



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda 07_19_2021

Monday, July 19, 2021 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, July 19, 2021 at 07:00 PM

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

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

Public input can be submitted in 1 of 2 ways:

- Email to planners@westfield.in.gov
- Show up at Westfield City Hall for an opportunity to participate in this public hearing.
- o Staff will be present to help direct traffic inside the room.

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes

July 6, 2021 APC Minutes - Tabled

Review APC Rules & Procedures

MISC BUSINESS

APC Resolution 21-01

Establishing a Virtual Meeting Policy

Documents: [Resolution 21-01](#)

CONSENT AGENDA

2104-DDP-13

The Learning Experience

225 West Springmill Pointe Drive

Bradford Jacobs Westfield LLC by Stonefield Engineering and Design requests

Detailed Development Plan review of a 10,000 square foot daycare facility on 1.03 acres

+/- in the Maple Knoll Planned Unit Development (PUD) District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Landscaping Plan](#) | [Exhibit 5: Elevations](#)

2107-DDP-27

Sherwin Williams

Approximately at the southeast corner of Austrian Pine Way & State Road 32

SWE Development by Weihe Engineers requests Detailed Development Plan Review for a 4,020 square foot commercial building on 1.73 acres +/- in the Austrian Pine PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Building Elevations](#) | [Exhibit 5: Landscape Plan](#)

ITEMS OF BUSINESS

2104-PUD-13

Sycamore Glen PUD

South of and adjacent to 159th Street and west of Towne Road

Coronado Development Corporation by Nelson & Frankenberger, LLC requests a change in zoning for 28.5 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Sycamore Glen PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 21-14 \(clean\)](#) | [Exhibit 4: Proposed Ord. 21-14 \(redline\)](#) | [Exhibit 5: Written Zoning Commitments](#) | [Exhibit 6: Concept Plan](#) | [Exhibit 7: Concept Plan Comparison](#) | [Exhibit 8: Lot Layout](#) | [Exhibit 9: Issue List with Petitioner's Response](#) | [Exhibit 10: Public Comments](#) | [Exhibit 11: Neighborhood Meeting Summary](#) | [Petitioner's Presentation](#)

2107-ODP-16 & 2107-SPP-16

Chatham Villages South

West of Route 32, South of East 196th Street/19350 Chad Hittle Drive

Chatham Hills, LLP by Cripe requests Overall Development Plan and Primary Plat review of 2 lots on 27.25 acres +/- in Chatham Hills PUD District.

(Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)

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

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

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

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

2102-PUD-06 [CONTINUED]

Grand Park Village PUD Amendment IV

South Side of 186th Street, ENE of Kinsey Avenue

D&W Farms, Inc. by Henke Development Group requests an amendment to a 68 acre +/- portion of the Grand Park Village PUD to permit Townhome and Single-Family Detached dwelling units.

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

2102-ZOA-01 [CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

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

2105-PUD-16 [CONTINUED]

Winterburg PUD

South of and adjacent to 193rd Street, west of and adjacent to Casey Road

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 154 acres +/- from the AG-SF1: Agriculture / Single-family District to the Winterburg PUD District.

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

2106-PUD-19 [CONTINUED]

Overlook at Wood Wind PUD

North side of 161st Street, 1/4 mile east of Towne Road

Pulte Homes of Indiana, LLC by Church Church Hittle + Antrim requests a change in zoning for 75 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Overlook at Wood Wind PUD District.

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

2107-ODP-14 & 2107-SPP-14 [CONTINUED]

Compton Subdivision

15626 Spring Mill Road

Adam Compton by Keeler-Webb Associates requests Overall Development Plan and Primary Plat review of 1 Lot on 0.88 acres +/- in Compton PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2107-ODP-17 & 2107-SPP-17 [CONTINUED]

Union Square

South side of SR 32, west of Union Street

Old Town Companies by American Structurepoint requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 2.91 acres +/- in the Union Square Planned Unit Development (PUD) District.

(Planner: Rachel Riemenschneider - rriemenschnneider@westfield.in.gov)

2107-PUD-20 [CONTINUED]

Mule Barn Road Commercial PUD

18404 Mule Barn Road

Patch Development, LLC requests a change in zoning of 10 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Mule Barn Road Commercial PUD District.

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

2107-ODP-15 & 2107-SPP-15 [CONTINUED]

Mule Barn Road Commercial Subdivision

18404 Mule Barn Road

IMI Real Estate, LLC by American Structurepoint, Inc. requests Overall Development Plan and Primary Plat approval for a concrete production facility on one (1) 10 acre +/- parcel in the proposed Mule Barn Road Commercial PUD District.

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

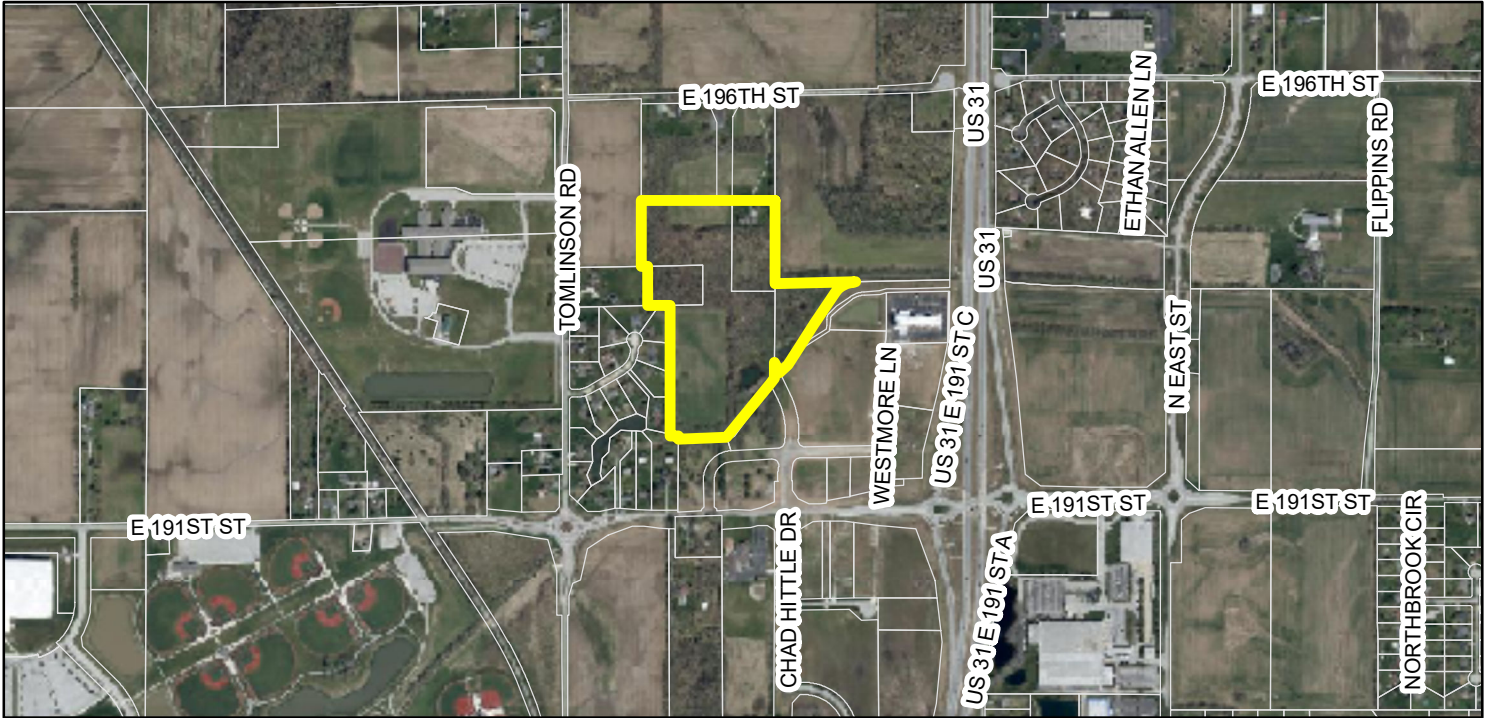
Board of Zoning Appeals Liaison

Community Development Department

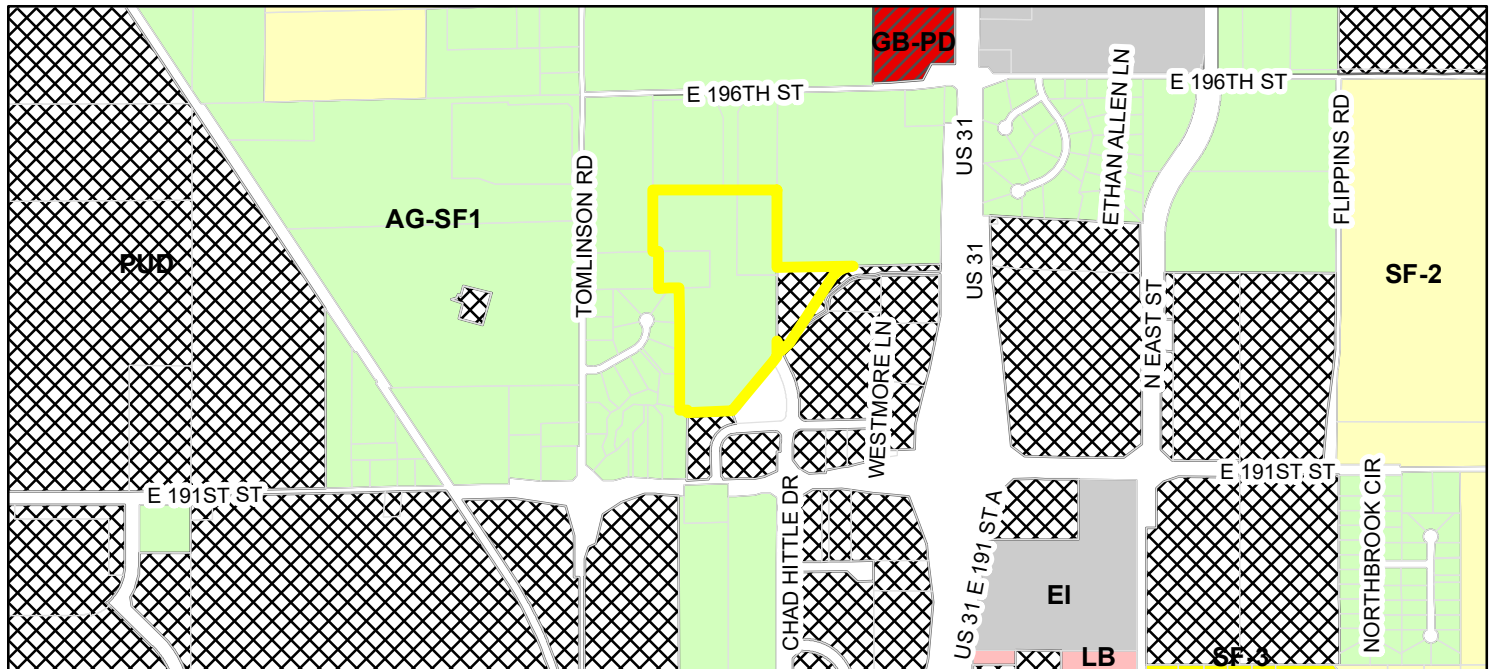
ADJOURNMENT

Aerial Location Map

 Site



Zoning Map



 Chatham Villages South

 Parcel

Zoning

 AG-SF1 (Agriculture - Single Family - 1)

 EI (Enclosed Industrial)

 GB-PD (General Business - Planned Development)

 LB (Local Business)

 PUD (Planned Unit Development)

 SF-2 (Single Family - 2)

 SF-3 (Single Family - 3)

MUNICIPALITY:



2728 EAST 171ST STREET
WESTFIELD, IN 46074
(317) 804-3170

DEVELOPER:

CHATHAM HILLS LLP
1415 EAST 196TH STREET,
WESTFIELD, IN 46074

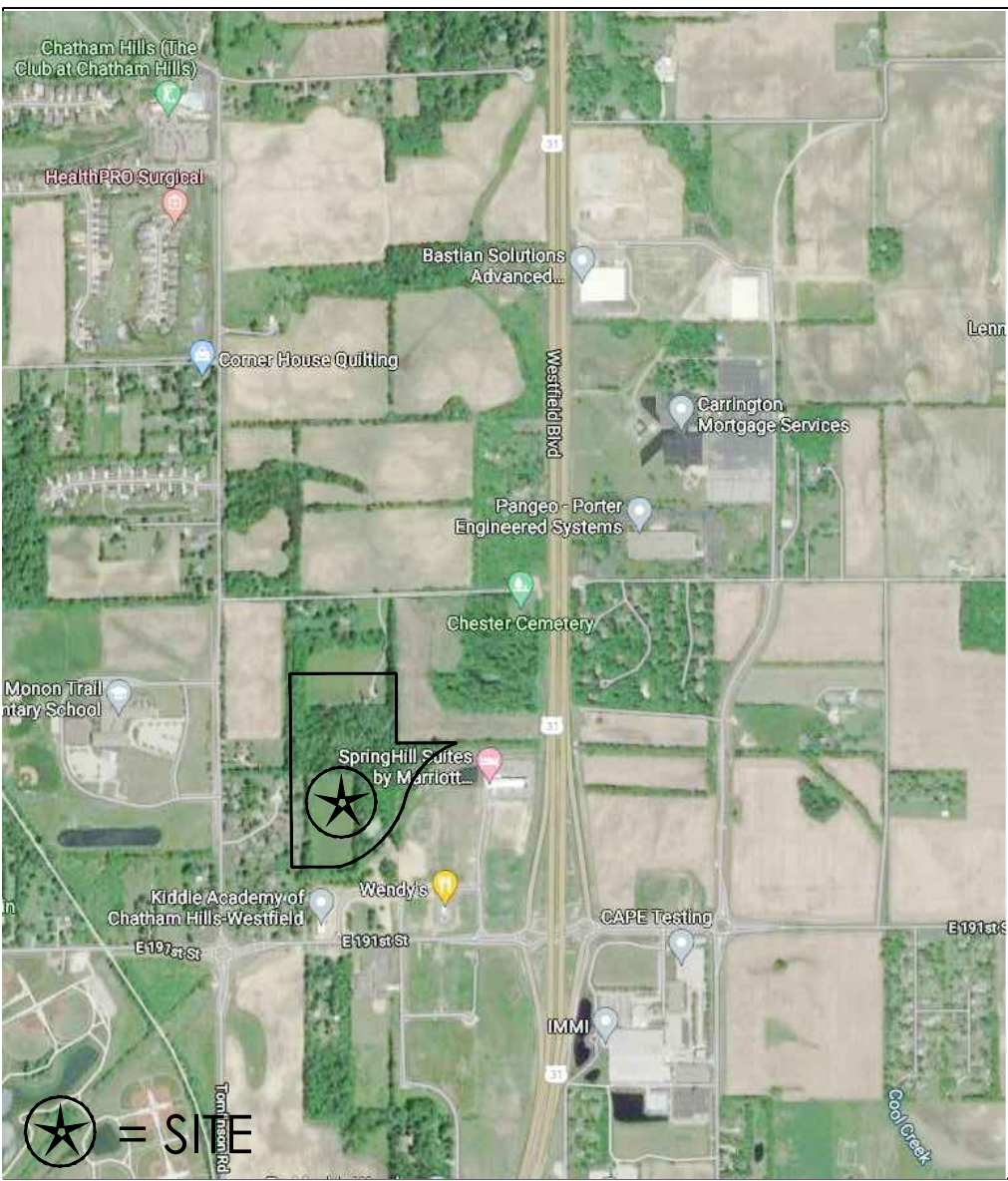
CONTACT: PHIL SUNDLING, PE
EMAIL: phil.sundling@henkedevlopment.com

ENGINEER/SURVEYOR:

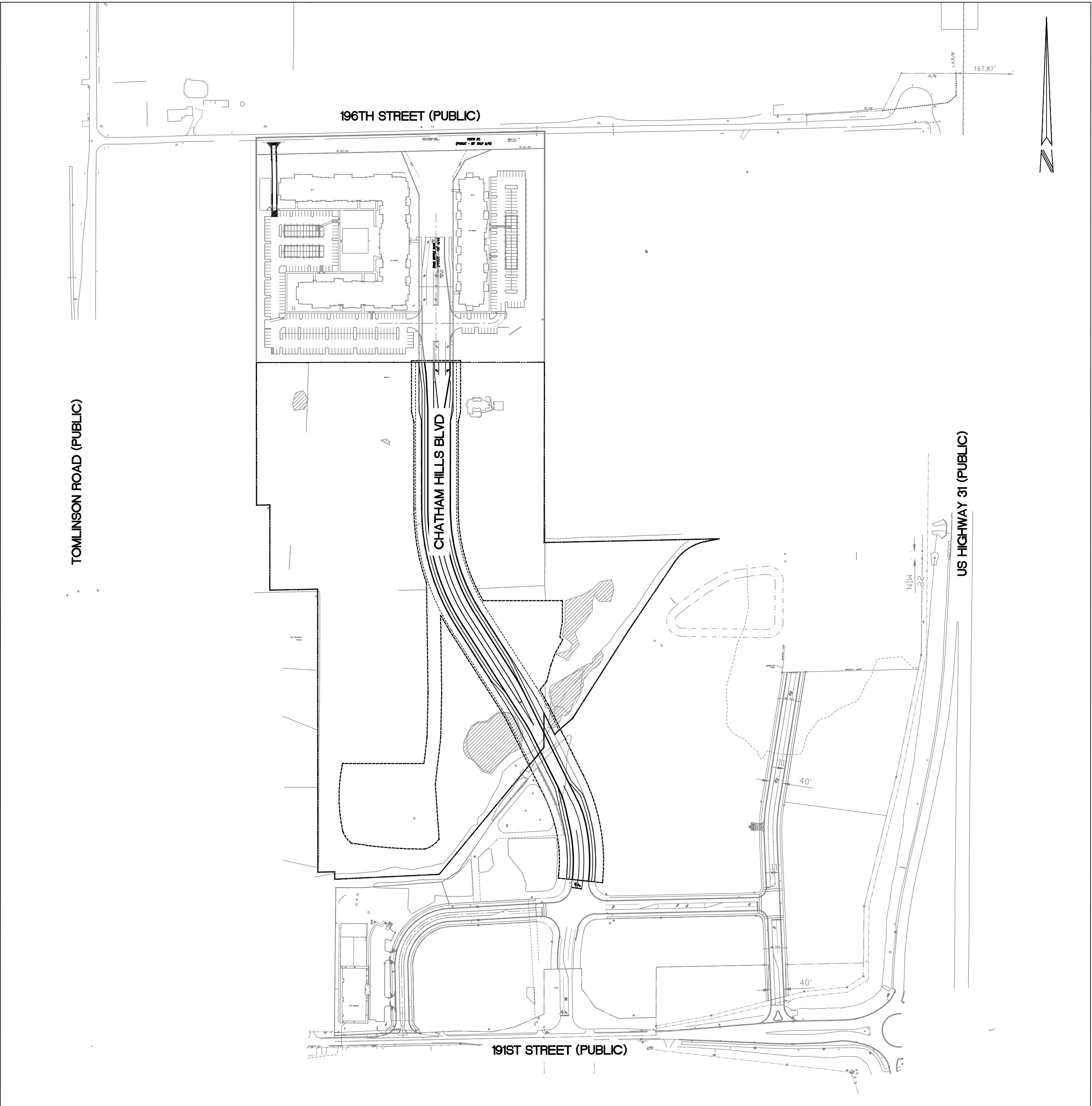


3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777

VICINITY MAP:



CHATHAM VILLAGES SOUTH INFRASTRUCTURE PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN



LOCATION PLAN
SCALE : 1" = 200'

PROJECT DATA:

TOTAL ACREAGE - 27.246 ACRES
RIGHT OF WAY (PUBLIC) - 2.40 ACRES
OF LOTS - 2
ROADWAY LENGTH - 1.621 LF ±
ZONING - CHATHAM HILLS PUD
SCHOOL SYSTEM - WESTFIELD SCHOOLS

SHEET INDEX:

SHEET	DESCRIPTION
CS	COVER SHEET
C001	MAP SHEET
C101-C102	EXISTING CONDITIONS AND DEMOLITION PLAN
P100	PRIMARY PLAT
D100	OVERALL DEVELOPMENT PLAN
D101-D102	DEVELOPMENT PLAN
L101-L102	LANDSCAPE PLAN

ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED.
[HTTP://WWW.WESTFIELD.IN.GOV/EGOV/APPS/DOCUMENT/CENTER.EGOV?VIEW=ITEM:ID=50](http://www.westfield.in.gov/egov/apps/document/center.egov?view=ITEM:ID=50)

THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

AGENCY & UTILITY INFO:

AGENCY/UTILITY	PHONE NUMBER
PUBLIC WORKS - CITY OF WESTFIELD JOHN RANKIN	317-804-3147
FIRE DEPARTMENT - CITY OF WESTFIELD JAMES ROBERTS	317-804-3307
SURVEYOR - HAMILTON COUNTY SAM CLARK	317-776-8495
HIGHWAY DEPARTMENT - HAMILTON COUNTY DAVE LUCAS	317-773-7770
GAS - VECTREN CHAD MILLER	317-776-5590
ELECTRIC - DUKE ENERGY - NOBLESVILLE OFFICE BILL OLDHAM	317-776-5331
COMMUNICATIONS - COMCAST CABLE EARL SMALL JR.	317-982-1161
COMMUNICATIONS - AT&T BRIAN WENTE	317-610-5440
CITIZENS WATER AND WASTEWATER OF WESTFIELD 2150 DR. MARTIN LUTHER KING JR ST INDIANAPOLIS, IN 46202 BRAD HOSTETLER	317-927-4351

CAUTION

LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CRIFE TEAM:

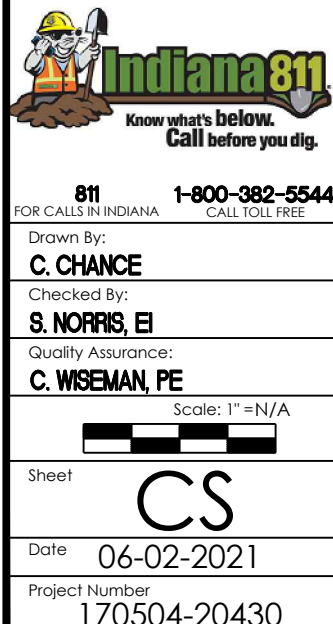
PROJECT MANAGER	CHRIS WISEMAN, PE	317-706-6429
PROJECT ENGINEER	SUSAN NORRIS, EI	317-706-6347
CAD TECHNICIAN	CALEB CHANCE	317-706-6325

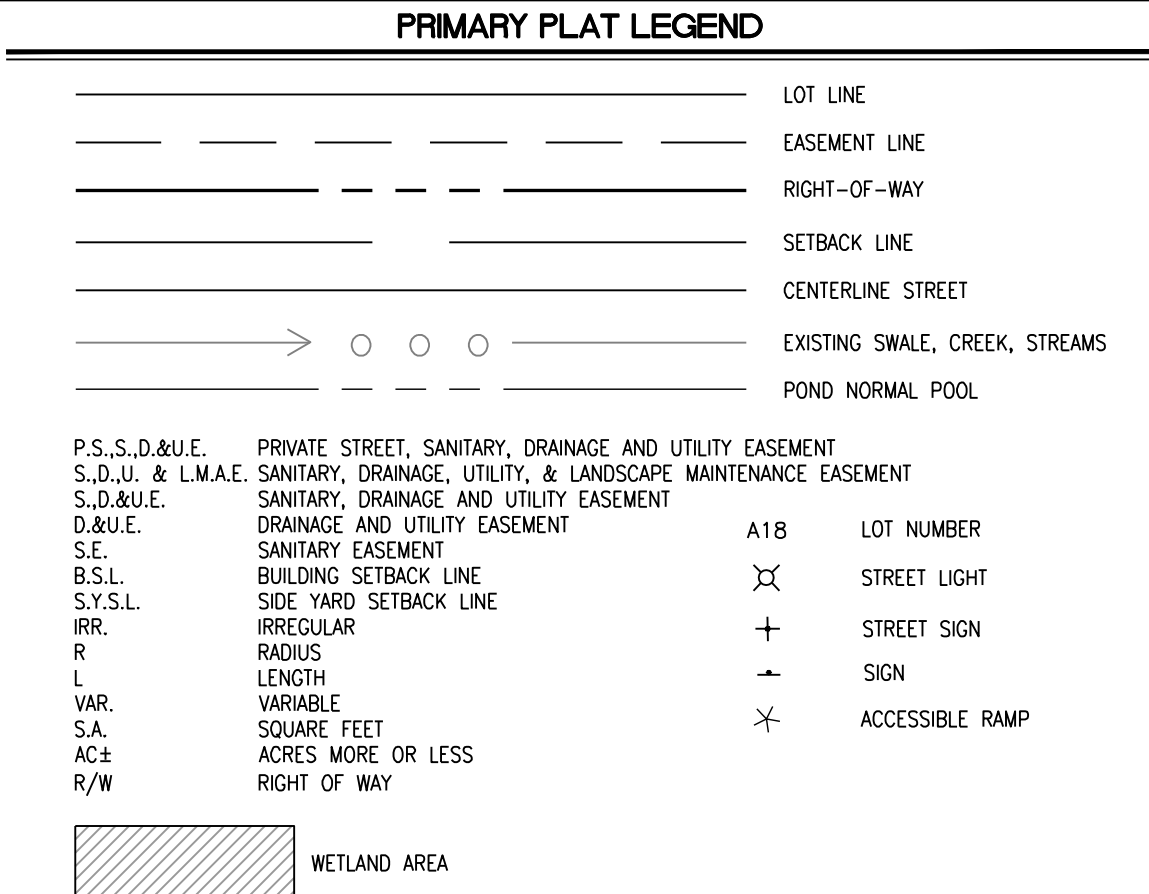
Revision	Author	Date	Description
1	CS	06-02-2021	COVER SHEET

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ELECTRICAL ENGINEERING
ENVIRONMENTAL ENGINEERING
EQUIPMENT PLANNING
REAL ESTATE SERVICES
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(317) 844-6777
WWW.CRIFE.COM

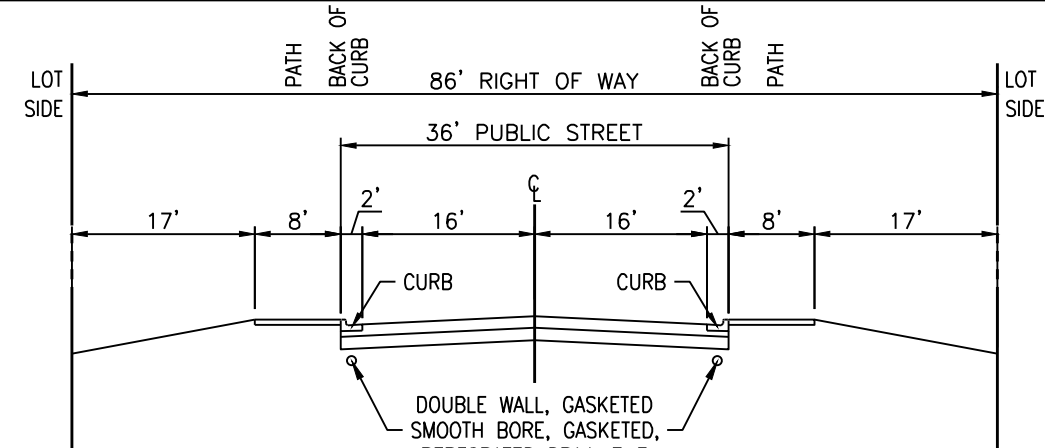
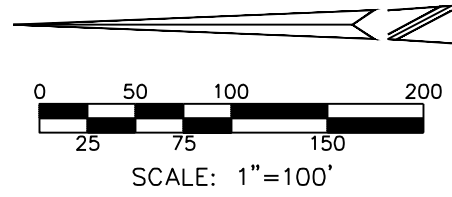
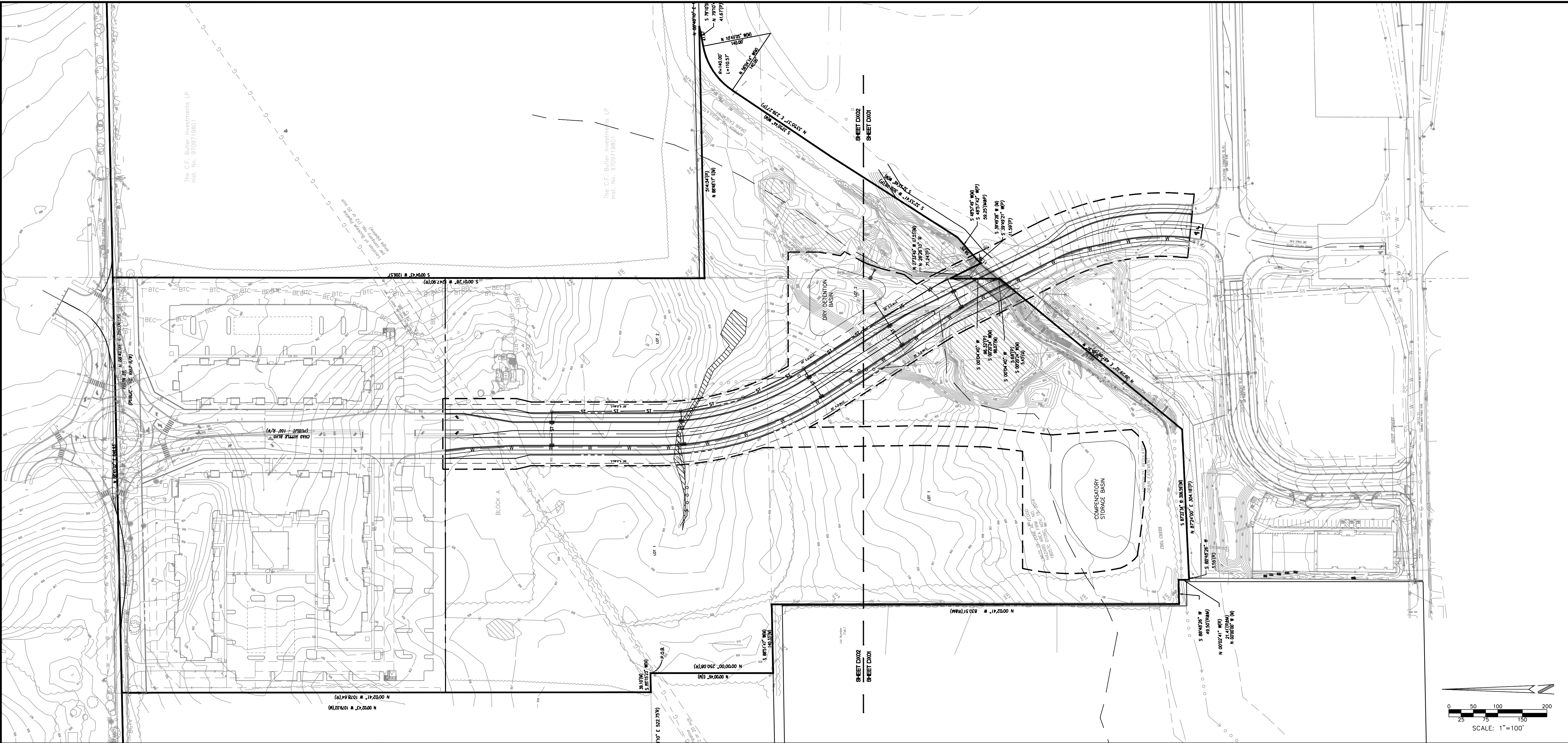


COVER SHEET
CHATHAM VILLAGES SOUTH INFRASTRUCTURE
CHATHAM HILLS, LLP
19350 Chad Little Drive
Westfield, IN, 46074

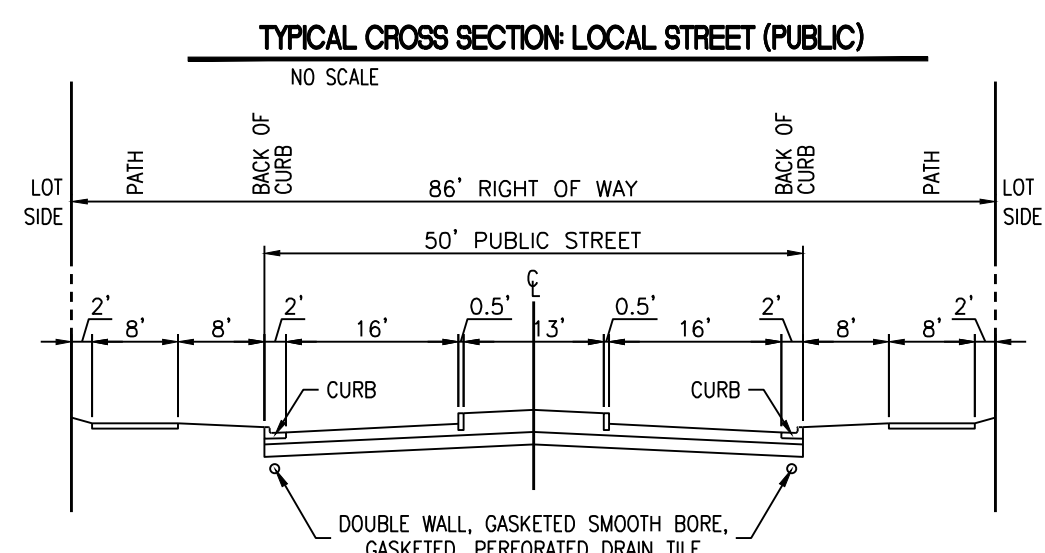




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NOTES:
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.



NOTES:
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
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TYPICAL CROSS SECTION- BOULEVARD WITH MEDIAN (PUBLIC)
NO SCALE

CHAD LITTLE BLVD
DESIGN SPEED = 35 MPH
(REQUESTED VARIANCE FOR SPEED
REDUCTION AS WELL AS CROSS SECTION)

SITE PLAN LEGEND

- | | |
|--|------------------------|
| LOT LINE | LOT NUMBER |
| EASEMENT LINE | STREET LIGHT |
| RIGHT-OF-WAY | STREET SIGN |
| SETBACK LINE | SIGN |
| CENTERLINE STREET | FIRE HYDRANT ASSEMBLY |
| EXISTING SWALE, CREEK, STREAMS | ACCESSIBLE RAMP |
| POND NORMAL POOL | STREET BARRICADE |
| MATCHLINE | WETLAND AREA |
| STORM SEWER, MANHOLE, CURB INLET, END SECTION | A1B LOT NUMBER |
| SUBSURFACE DRAIN (SSD), CLEANOUT RISER | IRREGULAR |
| ROOF DRAIN, CLEANOUT | R RADIUS |
| WATER LINE, METER, VALVE | L LENGTH |
| SANITARY SEWER, MANHOLE | IRR. VARIABLE |
| OVERHEAD ELECTRIC, POLE | S.F. SQUARE FEET |
| BURIED ELECTRIC, MANHOLE | AC± ACRES MORE OR LESS |
| GAS LINE, METER, VALVE | R/W RIGHT OF WAY |
| P.S., S.D., & U.E. PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT | |
| S.D., U. & L.M.A.E. SANITARY, DRAINAGE UTILITY, & LANDSCAPE MAINTENANCE EASEMENT | |
| S.D. & U.E. SANITARY, DRAINAGE AND UTILITY EASEMENT | |
| D. & U.E. DRAINAGE AND UTILITY EASEMENT | |
| S.E. SANITARY EASEMENT | |
| B.S.L. BUILDING SETBACK LINE | |
| S.Y.S.L. SIDE YARD SETBACK LINE | |
| IRR. IRREGULAR | |
| R RADIUS | |
| L LENGTH | |
| IRR. VARIABLE | |
| S.F. SQUARE FEET | |
| AC± ACRES MORE OR LESS | |
| R/W RIGHT OF WAY | |

OVERALL DEVELOPMENT PLAN		CHATHAM VILLAGES SOUTH INFRASTRUCTURE		CHATHAM HILLS, LLP		19350 Chad Little Drive Westfield, IN. 46074	
CERTIFIED BY:		REGISTERED PROFESSIONAL ENGINEER		INDIANA		STATE OF	
Date:		06-04-21					
811		1-800-382-5544					
FOR CALL IN INDIANA		CALL TOLL FREE					
C. CHANCE		Checked By:		S. NORRIS, EI		Quality Assurance:	
						C. WISEMAN, PE	
Sheet		D100		Date		06-02-2021	
Project Number		170504-20430					

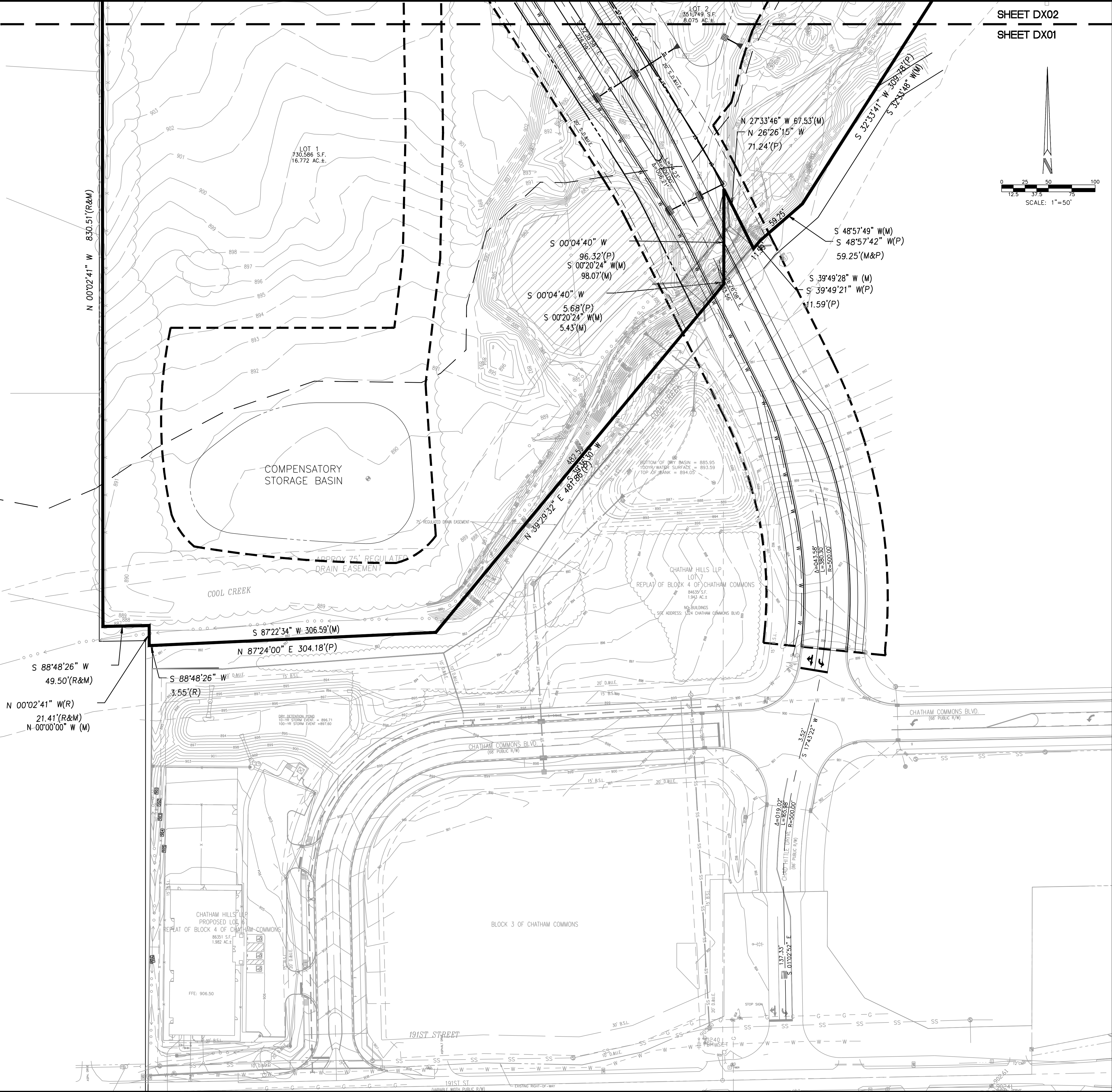
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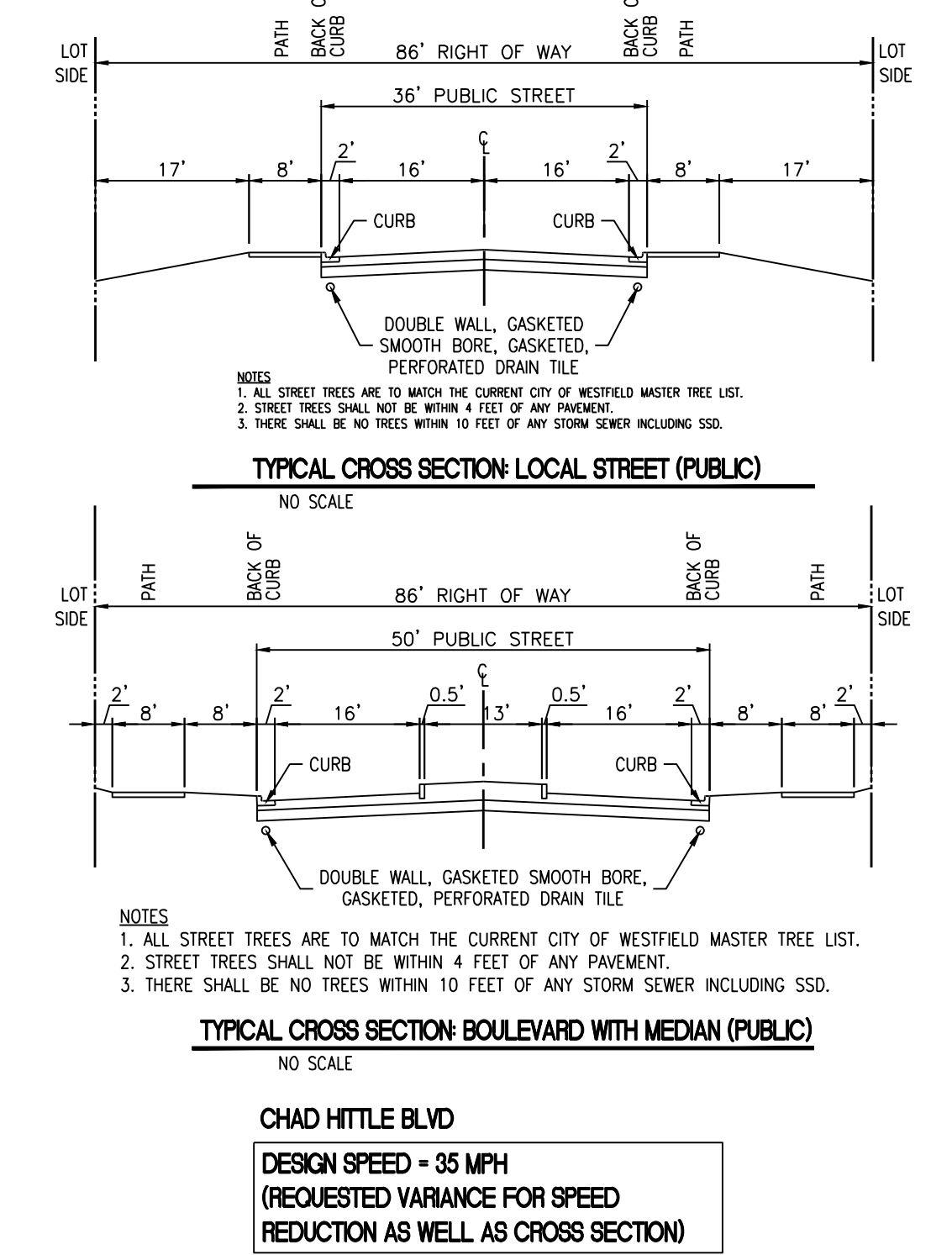
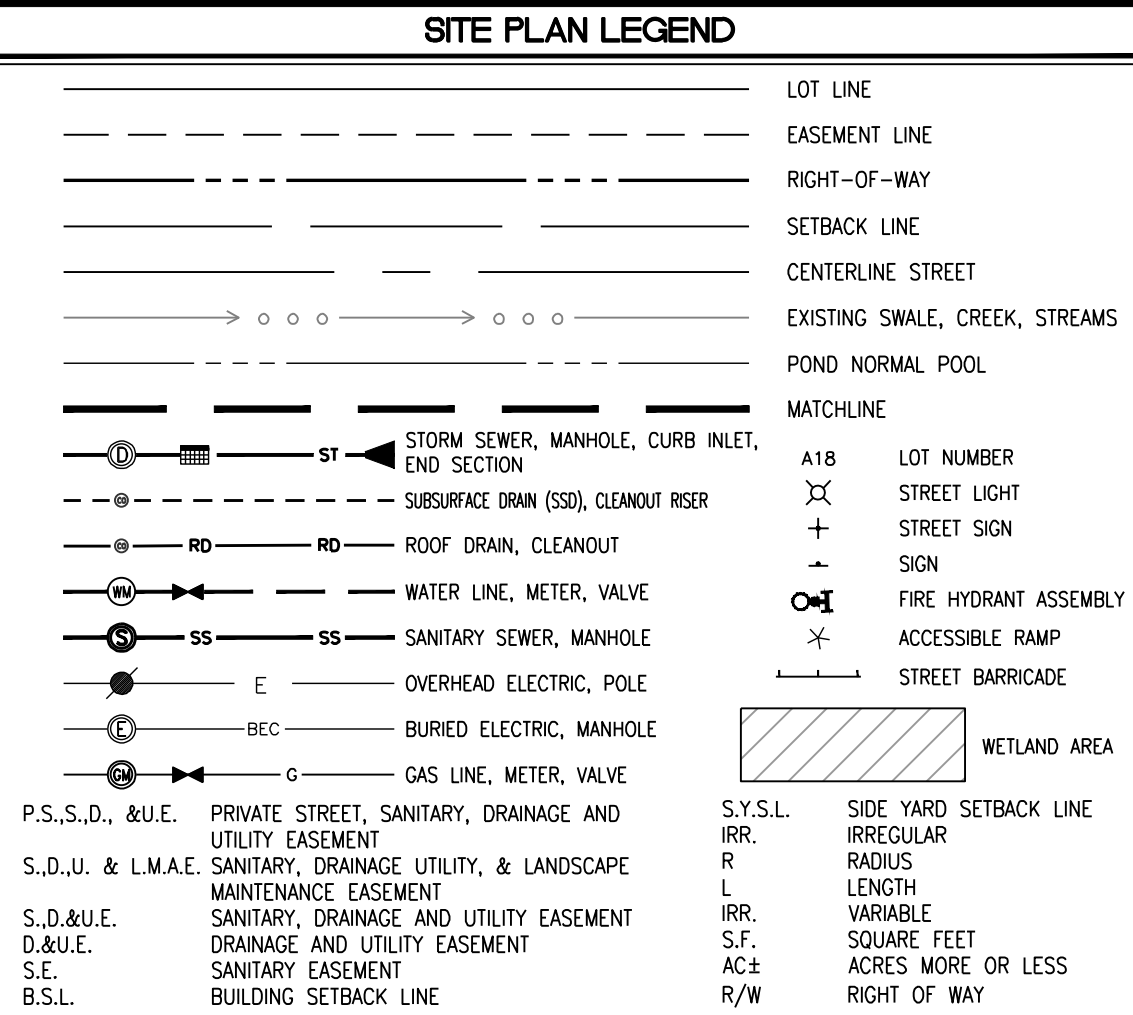
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SHEET DX02
SHEET DX01



SHEET DX02
SHEET DX01



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DEVELOPMENT PLAN
CHATHAM VILLAGES SOUTH INFRASTRUCTURE
CHATHAM HILLS, LLP
19350 Chad Hittle Drive
Westfield, IN. 46074

CERTIFIED BY:

CHRISTOPHER W. WISEMAN
REGISTERED PROFESSIONAL ENGINEER
PE 10504920
STATE OF INDIANA

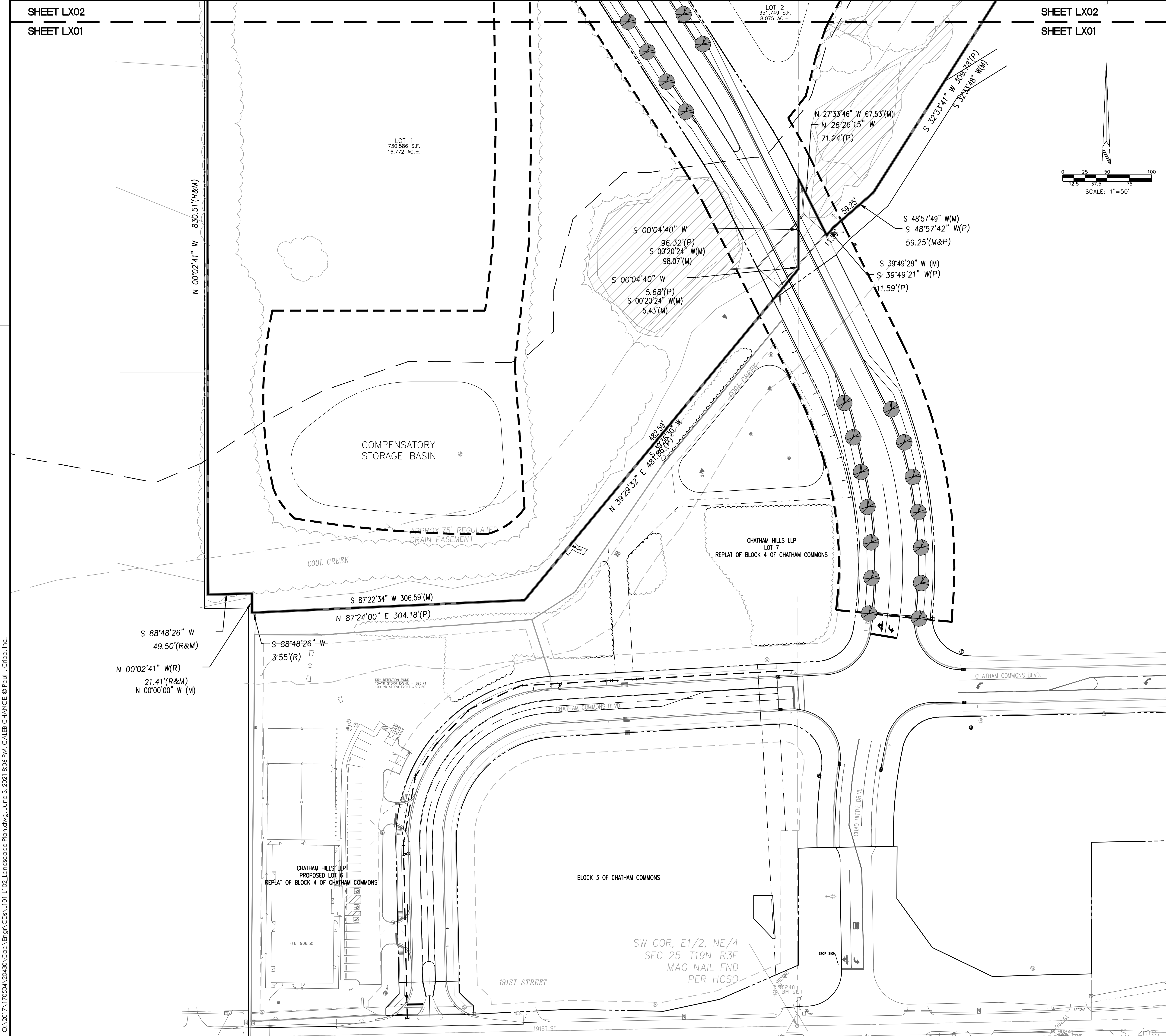
Date: 06-04-21

Know what's below. Call before you dig.

811 FOR CALLS IN INDIANA
C. CHANCE
Checked By: S. NORRIS, EI
Quality Assurance: C. WISEMAN, PE
Scale: 1" = 50'

Sheet: D101
Date: 06-02-2021
Project Number: 170504-20430

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LOT LINE

EASEMENT LINE

RIGHT-OF-WAY

SETBACK LINE

CENTERLINE STREET

MATCH LINE

EXISTING SWALE, CREEK, STREAMS

POND NORMAL POOL

ST

STORM SEWER, MANHOLE, CURB INLET, END SECTION

SSD

SUBSURFACE DRAIN (SSD), CLEANOUT RISER

RD

ROOF DRAIN, CLEANOUT

W

WATER LINE, METER, VALVE

SS

SANITARY SEWER, MANHOLE

E

OVERHEAD ELECTRIC, POLE

BEC

BURIED ELECTRIC, MANHOLE

G

GAS LINE, METER, VALVE

A18

LOT NUMBER

SL

STREET LIGHT

+

STREET SIGN

+

SIGN

+

FIRE HYDRANT ASSEMBLY

P.S., S.D. & U.E.

PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT

S.D. & U.E.

SANITARY, DRAINAGE UTILITY, & LANDSCAPE MAINTENANCE EASEMENT

D. & U.E.

DRAINAGE AND UTILITY EASEMENT

S.E.

SANITARY EASEMENT

B.S.L.

BUILDING SETBACK LINE

S.Y.S.L.

SIDE YARD SETBACK LINE

IRR.

IRREGULAR

R

RADIUS

L

LENGTH

VAR.

VARIABLE

S.A.

SQUARE FEET

AC±

ACRES MORE OR LESS

R/W

RIGHT OF WAY

STREET TREE

EVERGREEN TREE

ORNAMENTAL TREE

SHADE TREE

SHRUB

LINE OF SIGHT TRIANGLE

WETLAND AREA

STREET TREE SCHEDULE				
KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESULUS x CARNEA 'FT. MCNAR'	FT. MCNAR HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4-5' HEIGHT
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	GINKGO BLOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDITSIA TRIACANTHOS 'NEWMAN'S SKYLINE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIGNANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
QI	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
OR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2-1/2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TT	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT
UF	ULMUS x 'FRONTIER'	FRONTIER ELW	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

STREET TREE LOCATION AND CRITERIA:

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

2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.

3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

NOTE: THE EXISTING TREES LOCATED IN THE PROPOSED COMMON AREAS WILL BE PRESERVED AND PROTECTED AS CONSTRUCTION ALLOWS. CONTRACTOR TO MAKE BEST EFFORT IN IDENTIFYING AND MARKING TREES TO REMAIN DURING CONSTRUCTION PROCESS.

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LANDSCAPE PLAN

CHATHAM VILLAGES SOUTH INFRASTRUCTURE

CHATHAM HILLS, LLP

19350 Chad Little Drive
Westfield, IN. 46074

CERTIFIED BY:

Christopher M. Wiseman

REGISTERED PROFESSIONAL ENGINEER

PE 10504920

STATE OF INDIANA

Date

06-04-21

INDIANA811

Know what's below. Call before you dig.

811 FOR CALLS IN INDIANA

1-800-382-5544

Checked By:

S. NORRIS, EI

Quality Assurance:

C. WISEMAN, PE

Scale: 1" = 50'

Sheet

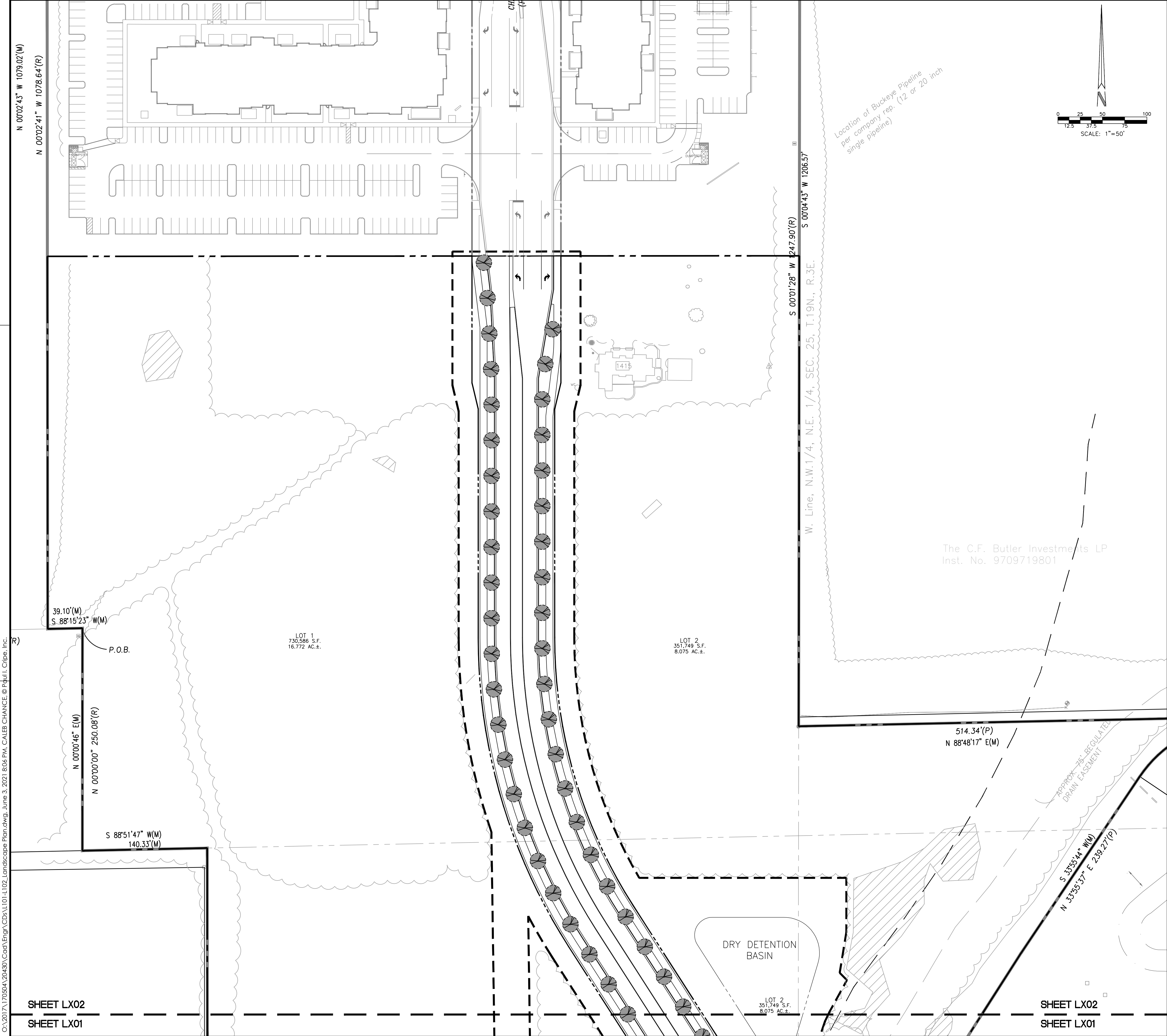
L101

Date

06-02-2021

Project Number

170504-20430



LOT LINE

EASEMENT LINE

RIGHT-OF-WAY

SETBACK LINE

CENTERLINE STREET

MATCH LINE

EXISTING SWALE, CREEK, STREAMS

POND NORMAL POOL

ST

STORM SEWER, MANHOLE, CURB INLET, END SECTION

SSD

SUBSURFACE DRAIN (SSD), CLEANOUT RISER

RD

ROOF DRAIN, CLEANOUT

W

WATER LINE, METER, VALVE

SS

SANITARY SEWER, MANHOLE

E

OVERHEAD ELECTRIC, POLE

BEC

BURIED ELECTRIC, MANHOLE

G

GAS LINE, METER, VALVE

A18

LOT NUMBER

+

STREET LIGHT

+

STREET SIGN

+

SIGN

+

FIRE HYDRANT ASSEMBLY

P.S., S.D.&U.E.

PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT

S.D.U. & L.M.A.E.

SANITARY, DRAINAGE UTILITY, & LANDSCAPE MAINTENANCE EASEMENT

S.D.&U.E.

SANITARY, DRAINAGE AND UTILITY EASEMENT

D.&U.E.

DRAINAGE AND UTILITY EASEMENT

S.E.

SANITARY EASEMENT

B.S.L.

BUILDING SETBACK LINE

S.Y.S.L.

SIDE YARD SETBACK LINE

IRR.

IRREGULAR

R

RADIUS

L

LENGTH

VAR.

VARIABLE

S.A.

SQUARE FEET

AC±

ACRES MORE OR LESS

R/W

RIGHT OF WAY

+

STREET TREE

+

EVERGREEN TREE

+

ORNAMENTAL TREE

+

SHADE TREE

+

SHRUB

+

LINE OF SIGHT TRIANGLE

+

WETLAND AREA

KEY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
AC	AESCULUS x CARNEA 'FT. MCNAR'	FT. MCNAR HORSE CHESTNUT	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 4-5' HEIGHT
AR	ACER RUBRUM 'FRANKSRED'	RED SUNSET RED MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
AS	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GB	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT
GT	GLEDTISIA TRICANTHOS 'NEWMES SKYCOLE'	SKYLINE HONEYLOCUST	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
PV	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
QI	QUERCUS IMBRICARIA	SHINGLE OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
OR	QUERCUS RUBRA	NORTHERN RED OAK	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 5' HEIGHT
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	2-1/2" B&B	SINGLE LEADER, HEADED UP TO 4' HEIGHT
TI	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2-1/2" B&B	CENTRAL LEADER, HEADED UP TO 4-5' HEIGHT
UF	ULMUS x 'FRONTIER'	FRONTIER ELW	2-1/2" B&B	STURDY BRANCH STRUCTURE, HEADED UP TO 5' HEIGHT
ZS	ZELKOVA SERRATA 'VILLAGE GREEN'	VILLAGE GREEN ZELKOVA	2-1/2" B&B	FULL HEAD, CENTRAL LEADER, HEADED UP TO 5' HEIGHT

STREET TREE LOCATION AND CRITERIA:

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

2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.

3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

NOTE: THE EXISTING TREES LOCATED IN THE PROPOSED COMMON AREAS WILL BE PERSERVED AND PROTECTED AS CONSTRUCTION ALLOWS. CONTRACTOR TO MAKE BEST EFFORT IN IDENTIFYING AND MARKING TREES TO REMAIN DURING CONSTRUCTION PROCESS.

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777
WWW.CRIPE.DIZ

Cripe

Solutions by Design Since 1937

LANDSCAPE PLAN

CHATHAM VILLAGES SOUTH INFRASTRUCTURE

CHATHAM HILLS, LLP

19350 Chad Hittle Drive
Westfield, IN. 46074

CERTIFIED BY:

Christopher M. Wiseman

REGISTERED PROFESSIONAL ENGINEER

INDIANA

PE 10504920

STATE OF

Date: 06-04-21

811

FOR CALLS IN INDIANA

1-800-382-5544

CALL YOUR TIRE

C. CHANCE

Checked By:

S. NORRIS, EI

Quality Assurance:

C. WISEMAN, PE

Scale: 1" = 50'

Sheet

L102

Date: 06-02-2021

Project Number: 170504-20430



Property Location Map

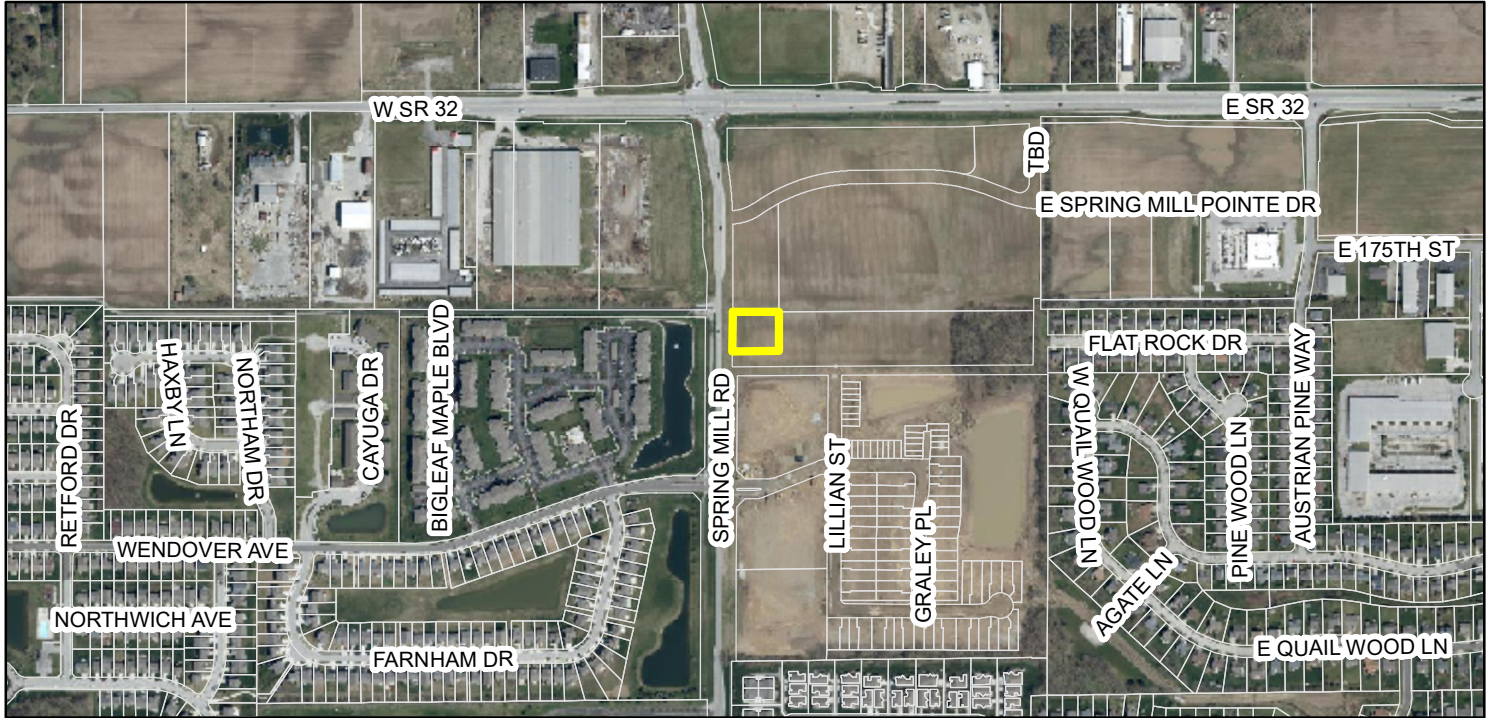
The Learning Experience

225 West Spring Mill Pointe Drive

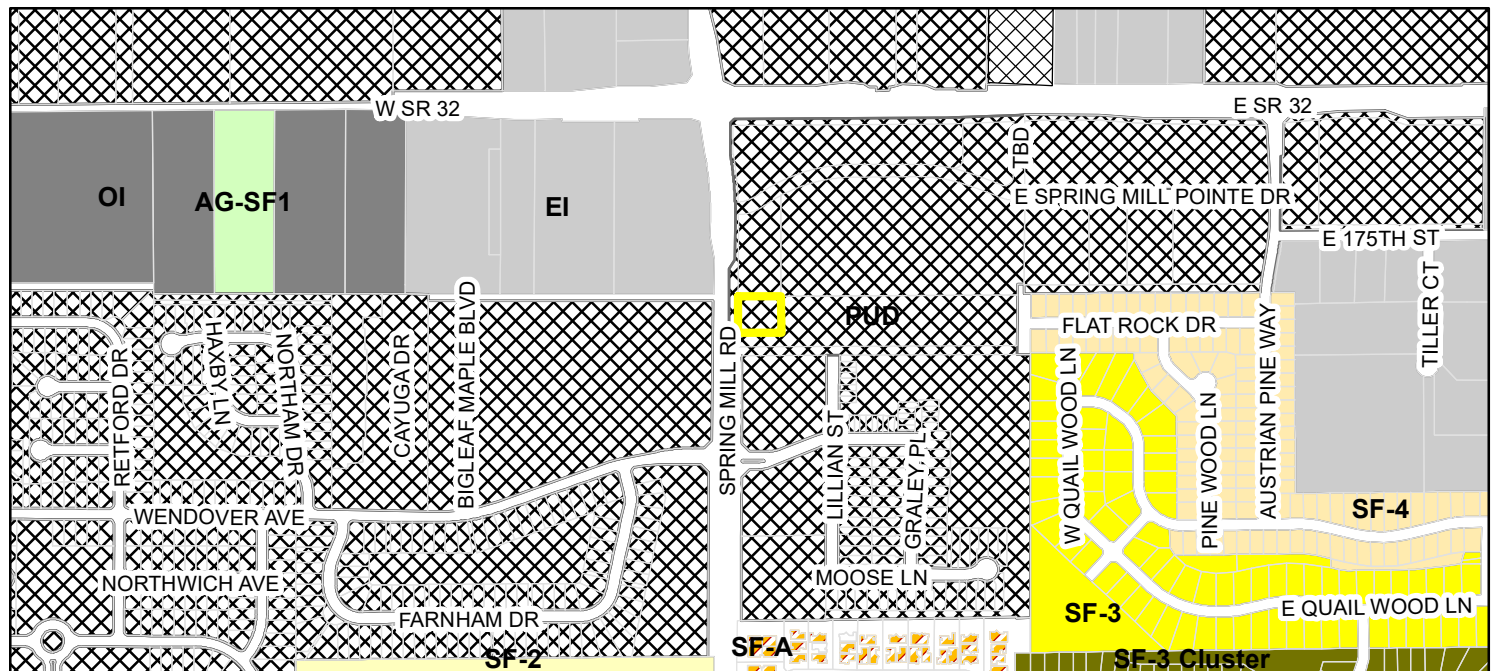
2104-DDP-13



Aerial Location Map



Zoning Map



The Learning Experience

Parcel

Zoning

AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

OI (Open Industrial)

PUD (Planned Unit Development)

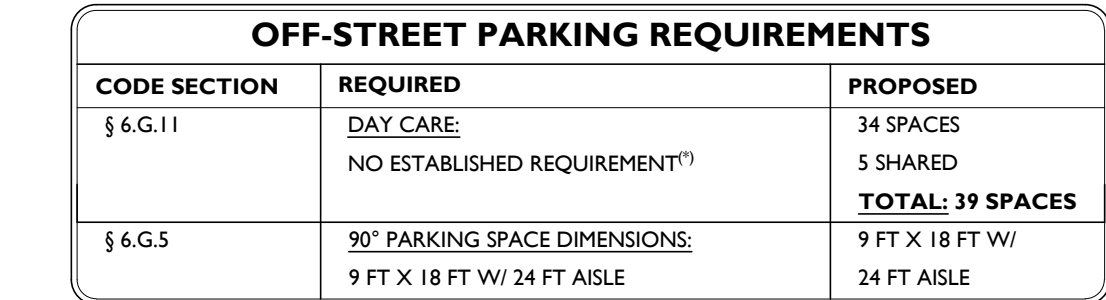
SF-2 (Single Family - 2)

SF-3 (Single Family - 3)

SF-3 Cluster

SF-4 (Single Family - 4)

SF-A (Single Family - Attached)

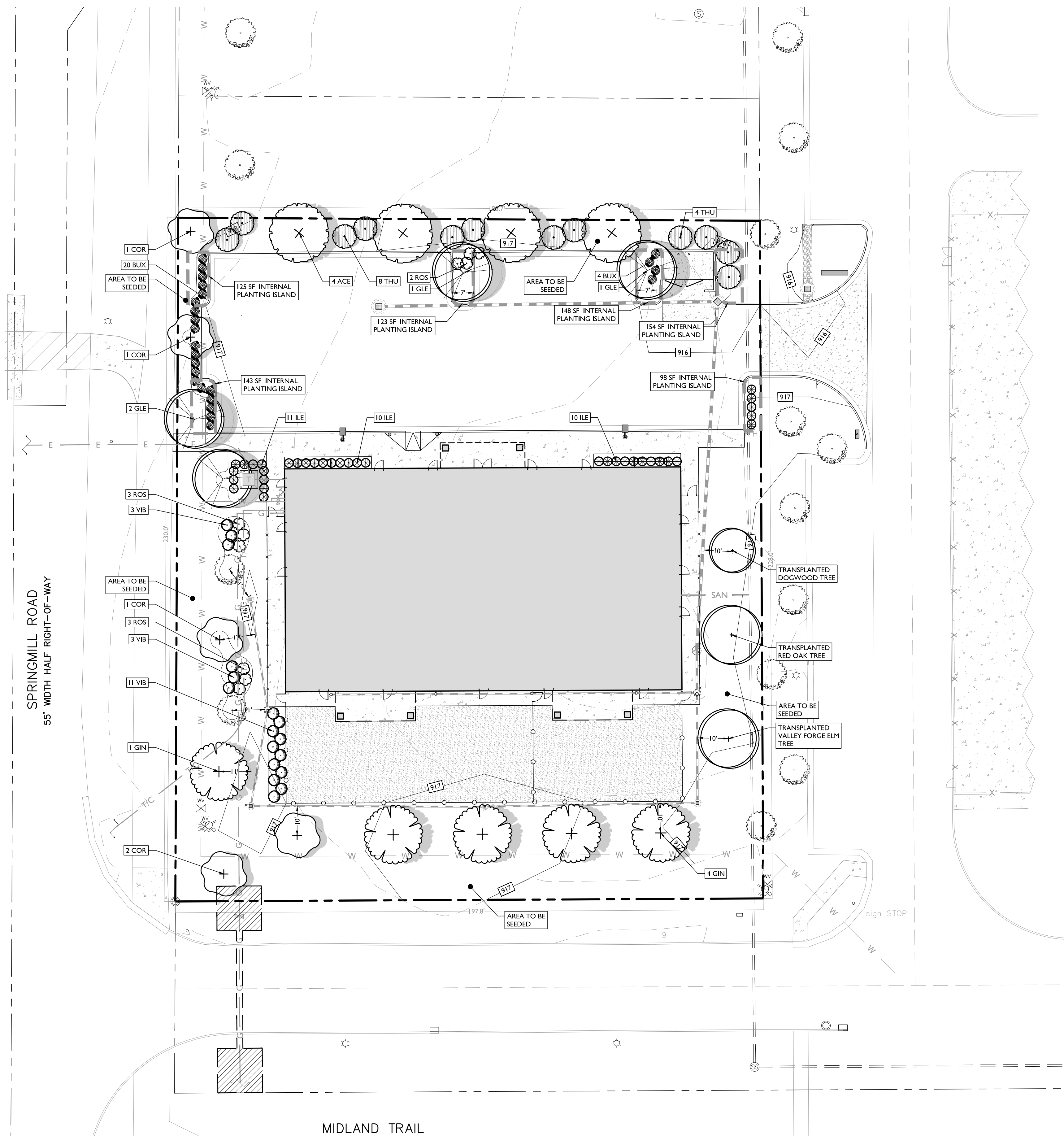


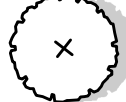
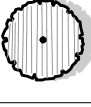
OFF-STREET PARKING REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 6.G.11	<u>DAY CARE:</u> NO ESTABLISHED REQUIREMENT ⁽¹⁾	34 SPACES 5 SHARED TOTAL: 39 SPACES
§ 6.G.5	<u>90° PARKING SPACE DIMENSIONS:</u> 9 FT X 18 FT W/ 24 FT AISLE	9 FT X 18 FT W/ 24 FT AISLE

(6) PARKING REQUIREMENT TO BE DETERMINED BY TOWNSHIP BASED ON DATA SUPPLIED IN TRAFFIC STUDY.

- 20' 0' 20' 40'
- GRAPHIC SCALE IN FEET
1" = 20'

		STONEFIELD engineering & design
SCALE:	1" = 20'	PROJECT ID: DET-200302
TITLE:		
SITE PLAN		
DRAWING:		
C-3		

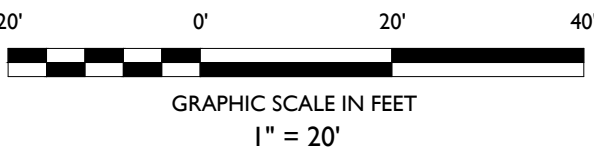


PLANT SCHEDULE						
DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ACE	4	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2" - 2.5" CAL	B&B
	COR	5	CORNUS FLORIDA	FLOWERING DOGWOOD	2" - 2.5" CAL	B&B
	GIN	5	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD MAIDENHAIR TREE	2" - 2.5" CAL	B&B
	GLE	4	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEY LOCUST	2" - 2.5" CAL	B&B
EVERGREEN TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	THU	12	THUJA X 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6" - 7" HT	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	ROS	10	ROSA X 'RADRAZZ'	KNOCK OUT SHRUB ROSE	18" - 24"	POT
	VIB	17	VIBURNUM DENTATUM 'BLUE MUFFIN'	SOUTHERN ARROWWOOD	18" - 24"	POT
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	BUX	24	BUXUS MICROPHYLLA 'WINTER GEM'	GLOBE WINTER GEM BOXWOOD	18" - 24"	POT
	ILE	36	ILEX GLABRA 'DENSEA'	INKBERRY HOLLY	18" - 24"	POT
TRANSPLANTED TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
	N/A	3	N/A	AS LABELED	N/A	N/A

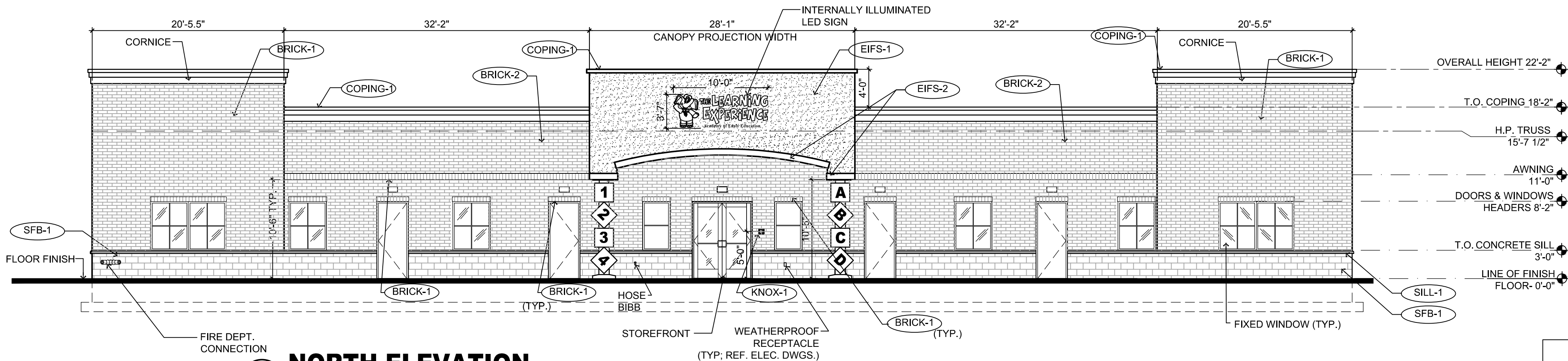
LANDSCAPING AND BUFFER REQUIREMENTS		
CODE SECTION	REQUIRED	PROPOSED
§ 6.8.K	<u>MINIMUM LOT LANDSCAPING:</u> 10 SHADE TREES PER ACRE (10 TREES)/(1.03 AC) = 10 SHADE TREES 10 ORNAMENTAL / EVERGREEN TREES PER ACRE (10 TREES)/(1.03 AC) = 10 TREES 25 SHRUBS PER ACRE (25 SHRUBS)/(1.03 AC) = 26 SHRUBS	10 TREES 10 TREES 87 SHRUBS
§ 6.8.L	<u>FOUNDATION PLANTINGS:</u> PLANTINGS LOCATED WITHIN 15 FT OF FACADE 1 SHRUB OR ORNAMENTAL TREE PER 12 LF (1 SHRUB OR TREE)/(12 LF)/(33 LF) = 11 SHRUBS / TREES	COMPLIES 20 SHRUBS
§ 6.8.M.2	<u>EXTERNAL STREET FRONTAGE:</u> MINIMUM LANDSCAPE DEPTH OF 10 FT 3 SHADE / EVERGREEN TREES PER 100 LF FRONTAGE (3 TREES)/(100 LF)/(230 LF) = 7 TREES 2 ORNAMENTAL TREES PER 100 LF FRONTAGE (2 TREES)/(100 LF)/(230 LF) = 5 ORNAMENTAL TREES 25 SHRUBS PER 100 LF FRONTAGE (25 SHRUBS)/(100 LF)/(230 LF) = 58 SHRUBS	COMPLIES 7 TREES 5 TREES 58 SHRUBS
§ 6.8.O.1	<u>PARKING LOT LANDSCAPING AREA (25-49 SPACES):</u> 7.5% INTERIOR LANDSCAPING (9.994 SF)/(0.075) = 750 SF LANDSCAPING MINIMUM 7' ISLAND WIDTH, 120 SF 1 TREE & 4 SHRUBS PER ISLAND	790 SF 7 FT, 123 SF PROVIDED
§ 6.8.O.2	<u>PERIMETER PARKING LOT LANDSCAPING:</u> MINIMUM 5' ISLAND WIDTH 1 TREES PER 30 LF FRONTAGE (1 TREES)/(30 LF)/(60 LF) = 2 TREES 1 SHRUB PER 3 LF OF PARKING AREA (1 SHRUB)/(3 LF)/(60 LF) = 20 SHRUBS	5 FT 2 TREES 20 SHRUBS

IRRIGATION NOTE:

IRRIGATION CONTRACTOR TO PROVIDE A DESIGN FOR AN IRRIGATION SYSTEM SEPARATING PLANTING BEDS FROM LAWN AREA. PRIOR TO CONSTRUCTION, DESIGN IS TO BE SUBMITTED TO THE PROJECT LANDSCAPE DESIGNER FOR REVIEW AND APPROVAL. WHERE POSSIBLE, IRRIGATION AND OTHER WATER CONSERVATION TECHNIQUES SUCH AS RAIN SENSORS SHALL BE IMPLEMENTED. CONTRACTOR TO VERIFY MAXIMUM ON SITE DYNAMIC WATER PRESSURE AVAILABLE MEASURED IN PSI. PRESSURE REDUCING DEVICES OR BOOSTER PUMPS SHALL BE PROVIDED TO MEET SYSTEM PRESSURE REQUIREMENTS. DESIGN TO SHOW ALL VALVES, PIPES, HEADS, BACKFLOW PREVENTION, METERS, CONTROLLERS, AND SLEEPING WITHIN HARDSCAPE AREAS.

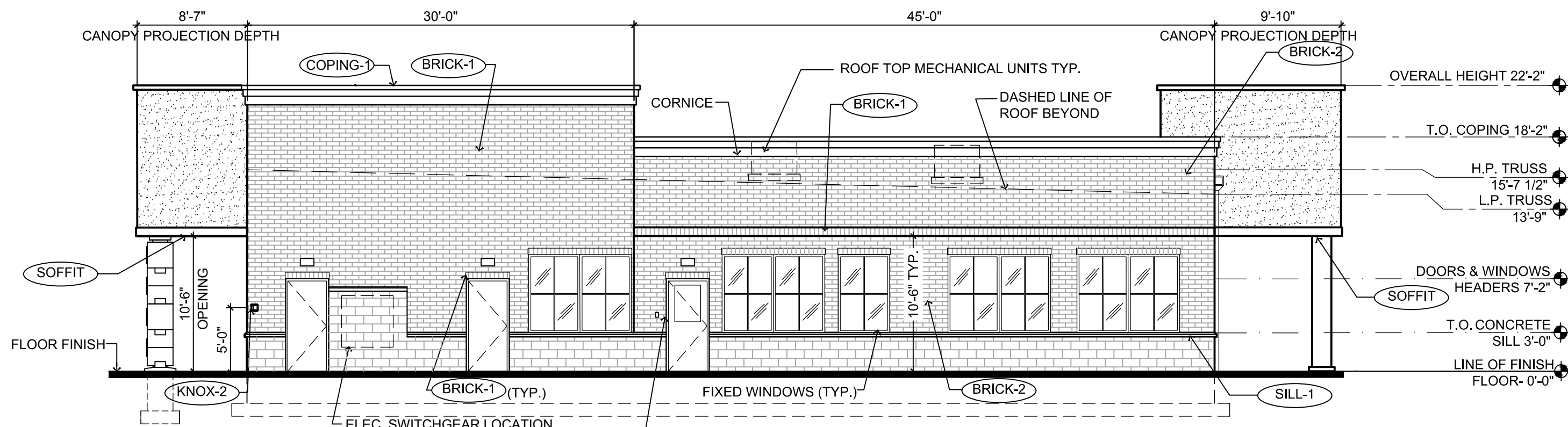


SITE DEVELOPMENT PLANS		THE LEARNING EXPERIENCE		PROPOSED CHILD CARE CENTER		 THE LEARNING EXPERIENCE ACADEMY OF EARLY EDUCATION		PID: 08-09-02-00-00-111, LOT 'B' 1759 SEWING MILL ROAD HAMILTON COUNTY, INDIANA	
 STONEFIELD engineering & design		 INDIANA LICENSE NO. 111100346 LICENSED PROFESSIONAL ENGINEER		SCALE: 1" = 20'		PROJECT ID: DET-200302		DRAWING:	
 STONEFIELD engineering & design		THE LEARNING EXPERIENCE		PROPOSED CHILD CARE CENTER		THE LEARNING EXPERIENCE ACADEMY OF EARLY EDUCATION		PID: 08-09-02-00-00-111, LOT 'B' 1759 SEWING MILL ROAD HAMILTON COUNTY, INDIANA	
APPROVAL PENDING NOT FOR CONSTRUCTION		APPROVAL PENDING NOT FOR CONSTRUCTION		APPROVAL PENDING NOT FOR CONSTRUCTION		APPROVAL PENDING NOT FOR CONSTRUCTION		APPROVAL PENDING NOT FOR CONSTRUCTION	
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607 Shelby Suite 200, Detroit, MI 48226 Phone 248.247.1115		607 Shelby Suite 200, Detroit, MI 48226 Phone 248.247.1115		607 Shelby Suite 200, Detroit, MI 48226 Phone 248.247.1115		607 Shelby Suite 200, Detroit, MI 48226 Phone 248.247.1115		607 Shelby Suite 200, Detroit, MI 48226 Phone 248.247.1115	
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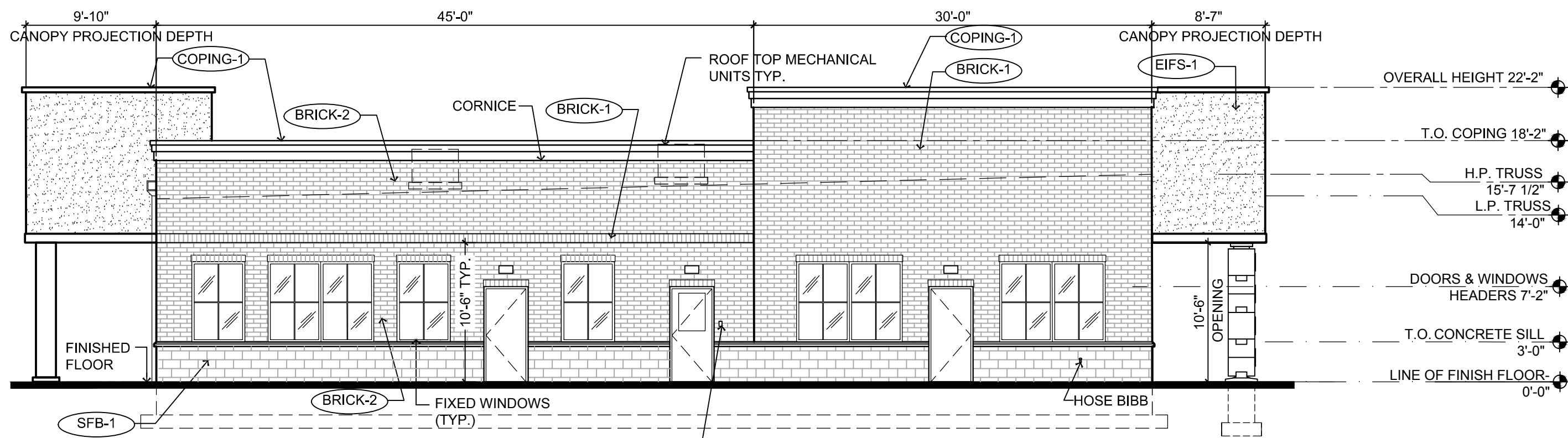
1 NORTH ELEVATION

SCALE: 1/8"=1'-0"



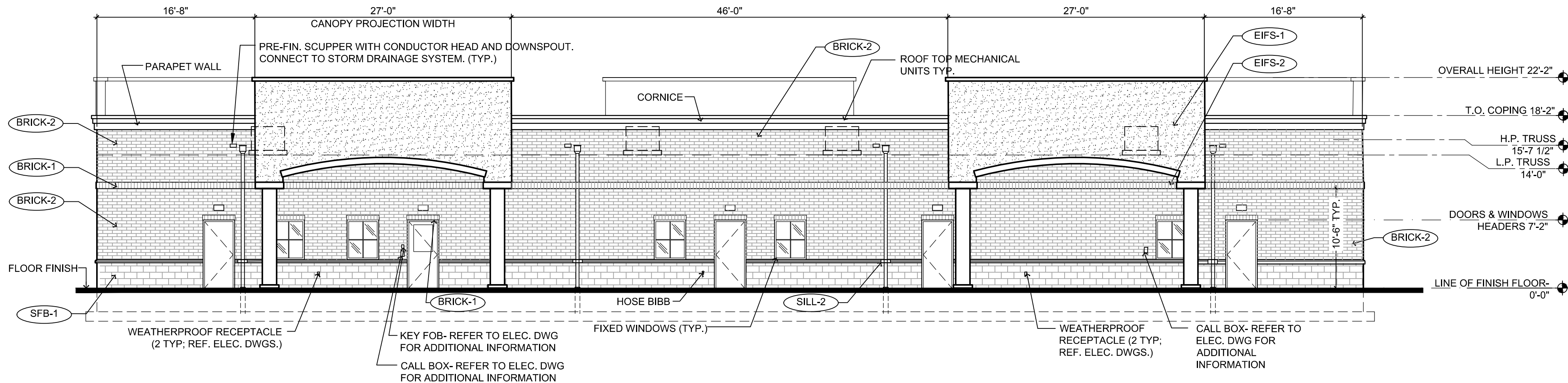
2 WEST ELEVATION

SCALE: 1/8"=1'-0"



3 EAST ELEVATION

SCALE: 1/8"=1'-0"



4 SOUTH ELEVATION

SCALE: 1/8"=1'-0"

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY.
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.
3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.

42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350 PER DOOR SCHEDULE	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED
FIXED WINDOW	PLY GEM	SILVERLINE V1 SERIES	WHITE
SFB-1	OLDCASTLE	1" VENEER	ALABASTER; GROUNDFACE
BRICK-1	BELDEN	THIN BRICK	TITANIUM GRAY VELOUR
BRICK-2	BELDEN	THIN BRICK	SEA GRAY VELOUR
SILL-1	MODERN PRECAST	3 3/4"Hx6"W W/ 2" FLAT W/ 1/4" DRIP EDGE	REGULAR (LIGHT GREY)
SILL-2	MODERN PRECAST	CUSTOM SILL 3 3/4"Hx4"W W/ 2" FLAT REF. DTL. 6/A-032	REGULAR (LIGHT GREY)
EIFS-1	DRYVIT	-	SW 7746: RUSHING RIVER
EIFS-2	DRYVIT	-	SW 7638: JOGGING PATH
GUTTER-1	-	6" ALUMINUM TYPE 'K' W/ LEAF SCREEN AND 6" LEADERS	MATCH FRIEZE BOARD
SOFFIT	ROYAL BUILDING PRODUCTS	COLORSCAPES TRIPLE 4 PERFORATED SOFFIT NOM. THICKNESS 0.042"	WHITE (REF. NOTE 2 BELOW)
COPING-1	FABRAL (OR EQUAL)	BREAK METAL	DARK BRONZE
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)
KNOX-2	KNOX BOX	1650 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)

FINISH SCHEDULE NOTES:
1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.

EXTERIOR MATERIAL CALCULATION							
MATERIAL	WEST ELEVATION 1,369 SQ. FT..		EAST ELEVATION 1,369 SQ. FT..		SOUTH ELEVATION 2,587 SQ. FT..		NORTH ELEVATION 2,587 SQ. FT..
OPENINGS	279 SQ. FT.	-	279 SQ. FT.	-	200 SQ. FT.	-	348 SQ. FT.
-	AREA MINUS OPENINGS 1,090 SQ. FT.		AREA MINUS OPENINGS 1,090 SQ. FT.		AREA MINUS OPENINGS 2,387 SQ. FT.		AREA MINUS OPENINGS 2,239 SQ. FT.
MASONRY	900 SQ. FT.	82.5 %	900 SQ. FT.	82.5 %	1,937 SQ. FT.	81.4 %	1,999 SQ. FT. 89.3 %
EIFS	190 SQ. FT.	17.5 %	190 SQ. FT.	17.5 %	450 SQ. FT.	18.6 %	240 SQ. FT. 10.7 %

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

PROFESSIONAL CERTIFICATION

NAME OF LICENSEE:
MATTHEW B. JARME
LICENSE NUMBER: **11800219**
EXPIRATION DATE: **12/31/2021**

Project Number: **TEIN20-221** Scale: **1/8"=1'-0"**
Drawn By: **CS/KS** Approved By: **MBJ**

Drawing Name:

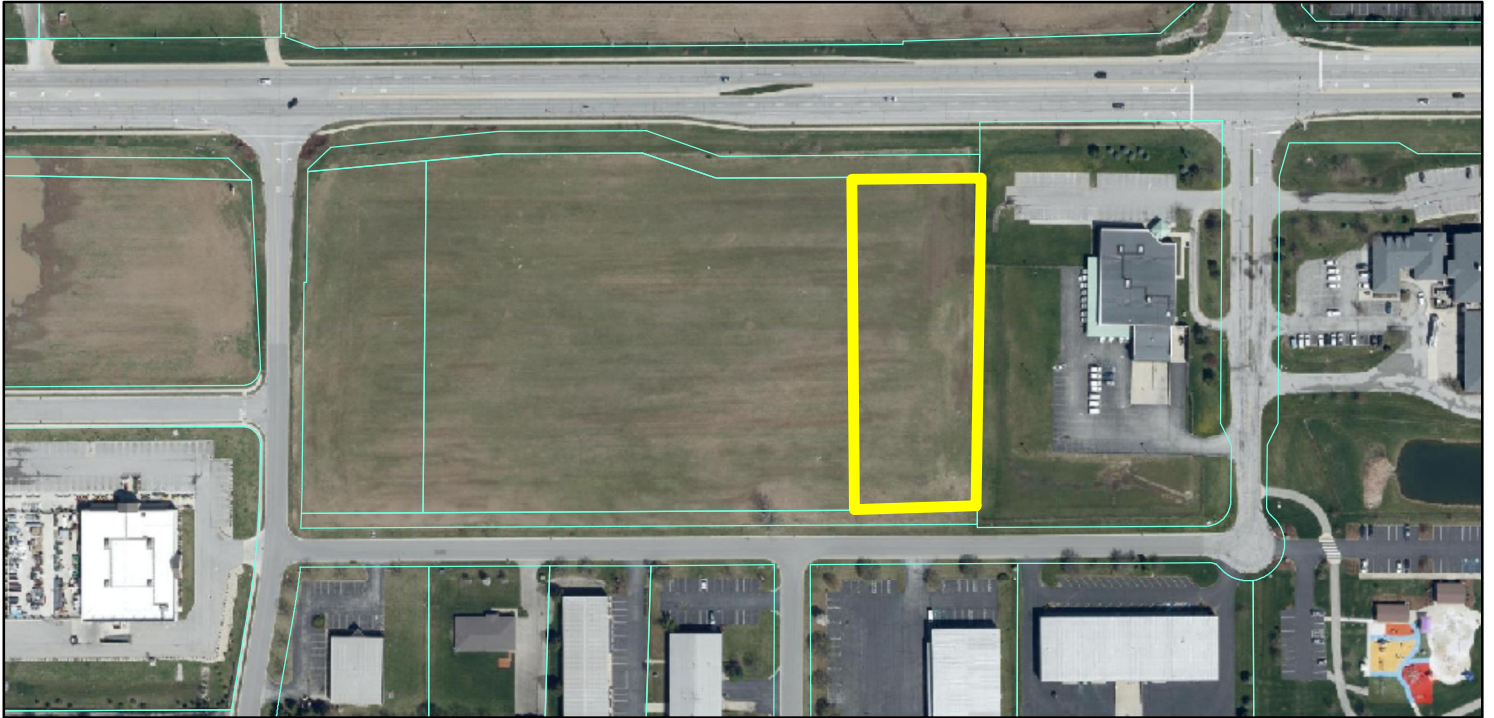
**PROPOSED
ELEVATIONS**

Drawing Number:

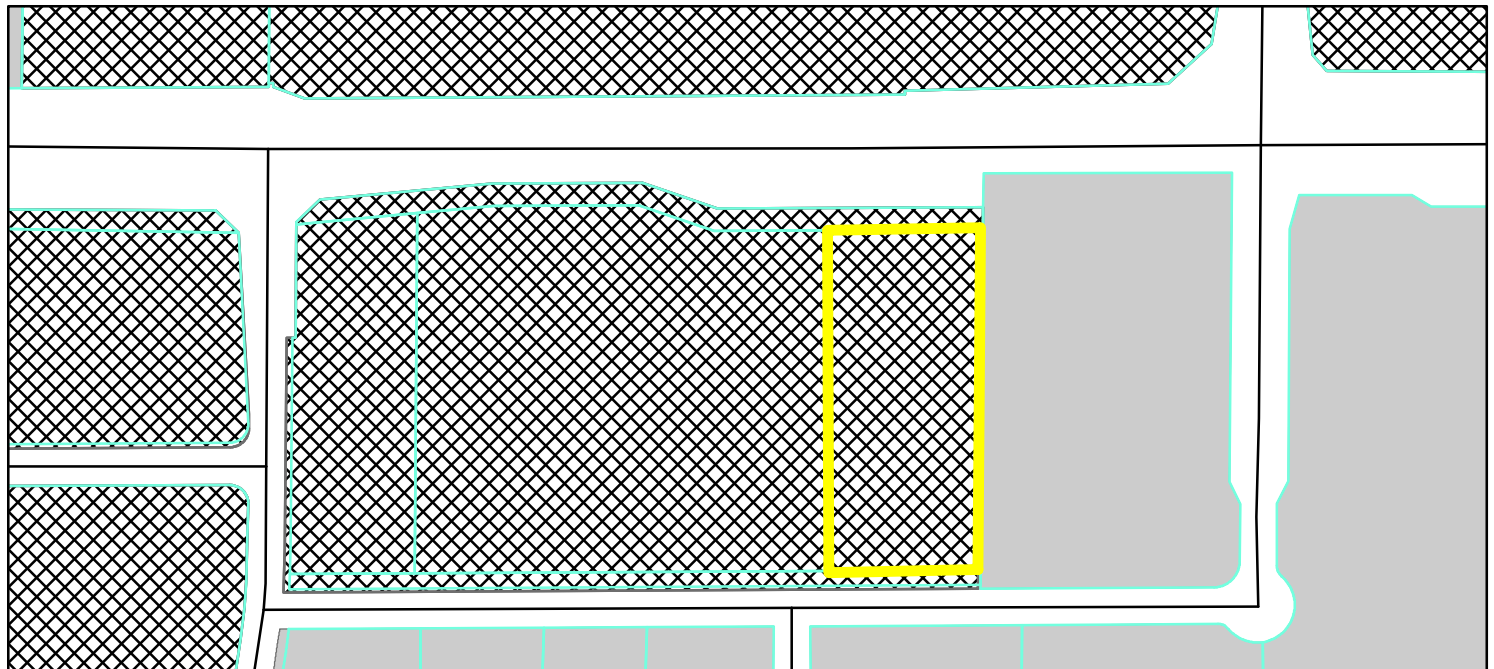
SA-1.2

Aerial Location Map

 Site



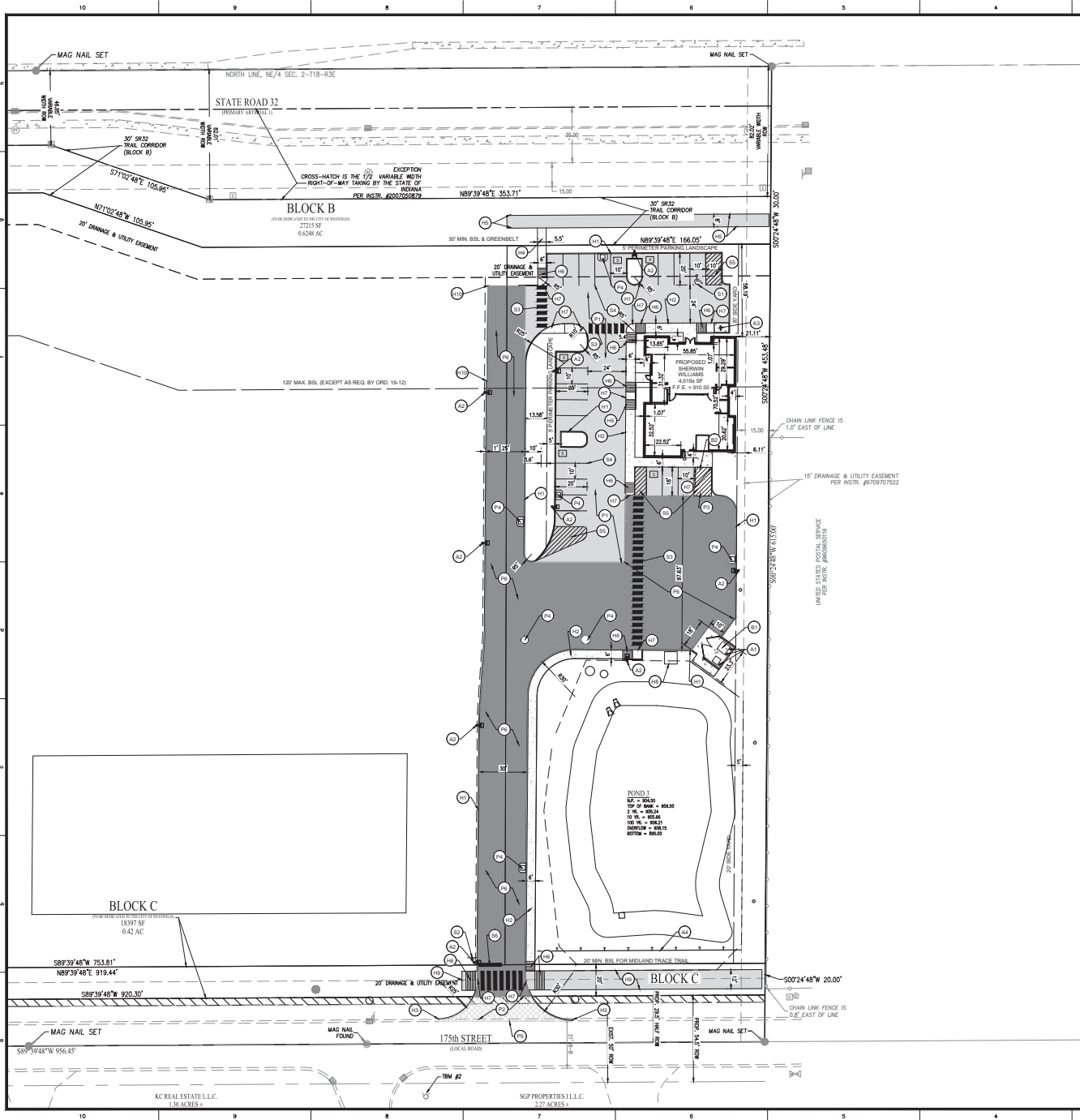
Zoning Map



GIS.DBO.PW_Streets Zoning
Parcel
Parcel
Zoning - All
E1 (Enclosed Industrial)
PUD (Planned Unit Development)

0 0.025 0.05
Miles





SITE PLAN NOTES

PAVEMENT

- (1) STANDARD DUTY ASPHALT PAVING
- (2) MODIFIED ROOT CLASS II ASPHALT
- (3) STANDARD DUTY CONCRETE
- (4) STORM INLET WITH CONCRETE APRON
- (5) MATCH EXISTING PAVEMENT
- (6) HEAVY DUTY ASPHALT PAVING

HARDSCAPE

- (1) 4" STRAIGHT CURB
- (2) INTEGRAL WALK AND CURB
- (3) MATCH EXISTING CURB
- (4) CONCRETE SIDEWALK
- (5) MULTI-USE PATH (8' ALONG SR 32)
- (6) ADA RAMPS
- (7) PAVEMENT FLUSH WITH CURB
- (8) TRANSFORMER PAD LOCATION
- (9) MULTI-USE PATH (12' MIDLAND TRACE TRAIL)
- (10) TAPER CURB WITHIN 3 FEET

BUILDING ACCESSORIES

- (1) DUMPSTER ENCLOSURE
- (2) CONCRETE DELIVERY PAD/RAMP: SLOPE TO PAVEMENT AS REQ'D 3% MAX.

ACCESSORIES

- (1) BOLLARDS
- (2) LIGHT POLE AND BASE (TO BE PLACED 2' FROM BACK OF CURB AS MEASURED FROM THE FACE OF POLE FOUNDATIONS)
- (3) BIKE RACK
- (4) GUARDRAIL TO BE LOCATED ALONG THE POND FRONTAGE ALONG THE TRAIL PER WESTFIELD STANDARD DETAIL SHEET 09

SIGNAGE & MARKINGS

- (1) ACCESSIBLE PARKING SPACE
- (2) STOP SIGN
- (3) PEDESTRIAN CROSSWALK
- (4) 4" PAINTED WHITE SOLID LINES (TYP)
- (5) 4" PAINTED WHITE SOLID LINE ISLAND
- (6) 24" PAINTED WHITE STOP BAR

SITE PLAN LEGEND

UTILITIES

- (1) CISTERN
- (2) DRINKING FOUNTAIN
- (3) FIRE DEPT HOORUP
- (4) FIRE HYDRANT
- (5) POST INDICATOR VALVE
- (6) CHILLED WATER MANHOLE
- (7) WATER MANHOLE
- (8) SPRINKLER CONTROL BOX
- (9) SPRINKLER CONTROL VALVE
- (10) SPRINKLER
- (11) SPIDOT
- (12) WELL HEAD
- (13) WATER METER
- (14) GAS METER
- (15) GAS VALVE
- (16) CHILLED WATER MANHOLE
- (17) ELECTRIC OUTLET
- (18) ELECTRIC METER
- (19) ELECTRICAL RISER
- (20) TRANSFORMER
- (21) GUY ANCHOR
- (22) ELECTRIC JUNCTION BOX
- (23) GENERATOR
- (24) UTILITY POLE
- (25) UTILITY POLE W/ TRANSFORMER
- (26) MONITORING WELL
- (27) LIQUID PROPANE GAS TANK

OTHER

- (1) FLAG POLE
- (2) SIGN
- (3) GATE POST
- (4) BOLLARD
- (5) PARKING METER
- (6) PARKING WHEEL STOP
- (7) ACCESSIBLE SPACE
- (8) PARKING COUNTER

ABBREVIATIONS

- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- ESMT EASEMENT
- D.M.E. DRAINAGE AND UTILITY EASEMENT
- FFE FINISH FLOOR ELEVATION

SITE PLAN GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29 CFR PART 1926. SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STATE BUILDING FROM THESE PLANS.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LODGE DEBRIS. THE EDGE OF EXISTING PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL. ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LANS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
- REFER TO SHEET C202 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.

SITE DATA

SITE AREA = 1.73 AC
BUILDING AREA = 4,076 SF
PERCENT IMPERVIOUS = 41%
ZONING = PUD (AUSTRIAN FINE PUD)
SR 32 OVERLAY AND UNDERLYING ZONE 08
FRONT YARD BSL REQUIRED = 0 FT
REAR YARD BSL REQUIRED = 0 FT
SIDE YARD BSL REQUIRED = 20 FT EAST
1 FT WEST

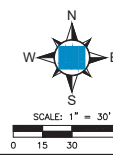
PARKING REQUIRED
PARKING REQUIREMENT DETERMINED BY DIRECTOR
SHED DIMENSIONS = 8' x 16'
Bike PARKING REQUIRED = 1 SPACES
PARKING PROVIDED:
21 - STANDARD SPACES
1 - ADA SPACES
22 - TOTAL SPACES

PAVEMENT

- STANDARD DUTY ASPHALT
- HEAVY DUTY ASPHALT
- RIGHT OF WAY PAVEMENT
- CONCRETE PAVEMENT

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BUILDING SETBACK LINE
- BOUNDARY LINE
- SECTION LINE



811

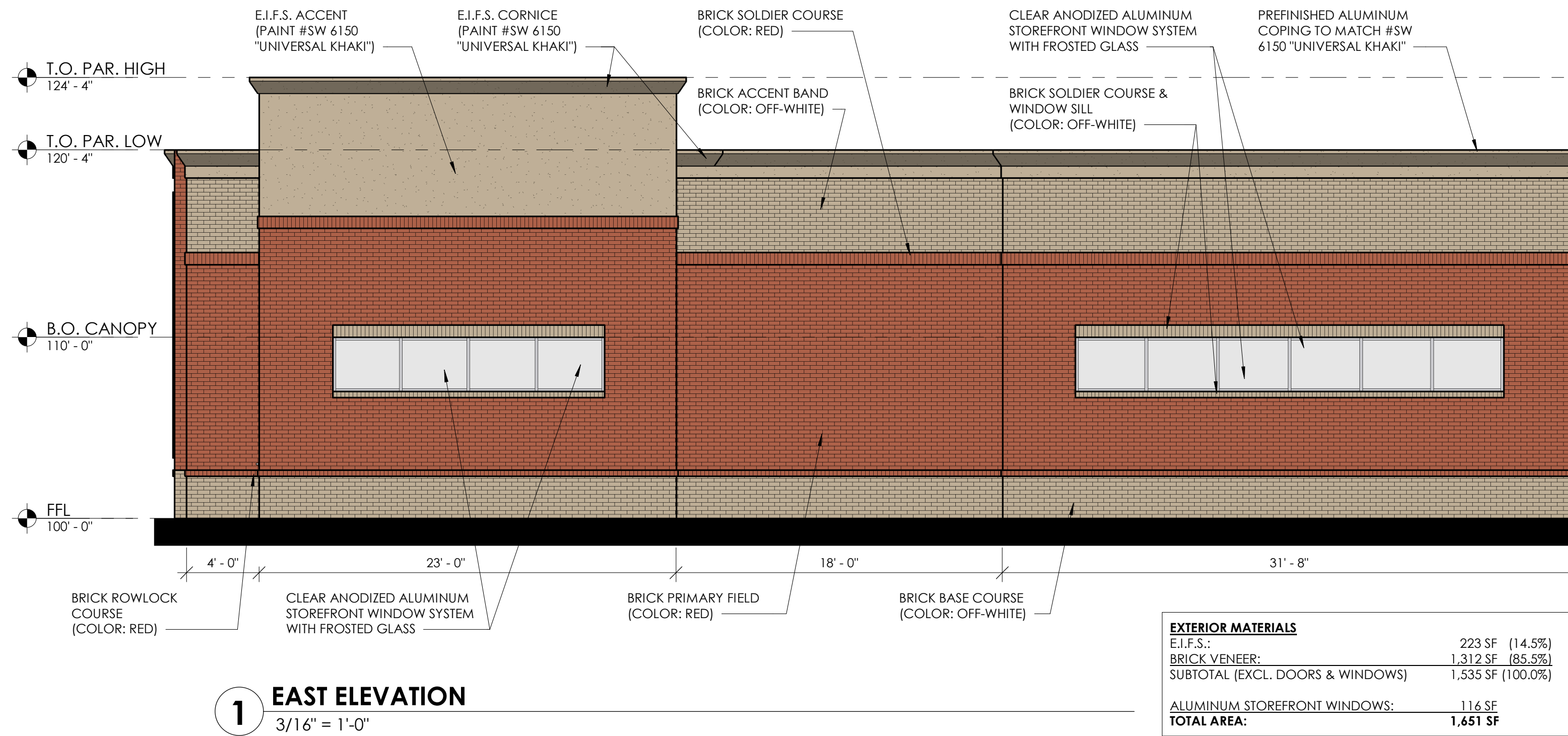
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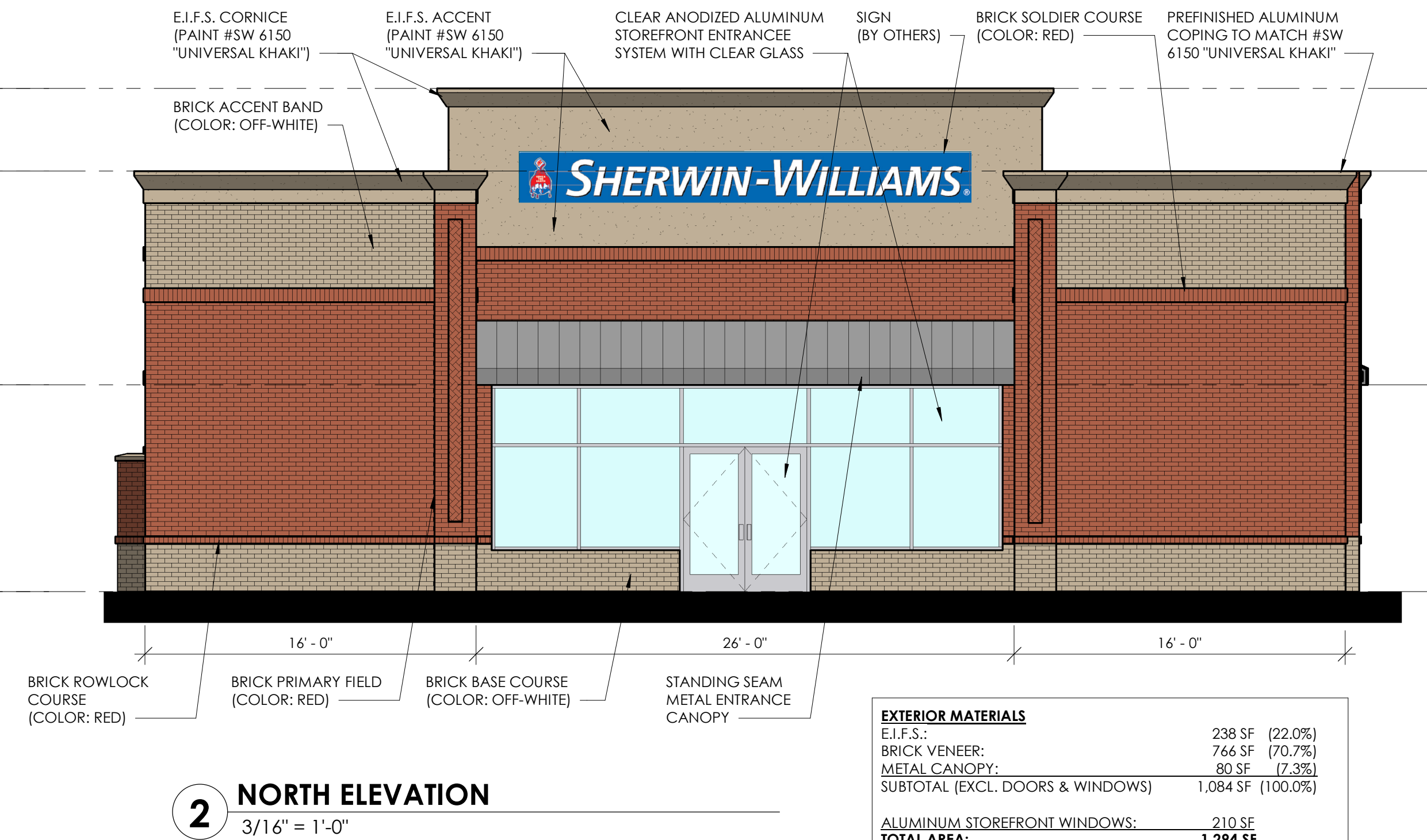
10505 N. College Avenue
Indianapolis, Indiana 46240
weilnet.net
317.846.6611
800.432.6408
317.843.6546 fax
ALLAN WEIHE, P.E., F.A.S.T.E. - FOUNDER

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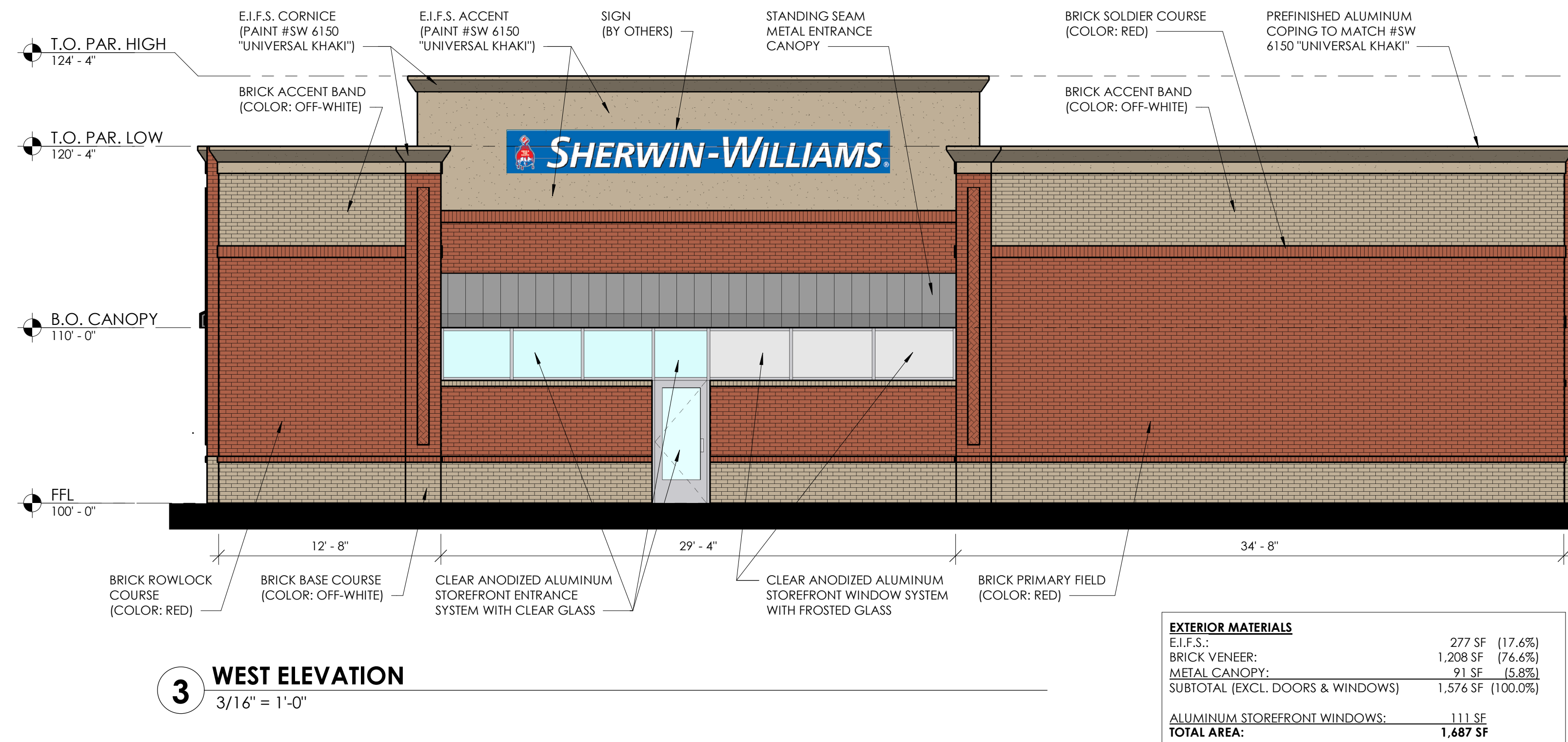
PREPARED BY: SHERWIN WILLIAMS
DATE: 07/20/2021
PROJECT NO: W21.0139
SHEET NO: C201



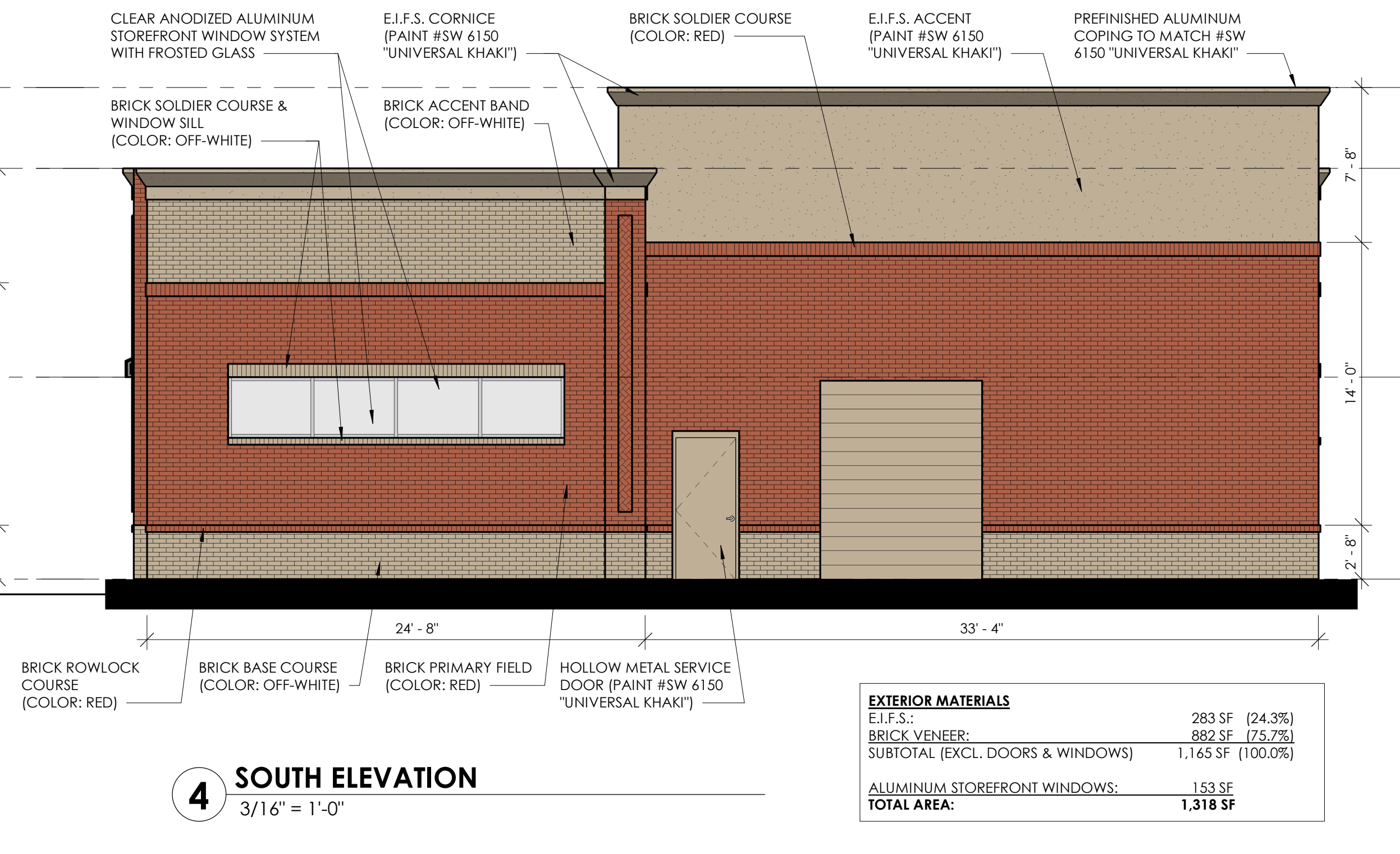
1 EAST ELEVATION
3/16" = 1'-0"



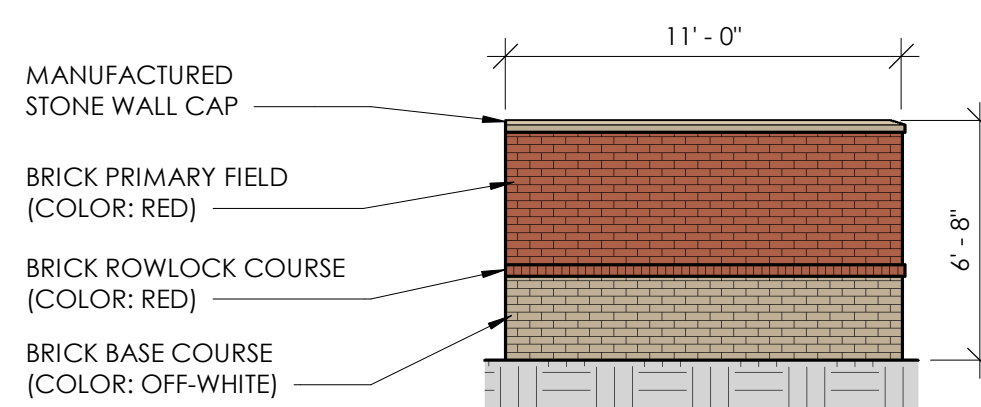
2 NORTH ELEVATION
3/16" = 1'-0"



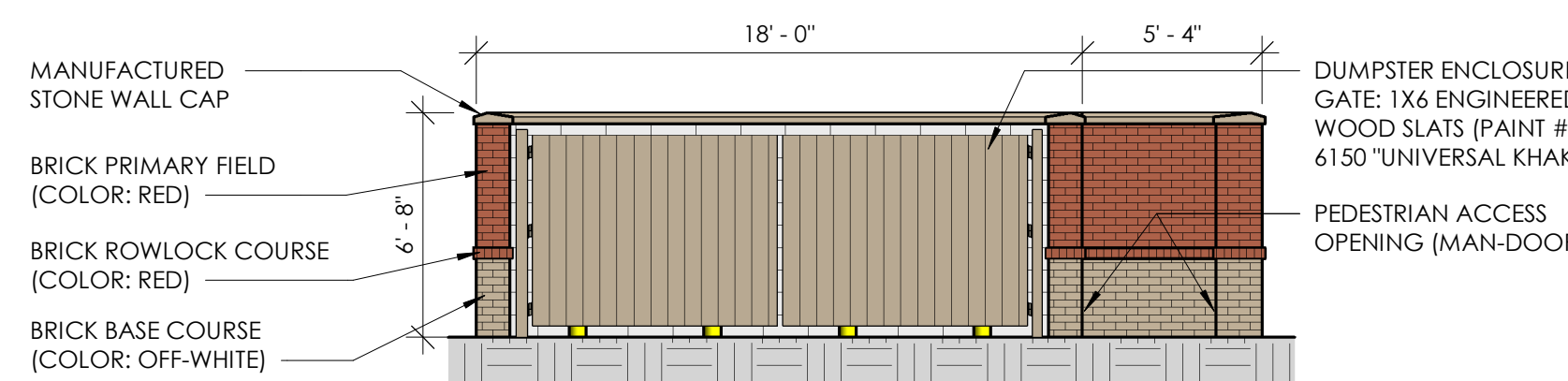
3 WEST ELEVATION
3/16" = 1'-0"



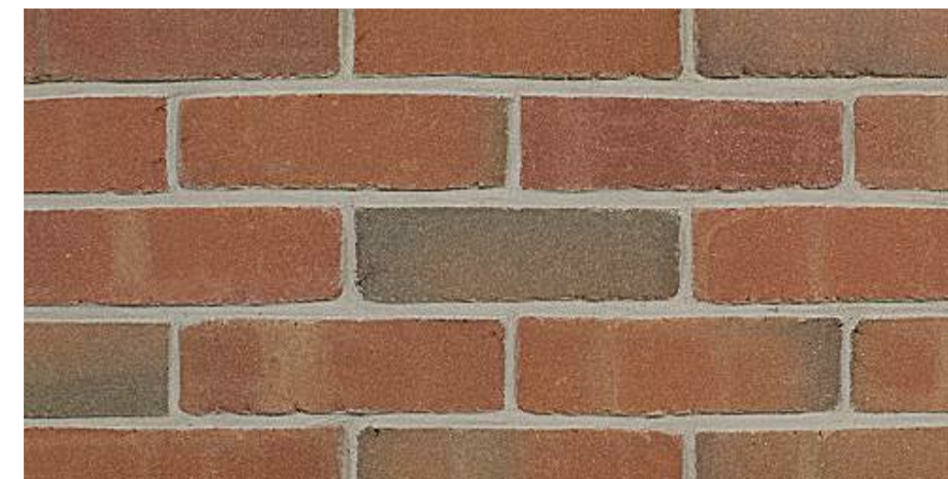
4 SOUTH ELEVATION
3/16" = 1'-0"



5 TRASH ELEVATION - SIDE
3/16" = 1'-0"



6 TRASH ELEVATION - FRONT
3/16" = 1'-0"



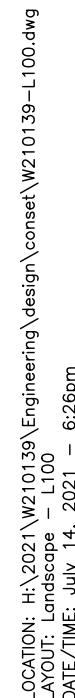
BRICK VENEER
(COLOR: RED)



BRICK VENEER
(COLOR: OFF-WHITE)



SHERWIN-WILLIAMS:
#SW 6150 "UNIVERSAL KHAKI"



① SOD - REFER TO SOD DETAIL ON SHEET L200 LANDSCAPE DETAIL SHEET. SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).

 SITE TRIANGLE

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLAN LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE LOCATED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES PRIOR TO ANY PLANTING OR CONSTRUCTION.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
3. ANY EXISTING TREE(S) AND/OR PLANTINGS THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE PROTECTED AND BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT TO DETERMINE IF TREE(S) AND/OR PLANTINGS SHOULD BE 1) REMOVED, 2) SAVED AND INTEGRATED INTO THE LANDSCAPE DESIGN, OR 3) RELOCATED.
4. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.
5. PLANTING BEDS AND PLANT MATERIAL SHALL BE LOCATED AS INDICATED ON LANDSCAPE PLAN. IN THE EVENT FIELD CHANGES OR CONDITIONS REQUIRE MODIFICATION TO THE LANDSCAPE DESIGN, THE CONTRACTOR SHALL CONSULT LANDSCAPE ARCHITECT AS TO PROPOSED MODIFICATIONS PRIOR TO PLANTING.
6. ALL PLANTS SHALL BE OF THE QUALITY SPECIFIED BY THE RIGHT OF WAY CONTRACTOR OR THE CONTRACTOR SHALL BE RESPONSIBLE FOR NECESSARY ADJUSTMENTS.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
9. ALL PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
10. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
11. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED WITHOUT APPROVAL OF THE JURISDICTION HAVING AUTHORITY AND THE LANDSCAPE ARCHITECT. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. THE CONTRACTOR SHALL COMPENSATE THE LANDSCAPE ARCHITECT FOR THE TIME REQUIRED FOR REVIEW AND INSPECTION OF PROPOSED PLANT SUBSTITUTIONS BID AWARD.
12. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY. SUBMIT COLOR PHOTOGRAPHS OF PROPOSED PLANT MATERIAL TAKEN IN THE NURSERY WHERE THEY ARE BEING PURCHASED. SUBMIT COLOR PHOTOGRAPHS OF THE RIGHT OF WAY CONTRACTOR'S OR THE CONTRACTOR'S PLANT MATERIAL TO DELIVERY TO THE SITE. THE LANDSCAPE ARCHITECT MAY ALSO INSPECT AND APPROVED OR REJECTED PLANT MATERIAL ON THE JOB SITE. IN THE EVENT PLANT MATERIAL IS NOT THE SPECIFIED SIZE OR QUALITY, PLANTS WILL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.
13. PLANTS AND OTHER LANDSCAPE MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL BE PROTECTED AND NOT CONFLICT WITH CONSTRUCTION ACTIVITIES.
14. COMPOST SHALL BE A WELL DECOMPOSED, STABLE, WEE FREE ORGANIC MATTER SOURCE. IT SHALL BE DERIVED FROM: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS; BIOLOGICALS (TREATED SEWAGE SLUDGE); YARD TRIMMINGS; SOURCE-SERIALIZED OR MIXED SOLID WASTE. THE PRODUCT SHALL CONTAIN NO SUBSTANCES TOXIC TO PLANTS AND SHALL BE REASONABLY FREE (< 1% BY DRY WEIGHT) OF MAN-MADE FOREIGN MATTER. THE COMPOST WILL POSSESS NO ODOR OR OTHER QUALITIES THAT WOULD BE DETRIMENTAL TO PLANTS OR SOIL.
15. SHRUB AND PERENNIAL BEDS SHALL BE PREPARED BY PLACING 3" OF APPROVED COMPOST OVER PULVERIZED TOPSOIL, AND ROTILLATING TO A DEPTH OF 6". PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS PRIOR TO MULCHING AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT. PRE-EMERGENT HERBICIDE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
16. MULCH SHALL BE APPLIED TO ALL PLANTING AREAS TO A DEPTH OF 2" OVER THE SHEDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE FREE OF STICKS, LEAVES, SOIL AND FOREIGN MATERIAL. NO UTILITY MULK OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
17. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS AND PLANT MATERIAL UNTIL ALL PUNCH LIST WORK HAS BEEN COMPLETED AND WRITTEN FINAL ACCEPTANCE BY LANDSCAPE ARCHITECT AND AWARD OF THE PROJECT HAS BEEN MADE. MULCH SHALL BE MAINTAINED AND REPLACED AS REQUIRED BUT NOT LIMITED TO WEEDING, WEEDING, PRUNING, DISEASE AND INSECT CONTROL, MOVING, RESETTling OF PLANTS TO PROPER GRADES OR UPRIGHT POSITION, AND ANY OTHER PROCEDURE CONSISTING WITH GOOD HORTICULTURAL PRACTICES.
18. LANDSCAPE ARCHITECT SHALL BE REQUIRED TO GUARANTEE THE PROTECTION OF ONE YEAR FOLLOWING FINAL ACCEPTANCE AS DETERMINED BY LANDSCAPE ARCHITECT OR OWNER. AT THE END OF THIS PERIOD, PLANT MATERIAL DETERMINED TO BE DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT OR OWNER SHALL BE REPLACED AT AN ADDITIONAL CHARGE BY THE CONTRACTOR.

REQUIREMENT:	REQUIRED:	PROVIDED:
CHAPTER 6.8.0-2: PERIMETER PARKING LANDSCAPING (PP) -IF PARKING IS WITHIN 20' OF PROPERTY LINE, OR WITHIN A REQUIRED YARD, LANDSCAPE IS REQUIRED: - 5' WIDE EXTENDED ALONG THE ENTIRE PERIMETER OF PARKING AREA - 10' TO 15' PER 100' OF PARKING AREA LENGTH MINIMUM PER PUD IF THERE IS CROSS ACCESS BETWEEN PARKING LOTS OR IF ADJACENT TO PARKING LOT PERIMETER LANDSCAPE IS NOT REQUIRED AND IT IS TO BE TREATED AS INTERIOR PARKING.	NORTH = 11'1" - 4 TREES - 37 SHRUBS WEST = 142' - 5 TREES - 47 SHRUBS	NORTH = 11'1" - 4 TREES - 37 SHRUBS WEST = 142' - 5 TREES - 48 SHRUBS
CHAPTER 6.8.0-1: INTERIOR PARKING LANDSCAPING (IP) -MINIMUM AREA OF ISLANDS REQUIRED FOR 22 PARKING SPACES SHALL BE 5% OF PARKING AREA AND SHALL BE A MIN OF 120 SF AND 7' IN WIDTH FROM BACK OF CURB TO BACK OF CURB. -PARKING ISLANDS SHALL BE DISPERSED SO AS TO DEFINE AISLES AND LIMIT UNBROKEN ROWS OF PARKING SPACES TO A MAX. OF 200' IN LENGTH -PARKING AREAS SHALL INCLUDE AT LEAST 1 TREE, 4 SHRUBS PER ISLAND AND 100% FULLY VEGETATED WITH PERMITTED GROUND COVER	5% OF 12072SF= 604 SF OF ISLAND 1 TREE AND 4 SHRUBS PER ISLAND	604+ SF OF ISLAND 1 TREE & 4 SHRUBS PER ISLAND
CHAPTER 6.8.1: FOUNDATION PLANTINGS (FP) - LOCATED WITHIN 15' OF BUILDING FACADE IN A 8' WIDE PLANTING BED - REQUIRED INTERMITTENTLY (APPROX. EVERY 40') AGAINST LONG EXPANSES (OVER 80') OF BUILDING - TREES, FENCES, OR OTHER BARRIERS - REQUIRED ALONG THE FRONT FACADE OF ALL BUILDINGS AT A MIN RATIO OF 1 SHRUB OR ORNAMENTAL TREE PER 12' OF FOUNDATION - PER PERMANENT REQUIREMENT SHALL NOT APPLY TO THE BUILDING FACADE FACING THE ACCESS ROAD, OR WHERE A DRIVE THRU IS LOCATED. ADDITIONAL PLANTERS LOCATED AT THE BASE OF THE BUILDING OR ATTACHED TO A FACADE SHALL BE COUNTED TO MEET THE REQUIREMENT.	NORTH 54.5' = - 4.5 SHRUBS/ ORNAMENTAL TREES EAST 74' = - 6 SHRUBS/ ORNAMENTAL TREES WEST 74' = - 6 SHRUBS/ ORNAMENTAL TREES	NORTH = 4 SHRUBS & 2 ORNAMENTAL TREE EAST = 9 SHRUBS WEST = 7 SHRUBS & 1 ORNAMENTAL TREE
CHAPTER 6.8.M-2: EXTERNAL STREET FRONTAGE LANDSCAPING (EX) -PARKING AREA WITH A MINIMUM DEPTH OF 10' SHALL BE REQUIRED ABUTTING AN EXTERNAL STREET ALONG A SIDEWALK DEVELOPMENT -AREA SHALL INCLUDE MINIMUM OF 3 SHADE OR EVERGREEN TREES, 2 ORNAMENTAL TREES AND 25 SHRUBS PER 100 LINEAL FEET - THIS REQUIREMENT MAY BE CREDITED TOWARD REQUIRED PARKING AREA LANDSCAPING REQUIREMENTS - THE REQUIRED PARKING AREA LANDSCAPING IS LOCATED WITHIN 20' OF THE RIGHT-OF-WAY - TREES REQUIRED TO BE PLANTED ALONG EXTERNAL STREETS SHOULD BE LOCATED OUTSIDE DRAINAGE AND UTILITY EASEMENTS - PER THE AUSTRIAN PINE PUD THE EXTERNAL STREET FRONTAGE REQUIREMENT SHALL NOT APPLY ALONG SR 32 HOWEVER, THE TRAIL CORRIDOR REQUIREMENTS OF THE OVERLAY SHALL APPLY.	EXEMPT PER AUSTRIAN PINE PUD	EXEMPT PER AUSTRIAN PINE PUD
CHAPTER 6.8.K: MINIMUM LOT LANDSCAPING (LP) - BUSINESS USES (PER ACRE) 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, 25 SHRUBS	1.72AC = - 17 SHADE TREES - 17 ORN TREES/EVER 43 SHRUBS	1.72AC = - 24 SHADE TREES - 25 ORN TREES/EVER 155 SHRUBS
CHAPTER 6.3: STATE HWY 32 OVERLAY- TRAIL CORRIDOR PLANTINGS (TC) - A MINIMUM OF 3 SHADE TREES AND 1 ORNAMENTAL TREE SHALL BE PROVIDED PER EVERY 100' OF TRAIL CORRIDOR ALONG SR 32 - INSTALLATION ON BOTH SIDES OF THE TRAIL IS ENCOURAGED - SHADE TREES SHALL BE SPACES A MINIMUM OF 15' AND NO MORE THAN 40' APART - LANDSCAPE REQUIRED WITHIN THE TRAIL CORRIDOR SHALL BE COUNTED TOWARD MEETING THE REQUIREMENT OF 182' OF LANDSCAPING	160' = - 5 SHADE TREES - 2 ORNAMENTAL TREES 165' = - 5 SHADE TREES - 2 ORNAMENTAL TREES	160' = - 5 SHADE TREES - 2 ORNAMENTAL TREES 165' = - 5 SHADE TREES - 2 ORNAMENTAL TREES
CHAPTER 6.11.H-12: MECHANICAL SERVICE AND LOADING AREA SCREENING (SS) - MECHANICAL AREA = 9' HIGH EVERGREEN TREES PLANTED 9' ON CENTER IN DOUBLE STAGGERED ROW. - MECHANICAL AREA = SOLID EVERGREEN SCREEN WITH COMBINATION OF TREES AND SHRUBS	EVERGREEN SCREEN	EVERGREEN SCREEN



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WITHOUT NOTIFYING THE UNDERGROUND

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DAYS BEFORE COMMENCING WORK.

1

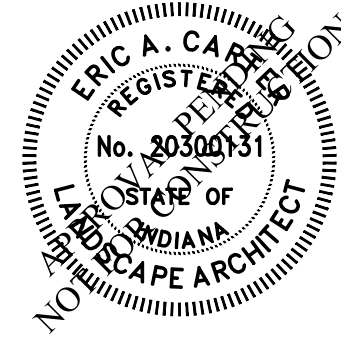
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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
1	08/03/2021	SJS	W21-0739
2	07/26/2021	SSR	
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07/08/2021
ERIC A. CARTER RLA 20300131

PREPARED FOR:

**SHERWIN WILLIAMS**

SHERWIN WILLIAMS

3330 E 175TH ST, WESTFIELD, IN 46074

LANDSCAPE PLAN

Part of the NE1/4 of Section 2, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO. _____

L100

PROJECT NO. _____

W21.0139



Petition Number: 2104-PUD-13

Project Name: Sycamore Glen PUD

Subject Site Address: South of and adjacent to 159th Street and west of Towne Road (the "Property")

Petitioner: Coronado Development Corporation

Representative: Nelson & Frankenberger, LLC

Request: Requests a change in zoning from the AG-SF1 District to the Sycamore Glen Planned Unit Development (PUD) District.

Current Zoning: AG-SF1: Agriculture / Single-family Rural District

Current Land Use: Agriculture / Vacant

Approximate Acreage: 28.50 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 21-14 – Clean
4. Proposed Ordinance 21-24 – Redline
5. Written Zoning Commitments
6. Concept Plan
7. Concept Plan Comparison
8. Lot Layout
9. Issue List with Petitioner Responses
10. Public Comment
11. Neighborhood Meeting Summary

Staff Reviewer: Caleb Ernest, Associate Planner
Kevin M. Todd, AICP (re: updates for July 19, 2021 meeting)

PETITION HISTORY

The petition was introduced at the March 8, 2021, City Council meeting. This item held a neighborhood meeting on March 24, 2021. A summary of the meeting can be found on **Exhibit 11**. The petition received a public hearing at the April 5, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is generally located south of and adjacent to 159th Street and west of Towne Road (see **Exhibit 2**).

Property Description: The Property is zoned the AG-SF1 District. The Property is currently going through a change of zoning (Ord. 21-14, *pending*).

Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed thirty-one (31).

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

Standard	AREA B
Minimum Average Lot Area	26,000 SF
Minimum Lot Area	16,900 SF
Minimum Lot Frontage	50'
Minimum Building Setback Lines	
Front Yard	21'
Side Yard	12'
Rear Yard*	20'
Minimum Lot Width**	100'*
Maximum Building Height	2 1/2 stories
Minimum Living Area (Total)***	

* The building setback from the east and west perimeter of the Real Estate shall be fifty (50) feet.

** The Minimum Lot Width along the east perimeter of the real estate shall be one-hundred and five (105) feet.

*** At least fifty (50) perfect (sixteen) Dwellings shall require a minimum of 2,800 square feet of living area.

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

Streetscape Diversity: Article 6.3(C)(2) of the UDO shall not apply, rather, the below standards shall apply:

- Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.

- Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package, but may have the same Masonry Material.
- Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.
- Homes may be identical to the Subject Home.

Additional Architectural Standards: The proposed ordinance defaults to the UDO's Architectural Standards for Single-family Dwellings, except for the following as further described in the proposed ordinance: Minimum Overhang, Building Materials, Garage Composition, Basements, Windows, Lighting, Roof Requirements and Front and Side Building Façade Requirements.

Landscaping Standards. The proposed ordinance defaults to the UDO's Landscaping Standards except that;

- All Single-family Residential Lots shall be landscaped with two (2) Shade Trees, two (2) Ornamental Trees and eighteen (18) Shrubs and at a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded; and
- A minimum fifty (50) foot width buffer shall be provided along the east and west perimeter of the Real Estate where Lots are adjacent to the perimeter as well as a minimum 20' wide Tree Preservation Area shall be provided along the East and West perimeter of the Real Estate per the terms of the UDO.

Design Standards. The proposed ordinance defaults to the UDO's Design Standards except that;

- The Minimum Open Space shall be enhanced to require a minimum of twenty percent (20%) of the Real Estate and shall include common area along west perimeter; and
- A ten (10) foot wide pedestrian access easement shall be provided to the property to the south of the Real Estate.

MODIFICATIONS BETWEEN PUBLIC HEARING AND JUNE 7, 2021 APC MEETING

After the April 5, 2021, public hearing, the petitioner has revised the proposed ordinance to incorporate comments as a result of Plan Commission, public and Department comments. These changes can be seen in the redline ordinance exhibit (see **Exhibit 4**). The following briefly highlights those revisions, which were further presented by the petitioner at the June 7, 2021, Plan Commission meeting:

- The Underlying Zoning District was changed from SF3 to SF2 District.
- The total number of Dwellings was changed from fifty-five (55) to thirty-one (31).
- General Regulations for Area B were modified, including Minimum Average Lot Area, Minimum Lot Area, Side and Rear Yard Setbacks, Minimum Lot Width and Minimum Living Area.

- Additional Architectural Standards were modified in the following sections, including Garage Composition / Orientation and Driveways, Windows, Lighting, Roof Requirements and Mailboxes.
 - Landscaping Standards were modified now including Buffer Yard language.
 - The Minimum Open Space Standard was modified.
 - Path Connection Standard was modified.
 - A Severability Clause was added.
 - Addressed **Issue List with Petitioner Responses** (see **Exhibit 9**).
-

MODIFICATIONS SINCE THE JUNE 7, 2021 APC MEETING

Since the June 7, 2021, APC meeting, the petitioner has modified the petition as follows:

- Updated the Concept Plan (see **Exhibit 6**) to include modified landscaped buffers and common areas.
 - Added Written Zoning Commitments (see **Exhibit 5**) to address the following topics:
 - o Drainage
 - o Common Area Landscaping/No-Mow Zone/Native Pollinator Planting Area
 - o Tree Preservation and Additional Tree Plantings
 - o Berms and Setbacks for Lots 30 and 31
 - o Home Builders
 - o Lawn Maintenance/Fertilizer/Weed Treatment/Insect Fogging
 - o Bat Houses
 - o Storm water runoff
 - o Swimming Pool Prohibitions for Lots 14, 15, 30 and 31
-

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the "[Comprehensive Plan](#)") identifies this Property within the "New Suburban" land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The background section for the New Suburban Southwest area acknowledges that the remaining large agricultural tracts will be converted to residential development or other uses, but that these developments should be context sensitive. It also states that density should decrease moving from SR 32, 146th Street, and Ditch Road; and that transitions

and buffers are key so as to not negatively affect the quality of life of long-term rural residents.

The development policies for “New Suburban” include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality “life span” housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) Ensure proper land use transitions between dissimilar types of residential development; (vii) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies developers should make appropriate improvements to mitigate traffic impacts resulting from the new development; (viii) encourage quality and useable open space; (ix) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; (x) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities; (xi) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xii) encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition a, and avoid house orientations where the back sides face the public right of way.

The development policies for “residential design standards” include: (i) encourage neighborhoods that do not have the appearance of “production” housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of



importance and should not be an afterthought based on a determination of unusable land.

Thoroughfare Plan: The following corridor are impacted by the development of the Property: (i) Collector; 159th Street and (ii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the April 5, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the March 8, 2021, Council meeting.

DEPARTMENT COMMENTS

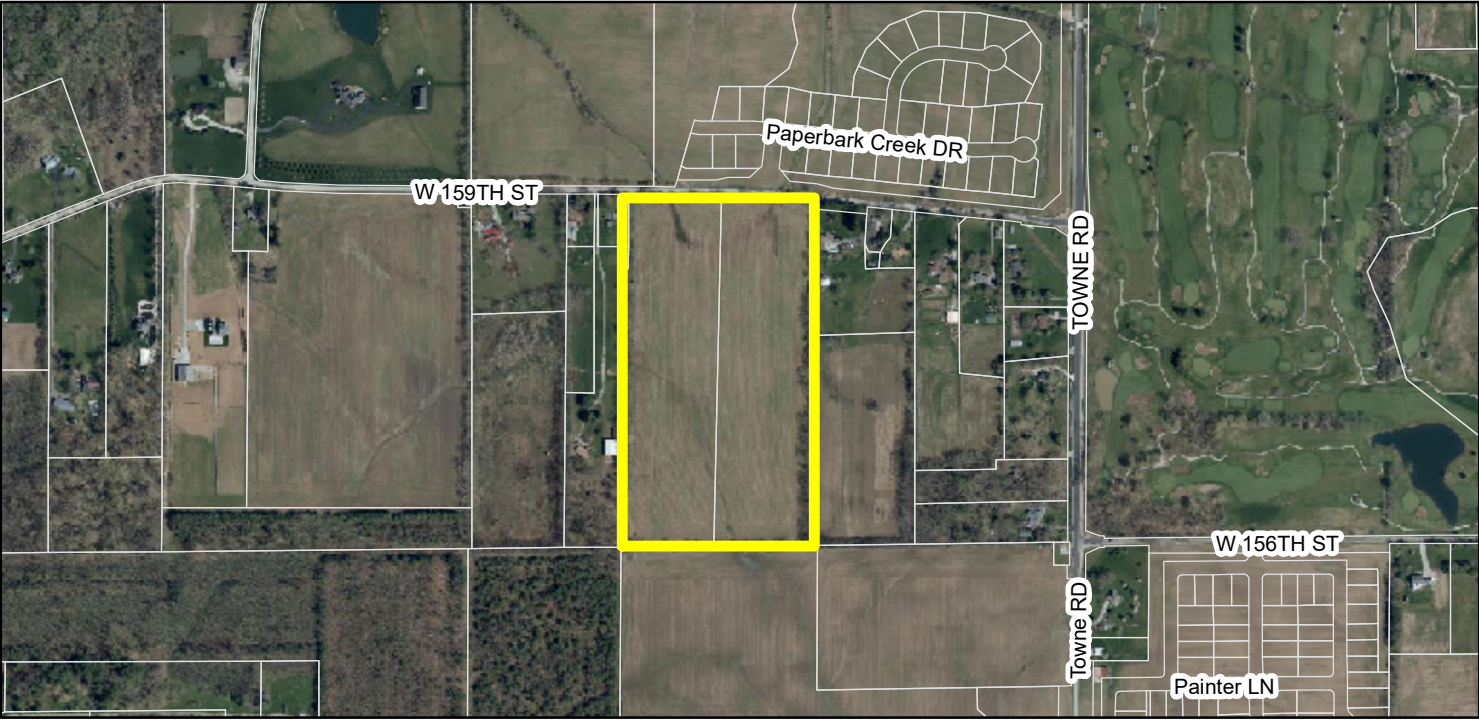
1. **Action:** If the APC is otherwise satisfied with the proposal, then forward a recommendation to the City Council for Docket No. 2104-PUD-13.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.



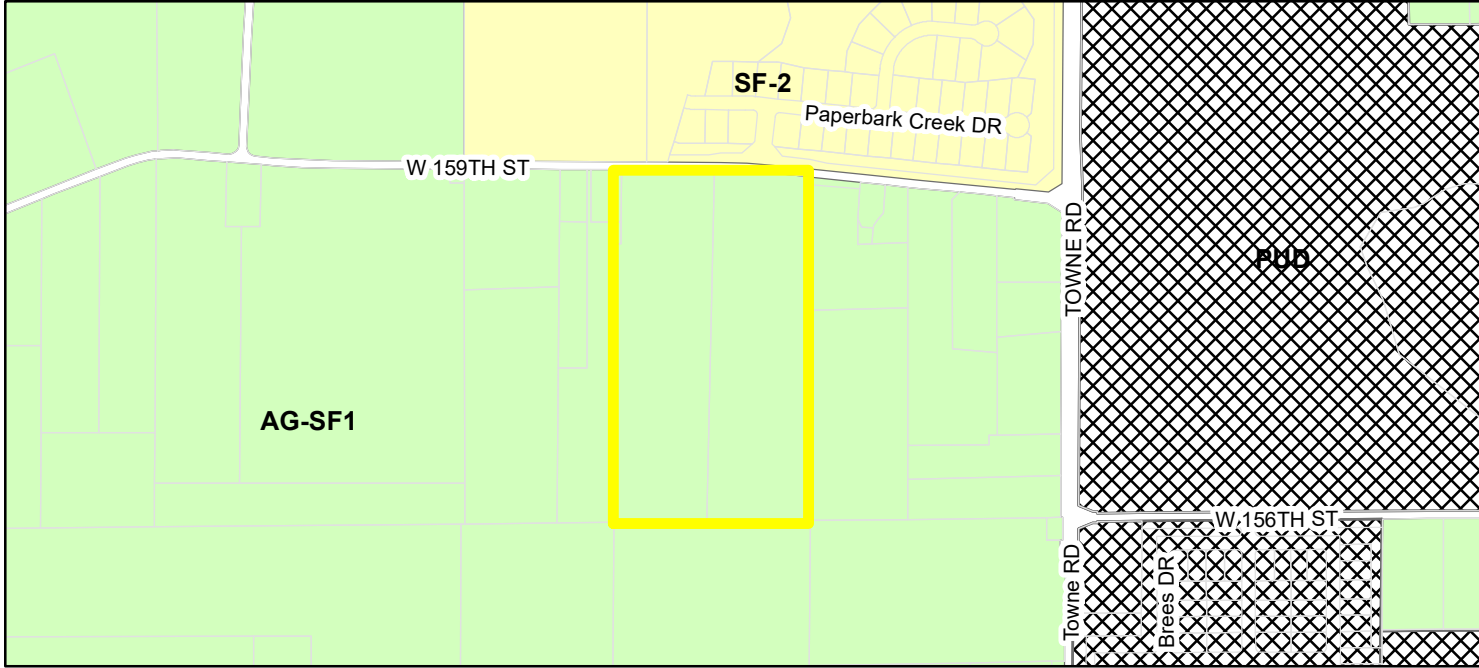
Property Location Map
Sycamore Glen PUD
Planned Unit Development
2104-PUD-13



Aerial Location Map



Zoning Map



Parcel

Zoning

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

SF-2 (Single Family - 2)

Zoning - All

ORDINANCE NUMBER 21-14

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

“Sycamore Glen”

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2104-PUD-13**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2104-PUD-13** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____ - ____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2021;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Sycamore Glen PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development

Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

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

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

- 2.1 Different Color Package. If an Existing Home’s Dominant Exterior Material is a Masonry Material, then the Subject Home’s Masonry Material shall be a different color to qualify as a Different Color Package. If the Existing Home’s Dominant Exterior Material is not a Masonry Material, then the Subject Home’s Dominant Exterior Material color shall be a least two (2) shades different to qualify as a Different Color Package. Color shades shall be identified according to the “Sherwin Williams Color Prime System” or its successor system consistent with the “Munsell Color Theory.”
- 2.2 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.3 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.4 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.
- 2.5 Subject Home. A Single-family Dwelling that is the subject of an application for an improvement location permit.
- 2.6 Same Elevation: The same architectural Front Building Façade.
- 2.7 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

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

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be the SF2: Single Family Low Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed thirty-one (31).

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

Standard	AREA B
Minimum Average Lot Area	26,000 SF
Minimum Lot Area	16,900 SF
Minimum Lot Frontage	50'
Minimum Building Setback Lines	
Front Yard	21'
Side Yard	12'
Rear Yard*	20'
Minimum Lot Width**	100'
Maximum Building Height	2 ½ stories
Minimum Living Area (Total)***	

* The building setback from the east and west perimeter of the Real Estate shall be fifty (50) feet.

** The Minimum Lot Width along the east perimeter of the real estate shall be one-hundred and five (105) feet.

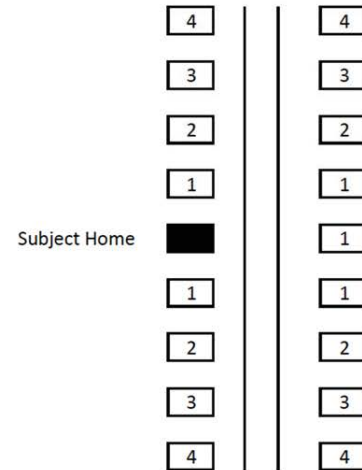
*** At least fifty (50) percent (sixteen) Dwellings shall require a minimum of 2,800 square feet of living area.

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

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

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

B. Streetscape Diversity: Article 6.3(C)(2) shall not apply; rather, the following shall apply. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District. As such, the following shall apply:



- 1** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.
- 2** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package, but may have the same Masonry Material.
- 3** Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.
- 4** Homes may be identical to the Subject Home.

C. Additional Architectural Standards: The following shall apply to all Dwellings:

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.
- ii. Building Materials: In addition to Article 6.3(C)(3) Building Materials the following shall apply:
 - a) Vinyl and aluminum siding shall be prohibited.
 - b) All exterior elevations shall include masonry material at a minimum height of twenty-four (24) inches above the foundation. All non-masonry veneers must be painted with UV-resistant paints or stains.
 - c) Three or more siding materials, or material patterns will be included on each building façade. Each siding material or

material pattern shall be a minimum of ten (10) percent of the applicable rear or side building façade.

iii. Garage Composition / Orientation and Driveways:

- a) All Dwellings shall have a minimum three (3) car attached garage.
- b) All Dwellings shall include a side load garage. Front load garage bays, when provided, jointly with side load garage bays and shall qualify as a side load garage when applying this standard.
- c) Garage door designs throughout the development shall include a minimum of three (3) designs and may include windows and/or hardware in order to vary the appearance of garage doors. Garage doors with different window designs shall qualify as a different style.
- d) All Garage Doors Openers shall be WIFI compatible and will include a self-closing operator system.
- e) All Driveways shall be concrete with control joints and hand tooled edge detail.

iv. Basements: A minimum fifty (50) percent of all Dwellings shall include a basement.

v. Windows: All homes shall include five and one-half (5.5) inch window trim materials at all windows including windows at brick wall locations.

vi. Lighting: All homes shall include dusk to dawn coach lights and yard lights of a uniform style and color.

vii. Roof Requirements:

- a) 8/12 minimum roof pitch on the main body of the residence. And 10/12 minimum roof pitch on the gable end front elevations. Prairie Style Roof Systems shall be exempt from the minimum roof pitch standard.
- b) Hidden ridge venting shall be required,
- c) No mechanical penetrations are permitted on the front elevation of the roof.
- d) Roof Ridge Lines: All homes will have a minimum of three (3) ridgelines. Covered and enclosed porches may count as ridgelines.
- e) Six (6) inch gutters are required.

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

- a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two (2) different exterior materials.
 - b) All homes shall incorporate one (1) or more of the following custom architectural features: Gable Brackets, Arched Trim, Oversized Porch Columns, Bumped-out Gable Details, Stone or Brick Column Bases, Oversized Porch Columns or Wood Wrapped Porch Headers or Beams.
 - c) Each home shall have a minimum of three (3) corner breaks on the front elevation. The exterior corners of a covered porch, the outermost corners of the home, the porches, and bump-outs of six (6) feet or higher shall count toward this requirement.
 - d) All homes shall include a uniform address block inset into masonry or a custom address plaque in the case of wood or hardiboard or lap siding veneers.
 - e) All homes shall include custom front door systems with either partial glass door slabs or glass sidelights, and/or glass transom windows.
 - f) All Front Elevation Windows located on brick walls shall include decorative brick top rowlocks and/or a keystone accent stone.
- ix. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following additional architectural elements on each Side Building Façade. Side Building Facades that face Internal Streets shall utilize a minimum of two (2) of the following additional architectural elements on the Side Building Façade.
- a) Side load or angled garage.
 - b) Hip roof.
 - c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
 - d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
 - e) A minimum of three (3) or more windows with an aggregate minimum of forty-five (45) square feet in size, on the Side Building Façade.
 - f) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
 - g) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- x. Mailboxes: All mailboxes shall be of consistent design and color.

- 7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.
- A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;
 - i. All Single-family Residential Lots shall be landscaped with the following plant materials; Two (2) Shade Trees, two (2) Ornamental Trees and eighteen (18) Shrubs.
 - ii. At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.
 - B. Buffer Yard Requirements: Article 6.8(N) Buffer Yard Requirements shall apply, except as otherwise modified or enhanced below.
 - i. A minimum fifty (50) foot width buffer shall be provided along the east and west perimeter of the Real Estate where Lots are adjacent to the perimeter.
 - ii. A minimum 20' wide Tree Preservation Area shall be provided along the East and West perimeter of the Real Estate per the terms of the UDO.

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

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

- 9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.
- A. Minimum Open Space: Shall be enhanced to require a minimum of twenty (20) percent, as generally shown on the Concept Plan and shall include the common area along the west perimeter of the site as illustrated on the Concept Plan.
 - B. Fountain: A fountain shall be installed within the pond.
 - C. Path Connection: A ten (10) foot wide pedestrian access easement shall be provided to the property to the south of the Real Estate and a five-foot path/sidewalk shall be installed as generally illustrated on the Concept Plan. The final location is subject to existing easements and final engineering. If the

path is prevented from being installed (no connection is provided / required to the south at the time of construction plan approval the path shall not be required.

Section 9. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture / Single family Rural District (AG-SF1).

Section 11. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21-__** was delivered to the Mayor of Westfield on the
____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-____
this _____ day of _____, 2021.

I hereby VETO Ordinance 21-____
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document,
unless required by law: Jon C. Dobosiewicz

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

Sycamore Glen 5 070121.docx

SCHEDULE OF EXHIBITS

- Exhibit A Real Estate (Legal Description) and Location Exhibit
- Exhibit B Concept Plan
- Exhibit C Character Exhibits

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Part of the Southeast Quarter of Section 8, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Southwest corner of the Southeast Quarter of Section 8, Township 18 North, Range 3 East; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) 674.265 feet on and along the South line of said Southeast Quarter to the Point of Beginning of this description; thence North 01 degree 10 minutes 00 seconds East 1226.56 feet; thence North 90 degrees 00 minutes 00 seconds East 16.50; thence North 01 degree 10 minutes 00 seconds East 330.00 feet to the centerline of 159th Street; thence Southeasterly 797 feet, more or less on and along the centerline of 159th Street to the Northwest corner of a 13.84 acre tract of real estate described in Instrument No. 9233749, thence South 01 degree 14 minutes 26 seconds West 1514.66 feet to the Southwest corner of said 13.84 acre tract, said Southwest corner being North 90 degrees 00 minutes 00 seconds West 1151.17 feet from the Southeast corner of said Southeast Quarter; thence North 90 degrees 00 minutes 00 seconds West 811.26 feet, more or less on and along the South line of said Southeast Quarter to the Point of Beginning. Containing 28.5 acres, more or less.

EXHIBIT A
LOCATIN EXHIBIT
(Page 2 of 2)



EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2104-PUD-13.

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 5 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 6 of 6)



ORDINANCE NUMBER 21~~---~~14

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

“Sycamore Glen”

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ~~---~~2104-PUD~~---~~13**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. ~~---~~2104-PUD~~---~~13** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_ - _) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2021;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Sycamore Glen PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development

Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

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

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

- 2.1 Different Color Package. If an Existing Home’s Dominant Exterior Material is a Masonry Material, then the Subject Home’s Masonry Material shall be a different color to ~~be~~qualify as a Different Color Package. If the Existing Home’s Dominant Exterior Material is not a Masonry Material, then the Subject Home’s Dominant Exterior Material color shall be a least two (2) shades different to ~~be~~qualify as a Different Color Package. Color shades shall be identified according to the “Sherwin Williams Color Prime System” or its successor system consistent with the “Munsell Color Theory.”
- 2.2 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.3 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.4 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.
- 2.5 Subject Home. A Single-family Dwelling that is the subject of an application for an improvement location permit.
- 2.6 Same Elevation: The same architectural Front Building Façade.
- 2.7 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

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

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be the ~~SF3~~~~SF2~~: Single Family ~~Medium~~~~Low~~ Density District.

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

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

5.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed ~~fifty-five (55)~~~~thirty-one (31)~~.

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

Standard	AREA B
Minimum Average Lot Area	1226 ,000 SF
Minimum Lot Area	16,900 SF
Minimum Lot Frontage	50'
Minimum Building Setback Lines	
Front Yard	21'
Side Yard	6' 12'
Rear Yard*	20'
Minimum Lot Width**	90' 100'
Maximum Building Height	2 ½ stories
Minimum Living Area (Total) *** ***	
One Story Dwellings	2,000 SF
Two Story Dwellings	2,800 SF

* ~~A maximum~~The building setback from the east and west perimeter of ~~six (6)~~
~~Lots may have a minimum of 85'~~the Real Estate shall be fifty (50) feet.

** The Minimum Lot Width along the east perimeter of the real estate shall be one-hundred and five (105) feet.

*** ~~A minimum of~~*** At least fifty (50) percent ~~of the (sixteen)~~ Dwellings shall require a minimum of 2,800 square feet of living area.

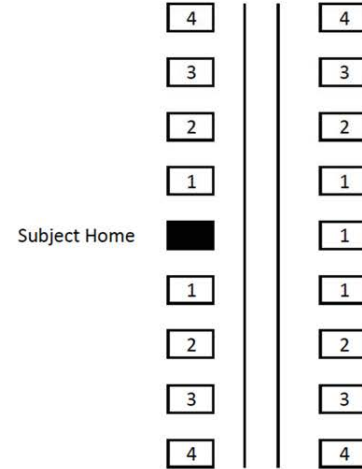
Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified

below.

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

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

B. Streetscape Diversity: Article 6.3(C)(2) shall not apply; rather, the following shall apply. The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District. As such, the following shall apply:



- 1** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.
- 2** Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package, but may have the same Masonry Material.
- 3** Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.
- 4** Homes may be identical to the Subject Home.

C. Additional Architectural Standards: The following shall apply to all Dwellings:

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.
- ii. Building Materials: In addition to Article 6.3(C)(3) Building Materials the following shall apply:
 - a) Vinyl and aluminum siding shall be prohibited.
 - b) All exterior elevations shall include masonry material at a minimum height of twenty-four (24) inches above the

foundation. All non-masonry veneers must be painted with ~~high-quality~~, UV-resistant paints or stains.

- c) Three or more siding materials, or material patterns will be included on each building façade. Each siding material or material pattern shall be a minimum of ten (10) percent of the applicable rear or side building façade.

iii. Garage Composition / Orientation and Driveways:

- a) All Dwellings shall have a minimum three (3) car attached garage.
- b) ~~A minimum of fifty (50) percent of~~ All Dwellings shall include a side load garage. Front load garage bays, when provided, ~~along~~ jointly with side load garage bays and shall qualify as a side load garage when applying this standard.
- c) Garage door designs ~~throughout the development~~ shall include a ~~variety~~ minimum of ~~design elements including three (3) designs and may include~~ windows and/or hardware in order to vary the appearance of garage doors ~~based on the architectural style of the dwelling~~. Garage doors with different window designs shall qualify as a different style.
- ~~d) All Garage Overhead Doors shall include either decorative glass windows, and/or decorative exterior hardware, or otherwise vary in appearance by the use of design characteristics such as Craftsman Style, Raised Panel (Square), Raised Panel (Arched), Beaded Style, etc.~~
- ~~e)~~d) All Garage Doors Openers shall be WIFI compatible and will include a self-closing operator system.
- ~~f)~~e) All Driveways ~~will~~ ~~shall~~ be concrete with control joints and hand tooled edge detail.

iv. Basements: A minimum ~~of~~ fifty (50) percent of all Dwellings shall include a basement.

~~v.~~ Windows:

- ~~vii.~~v. All homes shall include five and one-half (5.5) inch window trim materials at all windows including windows at brick wall locations.
 - ~~a) White window frames and white door moldings are not permissible on any home where dark exterior color schemes are used.~~

~~viii.~~ Lighting:

- ~~viii.~~vi. All homes shall include dusk to dawn coach lights and yard lights of a uniform style and color.

- a) ~~Exterior wall mount lighting will be at the minimum eight (8) inches wide and twelve (12) inches in height. No White, Brass or brushed nickel light fixtures are permitted.~~

~~ix.vii.~~ Roof Requirements:

- a) 8/12 minimum roof pitch on the main body of the residence.
*And 10/12 minimum roof pitch on the gable end front elevations. ~~*Certain Architectural Styles (such as Prairie Style Roof Systems shall be exempt from the minimum roof pitch standard).~~
- b) ~~All Shingle Materials shall be Architectural Style with Lifetime Limited Warranties included.~~
- b) ~~All Roof Systems shall include~~ Hidden ridge venting ~~and shall be required,~~
- c) No mechanical penetrations are permitted on the front elevation of the roof ~~system.~~
- d) Roof Ridge Lines: All homes will have a minimum of three (3) ridgelines. Covered and enclosed porches may count as ridgelines.
- e) ~~Gutter Size 6". Color coordinated to accent and compliment the exterior trim colors.~~
- e) Six (6) inch gutters are required.

~~x.viii.~~ Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

- a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two (2) different exterior materials.
- b) All homes shall incorporate one (1) or more of the following custom architectural features: Gable Brackets, Arched Trim, Oversized Porch Columns, Bumped-out Gable Details, Stone or Brick Column Bases, Oversized Porch Columns or Wood Wrapped Porch Headers or Beams.
- c) Each home shall have a minimum of three (3) corner breaks on the front elevation. The exterior corners of a covered porch, the outermost corners of the home, the porches, and bump-outs of six (6) feet or higher shall count toward this requirement.
- d) All homes shall include a uniform address block inset into masonry or a custom address plaque in the case of wood or hardiboard or lap siding veneers.
- e) All homes shall include custom front door systems with either partial glass door slabs or glass sidelights, and/or glass transom windows.

- f) All Front Elevation Windows located on brick walls shall include decorative brick top rowlocks and/or a keystone accent stone.

~~ix.~~ Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following additional architectural elements on each Side Building Façade. Side Building Facades that face Internal Streets shall utilize a minimum of two (2) of the following additional architectural elements on the Side Building Façade.

- a) Side load or angled garage.
- b) Hip roof.
- c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
- d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
- e) A minimum of three (3) or more windows with an aggregate minimum of forty-five (45) square feet in size, on the Side Building Façade.
- f) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- g) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.

~~xii.~~ Mailboxes: All mailboxes shall be of consistent design and color ~~with custom address lettering and 6-inch decorative posts with bracketed post design.~~

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

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

- i. All Single-family Residential Lots shall be landscaped with the following plant materials; Two (2) Shade Trees, two (2) Ornamental Trees and eighteen (18) Shrubs.
- ii. At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

B. Buffer Yard Requirements: Article 6.8(N) Buffer Yard Requirements shall apply, except as otherwise modified or enhanced below.

- i. A minimum fifty (50) foot width buffer shall be provided along the east and west perimeter of the Real Estate where Lots are

adjacent to the perimeter.

- ii. A minimum 20' wide Tree Preservation Area shall be provided along the East and West perimeter of the Real Estate per the terms of the UDO.

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

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

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

A. Minimum Open Space: Shall be enhanced to require a minimum of ~~fifteen (15%) of the Real Estate~~ **twenty (20) percent**, as generally shown on the Concept Plan ~~and shall include the common area along the west perimeter of the site as illustrated on the Concept Plan.~~

~~B. Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(C) shall apply.~~

~~C.B.~~ Fountain: A fountain shall be installed ~~and seasonally maintained~~ within the pond.

~~D.C.~~ Amenities Path Connection: A ~~central open space including trails a pergola~~ **ten (10) foot wide pedestrian access easement** shall be provided ~~for passive recreation opportunities, as generally depicted on the Concept Plan.~~ **Path** to the property to the south of the Real Estate and a five-foot path/sidewalk shall be installed as generally illustrated on the Concept Plan. The final ~~locations are~~ **location is** subject to existing easements and final engineering. If ~~paths are~~ **the path is** prevented from being installed ~~as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity~~ **(no connection is provided / required to the District's Open Space** south at the time of construction plan approval the path shall not be required.

Section 9. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture / Single family Rural District (AG-SF1).

Section 11. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21-__** was delivered to the Mayor of Westfield on the
____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-____
this _____ day of _____, 2021.

I hereby VETO Ordinance 21-____
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document,
unless required by law: Jon C. Dobosiewicz

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

Sycamore Glen 2-0223215 070121.docx

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description) and Location Exhibit

Exhibit B Concept Plan

Exhibit C Character Exhibits

~~Exhibit D Open Space and Entry Feature Exhibit~~

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Part of the Southeast Quarter of Section 8, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Southwest corner of the Southeast Quarter of Section 8, Township 18 North, Range 3 East; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) 674.265 feet on and along the South line of said Southeast Quarter to the Point of Beginning of this description; thence North 01 degree 10 minutes 00 seconds East 1226.56 feet; thence North 90 degrees 00 minutes 00 seconds East 16.50; thence North 01 degree 10 minutes 00 seconds East 330.00 feet to the centerline of 159th Street; thence Southeasterly 797 feet, more or less on and along the centerline of 159th Street to the Northwest corner of a 13.84 acre tract of real estate described in Instrument No. 9233749, thence South 01 degree 14 minutes 26 seconds West 1514.66 feet to the Southwest corner of said 13.84 acre tract, said Southwest corner being North 90 degrees 00 minutes 00 seconds West 1151.17 feet from the Southeast corner of said Southeast Quarter; thence North 90 degrees 00 minutes 00 seconds West 811.26 feet, more or less on and along the South line of said Southeast Quarter to the Point of Beginning. Containing 28.5 acres, more or less.

EXHIBIT A
LOCATIN EXHIBIT
(Page 2 of 2)



EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



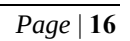


EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 6)

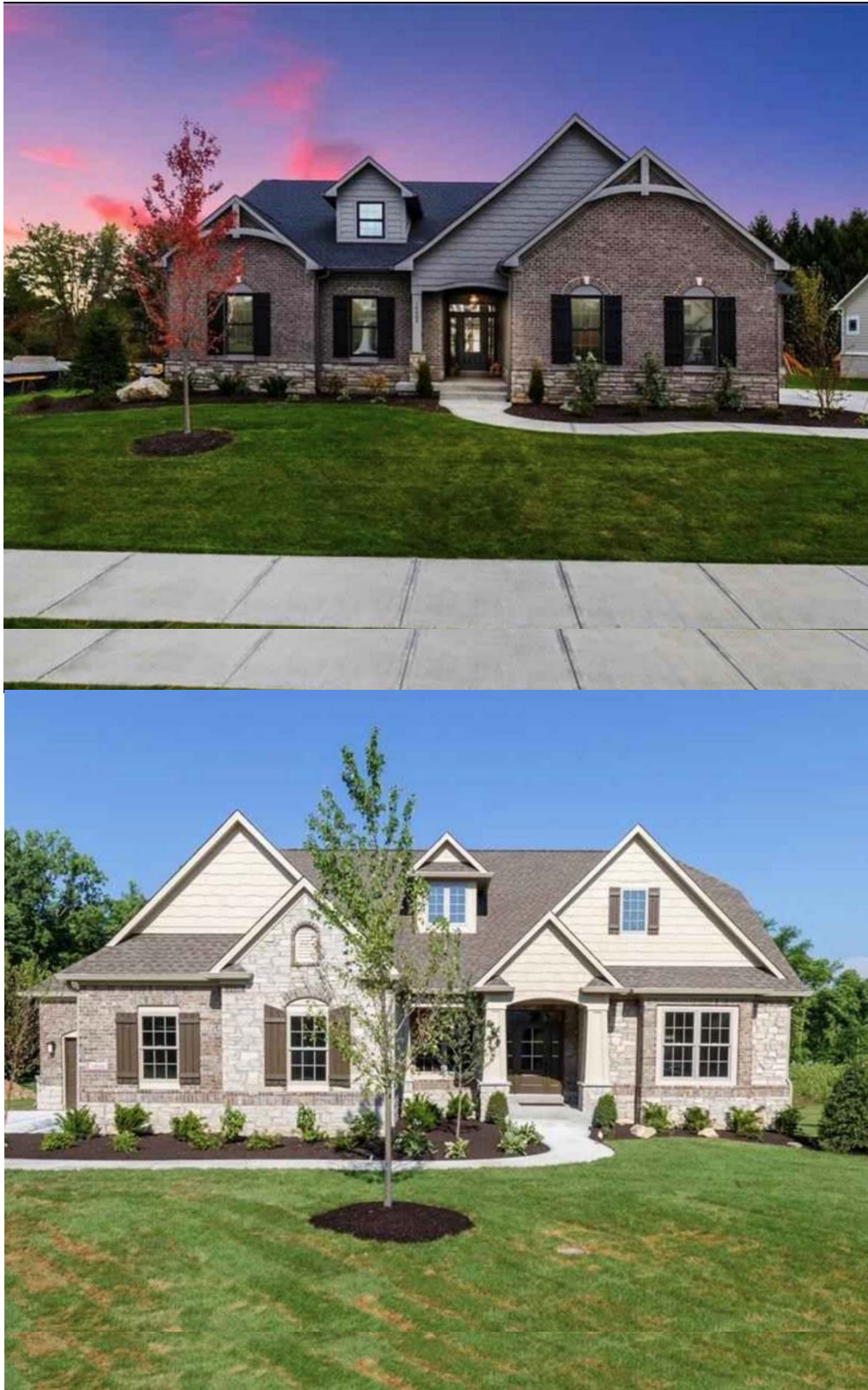


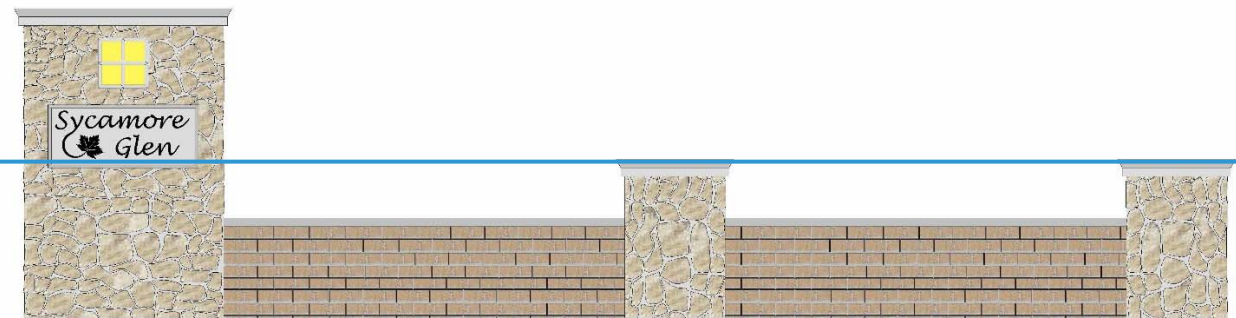
EXHIBIT C
CHARACTER EXHIBITS
(Page 5 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 6 of 6)



EXHIBIT D
Open Space and
Entry Feature Exhibit
(Page 1 of 1)



COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference: Instrument Number 2019-00664 recorded with the Hamilton County, Indiana Recorder's Office on January 8, 2019.

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

WHEREAS, the owner of the below described real estate is RCM Farms, a limited liability company ("Owner") and the Owner consents to these Commitments as evidenced by its signature hereto.

WHEREAS, the developer, Coronado Development Corporation ("Developer"), filed a petition under Docket Number 2104-PUD-13 with the Plan Commission and City Council to rezone parcels of real estate as the same are legally described in **Exhibit A** which is attached hereto and incorporated herein by reference (collectively the "Real Estate") to the Sycamore Glen Planned Unit Development Ordinance (the "Sycamore Glen PUD");

WHEREAS, the Developer is requesting the City Council to consider approval of the Sycamore Glen PUD subject to the following commitments ("Commitments");

NOW THEREFORE, the Developer makes the following Commitments to the City Council regarding the use and development of the Real Estate:

Section 1. **Commitments.** The Real Estate is subject to the following Commitments:

A. **Drainage:**

1. The detention basin (noted as pond on **Exhibit B**) shall collect off-site surface water from the east and the Developer shall pay particular attention to the location of the regulated drain connection on the parcels of real estate identified by the Hamilton County Auditor's Office as Parcel Identification Numbers 08-09-08-00-00-022.000 and 08-08-08-00-00-022.001 (the "East Adjoiner").

B. Common Area Landscaping:

1. A “No Mow” Zone and Native Pollinator Planting Area, at least one (1) acre in area, will be provided on the Real Estate as generally depicted on Exhibit C. Within the No Mow Zone, native plantings of trees, flowers and shrubs shall be installed. Plant material shall be selected from the list of “pollinating plants and trees” published by Purdue University Cooperative Extension Service (April 2017), a copy which is attached hereto and incorporated herein by reference as Exhibit F. The “Purdue List” of Plants is supported by the Office of Indiana State Chemist Pollinator Protection Plan.
2. After installation, as part of the development of the Real Estate, compliance with the above commitment (in this Section 1.B) shall be regulated by enforceable restrictions set forth in Subdivision Covenants, Conditions and Restrictions.

C. Tree Preservation and Additional Tree Plantings:

1. In addition to preserving trees on the west and east perimeter of the Real Estate (see photos of the subject tree lines to be preserved is included as Exhibit E), an additional forty-five (45) evergreen trees for even more buffering shall be installed along the west perimeter of the Real Estate and an additional twenty (20) trees for additional buffering shall be installed along the east perimeter of the Real Estate, as general depicted on Exhibit B. Each additional evergreen tree will be at least 5-6 feet in height at the time of planting.
2. The East Adjoiner and owners of the parcels of real estate identified by the Hamilton County Auditor’s Office as Parcel Identification Numbers 08-09-08-00-00-027.000 (“West Adjoiner 1”) and 08-08-08-00-00-027.101 (“West Adjoiner 2”) may assist the Developer in selecting the locations for the plantings described in the paragraph above – with the intention of filling in certain gaps in the existing tree lines.
3. The Developer shall be responsible for removing any existing tree on the Real Estate that presents a “dead-fall risk” to structures on West Adjoiner 1.

D. Berm and Setback:

1. A three (3) foot tall berm will be installed at the rear of Lot 30 and Lot 31, as generally illustrated on Exhibit D adjacent to the East Adjoiner.
2. The depths of Lot 30 and Lot 31 were increased to ensure those homes are distanced from the East Adjoiner. A minimum rear yard building setback of eighty (80) shall apply to the dwelling on each of the two lots.

E. Home Builders:

1. The Developer shall be the builder of every home on the Real Estate. However, the Plan Commission may approve a request for home construction by another builder(s) in the future. Approval by the Plan Commission shall be evidenced by resolution and shall not require a Commitment Amendment.

F. Lawn Maintenance:

1. Only Natural Fertilizers shall be used on all individual Lots and Common Areas.
2. Only Low Impact Weed Treatments will be used on Lots and Common Areas.
3. No insect fogging shall be permitted on the Real Estate.
4. Compliance with the above Commitments (in this Section 1.F) shall be regulated by (i) enforceable restrictions set forth in the Subdivision Covenants, Conditions and Restrictions, and (ii) enforceable conditions in each Purchase Agreement for the sale of a home or Lot.
5. An Owner's Association shall be given the right to enter Lot 13, Lot 14 and Lot 15 as depicted on Exhibit B, and all Common Areas to collect soils samples for either analysis of Ph or Bioassay Testing to ensure compliance with the above Commitments in this Section 1.F.

G. Additional Commitments:

1. Five (5) Bat Houses shall be installed within the west tree line on the Real Estate at locations identified by West Adjoiner 2.
2. Coronado shall investigate potential non-compliance regarding storm water runoff entering the Real Estate and West Adjoiner 2 from the development to the south of the Real Estate and report any findings to the Hamilton County Surveyor's Office, the City of Westfield and West Adjoiner 2.
3. No swimming pool shall be permitted on Lot 14, Lot 15, Lot 30 or Lot 31 of the subdivision as depicted on Exhibit B.

Section 2. Definitions.

- A. Owner. RCM Farms, a limited liability company.
- B. Developer. Coronado Development Corporation.
- C. Department. The Economic and Community Development Department of the City of Westfield.

Section 3. Modification of Commitments. These Commitments shall continue in effect until modified or terminated. These Commitments shall only be modified or terminated by: (i) the Council in accordance with the Section 10.6 (F) of the UDO.

Section 4. Effective Date. These Commitments shall be effective upon the Council's Approval of the Sycamore Glen PUD.

Section 5. Recording. These Commitments shall be recorded with the Office of the Recorder of Hamilton County, Indiana by the Developer. After recording these Commitments, Developer shall provide to the Department a recorded copy of these Commitments.

Section 6. Enforcement. These Commitments may be enforced by the Department and/or the Council. Compliance with certain provisions, as indicated in Section 1, shall be included in private Covenants, Conditions and Restriction (CCR's) and the responsibility of an Owner's Association. A draft of the CCR's shall be submitted to the Department in order to confirm the noted commitments are included prior to recording.

Section 7. Binding on Successors. These Commitments are binding upon: (i) the Owner; (ii) the Developer; and (iii) the owner's successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor's, assign's and grantee's ownership, unless modified or terminated by the City Council pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, these Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

IN WITNESS WHEREOF, _____, as the Owner of the Real Estate and _____, as the Developer, have caused these Commitments to be executed as of the dates identified below.

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

“Developer”

Coronado Development Corporation

By: _____

Name: _____

Title: _____

Date: _____

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared _____ (name), as _____ (title) of Coronado Development Corporation, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this ____ day of _____, 2021 for and on behalf of said entity.

My Commission Expires: _____

Notary Public

Residing in _____
County of _____
Printed Name

This instrument prepared by James E. Shinaver, Nelson & Frankenberger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

Return to: James E. Shinaver, Nelson & Frankenberger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. James E. Shinaver.

EXHIBIT A
REAL ESTATE

Part of the Southeast Quarter of Section 8, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Southwest corner of the Southeast Quarter of Section 8, Township 18 North, Range 3 East; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) 674.265 feet on and along the South line of said Southeast Quarter to the Point of Beginning of this description; thence North 01 degree 10 minutes 00 seconds East 1226.56 feet; thence North 90 degrees 00 minutes 00 seconds East 16.50; thence North 01 degree 10 minutes 00 seconds East 330.00 feet to the centerline of 159th Street; thence Southeasterly 797 feet, more or less on and along the centerline of 159th Street to the Northwest corner of a 13.84 acre tract of real estate described in Instrument No. 9233749, thence South 01 degree 14 minutes 26 seconds West 1514.66 feet to the Southwest corner of said 13.84 acre tract, said Southwest corner being North 90 degrees 00 minutes 00 seconds West 1151.17 feet from the Southeast corner of said Southeast Quarter; thence North 90 degrees 00 minutes 00 seconds West 811.26 feet, more or less on and along the South line of said Southeast Quarter to the Point of Beginning. Containing 28.5 acres, more or less.

159th STREET

pond

lot 30 P31

NO HOUSE OR STRUCTURE WITHIN 80' OF EAST PROPERTY LINE

80'

ADDED BERM

20 TREES

RECONFIGURED LOTS 30 P31 TO DISTANCE THE HOME FURTHER FROM PROPERTY LINE

45 TREES ADDED

POLLINATOR PLANTS TREES "No Mow"

lot natural plantings no-mow area

AGREED TO PICK UP Related DRAIN & MAKE ANY OFF-SITE IMPROVEMENTS

www.merckmillipore.com, 677/5531 41400 ext. 9999.

EXHIBIT C
Natural Planting Area



EXHIBIT D
East Buffer



EXHIBIT E
Tree Line Photos

East tree line



West tree line

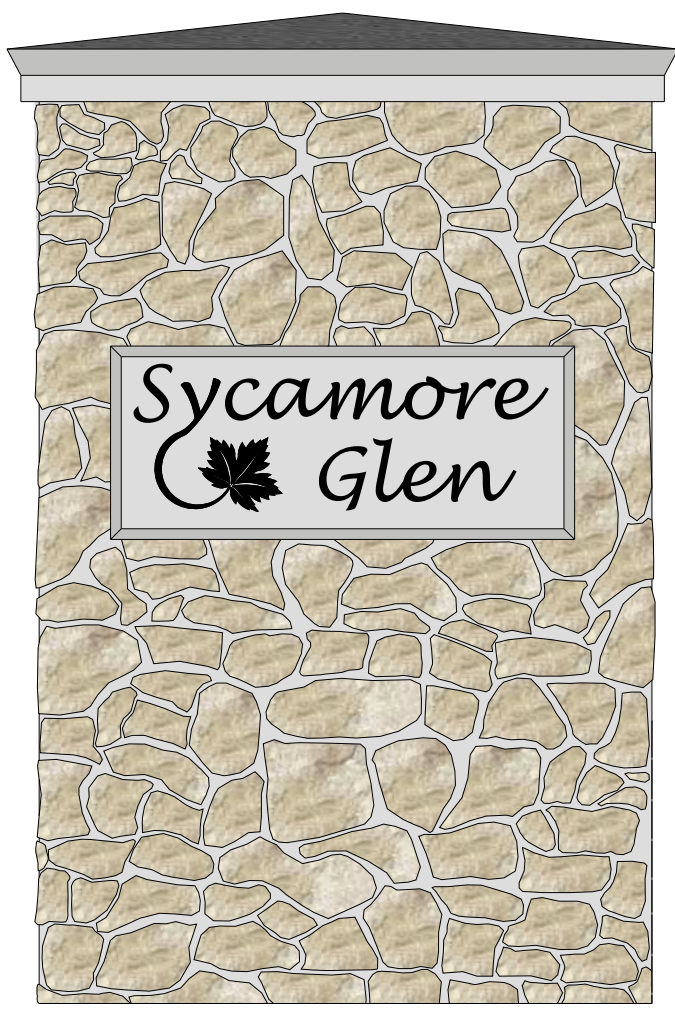


EXHIBIT F
Recommended Native Plants

See following six (6) pages

Sycamore Glen

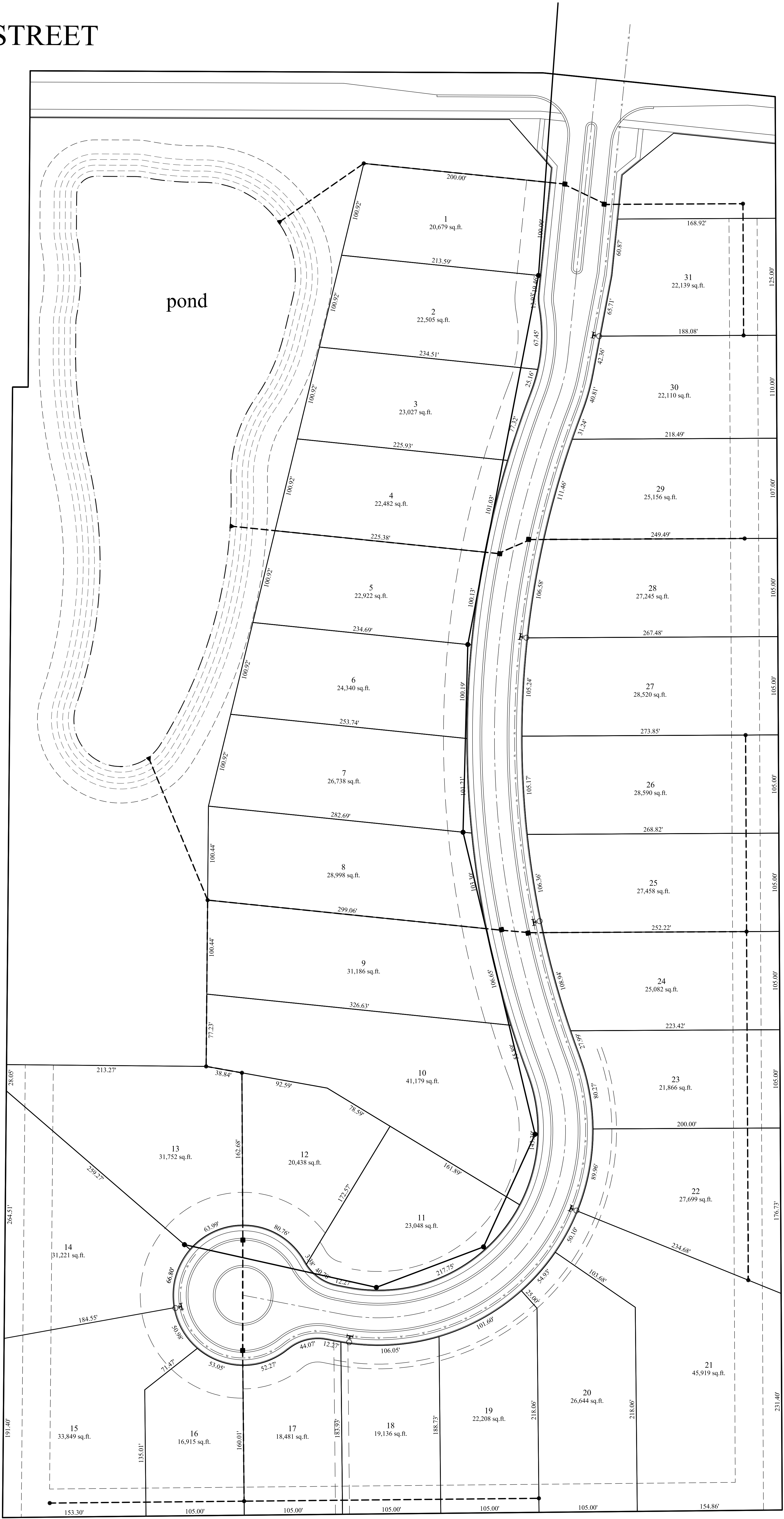
of Westfield



ENTRY MONUMENT



159th STREET



Site - 29ac±
100' wide min.
smallest lot size - 16,915 sq.ft.
largest lot size - 45,919 sq.ft.
average lot size - 26,114 sq.ft. (0.59ac±)

31 lots
density 1.07 u/a

Common Area - 6.8.6ac. (23.4%)

1,605 ln. ft. street

storm sewer
12" - 1,620
15" - 520
18" - 1,265
21" - 350
curb inlets - 8
yard inlets - 13
end sections - 3

sanitary - 1,690 ln.ft.
manholes - 7

water main - 1,860 ln.ft.
hydrants - 6

Issues/Comments in Response to the Proposed
Sycamore Glen Planned Unit Development (PUD) District

The list below includes issues that were raised in the written and verbal comments submitted to the Community Development Department in advance of the April 5, 2021, Plan Commission public hearing, and issues presented during the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. How does the density of this project address:

- a. A transition between suburban and rural areas:** The original proposal included a maximum of 55 lots. The revised proposal permits a maximum of 31 lots. This significant reduction in lots (24 lots) results in a plan which has a density of approximately 1.1 homes per acre. The larger lots, increased open space and low density addresses issues related to transitions between suburban and rural land uses.
- b. Lot sizes comparative to surrounding projects:** The original proposal permitted 12,000 square foot lot sizes. The revised proposal now requires the minimum average lot area of 26,000 square feet for the entire community with a minimum lot area for any individual lot to be 16,900 square feet. This increase in lot sizes results in lots that are significantly larger than lots in surrounding projects including Bent Creek and Kimblewick by Del Webb.
- c. Consideration to varying lot sizes or an average of lot sizes:** Yes, the Petitioner did consider this request and made modifications to the proposal that are explained in 1(a) and 1(b) above and the Ordinance now includes increased, varied and large average lot sizes over ½ acre (26,000 square foot +) in area
- d. Consideration of a less dense proposal?** Yes, the Petitioner did consider this request and made modifications to the proposal that are explained in 1(a) and 1(b) above and result in a density of approximately 1.1 homes per acre.

- 2. Is this proposal consistent with the Comprehensive Plan?** Yes, based on the modifications described above, as well as other modifications to the PUD, the proposal is consistent with the Comprehensive Plan and more responsive to the proximity of and goals and objectives of development in close proximity to Rural Residential properties.
- 3. What type of buffer is provided to ensure buffering between AG-SF1 properties and the proposed project?** In addition to the responses above, the Concept Plan has been revised to now include an expanded common area with pond along the western perimeter of the site which will further buffer the AG-SF1 properties to the west from the development. Additionally there is considerable tree preservation on the perimeter of the site, a 50' minimum setback and ½ acre + lots.
- 4. Are SF-2 zoning standards appropriate for the design and layout of lots?** The Petitioner did consider this request and the PUD has been revised and the underlying zoning classification for the proposal is now SF-2 with enhancements to minimum and average lots area which exceed SF-

2 standards and result in a minimum average lot area of 26,000 square feet (over ½ acre), wider lots along the perimeter and with greater setbacks.

5. **How can custom lot development and architecture be ensured?** The PUD requires development and architectural standards that must be complied with per the terms of the PUD and through obtaining building permits to construct individual homes (architectural standards compliance). Further, after development of the site and construction of all homes, the CCR's and HOA for the community will be able to continue to monitor and enforce compliance of development and architectural standards through the HOA's Architectural Review Board.
6. **Is the proposed open space consistent with the open space in surrounding developments?** Yes, the proposal has been revised to require a minimum 20% open space which is consistent with surrounding developments and 2 and ½ times the 8% Open Standard in the UDO. Additionally the lots average 26,000 square feet each (over ½ acre).
7. **How will 159th Street be affected by this proposal? Is road widening a possibility?** As described above, the request has been revised to only permit a maximum of 31 lots, thereby reducing traffic considerably and 159th Street. In addition 159th Street will be improved across the site frontage pre the requirements of the UDO which will be reviewed by the Plan Commission at the time of Primary Plat review.

WRITTEN PUBLIC COMMENTS

Docket Number: 2104-PUD-13
Petitioner: Coronado Development Corporation
Request: Petitioner requests a change in zoning from the AG-SF1 District to the Sycamore Glen Planned Unit Development (PUD) District.

Enclosed Attachments:

April 05, 2021 Public Hearing

1. Hymbaugh, Karen	2929 W. 159 th St.	(04/05/2021)
2. Pielemeier, Tom and Tracy		(04/05/2021)
3. Romero, Nani		(04/05/2021)
4. Smith, Dennis & Jane	15951 Little Eagle Creek Ave.	(04/05/2021)
5. Heitz, Patrick	2605 W. 159 th St.	(04/05/2021)
6. Arnold, Twyla		(04/05/2021)
7. Reed, Bruce and Jody		(04/05/2021)
8. Smith, Jennifer		(04/05/2021)

June 07, 2021 Plan Commission Meeting

9. Smith, Jen		(04/12/2021)
10. Hymbaugh, Karen	2929 W. 159 th St.	(04/15/2021)
11. Callahan, Patrick	2829 W. 159 th St.	(04/20/2021)
12. Hymbaugh, Karen	2929 W. 159 th St.	(06/06/2021)

Dear Westfield Advisory Planning Commission and City Council

Yesterday, I received information from a neighbor about the Sycamore Glen PUD. I am only 2 houses down from this PUD and I was never notified. I doubt any of the other neighbors who will be impacted have been notified. I hesitated to write to the APC and City Council as it seems like in the past the Westfield Planners didn't really care about what the local existing citizens wanted. The perception, by me and my neighbors, was that the money, tax revenues, etc., that these PUDs brought in was more important than what the local citizens wanted. So, most of us gave up and hung our heads in frustration and sadness as we watched our beautiful environment destroyed.

I bought my property in Westfield because there was a **Comprehensive Plan** for this side of Westfield which guaranteed that the inevitable growth would be controlled and less dense on this side of the city center. The APC and City Council has failed us. You will fail us again if you support this PUD.

It is inconceivable to me, as someone who lives on 159th St., that a developer could put another 55 homes on 28 acres. That is ridiculous and extremely dense housing and very much more than across the street in Bent Creek, which is bad enough. This road can not handle that kind of density. Twice in the past 3 months, my mailbox has been destroyed because of the narrow road and the tremendous increase in traffic (Bent Creek doesn't even have families on this side of the development yet). Someone is going to get killed on this road and by putting more dense housing in this area, who will be responsible? I suspect that the developer, like usual, presented something outrageous so that any compromise would look like they are trying to be cooperative. Please don't fall for it.

That acreage could easily be developed into 5 – 10 acre mini farms. There is a tremendous market for those types of developments and the developer and the City could still make plenty of money and keep the environment beautiful and peaceful.

My property is a farm two doors west of this PUD. I have cows, my neighbors have horse, I have chickens and guineas. These animals make noises, they smell and they roam their pastures. Please don't let the desire for more money sway your decisions to allow this PUD to move forward. We need some peaceful, beautiful places for the future and those kind of places are drying up fast. Once this is gone, it is gone forever.

PLEASE do not support these types of outrageous crowded developments.

Thank you for your service.

Karen Hymbaugh
2929 W 159th ST.
Westfield, IN 46074

Dear APC:

I heard the unfortunate news of this proposal, with SF3 request, out here where we have fought long and hard to try to maintain our style of living, and the value of our properties.

I write this as I listen to the unending pounding of the earthmovers and water/sewer digging machines directly behind my house, at Bent Creek. I look at their 3 story porch lights all around me every night where there used to be quiet and darkness.

And now another developer is hoping you'll cater to them and increase the density dramatically, because, well, because that helps them, I guess.

Could we remember that the density is supposed to DECREASE as we move away from the city. Could we just hold the line, please?

As I have stated a billion times, the developers will do whatever you hold them to. They aren't going to give up and go away.

PLEASE STICK TO THE ZONING RULES WE HAVE. DO NOT CAVE TO DEVELOPERS.

Thank you,

Tom and Tracy Pielemeier

To whom this may concern,

I am writing today to voice my opposition to the development of Sycamore Glen PUD on 159th Street for 55 homes on 28 acres. What happened to the Comprehensive Plan that was supposed to guarantee that the west side of Westfield would not experience such dense development? Many do not believe this is in alignment with that plan. Most of the residents were not notified of this plan or the meeting happening tonight. This is unacceptable communication with the community. Too much cheap and quick expansion in a community actually costs more in the long run and affects the future of the community in a negative way, which I am sure is not what you are looking for, correct?

Thank you for your time and hearing these concerns.

Sincerely,

Nani Romero
Westfield resident since 2012

RE: Docket Number: Petitioner: Request: 2104-PUD-13, Coronado Development Corporation

Petitioner requests a change in zoning from the AG-SF1 District to the Sycamore Glen Planned Unit Development (PUD) District.

Dear APC,

We would respectfully request that the density standards (lot sizes) of the Comprehensive Plan be adhered to by the developer and not be waived or amended.

Our property is less than 1/4 mile to the west of this proposed development, and we received no notice from either the developers or from the City of Westfield regarding this proposal. After reading the proposal from the petitioners, we are struck that the square footage of the lots is so drastically below the current requirements in the Comprehensive Plan for the City. This proposal is far beyond the density requirements in the Comprehensive Plan, and this development will put far more pressure on the infrastructure than was intended. Although the Bent Creek Subdivision to the north of this proposed development has helped to fix the condition of 159th Street to some extent, the road is still incapable of two standard size vehicles passing each other without one of the vehicles moving onto an easement. A school bus and a standard size automobile simply cannot pass each other on most of 159th Street without one of the vehicles having tires off the road. As it is now, mailboxes and easement damage is a regular occurrence, and the addition of 55 homes on 28 acres will only exacerbate the frustration of those of us whose properties adjoin 159th Street.

Respectfully,

Dennis & Jane Smith
15951 Little Eagle Creek Avenue
Westfield, IN 46074

To the City Counsel and the APC,

My name is Patrick Heitz and I live at 2605 West 159th St. I am writing this letter in concerns over the Sycamore Glen being submitted tonight.

Back in 2016, we discussed the density of Bent Creek subdivision and the density concerns for Westfield. It is very concerning to us that Bent Creek had 1.29 houses/acre and the impact this would have on 159th Street. Sycamore has almost 2 houses/acre and would cost must more disruption on the road. The only concession back in 2016 was that the road was to be widened 9ft to the north for public safety. To this date, the work has not been done.

I understand that eminent domain speaks about the greater use for the public and nothing about this development is better for the public because of the density this causes. If the city of Westfield allows this to move forward, this is no different than bad eminent domain and the city is doing this for tax dollars. At what point will this stop? One of my neighbors wrote a letter saying there could be 10, 5 acre parcels, this is not true because the property is only 28 acres. That is allowing only 5 lots. Under their proposal of 55 houses would be 10 times more property taxes towards the city of Westfield. Are we at the point where we are just looking for property taxes or are we looking for what's best for the public?

Now for the most important part, the environmental impact. As the property owner to the east, all of my water sheds to the west. I'm guessing this has been since the beginning of time. I have received no water impact study, drainage report, or drain tile impact. Before anything could move forward, I would like the city of Westfield to make me and the surrounding neighbors feel comfortable that this will not impact our crops and animals. I can see nothing less than delaying any vote on this project until the developer is able to answer these questions.

Sincerely,
Patrick Heitz

I am writing to oppose the Sycamore Glen PUD as planned with 55 homes on 28 acres. This area would be more conducive to mini-farms than another dense housing development. I live four doors east of the property. Our area is getting more and more congested and looking less and less like the charming, rural area outlined in the comprehensive plan.

It is also of note that 159th Street is a part of a bike route. During the spring, summer and fall, this road is full of bikers--more car traffic on this road will adversely affect the bike route.

Twyla Arnold

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Twyla

I am writing to oppose the Sycamore Glen PUD as planned with 55 homes on 28 acres. This area would be more conducive to mini-farms than another dense housing development. I live four doors east of the property. Our area is getting more and more congested and looking less and less like the charming, rural area outlined in the comprehensive plan.

It is also of note that 159th Street is a part of a bike route. During the spring, summer and fall, this road is full of bikers--more car traffic on this road will adversely affect the bike route.

Twyla Arnold

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Twyla

TO: Westfield Washington APC

RE: 2104-PUD-13 public hearing Sycamore Glen, petitioner Coronado Development

DATE: April 5, 2021

My name is Jennifer Smith and I served on the Steering Committee of Westfield Washington Comprehensive Master Plan. I was the lead for the Southwest quadrant of the township which was bounded by Ditch Road and Boone-Hamilton Count Line Road east and west, and SR 32 and 146th St. north and south. The Sycamore Glen proposal is in this planning area. With that reference point, I feel it is important to note several things about this PUD rezone request:

SOUTHWEST NEW SUBURBAN

The Staff report states that the proposal is in the New Suburban land use are of the comprehensive plan. More importantly you should be directed to the Southwest New Suburban area to understand how development in this area is to be directed. This part of the comp plan states:

“The Southwest New Suburban area includes a diverse mix of uses: a town park, a golf course, open farmland, residential development, and a central core of large-lot residential and rural properties, equestrian uses and artisan farms. It is adjacent to the Village of Eagletown, and two highways: SR 32 and 146th Street. There also are institutional uses, including a school and a school transportation center.

*While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this **development should be context-sensitive. As development moves south from SR 32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase.** Within the Southwest New Suburban area, there is land that is not suitable for dense development because of steep slopes or other natural features. These lands should be developed according to rural standards. **The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents.**”*

DENSITY

The proposed density of Sycamore Glen is high. 55 homes on 28.5 acres is a lot of homes. At the current AGSF1 zoning with a minimum three acre lots that is 9 houses (presuming frontage requirements variance. As noted above in the comp plan density is meant to decrease as you move south from 32, north from 146th and west of Ditch. This proposed PUD is basically SF3 (12,000 sf lots). Bent Tree is SF2 (15,000 sf lots), in what way would approving this higher density of a development be following the comp plan initiative of becoming less dense as development migrates south and west? This is increased density, it is literally exactly opposite of the plan. As noted in the next section of buffers and transitions, most of the rural southwest is likely to stay that way. The fact that the farms are 10 acres vs. 500 does not change the need to protect the existing use.

BUFFERS AND TRANSITIONS

The idea of the southwest quadrant was to preserve the ability for people to farm. It is not about small town country style or feel. It is about preserving the right to farm and the noxious activities that can come with that life. Developers and new suburbanites need to understand that manure will be spread, dust will be kicked up, animals will smell, bray, crow, and moo, fencerows will be maintained, brush burnt, and slow farm equipment will be out and about on the roads with impatient suburbanite drivers. Lower density housing and proper buffers and transitions help preserve the farming life and traditions of those who have lived here for many years. Many of the farms in this area are not large scale, they are 10 acre functioning farms, and they are likely to stay that way. It would be nice to see developers adopting contractual language about the right to farm, much like you see language adopted for those building a home in an airport zone.

It does not seem the proposed buffer and transition is adequate to the task in this instance. I would emphasize to the APC to pay particular attention to these two items from the buffers and transitions section of the comprehensive master plan:

“Ensure proper buffering between existing residences and new development of a dissimilar character.

Encourage the uses of natural buffers involving “reforestation” of natural vegetation, particularly when buffering between suburban and rural uses, and between existing uses and new development.”

PUD

What is the purpose and goal for Westfield when granting a PUD? I ask because this development does not seem to be offering anything for the privilege of getting higher density. It is not a mixed use development, no commercial or business tax revenue generated. It is a basically a request for SF3 density, with reduced side and rear setbacks. There is an increase in the proposed minimum open space from 12% required in SF3 to 15% offered in this PUD. However, 15% -12% gives a sum total benefit of 3% of 28.5 acres which is .855 of an acre. Isn't that kind of hard to justify? It just seems there should be a prevailing philosophy from Westfield Planning and Zoning that states what the benefit is for the city and its citizens when granting a PUD. This particular instance appears hard to justify.

CONCLUSION

Coronado may have a fine product. My focus is on the southwest quadrant and how the people here expected and expect it to develop according to the comp plan. Ideally, decreased density, better buffers, trail connectivity to other developments, and increased usable recreational open space would be changes I would hope to see to this proposal.

TO: Westfield Washington APC
FROM: Jen Smith
DATE: April 8-12, 2021
RE: 2104-PUD-13 Sycamore Glen PUD/Coronado Development

After listening to the APC meeting on April 5, I have additional comments that I hope will benefit thoughtful decision making. I want to support Coronado developing the Sycamore Glen PUD with several appropriate changes made to the PUD. Coronado offers beautiful custom homes, and it would be nice to see custom homes like the ones in Bridgewater and Oak Manor develop west of 31 and north and south of 32. Clearly from the public hearing on April 5 there is broad support for custom homes and preservation of trees. I agree on those things as well, and that is a good start on common ground. That said, changes should be made before APC approval is granted as the layout of the property is extremely dense, is cookie cutter in its layout, lacks creativity, and fails to take into account many aspects for development that our community provided in the comp plan SW New Suburban area such as decreasing density, increasing open space, connectivity, and buffers and transitions. The layout can and should be better for everyone concerned. The APC is where the rubber hits the road in determining how to best fit the pieces together to create a cohesive community per the guidelines in the comp plan. A beautiful home deserves to be in a cohesive, thoughtful community. If not, the end result for Westfield will be subdivision islands existing completely out of context of the broader community creating conflict between competing land uses.

I want to thank Kevin Todd for pointing out during the APC meeting of Apr. 5 that the SW New Suburban is different from the NW and NE. *It is purposefully different by design* regarding the differences in infrastructure, topography, existing parcels of land use and the unique desires of hundreds of people from each of the different quadrants of our community. Understanding why density decreases as suburban and rural areas integrate is integral. It is integral to help you with decision making relative to this PUD. It is integral to be thoughtful so that existing rural residents and new suburban residents can live in a cohesive conflict free community as relates to land use issues. **It is integral that no existing rural land use should be impacted in the use of that land for rural purposes due to new suburban development.**

Mr Dobosiewicz is skillful and has successfully rezoned many AGSF1 parcels in Westfield. Your attention was artfully redirected to higher density parcels east of this proposed PUD. My hope is to focus decision making within the broader context of the vision of the SW quadrant. This would result in one cohesive Westfield Washington community and an avoidance of conflict between suburban and rural uses and citizens. Mr. Dobosiewicz has intimate familiarity with the intended vision of the comp plan as he participated in the public input process. A clear understanding of the requirement for decreasing density and increasing open space can be determined from his quotes presenting the Del Webb Project:

APC minutes approved March 2, 2020: "He said that special design attention was given to the western area designated SW district area. In the transitional area there would be enhanced open space and landscape buffers along with limited housing density. He said this development would have both active and passive amenities including three miles of internal and perimeter trails."

The future Westfield Citizens who live in Sycamore Glen and existing rural citizens deserve equal consideration for density, buffers and transitions, open space and connectivity in this project.

The remainder of this document provides context for the SW quadrant of the comp plan. It will shed light on reasons why it is what it is. Hopefully, that translates into necessary changes to this project.

WHY IS THE SW NEW SUBURBAN /SW QUAD DIFFERENT?

Some members of the APC had comments at the public hearing about the planning differences in the comp plan for the different areas. That is not an act of favoritism, or passion or oversight. These areas have different plans intentionally due to: topography, infrastructure (sewer plans, thoroughfare plans, etc), existing development, and very importantly the different ideas from the large numbers of citizens that provided input and wanted different things for *their* areas of the plan. Commonalities were applied across all areas of the township, but differences unique to each area were emphasized so that it *was not a vanilla plan that failed to adequately reflect these inputs*. Per a slide I presented in 2006, the unique aspects of each quadrant included:

- | | |
|-----|---|
| SW: | Little Eagle Creek (LEC) Watershed, including all tributaries and flood plains; largely already developed in small parcels; airport requirements for low density and no tall structures |
| NE | Beautiful deep wooded ravines and waterways |
| NW | Many large commodity farms with fields in crops, cattle farms; named villages of Hortonville, Jolietville, Lamong, Eagletown |

A look at those differences indicate why some things have since developed as they have: Grand Park was built on large flat cattle and crop fields of the NW. Hamilton County bought 2, 100 acre parcels for parkland in the NE quad. The sewage treatment plant located in the SW quad, because the LEC watershed is low lying land, and **it literally rolls downhill*. Different areas were always going to develop differently because of topography, infrastructure and *the community input of the comp plan process*. **Your understanding of how to translate the comp plan vision through land use decisions will either unite a cohesive Westfield or divide us into winners and losers with each new dense rezoning request. Do better to understand the why's.**

DENSITY/BUFFERS AND TRANSITIONS

Rural and suburban land uses are not the same. My guess is most of the APC understands suburban life with covenants, HOA's and the good and the bad of neighboring in a suburb. Rural living is very different. In the following segment I will highlight why decreasing density, larger buffers and transitions and increasing open space are so important in the areas where rural and suburban combine.

Figure 1, shown below, will be used in much of the following discussion. It is a slide showing the parcels circa 2006 from a presentation I did for the steering committee. As you can see the SW quad was already largely developed into smaller rural parcels. It was and is likely to remain that way and resistant to suburban development for that reason alone. At the time, and continuing today, these rural land parcels offer a desirable and different type of housing product and lifestyle. It attracts people to the community not just for those who want to enjoy the view and beauty of open land and vistas, but for those who want to live rurally on a few acres. Having an area in WWT that remains rural was and is important for this housing type of diversity and lifestyle in Westfield.

Maintaining a designated rural area of small parcel farmland may turn out to be even more visionary and important in the long run for reasons we could not have anticipated in 2006. The problems we all experienced with mega farm food distribution disruptions and the food insecurity caused by COVID shutdowns is real. Nationally there is an emphasis on small farms and regional distribution. Healthwise, many people are gravitating to locally produced vegetables and meat, and there has been a sharp increase in the need locally for food for those impacted by job loss. I personally have had a demand increase for my grass hay for local grass-fed beef and delivered over 500 pounds of excess fruits and vegetables to Open Doors.

Protecting an area designed to remain small parcel ag land use may turn out to be the wisest land use policy we made for the future food security of our region. Decreasing density and increasing buffers and transitions help that land use survive.

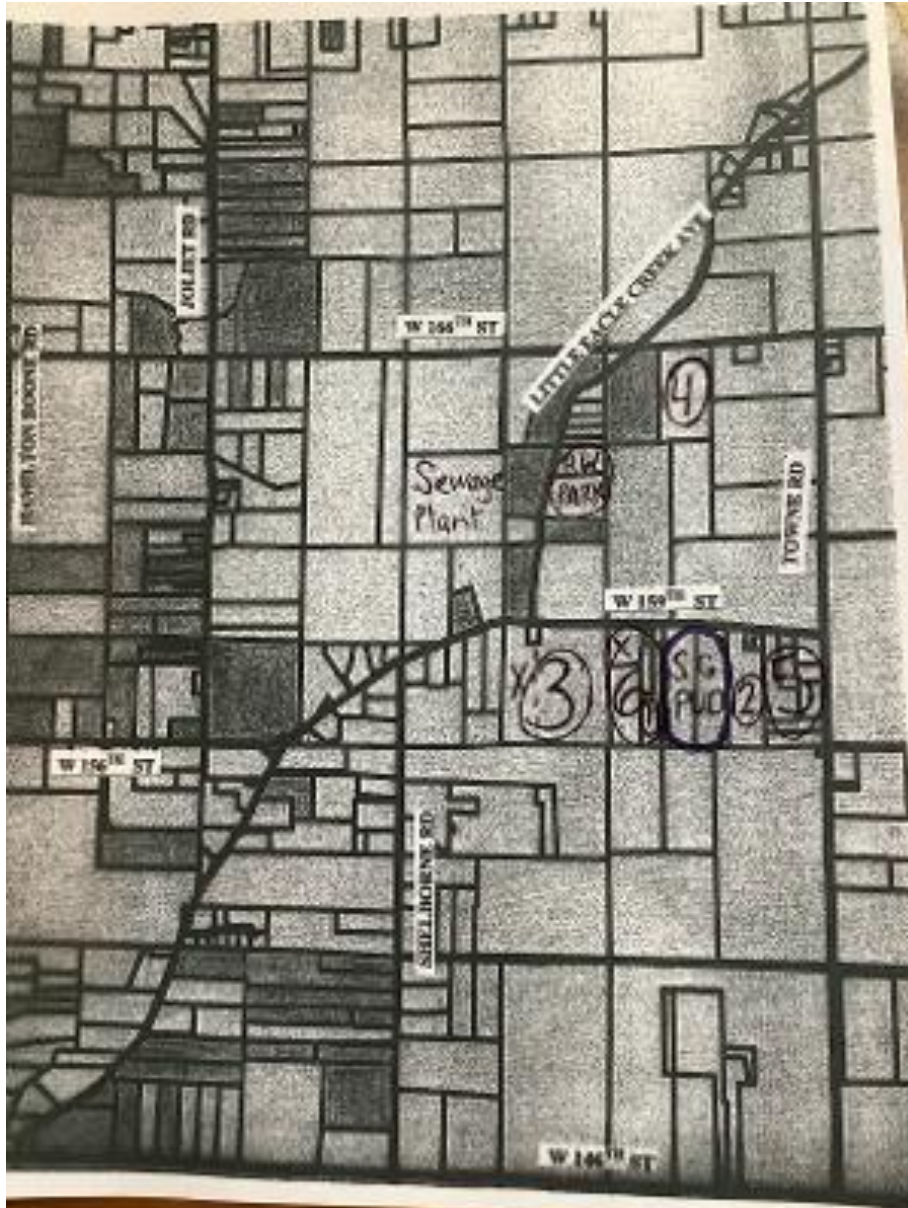


Figure 1
Parcels circa 2006

- Sycamore Glen SG PUD is circled.
- Multiple small acre farms, unlikely to change
- Equestrian properties are shaded darker.
- X's mark new equestrian, cattle, chicken farms near proposed SG PUD.
- Predates Bent Tree & Del Webb., or the multitude of new 5-20 acre AGSF1 small parcels that have been added.

Future parcel requests for high density rezones in the SW quad are likely to look a lot like Sycamore Glenn in Figure 1. Modest acreage of 20-50 acres embedded among small ag parcels. That is why it is important to consider the competing land use of a high density subdivision in the midst of small ag parcels. ***It is not how the adjacent current small ag parcels look today, it is presevering the right for that property to use any allowed AGSF1 use for ag in the future.*** In the area immediately to the east of SG PUD, marked with a 5 on Figure 1, there are 9 small AGSF1 parcels of varying size. In the area immediately to the west of SG PUD. maked with a 6 in Figure 1, there are 6 small AGSF1 parcels. One of those 6 parcels has cattle and chickens currently which is maked with an X in Figure 1.

This is the current proposed layout of SG PUD, and the immediately adjacent properties east and west (hard to see but marked with a 1&2 in Figure 1).



What are the potential conflicts?

Negatives for the new homeowners of SG PUD:

- Suppose property owner 1 or 2 (immediately adjacent to SG PUD) decides to have horses for their kids in 4H, or a cow or chickens. Manure, flies, smells, noisy roosters will be a nuisance for those on the east and west boundary of SG PUD.
- Property owner 1 or 2 decides to erect an 80'x40' ag building 30 feet from the property boundary blocking the view of new residents who no longer enjoy a beautiful vista, but the side of a building.
- Property owner 1 or 2 says yes to a friend to store their boat or RV on the property line next to SG PUD.
- The existing fencerow on the east and west boundary is likely a wildlife corridor for coyotes (a frequent complaint of new suburbanites). Preserving the corridor is good. A wider corridor with more open space, and no back yards in the corridor is better.
- Preserving the existing tree line buffer fencerow is wonderful. Nobody wants clearcutting or berms. However, the lower story of screening shrubs in the fence row is composed of invasive honeysuckle and invasive autumn olive and likely canadian thistle which should be removed. The mature trees most likely contain ash trees that are dead or dying from emerald ash borer. Those trees constitute hazard trees when they fall. When the invasive honeysuckle and dead ash trees are removed (which they should be when the property is developed) there is essentially no screening buffer left. It should be wider with more new trees and shrubs added to it.

Following are photos from the SW quad that many suburbanites would find objectionable that could be along the east and west boundary of SG PUD. Again, it is not what the current homeowners have today, but what is allowed and exists in AGSF1 in the SW quad. Fewer homes with a wider buffer with more space, more trees and more shrubs would help lesson the number of SG PUD homeowners affected. It would shield the homeowners from views and smells they would find objectionable.



Brush pile of invasive honeysuckle. Harbor for small mammals, likely to be a burn pile.



Manure dropped throughout the pasture. Manure piled next to the barn, pony high. May be spread through the pasture at some point to refresh the field. Could just as easily be piled on the property line, but neighbors are generally respectful.



Outdoor storage on the property line.

Negatives for the existing or future homeowners of existing AGSF1 small parcels:

- Complaints from SG PUD homeowners due to noise, dust, smell generated from ag.

- What if parcel owner 1 or 2 decided to put in a 5 acre field of hemp which is now open for Indiana planting without restriction? It's good income, but might attract SG PUD teens.
- Invasive Canadian thistle, honeysuckle and autumn olive in the existing fence row spread to other farms if not removed. Bad for hay farms.
- Neighbors and kids who see the open farm land next to them and feel free to wander because it looks like a park.
- Substantially increased light and noise pollution from 15 new homes with 15 families that abut the property line.
- If either property 1 or 2, again immediately adjacent to SG PUD, wishes to seek a variance to expand their ag operation. For example, wants to build a stable. It will be impossible to succeed in getting the variance granted. Instead of being surrounded by 4 other homeowners who need to agree to the variance, they will now have to get the entire HOA of 55 SG PUD owners to agree to the ag variance. It is the loss of a future ag business practice.

This may be difficult to understand for nonrural suburbanites. However, this is a loss of privacy, and a way of life, and potential income. Nobody wants to be overlooked by 15 other homes when they are doing chores. Nobody wants to handle complaints that their way of life is a nuisance. And nobody should face a more onerous task than it already is to expand their ag business. Fewer homes and a wider buffer with more space, more trees and more shrubs would help shield the existing and future rural homeowner from the neighboring homes in the SG PUD. A covenant in the HOA that explains and upholds the right to ag practices in a rural area would ensure the stability of this region for the future.

TRAILS AND CONNECTIVITY

Go back to figure 1 and look at the AGSF1 parcels located immediately east and west of SG PUD (marked with a 5 and 6 on Figure 1). The proposed trail for Sycamore Glenn is adjacent to 159th St. and runs east and west across the northern property line. There are 9 rural properties to the East and 6 to the west of SG PUD. *It is essentially a trail to nowhere.* The small ag parcels are unlikely to develop and ever put in a trail. The Comprehensive Master Plan calls for pedestrian systems that link neighborhoods, improve connections between different residential areas and parks, schools, and commercial.

I walk, jog and bike the roads of the SW quad 5 times a week (LEC, 166th, 159th, 156th, Joliet, Boone-Hamilton, Town, etc.). The need for connectivity within and between subdivisions is especially important for the following reasons:

- Traffic is substantially increased. It goes fast.
- There are no sidewalks and people walk, jog, bike on the road. There is no shoulder, and often steep drops from the road to the ditch.

- LEC seems to be a preferred route for new joggers from Bent Tree, Woodwind, etc. LEC is scenic, but very curvy with poor visibility. It is not the typical straight grid road.
- Roads are narrow – 8'6" per lane. That is the width of a school bus or a Dodge Ram Truck. There is zero space for a pedestrian and two vehicles to fit simultaneously on the road.
- Pedestrian traffic has increased substantially. There are kids on bikes, pelotons, walkers, joggers, families with kids and dogs, and horseback riders. They are all on these roads with no sidewalk.
- The Monon is overburdened, and more paths within and between subdivisions would reduce pressure on the Monon.

It would be preferred to create a pedestrian trail north and south through SG PUD as indicated in the following picture. A resident from Del Webb could walk all the way to Raymond Worth Park for a picnic. A golfer from Del Webb could reach the golf course without ever getting on the road. A teen from Wood Wind could ride their bike through the trails down to 146th street and over to a job at CVS or Clay Terrace. Without these pedestrian options, pressure from population increase from all expanding subdivisions will force rural road widening at an accelerated pace and at great tax payer expense.



WHAT HAPPENS NEXT?

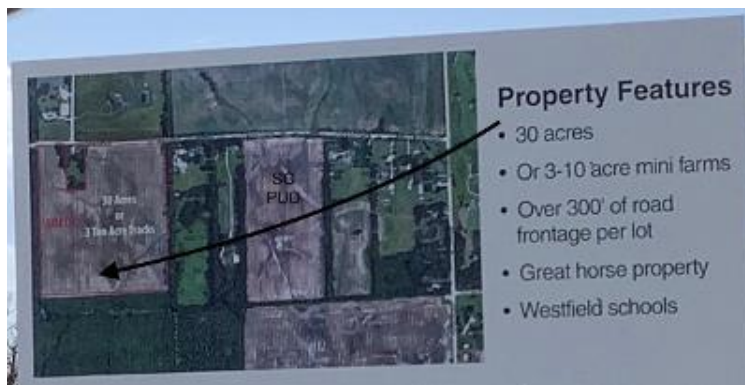
Demand is high. Homes with acreage and acreage without homes zoned Ag in the SW quad are highly sought after. Many people came and are coming to this part of WWT exactly because of the vision of the comp plan for the SW quad. They want to live the rural life. Finally, look at the two circles on Figure 1 labeled 3 and 4:

- Both are moderately sized parcels of 20-30 acres, similar in size to the proposed SG PUD.
- The parcel #4 had an existing home on it. It was subdivided into 3 parcels all AGSF1 comp plan compliant with the vision of the SW quad.
- Parcel #3 is a 30 acre parcel. One parcel has already sold (pictured below), and developed with a custom home built on a 10 acre horse farm. Two parcels remain to sell.
- Homes built like the one on parcel #3 are custom homes with **values approximating \$1,500,000 and each generating approximately \$20,000 in property tax.**

30 acre parcel # of homes	School burden @ 2 kids per/home	Road burden @ 2 cars/home
55	110	110
3	6	6

It is not a bad alternative. The land seller makes a profit. Good property taxes are generated with significantly less burden on schools, roads, and infrastructure. It might not be bad to have a low impact area on infrastructure in the high growth area of WWT.

It is hoped that Mr. Dobosiewicz and Coronado will persevere though the process. Coronado builds a desired and applauded custom product. My focus is on the southwest quadrant and how the people here expected and expect it to develop according to the comp plan. Ideally, decreased density, bigger better buffers, and enhanced trail connectivity are changes I would hope to see in the area where rural and suburban combine. Whether it is possible to do it at the desired profit margin is another matter, and not the domain of the APC. While I believe compromise can be reached to mutual satisfaction, it is important to note that there are other proven alternatives as noted above that do work within the confines of the comp plan should they feel a need to withdraw.



- 30 acre parcel with 10 acre parcels for sale.
- Near SG PUD.
- 1 Parcel already sold and developed with custom home on 10 acre horse farm.
- SW Quad and New Suburban SW Comp Plan compliant.



PERSONAL NOTE. I do not live on such an estate. My home was built in 1973 near Jolietville. The plans were purchased from Sears & Roebuck. Yet, we all live in cohesive community through the common vision we share in the comp plan for the SW Quad.

This document took about 30 hours to create. I do not profit. Average citizens do not have the time to dedicate to each rezone as we do not profit like developers and lawyers. We rely on the institutions we have to understand the comp plan and uphold the vision for the benefit of all.

Dear Caleb,

As I wrote this letter this morning, I was distracted by the crazy traffic on 159th Street. I saw two near misses in front of my house because the road is so narrow and the increase in traffic and the high rate of speed. Even though I hesitated again writing this because it seems no one listens in city government, I felt I had to try. Most of the people in this southwest quadrant are pretty tired, frustrated, and annoyed. We have given up trying to make any positive change. I talked to my neighbors and most of them just said and I quote "the Westfield government is in the pockets of the developers and won't do anything for the people who already live here and pay taxes". I can't begin to tell you how the people on this street are sick of it.

I hope you share my attached letter (in pdf) with the APC and maybe this time, they and the City Council will listen to the local residents.

Meanwhile, is anyone monitoring the Bent Creek development? The construction traffic on 159th is ridiculous, the dust is horrible. My house is covered in the construction dust, the noise is continuous, and they still haven't built the berm on the west end of the development. Not to mention, they are building the berms high enough. But that is another story.

Thanks

Karen Hymbaugh
Red Wing Farm
2929 W. 159th St.

To: Westfield Washington APC

Reference: 2104-PUT-13 Public Hearing on Sycamore Glen, petitioner Coronado Development

April 15, 2021

From: Karen Hymbaugh --- Red Wing Farm, 2929 W 159th St., Westfield, IN 46074

I am writing to you again about Comprehensive Plan, the Southwest quadrant of the Westfield Washington Township, and the Sycamore Glen PUD (2104-PUD-13) submitted by Coronado Development. I strongly oppose this PUD. My primary reason for the opposition is the high density. According to the Comprehensive Plan, the density is meant to decrease in this area as you move south from SR32 and north of 146. Please, there needs to be preservation of some of the rural nature of this area.

Already, 159th street is a racetrack of construction, residents and farm vehicles. Someone is going to get seriously hurt or killed if this development madness isn't slowed down and thought through.

I bought my home in 2014 and have spent thousands of dollars to upgrade the property and make a beautiful place to live and raise animals. MY PROPERTY IS A FARM!! I have animals that make noises, that smell, that have sex and give birth outside. Not all city dwellers understand what they are moving next to. I have roosters that crow, guineas that screech and holler, and dogs that bark at intruders to protect them. I have baby calves and mothers that moo, yell, cry, and scream when they are going through weaning. Yes, I have lots of manure that I manage and sometimes when I move it, it smells (not as bad as the sewage plant nearby though). I have trucks and tractors that come and go to deliver hay and remove waste. It is not always a pretty sight and unless you have lived on a farm, you will not understand and likely complain.

I have worked closely with the Hamilton County Soil and Water Conservation, the Indiana Board of Animal Health, and the Boone/Hamilton Counties Natural Resources Conservation Service of the United States Department of Agriculture to take care of this land and make sure that I am doing the right thing for the future owners. I have created pollinator gardens, vegetable gardens, and restored a wooded area from invasive plants. **I am doing my part to preserve some semblance of what this land was, WHAT ARE YOU DOING to preserve this land for future generations?** It shouldn't be all about the money and taxes you can raise. These properties in this area should be nothing less than 5-acre plots so that future generations can have some memories of what farm life could be. There is a very real market for hobby farms and Westfield could prosper on those types of properties.

Sycamore Glen proposes 55 homes on 28.5 acres. That is ridiculous at approximately 12,000 sq. lots. That is even less than Bent Tree across the street and goes against the Comprehensive Plan. There is not enough buffering and transition areas between this PUD. It is just 55 homes next to rural farms. Why did we even have a Comprehensive Plan, how much time and energy are wasted that went into that plan? Why can't the APC follow that plan? I really want an answer to these questions. The people who are selling their properties for the big bucks were here when the Comprehensive Plan was developed, why are you now throwing it out the window? I bought my property thinking there was a controlled plan for growth. Please don't continue to allow this type of development in this area.

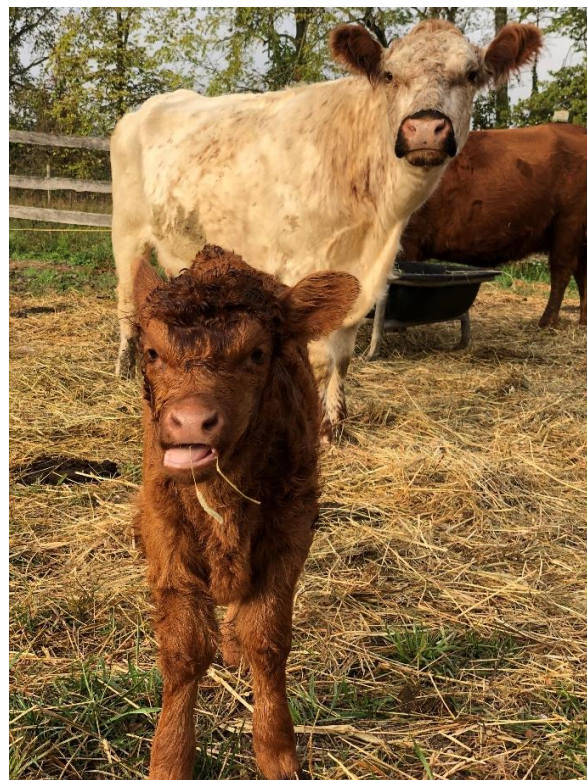
What is going to happen when urban meets rural in this area? How many complaints are you going to get about our farms from people who have never experienced living next to a farm? Are you going to allow continual complaints about animal odors, police calls about animal noises, calls about large farm equipment moving hay and other grain, calls about coyotes and wildlife lost and running into the suburban yards. You can prevent it now by putting a slowdown and rethinking this dense development.

Please, do the right thing.

Sincerely,

Karen Hymbaugh

PS: Life on a farm can be beautiful, but it can also be nothing but a nuisance for urban dwellers. Just some pictures to remind you that a farm is not at all like the beautiful, HOA managed yards.









Caleb:

My name is Patrick Callahan, and I share the entire western boarder with the new proposed neighborhood on 159th St. Please find attached my letter that outlines a few of the reasons behind my position. I didn't attach any pics showing the close proximity of the development to my farm, but I will get those to you as soon as I can.

Kind regards:
Patrick

To: Westfield Washington APC

RE: Sycamore Glen PUD, petitioner Coronado Development

April 20, 2021

From: Patrick J. Callahan – Green Beard Growers, LLC – 2829 West 159th Street, Westfield, IN 46074

I am writing to strongly oppose the Sycamore Glen PUD. My property shares the entire west side of the new proposed development.

Growing up in Carmel, my wife and I chose to move to Westfield when we got married 15 years ago. We worked hard and made wise financial decisions early in our professional careers, which allowed us to purchase this property to build our dream home and raise our 2 young kids.

After nearly 20 years behind a keyboard, as part of a successful family consulting firm (based in Westfield), I decided I needed a change. 4 years ago, I decided I wanted to farm. I started Green Beard Growers, LLC on a small plot in downtown Westfield, a few blocks east of City Hall at 236 Penn. Not an easy decision at the time, with a newborn and a 4 year old. I worked my desk job while growing this new farm venture. After the first growing season, I knew we needed more land to meet the demand of the Citizens of Westfield, which led to the purchase of our property in the fall of 2018.

We chose our property because we wanted to stay in Westfield, but more importantly, the zoning in the area. I was starting a small organic produce farm, and we wanted to get away from the cookie cutter neighborhoods. Little did we know at the time, but this decision saved the farm. In July of 2019, I received a letter from the Town, citing a zoning violation for my farm on 236 Penn. I had to either shut down the farm, or appeal to the zoning board. I had no time for the later, so I decided to dedicate my efforts in building the new farm. In PRIME growing season, I had to shutter my farm because some nosy neighbor decided my tarps, sandbags, landscape fabrics, hoops, greenhouse plastic, hoses, woodchips, compost, beneficial plants, were considered “trash.” These are items used every day in organic farming, to avoid spraying synthetic chemicals. I agree, I was in a zoning violation, turning a weed-infested, vacant lot into an organic urban farm to grow food for the Citizens of Westfield. Again, we chose our property due the zoning around us to avoid future problems with neighbors.

Currently, I have 4 hoop houses on the property, with the plans to build at least 2 more (30' x 144') which will line the entire shared border of this proposed development. I highly doubt the people who are interested in these types of neighborhoods want to stare at a wall of glaring plastic all the time. Sure, there is a small buffer, but it will definitely be noticeable all year. I also have a big barn, piles of woodchips and compost, hoses, tarps, piles of wood, etc. I also start my tractor at 5am, we have loud chickens, our dogs are outside a bunch barking at nature, sometimes I have to shoot a raccoon or coyote to save our hens or dogs (I've okayed this with WPD), I don't mow my grass every 3 days, I have dandelions in my yard...definitely not HOA neighborhood friendly.

My neighbors are the same. It's a way of life that we love, and want to continue in Westfield, but it's getting harder with all the new developments popping up everywhere around us. Bent Creek, Wood Wind, Kimblewick (which shares our south east corner), are just a few really close to our property. When does it end?

Another issue I have is with the drainage from the proposed development. Currently, we receive a lot of runoff from the farm field and have standing water on my pastures and also on my neighbors' property. This is only going to get worse with all of the impervious surfaces inherent in a neighborhood. Sure, they're proposing to catch it all in the retention pond, but I'm pretty confident they do not know the severity of the runoff. Another problem with the runoff is the chemicals that will most definitely be carried onto my organic farm. Yes, the proposed development is currently farmed conventionally, but the applicators of the chemicals are trained and licensed, to know the exact amounts, timing, etc. of the chemical they are spraying. Homeowners, on the other hand, tend to think "more is better," which leaves the excess to run off their property. This is the reason you see algae and muck in the neighborhood ponds. Do you understand what that will do to my crops? It will poison my organic soil that I have spent thousands of dollars and thousands of hours of work, so that I can grow high-quality food for the Citizens and make an honest living.

I hope you take my comments into consideration. I played by the rules, I shut my farm down at a pivotal point in my new business. I fought back and spent a lot of money, effort, and time to rebuild the farm. After 2 years of meetings with the builder, architects and county, we are breaking ground on our new dream home sometime this spring. It is a shame, that after years of hard work to come to this point in our lives, it will be ruined by someone wanting to skirt the rules.

It's time that the Advisory Planning Council start following the Comprehensive Plan for the area, and make everyone play by the same rules.

In closing, my son and I were walking down the driveway to get the garbage cans, he turned to me as the breeze blew from the west, and said, "Dad, I would much rather smell cow manure than the nasty chemicals people spray on grass." I replied, "me too, son, me too."

Sincerely,

Patrick J. Callahan

Opposition to Sycamore Glen PUD

I have already voiced my concerns about this PUD and sent pictures from my farm and what those neighbors will see, smell, and hear living next to a cattle farm. It really is time to slow down, take a breath, and think about what is happening here when you put suburbia next to rural farms. Please, please stop thinking about the almighty dollar, Westfield doesn't need this side of town to be trashed by developers who don't live here, don't vote here, and will be gone with their dollars as soon as they can.

Thank you for doing the hard work and making the right decision. I invite all of you to visit my little farm and see what type of neighborhood we could build for the future. I have rare Scottish Galloway cows to see and I will give you a dozen farm fresh eggs (free) when you stop by for a visit.

Sincerely,

Karen Hymbaugh

Red Wing Farm

2929 W. 159th St.

Westfield, IN 46074.

Sycamore Glen PUD Zoning Request Neighborhood Meeting Summary – March 24, 2021

Project: Sycamore Glen PUD Zoning Request

Docket Number: 2104-PUD-13

Date: March 24, 2021 at 6:00pm

Location: Virtual Zoom Meeting

Attendees: Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
Martin Short – Coronado Development Corporation
Caleb Earnest – Department of Planning, City of Westfield

Attendees:

Jeremy and Melissa Callahan
2 unidentified call-in participants

The Neighborhood Meeting began at 6:00 pm and Jon Dobosiewicz (JD) provided an overview summary of the proposal.

Neighbor Comments and Questions:

1. General questions about drainage and how the site will drain.

Response: JD provided a response regarding drainage for the site.

2. General question about areas for tree preservation.

Response: JD provided a response regarding tree preservation and perimeter buffering standards.

3. General question about, if the request is approved, when will site work commence and when will home construction begin. .

Response: JD provided a response regarding construction timeframe.

The meeting ended at approximately 6:15 pm.

RESOLUTION NO: 21-01

A RESOLUTION OF THE ADVISORY PLAN COMMISSION OF THE CITY OF WESTFIELD, INDIANA ESTABLISHING THE POLICY BY WHICH MEMBERS OF THE ADVISORY PLAN COMMISSION MAY PARTICIPATE IN MEETINGS BY ELECTRONIC MEANS OF COMMUNICATION

WHEREAS, P.L. 88-2021 (HEA 1437), SEC. 5, amended IC 5-14-1.5-1 et seq. ("Act"), effective April 20, 2021 by amending IC 5-14-1.5-3.5 to prescribe new requirements by which members of a public agency of a political subdivision may participate in a meeting by any electronic means of communication;

WHEREAS, a member of the governing body may participate by any means of communication that:

- Allows all participating members of the governing body to simultaneously communicate with each other; and
- Except for a meeting that is an executive session, allows the public to simultaneously attend and observe the meeting;

WHEREAS, the Act requires the body to adopt a written policy establishing the procedures that apply to a member's participation in a meeting by an electronic means of communication and may adopt procedures that are more restrictive than the procedures established by I 5-14-1.5-3.5(d); and

WHEREAS, the Advisory Plan Commission ("Commission") is a governing body created by the Common Council of the City of Westfield, Indiana, that oversees planning and zoning within that jurisdiction:

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF WESTFIELD, INDIANA:

Section 1. (a) The provisions of the Act, including definitions, apply to this resolution.

(b) This resolution shall be known as the "Electronic Meetings Policy" of the Commission and applies to the Commission and any committee appointed directly by the Commission or its presiding officer.

Section 2. (a) Subject to Sections 3 and 5, any member may participate in a meeting by any electronic means of communication that: (i) allows all participating members of the governing body to simultaneously communicate with each other; and (ii) other

than a meeting that is an executive session, allows the public to simultaneously attend and observe the meeting.

- (b) A member who participates by an electronic means of communication: (i) shall be considered present for purposes of establishing a quorum; and may participate in final action only if the member can be seen and heard.
- (c) All votes taken during a meeting at which at least one (1) member participates by an electronic means of communication must be taken by roll call vote.

Section 3. (a) At least fifty percent (50%) of the members must be physically present at a meeting at which a member will participate by means of electronic communication. Not more than fifty percent (50%) of the members may participate by an electronic means of communication at that same meeting.

- (b) A member may not attend more than fifty percent (50%) of the meetings in a calendar year by an electronic means of communication, unless the member's electronic participation is due to:
 - (1) military service;
 - (2) illness or other medical condition;
 - (3) death of a relative; or
 - (4) an emergency involving actual or threatened injury to persons or property.
- (c) A member may attend two (2) consecutive meetings (a set of meetings) by electronic communication. A member must attend in person at least one (1) meeting between sets of meetings that the member attends by electronic communication, unless the member's absence is due to:
 - (1) military service;
 - (2) illness or other medical condition;
 - (3) death of a relative; or
 - (4) an emergency involving actual or threatened injury to persons or property.

Section 4. The minutes or memoranda of a meeting at which any member participates by electronic means of communication must:

- (1) identify each member who:
 - (A) was physically present at the meeting;
 - (B) participated in the meeting by electronic means of communication; and
 - (C) was absent; and
- (2) identify the electronic means of communication by which:
 - (A) members participated in the meeting; and
 - (B) members of the public attended and observed the meeting, if the meeting was not an executive session.

Section 5. No member of the Commission may participate by means of electronic communication in a meeting at which the Commission may take final action to:

- (1) adopt a budget;
- (2) make a reduction in personnel;
- (3) initiate a referendum;
- (4) impose or increase a fee;
- (5) impose or increase a penalty;
- (6) exercise the Commission's power of eminent domain; or
- (7) establish, impose, raise or renew a tax.

Section 6. (a) If an emergency is declared by:

- (1) the governor under IC 10-14-3-12; or
- (2) the mayor under IC 10-14-3-29;

members are not required to be physically present for a meeting until the emergency is terminated.

(b) Members may participate in a meeting by any means of communication provided that:

- (1) At least a quorum of the members participate in the meeting by means of electronic communication or in person.
- (2) The public may simultaneously attend and observe the meeting unless the meeting is an executive session.
- (3) The minutes or memoranda of the meeting must comply with Section 4 of this resolution.

(c) All votes taken during a meeting at which at least one member participates by an electronic means of communication must be taken by roll call vote.

Section 7. This resolution shall be effective from and after adoption by this Commission and compliance with IC 36-4-6-14.

WESTFIELD ADVISORY PLAN COMMISSION

Voting For

Voting Against

Abstain

Robert Horkay

Robert Horkay

Robert Horkay

Ginny Kelleher

Ginny Kelleher

Ginny Kelleher

Andre Maue

Andre Maue

Andre Maue

Victor McCarty

Victor McCarty

Victor McCarty

David Schmitz

David Schmitz

David Schmitz

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

Kristen Burkman

Kristen Burkman

Kristen Burkman

Mike Johns

Mike Johns

Mike Johns

ATTEST:

Kevin Todd, Director of Community Development
City of Westfield, Indiana



Petition Number: 2104-DDP-13

Project Name: The Learning Experience

Subject Site Address: 225 West Springmill Pointe Drive

Petitioner: Bradford Jacobs Westfield LLC

Representative: Stonefield Engineering and Design

Request: Detailed Development Plan review of a 10,000 square foot daycare facility on 1.03 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.

Current Zoning: Maple Knoll PUD

Current Land Use: Vacant

Approximate Acreage: 1.03 +/-

Property History: Maple Knoll PUD District ([Ord. 04-02](#), March 2004)
Maple Knoll PUD Amendment ([Ord. 19-50](#), November 25, 2019)
Maple Knoll PUD Amendment ([Ord. 21-03](#), February 8, 2021)
Overall Development Plan & Primary Plat (1910-ODP-14 & 1910-SPP-14, September 16, 2019)
Secondary Plat (2104-SFP-24, *pending*)

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
-

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).
- 23) Misc.

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:

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

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

a) State Highway 32 Overlay District (Article 5.3)

i) Setback Requirements:

(1) Maximum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.

(2) Minimum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline. Signs shall be located a minimum of thirty (30) feet from the State Highway 32 right-of-way line.

ii) Building Height Requirements:

(1) Minimum Building Height: Eighteen (18) feet

iii) Building Size Requirements: The Gross Floor Area requirements set forth below are intended to create a certain massing for buildings located within the corridor. Although it is contemplated some buildings may be acceptable with square footages below the minimum set forth herein, decisions to lower the requirement shall be considered on a case-by-case basis. In instances where the requirement set forth herein is lowered, enhanced architectural or site features (e.g., pergolas, outdoor seating, landscaped amenities) may be required.

(1) Minimum Gross Floor Area: Five Thousand (5,000) square feet

(2) Maximum Gross Floor Area: No maximum

iv) Architectural Design Requirements:

(1) Building Elevations:

- (a) All Building Facades 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.
- (b) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).
- (c) Openings:
 - (i) Design elements of the Building Facade 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.
 - (ii) Openings in a Building Facade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).
 - (iii) 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.
- (d) 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.
- (e) Roofs:
 - (i) Flat Roofs:
 - 1. Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.
 - 2. Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).

3. Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:
 - a. A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Facade's roof line.
 - b. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Facade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.
- (ii) 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).
- (iii) 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.
- (f) 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.
- (g) 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 architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director.
- (h) 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 non-reflective 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 Facade would otherwise comply with such architectural design requirements without such awnings.
- (i) Building Materials:
- (i) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
 - (ii) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.
 - (iii) A minimum of sixty percent (60%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
 - (iv) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading

berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

(v) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Facades visible from State Highway 32.

(j) Accessory Buildings: All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

v) Trail Corridor Requirement:

(1) Trail Corridor Design Standards:

(a) Trail Corridor Width: The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.

(b) 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).

(2) Trail Corridor Plantings: The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.

(a) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting.

(b) Shade trees planted with the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.

- (c) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.

26) 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.

27) 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 Ordinance 04-02: Maple Knoll PUD.

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

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

29) SECTION 11 – PERMITTED USES

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

- a) Employment District:
 - i) Lots:

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

b) Mixed Use District:

i) Lots:

- (1) All lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.
- (2) Minimum Lot Width at building line: 20 Feet
- (3) Minimum Lot Width at Street: 20 Feet
- (4) Minimum Lot Depth: 60 Feet
- (5) Minimum Lot Area: 1,000 Square Feet
- (6) Front Setback: 0 – 80 Feet
- (7) Minimum Side Setback: 0 Feet; provided, however, that (i) minimum separation between Buildings shall be ten (10) Feet and (ii) portions of

any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.

- (8) Minimum Rear Setback: 0 Feet
- (9) No building elevation shall be closer than thirty (30) feet to Spring Mill Road; provided, however, that any Building located upon that segment of the Mixed Use District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Mixed Use District.
- 31) SECTION 13 – LANDSCAPING: Attached hereto and incorporated herein by reference as Exhibit 17 are landscape standards (the “Landscape Standards”) included in the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Except as modified below in this Section 13, the Landscape Standards shall apply to the Real Estate.
- a) Shrubs are not required to be planted within woodlands located within buffer yards.
 - b) Trees which are in good condition and possessing a caliper of greater than 2” will be preserved along the fence row on the southern boundary of that portion of the Mixed-Use District located west of Spring Mill Road.
 - c) At the Developer’s discretion, evergreen trees may be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub).
 - d) With respect to any wooded area greater than three (3) acres in size, any required tree inventory may be done on a sampling basis, by a certified arborist, based upon a representative sample of such woodland which representative sample is approved by the Department and is at least twenty percent (20%) of the size of the subject woodland.
- 32) SECTION 14 – SIGNAGE: Attached hereto and incorporated herein by reference as Exhibit 18 are signage standards (the “Signage Standards”) which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.
- 33) SECTION 15 – LIGHTING: Attached hereto and incorporated herein by reference as Exhibit 19 are lighting standards (the “Lighting Standards”) which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.
- 34) SECTION 16 – PARKING: Attached hereto and incorporated herein by reference as Exhibit 20 are parking standards (the “Parking Standards”) which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.

- 35) SECTION 17 – STREET STANDARDS: Attached hereto and incorporated herein by reference as Exhibit 21 are Street Standards (the “Street Standards”) which supplement Street Standards contained in the Zoning Ordinance.
- 36) SECTION 18 – OPEN SPACE/TRAILS: The total Open Space, for the entirety of the Real Estate, shall be greater than or equal to 100 acres. Lakes, ponds, and water retention areas may not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate. At a location within the Real Estate selected by Developer, there shall be one (1) thirty (30) acre area of Open Space. The Open Space within the Employment District shall be greater than or equal to 5% of the area of the Employment District.
- a) The Developer shall install a trail system internal to the Real Estate, providing interconnectivity to parks and school sites. The location and configuration of such internal trail system shall be determined by the Developer, in the Developer’s sole discretion. Further consideration shall be given to the Midland Trail System and the Developer may, in the Developer’s sole discretion, relocate any portion of the Midland Trail System located within or adjacent to the Real Estate, so long as any portion of the Midland Trail System relocated within the Real Estate remains north of 169th Street and connected to its existing intersection with Ditch Road on the west and Austrian Pine Way on the east. Further, any portion or segment of the Midland Trail System which is located within and part of the Real Estate shall be twenty-five (25) feet in width and shall be paved by Developer, to a width of twelve (12) feet, to the standards and specifications of the Town.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

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

- a) Screening of Receptacles and Loading Areas:
- i) 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.
- ii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

- iii) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

38) Architectural Standards (Exhibit 13 of Ord. 04-02)

- a) Maximum Building Height: Thirty-five (35) feet
- b) Minimum Building Separation: 0 Feet (attached) and 12 (detached)
- c) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to Building Materials:
 - i) The exterior of all Buildings shall consist of a combination of masonry (e.g., brick, stone, cut-faced block, stucco), glass, composite (e.g., fiber cement, cultured stone, trim PVC), and wood products.
 - ii) Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.
 - iii) Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer.
- d) Facades:
 - i) Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.
 - ii) Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration.
 - iii) Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Façade and extending at least 20% of the length of the Façade. No uninterrupted length of any Façade shall exceed seventy-five (75) horizontal feet.
 - iv) Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projectiles, etc.).
- e) Roofs:
 - i) Roof profiles shall be gabled, hip, or parapet.

- ii) Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.
 - f) Exterior Mechanical Equipment: shall be screened or hidden from all sides.
 - g) General:
 - i) Stamped or colored asphalt or concrete shall be allowed at intersections, entries, and pedestrian crosswalks.
 - ii) Buildings with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Building and the Perimeter Street, there is another Building.
- 39) Building Standards (Article 6.4)
- 40) Fence Standards (Article 6.5)
- 41) Height Standards (Article 6.6)
- 42) Home Business Standards (Article 6.7)
- 43) Landscaping Standards (Article 6.8)
- a) General Landscape Design Standards:
 - i) Placement: installed plantings shall comply with the following:
 - (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.
 - (2) Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

b) On-Site and Street Frontage Landscaping Requirements:

On-Site Landscaping (1 acre)				
Plant Materials	Standard	Required	Provided	Remaining
Shade Tree	10 per acre	10	20	0
Ornamental or Evergreen Tree	10 per acre	10	12	0
Shrubs	25 per acre	25	74	0

c) Buffer Yard Requirements:

West Buffer (est. 230 LF)			
Standard	Required	Provided	Remaining
1 evergreen tree per 30 linear feet	8	9	0
5 evergreen shrubs per 30 linear feet	39	54	0

d) 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) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit

unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

- (b) 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) Perimeter landscaping is required for parking lots with ten (10) or more spaces where:

- (a) The parking lot is located within a required yard; or

- (b) The parking lot is located within twenty (20) feet of a lot line or right-of-way line.

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

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

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

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

44) 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.]

45) Lot Standards (Article 6.10)

46) Outside Storage and Display (Article 6.12)

47) Outdoor Café and Eating Areas (Article 6.13)

48) Parking and Loading Standards (Article 6.14)

49) Performance Standards (Article 6.15)

50) Setback Standards (Article 6.16)

51) Sign Standards (Article 6.17)

52) 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.

53) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

54) Easement Standards (Article 8.3)

55) Monument and Marker Standards (Article 8.5)

56) Open Space and Amenity Standards (Article 8.6)

57) Pedestrian Network Standards (Article 8.7)

58) Storm Water Standards (Article 8.8)

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

60) Surety Standards (Article 8.12)

61) Utility Standards (Article 8.13)



Petition Number: 2107-ODP-16 and 2107-SPP-16

Project Name: Chatham Village South

Subject Site Address: West of US 31, East of Tomlinson Road, South of East 196th St

Petitioner: Chatham Hills LLP by Cripe

Request: The Petitioner requests Primary Plat and Overall Development Plan review of 2 on 27.25 acres +/- in the Chatham Hills Planned Unit Development (PUD) District

Current Zoning: Chatham Hills PUD

Current Land Use: Agricultural/Vacant

Approximate Acreage: 27.25 acres +/-

Property History: Style-Rite Meadows Subdivision, April 19, 1978
Chatham Hills PUD, [Ordinance 13-24](#)
Chatham Hills PUD Amendment VII, [Ordinance 19-51](#)

Exhibits:

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

Staff Reviewer: Corrie Meyer, AICP, PLA, Planning Consultant

Staff Presenter: Pamela Howard, Senior Planner

PROCEDURAL

- | | |
|--------------------------------------|---------|
| • TAC Meeting | 6/22/21 |
| • APC First Meeting (Public Hearing) | 7/6/21 |
| • Revised Material Deadline | 7/9/21 |
| • APC Second Meeting | 7/19/21 |



HISTORY

Secondary Plat approved on April 19, 1978 to create Style-Rite Meadows Subdivision.

The rezoning of the Property from the AG-SF1: Agricultural / Single-Family Rural District and GB: General Business District to the Chatham Hills PUD was approved at the November 11, 2019, City Council meeting.

PRIMARY PLAT STANDARDS (Article 10.12, J of UDO)

The plans comply.

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



- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- 20) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7(H) of UDO)

The plans comply.

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



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

DISTRICT STANDARDS (UDO, Chatham Hills PUD (Ord. 13-24), and Chatham Hills PUD Amendment VII (Ord. 19-51)

The plans comply.

40) Concept Plan and Illustrative Plan (Section 3 of Ord. 19-51):

- a) The "Concept Plan", is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate within the District is hereby divided into four (4) subdistricts, as depicted on the Concept Plan (individually or collectively, "Subdistrict"). Development of each Subdivision shall be regulated as set forth in this Ordinance. The size and configuration of



any subdistrict shall be permitted to increase or decrease but shall be as generally depicted on the Concept Plan.

41) Underlying Zoning District(s) (Section 4 of Ord. 19-51):

- a) District III (the “Single Family Subdistrict): SF-4: Single-Family District.
- b) Variations: The Plan Commission may approve a fifteen percent (15%) reduction in any minimum development standard or fifteen percent (15%) increase in any maximum development standard specified in this Section, excluding maximum density standards.

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

Development Plans shall comply.

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Section 8 of Ord. 19-51)

The plans comply.

46) Landscaping Standards (Article 6.8 and Section 11 Ord. 13-24):

- a) Preservation and Replacement of Trees (Section 11.1 Ord. 13-24):



- i) **Preservation of Trees:** The Developer shall only be required to provide a tree inventory for those trees of which tree preservation credits are being requested by the Developer; provided, however, that tree stands shall be generally outlined on any Development Plan.
- ii) 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 (Section 11.2 of Ord. 13-24):**
- c) **General Landscape Design Standards (Article 6.8(G)):**
 - i) 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.
 - ii) 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 (Article 6.8(I)):** Plantings within the required perimeter easement shall be allowable granted areas for intermittent access to each facility for purposes of maintenance are accommodated.
 - i) Natural Appearance:
 - (1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
 - (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
 - (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
 - (4) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.



e) Street Trees (Article 6.8(J)) :

i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.

f) Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall not apply in the Village Center Subdistrict.

i) Open Space / Common Area (per acre): 10 trees.

g) Buffer Yard Requirements (Section 11.4 Ord. 13-24)

47) Lighting Standards (Article 6.9): Shall apply, except as follows.

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

b) Full Cut-off Fixtures: All light fixtures, with the exception of low-intensity architectural lighting and sign lighting shall be Fully Shielded and direct light downward toward the earth's surface.

c) Maximum Light Levels: Article 6.9(F)(6) regarding maximum light meter reading standards shall apply. In addition, light meter readings from wall or pole-mounted light fixtures shall not exceed one-tenth (0.1) foot candles at the District's shared property lines with an Existing Neighborhood.

d) Parking Area Lighting: Article 6.9(F)(6) regarding dimming of Parking Area lighting shall apply. In addition, light for Parking Areas on Lots abutting an Existing Neighborhood shall be reduced (e.g., turned off or dimmed) by a minimum of thirty-five (35%) no later than 11:00 p.m.

e) Article 6.9(D) Prohibitions: Shall apply. In addition, neon lighting shall be prohibited within the District.

48) Article 6.12 Outdoor Storage and Display



49) Article 6.14 Parking and Loading Standards

50) Article 6.17 Sign Standards

51) 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.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

52) Dedication of Right-of-way

53) Vacation of Rights of Way

54) Block Standards (Article 8.1)

55) Easement Standards (Article 8.3)

56) Open Space and Amenity Standards (Article 8.6 and Section 12 Ord. 13-24)

57) Infrastructure Standards (Section 20 of PUD Ordinance)

- a) The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

58) Pedestrian Network Standards (Article 8.7)

- a) Pedestrian and bicycle access shall be provided throughout the District to permit and encourage pedestrian movement within the District and surrounding developments to: (i) provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii)



provide for fitness and general recreational opportunities. (Section 15.1 Ord. 13-24).

- b) The District's pedestrian and bicycle network shall comply with the Zoning Ordinance and the City's construction standards, unless otherwise approved by the Department of Public Works. To the maximum extent practicable, land uses, amenities, parks, trails and other open spaces should be organized to create integrated systems of open space that connect both internal to the District and to development surrounding the District. (Section 15.2 Ord. 13-24).
- c) Golf carts shall be permitted on streets, Trails and amenities within the District. The operation of golf carts on public rights-of-way shall be subject to the City's Code of Ordinances (see Chapter 58-1), as amended, and any requirements of the Department of Public Works and Department of Parks and Recreation. (Section 15.3 Ord. 13-24).

59) Storm Water Standards (Article 8.8)

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

61) Street Light Standards (Article 8.10)

- a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.
- b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.
- c) 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.

62) Street Sign Standards (Article 8.11)

63) Surety Standards (Article 8.12)

64) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

1. **Action: Recommend approval at the July 19, 2020, Plan Commission meeting.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Corrie Meyer at 317-660-1762 or cmeyer@westfield.in.gov.



Petition Number: 2107-DDP-27

Project Name: Sherwin Williams

Subject Property: SE Corner of Austrian Pine Way & State Road 32 Approximately (the "Property")

Petitioner: SWE Development, LLC by Weihe Engineers

Request: Petitioner requests Detailed Development Plan review for a 4,020 square foot commercial building on 1.73 acres +/- in the Austrian Pine PUD District

Current Zoning: [Austrian Pine PUD \(Ord. 19-12\)](#)

Current Land Use: Undeveloped

Approximate Acreage: 1.73 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Building Elevations
5. Landscape Plan

Staff Reviewer: Daine Crabtree, Associate Planner

DEVELOPMENT PLAN (Article 10.7(H) of the UDO):

The plans comply.

- 1) 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.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) 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.
- 5) 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.

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

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

- 20) 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.
- 21) 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.

AUSTRIAN PINE PUD (ORD. 19-12) & GB: GENERAL BUSINESS UNDERLYING ZONING

The plans comply.

- 22) Section 3: Concept Plan
- 23) Section 4: Illustrative Layout
- 24) Section 5: Character Exhibit
- 25) Section 7: Permitted Uses
- 26) Section 8: General Regulations
- a) Minimum Lot Frontage: 0 feet
 - b) Minimum Lot Area: No Minimum
 - c) Minimum Lot Width: No Minimum
 - d) Minimum Setback Lines
 - i) Front Yard – State Road 32/Midland Trace Trail Corridor: 0 feet
 - ii) Front Yard – Austrian Pine Way: 30 feet
 - iii) Side Yard (internal): 0 feet
 - iv) Side Yard (abutting district perimeter): 20 feet
 - v) Rear Yard (internal): 0 feet
- 27) Section 9: Overlay Districts
- a) Staggered Setbacks: A minimum of two (2) buildings shall and no more than two-thirds of the buildings (once three or more buildings are constructed) may exceed the Maximum Setback to provide for staggered building setbacks.
 - b) Building Height Standards
 - c) Mechanical/Utility Meter Screening
- 28) Section 10: Development Standards
- a) Accessory Buildings



- b) Architectural Standards
- c) Landscaping Standards
 - i) External Street Frontage Landscaping requirements set forth in Article 6.8(M) of the UDO shall not apply. Trail Corridor planting requirements shall apply along State Highway 32.

29) Section 12: Design Standards

- a) The Midland Trace Trail shall be dedicated to the City as a twenty (20) foot wide block along 175th Street at the time of Secondary Plat approval.
- b) A minimum four-hundred (400) square foot hardscaped area with seating shall be required on the Real Estate with a connection to the State Highway 32 Trail Corridor or the Midland Trace Trail. The Pocket Park shall be installed no later than the occupancy of the building(s) on the development of fifty percent (50%) or more of the Real Estate.

STATE HIGHWAY 32 OVERLAY DISTRICT (ARTICLE 5.3 of the UDO)

The plans comply.

30) Permitted Uses

31) Access Control Requirements

32) Setback Requirements:

- a) Maximum Setback: 120' from ROW line.
- b) Minimum Setback: 30' from ROW line. Signs shall be located a minimum of 30' from the State Highway 32 ROW line.

33) Accessory Buildings

34) Building Height Requirements:

- a) Maximum Building Height: No Maximum
- b) Minimum Building Height: 18'
- c) Multiple Stories Encouraged

35) Building Size Requirements

- a) Minimum Gross Floor Area: 5,000 square feet

Comment: Superseded by Ord. 19-12

- b) Maximum Gross Floor Area: No maximum



36) Architectural Design Requirements:

- a) General Design Theme Standards
- b) Building Elevations
 - i) Defined Base/Foundation
 - ii) Offsets: Building Facades which are ninety (90) feet or greater in length, shall be designed with offsets, projecting or recessed, at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in gross floor area shall be designed with offsets at an interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade.
 - iii) Openings
 - iv) Gutters and Downspouts
 - v) Roofs
 - vi) Main Entrances
 - vii) Windows
 - viii) Awnings
 - ix) Drive-thrus and Fueling Stations
 - x) Building Materials
 - xi) Accessory Buildings

37) Trail Corridor Requirements:

- a) Trail Corridor Design Standards
- b) Trail Corridor Plantings: Three (3) shade trees, One (1) ornamental tree every 100 linear feet
- c) Trail Corridor Mounds/Berms

38) Miscellaneous Requirements:

- a) Loading Berths
- b) Mechanical Equipment
- c) Walls and Fencing

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

39) Accessory Use and Building Standards (Article 6.1)

40) Architectural Standards (Article 6.2)

41) Building Standards (Article 6.4)

42) Height Standards (Article 6.6)

43) Landscaping Standards (Article 6.8)

a) Minimum Lot Landscaping Requirements

1.73 Acre Site	Shade Trees (10 per acre)	Ornamental/Evergreen Trees (10 per acre)	Shrubs (25 per acre)
Required	17	17	43
Shown	24	25	175

b) Foundation Plantings: Shall be required intermittently (approximately every forty (40) feet against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers.

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.

Plantings shall be located within fifteen (15) feet of the Building Façade, Fence, or other barrier and shall occur within planting beds at least eight (8) feet in width.

c) External Street Frontage Plantings: Shall not apply per Ord. 19-12.

d) Parking Area Landscaping

i) Interior Parking Area Islands

ii) Perimeter Parking Area Landscaping

44) Lighting Standards (Article 6.9)

45) Lot Standards (Article 6.10)

46) Outside Storage and Display (Article 6.12)

47) Parking and Loading Standards (Article 6.14)

48) Setback Standards (Article 6.16)

49) Vision Clearance Standards (Article 6.19)

50) Yard Standards (Article 6.21)

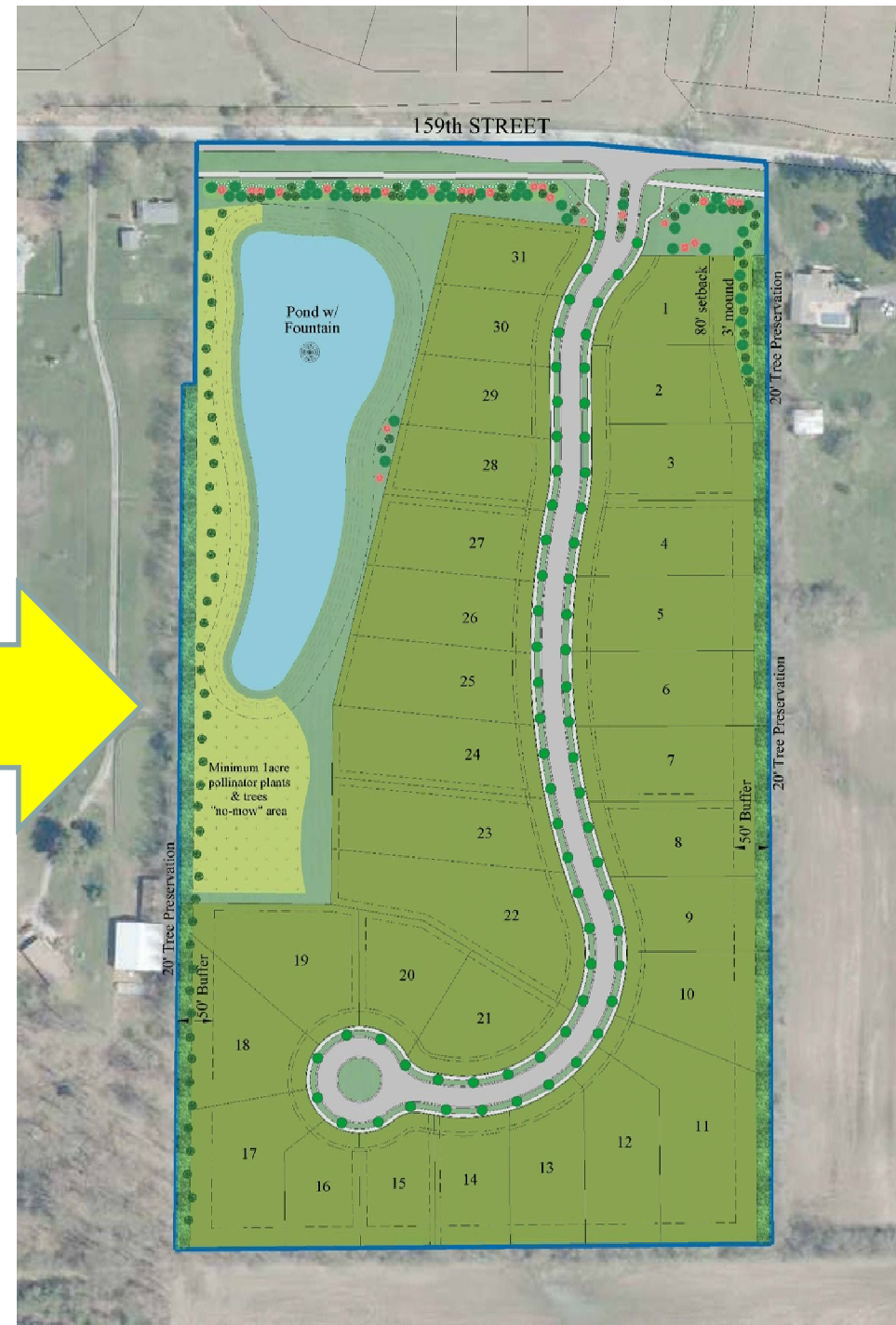
DESIGN STANDARDS (Chapter 8 of UDO)

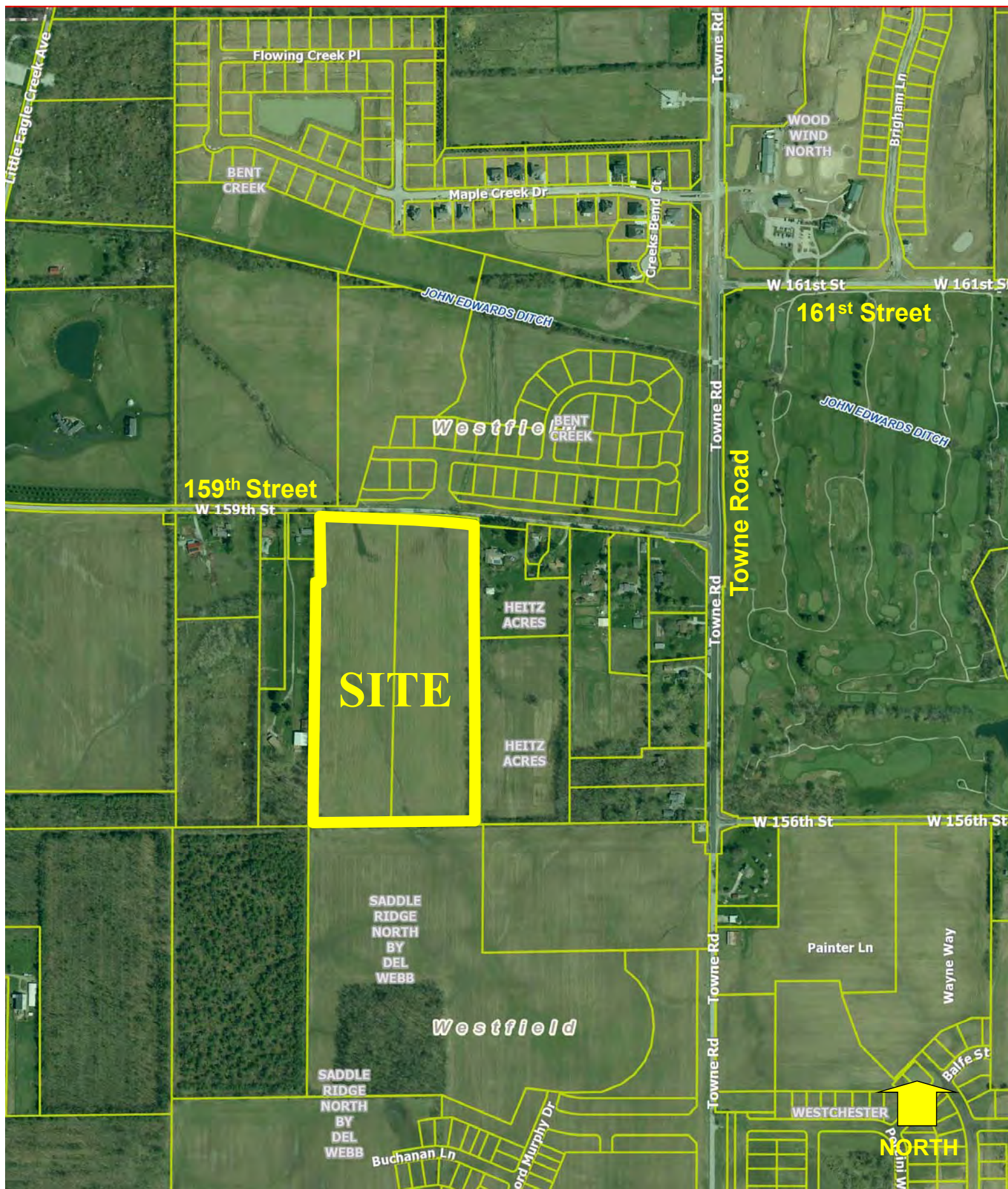
The plans comply.

- 51) Block Standards (Article 8.1)
- 52) Easement Standards (Article 8.3)
- 53) Monument and Marker Standards (Article 8.5)
- 54) Open Space and Amenity Standards (Article 8.6)
- 55) Pedestrian Network Standards (Article 8.7)
- 56) Storm Water Standards (Article 8.8)
- 57) Street and Right-of-Way Standards (Article 8.9)
- 58) Street Light Standards (Article 8.10)
- 59) Street Sign Standards (Article 8.11)
- 60) Surety Standards (Article 8.12)
- 61) Utility Standards (Article 8.13)

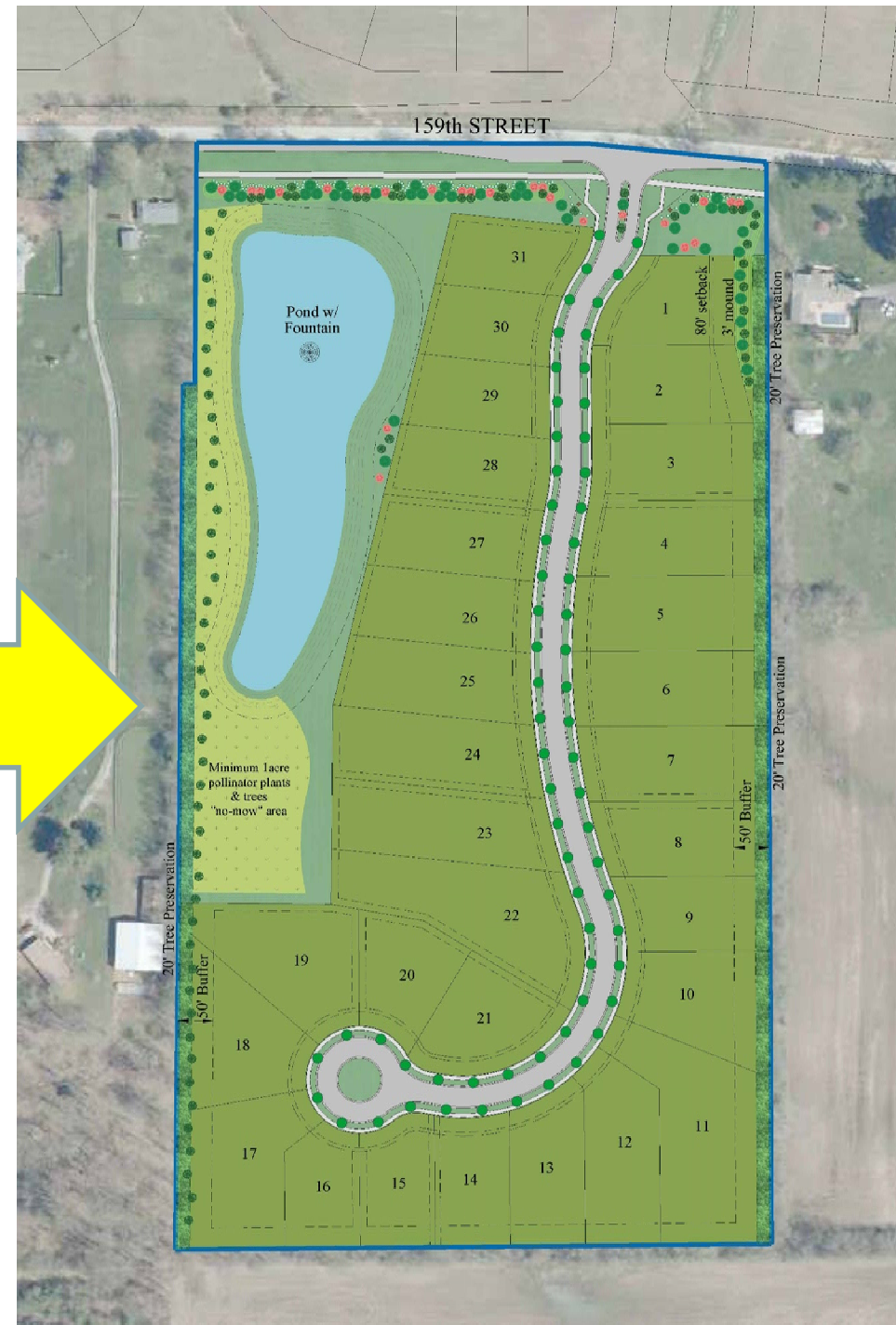
DEPARTMENT COMMENTS

- 1) **The plans as presented comply with the applicable zoning ordinances.**
- 2) **Action: Approve Detailed Development Plan 2107-DDP-27 with the following conditions:**
 - **That associated Secondary Plat 2107-SFP-42 be signed and recorded at the Hamilton County Recorder's Office prior to any work beginning on the Property**
 - **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.**
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.



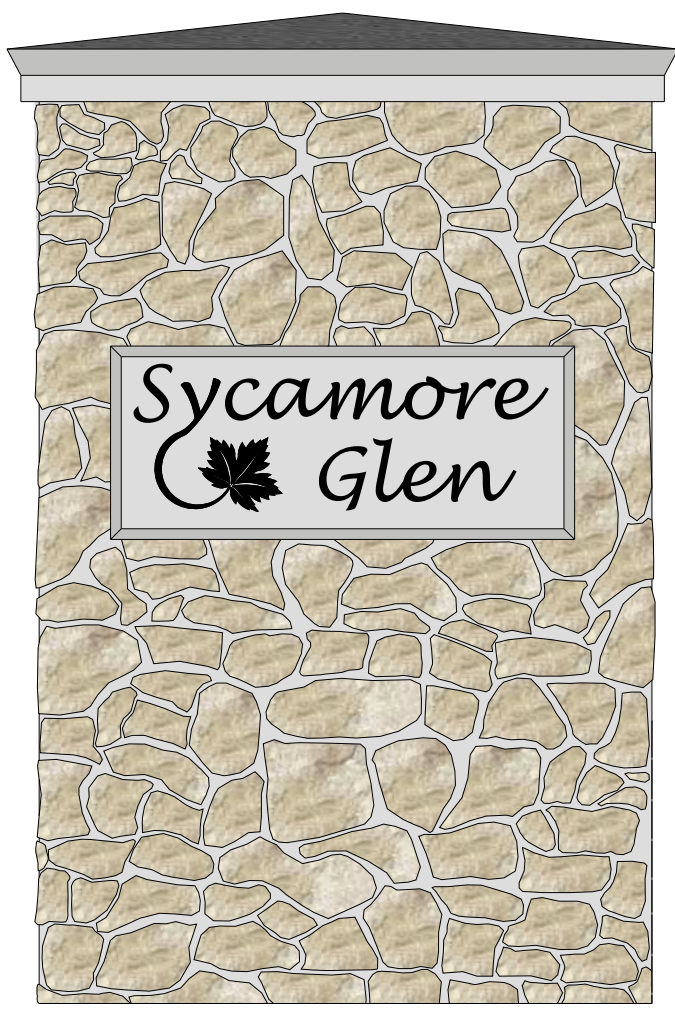


Sycamore Glen Site Location Map



Sycamore Glen

of Westfield



ENTRY MONUMENT



