



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_07_17_2023

Monday, July 17, 2023 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, July 17, 2023 at 07:00 PM

MEETING PLACE: Westfield City Services Center- Main Level Conference

Westfield City Services Center
Main Level Meeting Room
2728 East 171st Street, Westfield, IN 46074

Live stream unavailable, will be posted 7/18/23
Documents: [Online viewable on 7/18/23 @](#)
<https://www.youtube.com/user/CityofWestfieldIN>

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

OPENING OF MEETING

Note the Presence of a Quorum

Announce Any Changes to the Agenda

Approval of Minutes - July 5, 2023 APC Minutes
Documents: [APC Minutes - July 5, 2023](#)

Review APC Rules & Procedures

CONSENT AGENDA

No Consent Agenda Items

WORKSHOP ITEMS

2306-PUD-07

Claiborne Farms (Kimblewick) - Phase II PUD

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

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC requests a change of

zoning for 16 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Claiborne Farms (Kimblewick) - Phase II PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Ord. 23-07 \(Clean\)](#) | [Exhibit 4: Ord. 23-07 \(Redline\)](#) | [Exhibit 5: Updated Concept Plan](#) | [Exhibit 6: Issue List & Response](#) | [Exhibit 7: North Buffer Dimensions Comparison](#) | [Exhibit 8: South Landscape Buffer Exhibit](#) | [Exhibit 9: Jud Scott Memo for Anderson Property](#) | [Exhibit 10: North Adjoiner Supplemental Landscaping & Drainage Concept Exhibit](#) | [Petitioner Workshop Presentation](#)

ITEMS CONTINUED TO A FUTURE MEETING

2307-PUD-08 [CONTINUED]

Bonterra PUD Amendment I

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

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

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

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

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Road & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for

26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

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

REPORTS/COMMENTS

Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the July 5, 2023, APC Meeting

Presented for approval: July 17, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Wednesday, July 5, 2023, at Westfield City Hall.

Active links for this meeting:

[July 5, 2023 APC Agenda & Exhibits](#)

[July 5, 2023 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:14](#)

Roll Call

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

Commissioners Present Virtually: Victor McCarty.

Commissioners Absent: Dave Schmitz and Cindy Spoljaric.

City Staff Present In-Person: Caleb Ernest, Senior Planner, and Weston Rogers, Associate Planner.

City Staff Present Virtually: None.

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

ANNOUNCE ANY CHANGES TO AGENDA

No Changes

APPROVAL OF MINUTES

Deck motioned to approve the June 19, 2023 APC Minutes as written.

Maue seconded. Motion passed. Vote 7-0.

REVIEW RULES AND PROCEDURES

Rogers reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

2212-DDP-45

Animal Eye Clinic

4750 Killarney Drive

JMRE Properties, LLC by Keeler-Webb Associates request Detailed Development Plan approval for a 7,564 SF veterinary clinic building on 0.89 acres +/- in the Bridgewater PUD District.

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

McCarty motioned to approve the Consent Agenda as presented.

Kelleher seconded. Motion passed. Vote 7-0.

[YouTube Time: 5:07](#)

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, 2023 Page 1 of 4

ITEMS OF BUSINESS

[YouTube Time: 6:27](#)

2212-DDP-20

Wheeler Landing PUD Amendment VI

Southwest corner of 186th Street and Kinsey

Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Wheeler Landing PUD to add 2.34 acres +/- to Area III of the PUD.

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

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

Deck motioned to forward 2212-DDP-20 to the City Council with a favorable recommendation.

Kelleher seconded. Motion passed. Vote 6-1. (Johns: nay)

PUBLIC HEARING ITEMS

2307-PUD-08 [PUBLIC HEARING]

[YouTube Time: 43:53](#)

Bonterra PUD Amendment I

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

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

(Planner: Ryan Collingwood-rcollingwood@westfield.in.gov / Presented by Weston Rogers- wroger@westfield.in.gov)

Staff presentation / Petitioner presentation.

Public Hearing for 2307-PUD-08 opened at 7:50 p.m.

- No public comments.

Public Hearing for 2307-PUD-08 closed at 7:52 p.m.

APC questions and comments / Petitioner response.

Maue motioned to waive the Workshop requirement for 2307-PUD-08.

Johns seconded. Motion passed. Vote 7-0.

ITEMS CONTINUED TO A FUTURE MEETING

2306-PUD-07 [CONTINUED]

Claiborne Farms (Kimblewick) - Phase II PUD

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

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

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

2111-PUD-27

TowneRun PUD [CONTINUED]

Northwest corner of Towne Road and West 146th Street

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

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

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

REPORTS/COMMENTS:

[YouTube Time: 1:06:26](#)

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

ADJOURNMENT

Kelleher motioned to adjourn the meeting. Burkman seconded. Motion passed. Vote 7-0.
The meeting adjourned at 8:09 p.m.

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Signature Page for APC Minutes for July 5, 2023

Robert Horkay, President

Ginny Kelleher, Vice President

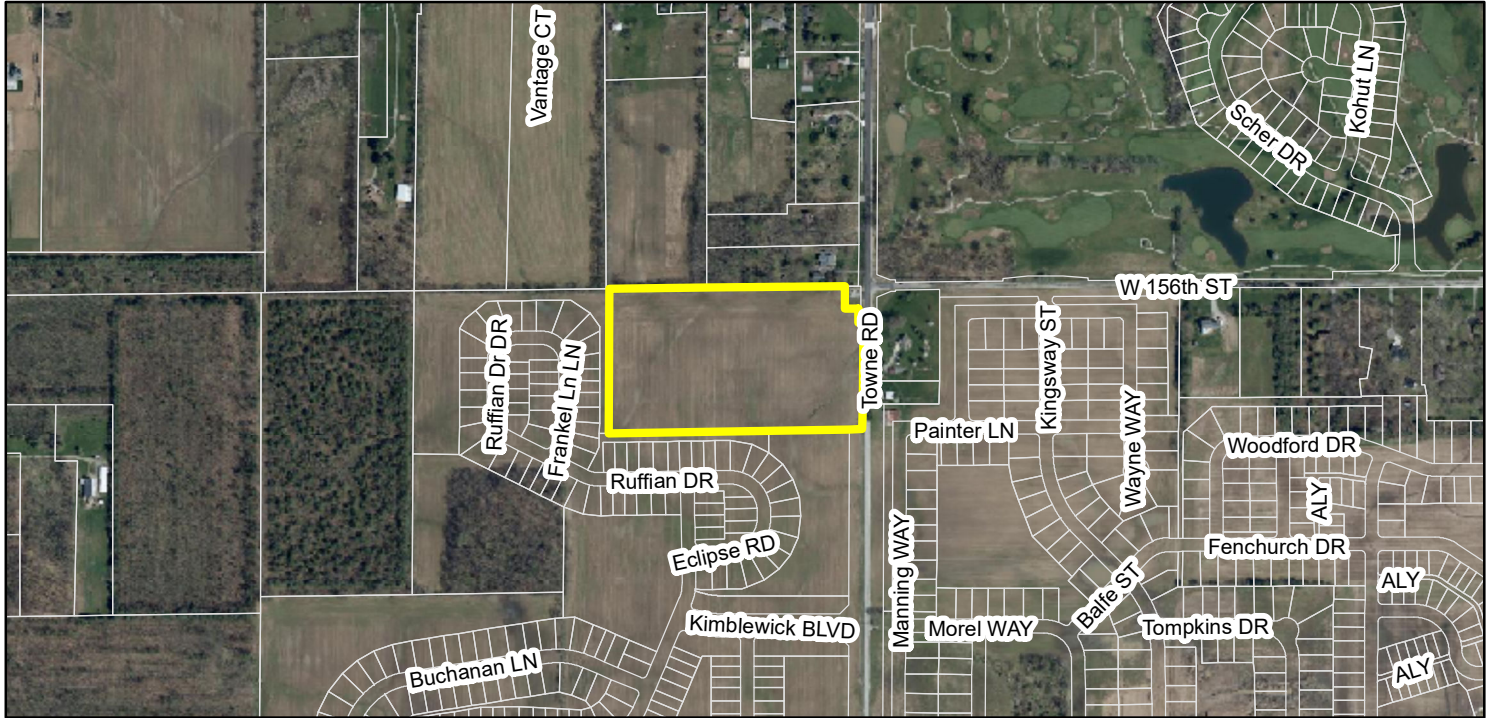
Kevin M. Todd, Secretary



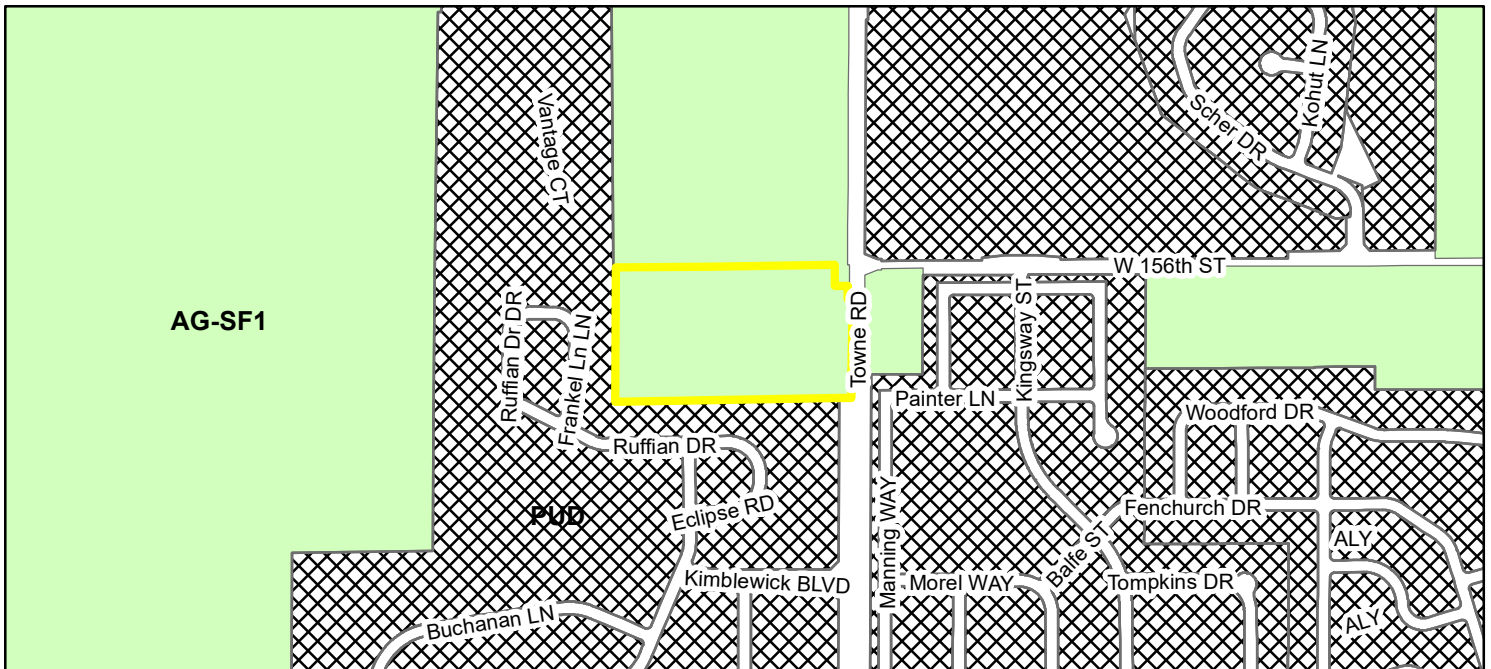
Property Location Map
Claiborne Farms (Kimblewick) - Phase II PUD
2306-PUD-07



Aerial Location Map



Zoning Map



- SITE Zoning
- PUD (Planned Unit Development)
- AG-SF1 (Agriculture - Single Family - 1)

ORDINANCE NUMBER 23-07

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

“Claiborne Farms (Kimblewick) – Phase II”

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 19-46 (the "Claiborne Farms PUD Ordinance"), on November 25, 2019;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2306-PUD-07**), 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. 2306-PUD-07** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_ - _) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on ____, 2023; 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 "**Claiborne Farms (Kimblewick) – Phase II 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. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 2.1 The Real Estate shall be developed in substantial compliance with the street network and open space configuration illustrated on the Concept Plan. The distribution of varied lots sizes as depicted on the Concept Plan is subject to change.

Section 3. **Underlying Zoning District.** The Underlying Zoning District shall be the SF4: Single-family High Density Residential District.

Section 4. **Permitted Uses.** The permitted uses shall be all uses permitted in the Underlying Zoning District, as set forth in Chapter 13 of the UDO, shall be as set forth below.

- 4.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 13 of the UDO, shall be permitted.
- 4.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 4.3 The total number of Dwellings permitted shall not exceed forty-four (44) Single-family Dwellings.
- 4.4 **Age-Restricted Community.** The District shall comply with the following:
 - A. The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) ("HOPA"), as they may be amended, to qualify the Dwellings in the District as "housing intended and

operated for occupancy by persons 55 years of age or older”, as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act’s (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the ”Act”) prohibition against discrimination because of familial status.

- B. The provisions of this Section 5.3 (B) shall be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder. The development of Single-family Dwellings in the District is intended to provide housing primarily for persons 55 years of age or older. The District shall be operated as an age restricted community in compliance with all applicable state and federal laws. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age or older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant’s occupancy, Notwithstanding the above, at all times, at least eighty percent (80%) of the Dwelling Units within the District shall be occupied by at least one (1) individual 55 years of age or older. An “Association” (established by the Owner(s) of the District Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law.

Section 5. 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.

- 5.1 The following standards shall apply to the District:

Standard	
Minimum Lot Area	5,625sqft
Minimum Lot Frontage	32’
Minimum Building Setback	
Front Yard	20’
Side Yard	5’
Rear Yard	20’
Minimum Lot Width	45’
Maximum Building Height	1 ½ Stories
Minimum Living Area (Total)	1,200sqft

- 5.2 Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

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

- 6.1 Article 6.3 Architectural Standards. Shall not apply to the District, rather the following standards shall apply in addition to the street frontage standards of Section 6.2(D) of this Ordinance:

- A. Character Exhibit: The Single-Family Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- B. Building Materials: Vinyl and aluminum siding shall be prohibited.
- C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, 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, corners, 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 five and one-half (5.5) inch by one (1) inch nominal board.
- D. Building Height: All Dwellings (both 1 story and 1 ½ story dwellings) shall be regulated under the provisions of the Architectural Standards of the UDO as a Single story Dwelling.
- E. Windows: All homes shall meet the following window requirements:
 - i. Each home shall have a minimum of one (1) window on all four (4) sides of the home, except a ranch style home may have no windows on one (1) side 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.
- F. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.
- G. Roof Pitches: The minimum roof pitch for the main roof of a home shall be

5/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.

H. Shingles. All homes shall have dimensional or architectural grade shingles.

I. Garages. All homes shall have at least a 2-car attached garage and meet the following requirements:

- 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. A third car garage shall not be counted when calculating the linear frontage of the front elevation.
- 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, across the district, shall include a variety of design elements to vary the appearance of garage façades within the District. The variety of design elements include the garage door, garage door windows, garage door hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All garage doors shall also be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

J. 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 Façade shall incorporate a minimum of two (2) of the following elements on the side Building Façade. A variety of the following elements shall be used and the incorporated element(s) shall be consistent with elements on the front Building Façade:

- i. A masonry material a minimum of thirty (30) 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.

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

- A. Selection of Plantings: Article 6.8(F)(1) Selection shall apply, except as modified below:
 - i. Shade Trees shall be a minimum of two and one-half (2.5) inches in Caliper.
 - ii. Evergreen trees shall be a minimum of seven (7) to eight (8) feet in height.
- B. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:
 - i. One (1) street tree shall be required per dwelling lot, per frontage.
 - ii. Where adjacent to Common Areas Article 6.8(J) shall apply however, a minimum spacing requirement of twenty (20) feet shall apply.
- C. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:
 - i. A minimum of two (2) Shade Trees, one (1) Ornamental Tree and ten (10) Shrubs shall be required. A minimum of two (2) trees and six (6) shrubs shall be located in the Front Yard.
 - ii. An additional two (2) trees shall be required in the Front Yard of corner lots resulting in a minimum of two (2) trees in both Front Yards.
 - iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod shall be planted in both Front Yards.
- D. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except as modified below:
 - i. A black “4-board” fence shall be provided along a minimum of ninety percent (950%) of the Street Frontage Planting Area along Towne Road. Street Frontage landscaping shall be as generally

depicted on **Exhibit D**.

- ii. Enhanced landscaping per the terms of Article 6.3(c)(1)(b)(ii)(d) shall be provided and shall include (i) a minimum five (5) foot to seven (7) foot tall undulating mound (ii) within a minimum landscape area of sixty (60) feet in depth, along Towne Road. The shape of the mounds shall be as determined by the developer. Additionally, the minimum setback between the Towne Road right-of-way and the closest building Lot shall be one-hundred and eighty-five (185) feet.
- iii. If a provision of Article 6.8 Landscaping Standards is in conflict with **Exhibit D**, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval subject to the approval of the Director.

E. Buffer Yards and Common Areas: Article 6.8(N) Buffer Yard Requirements and Common Area Landscaping requirements shall apply except as modified and enhanced below:

- i. Buffer Yard and common area landscaping shall be as generally depicted on **Exhibit B**: Concept Plan. If a provision of Article 6.8 Landscaping Standards is in conflict with the Concept Plan then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
- ii. No mounds shall be required in a Buffer Yard.
- iii. The minimum Buffer Yard width along the north perimeter of the Real Estate shall be eighty-five (85) feet as generally depicted on the Concept Plan.
- iv. All the existing trees along the north property line shall remain except in the event of drainage or utility installation.
- v. The north Buffer Yard planting requirements shall be replaced and superseded by the following: The Developer shall install nine (9) trees to fill in a gap/void in the existing tree line plus an additional three (3) evergreen trees closer to home/driveway (a total of 12 new trees) on the parcel to the north of the subject Real Estate which is adjacent to Towne Road. The trees shall be installed no later than the installation of trees required in the Common Areas on the Real Estate. The requirement to install the trees included under this Section 6.2.E.iv. shall only be enforced upon the execution of an agreement by the adjacent owner allowing Pulte to install the trees.
- vi. The Developer shall install twenty-five (25) trees (a mix of

deciduous and evergreen trees) within the Kimblewick Common Area which is south of and adjacent to the Real Estate. The trees shall be installed no later than the installation of trees required in the Common Areas on the Real Estate. The Developer shall consult with individual lot owners in Kimblewick regarding the mix of tree species and planting locations.

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

A. Max cul-de-sac length shall be 700 feet.

Section 7. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

- 7.1 **Open Space and Amenity Standards:** Shall apply except as otherwise modified or enhanced below.

- A. **Minimum Open Space:** Open Space area shall be a minimum of five (5) acres, approximately thirty (30) percent and as generally shown on the Concept Plan.
- B. **Amenities:** The following amenities shall include, but shall not be limited to the following:

- i. **Claiborne Farms (Kimblewick) Amenities:** Section 8.2(B) & Section 8.2(C) of the Claiborne Farms PUD established requirements for passive and active amenities (the "Claiborne Farms Amenities"). The Real Estate shall be subject to any covenants and restrictions applicable to the Claiborne Farms Amenities in order to ensure the enjoyment and shared maintenance costs of the Claiborne Farms (Kimblewick) Amenities by the residents of the Real Estate.

- 7.2 **Street Standards:** Section 8.9(F) shall not apply. The street design as illustrated on the Concept Plan shall be required.

Section 8. Additional Standards.

- 8.1 The Developer shall install drainage improvements, per the proposed site plan (See **Exhibit B** Page 2 of 2), on the parcel to the north of the subject Real Estate which is adjacent to Towne Road. The drainage improvements shall be installed no later than the installation of drainage improvements in the Common Areas on the Real Estate. The requirement to install the drainage improvements included under this Section 8 shall only be enforced upon the execution of an agreement by the adjacent

owner allowing Pulte to install the drainage improvements.

- 8.2 The Developer shall provide a temporary construction access drive from Towne Road, which will become a paved emergency access and pedestrian connection to the Towne Road path. Post-construction, the access drive will be restricted with a gate, chain, Knox box, or the like.

Section 9. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2029 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to AG-SF1 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.

[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 _____, 2023.

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 23-07** was delivered to the Mayor of Westfield

on the _____ day of _____, 2023, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 23-07

this _____ day of _____, 2023.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 23-07

this _____ day of _____, 2023.

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 & Frankenberger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Claiborne Farms (Kimblewick) - Phase II PUD District 7 071023

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Single Family Dwelling Character Exhibit
Exhibit D	Perimeter Street Frontage Character Exhibit

EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

Part of the Northeast Quarter of Section 17, Township 18 North, Range 3 East of the Second Principal Meridian, in the City of Westfield, Washington Township, Hamilton County, Indiana, based upon an ALTA/NSPS Land Title Survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2019-241-L, dated September 27, 2022, more particularly described as follows:

COMMENCING at the northeast corner of said Northeast Quarter, marked by a Harrison monument; thence South 00 degrees 14 minutes 27 seconds West (assumed bearing) along the east line of said Northeast Quarter a distance of 160.00 feet to the southeast corner of a tract of land described in Instrument Number 2017006459 in the Office of the Recorder of Hamilton County, Indiana, and the POINT OF BEGINNING; thence continuing South 00 degrees 14 minutes 27 seconds West along said east line a distance of 463.92 feet to a northeast corner of Saddle Ridge North by Del Webb Minor Plat, the plat of which is recorded in Plat Cabinet 5, Slide 1140 as Instrument Number 2020038381 in said Recorder's Office; thence South 89 degrees 04 minutes 09 seconds West along a north line of said Minor Plat, along a north line of Kimblewick by Del Webb, Section 1A, the plat of which is recorded in Plat Cabinet 6, Slide 11 as Instrument Number 2020078058 in said Recorder's Office, and along a north line of Kimblewick by Del Webb, Section 2, the plat of which is recorded in Plat Cabinet 6, Slide 162 as Instrument Number 2021070522 in said Recorder's Office, a distance of 1126.00 feet to a southeast corner of Kimblewick by Del Webb, Section 4, the plat of which is recorded in Plat Cabinet 6, Slide 161 as Instrument Number 2021070524 in said Recorder's Office; thence North 00 degrees 14 minutes 27 seconds East along an east line of said Kimblewick by Del Webb, Section 4, a distance of 623.92 feet to the northeast corner thereof, being on the north line of said Northeast Quarter; thence North 89 degrees 04 minutes 09 seconds East along said north line a distance of 1026.00 feet to the northwest corner of a tract of land described in Instrument Number 2014010632 in said Recorder's Office, the following two (2) courses being along the west and south lines of said tract; (1) thence South 00 degrees 14 minutes 27 seconds West a distance of 100.00 feet; (2) thence North 89 degrees 04 minutes 09 seconds East a distance of 59.99 feet to the northwest corner of aforesaid tract of land described in Instrument Number 2017006459 in said Recorder's Office, the following two (2) courses being along the west and south lines of said tract; (1) thence South 00 degrees 14 minutes 27 seconds West a distance of 59.18 feet; (2) thence South 89 degrees 45 minutes 33 seconds East a distance of 40.00 feet to the POINT OF BEGINNING, containing 15.840 acres, more or less.

EXHIBIT A
REAL ESTATE

(Page 2 of 2 - Location Map)

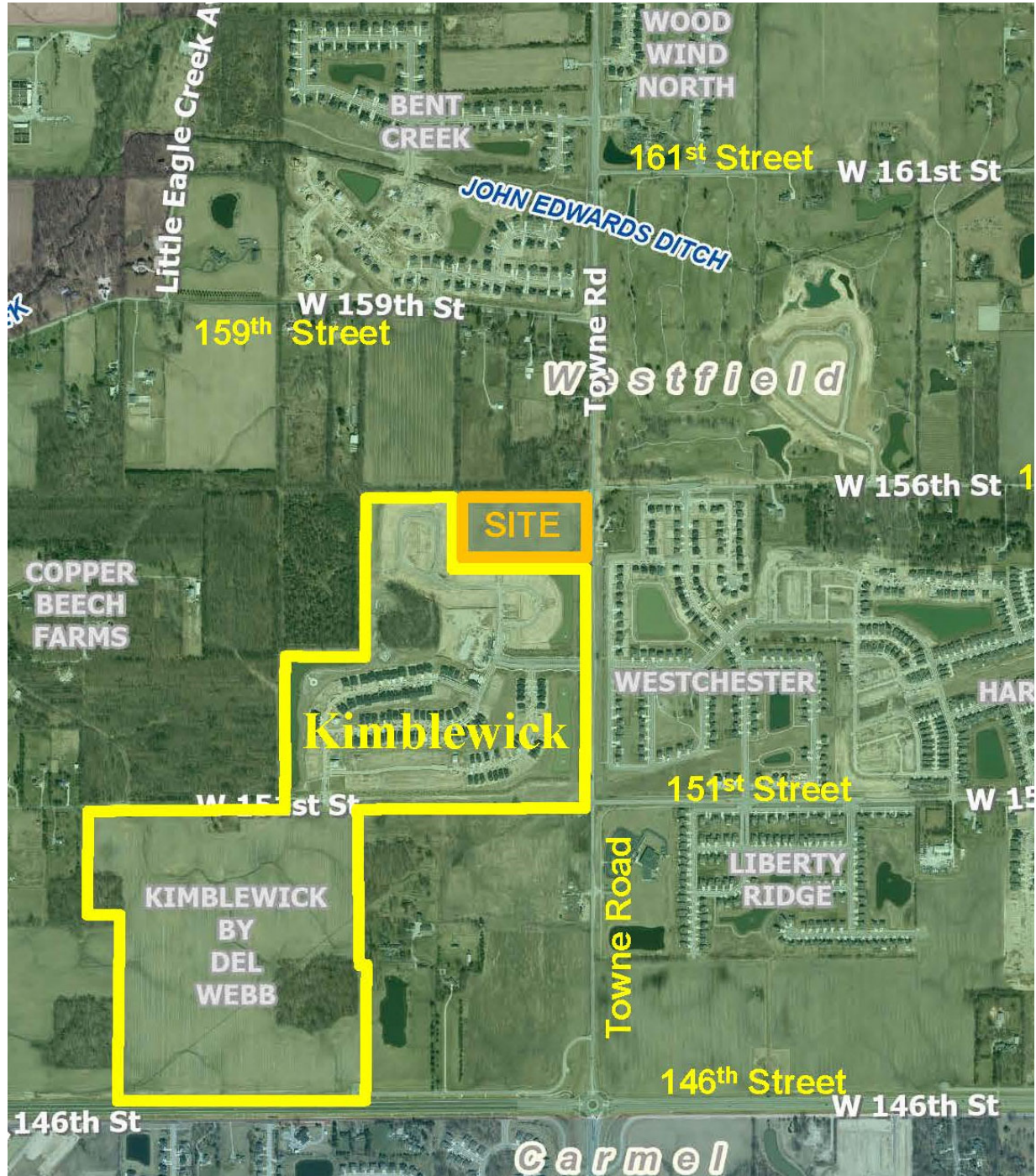


EXHIBIT B

**Concept Plan
(Page 1 of 2)**



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 2306-PUD-07.

EXHIBIT B

Concept Plan (Page 2 of 2)



EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT D

PERIMETER STREET FRONTAGE CHARACTER EXHIBIT



*Illustrative only – final site layout and landscaping shall comply with the standards of Section 6.2(D) of this Ordinance.

EXHIBIT D

PERIMETER STREET FRONTAGE CHARACTER EXHIBIT



ORDINANCE NUMBER 23-07

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

“Claiborne Farms (Kimblewick) – Phase II”

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 19-46 (the "Claiborne Farms PUD Ordinance"), on November 25, 2019;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2306-PUD-07**), 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. 2306-PUD-07** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_ - _) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on ____, 2023; 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 "**Claiborne Farms (Kimblewick) – Phase II 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. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.10(F) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 2.1 The Real Estate shall be developed in substantial compliance with the street network and open space configuration illustrated on the Concept Plan. The distribution of varied lots sizes as depicted on the Concept Plan is subject to change.

Section 3. **Underlying Zoning District.** The Underlying Zoning District shall be the SF4: Single-family High Density Residential District.

Section 4. **Permitted Uses.** The permitted uses shall be all uses permitted in the Underlying Zoning District, as set forth in Chapter 13 of the UDO, shall be as set forth below.

- 4.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 13 of the UDO, shall be permitted.
- 4.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 4.3 The total number of Dwellings permitted shall not exceed forty ~~three (43)~~ **four (44)** Single-family Dwellings.
- 4.4 **Age-Restricted Community.** The District shall comply with the following:
 - A. The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) ("HOPA"), as they may be amended, to qualify the Dwellings in the District as "housing intended and

operated for occupancy by persons 55 years of age or older”, as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act’s (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the ”Act”) prohibition against discrimination because of familial status.

- B. The provisions of this Section 5.3 (B) shall be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder. The development of Single-family Dwellings in the District is intended to provide housing primarily for persons 55 years of age or older. The District shall be operated as an age restricted community in compliance with all applicable state and federal laws. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age or older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant’s occupancy, Notwithstanding the above, at all times, at least eighty percent (80%) of the Dwelling Units within the District shall be occupied by at least one (1) individual 55 years of age or older. An “Association” (established by the Owner(s) of the District Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law.

Section 5. 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.

5.1 The following standards shall apply to the District:

Standard	
Minimum Lot Area	5,625sqft
Minimum Lot Frontage	32’
Minimum Building Setback	
Front Yard	20’
Side Yard	5’
Rear Yard	20’
Minimum Lot Width	45’
Maximum Building Height	1 ½ Stories
Minimum Living Area (Total)	1,200sqft

- 5.2 Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

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

- 6.1 Article 6.3 Architectural Standards. Shall not apply to the District, rather the following standards shall apply in addition to the street frontage standards of Section 6.2(D) of this Ordinance:

- A. Character Exhibit: The Single-Family Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- B. Building Materials: Vinyl and aluminum siding shall be prohibited.
- C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, 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, corners, 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 five and one-half (5.5) inch by one (1) inch nominal board.
- D. Building Height: All Dwellings (both 1 story and 1 ½ story dwellings) shall be regulated under the provisions of the Architectural Standards of the UDO as a Single story Dwelling.
- E. Windows: All homes shall meet the following window requirements:
 - i. Each home shall have a minimum of one (1) window on all four (4) sides of the home, except a ranch style home may have no windows on one (1) side 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.
- F. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.
- G. Roof Pitches: The minimum roof pitch for the main roof of a home shall be

5/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.

H. Shingles. All homes shall have dimensional or architectural grade shingles.

I. Garages. All homes shall have at least a 2-car attached garage and meet the following requirements:

- 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. A third car garage shall not be counted when calculating the linear frontage of the front elevation.
- 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, across the district, shall include a variety of design elements to vary the appearance of garage façades within the District. The variety of design elements include the garage door, garage door windows, garage door hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All garage doors shall also be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

J. 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 Façade shall incorporate a minimum of two (2) of the following elements on the side Building Façade. A variety of the following elements shall be used and the incorporated element(s) shall be consistent with elements on the front Building Façade:

- i. A masonry material a minimum of thirty (30) 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.

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

A. Selection of Plantings: Article 6.8(F)(1) Selection shall apply, except as modified below:

- i. Shade Trees shall be a minimum of two and one-half (2.5) inches in Caliper.
- ii. Evergreen trees shall be a minimum of seven (7) to eight (8) feet in height.

B. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:

- i. One (1) street tree shall be required per dwelling lot, per frontage.
- ii. Where adjacent to Common Areas Article 6.8(J) shall apply however, a minimum spacing requirement of twenty (20) feet shall apply.

C. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:

- i. A minimum of two (2) Shade Trees, one (1) Ornamental Tree and ten (10) Shrubs shall be required. A minimum of two (2) trees and six (6) shrubs shall be located in the Front Yard.
- ii. An additional two (2) trees shall be required in the Front Yard of corner lots resulting in a minimum of two (2) trees in both Front Yards.
- iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod shall be planted in both Front Yards.

D. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except as modified below:

- i. A black “4-board” fence shall be provided along a minimum of ~~sixty-five~~ninety percent (~~65~~950%) of the Street Frontage Planting Area along Towne Road. Street Frontage landscaping

shall be as generally depicted on **Exhibit D**.

- ii. Enhanced landscaping per the terms of Article 6.3(c)(1)(b)(ii)(d) shall be provided and shall include (i) a minimum five (5) foot to seven (7) foot tall undulating mound (ii) within a minimum landscape area of sixty (60) feet in depth, along Towne Road. The shape of the mounds shall be as determined by the developer. Additionally, the minimum setback between the Towne Road right-of-way and the closest building Lot shall be one-hundred and ~~ninety (190)~~eighty-five (185) feet.
- iii. If a provision of Article 6.8 Landscaping Standards is in conflict with **Exhibit D**, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval subject to the approval of the Director.

E. Buffer Yards and Common Areas: Article 6.8(N) Buffer Yard Requirements and Common Area Landscaping requirements shall apply except as modified and enhanced below:

- i. Buffer Yard and common area landscaping shall be as generally depicted on **Exhibit B**: Concept Plan. If a provision of Article 6.8 Landscaping Standards is in conflict with the Concept Plan then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
- ii. No mounds shall be required in a Buffer Yard.
- iii. The minimum Buffer Yard width along the north perimeter of the Real Estate shall be ~~forty (40)~~eighty-five (85) feet as generally depicted on the Concept Plan.
- iv. All the existing trees along the north property line shall remain except in the event of drainage or utility installation.
- v. The north Buffer Yard planting requirements shall be replaced and superseded by the following: The Developer shall install nine (9) trees to fill in a gap/void in the existing tree line plus an additional three (3) evergreen trees closer to home/driveway (a total of 12 new trees) on the parcel to the north of the subject Real Estate which is adjacent to Towne Road. The trees shall be installed no later than the installation of trees required in the Common Areas on the Real Estate. The requirement to install the trees included under this Section 6.2.E.iv. shall only be enforced upon the execution of an agreement by the adjacent owner allowing Pulte to install the trees.
- vi. The Developer shall install twenty-five (25) trees (a mix of

deciduous and evergreen trees) within the Kimblewick Common Area which is south of and adjacent to the Real Estate. The trees shall be installed no later than the installation of trees required in the Common Areas on the Real Estate. The Developer shall consult with individual lot owners in Kimblewick regarding the mix of tree species and planting locations.

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

A. Max cul-de-sac length shall be ~~750~~700 feet.

Section 7. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

~~87.1~~ **Open Space and Amenity Standards:** Shall apply except as otherwise modified or enhanced below.

- A. **Minimum Open Space:** Open Space area shall be a minimum of five (5) acres, approximately thirty (30) percent and as generally shown on the Concept Plan.
- B. **Amenities:** The following amenities shall include, but shall not be limited to the following:

- i. **Claiborne Farms (Kimblewick) Amenities:** Section 8.2(B) & Section 8.2(C) of the Claiborne Farms PUD established requirements for passive and active amenities (the "Claiborne Farms Amenities"). The Real Estate shall be subject to any covenants and restrictions applicable to the Claiborne Farms Amenities in order to ensure the enjoyment and shared maintenance costs of the Claiborne Farms (Kimblewick) Amenities by the residents of the Real Estate.

~~87.2~~ **Street Standards:** Section 8.9(F) shall not apply. The street design as illustrated on the Concept Plan shall be required.

Section 8. Additional Standards.

8.1 The Developer shall install drainage improvements, per the proposed site plan (See Exhibit B Page 2 of 2), on the parcel to the north of the subject Real Estate which is adjacent to Towne Road. The drainage improvements shall be installed no later than the installation of drainage improvements in the Common Areas on the Real Estate. The requirement to install the drainage improvements included under this Section 8 shall only be enforced upon the execution of an agreement by the adjacent

owner allowing Pulte to install the drainage improvements.

8.1 The Developer shall provide a temporary construction access drive from Towne Road, which will become a paved emergency access and pedestrian connection to the Towne Road path. Post-construction, the access drive will be restricted with a gate, chain, Knox box, or the like.

Section 8.**Section 9. Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2029 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to AG-SF1 District.

Section 10. ~~**Section 11.**~~ **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2023.

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 23-07** was delivered to the Mayor of Westfield

on the _____ day of _____, 2023, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 23-07

this _____ day of _____, 2023.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 23-07

this _____ day of _____, 2023.

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	Single Family Dwelling Character Exhibit
Exhibit D	Perimeter Street Frontage Character Exhibit

EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

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EXHIBIT A
REAL ESTATE

(Page 2 of 2 - Location Map)

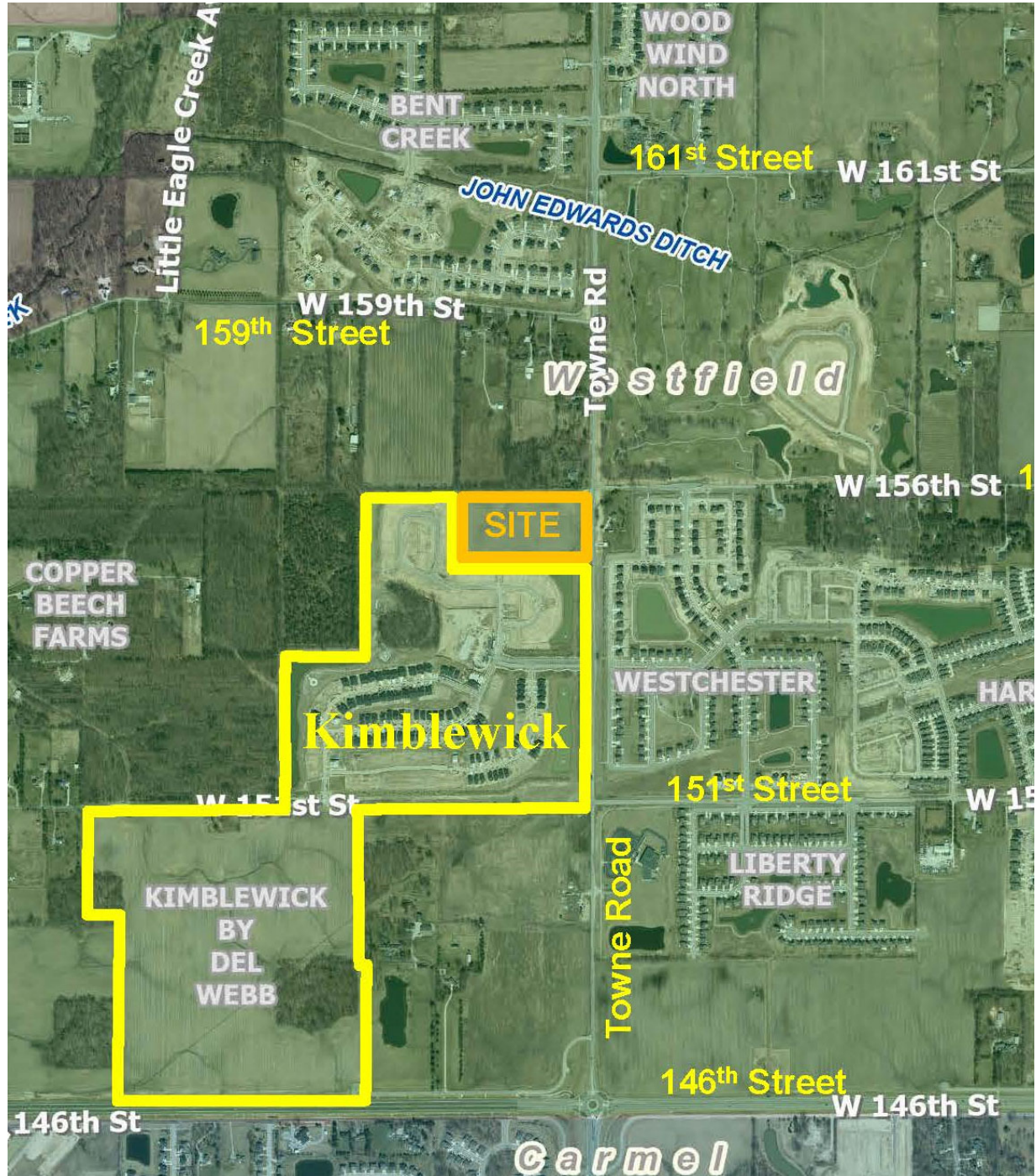
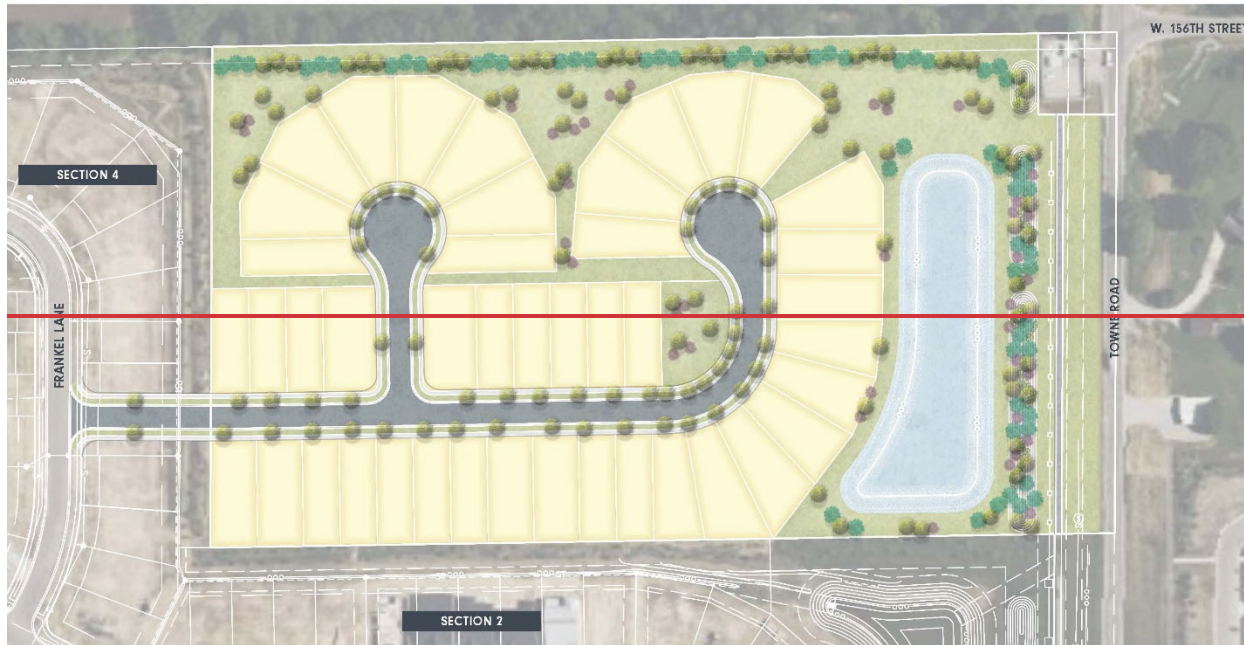
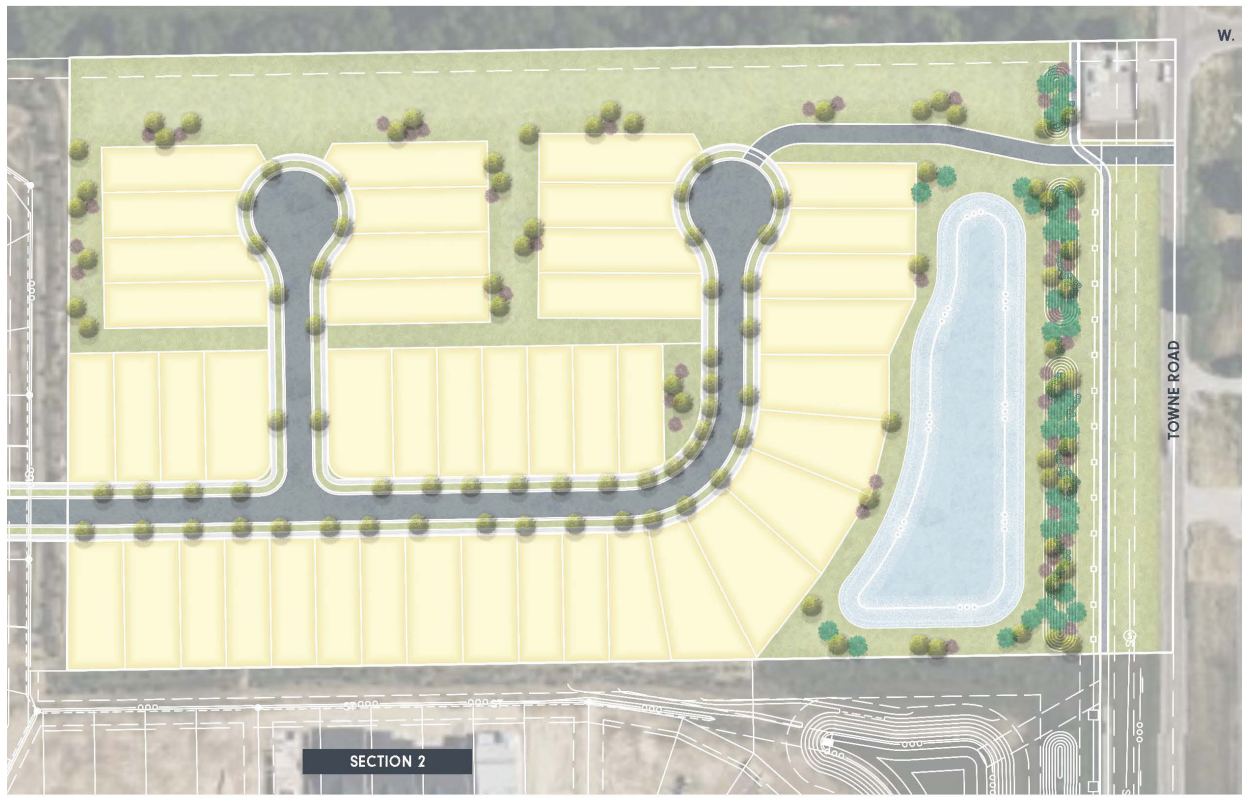


EXHIBIT B

Concept Plan



(Page 1 of 2)



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 2306-PUD-07.

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EXHIBIT B

Concept Plan
(Page 2 of 2)



EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT D

PERIMETER STREET FRONTAGE CHARACTER EXHIBIT



*Illustrative only – final site layout and landscaping shall comply with the standards of Section 6.2(D) of this Ordinance.

EXHIBIT D

PERIMETER STREET FRONTAGE CHARACTER EXHIBIT





44 LOTS - 46' X 132'
-2 LOTS FROM SECTION 4
NET 42 LOTS
TOTAL EXPANSION AREA = 15.90 AC.
COMMON AREA = 5.78 AC. (36.0%)

KIMBLEWICK EXPANSION - CORNERSTONE PROPERTY

CONCEPT PLAN

WESTFIELD, INDIANA

SCALE: 1"=100'



JULY 10, 2023

PREPARED FOR:
PULTE HOMES



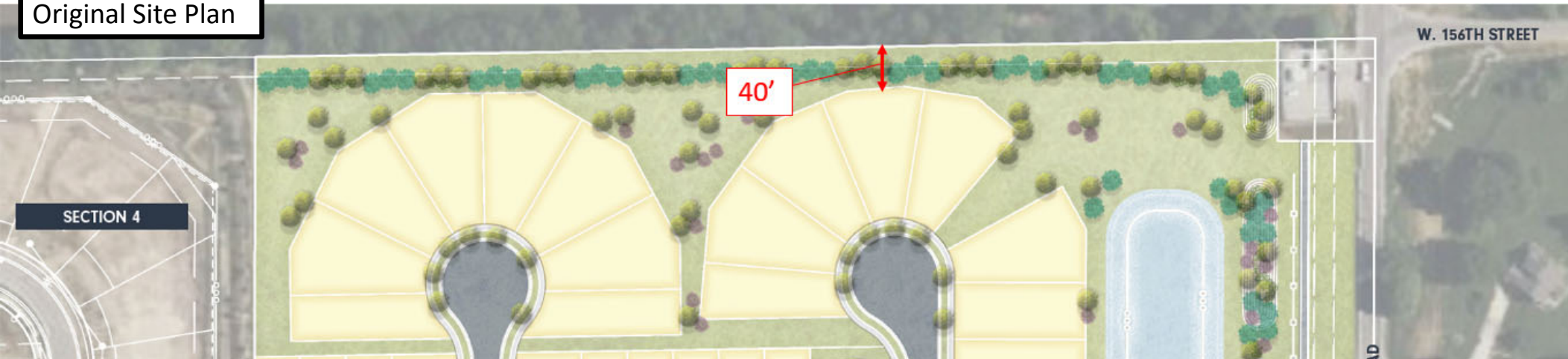
HWC
ENGINEERING
© 2023 HWC ENGINEERING

ISSUES RAISED REGARDING THE CLAIBORNE FARMS (KIMBLEWICK) PHASE II PUD PROPOSAL

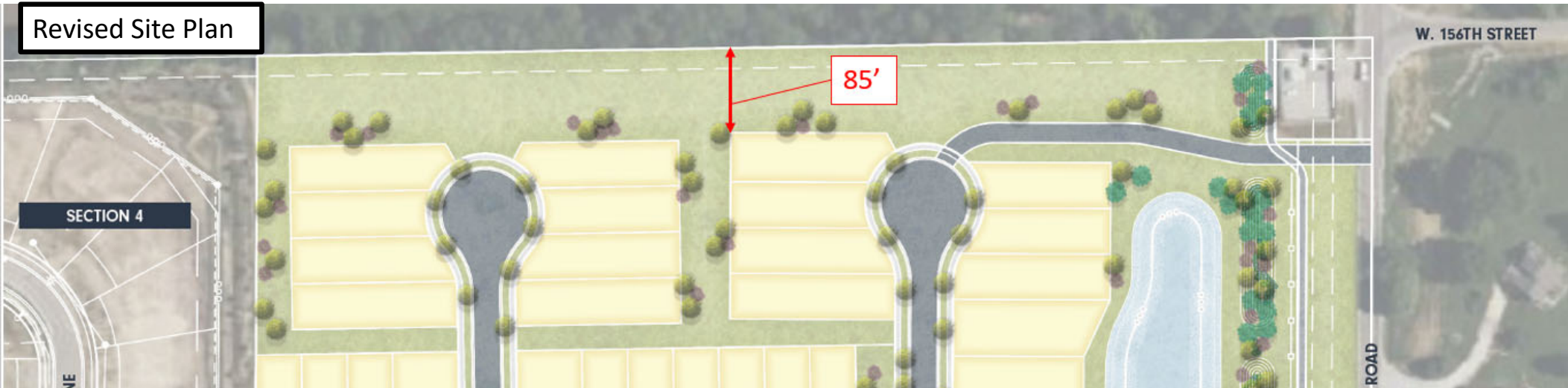
The list below includes issues that were raised during the June 5, 2023, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

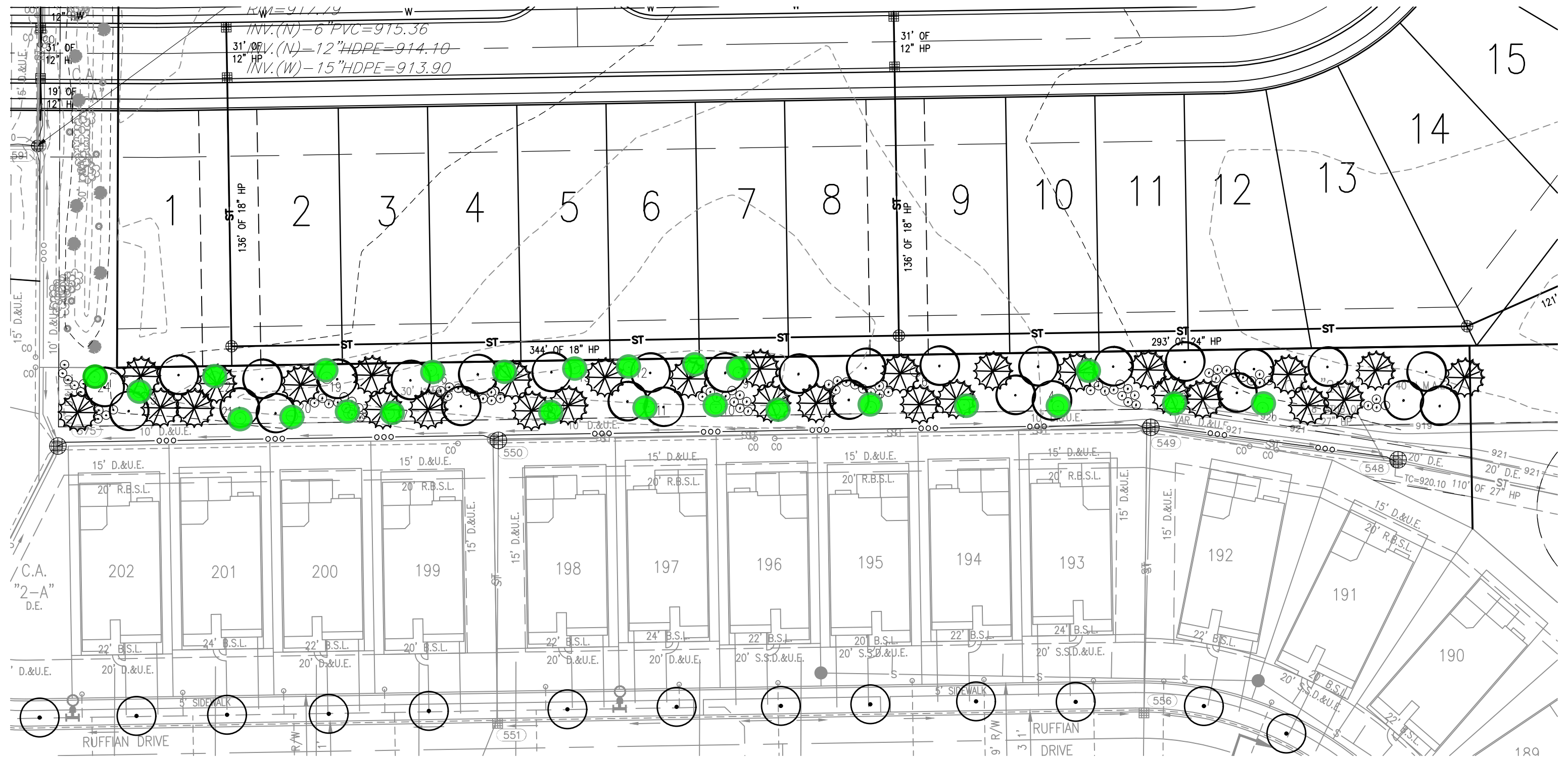
1. How can you address concerns regarding buffering efforts to the north of the development? Pulte has revised the site plan (*see update site plan*) to more than double the setback from the north property line (current distance to the closest lot line is approx. 86', increased from the original 40'). Pulte has also evaluated and proposed supplemental landscaping and drainage improvements to the Anderson's (*see North Adjoiner – Supplemental Landscaping and Drainage Concept Exhibit*). Pulte agrees to work with the Anderson's on a solution acceptable to both parties.
 - a. To the south? Pulte has walked the existing landscape buffer with the current Del Webb residents, marking approximately 25 tree locations to plant new trees to supplement the existing landscape buffer (*see South Landscape Buffer Exhibit*).
2. How can you address the concerns regarding the proposed density of the development? Of the completed sections north of 151st Street, this is in the middle of the density spectrum at 2.77 units per acre. The high end is 3.5 and 3.6 units per acre. Density transitions from Town Road west to the Rural Southwest District.

Original Site Plan



Revised Site Plan







Jud Scott
CONSULTING ARBORIST

4721 E. 146th St., Carmel, IN 46033
P: 317.815.8733
www.arboristexpert.com
treeconsultant@aol.com

June 29, 2023

Dave Compton
Pulte Homes
11590 N. Meridian Street, Suite 530
Carmel IN 46033

Re: Jack & Michaela Anderson, 15606 Towne Rd, Westfield, IN 46074

Goal: To supplement a gap in the tree line along south of the Anderson property in back. The gap is approximately 65 feet in length- east to west.

Suggest Plantings that are

- ~40% tall growing trees
- ~40% medium stature trees
- ~20% evergreen trees

Current species in and around the planting space

- Red maple
- Burr oak
- Mulberry
- Grape vine
- Poison ivy

Trees Recommended to Fill the Gap

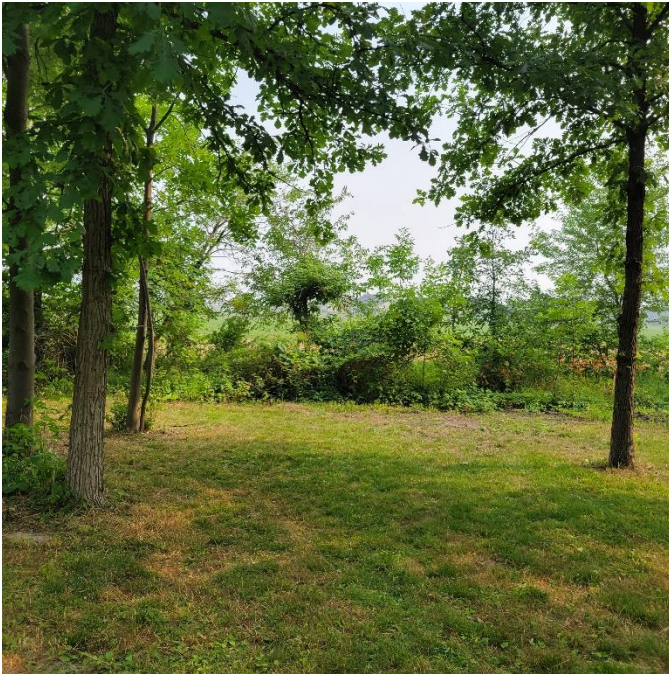
12 trees

- 5 tall growing trees along approximately 15 feet apart
 - 2 Sweet gum
 - 3 Bald cypresses
- 4 medium height trees north of the above as a second row
 - 2 Hawthorne
 - 2 Redbud
- 3 evergreens in lawn space north of the area and west of drive and garage
 - 3 Norway spruce

Photos



View from south



Add taller trees along tree line, and three spruce in foreground.

Pictures of Trees



Sweetgum- photo from Google



Bald cypress- photo from Google



Hawthorne- Photo Gardendesign.com



Redbud- Photo Gardendesign.com



Norway spruce- Photo from GardenDesign.com

I certify that all the statements of fact in this report are true, complete and correct to the best of my knowledge and belief, and that they are made in good faith.

Jud Scott
Jud Scott Consulting Arborist LLC
Registered Consulting Arborist #392
American Society of Consulting Arborists



STATEMENT OF QUALIFICATIONS

Jud Scott

American Society of Consulting Arborists
Board member to President- 2005-2008
Registered Consulting Arborist #392

International Society of Arboriculture
Certified Arborist #IN-0287A

Arboricultural Association of the U.K.
M. Arbor A. #PR 200177

Indiana Licensed Nursery Dealer #ND0741600
Indiana Licensed Timber Buyer #FTB001098
Indiana Licensed Timber Agent #FTA002471
INDOT Approved Contractor

NOAA Weather- Trained Severe Weather Spotter

OSHA 10-Hour Certificate- Construction

Vine & Branch Inc.
President- 1980-2019

Jud Scott Consulting Arborist LLC
Registered Consulting Arborist
2010-Present

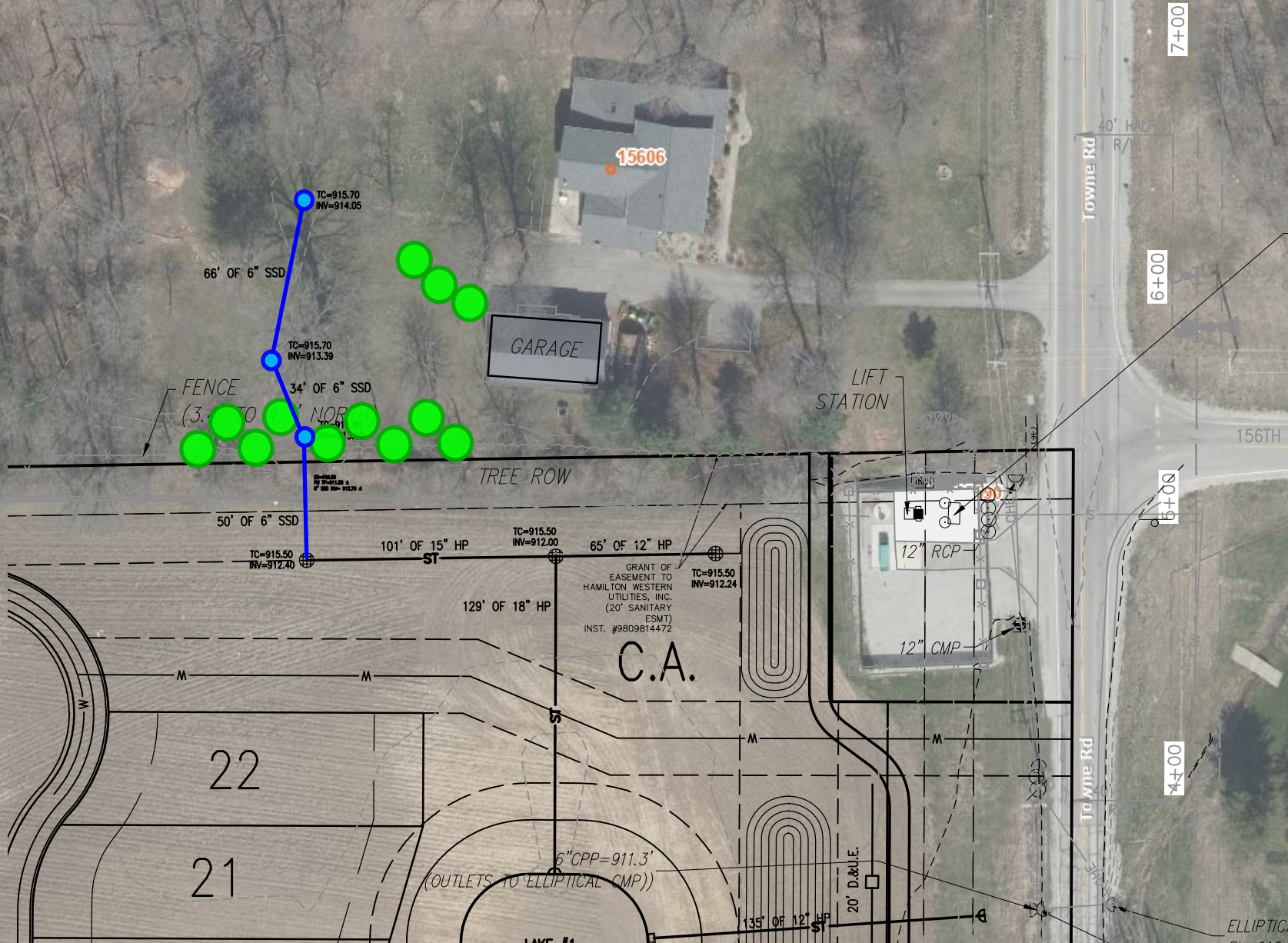


Education

Wabash College, Bachelor of Arts- 1980
International Society of Arboriculture- Certified Arborist IN-0287A
American Society of Consulting Arborists- Academy Graduate
American Society of Consulting Arborists- Registered Consulting Arborist #392

Professional Association Membership

American Agricultural Law Association (AALA)
American Society of Consulting Arborists (ASCA)
Arboricultural Association of U.K. (AA)
Indiana Arborist Association (IAA)
Indiana Forestry & Woodland Owners Association (IFWOA)
Indiana Nursery and Landscape Association (INLA)
Indianapolis Landscape Association (ILA)
International Right of Way Association (IRWA)
International Society of Arboriculture (ISA)
National Society of Professional Insurance Investigators (NSPII)
Tree Care Industry Association (TCIA) 1987-2020
Utility Arborist Association (UAA)



15606

GARAGE

LIFT
STATION

TREE ROW

C.A.

22

21

40' HALF
R/W

Towne Rd

156TH

6+00

5+00

4+00

7+00

66' OF 6" SSD
TC=915.70
INV=914.05

TC=915.70
INV=913.39

FENCE
(3.0' TO
NOR
TC=915.70
INV=913.39

34' OF 6" SSD

50' OF 6" SSD

TC=915.50
INV=912.40

101' OF 15" HP

TC=915.50
INV=912.00

65' OF 12" HP

TC=915.50
INV=912.24

129' OF 18" HP

GRANT OF
EASEMENT TO
HAMILTON WESTERN
UTILITIES, INC.
(20" SANITARY
ESMT)
INST. #9809814472

12" RCP

12" CMP

6" CPP=911.3'
(OUTLETS TO ELLIPTICAL CMP)

135' OF 12" HP

20' D.&U.E.

ELLIPTICAL



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

July 17, 2023
2306-PUD-07
Exhibit 1

Petition Number: 2306-PUD-07 (Ord. 23-07)

Petitioner: Pulte Homes of Indiana, LLC

Representative: Nelson & Frankenberger, LLC

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

Location: Generally, southwest of Towne Road & W. 156th Street intersection ("the Property")

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

Current Land Use: Vacant

Acreage: 16 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Ord. 23-07 (Clean)
4. Ord. 23-07 (Redline)
5. Updated Concept Plan
6. Issue List & Response
7. North Buffer Dimensions Comparison
8. South Landscape Buffer Exhibit
9. Jud Scott Memo for Anderson Property
10. North Adjoiner Supplemental Landscaping & Drainage Concept Exhibit

Staff Reviewer: Ryan Collingwood, Associate Planner

PETITION HISTORY

This petition was introduced at the [May 8, 2023](#), City Council meeting. The discussion for this petition can be viewed [here](#). The petitioner held a neighborhood meeting on May 24, 2023, and a summary of the meeting is provided [here](#). The petition received a public hearing at the [June 5, 2023](#), Advisory Plan Commission ("Plan Commission") meeting, and the public hearing discussion can be viewed [here](#). The petition is slated for a Workshop discussion at the July 17, 2023 Plan Commission meeting.

PLEASE NOTE: Changes since the public hearing are displayed via ~~striketrough~~ and **revision** throughout the 'Project / Proposal Overview' section of this Staff Report.

PROJECT / PROPOSAL OVERVIEW

Location: The Property is approximately 16 acres in size and is located, generally, on the southwest corner of the Towne Road & 156th Street intersection (**Exhibit 2**). The Property is currently zoned in the AG-SF1: Agriculture / Single-family Rural District. Adjacent properties to the east, west, and south are zoned PUD Districts, with the northern adjacent properties being zoned for the AG-SF1 District. Another PUD District, Sycamore Glen, is also a PUD-zoned area directly northwest of the Property.

Zoning History: Approved late 2019, the Claiborne Farms PUD ([Ord. 19-46](#)) was established to be a planned, age-restricted residential development called the Kimblewick by Del Webb residential community, zoned just southwest of the Property. The Property is currently zoned for the AG-SF1 Zoning District.

Project Description: The petitioner is requesting a change of zoning for 16 acres +/- from the AG-SF1 District to the Claiborne Farms (Kimblewick) – Phase II PUD District.

The Property will be a continuation of the existing Kimblewick by Del Webb residential community, translating many of the standards from the existing Claiborne Farms PUD (Ord. 19-46) to this newly formed PUD District.

Concept Plan: A Concept Plan has been made a part of the proposed PUD. The Real Estate shall be developed in substantial compliance with the street network and open space configuration illustrated on the Concept Plan. The distribution of varied lots sizes as depicted on the Concept Plan is subject to change.

Underlying Zoning District: SF4: Single-family High Density District.

Permitted Uses: The permitted uses for the PUD District will be all permitted uses allowed in the SF4 Zoning District. Any Special Exceptions or Prohibited Uses of the Underlying Zoning District (SF4) will be prohibited. The number of dwelling units on the Property shall not exceed ~~forty-three (43)~~ **forty-four (44)** single-family dwellings.

General Regulations: The proposed PUD Ordinance proposes the following standards for the Property, compared to the underlying zoning district (SF4) and the existing standards of Ord. 19-46, the zoning standards for the existing Kimblewick by Del Webb residential community:

<i>General Zoning Regulations</i>	Proposed Ord. 23-07	UDO Art. 4.7 (SF4 Zoning Standards)	Ord. 19-46 (Claiborne Farms PUD)
Minimum Lot Area	5,625 sqft	9,000 sqft	5,625 sqft
Minimum Lot Frontage	32'	40'	35'
Minimum Building Setback			
Front	20'	25'	20'
Side	5'	8'	5'
Rear	20'	25'	20'
Minimum Lot Width	45'	50'	45'
Maximum Building Height	1 ½ stories	25'	1 ½ stories
Minimum Living Area (Total)	1,200 sqft	750 sqft	1,200 sqft

Development Standards: The standards of UDO Chapter 6: Development Standards shall apply to the development of the District, unless otherwise modified below:

- **Article 6.3 - Architectural Standards:** Shall not apply, rather the following shall apply...
 - o Character Exhibit: The Single-Family Character Exhibit, attached to Ord. 23-07 as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
 - o Building Materials: Vinyl and aluminum siding shall be prohibited
 - o Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be

used for corners, 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, corners, 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 five and one-half (5.5) inch by one (1) inch nominal board.

- o Building Height: All Dwellings (both 1 story and 1 ½ story dwellings) shall be regulated under the provisions of the Architectural Standards of the UDO as a Single story Dwelling.
- o Windows: All homes shall meet the following window requirements:
 - Each home shall have a minimum of one (1) window on all four (4) sides of the home, except a ranch style home may have no windows on one (1) side 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.
- o Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.
- o Roof Pitches: The minimum roof pitch for the main roof of a home shall be 5/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
- o Shingles: All homes shall have dimensional or architectural grade shingles.
- o Garages: All homes shall have at least a 2-car attached garage and meet the following requirements:
 - 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. A third car garage shall not be counted when calculating the linear frontage of the front elevation.
 - Two (2) dusk-to-dawn coach lights shall be provided on all garages.
 - If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.
 - Garage elevations, across the district, shall include a variety of design elements to vary the appearance of garage façades within the District. The variety of design elements include the garage door, garage door windows, garage door hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable

decorative louver. All garage doors shall also be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

- o 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 Façade shall incorporate a minimum of two (2) of the following elements on the side Building Façade. A variety of the following elements shall be used and the incorporated element(s) shall be consistent with elements on the front Building Façade:
 - A masonry material a minimum of thirty (30) inches tall;
 - A change in the exterior color separated by trim;
 - A change in the Exterior Material pattern separated by trim;
 - A change in the Exterior Material separated by trim;
 - A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.);
 - A minimum of ten (10) square foot gable window;
 - A gable peak with a change in Exterior Material; or
 - A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.
- **Article 6.8 - Landscaping Standards**: Shall apply, except as otherwise modified below...
 - o Selection of Plantings: Article 6.8(F)(1) shall apply, except...
 - Shade Trees shall be a minimum of two and one-half (2.5) inches in Caliper.
 - Evergreen trees shall be a minimum of seven (7) to eight (8) feet in height.
 - o Street Trees: Article 6.8(J) shall apply, except...
 - One (1) street tree shall be required per dwelling lot, per frontage.
 - Where adjacent to Common Areas, Article 6.8(J) shall apply. However, a minimum spacing requirement of twenty (20) feet shall apply.
 - o Lot Landscaping: Article 6.8(K) shall apply, except...
 - A minimum of two (2) Shade Trees, one (1) Ornamental Tree and ten (10) Shrubs shall be required. A minimum of two (2) trees and six (6) shrubs shall be located in the Front Yard.
 - An additional two (2) trees shall be required in the Front Yard of corner lots resulting in a minimum of two (2) trees in both Front Yards.

- Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod shall be planted in both Front Yards.
- o External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply, except...
 - A black “4-board” fence shall be provided along a minimum of ~~sixty-five percent (65%)~~ **ninety (90%)** of the Street Frontage Planting Area along Towne Road. Street Frontage landscaping shall be as generally depicted on Exhibit D of Ord. 23-07.
 - Enhanced landscaping per the terms of Article 6.3(C)(1)(B)(ii)(d) shall be provided and shall include (i) a minimum five (5) foot to seven (7) foot tall undulating mound (ii) within a minimum landscape area of sixty (60) feet in depth, along Towne Road. The shape of the mounds shall be as determined by the developer. Additionally, the minimum setback between the Towne Road right-of-way and the closest building Lot shall be ~~one-hundred and ninety (190)~~ **one-hundred and eighty-five (185)** feet.
 - If a provision of Article 6.8 Landscaping Standards is in conflict with Exhibit D of Ord. 23-07, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval subject to the approval of the Director.
- o Buffer Yards and Common Areas: Article 6.8(N) shall apply, except...
 - Buffer Yard and common area landscaping shall be as generally depicted on Exhibit B: Concept Plan of Ord. 23-07. If a provision of Article 6.8 Landscaping Standards is in conflict with the Concept Plan then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval:
 - No mounds shall be required in a Buffer Yard.
 - The minimum Buffer Yard width along the north perimeter of the Real Estate shall be forty (40) feet as generally depicted on the Concept Plan.
- **Infrastructure Standards:** The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (UDO Chapter 7: Subdivision Regulations) unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.
 - o Max cul-de-sac length shall be ~~750~~ **700** feet.
 - o Driveway location shall be exempt along non-leg side of T-intersections.

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

- **Article 8.6 Open Space and Amenity Standards**

<i>Min. Open Space Required</i>	Proposed Ord. 23-07	UDO Article 8.6(B)(1)
SF4 Zoning District	30% Open Space	15% Open Space

- **Minimum Open Space:** Open Space area shall be a minimum of five (5) acres, approximately thirty (30) percent and as generally shown on the Concept Plan.
- **Amenities:** The following amenities shall include, but shall not be limited to the following:
 - o Claiborne Farms (Kimblewick) Amenities: Section 8.2(B) & Section 8.2(C) of the Claiborne Farms PUD established requirements for passive and active amenities (the “Claiborne Farms Amenities”). The Real Estate shall be subject to any covenants and restrictions applicable to the Claiborne Farms Amenities in order to ensure the enjoyment and shared maintenance costs of the Claiborne Farms (Kimblewick) Amenities by the residents of the Real Estate.
- **Article 8.9 Street and Right-of-way Standards:** Section 8.9(F) shall not apply. Rather, the street design as illustrated on the Concept Plan shall be required.

ADDITIONAL STANDARDS INCLUDED SINCE PUBLIC HEARING

- **Section 6.2(E)(iv)** - All the existing trees along the north property line shall remain except in the event of drainage or utility installation.
- **Section 6.2(E)(v)** - The north Buffer Yard planting requirements shall be replaced and superseded by the following: The Developer shall install nine (9) trees to fill in a gap/void in the existing tree line plus an additional three (3) evergreen trees closer to home/driveway (a total of 12 new trees) on the parcel to the north of the subject Real Estate which is adjacent to Towne Road. The trees shall be installed no later than the installation of trees required in the Common Areas on the Real Estate. The requirement to install the trees included under this Section 6.2.E.iv. shall only be enforced upon the execution of an agreement by the adjacent owner allowing Pulte to install the trees.

- **Section 6.2(E)(vi)** - The Developer shall install twenty-five (25) trees (a mix of deciduous and evergreen trees) within the Kimblewick Common Area which is south of and adjacent to the Real Estate. The trees shall be installed no later than the installation of trees required in the Common Areas on the Real Estate. The Developer shall consult with individual lot owners in Kimblewick regarding the mix of tree species and planting locations.
- **Section 8.1** - The Developer shall install drainage improvements, per the proposed site plan (See Exhibit B Page 2 of 2), on the parcel to the north of the subject Real Estate which is adjacent to Towne Road. The drainage improvements shall be installed no later than the installation of drainage improvements in the Common Areas on the Real Estate. The requirement to install the drainage improvements included under this Section 8 shall only be enforced upon the execution of an agreement by the adjacent owner allowing Pulte to install the drainage improvements.
- **Section 8.2** - The Developer shall provide a temporary construction access drive from Towne Road, which will become a paved emergency access and pedestrian connection to the Towne Road path. Post-construction, the access drive will be restricted with a gate, chain, Knox box, or the like.

ADDITIONAL EXHIBITS INCLUDED SINCE PUBLIC HEARING

- **Updated Concept Plan** – An updated rendition of the Concept Plan has been added. This new layout proposes lots shooting off to the east & west from the cul-de-sacs, rather than a fan-like orientation seen in the initial concept. Some of the lots have shifted, as a result.
- **Issue List & Response** – Compiling a consensus list of various issues that have been mentioned throughout the project timeline via neighbors and the Plan Commission. The Petitioner has also responded accordingly and has included exhibits in support.
- **North Buffer Dimensions Comparison** – In a result from the new layout, the buffer to the north has more than doubled. This exhibit compares the buffer distance from the initial plan to the updated plan.
- **South Landscape Buffer Exhibit** – Additional landscaping efforts have been included into the buffer adjacent to the south. The exhibit displays additional plantings to be incorporated.

- **Jud Scott Memo for Anderson Property** – A letter from a consulting arborist to supplement the gap in landscaping along the buffer to the north. Planting recommendations, additional language, and photos are included.
- **North Adjoiner Supplemental Landscaping & Drainage Concept Exhibit** – In correspondence with the Anderson property, an exhibit displaying drainage improvements and additional landscaping is displayed.

COMPREHENSIVE PLAN

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zoning map changes, however, the Comprehensive Plan is not law. It is simply intended to serve as a guide in making land use decisions.

The 2007 Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property New Suburban land use area. Both detached & attached dwellings, Institutional uses, Recreational uses, and similar uses are contemplated as appropriate uses within the New Suburban area.

PROCEDURAL

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 [May 8, 2023](#), City Council meeting. Video footage of the introduction can be viewed [here](#).

Public Hearing: The petition was publicly heard at the [June 5, 2023](#), Advisory Plan Commission meeting. Video footage of the public hearing can be viewed [here](#).

DEPARTMENT COMMENTS

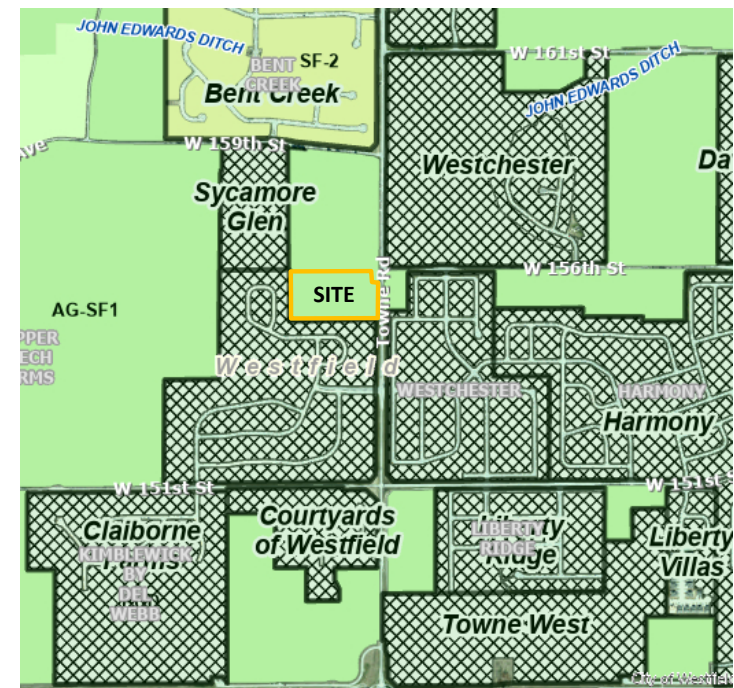
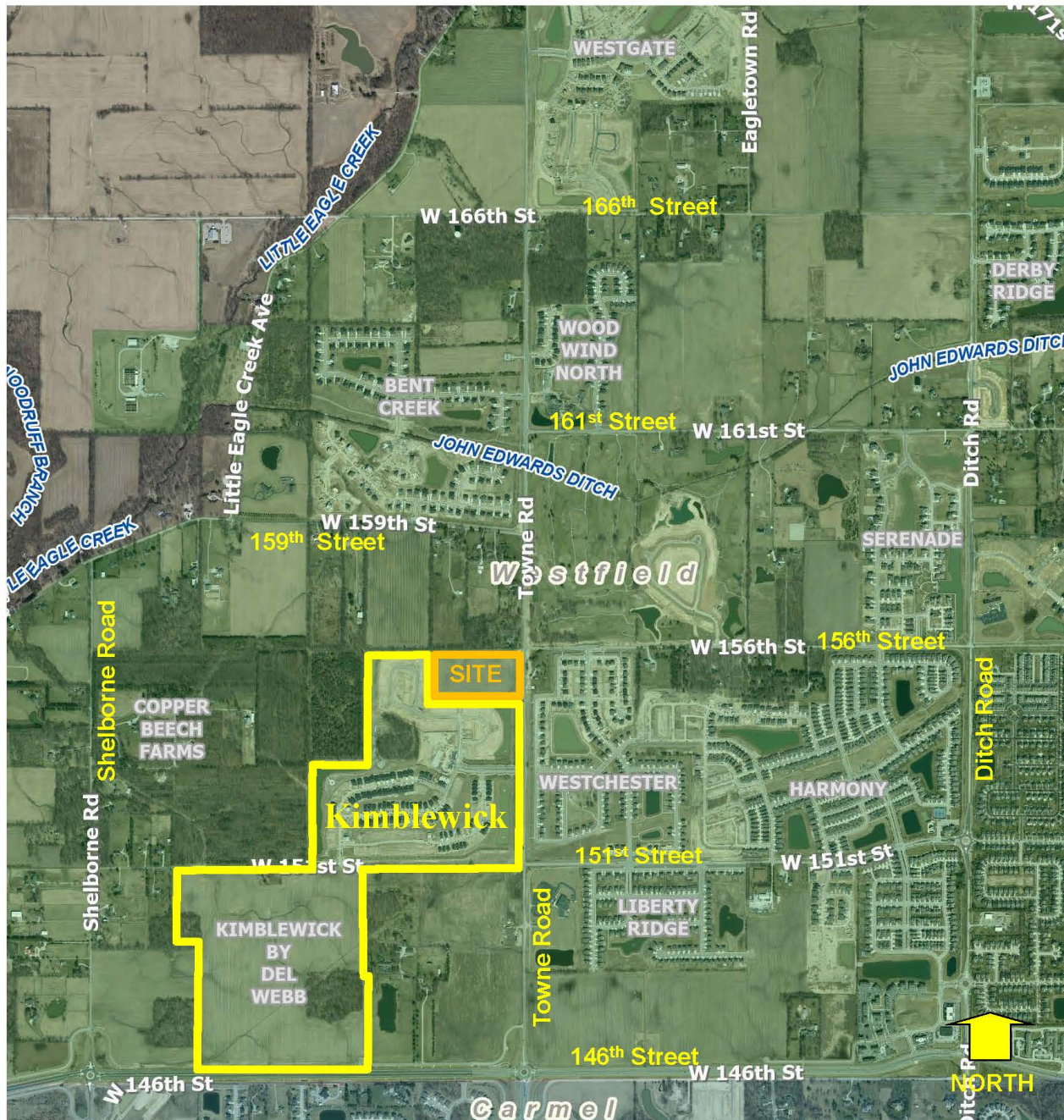
1. **Action:** Hold a Workshop at the July 17, 2023, Plan Commission meeting.

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

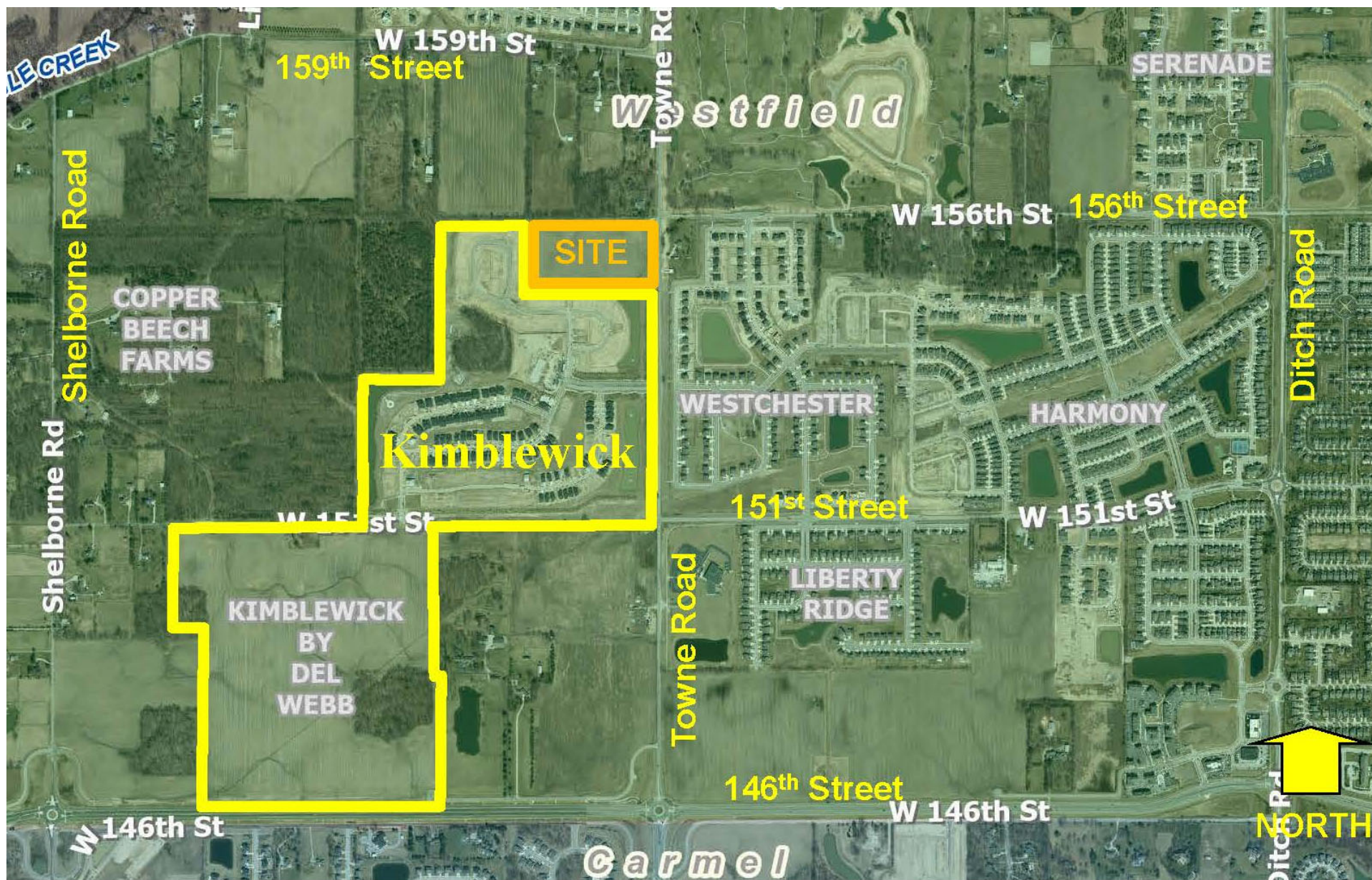
Kimblewick – Phase II

Site Location and Zoning

- Approximately 16 acre site.
- Adjacent uses include Kimblewick to the south and west, Westchester and single family to the east and single family to the north.
- Current zoning is AG-SF1. Surrounding zoning includes the Claiborne Farms (Kimblewick) PUD, Westchester PUD, and AG-SF1

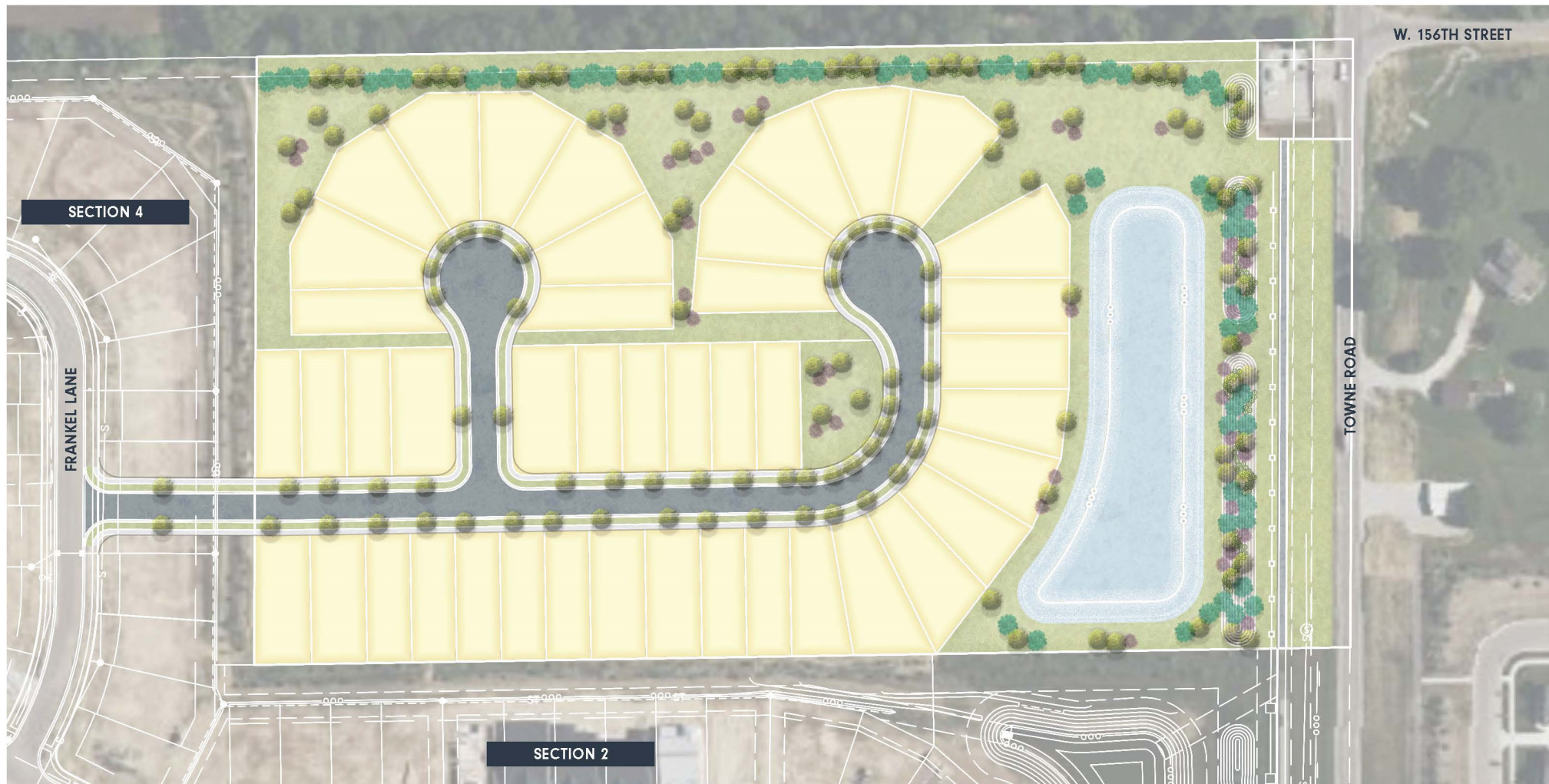


Kimblewick – Phase II Site Context Exhibit



Kimblewick – Phase II Original Concept Plan

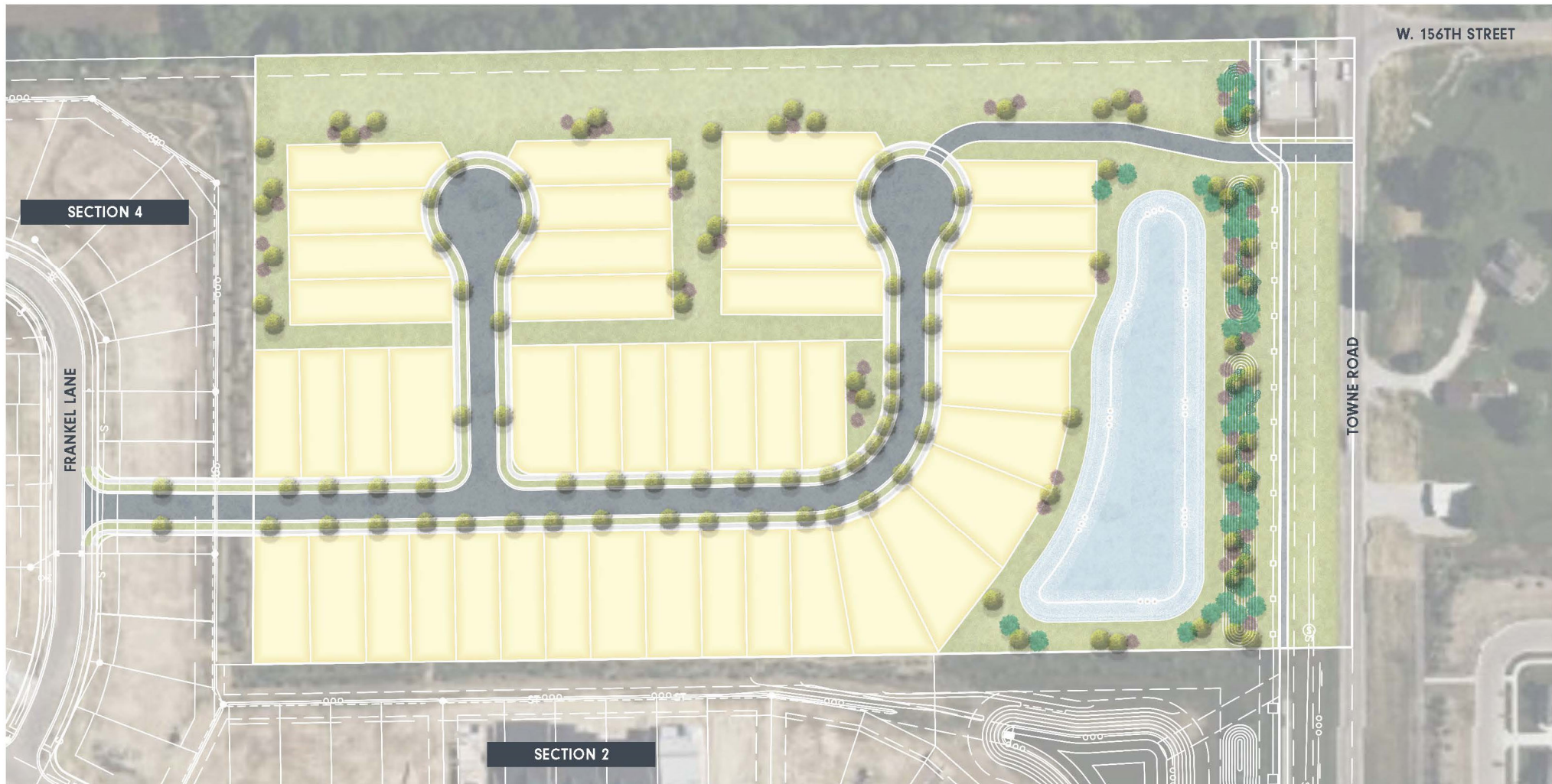
- Lots “fanned” to the north with rear yards facing buffer yard.
- No path / access to Towne Road
- Path terminated at lift station
- 40-foot buffer provided to the north property line
- 43 lots proposed, resulting in net increase of 24 lots in Kimblewick (490 to 514)



Kimblewick – Phase II

Revised Concept Plan

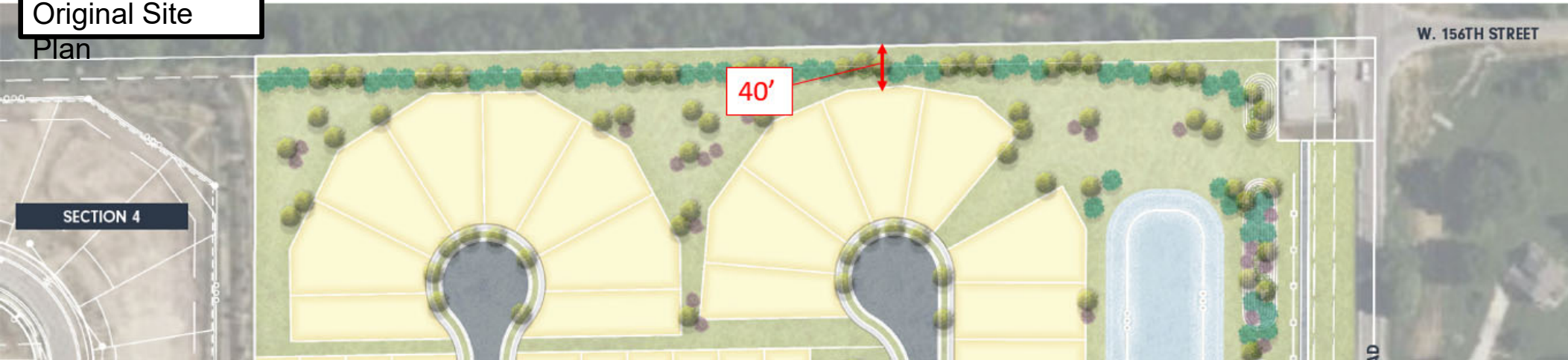
- More than doubled lot setback from north property line (40' to 85-100')
- No homes with back of home oriented toward adjoining parcels (fewer windows and less activity in the side yards)
- Path along Towne Road extended behind lift station to northern adjoining parcel.
- Temporary construction access provided (long term pedestrian path).
- Fence along Towne Road will extend across street frontage with opening for temporary access / future pedestrian path.
- Consulted with Arborist (see submittal from Jud Scott) to address gap in the existing tree line with the property to the north.
- Proposed drainage enhancements on parcel to the north. Stormwater will be collected on site and piped to the east then north.
- Revised plan resulted in one additional Lot.



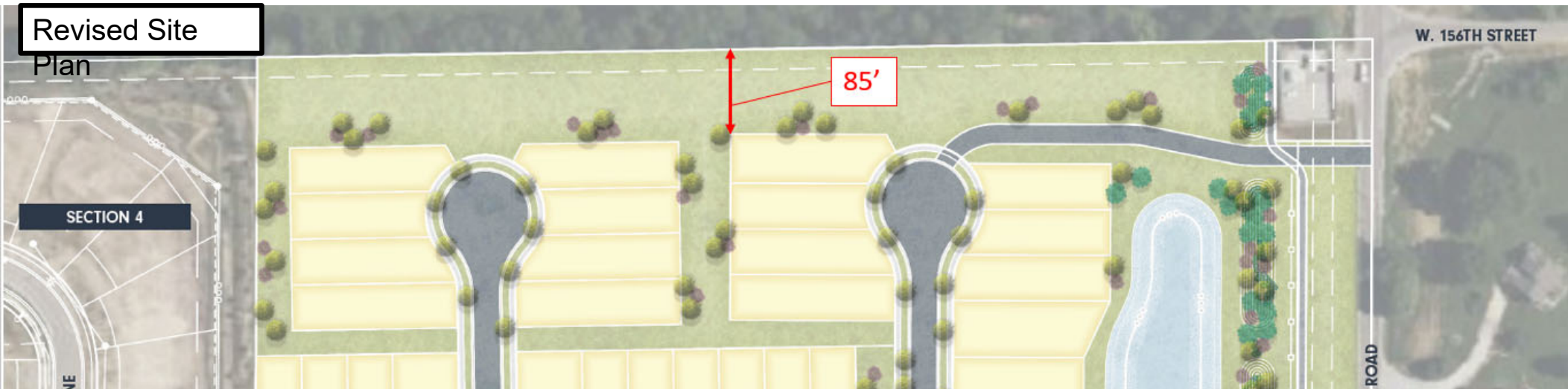
Kimblewick – Phase II Plan Modification Exhibit

- More than doubled lot setback from north property line (40' to 85-100')
- Plan provides a minimum of 30% open space (two (2) times the Ordinance required open space area).

Original Site
Plan



Revised Site
Plan



Kimblewick – Phase II

Supplemental Landscaping and Drainage Concept

- Propose 12 additional trees on adjoining lot to fill in gaps in tree line and provide enhanced privacy.
- Propose drainage enhancements to address concern on parcel to the north.



VIEW LOOKING SOUTH

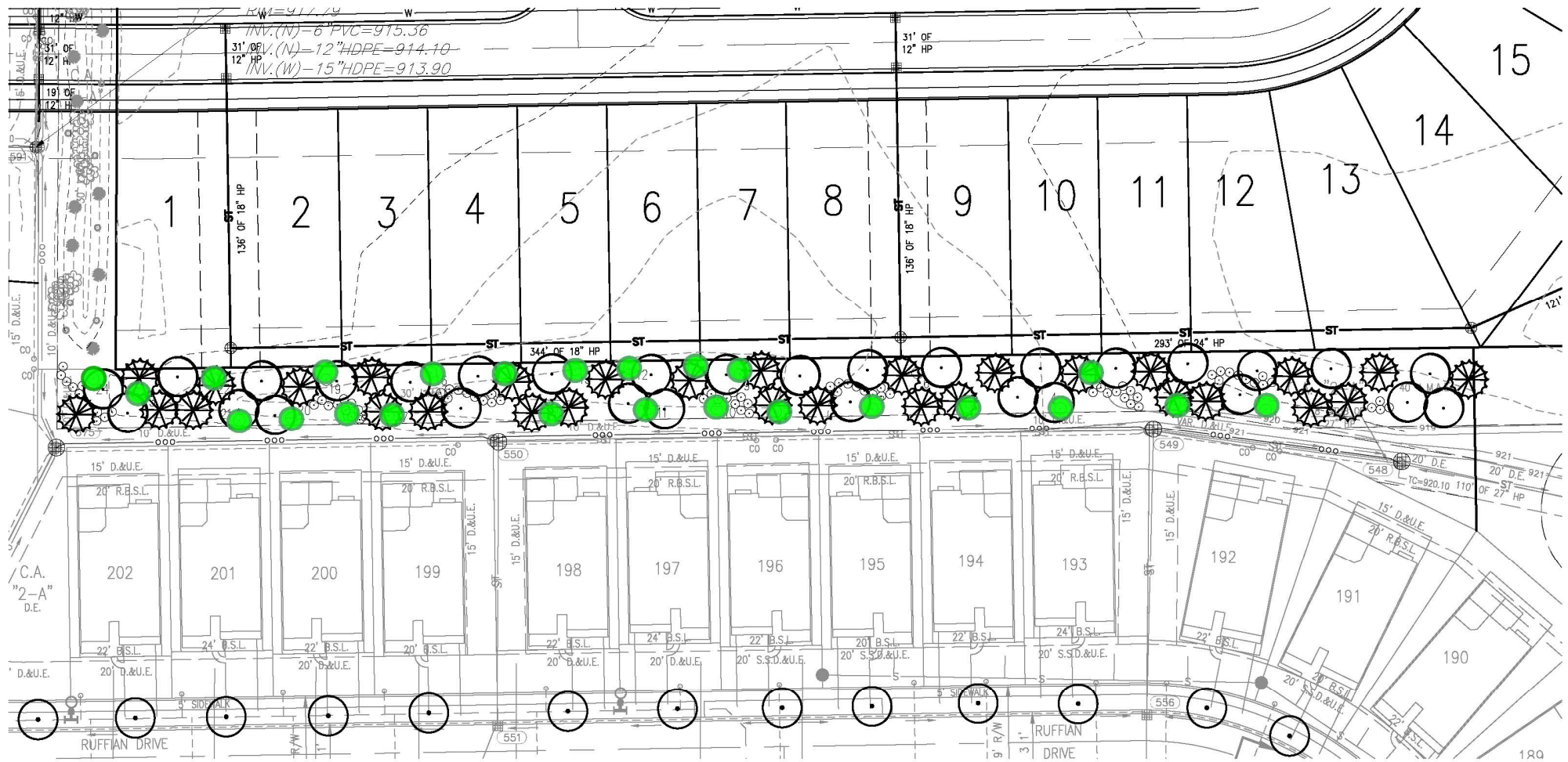


VIEW FROM THE SOUTH

Kimblewick – Phase II

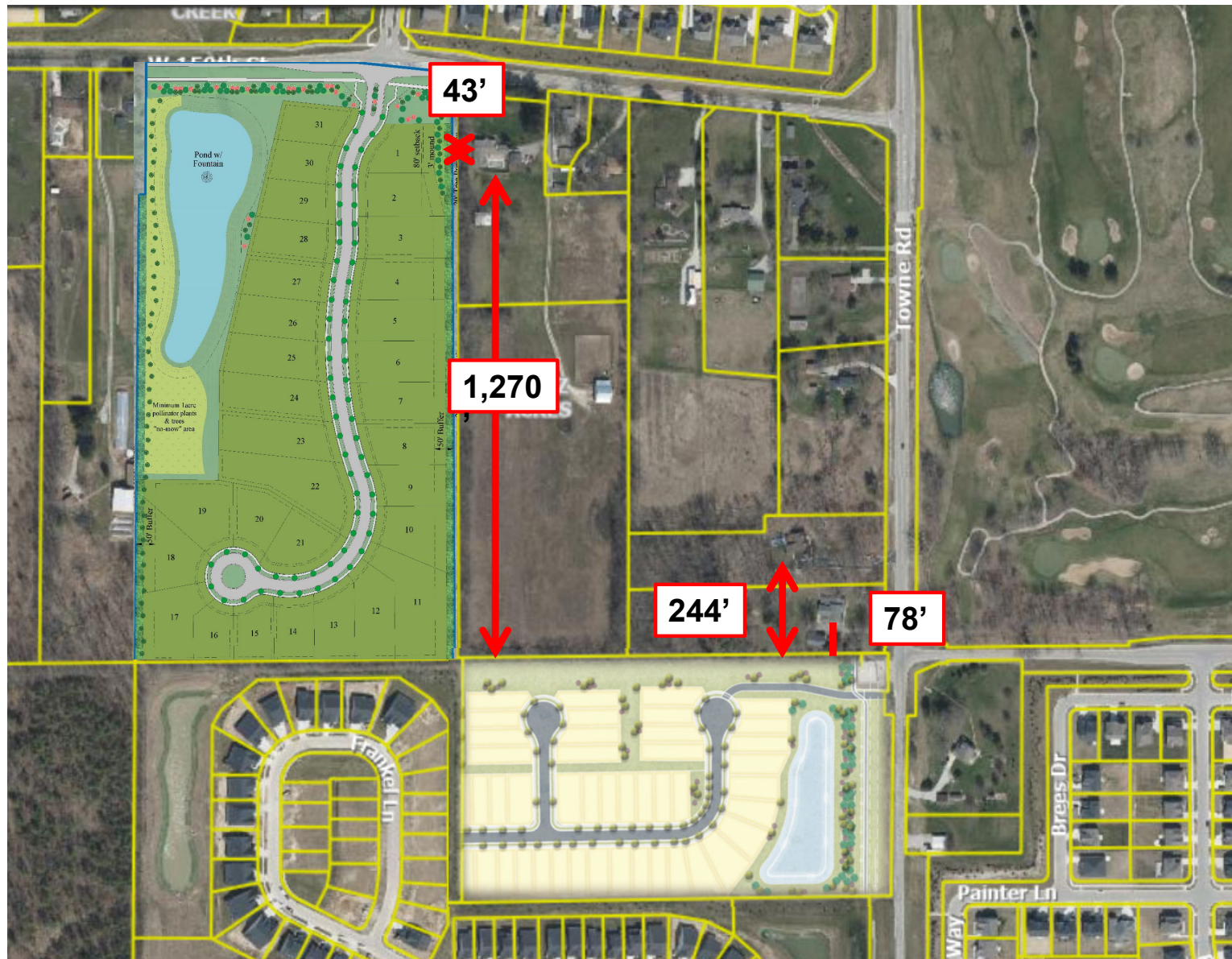
Additional Landscaping

- Propose twenty-five (25) additional trees within Kimblewick Common Area to supplement existing landscape buffer.



Kimblewick – Phase II Distance Exhibit

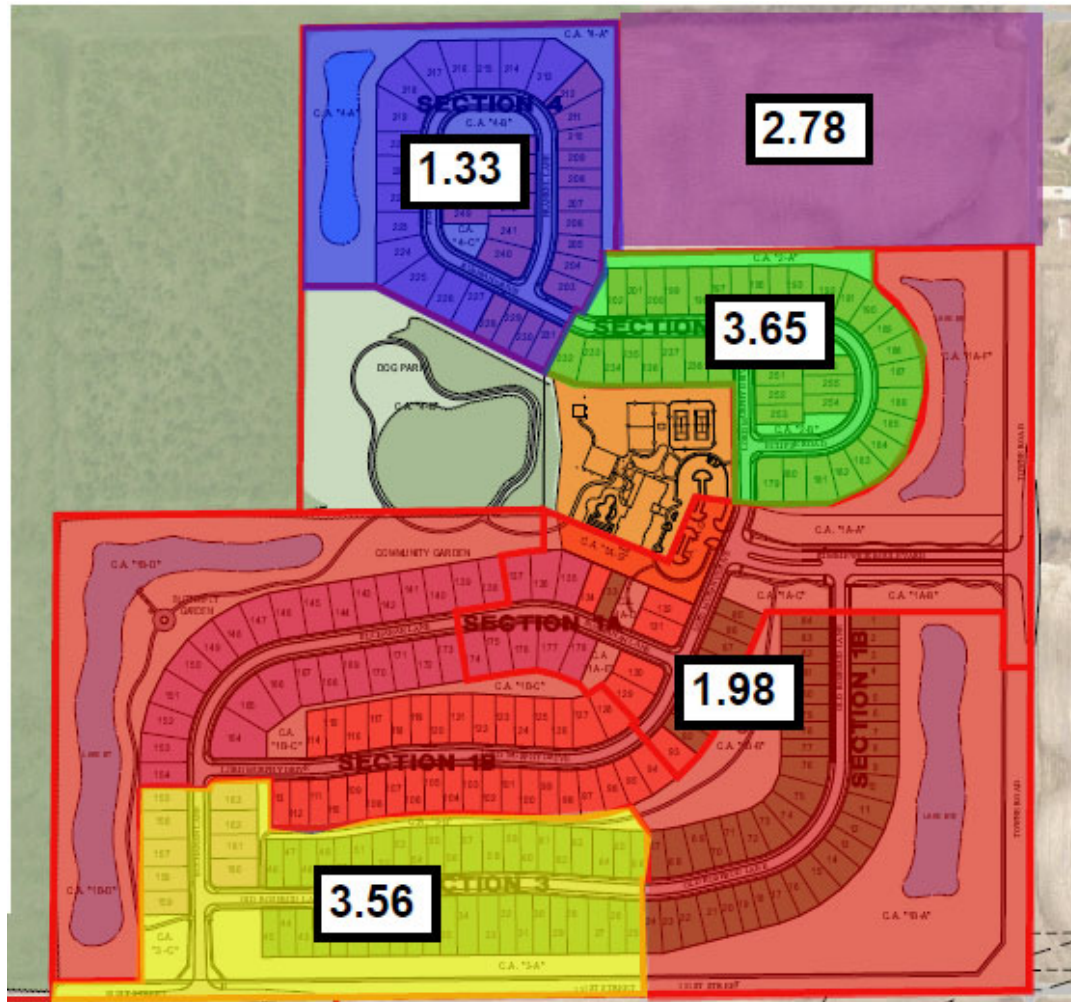
- Home on parcel adjacent to 159th Street approximately 1,270 feet setback from site.
- Home on parcel to north adjacent to Towne Road approximately 78 feet setback from site.
- Second home to north along Towne Road approximately 244 feet setback from site.



Kimblewick – Phase II

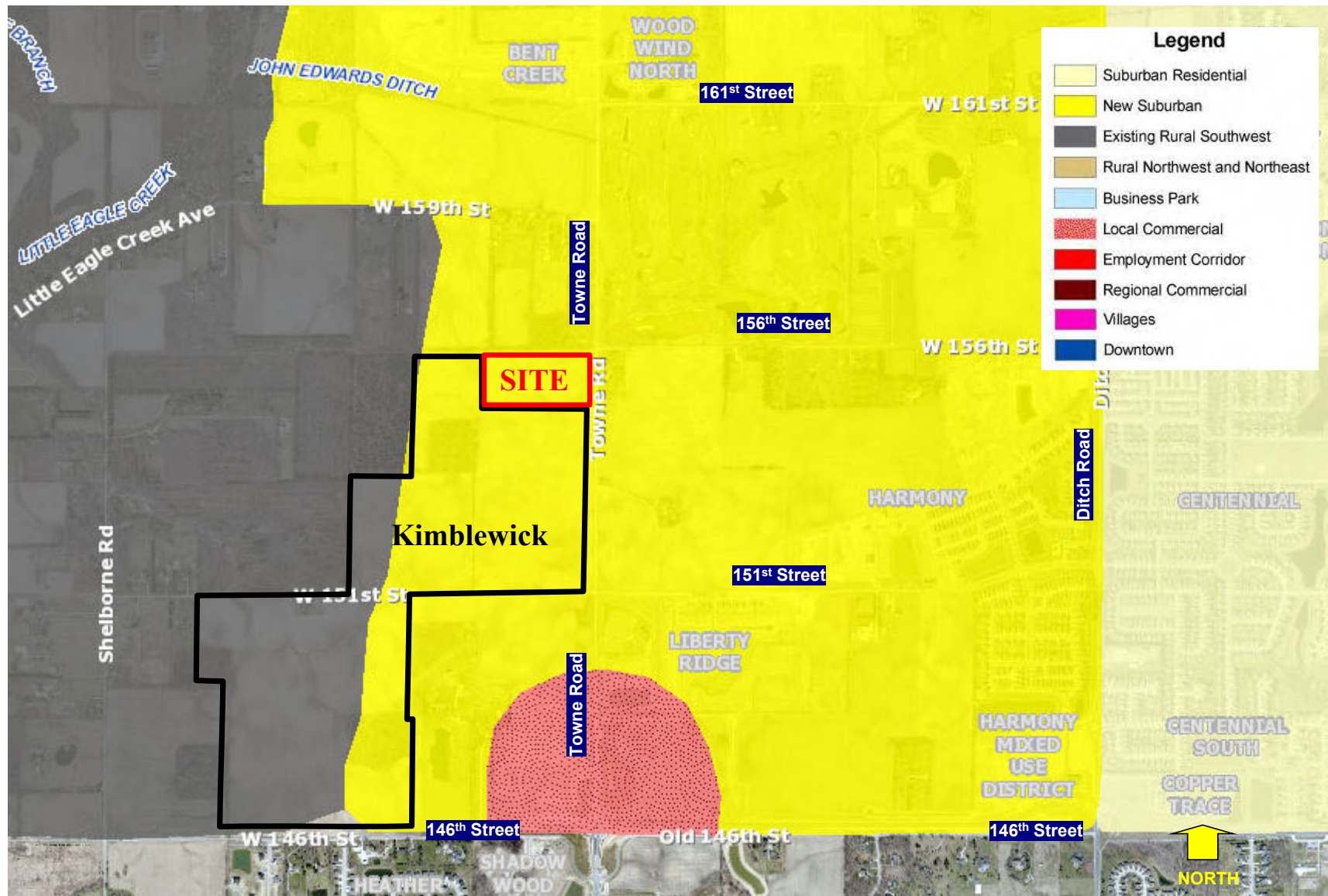
Kimblewick Lot Distribution

- Of the completed sections north of 151st Street, the subject site is in the middle of the density spectrum at 2.78 units per acre. The high end is 3.5 and 3.6 units per acre.
- Density within Kimblewick transitions from Towne Road west to the Rural Southwest District as identified in the Westfield Comprehensive Plan.



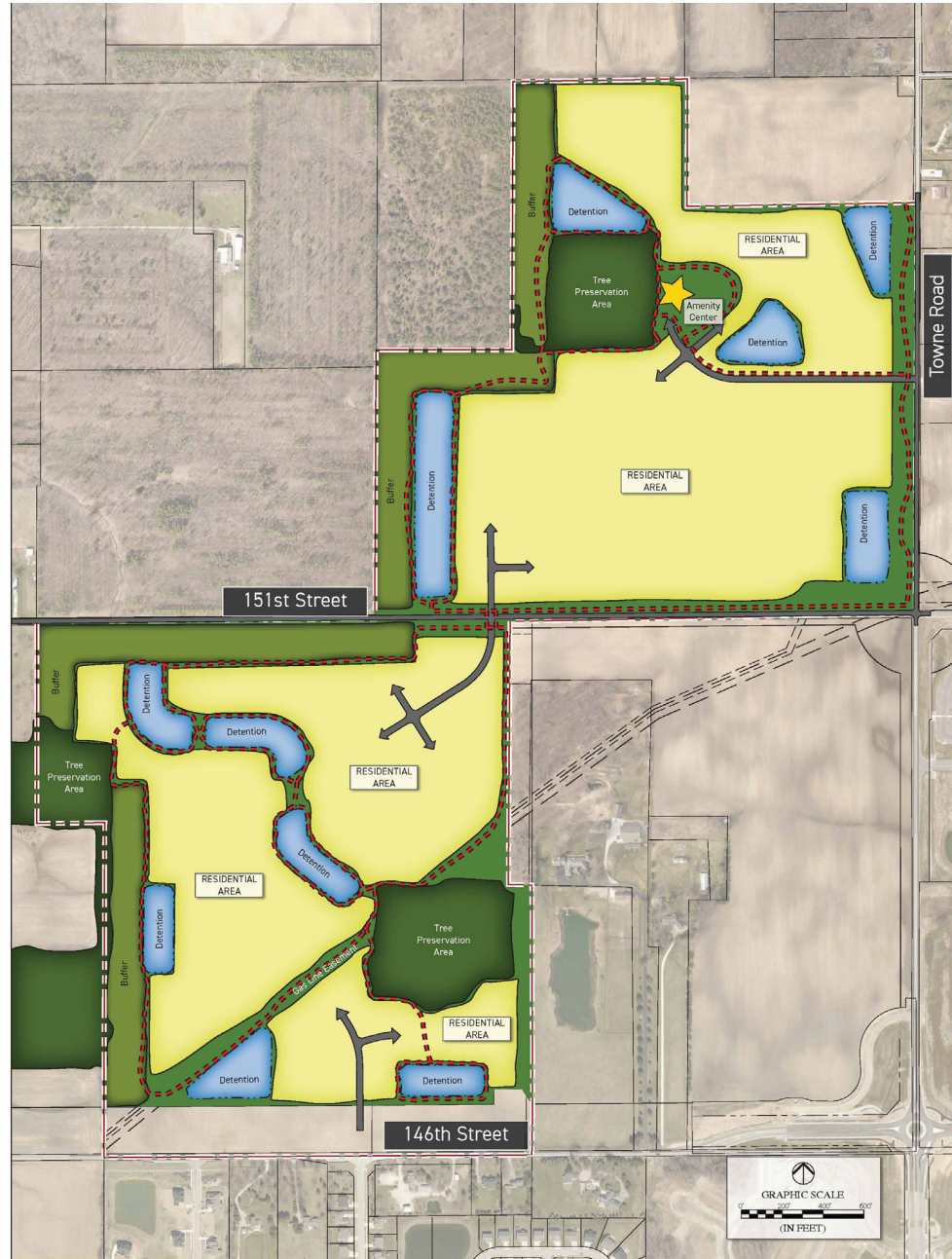
Kimblewick – Phase II

Westfield Comprehensive Plan Map

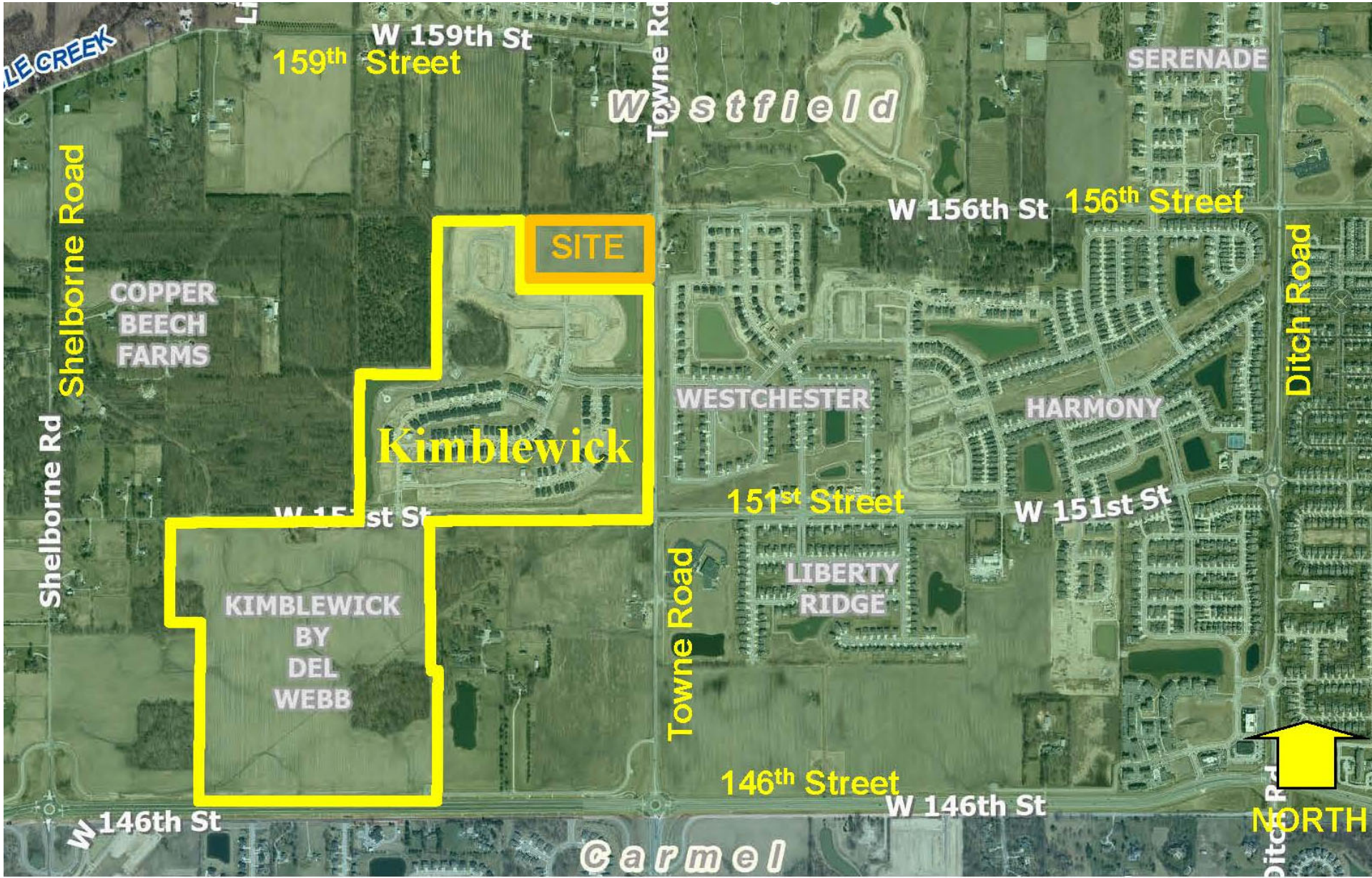


Kimblewick – Phase II

Claiborne Farms PUD Concept Plan



Kimblewick – Phase II
Site Context Exhibit





**Kimblewick – Phase II
Landscape Exhibit**



Kimblewick – Phase II

Home Product

- Single family 1 and 1 ½ story homes.
- Estimated average sales price of \$400,000.

