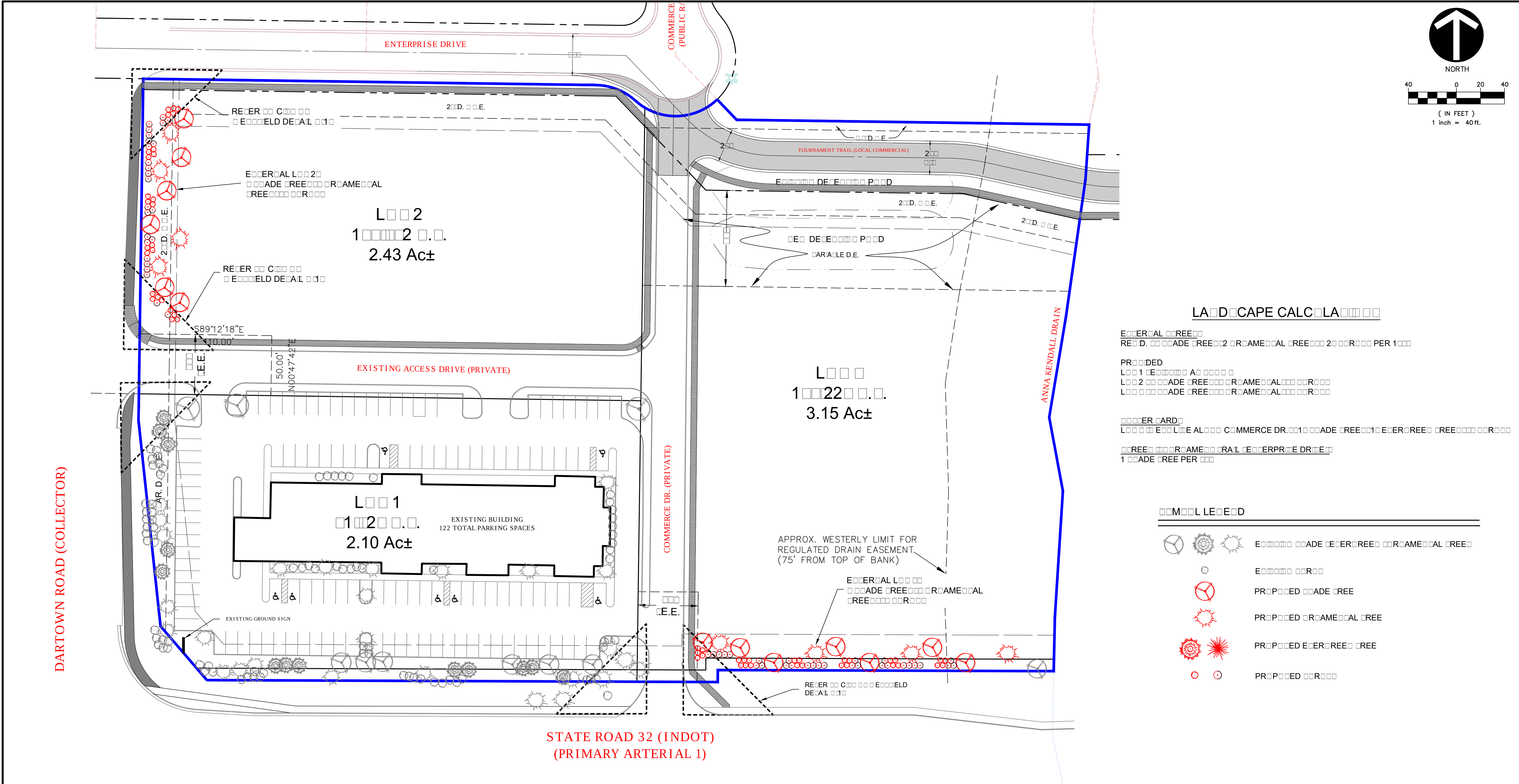
08/21/19

ALPHA TAU, LOTS 1-3
510 EAST SR 32
WESTFIELD, IN 46074

OVERALL DEVELOPMENT PLAN
SE 1/4, SECTION 35 - TOWNSHIP 19 NORTH - RANGE 3 EAST

PRERECEIVED
ATE.001

DRAWN BY
ODP-1
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LANDSCAPE CALCULATION

GENERAL NOTES

RECORD. PLANTING: 2% PER ACRE

PROPOSED

LOT 1: 2.10 AC

LOT 2: 2.43 AC

LOT 3: 3.15 AC

PLANTING: 2% PER ACRE

1% PER ACRE

- LEGEND
- PLANTING: 2% PER ACRE
 - PLANTING: 1% PER ACRE
 - PLANTING: 0.5% PER ACRE
 - PLANTING: 0.25% PER ACRE
 - PLANTING: 0.125% PER ACRE

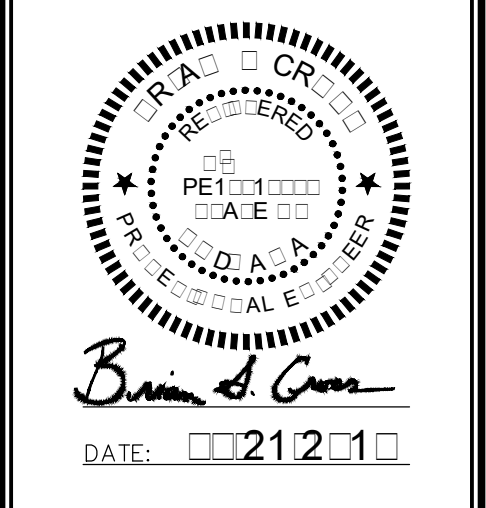
EXAMPLE PLANTING SCHEDULE

PLANTING: 2% PER ACRE	PLANTING: 1% PER ACRE	PLANTING: 0.5% PER ACRE	PLANTING: 0.25% PER ACRE
- PLANTING: 2% PER ACRE - PLANTING: 1% PER ACRE - PLANTING: 0.5% PER ACRE - PLANTING: 0.25% PER ACRE	- PLANTING: 1% PER ACRE - PLANTING: 0.5% PER ACRE - PLANTING: 0.25% PER ACRE	- PLANTING: 0.5% PER ACRE - PLANTING: 0.25% PER ACRE	PLANTING: 0.25% PER ACRE



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CARMEL, IN 46032

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Ph: (317) 810-1677 Fax: (317) 810-1679



DRAWN BY: BSC
CHECKED BY: BSC
SCALE: 1" = 40'
DATE: 08/21/19

ALPHA TAU, LOTS 1-3
510 EAST SR 32
WESTFIELD, IN 46074

OVERALL DEVELOPMENT LANDSCAPE PLAN
SE 1/4, SECTION 35 - TOWNSHIP 19 NORTH - RANGE 3 EAST

PROJECT NUMBER: ATE.001
DRAWN BY: OL P-1
DATE: 03/03



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 3, 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 petition will receive a public hearing the September 3, 2019, Advisory Plan Commission (the "APC") meeting. The petitioner held a neighborhood meeting on Wednesday, August 14, 2019. There were no public attendees.

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 will have 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 is scheduled for 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:

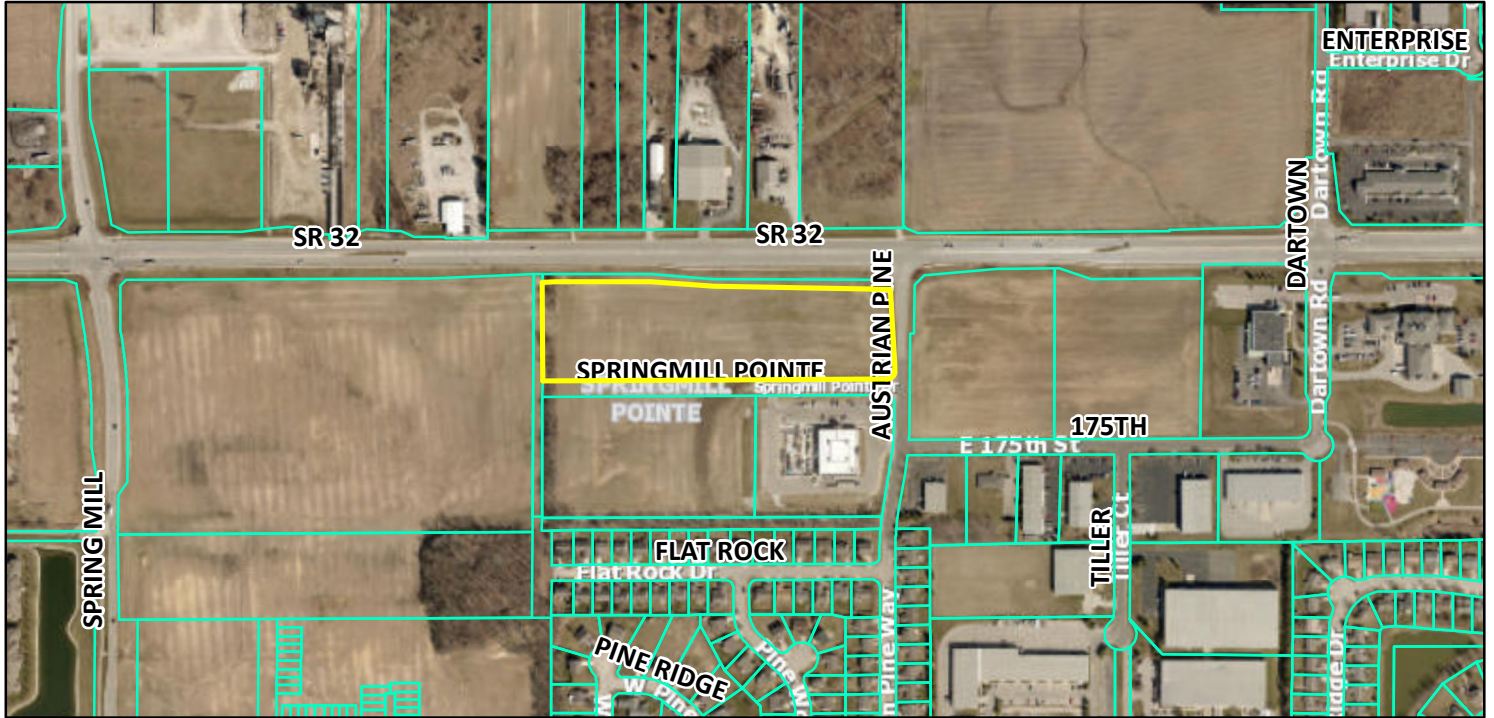
1. The Comprehensive Plan
2. Current conditions and the character of current structures and uses
3. The most desirable use for which the land is adapted
4. The conservation of property values throughout the jurisdiction
5. Responsible growth and development

DEPARTMENT COMMENTS

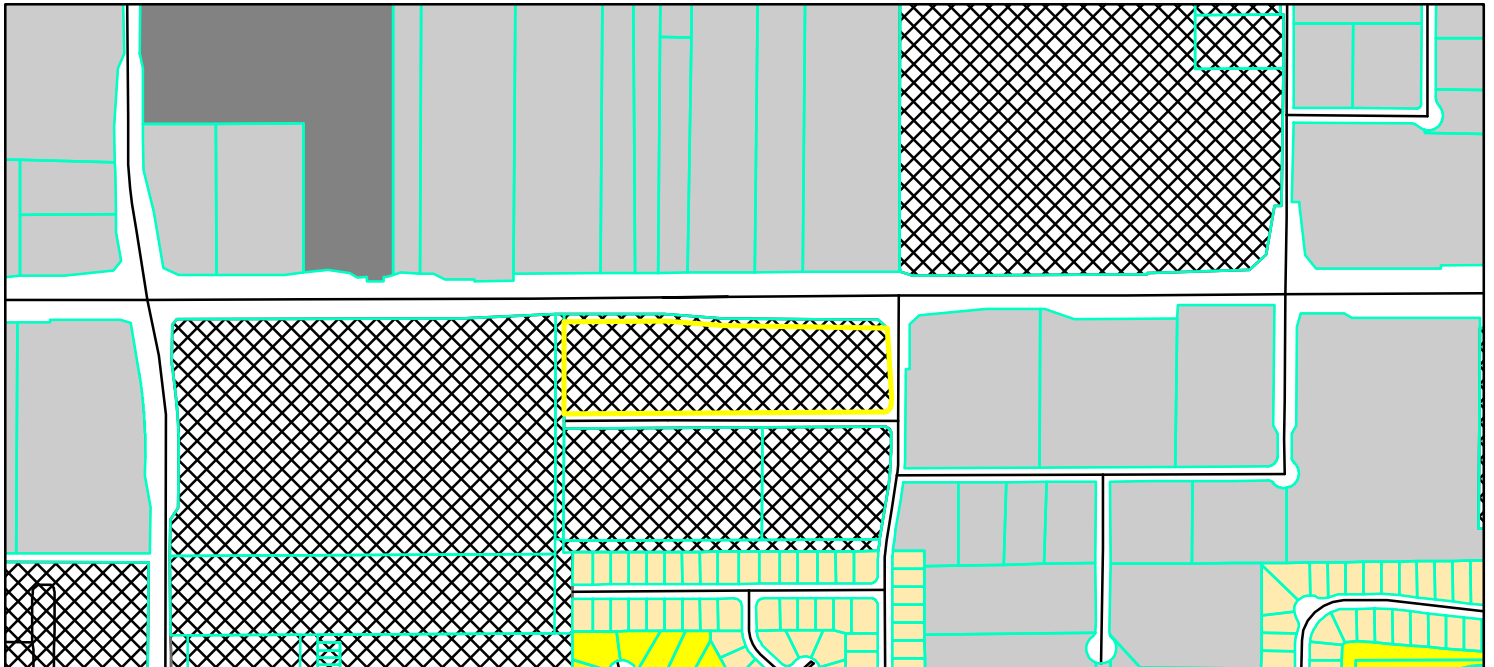
1. **Action:** Hold a public hearing at the September 3, 2019, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments, and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dccrabtree@westfield.in.gov

Aerial Location Map

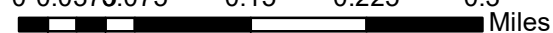
 Site



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



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:
 - i. A minimum 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.
 - ii. 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.
 - iii. If only one (1) building exceeds the Maximum Setback, it must contain at least one hundred and fifty (150) linear feet of Building Façade fronting State Road 32.
 - iv. These standards shall not prohibit the first developed building on

the Real Estate from exceeding the Maximum Setback.

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:

10.1 Article 6.1 Accessory Buildings: The Accessory Building requirements of the UDO (Article 6.1 Accessory Use and Building Standards) shall apply; however, Article 6.1(H)(2) and Article 6.1(H)(5) Screening of Receptacles and Loading areas shall be modified to permit trash enclosures to be located within the Established Front Yard of the Access Road. If the enclosures are attached to the Principal Building(s), then the opaque gates may be oriented towards the Access Road.

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.
- D. Parking Area Landscaping: Article 6.8(O) Parking Area Landscaping shall apply, except as modified below:
 - 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

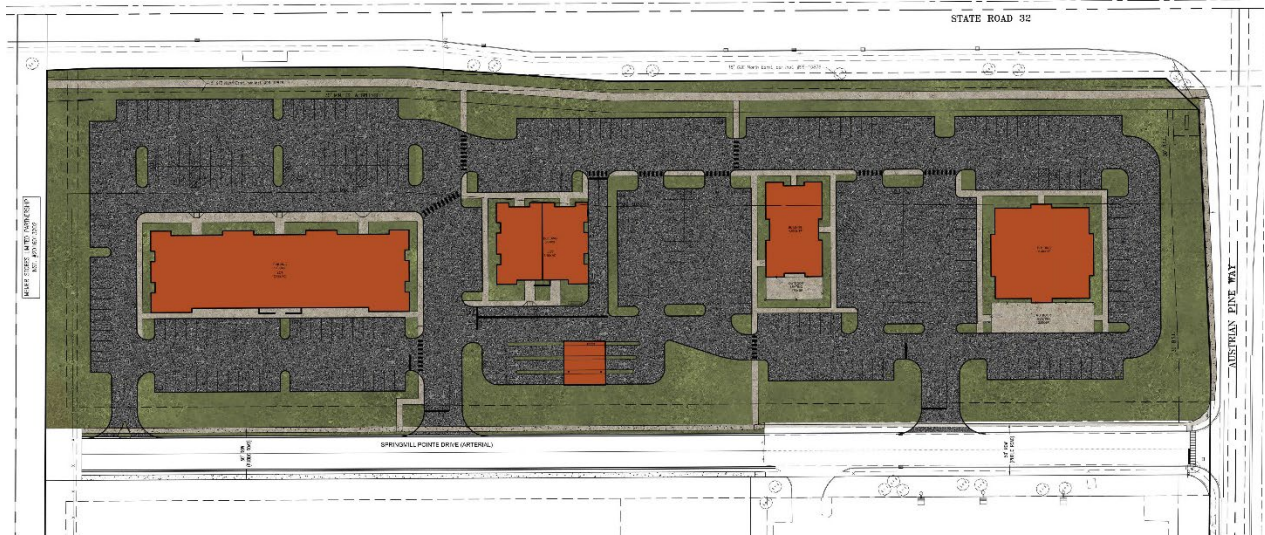
EXHIBIT A
REAL ESTATE

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)



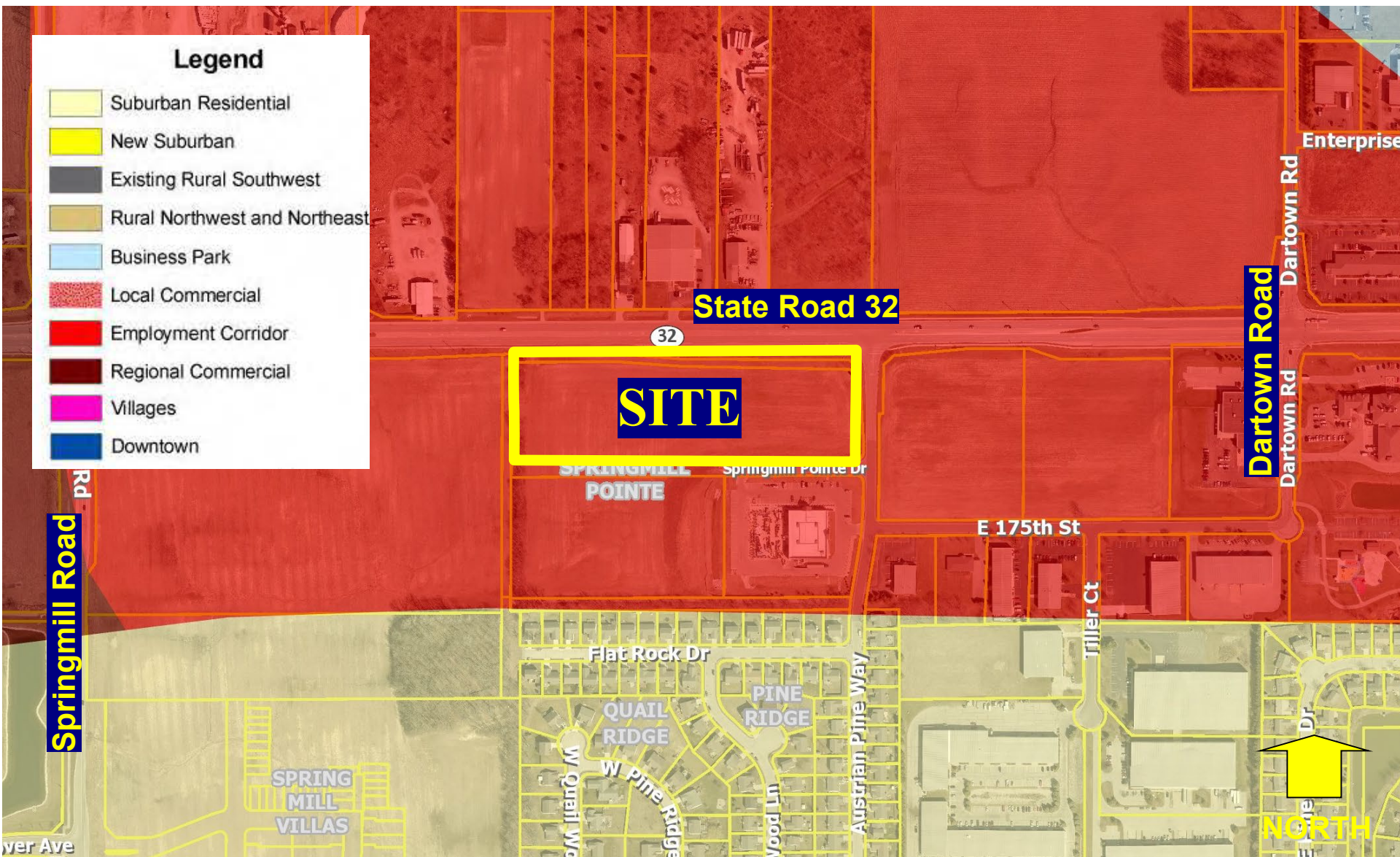
Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Community Development under Docket Number 19__-PUD-__.

EXHIBIT D
Character Exhibits
(Page 1 of 2)



EXHIBIT D
Character Exhibits
(Page 2 of 2)





Springmill Pointe PUD
Site Comprehensive Plan Map

EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



EXHIBIT D
Character Exhibits
(Page 1 of 2)



EXHIBIT D
Character Exhibits
(Page 2 of 2)





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 3, 2019
1909-PUD-24
Exhibit 1

Docket Number: 1909-PUD-24 (Ordinance No. 19-34)

Petitioner: CH Group, LLC by Church, Church, Hittle + Antrim

Request: An amendment to the 181st Street Planned Unit Development (PUD) District to permit Outdoor Storage as a temporary use, modify development standards and to add a Site Plan and Character Exhibits

Current Zoning: 181st Street PUD (Ord. 14-03 "the Original PUD Ordinance" as amended)

Current Land Use: Commercial/Industrial

Acreage: 25.64 acres +/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Proposed PUD Amendment (Ord. 19-34)
4. SE Corner of 181st & Wheeler Site Plan
5. Character Exhibits
6. Outdoor Storage Plan

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the August 12, 2019, City Council meeting. The petition will receive a public hearing at the September 3, 2019, Advisory Plan Commission (the "APC") meeting. A neighborhood meeting was held on August 21, 2019. One (1) nearby resident of 181st Street attended with questions and concerns about landscaping and screening that were required by the Original PUD Ordinance.

PROJECT OVERVIEW

Location: The petitioner is requesting an amendment to the 181st Street PUD, which is approximately 25.64 acres +/- in size, located on the south side of 181st Street between Wheeler Road and US Highway 31 (see **Exhibit 2**) (the "Property").

Properties to the north are zoned GB-PD: General Business/Planned Development and the Grand Park Village PUD; US Highway 31 exists to the east, EI: Enclosed Industrial exists to the south and the remaining portion of the 181st Street PUD exists to the west.

ZONING REQUEST

Permitted Uses: The petitioner requests this PUD Amendment to allow Warehousing and Distribution (Outside Storage) to the list of Temporarily Permitted Uses. The Outside Storage standards of the UDO shall apply. An Outdoor Storage Plan (see **Exhibit 6**) is made a part of the PUD indicating the extent to where any Outside Storage may be held.

Site Plan and Character Exhibits: The PUD amendment also adds a Site Plan (see **Exhibit 4**) for development the southeast corner of 181st Street and Wheeler Road and Character Exhibits (see **Exhibit 5**) of a hotel, restaurant(s), and office(s). Hotels, restaurants, and offices are uses that are already permitted on the Property.

General Regulations, Setbacks: The PUD Amendment proposes to modify the Front Yard and Side Yard Setbacks for Parcel E to twenty (20) feet.

Development Standards: The PUD Amendment proposes to modify External Street Frontage Landscaping requirements, specifically trees, for the areas adjacent to the Temporary Parking Lot as shown on the Concept Plan and in instances where Building Facades are located within twenty (20) feet of the Right-of-way. Shrubs and Foundation Plantings shall still be required.

The PUD Amendment proposes that products located in the Outside Storage and Display Area shall be limited to a maximum height of twelve (12) feet and shall not be required to be screened from adjacent Right-of-ways.

The PUD Amendment proposes that Parking and Loading Standards shall not apply for the Temporary Parking Lot; instead, the necessary standards for the Temporary Parking Lot shall be delegated to the Director of Public Works.

The PUD Amendment proposes a maximum of three (3) Center Monument Signs for the Property with specific placement requirements. This standard likely applies today, however, this language addition has been added for clarification.

COMPREHENSIVE PLAN

The Property is located in the 'Employment Corridor' (Highway Corridor) and 'Business Park' corridor of the Comprehensive Plan. The Highway Corridor section of the Comprehensive Plan states that appropriate Land Uses include office and service areas, research and development, as well as retail and institutional uses that are subordinate and supportive of the office and service uses. The Business Park section of the Comprehensive Plan contemplates manufacturing, subordinate office and retail services, research and development and warehousing as appropriate uses. The Property is also located as part of the Family Sports Capital of America (a.k.a. "Grand Park") area, as identified in the Family Sports Capital Addendum II of the

Comprehensive Plan (the “Addendum II”). The Addendum II anticipates land uses such as hotels, restaurants, retail uses, and other supporting commercial uses (among additional professional and residential uses) will locate within the Grand Park area.

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 will be 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.

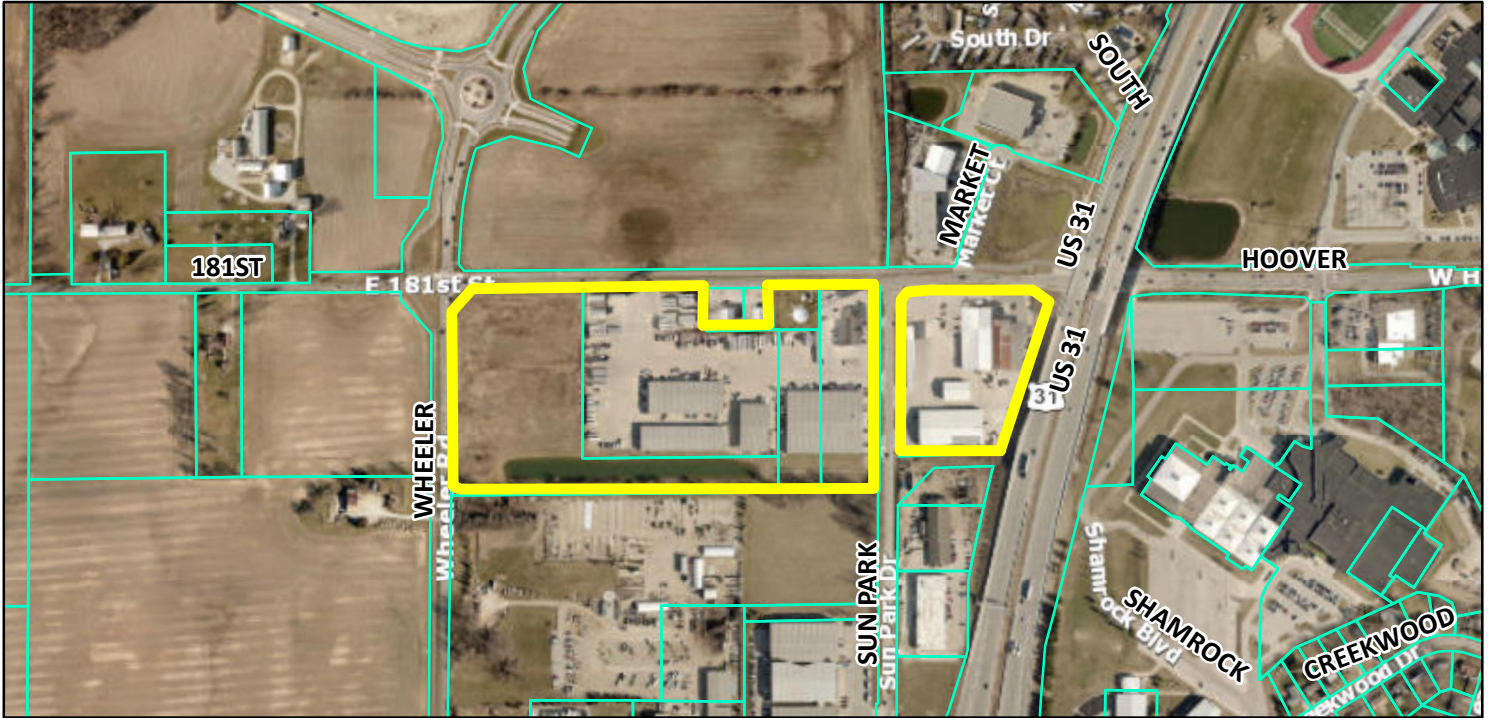
DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the September 3, 2019, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on 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 Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

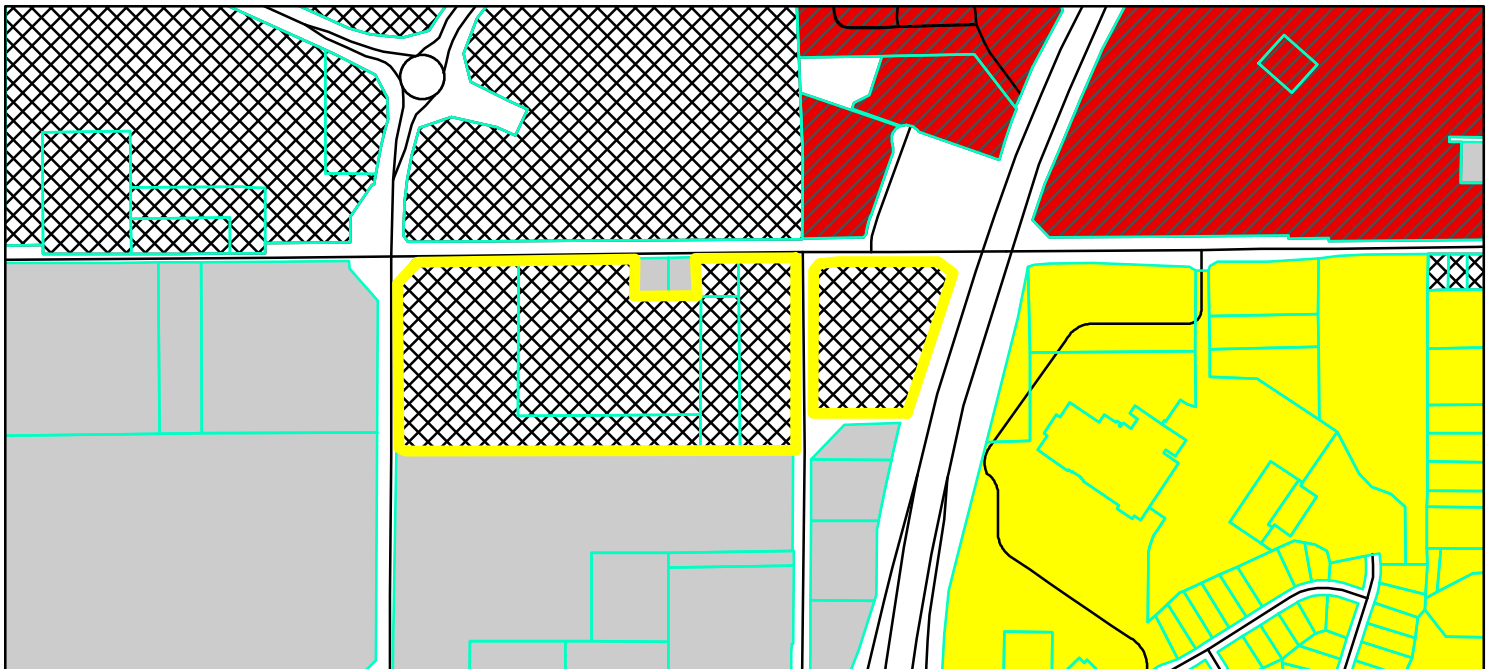
181st Street PUD

Aerial Location Map

 Site



Zoning Map



 Parcel
 GIS DBO, PW, Streets
Zoning - All
Zoning
 AG-SF1 (Agriculture - Single Family - 1)
 EI (Enclosed Industrial)
 GB-PD (General Business - Planned Development)
 PUD (Planned Unit Development)
 SF-3 (Single Family - 3)

0 0.0375 0.075 0.15 0.225 0.3
 Miles



ORDINANCE NUMBER 19-34

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE 181ST STREET PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

This is a Planned Unit Development District Ordinance 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; and,

WHEREAS, the Council enacted Ordinance 14-03, the 181st Street Planned Unit Development Ordinance (the “181st Street PUD”), on January 27, 2014; and,

WHEREAS, on September 10, 2018, the Council enacted Ordinance 18-28, amending the 181st Street PUD to extend previously approved deadlines; and,

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (**Petition No. 1909-PUD-24**), requesting an amendment (the “Amendment”) to the 181st Street PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”); and,

WHEREAS, the Commission forwarded **Petition No. 1909-PUD-24** 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; and,

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 20____; and,

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 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.
- 1.2 All other provisions of the 181st Street PUD Ordinance shall remain in effect with the adoption of 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 C**, a site plan depicting hotel, restaurant and retail or office uses at the southeast corner of Wheeler Road and East 181st Street, 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 plan shall be subject to the terms and conditions of this Ordinance.

Section 4. Character Exhibit. The “Character Exhibits” attached hereto as **Exhibit D and Exhibit E1 through E3, inclusive**, depicting the hotel building elevation, and office/retail/restaurant building elevations are hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed on the Real Estate. It is not the intent to limit the architecture shown in the Character Exhibits, but to encourage a diversity in architecture on the Real Estate.

Section 5. Permitted Uses. Article 2, Section 2.2(C) of the 181st Street PUD is hereby amended to add Warehousing and Distribution Operations (Outside Storage) to the list of Temporarily Permitted Uses. Such use and Outside Storage shall be limited to the areas depicted in **Exhibit B**, attached hereto.

Section 6. General Regulations. The standards of Section 2.3 of the 181st Street PUD Development Standards and Architectural Design Requirements shall apply to the development of the Real Estate, except as otherwise modified below:

- 6.1 The Minimum Front Yard Setback for Parcel E as defined in Ord. 14-03 shall be twenty (20) feet.
- 6.2 The Minimum Side Yard Setback for Parcel E as defined in Ord. 14-03 shall be twenty (20) feet.

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

- 7.1 External Street Frontage Landscaping Requirements (Article 6.8(M)(2)): For Parcel E specifically, trees shall not be required within the landscaping area adjacent to Building Facades which are 20 feet or closer to the Right-of-way. In addition, trees shall not be required within the landscaping area adjacent to the Temporary Parking Lot as shown on the Concept Plan (the “Temporary Parking Lot”).

In instances where trees are not required, shrubs shall still be required.

Article 6.8(M)(2) shall remain in full effect in all other instances.

Article 6.8(L) Foundation Plantings shall continue to apply as well in all instances.

- 7.2 Outside Storage and Display, Business Districts (Article 6.12): The standards of Article 6.12 shall apply to the development of the Real Estate, except as otherwise modified below:

- 1. The Outside Storage Area as shown in Exhibit B (the “Outside Storage Area”) shall not be required to be shown on an approved Development Plan.
- 2. The size and location of any Outside Storage Area for the Real Estate shall be limited to the area shown in Exhibit B.
- 3. Materials, product or merchandise located in the Outside Storage Area shall not be required to comply with Article 6.12(C)(1)(c)(i) or 6.12(C)(1)(d). Instead, materials, product or merchandise shall be limited to a maximum height of twelve (12) feet.
- 4. Existing fencing and screening standards of the 181st Street PUD or the Amendment shall control.

- 7.3 Parking and Loading Standards (Article 6.14): Shall not apply to the Temporary Parking Lot. Instead, approval of necessary standards for the Temporary Parking lot shall be delegated to the Director of Public Works.

- 7.4 Monument Sign(s) (Center Only) (Article 6.17(J)(2)): Shall be amended to permit a maximum of three (3) Center Monument Signs on the Real Estate. Nonresidential Center Signs shall be limited to the following locations:

1. One (1) sign shall be permitted along Wheeler Road south of 181st Street
2. One (1) sign shall be permitted along 181st Street west of Sun Park Drive
3. One (1) sign shall be permitted along 181st Street east of Sun Park Drive

REMAINDER OF PAGE LEFT INTENTIONALLY 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 Edwards

James Edwards

James 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 19-34 was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 19-34**

this ____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-34**

this ____ day of _____, 2019.

J. Andrew Cook, Mayor

*This document prepared by:
Eric Douthit, Attorney-At Law, 2 North 9th Street, Noblesville, IN 46060*

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: Eric Douthit.

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Outdoor Storage Plan
Exhibit C	Concept Plan
Exhibit D	Hotel Character Exhibit
Exhibit E1-E3	Office/Restaurant/Retail Character Exhibits

EXHIBIT A

REAL ESTATE

Part of the Southwest and Southeast Quarters of Section 36, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana described as follows:

Beginning at the Northwest Corner of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 59 minutes 39 seconds East along the north line of said Quarter Section 823.93 feet; thence South 00 degrees 00 minutes 21 seconds East 147.60 feet; thence North 89 degrees 59 minutes 39 seconds East 359.87 feet; thence North 00 degrees 00 minutes 21 seconds West 147.60 feet to the aforesaid north line; thence North 89 degrees 59 minutes 39 seconds East along said north line 141.08 feet to the Northeast Corner of the Southwest Quarter; thence North 89 degrees 53 minutes 12 seconds East along the north line of said Southeast Quarter 518.27 feet to the eastern right-of-way of U.S. Highway 31; the next five courses follow said right-of-way; 1) thence South 00 degrees 06 minutes 48 seconds East 16.50 feet; 2) thence South 56 degrees 22 minutes 20 seconds East 85.23 feet to a non-tangent curve to the left having a central angle of 02 degrees 19 minutes 36 seconds, a radius of 8120.00 feet and a length of 329.72 feet, 3) said curve subtended by a chord bearing of South 16 degrees 57 minutes 32 seconds West and a chord length of 329.70 feet; 4) thence South 21 degrees 04 minutes 04 seconds West 101.93 feet; 5) thence South 14 degrees 49 minutes 00 seconds West 74.71 feet; thence South 88 degrees 40 minutes 42 seconds West 394.72 feet; thence South 00 degrees 41 minutes 46 seconds West 105.36 feet; thence South 89 degrees 53 minutes 12 seconds West 50.54 feet; thence South 00 degrees 47 minutes 10 seconds West 3.92 feet; thence North 89 degrees 55 minutes 29 seconds West 1324.87 feet; thence North 00 degrees 47 minutes 16 seconds East 662.06 feet to the Point of Beginning, containing 25.64 acres more or less.

EXHIBIT B

OUTDOOR STORAGE PLAN

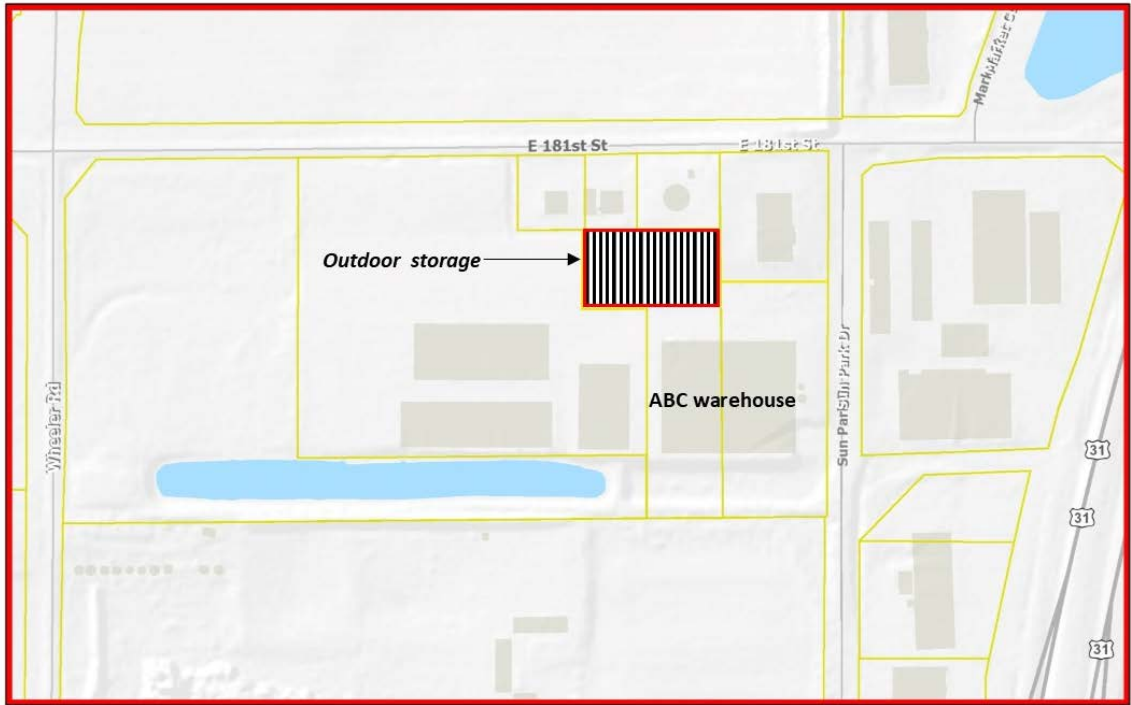


EXHIBIT C

CONCEPT PLAN



EXHIBIT D

HOTEL CHARACTER EXHIBIT



EXHIBIT E-1

OFFICE/RETAIL/RESTAURANT CHARACTER EXHIBIT



EXHIBIT E-2

OFFICE/RETAIL/RESTAURANT CHARACTER EXHIBIT



1 Aerial View
D2
SCALE: 1/8"

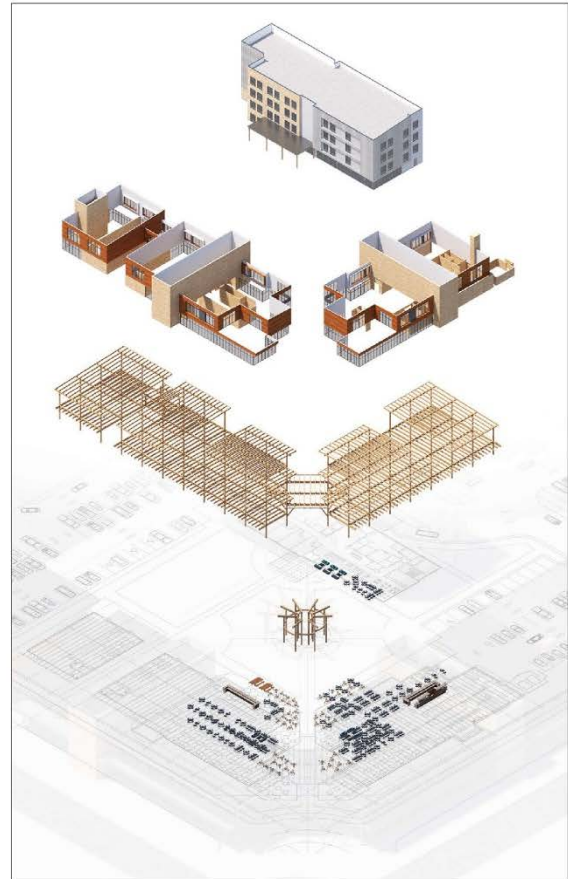


EXHIBIT E-3

OFFICE/RETAIL/RESTAURANT CHARACTER EXHIBIT



1
0.3 Exterior View
SCALE: N/A



2
0.3 Exterior View
SCALE: N/A



3
0.3 Exterior View
SCALE: N/A



4
0.3 Exterior View
SCALE: N/A

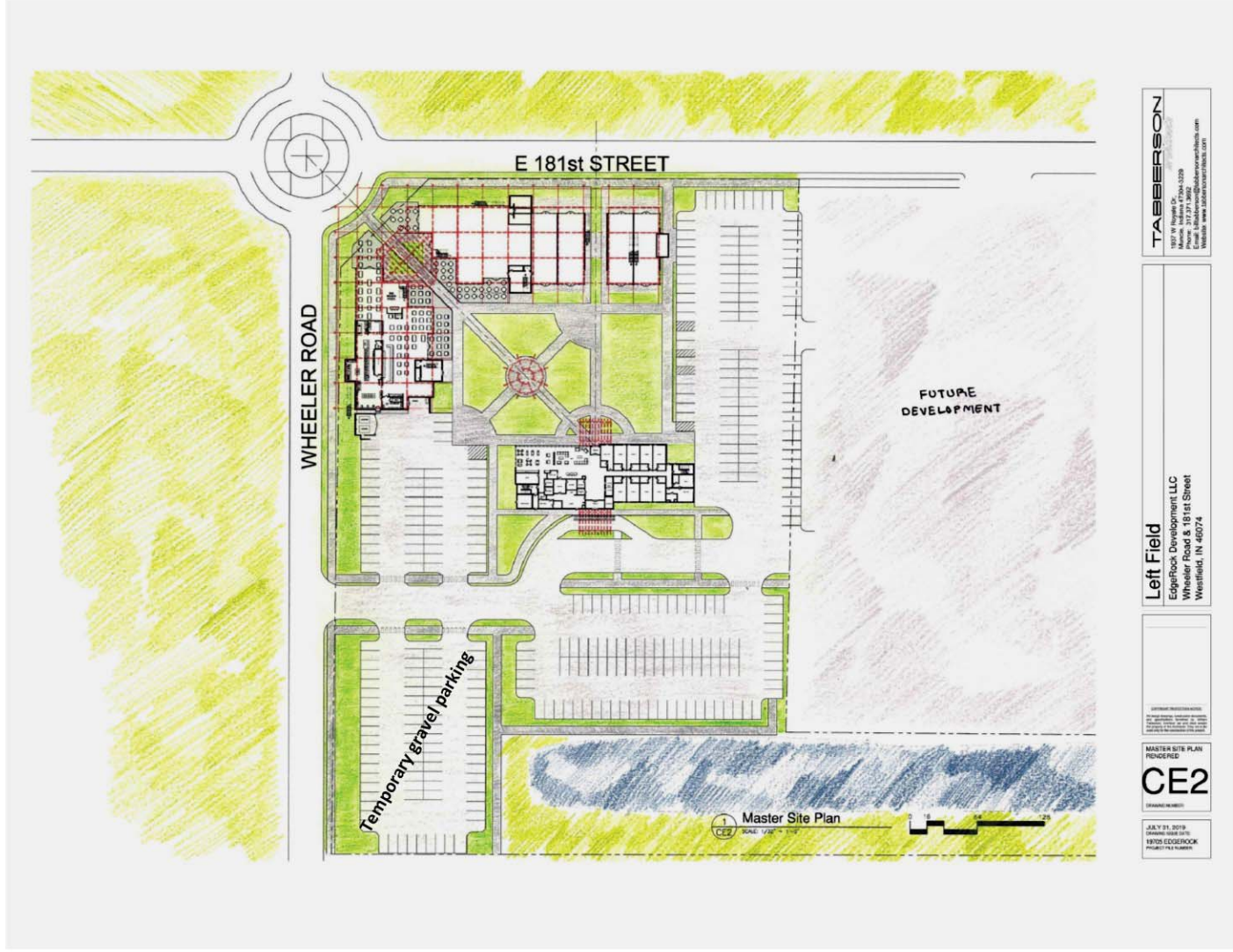


EXHIBIT C
CONCEPT PLAN





1
02 Aerial View
SSA-01-01



2
02 Aerial View
SSA-01-02



3
02 Exploded Axonometric
SSA-01-03

LEFT FIELD

Wheeler Road & 181st Street
Westfield, IN 46074





1 Exterior View
03 03 03



2 Exterior View
03 03 03

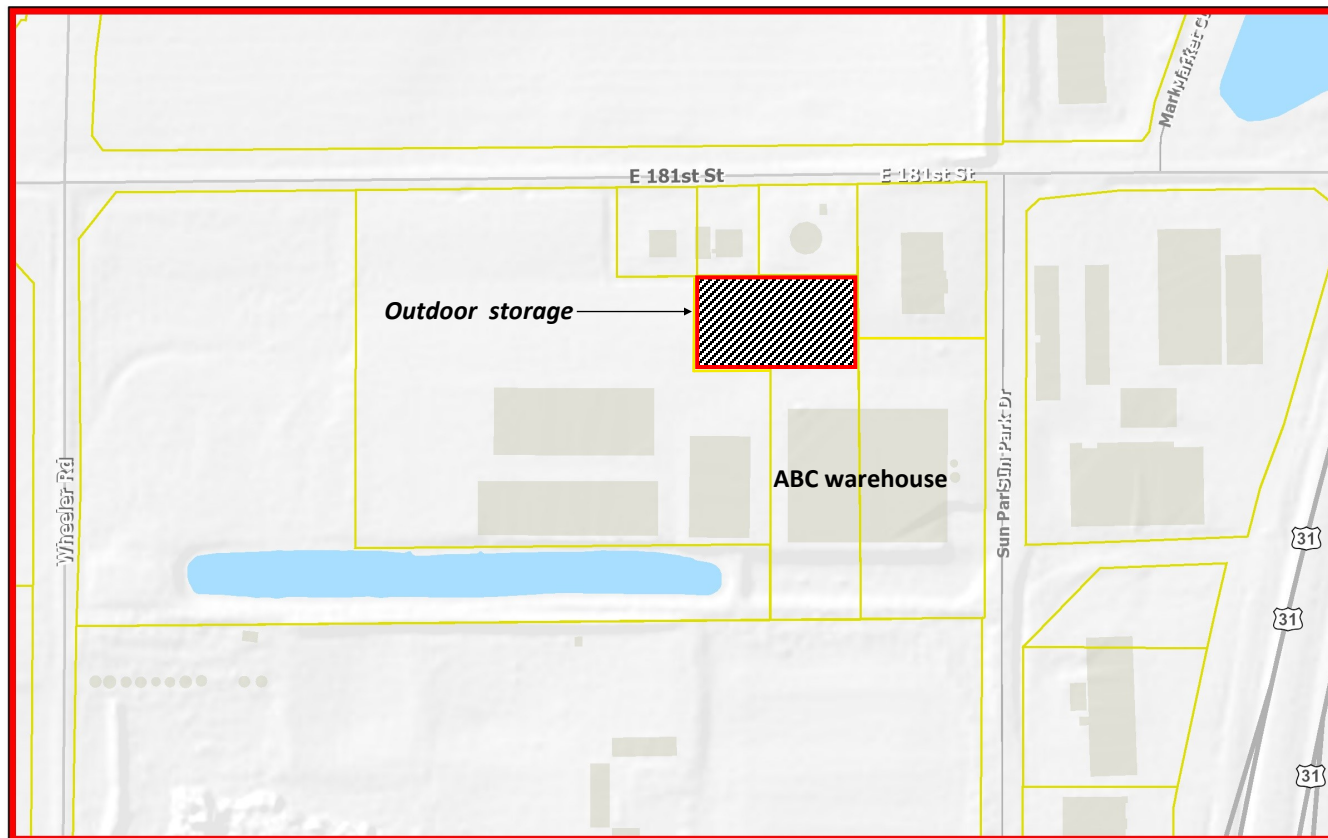


3 Exterior View
03 03 03



4 Exterior View
03 03 03

181st St PUD amendment





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 3, 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
7. Neighborhood Meeting Summary

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 will receive a public hearing at the September 3, 2019, Advisory Plan Commission (the "APC") meeting. A neighborhood meeting was held on August 20, 2019. A summary of this meeting can be viewed as **Exhibit 7**.

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.

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 is scheduled for 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.

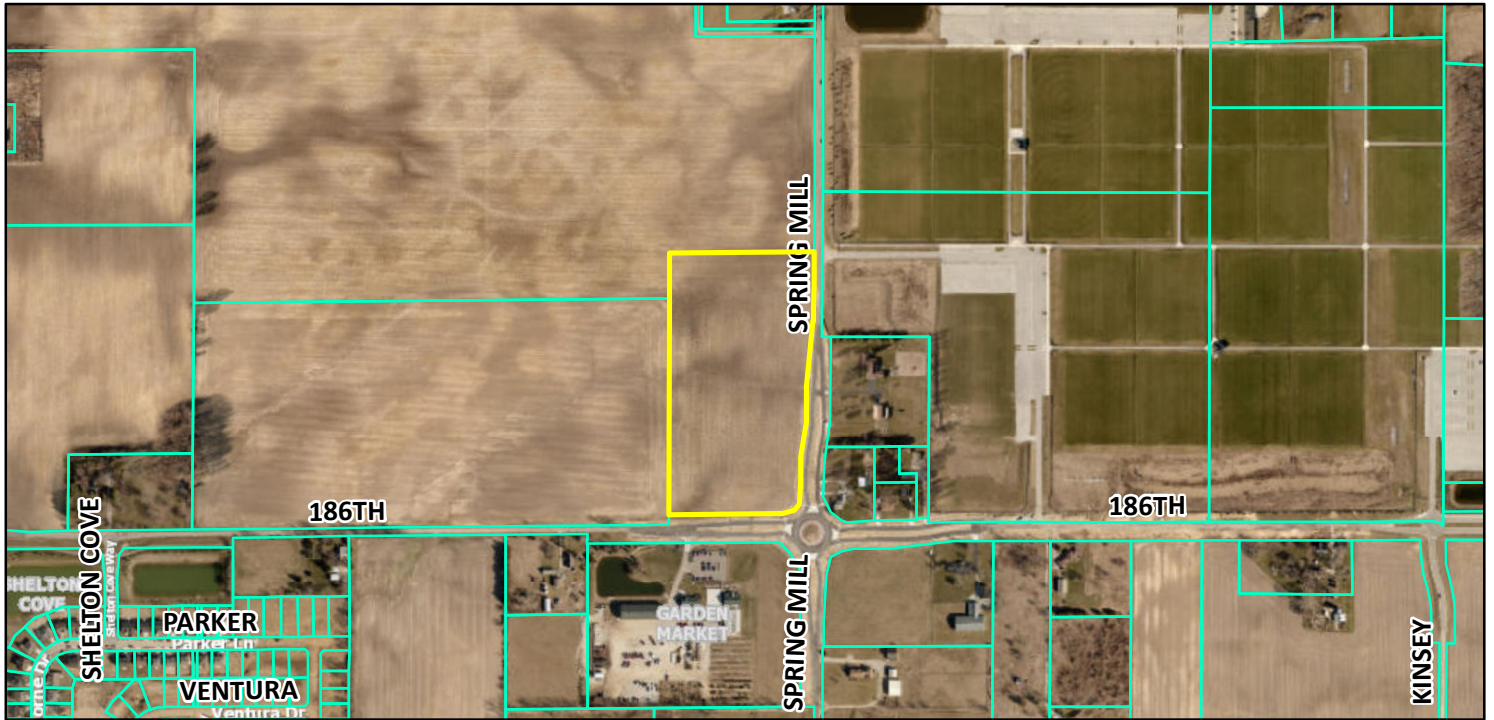
Council Introduction: The petition was introduced at the August 12, 2019, City Council meeting.

DEPARTMENT COMMENTS

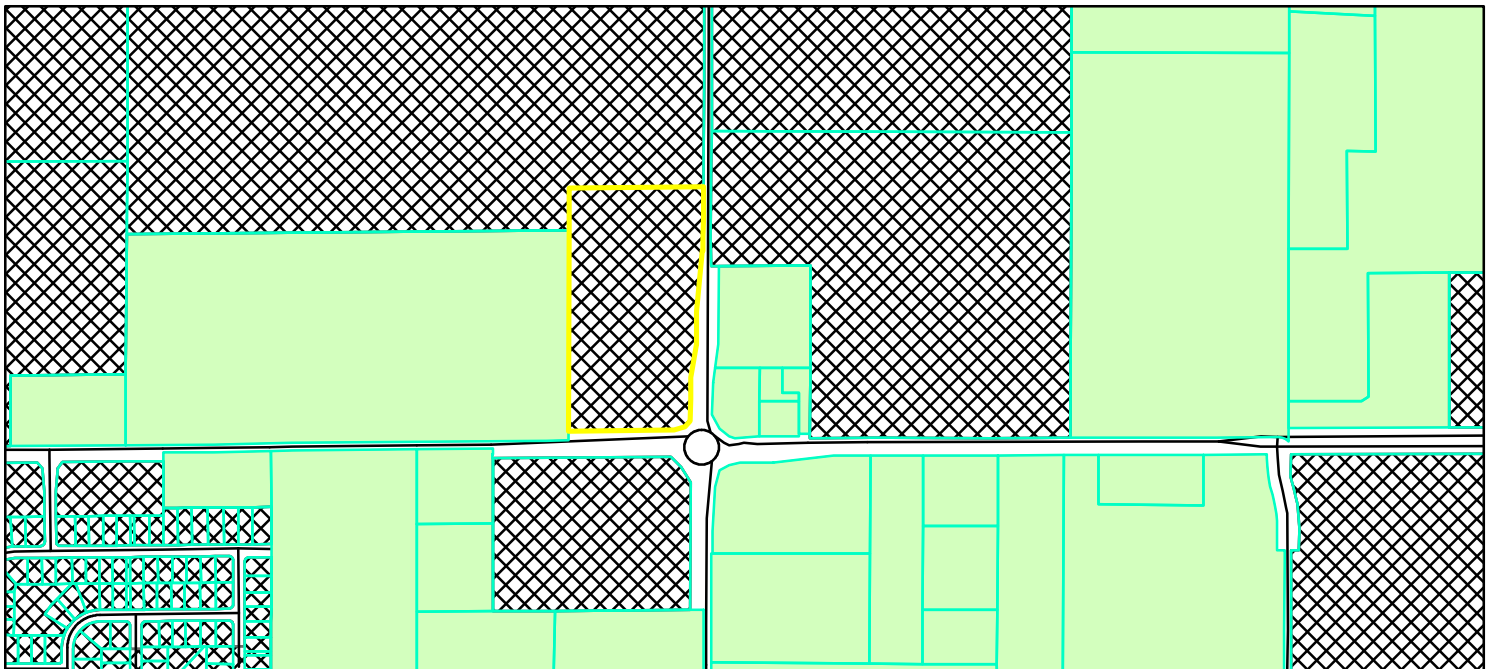
1. **Action: Hold a public hearing at the September 3, 2019, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact 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

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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.

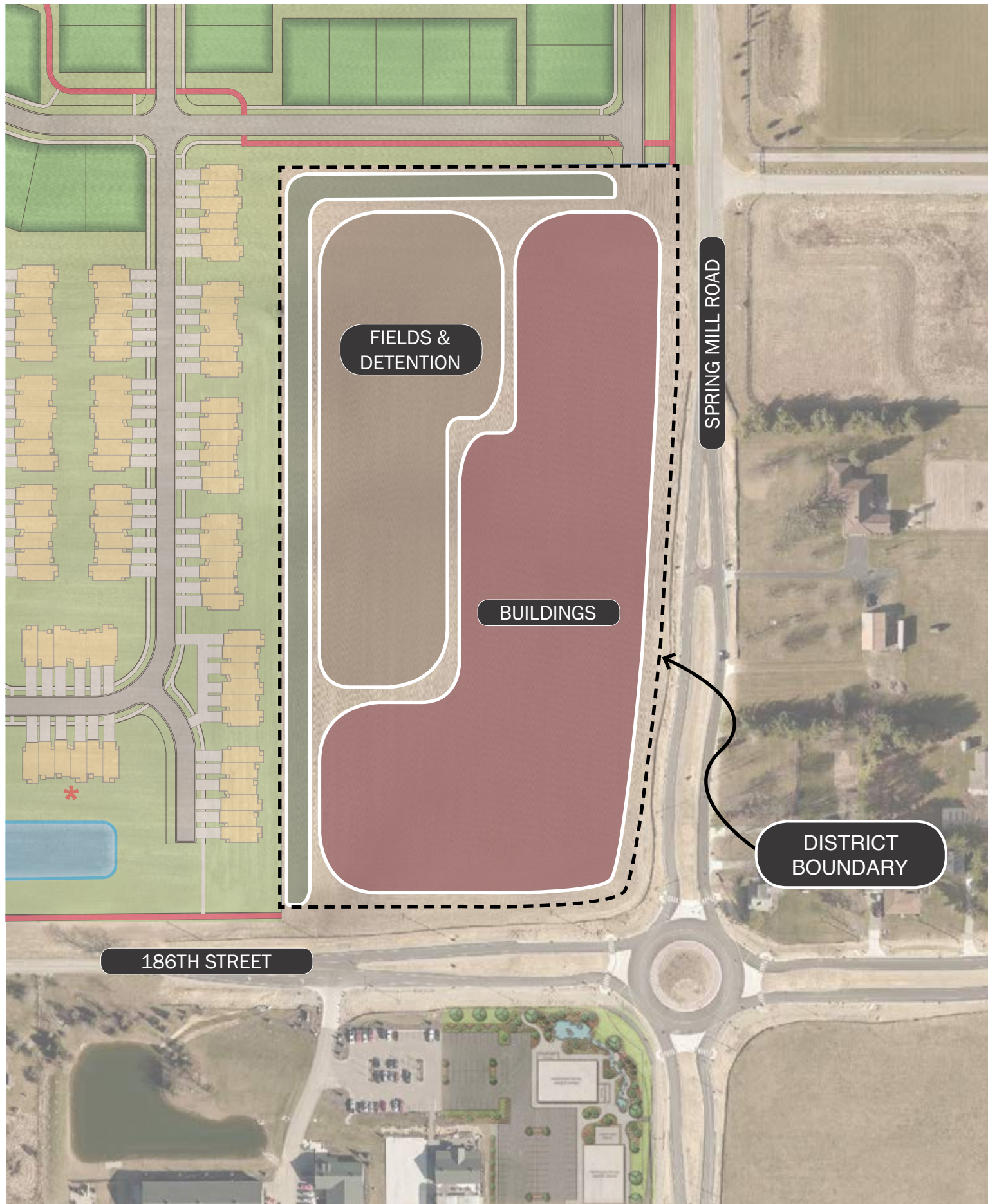


EXHIBIT B: CONCEPT PLAN
CEDARBROOK COMMONS
PLANNED UNIT DEVELOPMENT DISTRICT



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

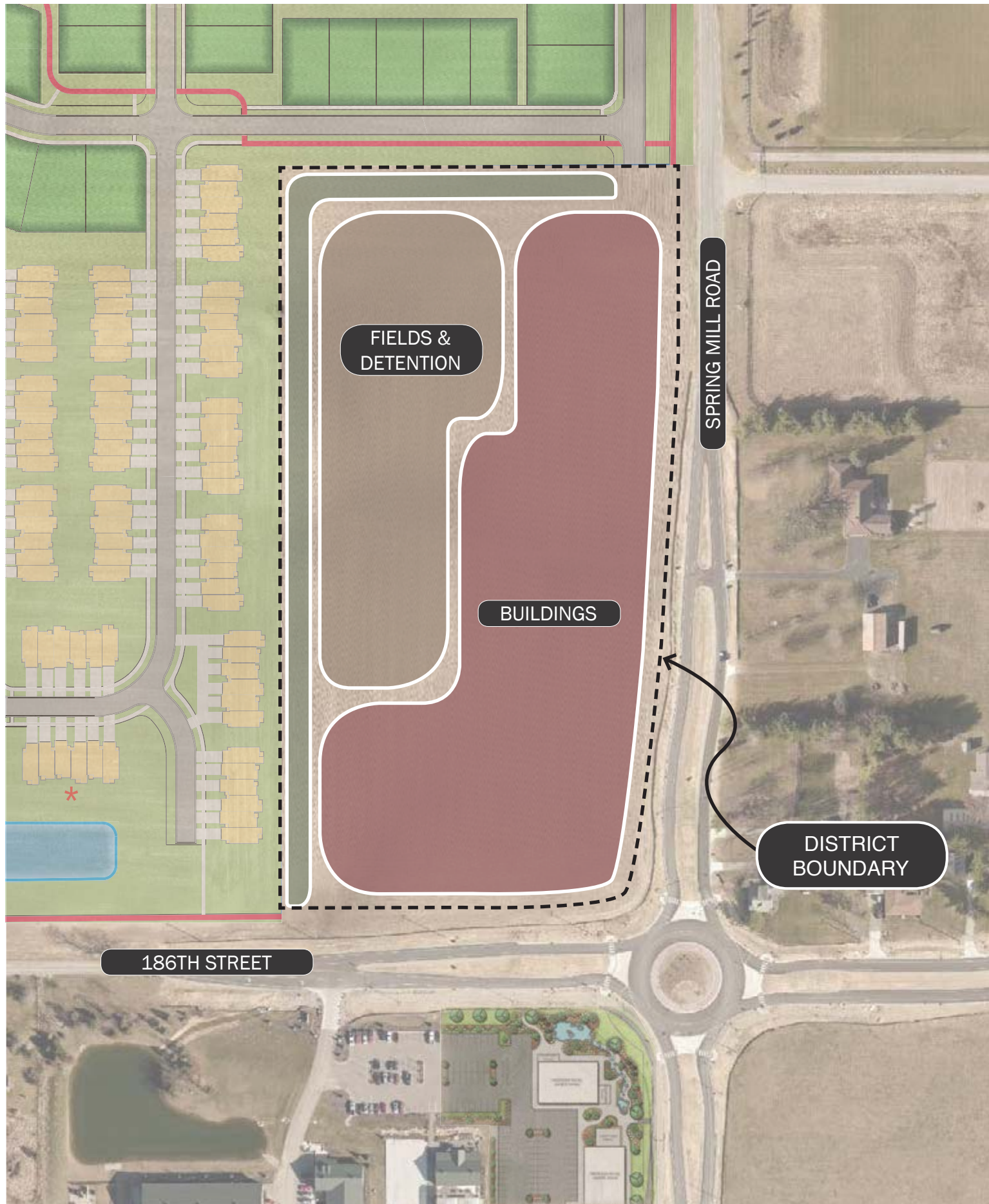


EXHIBIT B: CONCEPT PLAN
CEDARBROOK COMMONS
PLANNED UNIT DEVELOPMENT DISTRICT



ILLUSTRATIVE LAYOUT
CEDARBROOK COMMONS
PLANNED UNIT DEVELOPMENT DISTRICT



CHARACTER EXHIBITS
CEDARBROOK COMMONS
 PLANNED UNIT DEVELOPMENT DISTRICT



CHARACTER EXHIBITS
CEDARBROOK COMMONS
 PLANNED UNIT DEVELOPMENT DISTRICT



Memorandum

Date: August 22, 2019
To: Daine Crabtree, Associate Planner
Community Development Department
From: Jesse M. Pohlman

Re: Cedarbrook Commons (1909-PUD-25)
Summary of Neighbors' Open House

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Craigielea Enterprises, LLC hosted an open house for adjoining property owners on Tuesday, August 20, 2019, at Northview Church (1191 W 186th Street, Westfield, Indiana). Below please find a brief written report of the open house.

Open house began at 6:30 p.m. and concluded around 7:15 p.m.

Petitioner representatives included David Wroblewski (Craigielea Enterprises, LLC) and Jesse Pohlman (William Tres Development, LLC).

Attendees included two (2) residents of Waters' Edge and a representative from the City's Economic and Community Development Department (D. Crabtree).

After introductions and an overview of the proposed change of zoning request, discussion included the following: traffic and traffic patterns in the area with Grand Park, road impact fees, right-of-way dedication and the developments intent to serve the surrounding neighborhoods and Grand Park visitors; general site layout and plan to maintain the fields as depicted on the concept plan; need for neighborhood oriented uses in the area and discussion regarding the difference between intensity and types of uses between LB District and GB District; general development activities in the area; desire for unique architecture fitting the community; general discussion of the scale and character of developments.



Westfield–Washington Township Advisory Plan Commission

Minutes of the August 19, 2019 APC Meeting

Presented for approval: September 3, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, August 19, 2019 scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: All present.

City Staff Present: Kevin Todd, Senior Planner; Pam Howard, Senior Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

APPROVAL OF MINUTES

August 5, 2019 Minutes tabled until September 3, 2019 APC meeting.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

OPENING OF MEETING

CONSENT AGENDA ITEMS

1907-DDP-11

Northpoint Lot 2, Warehouse

2101 Bastian Court

BCNP, LLC requests Detailed Development Plan review of a 67,200 square warehouse on 6.11 acres +/- in the Northpoint PUD District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

1908-DDP-13

Burger King (Monon Crossing)

819 E. State Road 32

Carrols Corporation requests Detailed Development Plan approval of a 3,344 square-foot restaurant on 1.33 acres +/- in the Monon Crossing PUD District.

(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

Motion: Approve the Consent Agenda as written.

Motion: Woodard; Second: Willis. Motion passed. Vote: 9-0.

ITEMS OF BUSINESS

1907-PUD-17

Midtown at Westfield PUD

East side of U.S. 31, north and south of 191st Street

Henke Development Group, LLC by Onpointe Land Matters, LLC requests a change of zoning for approximately 138 acres +/- from the AG-SF1, SF-3, EI, & LB Districts to the Midtown at Westfield PUD District.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Graham recused himself and left the meeting at 7:02 p.m.

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Howard overviewed this request for a change of zoning.

No commission comments.

Motion: Forward 1907-PUD-17, to the City Council with a favorable recommendation with the following condition:
Motion: Woodard; Second: Kelleher. Motion passed. Vote: 9-0.

PUBLIC HEARING ITEMS

No Public Hearing Items.

ITEMS CONTINUED TO A FUTURE MEETING

- | | |
|--|--|
| 1908-PUD-22 | Spring Mill Centre PUD
<i>Northeast corner of SR 32 and Spring Mill Road</i>
Zentz Consulting, LLC by Clark Quinn Law requests a change in zoning of 57 acres +/- from the EI: Enclosed Industrial, OI: Open Industrial and AG-SF1: Agriculture / Single-Family Rural District to the Spring Mill Centre PUD District.
(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov) |
| 1908-ODP-13
1908-SPP-13 | Spring Mill Station SWC Apartments
<i>Southwest Corner of 161st Street and Spring Mill Road</i>
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) |
| 1908-PUD-20 | The Landings at Village Farms
<i>14851 Oak Ridge Road</i>
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 District.
(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov) |
| 1908-PUD-21 | Orchard View of Westfield
<i>West side of Spring Mill Road, approximately 1,300 feet north of State Road 32</i>
Arbor Homes requests a change in zoning of approximately 103 acres +/- from the AG-SF1: Agricultural / Single-Family Rural District and the Spring Mill Trails PUD District to the Orchard View PUD District.
(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov) |
| 1908-PUD-23 | Alpha Tau PUD
<i>510 E. State Road 32</i>
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) |
| 1907-ODP-11
1907-SPP-11 | Alpha Tau Park, Lots 1-3
<i>510 E. State Road 32</i>
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) |

ITEMS WITHDRAWN BY PETITIONER

1904-PUD-05

[WITHDRAWN]

iBeach31 at Grand Park PUD

North side of 186th Street, west of Grand Park Boulevard

iBeach31 requests a change in zoning of 3 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the iBeach31 at Grand Park PUD District to accommodate a Commercial Recreational Facility.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Economic and Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting.

Motion: Kelleher; Second: Willis. Motion passed. Vote: 8-0.

Meeting adjourned at 7:10 p.m.

Randell Graham, President

Andre Maue, Vice President

Kevin M. Todd, Secretary



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

September 3, 2019
1909-PUD-28
Exhibit 1

Docket Number: 1909-PUD-28 (Ordinance No. 19-38)

Petitioner: Old Town Companies, LLC by Nelson & Frankenberger

Request: A change in zoning for 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.

Current Zoning: MF1: Multi-Family Low Density District
LB-H: Local Business / Historical District

Current Land Use: Commercial

Acreage: 4 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibits
5. Proposed Ord. 19-38
6. Petitioner's Narrative
7. Neighbor Meeting Summary
8. Junction Sub-District Addendum
9. Grand Junction Task Group Letter of Support
10. Public Comment

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the August 12, 2019, City Council meeting. The petitioner hosted a neighbor meeting on August 21, 2019. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 7**. Additionally, the petitioner met with the Grand Junction Task Group on July 9, 2019. A letter of support from the task group is included as **Exhibit 9**. The petition will receive a public hearing at the September 3, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: This subject properties are approximately 4 acres in size and are located on the southwest corner of SR 32 and Union Street. (Collectively the "Property", see **Exhibit 2**). The

Property is currently zoned MF1: Multi-Family Low Density District and LB-H: Local Business / Historical District. Adjacent properties are zoned LB-H to the north, east, and south; MF1 to the south and west; and GB to the north and west.

Project Description: The petitioner is requesting a change in zoning from the MF1: Multi-Family Low Density District and LB-H: Local Business / Historical District to the Union Square at Grand Junction PUD District to accommodate a mixed-use development, as described in the Petitioner's Narrative (see **Exhibit 6**). The ordinance proposes the LB-H: Local Business / Historical District as the Underlying Zoning District.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**) and requires the Property to be developed in compliance with said plan.

Permitted Uses: As proposed, the PUD Ordinance defaults to the permitted uses of the underlying zoning district while adding Multi-Family Dwellings as a permitted use. Additionally, special exception uses would not be permitted.

General Regulations: The proposed ordinance includes general regulations specific to the proposed PUD District, which includes no minimum or maximum standards with the exception of a two (2) story Minimum Building Height. The lack of minimum and maximum standards is consistent with the underlying zoning district.

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Architectural Standards: The proposed ordinance exempts the Property from the standards of Article 6.3 and instead includes a Character Exhibit (see **Exhibit 4**) to establish a benchmark for quality, vision, and appearance of architecture within the District. Additionally, the proposed ordinance includes standards for mechanical / utility meter screening and visual integration of external wall protrusions.

Landscaping Standards: As proposed, no landscaping standards would apply to the District.

Parking and Loading Standards: The proposed ordinance defaults to the Parking and Loading Standards of the UDO with a few modifications. These modifications include exempting the Loading Berth standards, reducing the total parking spaces required for shared parking to 70% of the cumulative total from the 80% required by the UDO, reducing the required space for multi-family to 1.5 spaces per dwelling unit from the 2 required by the UDO, and prohibiting off-street parking in Established Front Yards.

Infrastructure Standards: As proposed, the PUD Ordinance would not require the dedication of any additional Right-of-Way.

Design Standards: The proposed ordinance defaults to the Design Standards of the UDO with the exception of exempting the District from the Open Space and Amenity Standards.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies this Property within the “Downtown” land use classification. The “Downtown” area was further studied in 2008 after the formation of the Grand Junction Task Group (the “GJTG”). The study resulted in an amendment to the Comprehensive Plan known as the Grand Junction Master Plan and Addendum, adopted in 2009, and then subsequently the adoption of the Grand Junction Implementation Plan (the “Implementation Plan”), an amendment to the Comprehensive Plan adopted in 2013. The studied land use component of the Implementation Plan identified several sub-districts.

In 2015, the Grand Junction Addendum: Sub-Districts of the Grand Junction was adopted, and then amended in May 2016, to include the Junction Sub-District (the “Sub-District Addendum”). The subject property is located within the Junction Sub-District. The Sub-District Addendum further identifies this property as primarily located within the Grand Junction Plaza Block (see **Exhibit 8**). The Sub-District Addendum provides a detailed vision for the Junction Sub-District as established by the Implementation Plan.

The vision for the Junction Sub-District is to accommodate future mixed-use development and redevelopment with the core of downtown by balancing the historic charm and character with contemporary, place for visitors and residents to connect, shop, eat, live, work and be entertained. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services and entertainment are located.

The desired character for the “Grand Junction Plaza Block” is characterized as follows within the Sub-District Addendum (page 22):

Grand Junction Plaza is located in the heart of Grand Junction and the Junction Sub-District. Grand Junction Plaza, as illustrated in Land Collective’s Design, not only represents the geographic center of downtown, but also the activity center of downtown.

The plaza provides key connections with intersecting trail systems and is designed to engage within the plaza while also embracing its surroundings. As a result, the block surrounding the plaza warrants special attention to ensure the redeveloped built environment is done in harmony with the plaza. Even though this sub-area may overlap other sub-areas, the Grand Junction Plaza Block takes precedence and should have a more urban form than the village or old town form of other sub-areas.

All buildings should be a minimum of three stories in height, with three to six stories encouraged. First floor facades should be designed for a pedestrian-scale and contribute to the public realm to which it abuts. The public realm between buildings and the plaza should engage the plaza with: pedestrian scale details (furniture, signs, awnings); outdoor dining areas; front doors open towards the plaza; transparent storefront glass for most of the first floor; and, parking in the rear or sides of buildings.

Land uses are encouraged to be a mix of uses typically associated with central business and entertainment districts. Residential uses should be restricted from the first floor within this sub-area.

The Sub-District Addendum further establishes recommended design requirements (e.g., landscaping, lighting, signage, architecture) for development within each sub-area. The design requirements of the Main Street Corridor are applied to the Grand Junction Plaza Block (see page 61 of the Sub-District Addendum).

The complete Sub-District Addendum has been included with this report for reference (see **Exhibit 8**).

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 is scheduled for 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:** Hold a public hearing at the September 3, 2019, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

Pamela Howard

From: Teresa Skelton <teresa.otis.skelton@gmail.com>
Sent: Thursday, August 29, 2019 2:23 PM
To: Pamela Howard
Cc: Economic Development; Teresa Skelton
Subject: GJTG MEETING Union Square

The Grand Junction Task Group met Tuesday July 9th at the Downtown Westfield Association Office.

There were approximately 24 members present.

Old Towne requested to get in front of the group to share and describe Union Square. Justin Moffett and Rebecca McGuckin we're both present described the proposed project and timelines for community engagement.

After some questions the group was unanimously in full support of Union Square and liked the plan being a jump start for the Grand Junction Plaza.

As always if you have any questions feel free to contact me.

Teresa Skelton, DWA, GJTG
317 508 3392

Sent from my iPhone



Westfield–Washington Township Advisory Plan Commission Minutes of the August 5, 2019 APC Meeting

Presented for approval: August 19, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, August 5, 2019 scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Members Absent: All present.

City Staff Present: Kevin Todd, Senior Planner; Daine Crabtree, Associate Planner; Caleb Ernest, Associate Planner; Jonathan Dorsey, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

Graham read a letter from the Fire Marshal in regard to fire safety and building occupancy.

APPROVAL OF MINUTES:

Motion: Approve July 1, 2019 and July 15, 2019 meeting minutes as written.

Motion: Willis; Second: Woodard. Motion passed. Vote: 9-0.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

OPENING OF MEETING

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS

1907-PUD-19

Westchester PUD Amendment

East side of Towne Road, between 151st Street and 169th Street

Platinum Properties Management Company, LLC by Nelson & Frankenger, LLC requests an amendment to the Architectural Standards of the Westchester PUD District, as well as modifications to the associated zoning commitments.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Todd overviewed this request for an amendment to the Architectural Standards of the Westchester PUD District.

Jon Dobosiewicz with Nelson & Frankenger summarized the changes made to this project that came to be in response to public comments.

Smith asked for clarification of the current changes made from the previously approved plan.

Dobosiewicz responded that the changes were made in regard to specific situations and that the changes address builder requirements added to the PUD text and that materials be carried around the home at a percentage determined by the builder.

Smith asked if the petitioner if these changes addressed the concerns of the residents who commented.

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Dobosiewicz said yes.

Kelleher and Smith commented about the width of the wrap and asked that it be 30-inches on a ranch or one and half story and 36-inches for two stories.

Dobosiewicz responded that the petitioner would agree to that request.

Motion: Forward 1907-PUD-19, to the City Council with a favorable recommendation with the following condition:

- Strike the wording of 2.2(8) and of the wording for the bottom of the window, whichever is less.

Motion: Willis; Second: Woodard. Motion passed. Vote: 9-0.

Plan Commission Order 19-02 Wheeler Landing EDA Amendment

Order of the Westfield-Washington Plan Commission determining that a resolution and an amended Economic Development Plan approved and adopted by the Westfield Redevelopment Commission conform to the plan of development for the City of Westfield and approving the resolution and amended plan.

City Attorney Brian Zaiger summarized this process which is designed to assure that the Wheeler Landing EDA Amendment Declaratory Resolution complies with the Comprehensive Plan. He said that after tonight's approval the document will go to City Council for approval and then return to the Westfield Redevelopment Commission for a confirmatory resolution.

Kelleher asked staff for confirmation that this this document meets the Comprehensive Plan.

Todd replied that it does.

Motion: Approve Plan Commission Order 19-02.

Motion: Smith; Second: Willis. Motion passed. Vote: 9-0

PUBLIC HEARING ITEMS

1908-PUD-21

[PUBLIC HEARING]

Orchard View of Westfield

West side of Spring Mill Road, approximately 1,300 feet north of State Road 32
Arbor Homes requests a change in zoning of approximately 103 acres +/- from the AG-SF1: Agricultural / Single-Family Rural District and the Spring Mill Trails PUD District to the Orchard View PUD District.
(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

Dorsey overviewed this petition and reported that the Petitioner held a neighborhood meeting on July 23, 2019.

Eric Douthit, with Church, Church, Hittle & Antrim, representing the petitioner, summarized this proposed project adding that this product would provide attainable housing and stating that the Comprehensive Plan specifically addresses a mix of housing choices. He added that buffers and transitions as required in the Comprehensive Plan will be as addressed. The connectivity that is required by the Comprehensive Plan will be provided.

Paul Munoz with Arbor Homes presented Arbor's history as a homebuilder. He showed a map showing the layout and location of the proposed project and spoke to the current uses of nearby properties. He shared character exhibits of the varied types and designs of homes. He discussed the following items that the project will include:

- Twenty-six acres of green space which would include twelve acres of habitat preservations with trails
- Tree preservation
- Passive and active recreation areas
- Planned fitness stations
- Increased landscaping, trees, and buffering
- Ninety possible different home elevations

Public Hearing for 1908-PUD-21 opened at 7:41p.m.

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Steven Newnam, 17922 Spring Mill Road; stated he was concerned about drainage and how it might affect his property. He questioned the location of the proposed walking path and voiced concerns of the future of his home. He also said he was concerned about added traffic on Spring Mill Road. He said he was not against the project.

Dee Burke, 18169 Knobstone Way; said she was concerned about the density and the size of lots. She stated that at the neighborhood meeting she requested that the developer extend the walking path, that currently exists adjacent to the apartments, on to connect to Spring Mill Road. She said there was no mention of that in their presentation and it does not appear on the rendering. She said she has a number of concerns about Arbor Homes. She said she sent an email as well detailing additional concerns.

Public Hearing for 1908-PUD-21 closed at 7:47p.m.

Hoover asked for clarifications on the exhibit showing architectural enhancements, stating it appeared to be incorrect.

Petitioner responded it would be corrected.

Mike Campbell, on behalf of Arbor Homes responded to the public comments. As to drainage, he said that would be addressed at the meeting of the Technical Advisory Committee and will be handle. He said he will meet with Mr. Newnam to discuss his property. He addressed the path and said they contemplate extending this path and would work with staff to address any issues that relate.

Smith asked the petitioner to look into the path and have it defined before returning back to the Plan Commission. He also asked to see exhibits of the homes without the optional brick and shutters.

The Petitioner agreed to Smith's requests.

Schmitz asked if pathway connectivity would be contained to roads and sidewalks or would it include asphalt paths.

The Petitioner replied that connectivity would be roads and sidewalks.

Willis asked about the use of the same floor plans and homes designs within the same neighborhood.

Petitioner replied that they would be following a non-monotony commitment

Schmitz asked if that the developer plans to follow the UDO's non-monotony clause.

Petitioner said yes, they would be matching the UDO standards.

Kelleher asked for clarification of items shown on the southern border of the concept plan.

Petitioner replied with what is shown is the property line, building setback line and tree preservation line.

Kelleher voiced concerns about the the trail setback requirement and the use of vinyl.

The Petitioner responded that setbacks would be adjusted to co-ordinate with the size of the garage.

Kelleher wants to make sure that there is enough room in the driveway to allow for the car without extending into the sidewalk. She wants to make sure that non-monotony standards would be met

Dorsey replied that, although it is not updated in the current presentation, they are working with Arbor Homes to address the conformity to the City's non-monotony standards.

1908-ODP-13

1908-SPP-13

[PUBLIC HEARING]

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)

Todd overviewed this request for an Overall Development Plan and Primary Plat review.

Public Hearing for 1908-ODP-13 & 1908-SPP-13 opened at 8:03 p.m.

Mike Lutomski, 15858 River Birch Road; said he is the president of the Mulberry Farms HOA and voiced concerns about the number of new residents that will be coming in with this project and will be affected by the current conditions of Spring Mill Road. He said he wants to make sure that Mulberry Farms residents will have safe entry and exits on to the road.

Public Hearing for 1908-ODP-13 & 1908-SPP-13 closed at 8:05 p.m.

David George, with CRG Residential, LLC responded that improvements and widening of Spring Mill and 161st are a part of their plans.

Todd added that it will be included in the DDP that will be coming before the Commission.

No Commission comments.

1908-PUD-22

[PUBLIC HEARING]

Spring Mill Centre PUD

Northeast corner of SR 32 and Spring Mill Road

Zentz Consulting, LLC by Clark Quinn Law requests a change in zoning of 57 acres +/- from the EI: Enclosed Industrial, OI: Open Industrial and AG-SF1: Agriculture / Single-Family Rural District to the Spring Mill Centre PUD District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Ernest overviewed this request for a change in zoning. He added that this petition was introduced at the July 8, 2019, City Council meeting, and that the petitioner held a neighborhood meeting at the City Services Building on July 31, 2019.

APC Member Chris Woodard recused himself at 8:08 p.m.

Russell Brown with Clark, Quinn, Moses, Scott & Grahn, LLP summarized this PUD proposal. He said the current property owner is relocating within Westfield which allows for this corner to be opened up for beautification and redevelopment. This proposal for a mixed unit development includes three subdistricts that would include general business, retail, restaurant, professional office, a possible gas station, general office and EI while excluding OI. He added that this proposed plan would allow for transportation connectivity that has not been previously possible given the use and zoning of the property.

Public Hearing for 1908-PUD-22 opened at 8:16 p.m.

No public comments.

Public Hearing for 1908-PUD-22 closed at 8:17 p.m.

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Kelleher asked for clarification for accessory use in Area One.

Brown responded that this is designed for when a lot has three front yards.

Kelleher asked that screening be explained in the plan.

Brown said he would do that.

Kelleher said that with Meijer coming to this corridor she hopes that fast food and drive-thrus would be limited. She voiced concern of the northern area being high intensity retail and added that the 32 Corridor was planned to be an employment corridor providing jobs for residents. She also inquired about trails.

Brown responded that there is intent for interconnectivity.

Kelleher said she would like that text about connectivity in the ordinance.

Smith stated that direction would be helpful about how much retail is needed.

APC Member Chris Woodard returned to the meeting at 8:37 p.m.

FIVE MINUTE RECESS TO ALLOW AUDIENCE TO REORGANIZE AND BE SEATED

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures. He reassured the audience that all comments have been received and will be put on the record. Garry Harling, Fire Marshal and Todd explained the process of public comments.

1908-PUD-20

[PUBLIC HEARING]

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)

Crabtree overviewed this request for a change in zoning for property located at the northeast corner of 146th Street and Oak Ridge Road. He said the proposed PUD would contain 2 districts: Area A, in the middle & northern area of the Real Estate would be SF-4 underlying with approximately 94 single-family detached residential lots and Area B, which abuts 146th Street, would be LB: Local Business underlying commercial. He stated that petitioner held a neighborhood meeting on July 24th. He added that the department has received several written comments.

Jon Dobosiewicz, with Nelson and Frankenberger, representing the petitioner, summarized details about the proposed PUD. He said this PUD would include residential and commercial uses. He said that the area was identified as Suburban Residential in the Comprehensive Plan and was designated as an Economic Development Area (EDA) in 2013. He said the proposed residential area would contain approximately 94 homes and those along Oak Ridge Road would front-face Oak Ridge Road. The residential area would have ample open space and significant tree preservation. He said any access from 146th Street would be subject to Hamilton County Highway approval. He stated the commercial area is 17 acres; however, due to an existing pipeline easement the usable acreage would be 11 acres. He said the property's zoning of Local Business would allow for neighborhood uses excluding fast food and gas stations. He added that allowable smaller uses would include drugstore, coffee shop, medical offices and a daycare. He said that shared residential properties would have a minimum 50-foot buffer area with mounding, landscaping, and fence screening. Home prices would average 325,000 to 350,000 which is inline pricewise with adjacent neighborhoods. He stated that home sizes and architectural standards will be above UDO standards. The commercial uses would have a residential theme and have a maximum size of 12,000/sf. He added that the PUD would include active and passive amenities including a pocket park, extensive walking trails, canoe launch, a large park and playground with open space, and trail connectivity. He said the amenities would be maintained by a neighborhood HOA. He stated that the developer had received significant public comment centered on the density of the proposed residential; objections to any commercial zoning; traffic volume; traffic safety; drainage; and conformance with the Comprehensive Plan. He said that if there is a need to reconsider the area's EDA designation that this process might provide necessary public input.

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Website: <http://www.westfield.in.gov> | Economic and Community Development Department E-mail: community@westfield.in.gov

Public Hearing for 1908-PUD-20 opened at 8:52 p.m.

Ierma Clark, 525 Worth Court on behalf of the Clark and Glowacki families; said she was against any development in that area for the following reasons: water displacement; increase in traffic; increase in crime, utility easement; and the sensitive nature of the Cool Creek Tributary; and health and safety concerns regarding a daycare in regard to the electrical pole and utility easement. She is not in favor of the rezone.

Jane Allain, 533 Worth Court; stated she thought it would be horrible to introduce any commercial to the area which currently includes a school, church, and ball park. She is not in favor of the rezone.

Doug Evans, 834 East Greyhound Pass; said he had two main concerns that include his feeling that no commercial rezone of any kind should take place; and secondly, but most importantly, the danger of increased traffic to the safety of the neighborhood's pedestrians. He is not in favor of the rezone.

Matt Sprague, 918 Farmview Lane; said he doesn't want a parking lot behind his house. He stated that he feels that there is not an unemployment problem that needs to be addressed with additional commercial. He is not in favor of the rezone.

Steve Castle, 716 Citation Road; referenced a 2016 study with Village Farms and the City that resulted in an addendum to the Comprehensive Plan with statements indicating that Village Farms wished to protect its current environment. He said the proposed development is not in line with the Comprehensive Plan. He is not in favor of the rezone.

Josh Travelsted, 709 East Greyhound Pass; said he doesn't doubt that the property will be developed; however, he said any development needs to match the surrounding area. He said no commercial is needed and the proposal is much too dense. He is not in favor of the rezone.

Sarah (Falkner)Wagner, 725 East Greyhound pass; stated she is not in favor of this proposed rezone request.

Ron and Becky Coffman, 15074 Super Star Drive; said he was concerned with the quality and density of the proposed development. He said he feels this project, as presented, would negatively affect his property values. He suggested modifying the plan to offer better quality home products, less density, and designed to match the existing Village Farms neighborhood. He is not in favor of the rezone.

John Servizzi, 417 Fox Lane; stated he is not against development on this site, this is a growing community and this is to be expected. He said he is firmly against rezoning this site. He said Pulte's request is troubling, as it wants to both increase the density, roughly twice what's currently allowed, and add commercial, which is not currently acceptable. He said he has heavily invested in the improvement of two homes in Village Farms. He said that this proposed project does not fit with the vision of the neighborhood, nor the intention of the city, as defined in the existing zoning. He is not in favor of rezoning this property.

Lisa Leahy, 525 Fox Lane; said she hopes that Westfield will protect the current residents' home investments and keep the concerns and best interests of its citizens with decisions the City makes. She said enforcing existing city zoning rules are perhaps the most critical of those decisions. She stated that the residents from the six surrounding communities, which are all zoned SF2, are unified in their belief that the proposed development combining extremely dense housing and "local businesses" is going to create havoc on the roads and ultimately diminish property values for all. She said she is not in favor of this request and asked that the Commission not grant the change the zoning.

Andy Roush, 537 Fox Lane; said he respects the right to sell the property and to maximize profits, but not at the expense of the current residents who stand to see no benefit. He is not in favor of the rezone request.

Colleen Gorkis-Jones, 14740 Pacer Court; said this development would increase an already high volume of traffic, leading to traffic related safety issues with more curb cuts along 146th Street. She said likes the current direction Westfield is going and hopes the City maintains that direction. She is not in favor of the rezone

Chris Jones, 14740 Pacer Court; said that there is no need for additional commercial. He stated that there is a petition with 1000 signatures representing those who are against this proposal. He is not in favor of the rezone.

Jeff Sweet, 14736 Raymond Lane; said he is concerned with the added traffic and safety issues that would be created. He is not in favor of the rezone.

Kendra Buchler, 523 Sapphire Drive; said that there is already too much traffic, much of it cutting through Village Farms at higher speeds than posted. She is not in favor of the rezone.

Nancy Sweet, 14730 Raymond Lane; asked that the plans stay as suggested in the Comprehensive Plan. Traffic has increased substantially as a result of commercial development Oak Ridge must be updated accordingly. She said that Oak Ridge is currently dangerous to travel on between 146th Street and Greyhound Pass adding that the road is narrow and the electrical poles are too close to the road. She is not in favor of the rezone.

Tom Gentry, 720 East Greyhound Pass; said he opposes the request to rezone the property on the northeast corner of 146th Street and Oak Ridge Road; however, he does not oppose development of this property. He stated that the current proposal is not the appropriate use for this property. He said that with inadequate setbacks, traffic and parking issues would become a problem.

Tim Butler, 15260 Goodtime Court; referenced the Comprehensive Plan and its plan for this area to be residential not commercial. He requested that the zoning remain in place. He is not in favor of the rezone.

Troy Yoder, 15088 Shoreway East Drive; stated his biggest concern is with the commercial component. He said he drove around the surrounding commercial corridor/ area and found that there were 17 open commercial vacancies. He says there is no need for additional commercial. He is not in favor of the rezone.

Alice Kasdorf, 15118 Stars Pride Court; said she had great concern about bicycle safety in this area especially with potential commercial. She said this area is not designed for commercial use. She is not in favor of the rezone.

Scott Rector, 548 Worth Court; said that the proposed commercial would not be sustainable nor bring substantial economic development to the area. He stated that if residential goes in, the development should match up and look like the existing Village Farms residential area. He is not in favor of the rezone.

Cindy Cherf, 15110 Romalong Lane; said that the zoning recommended in the Comprehensive Plan should be followed. She said there should be no commercial or high-density housing. She said there is risk to the children and pedestrians in the area given existing traffic and lack of sidewalks. She is not in favor of the rezone.

Emily Baker, 7 Greyhound Circle; said she supports the existing uniqueness and lot sizes of Village Farms and requested that the decision on how to develop this proposed area would be very thoughtful and in line with the existing neighborhood. She expressed concern about more vehicles and the added circulation of traffic that has the potential to create a cut-through route impacting her property. She is not in favor of the rezone.

Janet Warns, 132 West Romalong Court; said she agrees with the prior comments. She added that the current volume of traffic is dangerous and no more is needed. She said that additional traffic will create more cut-throughs in Village Farms. She invited the commissioners to visit Village Farms to observe the high quality of the neighborhood. She is not in favor of the rezone.

Larry Hutson, 16211 Citation Road; said that he, like so many of his neighbors, moved to Westfield to enjoy a rural setting and to escape the crowded conditions in Indianapolis proper. He referenced the Comprehensive Plan's intent to retain the current standards of this area and said that to change the zoning from low-density residential/agricultural to medium/high-density residential/commercial would be a betrayal of trust. He is not in favor of the rezone.

Note: Bob Smith excused himself and left the meeting at 9:30 p.m.

Doug Holtz, 135 East Senator Way; said he is the Director of Planning and Development for the Village Farms HOA. He presented an overview of the Village Farms neighborhood and addressed two main concerns. The first item he addressed were points made in the Comprehensive Plan highlighting strengths of and threats to Village Farms. The threats included increased traffic and potential residential that would be unlike that of the existing Village Farms. The second items he

addressed was the overwhelming opposition to this proposal that was voiced by existing residents at a recent Village Farms Town Hall meeting.

Susanne Baranyk, 202 East Senator Way; said that as a 35-year resident of Village Farms she has seen many changes. She said she agreed with the prior comments that were made at this meeting. She is not in favor of the rezone.

Steve Baranyk, 202 East Senator Way; said that as a 35-year resident of Village Farms he opposes the re-zoning of this parcel. He said he was offended that the developer used the name of his neighborhood in this proposal as it is not supported by residents. He said, as a long-time member of OLMC Church, that the Church is a very busy facility with services and school traffic. He said adding more traffic to the area would not be good.

Linda Nass, 1122 East 161st Street on behalf of the 161st Neighbors; said she agrees that the density and proposed commercial are wrong for this area. She said SF2 is appropriate and suggested that the entrance on Oak Ridge remain open, but other road cuts should be limited. She said the SE Triangular area should be a park developed by Pulte and that should be no streets should cross over the pipeline. She is not in favor of the rezone.

Janice Mowry, 14828 Adios Pass; addressed the residential lot widths. She referenced the Comprehensive Plan and its Village Farms Addendum and questioned the potential use of TIF funds. She is not in favor of the rezone.

Charlie Catron, 412 Fox Lane; said additional commercial isn't needed. He said that he agrees with prior comments and feels that the current zoning matches that of the surrounding Village and Westfield Farms homes. He is not in favor of the rezone.

Kurt Schepers, 14827 Victory Court; said that the current level traffic is bad. He voiced concerns about commercial uses. He is not in favor of the rezone.

Denise Dolin, 14602 Harvest Drive; said she agrees with prior comments. She apologized for condescending comments she previously made about Westfield's local government. She said she questions the quality of the Pulte product and that commercial is not needed. She is not in favor of the rezone.

Mike Johns, 1450 Olde Briar Lane; referenced several portions of the Comprehensive Plan that do not support this proposed development. He is not in favor of the rezone.

Jackie Berthiaume, 15111 Oak Ridge Road; she said that rezoning this area for high density residential and commercial development will benefit no one but the developer. She said that there are currently adequate commercial options for residents. She is not in favor of the rezone.

John Mueller, 510 Fox Lane; said he had concerns with the City's decisions that allow for high-density rezoning that creates safety issues. He questioned Horkay's meeting with Pulte's attorneys and feels that he should recuse himself from any vote concerning this proposal. He is not in favor of the rezone.

Robert Hester, 14747 Adios Pass; said he feels that Pulte did not provide supporting context for the numbers presented. He addressed the proposed lot sizes in comparison to existing Village Farms lot sizes. He addressed property values in regard to the smaller proposed lots. He stated he is against the use of the Village Farms branding/name used in conjunction to this proposal. He is not in favor of the rezone.

Steve Sneath, 626 Sapphire Drive; said he is not opposed to development as long as it remains SF2 and follows the Comprehensive Plan. He said he would like to see the City reinvest in the current residents and assist them in retaining their property values. He said that no one has spoken in favor of this proposal and wonders if the residents are doing enough to show their opposition. He said the process seems backwards and feels that more responsibility should be put on the developer to provide a product that the existing residents desire. He spoke to how much more traffic would be generated with this proposal. He is not in favor of the rezone.

Sue Stawick, 901 Farmview Lane; said she lives in Westfield Farms and that this neighborhood is already very negatively impacted by the amount of traffic on 146th Street. She said the residential would bring more cars and that commercial would bring more light pollution. She is not in favor of the rezone.

Pam Groover, 935 Farmview Lane; said she lives in Westfield Farms, a neighborhood that has only one way in and one way out. She is concerned about light pollution and loss of nature. She said she thinks keeping the current zoning intact is the right decision. She is not in favor of the rezone.

Doug Groover, 935 Farmview Lane; said he heard many of his concerns addressed but added he is against the large number of high-density homes and also the added pressure that would be placed on local roads. He said \$325,000 homes are not affordable and would be undesirable as high-density housing. He is against the commercial zoning and does not support having a park as part of the project. He would like to see the current zoning kept intact. He is not in favor of the rezone.

Patrick Jeffers, 638 Sapphire Drive; said his main concern is the proposed rezoning of the property. He said he is for keeping the plans adherent to current regulations. He is not in favor of the rezone.

Gina Bostic, 70 Admiral Way; stated that she hopes the Commission will listen to the residents as they do care about their neighborhood. She is not in favor of the rezone.

Keena Rector, 548 Worth Court; said that most all her concerns had already been addressed. She added that when a new section was developed in Village Farms it adhered to the standards. She said she feels there is no commercial uses that are needed or wanted at this location. She suggested perhaps creating a community task force to address this issue. She is not in favor of the rezone.

Jill Comstock, 14714 Victory Court; said residents know that this will be developed but added she is opposed to the proposed rezone, as are the 725 residents who signed a petition to not support this proposal. She said she is opposed to commercial and high-density. She said those two items we identified the Village Farms Plan as threats to the community. She asked the Commission to consider what has changed that would warrant such a proposal to be considered. She said more studies are needed. She is not in favor of the rezone.

Becky Deischer, 15018 Shoreway East Drive; said the main reasons her family chose Village Farms were the uniqueness of the homes and the larger lot sizes. She is not opposed to residential development on the proposed site, but does not want high-density or commercial. She is not in favor of the rezone.

Ben Russell, 14578 Saddlebrook Drive; stated he would like to request, that in the future for meetings related to items such as this one, that a larger venue would be utilized. He said, as far as this proposed project is concerned, that traffic is already difficult and dangerous. He added that the design of 146th street with curb and driveway cuts is problematic. He said commercial development brings problems such as noise and light pollution. He is not in favor of the rezone.

Karyn Sneath, 626 Sapphire Drive; said that there are only two proposed entrances which is not good. She said that there is adequate commercial nearby and also addressed the vacant storefronts. There is no residential need for commercial or high-density. She is not in favor of the rezone.

Joe Croffie, 614 Sapphire Drive; said he came from Fishers where it was so crowded and that this proposed density is not desirable. He said he feels that these proposed high-density homes could be rentals and would negatively impact property values. He is not in favor of the rezone.

Public Hearing for 1908-PUD-20 closed at 10:30 p.m.

Dobosiewicz responded that the petitioner will consider all comments and return with revisions. He said that this is the process and stated that the APC doesn't advocate plans. He added that the petitioner advocates the plan and the APC facilitates public comments.

Commission comments:

Hoover addressed how the public comment process works and that he appreciates the public input. He explained how council members regularly meet with petitioners to make projects better and to enhance projects with the input that is received from the citizenry. He said, as of now, he would not support commercial in this area. He said that the density needs to be considered and be in line with existing neighborhoods.

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Woodard said he contextually doesn't support this project given the density and commercial aspects. He asked Dobosiewicz for information regarding new home sales numbers over the past three years. He addressed the commitment of the APC members and confirmed the process of how plans are brought forward.

Kelleher said that she doesn't support this plan and said that it is inconsistent with the Comprehensive Plan. She stated she is not sure why this area was designated as an EDA. She said there is a need in Westfield for more custom homes with larger lots.

Willis said that the Comprehensive Plan is Westfield's guide and that this proposed plan violates several points within the Plan. He can't support the proposed commercial or density.

Schmitz said that this area needs to be zoned SF2 which is consistent with the surrounding areas.

Kelleher said that, per the Comprehensive Plan, there doesn't need to be additional commercial along 146th Street as it needs to be a corridor that serves as a people mover.

Maue said he was surprised that the residents don't want neighborhood commercial that serves as a walkable amenity. He said that he is concerned about the impact to the established neighbors and existing zoning.

Horkay said that this is the beginning of the process and the process will determine the outcome. He addressed the appropriateness of meeting with petitioners to better understand the proposed plans.

Dobosiewicz said that before the petitioner returns back before the APC there will be an effort to acquire additional input from the neighbors.

Graham said that the basic points have been heard and the issues are clear. He said he does recommend that the petitioner meet with the neighbors to create a more mutually agreeable plan.

Public comment: It was asked how to best notify residents about meetings.

Zaiger responded that agendas are posted timely and he doesn't think the City should engage in the notifications of private meetings.

ITEMS CONTINUED TO A FUTURE MEETING

1907-PUD-17

Midtown at Westfield PUD

East side of U.S. 31, north and south of 191st Street

Henke Development Group, LLC by Onpointe Land Matters, LLC requests a change of zoning for approximately 138 acres +/- from the AG-SF1, SF-3, EI, & LB Districts to the Midtown at Westfield PUD District.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

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)

1907-ODP-11
1907-SPP-11

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)

1904-PUD-05

iBeach31 at Grand Park PUD

North side of 186th Street, west of Grand Park Boulevard

iBeach31 requests a change in zoning of 3 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the iBeach31 at Grand Park PUD District to accommodate a Commercial Recreational Facility.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Economic and Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting.

Motion: Graham; Second: Kelleher. Motion passed. Vote: 9-0.

Meeting adjourned at 10:56 p.m.

Randell Graham, President

Andre Maue, Vice President

Kevin M. Todd, Secretary



Petition Number: 1909-PUD-27

Project Name: Wheeler Landing PUD Amendment

Subject Site Address: Northwest corner of Wheeler Road and SR 32 and Spring Mill Road (the "Property")

Petitioner: Wheeler Landing I LLC

Representative: Wheeler Landing I LLC

Request: Requests an amendment to the State Highway 32 Overlay District Standards of the Wheeler Landing Planned Unit Development (PUD) District.

Current Zoning: Wheeler Landing PUD

Current Land Use: Vacant / Agriculture

Approximate Acreage: 9 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 19-37
4. Grand Park Sports Campus Concept

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the August 12, 2019, City Council meeting. The petition will receive a public hearing at the September 3, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at the northwest corner of Wheeler Road and SR 32 (see **Exhibit 2**).

Property Description: The Property is zoned the Wheeler Landing PUD District (Ordinance 18-04).

Overlay Districts: The Trail Corridor Width shall be a minimum width of ten (10) feet parallel and immediately abutting the State Highway 32 right-of-way line.

COMPREHENSIVE PLAN

The Property falls within the Employment Corridor, Business Park and New Suburban land use areas of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses are contemplated as appropriate uses within the Employment Corridor area. Manufacturing, subordinate office, retail, and services, research and development and warehousing uses are contemplated as appropriate uses within the Business Park area. Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

Family Sports Capital Addendum II

The Property falls within the Grand Park Sports Campus (see **Exhibit 4**).

In addition to the sports-related uses within the Sports Campus, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses. It is contemplated that such other uses will be proposed and approved either in conjunction with the Sports Campus or after development of the Sports Campus has been initiated. The total additional land area to be utilized for such purposes will be many times the size of the Sports Campus as shown in Exhibit A of the Family Sports Capital Addendum II.

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 is scheduled for 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:** Hold a public hearing at the September 3, 2019, Plan Commission Meeting.

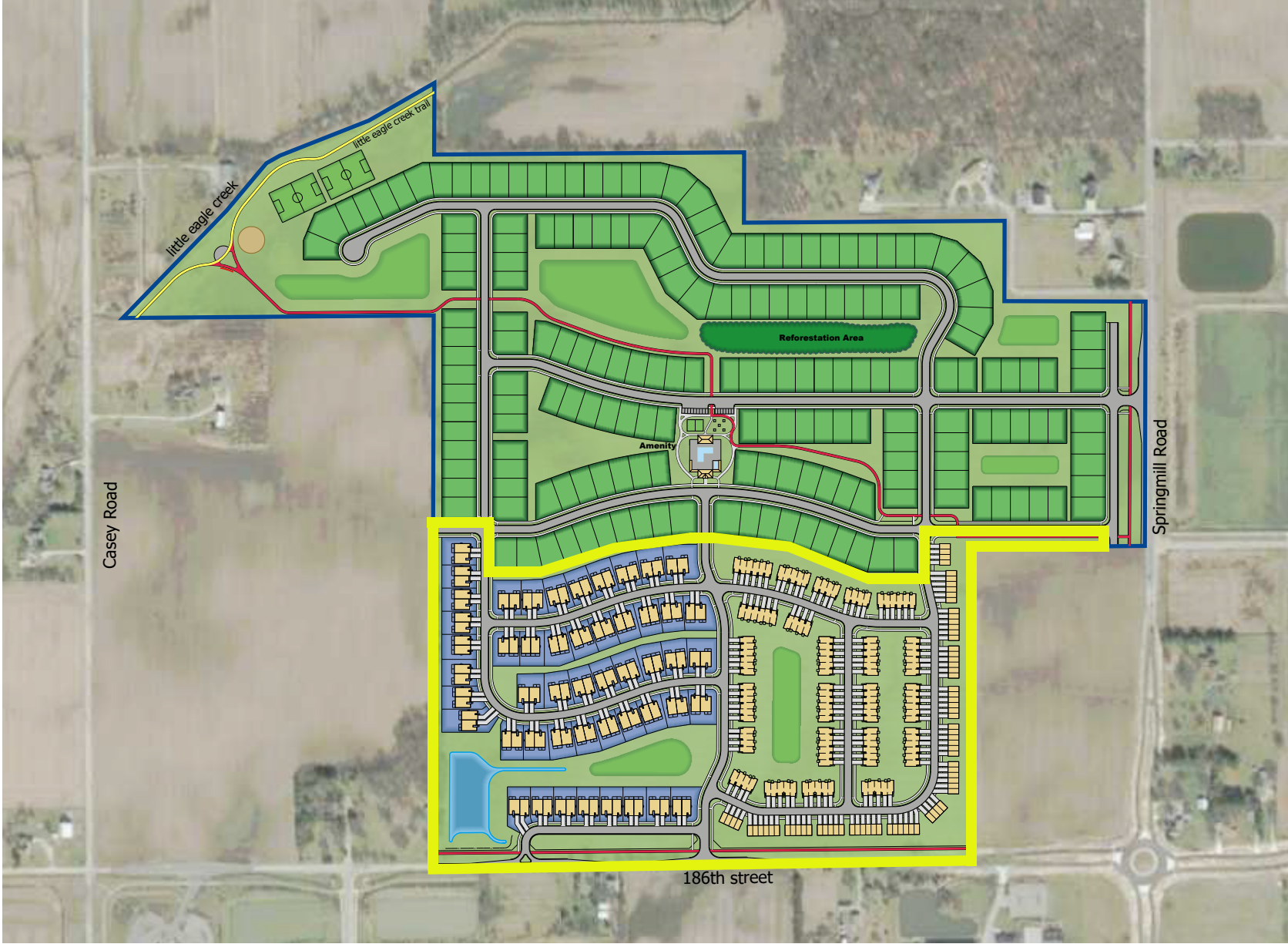
2. **Recommendation:**

Subject to comments as a result of the public hearing, the Department recommends forwarding this petition to the Council with the favorable recommendation if the Plan Commission is satisfied with the proposed amendment ordinance.

3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.

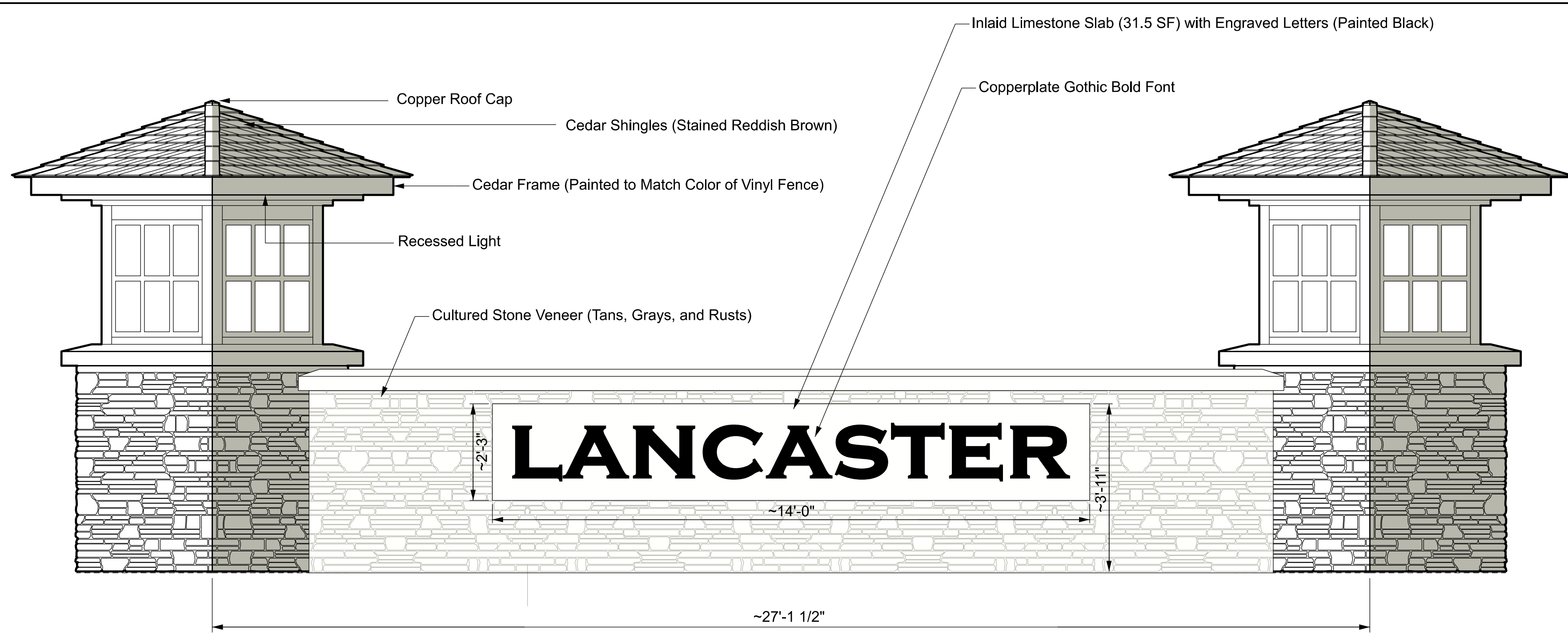
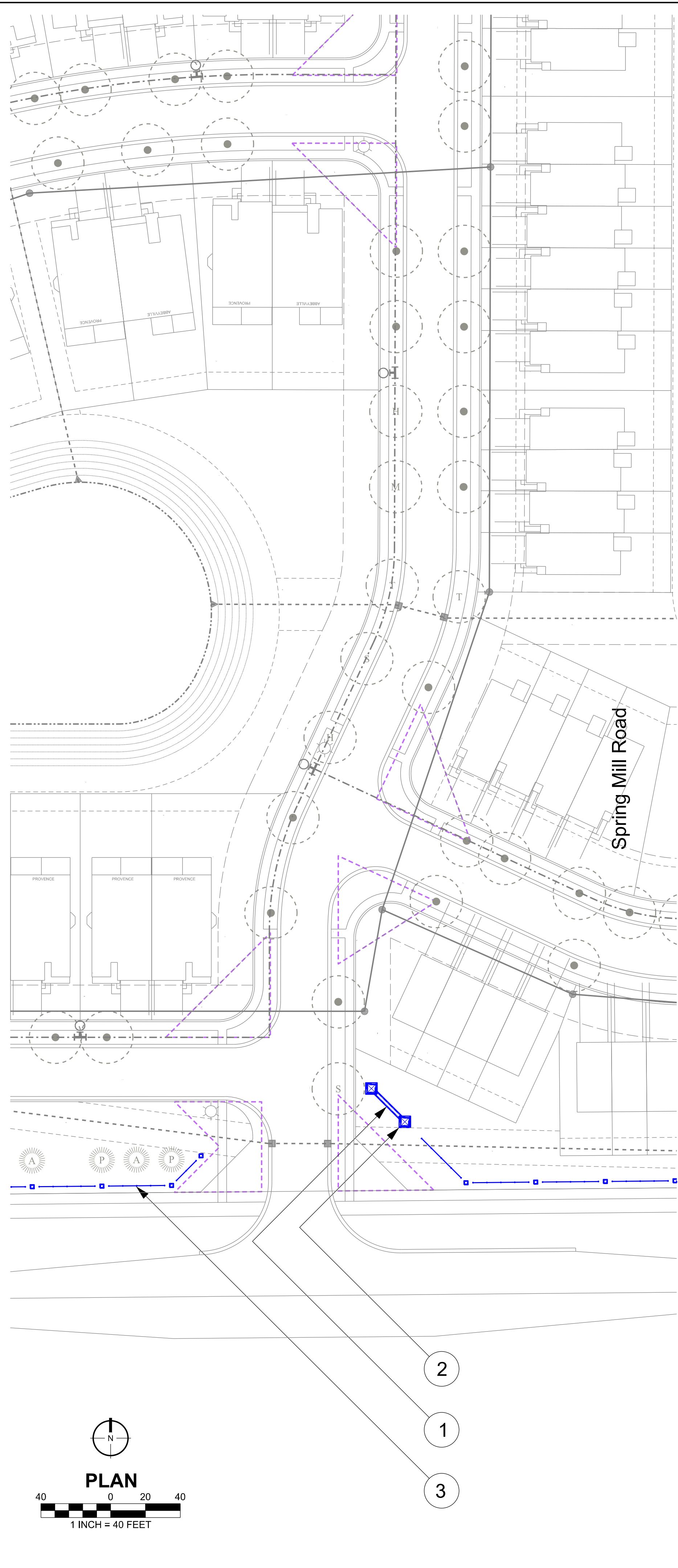


**Lancaster Area B PP/ODP
Site Location Map**

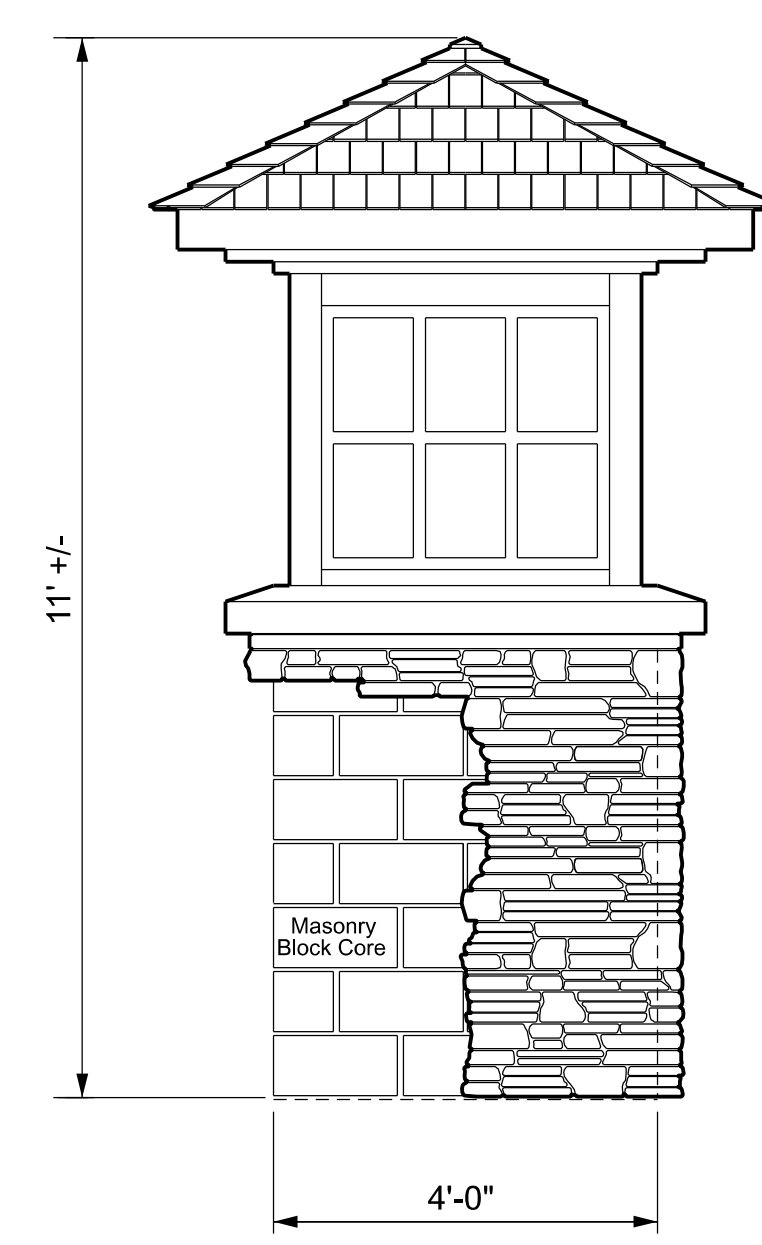




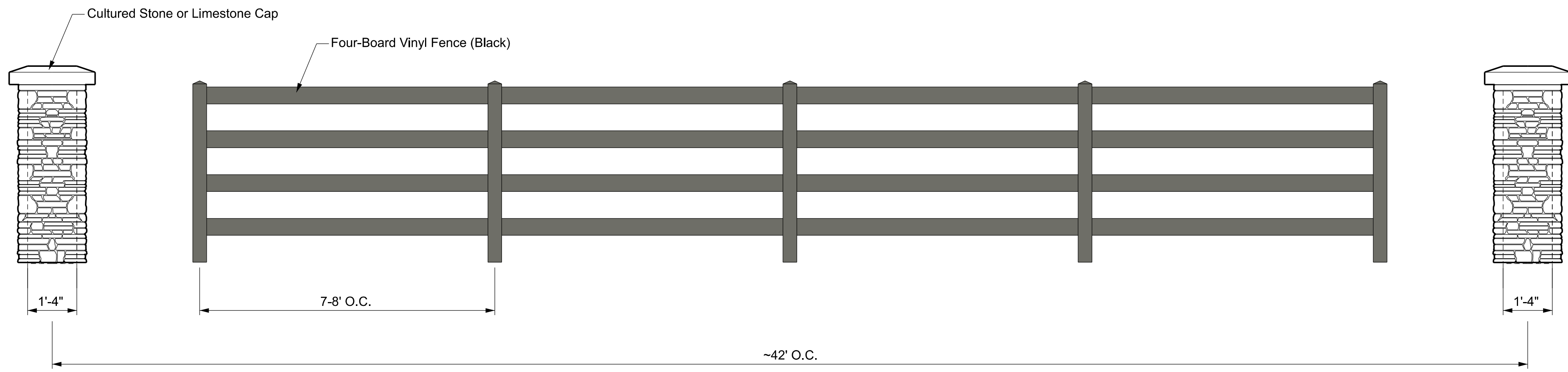
CHARACTER EXHIBIT
entry monuments and sign wall



1 **ELEVATION OF ENTRY MONUMENTS and SIGN WALL**
perpendicular to sign

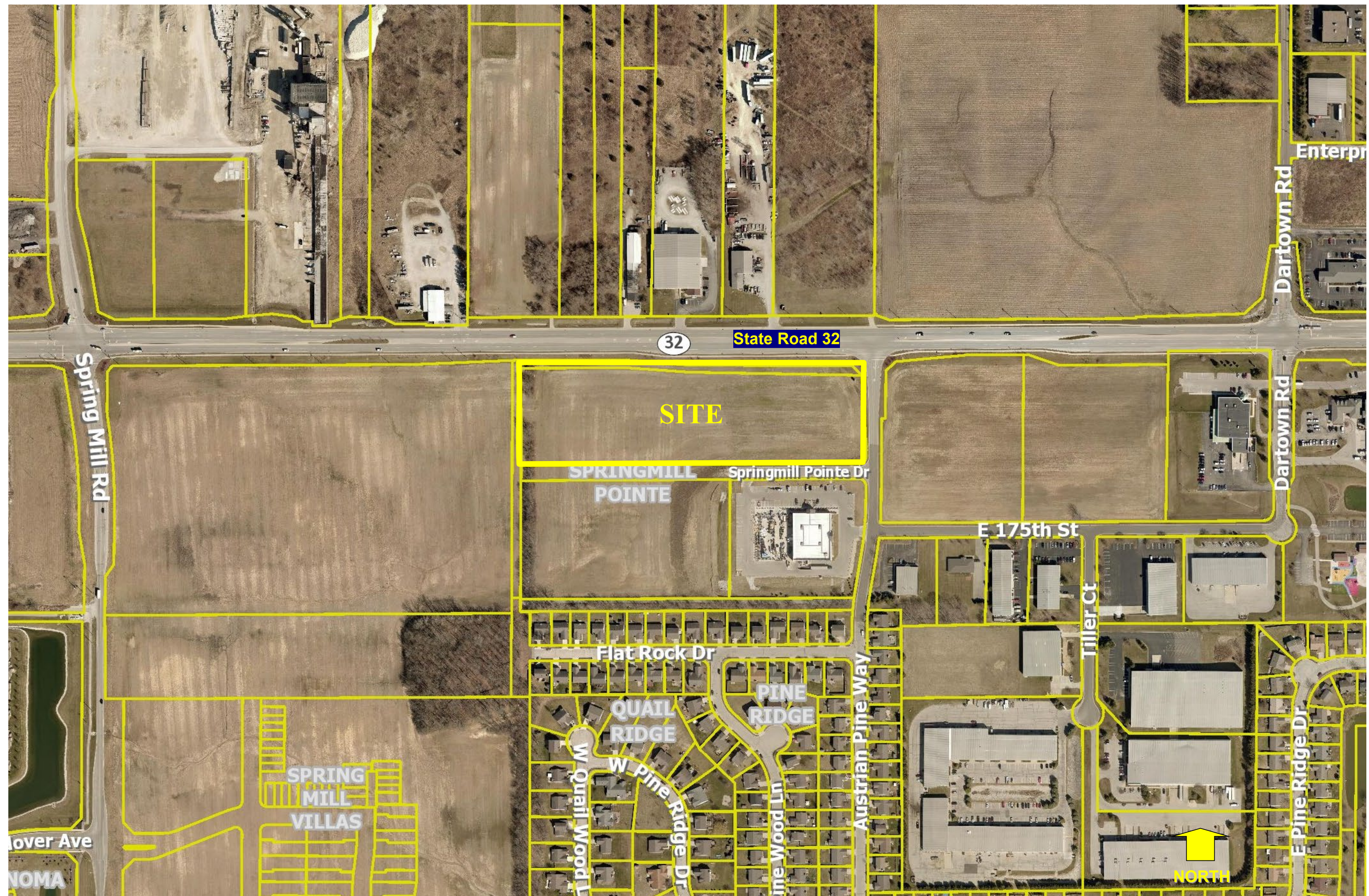


2 **ELEVATION OF ENTRY MONUMENT**
perpendicular to monument

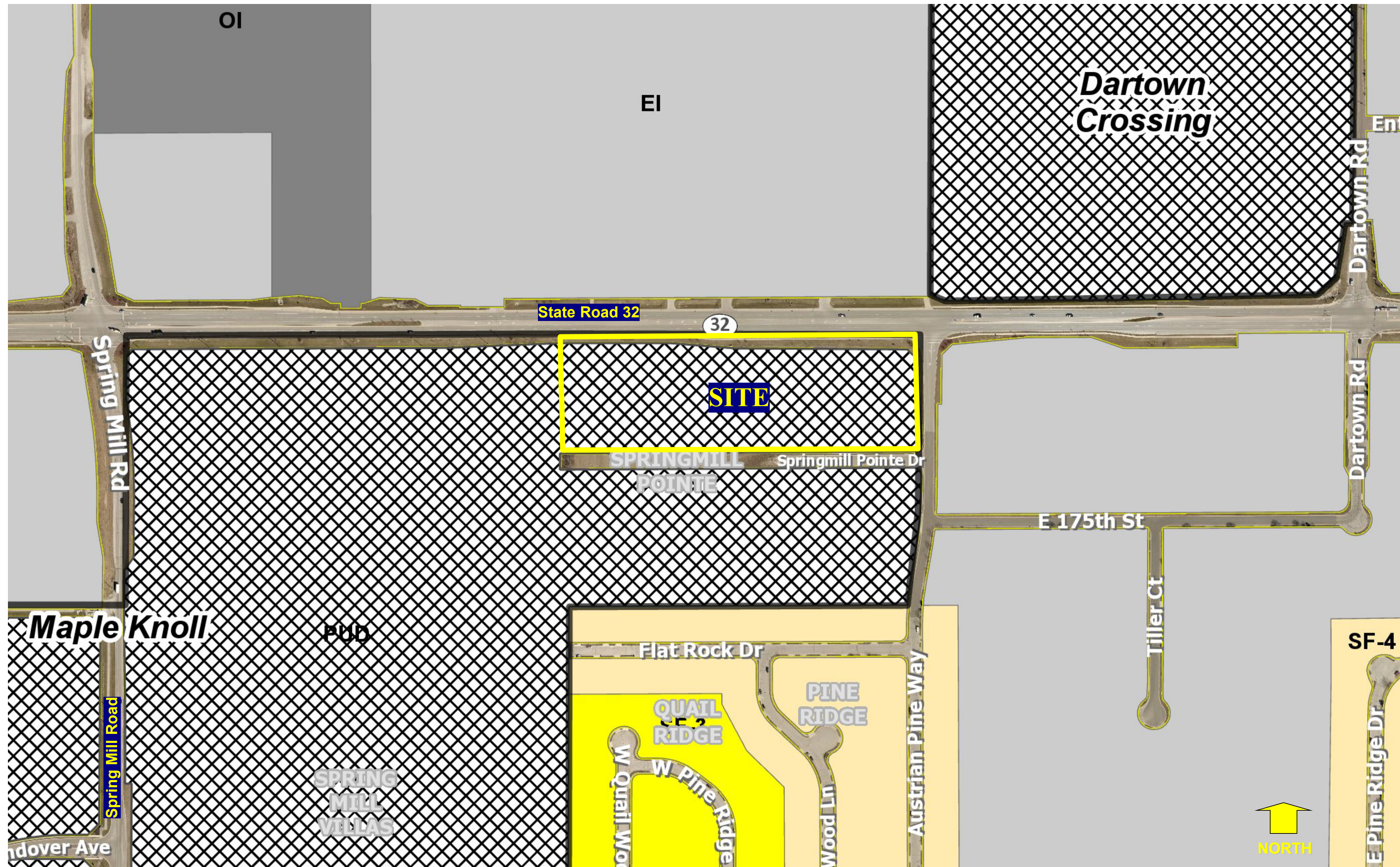


3 **ELEVATION OF FOUR BOARD FENCE AND MASON COLUMNS**
perpendicular to fence

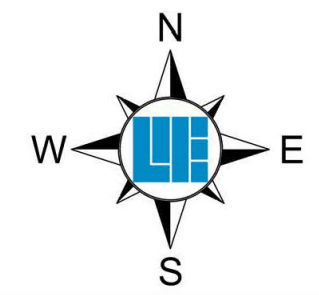
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PREPARED FOR: LANCASTER - PARCEL B SECONDARY PLAT								
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA								
ENTRY FEATURE								
CERTIFIED: STOEPPELWERTH								
ALWAYS ON.								
7965 East 100th Street, Fishers, IN 46038-2505								
Phone: (317) 849-5935 Fax: (317) 849-5942								
REVISIONS								
DATE								
BY								



Springmill Pointe PUD
Site Location Map



Springmill Pointe PUD
Site Zoning Map



SPRINGMILL POINTE OVERALL SITE EXHIBIT

Date: 07/26/2019



AT GRAND JUNCTION

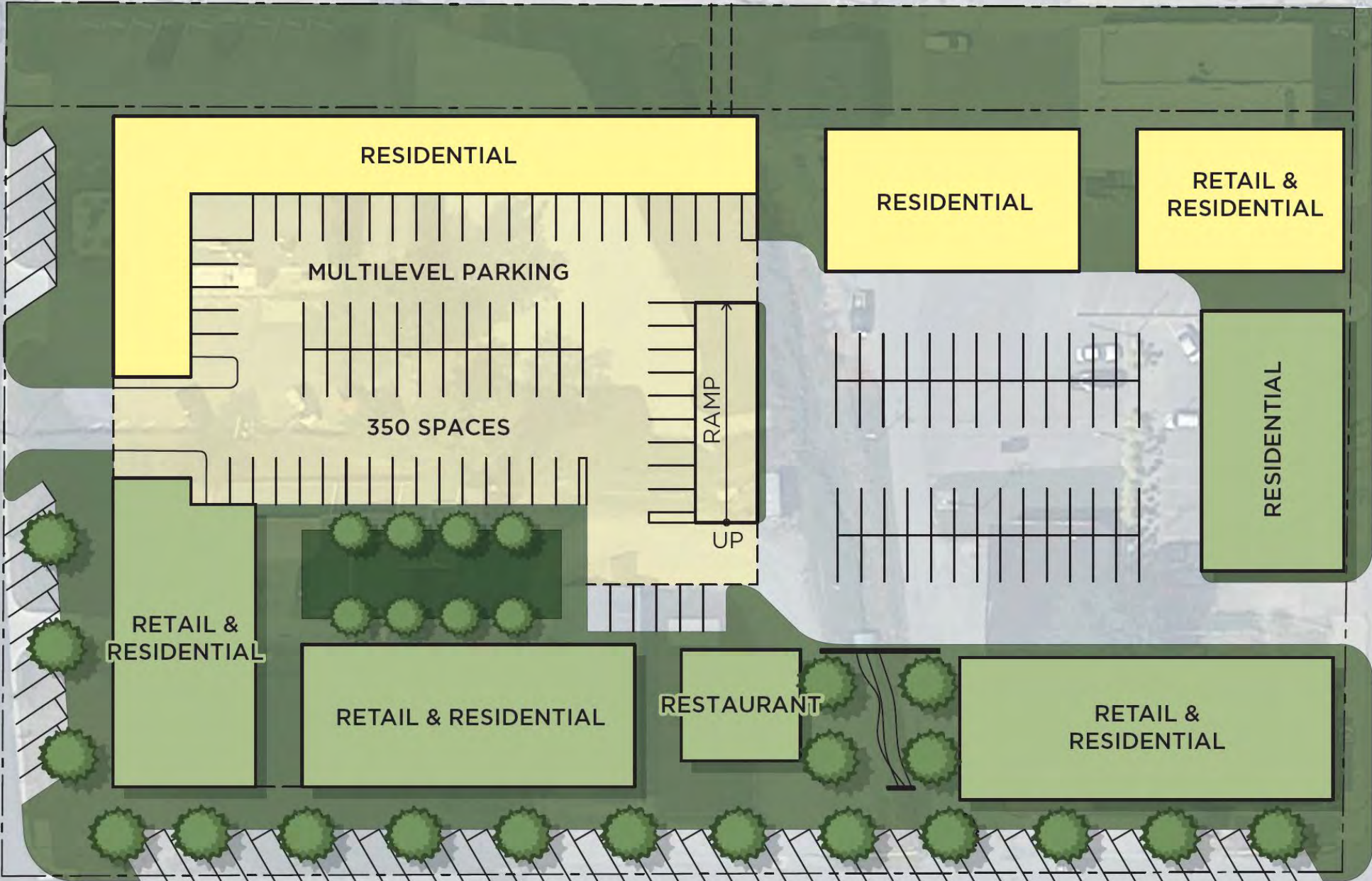


**Union Square
Context Map**

MAIN ST / SR 32

UNION ST

MILL ST









ORDINANCE NUMBER 19-37

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE WHEELER LANDING PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

This is an ordinance 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 enacted Ordinance No. 18-04, the Wheeler Landing Planned Unit Development District (the "Wheeler Landing PUD Ordinance") on September 24, 2018;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered Petition No. _____ (the "Petition"), 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"); and

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

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

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 Wheeler Landing PUD Ordinance, Unified Development Ordinance, and Zoning Map, are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 This Ordinance shall amend the Wheeler Landing PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Wheeler Landing PUD Ordinance ; and (iii) 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 or the Wheeler Landing PUD Ordinance, as amended.

1.2 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.

1.3 All provisions and representations of (i) the Unified Development Ordinance or (ii) the Wheeler Landing PUD 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 or the Wheeler Landing PUD Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance.

Section 3. Overlay Districts.

3.1 All provisions of this section of the approved Wheeler Landing PUD shall remain in full force and effect with the following addition. The standards of the 32 Overlay shall only apply to the development of Area II of the Real Estate with the following additional exception:

- A. 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 in Area II as shown on the Concept Plan within the Trail Corridor are hereby deemed to satisfy the requirements of Article 5.3(K)(5) Trail Corridor Plantings.

(SIGNATURE PAGE IMMEDIATELY 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 19-37** was delivered to the Mayor of Westfield on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-37**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-37**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Printed Name of Declarant

Prepared by _____, Church Church Hittle & Antrim, 2 North 9th Street, Noblesville, IN 46060 317.773.2190

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

EXHIBIT A

Real Estate (Legal Description)

Wheeler Farms LLC Parcels:

Parcel #08-05-35-00-00-012.000: *Begin at the Northeast corner of the East Half of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, and run South 60 rods; thence West 32 rods; thence North 60 rods; thence East 32 rods; to the place of beginning, containing 12 acres, more or less.*

Parcel #08-05-36-00-00-045.000: *Beginning at a point 70 rods North of the Southwest corner of Section 36, Township 19 North, Range 3 East, and run East 80 rods; thence North 54 rods; thence West 80 rods; thence South 54 rods to the place of beginning, containing 27 acres, more or less.*

Parcel #08-05-36-00-00-042.000: *Begin 11 rods east of the Southwest corner of Section 36, Township 19 North, Range 3 East, in Hamilton County, Indiana; run thence North 70 rods; thence East 34 rods; thence South 70 rods to the South line of Section 36, West 34 rods to the place of beginning, containing 15 acres, more or less.*

Parcel #08-05-36-00-00-041.000: *Begin 45 rods East of the Southwest corner of Section 36, Township 19 North, Range 3 East; run thence North 70 rods; East 35 rods, more or less, to the East line of the West Half of the Southwest Quarter of said Section; thence South 70 rods; thence West 35 rods, more or less, to the place of beginning, containing 15 acres, more or less.*

Parcel #08-05-35-00-00-010.000: *Begin at the Northwest corner of the East Half of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, and run East 80 rods; thence South 60 rods; thence West 80 rods; thence North 60 rods to the place of beginning. EXCEPT: 12 acres off the East end leaving 18 acres, more or less.*

ALSO EXCEPT: A part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being more specifically described as follows: Commencing at the Northeast corner of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, thence North 89 degrees 53 minutes 49 seconds West (assumed bearing) 1327.35 feet on and along the North line of said Southeast Quarter to its intersection with the center line of Dartown Road, thence South 00 degrees 39 minutes 07 seconds West 635.35 feet on and along the centerline of Dartown Road to the place of beginning of this description, thence North 89 degrees 11 minutes 15 seconds East 457.73 feet, thence South 00 degrees 39 minutes 07 seconds West 190.39 feet, thence South 89 degrees 11 minutes 15 seconds West 457.73 feet to the center line of said Dartown Road, thence North 00 degrees 39 minutes 07 seconds East 190.39 feet on and along the center line of Dartown Road to the place of beginning. Containing 2.00 acres more or less and being subject to all easements and rights-of-way of records.

Parcel #08-05-36-00-00-048.000: *Part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, bounded as follows: Begin 40 rods East of the Northwest corner of said Southwest Quarter and run thence South 36 rods; thence East 40 rods; thence North 36 rods; thence West 40 rods to the place of beginning, containing 9 acres, more or less.*

Parcel #08-05-35-00-00-009.000: *The Southeast Quarter of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, containing 40 acres, more or less.*

Parcel #08-05-36-00-00-046.000: *Beginning at the Northwest corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, and run South 36 rods; thence East*

40 rods; thence North 36 rods; thence West 40 rods to the place of beginning, containing 9 acres, more or less, in Washington Township, Hamilton County, Indiana.

EXCEPT: A part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana and being more specifically described as follows:

Beginning at a point on the North line of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, said place of beginning being North 90 degrees 00 minutes 00 seconds East (assumed bearing) 532.44 feet from the Northwest corner of said Southwest Quarter, thence North 90 degrees 00 minutes 00 seconds East 145.58 feet on and along the North line of said Southwest Quarter, thence South 00 degrees 31 minutes 29 seconds West 598.46 feet, thence South 90 degrees 00 minutes 00 seconds West 145.58 feet, thence North 00 degrees 31 minutes 29 seconds East 598.46 feet to the place of beginning. Containing 2.00 acres, more or less, being subject to all easements and rights of way of record.

Parcels #08-05-35-00-00-013.004 & 08-05-36-00-00-044.000:

Part of the West Half of the Southwest Quarter of Section Thirty-six (36), Township Nineteen (19) North, Range Three (3) East and part of the East Half of the Southeast Quarter of Section Thirty-five (35), Township Nineteen (19) North, Range Three (3) East in Hamilton County, Indiana more particularly described as follows:

Beginning at the Southwest corner of the West Half of the Southwest Quarter of Section 36, Township 19 North, Range 3 East; thence North 90 degrees 00 minutes East (assumed bearing) on and along the South line of said West Half 181.5 feet; thence North 00 degrees 29 minutes East parallel with the West line of said West Half 1155.00 feet; thence North 90 degrees 00 minutes West parallel with the South line of the West Half 181.5 feet to the West line thereof; and the East line of the East Half of the Southeast Quarter of Section 35, Township 19 North, Range 3 East; thence North 00 degrees 29 minutes East on and along aforesaid East line 495.0 feet; thence South 89 degrees 50 minutes West parallel with the South line of said East Half 393.0 feet to the centerline of Evan Kendall Ditch; thence Southerly following the meanderings of said Evan Kendall Ditch to the South line of said East Half; thence North 89 degrees 50 minutes East on and along aforesaid South line 508.0 feet to the place of beginning, containing 22.29 acres, more or less.

Parcels #08-05-35-00-00-013.004 & 08-05-36-00-00-044.000 (continued):

EXCEPT: A part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East and more specifically described as follows:

Beginning at a point on the South line of the Southwest Quarter of Section 36, Township 19 North, Range 3 East said point being North 90 degrees 00 minutes East (assumed bearing) 100.64 feet from the Southwest corner of said Southwest Quarter, thence North 00 degrees 29 minutes East 306.5 feet parallel with the West line of said Southwest Quarter, thence North 90 degrees 00 minutes East 80.86 feet, thence South 00 degrees 29 minutes West 306.5 feet to a point on the South line of said Southwest Quarter, thence South 90 degrees 00 minutes West 80.86 feet to the place of beginning containing 0.569 acres, more or less and subject to all easements and right of ways.

ALSO EXCEPT: Beginning at the Southwest corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, thence North 00 degrees 29 minutes East (assumed bearing) 306.5 feet on and along the West line of said Southwest Quarter thence North 90 degrees 00 minutes East 100.64 feet, thence South 00 degrees 29 minutes West 306.5 feet to a point on the South line of said Southwest Quarter, thence South 90 degrees 00 minutes West 100.64 feet to the place of beginning containing 0.708 acres, more or less and subject to all easements and right of ways.

ALSO EXCEPT: A part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East and located in Washington Township, Hamilton County, Indiana, and more specifically described as follows: Beginning at the Southeast corner of the Southwest Quarter of Section 35, Township 19 North, Range 3 East, thence South 89 degrees 50 minutes West (assumed bearing) 102.00 feet on and along the South line of said Southeast Quarter; thence North 00 degrees 05 minutes East 306.5 feet, thence North 89 degrees 50 minutes 23 seconds East 104.14 feet to a point on the East line of said Southeast Quarter, thence South 00 degrees 29 minutes West 306.5 feet to the place of beginning containing .725 acres, more or less, and subject to all easements and right of ways.

Parcels #08-05-35-00-00-013.004 & 08-05-36-00-00-044.000 (continued):

ALSO EXCEPT: Part of the East Half of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, in Hamilton County, Indiana, described as follows:

Commencing at the Southeast corner of said Half-Quarter Section; thence South 89 degrees 50 minutes 00 seconds West (assumed bearing) along the South line thereof 102.00 feet to the Southwest corner of a 2.841 acres tract of real estate described in a Warranty Deed recorded as Instrument Number 200300096364 in the Office of the Recorder of Hamilton County, Indiana; thence North 00 degrees 05 minutes 00 seconds East along the West line of said 2.841 acre tract 50.00 feet to the North right of way line of State Road 32 per Dedication of Public Right-Of-Way recorded in Instrument Number 9809810527 in the Office of the Recorder of Hamilton County, Indiana, and the POINT OF BEGINNING; thence South 89 degrees 50 minutes 00 seconds West along said right of way line 50.00 feet to a 5/8 inch rebar with red cap; thence South 00 degrees 05 minutes 00 seconds West parallel with the West line of said 2.841 acre tract 50.00 feet to the South line of said Half-Quarter Section; thence South 89 degrees 50 minutes 00 seconds West along said South line 366.00 feet, more or less, to the centerline of the Evan Kendall Ditch; thence Northerly along the centerline of said ditch 400.00 feet, more or less; thence North 89 degrees 50 minutes 00 seconds East parallel to the South line of said Half-Quarter Section 405.31 feet, more or less, to the Norwest corner of aforesaid 2.841 acre tract; thence South 00 degrees 05 minutes 00 seconds West along the West line of said 2.841 acre tract 348.61 feet to the point of beginning and containing 3.745 acres, more or less.

ALSO EXCEPT: Part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, in Hamilton County, Indiana, and part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, in Hamilton County, Indiana, described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 35; thence North 00 degrees 32 minutes 28 seconds East (assumed bearing), along the East line of the Southeast Quarter of said Section 35, 398.61 feet to a 5/8 inch rebar with red cap stamped FIRM 0066, (hereinafter referred to

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Parcels #08-05-35-00-00-013.004 & 08-05-36-00-00-044.000 (continued):

as rebar) at the Point of Beginning; thence South 89 degrees 50 minutes 00 seconds West, parallel with the South line of said Southeast Quarter Section, 510.49 feet to the centerline of the Evan Kendall Ditch as now located; thence North 09 degrees 08 minutes 18 seconds East along said centerline, 32.63 feet; thence North 05 degrees 04 minutes 32 seconds East, along said centerline, 30.63 feet; thence North 10 degrees 44 minutes 11 seconds East, along said centerline, 29.11 feet; thence North 03 degrees 57 minutes 48 seconds East, along said centerline, 25.09 feet; thence North 89 degrees 50 minutes 00 seconds East, parallel with the South line of said Southeast Quarter Section, 496.54 feet to a point on the East line of said Southeast Quarter Section; thence South 89 degrees 58 minutes 00 seconds East, parallel with the South line of said Southwest Quarter Section, 181.50 feet to a rebar thence South 00 degrees 32 minutes 28 seconds West, parallel with the West line of said Southwest Quarter Section, 60.00 feet to a rebar; thence North 89 degrees 58 minutes 00 seconds West, parallel with the South line of said Southwest Quarter Section, 181.50 feet to a point on the West line of said Southwest Quarter Section; thence South 00 degrees 32 minutes 28 seconds West, along said West line of said Southwest Quarter Section, 56.34 feet to the Point of Beginning and containing 1.593 acres, more or less.

ALSO EXCEPT: A part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East and a part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being bounded as follows:

Commencing at the Southwest corner of the Southwest Quarter of Section 36, Township 19 North, Range 3 East; thence North 00 degrees 29 minutes 00 seconds East (assumed bearing) 306.50 feet along the West line of the Southwest Quarter of said section and along the West line of a 0.708 acre tract of land described in Instrument #644 and recorded in Deed Record 264, page 316, in the records of Hamilton County, Indiana to the Northwest corner of said 0.708 acre tract and the POINT OF BEGINNING OF THIS DESCRIPTION; thence South 30 degrees 00 minutes 00 seconds East 131.50 feet along the North line of said 0.708 acre tract of land and along the North line of a 0.569 acre tract of land described in Instrument #644 and recorded in Deed Record 264, page 316 in said records to the Northeast corner of said 0.569 acre tract; thence North 00 degrees 29 minutes 00 seconds East 148.45 feet along the Northerly extension of the East line of said 0.569 acre tract; thence North 90 degrees 00 minutes 00 seconds West 181.50 feet to a point on the West line of said Southwest Quarter, said point also being on the East line of the Southeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 29 minutes 00 seconds West 56.34 feet along the East line of said Southeast Quarter; thence South 89 degrees 50 minutes 23 seconds West 104.78 feet to a point on the Northerly extension of the West line of a 0.725 acre tract of land described in Instrument #644 and recorded in Deed Record 264, page 316 in said records; thence South 00 degrees 05 minutes 00 seconds West 92.11 feet along the Northerly extension of said

Parcels #08-05-35-00-00-013.004 & 08-05-36-00-00-044.000 (continued):

0.725 acre tract of land to its Northwest corner; thence North 89 degrees 50 minutes 23 seconds East 104.14 feet along the North line of said 0.725 acre tract of land to the POINT OF BEGINNING. Containing 0.839 acre, more or less.

Wheeler Airport LLC Parcels:

Parcels #08-05-35-00-00-003.001 & 08-05-35-00-00-004.000: *A Survey of a part of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows: BEGINNING at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being collinear with and equidistant from the Northeast Corner and the Northwest Corner of said Northwest Quarter; said Point of Beginning also being South 89 degrees 47 minutes 17 seconds West (assumed bearing) 1324.21 feet from the Northeast Corner of said Northwest Quarter; thence North 89 degrees 47 minutes 17 seconds East 300.00 feet on and along the North line of said Northwest Quarter; thence South 00 degrees 14 minutes 52 seconds West 1324.35 feet to a point on the North line of the Southeast Quarter of said Northwest Quarter; thence North 89 degrees 50 minutes 46 seconds East 1021.88 feet on and along the North line of the Southeast Quarter of said Northeast Quarter to the Northeast Corner of the Southeast Quarter of said Northwest Quarter; thence South 00 degrees 20 minutes 53 seconds West 1325.40 feet on and along the East line of said Northwest Quarter to the Southeast Corner of said Northwest Quarter; thence South 89 degrees 54 minutes 16 seconds West 1319.55 feet on and along the South line of said Northwest Quarter to the Southwest Corner of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 14 minutes 52 seconds East 2648.08 feet on and along the West line of the East Half of said Northwest Quarter to the Point of Beginning. Containing 49.28 acres or less, being subject to all applicable easements and rights-of-way of record.*

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Parcel #08-05-35-00-00-006.000:

All that part of the West Half of the Northeast Quarter of Section 35, Township 19 North, Range 3 East that lies South of the center of the angling road running from the Southeast corner of the same in a Northwesterly direction across said real estate, containing 18 acres, more or less.

EXCEPT: A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the northwest corner of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.7 feet on and along the west line of said Northeast Quarter to the southwest corner of a 0.12 of an acre tract of real estate described in Instrument #9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the south line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet on and along the centerline of Kinsey Avenue to the point of intersection of the centerline of Kinsey Avenue and the centerline of Grassy Branch Creek, said point of intersection also being the POINT OF BEGINNING of this description; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 61.75 feet on and along the centerline of Kinsey Avenue; thence South 44 degrees 15 minutes 45 seconds West 200.00 feet; thence South 89 degrees 26 minutes 40 seconds West 274.01 feet to a point on the centerline of Grassy Branch Creek (The following 6 courses are included for closure purposes, the actual boundary line follows the centerline of Grassy Branch Creek) (1) thence North 07 degrees 46 minutes 52 seconds West 223.08 feet; (2) thence North 09 degrees 55 minutes 50 seconds West 134.90 feet; (3) thence North 09 degrees 02 minutes 37 seconds West 89.88 feet; (4) thence North 05 degrees 17 minutes 44 seconds West 119.55 feet; (5) thence North 35 degrees 23 minutes 52 seconds West 25.47 feet; (6) thence North 17 degrees 09 minutes 27 seconds East 45.00 feet to the POINT OF BEGINNING. Containing 3.63 acres, more or less and being subject to all applicable easements and rights-of-way of record.

Parcel #08-05-35-00-00-006.000 (continued):

EXCEPT: A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.7 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 of an acre tract of real estate described in Instrument #9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 61.75 feet on and along the centerline of Kinsey Avenue to the POINT OF BEGINNING of this description; thence South 45 degrees 44 minutes 15 seconds East 460.02 feet on and along the centerline of Kinsey Avenue; thence South 89 degrees 26 minutes 40 seconds West 718.18 feet to the centerline of Grassy Branch Creek; thence North 07 degrees 46 minutes 52 seconds West 183.84 feet on and along the centerline of Grassy Branch Creek; thence North 89 degrees 26 minutes 40 seconds East 274.01 feet; thence North 44 degrees 15 minutes 45 seconds East 200.00 feet to the POINT OF BEGINNING. Containing 3.13 acres, more or less.

EXCEPT: A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

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Parcel #08-05-35-00-00-006.000 (continued):

Commencing at the Northwest corner of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.7 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 of an acre tract of real estate described in Instrument #9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet; on and along the centerline of Kinsey Avenue; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 521.77 feet on and along the centerline of Kinsey Avenue to the POINT OF BEGINNING of this description; thence South 45 degrees 44 minutes 15 seconds East 189.62 feet on and along the centerline of Kinsey Avenue; thence South 43 degrees 04 minutes 30 seconds East 60.38 feet on and along the centerline of Kinsey Avenue to the Southeast corner of the West Half of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 89 degrees 26 minutes 40 seconds West 871.99 feet on and along the South line of said West half to the point of intersection of the South line of said West Half and the centerline of Grassy Branch Creek; thence North 07 degrees 18 minutes 42 seconds West 131.02 feet on and along the centerline of Grassy Branch Creek; thence North 07 degrees 46 minutes 52 seconds West 48.43 feet on and along the centerline of Grassy Branch Creek; thence north 89 degrees 26 minutes 40 seconds East 718.18 feet to the POINT OF BEGINNING. Containing 3.26 acres, more or less.

EXCEPT: A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, more particularly described as follows:

Beginning at an iron stake 1373.7 feet South of Northwest corner of said Northeast Quarter; thence South on and along the West line of said Northeast Quarter a distance of 100 feet to an iron stake; thence South 90 degrees East 103.4 feet to an iron stake on the westerly right-of-way line to a County Highway; thence North 46 degrees West 143.1 feet to the place of beginning. Containing .12 acre, more or less.

Parcels #08-05-35-00-00-022.000 & 08-05-35-00-00-023.000: *The Northeast Quarter of the Southwest Quarter and the Northwest Quarter of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, containing 80 acres.*

EXCEPT: A part of the South Half of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Parcels #08-05-35-00-00-022.000 & 08-05-35-00-00-023.000 (continued): *Commencing at the ½" iron rod at the Northeast corner of the Southwest Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 04 minutes 05 seconds East (assumed bearing) 149.37 feet on and along the East line of said Southwest Quarter to the Point of Beginning of this description; thence South 89 degrees 23 minutes 45 seconds West 1022.89 feet; thence South 00 degrees 06 minutes 00 seconds East 1165.03 feet, more or less, to a point on the South line of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 38 minutes 22 seconds East 1022.21 feet to the Southeast corner of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 26 minutes 51 seconds East 1060.09 feet, more or less, on and along the South line of the Northwest Quarter of the Southeast Quarter of said Section 35 to the Southwest corner of a one (1) acre tract of real estate described in Instrument No. 9245061; thence North 00 degrees 02 minutes 26 seconds East 165.00 feet to the Northwest corner of said one (1) acres tract; thence North 89 degrees 26 minutes 51 seconds East 264.00 feet to a mag nail at the Northeast corner of said one (1) acre tract; thence North 00 degrees 02 minutes 26 seconds East 605.49 feet on and along the East line of the Northwest Quarter of said Southeast Quarter to a mag nail; thence South 88 degrees 29 minutes 15 seconds West 469.15 feet; thence North 00 degrees 02 minutes 26 seconds East 114.50 feet; thence South 89 degrees 25 minutes 17 seconds West 856.75 feet, more or less, to a point on the West line of said Southeast Quarter; thence North 00 degrees 04 minutes 05 seconds West 292.66 feet, to the Point of Beginning.*

EXCEPT: Part of the Northwest Quarter of the Southeast Quarter of Section 35, Township 19 North, Range 3 East described as follows:

Begin at the Southeast corner of said Northwest Quarter of said Southeast Quarter and run thence North 165.00 feet; thence West 264.00 feet; thence South 165.00 feet; thence East 264.00 feet to the place of beginning.

Parcels #08-05-35-00-00-028.000 & 08-05-35-00-00-028.002: *A survey of a part of the Southwest Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:*

BEGINNING at a point on the South line of the Southwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being South 89 degrees 39 minutes 49 seconds West (assumed bearing) 1021.48 feet from the Southeast corner of said Southwest Quarter; thence South 89 degrees 39 minutes 49 seconds West 296.71 feet to the Southwest corner of the Southeast Quarter of said Southwest Quarter; thence North 00 degrees 02 minutes 02 seconds East 1321.63 feet to the Northwest corner of the Southeast Quarter of said Southwest Quarter; thence North 89 degrees 46 minutes 55 seconds East 296.71 feet on and along the North line of the Southeast Quarter of said Southwest Quarter; thence South 00 degrees 02 minutes 02 seconds West 1321.02 feet to the Point of Beginning. Containing 9.00 acres, more or less, being subject to all applicable easements and rights-of-way of record.

Leslie S Wheeler Revocable Trust Parcel:

Parcel #08-05-35-00-00-022.001: A part of the South Half of Section 35, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the ½" iron rod at the Northeast corner of the Southwest Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 04 minutes 05 seconds East (assumed bearing) 149.37 feet on and along the East line of said Southwest Quarter to the Point of Beginning of this description; thence South 89 degrees 23 minutes 45 seconds West 1022.89 feet; thence South 00 degrees 06 minutes 00 seconds East 1165.03 feet, more or less, to a point on the South line of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 38 minutes 22 seconds East 1022.21 feet to the Southeast corner of the Northeast Quarter of said Southwest Quarter; thence North 89 degrees 26 minutes 51 seconds East 1060.09 feet, more or less, on and along the South line of the Northwest Quarter of the Southeast Quarter of said Section 35 to the Southwest corner of a one (1) acre tract of real estate described in Instrument No. 9245061; thence North 00 degrees 02 minutes 26 seconds East 165.00 feet to the Northwest corner of said one (1) acre tract; thence North 89 degrees 26 minutes 51 seconds East 264.00 feet to a mag nail at the Northeast corner of said one (1) acre tract; thence North 00 degrees 02 minutes 26 seconds East 605.49 feet on and along the East line of the Northwest Quarter of said Southwest Quarter to a mag nail; thence South 88 degrees 29 minutes 15 seconds West 469.15 feet; thence North 00 degrees 02 minutes 26 seconds East 114.5 feet; thence South 89 degrees 25 minutes 17 seconds West 856.75 feet, more or less, to a point on the West line of said Southeast Quarter; thence North 00 degrees 04 minutes 05 seconds West 292.66 feet, to the Point of Beginning. Containing 51.882 acres, more or less.

Andrew and Marcia Wheeler Parcel – 18206 Kinsey Ave:

Parcel #08-05-35-00-00-006.001: A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the northwest corner of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.7 feet on and along the west line of said Northeast Quarter to the southwest corner of a 0.12 of an acres tract of real estate described in Instrument #9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the south line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet on and along the centerline of Kinsey Avenue to the point of intersection of Kinsey Avenue and the centerline of Grassy Branch Creek said point of intersection also being the POINT OF BEGINNING of this description; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 61.75 feet on and along the centerline of Kinsey Avenue; thence South 44 degrees 15 minutes 45 seconds West 200.00 feet; thence South 89 degrees 26 minutes 40 seconds West 274.01 feet to a point of the centerline of Grassy Branch Creek (The following 6 courses are included for closure purposes, the actual boundary line follows the centerline of Grassy Branch Creek) (1.) thence North 07 degrees 46 minutes 52 seconds West 223.08 feet; (2.) thence North 09 degrees 55 minutes 50 seconds West 134.90 feet; (3.) thence North 09 degrees 02 minutes 37 seconds West 89.88 feet; (4.) thence North 05 degrees 17 minutes 44 seconds West 119.55 feet; (5.) thence North 35 degrees 23 minutes 52

seconds West 25.47 feet; (6.) thence North 17 degrees 09 minutes 27 seconds East 45.00 feet to the POINT OF BEGINNING. Containing 3.63 acres, more or less and being subject to all applicable easements and rights-of-way of record.

Charles Wheeler Parcels – 18110 Kinsey Ave:

Parcel #08-05-35-00-00-006.003: A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of said Section 35; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.70 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 acre tract described in Instrument #9310457, in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 521.77 feet on and along the centerline of Kinsey Avenue to the Point of Beginning of this description; thence South 45 degrees 44 minutes 15 seconds East 189.62 feet on and along the centerline of Kinsey Avenue; thence South 43 degrees 04 minutes 30 seconds East 69.38 feet on and along the centerline of Kinsey Avenue to the Southeast corner of the West Half of the Northeast Quarter of said Section 35; thence South 89 degrees 26 minutes 40 seconds West 871.99 feet on and along the South line of said West Half to the point of intersection of the South line of said West Half and the centerline of Grassy Branch Creek; thence North 07 degrees 18 minutes 42 seconds West 131.052 feet on and along the centerline of Grassy Branch Creek; thence North 07 degrees 46 minutes 52 seconds West 48.43 feet on and along the centerline of Grassy Branch Creek; thence North 89 degrees 26 minutes 40 seconds East 718.18 feet to the point of beginning, containing 3.26 acres, more or less.

EXCEPT: That part conveyed by Quitclaim Deed dated October 5, 2003, recorded July 9, 2004, as Instrument Number 200400047663, in the Office of the Recorder of Hamilton County, Indiana, being more particularly described as follows:

A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows: Commencing at the Northwest corner of the Northeast Quarter of said Section 35; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.70 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 acre tract described in Instrument #9310457, in the Office of the Recorder of Hamilton County, Indiana; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point of the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet on and along the centerline of Kinsey Avenue to the point of intersection of the centerline of Kinsey Avenue and the centerline of Grassy Branch Creek; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet along the centerline of said Kinsey Avenue; thence south 45 degrees 44 minutes 15 seconds East 401.77 feet along the centerline of said Kinsey Avenue; thence South 68 degrees 30 minutes 09 seconds West 236.65 feet to the point of beginning of this description; thence South 68 degrees 30 minutes 09 seconds West 112.02 feet; thence South 89 degrees 26 minutes 40 seconds West 302.34 feet to

the centerline of Grassy Branch Creek; thence North 07 degrees 46 minutes 52 seconds West 40.36 feet along the centerline of said Grassy Branch Creek; thence North 89 degrees 26 minutes 40 seconds East 412.04 feet to the Point of Beginning, containing 0.33 acres, more or less.

Parcel #08-05-35-00-006.102: A part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest Quarter of said Section 35, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.70 feet along the West line of said Northeast Quarter to the Southwest corner of a 0.12 of an acre tract of Real Estate described in Instrument #9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet along the centerline of Kinsey Avenue to the Point of Intersection of the centerline of Kinsey Avenue and the centerline of Grassy Branch Creek; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet along the centerline of said Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 401.77 feet along the centerline of said Kinsey Avenue to the point of beginning of this description; thence South 45 degrees 44 minutes 15 seconds East 120.00 feet along the centerline of said Kinsey Avenue; thence South 89 degrees 26 minutes 40 seconds West 306.14 feet; thence North 68 degrees 30 minutes 09 seconds East 236.65 feet to the point of beginning. Containing 0.30 of an acre, more or less.

Maddox Parcel – 801 E 181st St:

Parcel #08-05-36-00-00-047.000: A part of the Southwest Quarter of Section 36, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana and more specifically described as follows:

Beginning at a point on the North line of the Southwest Quarter of Section 36, Township 19 North, Range 3 East, said point being 532.44 feet East of the Northwest corner of said Southwest Quarter, thence East 127.56 feet, thence South parallel with the West line of said Southwest Quarter 598.46 feet, thence West 127.56 feet, thence north 598.46 feet to the place of beginning. Containing 1.75 acres more or less.

Wood Family Farm Parcel:

Parcel #08-05-35-00-00-003.000: The East Half of the Northwest Quarter of Section Thirty-five (35), Township Nineteen (19) North, Range Three (3) East, in Hamilton County, Indiana. EXCEPT: Beginning at the Northwest Corner of the Northeast Quarter of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being collinear with and equidistant from the Northeast Corner and the Northwest Corner of said Northwest Quarter; said Point of Beginning also being South 89 Degrees 47 minutes 17 seconds West (assumed bearing) 1324.21 feet from the Northeast Corner of said Northwest Quarter; thence North 89 degrees 47 minutes 17 seconds East 300.00 feet on and along the North line of said Northwest Quarter; thence South 00 degrees 14 minutes 52 seconds West 1324.35 feet to a point on the North line of the Southeast Quarter of said Northwest Quarter; thence North 89 degrees 50 minutes 46 seconds East 1021.88 feet on and along the North line of the Southeast Quarter of said Northwest Quarter to the Northeast Corner of the Southeast Quarter of said Northwest Quarter; thence South 00 degrees 20 minutes 53 seconds West

1325.40 feet on and along the East line of said Northwest Quarter to the Southeast Corner of said Northwest Quarter; thence South 89 degrees 54 minutes 16 seconds West 1319.55 feet on and along the South line of said Northwest Quarter to the Southwest Corner of the Southeast Quarter of said Northeast Quarter; thence North 00 degrees 14 minutes 52 seconds East 2648.08 feet on and along the West line of the East Half of said Northwest Quarter to the Point of Beginning. Containing 49.28 acres more or less, being subject to all applicable easements and rights-of-way of record.

ALSO EXCEPT: Beginning at a point on the North line of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being South 89 degrees 47 minutes 17 seconds West (assumed bearing) 440.96 feet from the Northeast Corner of said Northwest Quarter; thence South 00 degrees 26 minutes 28 seconds East 235.18 feet; thence South 89 degrees 47 minutes 17 seconds West 339.08 feet; thence North 00 degrees 26 minutes 28 seconds West 235.18 feet to a point on the North line of said Northwest Quarter; thence North 89 degrees 47 minutes 17 seconds East 339.08 feet on and along the North line of said Northwest Quarter to the Point of Beginning. Containing 1.83 acres more or less, being subject to all applicable easements and rights-of-way record.

ALSO EXCEPT: A part of the Northwest Quarter of Section 35, Township 19 North Range 3 East located in Washington Township, Hamilton County, Indiana being bounded as follows: BEGINNING at a point on the North line of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said point of beginning being South 89 degrees 47 minutes 17 seconds West 385.41 feet from the Northeast corner of said Northwest Quarter; thence South 89 degrees 47 minutes 17 seconds West 55.55 feet along the North line of said Northwest Quarter to the Northeast corner of a 1.83 acre tract of land described in Deed Record 318, page 554 in the records of Hamilton County, Indiana; thence South 00 degrees 26 minutes 28 seconds East 235.18 feet to the Southeast corner of said 1.83 acre tract of land; thence South 89 degrees 47 minutes 17 seconds West 339.08 feet parallel to the North line of said Northwest Quarter to the Southwest corner of said 1.83 acres tract of land; thence South 00 degrees 26 minutes 28 seconds East 37.67 feet on the extension of the West line of said 1.83 tract of land; thence South 89 degrees 55 minutes 00 seconds East 387.03 feet; thence North 01 degree 08 minutes 45 seconds East 274.92 feet to the North line of said Northwest Quarter and the POINT OF BEGINNING. Containing 0.626 acres, more or less, subject to all applicable easements and rights-of-way of record.

ALSO EXCEPT: A part of the Northwest Quarter of Section 35, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being described as follows: BEGINNING at a point on the North line of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, said Point of Beginning being South 89 degrees 47 minutes 17 seconds West (assumed bearing) 780.24 feet from the Northeast corner of said Northwest Quarter; thence South 00 degrees 26 minutes 28 seconds East 272.85 feet; thence North 89 degrees 55 minutes 00 seconds West 86.55 feet; thence North 00 degrees 26 minutes 28 seconds West 272.40 feet; thence North 89 degrees 47 minutes 17 seconds East 86.55 feet to the POINT OF BEGINNING. Containing 0.542 of an acre, more or less and being subject to all applicable easements and rights-of-way of record.

ALSO EXCEPT: A part of the Northwest Quarter of Section 35, Township 19 North, Range 3 East, Hamilton County, Indiana, described as follows:
Beginning at the Northeast corner of said quarter section; thence South 00 degrees 22 minutes 52 seconds West 496.94 feet along the East line of said quarter section; thence North

89 degrees 26 minutes 58 seconds West 48.66 feet; thence North 00 degrees 33 minutes 02 seconds East 100.00 feet; thence northerly 155.08 feet along an arc to the left having a radius of 512.00 feet and subtended by a long chord having a bearing of North 08 degrees 07 minutes 35 seconds West and a length of 154.49 feet; thence northerly 170.70 feet along an arc to the right having a radius of 588.00 feet and subtended by a long chord having a bearing of North 08 degree 29 minutes 13 seconds West and a length of 170.10 feet; thence North 00 degrees 10 minutes 13 seconds West 15.00 feet; thence South 89 degrees 49 minutes 47 seconds West 288.67 feet more or less to the East line of that parcel of land described in Instrument Number 2006-4685; thence North 01 degrees 11 minutes 15 seconds East 60.02 feet along said East line to the North line of said quarter section; thence North 89 degrees 49 minutes 47 seconds East 385.41 feet along said North line to the point of beginning and containing 1.184 acres, more or less.

Sill Parcels - 18150 Kinsey Ave:

Parcel #08-05-35-00-00-006.002: Part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.7 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 of an acre tract of real estate described in Instrument No. 9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 50 minutes 25 seconds 626.53 feet on and along the centerline of Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 61.75 feet on and along the center line of Kinsey Avenue to the Point of Beginning of this description; thence South 45 degrees 44 minutes 15 seconds East 460.02 feet on and along the centerline of Kinsey Avenue; thence South 89 degrees 26 minutes 40 seconds West 718.18 feet to the centerline of Grassy Branch Creek; thence North 07 degrees 46 minutes 52 seconds West 183.84 feet on and along the centerline of Grassy Branch Creek; thence North 89 degrees 29 minutes 40 seconds East 274.01 feet; thence North 44 degrees 15 minutes 45 seconds East 200.00 feet to the point of beginning. Containing 3.13 acres more or less.

EXCEPT: Part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being described as follows: Commencing at the Northwest corner of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degree 13 minutes 37 seconds West (assumed bearing) 1437.7 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 of an acre tract of real estate described in Instrument No. 9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet along the centerline of Kinsey Avenue, to the point of intersection of the centerline of Kinsey Avenue and the centerline of Grassy Branch Creek; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet along the centerline of said Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 401.77 feet along the centerline of said

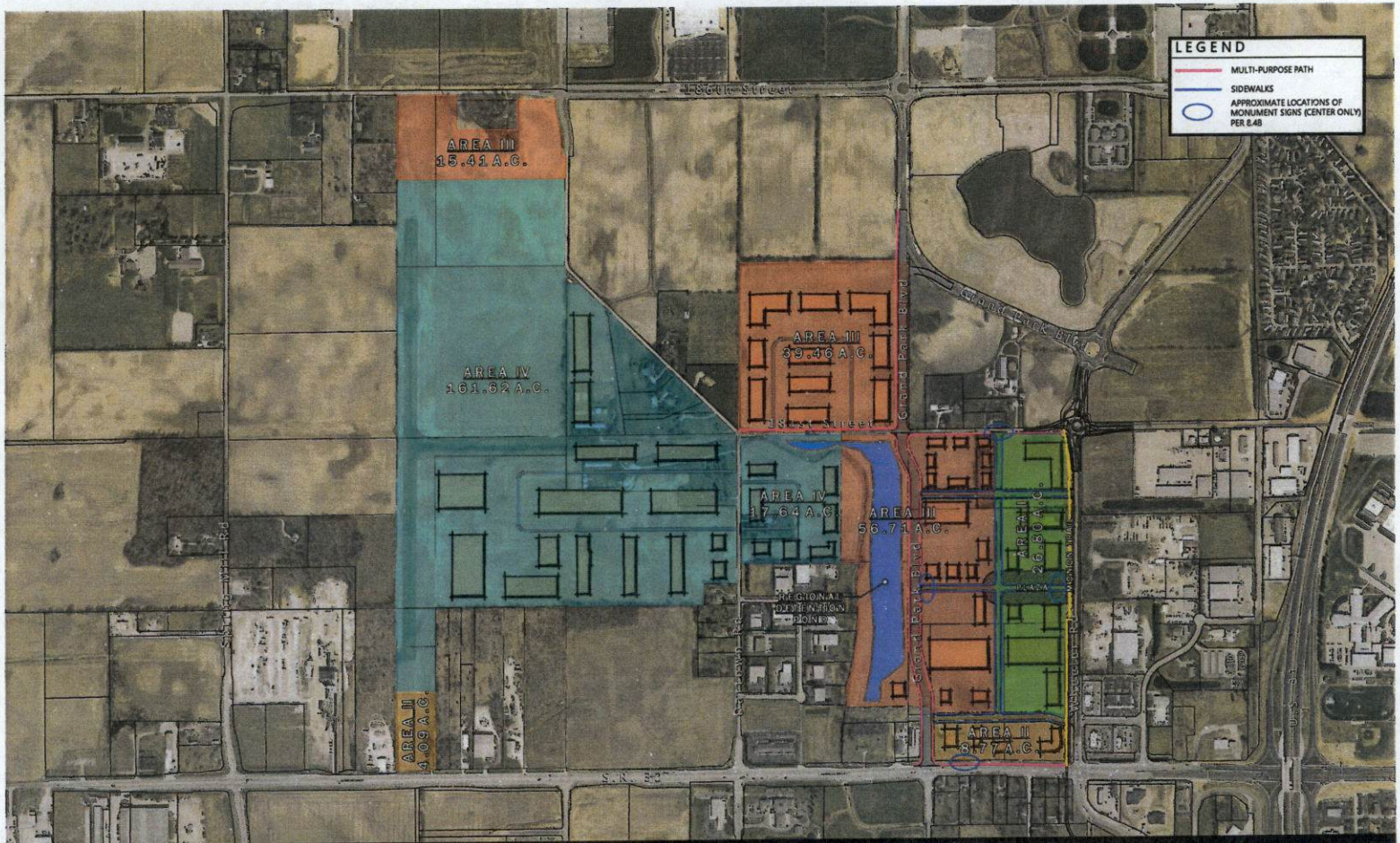
Kinsey Avenue to the point of beginning of this description; thence South 45 degrees 44 minutes 15 seconds East 120.00 feet along the centerline of said Kinsey Avenue; thence South 89 degrees 26 minutes 40 seconds West 306.14 feet; thence North 68 degrees 30 minutes 09 seconds East 236.65 feet to the Point of Beginning, containing 0.30 of an acre more or less.

Parcel #08-05-35-00-00-006.103: Part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Northwest corner of the Northeast Quarter of Section 35, Township 19 North, Range 3 East; thence South 00 degrees 13 minutes 37 seconds West (assumed bearing) 1473.7 feet on and along the West line of said Northeast Quarter to the Southwest corner of a 0.12 of an acre tract of real estate described in Instrument No. 9310457; thence South 89 degrees 46 minutes 23 seconds East 106.52 feet on and along the South line of said 0.12 acre tract to a point on the centerline of Kinsey Avenue; thence South 49 degrees 03 minutes 36 seconds East 285.14 feet along the centerline of Kinsey Avenue, to the point of intersection of the centerline of Kinsey Avenue and the centerline of Grassy Branch Creek; thence South 45 degrees 50 minutes 25 seconds East 626.53 feet along the centerline of said Kinsey Avenue; thence South 45 degrees 44 minutes 15 seconds East 401.77 feet along the centerline of said Kinsey Avenue; thence South 68 degrees 30 minutes 09 seconds West 236.65 feet to a point of beginning of this description; thence South 68 degrees 30 minutes 09 seconds West 112.02 feet; thence South 89 degrees 26 minutes 40 seconds West 302.34 feet to the centerline of Grassy Branch Creek; thence North 07 degrees 46 minutes 52 seconds West 40.36 feet along the centerline of said Grassy Branch Creek; thence North 89 degrees 26 minutes 40 seconds West 412.04 feet to the Point of Beginning, containing 0.33 of an acre, more or less.

Wallace Parcel – 17939 Dartown Rd:

Parcel #08-05-35-00-00-011.000: A part of the Southeast Quarter of Section 35, Township 19 North, Range 3 East, thence North 89 degrees 53 minutes 49 seconds West (assumed bearing) 1327.35 feet on and along the North line of said Southeast Quarter to its intersection with the center line of Dartown Road, thence South 00 degrees 39 minutes 07 seconds West 635.35 feet on and along the center line of said Dartown Road to the place of beginning of this description, thence North 89 degrees 11 minutes 15 seconds East 457.73 feet, thence South 00 degrees 39 minutes 07 seconds West 190.39 feet, thence South 89 degrees 11 minutes 15 seconds West 457.73 feet to the center line of said Dartown Road, thence North 00 degrees 39 minutes 07 seconds East 190.39 feet on and along the centerline of said Dartown Road to the place of beginning. Containing 2.00 acres more or less and being subject to all easements and rights-of-way of record.



LEGEND

- MULTI-PURPOSE PATH
- SIDEWALKS
- APPROXIMATE LOCATIONS OF MONUMENT SIGNS (CENTER ONLY) PER 6.4B

SCALE: 1" = 300'

 September 20, 2018

Wheeler Landing Concept Plan, Exhibit B

 Westfield, Indiana

STRUCTUREPOINT

 2017 08711

WRITTEN PUBLIC COMMENTS

Docket Number: 1997-PUD-28
Petitioner: Old Town Companies, LLC by Nelson & Frankenberger
Request: Petitioner requests a change of zoning for 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

Enclosed Attachments:

September 3, 2019, APC Public Hearing

1. Buchanan, Chad & Melanie	08/26/19
2. Fenn, Christian	08/26/19
3. Gilmore, Justin	08/27/19
4. Garcia, Joe	08/27/19
5. Spay, Rich & Diana	08/28/19
6. Jones, Melody	08/29/19
7. Sole, Julie	08/29/19
8. Sulkowski, Maureen	08/31/19
9. Sulkowski, Jim	08/31/19
10. Plesniak, Andy & Karen	09/01/19
11. Sanburn, George	09/02/19
12. Sanburn, Kim	09/02/19
13. Milligan, Sam	09/03/19
14. Waggoner, Andrew	09/03/19
15. Mowry, Janice	09/03/19
16. Wilkes, Chris (Holladay Properties)	09/03/19

Pamela Howard

From: Buchanan, Chad <CBuchanan@PACERS.com>
Sent: Monday, August 26, 2019 9:38 AM
To: APC
Cc: Pamela Howard
Subject: Union Square

We are writing in support of, and asking you to vote in favor of, the upcoming PUD rezone for Union Square.

Thank you for your consideration

-Chad and Melanie Buchanan

Sent from my iPhone

Pamela Howard

From: Chris Fenn <christianfenn@gmail.com>
Sent: Monday, August 26, 2019 7:12 PM
To: APC
Cc: Pamela Howard
Subject: Old Town Design Group

I am writing in support of, and asking you to vote in favor of, the upcoming PUD rezone for Union Square." Feel free to add more detail about enriching the vitality of downtown Westfield and/or your confidence in Old Town to lead the project well.

Please don't hesitate to contact me for more information or to offer direct feedback. We look forward to partnering with Westfield for what we believe to be the next critical component of propelling the activation of your vibrant downtown.

Sincerely,

Christian M. Fenn

Pamela Howard

From: Dr. Justin Gilmore <drgilmore@gilmorechiropractic.com>
Sent: Tuesday, August 27, 2019 1:30 PM
To: APC
Cc: Justin Moffett; Pamela Howard
Subject: Support for PUD rezone for Union Square

To Whom it May Concern:

I am writing in support of, and asking you to vote in favor of, the upcoming PUD rezone for Union Square. The integrity, reputation and past successes of Old Town gives me the full confidence to support Old Town in leading this project. I believe Old Town will accomplish their mission of enriching the vitality of downtown Westfield. As a result, Westfield's future for families, businesses and city events will be much brighter.

Respectfully,
Justin Gilmore
Westfield business owner

--

Dr. Justin M. Gilmore
Gilmore Chiropractic
14801 Market Center Drive, Suite 150
Carmel, IN 46033
317.587.2727
www.GilmoreChiropractic.com

Referrals are the best compliment you could pay anyone for a great experience! I would be happy to treat friends or family. Thank you!

CONFIDENTIALITY NOTICE: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information or otherwise be protected by law. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

Pamela Howard

From: Joe Garcia <joe@ggcustomhomes.com>
Sent: Tuesday, August 27, 2019 4:25 PM
To: APC
Cc: Pamela Howard
Subject: Union Square
Attachments: Union Square.pdf

I cannot attend on Monday but would like to send in my letter of support.

Thanks,

Joe Garcia CGB, CGP, MCGP, GMB
G&G Custom Homes, Inc
317-418-7665
www.ggcustomhomes.com

Pamela Howard

From: Rich Spay <rspay@core.com>
Sent: Wednesday, August 28, 2019 5:46 PM
To: APC
Subject: Union Square Project.

We are in favor of the Union square Project and support its approval.

Thank's

Rich & Diana Spay

860 Chatham Hills Blvd

Westfield, Indiana 46074

Pamela Howard

From: Melody Jones <meljones@callcarpenter.com>
Sent: Thursday, August 29, 2019 11:50 AM
To: APC; Pamela Howard
Subject: Union Square

To who this may concern,

"I am writing in support of, and asking you to vote in favor of, the upcoming PUD rezone for Union Square." I believe this project is what we all are wanting for our downtown. As an adjacent property owner I have waited for year's (since 1984) for the downtown to develop into something we could all be proud of. This will be the first step in this positive direction for our community.

In addition with the new improvement this project will provide, it will also help the City with the development of Jersey Street. Both sides of the road will need to be raised to make the Plaza work.

Thank you for your time investment and and your consideration of this project and how it will positively impact Westfield.

Best regards,

Melody Jones
317-420-5816
MelodyJones.callcarpenter.com

In Top 10 in the Company!



Julie E. Sole

125 Mill Street • Westfield, Indiana 46074
317.431.4646 • jaes125@yahoo.com

August 29, 2019

Westfield APC Members:

As a 38-year resident of Westfield, with 25 of those years spent as a homeowner in Downtown Westfield, I am writing in support of the upcoming PUD rezone for Union Square at Grand Junction. It is my belief that this project offers a key component to the continued growth and improvements in downtown Westfield as well as the entirety of Westfield.

Old Town Design Group has a proven history of quality work and community engagement. I feel Old Town is the perfect partner to construct this unique development and I support them and this project.

I am asking you to vote in favor of this rezone.

Sincerely,



Julie Sole

Pamela Howard

From: sulkowski@aol.com
Sent: Saturday, August 31, 2019 6:50 AM
To: APC
Cc: Pamela Howard
Subject: PUD Rezone of Union Square

Dear Public Official:

I would sincerely appreciate the City of Westfield's approval of the proposed redevelopment of the Union Square site. In choosing our home at Chatham Hills, one of the factors was the proposed development of the downtown area to compliment the growing population base in Westfield and to accommodate the guests attending games at the beautiful Grand Park facility. With growth comes change and with careful planning, downtown Westfield has the potential to truly be a destination center for local residents and out of town guests. We have personally worked with Old Town Design Group and can attest to their professionalism and ability to build a quality product. Your vote for the PUD rezone would be appreciated.

Sincerely,

Maureen Sulkowski
20771 Chatham Ridge Blvd.
Westfield, Indiana 46074
630-341-3473

August 31, 2019

City of Westfield
Attention: P. Howard
130 Penn Street
Westfield, Indiana 46074

RE: Union Square – PUD Rezone

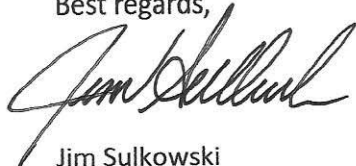
Dear Ms. Howard:

As a relatively new resident of Westfield, Indiana I could not be prouder of the city's ability to recognize opportunities such as Grand Park and the future redevelopment of the downtown Westfield area. It takes courage and careful planning to prepare for such changes in our growing, family orientated community. The stronger our economic base, the stronger our community will become as people and their hard earned dollars remain in Westfield rather than going to the surrounding communities.

I would sincerely appreciate your support of the proposed rezoning of Union Square. This opportunity will not only bring additional jobs to our community, but it will reinforce our economic vitality by bringing in more businesses, enhance our tax base and give our residents more choices in shopping and restaurant experiences. Having been associated with the construction industry for over forty years, I would also like to state that Old Town Design Group has the ability and professional team to build a quality product that not only he City can be proud of but also all of those visiting this proposed complex. Quality and character is what sets OTDG apart from other builders and I have personally used their services on two separate occasions as a result.

Your vote in favor of the revised PUD would be greatly appreciated. Due to a business obligation I cannot attend Tuesday's public hearing unfortunately. Please contact me if I can be of any further assistance.

Best regards,

A handwritten signature in black ink, appearing to read "Jim Sulkowski", with a stylized, flowing script.

Jim Sulkowski
20771 Chatham Ridge Blvd.
Westfield, Indiana 46074
708-508-2495

Pamela Howard

From: karen plesniak <karenplesniak@gmail.com>
Sent: Sunday, September 1, 2019 2:03 PM
To: APC
Cc: Pamela Howard
Subject: Union Square PUD Rezone & Old Town Development

Our relationship with Old Town Design Group is the result of having them design and build our new home in Westfield. They took the time to incorporate our ideas and wishes in the home design. The craftsmen at Old Town that built our home did so so with dedication, quality, on time and in budget. We could not have asked for a better experience. The entire team is top notch. With all this being said we support and are asking for you to vote in favor of the upcoming PUD rezone for Union Square with Old Town to lead the project.

Thank you,

Andy and Karen Plesniak

Sent from my iPad

Pamela Howard

From: George Sanburn <george@mylogoshop.com>
Sent: Monday, September 2, 2019 10:40 PM
To: APC; George Sanburn; Pamela Howard
Subject: Re: pud rezoning..YES please

Hello!

my name is George Sanburn.

I have been a business owner and involved resident for 20 years in Westfield.

I am IN FAVOR of the rezoning for Union square in downtown Westfield for several reasons.

This will be a great addition to the downtown area ...this will be a monumental move that will positively affect lives forever.

I dont want to sound all-knowing, so I am sorry if I do...but Our downtown needs to finish the park and We need living space, we need retail space and most of all we need parking spaces.

We need a central area for families to come and gather. We need a place for out of towners at Grand Park to spend their time and money, as of now they go to Carmel and kokomo.

Old Towne developments is no fly-by-night company...they are a company that can get it done, they can complete a piece of the downtown puzzle with professionalism and style.

Yes, now is the time for us to shine. For us to have a world renown downtown.

thank you!

George Sanburn

317.937.9797

mylogoshop.com

Pamela Howard

From: Kimberly Sanburn <kimsanburn@icloud.com>
Sent: Monday, September 2, 2019 10:52 PM
To: Pamela Howard; APC
Subject: Downtown rezoning

Dear Westfield Planning Commission,

I have lived in Westfield for almost 20 years and I am in favor of the rezoning for downtown Westfield.

We have lived on North Union Street for the past 4 years and love being able to walk to the restaurants and shops. I am thankful we are able to walk but feel for our residents and visitors that struggle to find a place to park or have to park in a muddy grass field and sometimes even have to be towed out of the mud! It's embarrassing!!

Our downtown is behind all of the other beautiful downtowns in Hamilton County. We have Grand Park Sports complex and the teams and families that play at OUR facility are spending their money everywhere around Hamilton County but Westfield.

The project that was started several years ago needs to be finished so we can be proud of our city!

Thank you
Kim Sanburn

Sent from my iPhone

Pamela Howard

From: Sam Milligan <sam.milligan@northridgellc.com>
Sent: Tuesday, September 3, 2019 10:58 AM
To: APC
Cc: Pamela Howard
Subject: Union Square

I am unable to attend tonight's APC meeting, however, I am writing to express my support of, and asking you to vote in favor of, the upcoming PUD rezone for the Union Square project. This development is exactly what we hoped the Grand Junction Plaza would bring to downtown Westfield. In my opinion, the plans presented by Old Town Companies meet the fit and finish that we are looking for in Westfield.

Thanks for your consideration.

Sam Milligan
Owner
North Ridge Construction
PO Box 823
Westfield, IN 46074
317-417-9884
sam.milligan@northridgellc.com

Pamela Howard

From: Andrew Waggoner <AWaggoner@ferguson-construction.com>
Sent: Tuesday, September 3, 2019 12:21 PM
To: APC
Subject: Union Sqaure on Grand Junction Plaza

Good Afternoon,

I wanted to write a brief letter of support for the Union Square project that has been proposed by Old Town Companies. I think this is a great mixed use development that will fit perfectly in downtown Westfield. There is definitely need for more amenities in the downtown area, and this project will provide that to our city.

Thanks,

Andrew Waggoner (16419 Connolly Dr. Westfield, IN 46074)
Business Development Specialist

Ferguson Construction Company
Dedicated to Excellence since 1920

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Pamela Howard

From: Janice Mowry <janicemo@aol.com>
Sent: Tuesday, September 3, 2019 1:52 PM
To: APC
Subject: Union Square PUD

I am unable to attend the APC mtg. tonight when this Union Square PUD will be discussed. We need more transparency in the plans and developer agreement due to the scale of the public monies involved. Westfield's financial integrity is at stake. Please do not burden your taxpayers with yet another public-private investment.

Furthermore, since construction along SR32 cannot start until the SR32 design is determined, there should be no rush to have this project approved. The prudent thing to do is wait until the SR32 design is complete, provide more transparency to the taxpaying partner in this project, and then see if moving forward with this PUD makes sense.

Thanks.

Janice Mowry
14828 Adios Pass

Pamela Howard

From: Wilkes, Chris <CWilkes@holladayproperties.com>
Sent: Tuesday, September 3, 2019 2:31 PM
To: APC
Cc: Pamela Howard
Subject: Holladay Properties Support for Union Square

As developers of the NorthPoint business park in Westfield, we believe that the continued investment in the downtown area helps attract businesses and jobs to greater Westfield, and to our NorthPoint park. The Union Square project represents another significant step to the redevelopment of the downtown area and we would encourage your support of the project.

Regards,

Chris Wilkes, Partner – Senior Vice President
Holladay Properties
231 S. College Avenue, Suite 100 | Indianapolis, IN 46202
M: (317) 710-6190
www.holladayproperties.com

PLEASE NOTE OUR ADDRESS HAS CHANGED