



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda_07_18_2022

Monday, July 18, 2022 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, July 18, 2022 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. Staff will be present to help direct traffic inside the room.

OPENING OF MEETING

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

Note the Presence of a Quorum

Approval of Minutes

July 5, 2022 APC Minutes

Documents: [July 5, 2022 APC Minutes](#)

Review APC Rules & Procedures

CONSENT AGENDA

2206-DDP-19

Slim Chickens

100 E Spring Mill Pointe Drive (approximate)

CBRE by Weihe Engineers requests Detailed Development Plan review of a 4,095 SF restaurant on 1.17 acres +/- in the Spring Mill Pointe PUD District.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

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

ITEMS OF BUSINESS

2207-ODP-07 & 2207-SPP-07

Osborne Trails, Phase III

West side of Horton Road, North of 191st Street

Lennar Homes of Indiana, LLC by HWC Engineering requests Overall Development Plan and Primary Plat approval for 107 single-family lots on 43.7 acres +/- in the Osborne Trails PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Overall Development Plan](#) | [Exhibit 4: Primary Plat Plan](#) | [Exhibit 5: Overall Open Space Plan](#) | [Exhibit 6: Overall Landscape Plan](#) | [Exhibit 7: Public Comment Exhibit](#)

PUBLIC HEARING ITEMS

No Public Hearing Items

MISCELLANEOUS ITEMS

2203-PUD-05 [DISCUSSION]

Towns at Union PUD

East of and adjacent to Union Street and south of David Brown Drive

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC request a change of zoning of 12.85 acres +/- from the AG-SF1 District to the Towns at Union PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 22-06 \(Clean\)](#) | [Exhibit 4: Proposed Ord. 22-06 \(Redline\)](#) | [Exhibit 5: Issue List](#) | [Exhibit 6: Issue List with Petitioner Responses](#) | [Exhibit 7: Concept Plan](#) | [Exhibit 8: Project Description \(Exhibit D\)](#) | [Exhibit 9: Townhome Examples \(Character Exhibit\)](#) | [Exhibit 10: Neighborhood Meeting Summary](#) | [Exhibit 11: Buffer Yard Exhibit](#) | [Exhibit 12: Single-family Distance Exhibit](#) | [Exhibit 13: Union Right-of-way Cross Section Exhibit](#) | [Exhibit 14: Public Comment](#) | [Petitioner Presentation](#)

2205-PUD-09 [DISCUSSION]

iBeach31 at Grand Park PUD

724 East 181st Street

iBeach31, LLC by Church Church Hittle + Antrim request a change in zoning for 3 acres +/- from OI-PD: Open Industrial / Planned Development District to the iBeach 31 at Grand Park Planned Unit Development (PUD) District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 22-16](#) | [Exhibit 4: Narrative Statement](#) | [Exhibit 5: Neighborhood Meeting Summary](#) | [Exhibit 6: Concept & Landscape Plan](#) | [Exhibit 7: Exterior Elevations](#) | [Exhibit 8: Roof Material Exhibit](#) | [Exhibit 9: Wall Panel Exhibit](#) | [Exhibit 10: Issue List & Response](#) | [Exhibit 11: Roof Concern Response](#) | [Exhibit 12: Building Renderings](#)

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)

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

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

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Road & West 146th Street

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

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

2112-ODP-26 [CONTINUED]

Southpark Industrial

16465 Southpark Drive

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.

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

2206-ODP-06 & 2206-SPP-06 [CONTINUED]

Springwater

East side of Westfield Boulevard/Union Street, North of 161st Street

Apollo Developers, LLC by HWC Engineering requests Overall Development Plan and Primary Plat approval for 90 Single-family Attached residential Lots on 50.5 acres +/- in the Springwater PUD District.

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

2206-PUD-11-06 [CONTINUED]

Towne Road Crossing PUD Amendment I

South of SR 32, west of Little Eagle Creek Avenue

H&H Stables, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to permit an Equestrian Facility and a maximum of thirty (30) residential Lots on 69 acres +/- in the Towne Road Crossing PUD District.

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

2207-PUD-13 [CONTINUED]

Woods Robinson Briggs PUD Amendment II

Generally at 904 East 191st Street

PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District standards.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

2207-PUD-15 [CONTINUED]

Midtown at Westfield PUD, Amendment I

NEC of US 31 and 191st Street

Alderson Development Group, LLC by Church Church Hittle + Antrim requests an amendment to the Development Standards of the Midtown at Westfield PUD on 10 acres +/-.

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

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

July 18, 2022
2207-ODP-07 & 2207-SPP-07
Exhibit 1

Petition Number: 2207-ODP-07 & 2207-SPP-07

Project Name: Osborne Trails, Phase III

Subject Site Address: West side of Horton Road, North of 191st Street (the "Property")

Petitioner: Lennar Homes of Indiana, LLC

Representative: HWC Engineering

Request: Lennar Homes of Indiana, LLC by HWC Engineering requests Overall Development Plan and Primary Plat approval for 107 Single-family residential lots on 43.7 acres +/- in the Osborne Trails PUD District.

Current Zoning: Osborne Trails PUD District ([Ord. 16-44](#))

Current Land Use: Agricultural / Vacant

Approximate Acreage: 43.7 acres +/-

Property History: Osborne Trails PUD Amendment V ([Ord. 22-10](#), 05/23/2022)

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat Plan
4. Overall Development Plan
5. Overall Open Space Plan
6. Overall Landscape Plan
7. Public Comment Exhibit

Staff Reviewer: Ryan Collingwood, Associate Planner

Procedural

- | | |
|----------------------|------------|
| • TAC Meeting | 06/21/2022 |
| • APC Public Hearing | 07/05/2022 |
| • APC Approval | 07/18/2022 |
-

BACKGROUND

The Property is currently zoned the Osborne Trails PUD District.



Ordinance 22-10, Osborne Trails PUD Amendment V (2204-PUD-07), was approved at the May 23, 2022, City Council meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for a public hearing at the July 5, 2022, Advisory Plan Commission 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. (Article 4.14)



- 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 of the 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

The plans comply.

- | | |
|------------------------------------|-------------------|
| 40) Minimum Lot Area | 5,850 square feet |
| 41) Minimum Lot Frontage | 35' |
| 42) Minimum Building Setback Lines | |
| a) Front Yard | 21' |
| b) Side Yard | 5' |
| c) Rear Yard | 20' |
| 43) Minimum Lot Width | 45' |
| 44) Maximum Building Height | 2 ½ stories |
| 45) Minimum Living Area (total): | |
| a) Single-story | 1,200 square feet |
| b) Two-story | 1,800 square feet |

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

The plans comply.

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



- 47) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 48) 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.
- 49) 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 the Osborne Trails PUD Amendment V, Ord. 22-10)

The plans comply.

50) Accessory Use and Building Standards (Article 6.1)

51) Architectural Standards (Article 6.3 & Ord. 22-10)

- 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 Dwellings. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings. (Ord. 22-10)
- b) Building Materials: Vinyl siding shall be prohibited as an exterior siding material. (Ord. 22-10)



- c) Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for comers, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, comers, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of five and one-half inches (5-1/2") wide. (Ord. 22-10)
- d) Windows: All homes shall have a minimum of one (1) window on all four (4) sides of the home, except the garage side of a ranch style home may have no windows provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows. (Ord. 22-10)
- e) Minimum Overhangs: All homes shall have a minimum of 8" roof overhangs. (Ord. 22-10)
- f) Roof Pitches: The minimum roof pitch for the main roof of a home shall be 6/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles. (Ord. 22-10)
- g) Shingles: All homes shall have dimensional or architectural grade shingles. (Ord. 22-10)
- h) Garages: All homes must have at least a 2-car attached garage and meet the following requirements (Ord. 22-10):
 - (i) For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home.
 - (ii) Two (2) dusk-to-dawn coach lights shall be provided on all garages.
 - (iii) If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.
 - (iv) Garage elevations shall include a variety of design elements to vary the appearance of the garage facade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All homes shall have decorative garage doors with windows and be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.
- i) Side Building Facades with Gable: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Facade shall incorporate a minimum of one of the

following elements on the side Building Façade. A variety of the following elements should be used and the incorporated element(s) should be consistent with elements on the front Building Façade (Ord. 22-10):

- (i) A masonry material a minimum of thirty-six (36) inches tall;
- (ii) A change in the exterior color separated by trim;
- (iii) A change in the Exterior Material pattern separated by trim;
- (iv) A change in the Exterior Material separated by trim;
- (v) A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
- (vi) A minimum of ten (10) square foot gable window;
- (vii) A gable peak with a change in Exterior Material; or
- (viii) A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.

52) Building Standards (Article 6.4)

53) Fence Standards (Article 6.5)

54) Height Standards (Article 6.6)

55) Landscaping Standards (Article 6.8 & Ord. 22-10)

- a) Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below (Ord. 22-10);
 - i) A minimum of ten (10) shrubs will be provided at the foundation of the home in the front yard.
 - ii) Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod must be planted in both "front" yards.
- b) External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except as modified below (Ord. 22-10):
 - i) A black "4-board" fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area of Horton Road and 191st/193rd Street.
 - ii) The minimum mound height along the external street frontage shall be increased from three (3) feet to six (6) feet. Exceptions to the six (6) foot requirement are permitted subject to easement, utilities and final site engineering.
 - iii) The minimum external street frontage landscape width shall be fifty (50) feet. Up to fifteen (15) feet of landscape area width may include individual lot area and internal right-of-way provided the required landscaping is provided.



- c) Buffer Yard Requirements: Article 6.8(N) shall apply. (Ord. 22-10)
- d) Tree Preservation: The existing vegetation and Natural Areas, labeled as "Tree Preservation Area" on the Concept Plan, where preserved shall be placed in a tree preservation easement. Within this tree preservation easement, no trees with a diameter at breast height ("DBH") of four inches (4") or more (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or is to be removed in order to: (1) comply with requirements of any governmental agency; or (2) to accommodate the installation of drainage, utilities, street connections or other infrastructure. If a Protected Tree is damaged or otherwise removed by the developer or builder, except as permitted to be removed as listed above, then the developer or builder shall reestablish the Protected Tree with a tree or trees of combined equal or greater DBH subject to the availability of space for their healthy growth in the tree preservation area as determined by the Director. Additionally, all protected woodlands shall have proper signage to dictate preserved areas every one-hundred and fifty (150) feet. (Ord. 22-10)
- e) Detention and Retention Areas (Article 6.8(I)):
 - i) 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).

56) Lighting Standards (Article 6.9)

57) Lot Standards (Article 6.10)

58) Outside Storage and Display (Article 6.12)

59) Outdoor Café and Eating Areas (Article 6.13)

60) Parking and Loading Standards (Article 6.14)

61) Setback Standards (Article 6.16)

62) Sign Standards (Article 6.17)

63) Vision Clearance Standards (Article 6.19)

64) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO and the Osborne Trails PUD Amendment V District (Ord. 22-10))

The plans comply.

65) Block Standards (Article 8.1)

- a) The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand two hundred and fifty (1,250) feet; except where an Internal Street or Frontage Road parallels an Expressway or Arterial.

66) Easement Standards (Article 8.3)

67) Monument and Marker Standards (Article 8.5)

68) Open Space and Amenity Standards (Article 8.6 & Ord. 22-10)

- a) Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below. (Ord. 22-10)
 - i) Minimum Open Space: Open Space area shall be a minimum of fifteen (15) percent and as generally shown on the Concept Plan.
 - ii) Amenities: The following amenities shall include, but shall not be limited to the following:
 - (a) Passive Amenities: Open space including trails shall be provided for passive recreation opportunities in substantial compliance with the trail locations illustrated on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as shown, then alternative trail locations may be approved by the Director that still provide comparable access and connectivity to the District's Open Space.
 - (b) Osborne Trails Amenities: Section 9(B)(ii) of the Osborne Trails PUD established requirements for Active Amenities (the "Osborne Trails Amenities"). The Real Estate shall be subject to any covenants and restrictions applicable to the Osborne Trails Amenities in order to ensure the enjoyment and shared maintenance costs of the Osborne Trails Amenities by the residents of the Real Estate.

69) Pedestrian Network Standards (Article 8.7)



- 70) Storm Water Standards (Article 8.8)
- 71) Street and Right-of-Way Standards (Article 8.9)
- 72) Street Light Standards (Article 8.10)
- 73) Street Sign Standards (Article 8.11)
- 74) Surety Standards (Article 8.12)
- 75) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

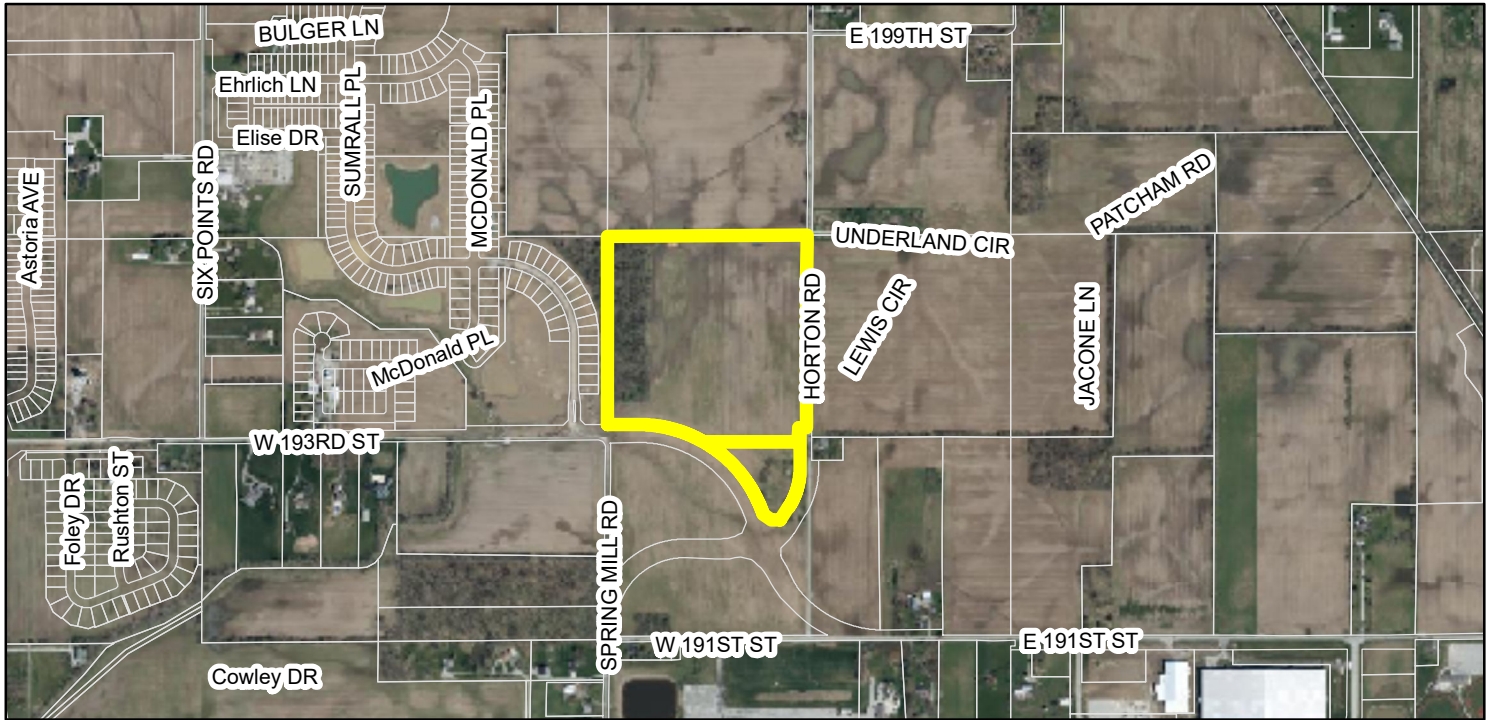
Action: 2207-ODP-07 (Overall Development Plan) & 2207-SPP-07 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following condition:

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

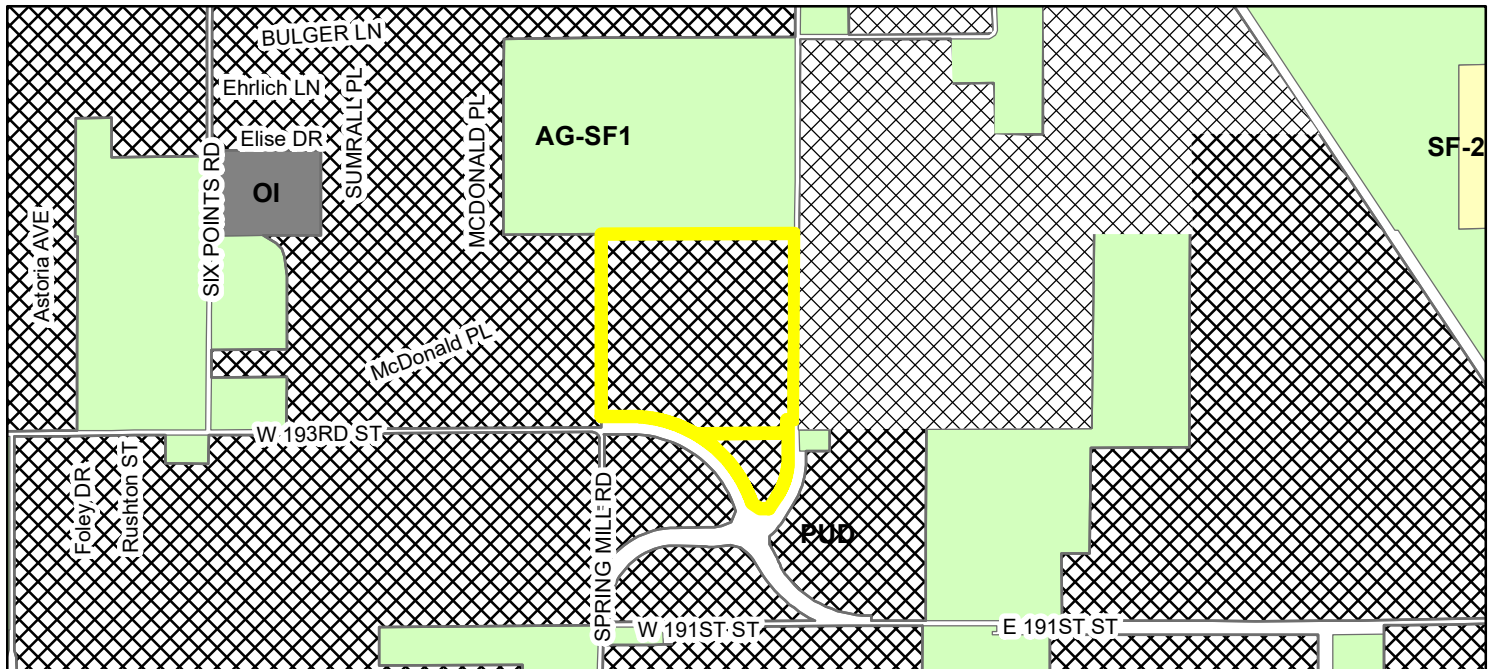
If any Plan Commission member has questions prior to the public hearing, please contact Ryan Collingwood at 317-741-8857 or rcollingwood@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map

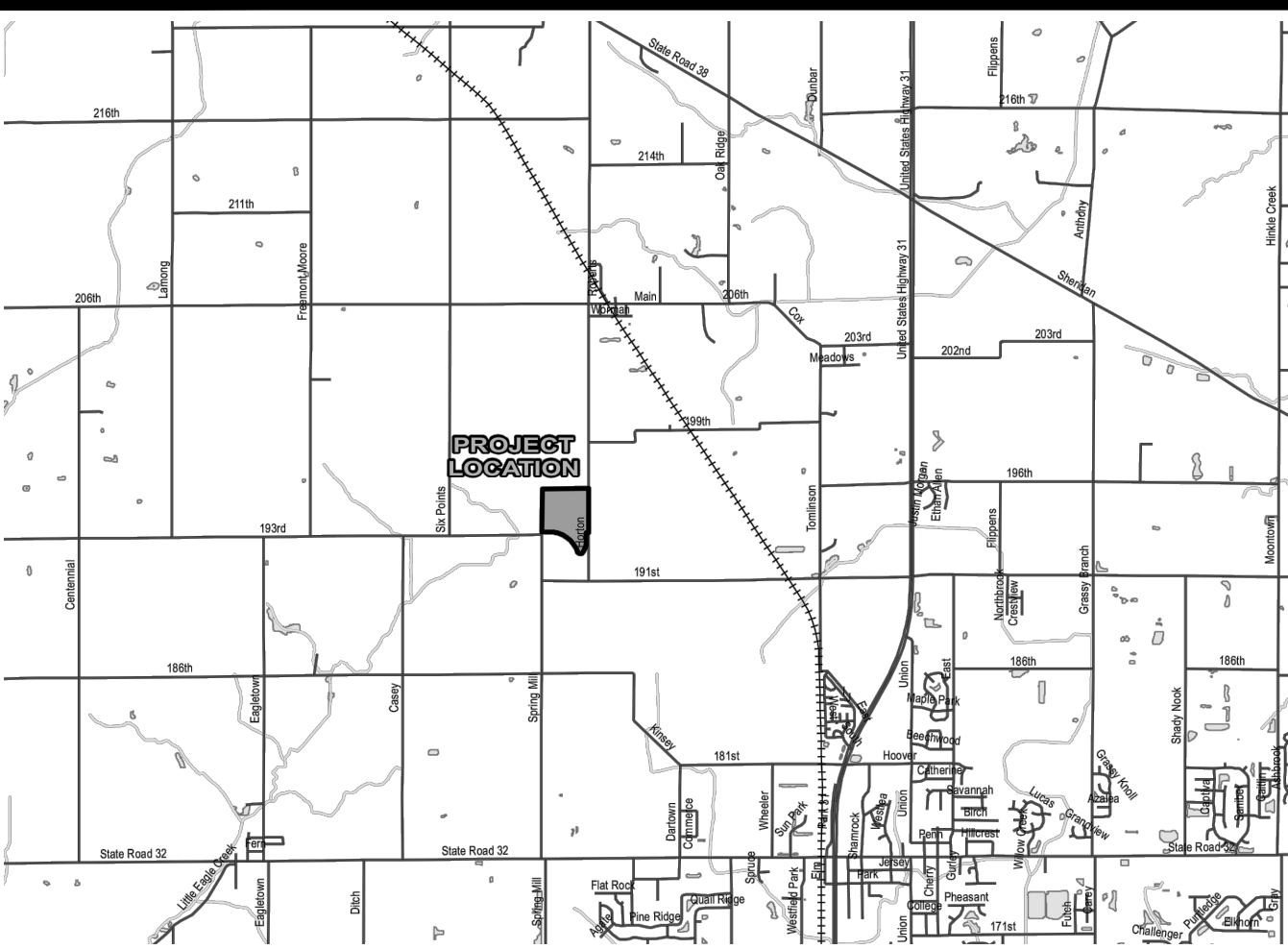


 SITE Zoning

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

 PUD (Planned Unit Development)

File Name: W:\Lennar\2022-144-S_Drexler_Property\Design\CAD\Development\2027\DP_Cover.dwg, Layout: C1.0, Plot Time: 5:10pm, Plot Date: Jul 12, 2022, By: ketchhorn



LOCATION MAP
SCALE 1" = 1/2 MILE

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM
TECHNICAL ADVISORY COMMITTEE MEMBERS

To email all the members of this committee please use: tac@westfield.in.gov		
CITY OF WESTFIELD		
Westfield Community Development Department 2726 East 171st Street Westfield, Indiana 46074 (317) 804-3170 community@westfield.in.gov	Westfield Fire Department 17355 Dartown Road Westfield, Indiana 46074 Fire Marshal/Division Chief Ryan Flora (317) 804-3307 rflora@westfield.in.gov	Westfield G.I.S. (for addressing) 2706 East 171st Street Westfield, Indiana 46074 Leanne Hieber (317) 804-3001 lhieber@westfield.in.gov
All TAC members can be contacted by using the email: tac@westfield.in.gov <i>This email group is updated regularly.</i>		
SCHOOL CORPORATION		
STATE OF INDIANA		
Westfield-Washington School Corp. 1413 East 181st Street Westfield, Indiana 46074 Joe Montalone (317) 867-8045 montalonej@wws.k12.in.us	Indiana Department of Transportation 2152 West State Road 28 Tipton, Indiana 46072 Sandra Landrum (317) 402-1823 (cell) slandrum@indot.in.gov	Hamilton County Soil and Water Conservation 1717 Pleasant St, Suite 100 Noblesville, IN 46060 Dave Bradway (317) 402-1823 (cell) dbradway@hamiltoncounty.in.gov
HAMILTON COUNTY		
Hamilton County Surveyor's Office (H) One Hamilton County Square, Suite 188 Noblesville, Indiana 46060 Samuel Clark (317) 776-8495 Samuel.Clark@hamiltoncounty.in.gov	Hamilton County Highway Department 1700 S. 100th Street Noblesville, Indiana 46060 Dave Lucas (317) 773-7770 david.lucas@hamiltoncounty.in.gov	Hamilton County Health Department Foundation Drive, Suite A Noblesville, Indiana 46060 Larry Beard (317) 776-8500 larry.beard@hamiltoncounty.in.gov
SERVICE PROVIDERS		
Citizens Westfield (for water & sanitary sewer) 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 Mitch House (317) 917-5294 mhouse@citizensenergysgroup.com	Citizens Gas of Westfield (C) 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 Richard Miller, Jr. Construction Field Coordinator (317) 927-4684 rmiller@citizensenergysgroup.com	Citizens Energy Group (C) 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 Jerry Sikes (317) 927-6038 jsikes@citizensenergysgroup.com

(H/E) = agencies/departments that request Hardcopies of plans; otherwise Electronic copies of plans suffice.
(C) = agencies/departments that request CAD files of plans; otherwise PDF files will suffice.

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM
TECHNICAL ADVISORY COMMITTEE MEMBERS

To email all the members of this committee please use: tac@westfield.in.gov		
SERVICE PROVIDERS (CONT.)		
Duke Energy (Noblesville Office) (H/E) (C) Unable to accept Dropbox files. 100 South Mill Creek Road Noblesville, Indiana 46062 Jon Shultz (317) 800-2264 jon.shultz@duke-energy.com	Please note: Duke Energy Duke is unable to accept files that are on a Dropbox or any other public file shares. Duke can accept a company SharePoint or direct emails with files. Center Point Gas (C) 16000 Allisonville Road Noblesville, Indiana 46061 Chad Miller Chad.J.Miller@centerpointenergy.com	Duke Energy: Asset Protection (H/E) (C) Unable to accept Dropbox files. WF500 / 2727 Central Avenue Columbus, Indiana 47201 Ryan Daugherty (317) 375-2021 ryan.daugherty@duke-energy.com
Penhandle Eastern Pipeline Company 9371 Zionville Rd, Indianapolis, Indiana 46208 Troy Yackie (317) 733-3213 troyyackie@energytransfer.com Mark Wood (317) 733-3232 mark.wood@energytransfer.com Nathaniel Carlson (317) 733-3266 nathaniel.carlson@energytransfer.com	Frontier Communication 20905 Hague Road Noblesville, Indiana 46060 Steve Costlow (317) 984-9010 / (317) 734-0762 steve.costlow@ftr.com	Comcast Cable 5330 East 65th Street Indianapolis, Indiana 46220 Earl Small, Jr (317) 982-1151 Earl.Small@cable.comcast.com
Spectrum 3030 Roosevelt Avenue Indianapolis, Indiana 46218 Matt Filson (317) 618-2822 (cell) / (317) 734-0762 Matt.Filson@charter.com	Wayon Higgins (765) 341-1199 whiggins@wayon.com	AT&T 240 North Meridian Street Indianapolis, Indiana 46204 Wendy Noble (317) 610-5440 / (317) 403-6673 (cell) wnoble@att.com
Marathon Pipeline LLC 10722 East County Road 300 North Indianapolis, Indiana 46234 Brian Phillips (419) 379-8506 BrPhillips@marathonpetroleum.com	Ray's Trash Service 1302 East Center Drive, Suite 275 Carmel, Indiana 46032 Matt Buis (317) 670-7995 Matt.Buis@metronet.com	Zayo Group 722 N. High School Road Indianapolis, Indiana 46214 Clayton Davidson P.O. Box 1 Carmel, Indiana 46118 cdavidson@raystrash.com

(H/E) = agencies/departments that request Hardcopies of plans; otherwise Electronic copies of plans suffice.
(C) = agencies/departments that request CAD files of plans; otherwise PDF files will suffice.

OSBORNE TRAILS - PHASE III OVERALL DEVELOPMENT PLAN

Lennar Homes of Indiana, Inc.

CONTACT: Tony Bagato
11555 N. Meridian Street, Suite 400
Carmel, Indiana 46032
(317) 659-3200

Email: tony.bagato@lennar.com

FLOOD HAZARD STATEMENT:

THE ACCURACY OF THE FLOOD HAZARD INFORMATION SHOWN OR IDENTIFIED HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION OF THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X (UNSHADED) AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 180080 C0110 G (MAP NUMBER 18057C0110G) OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED NOVEMBER 19, 2014).

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>

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.



SOILS MAP
NOT TO SCALE

SOILS LEGEND

Br Brookstone silty clay loam, 0 to 2 percent slopes
CrA Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes

DEVELOPMENT SHEET SET SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-C1.3	DEVELOPMENT PLAN
C2.0	OVERALL OPEN SPACE PLAN
C3.0	EXISTING CONDITIONS PLAN
L1.0	OVERALL LANDSCAPE PLAN

OSBORNE TRAILS PHASE III LEGAL DESCRIPTION

PARCEL 1:

A part of the West Half of the Northwest Quarter of Section 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 26; thence North 89 degrees 43 minutes 52 seconds East (assumed bearing) 1,323.21 feet along the North line of the said Northwest Quarter to the Northeast corner of the West Half of said Northwest Quarter; thence South 00 degrees 10 minutes 08 seconds West 1,281.54 feet along the East line of said West Half; thence North 89 degrees 49 minutes 52 seconds West 89.25 feet; thence South 01 degrees 49 minutes 40 seconds West 89.90 feet; thence South 89 degrees 45 minutes 23 seconds West 901.59 feet; thence North 62 degrees 57 minutes 15 seconds West 227.55 feet; thence North 89 degrees 49 minutes 24 seconds West 146.35 feet; thence North 00 degrees 10 minutes 36 seconds East 1,244.89 feet along the West line of said Northwest Quarter to the Place of Beginning, containing 40.088 acres, more or less.

EXCEPT for the following described tract:

A part of the Northwest Quarter of 26, Township 19 North, Range 3 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 26; thence North 00 degrees 10 minutes 36 seconds East (assumed bearing) a distance of 1,397.71 feet along the West line of said Northwest Quarter to the Northwest corner of the 40.011 acres owned by Osborne Trails Developer, LLC as recorded Instrument No. 2017-026934 in the office of the Recorder of Hamilton County, Indiana and the POINT OF BEGINNING of this description; thence North 00 degrees 10 minutes 36 seconds East along said West line, a distance of 11.60 feet; thence North 89 degrees 37 minutes 54 seconds East a distance of 188.78 feet to the point of curvature of a curve concave southerly, the radius point of said curve being South 00 degrees 22 minutes 06 seconds East a distance of 860.00 feet from said point; thence easterly along said curve 456.58 feet to the point on said curve, said point being North 30 degrees 03 minutes 02 seconds East a distance of 860.00 feet from the radius point of said curve and being on the North Line of said 40.011 acre parcel; thence the next three (3) courses are along the boundary of said 40.011 acre parcel: (1) thence South 89 degrees 45 minutes 23 seconds West a distance of 285.39 feet; (2) thence North 62 degrees 57 minutes 15 seconds West a distance of 227.55 feet; (3) thence North 89 degrees 49 minutes 24 seconds West a distance of 146.95 feet to the West line of said Northwest Quarter and the place of beginning, containing 0.735 acres, more or less.

PARCEL 2:

A part of the Northwest Quarter of Section 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 26; thence North 89 degrees 46 minutes 30 seconds East (assumed bearing) 1,323.57 feet along the South line of said Northwest Quarter to the Southeast corner of the West Half of said Northwest Quarter; thence North 00 degrees 10 minutes 08 seconds East 1,382.07 feet along the East line of the West Half of said Northwest Quarter to the Northeast corner of the 40.011 acre parcel described in Instrument No. 2017-026934 as recorded in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 49 minutes 24 seconds West 80.00 feet along the North line of said 40.011 acre parcel to the POINT OF BEGINNING of this description; thence South 00 degrees 10 minutes 08 seconds West 289.68 feet to the point of curvature of a curve concave Westerly, the radius point of said curve being North 89 degrees 49 minutes 52 seconds West 450.00 feet from said point; thence Southerly along said curve 248.15 feet to the point of tangency of said curve, said point being South 58 degrees 06 minutes 32 seconds East 450.00 feet from the radius point of said curve; thence South 31 degrees 53 minutes 28 seconds West 20.07 feet; thence South 34 degrees 35 minutes 09 seconds West 93.94 feet; thence South 89 degrees 46 minutes 30 seconds West 58.43 feet; thence North 54 degrees 13 minutes 53 seconds West 65.05 feet to a point on a non-tangent curve concave Southwesterly, the radius point of said curve being South 71 degrees 24 minutes 32 seconds West 860.00 feet from said point; thence Northwesterly along said curve 620.78 feet to a point on said curve, said point being North 30 degrees 03 minutes 02 seconds East 860.00 feet from the radius point of said curve; thence North 89 degrees 45 minutes 23 seconds East 516.21 feet; thence North 01 degrees 49 minutes 40 seconds East 89.90 feet; thence South 89 degrees 49 minutes 52 seconds East 9.25 feet to the place of beginning, containing 4.076 acres, more or less.

SITE MAP
SCALE: 1" = 150'

NORTHWEST CORNER OF HORTON ROAD AND 193ST STREET

PREPARED BY:
HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
CONTACT: KYLE EICHORN
P: 317-981-1249
E: ketchhorn@hwcengineering.com



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

DEVELOPMENT STANDARDS
OSBORNE TRAILS PUD - AMENDMENT V
ORDINANCE 22-10 INST. #2022026286
SF4 RESIDENTIAL DISTRICT

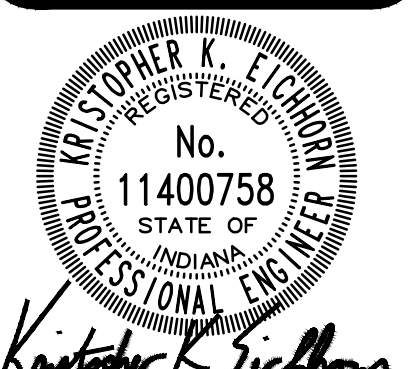
MINIMUM LOT AREA:	5,850 S.F.
MINIMUM LOT FRONTAGE:	35'
MINIMUM BUILDING SETBACK LINES:	
• FRONT YARD	21'
• SIDE YARD	5'
• REAR YARD	20'
MINIMUM LOT WIDTH:	45'
MAXIMUM BUILDING HEIGHT:	2 1/2 STORIES
MINIMUM LIVING AREA (TOTAL):	
• SINGLE-STORY	1,200 S.F.
• TWO-STORY	1,800 S.F.

REVISIONS		
DATE	DESCRIPTION	BY

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

OSBORNE TRAILS - PHASE III
WESTFIELD, INDIANA

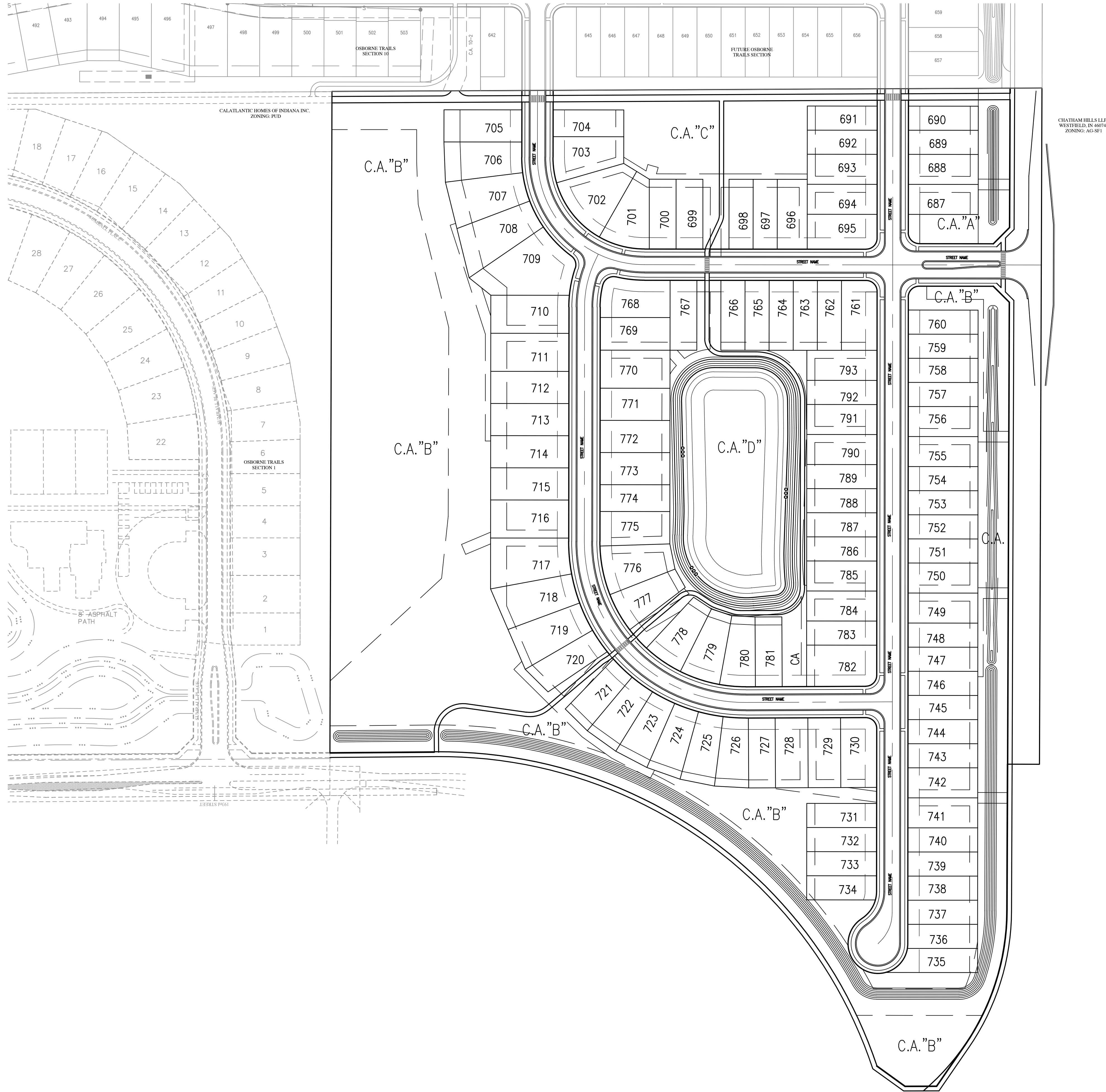
COVER



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BP
CHECKED BY
KE
DATE
JULY 12, 2022
SCALE
AS SHOWN
SHEET

C1.0
COVER

File Name: W:\Lemna\2022-144-S Drexler Property Design\CAD\Development\20277\DP_OverallSitePlan.dwg, Layout: C1.1 By: Keithhorn
Plot Time: 5:11pm
Plot Date: Jul 12, 2022





KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.
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GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

LEGEND:

EXISTING		PROPOSED
---	RIGHT-OF-WAY LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	TREE LINE	---

ABBREVIATIONS:

C.A.	- COMMON AREA
25	- LOT NUMBER

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

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

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

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

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

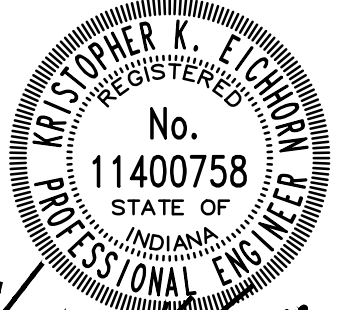
REVISIONS		
DATE	DESCRIPTION	BY



HWC
ENGINEERING

INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
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OSBORNE TRAILS - PHASE III
WESTFIELD, INDIANA
OVERALL SITE PLAN



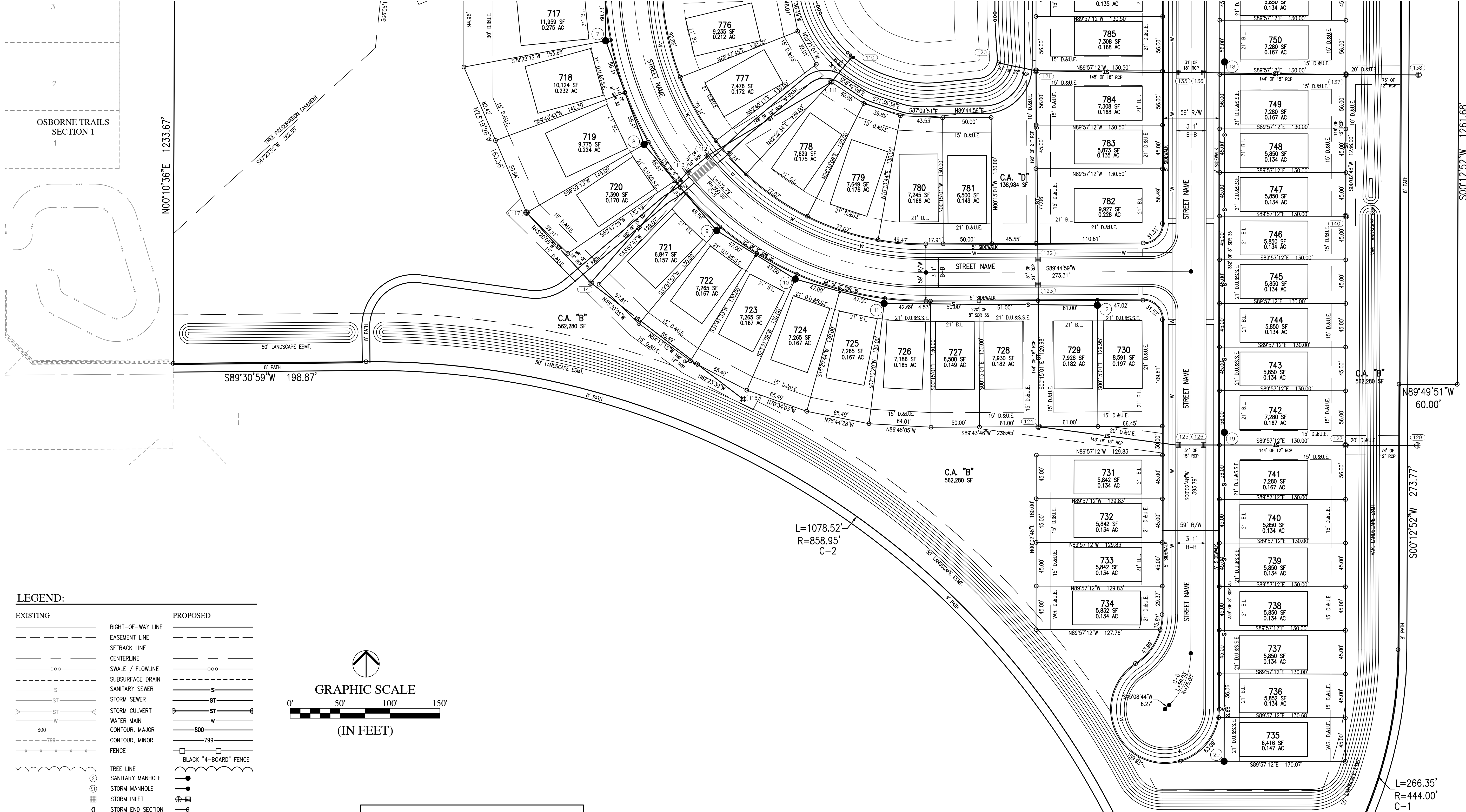
Christopher K. E. Chidman

DRAWN BY
TS
CHECKED BY
KE
DATE
JULY 12, 2022
SCALE
AS SHOWN
SHEET

JOB NUMBER
2021-277-S

C1.1
OVERALL SITE PLAN

File Name: W:\Lemna\2022-144-S Drexler Property Design\CAD Development\20277.DP_OverallDevelopment\Plan.dwg, Layout: C1.2
Plot Date: Jul 12, 2022
Plot Time: 5:12pm
By: keithorn



LEGEND:

EXISTING	PROPOSED
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
	SWALE / FLOWLINE
	SUBSURFACE DRAIN
	SANITARY SEWER
	STORM SEWER
	STORM CULVERT
	WATER MAIN
	CONTOUR, MAJOR
	CONTOUR, MINOR
	FENCE
	TREE LINE
	SANITARY MANHOLE
	STORM MANHOLE
	STORM INLET
	STORM END SECTION
	FIRE HYDRANT
	FLOW ARROW
	STREET LIGHT
	6' X 6' VEHICLE BARRIER POST

ABBREVIATIONS:

BC	BACK OF CURB
CL	CENTERLINE
FL	FLOW LINE
NP	NORMAL POOL (ELEVATION)
PVC	POLYVINYL CHLORIDE PIPE
RCF	REINFORCED CONCRETE PIPE
C.A.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY AND SANITARY SEWER EASEMENT
D.U.E.	DRAINAGE AND UTILITY EASEMENT
L.O.S.E.	LINE OF SIGHT EASEMENT
P.S.E.	PERMANENT STORMWATER EASEMENT
P.A.E.	PEDESTRIAN ACCESS EASEMENT
ESMT.	EASEMENT
ZS	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
S.F.	SQUARE FEET
R/W	PUBLIC RIGHT-OF-WAY

Curve Table				
Curve #	Length	Radius	Chord Length	Chord Bearing
C-1	266.35'	444.00'	262.38'	N17°24'01"E
C-2	1078.52'	858.95'	1009.05'	N54°30'46"W
C-3	314.16'	200.00'	282.84'	S44°57'12"E
C-4	89.23'	200.00'	88.49'	S12°49'38"W
C-5	472.79'	300.00'	425.36'	S45°06'06"E
C-6	59.03'	75.00'	57.52'	N22°35'46"E

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

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

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

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

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



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REVISIONS		
DATE	DESCRIPTION	BY

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

OSBORNE TRAILS - PHASE III
WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN

Christopher K. E. Childers
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY TS	JOB NUMBER 2021-277-S
CHECKED BY KE	
DATE JULY 12, 2022	
SCALE AS SHOWN	
SHEET	

C1.2
OVERALL DEVELOPMENT
PLAN

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

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

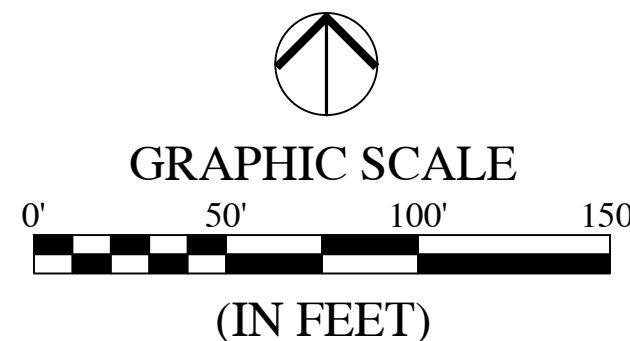
THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

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



REVISIONS		
DATE	DESCRIPTION	BY



OSBORNE TRAILS - PHASE III
WESTFIELD, INDIANA
OVERALL DEVELOPMENT PLAN

Professional Engineer Seal for Christopher K. Keichhorn, No. 11400758, State of Indiana.

DRAWN BY TS
CHECKED BY KE
DATE JULY 12, 2022
SCALE AS SHOWN
SHEET

JOB NUMBER 2021-277-S

C1.3
OVERALL DEVELOPMENT PLAN



LEGEND:

- EXISTING
- RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - SETBACK LINE
 - CENTERLINE
 - SWALE / FLOWLINE
 - SUBSURFACE DRAIN
 - SANITARY SEWER
 - STORM SEWER
 - STORM CULVERT
 - WATER MAIN
 - CONTOUR, MAJOR
 - CONTOUR, MINOR
 - FENCE
 - TREE LINE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - STORM INLET
 - STORM END SECTION
 - FIRE HYDRANT
 - FLOW ARROW
 - STREET LIGHT
 - 6" x 6" VEHICLE BARRIER POST

- PROPOSED
- RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - SETBACK LINE
 - CENTERLINE
 - SWALE / FLOWLINE
 - SUBSURFACE DRAIN
 - SANITARY SEWER
 - STORM SEWER
 - STORM CULVERT
 - WATER MAIN
 - CONTOUR, MAJOR
 - CONTOUR, MINOR
 - FENCE
 - TREE LINE
 - SANITARY MANHOLE
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 - STORM INLET
 - STORM END SECTION
 - FIRE HYDRANT
 - FLOW ARROW
 - STREET LIGHT
 - 6" x 6" VEHICLE BARRIER POST

ABBREVIATIONS:

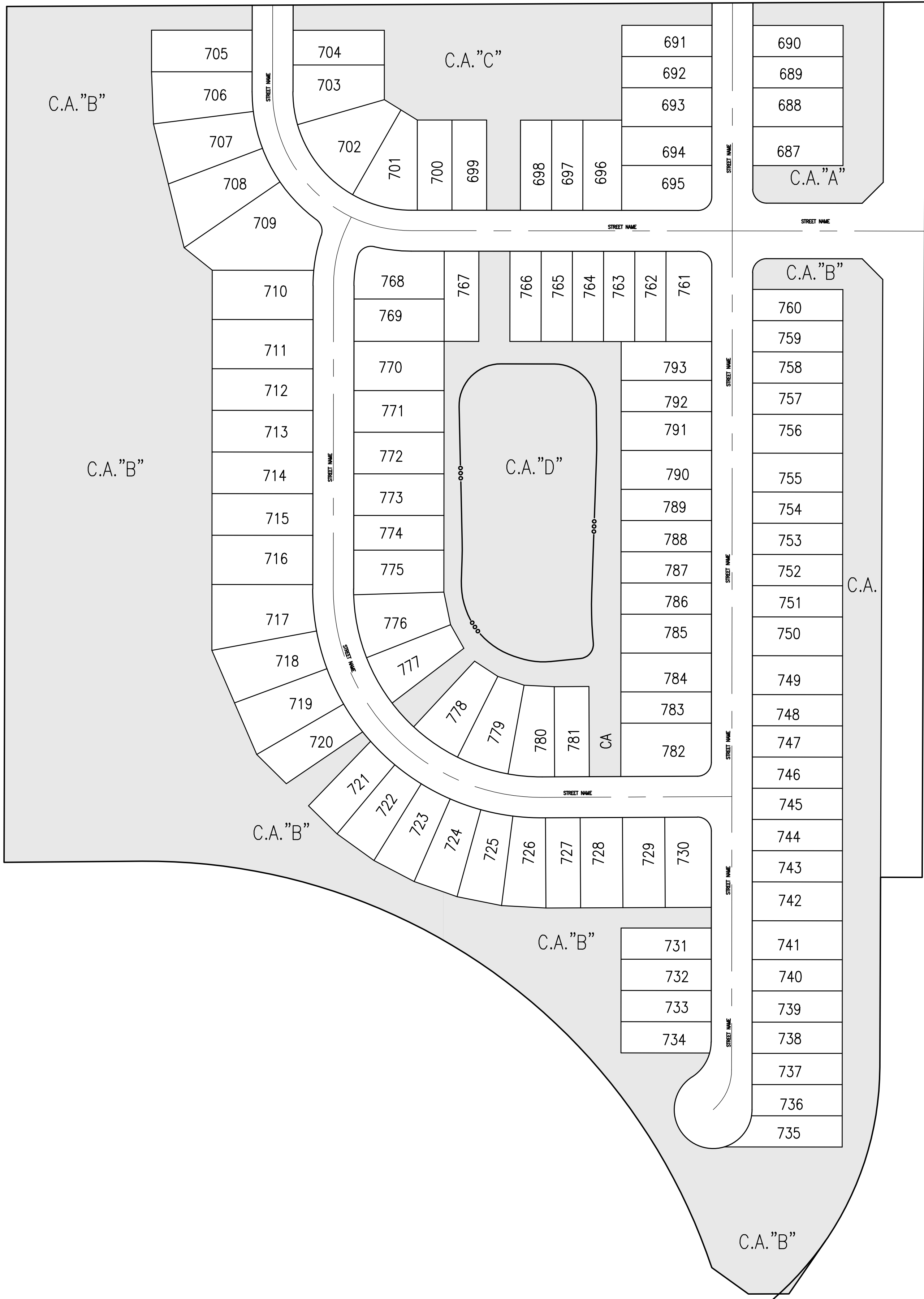
- BC - BACK OF CURB
- CL - CENTERLINE
- FL - FLOW LINE
- NP - NORMAL POOL (ELEVATION)
- PVC - POLYVINYL CHLORIDE PIPE
- RCP - REINFORCED CONCRETE PIPE
- C.A. - COMMON AREA
- D.E. - DRAINAGE EASEMENT
- D.U.A.S.S.E. - DRAINAGE, UTILITY AND SANITARY SEWER EASEMENT
- D.U.E. - DRAINAGE AND UTILITY EASEMENT
- L.O.S.E. - LINE OF SIGHT EASEMENT
- P.S.E. - PERMANENT STORMWATER EASEMENT
- P.A.E. - PEDESTRIAN ACCESS EASEMENT
- ESMT. - EASEMENT
- 25 - LOT NUMBER
- B.S.L. - BUILDING SETBACK LINE
- S.F. - SQUARE FEET
- R/W - PUBLIC RIGHT-OF-WAY

Curve Table

Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	266.35'	444.00'	262.38'	N17°24'01"E	341°28'17"
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C-5	472.79'	300.00'	425.36'	S45°08'06"E	90°17'49"
C-6	59.03'	75.00'	57.52'	N22°35'46"E	45°05'55"

FOR CONTINUATION SEE SHEET C1.2

File Name: W:\Lemna\2022-144-S Drexler Property\Design\CAD\Development\20277\DP_OverallOpenSpacePlan.dwg, Layout: C2.0
Plot Date: Jul 12, 2022
Plot Time: 5:12pm
By: keithhorn



GRAPHIC SCALE
0' 100' 200' 300'
(IN FEET)

LEGEND:

EXISTING	PROPOSED
—	—
—	—
—	—
—	—
—	—

ABBREVIATIONS:

C.A.	— COMMON AREA
25	— LOT NUMBER

COMMON AREA SUMMARY (OPEN SPACE)	
CA "A"	= 27,686 SF
CA "B"	= 562,280 SF
CA "C"	= 71,886 SF
CA "D"	= 138,854 SF
TOTAL COMMON AREA = 800,706 SF	
TOTAL COMMON AREA = 18.38 ACRES	

OPEN SPACE PROVIDED
OPEN SPACE: AREA = 18.38 AC. = 42.11%
TOTAL ACREAGE = 43.65 AC.

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

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

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

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

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

REVISIONS		
DATE	DESCRIPTION	BY

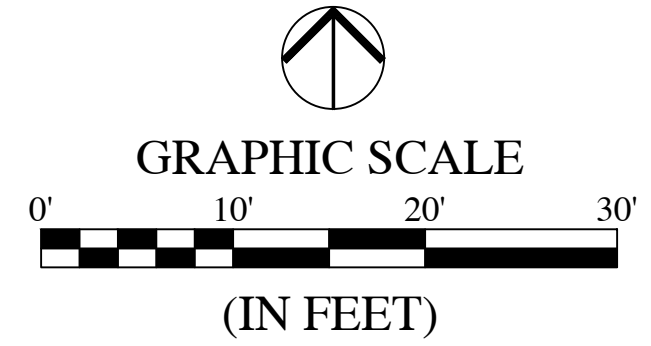
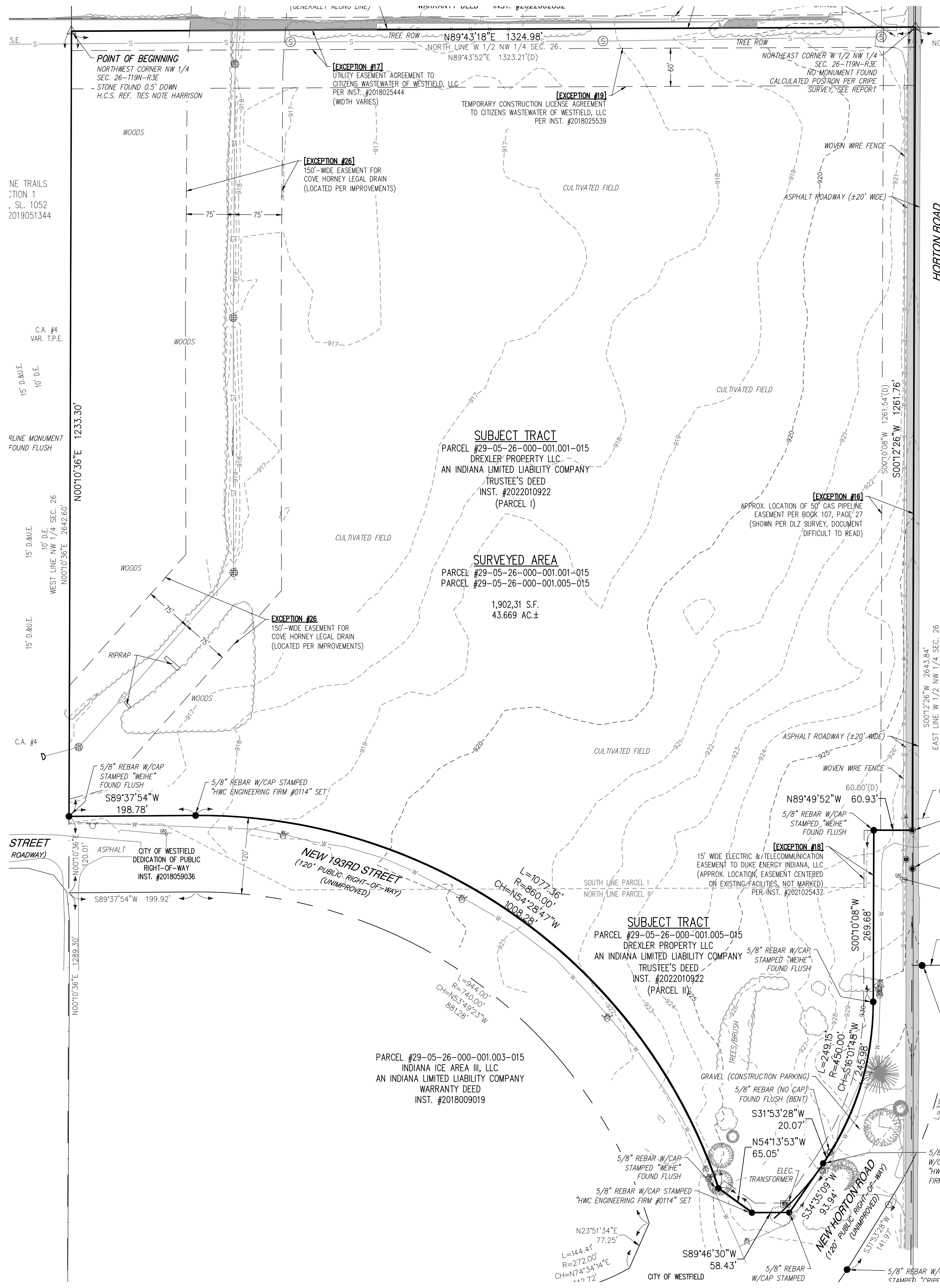
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ENGINEERING
INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

OSBORNE TRAILS - PHASE III
WESTFIELD, INDIANA
OVERALL OPEN SPACE PLAN

C2.0
OVERALL OPEN SPACE PLAN

Professional Engineer Seal:
No. 11400758
STATE OF INDIANA
Professional Engineer
Christopher K. E. Chisholm

Job Information:
DRAWN BY: BP
CHECKED BY: KE
DATE: JULY 12, 2022
SCALE: AS SHOWN
SHEET: C2.0
JOB NUMBER: 2021-277-S



LEGEND:

- EXISTING
- RIGHT-OF-WAY LINE
 - CENTERLINE
 - SWALE / FLOWLINE
 - SANITARY SEWER
 - STORM SEWER
 - STORM CULVERT
 - WATER MAIN
 - CONTOUR, MAJOR
 - CONTOUR, MINOR
 - FENCE
 - TREE LINE
 - SANITARY MANHOLE
 - STORM MANHOLE
 - STORM INLET
 - STORM END SECTION
 - FIRE HYDRANT

DEMOLITION KEYNOTES: #

(NOT ALL KEY NOTES APPLY TO THIS SHEET)
ALL ITEMS SHALL BE REMOVED IN THEIR ENTIRETY UNLESS NOTED OTHERWISE.

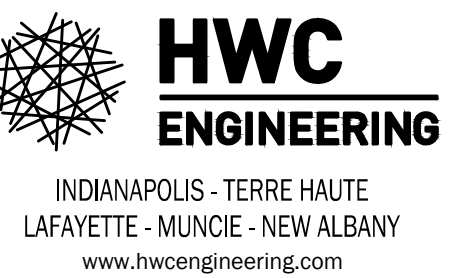
1. REMOVE EXISTING TREES AND/ OR TREE LINE.

DEMOLITION GENERAL NOTES:

1. THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL MATERIALS INDICATED ON THE PLAN. GENERALLY, DEMOLITION AREAS AND FACILITIES ARE INDICATED WITH BOLD LINES AND/OR SHADDED AREAS. DISPOSAL OF SITE MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL GUIDELINES.
2. THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FEATURES WHICH LIE ALONG THE PERIMETER OF THE SITE. THESE FEATURES INCLUDE, BUT ARE NOT LIMITED TO: BUILDINGS, PAVEMENTS, FENCES, VEGETATION, UTILITIES, PROPERTY MARKERS, ETC. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE WHICH OCCURS DURING OR AS A RESULT OF CONSTRUCTION ACTIVITY. REPLACEMENT OF DAMAGED PROPERTY SHALL BE EQUAL TO EXISTING CONDITIONS.
3. FOLLOWING REMOVAL OF INDICATED NATURAL FEATURES AND SITE IMPROVEMENTS, AND FOLLOWING THE COMPLETION OF EARTHWORK AS INDICATED ON THE GRADING PLAN, CONTRACTOR SHALL SUPPLY AND INSTALL TOPSOIL FILL TO THE FINISH GRADES INDICATED ON THE GRADING PLAN. TOPSOIL FILL SHALL BE FREE OF ROCK, RUBBISH, OR OTHER UNSUITABLE MATERIAL AND SHALL BE MODERATELY COMPACTED WHEN PLACED TO AVOID EXCESSIVE SETTLEMENTS. THE SURFACE OF ALL FILL SHALL BE UNIFORM AND SMOOTHLY GRADED IN ACCORDANCE WITH THE SITE GRADING PLAN. THE FINISHED SURFACE GRADES SHALL BE NOT MORE THAN 0.1 FOOT ABOVE OR BELOW THE GRADES INDICATED ON THE PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING GRADES AND THE ADJACENT FILL.
4. ALL TREES, BRUSH, STUMPS AND GRUBBING DEBRIS SCHEDULED FOR DEMOLITION ARE TO BE REMOVED FROM THE SITE.
5. CURRENT FIELD CONDITIONS MAY VARY SOMEWHAT FROM THOSE INDICATED ON THIS PLAN. THE INFORMATION SHOULD NOT BE CONSIDERED AS EXACT OR COMPLETE.
 - A) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO CONSTRUCTION. CONTACT THE INDIANA UNDERGROUND UTILITY PROTECTION SERVICE AT 1-800-382-5544.
 - B) THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF WORK WHICH COULD DISRUPT THE RESPECTIVE UTILITY SERVICE.
 - C) ANY DEVIATIONS FROM THE UTILITY LOCATIONS OR ELEVATIONS FROM THOSE SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION. ANY OTHER DEVIATIONS OF THE SITE IMPROVEMENTS FROM THOSE SHOWN ON THE PLANS THAT AFFECT THE PROPOSED IMPROVEMENTS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION.
 - D) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ALL EXISTING UTILITIES WHICH ARE IN CONFLICT WITH THE IMPROVEMENTS SHOWN ON THE SITE PLANS.
 - E) ANY DAMAGE TO EXISTING UTILITY LINES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
6. UNLESS NOTED OTHERWISE, ALL UNDERGROUND UTILITIES SCHEDULED FOR DEMOLITION SHALL BE COMPLETELY EXCAVATED AND REMOVED, AND THE TRENCH BACKFILLED WITH STRUCTURAL FILL PLACED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.
7. DAMAGE TO THE EXISTING RIGHT-OF-WAY SHALL BE RESTORED/ REPAIRED TO THE SATISFACTION OF THE CITY AT THE COMPLETION OF THE PROJECT. THE CONTRACTOR IS ENCOURAGED TO INSPECT THE RIGHT-OF-WAY WITH THE CITY PRIOR TO THE START OF CONSTRUCTION TO DOCUMENT THE EXISTING CONDITIONS OF THE RIGHT-OF-WAY.

REVISIONS

DATE	DESCRIPTION	BY

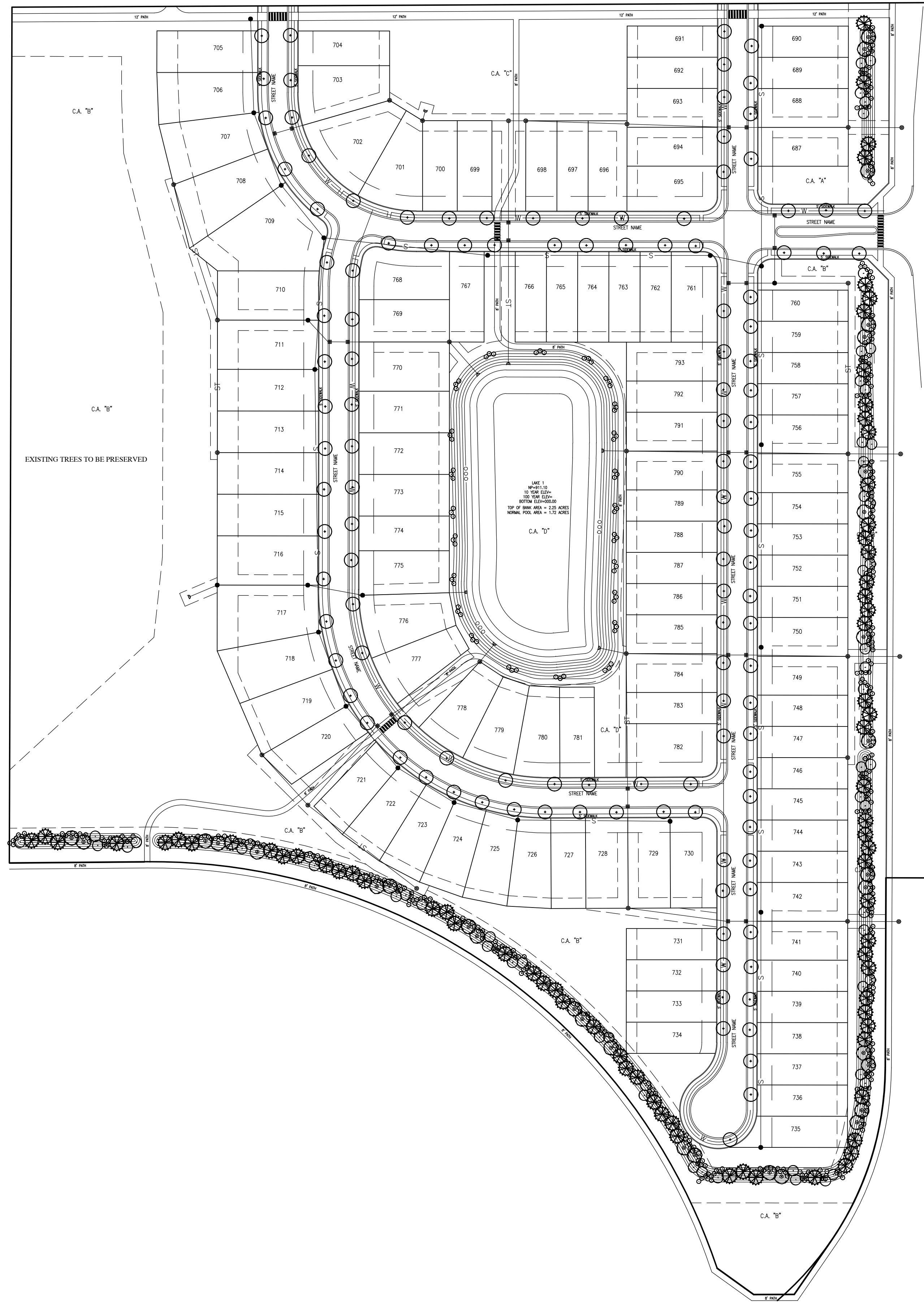


OSBORNE TRAILS - PHASE III
WESTFIELD, INDIANA
EXISTING CONDITIONS
PLAN



DRAWN BY BP	JOB NUMBER 2021-277-S
CHECKED BY KE	
DATE JULY 12, 2022	
SCALE AS SHOWN	
SHEET	

C3.0
EXISTING CONDITIONS
PLAN



KNOW WHAT'S BELOW.
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Call 811 or 800-382-5544 Before you Dig!



GRAPHIC SCALE

0' 100' 200' 300'



(IN FEET)

LEGEND:

EXISTING

RIGHT-OF-WAY LINE

PROPOSED

EASEMENT LINE

SETBACK LINE

TREE LINE

ABBREVIATIONS:

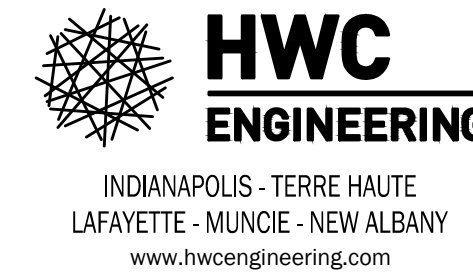
C.A. - COMMON AREA
25 - LOT NUMBER

LANDSCAPE LEGEND:

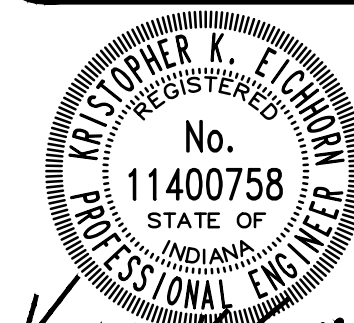
-  SHRUB
-  STREET TREE
-  SHADE TREE
-  ORNAMENTAL TREE
-  EVERGREEN TREE

GENERAL 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.

[illegible]

**OSBORNE TRAILS - PHASE III
WESTFIELD, INDIANA
OVERALL LANDSCAPE PLAN**



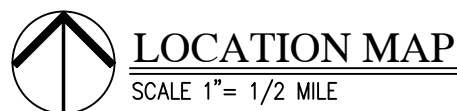
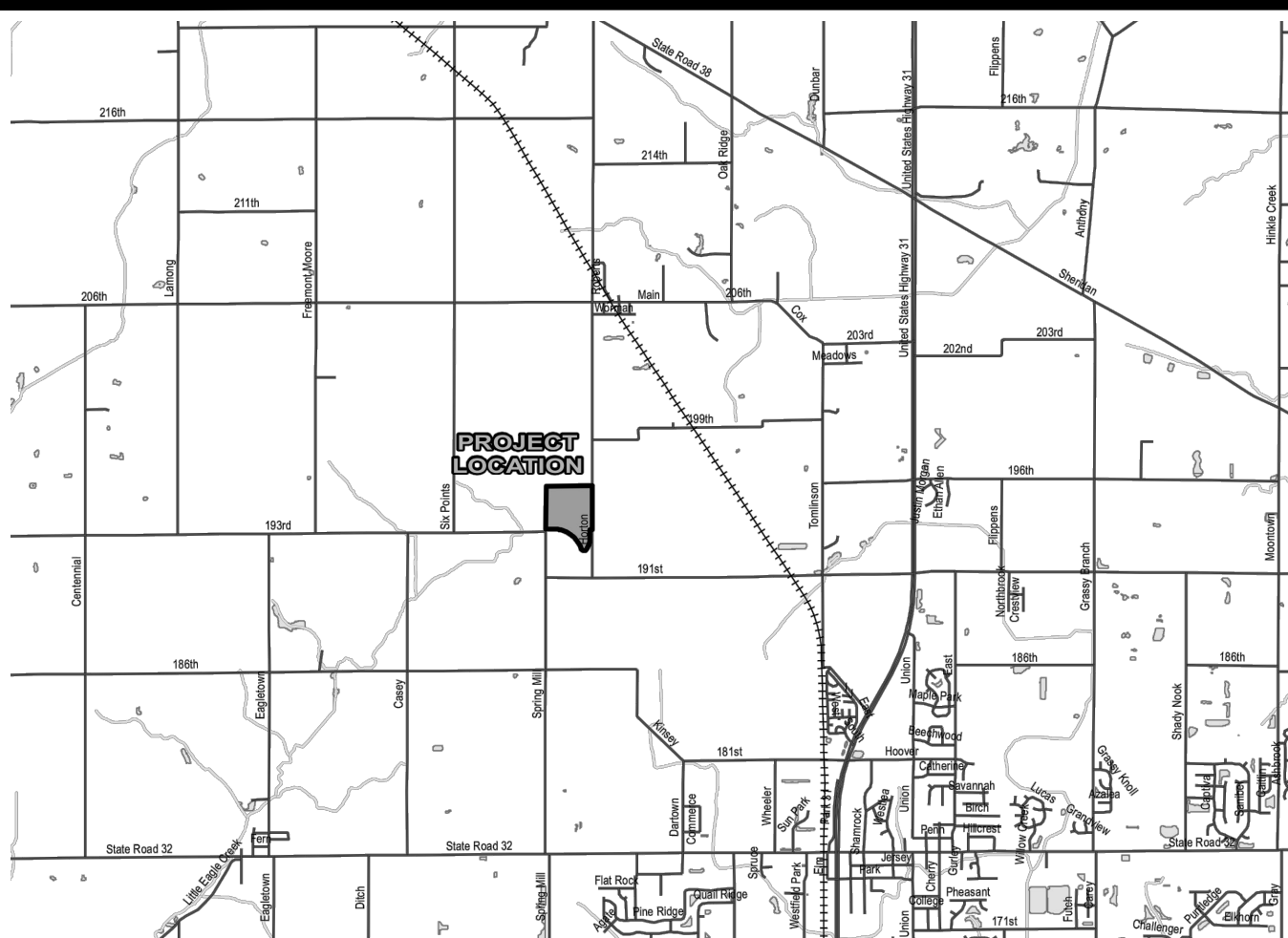
DRAWN BY BP
CHECKED BY KE
DATE JULY 12, 20
SCALE AS SHOWN
SHEET

JOB NUMBER	2021-277-S
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L1.0

OVERALL LANDSCAPE
PLAN

File Name: W:\Lennar\2022-144-S_Drexler_Property\Design\CAD\Primary Plat\2027_FP_Cover.dwg, Layout: C1.0
Plot Time: 5:09pm
Plot Date: Jul 12, 2022
By: ketchhorn



WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM TECHNICAL ADVISORY COMMITTEE MEMBERS

To email all the members of this committee please use: tac@westfield.in.gov		
CITY OF WESTFIELD		
Westfield Community Development Department 2726 East 171st Street Westfield, Indiana 46074 (317) 804-3170 community@westfield.in.gov	Westfield Fire Department 17355 Dartown Road Westfield, Indiana 46074 Fire Marshal/Division Chief Ryan Flora (317) 804-3307 rflora@westfield.in.gov	Westfield G.I.S. (for addressing) 2706 East 171st Street Westfield, Indiana 46074 Leane Hieber (317) 804-3001 lhieber@westfield.in.gov
All TAC members can be contacted by using the email: tac@westfield.in.gov <i>This email group is updated regularly.</i>		
SCHOOL CORPORATION		
STATE OF INDIANA		
Westfield-Washington School Corp. 1443 East 181st Street Westfield, Indiana 46074 Joe Montalone (317) 867-8045 montalonej@wws.k12.in.us	Indiana Department of Transportation 2152 West State Road 28 Tipton, Indiana 46072 Sandra Landrum (317) 402-1823 (cell) slandrum@indot.in.gov	Hamilton County Soil and Water Conservation 1717 Pleasant St, Suite 100 Noblesville, Indiana 46060 Dave Bradway (317) 773-2181 dbradway@hamiltoncounty.in.gov
HAMILTON COUNTY		
Hamilton County Surveyor's Office (H) One Hamilton County Square, Suite 188 Noblesville, Indiana 46060 Samuel Clark (317) 776-8495 Samuel.Clark@hamiltoncounty.in.gov	Hamilton County Highway Department 1700 S. 100th Street Noblesville, Indiana 46060 Dave Lucas (317) 773-7770 david.lucas@hamiltoncounty.in.gov	Hamilton County Health Department Foundation Drive, Suite A Noblesville, Indiana 46060 Larry Beard (317) 776-8500 larry.beard@hamiltoncounty.in.gov
SERVICE PROVIDERS		
Citizens Westfield (for water & sanitary sewer) 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 Mitch House (317) 917-5294 mhouse@citizensenergygroup.com	Citizens Gas of Westfield (C) 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 Richard Miller, Jr. Construction Field Coordinator (317) 927-4684 rmiller@citizensenergygroup.com	Citizens Energy Group (C) 2150 Dr. Martin Luther King Drive Indianapolis, Indiana 46202 Jerry Sikes (317) 927-6038 jsikes@citizensenergygroup.com

(H/E) = agencies/departments that request Hardcopies of plans; otherwise Electronic copies of plans suffice.
(C) = agencies/departments that request CAD files of plans; otherwise PDF files will suffice.

WESTFIELD-WASHINGTON TOWNSHIP APPLICATION FORM TECHNICAL ADVISORY COMMITTEE MEMBERS

To email all the members of this committee please use: tac@westfield.in.gov		
SERVICE PROVIDERS (CONT.)		
Duke Energy (Noblesville Office) (H/E) (C) Unable to accept Dropbox files. 100 South Mill Creek Road Noblesville, Indiana 46062 Jon Shultz (317) 800-2264 jon.shultz@duke-energy.com	Please note: Duke Energy Duke is unable to accept files that are on a Dropbox or any other public file shares. Duke can accept a company SharePoint or direct emails with files. Center Point Gas (C) 16000 Allisonville Road Noblesville, Indiana 46061 Chad Miller (317) 776-5590 Chad.Miller@centerpointenergy.com	Duke Energy: Asset Protection (H/E) (C) Unable to accept Dropbox files. WF500 / 2727 Central Avenue Columbus, Indiana 47201 Ryan Daugherty (317) 375-2021 ryan.daugherty@duke-energy.com
Penhandle Eastern Pipeline Company 9371 Zionville Rd, Indianapolis, Indiana 46208 Troy Yackie (317) 733-3213 troyyackie@energysolutions.com Mark Wood (317) 733-3232 mark.wood@energysolutions.com Nathaniel Carlson (317) 733-3266 nathaniel.carlson@energysolutions.com	Frontier Communication 20905 Hague Road Noblesville, Indiana 46060 Steve Costlow (317) 984-9010 / (317) 734-0762 Steve.Costlow@ftr.com	Comcast Cable 5330 East 65th Street Indianapolis, Indiana 46220 Earl Small, Jr (317) 982-1151 Earl.Small@cable.comcast.com
Spectrum 3030 Roosevelt Avenue Indianapolis, Indiana 46218 Matt Filson (317) 618-2822 (cell) / (317) 734-0762 Matt.Filson@charter.com	AT&T 240 North Meridian Street Indianapolis, Indiana 46204 Wendy Noble (317) 610-5440 / (317) 403-6673 (cell) w807n@att.com	Zayo Group 722 N. High School Road Indianapolis, Indiana 46214 Waylon Higgins (765) 341-1199 inky_relo@zayo.com
Marathon Pipeline LLC 10722 East County Road 300 North Indianapolis, Indiana 46234 Brian Phillips (419) 379-8506 BrPhillips@marathonpetroleum.com	Buckeye Partners, L.P. 993 Brodhead Road, Suite 100 Coraopolis, Pennsylvania 15108 Brandon Allen (216) 318-2124 BAAllen@buckeye.com	Ray's Trash Service P.O. Box 1 Clayton, Indiana 46118 Clay Davidson (317) 539-7022 cdavidson@raystrash.com
Metronet (C) 1320 City Center Drive, Suite 275 Carmel, Indiana 46032 Marc Hill (317) 670-7995 Marc.Hill@metronet.com	Lumen Technologies 13602 East Street Indianapolis, Indiana 46225 Matt Buis Sr Network Implementation Program Mgr: (317) 713-8936 matt.buis@lumen.com For relocations: relocation@lumen.com	

(H/E) = agencies/departments that request Hardcopies of plans; otherwise Electronic copies of plans suffice.
(C) = agencies/departments that request CAD files of plans; otherwise PDF files will suffice.

OSBORNE TRAILS - PHASE III OVERALL PRIMARY PLAT PLAN

Lennar Homes of Indiana, Inc.

CONTACT: Tony Bagato
11555 N. Meridian Street, Suite 400
Carmel, Indiana 46032
(317) 659-3200

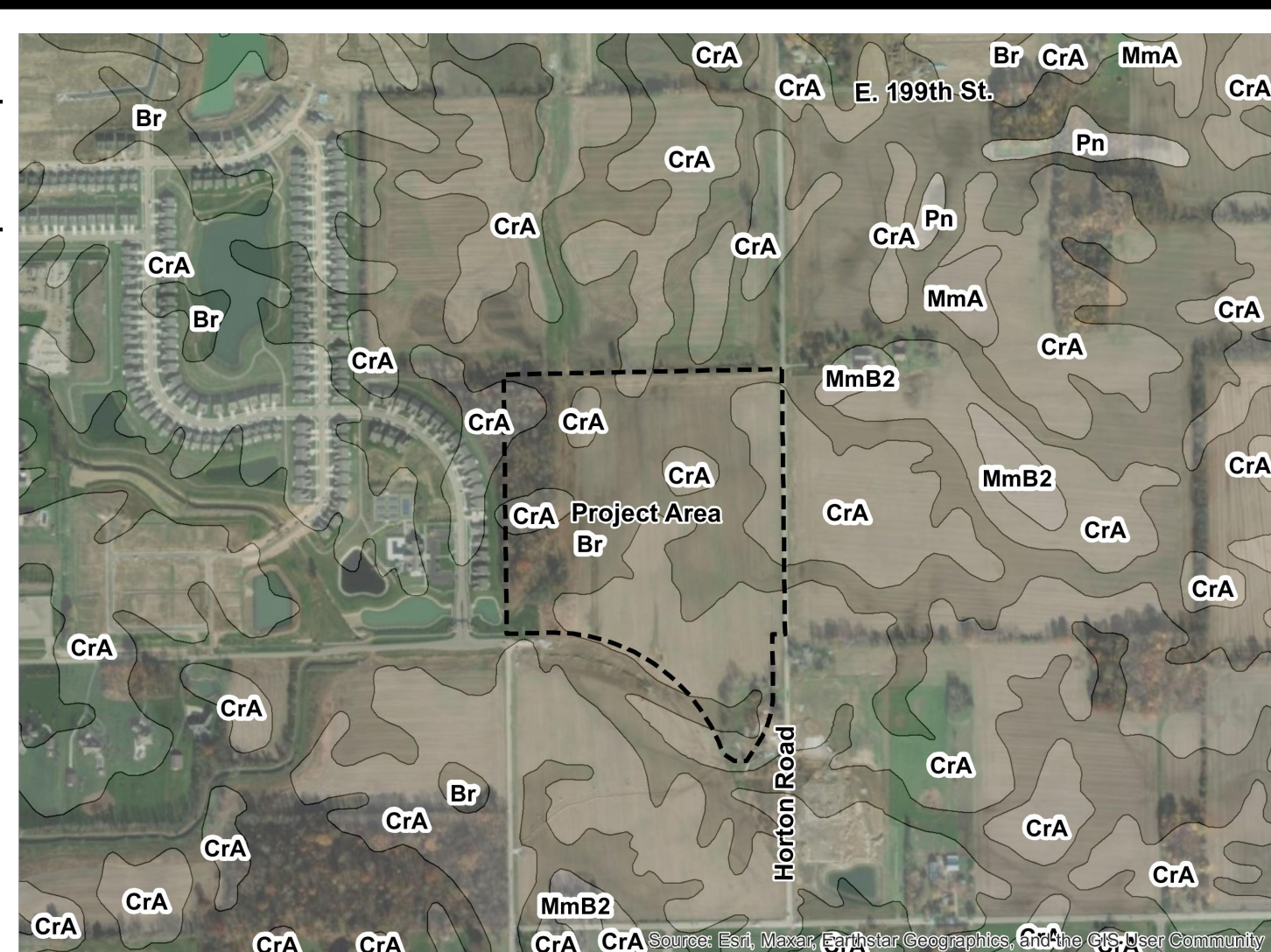
Email: tony.bagato@lennar.com

FLOOD HAZARD STATEMENT:

THE ACCURACY OF THE FLOOD HAZARD INFORMATION SHOWN OR IDENTIFIED HEREON IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP. THE WITHIN DESCRIBED TRACT OF LAND LIES WITHIN FLOOD HAZARD ZONE X (UNSHADED) AS SAID TRACT PLOTS BY SCALE ON COMMUNITY PANEL NUMBER 180080 C0110 G (MAP NUMBER 18057C0110G) OF THE FLOOD INSURANCE RATE MAPS FOR HAMILTON COUNTY, INDIANA (MAPS DATED NOVEMBER 19, 2014).

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>

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.



SOILS LEGEND

Br Brookstone silt clay loam, 0 to 2 percent slopes
CrA Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes

PRIMARY PLAT SHEET SET SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-C1.3	OVERALL PRIMARY PLAT PLAN

OSBORNE TRAILS PHASE III LEGAL DESCRIPTION

PARCEL 1:

A part of the West Half of the Northwest Quarter of Section 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 26; thence North 89 degrees 43 minutes 52 seconds East (assumed bearing) 1,323.21 feet along the North line of the said Northwest Quarter to the Northeast corner of the West Half of said Northwest Quarter; thence South 00 degrees 10 minutes 08 seconds West 1,281.54 feet along the East line of said West Half; thence North 89 degrees 49 minutes 52 seconds West 89.25 feet; thence South 01 degrees 49 minutes 40 seconds West 89.90 feet; thence South 89 degrees 45 minutes 23 seconds West 901.59 feet; thence North 62 degrees 57 minutes 15 seconds West 227.55 feet; thence North 89 degrees 49 minutes 24 seconds West 146.35 feet; thence North 00 degrees 10 minutes 36 seconds East 1,244.89 feet along the West line of said Northwest Quarter to the Place of Beginning, containing 40.088 acres, more or less.

EXCEPT for the following described tract:

A part of the Northwest Quarter of 26, Township 19 North, Range 3 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 26; thence North 00 degrees 10 minutes 36 seconds East (assumed bearing) 1,397.71 feet along the West line of said Northwest Quarter to the Northwest corner of the 40.011 acre owned by Osborne Trails Developer, LLC as recorded Instrument No. 2017-026934 in the office of the Recorder of Hamilton County, Indiana and the POINT OF BEGINNING of this description; thence North 00 degrees 10 minutes 36 seconds East along said West line, a distance of 11.60 feet; thence North 89 degrees 37 minutes 54 seconds East a distance of 188.78 feet to the point of curvature of a curve concave southerly, the radius point of said curve being South 00 degrees 22 minutes 06 seconds East a distance of 860.00 feet from said point; thence easterly along said curve 456.59 feet to the point on said curve, said point being North 30 degrees 03 minutes 02 seconds East a distance of 860.00 feet from the radius point of said curve and being on the North Line of said 40.011 acre parcel; thence the next three (3) courses are along the boundary of said 40.011 acre parcel: (1) thence South 89 degrees 45 minutes 23 seconds West a distance of 285.39 feet; (2) thence North 62 degrees 57 minutes 15 seconds West a distance of 227.55 feet; (3) thence North 89 degrees 49 minutes 24 seconds West a distance of 146.95 feet to the West line of said Northwest Quarter and the place of beginning, containing 0.735 acres, more or less.

PARCEL 2:

A part of the Northwest Quarter of Section 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 26; thence North 89 degrees 46 minutes 30 seconds East (assumed bearing) 1,323.57 feet along the South line of said Northwest Quarter to the Southeast corner of the West Half of said Northwest Quarter; thence North 00 degrees 10 minutes 08 seconds East 1,382.07 feet along the East line of the West Half of said Northwest Quarter to the Northeast corner of the 40.011 acre parcel described in Instrument No. 2017-026934 as recorded in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 49 minutes 24 seconds West 60.00 feet along the North line of said 40.011 acre parcel to the POINT OF BEGINNING of this description; thence South 00 degrees 10 minutes 08 seconds West 289.68 feet to the point of curvature of a curve concave Westerly, the radius point of said curve being North 89 degrees 49 minutes 52 seconds West 450.00 feet from said point; thence Southerly along said curve 248.15 feet to the point of tangency of said curve, said point being South 58 degrees 06 minutes 32 seconds East 450.00 feet from the radius point of said curve; thence South 31 degrees 53 minutes 28 seconds West 20.07 feet; thence South 34 degrees 35 minutes 09 seconds West 93.94 feet; thence South 89 degrees 46 minutes 30 seconds West 58.43 feet; thence North 54 degrees 13 minutes 53 seconds West 65.05 feet to a point on a non-tangent curve concave Southwesterly, the radius point of said curve being South 71 degrees 24 minutes 32 seconds West 860.00 feet from said point; thence Northwesterly along said curve 620.78 feet to a point on said curve, said point being North 30 degrees 03 minutes 02 seconds East 860.00 feet from the radius point of said curve; thence North 89 degrees 45 minutes 23 seconds East 516.21 feet; thence North 01 degrees 49 minutes 40 seconds East 89.90 feet; thence South 89 degrees 49 minutes 52 seconds East 9.25 feet to the place of beginning, containing 4.076 acres, more or less.



NORTHWEST CORNER OF HORTON ROAD AND 193ST STREET

PREPARED BY:

HWC ENGINEERING
135 N. PENNSYLVANIA ST., SUITE 2800
INDIANAPOLIS, IN 46204
CONTACT: KYLE EICHORN
P: 317-981-1249
E: ketchhorn@hwcengineering.com



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DEVELOPMENT STANDARDS
OSBORNE TRAILS PUD - AMENDMENT V
ORDINANCE 22-10 INST. #2022026286
SF4 RESIDENTIAL DISTRICT

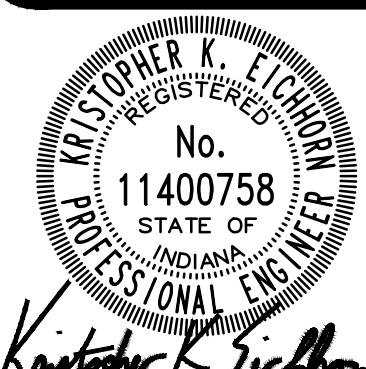
MINIMUM LOT AREA:	5,850 S.F.
MINIMUM LOT FRONTAGE:	35'
MINIMUM BUILDING SETBACK LINES:	
• FRONT YARD	21'
• SIDE YARD	5'
• REAR YARD	20'
MINIMUM LOT WIDTH:	45'
MAXIMUM BUILDING HEIGHT:	2 1/2 STORIES
MINIMUM LIVING AREA (TOTAL):	
• SINGLE-STORY	1,200 S.F.
• TWO-STORY	1,800 S.F.

REVISIONS		
DATE	DESCRIPTION	BY



OSBORNE TRAILS - PHASE III
WESTFIELD, INDIANA

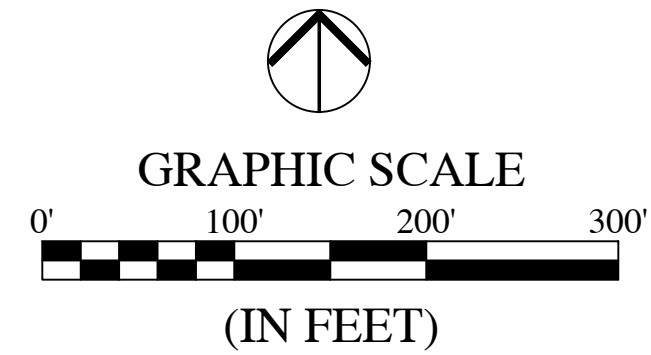
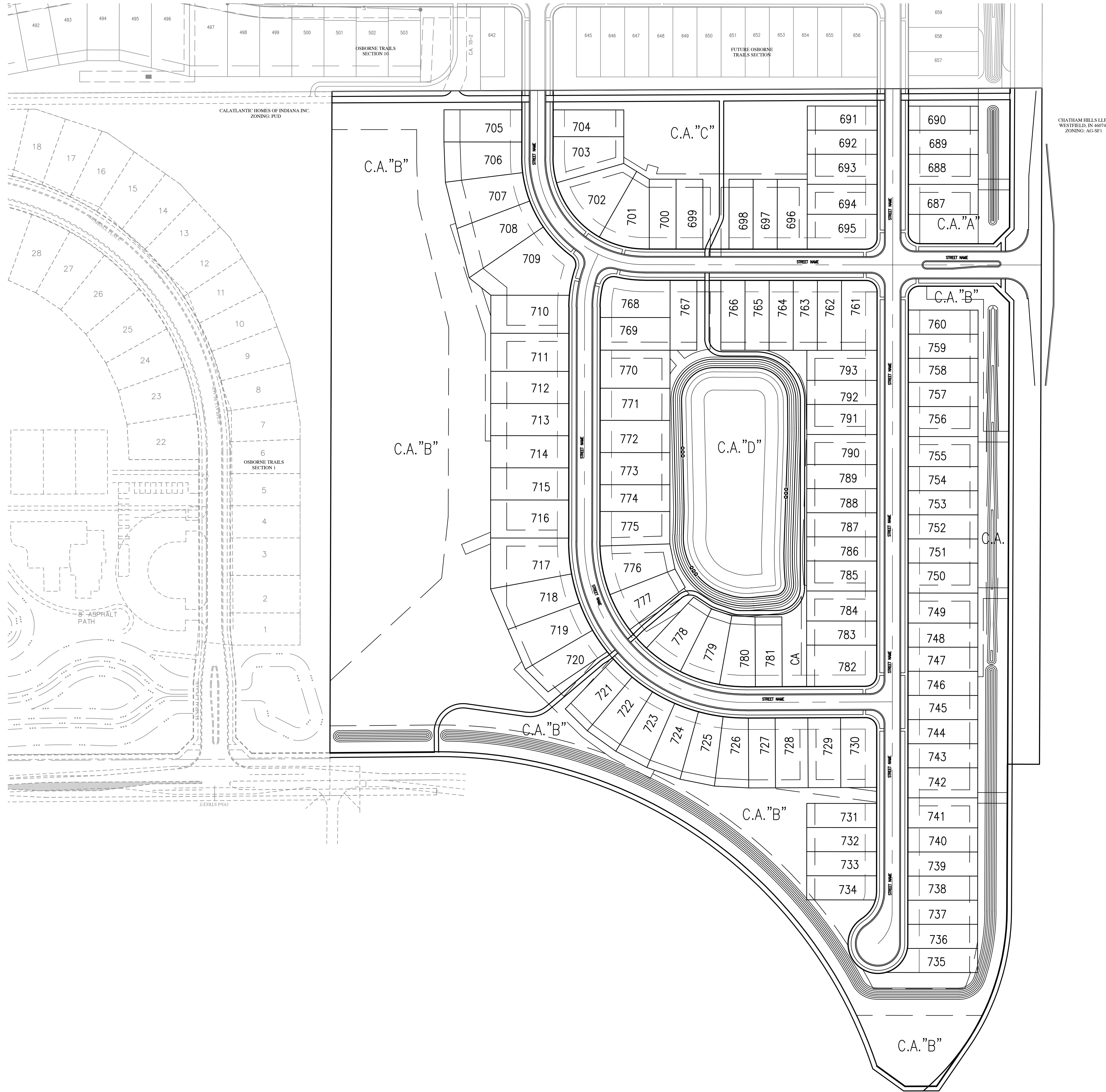
COVER



DRAWN BY BP	JOB NUMBER 2021-277-S
CHECKED BY KE	
DATE JULY 12, 2022	
SCALE AS SHOWN	
SHEET	

C1.0
COVER

File Name: W:\Lemna\2022-144-S Drexler Property Design\CAD\Primary Plat\20277 PP_OverallSitePlan.dwg, Layout: C1.1 By: keithhorn
Plot Time: 5:07pm Plot Date: Jul 12, 2022



LEGEND:

EXISTING		PROPOSED
---	RIGHT-OF-WAY LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	TREE LINE	---

ABBREVIATIONS:

C.A.	- COMMON AREA
25	- LOT NUMBER

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

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

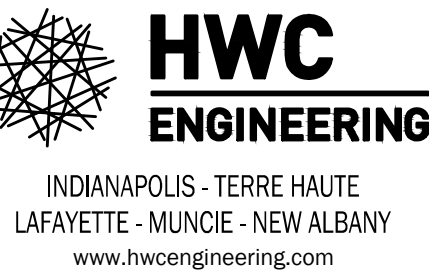
THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

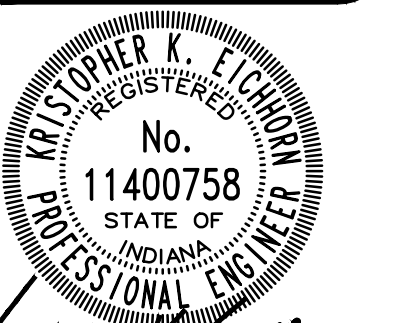
THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF WESTFIELD CONSTRUCTION SPECIFICATIONS AND STANDARD CONSTRUCTION DETAILS. THE OMISSION OF ANY CURRENT STANDARD DETAIL DOES NOT RELIEVE THE CONTRACTOR FROM THIS REQUIREMENT.

REVISIONS

DATE	DESCRIPTION	BY



OSBORNE TRAILS - PHASE III
WESTFIELD, INDIANA
OVERALL SITE PLAN

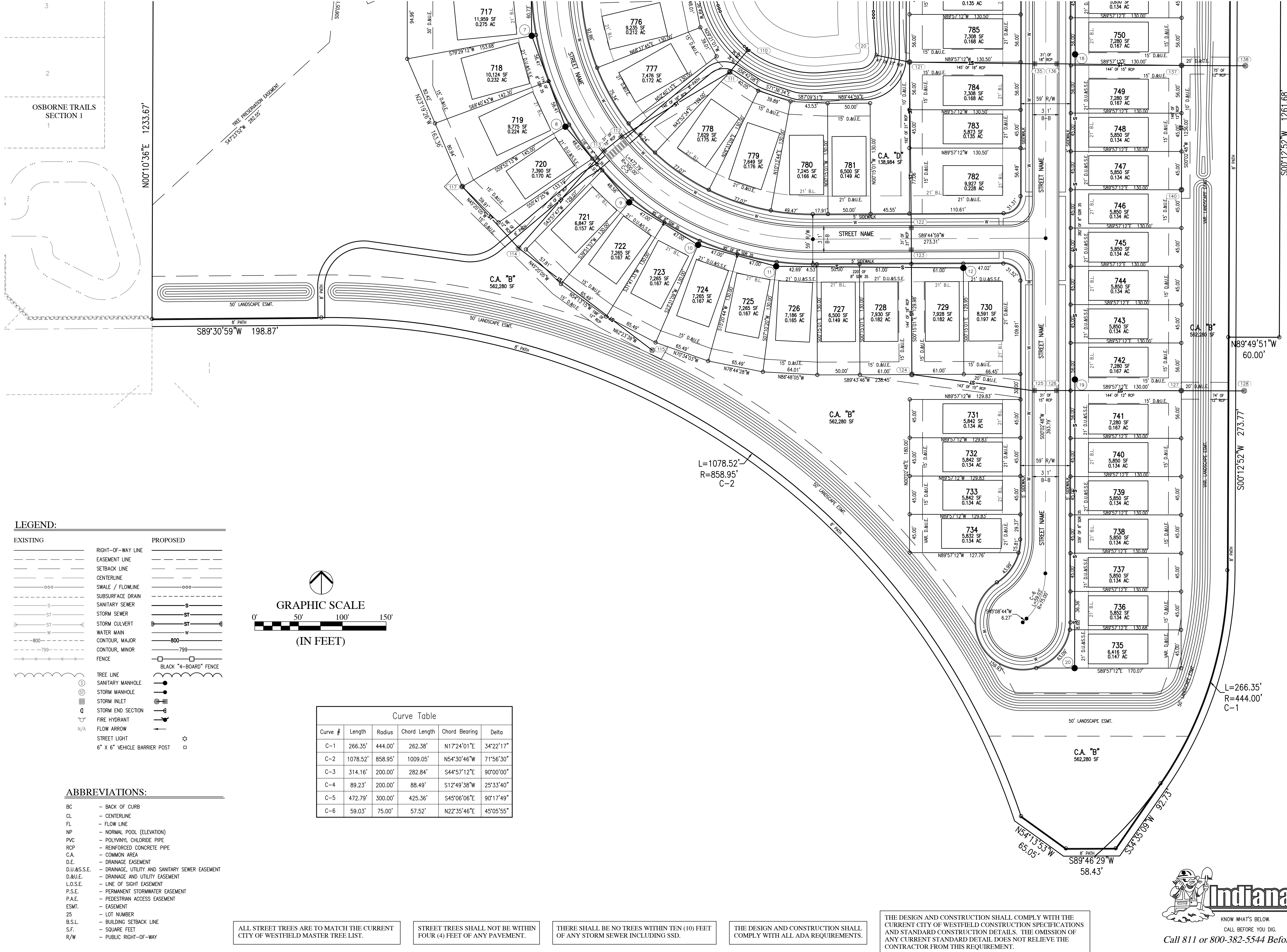


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CHECKED BY KE	
DATE JULY 12, 2022	
SCALE AS SHOWN	
SHEET	

C1.1

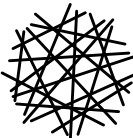
OVERALL SITE PLAN

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Plot Date: Jul 12, 2022
By: Keithhorn



REVISIONS

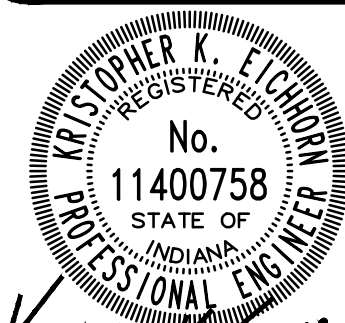
DATE	DESCRIPTION	BY

**HWC**
ENGINEERING

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

OSBORNE TRAILS - PHASE III
WESTFIELD, INDIANA

OVERALL PRIMARY PLAT PLAN


Christopher K. E. Chamberlain
No. 11400758
STATE OF INDIANA
PROFESSIONAL ENGINEER

DRAWN BY
TS

CHECKED BY
KE

DATE
JULY 12, 2022

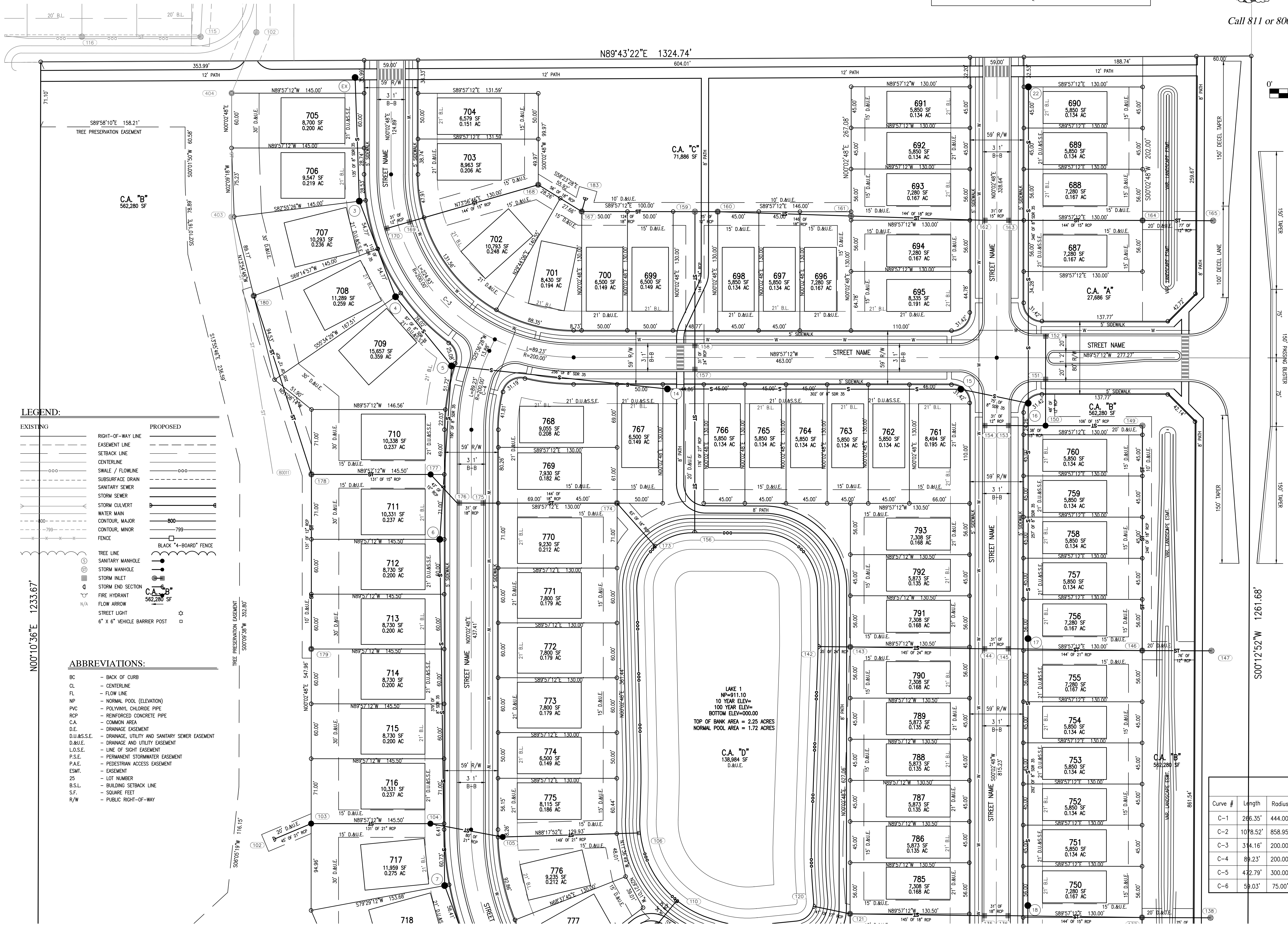
SCALE
AS SHOWN

SHEET
C1.2

JOB NUMBER
2021-277-S

OVERALL PRIMARY PLAT PLAN

© 2022



Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-1	266.35'	444.00'	262.38'	N1724°01'E	34°22'17"
C-2	1078.52'	858.95'	1009.05'	N54°30'46"W	71°56'30"
C-3	314.16'	200.00'	282.84'	S44°57'12"E	90°00'00"
C-4	89.23'	200.00'	88.49'	S12°49'38"W	25°33'40"
C-5	42.79'	300.00'	425.36'	S45°06'06"E	90°17'49"
C-6	59.03'	75.00'	57.52'	N22°35'46"E	45°05'55"

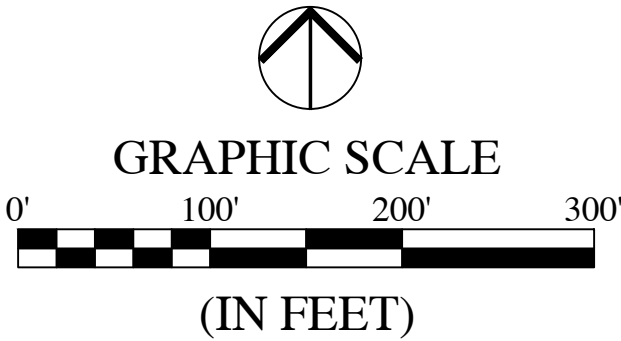
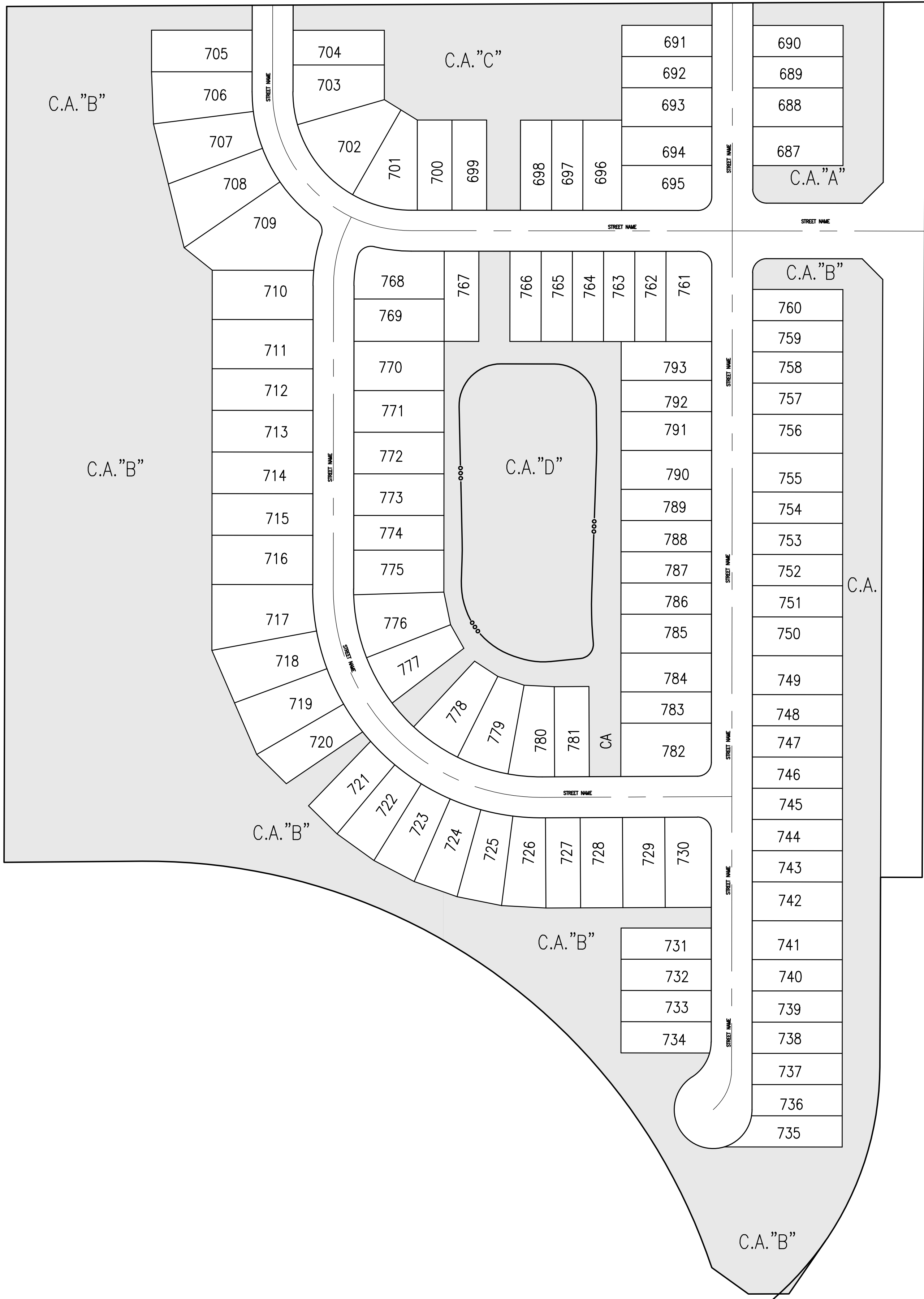
**OSBORNE TRAILS - PHASE III
WESTFIELD, INDIANA
OVERALL PRIMARY PLAT PLAN**



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CHECKED BY KE	
DATE JULY 12, 2022	
SCALE AS SHOWN	
SHEET	

C1.3

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Plot Time: 5:12pm
Plot Date: Jul 12, 2022
By: keithhorn



LEGEND:

EXISTING	PROPOSED
—	—
---	---
---	---
---	---
---	---

ABBREVIATIONS:

C.A.	- COMMON AREA
25	- LOT NUMBER

COMMON AREA SUMMARY (OPEN SPACE)	
CA "A"	= 27,686 SF
CA "B"	= 562,280 SF
CA "C"	= 71,886 SF
CA "D"	= 138,854 SF
TOTAL COMMON AREA = 800,706 SF	
TOTAL COMMON AREA = 18.38 ACRES	

OPEN SPACE PROVIDED
OPEN SPACE: AREA = 18.38 AC. = 42.11%
TOTAL ACREAGE = 43.65 AC.

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

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REVISIONS		
DATE	DESCRIPTION	BY



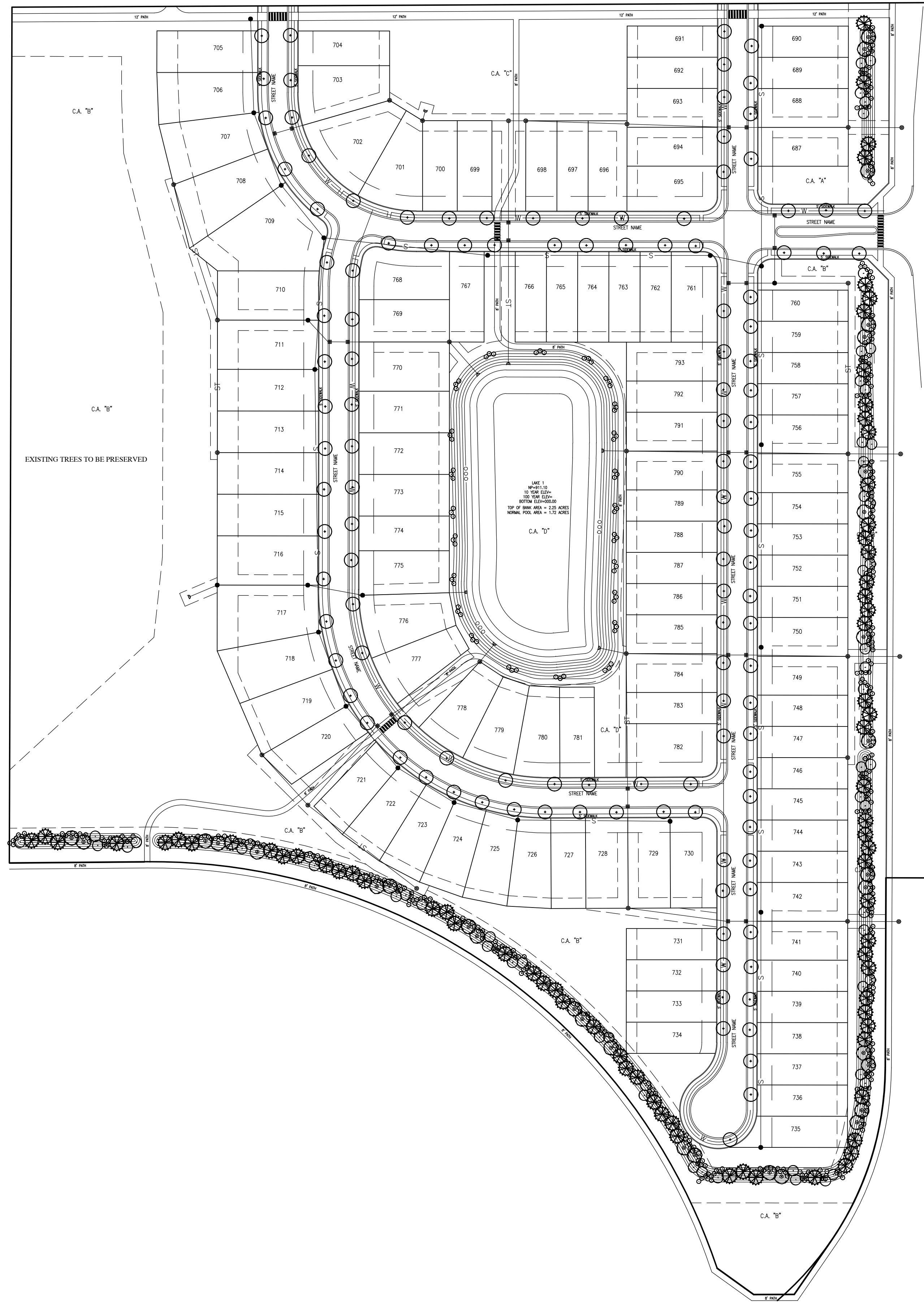
OSBORNE TRAILS - PHASE III
WESTFIELD, INDIANA
OVERALL OPEN SPACE PLAN



DRAWN BY BP	JOB NUMBER 2021-277-S
CHECKED BY KE	
DATE JULY 12, 2022	
SCALE AS SHOWN	

SHEET

C2.0
OVERALL OPEN SPACE
PLAN



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GRAPHIC SCALE

0' 100' 200' 300'



(IN FEET)

LEGEND:

EXISTING

RIGHT-OF-WAY LINE

PROPOSED

EASEMENT LINE

SETBACK LINE

TREE LINE

ABBREVIATIONS:

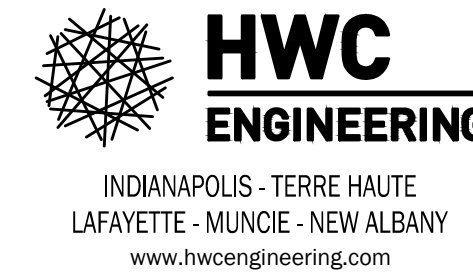
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LANDSCAPE LEGEND:

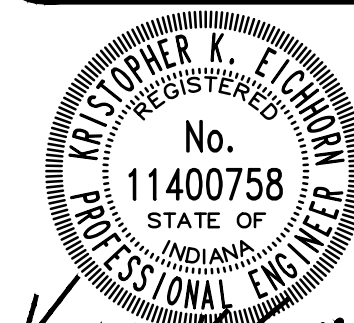
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[illegible]

**OSBORNE TRAILS - PHASE III
WESTFIELD, INDIANA
OVERALL LANDSCAPE PLAN**



DRAWN BY BP
CHECKED BY KE
DATE JULY 12, 20
SCALE AS SHOWN
SHEET

JOB NUMBER	2021-277-S
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L1.0

OVERALL LANDSCAPE
PLAN

WRITTEN PUBLIC COMMENTS

Docket Number: 2207-ODP-07 & 2207-SPP-07

Petitioner: Lennar Homes of Indiana, Inc by HWC Engineering

Request: Lennar Homes of Indiana, LLC by HWC Engineering requests Overall Development Plan and Primary Plat approval for 107 single-family lots on 43.7 acres +/- in the Osborne Trails PUD District.

Enclosed Attachments (as of 5:00pm., Monday, July 18):

July 18, 2022 Advisory Plan Commission Meeting

- | | | |
|--------------------|-------------------|------------|
| 1. Eugene Kaminski | 19477 Sumrall Pl. | (07/02/22) |
| 2. Eugene Kaminski | 19477 Sumrall Pl. | (07/05/22) |

From: [EUGENE KAMINSKI](#)
To: [Ryan Collingwood](#)
Cc: [kaminski.Gene](#)
Subject: Re: Automatic reply: Recent Voicemail
Date: Saturday, July 2, 2022 12:57:53 PM

**WARNING: This external email is from
keugene871@aol.com.**

Please include in the planning commission packet for Tuesday evening public hearing the following questions/considerations concerning petitions 2207-OPD-07 & 2207-SPP-07 filed by Lennar Homes of Indiana.

1. Lennar failed to address in their Commitments Concerning Use and Development of Real Estate document one of the council woman's concerns regarding the north middle open section area, recommending some sort of gathering space, gazebo, etc. between Phase II & Phase III properties.

2. In the Lennar Commitments Concerning Use and Development of Real Estate document Section 1. Commitments. The Real estate is subject to the following Commitments:

A. Area C of the Osborne Trails Amenities shall be enhanced to include the following:

1. The Clubhouse Space square footage of seven thousand (7000) square feet required under Section 9(B)(ii)(a) of the Osborne Trails PUD shall be increased to a minimum of eleven thousand, three hundred (11,300) square feet, including a fitness center.

The Planning Council may recall I spoke about this concern at an earlier public meeting. Osborne Trails Phase I marketing documents identify the Retreat Square footage to be 9000. When Phase II Plat Plat was being discussed the required notice to residents along the property line identified the Retreat now to be 10,000 square feet. Keith Lash VP Lennar Land Acquisition responded its more likely 11,000 square feet with overhang/patio area. I wasn't aware building square footages could count as outside space.

For discussion: Let's say the Retreat is 10,000 square feet. That leaves 1300 new square footage Lennar is identifying in the Commitments document. I believe their intent is to use this square footage for the men/woman's bathroom and changing area of the new additional pool they have committed to build. That may leave a small adjacent room for either storage or other use.

What's not addressed by these commitment statements is the concern over Gathering Space for a growing community of 1500 members in 787 households. Lennar continues to suggest when adding on Amenities under consideration for homeowners HOA fees will be increased. Using the current HOA monthly fee of \$250/month X 12 months X 787 Homes = \$2,361,000 in annual HOA fees.

This last week Lennar sponsored a pool party but limited the attendees to 150. We see disgruntlement on the horizon on behalf of home owners once the community reaches its current projected maximum of 1500 residents.

Homeowners also believe Lennar has reached out the the Carey Family off of Six Points Road in an attempt to acquire an additional parcel north of Phase I properties where the North pool will be located. They may or may not be in current negotiations.

Please note that Size Matters when designing +55 communities where the majority of the homeowners routinely use available amenities.

I'd ask the Planning Commission to request a Master Facility Plan of this entire 55+ Community with all amenity structures prior to moving forward vs building it as we go along.

Thank you for your time in reviewing this correspondence.

Gene Kaminski 19477 Sumrall PL Westfield IN

On Jun 29, 2022, at 2:11 PM, Ryan Collingwood
<rcollingwood@westfield.in.gov> wrote:

Hello,

I will be out of the office beginning on Wednesday, June 29th and will return to the office on Tuesday, July 5th. I will have limited access to my email. If you have an urgent matter, please contact planners@westfield.in.gov or call (317) 804-3170 to get in contact with a planner. Thank you!

Ryan Collingwood | Associate Planner

Community Development | 2728 East 171st Street | Westfield, IN 46074
rcollingwood@westfield.in.gov | 317-741-8857

[Need to send me a file over 25MB?](#)



From: [EUGENE KAMINSKI](#)
To: [Ryan Collingwood](#)
Subject: Osborne Trails I Retreat Square Footage Request
Date: Tuesday, July 5, 2022 8:41:00 PM

**WARNING: This external email is from
keugene871@aol.com.**

Ryan can you do me a favor and pull drawings of Osborne Trails I Retreat facility and determine the buildings actual internal square footage? Not what Keith Lash of Lennar refers as usable space including overhangs. Tonight he said the square footage was 8600! So now Lennar has said the Retreat square footage is 8600, 9000, 10,000, 11,000 and their commitment document of 11,300. Please forward or share this request with the planning commission. Thanking you in advance. Gene

Sent from my iPhone



Petition Number: 2206-DDP-19

Project Name: Slim Chicken's

Subject Property: 100 E Spring Mill Pointe Drive (the "Property")

Petitioner: CBRE by Weihe Engineers

Request: Detailed Development Plan review of a 4,095 SF restaurant on 1.17 acres +/- in the Spring Mill Pointe PUD District.

Current Zoning: Springmill Pointe PUD (Ord. [19-36](#))

Current Land Use: Undeveloped / Vacant

Approximate Acreage: 1.17 acres +/-

Property History: Original Zoning Ordinance (Ord. [19-36](#))
Overall Development Plan Docket # 1310-DP-14
Primary Plat Docket # 1310-SPP-06

Staff Reviewer: Weston Rogers, Associate Planner

Exhibits: 1) Staff Report
2) Location Map
3) Site Plan
4) Landscape Plan
5) Building Elevations

PROCEDURAL – Detail Development Plan

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.

BACKGROUND

The Springmill Pointe PUD district ordinance 19-36 was originally approved in 2019. The subject property located within this PUD was previously included as part of Primary Plat 1310-SPP-06 and Overall Development Plan 1310-DP-14 – both approved in 2013.



The filed Detailed Development Plan 2206-DDP-19 proposes 4,095 SF restaurant, exterior patio, surface parking, and other related improvements.

DEVELOPMENT PLAN – General Plan Requirements

Article 10.7(H)2 of the current Westfield UDO

The plans comply.

- 1) Title, scale, north arrow and date.
- 2) Proposed name of the development.
- 3) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 4) Address and legal description of the property.
- 5) Boundary lines of the property including all dimensions.
- 6) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 7) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 8) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 11) Layout, number, dimension and area (in square feet and acres) of all Lots and Out-lots with Building Setback Lines.
- 12) Location and dimensions of all existing structures and paved areas.
- 13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 14) Location of all Floodplain areas within the boundaries of the property.
- 15) Names of legal ditches and streams on or adjacent to the site.



- 16) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 17) Identify buildings proposed for demolition.
- 18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 19) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 20) Label Building Separation and/or / Building Setback Lines in relation to Front, Rear and Side Lot Lines
- 21) Misc.

DEVELOPMENT PLAN – Review Criteria

Article 10.7(E) of the current Westfield UDO

The plans comply.

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

SPRINGMILL POINTE PUD STANDARDS & GB: GENERAL BUSINESS UNDERLYING ZONING

(PUD Ord. 19-36)

The plans comply.

26) *Section 3 – Concept Plan*

27) *Section 4 – Illustrative Layout*

28) *Section 5 – Character Exhibit*

29) *Section 7 – Permitted Uses*

30) *Section 8 – General Regulations*

- a) Minimum Lot Frontage: 0 feet
- b) Minimum Lot Width: No Minimum
- c) Minimum Setback Lines
 - i) Front Yard – State Road 32 Right-of-way: 0 feet
 - ii) Front Yard – Austrian Pine Way and Springmill Pointe Drive: 30 feet
 - iii) Side Yard (internal): 0 feet
 - iv) Side Yard (abutting district perimeter): 20 feet
 - v) Rear Yard (internal): 0 feet

31) *Section 9 – Overlay Districts*

- a) Staggered Setbacks: A maximum of one (1) building shall exceed the Maximum Setback.
 - i) Said building shall contain a minimum of one hundred and fifty (150) linear feet of Building Façade fronting the State Highway Trail Corridor
 - ii) Said building shall not exceed forty percent (40%) of the State Highway 32 Trail Corridor Frontage on the Real Estate
 - iii) Said building shall have a maximum of three (3) rows of parking permitted between the building and the State Highway 32 Trail Corridor.

Comment: Please note that this requirement is not shown on the current proposed development and therefore will be required with forthcoming projects.

- b) Building Height Standards
 - i) The Minimum Gross Floor Area shall be four thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet.
- c) Mechanical/Utility Meter Screening

32) *Section 10 – Development Standards*

- a) Accessory Buildings
 - i) Trash enclosures shall be permitted within the Established Front Yard of the Access Road
- b) Architectural Standards

c) Landscaping Standards

- i) Foundation Planting requirements shall not apply to the Building Façade oriented towards the Access Road and where a drive-thru aisle is located. Additional planters located at the base of a building or attached to a façade shall be counted to meet the requirement.
- ii) 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.
- iii) Landscaping within Drainage and Utility Easements required by the Department of Public Works around the perimeter of Lots is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Community Development or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.
- iv) If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping; rather, the combined Parking Area shall be designed as a single parking Area and landscaped in accordance with the Interior Parking Area Landscaping requirements.

33) *Section 12 – Design Standards*

- a) A minimum four-hundred (400) square foot hardscaped area with seating shall be required on the Real Estate with a connection to the State Highway 32 Trail Corridor. The Pocket Park shall be installed no later than the occupancy of the building(s) on the development of fifty percent (50%) or more of the Real Estate.

Comment: Please note that this requirement is not shown on the current proposed development and therefore will be required with forthcoming projects.

STATE HIGHWAY 32 OVERLAY DISTRICT

Article 5.3 of the UDO

The plans comply.

34) Permitted Uses

35) Access Control Requirements

36) 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.

37) Accessory Buildings

38) Building Height Requirements:

- a) Maximum Building Height: No Maximum
- b) Minimum Building Height: 18'
- c) Multiple Stories: Multiple stories are encouraged, but not required

39) Building Size Requirements

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

Comment: Superseded by Ord. 19-36, see PUD standards.

- b) Maximum Gross Floor Area: No maximum

40) Architectural Design Requirements:

- a) General Design Theme Standards
- b) Building Elevations
 - i) Defined Base/Foundation, middle/modulated wall, and pitched roof or articulated, three-dimensional cornice.
 - ii) Offsets: Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
 - iii) 360 Degree Architecture
 - iv) Openings
 - v) Gutters and Downspouts
 - vi) Roofs
 - (1) Pitched Roofs
 - (2) Flat Roofs
 - vii) Main Entrances



viii) Windows

ix) Awnings

x) Drive-thrus and Fueling Stations

xi) Building Materials

(1) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.

(2) No more than twenty-five percent (25%) of each Building Façade, 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.

xii) Accessory Buildings

41) Trail Corridor Requirements:

a) Trail Corridor Design Standards

b) Trail Corridor Plantings

i) 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 is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting

ii) Shade trees planted within the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet

iii) Landscaping 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.

c) Trail Corridor Mounds/Berms

42) Miscellaneous Requirements:

a) Loading Berths

b) Mechanical Equipment

i) Screening of mechanical equipment, satellite dishes and other similar improvements shall be completely and permanently screened from view of Rights-of-way and adjoining properties.

- ii) When attached to the ground, screening methods shall include a mound/berm or an opaque wall or fence enclosure of a material that matches or complements the Principal Building to which it is appurtenant.
 - iii) When roof-mounted, screening methods shall include parapet walls, enclosures or other similar architectural treatment that matches or complements the Principal Building to which it is appurtenant.
- c) Walls and Fencing

DEVELOPMENT STANDARDS

Chapter 6 of UDO

The plans comply.

- 43) Accessory Use and Building Standards (Article 6.1)
- 44) Architectural Standards (Article 6.3)
- 45) Building Standards (Article 6.4)
- 46) Height Standards (Article 6.6)
- 47) Landscaping Standards (Article 6.8)
 - (C) Content of Landscape Plan
 - (F) Selection, Installation, and Maintenance of Plant Materials
 - (G) General Landscaping Design Standards
 - (L) Foundation Plantings
 - (O) Parking Area Landscaping
- 48) Lighting Standards (Article 6.9)
- 49) Lot Standards (Article 6.10)
- 50) Outside Storage and Display (Article 6.12)
- 51) Outdoor Café and Eating Areas (Article 6.13)
- 52) Parking and Loading Standards (Article 6.14)
- 53) Setback Standards (Article 6.16)
- 54) Sign Standards (Article 6.17)
- 55) Vision Clearance Standards (Article 6.19)
- 56) Yard Standards (Article 6.21)

DESIGN STANDARDS

Chapter 8 of UDO

The plans comply.

- 57) Block Standards (Article 8.1)
- 58) Easement Standards (Article 8.3)
- 59) Monument and Marker Standards (Article 8.5)
- 60) Open Space and Amenity Standards (Article 8.6)
- 61) Pedestrian Network Standards (Article 8.7)
- 62) Storm Water Standards (Article 8.8)
- 63) Street and Right-of-Way Standards (Article 8.9)
- 64) Street Light Standards (Article 8.10)
- 65) Street Sign Standards (Article 8.11)
- 66) Surety Standards (Article 8.12)
- 67) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) **The plans as presented comply with the applicable zoning ordinances.**
- 2) **Action: Approve Detailed Development Plan 2206-DDP-19 with the following condition:**
 - **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 Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov.



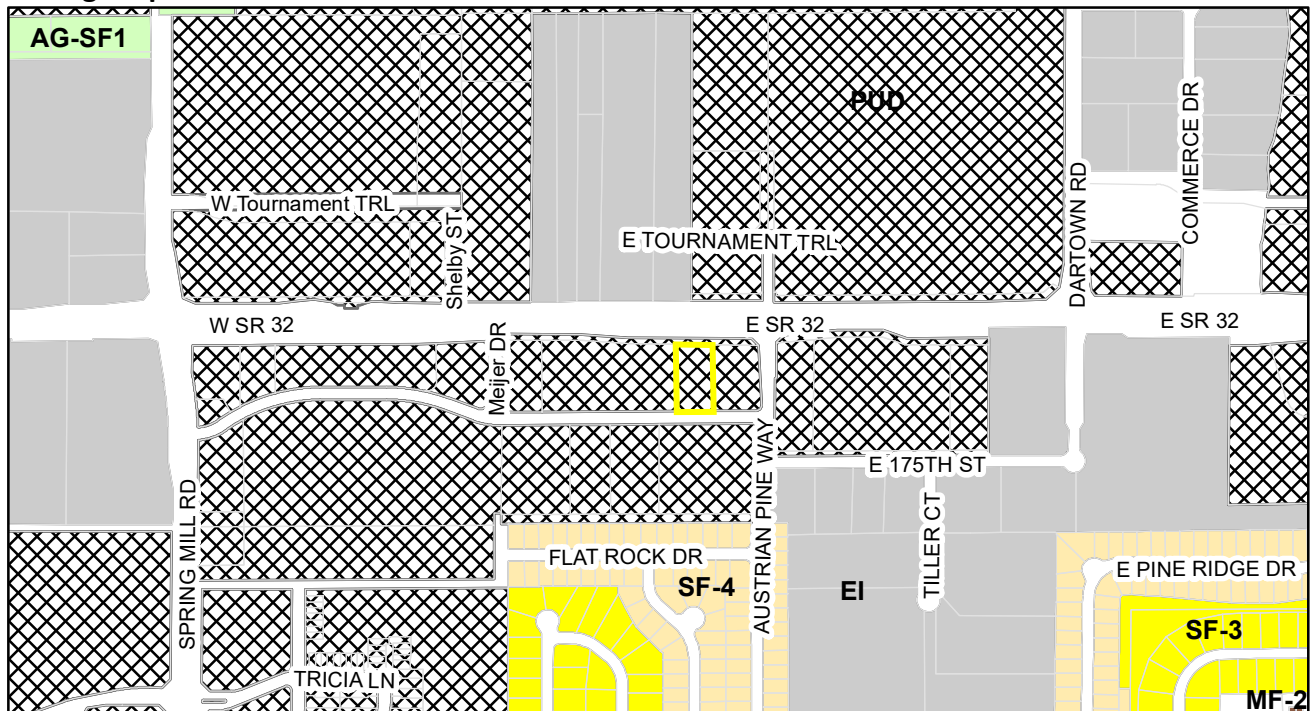
Property Location Map
100 E Spring Mill Pointe Dr.
Slim Chickens
2206-DDP-19



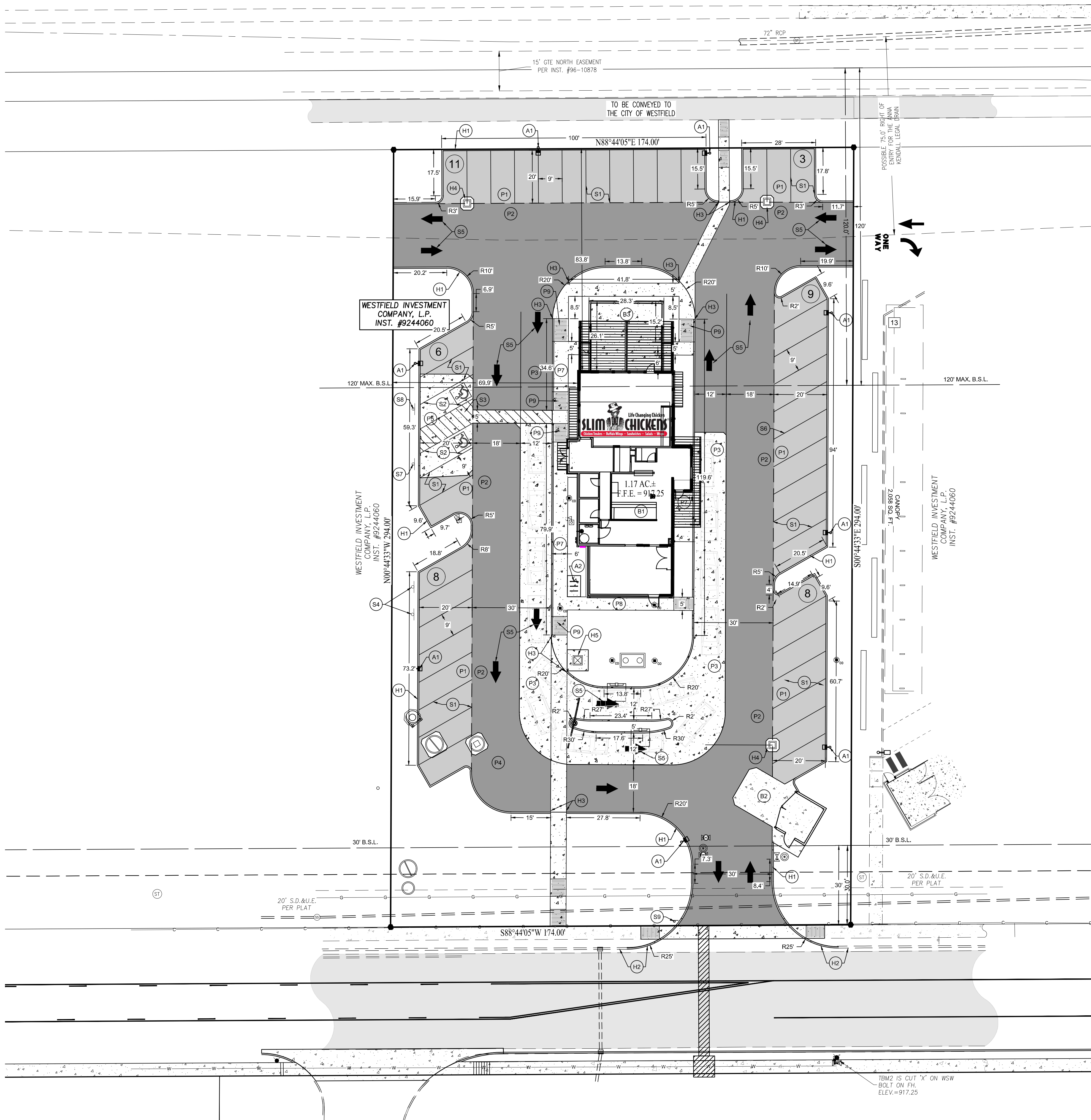
Aerial Location Map



Zoning Map



Parcel	MF-2 (Multiple Family - 2)
Zoning - All	PUD (Planned Unit Development)
Zoning	SF-3 (Single Family - 3)
AG-SF1 (Agriculture - Single Family - 1)	SF-4 (Single Family - 4)
EI (Enclosed Industrial)	



SITE PLAN NOTES

PAVEMENT

- (P1) BITUMINOUS PAVING FOR PARKING LOT - 165#/SQ YD (1 1/2") BITUMINOUS SURFACE OVER 275#/SQ YD (2 1/2") BITUMINOUS BINDER OVER 8" COMPACTED AGGREGATE BASE #53 (100% STANDARD PROCTOR)
- (P2) BITUMINOUS PAVING FOR PARKING LOT - 220#/SQ YD (2") BITUMINOUS SURFACE OVER 330#/SQ YD (3") BITUMINOUS BINDER OVER 8" COMPACTED AGGREGATE BASE #53 (100% STANDARD PROCTOR)
- (P3) CONCRETE PAVING AT DRIVE THRU. 10' WIDE X 5" THICK. 4500 PSI WITH INTEGRAL LOOP DETECTOR AT CUSTOMER ORDER DISPLAY. SEE ELECTRICAL PLANS FOR DETECTOR SPECS
- (P4) CONCRETE PAVING AT DUMPSTER - 8" THICK 4500 PSI WITH 5% AIR ENTRAINMENT OVER 6" CA BASE
- (P5) CONCRETE PAVING AT ADA PARKING. 5" THICK FIBER REINFORCED. 4500 PSI. CROSS SLOPES NOT TO EXCEED 2.0% IN ANY DIRECTION (1.7% RECOMMENDED)
- (P6) 4" THICK x 5' WIDE CONCRETE PAVING FOR ACCESSIBLE CROSSWALK
2% MAXIMUM CROSS SLOPES (1.5% RECOMMENDED)
5% MAXIMUM RUNNING SLOPE (4.5% RECOMMENDED)
- (P7) 4" THICK CONCRETE SIDEWALK WITH MONOLITHIC CURB
2% MAXIMUM CROSS SLOPE (1.5% RECOMMENDED)
5% MAXIMUM RUNNING SLOPE (4.5% RECOMMENDED)
- (P8) 4" THICK x 5' WIDE CONCRETE SIDEWALK
2% MAXIMUM CROSS SLOPE (1.5% RECOMMENDED)
5% MAXIMUM RUNNING SLOPE (4.5% RECOMMENDED)
- (P9) 4" THICK CONCRETE CURB RAMP WITH ACCESSIBLE LANDINGS (2% MAXIMUM SLOPE IN ANY DIRECTION. 1.5% RECOMMENDED) AND NON-SLIP SURFACE PER ADA AND McDONALD'S STANDARDS
8.33% MAXIMUM RUNNING SLOPE (7.75% RECOMMENDED)
2% MAXIMUM CROSS SLOPE (1.5% RECOMMENDED)

HARDSCAPE

- (H1) 6" X 18" STANDARD CONCRETE CURB
- (H2) MATCH EXISTING PAVEMENT - CURB AND GUTTER PER LOCAL MUNICIPALITY
- (H3) TAPER CURB WITHIN 3 FEET
- (H4) CONCRETE COLLAR FOR STORM STRUCTURES
- (H5) 8' X 8' TRANSFORMER PAD

BUILDING ACCESSORIES

- (B1) PROPOSED SLIM CHICKENS RESTAURANT, REFER TO ARCHITECTURAL PLANS
- (B2) 12' X 15' TRASH CORRAL
- (B3) PROPOSED OUTDOOR SEATING AREA

ACCESSORIES

- (A1) LED LOT LIGHT - POLE MOUNTED WITH 24" CONCRETE BASE
- (A2) BIKE RACK

SIGNAGE & MARKINGS

- (S1) 9' WIDE PARKING SPACE (CTR TO CTR PAINT STRIPE)
MARKED WITH 4" WIDE WHITE PAINT STRIPE
- (S2) 8'-4" WIDE ACCESSIBLE PARKING SPACE (CTR TO CTR PAINT STRIPE)
MARKED WITH BLUE PAINT HANDICAP GRAPHIC & 4" WIDE BLUE PAINT STRIPE
- (S3) 8' WIDE (MIN) ACCESSIBLE AISLE (CTR TO CTR PAINT STRIPE)
MARKED WITH 4" BLUE PAINT STRIPE
- (S4) BOLLARD MOUNTED "MOBILE PICKUP" SIGN
- (S5) PAVEMENT MARKINGS AS SHOWN - WHITE
- (S6) PAVEMENT MARKINGS AS SHOWN - YELLOW (PMS 123)
- (S7) BOLLARD MOUNTED VAN ACCESSIBLE PARKING SIGN
(MIN HEIGHT TO BOTTOM OF SIGN 66" ABOVE PAVEMENT)
- (S8) BOLLARD MOUNTED ACCESSIBLE PARKING SIGN
(OVERALL HEIGHT TO MATCH VAN ACCESSIBLE PARKING SIGN)
- (S9) STOP SIGN

SITE DATA

SITE AREA = 1.172 AC / 51,153 SF
BUILDING AREA = 3138 SF
PATIO/HARDSCAPE AREA = 957 SF
TOTAL - 4095 SF
PERCENT IMPERVIOUS = 72.9%

ZONING = SPRINGMILL PONTE PUD (BLOCK D LOT #2) SR 32 OVERLAY AND ZONE G3

SETBACKS
AUSTRIAN PINE & SPRINGMILL PONTE DRIVE
FRONT YARD= 30 FT
SR 32 ROW FRONT YARD= 0 FT
SIDE YARD INTERNAL TO DISTRICT = 0 FT
SIDE YARD ABUTTING DISTRICT PERIMETER = 20 FT

REAR YARD INTERNAL TO DISTRICT = 0 FT
PARKING REQUIRED
NO. SPACES = 1 SPACE PER 3 SEATS PLUS ONE
SPACE PER SHIFT EMPLOYEE
116 SEATS = 39 SPACES +
5 SHIFT EMPLOYEES = 5 SPACES
PARKING DIMENSIONS = 9' x 18'
BIKE PARKING REQUIRED = 1 SPACES

PARKING PROVIDED
42 - STANDARD SPACES
2 - ADA SPACES
44 - TOTAL SPACES

SITE PLAN LEGEND

UTILITIES

- SANITARY SEWER CLEANOUT
○ SANITARY SEWER MANHOLE
○ SPIGOT
○ WELL HEAD
○ WATER METER
○ WATER VALVE
○ GAS METER
○ GAS VALVE
○ ELECTRIC MANHOLE
○ ELECTRIC METER
○ ELECTRICAL RISER
○ TRANSFORMER
○ GUY ANCHOR
○ ELECTRIC JUNCTION BOX
○ UTILITY POLE
○ UTILITY POLE W/ TRANSFORMER
○ MONITORING WELL

OTHER

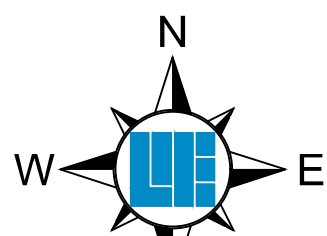
- FLAG POLE
○ SIGN
○ BOLLARD
○ PARKING WHEEL STOP
○ ACCESSIBLE SPACE
○ PARKING COUNT

ABBREVIATIONS

ROW RIGHT OF WAY
BSL BUILDING SETBACK LINE
EASEMENT EASEMENT
DRAINAGE AND UTILITY EASEMENT DRAINAGE AND UTILITY EASEMENT
FINISH FLOOR ELEVATION FINISH FLOOR ELEVATION

LINE TYPES

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



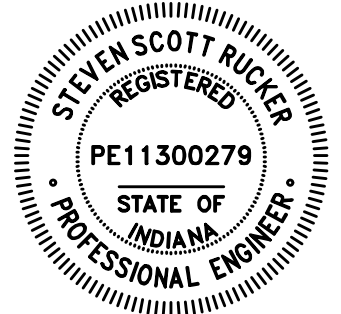
811
Know what's below.
Call before you dig.
Within Missouri Call
811 or 800-344-7483
24 hours a day, 7 days a week.
PER MISSOURI STATE LAW ADVANCE
NOTICE: 2 WORKING DAYS (MISSOURI
REVISED STATUTES, CHAPTER 319,
GENERAL SAFETY REQUIREMENTS -
SECTIONS 319.010 THROUGH 319.050
SHALL BE KNOWN AS THE
"UNDERGROUND FACILITY SAFETY AND
DAMAGE PREVENTION ACT")

10505 N. College Avenue
Indianapolis, Indiana 46280
w@e.i.n.e.e.r.s
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO.:	W22.0144
DWG NAME:	W22.0144
DESIGNED BY:	BT
DRAWN BY:	BT
CHECKED BY:	BT
DATE:	03.11.2022

REVISIONS AND ISSUES	DATE	BY	DESC
1. TAC SUBMITTAL	04.28.2022	BT	BT
2. CITY OF WESTFIELD 2422 COMMENTS	07.07.2022	BT	BT
3. UPDATE PER COMMENTS 07.12.2022	07.12.2022	BT	BT



STEVEN SCOTT RUCKER P.E. 11300279

SLIM CHICKENS
100 E SPRINGMILL PONTE DRIVE
WESTFIELD, IN 46074
SHEET NO. C3.0
PROJECT NO. W22.0144

PREPARED FOR:
SLIM CHICKENS
100 E SPRINGMILL PONTE DRIVE
WESTFIELD, IN 46074
SHEET NO. C3.0
PROJECT NO. W22.0144

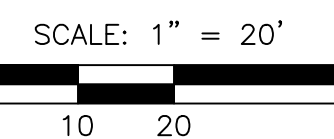


PLANT SCHEDULE								
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT & B CONT	MATURE SIZE	SPECIAL INSTRUCTIONS	
	<u>CANOPY DECIDUOUS TREES</u>							
GA9	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2" cal.	7	X	50" x 40W		
GIS	GLEDTISIA TRIACANTOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2" cal.	7	X	90" x 50W		
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	2" cal.	4	X	90" x 50W		
	QUERCUS RUBRA	RED OAK	2" cal.	7	X	60" x 60W		
	<u>EVERGREEN TREE</u>							
TO5	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN EASTERN ARBORVITAE	6"	16	X	15" x 3W		
	<u>ORNAMENTAL UNDERSTORY TREES</u>							
MA9	MALUS 'PRAIRIE FIRE'	'PRAIRIE FIRE' CRABAPPLE	2"	5	X	15" x 15"W		
	<u>DECIDUOUS SHRUBS</u>							
BM	BUXUS MICROPHYLLA	WINTERGREEN	#3	49	X	4" x 4W	18" MIN HT	
PRG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	36	X	2" x 3W	18" MIN HT	
SMP	SYRINGA MEYER 'PALABIN'	DWARF KOREAN LILAC	#3	42	X	2" x 3W	18" MIN HT	
TMD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE JAPANESE YEW	#3	47	X	3" x 4W	18" MIN HT	
VPT	VIBURNUM PLICATUM 'TOMENTOSUM 'NEWZAM'	NEWPORT VIBURNUM	#3	49	X	3" x 3W	18" MIN HT	

- ① SOD - SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR)
- ② DUMPSTER ENCLOSURE

 GRAVEL MULCHED LANDSCAPE STRIP

 MULCHED LANDSCAPE STRIP
(O/O TO FURNISH LANDSCAPING PER ORDINANCE)



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SLIM



PREPARED FOR:

SLIM CHICKENS

1000 E SPRINGMILL POINTE DRIVE
WESTFIELD, IN 46074

LANDSCAPE PLAN

SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, WASHINGTON TOWNSHIP

SHEET NO.
C7.0
PROJECT NO.
W22.0144

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

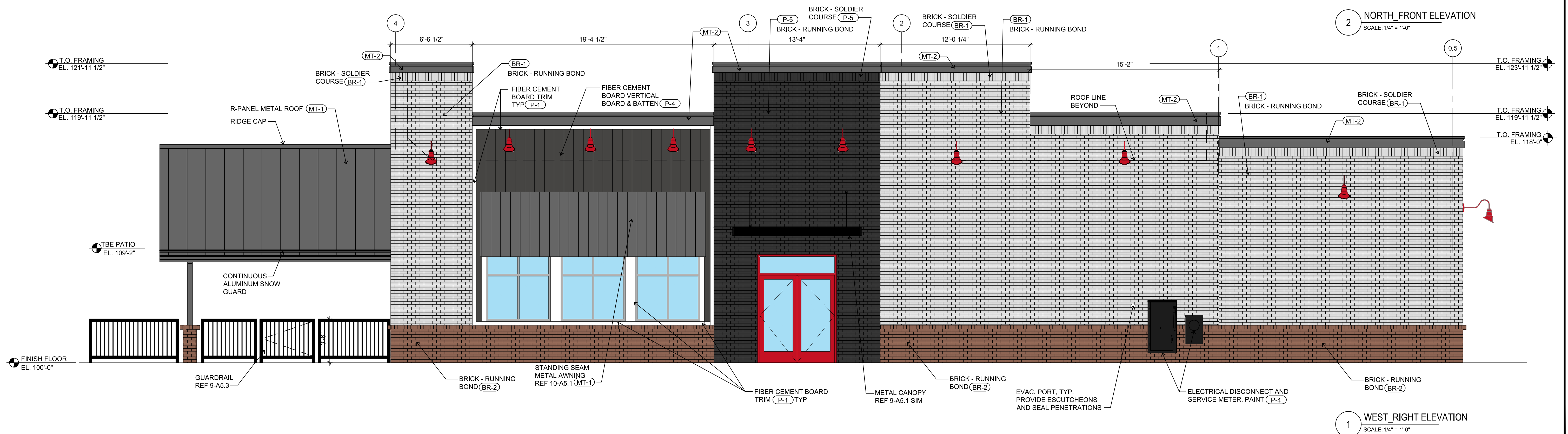
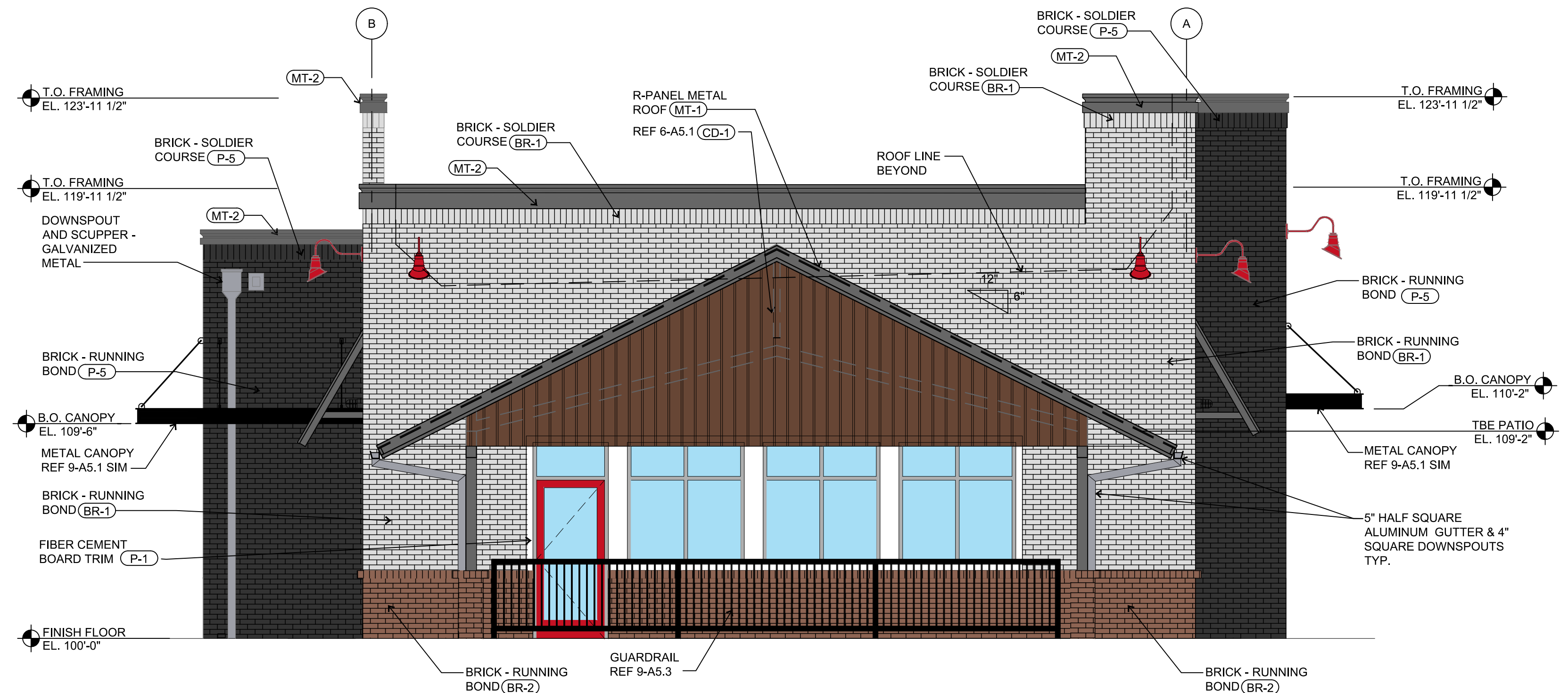
317 846 - 6611
800 452 - 6408
317 843 - 0546/ax

ALLAN H. WEIHE, P.E., U.S. - FOUNDER

WEIHE
ENGINEERS
Land and Surveying | Civil Engineering
Landscape Architecture
Build with confidence.

PROJECT NO.: W22.0144
DWG NAME:
DESIGNED BY: DEG
DRAWN BY: DEG
CHECKED BY: BT
DATE: 03.11.2022

SHEET NOTES		FINISH LEGEND							
		KEY	MATERIAL	MANUFACTURER	FINISH/STYLE	SPECIFICATIONS	LOCATION	MATERIAL NOTES	
1. REF A2.3 FOR FINISH LEGEND. 2. SIGNAGE COMPANY TO PERMIT THE LARGEST POSSIBLE SIGNAGE. COORDINATE WITH AHJ. 3. SIGNAGE COMPANY TO PROVIDE A PYLON SIGN TO THE MAXIMUM EXTENTS ALLOWED BY THE AHJ.		BR-1	BRICK	ACME BRICK (OR APPROVED EQUAL)	APPROVED OPTIONS: MARBLE GRAY	IF NONE AVAILABLE, CONTACT ARCH FOR OTHER OPTIONS	EXTERIOR WALLS PER PLANS	RUNNING BOND / NATURAL GRAY MORTAR	
		BR-2	BRICK	ACME BRICK (OR APPROVED EQUAL)	APPROVED OPTIONS: RIVER'S EDGE, BAYOU RIDGE, GUNNISON RIVER, OLD BENNETT, QUORUM.	IF NONE AVAILABLE, CONTACT ARCH FOR OTHER OPTIONS	EXTERIOR WAINSCOT PER PLANS	RUNNING BOND / NATURAL GRAY MORTAR	
		CD-1	COMPOSITE DECKING BOARDS	LOCAL SUPPLIER	WEATHERED WOOD	REF SPEC	SIGN BACKING AT FRONT OF PATIO GABLE / DUMPSTER GATES	1" GAPS BETWEEN BOARDS - DIRECT FASTENED TO TRUSSES WITH CONCEALED FASTENERS PER MFR RECOMMENDATIONS	
ELEVATION MATERIALS %		MT-1	METAL ROOFING	METAL SALES MANUFACTURING CORP.	COLOR: CHARCOAL (17)	26 GUAGE	AWNINGS, PATIO ROOF AND REAR STORAGE ROOF	---	
		MT-2	PRE-FINISHED METAL COPING	METAL ERA	COLOR: CHARCOAL GRAY	.05" GAUGE	COPINGS	---	
		P-1	PAINT	SHERWIN WILLIAMS	SW 7005 - PURE WHITE / SEMI GLOSS	A-100	EXTERIOR FIBER CEMENT BOARD TRIM	---	
			PRIMER	SHERWIN WILLIAMS	---	QUICK DRY STAIN BLOCKING PRIMER	EXTERIOR FIBER CEMENT BOARD TRIM	---	
		P-4	PAINT	SHERWIN WILLIAMS	SEE FINISH NOTE 2 - IRON MOUNTAIN CUSTOM COLOR FORMULA / SATIN	A-100	EXTERIOR WOOD / FIBER CEMENT LAP SIDING / DUMPSTER ENCLOSURE STEEL POSTS AND CMU	EXTERIOR FIBER CEMENT SIDING / DUMPSTER GATES, POSTS, AND CMU / PATIO TRUSSES AND SUPPORT BEAMS	
			PRIMER	SHERWIN WILLIAMS	BASE: TINT 50%	QUICK DRY STAIN BLOCKING PRIMER	EXTERIOR WOOD / FIBER CEMENT LAP SIDING	---	
			PRIMER	SHERWIN WILLIAMS	BASE: TINT 50%	LOXON BLOCK SURFACER	DUMPSTER ENCLOSURE CMU	---	
			PRIMER	SHERWIN WILLIAMS	BASE: TINT 50%	PRO-CRYL UNIVERSAL PRIMER / OFF-WHITE	DUMPSTER ENCLOSURE STEEL POSTS	---	
			P-5	PAINT	SHERWIN WILLIAMS	SW 6258 - TRICORN BLACK/ SEMI-GLOSS	DTM ACRYLIC / ULTRADEEP	HM DOORS & FRAMES, BRICK	---
				PRIMER	SHERWIN WILLIAMS	BASE: TINT 50%	PRO-CRYL UNIVERSAL PRIMER / OFF-WHITE	---	---



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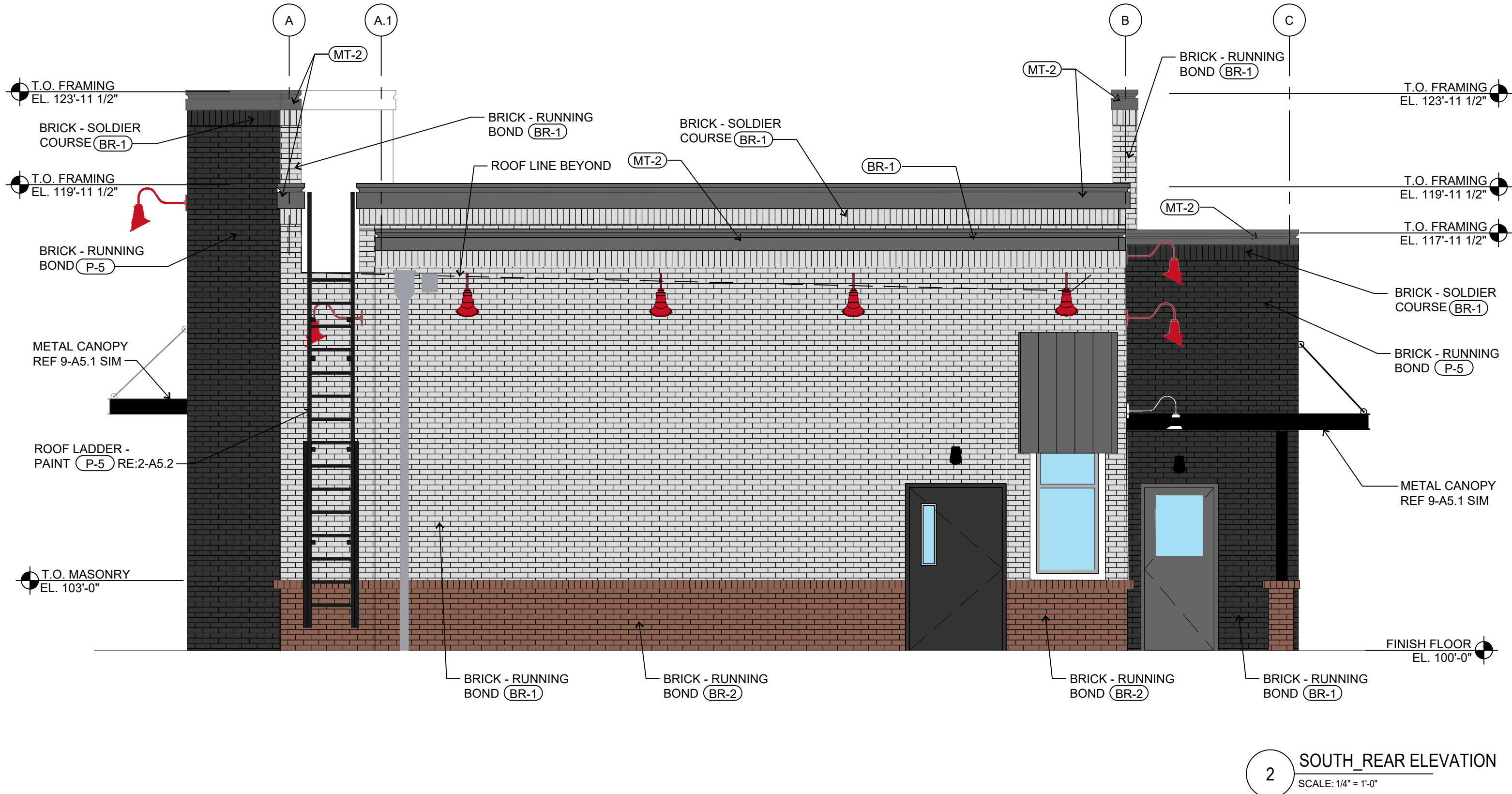
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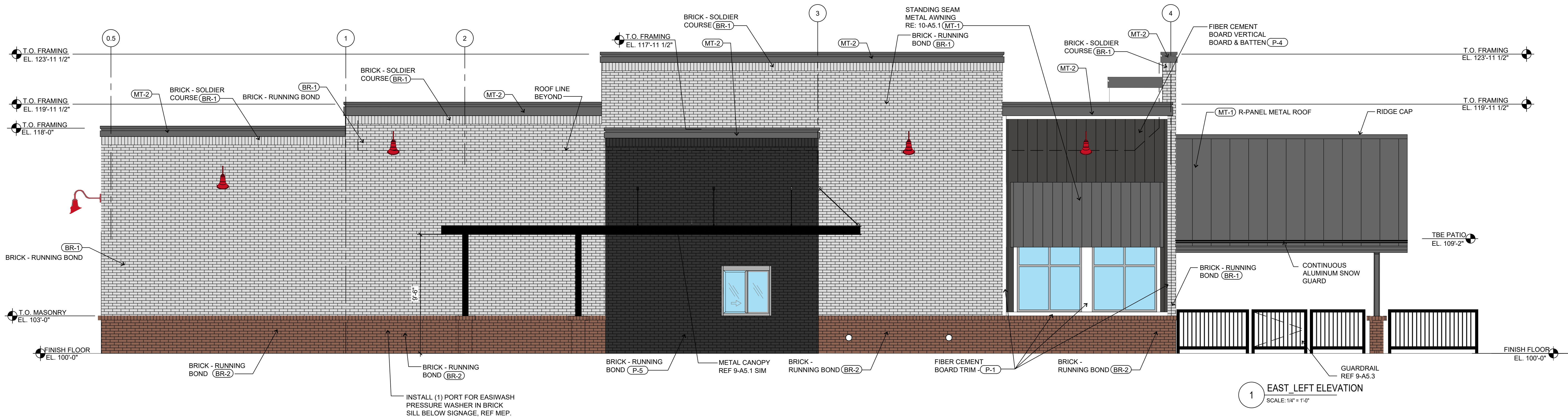
EXTERIOR ELEVATIONS

HEET: A2.1

SHEET NOTES		FINISH LEGEND					
		KEY	MATERIAL	MANUFACTURER	FINISH/STYLE	SPECIFICATIONS	MATERIAL NOTES
1. REF A5.4 FOR FINISH LEGEND. 2. SIGNAGE COMPANY TO PERMIT THE LARGEST POSSIBLE SIGNAGE. COORDINATE WITH AHJ. 3. SIGNAGE COMPANY TO PROVIDE A PYLON SIGN TO THE MAXIMUM EXTENTS ALLOWED BY THE AHJ.		BR-1	BRICK	ACME BRICK (OR APPROVED EQUAL)	APPROVED OPTIONS: MARBLE GRAY	IF NONE AVAILABLE, CONTACT ARCH FOR OTHER OPTIONS	EXTERIOR WALLS PER PLANS
		BR-2	BRICK	ACME BRICK (OR APPROVED EQUAL)	APPROVED OPTIONS: RIVER'S EDGE, BAYOU RIDGE, GUNNISON RIVER, OLD BENNETT, QUORUM.	IF NONE AVAILABLE, CONTACT ARCH FOR OTHER OPTIONS	EXTERIOR WAINSCOT PER PLANS
		CD-1	COMPOSITE DECKING BOARDS	LOCAL SUPPLIER	WEATHERED WOOD	REF SPEC	SIGN BACKING AT FRONT OF PATIO GABLE / DUMPSTER GATES
ELEVATION MATERIALS %		MT-1	METAL ROOFING	METAL SALES MANUFACTURING CORP.	COLOR: CHARCOAL (17)	26 GAUGE	AWNINGS, PATIO ROOF AND REAR STORAGE ROOF
		MT-2	PRE-FINISHED METAL COPING	METAL ERA	COLOR: CHARCOAL GRAY	.05" GAUGE	COPINGS
		P-1	PAINT	SHERWIN WILLIAMS	SW 7005 - PURE WHITE / SEMI GLOSS	A-100	EXTERIOR FIBER CEMENT BOARD TRIM
			PRIMER	SHERWIN WILLIAMS	---	QUICK DRY STAIN BLOCKING PRIMER	EXTERIOR FIBER CEMENT BOARD TRIM
		P-4	PAINT	SHERWIN WILLIAMS	SEE FINISH NOTE 2 - IRON MOUNTAIN CUSTOM COLOR FORMULA / SATIN	A-100	EXTERIOR WOOD / FIBER CEMENT LAP SIDING / DUMPSTER ENCLOSURE STEEL POSTS AND CMU
LEFT ELEVATION - 1927 SF BRICK: 78% METAL: 18% CEMENT BOARD: 4%			PRIMER	SHERWIN WILLIAMS	BASE: TINT 50%	QUICK DRY STAIN BLOCKING PRIMER	EXTERIOR WOOD / FIBER CEMENT LAP SIDING
			PRIMER	SHERWIN WILLIAMS	BASE: TINT 50%	LOXON BLOCK SURFACER	DUMPSTER ENCLOSURE CMU
			PRIMER	SHERWIN WILLIAMS	BASE: TINT 50%	PRO-CRYL UNIVERSAL PRIMER / OFF-WHITE	DUMPSTER ENCLOSURE STEEL POSTS
REAR ELEVATION - 906 SF BRICK: 88% METAL: 11% CEMENT BOARD: 1%			PRIMER	SHERWIN WILLIAMS	SW 6258 - TRICORN BLACK/ SEMI-GLOSS	DTM ACRYLIC / ULTRADEEP	HM DOORS & FRAMES, BRICK
			PRIMER	SHERWIN WILLIAMS	BASE: TINT 50%	PRO-CRYL UNIVERSAL PRIMER / OFF-WHITE	---



2 SOUTH_REAR ELEVATION
SCALE: 1/4" = 1'-0"



1 EAST_LEFT ELEVATION
SCALE: 1/4" = 1'-0"

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JOB NUMBER: 28-27-2008

DATE: XXXX/22

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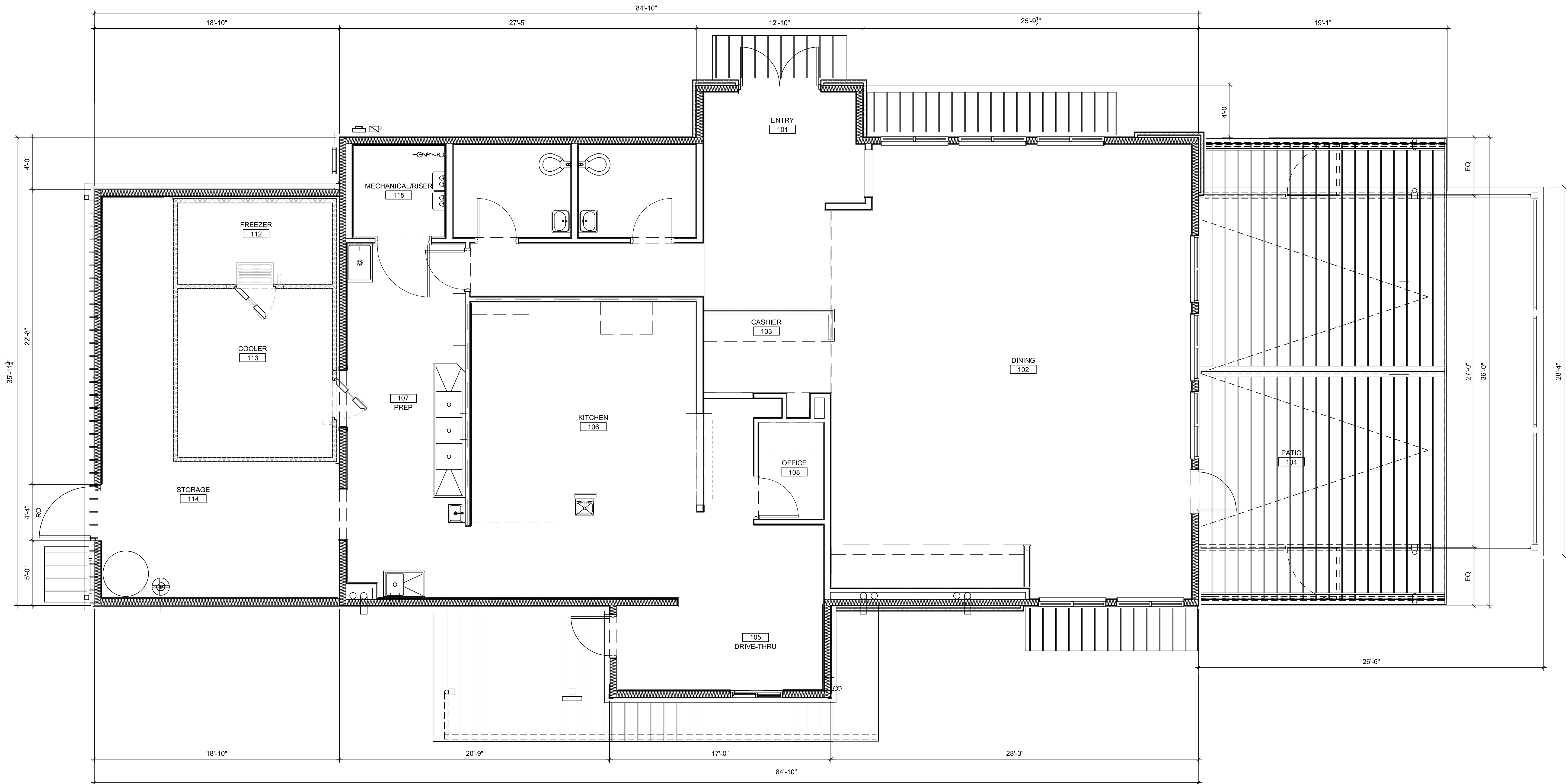
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PROTO SIZE:	B1-CP-L
PROTO CYCLE:	Q2 2022
DOCUMENT DATE:	06/15/22

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EXTERIOR ELEVATIONS

BUILDING DATA:

	PROPOSED	ALLOWED
Use Group	A-2 (ASSEMBLY)	
Type of Construction	V-B	
Mixed-Use	NON-SEPARATED MIXED USE	
No. of Stories	1 STORY / BLDG HEIGHT: 21'-11 1/2"	1 STORY / BLDG HEIGHT: 40'-0"
Gross Square Footage	4,095 SQ FT	ALLOWED AREA PER FLOOR: 6,000 SF
Code Square Footage	3,138 SF BLDG + 957 SF PATIO & HARDSCAPE	



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



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FLOOR PLAN

SHEET:
A1-1



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the July 5, 2022 APC Meeting

Presented for approval: July 5, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Tuesday, July 5, 2022 at Westfield City Hall.

Active links for this meeting:

[July 5, 2022 APC Agenda & Exhibits](#)

[July 5, 2022 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:02](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Matt Deck, Ginny Kelleher, Robert Horkay, Mike Johns, Andre Maue, Victor McCarty, and Cindy Spoljaric.

Commissioners Present Virtually: None

Commissioners Absent: Dave Schmitz.

City Staff Present In-Person: Howard, Assistant Director; Ryan Collingwood, Associate Planner; and Weston Rogers, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Cam Starnes with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Deck motioned to approve the June 21, 2022 Minutes.

Maue seconded. Motion passed. Vote 8-0.

APPROVAL OF AMENDED RULES OF PROCEDURE

Howard presented an overview of this item.

APC comments / Staff responses.

This item was continued to a future meeting.

REVIEW RULES AND PROCEDURES

Howard reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

[YouTube Time: 33:31](#)

2206-DDP-20

Monon Softball Concession Parking Lot

19400 Tomlinson Road

Cripe requests Detailed Development Plan review of a 1.63 acre +/- parking lot in the AG-SF1: Agriculture / Single-family Rural District.

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

McCarty motioned to approve the Consent Agenda with the conditions stated in the Staff Report.

Burkman seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS

Andover PUD Amendment - Parcel "I" Daycare

[YouTube Time: 34:20](#)

East Side of Grassy Branch Rd., Approx. 200 feet south of Mere Blvd.

NVS Properties 20, LLC by Murphy Real Estate Services requests an amendment to the Development and Architectural Standards of Parcel I of the Andover PUD District.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

Staff presentation / APC comments / Petitioner responses.

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

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

APC Minutes for July 5, 2022 Page 1 of 5

Kelleher motioned to forward 2206-PUD-12 to the City Council with a positive recommendation subject to the condition stated in the motion.

Maue seconded. Motion passed. Vote 8-0.

PUBLIC HEARING ITEMS

2207-ODP-07 & 2207-SPP-07 [PUBLIC HEARING]

[YouTube Time: 41:04](#)

Osborne Trails, Phase III

West side of Horton Road, North of 191st Street

Lennar Homes of Indiana, LLC by HWC Engineering requests Overall Development Plan and Primary Plat approval for 107 single-family lots on 43.7 acres +/- in the Osborne Trails PUD District.

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

Staff presentation

Public Hearing for **2207-ODP-07 & 2207-SPP-07** opened at 7:43 p.m.

- One (1) public comment.

Public Hearing for **2207-ODP-07 & 2207-SPP-07** closed at 7:49 p.m.

Petitioner response / APC comments.

2207-PUD-13 [PUBLIC HEARING]

[YouTube Time: 51:04](#)

Woods Robinson Briggs PUD Amendment II

Generally at 904 East 191st Street

191st Land Acquisition, LLC requests an amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District standards.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for **2207-PUD-13** opened at 8:00 p.m.

- One (1) public comment.

Public Hearing for **2207-PUD-13** closed at 8:04 p.m.

APC comments / Petitioner response.

2207-PUD-15 [PUBLIC HEARING]

[YouTube Time: 1:46:00](#)

Midtown at Westfield PUD, Amendment I

NEC of US 31 and 191st Street, Approximately

Alderson Development Group, LLC by Church Church Hittle + Antrim requests an amendment to the Development Standards of the Midtown at Westfield PUD on 10 acres +/-.

(Planner: Daine Crabtree - dcrabtree@westfield.in.gov) (Presented by Pam Howard – poward@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments.

Public Hearing for **2207-PUD-15** opened at 8:56 p.m.

- No public comment.

Public Hearing for **2207-PUD-15** closed at 8:58 p.m.

APC comments / Petitioner response.

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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)

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

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

2111-PUD-27

TowneRun PUD [CONTINUED]

Northwest corner of Towne Rd & West 146th Street

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

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

2112-ODP-26 [CONTINUED]

Southpark Industrial

16465 Southpark Drive

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.

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

2203-PUD-05 [CONTINUED]

Towns at Union PUD

East of and adjacent to Union Street and south of David Brown Drive

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC request a change of zoning of 12.85 acres +/- from the AG-SF1 District to the Towns at Union PUD District.

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

2206-ODP-06 & 2206-SPP-06 [CONTINUED]

Springwater

East side of Westfield Blvd/Union Street, North of 161st Street

Apollo Developers, LLC by HWC Engineering requests Overall Development Plan and Primary Plat approval for 90 Single-family Attached residential Lots on 50.5 acres +/- in the Springwater PUD District.

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

2206-PUD-11

Towne Road Crossing PUD Amendment I [CONTINUED]

South of SR 32, west of Little Eagle Creek Avenue

H&H Stables, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to permit an Equestrian Facility and a maximum of thirty (30) residential Lots on 69 acres +/- in the Towne Road Crossing PUD District.

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

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2205-PUD-09 [CONTINUED]

iBeach31 at Grand Park PUD

724 East 181st Street

iBeach31, LLC by Church Church Hittle + Antrim request a change in zoning for 3 acres +/- from OI-PD: Open Industrial / Planned Development District to the iBeach 31 at Grand Park Planned Unit Development (PUD) District.

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

REPORTS/COMMENTS:

[YouTube Time: 2:16:58](#)

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

ADJOURNMENT

McCarty motioned to adjourn the meeting. Kelleher seconded. Motion passed. Vote 8-0.
The meeting adjourned at 9:26 p.m.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Signature Page for APC Minutes for July 5, 2022

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

July 18, 2022
2203-PUD-05
Exhibit 1

Petition Number: 2203-PUD-05 (Ordinance No. 22-06)

Petitioner: Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC

Request: A change in zoning for 12.85 acres +/- from the AG-SF1 District to the Towns at Union PUD District.

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

Current Land Use: Cemetery / Vacant

Acreage: 12.85 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 22-06 (Clean)
4. Proposed Ord. 22-06 (Redline)
5. Issue List
6. Issue List with Petitioner Responses
7. Concept Plan
8. Project Description (Exhibit D)
9. Townhome Examples (Character Exhibit)
10. Neighborhood Meeting Summary
11. Buffer Yard Exhibit
12. Single-family Distance Exhibit
13. Union Right-of-way Cross Section Exhibit
14. Public Comment

Staff Reviewer: Caleb Ernest, Senior Planner

PETITION HISTORY

This petition was introduced at the [February 14, 2022](#), City Council meeting. The discussion for this petition can be viewed [here](#). The petition received a public hearing at the [March 7, 2022](#), Advisory Plan Commission (the “Plan Commission”) meeting. The discussion for this public hearing can be viewed [here](#).

The petitioner held a neighbor meeting on March 1, 2022. A summary of this meeting has been provided by the petitioner and included as **Exhibit 10**.

PROJECT OVERVIEW

Location: This subject real estate is approximately 12.85 acres in size and is located east of and adjacent to Union Street and south of David Brown Drive (the “Real Estate”, see **Exhibit 2**). The Property is currently zoned the AG-SF1 District. Adjacent zoning districts to the south and east

are also zoned the AG-SF1 District. Adjacent zoning districts to the west, north and east are zoned the MF-2: Multi-family Medium Density District.

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to accommodate a residential use, as described in the Project Description (see **Exhibit 8**).

ORDINANCE DETAILS

Please note: some standards listed in the PUD are contingent on Public Work's review and standards from the Construction Standards, they are therefore not discussed in this report, the Department has recommended removal of those standards.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 7**) and requires that the Real Estate be developed in substantial compliance with the Concept Plan.

Underlying Zoning: As proposed, the PUD Ordinance assigns SFA: Single-family Attached District as the Underlying Zoning District.

Permitted Uses: The permitted uses shall be limited to Townhome Dwellings. The total number of dwelling units permitted shall not exceed eighty-four (84).

General Regulations: The table below outlines the proposed lot standards as compared to the UDO's requirements for SFA lots (the proposed Underlying Zoning District).

	PUD	UDO (SFA)
Min. Lot Area	No minimum	No minimum
Min. Lot Frontage	No minimum	No minimum
Max. Density	84 dwelling units	4 dwelling units per acre
Max. Dwelling Units Per Building	6	4
Max. Project Size	See Real Estate	30 acres
Min. Building Setback Lines from perimeter of Real Estate:	-	-
Setback from Union Street (stoop and porch may encroach)	10'	25'
Setback from north perimeter of Real Estate	25'	No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.
Setback from east perimeter of Real Estate	80'	No structure shall be erected above the projected 1:2

		Proximity Slope line from the perimeter of the project.
Setback from south perimeter of Real Estate	80'	No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.
Min. Driveway Length	20'	n/a
Min. Internal Building Setbacks:	-	Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least 4'
Setback from internal street	n/a	20'
Side Yard & Rear Yard	n/a	n/a
Min. Distance Between Structures	20'	No Exterior Vinyl: 25 feet Exterior Vinyl: 30 feet
Max. Lot Coverage	n/a	n/a
Max. Lot Width	20'	n/a
Max. Building Height	3 Stories	35'
Min. Living Area (Total) Per Dwelling Unit	1,900 sq. ft	Single-story: 1,300 sq. ft Story and one-half: 1,600 sq. ft Two-story: 1,800 sq. ft

Development Standards: As proposed, the PUD Ordinance establishes some alternative development standards from the UDO. Below you will find sections of text beginning with the words “In the UDO” which are to show what the current UDO requirement is, compared to the bullet points, which show the proposed PUD standards. The proposed PUD standards of note are briefly highlighted and summarized below, but do not reflect the total text or wording of each standard:

- **Architectural Standards:** The proposed ordinance exempts the Real Estate from the architectural standards of Article 6.3 of the UDO and instead includes a Character Exhibit (**Exhibit 9**) to establish a benchmark for quality, vision, and appearance of architecture. Additionally, the proposed ordinance includes standards for Building Materials, Roofing and Dwelling Design which includes front, side and rear façade requirements.
- **Landscaping Standards:** shall apply, except:
 - Landscaping shall be depicted on the Concept Plan (Exhibit B of Ordinance);
 - Tree Preservation (Article 6.8(E) of UDO) shall not apply, rather:

- Trees shall generally be preserved as shown on the Concept Plan;
- Trees preserved may be removed for required grading, utilities, and drainage needs;
- Trees preserved shall constitute as required buffer and plantings;
- No tree inventory and/or new plantings are required;
- Drainage and utility easements may overlap buffer yards.

In the UDO, best practices standards are required for tree preservations in Article 6.8(E)(1) & (2). Article 6.8(E)(3) contains requirements for tree inventories for the purposes of crediting landscaping to meet other landscaping requirements in the Landscaping Standards. Similarly, the remainder of Article 6.8(E) contains standards supplemental to the plans, replacement, incentives, tree protection and tree preservation easements for when trees are being preserved.

- Easements (Article 6.8(G)(4)(f) of UDO) shall apply, except:
 - Landscaping shall be permitted within utility or drainage easements, so long as 10 ft separation from any storm sewer or subsurface drain is maintained.
- Ponds (Article 6.8(I)(2) of UDO) shall not apply.

In the UDO, wetlands/aquatic vegetation is planted around the wet perimeter of such areas to further the design objective of natural appearances around detention and retention areas.

- Street Trees (Article 6.8(J) of UDO) shall not apply.
 - If provided, they are not required to be located within ROW or within min. 8' wide planting strip.

In the UDO, street trees are required within ROW of all new Local Streets in residential Major subdivisions. Street trees shall only be required 1 side of a Residential Frontage Road and shall be located within a min. 8-foot wide planting strip between curb and sidewalk. Street trees shall be spaced an average of every 50 feet with a max. of 60 feet and a min. of 25 feet.

- Lot Landscaping (Article 6.8(K) of UDO) shall apply, except:
 - Yard between entry door of dwelling and street shall be sodded and remainder of lot seeded;
 - Min. 1 shade tree and 4 shrubs required per dwelling (if shade tree does not fit in front yard, it may be relocated on the lot);
 - Each townhome on a Corner Lot shall have min. 1 shade tree between side of dwelling and the street.

In the UDO, a Townhouse dwelling is permitted in the MF1: Multi-family Low Density District and would require lot landscaping per the chart below:

	Proposed in PUD	UDO (Multi-family Residential ((per Dwelling Unit))
Shade trees	1	1
Ornamental or Evergreen Trees	n/a	1

Shrubs	4	4
---------------	----------	----------

- Foundation Plantings (Article 6.8(L)(1-5) of UDO) shall not apply.

In the UDO, foundation plantings are required approximately every 40 feet against long expanses (over 80 feet) of Building Facades, fences, and other barriers to create a softening effect. Similarly, 1 shrub or ornamental tree per 12 lineal feet would be required along Front Building Facades.

- Open Space/Common Areas: 5 trees per acre shall be required.

In the UDO, open space/common areas are required 10 trees per acre.

- External Street Frontages (Article 6.8(M)(1) of UDO) shall not apply.

In the UDO, external street landscaping is required abutting external streets along residential development. The plantings required within a min. depth of 30 feet are: 4 evergreen trees, 3 shade trees, 3 ornamental trees and 25 shrubs per 100 lineal feet. In addition, a min. 3-foot tall undulating mound shall be required along the entire external street frontage.

- Buffer Yards (Article 6.8(N) of UDO) shall apply as follows:
 - North Buffer: 5 feet (excluding parking area);
 - East Buffer: 15 feet;
 - South Buffer: 25 feet;
 - West Buffer: N/A;
 - All buffers shall preserve existing trees, supplemental plantings not required. Trees to be preserved may be removed for required grading, utilities, and drainage needs;
 - A tree inventory shall not be required.

In the UDO, no buffer yards are required for proposed SFA underlying zoning districts adjacent to Multi-family districts. A Buffer Yard B is required for proposed SFA underlying zoning districts adjacent to AG-SF1 districts. Buffer Yard B requires a min. width of 40 feet, 4 shade trees, 4 evergreen trees and 10 shrubs per 100 lineal feet. Additionally, a min. 4-foot tall undulating mound for at least 60% of the length of the shared lot line is required.

- Parking Area Landscaping (Article 6.8(O) of UDO) shall not apply, rather:
 - Parking shall be provided as generally shown on the Concept Plan;
 - Parking areas shall be screened with shrubs and/or grasses;
 - Hammer heads shall not permit parking, and shall have safety bollards as shown on the Concept Plan.

In the UDO, parking areas shall be screened with a min. 1 tree per 30 linear feet and 1 shrub per 3 feet of parking area length. Perimeter parking area landscaping is required for parking areas with 10 or more spaces where the parking area is located within: i) an established Front Yard, ii) a required yard, or iii) 20 feet of a Lot Line or ROW line.

- Bike Parking (Article 6.14(H) of UDO) shall not apply.

In the UDO, a min. of 1 bicycle parking space (or position) shall be provided per 30 vehicular parking spaces. No more than 15 bicycle parking spaces shall be required for any Principal Building.

- Design Standards shall apply, except:
 - Min. Open Space: min. of 30% as generally shown on Concept Plan (landscape qualifier for ponds shall not apply);

In the UDO, the min. open space for SFA zoning districts is 35%.

- Article 8.6(H) of UDO (Multi-family District amenities) shall not apply, rather site amenities shall include either a:
 - Covered gathering structure;
 - Community fire pit;
 - Or similar structure the character of which is illustrated on Exhibit E of the Ordinance.

In the UDO, the minimum number of amenities based on the number of dwelling units is shown below on the table. This standard in the UDO only applies to Multi-family Districts.

Number of Dwelling Units	Minimum Number of Amenities Required
1 to 60	2
61 - 90	3
91 - 120	4
121 - 250	5

- Article 8.7(C) of UDO shall not apply, rather min. sidewalk width shall be 5 feet and as generally shown on the Concept Plan.

In the UDO, the min. sidewalk width shall be as indicated in the Thoroughfare Plan or 5 feet (6 feet if immediately abutting the curb), whichever is greater.

MODIFICATIONS SINCE THE MARCH 7TH PUBLIC HEARING

After the March 7, 2022, 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 will be further presented by the petitioner at the July 18, 2022, Plan Commission meeting:

- A Definitions Section was added to the Proposed Ordinance.
- The Concept Plan was revised to include classification of front or rear-load dwelling orientations.
- Maximum Dwellings was reduced from eighty-four (84) to seventy-three (73).
- The General Regulations table was modified, including Maximum Density, Maximum Project Size, Setback from internal street, Side Yard & Rear Yard setbacks, Maximum Lot Coverage, Maximum Building Height, Minimum Living Area (Total) Per Dwelling Unit.

- The Development Standards modified sections, including the Character Exhibit section, Front and Side Building Façade Requirements, Lot Landscaping and Parking Standards.
 - The Infrastructure Standards modified the internal public street section standard.
 - The Design Standards modified the Minimum Open Space and Multi-family Districts standards.
 - A new Exhibit for Dwelling Character Exhibits was included as well as modifying Exhibit C to reflect Dwelling Orientation.
 - Addressed **Issue List with Petitioner Responses** (see **Exhibit 6**).
-

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the “[Comprehensive Plan](#)”) identifies the majority of this Property as being within the “Existing Suburban” land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zoning 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 land uses contemplated for “Existing Suburban” are: Detached dwellings, Attached dwellings, Institutional uses and Recreational uses.

Development Policies for “Existing Suburban” include:

- i) Promoting the protection of the existing suburban character of the area.
- ii) Encouraging only compatible infill development on vacant parcels in existing neighborhoods as a means of avoiding sprawl.
- iii) Permitting new development only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts.
- iv) Ensuring that infill development is compatible in mass, scale, density, materials, and architectural style to existing development.
- v) Ensuring that new development adjacent to existing suburban is properly buffered.

Thoroughfare Plan: The following corridors are impacted by the development of the Real Estate:

- (i) Secondary Arterial: S. Union Street;
 - (ii) Proposed Local: other proposed streets internal to the development, and;
 - (iii) 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 is scheduled for the March 7, 2022, 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 February 14, 2022, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** To present an update on the proposal to the APC and receive their feedback.
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.



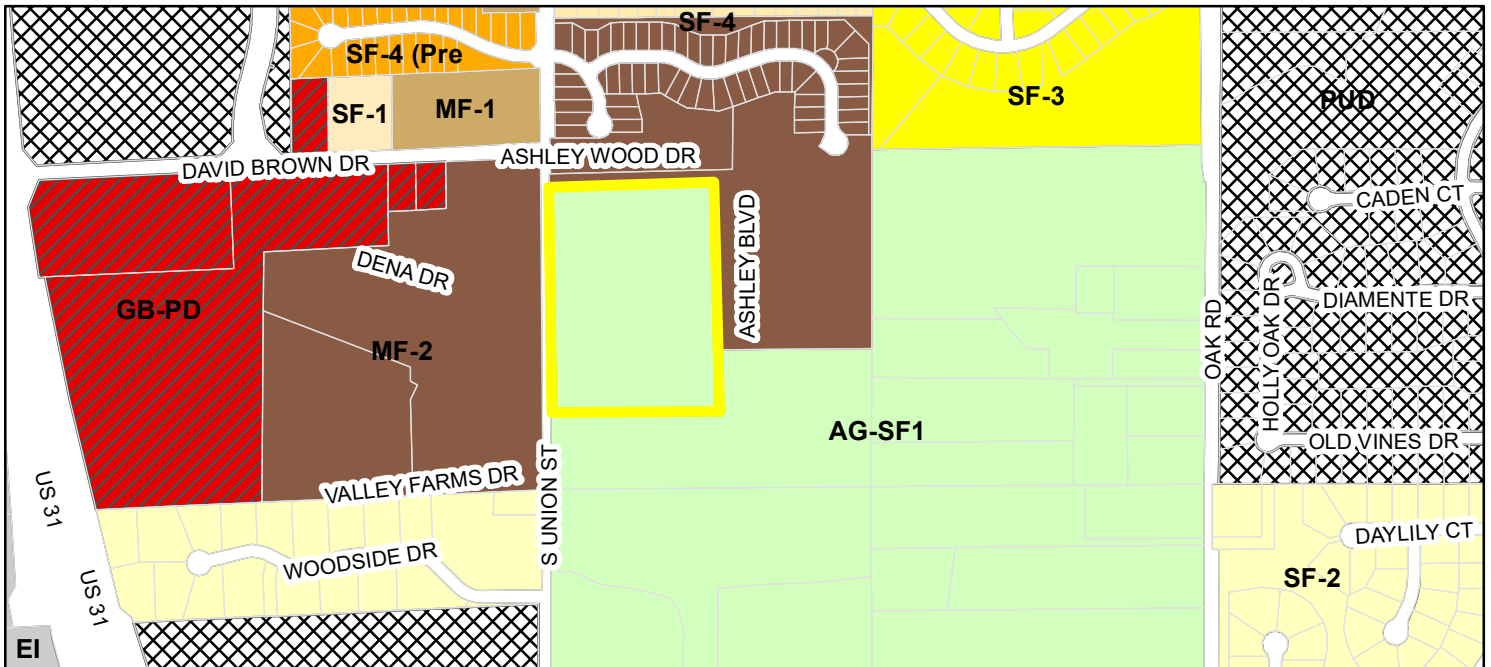
Property Location Map
16703 S. Union Street
Planned Unit Development
2203-PUD-05



Aerial Location Map



Zoning Map



Parcel	MF-2 (Multiple Family - 2)
Zoning - All	PUD (Planned Unit Development)
Zoning	SF-1 (Single Family - 1)
AG-SF1 (Agriculture - Single Family - 1)	SF-2 (Single Family - 2)
EI (Enclosed Industrial)	SF-3 (Single Family - 3)
GB-PD (General Business - Planned Development)	SF-4 (Single Family - 4)
MF-1 (Multiple Family - 1)	SF-4 Pre-1994 (Single Family - 4 Pre-1994)

ORDINANCE NUMBER 22-__

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

“Towns at Union”

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 22__-PUD-__**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 22__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (-__ vote) 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 _____, 2022; and

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

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

Section 1. Applicability of Ordinance.

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

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

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

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

- 2.1 **“Front-Load Townhome”** A dwelling building including individual townhomes which have a garage and entry door on the same elevation facing the street.
- 2.2 **“Rear-Load Townhome”** A dwelling building including individual townhomes which have a garage on the rear elevation of the townhome and an entry door on the elevation facing the street.

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

- 3.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 3.2 The Real Estate shall be developed in substantial compliance with the Concept Plan.
- 3.3 The Concept Plan includes “Front-Load Townhomes” and “Rear-Load Townhomes” which dwelling orientations are identified on **Exhibit C** and are further regulated under the terms of this Ordinance.

Section 4. **Underlying Zoning District.** The Underlying Zoning District shall be SFA: Single-Family Attached District.

Section 5. **Permitted Uses.** The permitted uses shall be limited to Townhome Dwellings.

- 5.1 **Maximum Dwellings:** The total number of Dwelling Units permitted in the District

shall not exceed seventy-three (73).

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 with the following table which replaces and supersedes the Section 4.9 (A-L) of the UDO:

Standard	
Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Maximum Density	See Section 5.1
Maximum Dwelling Units Per Building	6
Maximum Project Size	13 Acres
Minimum Building Setback Lines from perimeter of Real Estate	
Setback from Union Street (stoop and porch may encroach)	10'
Setback from north perimeter of Real Estate	25'
Setback from east perimeter of Real Estate	80'
Setback from south perimeter of Real Estate	80'
Minimum Driveway Length	20'
Minimum Internal Building Setbacks	
Setback from internal street	0'
Side Yard & Rear Yard	0'
Minimum Distance Between Structures	20'
Maximum Lot Coverage	100%
Minimum Lot Width	20'
Maximum Building Height	2 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,800sqft

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: Article 6.3 shall not apply, rather, the following shall apply:

- A. Character Exhibit: The Character Exhibit for Townhomes, attached hereto as **Exhibit D**, is hereby incorporated to capture the intended architecture of townhouses to be constructed. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the

development. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

B. Building Materials: Permitted exterior building materials are as follows:

- i. Masonry Material (brick or cultured stone), LP smart trim, composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.
- ii. Vinyl siding shall be prohibited.

C. Roof Standards:

- i. The primary/main roof overhang or eaves shall be a minimum of eleven inches (11") on all facades of each Building, as measured prior to the installation of any Masonry Materials.
- ii. Dimensional shingles are required with metal roof accents permitted.
- iii. Roof Pitch: The minimum primary/main and secondary roof pitches of all townhome buildings shall be no less than 6:12.
- iv. Shed roof dormer accents shall be no less than 3:12.

D. Dwelling Design: The following standards shall apply to all Dwellings:

- i. Perimeter Lots Fronting Union Street: Townhomes as shown on the Concept Plan (i) facing Union Street and (ii) the internal sidewalk opposite the entrance off of Union Street, shall require the front door to face the street/sidewalk and the garage shall face an internal street.
- ii. Garages: All Dwellings shall have a two (2) car garage.
- iii. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade (façade including the entry door) unless specifically noted otherwise:
 - a) All units shall be offset a minimum two (2) feet, unit to unit.
 - b) All buildings shall have a minimum of three (3) materials, colors, or patterns on the front façade, one of which shall be masonry.

- c) Masonry wainscot shall be required at a minimum height of (i) 36" above grade, or (ii) the bottom of the first floor windows of each dwelling.
 - d) A minimum of four (4) windows.
 - e) A one by 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided.
 - f) Windows installed in a front door, garage, garage door, a service door with a window, and transom windows in bathroom or storage areas shall count as one window for purposes of these requirements as long as the window(s) in the garage exceed an aggregate of four (4) square feet in size.
- iv. Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhome building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
- a) All side facades shall have a minimum of two (2) materials, colors, or patterns.
 - b) A side façade facing a public space (common areas or rights-of-way, including an alley, as shown on the Concept Plan) shall provide wainscot a minimum height of the lower of (i) 36" above grade, or (ii) the bottom of the first floor windows of the dwelling.
 - c) A minimum of two (2) windows shall be required .
 - d) A one by 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided.
 - e) Windows installed in a garage, garage door, a service door with a window, and transom windows in bathroom or storage areas shall count as one window for purposes of this requirement as long as the window(s) in the garage exceed an aggregate of four (4) square feet in size.
- v. Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade (façade opposite the façade including the entry door):

- a) All rear facades shall have a minimum of two (2) materials, colors, or patterns.
- b) A minimum of four (4) windows shall be required.
- c) A one by 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided.
- d) Windows installed in a garage, garage door, a service door with a window, and transom windows in bathroom or storage areas shall count as one window for purposes of this requirement as long as the window(s) in the garage exceed an aggregate of four (4) square feet in size.

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

- A. General Design Standards: Landscaping shall be as generally depicted on **Exhibit B**. If a provision of Article 6.8 Landscaping Standards is in conflict with **Exhibit B**, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Detailed Development Plan approval.
- B. Tree Preservation: Article 6.8(E) Tree Preservation Standards in UDO shall not apply. Instead, trees shall generally be preserved as shown on the Concept Plan as “Existing Trees”.
 - i. Trees to be preserved may be removed for required grading, utilities, and drainage needs.
 - ii. Trees to be preserved shall constitute as required buffer and plantings. No tree inventory and/or new plantings are required.
 - iii. Drainage and utility easements may overlap buffer yards.
- C. Easements: Article 6.8(G)(4)(f) Easements, of the UDO shall be modify as follows:
 - i. Landscaping shall be permitted within utility or drainage easements, so long as 10 ft separation from any storm sewer or subsurface drain is maintained.
- D. Ponds: Article 6.8(I)(2), of the UDO, Wetlands/aquatic vegetation planted

around the wet perimeter shall not apply.

- E. Street Trees: Article 6.8(J) Street Trees shall not apply. If Street Trees are provided, they are not required to be located within R-O-W or within a minimum 8' wide planting strip between curb and sidewalk.
- F. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall not apply. Rather, the following shall apply, as generally illustrated on **Exhibit E**.
 - i. At a minimum, the yard between the entry door of a dwelling and the street shall be sodded and the remainder of the Lot shall be seeded.
 - ii. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling. If the Shade Tree does not fit in the front yard, then it may be relocated on the lot.
 - iii. Each Townhome on a Corner Lot shall have a minimum of one (1) Shade Tree required between the side of the dwelling and the street.
- G. Foundation Plantings: Article 6.8(L)(1-5): Foundation Plantings shall not apply.
- H. Open Space/Common Areas: Five (5) trees per acre shall be required and provided on the Real Estate.
- I. External Street Frontages: Article 6.8(M)(1) External Street Frontage Landscaping Requirements shall not apply.
- J. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall apply as required below:
 - i. North Buffer: Five (5) feet (excluding parking area)
 - ii. East Buffer: Fifteen (15) feet
 - iii. South Buffer: Twenty-five (25) feet
 - iv. West Buffer: Not Applicable
 - v. All buffers shall preserve existing trees, supplemental plantings not required. Trees to be preserved may be removed for required

grading, utilities, and drainage needs.

- vi. A tree inventory shall not be required.
- K. Parking Area Landscaping: Article 6.8(O) Parking Area Landscaping: shall not apply, instead the following shall apply:
 - i. Parking shall be provided as generally shown on the concept plan.
 - ii. Parking areas shall be screened with shrubs and/or grasses,
- L. Parking Standards: Article 6.14 Parking Standards shall apply, except as otherwise modified below.
 - i. Hammer heads shall not permit parking, and shall have safety bollards as shown on the Concept Plan.
 - ii. Article 6.14(H) Parking and Loading Standards – Bicycle Parking shall not apply.

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) except as modified below, 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.

- 8.1 The minimum street horizontal centerline radii shall be fifty (50) feet.
- 8.2 Vision Clearance: Thirty (30) feet maximum at Union Street and internal streets.
- 8.3 Driveway Setback from Intersection: Thirty (30) feet from intersecting right of way lines.
- 8.4 Internal public street section: Forty-one (41) feet total right-of-way, thirty-one (31) foot back of curb to back of curb.
- 8.5 Five (5) foot sidewalk abutting roll curb permitted as shown on Concept Plan.
- 8.6 Street right of way line to be five (5) feet behind back of curb, including Union Streets entrance.

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 Minimum Open Space: Open Space (green space area on lots, common areas and the area of ponds) shall be a minimum of thirty (30) percent and as generally shown

on the Concept Plan. Pond area shall be included in Open Space.

- 9.2 Article 8.6(H) Multi-family Districts: Shall not apply, rather site amenities shall include (i) either a covered gathering structure, community fire pit or similar structure, (ii) dog park, and (iii) a bike maintenance station, the character of which is generally illustrated on **Exhibit F**.
- 9.3 Article 8.7(C): shall not apply, instead the following shall apply: The minimum sidewalk width shall be five (5) feet, regardless of location or design. Sidewalks shall be provided as generally shown on the Concept Plan.
- 9.4 Article 8.9(D)(1): Passing Blister shall not apply.
- 9.5 Article 8.9(D)(4): Decel taper rate shall be based on 25 MPH. Accel taper lane shall be 100' in length.
- 9.6 Article 8.9(G)(3) Improvement Standards, Cul-de-sac Design – shall be modified as follows:
 - i. Terminus Design: Shall be allowed in form of Hammerhead Turnaround per concept plan
 - ii. Dead-end Streets: To be allowed up to 250' with Hammerhead Turnaround as shown on Concept Plan (223' per plan)
- 9.7 Article 8.9(G)(6) Improvement Standards, Access Points – shall be modified to provide one (1) primary access point to Union Street and (1) emergency access drive to Union Street.
- 9.8 Article 8.9(G)(7) Improvement Standards, Curved Streets – shall be modified as follows: Street centerline horizontal radius: shall be a min of 50'.

Section 10. **Maintenance Standards:** The following shall be included in the Covenants, Conditions and Restrictions of the Owner's Association for the Real Estate.

- 10.1. All lots shall be subject to a required landscape maintenance program including seasonal mulching, hard edging, fertilization, mowing and trimming, weeding of landscape beds, pruning and fall clean up.
- 10.2 All lots shall be subject to a required snow removal program for driveways and sidewalks.
- 10.3 The above provisions shall be included in the initial Covenants, Conditions and Restrictions of the Owner's Association and all future administration and enforcement of the provisions shall be solely and exclusively the responsibility of the Owner's Association.

Section 11. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2028 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the AG-SF 1 District.

Section 12. **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 _____, 2022.

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 22-__** was delivered to the Mayor of Westfield
on the ____ day of _____, 2022, at ____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 22-__
this ____ day of _____, 2022.

I hereby VETO Ordinance 22-__
this ____ day of _____, 2022.

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Dwelling Orientation Exhibits
Exhibit D	Dwelling Character Exhibits
Exhibit E	Buffer Yard Exhibit
Exhibit F	Amenity Character Exhibits

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Part of the Southwest Quarter of Section 6, Township 18 North, Range 4 East of the Second Principal Meridian, in the City of Westfield, Washington Township, Hamilton County, Indiana, based on a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering, Project Number 2019-243-A, more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter, marked by a Harrison Monument found per Hamilton County Surveyor reference ties; thence North 00 degrees 15 minutes 36 seconds West (grid bearing, Indiana State Plane, East Zone, NAD 83, 2011, EPOCH 2010.0000) along the west line of said Southwest Quarter a distance of 324.72 feet to the POINT OF BEGINNING, marked by a mag nail with washer stamped "HWC ENGINEERING FIRM #0114"; thence continuing North 00 degrees 15 minutes 36 seconds West along said west line a distance of 847.06 feet to a southwest corner of a tract of land described in Instrument Number 200000054546 in the Office of the Recorder of Hamilton County, Indiana, the following two (2) courses being along a south and west line of said tract; (1) thence North 89 degrees 29 minutes 37 seconds East a distance of 660.00 feet; (2) thence South 00 degrees 15 minutes 36 seconds East a distance of 659.86 feet to a southwest corner of said tract; thence continuing South 00 degrees 15 minutes 36 seconds East along the southerly extension of the previous line a distance of 190.45 feet to a 5/8-inch rebar with cap stamped "HWC ENGINEERING FIRM #0114"; thence South 89 degrees 46 minutes 31 seconds West a distance of 659.99 feet to the POINT OF BEGINNING, containing 12.859 acres, more or less.

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EXHIBIT A
REAL ESTATE
(Page 2 of 2)

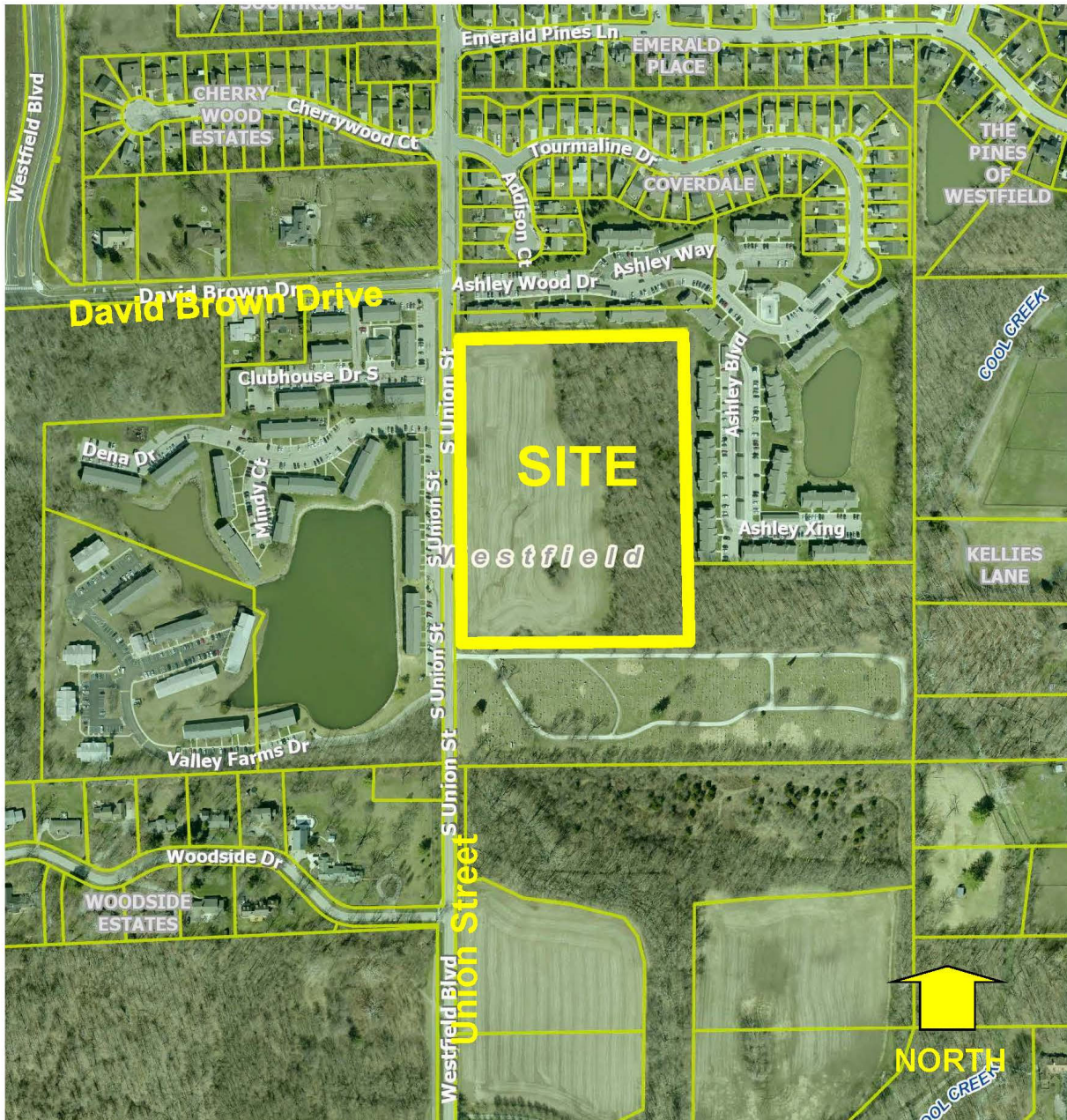
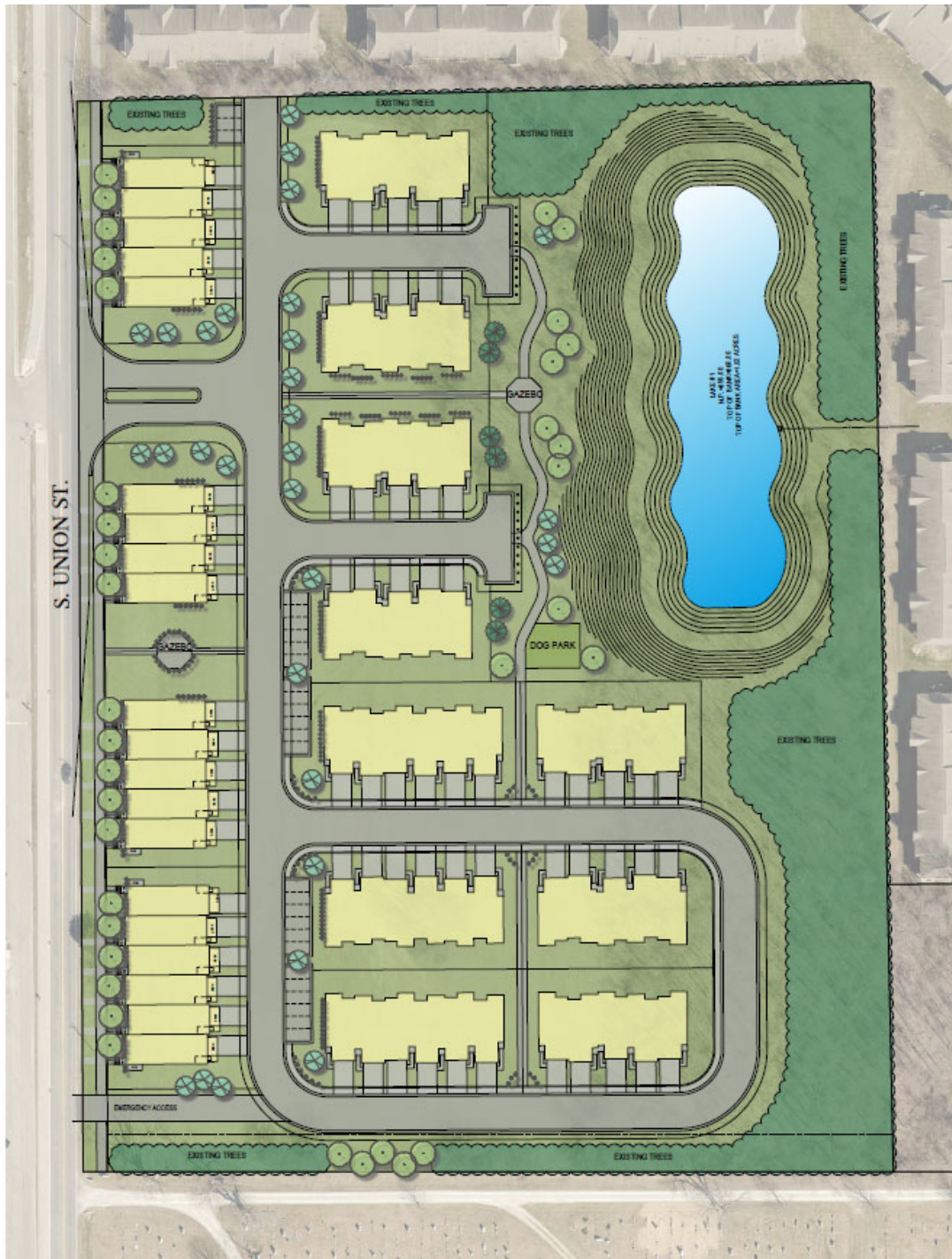


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



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 2108-PUD-23.

EXHIBIT C
DWELLING ORIENTATION EXHIBIT
(Page 1 of 1)

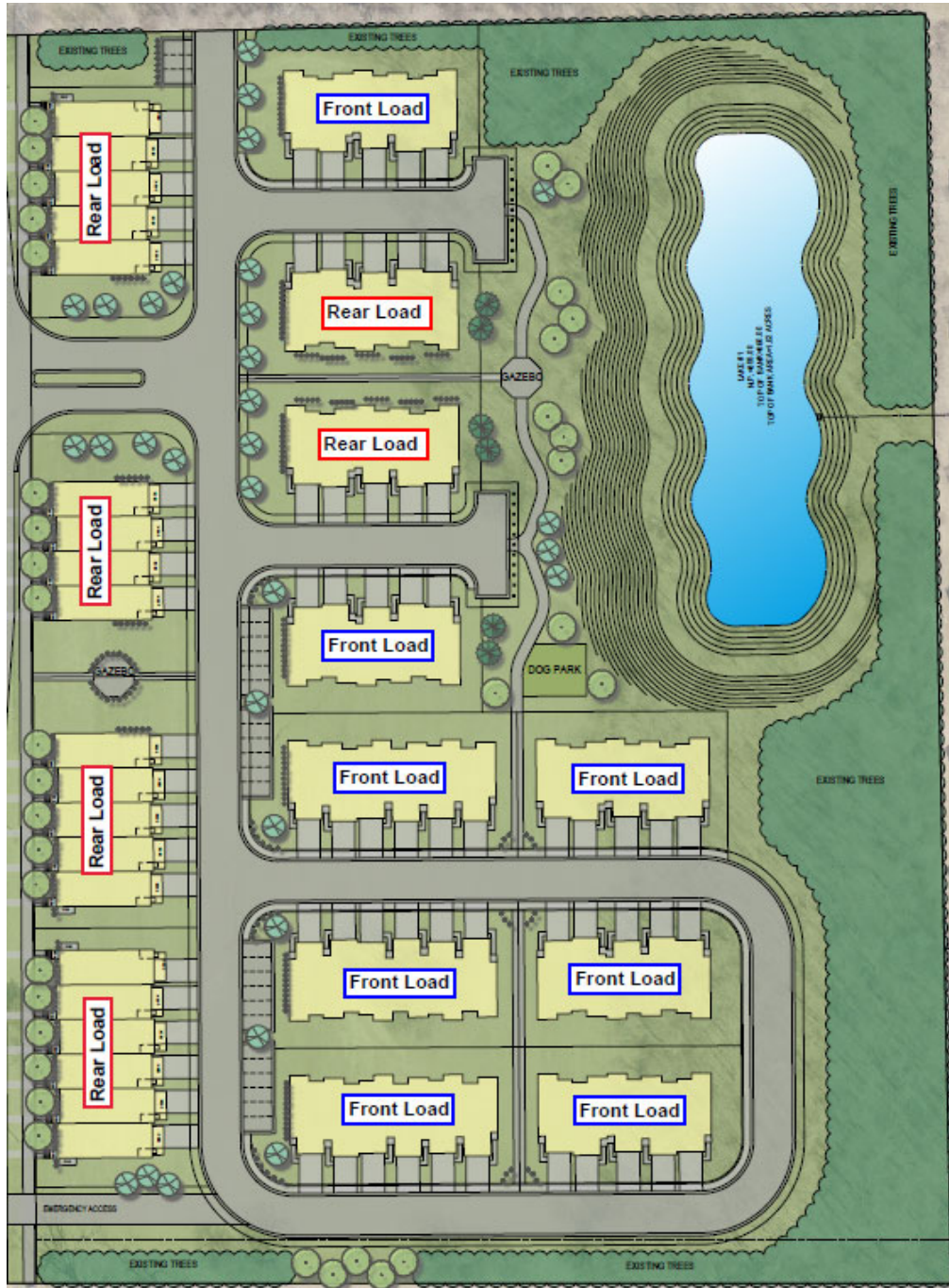


EXHIBIT D
DWELLING CHARACTER EXHIBITS
(Page 1 of 2)



EXHIBIT D
DWELLING CHARACTER EXHIBITS
(Page 2 of 2)

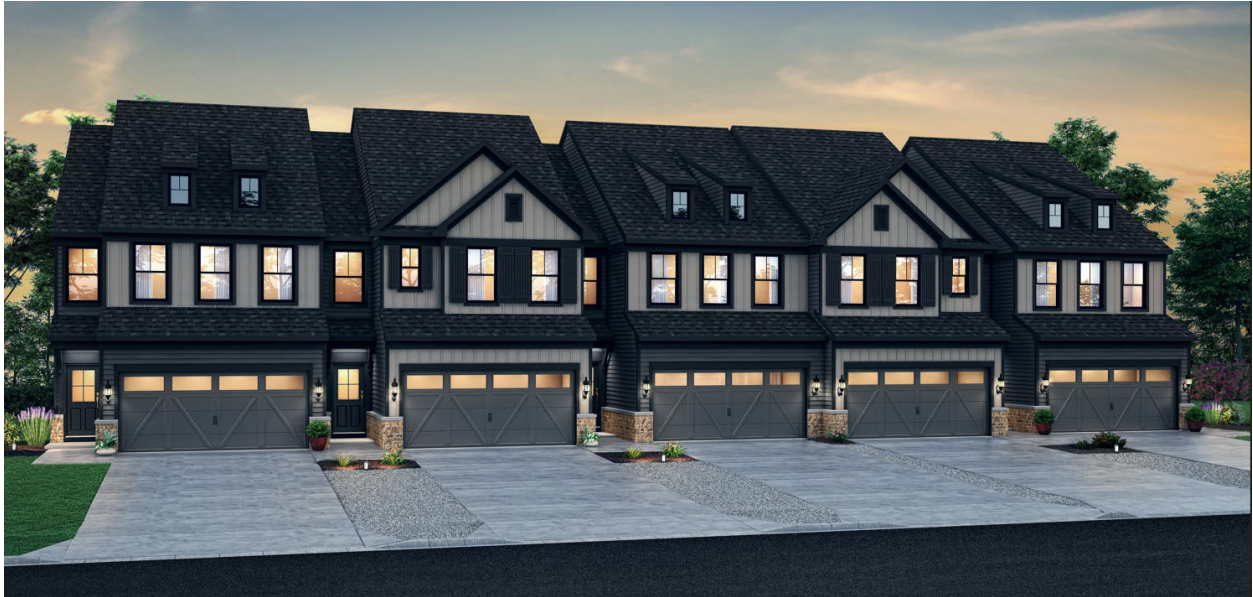


EXHIBIT E
BUFFER YARD EXHIBIT
 (Page 1 of 1)



- 5' BUFFER YARD
- 15' BUFFER YARD
- 20' BUFFER YARD

EXHIBIT F
AMENITY CHARACTER EXHIBITS
(Page 1 of 2)



EXHIBIT F
AMENITY CHARACTER EXHIBITS
(Page 2 of 2)



ORDINANCE NUMBER 22-__

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

“Towns at Union”

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 22__-PUD-__**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 22__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (-__ vote) 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 _____, 2022; and

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

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

Section 1. Applicability of Ordinance.

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

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

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

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

2.1 “Front-Load Townhome” A dwelling building including individual townhomes which have a garage and entry door on the same elevation facing the street.

2.2 “Rear-Load Townhome” A dwelling building including individual townhomes which have a garage on the rear elevation of the townhome and an entry door on the elevation facing the street.

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

Section 2.

2.13.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.

2.23.2 The Real Estate shall be developed in substantial compliance with the Concept Plan.

2.33.3 The Concept Plan includes “Front-Load Townhomes” and “Rear-Load Townhomes” which ~~dwelling orientations~~ dwelling orientations are identified on Exhibit C and are further regulated under the terms of this Ordinance.

Section 3. Section 4. Underlying Zoning District. The Underlying Zoning District shall be SFA: Single-Family Attached District.

Section 4. Section 5. Permitted Uses. The permitted uses shall be limited to Townhome Dwellings.

4.15.1 Maximum Dwellings: The total number of Dwelling Units permitted in the District

shall not exceed ~~eighty-four (84)~~seventy-three (73).

Section 5.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 with the following table which replaces and supersedes the Section 4.9 (A-L) of the UDO:

Standard	
Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Maximum Density	See Section 4 <u>5</u> .1
Maximum Dwelling Units Per Building	6
Maximum Project Size	See Real Estate <u>13 Acres</u>
Minimum Building Setback Lines from perimeter of Real Estate	
Setback from Union Street (stoop and porch may encroach)	10'
Setback form north perimeter of Real Estate	25'
Setback form east perimeter of Real Estate	80'
Setback from south perimeter of Real Estate	80'
Minimum Driveway Length	20'
Minimum Internal Building Setbacks	
Setback from internal street	Not Applicable <u>0'</u>
Side Yard & Rear Yard	Not Applicable <u>0'</u>
Minimum Distance Between Structures	20'
Maximum Lot Coverage	Not Applicable <u>100%</u>
Minimum Lot Width	20'
Maximum Building Height	3 <u>2</u> Stories
Minimum Living Area (Total) Per Dwelling Unit	1,900sqft <u>800sqft</u>

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

~~6~~7.1 Article 6.3 Architectural Standards: Article 6.3 shall not apply, rather, the following shall apply:

- A. Character Exhibit: The Character Exhibit for ~~Dwellings~~Townhomes, attached hereto as Exhibit CD, is hereby incorporated to capture the intended architecture of townhouses to be constructed. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the development. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.
- B. Building Materials: Permitted exterior building materials are as follows:
 - i. Masonry Material (brick or cultured stone), LP smart trim, composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.
 - ii. Vinyl siding shall be prohibited.
- C. Roof Standards:
 - i. The primary/main roof overhang or eaves shall be a minimum of eleven inches (11”) on all facades of each Building, as measured prior to the installation of any Masonry Materials.
 - ii. Dimensional shingles are required with metal roof accents permitted.
 - iii. Roof Pitch: The minimum primary/main and secondary roof pitches of all townhome buildings shall be no less than 6:12.
 - iv. Shed roof dormer accents shall be no less than 3:12.
- D. Dwelling Design: The following standards shall apply to all Dwellings:
 - i. Perimeter Lots Fronting Union Street: Townhomes as shown on the Concept Plan (i) facing Union Street and (ii) the internal sidewalk opposite the entrance off of Union Street, shall require the front door to face the street/sidewalk and the garage shall face an internal street.
 - ii. Garages: All Dwellings shall have a two (2) car garage.
 - iii. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade (façade including the entry door) unless specifically noted otherwise:
 - a) All units shall be offset a minimum two (2) feet, unit to unit.

~~a)~~
b) All buildings shall have a minimum of three (3) materials, colors, or patterns on the front façade, one of which shall be masonry.

~~e) A minimum of forty (40) percent of the front façade below the roof line, facing a street right of way, shall be masonry which shall allow varied percentages of masonry per dwelling provided forty (40) percent is provided across the building.~~

c) Masonry wainscot shall be required at a minimum height of (i) 36" above grade, or (ii) the bottom of the first floor windows of each dwelling.

d) A minimum of four (4) windows.

e) A one by 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided.

~~e)a) A one by 4 inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided.~~

f) Windows installed in a front door, garage, garage door, a service door with a window, and transom windows in bathroom or storage areas shall count as one window for purposes of these requirements as long as the window(s) in the garage exceed an aggregate of four (4) square feet in size.

iv. Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhome building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):

a) All side facades shall have a minimum of two (2) materials, colors, or patterns.

b) A side façade facing a public space (common areas or rights-of-way, including an alley, as shown on the Concept Plan) shall provide wainscot a minimum height of the lower of (i) 36" above grade, or (ii) the bottom of the first floor windows of the ~~home~~dwelling.

~~e)~~A minimum of ~~three (3)~~two (2) windows shall be required

~~d)a) A one by 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided.~~

~~c) .~~

~~d) A one by 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided.~~

e) Windows installed in a garage, garage door, a service door with a window, and transom windows in bathroom or storage areas shall count as one window for purposes of this requirement as long as the window(s) in the garage exceed an aggregate of four (4) square feet in size.

v. Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade (façade opposite the façade including the entry door):

a) All rear facades shall have a minimum of two (2) materials, colors, or patterns.

b) A minimum of four (4) windows shall be required.

c) A one by 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided.

d) Windows installed in a garage, garage door, a service door with a window, and transom windows in bathroom or storage areas shall count as one window for purposes of this requirement as long as the window(s) in the garage exceed an aggregate of four (4) square feet in size.

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

A. General Design Standards: Landscaping shall be as generally depicted on **Exhibit B**. If a provision of Article 6.8 Landscaping Standards is in conflict with **Exhibit B**, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Detailed Development Plan approval.

B. Tree Preservation: Article 6.8(E) Tree Preservation Standards in UDO shall not apply. Instead, trees shall generally be preserved as shown on the

Concept Plan as “Existing Trees”.

- i. Trees to be preserved may be removed for required grading, utilities, and drainage needs.
- ii. Trees to be preserved shall constitute as required buffer and plantings. No tree inventory and/or new plantings are required.
- iii. Drainage and utility easements may overlap buffer yards.

C. Easements: Article 6.8(G)(4)(f) Easements, of the UDO shall be modify as follows:

- i. Landscaping shall be permitted within utility or drainage easements, so long as 10 ft separation from any storm sewer or subsurface drain is maintained.

D. Ponds: Article 6.8(I)(2), of the UDO, Wetlands/aquatic vegetation planted around the wet perimeter shall not apply.

E. Street Trees: Article 6.8(J) Street Trees shall not apply. If Street Trees are provided, they are not required to be located within R-O-W or within a minimum 8’ wide planting strip between curb and sidewalk.

F. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall ~~not apply; except as modified below.~~ Rather, the following shall apply, as generally illustrated on Exhibit DE.

- i. At a minimum, the yard between the entry door of a dwelling and the street shall be sodded and the remainder of the Lot shall be seeded.
- ii. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling. If the Shade Tree does not fit in the front yard, then it may be relocated on the lot.
- iii. Each Townhome on a Corner Lot shall have a minimum of one (1) Shade Tree required between the side of the dwelling and the street.

G. Foundation Plantings: Article 6.8(L)(1-5): Foundation Plantings shall not apply.

H. Open Space/Common Areas: Five (5) trees per acre shall be required and provided on the Real Estate.

I. External Street Frontages: Article 6.8(M)(1) External Street Frontage

Landscaping Requirements shall not apply.

J. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall apply as required below:

- i. North Buffer: Five (5) feet (excluding parking area)
- ii. East Buffer: Fifteen (15) feet
- iii. South Buffer: Twenty-five (25) feet
- iv. West Buffer: Not Applicable
- v. All buffers shall preserve existing trees, supplemental plantings not required. Trees to be preserved may be removed for required grading, utilities, and drainage needs.
- vi. A tree inventory shall not be required.

K. Parking Area Landscaping: Article 6.8(O) Parking Area Landscaping: shall not apply, instead the following shall apply:

~~iii.i.~~ i. Parking shall be provided as generally shown on the concept plan.

~~iii.ii.~~ ii. Parking areas shall be screened with shrubs and/or grasses,

L. Parking Standards: Article 6.14 Parking Standards shall apply, except as otherwise modified below.

~~iv.i.~~ i. Hammer heads shall not permit parking, and shall have safety bollards as shown on the Concept Plan.

~~L.ii.~~ ii. ~~Bike Parking:~~ Article 6.14(H) Parking and Loading Standards – Bicycle Parking shall not apply.

Section 7. 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) except as modified below, 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.

~~7-18.1~~ 7.18.1 The minimum street horizontal centerline radii shall be fifty (50) feet.

~~7-28.2~~ 7.28.2 Vision Clearance: Thirty (30) feet maximum at Union Street and internal streets.

~~7-38.3~~ 7.38.3 Driveway Setback from Intersection: Thirty (30) feet from intersecting right of

way lines.

7.48.4 Internal public street section: Forty-one (41) feet total right-of-way, thirty-one (31) foot ~~BC-BC~~back of curb to back of curb.

7.58.5 Five (5) foot sidewalk abutting roll curb permitted as shown on Concept Plan.

7.68.6 Street right of way line to be five (5) feet behind back of curb, including Union Streets entrance.

Section 89. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

8

9.1 Minimum Open Space: Open Space (green space area on lots, common areas and the area of ponds) shall be a minimum of thirty (30) percent and as generally shown on the Concept Plan. ~~The Landscape qualifier for ponds~~Pond area shall ~~not apply~~be included in Open Space.

89.2 Article 8.6(H) Multi-family Districts: Shall not apply, rather site amenities shall include (i) either a covered gathering structure, community fire pit or similar structure, (ii) dog park, and (iii) a bike maintenance station, the character of which is generally illustrated on Exhibit EF.

89.3 Article 8.7(C): shall not apply, instead the following shall apply: The minimum sidewalk width shall be five (5) feet, regardless of location or design. Sidewalks shall be provided as generally shown on the Concept Plan.

89.4 Article 8.9(D)(1): Passing Blister shall not apply.

89.5 Article 8.9(D)(4): Decel taper rate shall be based on 25 MPH. Accel taper lane shall be 100' in length.

89.6 Article 8.9(G)(3) Improvement Standards, Cul-de-sac Design – shall be modified as follows:

- i. Terminus Design: Shall be allowed in form of Hammerhead Turnaround per concept plan
- ii. Dead-end Streets: To be allowed up to 250' with Hammerhead Turnaround as shown on Concept Plan (223' per plan)

89.7 Article 8.9(G)(6) Improvement Standards, Access Points – shall be modified to provide one (1) primary access point to Union Street and (1) emergency access drive to Union Street.

~~89~~.8 Article 8.9(G)(7) Improvement Standards, Curved Streets – shall be modified as follows: Street centerline horizontal radius: shall be a min of 50’.

Section ~~9~~10. Maintenance Standards: The following shall be included in the Covenants, Conditions and Restrictions of the Owner’s Association for the Real Estate.

~~9~~10.1. All lots shall be subject to a required landscape maintenance program including seasonal mulching, hard edging, fertilization, mowing and trimming, weeding of landscape beds, pruning and fall clean up.

~~9~~10.2 All lots shall be subject to a required snow removal program for driveways and sidewalks.

~~9~~10.3 The above provisions shall be included in the initial Covenants, Conditions and Restrictions of the Owner’s Association and all future administration and enforcement of the provisions shall be solely and exclusively the responsibility of the Owner’s Association.

Section ~~10~~11. Duration. Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2028 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the AG-SF 1 District.

Section ~~11~~12. 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 _____, 2022.

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 22-__** was delivered to the Mayor of Westfield
on the ____ day of _____, 2022, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 22-__
this ____ day of _____, 2022.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 22-__
this ____ day of _____, 2022.

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Dwelling Character Orientation Exhibits
Exhibit D	Dwelling Character Exhibits
Exhibit E	Buffer Yard Exhibit
Exhibit E F	Amenity Character Exhibits

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Part of the Southwest Quarter of Section 6, Township 18 North, Range 4 East of the Second Principal Meridian, in the City of Westfield, Washington Township, Hamilton County, Indiana, based on a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering, Project Number 2019-243-A, more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter, marked by a Harrison Monument found per Hamilton County Surveyor reference ties; thence North 00 degrees 15 minutes 36 seconds West (grid bearing, Indiana State Plane, East Zone, NAD 83, 2011, EPOCH 2010.0000) along the west line of said Southwest Quarter a distance of 324.72 feet to the POINT OF BEGINNING, marked by a mag nail with washer stamped "HWC ENGINEERING FIRM #0114"; thence continuing North 00 degrees 15 minutes 36 seconds West along said west line a distance of 847.06 feet to a southwest corner of a tract of land described in Instrument Number 200000054546 in the Office of the Recorder of Hamilton County, Indiana, the following two (2) courses being along a south and west line of said tract; (1) thence North 89 degrees 29 minutes 37 seconds East a distance of 660.00 feet; (2) thence South 00 degrees 15 minutes 36 seconds East a distance of 659.86 feet to a southwest corner of said tract; thence continuing South 00 degrees 15 minutes 36 seconds East along the southerly extension of the previous line a distance of 190.45 feet to a 5/8-inch rebar with cap stamped "HWC ENGINEERING FIRM #0114"; thence South 89 degrees 46 minutes 31 seconds West a distance of 659.99 feet to the POINT OF BEGINNING, containing 12.859 acres, more or less.

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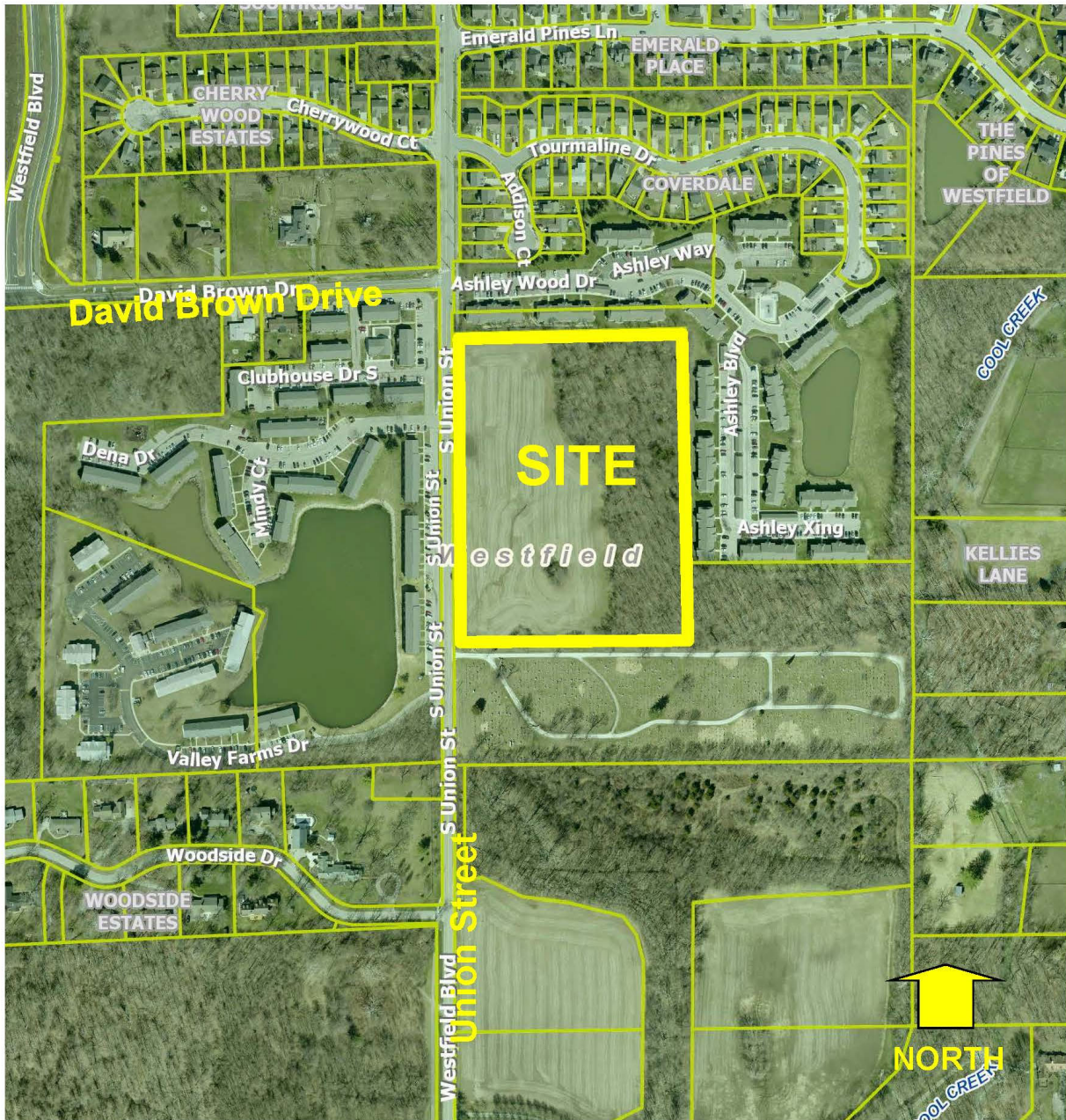
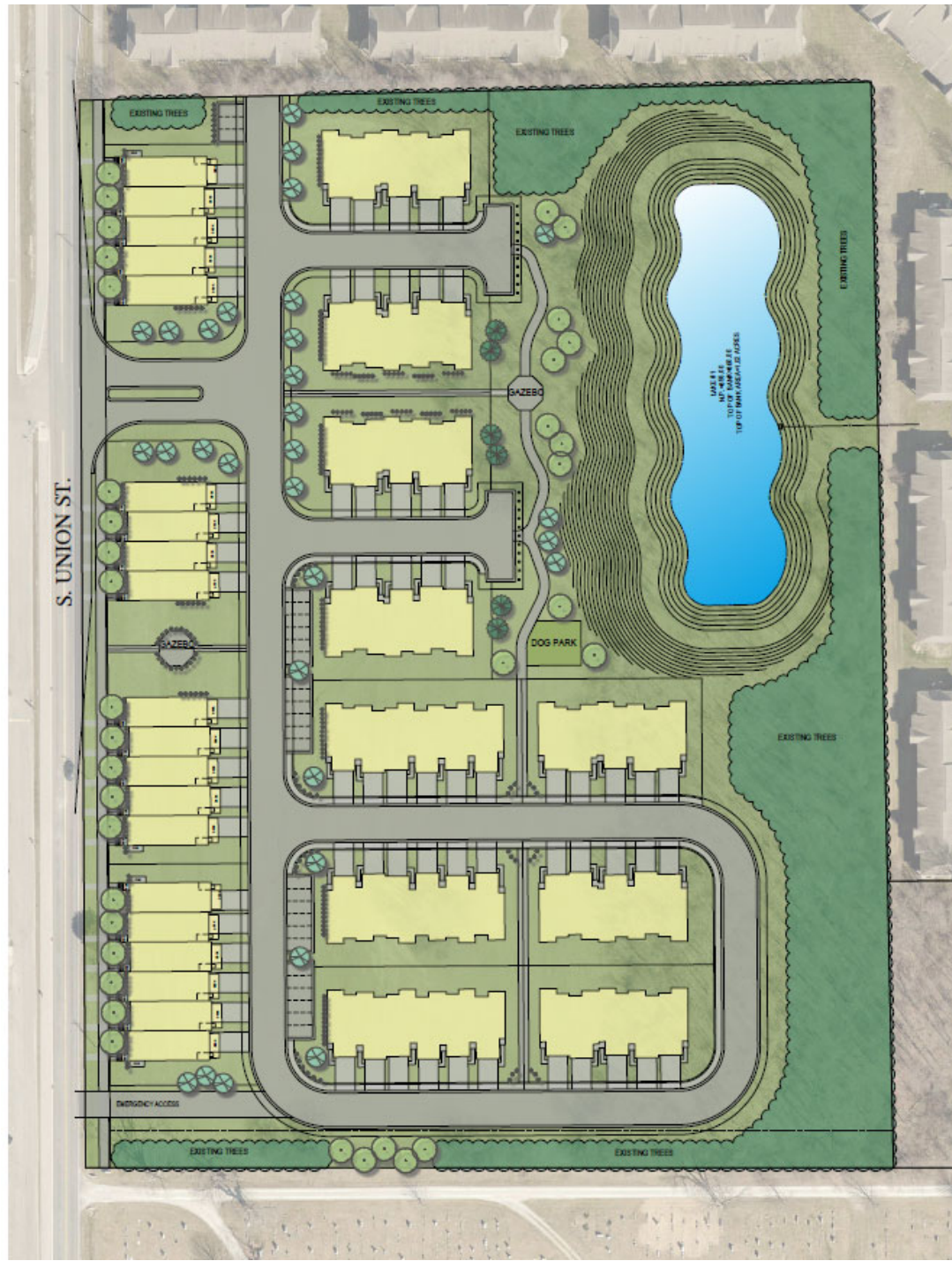


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)





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 2108-PUD-23.

EXHIBIT C
DWELLING CHARACTER EXHIBITS **ORIENTATION EXHIBIT**
 (Page 1 of 31)



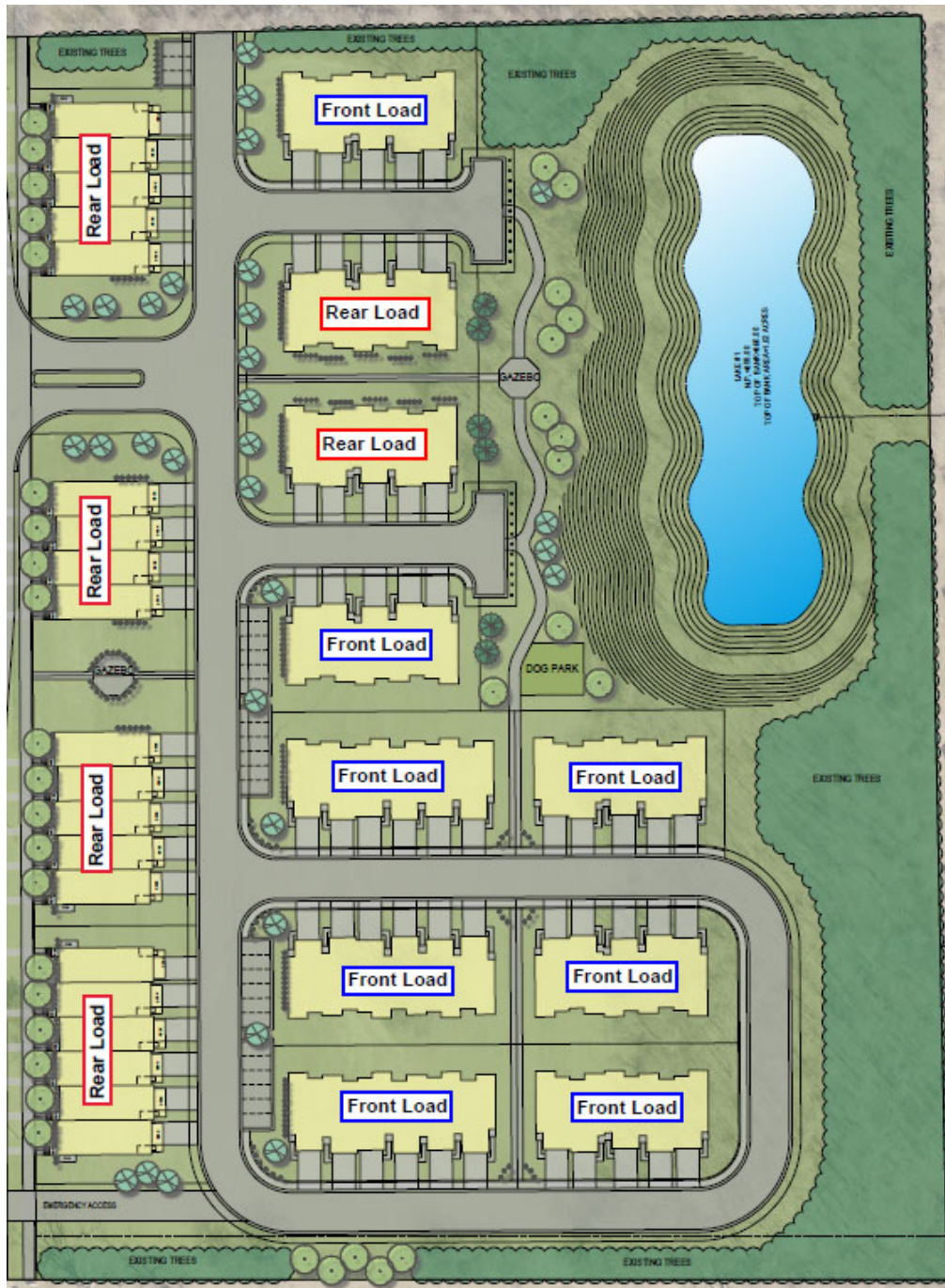


EXHIBIT ~~ED~~
DWELLING CHARACTER EXHIBITS
(Page ~~21~~ of ~~32~~)





EXHIBIT CD
DWELLING CHARACTER EXHIBITS
(Page 32 of 32)

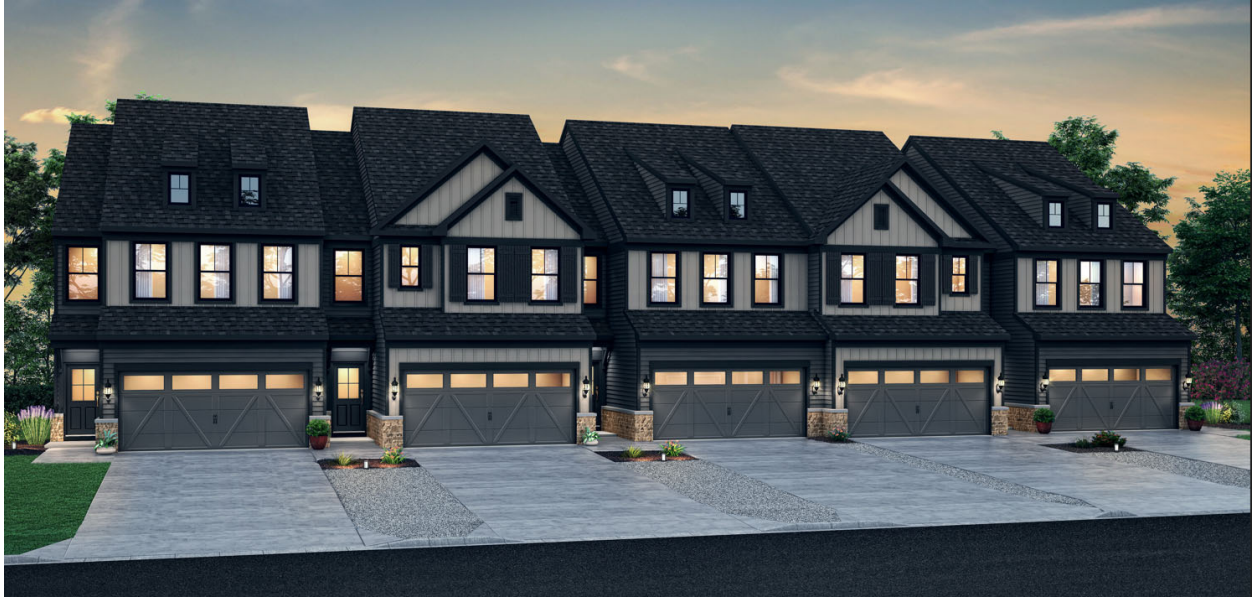


EXHIBIT E



EXHIBIT D
BUFFER YARD EXHIBIT
 (Page 1 of 1)



- 5' BUFFER YARD
- 15' BUFFER YARD
- 20' BUFFER YARD

EXHIBIT F
AMENITY CHARACTER EXHIBITS
(Page 1 of 2)



EXHIBIT F
EXHIBIT E
AMENITY CHARACTER EXHIBITS
(Page **12** of **12**)







Issues/Comments in Response to the Proposed
Towns at Union 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 March 7, 2022, 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. Does the building height of the proposed townhomes blend in with the surrounding height of existing developments?**
 - a. Are 2-story townhomes more appropriate than 3-story across the entire site?**
 - b. Is 2-story townhomes along Union Street and the rest of the site 3-story more appropriate?**
- 2. Is the overall density appropriate for the site?**
 - a. How do the proposed units per acre compare to the Springwater PUD?**
 - b. Can reducing the density create an opportunity to:**
 - i. Create more tree preservation;**
 - ii. Create more buffering, and/or;**
 - iii. Achieve a more optimal layout for the orientation of rear and front-load townhomes?**
- 3. Can landscaping be optimized to have more trees on the site?**
 - a. Would decreasing the overall number of units allow more tree preservation?**
 - b. Can the language in the proposed ordinance be precise on how many trees are being preserved and how many are being removed?**
 - c. Please elaborate why a tree inventory is not required when it can help distinguish the health of trees compared to sick or dying trees?**
 - d. Can more detailed buffer yards be explained and shown for this site?**
 - e. Would increasing the buffer yards to 40 feet achieve more trees on the site?**
 - f. How can the design of the proposed pond increase landscaping and/or serve as an active space for residents to use?**

4. **How much traffic would be generated from this project?**
 - a. **Does the construction of the 161st Street roundabout, Lantern Commons and Springwater developments impact the traffic on Union Street?**
 - b. **How much traffic volume can Union Street and David Brown Drive handle?**
 - c. **Would a passing blister be an efficient and safe use for the entry to this site?**
5. **Can the proposed development reflect a more unique design?**
 - a. **Would any of the below design elements help achieve a unique design for this proposal?**
 - i. **A playground;**
 - ii. **Front porches on units;**
 - iii. **Breaking up units into 2 – 3-unit buildings;**
 - iv. **Neighborhood-style design for the townhomes;**
 - v. **Roof lines defined resembling individual units;**
 - vi. **Offsetting units within each building or offset the buildings from each other;**
 - vii. **Side facades including masonry materials?**
6. **How do the number of proposed amenities and open space compare to the City's Unified Development Ordinance and Springwater PUD?**
 - a. **Can bicycle racks be implemented to promote a bicycle-friendly project?**

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Towns at Union 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 March 7, 2022, 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. Does the building height of the proposed townhomes blend in with the surrounding height of existing developments?

The height of the proposed townhomes has been reduced to 2-stories for the entire site. This is now compatible to the adjacent apartment complexes.

- a. Are 2-story townhomes more appropriate than 3-story across the entire site? **See above**
- b. Is 2-story townhomes along Union Street and the rest of the site 3-story more appropriate?
See above

2. Is the overall density appropriate for the site?

Yes, and the density of this site is much lower than the surrounding properties. To the north and east is the Ashley Place Apartments with a density of 11.03 du/ac. To the west is Hamilton Square Apartments (9.9 du/ac) and Valley Farms Apartments (11.5 du/ac). To the south is the cemetery. Our revised concept plan has a density of 5.68 du/ac, nearly HALF of the surrounding properties.

- a. How do the proposed units per acre compare to the Springwater PUD? **Springwater has a net density of approximately 4 du/ac. Furthermore, Springwater is bordered by several single-family detached homes, whereas Towns at Union has ZERO single family detached homes bordering the project.**
- b. Can reducing the density create an opportunity to:
 - i. Create more tree preservation; **Yes, as you see in the revised concept plan, we have eliminated the eastern most units to increase the tree preservation area.**
 - ii. Create more buffering, and/or; **Sufficient buffering exists with more intense uses and higher density developments adjacent to the north, east, and west.**
 - iii. Achieve a more optimal layout for the orientation of rear and front-load townhomes? **We believe the layout is shown is optimal as no garage doors or driveways are oriented toward Union Street, and internal to the site, garage doors and driveway are oriented toward each other. View corridors have been established to see the pond and amenity areas. Also, topography falls 15' +/- from north to south and 26' from west to east. The west/east orientation of townhome buildings allows for units to "step down" unit to unit to work with the topography of the land.**

3. Can landscaping be optimized to have more trees on the site?

We can work with the engineering department to analyze utility easements and street tree areas.

- a. Would decreasing the overall number of units allow more tree preservation? **The bulk of the tree preservation being removed is for drainage purposes. Water naturally wants to flow east, so the location of the pond is correct in the low spot of the property.**
 - b. Can the language in the proposed ordinance be precise on how many trees are being preserved and how many are being removed? **A tree inventory has not been completed, therefore the specific number of trees is not known. We have taken further steps to impact less trees with this revised concept plan.**
 - c. Please elaborate why a tree inventory is not required when it can help distinguish the health of trees compared to sick or dying trees? **Pulte will agree to complete a tree inventory after zoning and plat approval, and further agrees to remove all dead/dying/diseased trees to foster growth of the healthy trees.**
 - d. Can more detailed buffer yards be explained and shown for this site? **The concept plan shows and the preservation of the tree rows along shared property lines. Building setbacks are more important to the design of this site.**
 - e. Would increasing the buffer yards to 40 feet achieve more trees on the site? **No, the north and south perimeter trees are already being preserved.**
 - f. How can the design of the proposed pond increase landscaping and/or serve as an active space for residents to use? **Due to the steep topography, we believe the pond is best suited as an overlook feature from the gathering area/gazebo/fire pit. To the extent permitted after final engineering is complete, Pulte agrees to landscape around the edge of the pond.**
4. How much traffic would be generated from this project?
- A total of 11 Entry and 34 Exit trips will be generated in the AM Peak hours, and a total of 33 Entry and 19 Exit trips will be generated in the PM Peak hours.**
- a. Does the construction of the 161st Street roundabout, Lantern Commons and Springwater developments impact the traffic on Union Street? **Any new development project or road improvement project designed to facilitate smoother traffic flow will have an impact on the traffic. The Public Works Department has reviewed this proposal and does not have any concerns.**
 - b. How much traffic volume can Union Street and David Brown Drive handle? **The City will need to engage a traffic engineer and provide a detailed scope to analyze this question.**
 - c. Would a passing blister be an efficient and safe use for the entry to this site? **The site's entrance aligns with an existing entrance across the street. We will work with the Public Works Department on any traffic-related requests they may have during the plat/development plan stage.**
5. Can the proposed development reflect a more unique design?
- We have incorporated view corridors down toward the pond and provided a mixture of front and rear loaded garages. The site is preserving a substantial amount of existing trees and is designed to limit the view of garages from Union Street.**
- a. Would any of the below design elements help achieve a unique design for this proposal?
 - i. A playground; **Townhomes are usually purchased by either young professionals or empty-nesters. We have programmed the amenity spaces accordingly.**
 - ii. Front porches on units; **A defined entry at the front door does enhance the design of the units, and we plan to incorporate that into the design of the rear load townhomes with fronts facing Union Street.**

- iii. Breaking up units into 2 – 3-unit buildings; The revised concept plan shows four (4) buildings along Union Street, each with a different unit count per building than the adjacent building to assist in anti-monotony. Units have been removed from the buildings flanking the entrance to provide for a more open and aesthetically pleasing entrance to the community. Units have been removed from the two (2) buildings south of the entrance to create an open space along Union Street. We believe a bike maintenance station is best for this open space, given the bike-ability to Grand Junction and the Monon.
- iv. Neighborhood-style design for the townhomes; The townhome buildings will incorporate traditional single family architecture to seamlessly blend in to the corridor.
- v. Roof lines defined resembling individual units; Each unit is offset 2', and due to this, each unit typically does have its own roof. In addition, each unit has a different roof feature (gable, dormer, etc.) to differentiate it from the adjacent unit.
- vi. Offsetting units within each building or offset the buildings from each other; Offsetting units within each building is already incorporated into the design.
- vii. Side facades including masonry materials? Side facades facing a common area or street are already required to include masonry.

6. How do the number of proposed amenities and open space compare to the City's Unified Development Ordinance and Springwater PUD?

The UDO does require three (3) amenity features for Single-Family Attached up to 90 homes.

Springwater includes 3 amenity features (playground, gazebo, fire pit) for 90 units. Towns at Union proposes to also have three (3) amenities (covered structure for gathering/gazebo/fire pit, a dog park, and a bike maintenance station) to serve seventy-three (73) homes.

- a. Can bicycle racks be implemented to promote a bicycle-friendly project? Yes, we can include bike parking and will continue to evaluate the best location(s).

TOWNS AT UNION WESTFIELD, INDIANA



Plot Date: Jun 30, 2022 Plot Time: 10:01pm File Name: W:\Putte Homes\2019-243-A Putte- Westfield Summit Lawn\Design\Renderings\Towns at Union - Layout 1 Mcolor Exhibit.dwg Layout: Mcolor Exhibit By: tdavis



HWC
ENGINEERING

TOWNS AT UNION
COLOR EXHIBIT
WESTFIELD, INDIANA
JUNE 30, 2022

EXHIBIT “D”

PROJECT DESCRIPTION

The applicant, Pulte Homes of Indiana, LLC (“Pulte”) is seeking rezone approval to a Planned Unit Development Ordinance (“Request”) for a parcel of real estate that consists of approximately 12.86 acres which is generally located east of and adjacent to Union Street and south of David Brown Drive (“Real Estate”) in order to develop a for-sale townhome community to be known as “Towns at Union”.

The Real Estate is currently zoned AG-SF1 and the Request seeks to rezone the Real Estate to the “Towns at Union Planned Unit Development District Ordinance” which will have SFA – Single- Family Attached District as the underlying zoning classification.

Uses and zoning classifications that surround the Real Estate include: (i) to the immediate north is the Ashley Place apartment community that is zoned MF2 – Multi-Family Medium Density District; (ii) to the west, immediately across Union Street, are the Hamilton Square and Valley Farms apartment communities which are zoned MF2 -Multi-Family Medium Density District ; (iii) to the immediate south is real estate that is ground that is part of the Summit Lawn Cemetery that is zoned AG-SF1; and, (iv) to the immediate east is the Ashley Place apartment community that is zoned MF2 - Multi-Family Medium Density District and ground that will remain part of the Summit Lawn Cemetery.

Regarding the site plan for the Towns on Union, some items of note include: (i) the community will consist of eighty four (84) townhomes; (ii) positioned along Union Street will be rear load townhomes so that the fronts of these townhomes will be facing Union Street with individual sidewalk connections to the path proposed along the street; (iii) positioned internal to the site will be both rear and front load townhomes; and, (iv) tree preservation areas exist along the perimeters of the Real Estate with the largest area of tree preservation incorporated along the eastern portion of the site around the proposed pond and amenity feature. Pedestrian paths are provided in common areas as well as along Union Street with connectivity to the new trail along David Brown Drive which connects to the Monon Trail, the Natalie Wheeler Trail and the sidewalk system along Union Street which provides access to the restaurants along Park Street, Grand Junction Plaza and other downtown amenities including the Midland Trail.

Regarding the townhome architecture, there will be a mix of rear load and front load townhomes and the Towns at Union PUD includes specific architectural standards and requirements for all homes. The type and style of architecture is provided on the Exhibits included in the zoning proposal. Pulte anticipates the townhomes to be range in size from 2,200 to 2,400 square feet and the estimated average sales price range between \$400,000 to \$450,000.

AMBLESIDE

Frankton (KR)

Frankton (KR) /
Fairwood (KC)

Frankton (KR) /
Fairwood (KC)

Frankton (KR) /
Fairwood (KC)

Frankton (KR) /
Fairwood (KC)

Frankton (KR)



Elev. 4 - Side Entry

Elev. 5 - Front Entry

Elev. 3 - Front Entry

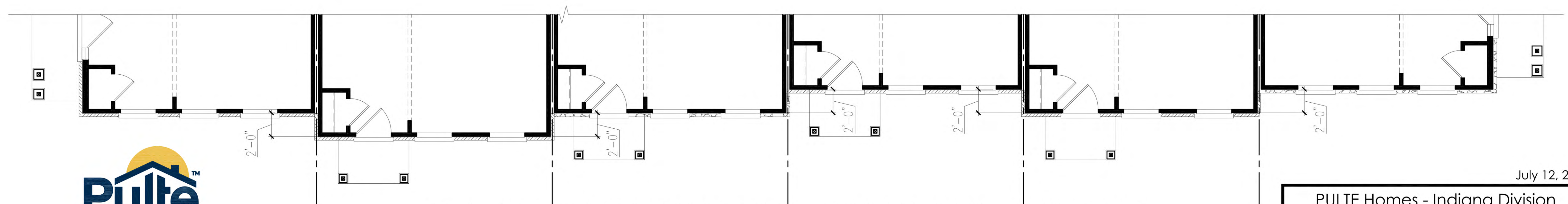
Elev. 4 - Front Entry

Elev. 5 - Front Entry

Elev. 3 - Side Entry

SIX (6) UNIT BUILDING - FRONT ELEVATION

1/8"=1'-0"



FRANKTON/FAIRWOOD - SIX (6) UNIT BUILDING

Property of Pulte Homes. No part of this plan may be used by others without express written consent of Pulte Homes.

July 12, 2021

PULTE Homes - Indiana Division
11590 North Meridian Street, Suite 530
Carmel, IN 46032



Towns at Union PUD Zoning Request

Neighborhood Meeting Summary

Project: Towns at Union PUD Rezone Request - Docket Number
Pulte Homes of Indiana, LLC

Docket Number: 2203-PUD-05

Date: March 1, 2022 at 6:30 pm

Location: Hampton Inn Westfield located at 17400 Wheeler Road, Westfield, IN. 46074

Presenters: Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
David Compton, Rex Ramage and Tabitha Calvin – Pulte Homes

Attendees: Councilor Cindy Spoljaric
See Ex. A For Sign In Sheet

The Neighborhood Meeting began at 6:30 pm and Jon Dobosiewicz (JD) and Rex Ramage (RR) provided an overview summary of the proposal.

Neighbor Comments and Questions:

1. Mr. and Mrs. Beauchamp asked general questions pertaining to: what trees will be preserved and what trees may be removed; how many townhomes are proposed; will these be for-sale townhomes; general questions regarding width of townhomes and design; and, do you think you will see more golf carts being used along Union Street from this community?
 - a. JD and RR provided responses to the Beauchamp's questions and comments.
2. Mr. Beauchamp commented that it was nice to see a high-quality project proposed for this site.

The meeting ended at approximately 7:15 pm.

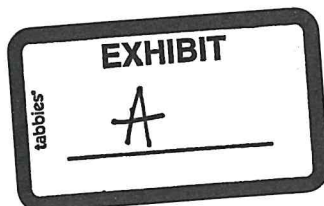
Neighborhood Meeting Sign In-Sheet

RE: Neighborhood Meeting
Pulte Homes of Indiana, LLC
Towns at Union PUD Rezone Request - Docket Number 2203-PUD-05

Location:

Tuesday, March 1, 2022, at 6:30 pm
Hampton Inn Westfield located at 17400 Wheeler Road, Westfield, IN. 46074

	<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1.	Robert Beauchamp		317-445-8275	RCB16400aol.com
2.	Michelle			
3.	Cindy S.			
4.				
5.				
6.				
7.				
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TOWNS AT UNION WESTFIELD, INDIANA



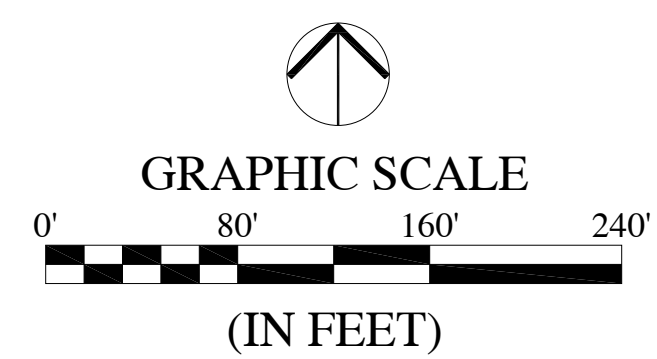
- 5' BUFFER YARD
- 15' BUFFER YARD
- 20' BUFFER YARD

NOT TO SCALE

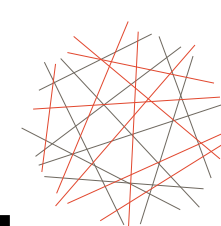


TOWNS AT UNION
BUFFER YARD EXHIBIT
WESTFIELD, INDIANA
JANUARY 27, 2022

Plot Date:	Jan 27, 2022	Plot Time:	3:58pm	File Name:	W:\Pulte Homes\2019-243-A Pulte- Westfield Summit Lawn\Design\Renderings\Towns at Union - Layout G MColor Exhibit.dwg, Layout: MColor Exhibit - OVERALL	By:	dchesterfield
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WESTFIELD, INDIANA
JANUARY 27, 2022



HWC
ENGINEERING

TOWNS AT UNION WESTFIELD, INDIANA



TOWNS AT UNION
RIGHT-OF-WAY CROSS SECTION EXHIBIT
WESTFIELD, INDIANA
JANUARY 27, 2022

NOT TO SCALE



WRITTEN PUBLIC COMMENTS

Docket Number: 2203-PUD-05
Petitioner: Pulte Homes of Indiana, LLC
Request: Petitioner requests a change in zoning from 12.85 acres +/- from the AG-SF1 District to the Towns at Union Planned Unit Development (PUD) District.

Enclosed Attachments:

March 07, 2022 Public Hearing

1. Hinshaw, Elaine

(03/05/2022)

From: [ELAINE Hinshaw](#)
To: [APC](#); [Robert Horkay](#); [Cindy Spoljaric](#); [Mike Johns](#); [Jake Gilbert](#); [Troy Patton](#)
Cc: [kburkman@gmail.com](#); [gkelleher@gmail.com](#)
Subject: Towns at Union PUD
Date: Saturday, March 5, 2022 4:44:57 PM
Importance: High

WARNING: This external email is from e_hinshaw@msn.com.

This PUD should be approached with the **same level** of scrutiny as the Springwater Development! The following issues were ALL addressed and adjusted in the Springwater proposal.

Height- Currently **all** apartment complexes adjacent, across from and nearby residential housing are no more than 2 stories not 3 stories. This proposal should be for 2 stories only.

Density- While I am pleased that single family townhomes are proposed, the overall density of the number of townhomes needs to be adjusted (see comments re: traffic/infrastructure below).

Tree Preservation- While there is *some very limited* tree preservation in the proposal, decreasing the overall number of units would mitigate and allow more tree preservation.

Buffering Summit Lawn Cemetery- This cemetery, which is still frequently used, contains the resting places of many of the children, parents, grandparents of Westfield residents as well as prominent Westfield fore bearers and is considered by many as sacred space. There needs to be a more definite buffer than the proposed 25 feet of what??

Traffic/Infrastructure: Additionally I am very concerned with the volume of traffic that this development would add to Union Street both in the short term and the long term. Short term- the upcoming construction of the 161st roundabout coupled with the construction of the Lantern Commons and Springwater developments will create significant traffic flow problems for Union Street. Tied to that concern is the impact of this development on Union Street and David Brown Drive. The point at which David Brown Drive "T"s into Union Street already presents a challenging situation for pedestrians and drivers. Cars turning onto Union have difficulty visually and often turn in front of oncoming traffic on Union or veer out further into Union than they should. Long term- how much volume can Union Street (and David Brown) realistically handle?

Respectfully subintted,

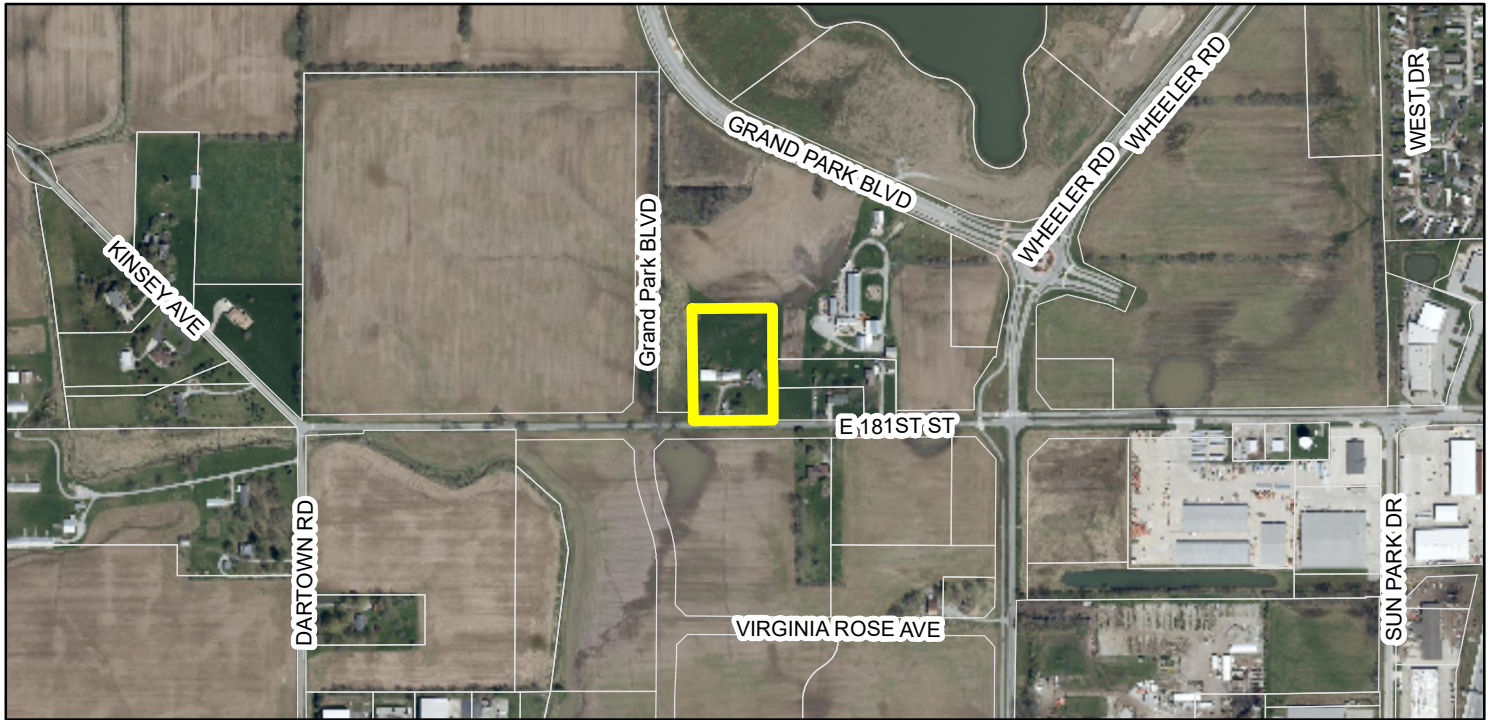
Elaine Hinshaw



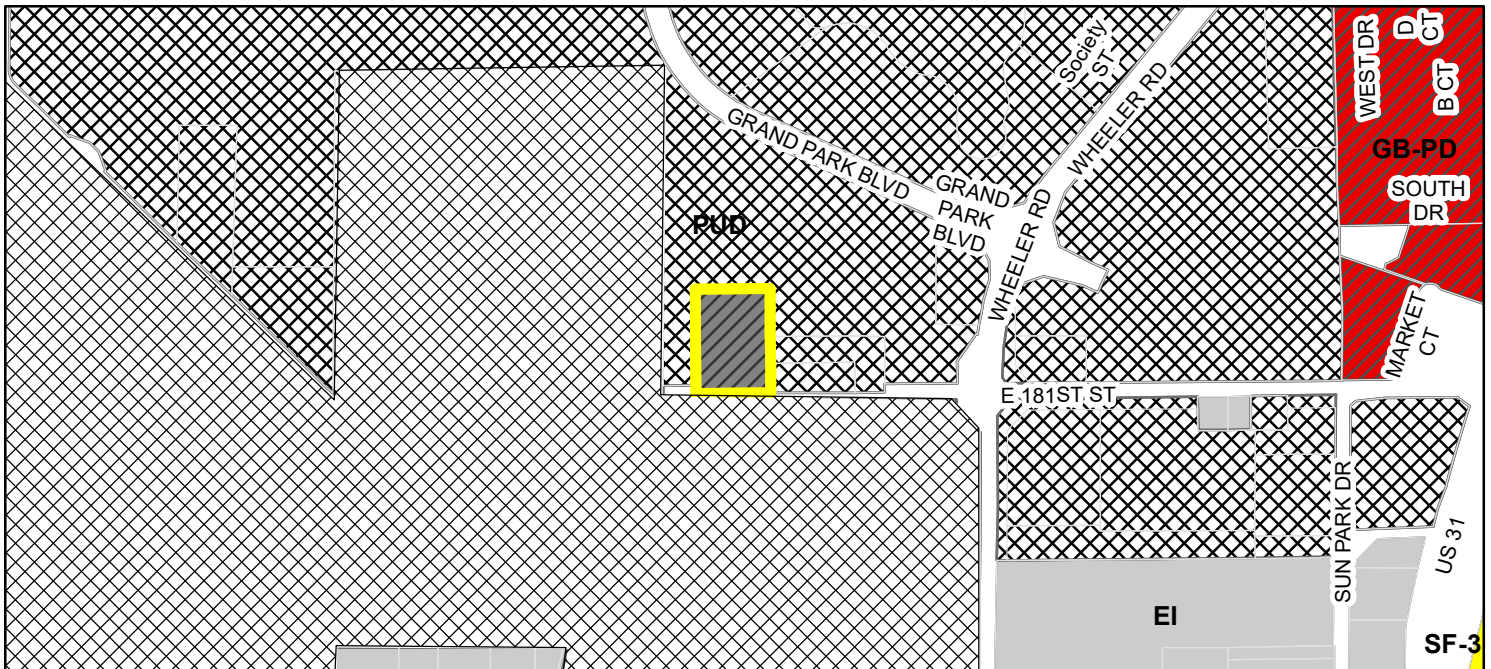
Property Location Map
iBeach 31 at Grand Park PUD
724 E. 181st Street
2205-PUD-09



Aerial Location Map



Zoning Map



- Zoning**
- Site
 - Parcel
 - EI (Enclosed Industrial)
 - GB-PD (General Business - Planned Development)
 - SF-3 (Single Family - 3)
 - OI-PD (Open Industrial - Planned Development)
 - PUD (Planned Unit Development)

ORDINANCE NUMBER 22-16

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

“iBeach31 at Grand Park PUD”

This is a Planned Unit Development District Ordinance, to be known as the iBEACH31 AT GRAND PARK PLANNED UNIT DEVELOPMENT (the “**Ordinance**”), 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. 2205-PUD-09), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “**Real Estate**”);

WHEREAS, the Commission forwarded Petition No. 2205-PUD-09 to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Council**”) with a favorable recommendation (Vote: _____ in favor, _____ opposed) in accordance with Indiana Code § 36-7-4-608, as required by IndianaCode§ 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____, 2022;

WHEREAS, the 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 Council, meeting in regular session, that the UDO 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 “iBeach31 at Grand Park Planned Unit Development 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 UDO, 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 UDO.

Section 3. Concept Plan. The concept plan, attached hereto as Exhibit B (the “**Concept Plan**”), is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 3.1 The final layout and site plan shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the GB: General Business District, (the “**Underlying Zoning District**”).

Section 5. Permitted Uses. The uses identified in this Section (the “**Permitted Uses**”), shall be the only uses permitted: .

- 5.1 Indoor multi-sport athletic facility for which the primary focus is beach volleyball and other beach sports.
- 5.2 Outdoor multi-sport sand courts for which the primary focus is beach volleyball and other beach sports.
- 5.3 Uses ancillary to an indoor multi-sport athletic facility, as determined by the City of Westfield Director of Community Development (the “**Director**”), which may include but are not limited to: Restaurant & Bar, Office, , retail sales, locker rooms, strength and conditioning services, rehabilitation and recovery services.

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

- 6.1 Minimum Front Yard Setbacks: 20 feet.

6.2 Minimum Side Yard Setbacks: 10 feet.

6.3 Minimum Rear Yard Setbacks: 10 feet.

Section 7. Development Standards. The standards of Chapter 6 Development Standards of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards:

A. Article 6.3(F)(7)(a)(ii) shall not apply.

B. Article 6.3(F)(7)(a)(iii) shall not apply. A PVC membrane, high strength roof shall be a permitted roofing material.

C. The Illustrative Character Exhibit attached hereto as Exhibit C, is representative of the massing of the building and does not represent the final product in terms of architectural detail.

7.2 Article 6.8 Landscaping Standards: Shall apply, except as modified below:

A. Article 6.8(E) Preservation and Replacement of Trees shall not apply.

B. Article 6.8(K) Minimum Lot Landscaping Requirements: Shall not apply; rather, the following minimum plant materials shall be required per one (1) acre: ten (10) shade trees; five (5) ornamental or evergreen trees; and twenty-five (25) shrubs.

C. Article 6.8 (L)(4) Foundation Planting Requirements: Shall apply in accordance with the UDO except Foundation Planting bed width shall be 5 feet minimum. The primary plant material used shall be shrubs and ornamental grasses planted at a rate of 4 shrubs/grasses per 12 lineal feet of building façade.

D. Article 6.8(M)(2) External Street Frontage Landscaping: All requirements shall adhere to the UDO except that shrub requirements will not apply.

E. Article 6.8(N) Buffer Yard Requirements: Shall not apply.

F. Article 6.8(O) Parking Area Landscaping: Shall apply with the following modifications:

1. Interior Parking Area Landscaping: A minimum of one (1) interior parking area island shall be required per twenty (20) parking spaces.

2. Perimeter Parking Area Landscaping: If perimeter parking area landscaping is required, then the minimum number of plantings shall be one (1) tree and ten (10) shrubs per sixty (60) linear feet of parking area length. Plantings may be clustered in an aesthetically pleasing manner.

Section 8. Infrastructure Standards. The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.

Section 9. Duration. Failure to obtain a Secondary Plat / Construction Plan approval in the iBeach31 at Grand Park PUD Page 3 of 13

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 OI-PD Open Industrial-Planned Development District.

Section 10. 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.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2022.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James 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 Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 22-16** was delivered to the Mayor of Westfield

on the _____ day of _____, 2022, at ____m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 22-16**

this _____ day of _____, 2022.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 22-16**

this _____ day of _____, 2022.

J. Andrew Cook, Mayor

This document prepared by: Eric M. Douthit, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Eric M. Douthit.

EXHIBIT A

Legal Description

The Northwest Quarter of Section 36, Township 19 North, Range 3 East of the Second Principal Meridian in Hamilton County Indiana being described as follows:

Considering the south line of the Northwest Quarter as bearing North 90°00'00" East with all other bearings herein contained relative thereto; Beginning at a found PK Nail at the Southwest Corner of the Northwest Quarter of Section 36; thence on and along the South line of said Quarter North 90°00'00" East 132.79 feet to a set PK nail at the true place of beginning; thence North 0°00'00" East 436.0 feet to a set rebar; thence North 90°00'00" East 300.00 feet to a set rebar; thence South 0°00'00" West 436.00 feet to a set PK Nail on the South line of the Northwest Quarter of Section 36; thence on and along said South line South 90°00'00" West 300.00 feet to the true place of beginning, containing 3.00 acres and being subject to all easements of record and rights of ways.

EXHIBIT B

Concept Plan

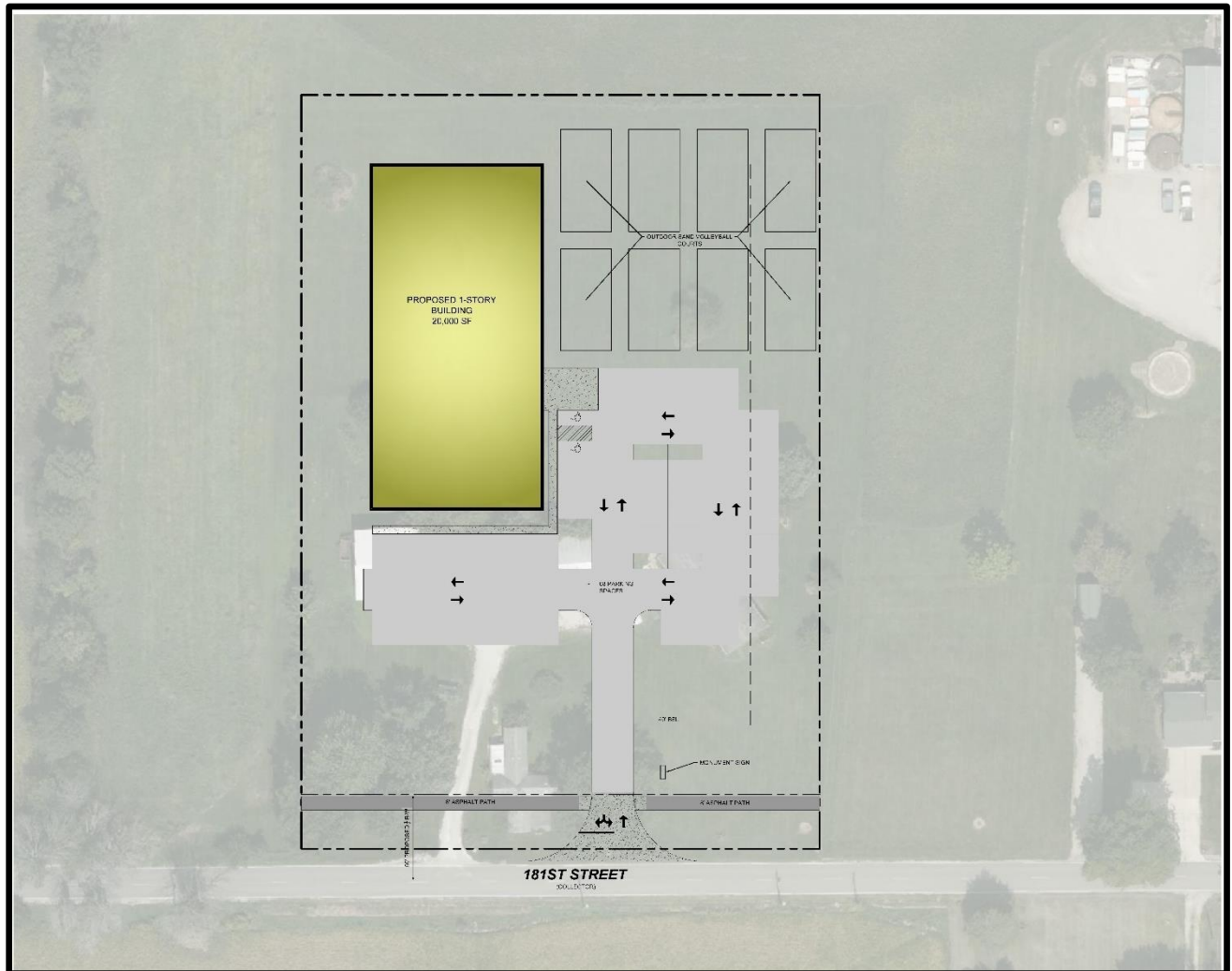


EXHIBIT C

Illustrative Character Exhibit

(Page 1 of 5)

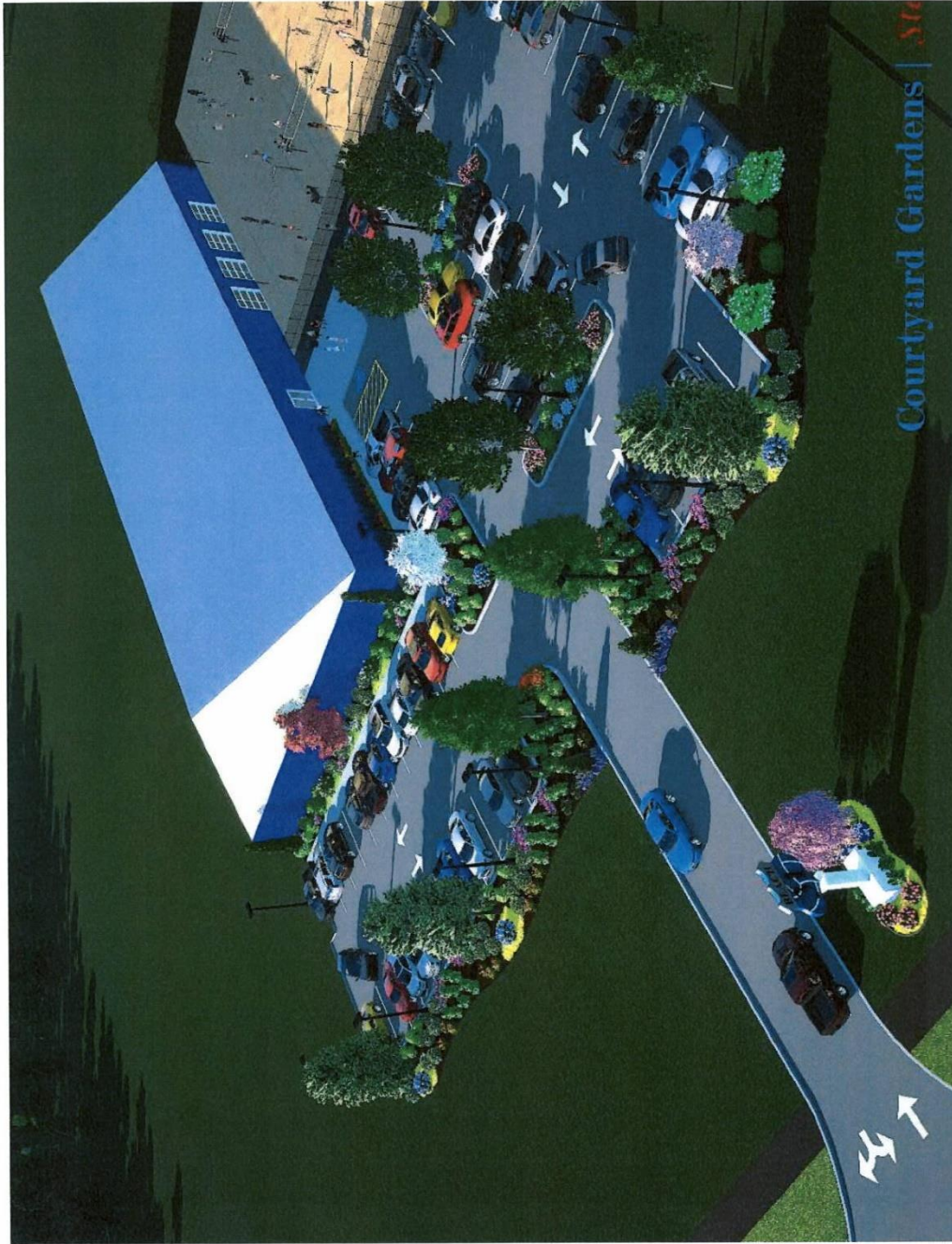


EXHIBIT C

Illustrative Character Exhibit

(Page 2 of 5)

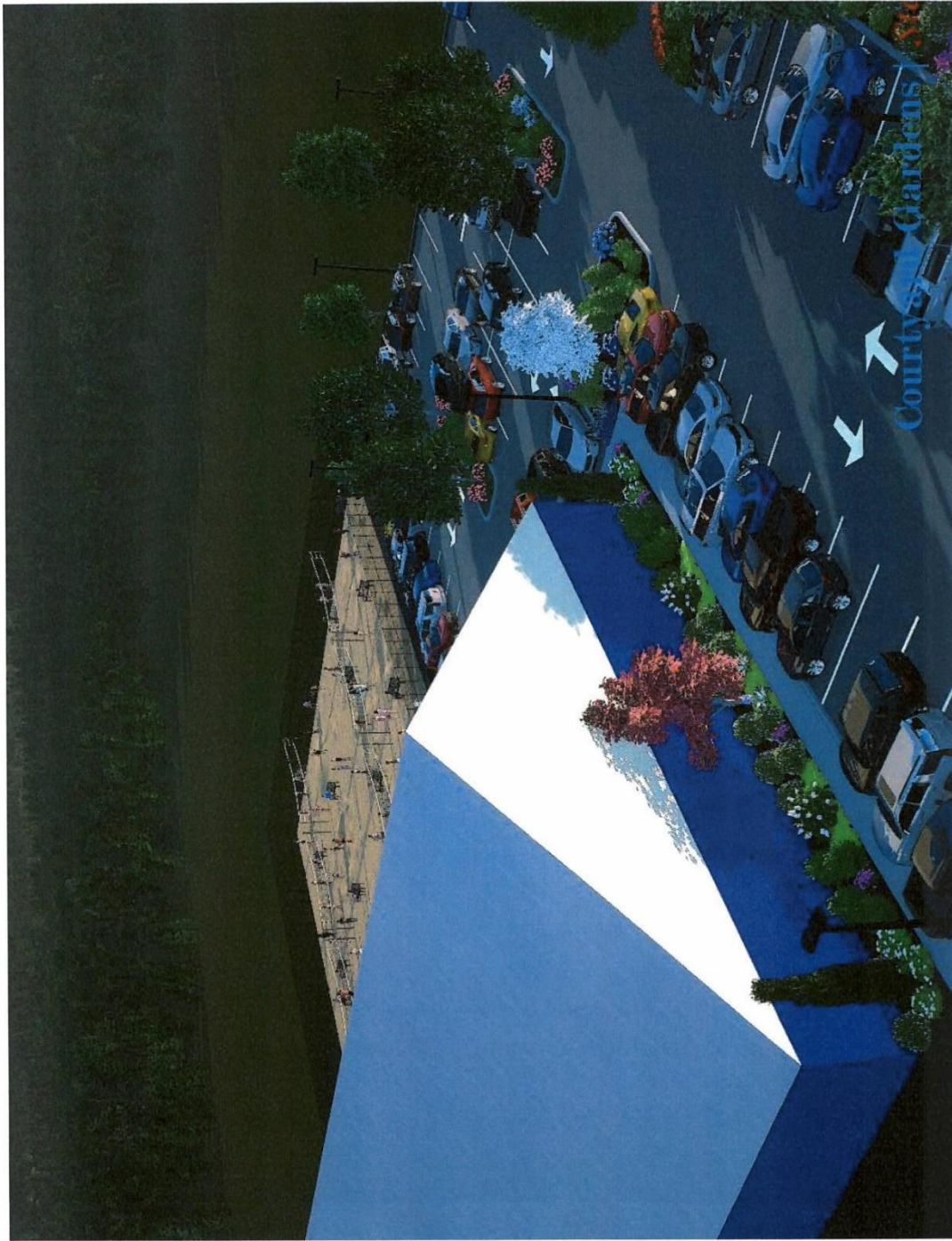


EXHIBIT C

Illustrative Character Exhibit

(Page 3 of 5)



EXHIBIT C

Illustrative Character Exhibit

(Page 4 of 5)



EXHIBIT C

Illustrative Character Exhibit

(Page 5 of 5)



Narrative Statement

IBeach, LLC

IBeach, LLC desires to add to the Grand Park experience by moving its exiting beach volleyball operation to a dedicated facility located at 2501 West 193rd Street, Westfield, IN 46074

The property is situated on the north side of 181st Street between Wheeler Road to the east and the future Grand Park Blvd. extension the west. The real estate is presently zoned OI-PD Open Industrial-Planned Development. The intention is to create a Planned Unit Development District overlay to a Government Use overlay district known as the “iBeach31 at Grand Park Planned Unit Development District” with GB: General Business District as the underlying zoning district.

The petitioner plans to construct multi-sport athletic facility including but not limited to Beach Volleyball and additional beach sports. Beyond the beach sports component, the facility would house a Restaurant & Bar, Office, and Health Fitness & Exercise Center.

We are pleased to be a partner in what will prove to be another outstanding recreational amenity and sports based business that fits both the long and short term visions of the City of Westfield.

Memorandum

Date: April 28, 2022

To: Rachel Riemenschneider, Associate Planner
Economic and Community Development Department

From: Andrew Wert
Church Church Hittle + Antrim
116 N. Union Street, Westfield, IN 46074

Re: iBeach31at Grand Park PUD amendment (2205-PUD-09)
Summary of Neighborhood Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Church Church Hittle + Antrim hosted a Neighborhood Meeting on Wednesday, April 27, 2022 on behalf of their client, iBeach31, LLC. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as Westfield Planning staff and Westfield Council persons. Below is a brief written report of the meeting.

The Neighborhood Meeting was held virtually via Microsoft Teams. It began at 6:30 p.m. Petitioner representatives included petitioner Katie Conner, and attorney Eric Douthit and Andrew Wert of Church Church Hittle + Antrim.

Attendees included Rachel Reimenschnieder of the Westfield planning staff. A summary of the meeting follows.

Mr. Douthit gave a brief summary of the proposed project. Ms. Conner stated that there will be eight (8) outdoor courts and five to six (5-6) indoor courts. Ms. Riemenschneider asks if the courts will be fenced. Ms. Conner replies that the eight outdoor courts will be fenced, one perimeter fence around all eight. There will be three fence sections and the building will serve as the fourth side. Ms. Riemenschneider advises that the Westfield foundation landscaping standards require plantings along the fence.

Mr. Douthit stated that he has reached out to the developer of Wheeler Landing to the south. Wheeler Landing, in an email communication, had a question about the architectural standards and parking spots for the building. Mr. Douthit advised that the petitioner intends to meet the architectural standards set forth in the Westfield Unified Development Ordinance. The building will have between 150-180 parking spots.

There being no further questions or comments from attendees, the meeting concluded around 6:40 p.m.



PRELIMINARY
NOT FOR
CONSTRUCTION

[illegible]

GENERAL NOTES / LEGEND:



Know what's below.
Call before you dig.
WORKING DAYS BEFORE YOU DIG

PROJECT:

iBEACH 31
WESTFIELD

PROJECT LOCATION:
724 E 181ST ST
WESTFIELD, INDIANA 46074
HAMILTON COUNTY
SECTION, TOWNSHIP, RANGE:
NW $\frac{1}{4}$, S36, T19N, R3E

CLIENT:

**IBEAACH 31**

7341 WESTFIELD PARK ROAD
WESTFIELD, INDIANA 46074

PLAN DATE:

6/13/2022

DESIGN: AF	CHECK: AF	DRAWN: KC
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PROJECT NO. 2201004

SHEET NAME

LANDSCAPE PLAN

SHEET NO.

L101



PRINTED BY: Ashton Fritz
DATE: 6/13/2022 9:28 AM
SHEET SIZE, SCALE: ANSI FULL BLEED (34.00 X 22.00 INCHES), 1:1
FILE NAME: F:\2022\2201004 - BEACH 3\102 CIVIL\PLANS\101.DWG, LAYOUT: L101

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NICHIHA ARCHITECTURAL
WALL PANELS (TYP)
ILLUMINATION SERIES



NICHIHA ARCHITECTURAL
WALL PANELS (TYP)
ILLUMINATION SERIES

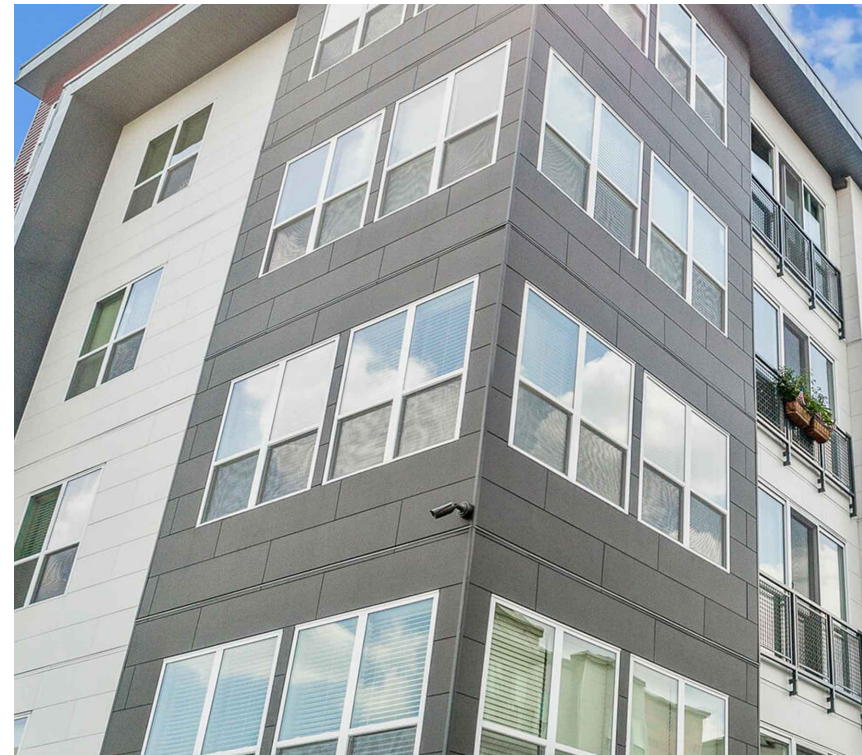


NICHIHA ARCHITECTURAL
WALL PANELS (TYP)
ILLUMINATION SERIES

NICHIHA WOOD SERIES
WALL PANELS (TYP)



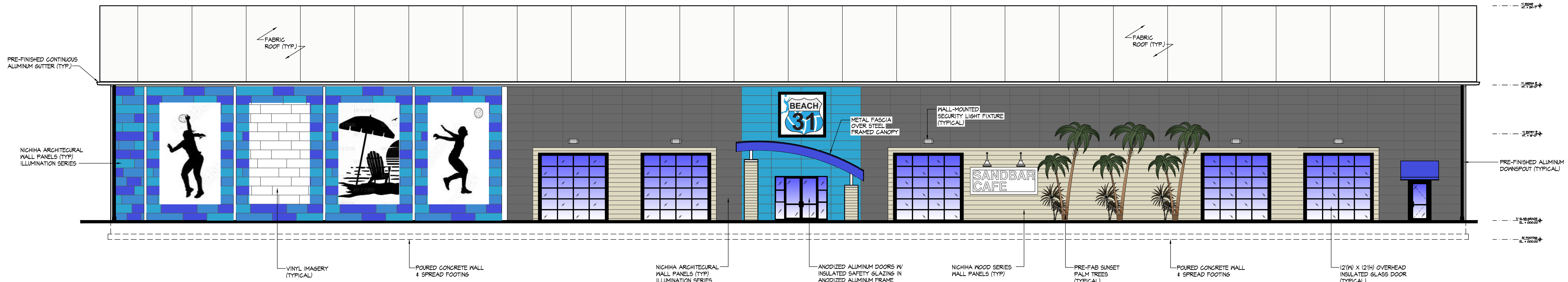
NICHIHA WOOD SERIES
WALL PANELS (TYP)



NICHIHA ARCHITECTURAL
WALL PANELS (TYP)
ILLUMINATION SERIES

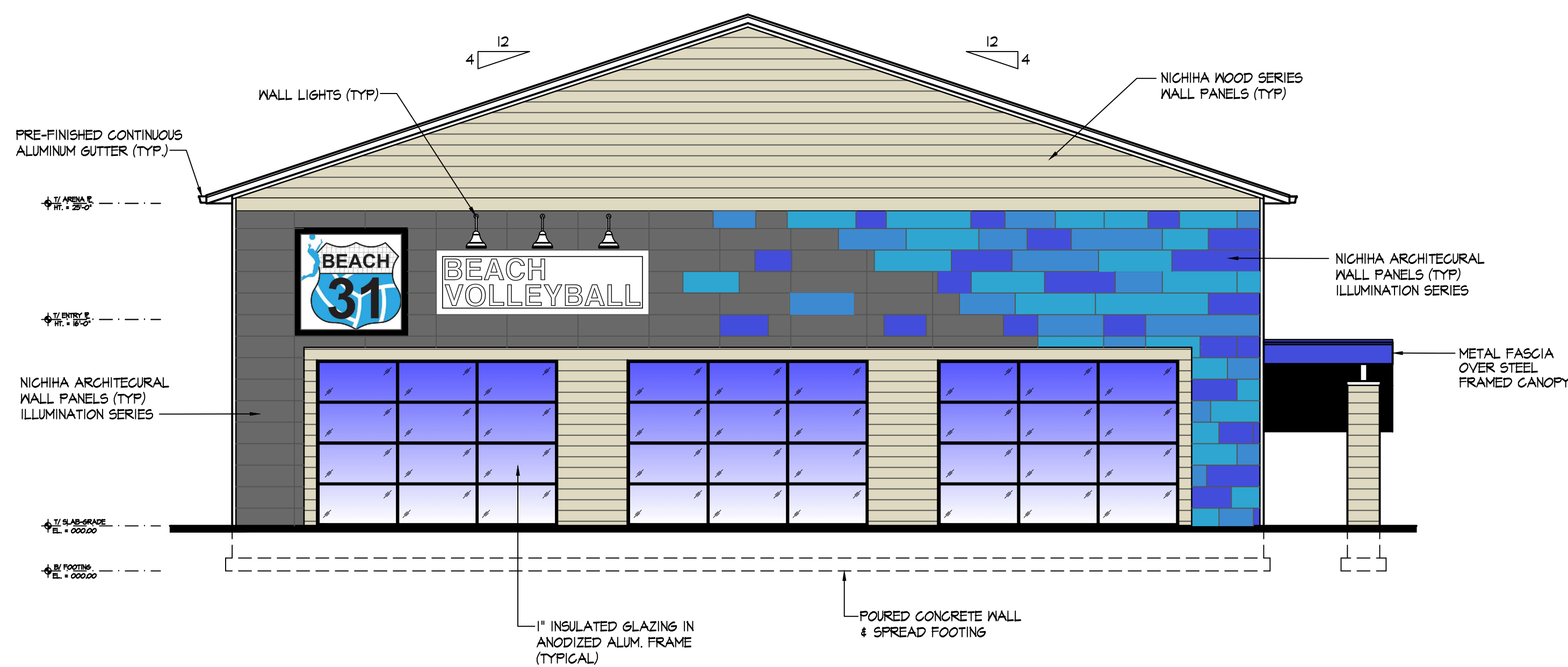


PRE-FAB SUNSET
PALM TREES



EAST ELEVATION - (PARKING LOT SIDE)

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

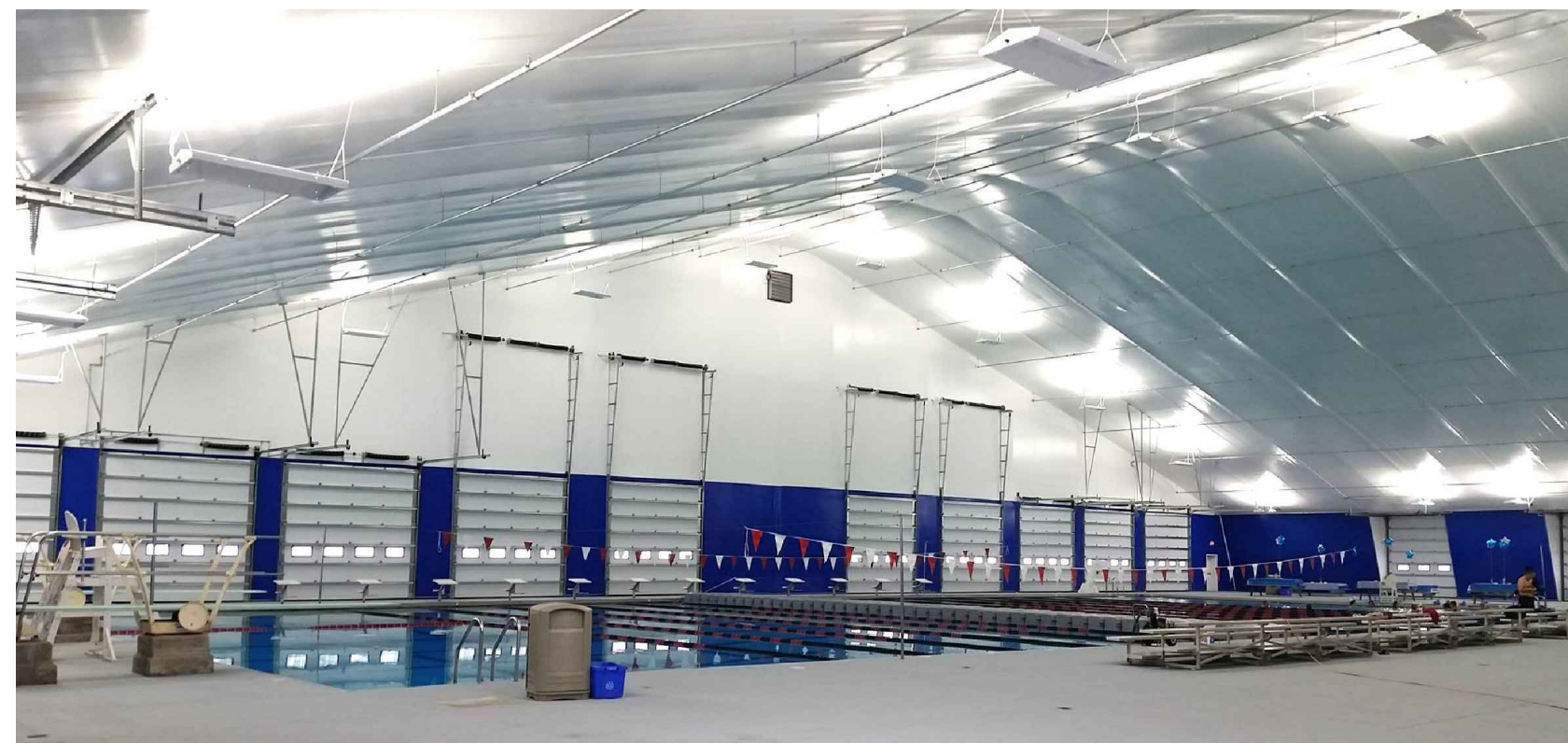


SOUTH ELEVATION - (216th STREET SIDE)

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



SHIELTER-RITE ARCHITECTURAL
FABRIC ROOF



SHIELTER-RITE ARCHITECTURAL
FABRIC ROOF

iBEACH 31

WESTFIELD, INDIANA
46074

JOSHUA PARLOS
Tel: 219.888.0786
josh@shadefarm.com

iCAD
DESIGN INC.
INTELLIGENT ARCHITECTURE
WESTFIELD, IN 46074

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ISSUE FOR:

DATE	DESIGN
7/4/22	DESIGN
7/11/22	DESIGN REVIEW
7/15/22	APPROVAL

EXTERIOR
ELEVATIONS

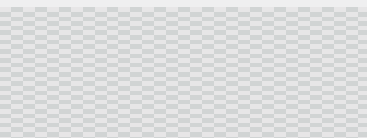
SCALE: AS NOTED

A1



Fabrics for Architectural Structures

Shelter-Rite®
ARCHITECTURAL FABRICS
BY SEAMAN CORPORATION



MADE IN THE
USA



Seaman Corporation

1000 VENTURE BLVD. WOOSTER, OHIO 44691 USA. www.ArchitecturalFabrics.com
Phone 330.262.1111, Fax 330.263.6950 U.S. Toll-Free: Phone 800.927.8578, Fax 800.649.2737



Seaman Corporation

World Leader in the Manufacturing of Industrial Coated Fabrics since 1949

Seaman Corporation, manufactures Shelter-Rite® Architectural Fabrics. A vertically integrated company, Seaman Corporation develops proprietary formulations, knits, weaves, and coats fabric in two U.S.-based plants.

Seaman Corporation's leadership in the Architectural Fabrics Market dates back to the mid-1950s. Shelter-Rite® Architectural Fabrics have been the material of choice of architects, designers, and fabricators for commercial and military projects in the United States and throughout the world.

In addition to Shelter-Rite® Architectural Fabrics, Seaman Corporation also produces high performance FiberTite® Roof Systems, XR® Geomembrane Liners, Shelter-Rite® Truck Tarps, Shelter-Rite® Dock Seals, and military fabrics used for flexible fuel and water tanks, and military tents.



Seaman is awarded patent for its Portomod Tension Fabric Structure
Image: original US Patent, 1972

The company is founded in Canal Fulton, Ohio by Norman Seaman

Seaman opens its Building System Division to fabricate structures in 1966

1949 • 1955 • 1960 • 1965 • 1970 • 1975 • 1980 • 1985

Production of Shelter-Rite® Architectural Fabrics begins
Pictured: Holmesville, Ohio weaving mill

The first Tedlar® coated Architectural Fabric is produced by Seaman Corporation in 1970

In 1986, a new corporate headquarters and manufacturing plant is opened in Wooster, Ohio
Pictured: Seaman Corporations corporate headquarters, circa 1986

Where Our Fabrics Are Used



Air-Supported Structures

Buildings that are created by using an exterior architectural membrane which is supported by interior air pressure. The architectural membrane is attached at the perimeter (usually at ground level) and the building is inflated with the use of air blowers; there are no frames used. Air structures require high strength materials.

Shelter-Rite styles 8028 and 9032 are typically used.



Pre-Engineered Frame Structures

Fabric buildings that start with either a steel or aluminum frame that is then covered with an architectural membrane. The metal frames are either arches or trusses that are engineered to be a certain length and designed to be spaced a certain distance from one another. Depending on how these Pre-Engineered buildings are designed the strength requirements for the architectural membrane can vary.

Shelter-Rite styles 8520, 8324, and 8028 are typically used.



Custom Designed Tension Structures

High profile fabric structures that start with an Architect's concept and ends up as custom, one-of-a-kind buildings. Examples of Custom Designed Tension Structures include stadiums, amphitheaters, and canopies. Because of the wide range in building sizes, the Architectural Membrane used on these buildings can range from low strength to very high strength.

Shelter-Rite 8324, 8028, and 9032 are typically used, almost always with Tedlar PVF film



Seaman Corporation celebrates 50 years of business in 1999

Seaman Corporation introduces Kynar® coated Architectural Fabrics in 2011



1990 • 1995 • 2000 • 2005 • 2010 • 2015 • 2020 • 2025 •



Seaman begins selling Tedlar® coated Architectural Fabrics into China in 2008
Pictured: Sun Park tennis domes, Beijing, China



Seaman broadens its product line in 2015 with Shelter-Rite Tent fabric
Pictured: Clearspan for Azimut Yachts, Fort Lauderdale Boat Show



Fabric Strength Considerations

Seaman Corporation Offers a Range of High-Performance Architectural Fabric Materials

Fabric tensile strength is the first consideration when selecting an architectural fabric. A structural engineer will determine the maximum loads (wind, snow, dead loads) on the building and then apply the appropriate safety factor to determine the minimum tensile strength needed.

Seaman Corporation offers a wide range of fabric tensile strengths, ideal for varying applications.

		Type I	Type II	Type III
		style 8520	style 8028	style 9032
Weight		20 oz/yd ²	28 oz/yd ²	32 oz/yd ²
ASTM D751		(680 g/m ²)	(950 g/m ²)	(1085 g/m ²)
Strip Tensile		325 lb_f/in	515 lb_f/in	650 lb_f/in
ASTM D751		2580 N/5 cm	4500 N/5 cm	5700 N/5 cm
Trap Tear		50 lb _f	85 lb _f	100 lb _f
ASTM D751		(220 N)	(380 N)	(445 N)
Adhesion		10 lb _f /in	10 lb _f /in	10 lb _f /in
ASTM D751 Dielectric Weld		(90 N/5 cm)	(90 N/5 cm)	(90 N/5 cm)
Low Temperature	LTC	Pass -40° F (-40° C)	Pass -40° F (-40° C)	Pass -40° F (-40° C)
ASTM D2136 1/8" mandrel, 4 hr	LTA	not offered	Pass -67° F (-55° C)	Pass -67° F (-55° C)
Flame Resistance	ASTM E84 Class A	Pass	Pass	
	California Fire Marshall	Pass	Pass	Pass
	NFPA 701	Pass	Pass	Pass
	EN 13501-1		B-s2, d0	B-s2, d0

Sample specifications shown.
Ask our representatives for details on our full range of fabrics.

Light Transmission & Color Options

White Shelter-Rite Fabric Can be Produced at Different Light Transmission Levels

The standard products can be made to have high light transmission (6% to 10%); low light transmission (3% to 5%); or completely opaque.

If heat gain inside the building is a concern then opaque white fabric is the best option.

	style 8520	style 8028	style 9032
DC184 Translucent White/BW Tedlar	not offered	10%	10%
DC6 White	4%	4%	4%
DC6/OP/DCS White/Opaque/White	0%	0%	0%

Percent light transmission is measured using a MacBeth Colorimeter and is approximate in the 400nm to 700nm visible light range. Seaman Corporation Technical Department should be consulted for product applications.

Available in Standard or Custom Color Options

Colors are produced with an opaque layer and either a white interior or matching interior color.

Standard Colors, 20-year warranty

DC-6 White
DC-4 Gray
DC-113 Beige
DC-128 Sandstone
DC-146 Eggshell



Standard Colors, 10-year warranty

DC-24 Green
DC-46 Royal Blue
DC-42 Yellow
DC-174 Vermillion Red
DC-260 Forrest Green



Note: color charts are approximations only and are not recommended for accurate color matching. Due to limitations of digital color reproduction and printing conditions, colors shown here may vary from actual membrane colors.

Shelter Rite Architectural fabrics can also be produced in a wide variety of custom colors to meet specific architectural requirements.

Submit a color sample or specify a color chip to receive a color match.

ArchitecturalFabrics.com/contact-us

Aesthetics & Top Finishes

Long-term Aesthetics of Fabric Structures Depend on the Top Finish System

All structures will look great when new, but the long-term aesthetics of a fabric building will be greatly affected by dirt pick-up and any color fading. Dirt pick up is controlled by the quality of the top finish system that is applied to the material. Color fading depends on the pigment selection in the PVC compound combined with the level of protection the top finish system can provide.



Shelter-Rite Architectural Fabric Top Coating Systems

Tedlar®: Brite-White Tedlar or colored Tedlar films provide the greatest resistance to dirt pick-up and are basically self-cleaning. The Shelter-Rite Tedlar products are extremely colorfast and are the only product backed by a 20 year warranty that covers dirt resistance and colorfastness.

Kynar®: Kynar top coating system is another fluoropolymer finish with great dirt resistance and colorfastness. The unique property with Kynar top coating system is that it can be made in any custom color.

PVDF and Acrylic Top Finish: Solution applied PVDF or Acrylic top finish provide a basic level of dirt resistance. Both finishes have a reasonable life expectancy.

	Acrylic	PVDF	Kynar®	Tedlar®
Retention of Color	●●●	●●●	●●●●	●●●●●
Retention of Gloss	●●●	●●●●	●●●●	●●●●
Stain Resistance	●●	●●●	●●●●●	●●●●●
Dirt Pick-up	●●●	●●●	●●●●	●●●●●
Mildew Resistance	●●●	●●●	●●●●●	●●●●●
Resistance to Environmental Pollutants	●	●●	●●●●●	●●●●●
Cleanability	●●●	●●●	●●●●●	●●●●●
Overall Life Expectancy *based on field performance	●●●	●●●	●●●●●	●●●●●

Scale: Good ●●●●● Best

Top Finish Options



Tedlar®

The use of Brite-White or colored Tedlar films provide the greatest resistance to dirt pick-up; the longest colorfastness; and best UV protection for any architectural fabric. The Brite-White Tedlar can be applied to translucent or opaque materials.

Colored Tedlar is available in the following 10 colors:



Seaman Corporation offers the only line of 10 DuPont™ Tedlar® (PVF) film color for the entire line of Shelter-Rite Architectural Products.

(top row, left to right):

Granite Gray, Sand Stone, Spruce Green, Misty Gray, Dawn Gray

(bottom row, left to right):

Salem Blue, High Sky, Highway Green, Bayberry, & Desert Sand.



Kynar®

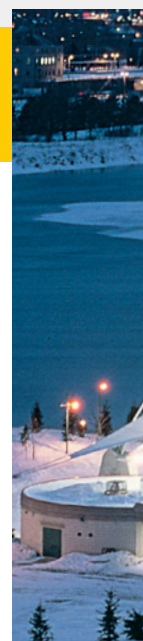
The Kynar top coating is a fluoropolymer finish, similar to Tedlar, except with the ability to be made in any custom color. Kynar coatings have excellent dirt resistance and generally great colorfastness; dependent on color selected.



PVDF and Acrylic Top Finish

PVDF or acrylic finishes offer aesthetic protection while maintaining the weldability of the material. PVDF and acrylic top finishes are transparent so they can be applied to any color of PVC coated fabric.

Want to see a sample? Contact us at
ArchitecturalFabrics.com/contact-us



Top Row:

Boston Logan Airport Hangar
2001 by Rubb Building Systems, Inc.
Roberta Bondar Park, Sault Ste Marie, Ontario
1992 by Birdair, Inc.
Westin Bear Mountain Resort, Victoria, British Columbia
2018 by The Farley Group

Center Row:

Verizon Wireless Amphitheatre at Encore Park
2008 by KKE Architects, Minneapolis
Martensville Athletic Pavilion, Martensville, Saskatchewan 2013 by Sprung Structures
The Nautica Stage in Cleveland, Ohio 2004 by Fabrtitec LLC, Tensys Consultants, LTD.,
& Sundance Awnings (Sundance Architectural Products)

Bottom Row:

Roanoke City Schools, Preston Park Elementary 2012 by Sprung Structures
Arizona Cardinals Practice Dome, Tempe, Arizona 2013 by Yeadon Fabric Structures
Van Wezel Performing Arts Center Awning 2019 by Lightweight Manufacturing & Signature Structures

Every architectural project is unique.
No matter the scope or application, Seaman has a fabric solution.
Browse some of our past projects at:

ArchitecturalFabrics.com/gallery







Shelter-Rite®
ARCHITECTURAL FABRICS
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Kynar® is the trademark property of Arkema, Inc.

STRNA0001_01



ARCHITECTURAL WALL PANELS

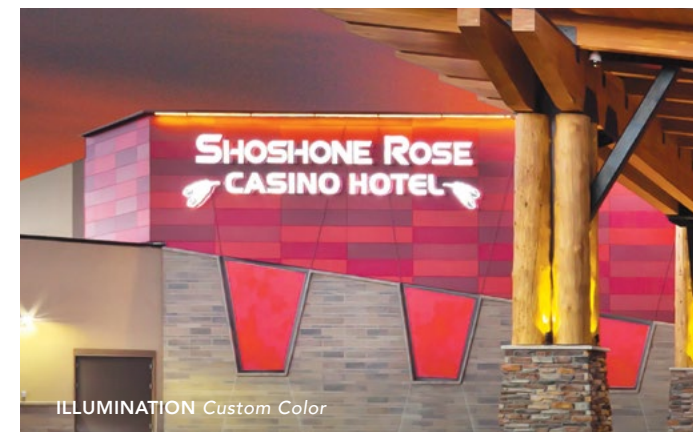
Commercial Full Line Catalog



ILLUMINATION Custom Color | VINTAGEWOOD Cedar | INDUSTRIALBLOCK

OWN YOUR NICHE WITH NICHHA.

At Nichiha, we're all about building better. Whether you're looking for an industrial or a modern style, or the aesthetics of traditional wood, our all-weather, high-performance lines offer uncompromising durability. That's why you'll see us in every type of construction—from education and hospitality to multifamily buildings and custom homes—and in every type of climate.



ILLUMINATION Custom Color



VINTAGEWOOD Cedar | ILLUMINATION Custom Color

8 | DESIGNER SERIES

14 | DIMENSION SERIES

18 | MODERN SERIES

20 | WOOD SERIES

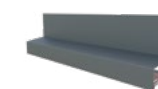
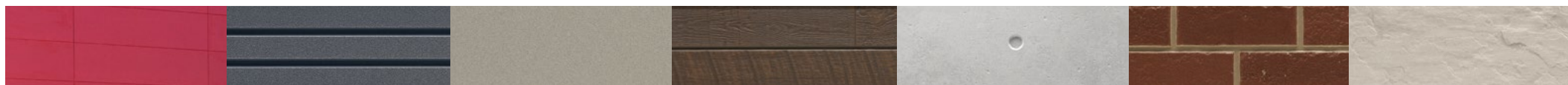
24 | CONCRETE SERIES

26 | BRICK SERIES

28 | MASONRY SERIES

30 | ESSENTIAL
FLASHING

32 | INSTALLATION
HARDWARE & TRIM





MULTIPLE LOOKS. ONE SOURCE.

Less time managing, more time imagining.

Why settle for one look when you can get multiple textures and finishes from a single manufacturer? With Nichiha Architectural Wall Panels, you can mix and match cladding styles to achieve the varied look you've been searching for. Whether you're looking for metal, stone, wood, concrete or brick, we have it all. Plus, all of our panel styles operate on the same clip installation system — saying goodbye to multiple contractors. You'll be able to move from conception to completion with ease, all while saving time and money.



USEFUL TIP

Add the finishing touches to your next project with our Essential Flashing on page 30.



COLOR XPRESSIONS

Open your project
up to a nearly
limitless world of
color possibilities.



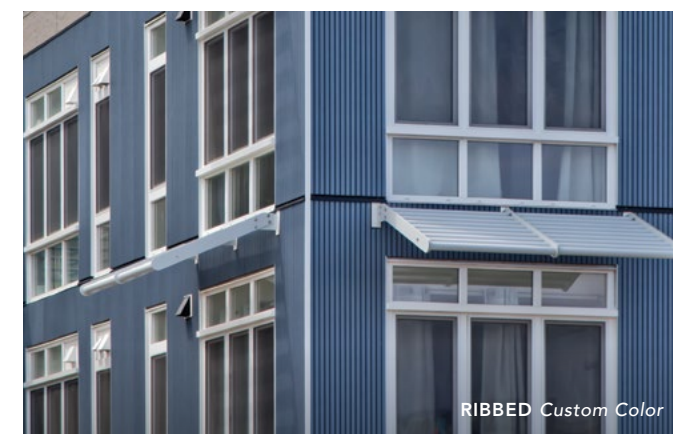
ILLUMINATION Custom Color

Nichiha's Color Xpressions system provides a degree of design freedom that most cladding products don't offer. It delivers the strength of fiber cement in virtually any color, making it easier than ever to match your brand's color seamlessly. The three-step process is simple:

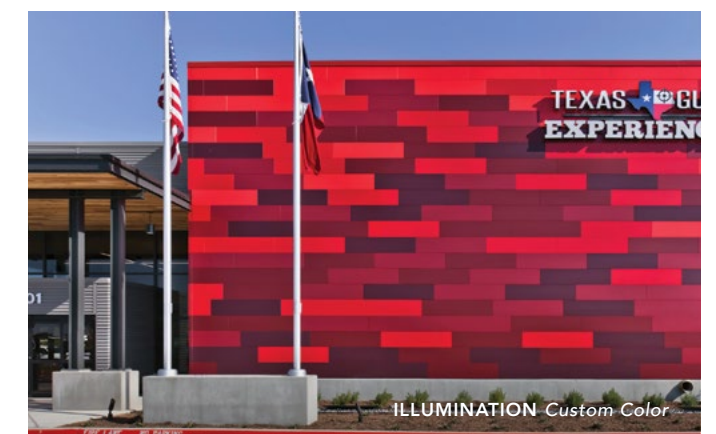
- ① Choose the exact color you want
- ② Connect with a Nichiha representative who will coordinate the delivery of swatches
- ③ Sign off on your color selection

This premium feature is available for Illumination, Ribbed, Latura V-Groove and TuffBlock panels and has no minimum order required. In addition to offering matching trim pieces, Color Xpressions is backed by a 15-year limited factory-applied finish warranty.

*See Nichiha warranties for detailed information on terms, conditions and limitations.



RIBBED Custom Color



ILLUMINATION Custom Color



LOOK FOR THIS ICON

You'll see this icon next to the products available in Color Xpressions:
Illumination, Ribbed, Latura V-Groove and TuffBlock.



Polished sophistication in color.

Elevated, contemporary style with Nichiha’s superior performance to match—that’s the hallmark of our Designer Series featuring Illumination and Miraia.

With a sleek satin finish, the easy-to-install Illumination wall panels are perfect for your next modern project. And with our revolutionary Color Xpressions system, the design possibilities are endless.

Schools | Multifamily | Mixed-use | Office Building | Healthcare

ILLUMINATION™ SPECS	AWP 1818	AWP 3030
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1818MM L)	17-7/8" H x 119-5/16" L (455MM H x 3030MM L)
THICKNESS (ACTUAL MM)	5/8" (16MM)	5/8" (16MM)
WEIGHT (LBS. PER PANEL)	35.2	57.2
WEIGHT (LBS. PER SQ. FT.)	3.9	3.8
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.	14.81 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]	2 [29.62 SQ. FT.]
CUSTOM HUES MEET MODERN DESIGN With Color Xpressions, Illumination panels are available in an array of custom colors.		
AWP 1818 CAN ONLY BE INSTALLED HORIZONTALLY. AWP 3030 CAN BE INSTALLED HORIZONTALLY OR VERTICALLY.		

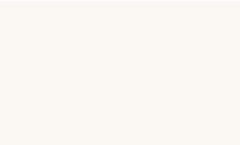
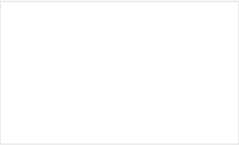




Long-lasting color with shorter lead times.

Our Illumination architectural wall panels add dimension and visual interest to any project, but its 10-week lead time can sometimes be a deterrent. To better serve our customers we introduced a Stock Illumination program, which offers a selection of our most popular colors with the standard 5-day lead time. All our stocked Illumination products include matching trim pieces to add the finishing touches to your projects.

STOCK ILLUMINATION™

 WARM WHITE ED680F-WARM WHITE	 COTTON ED680F-COTTON	 FOG ED680F-FOG	 NICKEL ED680F-NICKEL	 GRAPHITE ED680F-GRAPHITE
 BAY BLUE ED680F-BAY BLUE	 LAVA ED680F-LAVA	 SCARLET ED680F-SCARLET	 RUSSET ED680F-RUSSET	 RAVEN ED680F-RAVEN

STOCK ILLUMINATION SPECS

DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1818MM L)
THICKNESS (ACTUAL MM)	5/8" (16MM)
WEIGHT (LBS. PER PANEL)	35.2
WEIGHT (LBS. PER SQ. FT.)	3.9
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]

 AWP 1818 CAN ONLY BE
INSTALLED HORIZONTALLY.



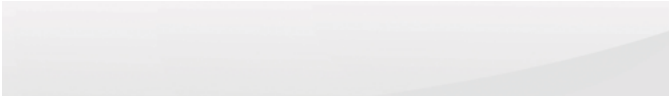
*Create a similar look using Stock Illumination



Showstopping exteriors with Miraia.

High-design projects require luxe, head-turning cladding like Miraia. The only product of its kind in the fiber cement market, Miraia offers a reflective, high-gloss finish, perfect for design accents or an affordable alternative to metal. Miraia is available in three stunning colors—Snow, Glacier and Onyx.

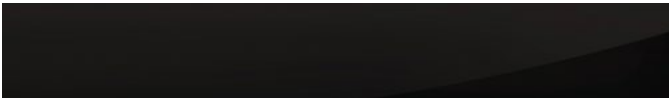
MIRAIA



SNOW



GLACIER



ONYX

NOTE: Miraia panels are only available with metal trim corner options. Prefinished corners are not available. See page 33 for more information.

MIRAIA SPECS

AWP 1818

DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1818MM L)
THICKNESS (ACTUAL MM)	5/8" (16MM)
WEIGHT (LBS. PER PANEL)	37.9
WEIGHT (LBS. PER SQ. FT.)	4.19
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]



MIRAIA Glacier



MIRAIA Onyx



MIRAIA Onyx | RIBBED Custom Color



MIRAIA Snow



RIBBED Ivory | VINTAGEWOOD Cedar

THE DIMENSION SERIES

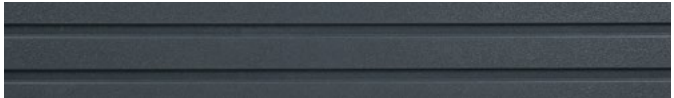
Color. Texture. Depth. It’s design complexity made simple.

Don’t settle for a single, flat look when the Dimension Series lets you add depth, texture and color to your designs. Our multi-dimensional Ribbed,™ Latura V-Groove and Novenary panels bring visual interest to smooth surfaces, like glass or metal, with recessed reveals and striking shadow lines. An additional element, like color, is the perfect way to add another layer of depth and intrigue. The Dimension Series gives you the design flexibility you desire to bring walls to life.

RIBBED



IVORY



INDIGO



CUSTOM HUES MEET MODERN DESIGN

With Color Xpressions, Ribbed panels are available in an array of custom colors. Learn more on page 6.



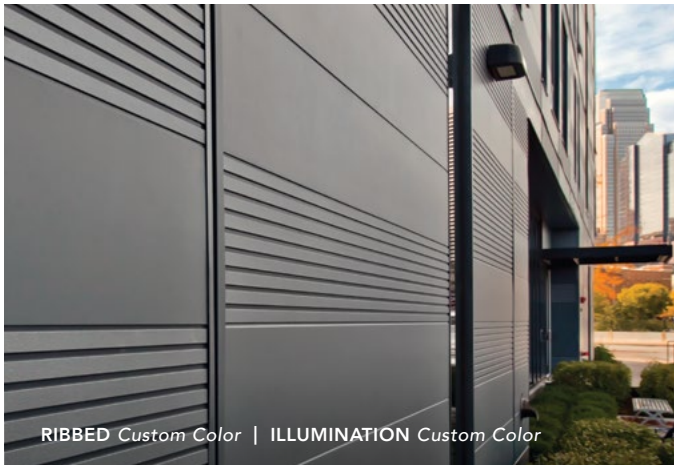
Custom color and texture are often used to create depth to make small spaces seem larger. However, even large areas can benefit from these techniques to give flat designs more visual interest.

RIBBED SPECS

	AWP 3030
DIMENSIONS (ACTUAL MM)	17-7/8" H x 119-5/16" L (455MM H x 3030MM L)
THICKNESS (ACTUAL MM)	5/8" (16MM)
WEIGHT (LBS. PER PANEL)	57.3
WEIGHT (LBS. PER SQ. FT.)	3.8
EXPOSED COVERAGE (SQ. FT. PER PANEL)	14.81 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [29.62 SQ. FT.]



AWP 3030 CAN BE INSTALLED HORIZONTALLY OR VERTICALLY.

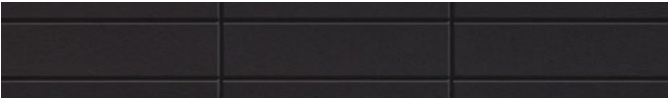


RIBBED Custom Color | ILLUMINATION Custom Color

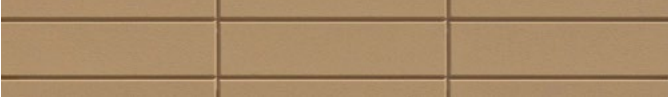
NOVENARY



OPAL



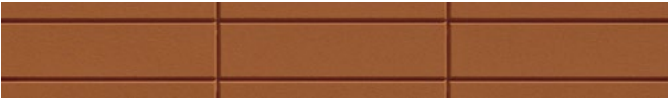
SLATE



SAND



OCHRE



CLAY

NOVENARY SPECS

	AWP 1818
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1818MM L)
THICKNESS (ACTUAL MM)	7/8" (21MM)
TILE SIZE	5-3/8" H x 23-1/4" L
WEIGHT (LBS. PER PANEL)	47.84
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]



AWP 1818 CAN ONLY BE INSTALLED HORIZONTALLY.



NOVENARY Opal



LATURA V-GROOVE  - COMING SUMMER 2022



WHITE



GRAY



CUSTOM HUES MEET MODERN DESIGN

With Color Xpressions, Latura V-Groove panels are available in an array of custom colors. Learn more on page 6.

LATURA V-GROOVE SPECS

AWP 1818

AWP 3030

DIMENSIONS (ACTUAL MM)

17-7/8" H x 71-9/16" L
(455MM H x 1818MM L)

17-7/8" H x 119-5/16" L
(455MM H x 3030MM L)

THICKNESS (ACTUAL MM)

5/8" (16MM)

5/8" (16MM)

WEIGHT (LBS. PER PANEL)

40.35

65.25

WEIGHT (LBS. PER SQ. FT.)

4.54

4.41

EXPOSED COVERAGE (SQ. FT. PER PANEL)

8.88 SQ. FT.

14.81 SQ. FT.

PACKAGING (PIECES PER PACK)

2 [17.76 SQ. FT.]

2 [29.62 SQ. FT.]



AWP 1818 CAN ONLY BE
INSTALLED HORIZONTALLY.



AWP 3030 CAN BE INSTALLED
HORIZONTALLY OR VERTICALLY.

Pushing the boundaries of lap siding.

Latura V-Groove gives you the classic look of lap siding with the modern performance of our Architectural Wall Panels. The ultra-durable fiber cement panels are resistant to fire, wind, pests and rot, easy to maintain, and have an integrated rainscreen system that offers protection from water intrusion and moisture damage. Latura V-Groove features a sophisticated look with deep shadow lines that are perfect for custom homes or multifamily projects alike.





THE MODERN SERIES

ARCHITECTURALBLOCK Gray

Take modern to the next level with distinct textures and tones.

The clean, modular look of the Nichiha Modern Series is a versatile choice for commercial and residential projects alike. The stylish tones and subtle seams are the perfect partner for gleaming glass and stainless steel. If you're looking for a modern contrast, the cool hues glow when paired with the warmth of wood. This series offers two distinct textures to ensure you find the perfect fit. ArchitecturalBlock™ is a handsome, durable and cost-effective solution. The ease of installation and wide variety of corner options make it as popular with contractors as it is with clients.

Its partner product, TuffBlock,™ offers many of the same features as ArchitecturalBlock, but takes urban to the next level with a tough, textured finish. TuffBlock is built to last with strong construction that stands up to everyday wear and tear, making it the perfect panel for high-traffic areas.

ARCHITECTURALBLOCK



MOCHA



GRAY

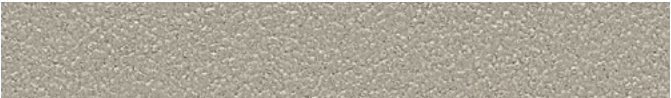


TUSCAN

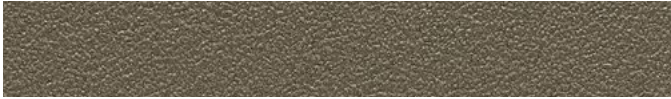
TUFFBLOCK



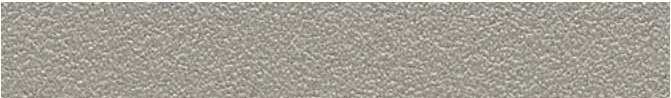
STEEL



BAMBOO



WALNUT



PEWTER

ARCHITECTURALBLOCK SPECS

AWP 1818

DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1818MM L)
THICKNESS (ACTUAL MM)	5/8" (16MM)
WEIGHT (LBS. PER PANEL)	35.2
WEIGHT (LBS. PER SQ. FT.)	3.9
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]

TUFFBLOCK SPECS

AWP 1818

DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1818MM L)
THICKNESS (ACTUAL MM)	5/8" (16MM)
WEIGHT (LBS. PER PANEL)	35.2
WEIGHT (LBS. PER SQ. FT.)	3.9
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]



CUSTOM HUES MEET MODERN DESIGN

With Color Xpressions, TuffBlock is now available in an array of custom colors. Learn more on page 6.



ARCHITECTURALBLOCK Gray



TUFFBLOCK Steel | ILLUMINATION Custom Color



THE WOOD SERIES

VINTAGEWOOD Cedar

Get the natural look of wood with unmatched durability.

With 10 varieties of style and color, the Wood Series is our largest and most popular product line. Built to last, our VintageWood,™ RoughSawn,™ and RiftSawn™ panels offer the rich textures of wood while providing color stability and withstanding extreme weather elements.

VintageWood exudes modern refinement and works well in both modern and vintage designs. Available in five colors — Bark, Cedar, Redwood, Ash and Spruce — VintageWood continues to be a best seller in the hospitality and healthcare markets. It pairs perfectly with glass, metal and block panels, adding a touch of warmth to the coolness of these materials. And because VintageWood can be installed vertically or horizontally, it offers a wide range of design options.

VINTAGEWOOD



BARK



CEDAR



REDWOOD



ASH



SPRUCE



DESIGN TIP
Achieve the organic staggered look you love with our VintageWood 1818 panels, measuring nearly 6 feet in length.

VINTAGEWOOD SPECS

AWP 1818

AWP 3030

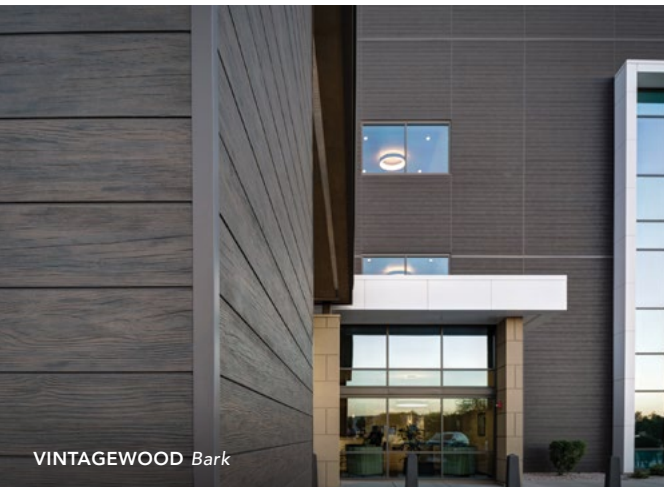
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1818MM L)	17-7/8" H x 119-5/16" L (455MM H x 3030MM L)
THICKNESS (ACTUAL MM)	5/8" (16MM)	5/8" (16MM)
WEIGHT (LBS. PER PANEL)	34.8	57.3
WEIGHT (LBS. PER SQ. FT.)	3.9	3.8
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.	14.81 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]	2 [29.62 SQ. FT.]

 AWP 1818 CAN ONLY BE INSTALLED HORIZONTALLY.

 AWP 3030 CAN BE INSTALLED HORIZONTALLY OR VERTICALLY.



VINTAGEWOOD Ash



VINTAGEWOOD Bark



VINTAGEWOOD Cedar | ROUGHSAWN Tobacco

Add rustic sophistication with RoughSawn and RiftSawn.

Nichiha’s Wood Series provides the look of wood without the drawbacks of natural wood cladding. With its earthy appeal and rich texture, RiftSawn and RoughSawn™ add a rustic quality to all types of projects. They showcase the ridges, grooves and textures of natural wood while maintaining a consistent length that is easy to work with. RiftSawn is unique in the Wood Series with its full panel design, which incorporates a darker edge to create the look of a reveal. This provides the appearance of an open joint system with the added performance of a closed joint system.

Like VintageWood, these products also pair well with glass, metal, and block panels. And when it comes to installation, hidden fasteners provide a clean and beautiful look that works for exterior and interior applications. Nichiha gives you the perfect match — the beauty of wood backed by the brawn of fiber cement.

ROUGHSAWN



ESPRESSO



TOBACCO



SMOKE

ROUGHSAWN SPECS	AWP 3030
DIMENSIONS (ACTUAL MM)	17-7/8" H x 119-5/16" L (455MM H x 3030MM L)
THICKNESS (ACTUAL MM)	5/8" (16MM)
WEIGHT (LBS. PER PANEL)	57.3
WEIGHT (LBS. PER SQ. FT.)	3.8
EXPOSED COVERAGE (SQ. FT. PER PANEL)	14.81 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [29.62 SQ. FT.]

 AWP 3030 CAN BE INSTALLED HORIZONTALLY OR VERTICALLY.



ROUGHSAWN Tobacco

RIFTSAWN



PECAN



CHESTNUT

RIFTSAWN SPECS	AWP 1818
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1818MM L)
THICKNESS (ACTUAL MM)	3/4" (18MM)
WEIGHT (LBS. PER PANEL)	41.6
WEIGHT (LBS. PER SQ. FT.)	4.7
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]

 AWP 1818 CAN ONLY BE INSTALLED HORIZONTALLY.



RIFTSAWN Pecan | TUFFBLOCK Steel



CORBOSA Moondust
VINTAGEWOOD Spruce

THE CONCRETE SERIES

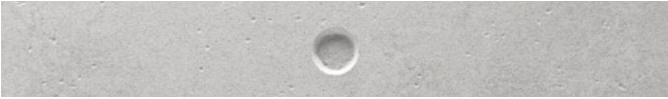
Taking concrete to unexpected places.

Designed to mimic the natural textures of concrete, our light-weight panels offer distinct facades to fit your creative vision, without the curing time, cracking or color inconsistency associated with real concrete.

IndustrialBlock offers a distressed look, while EmpireBlock features a unique dimple that ups the industrial chic, and Corbosa evokes the look of wet concrete.

Our AWP3030 panels — IndustrialBlock and EmpireBlock — can be installed vertically and horizontally, covering approximately 15 square feet per panel, and have the durability you’ve come to expect from Nichiha. Corbosa can only be installed horizontally.

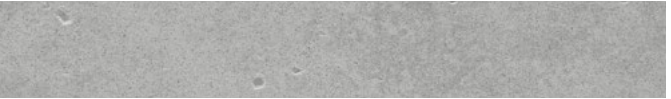
EMPIREBLOCK



EMPIREBLOCK SPECS & INDUSTRIALBLOCK SPECS

DIMENSIONS (ACTUAL MM)	17-7/8" H x 119-5/16" L (455MM H x 3030MM L)
THICKNESS (ACTUAL MM)	5/8" (16MM)
WEIGHT (LBS. PER PANEL)	57.3
WEIGHT (LBS. PER SQ. FT.)	3.8
EXPOSED COVERAGE (SQ. FT. PER PANEL)	14.81 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [29.62 SQ. FT.]

INDUSTRIALBLOCK



AWP 3030

 AWP 3030 CAN BE INSTALLED HORIZONTALLY OR VERTICALLY.

CORBOSA - AVAILABLE SPRING 2022



MOONDUST



SHADOW

CORBOSA SPECS

AWP 1818

DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1818MM L)
THICKNESS (ACTUAL MM)	5/8" (16MM)
WEIGHT (LBS. PER PANEL)	40
WEIGHT (LBS. PER SQ. FT.)	4.5
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]

 AWP 1818 CAN ONLY BE INSTALLED HORIZONTALLY.



EMPIREBLOCK



INDUSTRIALBLOCK | ILLUMINATION Custom Color

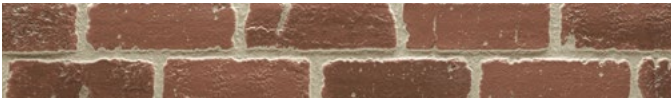
THE BRICK SERIES



Get a timeless brick finish without the traditional hassle.

The slight variations in color, the stately good looks, the grout lines — it’s all there in the Nichiha Brick Series. Thanks to a proprietary multi-layered coating process, the beauty of brick is built to last in these fiber cement panels. With five finishes, you have the freedom to create the brick building of your choice without the extra cost or hassle.

VINTAGEBRICK™



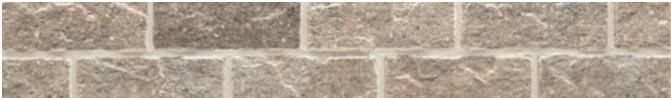
ALEXANDRIA BUFF



WHITE WASH

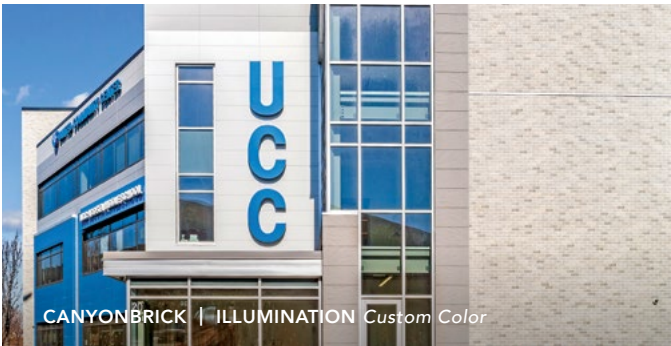
VINTAGEBRICK SPECS	AWP 1818
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455 MM H x 1818 MM L)
THICKNESS (ACTUAL MM)	3/4" (18 MM)
WEIGHT (LBS. PER PANEL)	39.6
WEIGHT (LBS. PER SQ. FT.)	4.4
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]

CANYONBRICK™



SHALE BROWN

CANYONBRICK SPECS	AWP 1818
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455 MM H x 1818 MM L)
THICKNESS (ACTUAL MM)	5/8" (16 MM)
WEIGHT (LBS. PER PANEL)	35.2
WEIGHT (LBS. PER SQ. FT.)	3.9
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]



CANYONBRICK | ILLUMINATION Custom Color

PLYMOUTHBRICK™



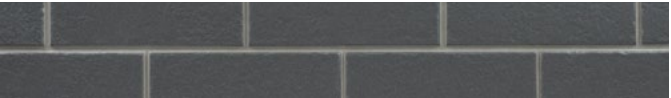
CRIMSON



Get the classic look of kiln-fired brick with the modern strength of PlymouthBrick panels.

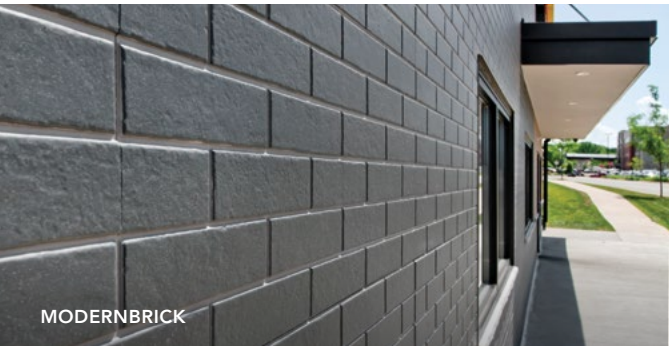
PLYMOUTHBRICK SPECS	AWP 1818
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455 MM H x 1818 MM L)
THICKNESS (ACTUAL MM)	5/8" (16 MM)
WEIGHT (LBS. PER PANEL)	35.2
WEIGHT (LBS. PER SQ. FT.)	3.9
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]

MODERNBRICK™



MIDNIGHT

MODERNBRICK SPECS	AWP 1818
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455 MM H x 1818 MM L)
THICKNESS (ACTUAL MM)	5/8" (16 MM)
WEIGHT (LBS. PER PANEL)	36.6
WEIGHT (LBS. PER SQ. FT.)	4.1
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]



MODERNBRICK



SANDSTONE Desert Beige

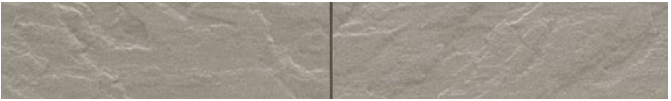
THE MASONRY SERIES

Get the beauty of stone for a fraction of the price.

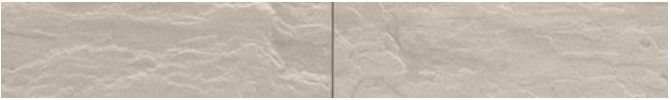
Nichiha's Masonry Series makes grandeur attainable for every situation. Offering a distinct finish, this series of stone panels is as elegant as it is affordable.

With its subtle color and deep texture, our SandStone™ captures the look of limestone and adds a traditional design aesthetic to any commercial building. Covering approximately 9 square feet per panel, this finish goes up in a fraction of the time required by a crew of masonry contractors. Plus, with three color options, you have even more possibilities for customization — all backed by the power of fiber cement.

SANDSTONE



AUTUMN BROWN



DESERT BEIGE



GENTLE GRAY

SANDSTONE SPECS	AWP 1818
DIMENSIONS (ACTUAL MM)	17-7/8" H x 71-9/16" L (455MM H x 1818MM L)
THICKNESS (ACTUAL MM)	3/4" (18MM)
WEIGHT (LBS. PER PANEL)	39.68
WEIGHT (LBS. PER SQ. FT.)	4.41
EXPOSED COVERAGE (SQ. FT. PER PANEL)	8.88 SQ. FT.
PACKAGING (PIECES PER PACK)	2 [17.76 SQ. FT.]

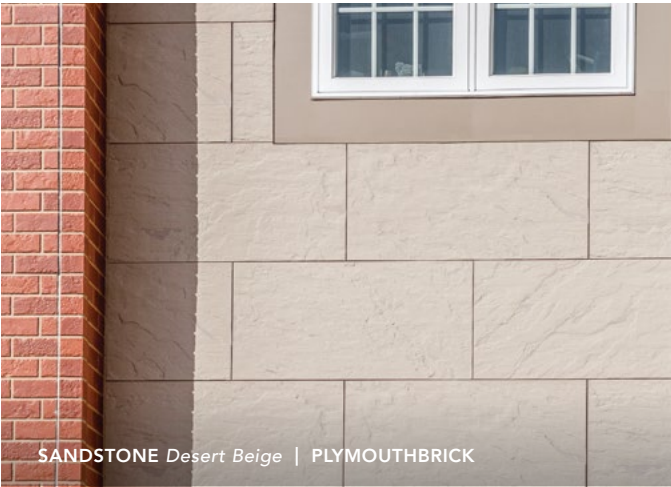


NO MORTAR, NO MESS

Prefinished panels eliminate the need for messy mortar or costly masonry-skilled labor, while still providing a textured finish and enduring design aesthetic.



SANDSTONE Gentle Gray



SANDSTONE Desert Beige | PLYMOUTHBRICK

ESSENTIAL FLASHING

Create a clean, polished look for your building with the highest level of precision.

COMPRESSION JOINT FLASHING (10')

Used in conjunction with Ultimate Horizontal/Vertical Starter Tracks at floor joists in buildings that require compression joints. Can be painted or powder coated to match panels.

THICKNESS	10MM
PACKAGING (LN. FT. PER TUBE)	50

OVERHANG FLASHING (10') - JOH7288

Used at the base of overhangs, bump-outs or porte-cochères.

THICKNESS	10MM
PACKAGING (LN. FT. PER BOX)	40

OVERHANG FLASHING INSIDE CORNER - JOH7288D

Used in conjunction with Overhang Flashing at inside corners.

THICKNESS	10MM
PACKAGING (PCS PER PACK)	2

OVERHANG FLASHING OUTSIDE CORNER - JOH7288B

Used in conjunction with Overhang Flashing at outside corners.

THICKNESS	10MM
PACKAGING (PCS PER PACK)	2

OVERHANG FLASHING CLIP - JOH7288S

Placed at seams where Overhang Flashing and corners meet.

THICKNESS	10MM
PACKAGING (PCS PER PACK)	1

STARTER FLASHING (10') - FTD4788

Used in conjunction with the Ultimate Horizontal/Vertical Starter Tracks at the bottom of a building.

THICKNESS	10MM
PACKAGING (LN. FT. PER BOX)	50

STARTER FLASHING OUTSIDE CORNER - FTD4788B

Used in conjunction with Starter Flashing at outside corners.

THICKNESS	10MM
PACKAGING (PCS PER PACK)	4

STARTER FLASHING INSIDE CORNER - FTD4788D

Used in conjunction with Starter Flashing at inside corners.

THICKNESS	10MM
PACKAGING (PCS PER PACK)	4

NOTES: EACH COMPONENT OF ESSENTIAL FLASHING IS SOLD SEPARATELY; STARTER AND OVERHANG FLASHING IS AVAILABLE IN BLACK ONLY.

Nichiha takes accessory protection to the next level with a **removable film layer**. Once installed, simply peel off the film to reveal blemish-free fixtures.

Our starter flashing serves a dual role — ensuring your project is polished to perfection and operating as a bug screen to keep annoying pests away.

INSTALLATION HARDWARE

Easily take your vision from the drawing board to reality.



ULTIMATE CLIP II WITH JOINT TAB ATTACHMENT - JEL778* & JEL788**

Creates a hidden fastening system that all but eliminates face fastening. The joint tab helps support panel lateral stability.

THICKNESS	10MM
PACKAGING (PCS PER BOX)	30



ULTIMATE HORIZONTAL STARTER TRACK (10') - FA700

Ensures a fast, level installation. Its patented drainage channel directs water out and away from the base of the wall.

THICKNESS	10MM
PACKAGING (LN. FT. PER BOX)	100



ULTIMATE VERTICAL STARTER TRACK (10') - FA710T

Ensures a fast, level installation with 3030 panels. Its patented drainage channel directs water out and away from the base of the wall.

THICKNESS	10MM
PACKAGING (LN. FT. PER BOX)	100



SINGLE FLANGE SEALANT BACKER (6.5') - FHK1015R

Used for vertical jambs at doors and windows and at inside corners of the building.

THICKNESS	10MM
PACKAGING (LN. FT. PER BOX)	65



DOUBLE FLANGE SEALANT BACKER (10') - FH1015R

Used for vertical expansion joints. Placed at the end of each 3030 panel, and every 30' with 1818 panels and with the preformed outside corner.

THICKNESS	10MM
PACKAGING (LN. FT. PER BOX)	100



CORRUGATED SHIM (4') - FS1005 & FS1010

Used for face fastening where required (top of building, doors, windows, etc.)

THICKNESS (FS1005)	5MM
THICKNESS (FS1010)	10MM
PACKAGING (LN. FT. PER BOX)	200



CORNER CLIP - JE777C* & JE787C**

Corner clip for the preformed Nichiha fiber cement corners.

THICKNESS	10MM
PACKAGING (PCS PER BOX)	6



CORNERS

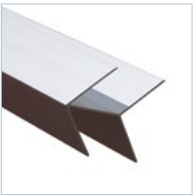
Prefinished corners are used in conjunction with horizontal panel installation.

17 7/8"H x 3-1/2" [face]
1818MM H x 88.9MM [face]

*JEL778 and JE777C are compatible with all panels except SandStone and VintageBrick.
**JEL788 and JE787C are compatible with SandStone and VintageBrick only.

METAL TRIM

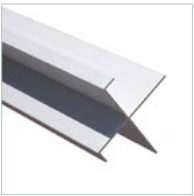
With our customized metal trim, your project practically finishes itself.



CORNER KEY

Extrusion used at outside corners instead of a preformed corner. A vertical expansion joint is required 2' to 10' from the corner when using this corner.

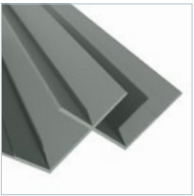
DIMENSIONS (NOM. FT. ~ ACTUAL MM)	3" x 10' (76.2MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50



OPEN OUTSIDE CORNER

Extrusion used at outside corners instead of a preformed corner. A vertical expansion joint is required 2' to 12' from the corner when using this corner.

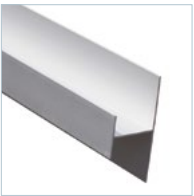
DIMENSIONS (NOM. FT. ~ ACTUAL MM)	2.96" x 10' (75MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50



INSIDE CORNER

Used where two Nichiha panels meets in an inside corner; alternative to Single Flange Sealant backer with sealant.

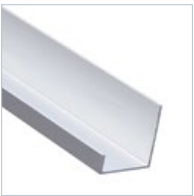
DIMENSIONS (NOM. FT. ~ ACTUAL MM)	3.4" x 10' (86.4MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50



H-MOLD

Can be used at the end of 3030 panels instead of the Double Flange Sealant Backer, but not at the preformed outside corners.

DIMENSIONS (NOM. FT. ~ ACTUAL MM)	2" x 10' (50.8MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50



J-MOLD

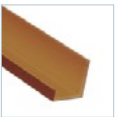
Can be used instead of Single Flange Sealant Backer at vertical jambs for doors and windows, but not at the inside corners of the building.

DIMENSIONS (NOM. FT. ~ ACTUAL MM)	0.375" x 10' (9.5MM x 3030MM)
PACKAGING (LN. FT. PER TUBE)	50



Our trim gives you options

All of our metal trim is available in four finishes: primed, clear anodized, powder coated, or custom color. For pricing and lead times, view our Price Catalog at nichiha.com/price-catalog.



For popular panels like VintageWood, we've made ordering easier by color matching all of our trim profiles to have in stock for fast delivery.



Thanks to our Color Xpressions system, Nichiha can customize trim to match any color you use on custom color panels.



Behind our Architectural Wall Panels is SOME SERIOUS TECHNOLOGY.

EASY INSTALLATION

Time-saving clip installation system that reduces construction time and minimizes mistakes.

NO MORTAR, NO MESS

Prefinished panels eliminate the need for messy mortar or costly masonry-skilled labor.

ANY WEATHER PRODUCT

Products can be installed year round in any climate across the country. No geographical restrictions means more possibilities.

LOW MAINTENANCE

No-fuss products. Little ongoing cleaning or regular maintenance needed. Bring your vision to life and ensure it looks great for years to come.

ENGINEERED FOR PERFORMANCE

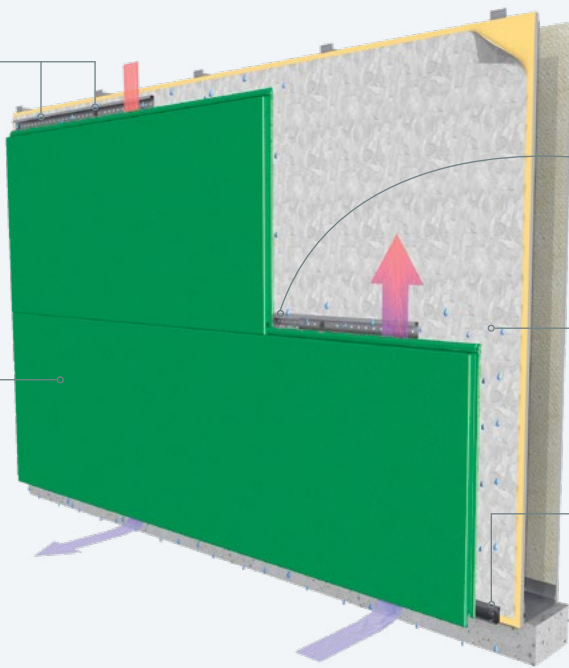
Go beyond our durable panels and discover a meticulously engineered moisture management system that provides a vertical drainage point for air and moisture to exit.

THE ULTIMATE CLIP

creates a hidden fastening system that all but eliminates face fastening. Installation is quick and easy and never requires specialty subcontractors.

NICHIHA ARCHITECTURAL WALL PANELS

are lightweight, easy to handle and available in a virtually endless color palette and a diverse offering of textural finishes.



NICHIHA'S JOINT TAB ATTACHMENT

is designed to support panel lateral stability, helping vertical joints stay tightly closed. The tab fits in place easily and is fastened to the Ultimate Clip with provided screw.

DRAINED AND BACK-VENTILATED RAINSCREEN

design allows water to escape and air to circulate, reducing the risk of mold and water damage inside the building.

THE ULTIMATE STARTER TRACK

pulls double-duty. It ensures a fast, level installation, and its patented drainage channel directs water out and away from the base of the wall.

Never underestimate the power of REALLY GOOD TOOLS.

Whether you are an architect, contractor, installer or builder, Nichiha ensures that you have all the information you need to make your project go as smoothly as possible. The way we see it, we are partners. Our website offers a comprehensive collection of technical information, installation videos, architectural details, in-depth specifications and everything you'll ever need to know about installing Nichiha products.



DESIGN REVIEW GUIDE

Download our quick reference guide to get an overview on our Architectural Wall Panels.

nichiha.com/docs/nichiha-design-review-guide.pdf



INSTALL DOCUMENTATION

Take an even deeper dive and download our in-depth installation guides.

nichiha.com/resource-center/install-support



INSTALL VIDEOS

Watch our installation instructions come to life — check out our installation videos today!

nichiha.com/resource-center/install-support



SUPPORT

Our in-house technical team is here to assist. If you have questions, comments or concerns, call or email us.

1.866.424.4421 or technicalservices@nichiha.com

THE POWER OF POSSIBILITIES

At Nichiha USA we value genuine relationships, bold ideas and a willingness to evolve into a better version of ourselves as we create better spaces for all to enjoy. Our visually stunning, high-performing building materials and incomparable service to our partners may set us apart, but we are proud to be a part of a global, vibrant building community.

Nichiha USA is a subsidiary of Nichiha Corporation. Founded in Japan in 1956, Nichiha now has over 2800 employees in 13 locations worldwide. As we continue to grow, we keep our overarching goal in mind: Building a Better Human Environment. Learn more about our global presence at: nichiha.co.jp/global.

NICHIHA WARRANTIES

- ARCHITECTURAL WALL PANELS
15-year limited warranty* on panels
15-year limited warranty* on finish
- METAL TRIM
TAMLYN warrants defective-free products for a period of 10 years for the original purchaser. Please visit tamlyn.com for detailed information on terms, conditions and limitations.

*See Nichiha warranties for detailed information on terms, conditions and limitations. Visit nichiha.com for easy downloadable warranties or call toll-free 1.866.424.4421 for a copy.

Nichiha MSDS is available at nichiha.com, at your local Nichiha dealer or call Nichiha direct, toll-free 1.866.424.4421.

CERTIFICATION & TESTING



CCRR-0299



Report
No. EC-58



Canada CCMC
14366-R



Report
No. FL12875
No. FL12812



NOA 21-0312.11



WUI 8140-2029



RR 26081



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ISSUES RAISED REGARDING THE iBEACH31 AT GRAND PARK PUD PROPOSAL

The list below includes issues that were raised during the May 4, 2022, Plan Commission public hearing and in written comments submitted prior to and since 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 can the illustrative plan be revised to better represent the actual conditions of the proposed site plan, including landscaping, architecture, and number of parking spaces?

New landscape plan has been submitted incorporating required parking spaces

2. What additional details can be provided in regards to the intended architecture of the building? What materials will be used on the building facades?

Our team is working on preparation of building elevations and anticipate having those for review at the July 5th meeting of the Advisory Plan Commission

3. How is the proposed roof the appropriate choice for this use?
 - a. How energy efficient is the proposed roofing material?
 - b. What information can be provided regarding the maintenance of the roof, including cleaning?

See separate attached response letter

4. Why were the specific landscaping modifications made? How can landscaping be more concentrated at 181st Street?

New landscape plan submitted.

Beach 31 Project

Response to Questions from Mr. Maue

Good afternoon, thank you for circling back on this.

I had expressed concern that the white roof may not stay as clean as the manufacturer claims, based on roof I've seen and discussed with architects. This include the Indianapolis Airport, though last I heard the manufacturer blames that on jet fuel. Since it's a pitched roof and will be visible, they probably should take this into consideration when selecting the color.

Response. Two factors that are typical to the appearance in membrane applications include the specification characteristics of the product used, and to a lesser degree, the surrounding environmental conditions. Where an architectural membrane is in place (like what is being proposed for Beach 31), a top coat (acrylic, pvdf) provides the surface layer for any dirt sits, and is washed away by mother nature.

To the comment on the Indy airport. There are dozens of such structures at most major airports, including long term examples in Boston, Atlanta, Los Angeles, and Dallas, who have similar air quality and contaminants. Interestingly, none of those building use a white membrane for the tension structure category.

On the tensile category, including Denver, Atlanta, and Indy, white is the primary choice. With tensile, aesthetics with the architectural flare encompassing node points, patterning, and radius of curvature, the probability of a build up of dirt is increased.

The concern over the roof color choice is certainly reasonable, and in the case of the Beach 31 project, we recommend a PVC membrane color choice that could be tan, a light grey, or other, more responsive to the long term performance.

In considering the life cycle of a structure, and the maintenance. A small number of owners report a power wash to the building, every 5 years. In most cases, the vertical sides of the building, not the roof. A small number, also say they have never power washed the exterior.

Also, I commented that I don't know how they can pass the energy code, even for a semi-conditioned space. A 'fabric' can be good with respect to reflectance and relatively tight seal, but there are also code requirements for R-value.

Response. The Beach 31 project includes certified insulation coverage for the roof, sidewalls, and gables, per code. It involves a separate application not related to the

exterior pvc membrane, and is installed within the cavity between the upper and lower truss steel frame. To the tension structure category, it has similar performance to the industry know systems that include simple saver, pro liner, etc.

I'm warming to the possibility of allowing a fabric roof for this particular use/structure/location. But it was unclear whether the intent was to use that same material on the gable ends. This material would not be acceptable on the vertical surfaces in my opinion. (This also seemed to be the general consensus among the rest of the APC.)

Response. The PVC application is for the roof only. All of the verticals, sidewalls, and gable ends can utilize steel sidewalls, dense wall sheathing, and other architectural applications. To date, we have focused on the primary entrance side of the structure for such upgrades, while staying budget friendly.

That's what I recall from this particular discussion.

Have a GREAT weekend!

Andre Maue
K9EAT
(317)696-4703



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

July 18, 2022
2205-PUD-09
Exhibit 1

Petition Number: 2205-PUD-09 / Ord. 22-16

Project Name: iBeach31 at Grand Park

Subject Site Address: 724 E. 181st Street (the "Property")

Petitioner: iBeach31, LLC

Representative: Church Church Hittle + Antrim

Request: A change in zoning for 3 acres +/- from OI-PD: Open Industrial / Planned Development to the iBeach31 at Grand Park Planned Unit Development (PUD) District.

Current Zoning: OI-PD: Open Industrial / Planned Development

Current Land Use: Agriculture/Residential

Approximate Acreage: 3 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 22-16
4. Narrative Statement
5. Neighborhood Meeting Summary
6. Concept / Landscape Plan
7. Exterior Elevations
8. Roof Material Exhibit
9. Wall Panel Exhibit
10. Issue List & Response
11. Roof Concern Response

Staff Reviewer: Ryan Collingwood, Associate Planner

PETITION HISTORY

The petition was introduced at the [April 11, 2022](#), City Council meeting. The discussion for this petition can be viewed [here](#). The petitioner hosted a virtual neighbor meeting on Wednesday, April 27, 2022. A summary of that meeting has been provided by the petitioner (**Exhibit 5**). The petition received a public hearing at the [May 4, 2022](#), Advisory Plan Commission (the "Plan Commission") meeting, and the discussion from the public hearing can be viewed [here](#). The petition is set for a Discussion update meeting at the July 18, 2022, Plan Commission meeting.

PROJECT OVERVIEW

Location: The Property is located at 724 E. 181st Street, generally North of 181st Street and East of the future Grand Park Boulevard extension (**Exhibit 2**). The property is currently zoned as OI-PD: Open Industrial / Planned Development.

Project History: This Petitioner previously began the PUD process for a site located at 360 E 186th St in 2019 (1904-PUD-05). That petition was withdrawn after public hearing. The business is currently located at 17341 Westfield Park Rd.

Concept Plan: The proposed ordinance incorporates a Concept Plan (**Exhibit 6**). The development of the Property may vary from the Concept Plan.

Underlying Zoning District: The PUD Ordinance proposes an underlying zoning of GB: General Business.

Permitted Uses: Only the following uses would be permitted by the proposed ordinance:

- A. Indoor multi-sport athletic facility* and associated uses
- B. Outdoor multi-sport athletic facility*
- C. Ancillary Uses to an indoor multi-sport athletic facility
 - a. Restaurant and Bar
 - b. Office
 - c. Retail sales
 - d. Locker rooms*
 - e. Strength and conditioning services*
 - f. Rehabilitation and recovery services*

* Not defined by UDO and therefore not permitted in underlying zoning district by UDO (Article 13.2).

General Regulations: The table below outlines the proposed lot standards as compared to the UDO's requirements for General Business district lots (the proposed underlying zoning).

Standard	PUD	UDO (GB)
Minimum Front Yard Setback	20 ft	60 feet; however, in established areas shall be the average setback of established buildings within the same Block and within three hundred (300) feet in either direction of the proposed building.
Minimum Side Yard Setback	10 ft	20 feet; however, in established areas where it is customary that businesses abut one another, the Side Yard Building Setback Lines may be reduced.
Minimum Rear Yard Setback	10 ft	20 ft

Development Standards: The ordinance proposes the following modifications to Development Standards:

Architectural Standards: Article 6.3(F) shall apply, with the following exceptions:

- Article 6.3(F)(7)(a)(ii) of the UDO requires “three (3) or more sloped roof planes”. This standard would not apply per the proposed PUD.
- Article 6.3(F)(7)(a)(iii) of the UDO requires specific roofing materials. Per the proposed PUD, this standard would not apply and instead a PVC membrane roof shall be permitted.

Landscape Standards:

- **Tree Preservation:** Tree Preservation standards would not apply per the proposed ordinance.
- **Foundation Plantings:** Foundation Planting Requirements shall apply as described in the UDO, with the following modifications:
 - o 5ft planting beds would be required, instead of the 8ft planting beds required by the UDO (Article 6.8(L)(4))
 - o Primary planting types would be shrubs and ornamental grasses; the UDO also includes ornamental trees as a primary planting type, in addition to shrubs and ornamental grasses (Article 6.8(L)(3))
 - o 4 shrubs or grasses would be provided per 12 lineal feet of building façade, as opposed to 1 shrub or tree required every 12 lineal feet per the UDO (Article 6.8(L)(2)).
- **External Street Frontage:** External Street Frontage requirements would apply, with the exception of the shrub requirement. The UDO would require 25 shrubs per 100 lineal feet.
- **Buffer Yards:** The UDO’s Buffer Yard standards shall not apply. The underlying zoning in the proposed PUD is GB: General Business. It is surrounded on all sides by the Grand Park Village PUD District, which also has an underlying zoning of GB: General Business. Per the UDO, buffer yards would not be required here.
- **Parking Area Landscaping:** Parking area landscaping would apply with the following changes:
 - o **Interior Parking Area Landscaping:** 1 island would be required per 20 parking spaces. The UDO requires the parking space to island ratio listed below:

Chart: Percentage of Parking Area Landscaping

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%

- o **Perimeter Parking Area Landscaping:** Required plantings in Perimeter Parking Area Landscaping would be 1 tree and 10 shrubs per 60 lineal feet. The UDO (Article 6.8(O)(2)(b) requires 1 tree per 30 feet, and 1 shrub per 3 feet (or 10 shrubs per 30 feet). Clustering is permitted by both the proposed PUD and UDO.

Infrastructure Standards: As proposed, the PUD Ordinance defaults to the City’s Construction Standards and the UDO, unless otherwise approved by the Public Works Department.

CHANGES SINCE PUBLIC HEARING

Since the public hearing at the May 4, 2022 Plan Commission meeting, there have been numerous changes to the proposed iBeach project. There has been inclusion of a complete landscape plan, which complies with all applicable PUD and UDO standards (**Exhibit 6**). This Exhibit also seconds as the current rendition of the site Concept Plan (also **Exhibit 6**). The Issue List (**Exhibit 10**) has been added as an available exhibit, as well as the Petitioner's response to each listed issue. The Petitioner has also provided a response to specific roofing concerns brought up by members of the Plan Commission at the public hearing. The Roofing Concern Response (**Exhibit 11**) highlights specific issues brought up about the proposed roof and corresponding responses to the issues addressed. There has been a submittal of Exterior Building Elevations (**Exhibit 7**), highlighting the visual representation of the proposed building. There were also two additional exhibits which provide more detail on the roofing material as well as building materials (**Exhibit 8**, **Exhibit 9**). There have been no reported changes to the proposed Ordinance 22-16 since the public hearing.

COMPREHENSIVE PLAN

The [Westfield-Washington Township Comprehensive Plan](#) (the "Comprehensive Plan") identifies this site as part of the Business Park area. Manufacturing, subordinate office, retail, and services, research and development and warehousing uses are contemplated as appropriate uses within the Business Park area.

The Property also falls within the [Grand Park Sports Campus](#). In addition to the sports-related uses within the Sports Campus, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses.

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.

PROCEDURAL

Council Introduction: The petition was introduced at the April 11, 2022, City Council meeting.

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 conducted at the May 4, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

1. The Comprehensive Plan.

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

DEPARTMENT COMMENTS

1. **Action:** Hold a Discussion meeting with project updates and Commission comments at the July 18, 2022, Plan Commission meeting.
2. NOTE: Staff has not yet determined compliance with the zoning ordinance and PUD ordinance in regards to the current submission of building elevations.
3. If any Plan Commission member has questions, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.







BEACH
VOLLEYBALL





SANDBAR
CAFE





Towns at Union PUD

Plan Commission – Update Discussion

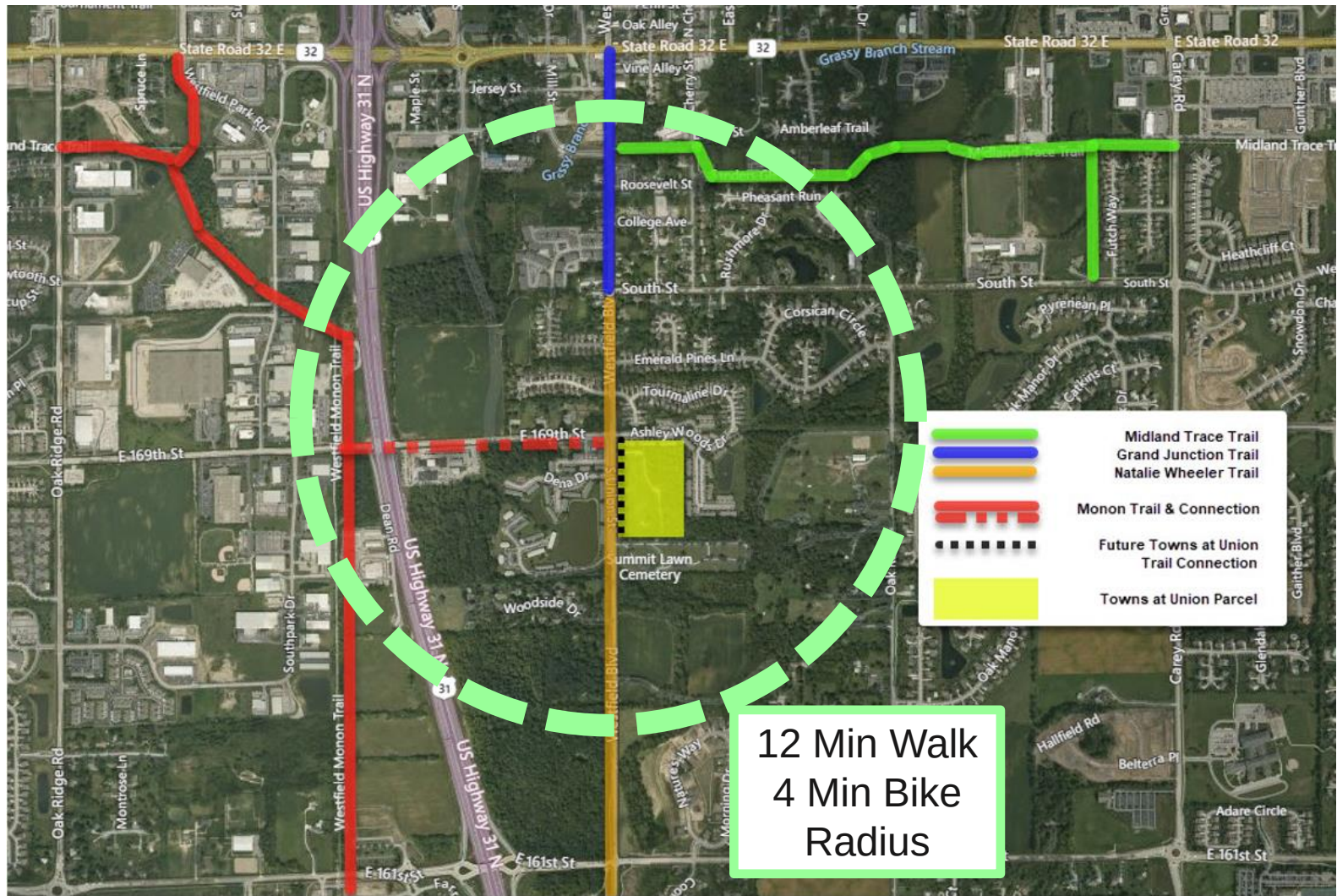


July 18, 2022

Aerial Location Map



Connectivity Plan



Adjacent Properties/Uses

Hamilton Square Apartments

3 Bedroom Rent from
\$1,596 - \$2,118
(1,386 Sq Ft)

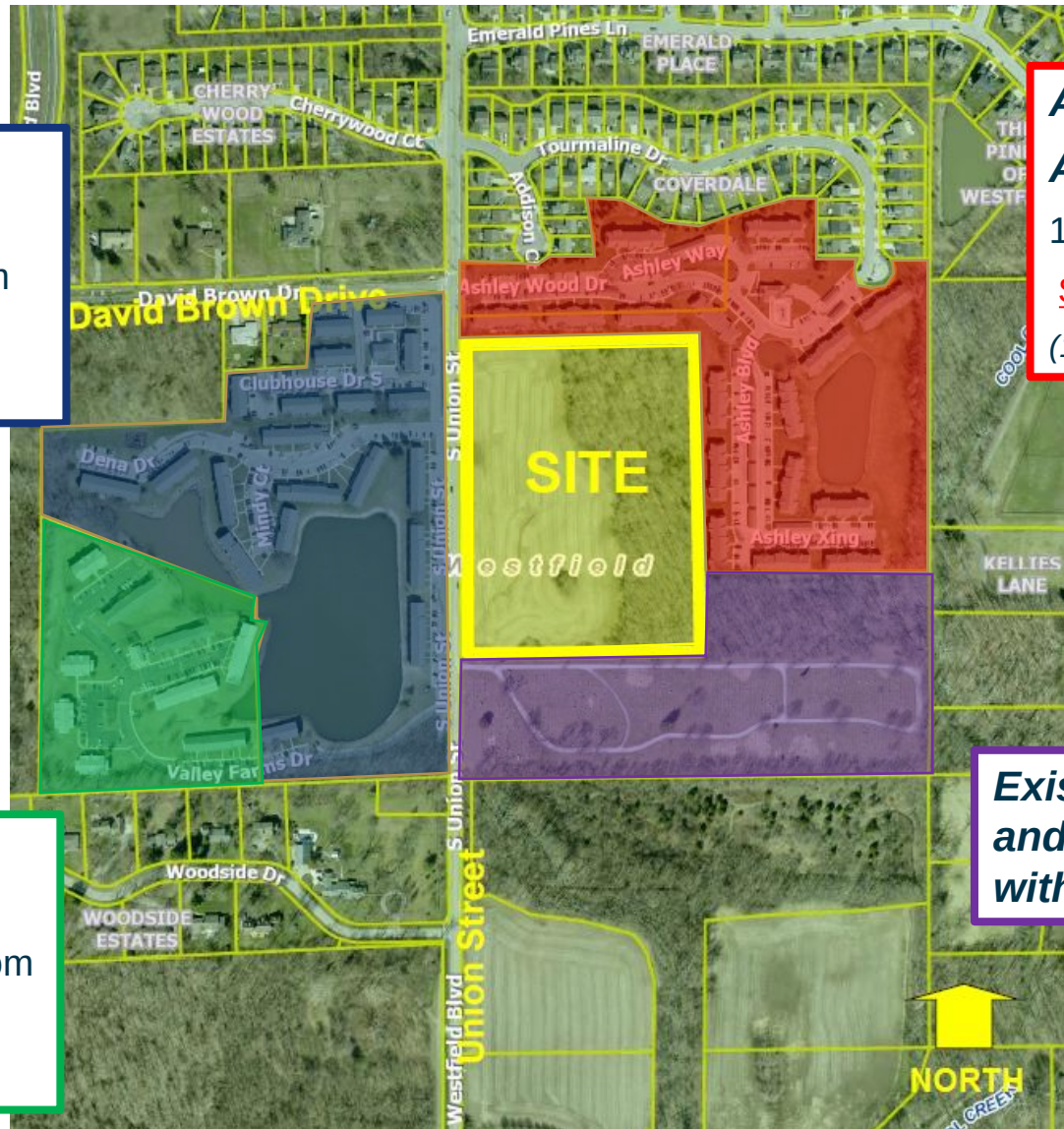
Valley Farms Apartments

3 Bedroom Rent from
\$979+
(1,296 Sq Ft)

Ashley Place Apartments

1&2 Bedroom Rent from
\$900 - \$2,414
(1,296 Sq Ft)

Existing Cemetery and land to remain with Cemetery



Adjacent Properties/Uses



Density Map

Hamilton Square Apartments

9.9 du/ac

(202 units on 20.39 ac)

Ashley Place Apartments

11.03 du/ac

(192 units on 17.41 ac)

Valley Farms Apartments

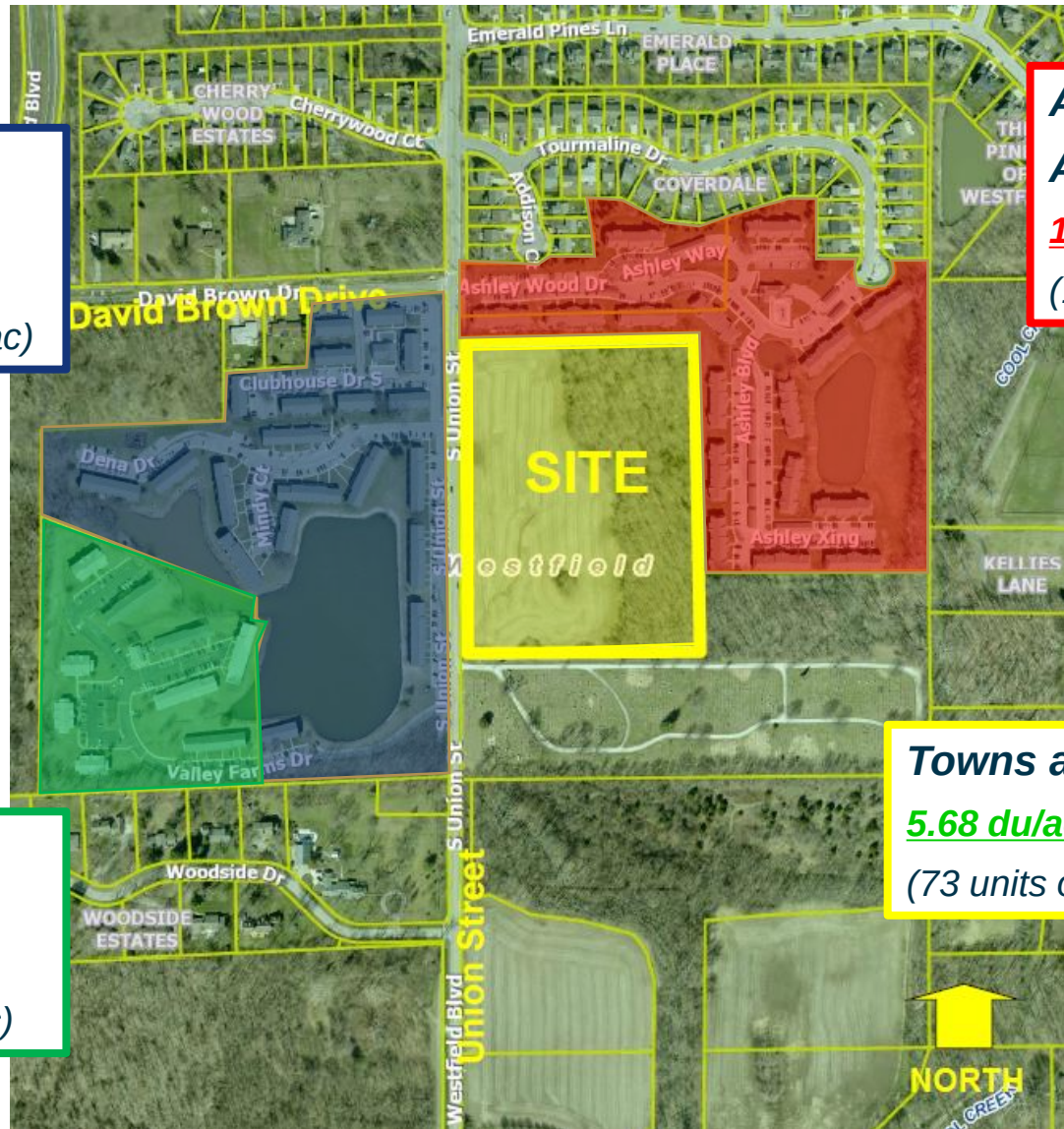
11.5 du/ac

(92 units on 8 ac)

Towns at Union

5.68 du/ac

(73 units on 12.859 ac)



Concept Plan – “Before”

Key Design Features:

1. 84 Units
2. All 3-Story Units
3. 1 Amenity Feature
 - Seating Area



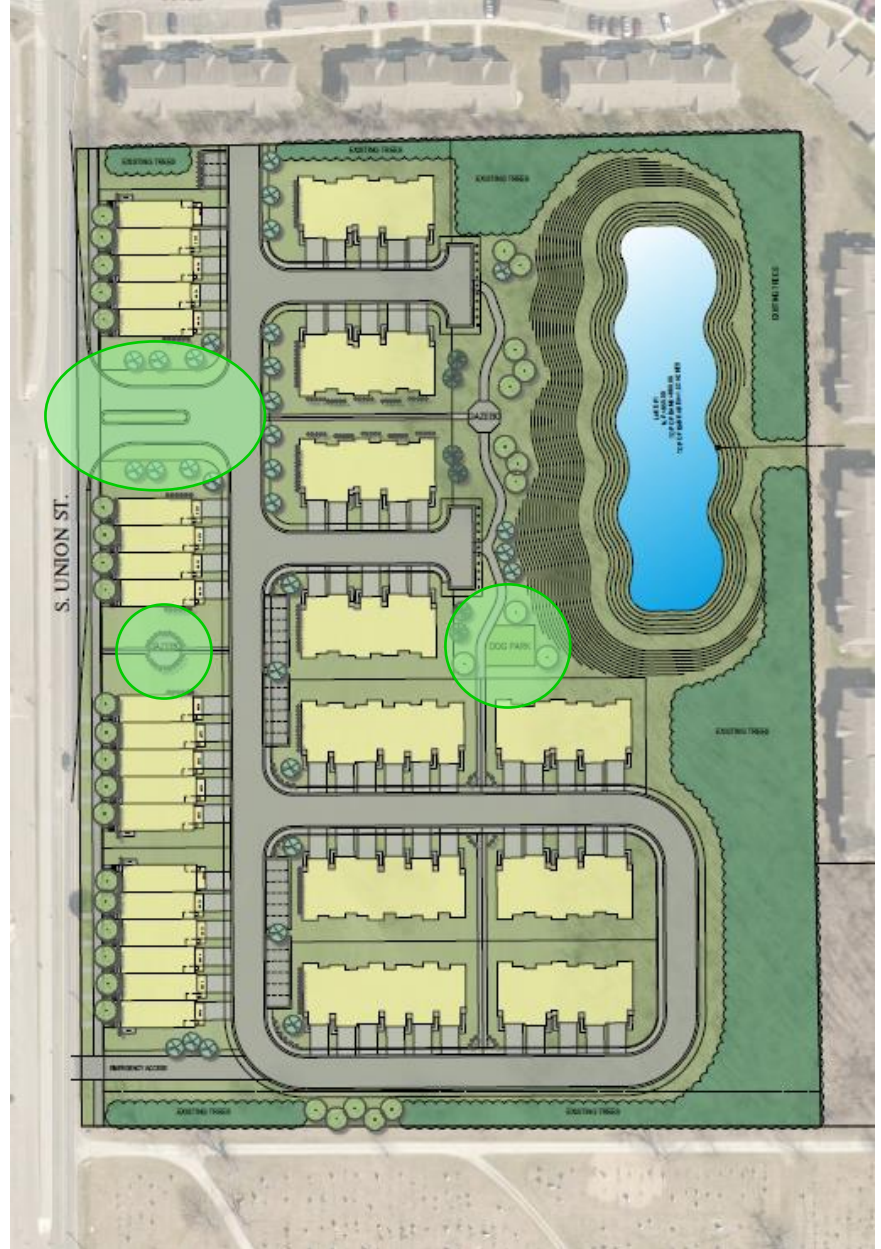
Concept Plan – “After”

Key Design Features:

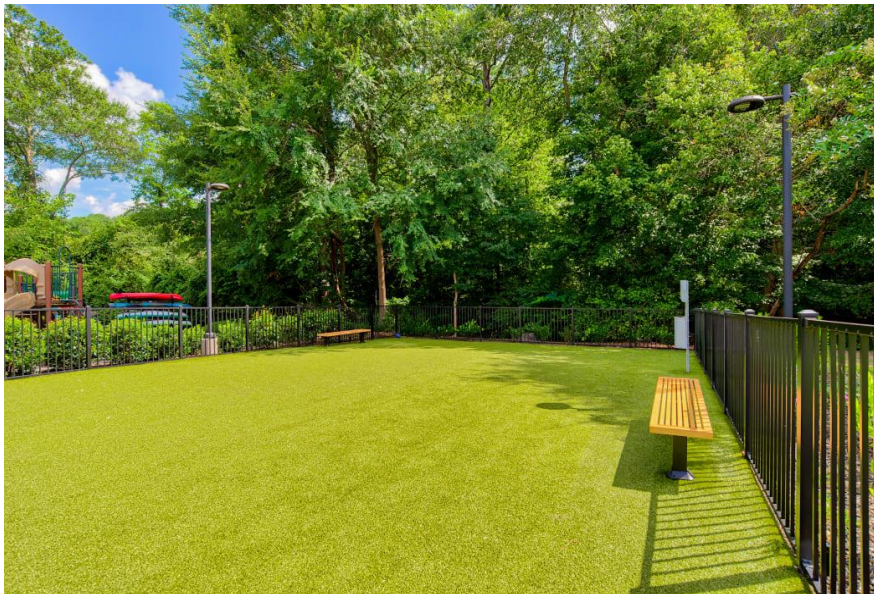
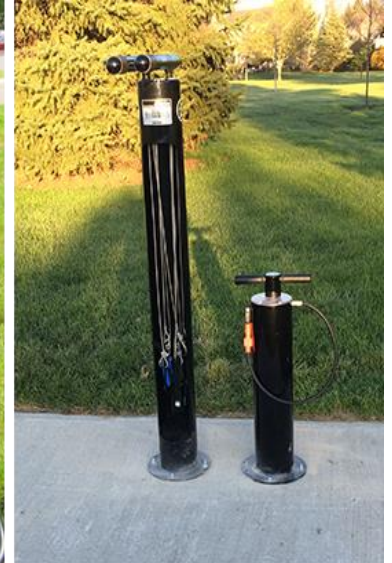
1. **73 Units**
2. All **2-Story** Units
3. **3 Amenity Features**
 - Seating Area,
 - Dog Park,
 - Bike Station / Open Space along Union St.
4. **Boulevard Entrance**
5. **Increased Tree Preservation Area**
6. **Varied Unit Counts in Buildings along Union St.**



Concept Plan – Comparison Markup



Community Amenities



Illustrative Renderings



Key Design Features:

- 1. Will design rear load units from scratch***
- 2. Rear Load and Front Load units will have compatible architectural styles***



Illustrative Renderings

Key Design Features:

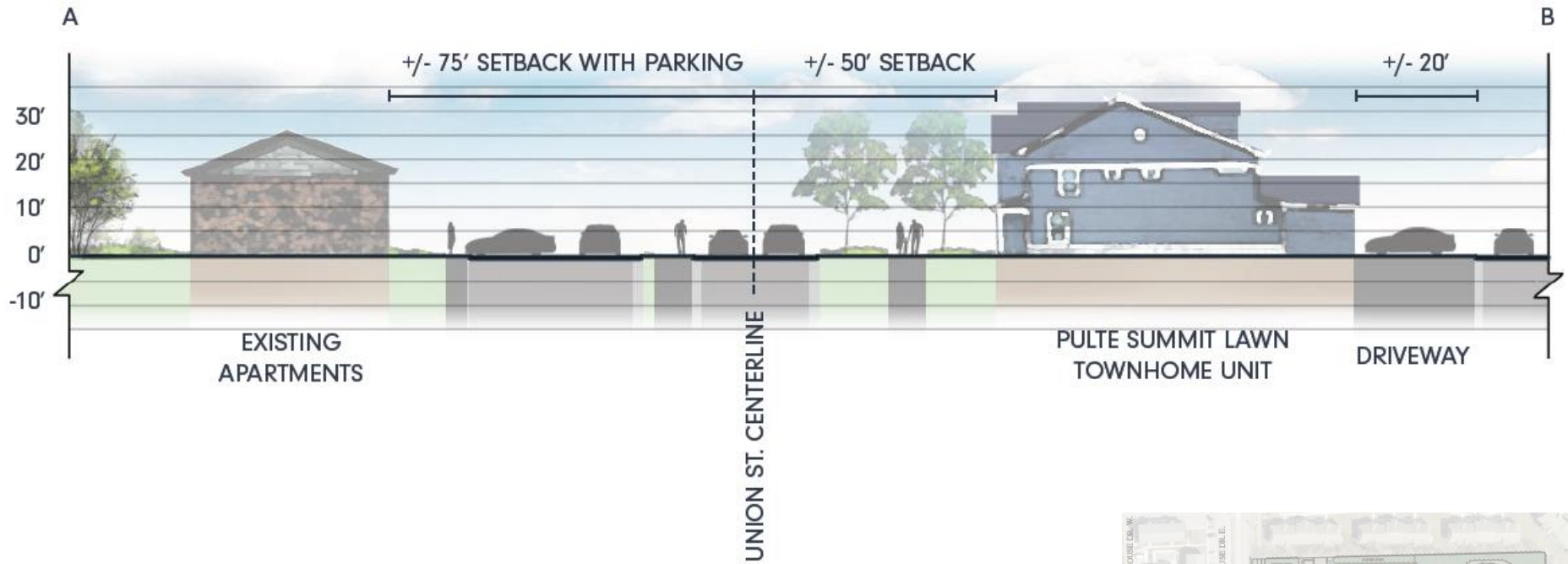
1. *Will incorporate features to diversify architecture*
2. *High impact side elevations get additional treatment*



Interior Photos/Finishes



Union Street Corridor



*****2-Story rear load units
upgrade the aesthetics
along Union Street***



Site Topography / Pond Location



Site has between 20' – 26' of elevation drop from Union Street to east property line.

Pond in the low spot.



Next Steps

- ~~2/14/22: Introduction to City Council~~
- ~~3/1/22: Neighbor Meeting~~
- ~~3/7/22: Plan Commission Public Hearing~~
- 7/18/22: Update Discussion with Plan Commission
- Aug '22: Plan Commission (Recommendation)*
- Sept '22: City Council (Vote)*

**Dates subject to change based on comments/progress after 7/18 APC meeting.*

Questions?