



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_07_20_2020

Monday, July 20, 2020 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, July 20, 2020 at 07:00 PM

MEETING PLACE:

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

To submit a comment for the record on a Public Hearing item, please email planners@westfield.in.gov. Please include Petition name or number in subject line.

OPENING OF MEETING

Documents: [Viewable online at: https://www.youtube.com/user/CityofWestfieldIN](https://www.youtube.com/user/CityofWestfieldIN)

Note the Presence of a Quorum

Approval of Minutes - July 6, 2020

Documents: [APC Minutes - July 6, 2020](#)

Review APC Rules & Procedures

CONSENT AGENDA

2003-DDP-04

Portillo's

Northwest corner of Wheeler Road and SR 32

Portillo's Hot Dogs by Hunter Development Group requests Detailed Development Plan approval of a 14,800 square foot restaurant on 2.30 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: Site Plan](#) | [Exhibit 4: Landscape Plan](#) | [Exhibit 5: Elevations](#)

ITEMS OF BUSINESS

2007-ODP-11 & 2007-SPP-11

Menards Warehouse Addition

2150 E Greyhound Pass

Menard, Inc. requests Overall Development Plan and Primary Plat review of 2 Lots on 16.23 +/- acres in the SB-PD: Special Business / Planned Development District.

(Planner: Jonathan Dorsey - jdorsey@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Elevations](#) | [Exhibit 6: Landscape Plan](#)

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2006-PUD-05 [CONTINUED]

Urban Vines PUD Amendment I

303 E. 161st St.

Herron Holdings, LLC by Pleasant Cities, LLC requests an amendment to the Development Standards of the Urban Vines PUD District.

(Planner: Jonathan Dorsey - jdorsey@westfield.in.gov)

2007-PUD-07 [CONTINUED]

Bridgewater PUD Amendment (Culver's)

14631 North Gray Road

K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.

(Planner: Pam Howard - phoward@westfield.in.gov)

WITHDRAWN

2006-PUD-06 [CONTINUED]

Hoosier Hills PUD

18326 & 18342 Spring Mill Road

Herron Holdings, LLC by Pleasant Cities, LLC requests a change of zoning for approximately 35 acres +/- in the AG-SF1: Agricultural / Single-Family Rural District to the Hoosier Hills PUD District.

(Planner: Jonathan Dorsey - jdorsey@westfield.in.gov)/i>

ADJOURNMENT



Petition Number: 2003-DDP-04

Project Name: Portillo's (Wheeler Landing)

Subject Site Address: Northwest corner of Wheeler Road and SR 32

Petitioner: Portillo's Hot Dogs

Representative: Hunter Development Group

Request: Detailed Development Plan review of a 14,800 square foot restaurant on 2.30 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

Current Zoning: Wheeler Landing PUD

Current Land Use: Vacant

Approximate Acreage: 2.30 +/-

Property History: Wheeler Landing PUD District (Ord. 18-04, 09/25/18)
Wheeler Landing PUD Amendment I (Ord. 19-37, 09/11/19)
Wheeler Landing PUD Amendment III (Ord. 20-08, 07/13/20)
Overall Development Plan & Primary Plat (1909-ODP-16 & 1909-SPP-16, 09/16/19)
Secondary Plat, *pending* (2003-SFP-17)

Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates 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.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.

- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
 - 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
 - 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
 - 5) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office
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DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply.

- 6) 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.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 10) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 11) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

- 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 15) Location and dimensions of all existing structures and paved areas.
- 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 17) Location of all Floodplain areas within the boundaries of the property.
- 18) Names of legal ditches and streams on or adjacent to the site.
- 19) 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.
- 20) Identify buildings proposed for demolition.
- 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 22) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

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

- 24) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 25) 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.
- 26) 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.

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District), Wheeler Landing PUD District (Ord. 18-04), Wheeler Landing PUD Amendment I (Ord. 19-37) and Wheeler Landing PUD District Amendment III (Ord. 20-08).

27) Area II:

- a) Minimum Front Yard Setback: 10 Feet
- b) Minimum Side Yard Setback (internal to District): 0 Feet
- c) Minimum Side Yard Setback (abutting District perimeter): 0 Feet
- d) Maximum Building Height: 75 Feet
- e) Minimum Distance Between Buildings: 15 Feet

28) GB: General Business District:

- a) Minimum Lot Area: No Minimum

- b) Minimum Lot Frontage: 80 Feet
 - c) Minimum Rear Yard Setback: 20 Feet
 - d) Minimum Lot Width: No Minimum
-

OVERLAY DISTRICT:

The plans comply with Article 5 of the UDO and the Wheeler Landing PUD District (Ordinances 18-04, 19-37 and 20-08).

29) State Highway 32 Overlay District (Sec. 7, Ord. 18-04):

- a) The Minimum Gross Floor Area shall be four thousand (4000) square feet.
- b) 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.

30) State Highway 32 Overlay District (UDO):

- a) General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.
- b) Building Elevations:
 - i) All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.
 - ii) Building Facades, which are one hundred forty (140) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of two (2) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The requirements of this

- section are met and the Building on Lot 5 shall be substantially compliant with Exhibit C. (Ord. 20-08).
- iii) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360 degree architecture).
- iv) Openings:
- (1) Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.
 - (2) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).
 - (3) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.
- v) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.
- vi) Roof:
- (1) Flat Roofs:
 - (a) A roof line modulation shall include a vertical change in the visible roof line of at least two (2) feet, with a minimum aggregate modulation length of twenty percent (20%) of each Building Façade. The requirements of this section are met and the Building on Lot 5 shall be substantially compliant with Exhibit C. (Ord. 20-08).
 - (2) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).
 - (3) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

c) Main Entrances:

- i) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.
- ii) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.
- iii) The location, orientation, proportion and style of doors shall complement the style of the building.

d) Windows:

- i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).
- ii) Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).

e) Awnings:

- i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.
- ii) Awnings shall be made of a nonreflective material.
- iii) All awnings shall be kept in good repair.
- iv) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.

f) Drive-thrus:

- i) Drive-thrus and Fueling Stations (Article 5.3(K)(2)(j)(i); Drive-thru lanes shall be permitted between the State Highway 32 right-of-way line or the Trail Corridor and the Building Facade nearest to said right-of-way line (e.g. Established Front Yard) or Trail Corridor for Lot 5 only as illustrated on Exhibit B. (Ord. 20-08).

g) Building Materials:

- i) Building Materials (Article 5.3(K)(2)(k); the requirements of this section are met and the Building on Lot 5 shall be substantially compliant with Exhibit C. (Ord. 20-08).

h) Trail Corridor Requirement:

i) Trail Corridor Design Standards:

- (1) Article 5.3(K) Trail Corridor Requirement (Sec. 3, Ord. 19-37): 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.
- (2) Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). Construction of the trail with a meandering design is encouraged.
- (3) Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also Article 8.3 Easement Standards).

i) Miscellaneous Requirements:

i) Loading Berths:

- (1) Loading berths shall be oriented in a manner so they are not visible from State Highway 32 and in a manner that minimizes their visibility from other Rights-of-way and adjacent properties.
 - (2) The use of loading berth enclosures shall be utilized where appropriate in order to accomplish the design objectives of this subsection.
 - (3) All loading berths shall be adjacent to the Principal Building and located entirely within the Side or Rear Yard.
 - (4) Loading berths shall be screened to the extent reasonably necessary by installing solid, opaque walls or fences (chain link fences or a variation thereof shall not be permitted). Mounds or berms may also be utilized, or utilized in combination with walls or fence enclosures, to provide screening. Special attention shall be given to accomplish the design objectives herein for visibility of loading berths from adjacent properties and Rights-of-way.
 - (5) Loading berth walls and fences shall be softened by installing the following adjacent to such screens, except no landscaping shall be required adjacent to access and delivery doors or gates:
 - (a) One (1) ornamental or evergreen tree every thirty (30) feet.
 - (b) Five (5) shrubs every thirty (30) feet.
- ii) Mechanical Equipment:
- (1) Screening of mechanical equipment, satellite dishes and other similar improvements shall be completely and permanently screened from view of Rights-of-way and adjoining properties.
 - (2) When attached to the ground, screening methods shall include a mound/berm or an opaque wall or fence enclosure of a material that matches or complements the Principal Building to which it is appurtenant.
 - (3) When roof-mounted, screening methods shall include parapet walls, enclosures or other similar architectural treatment that matches or complements the Principal Building to which it is appurtenant.

The plans comply, as applicable to a Detailed Development Plan.

31) Accessory use and Building Standards (Article 6.1):

- a) Accessory Buildings (Sec. 8, Ord. 18-04):
 - i) 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) Screening of Receptacles and Loading Areas:
 - i) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
 - ii) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
 - iii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
 - iv) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

32) Architectural Standards (Article 6.3)

- a) Architectural Standards (Sec. 8, Ord. 18-04):
 - i) 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.

33) Building Standards (Article 6.4)

34) Fence Standards (Article 6.5)

35) Height Standards (Article 6.6)

36) Home Business Standards (Article 6.7)

37) Landscaping Standards (Article 6.8)

a) General Landscaping Design Standards:

i) Placement:

- (1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

b) Minimum Lot Landscaping Requirements:

c) Foundation Plantings:

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
- ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

- (1) Foundation Plantings (Article 6.8(L)(3); Planters shall be a permitted landscaping material meeting the requirements of Article 6.8(L). (Ord. 20-08).

- iii) Foundation Plantings (Article 6.8(L)(4); shall apply; however, the foundation plantings of the Building Façades may be located in excess of fifteen (15) feet from the Building Façade, patio fence or other barrier. (Ord. 20-08).

d) External Street Frontage Landscaping Requirements (Article 8.3(B), Ord. 18-04):

- i) (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 8.3B) 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.

e) Buffer Yard Requirements:

f) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

(1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

Number of Parking Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

(2) Interior Parking Area Islands:

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

ii) Perimeter Parking Area Landscaping:

(1) 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(O)(2)). (Sec. 8, Ord. 18-04)

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

(a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.

(b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

(c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

38) Lighting Standards (Article 6.9)

a) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It

should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

39) Lot Standards (Article 6.10)

40) Outside Storage and Display (Article 6.12)

41) Outdoor Café and Eating Areas (Article 6.13)

- a) A five (5) foot pedestrian access area on the perimeter of the outdoor café and eating area shall be maintained at all times. The pedestrian access area on the sidewalk shall not be interrupted with building, infrastructure, utility or landscaping elements such as but not limited to columns, supports, plantings or other such materials.
- b) Proposed outdoor cafés and eating areas that would occupy or extend into public rights-of-way may not be located in such a manner that renders any Right-of-way, sidewalk, or path noncompliant with Federal, State, or City Building Code.
- c) Shall be compliant with all Federal, State and City Building Codes and access requirements.

42) Parking and Loading Standards (Article 6.14)

- a) Site Access and Circulation:
 - i) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development.
 - ii) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the site.
 - iii) Where site access has been officially approved by an agency other than the City, the Plan Commission or Director shall not be compelled to include such approved access in the approval of a Development Plan or an Improvement Location Permit.
- b) Stacking Requirements for Drive-Through Facilities:
 - i) General Requirements:

- (1) Drive-through lanes and required stacking spaces shall not interfere with parking space maneuvering aisles, parking drive aisles, loading spaces, internal site circulation, designated fire lanes or points of ingress and egress.
 - (2) Drive-through lanes and stacking spaces shall be designed to prevent vehicles from stacking in the Right-of-way.
 - (3) No stacking space may occupy any portion of a Right-of-way.
 - (4) A stacking space does not constitute a Parking Space.
 - (5) All drive-through and stacking lanes shall be delineated with pavement markings or otherwise distinctly delineated, as approved by the Department.
- ii) Minimum Size:
- (1) A stacking space shall be a minimum of eight (8) feet by twenty (20) feet with direct forward access to a service window or station of a drive-through facility.
- iii) By-Pass Lane:
- (1) A minimum eight (8) foot wide lane parallel to a drive-through lane shall be provided around the drive-through facility to allow vehicles to exit the drive-through lane and circumvent the stacking lane. This lane may be part of the site's overall circulation plan.
- iv) Minimum Number of Spaces: The minimum number of required stacking spaces shall be as follows, which shall exclude the position at the service window but may include spaces between the service window and any ordering position:
- (1) Fast Food Restaurant: 7 stacking spaces
- v) Reduction in Number of Spaces: If an Applicant demonstrates that strict compliance with the minimum number of stacking spaces is impracticable or would result in a less desirable site design, then the Department may approve a reduction of the stacking requirement. If determined by the Director, then demonstration by a qualified traffic engineer that a reduction in the stacking requirements is appropriate for the proposed use given the use's proposed intensity or the site's context may be required.
- c) Off-Street Parking:
- i) Restaurants:

- (1) One (1) space per each three (3) seats of serving area, plus one (1) space for each employee on primary shift.
- d) Bicycle Parking:
 - i) Number of Spaces:
 - (1) A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
- 43) Performance Standards (Article 6.15)
- 44) Setback Standards (Article 6.16)
- 45) Sign Standards (Article 6.17)
 - a) Signs Facing the Monon Trail (Section 8.4(F) of Ord. 18-04); Signs shall be allowed to extend above the cornice line of the Building on Lot 5, as illustrated on Exhibit C. (Ord. 20-08).
- 46) Vision Clearance Standards (Article 6.19)
 - a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Forty (40) feet from intersections of Collectors, Private or Local Street.
 - ii) Seventy-five (75) feet from intersections of Expressways or Arterials.
- 47) Yard Standards (Article 6.21)
- 48) Public Art (Sec. 8, Ord. 18-04):
 - a) Public Art: Public Art shall be permitted and may be included as part of a Development Plan. Public Art shall be displayed in a location that is visually accessible to the public and shall not be a sign as regulated under the Ordinance or the Unified Development Ordinance. Any Development Plan encompassing an area larger than ten (10) acres is

required to have a public art component. Public Art components may be murals, mosaics, sculptures, fountains or water features, or any other variety.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 49) Block Standards (Article 8.1)
 - 50) Easement Standards (Article 8.3)
 - 51) Monument and Marker Standards (Article 8.5)
 - 52) Open Space and Amenity Standards (Article 8.6)
 - 53) Pedestrian Network Standards (Article 8.7)
 - 54) Storm Water Standards (Article 8.8)
 - 55) Street and Right-of-Way Standards (Article 8.9)
 - 56) Surety Standards (Article 8.12)
 - 57) Utility Standards (Article 8.13)
-

DEPARTMENT COMMENTS

- 1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
- 2) **ACTION: Approved Detailed Development Plan (2003-DDP-04) with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
- 3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

July 20, 2020

2003-DDP-04

Property Location Map

Portillo's

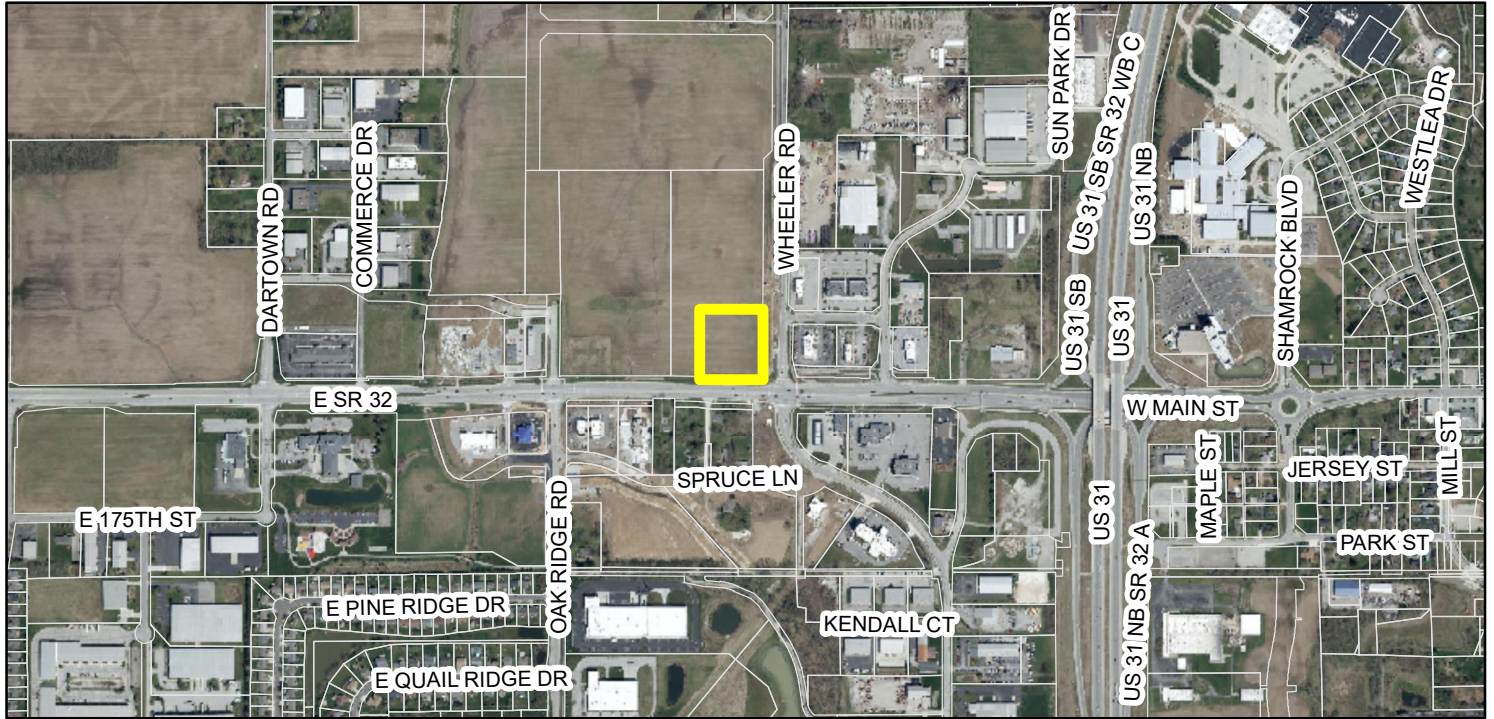
Detailed Development Plan

2003-DDP-04

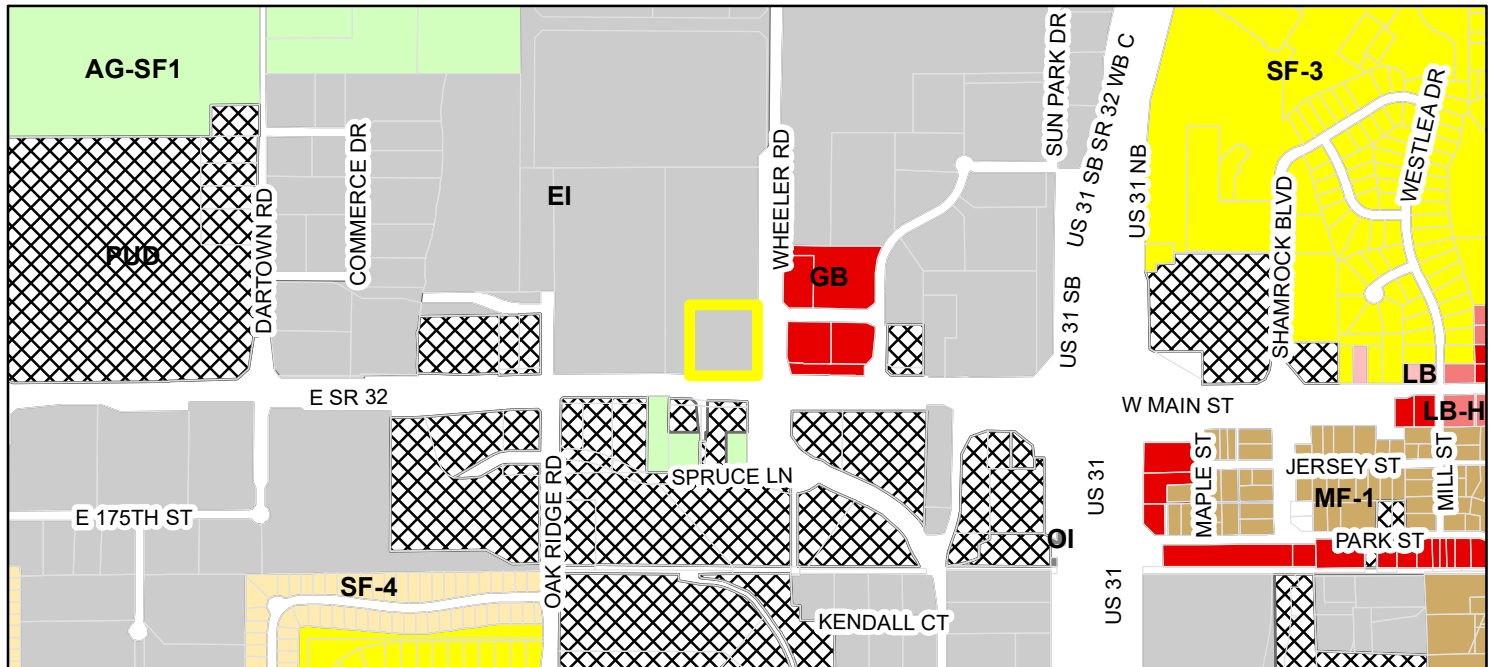


Aerial Location Map

 Site



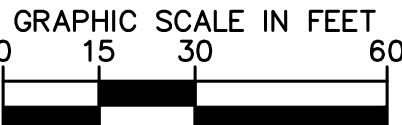
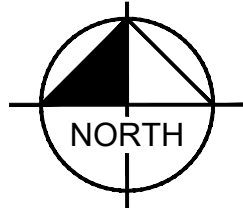
Zoning Map



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

Drawing name: K:\IND_LDEV\170124001_Portillo's_Wheeler Landing Portillo's_Wheeler CADD\PlanSheets\C3.0 - SITE PLAN.dwg C3.0 Jul 14, 2020 4:43pm by: kalle.bondgerth
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 Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.

Indiana Utilities Protection Service



KEY NOTES

- 1 CONCRETE CURB, TYP. (SEE DETAILS)
- 2 CONCRETE CURB & GUTTER (SEE DETAILS)
- 3 CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- 4 ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- 5 ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
- 6 ACCESSIBLE RAMP WITH PAINTED TRUNCATED DOME (SEE DETAILS)
- 7 4" WIDE PAINTED WHITE SOLID LINE, TYP.
- 8 DIRECTIONAL PAVEMENT MARKINGS, TYP.
- 9 4" WIDE PAINTED YELLOW SOLID LINE, TYP.
- 10 24" WIDE STOP BAR, TYP. (SEE DETAILS)
- 11 STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
- 12 DRIVE THRU MENU BOARD AND SIGNAGE. REF ARCH PLANS
- 13 RAISED CURBLESS SIDEWALK (SEE DETAILS)
- 14 DUMPSTER ENCLOSURE WITH FENCE (SEE ARCH. PLANS)
- 15 TRANSFORMER PAD. COORDINATE WITH UTILITY PROVIDER
- 16 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 17 BICYCLE PARKING (REFER TO ARCH PLANS)
- 18 INTEGRAL CONCRETE CURB
- 19 CROSSWALK STRIPING, TYP. (REFER TO MUTCD FOR DETAILS)
- 20 MONUMENT SIGN (REFER TO ARCH PLANS)
- 21 OUTDOOR PATIO (REFER TO ARCHITECTURAL PLANS (±1277 SQFT))
- 22 EMPLOYEE PARKING SIGN & BOLLARD
- 23 "DO NOT ENTER" SIGN
- 24 "ONLINE ORDERING" SIGN
- 25 "RIGHT-TURN ONLY" SIGN
- 26 UP GUTTER (SEE DETAILS)
- 27 BOLLARD (SEE DETAILS) - REFER TO ARCH PLANS FOR EXACT LOCATION
- 28 VALLEY GUTTER (SEE DETAILS)
- 29 CONCRETE COLLAR, TYP. (SEE DETAILS)
- 30 PRE-CAST CONCRETE WHEEL STOP (SEE DETAILS)

PARKING/SEATING SUMMARY

STANDARD PARKING SPACES PROVIDED	=	114 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	5 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	5 SPACES
TOTAL PARKING SPACES PROVIDED	=	119 SPACES
TOTAL PARKING SPACES REQUIRED	=	119 SPACES
TOTAL BICYCLE PARKING SPACES PROVIDED	=	30 SPACES

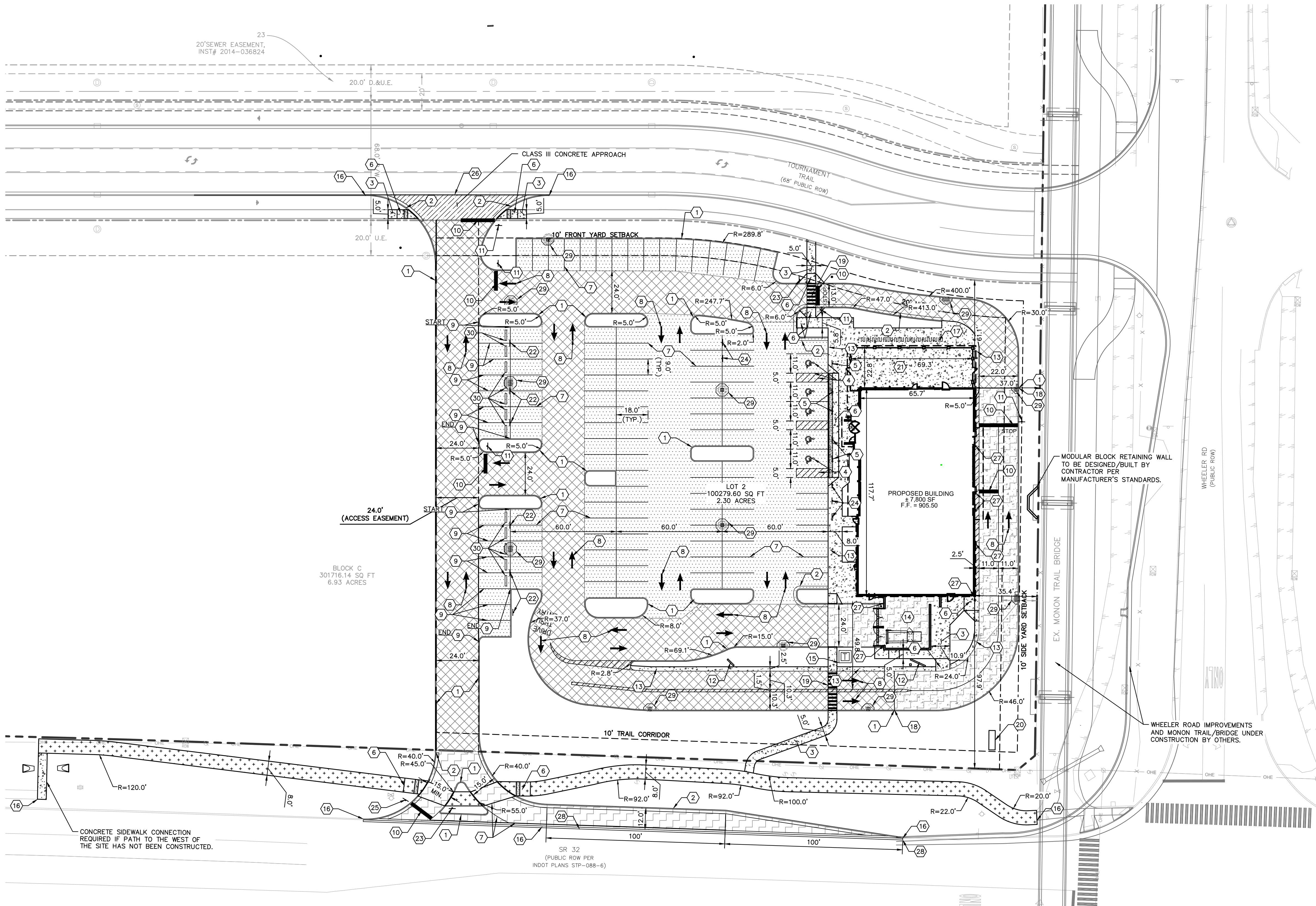
PAVING AND CURB LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT (INDOT) SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	INDOT CLASS III CONCRETE APPROACH SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	8' ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD CONCRETE CURB
	CONCRETE DEPRESSED CURB

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)
HORIZONTAL DATUM: NAD83/2011 (INDIANA EAST)
VERTICAL DATUM: NAVD88
SBM #1: CUT "X", W BOLT OF FH, SW CORNER SR 32 & WHEELER RD.
ELEVATION=901.09
SBM #2 CUT "X", W BOLT OF TSP, SE COR SR 32 & GRAND PARK BLVD.
ELEVATION=899.69

NOTE: ALL INFRASTRUCTURE SHOWN ALONG TOURNAMENT TRAIL, WHEELER ROAD AND THE MONON TRAIL BRIDGE ARE PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE BY OTHERS AND MAY NOT BE COMPLETE BEFORE THE COMMENCEMENT OF CONSTRUCTION FOR THE PROPOSED PROJECT. CONTRACTOR TO FIELD VERIFY ACTUAL FIELD CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES EXIST.



Kimley»Horn

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250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM



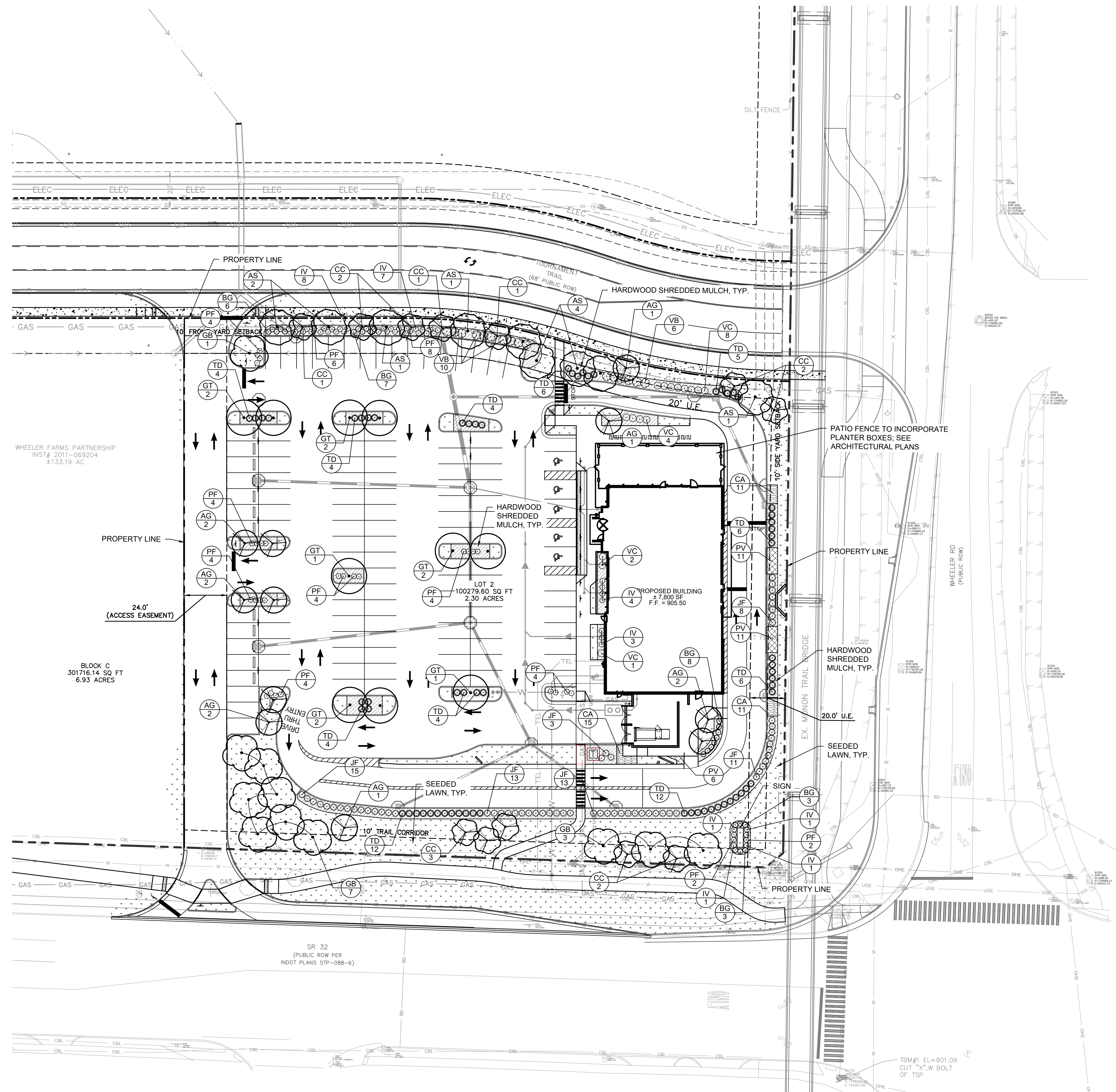
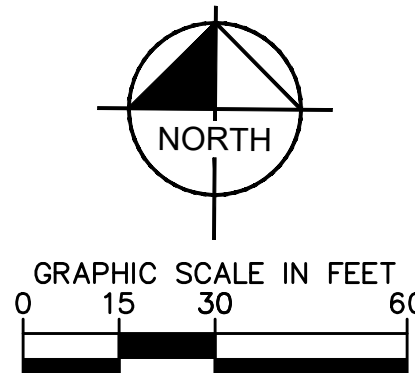
Portillo's
HOT DOGS • BEEF • BURGERS • SALADS

SITE PLAN

PORTILLO'S
RESTAURANT
WHEELER LANDING

ORIGINAL ISSUE:
01/31/2020
KHA PROJECT NO.
170124001
SHEET NUMBER

C3.0



NOTE: ALL INFRASTRUCTURE SHOWN ALONG TOURNAMENT TRAIL, WHEELER ROAD AND THE MONON TRAIL/BIDGE ARE PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE BY OTHERS AND MAY NOT BE COMPLETE BEFORE THE COMMENCEMENT OF CONSTRUCTION FOR THE PROPOSED PROJECT. CONTRACTOR TO FIELD VERIFY ACTUAL FIELD CONDITIONS PRIOR TO STARTING CONSTRUCTION AND NOTIFY DESIGN ENGINEER IMMEDIATELY IF ANY DISCREPANCIES EXIST.

[illegible]



WEST ELEVATION - Main Entrance & Outdoor Patio

Scale: N.T.S.



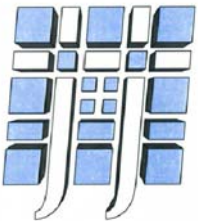
NORTH ELEVATION - Outdoor Patio & Bike Parking

Scale: N.T.S.

New Diner Concept V7.0 - June 25th, 2020



Portillo's - New Diner Restaurant
NWC St. Route 32 & Wheeler Rd.
Westfield, IN



Jensen & Jensen
architects • engineers • planners

Since 1915



EAST ELEVATION: Drive-Thru and Patio View

Scale: N.T.S.



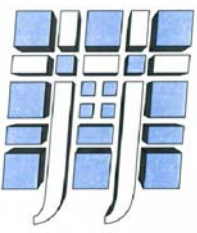
SOUTH ELEVATION: View Route 32 - Extended Site

Scale: N.T.S.

New Diner Concept V7.0 - June 25th, 2020



Portillo's - New Diner Restaurant
NWC St. Route 32 & Wheeler Rd.
Westfield, IN



Jensen & Jensen
architects • engineers • planners

Since 1915



Petition Number: 2007-SPP-11 & 2007-ODP-11

Project Name: Menards Warehouse Addition

Subject Site Address: 2150 E Greyhound Pass (the "Property")

Petitioner: Menards, Inc

Request: Overall Development Plan & Primary Plat review of 2 lot on 16.23 acres +/- in the SB-PD: Special Business / Planned Development District.

Current Zoning: SB-PD District

Current Land Use: Commercial

Approximate Acreage: 16.23 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Elevations
6. Landscape Plan

Staff Reviewer: Jonathan Dorsey, Associate Planner

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 June 19, 2020, meeting. This petition held a public hearing at the Plan Commission's July 6, 2020, meeting.

Primary Plat STANDARDS (Article 10.12(J) of the UDO)

The plans comply:

- 1) Proposed name of subdivision.



- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.



- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

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.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply:

- 1) Title, scale, north arrow and date.
- 2) Proposed name of the development.
- 3) 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.
- 4) Address and legal description of the property.
- 5) Boundary lines of the property including all dimensions.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.



- 10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 11) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 12) Location and dimensions of all existing structures and paved areas.
- 13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 14) Location of all Floodplain areas within the boundaries of the property.
- 15) Names of legal ditches and streams on or adjacent to the site.
- 16) 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.
- 17) Identify buildings proposed for demolition.
- 18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 19) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DISTRICT STANDARDS

The plans comply with Article 4.22 (SB-PD District).

- | | |
|------------------------------------|----------------|
| 20) Minimum Lot Area: | Ten (10) acres |
| 21) Minimum Lot Frontage: | 660 feet |
| 22) Minimum Building Setback Line: | |
| a) Front Yard: | 60 feet |



- b) Side Yard: 15 feet
- c) Rear Yard: 20 feet
- 23) Minimum Lot Width: No minimum
- 24) Minimum Building Size: No minimum

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

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:

- 25) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 26) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 27) 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.
- 28) 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:



29) Architectural Standards (Article 6.3)

30) Building Standards (Article 6.4)

31) Fence Standards (Article 6.5)

32) Height Standards (Article 6.6)

33) Landscaping Standards (Article 6.8):

a) Preservation and Replacement of Trees:

- i) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.

b) Selection, Installation, and Maintenance of Plant Materials:

c) General Landscape Design Standards:

- i) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

d) Detention and Retention Areas:

- i) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.

e) Street Trees:

f) Minimum Lot Landscaping Requirements:

g) External Street Frontage Landscaping:

h) Buffer Yard Requirements:

2) Lighting Standards (Article 6.9)

3) Lot Standards (Article 6.10)



- 4) Setback Standards (Article 6.16)
- 5) Vision Clearance Standards (Article 6.19)
- 6) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply:

- 25) Block Standards (Article 8.1)
- 26) Easement Standards (Article 8.3)
- 27) Monument and Marker Standards (Article 8.5)
- 28) Open Space and Amenity Standards (Article 8.6)
- 29) Pedestrian Network Standards (Article 8.7)
- 30) Storm Water Standards (Article 8.8)
- 31) Street and Right-of-Way Standards (Article 8.9)
- 32) Street Light Standards (Article 8.10)
 - a) 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.
- 33) Street Sign Standards (Article 8.11)
- 34) Surety Standards (Article 8.12)
- 35) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS



Action: 2007-ODP-11 (Overall Development Plan) & 2007-SPP-11 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following condition:

- a. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton county Surveyor's Office prior to the issuance of an Improvement Location Permit.

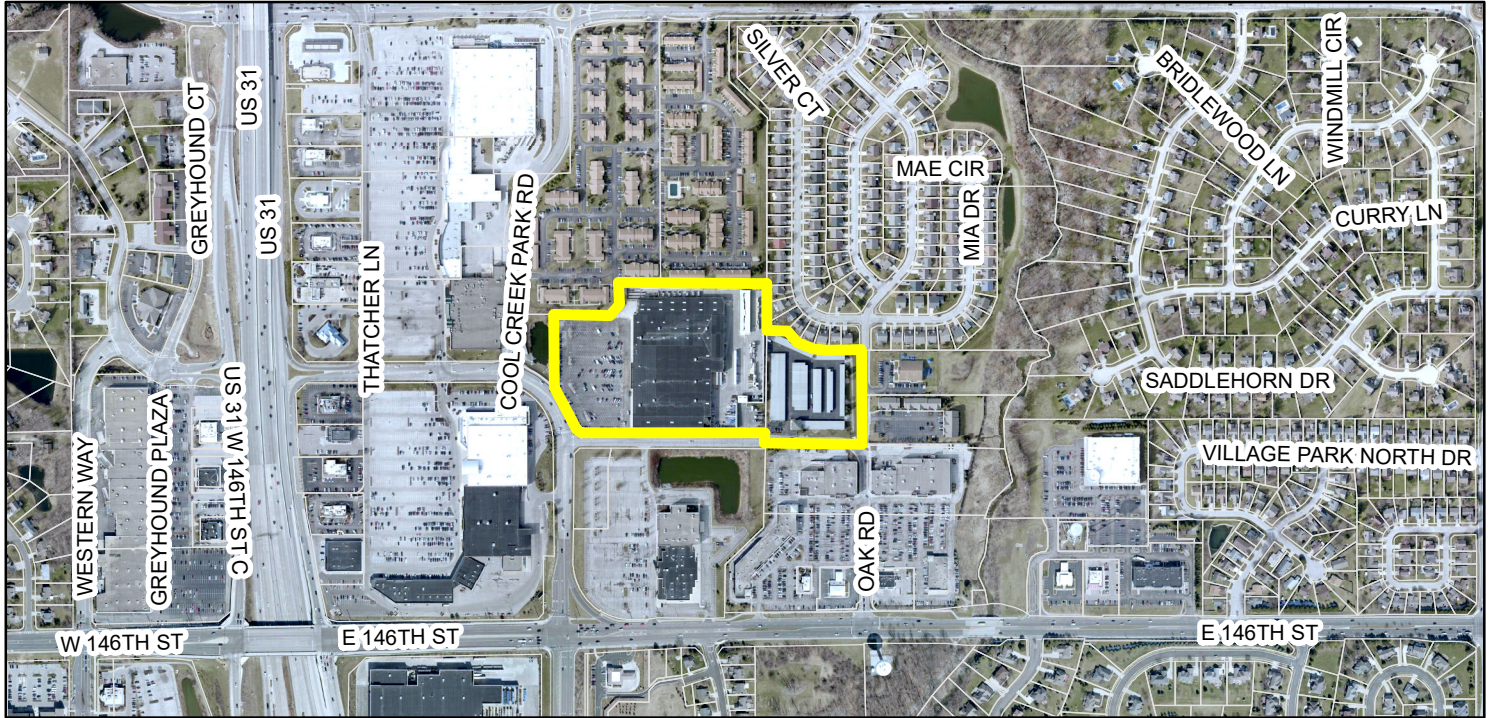
If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.



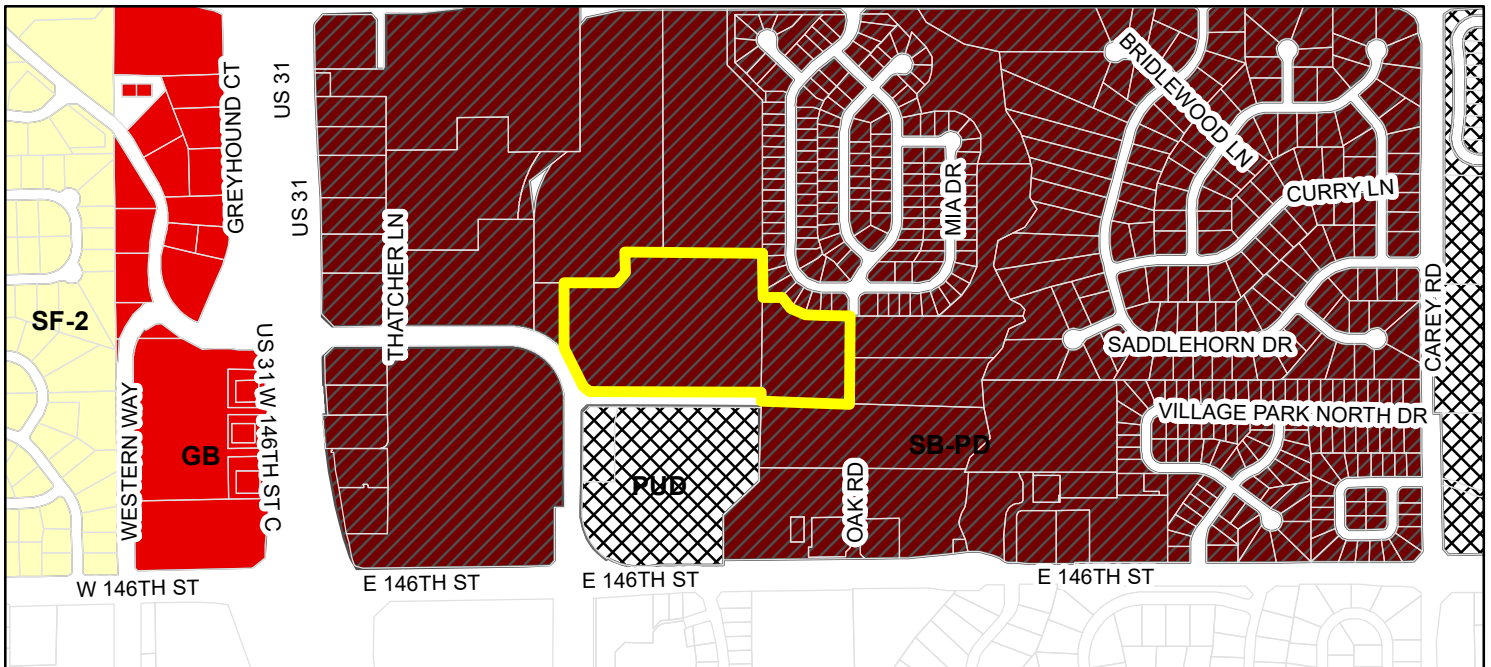
Property Location Map Menards Expansion Primary Plat & Overall Development Plan 2007-SPP-11 & 2007-ODP-11



Aerial Location Map

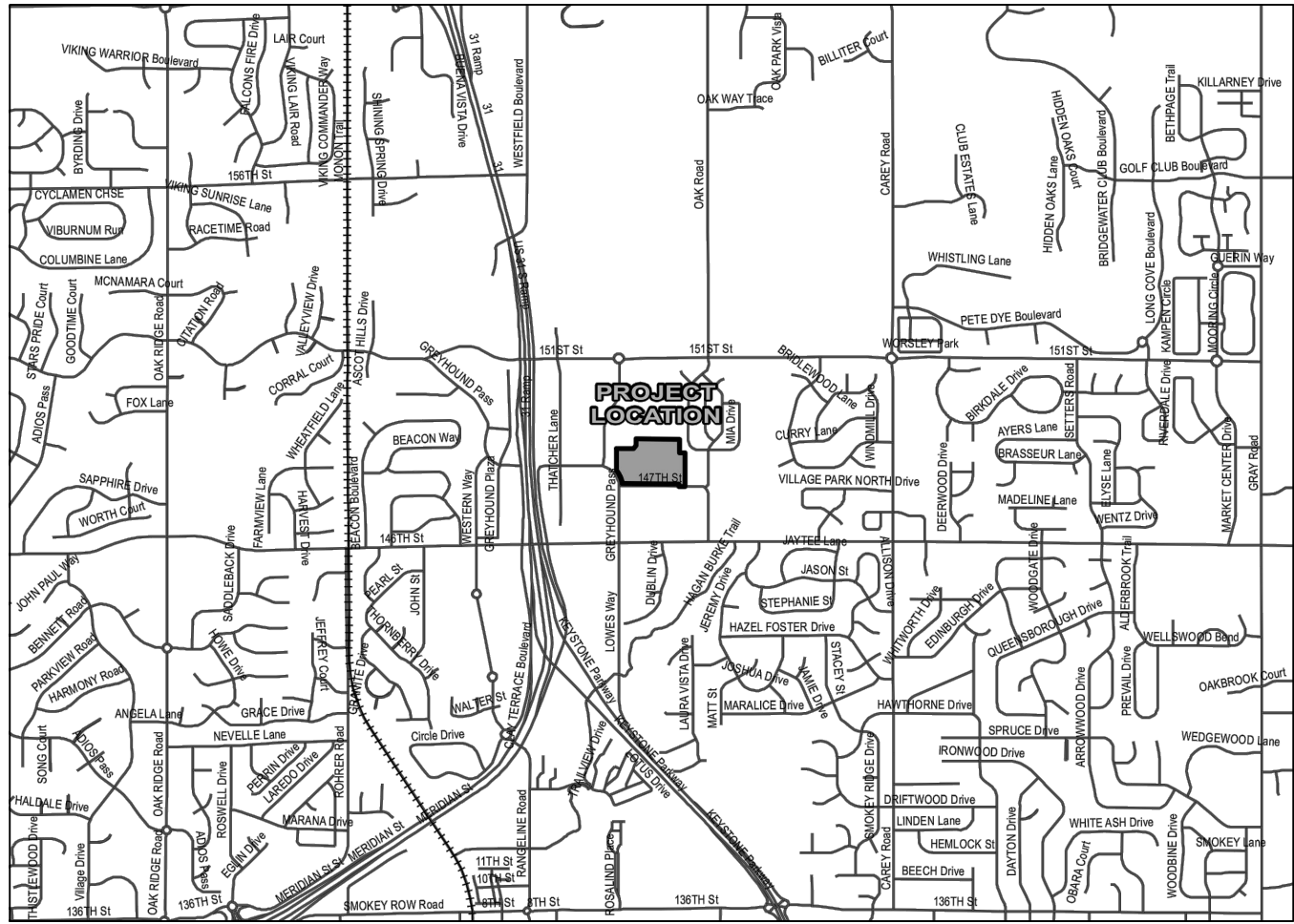


Zoning Map



- | | |
|-----------------------|--|
| Parcel | PUD (Planned Unit Development) |
| Zoning - All | SB-PD (Special Business - Planned Development) |
| Zoning | SF-2 (Single Family - 2) |
| GB (General Business) | |

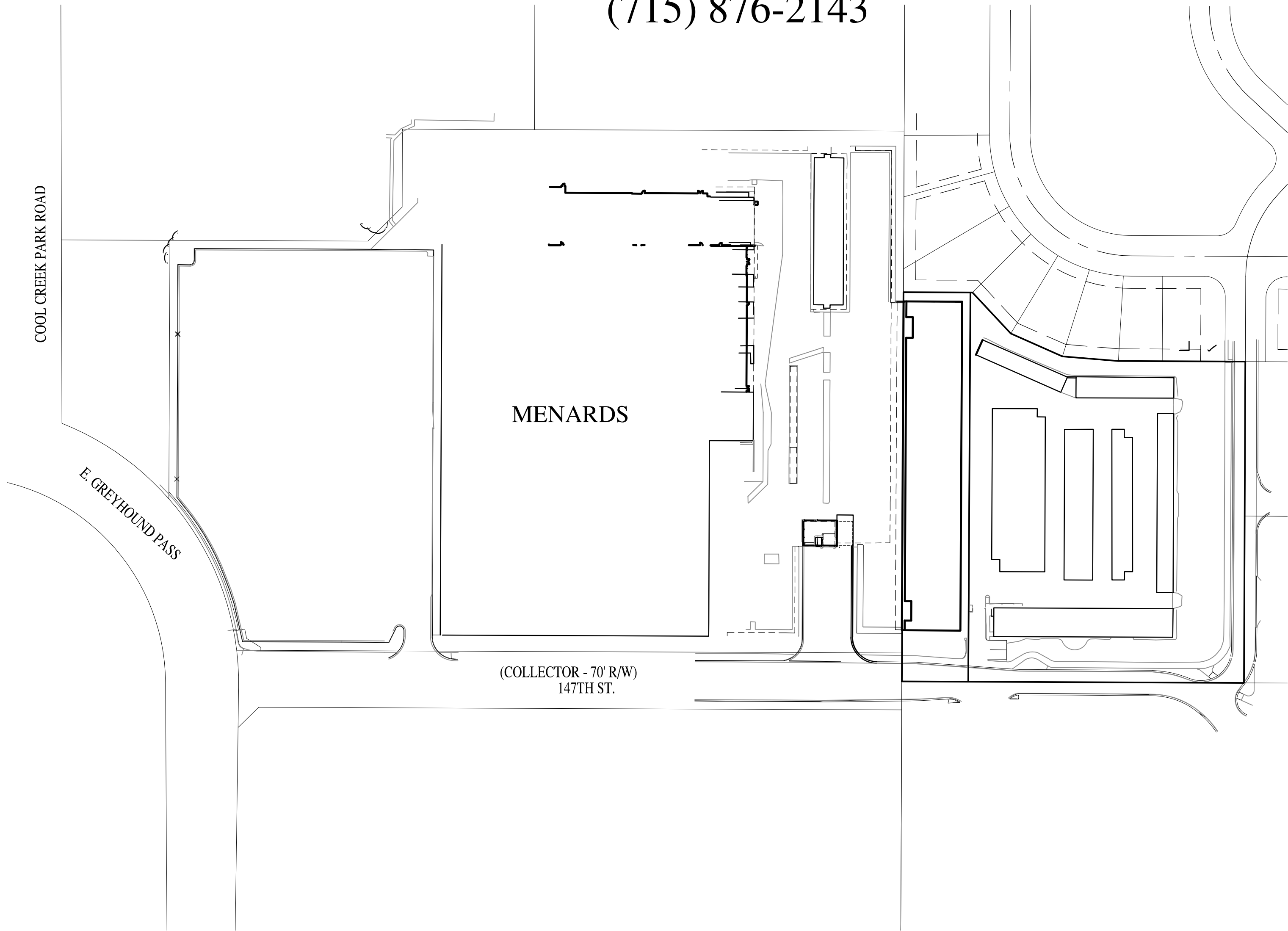
File Name: W:\Menards\2020-077 Menard - Survey\Carmel IN\Design\CAD\Primary Plat\20077.PP-Cover Sheet.dwg, Layout: C1.0 By: mmagle Plot Date: May 29, 2020 Plot Time: 4:05pm



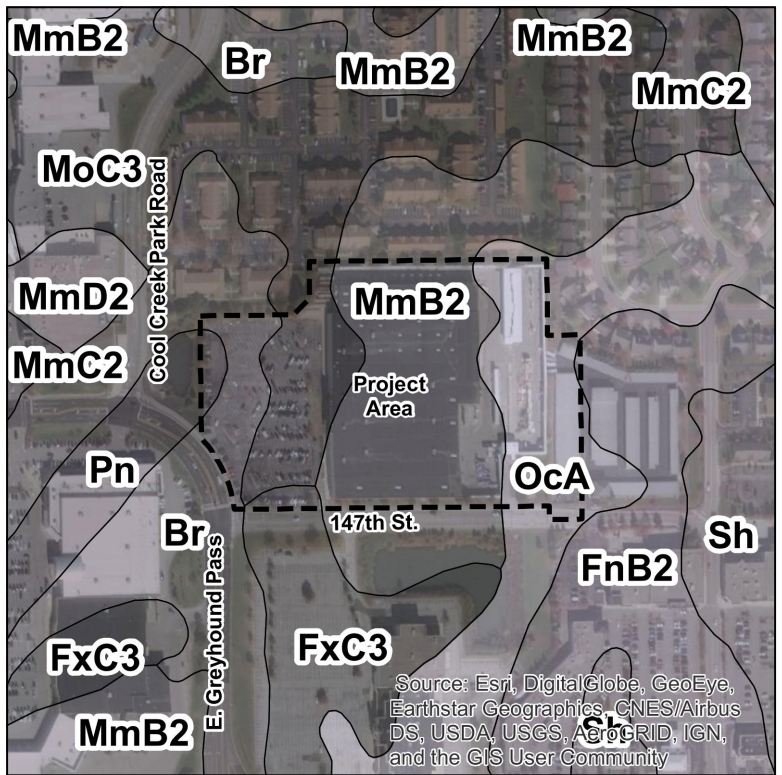
LOCATION MAP
SCALE 1"= 1/2 MILE

MENARDS LOT EXPANSION PRIMARY PLAT Menards, Inc.

CONTACT: TYLER EDWARDS
REAL ESTATE REPRESENTATIVE
5101 MENARDS DRIVE
EAU CLAIRE, WISCONSIN 54703
(715) 876-2143



SITE MAP
SCALE: 1" = 100'



SOILS MAP
NOT TO SCALE

SOILS LEGEND
BR BROOKSTON SILTY CLAY LOAM
CRA CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL PRIMARY PLAT PLAN

DEVELOPMENT STANDARDS

ZONING: SB-PD

LOTS: 2

LAND DESCRIPTION

Part of the South Half of Section 18, Township 18 North, Range 4 East of the Second Principal Meridian, in the City of Westfield, Washington Township, Hamilton County, Indiana, more particularly described as follows:

COMMENCING at the southeast corner of the Southwest Quarter of said Section 18, marked by a Harrison monument per Hamilton County Surveyor reference ties; thence South 89 degrees 08 minutes 54 seconds West (grid bearing, Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the south line of said Southwest Quarter a distance of 587.24 feet to the southeast corner of a tract of land described in Deed Record 330, pages 554-556, as Instrument Number 33740 in the Office of the Recorder of Hamilton County, Indiana, the following three (3) courses being along the east lines of said tract; (1) thence North 00 degrees 14 minutes 13 seconds East a distance of 300.00 feet; (2) thence North 45 degrees 14 minutes 13 seconds East a distance of 232.38 feet; (3) thence North 00 degrees 14 minutes 13 seconds East a distance of 341.28 feet to the intersection with the centerline of a roadway dedicated to the Town of Westfield, Indiana, per Instrument Number 9561343 in said Recorder's Office, and the POINT OF BEGINNING; thence South 89 degrees 45 minutes 47 seconds East a distance of 420.87 feet; thence North 00 degrees 14 minutes 13 seconds East a distance of 395.20 feet to a south line of Silver Thorne, Section Two, the plot of which is recorded in Plat Cabinet, 2, Slide 19, as Instrument Number 1997036824 in said Recorder's Office, the following six (6) courses being along the south and west lines of said Silver Thorne, Section Two; (1) thence North 89 degrees 45 minutes 47 seconds West a distance of 156.23 feet; (2) thence North 85 degrees 11 minutes 58 seconds West a distance of 68.95 feet; (3) thence North 66 degrees 11 minutes 59 seconds West a distance of 69.56 feet; (4) thence North 42 degrees 58 minutes 09 seconds West a distance of 69.15 feet; (5) thence North 89 degrees 45 minutes 47 seconds West a distance of 84.81 feet; (6) thence North 00 degrees 14 minutes 13 seconds East a distance of 198.09 feet; thence North 89 degrees 45 minutes 57 seconds West a distance of 617.09 feet; thence South 00 degrees 14 minutes 03 seconds West a distance of 96.00 feet; thence South 45 degrees 14 minutes 03 seconds West a distance of 58.40 feet; thence North 89 degrees 45 minutes 57 seconds West a distance of 243.42 feet; thence South 00 degrees 14 minutes 03 seconds West a distance of 309.41 feet to a northeast right-of-way line of Greyhound Pass, as described in Instrument Number 2011035615 in said Recorder's Office, being the point of curvature of a non-tangent curve to the right having a radius of 351.00 feet; thence southeasterly along said curve on arc distance of 192.82 feet, said curve being subtended by a chord bearing South 26 degrees 41 minutes 14 seconds East, a chord distance of 193.40 feet, to a north line of a right-of-way parcel recorded in Instrument Number 2008000775 in said Recorder's Office, the following four (4) courses being along the north and east lines of said right-of-way; (1) thence North 79 degrees 47 minutes 51 seconds East a distance of 7.87 feet; (2) thence South 11 degrees 19 seconds East a distance of 11.82 feet; (3) thence South 57 degrees 37 minutes 42 seconds East a distance of 20.56 feet; (4) thence South 00 degrees 21 minutes 30 seconds West a distance of 3.74 feet to the north right-of-way line of 147th Street as described in a dedication of roadway recorded in Instrument Number 1996016442 in said Recorder's Office; thence South 89 degrees 45 minutes 57 seconds East along said north right-of-way a distance of 788.69 feet; thence South 00 degrees 14 minutes 13 seconds West a distance of 35.00 feet to the POINT OF BEGINNING, containing 16.230 acres, more or less.

This subdivision consists of 2 lots numbered 1 through 2. The size of the lots and width of streets are shown in feet and decimal parts thereof.

PREPARED BY:
HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
P: 317-347-3663

UTILITY CONTACT INFORMATION:

DUKE ENERGY (ELECTRIC)
BILL OLDHAM
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46062
P: 317-778-5331
WILLIAM.OLDHAM@DUKE-ENERGY.COM

CITIZENS WASTEWATER OF
WESTFIELD, LLC (SEWER)
BRAD HOSTETLER
2150 DR. MARTIN LUTHER KING JR. ST.
INDIANAPOLIS, INDIANA 46202
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BHOSTETLER@CITIZENSENERGYGROUP.COM

COMCAST CABLE (CABLE)
MATT STRINGER
533 EAST 65TH STREET
INDIANAPOLIS, INDIANA 46220
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C: (317) 491-2432
MATTHEW_STRINGER@CABLE.COMCAST.COM

VECTREN (GAS)
RESA GLOVER
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NOBLESVILLE, INDIANA 46061
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TGLOVER@VECTREN.COM

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BHOSTETLER@CITIZENSENERGYGROUP.COM

FRONTIER COMMUNICATION (TELECOM)
STEVE COSTLOW
20905 HAGUE ROAD
NOBLESVILLE, INDIANA 46060
P: (317) 987-9010
STEVE.COSTLOW@FTR.COM

REVISIONS

DATE	DESCRIPTION	BY

HWC
ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

MENARDS LOT EXPANSION PRIMARY PLAT
WESTFIELD, INDIANA

COVER

PROFESSIONAL SEAL
No. PE10809001
STATE OF INDIANA
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY
TD/LM
CHECKED BY
MM
DATE
MAY 29, 2020
SCALE
AS SHOWN
SHEET

JOB NUMBER
2020-077

C1.0
COVER



Call 811 or 800-382-5544 Before you Dig!

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

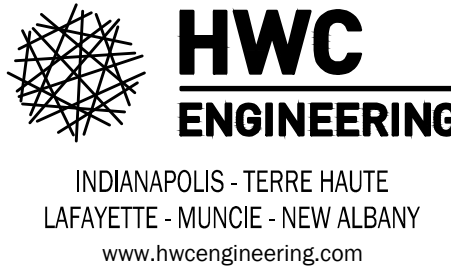
STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

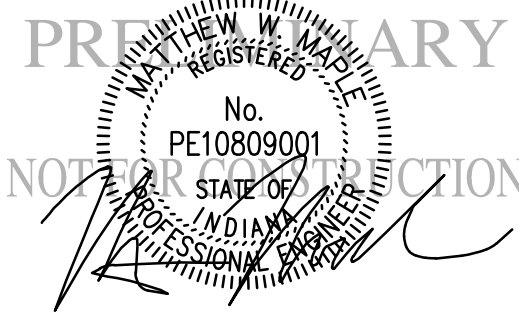
LEGEND:		
EXISTING		PROPOSED
---	RIGHT-OF-WAY LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CENTERLINE	---
CL	- CENTERLINE	
C.A.	- COMMON AREA	
D.E.	- DRAINAGE EASEMENT	
S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT	
D.&U.E.	- DRAINAGE AND UTILITY EASEMENT	
P.S.E.	- PERMANENT STORMWATER EASEMENT	
ESMT.	- EASEMENT	
25	- LOT NUMBER	
B.S.L.	- BUILDING SETBACK LINE	
S.F.	- SQUARE FEET	
R/W	- PUBLIC RIGHT-OF-WAY	



REVISIONS		
DATE	DESCRIPTION	BY



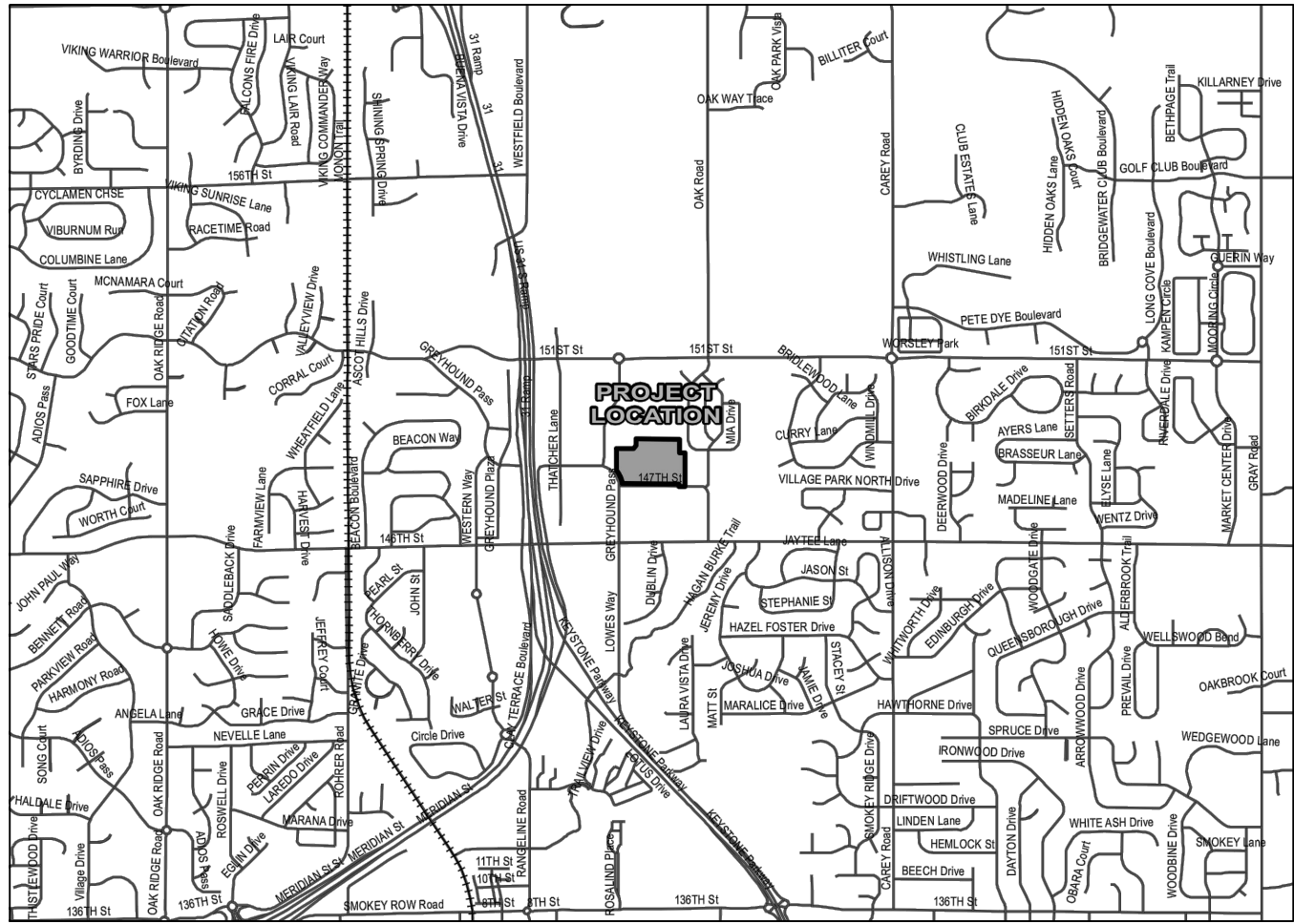
MENARDS LOT EXPANSION PRIMARY PLAT
WESTFIELD, INDIANA
OVERALL PRIMARY PLAT PLAN



DRAWN BY TD/LM	JOB NUMBER 2020-077
CHECKED BY MM	
DATE MAY 29, 2020	
SCALE AS SHOWN	
SHEET	

C1.1
OVERALL PRIMARY PLAT
PLAN

File Name: W:\Menards\2020-077 Menard - Survey\Carmel IN\Design\CAD\Primary Plat\20077.DP-Cover Sheet.dwg, Layout: C1.0 By: mmagle Plot Date: May, 29, 2020 Plot Time: 4:09pm

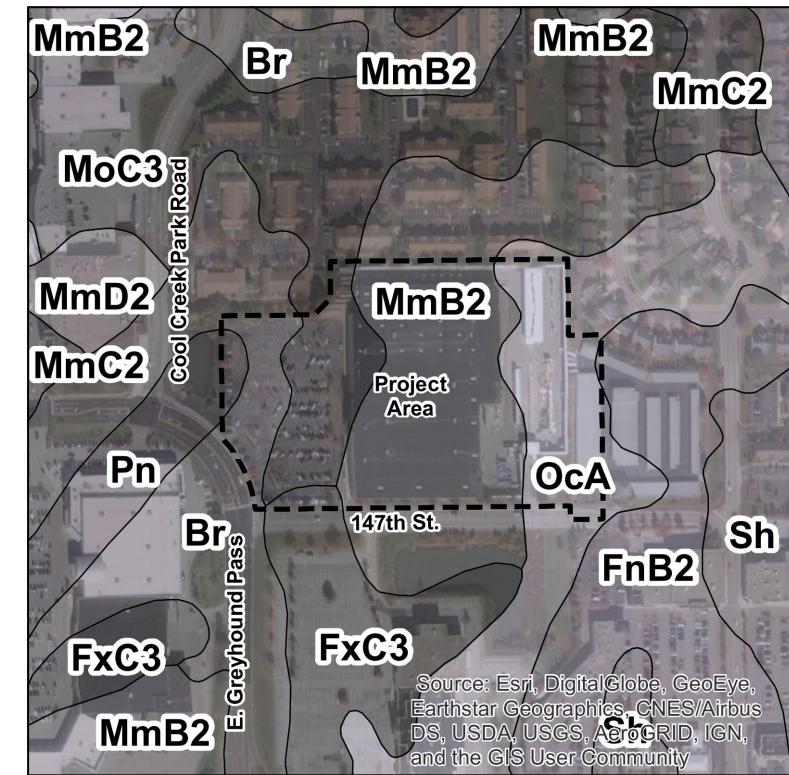


LOCATION MAP
SCALE 1"= 1/2 MILE

MENARDS LOT EXPANSION OVERALL DEVELOPMENT PLAN

Menards, Inc.

CONTACT: TYLER EDWARDS
REAL ESTATE REPRESENTATIVE
5101 MENARDS DRIVE
EAU CLAIRE, WISCONSIN 54703
(715) 876-2143



SOILS MAP
NOT TO SCALE

SOILS LEGEND
BR BROOKSTON SILTY CLAY LOAM
CRA CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL PRIMARY PLAT PLAN

DEVELOPMENT STANDARDS

ZONING: SB-PD

LOTS: 2

LAND DESCRIPTION

Part of the South Half of Section 18, Township 18 North, Range 4 East of the Second Principal Meridian, in the City of Westfield, Washington Township, Hamilton County, Indiana, more particularly described as follows:

COMMENCING at the southeast corner of the Southwest Quarter of said Section 18, marked by a Harrison monument per Hamilton County Surveyor reference ties; thence South 89 degrees 08 minutes 54 seconds West (grid bearing, Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the south line of said Southwest Quarter a distance of 587.24 feet to the southeast corner of a tract of land described in Deed Record 330, pages 554-556, as Instrument Number 33740 in the Office of the Recorder of Hamilton County, Indiana, the following three (3) courses being along the east lines of said tract; (1) thence North 00 degrees 14 minutes 13 seconds East a distance of 300.00 feet; (2) thence North 45 degrees 14 minutes 13 seconds East a distance of 232.38 feet; (3) thence North 00 degrees 14 minutes 13 seconds East a distance of 341.28 feet to the intersection with the centerline of a roadway dedicated to the Town of Westfield, Indiana, per Instrument Number 9561343 in said Recorder's Office, and the POINT OF BEGINNING; thence South 89 degrees 45 minutes 47 seconds East a distance of 420.87 feet; thence North 00 degrees 14 minutes 13 seconds East a distance of 395.20 feet to a south line of Silver Thorne, Section Two, the plot of which is recorded in Plat Cabinet, 2, Slide 19, as Instrument Number 1997036824 in said Recorder's Office, the following six (6) courses being along the south and west lines of said Silver Thorne, Section Two; (1) thence North 89 degrees 45 minutes 47 seconds West a distance of 156.23 feet; (2) thence North 85 degrees 11 minutes 58 seconds West a distance of 68.95 feet; (3) thence North 66 degrees 11 minutes 59 seconds West a distance of 69.56 feet; (4) thence North 42 degrees 58 minutes 09 seconds West a distance of 69.15 feet; (5) thence North 89 degrees 45 minutes 47 seconds West a distance of 84.81 feet; (6) thence North 00 degrees 14 minutes 13 seconds East a distance of 198.09 feet; thence North 89 degrees 45 minutes 57 seconds West a distance of 617.09 feet; thence South 00 degrees 14 minutes 03 seconds West a distance of 96.00 feet; thence South 45 degrees 14 minutes 03 seconds West a distance of 58.40 feet; thence North 89 degrees 45 minutes 57 seconds West a distance of 243.42 feet; thence South 00 degrees 14 minutes 03 seconds West a distance of 309.41 feet to a northeast right-of-way line of Greyhound Pass, as described in Instrument Number 2011035615 in said Recorder's Office, being the point of curvature of a non-tangent curve to the right having a radius of 351.00 feet; thence southeasterly along said curve on arc distance of 192.82 feet, said curve being subtended by a chord bearing South 26 degrees 41 minutes 14 seconds East, a chord distance of 193.40 feet, to a north line of a right-of-way parcel recorded in Instrument Number 2008000775 in said Recorder's Office, the following four (4) courses being along the north and east lines of said right-of-way; (1) thence North 79 degrees 47 minutes 51 seconds East a distance of 7.87 feet; (2) thence South 11 degrees 19 seconds East a distance of 11.82 feet; (3) thence South 57 degrees 37 minutes 42 seconds East a distance of 20.56 feet; (4) thence South 00 degrees 21 minutes 30 seconds West a distance of 3.74 feet to the north right-of-way line of 147th Street as described in a dedication of roadway recorded in Instrument Number 1996016442 in said Recorder's Office; thence South 89 degrees 45 minutes 57 seconds East along said north right-of-way a distance of 788.69 feet; thence South 00 degrees 14 minutes 13 seconds West a distance of 35.00 feet to the POINT OF BEGINNING, containing 16.230 acres, more or less.

This subdivision consists of 2 lots numbered 1 through 2. The size of the lots and width of streets are shown in feet and decimal parts thereof.

SITE MAP
SCALE: 1" = 100'

PREPARED BY:
HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
P: 317-347-3663

UTILITY CONTACT INFORMATION:

DUKE ENERGY (ELECTRIC)
BILL OLDHAM
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, INDIANA 46062
P: 317-778-5331
WILLIAM.OLDHAM@DUKE-ENERGY.COM

CITIZENS WASTEWATER OF
WESTFIELD, LLC (SEWER)
BRAD HOSTETLER
2150 DR. MARTIN LUTHER KING JR. ST.
INDIANAPOLIS, INDIANA 46202
P: (317) 927-4531
BHOSTETLER@CITIZENSENERGYGROUP.COM

COMCAST CABLE (CABLE)
MATT STRINGER
533 EAST 65TH STREET
INDIANAPOLIS, INDIANA 46220
P: (317) 275-6493
C: (317) 491-2432
MATTHEW_STRINGER@CABLE.COMCAST.COM

VECTREN (GAS)
RESA GLOVER
P.O. BOX 1700
NOBLESVILLE, INDIANA 46061
P: (317) 778-5550
TGLOVER@VECTREN.COM

CITIZENS WATER OF
WESTFIELD, LLC (WATER)
BRAD HOSTETLER
2150 DR. MARTIN LUTHER KING JR. ST.
INDIANAPOLIS, INDIANA 46202
P: (317) 927-4531
BHOSTETLER@CITIZENSENERGYGROUP.COM

FRONTIER COMMUNICATION (TELECOM)
STEVE COSTLOW
20905 HAGUE ROAD
NOBLESVILLE, INDIANA 46060
P: (317) 987-9010
STEVE.COSTLOW@FTR.COM



Call 811 or 800-382-5544 Before you Dig!

REVISIONS

DATE	DESCRIPTION	BY



MENARDS LOT EXPANSION OVERALL DEVELOPMENT PLAN
WESTFIELD, INDIANA

COVER



DRAWN BY TD/LM	JOB NUMBER 2020-077
CHECKED BY MM	
DATE MAY 29, 2020	
SCALE AS SHOWN	
SHEET	

C1.0
COVER

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

LEGEND:

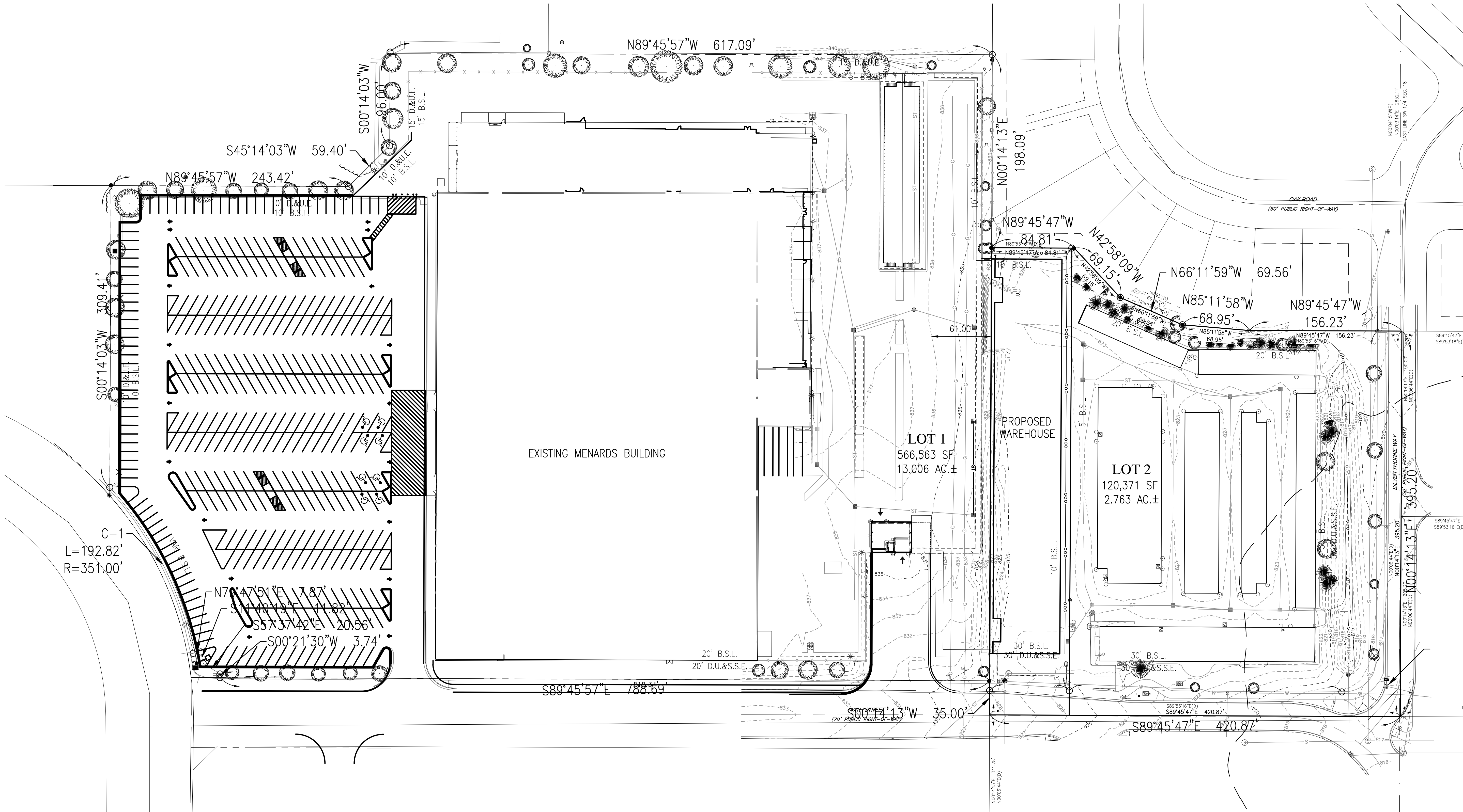
EXISTING

RIGHT-OF-WAY LINE
EASEMENT LINE
SETBACK LINE
CENTERLINE
SWALE / FLOWLINE
SUBSURFACE DRAIN
SANITARY SEWER
STORM SEWER
STORM CULVERT
WATER MAIN
CONTOUR, MAJOR
CONTOUR, MINOR
FENCE
TREE LINE
SANITARY MANHOLE
STORM MANHOLE
STORM INLET
STORM END SECTION
FIRE HYDRANT
FLOW ARROW
STREET LIGHT

PROPOSED

BC
CL
FL
NP
PVC
RCP
C.A.
D.E.
S.S.D.&U.E.
D.&U.E.
P.S.E.
ESMT.
25
B.S.L.
S.F.
R/W

- BACK OF CURB
- CENTERLINE
- FLOW LINE
- NORMAL POOL (ELEVATION)
- POLYVINYL CHLORIDE PIPE
- REINFORCED CONCRETE PIPE
- COMMON AREA
- DRAINAGE EASEMENT
- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
- DRAINAGE AND UTILITY EASEMENT
- PERMANENT STORMWATER EASEMENT
- EASEMENT
- LOT NUMBER
- BUILDING SETBACK LINE
- SQUARE FEET
- PUBLIC RIGHT-OF-WAY



REVISIONS

DATE	DESCRIPTION	BY

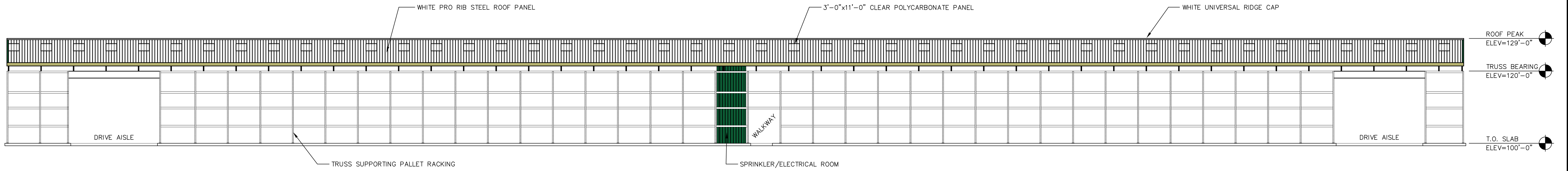
HWC
ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

MENARDS LOT EXPANSION OVERALL DEVELOPMENT PLAN
WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN

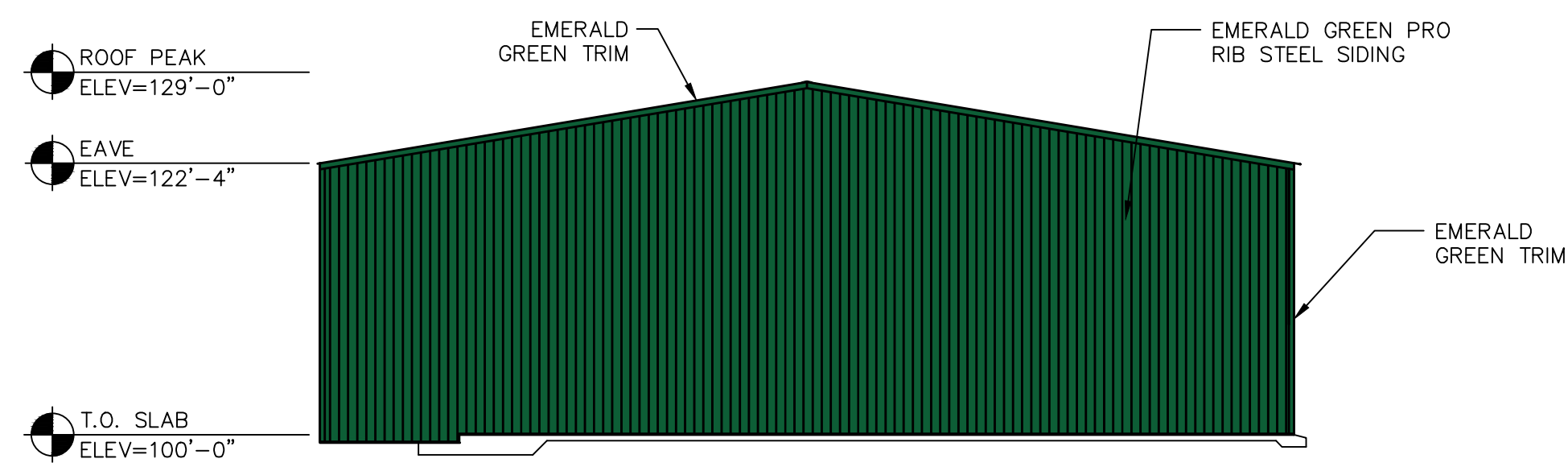
PRELIMINARY
NOT FOR CONSTRUCTION
No. PE10809001
STATE OF INDIANA
Professional Engineer Seal

DRAWN BY TD/LM	JOB NUMBER 2020-077
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DATE MAY 29, 2020	
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SHEET	

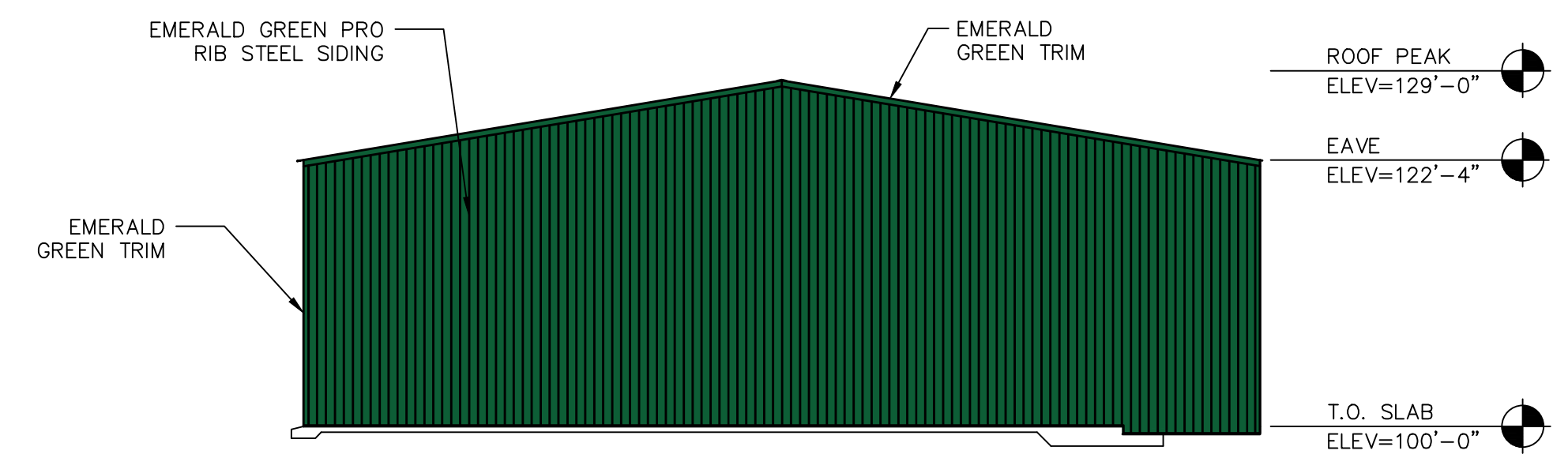
C1.1
OVERALL DEVELOPMENT
PLAN



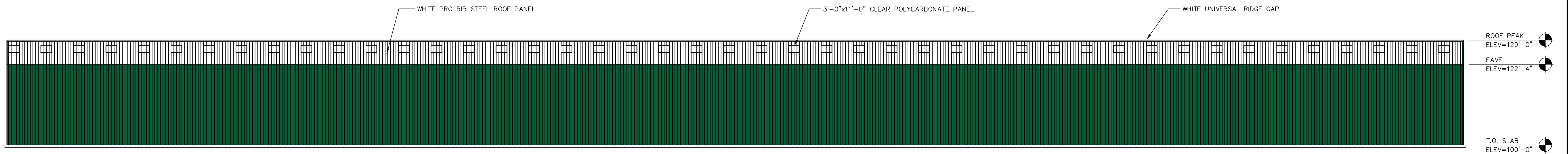
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



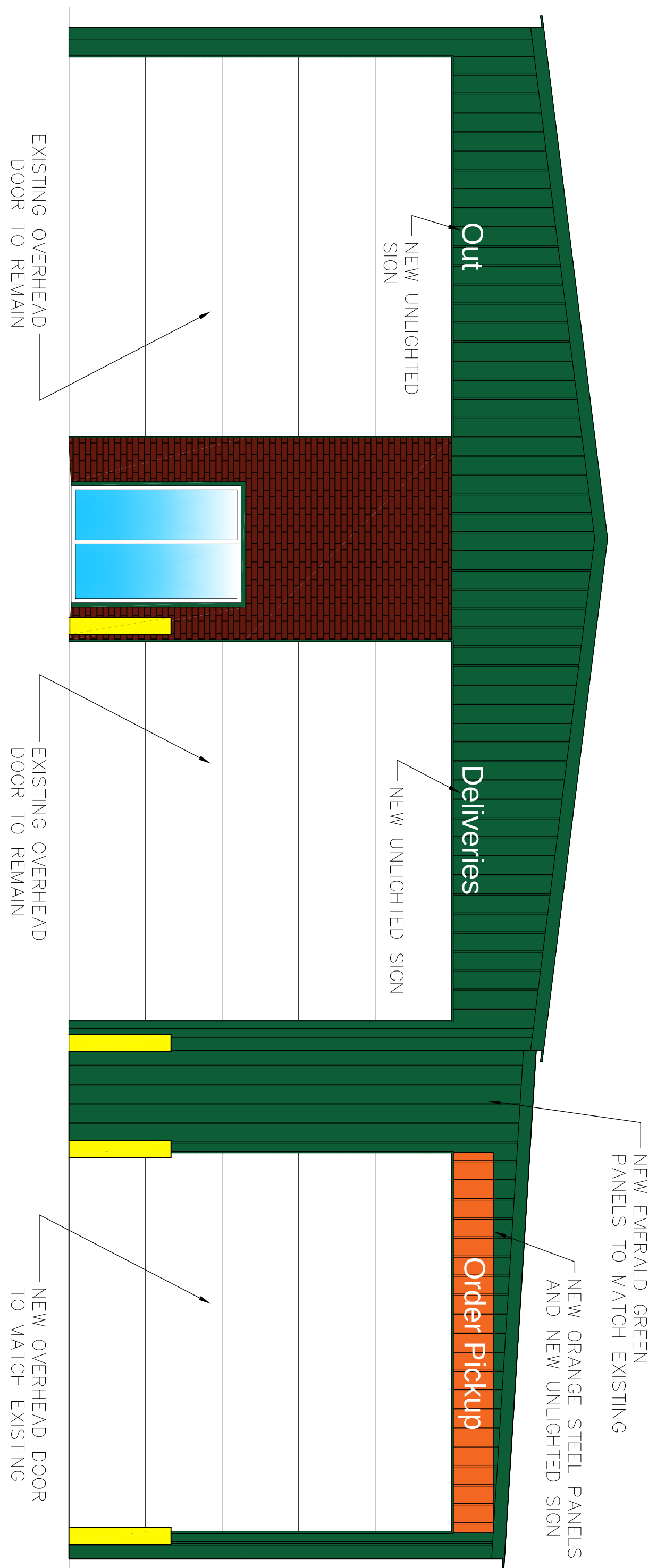
PROPOSED REAR ELEVATION

Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703



Carmel, Indiana
Accessory Building Elevations
May 27, 2020
Scale: No Scale

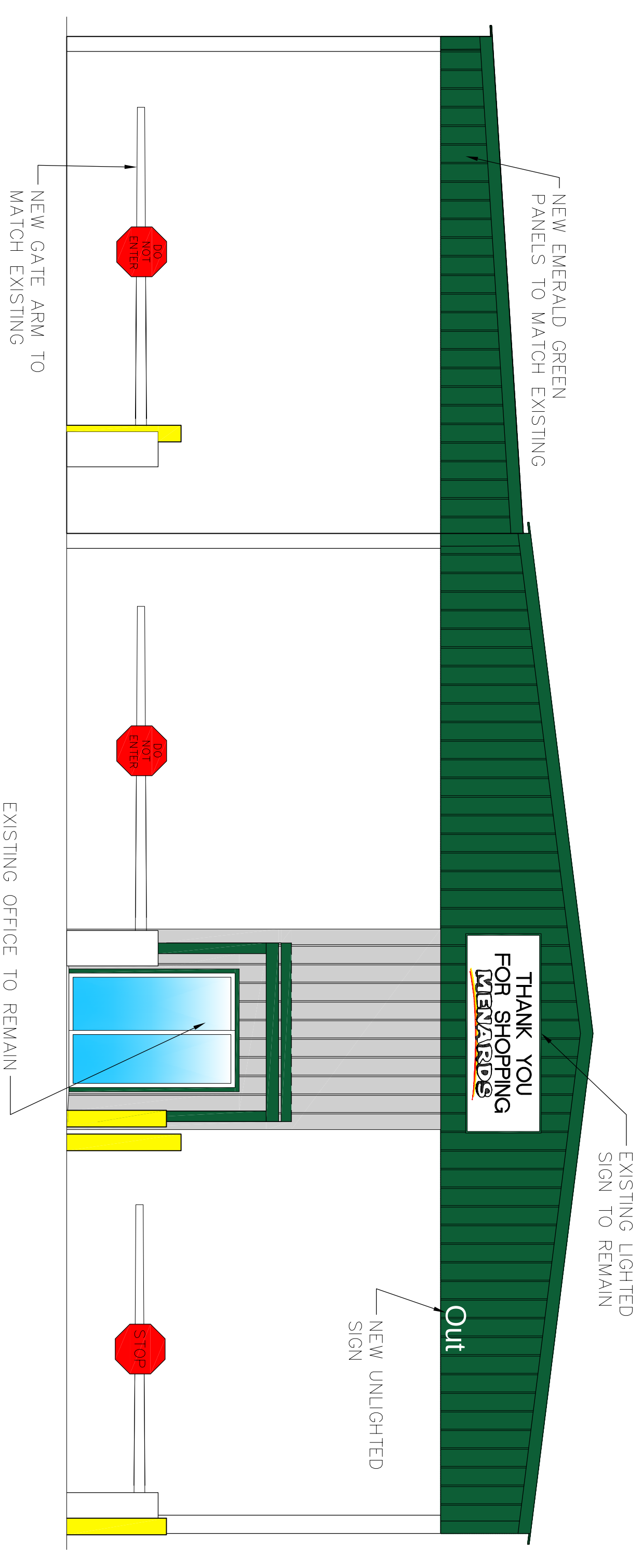
CT3



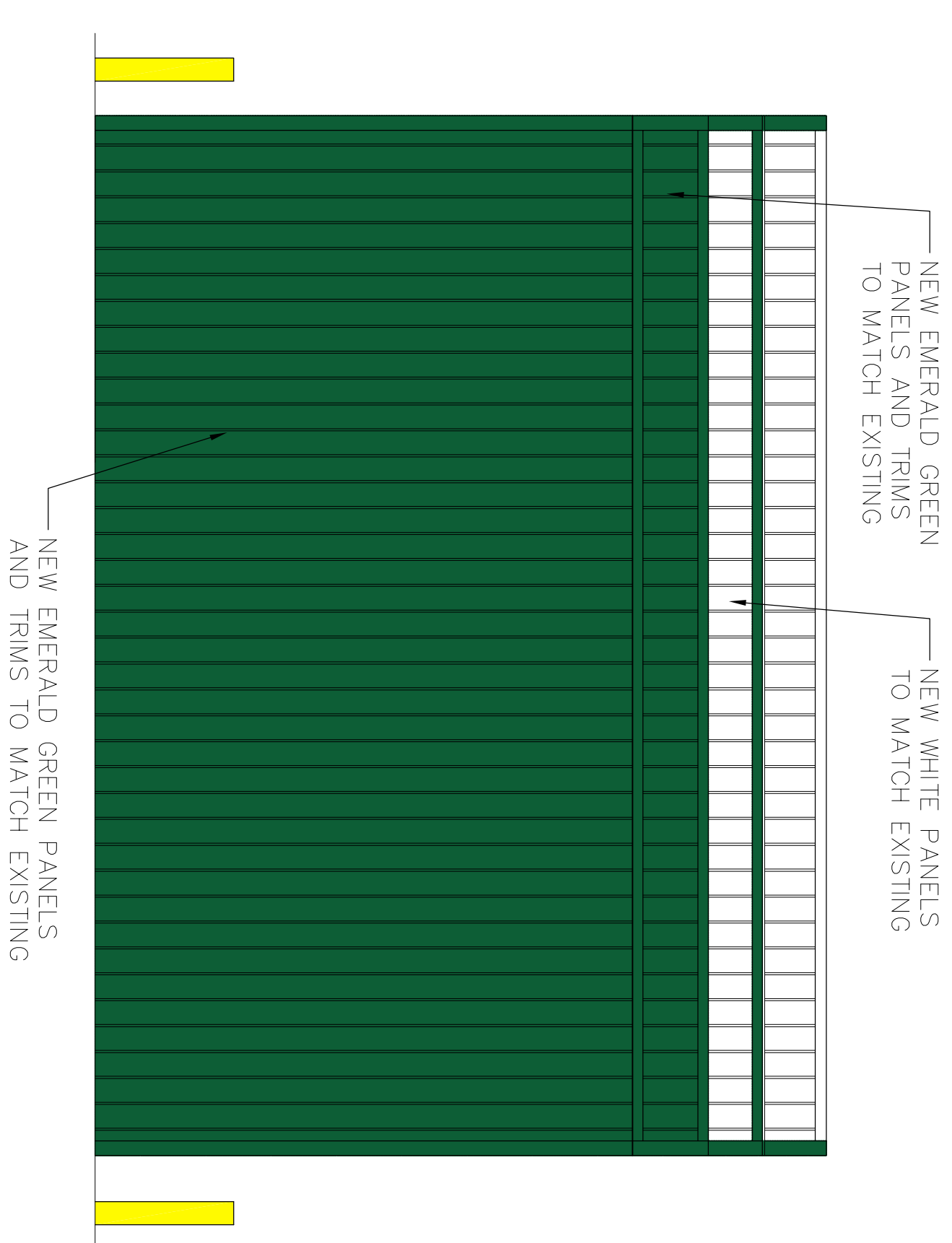
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

*Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703*

MENARDS

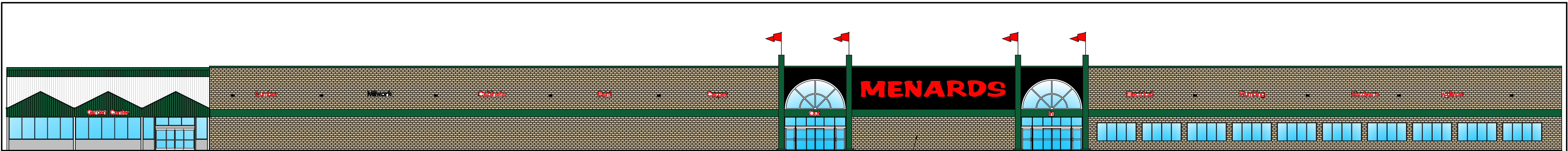
Carmel, Indiana

Gate Canopy Elevations

May 22, 2020

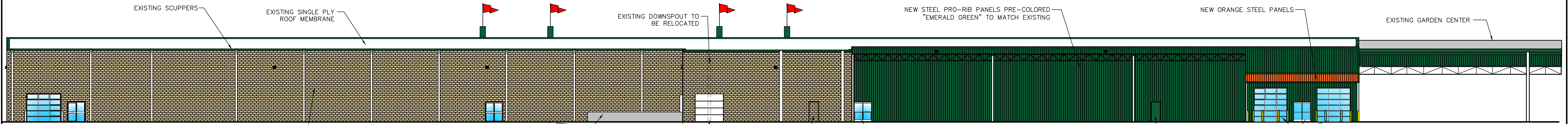
Scale: $1/4'' = 1'-0''$

771



EXISTING CMU WALL TO
REMAIN UNCHANGED

EXISTING UNCHANGED FRONT ELEVATION



EXISTING SCUPPERS

EXISTING SINGLE PLY
ROOF MEMBRANE

EXISTING DOWNSPOUT TO
BE RELOCATED

NEW STEEL PRO-RIB PANELS PRE-COLORED
"EMERALD GREEN" TO MATCH EXISTING

NEW ORANGE STEEL PANELS

EXISTING GARDEN CENTER

EXISTING CMU WALL TO
REMAIN UNCHANGED

EXISTING RECESSED LOADING
DOCK WITH NEW ADDITION

NEW 10'-0"x10'-0" DOOR

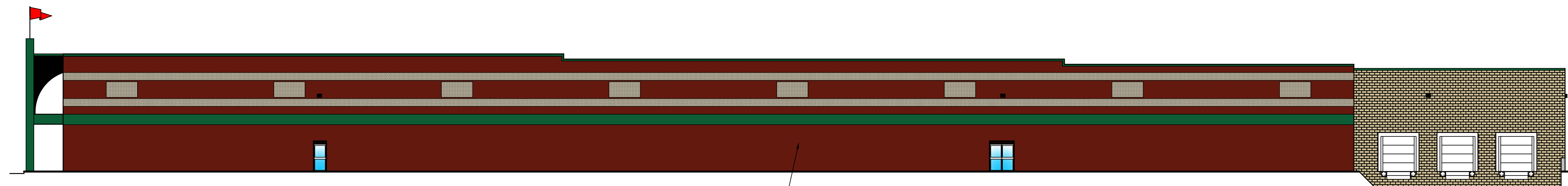
NEW DOOR

EXISTING DOOR TO BE REMOVED AND
FILLED IN WITH CMU TO MATCH EXISTING

NEW DOOR

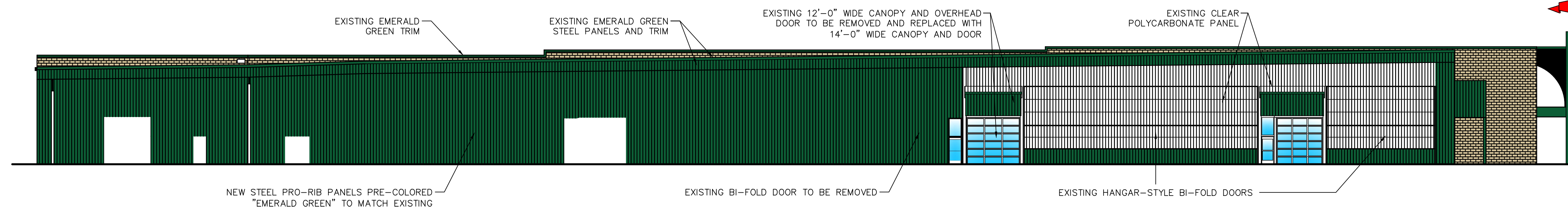
NEW DOORS AND BOLLARDS

PROPOSED REAR ELEVATION



EXISTING PRECAST WALL WITH
BRICK TO REMAIN UNCHANGED

EXISTING UNCHANGED SIDE ELEVATION



NEW STEEL PRO-RIB PANELS PRE-COLORED
"EMERALD GREEN" TO MATCH EXISTING

EXISTING BI-FOLD DOOR TO BE REMOVED

EXISTING HANGAR-STYLE BI-FOLD DOORS

PROPOSED SIDE ELEVATION

MENARDS

Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703

Carmel, Indiana
Building Elevations
May 27, 2020
Scale: 1/16" = 1'-0"

CT2



Westfield–Washington Township Advisory Plan Commission
Minutes of the July 6, 2020 APC Meeting
Presented for approval: July 15, 2020

**Westfield-Washington Advisory Plan Commission (APC) held a meeting on
Monday, July 6, 2020 scheduled for 7:00 p.m. online via Skype.**

ROLL CALL: Noted presence of a quorum.

Members Present: Kristen Burkman, Randy Graham, Robert Horkay, Ginny Kelleher, Andre Maue, Victor McCarty, and Dave Schmitz.

Members who joined at 7:04 pm: Mike Johns and Cindy Spoljaric.

City Staff Present: Kevin Todd, Director; Pam Howard, Senior Planner; Caleb Ernest, Associate Planner; Jonathan Dorsey, Associate Planner; Corey Harris, Associate Planner; and Brian Zaiger, City Attorney with Krieg DeVault.

APPROVAL OF MINUTES

Motion: Kelleher motioned to approve the June 15, 2020 meeting minutes as written.
McCarty seconded. Motion passed. Vote 7-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

2004-DDP-08

Harmony Shoppes

1527 S Waterleaf Drive

William Tres Development, LLC by Kimley-Horn & Associates, Inc. requests Detailed Development Plan review of a 9,900 square foot multi-tenant commercial building on 1.23 acres +/- in the Harmony Planned Unit Development (PUD) District.

(Planner: Caleb Ernest ▪ cernest@westfield.in.gov)

2006-DDP-13

Belle Tire

SE Corner of Austrian Pine Way and State Road 32

Westfield Properties, LLC by Church, Church, Hittle & Antrim requests Detailed Development Plan review of a 10,600 square foot Tire Sales/Service building on 1.78 acres +/- in the Austrian Pine PUD District.

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

2007-DDP-17

Thrive Storage Building

15091 Towne Road

Thrive Christian Church requests Detailed Development Plan review of a 588 square foot storage building on 16.91 acres +/- in the AG-SF1: Agriculture/Single-Family Rural District.

(Planner: Pam Howard ▪ phoward@westfield.in.gov)

Kelleher thanked Belle Tire for going above and beyond the masonry requirement.

Motion: Kelleher motioned to approve the Consent Agenda as presented.

Second: Horkay. Motion passed. Vote 9-0.

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

ITEMS OF BUSINESS

2003-PUD-02 Wheeler Landing PUD Amendment III (Portillo's)

Northwest corner of Wheeler Road and SR 32

Portillo's Hot Dogs by HD Consulting Services Group, Inc. requests an amendment to the State Highway 32 Overlay District and the Development Standards of the Wheeler Landing PUD District.

(Planner: Caleb Ernest ▪ cernest@westfield.in.gov)

Ernest overviewed this request for an amendment to the State Highway 32 Overlay District and Development Standards. He said that Staff had not received Public Comments.

Nick Churchill on behalf of Wheeler Landing summarized the Concept Plan and the updated Site Plan. He addressed pedestrian traffic to the site as well as pedestrian safety. He indicated that the roof top units would not be visible from the Monon Bridge and will be shielded in a blended design with the roof. He said that dumpster units would not be utilized; a trash compacter unit would be installed instead. He spoke to the enhancements to the service corridor as well as improvements made to the elevations including additional masonry and Westfield themed murals. He addressed the increase in required landscaping. He said the Petitioner has agreed to address parking concerns through restriction to employee parking and installation of traffic stops. He said the City Engineer corresponded with feedback regarding the site configurations.

Spoljaric said that her original concerns related to building placement remain. She said she didn't think landscaping along SR 32 would adequately screen the parking area. She added that the types of trees to be used would not be in bloom year-round.

Schmitz stated his main concern was the south elevation and that he was pleased with the changes that were made. He said he was comfortable with the site layout given the explanations provided by Westfield Public Works and Portillo's. He said he was not worried about masonry compared to the overlay.

McCarty said he thought this current project was much better than what was presented at the earlier Public Hearing. He stated that he appreciated all of the changes that had been made.

Maue asked if both service doors on the south elevation would be painted to match the brick, and if the shrubs along the drive-through are evergreen. He also asked if they would be providing year-round screening of headlights.

Petitioner responded:

- Both service doors will be painted to match the brick.
- The shrubs would be evergreen and provide year-round screening.
- Petitioner explained the filtration system details that Maue previously had asked about.

Johns said his biggest concern was the site layout; however, he would defer to the planners who stated that this is the best layout. He said he liked the masonry changes and the improved dumpster screening. He said he was pleased with stop bars that would be added to employee parking.

Horkay said he also had issues with the layout, but saw the other options would not work better. He said he was happy with the building and landscaping changes. He said he looked at the Greenwood location and stated that they have less employee parking, but he was still concerned the Westfield location's employee parking could cause issues with the future user to the west.

Burkman said she was still concerned about the south elevation. She said the rendering showed a sedan in the drive-through, but said that there would also be SUV's, trucks, and mini-vans using this lane as well. She said that the screening would not be adequate and that the back of the building facing SR 32 would set a precedent. She said she had concerns about the exhaust from drive-through drifting up to Monon Bridge.

Kelleher said she still shared other's concerns, mainly the parking.

McCarty said although he shared some of the voiced concerns, he thought that the project had come a long way and incorporated the changes that the Petitioner was able to make given the site constraints. He said no project is perfect and this was a good result of working together and meeting in the middle.

Graham said he trusted the judgement of the city engineer, that this was the best layout possible. He said he was pleased with the increased masonry as well as the increased height of the wall around the service area. He also said he was happy with the increased landscaping. He said he understood the issues of the other commissioners, but that there is no perfection.

Motion: Graham motioned to send a positive recommendation for 2003-PUD-02 to the City Council.

Second: McCarty. Motion passed. Vote 7-2. (Kelleher & Burkman)

2005-ODP-09 & Monon Corner Subdivision

2005-SPP-09 *South of 206th Street and west of Horton Road*

Arbor Homes by Stoeppelwerth & Associates Inc requests Primary Plat and Overall Development Plan review of 325 Lots on approximately 135.13 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.

(Planner: Corey Harris ▪ charris@westfield.in.gov)

Harris overviewed this request for Primary Plat and Overall Development Plan review. He said that staff has received one additional public comment.

Christian Rector, with Arbor Homes, spoke to how Arbor Homes would satisfy the concerns that were heard and the June 15th Public Hearing including the installation of the amenities, pickle ball courts, pool, playground, trails, and street lights. He addressed the concern in regard to landscape buffering and indicated landscaping would be enhanced in response to the comments from the neighboring property owner.

Graham said he was going to ask the Petitioner if the additional requested trees would be added; however, he said he thought the Petitioner's answer was reasonable.

Kelleher said she appreciated the Petitioner going above and beyond with the PUD landscaping requirements, and asked about the symbols on the landscape plan. She asked if the shade trees were actually ornamental, and if the 'pine trees' mentioned were actually evergreen or pine. She said she appreciated the use of the frosted lighting and the increased berm.

- The Petitioner explained which types of trees would be provided and where they would be placed. He said that Arbor had worked with the neighbor to choose tree types based on the options given by the City and that the trees were evergreen, spruce not pine.

Burkman asked if the fence material discussion with the neighbors was regarding the fences on individual lots or along the entire property line. She asked about the homes and asked if this was enough documentation to make sure they do this. She addressed drainage and the types/styles of the homes along the existing neighbor's home

- The Petitioner responded that the fences discussed would be on individual lots and would have restrictions. He replied that the neighbors didn't want a fence on the perimeter.

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- He said that the homes would be age-targeted, single story products. He said playsets, basketball goals, trampolines, and such would be restricted.
- Todd and Zaiger explained that the record would state the additional landscaping commitments to which the Petitioner would be held.

Horkay asked if this project was going to be a legally age restricted or just age targeted.

- The Petitioner responded the Monon Corner Subdivision community would be age targeted.

McCarty said he appreciated the amenity commitment and the increase in landscaping. He asked if he could abstain from voting as he couldn't vote yes in good faith after speaking with the neighbors, even though he knew it was compliant.

- Graham replied that McCarty could recuse himself from the vote.
- Zaiger explained that the only function of the APC is to determine that the request is compliant and if so, have to vote yes. He suggested that McCarty speak with Kevin about communication with neighbors outside of hearings.

Spoljaric asked about commitment of the timing of the amenities and how that would be memorialized.

- Zaiger said this issue would be included in the Staff Report and the developer would be held to the commitment.

Motion: Maue motioned to approve 2005-ODP-9 & 2005-SPP-9 with the following Staff condition:

All necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.

Second: Horkay. Motion passed. Vote 9-0.

2006-PUD-06

Hoosier Hills PUD

18326 & 18342 Spring Mill Road

Herron Holdings, LLC by Pleasant Cities, LLC requests a change of zoning for approximately 35 acres +/- in the AG-SF1: Agricultural / Single-Family Rural District to the Hoosier Hills PUD District.

(Planner: Jonathan Dorsey ▪ jdorsey@westfield.in.gov)

Dorsey overviewed this request for a change of zoning.

Matt Pleasant with Pleasant Cities LLC, on behalf of the Petitioner, summarized this project and its details. He addressed the location of this proposed project. He said that this site would include two agritourism districts as well as the Urban Vines Winery processing operation and the Urban Farmer seed packaging and shipping operation. He said visibility of the development was important.

Spoljaric said she was concerned about adding a permitted use to a definition and exempting Temporary Use and Event (TUE) permits when this type of project should be located somewhere else. She said she was concerned about exempting standards without more detail on the intensity of the use. She said she would vote no for this project at this time.

- Pleasant stated that staff provided the first section of the ordinance which had been taken directly from another ordinance.

Schmitz shared concerns about not knowing what to expect with this project, however he said he was much more comfortable with the addition of the additional exhibit. He said he was comfortable with the proposed uses, but didn't know what to expect with future improvements.

McCarty said he agreed with the previous commissioners' comments.

Maue said he thought the removal of the cabins was a big change as the cabins had created the most concern for him. He said he wanted to be clear that the cabins were not included so any vote by him would not be an indication that he would be ok with cabins in the future.

Johns said he thought that the proposed ordinance was too vague. He said he was not clear on what they were proposing. He said he didn't like idea of not requiring TUE permits. He said, that at this point, he does not support the project.

Horkay likes the simplification of this project, but he said he was still not fully clear on what would happen at this site. He said he didn't like exempting the TUE permits. He stated that he was not currently comfortable with the project.

Burkman said she thought that project has a lot of potential and could be a good marketing tool for Grand Park. She said she thinks additional changes are needed before going forward.

Kelleher said she thought if this project was done well it could be an asset for Westfield and Grand Park, but she said it could also go the other way. She said that part of agritourism use is a "working farm" and said she sees that with parts of the proposal but not overall. She said she needed more detail on the permitted "special events" use. She said a larger event could warrant paved parking. She said she thought some landscaping, even vineyards or pasture with hay bales, should be provided up front. She said some uses might warrant greater architectural standards. She said she wanted to support this project but, as it is currently presented, she cannot offer her support.

Graham said he was glad the cabins were removed. He said he had no concerns about the vineyard, but said there was no guarantee that they would ever look like a vineyard. He said he was concerned about special events and exempting TUE permits.

Petitioners responses:

- He said the garden center was added because the northern section of the property might be sold to the neighboring Sundown Gardens business. He said that if that didn't happen it would be likely that the vineyard, orchard, and farming area would expand into that area.
- He said he understood the concerns about size of special events. He said this project is meant to be very similar to, and was modeled after, the Stuckey Farms orchard business, with the added winery component.
- Noah Herron agreed that more work and definition are needed on this project. He said he would be willing to agree to remove the TUE permit exemption. He said the parking lot would hold a maximum of 70 cars and that that would limit event size.
 - Kelleher said that the TUE change wouldn't be enough for her to change her vote. She said she want to support this project; however, said she didn't visualize large events such as weddings when she thinks of Stuckey Farms. She said the zoning is written for the property.
- Herron said he was also agreeable with removing the special events. He said he really needed to get started with Urban Vines and Urban Farmer, and that he was willing to come back later to seek other uses.
 - Kelleher said she isn't sure that would be enough.
 - Todd responded that Staff would need to look further into the PUD to see what implications these changes would have and if other changes would be necessary.
 - Kelleher, Pleasant, and Todd discussed the agriculture use of growing vineyards, using the building and agricultural use is already permitted. If the public is entering for tours

or events then agritourism is warranted.

- Graham said he was not comfortable with making several changes during meeting, he said he was comfortable with continuing this or conducting a vote.
- Petitioner asked to continue.
- Todd asked the APC members to provide any additional comments by Wednesday so that the petitioner can work on additional changes prior to returning before the APC.

Schmitz left meeting at 8:57

PUBLIC HEARING ITEMS

2007-ODP-11 & Menards Warehouse Addition
2007-SPP-11 2150 E Greyhound Pass
[PUBLIC HEARING] Menard, Inc. requests Overall Development Plan and Primary Plat review of 2 Lots on 16.23 +/- acres in the SB-PD: Special Business / Planned Development District.
(Planner: Jonathan Dorsey ▪ jdorsey@westfield.in.gov)

Dorsey overviewed this request for an Overall Development Plan and Primary Plat review. He said that Staff had not received any public comments.

Public Hearing for 2007-ODP-11 & 2007-SPP-11 opened at 8:57 p.m.

No public comments.

Public Hearing for 2007-ODP-11 & 2007-SPP-11 closed at 8:59 p.m.

Kelleher asked if any of the existing storage buildings would be removed. She asked how the two abutting homes would be buffered from the height of the building. She said she was also concerned about the lights on the new building projecting onto the neighboring properties. She said it looked like the proposed building would be closer to the north property line and asked if the existing trees and berm would remain. She asked if there were commitments for this property related to the self-storage.

- The Petitioner, Tyler Edwards with Menards, responded that yes, the largest building would be removed, and the remainder of the building would be operated as self-storage by Menards.
- Edwards said that no lights would be on the outside of the building.
- Edwards said they would be open to adding additional landscaping, although he said he had not heard from neighbors since sending Menard's notice. He said that they would keep as many trees as possible as well as add some large trees.
- Dorsey stated that the commitments previously made for this property would be upheld.

2007-PUD-07 Bridgewater PUD Amendment (Culver's)
[PUBLIC HEARING] 14631 North Gray Road
K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.
(Planner: Pam Howard ▪ phoward@westfield.in.gov)

Howard overviewed this request for an amendment to the Bridgewater PUD. She said that Staff had not received any public comments.

Matt Skelton with Church, Church, Hittle, + Antrim, on behalf of the Petitioner, summarized this request. He stated that the restaurant that wishes to locate here, although classified as a fast food land use, is not the typical type of fast food restaurant image. He said this ordinance, given the comments from Staff and Bridgewater, will contain updates when it next comes before the APC. He said the owner is contemplating adding a

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sheltered canopy for curbside. He said a neighborhood meeting was held and several items were discussed including an amenity area to the north of the proposed restaurant that would not be exclusive to Culver's.

Public Hearing for 2007-PUD-07 opened at 9:14 p.m.

No public comments.

Public Hearing for 2007-PUD-07 closed at 9: 16 p.m.

Spoljaric said she thought Culver's would do good business at this location. She said she did have issues with both the elevations and the signage not fitting with the Bridgewater area image.

Maue asked what could be done to keep other less desirable fast food restaurants from locating in this area.

- Skelton responded that the approval of this ordinance would be locked down to the exhibits, and any modification would require an amendment.

Johns said he was present at the related neighborhood meeting and the main concern he heard from Bridgewater was architecture. He said he was glad the Petitioner was looking at changing the architecture. He said the lot to the north with a pond was also mentioned in the meeting and the idea of possibly adding an outdoor seating area that would be incorporated into the ordinance.

Burkman asked if there would be outdoor seating at this location and also asked if this design would be incorporated into the business model as far as delivering food to an outdoor seating area.

- Skelton responded that they are looking at creating a public outdoor space instead of private, as Mr. Johns mentioned.
- Mark Jenkins, with Culver's, responded that there will be a small patio connected to the building with outdoor seating area that functions in addition to the one proposed by the pond.

Kelleher asked if there would be outside storage

- Skelton responded there would not be outside storage.

Graham said he liked the idea of adding seating near the pond.

2007-PUD-08
[PUBLIC HEARING] Grassy Branch Market Place PUD Amendment I
NE Corner of Grassy Branch Rd & Nancy St. (Grassy Branch Marketplace Lot 3)
Grassy Branch Partners, LLC by American Structurepoint, Inc. requests an amendment to the Grassy Branch Marketplace PUD to amend the Outside Storage standards.
(Planner: Daine Crabtree ▪ dcrabtree@westfield.in.gov)

Todd overviewed this request for an amendment to the Grassy Branch Marketplace PUD. He said that Staff had not received any public comments.

Public Hearing for 2007-PUD-08 opened at 9:30 p.m.

One public comment was received and read during the Public Hearing.

Michael Floor, 17725 Wind Wood Circle; stated that his home would be impacted by headlights from the storage area. He said that with outside 24-hour storage he was concerned headlights shining into his home, He asked for additional screening. He said he does not think that the traffic impact had been thought through as he was already experiencing a traffic impact from Planet Fitness. He added that the light does shine into his home.

Public Hearing for 2007-PUD-08 closed at 9:32 p.m.

Graham asked about the hours of operation.

- The Petitioner replied this business would be an Ace Hardware with the proposed area being sales area with typical retail hours of operation. It would not be a not 24-hour operation.

Kelleher asked about the location of the commenter's house in relation to the proposed storage area.

- Horkay replied with the location of the commenter's home and that it is not adjacent.

Graham said he didn't feel that this would affect the neighbor any more than the current businesses.

Motion: Horkay motioned to send a favorable recommendation for 2007-PUD-08 to the City Council.

Second: Maue. Motion passed. Vote 8-0.

ITEMS CONTINUED TO A FUTURE MEETING

2006-PUD-05

Urban Vines PUD Amendment I

303 E. 161st St.

Herron Holdings, LLC by Pleasant Cities, LLC requests an amendment to the Development Standards of the Urban Vines PUD District.

(Planner: Jonathan Dorsey ▪ jdorsey@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting

Motion: Graham; Second: Kelleher. Motion passed.

Vote: 8-0.

Meeting adjourned at 9:38 p.m.

Randell Graham, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary