



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_07_15_2019

Monday, July 15, 2019 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, July 15, 2019 at 07:00 PM

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - July 1, 2019

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

1907-DDP-12

Westfield Washington Schools Natatorium / YMCA

Southwest corner of 181st Street and Wheeler Road

Westfield Washington Schools and YMCA of Greater Indianapolis by Kimley-Horn & Associates, Inc. requests Detailed Development Plan review of a 68,000 square foot natatorium and recreational facility on 9.02 acres +/- in the Wheeler Landing PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Landscape Plan](#) | [Exhibit 5: Elevations](#) | [Exhibit 6: Character Exhibits](#)

ITEMS OF BUSINESS

1905-ZOA-01

Unified Development Ordinance Amendment

The City of Westfield requests approval of an ordinance to amend various provisions

of the Westfield-Washington Township Unified Development Ordinance.

(Planner Pam Howard - PHoward@westfield.in.gov)

Documents: [Exhibit 1: Department Report](#) | [Exhibit 2: Ordinance 19-13](#) | [Exhibit 3: Ordinance 19-13 Updated Mechanical Equipment Definition 7/15/19](#)

1907-OPD-12 & 1907-SPP-12

Aberdeen at Chatham Hills

Southeast corner of 199th Street and Horton Road

Henke Development Group, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 276 Lots on 153 acres +/- in the Chatham Hills PUD District.

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

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

1907-REZ-01

Bridlewood Subdivision

Southwest corner of 151st Street and Carey Road

The City of Westfield requests a change of zoning of approximately 75 acres +/- from the SB-PD: Special Business / Planned Development District to the SF4: Single-Family High Density District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 19-24](#) | [Exhibit 4: HOA Request](#)

1907-PUD-15

Oak Manor North PUD Amendment III

Approximately 400 feet North of State Road 32, approximately 600 feet East of Grassy Branch Road

Options Charter School, Inc. by Coots, Henke & Wheeler, P.C. requests an amendment to the Oak Manor North PUD District to permit an educational institution on approximately 3 acres +/- in the Oak Manor North PUD District.

(Planner Daine Crabtree - DCrabtree@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 19-19](#) | [Exhibit 4: Site Presentation Exhibit](#) | [Exhibit 5: Options Info Sheet](#) | [Exhibit 6: Proposed Real Estate Exhibit](#)

1907-PUD-18

Union Row PUD

606 and 608 Union Street

Patch Development, LLC by Onpointe Land Matters, LLC requests a change of zoning of approximately 2.5 acres +/- from the AG-SF1-I: Agricultural / Single-Family Westfield District to the Union Row PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibits](#) | [Exhibit 5: Proposed Ordinance 19-23](#) | [Exhibit 6: Ordinance Redline](#) | [Exhibit 7: Presentation Material](#) | [Exhibit 8: Public Comments](#)

PUBLIC HEARING ITEMS

1907-PUD-17

Midtown at Westfield PUD [PUBLIC HEARING]

East side of U.S. 31, north and south of 191st Street

Henke Development Group, LLC by Onpointe Land Matters, LLC requests a change of zoning for approximately 138 acres +/- from the AG-SF1, SF-3, EI, & LB Districts to the Midtown at Westfield PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibits](#) | [Exhibit 5: Ordinance 19-21](#) | [Exhibit 6: Petitioners Narrative](#) | [Exhibit 7: Neighbor Meeting Summary 6-25-19](#) | [Exhibit 8: Neighbor Meeting Summary 6-26-19](#) | [Exhibit 9: Public Comment--updated 7/15/19 @4:45pm](#) | [Petitioner's Presentation](#)

ITEMS CONTINUED TO A FUTURE MEETING

1907-PUD-19

Westchester PUD Amendment [CONTINUED]

East side of Towne Road, between 151st Street and 169th Street

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests an amendment to the Architectural Standards of the Westchester PUD District, as well as modifications to the associated zoning commitments.

(Planner Pam Howard - PHoward@westfield.in.gov)

1907-ODP-11 & 1907-ODP-11 [CONTINUED]

Alpha Tau Park, Lots 1-3

510 E. State Road 32

Alpha Tau Enterprises, LLC by Coots, Henke & Wheeler requests Overall Development Plan and Primary Plat review of three (3) Lots on approximately 8.42 acres +/- in the EI: Enclosed Industrial District.

(Planner Daine Crabtree - DCrabtree@westfield.in.gov)

1904-PUD-05 [CONTINUED]

iBeach31 at Grand Park PUD

North side of 186th Street, west of Grand Park Boulevard

iBeach31 requests a change in zoning of 3 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the iBeach31 at Grand Park PUD District to accommodate a Commercial Recreational Facility.

(Planner Pam Howard - PHoward@westfield.in.gov)

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

July 15, 2019
1805-ZOA-01
Exhibit 1

Docket Number: 1805-ZOA-01 (Ordinance No. 19-13)
Petitioner: City of Westfield
Request: Approval of an Ordinance to Amend Various Provisions of the Westfield-Washington Township Unified Development Ordinance.
Exhibits: 1. Department Report
2. Ordinance 19-13
Staff Reviewer: Pamela Howard, Senior Planner

PETITION HISTORY

This ordinance was introduced at the April 8, 2019, City Council meeting. The ordinance received a public hearing at the May 8, 2019, Advisory Plan Commission (the "Plan Commission") meeting. The petition is scheduled for Plan Commission action at the July 15, 2019, meeting, and the Council's adoption consideration on August 12, 2019.

OVERVIEW

The Westfield-Washington Township Unified Development Ordinance (the "UDO") was originally adopted in September 2014. Since then, four amendment ordinances have been adopted (November 2014, May 2015, May 2017, and April 2018). This amendment ordinance is proposed to address the following topics, which are further summarized herein.

1. Mechanical Screening
2. Landscaping Standards
3. Infrastructure and Utility Standards
4. Miscellaneous Items

After consideration by the Ordinance Revision Task Group, the proposed amendments are reflected in the attached ordinance (see **Exhibit 2**).

MECHANICAL SCREENING:

The proposed amendment addresses Screening of Mechanical Equipment in several sections of the UDO:

1. **Definitions:** The UDO does not currently include a definition for Mechanical Equipment. Historically, the UDO's standards for Mechanical Screening have been applied to larger

standalone pieces of equipment located on the ground or roof. Recently, it has also been applied to wall mounted utility meters.

Amendment: Add a definition for “Mechanical Equipment” as follows:

Mechanical Equipment: Equipment, devices, and accessories, the use of which relates to water supply, drainage, powering, heating, ventilating, air conditioning, and similar purposes.

2. **Architectural Standards:** The UDO’s Architectural Standards currently address roof and ground mounted Mechanical Equipment, with no mention of wall mounted Mechanical Equipment. Similarly, there is a standard to reduce the visibility of roof vents, but no similar standard for vents located on a wall.

Amendment: Include wall mounted Mechanical Equipment in Article 6.3(F)(1) as follows:

Mechanical Screening: All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way (including elevated trails and roadways). Clustering of Mechanical Equipment is encouraged. Wall and ground ~~Ground~~-mounted equipment shall be screened in accordance with Article 6.8 Landscaping Standards.”

Amendment: Broaden the existing standard for gutters and downspouts (Article 6.3(F)(6)) to include wall vents as follows:

Gutters and Downspouts External Wall Protrusions: Gutters, downspouts, vents, and other external wall protrusions shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials

3. **Landscaping Standards:** The UDO’s Landscaping Standards currently address screening of ground mounted Mechanical Equipment, with no mention of wall mounted Equipment. The screening is currently required to be Masonry Material which can be difficult in some locations because of the increased area necessary for a masonry structures.

Amendment: Include wall mounted Mechanical Equipment in Article 6.8(H)(1), and permit wood and Fiber Cement as a material for screening walls and fences.

Mechanical Screening: Wall and ground ~~Ground~~-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a ~~Masonry Material~~ wall or fence constructed of Masonry Material, wood, or fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; or (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)”

LANDSCAPING STANDARDS:

The proposed amendment addresses several issues related to landscaping standards, in addition to the mechanical screening change mentioned in the previous section.

1. **Street Trees:** While reviewing landscaping plans for residential developments, there have been instances where it is not practical to plant Street Trees in the locations and/or with the spacing required by the UDO. These instances are described in more detail below:

- a. **Location:** The UDO currently requires Street Trees to be planted in an eight-foot (8') wide planting strip between the curb and the sidewalk, but allows the Director to approve location on the adjacent lot within ten (10) feet of the Right-of-Way. Recently, the Public Works Department has adopted a new Cul-de-sac Detail, which requires increased pavement width. They have permitted that width to be taken from the planting strip, which causes a compliance issue with our standard. The proposed change addresses this issue.

Location: Street Trees shall be located within the Right-of-way in a minimum eight-foot (8') wide planting strip between curb and sidewalk (see also Article 7.3 Principles and Standards of Design). Where impracticable, if the Director determines conditions inhibit the planting of the Street Tree within the Right-of-way may permit either: (i) a lesser width for the planting strip; or (ii) then the planting of Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, In no case shall the sStreet Tree shall not be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements.

- b. **Spacing:** The UDO currently requires that street trees be placed no greater than sixty (60) feet apart. There have been some instances where that is not possible, mainly due to easements. Regulated Drain Easements, for example, are often exceed sixty (60) feet in width. The proposed change allows the Director to increase the spacing where the current requirement is not practical.

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

2. **Foundation Plantings:** Article 6.8(L)(4) contained a typo. This change adds the word "feet" to fix the typo.

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

3. **External Street Frontage Landscaping Requirements:** The Architectural Standards of the UDO exempt lots from this requirement where the Front Building Façade of the Dwelling is oriented towards the External Street; however, no mention of this exemption was made in the Landscaping standards. A cross reference is being added to address this.

Residential Uses: landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development, except as exempted by Article 6.3(C)(1)(a)(i). The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage. Meandering mounds are encouraged.

INFRASTRUCTURE AND UTILITY STANDARDS:

The proposed amendment revises and adds standards related to infrastructure and utilities, as follows:

1. **Storm Water Standards:** The UDO does not currently contain standards for the maintenance of Detention Basins.

Maintenance of Detention Basins:

1. *Vegetation should not be overgrown as to impede the flow of water or alter the volume of the basin's design scope.*
 2. *Inlets and outfalls must be maintained clear of debris and vegetation as not to impede the flow of storm water.*
 3. *Detention basins shall be maintained free of debris (man-made and natural) and noxious growth of aquatic vegetation.*
 4. *Access to the basin must be available for cleaning and maintaining.*
2. **Street and Right-of-Way Standards:** The UDO currently limits access to Arterial and Collector streets to one (1) per development. In practice, it is often beneficial from a public safety standpoint to have more than one. This has resulted in waivers being requested during the Primary Plat approval process. The proposed amendment would remove this standard. The department will continue to coordinate with the Public Works Department on all points of access.

~~Only one (1) street, driveway or point of vehicle access shall be permitted from a development onto an Arterial or Collector."~~

3. **Utility Standards:** The UDO contains standards related to the installation of utilities. The proposed amendment would modify those as follows:
 - a. **Applicability:** Currently, it is not explicitly clear if the Standards of Article 8.13 apply to utility installations that are not associated with other development

approvals. The proposed amendment clarifies that it applies to all Public Utility Installations.

Applicability: This Article applies to all development including, but not limited to Major Subdivisions, Improvement Location Permits~~and~~, Development Plans and Public Utility Installations.

- b. **Location and Character:** The UDO currently requires that utilities be installed underground and in designated utility easements or rights-of-way, without consideration of future right-of-way expansion. The proposed amendment would require that utilities be placed in easements outside of the future anticipated right-of-way (as designated in the Thoroughfare Plan), or to obtain approval from the Board of Public Works and Safety if they are to be placed in the current or anticipated right-of-way.

Location and Character: All newly installed, replaced or relocated utilities including, but not limited to, water, sewer, storm sewer, electric lines, phone lines, cable lines, gas lines and pipelines (collectively, the "Utilities"), shall be installed underground (i) in designated utility easements ~~or~~ outside the Rights-of-way identified in the Westfield Thoroughfare Plan, or (ii) within the Rights-of-way identified in the Westfield Thoroughfare Plan after obtaining prior written approval from the Westfield Board of Public Works and Safety. If Utilities are to be installed within a Right-of-way identified in the Westfield Thoroughfare Plan, such Utilities shall be installed in a location and in a manner that is acceptable to the Westfield Board of Public Works and Safety in its sole discretion.

MISCELLANEOUS STANDARDS:

The proposed amendment addresses several issues with respect to the following:

1. **Duplex Standards in the SF3 District:** The UDO carried over many standards for the old zoning ordinance. This included some standards for Duplex Dwellings on Corner Lots in the SF3: Single-Family Medium Density District. Duplex Dwellings are no longer a permitted use in the SF3 District. This amendment would remove the existing standards since they are no longer applicable.

Article 4.6(C)(1); SF3: Single-Family Medium Density District; Minimum Lot Area:

~~1. Duplex Dwellings on Corner Lot: 15,000 square feet"~~

Article 4.6(C)(1); SF3: Single-Family Medium Density District; Minimum Lot Width:

~~1. Duplex Dwellings on Corner Lot: 90 feet"~~

2. **Pitched Roofs:** The UDO's Architectural Standards for Business Districts require that pitched roofs contain a minimum of 3 "roof slope planes". This term has created some confusions so the amendment is proposed to change it to "sloped roof planes".

Shall be comprised of three (3) or more ~~roof slope~~ sloped roof planes.

3. **Vision Clearance Standards:** Many of the UDO's infrastructure related standards are also present in the City's Construction Standards, which are maintained by Public Works. The UDO currently requires a forty (40) foot triangle for Private Streets, whereas the Construction Standards only require twenty-five (25) feet.

1. Forty (40) feet from intersections of Collectors, ~~Private~~ or Local Streets.

4. Twenty-five (25) feet from intersections of Private Streets.

4. **Open Space Access:** Article 8.6(C) of the UDO requires that fifteen (15) feet of access be provided for all Open Space. Since Open Space areas are a separate tax parcel, they are consider Lots by the UDO's definition. They are therefore subject to the Minimum Lot Frontage standards of the applicable Zoning District. For this reason, many PUD have incorporated a standard that exempts Open Space from the Minimum Lot Frontage standards.

Access: The Minimum Lot Frontage standards of Article 4 Zoning Districts shall not apply to Open Space. Instead, a A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.

5. **Nonconforming Regulations:** The UDO combined various sections from the old zoning ordinance with regard to nonconforming standards; however, two existing standards have warranted clarification:

- a. **Nonconforming Lots of Record:** The purpose of the Nonconforming Lot of Record standards is to permit Legal Nonconforming Lots (a lot that was legal when created but that no longer complies with the current lot size and width requirements) to be built upon if it meets certain criteria. Currently, if a Nonconforming Lot of Record is combined with another lot that decreases the nonconformity, then the lot losses its Legal Nonconforming status resulting in an unbuildable lot. The proposed amendment would allow a Legal Nonconforming Lot to retain its Legal Nonconforming status when combined with another lot.

A Legal Nonconforming Lot ~~shall lose its status as~~ is no longer deemed a Legal Nonconforming Lot if the Lot has been either: (i) combined into a single Lot or parcel that ~~either~~ fully conforms with the standards of the Zoning District, ~~or decreases the nonconformity;~~ or (ii) is combined with a conforming Lot or parcel. A Legal Nonconforming Lot shall retain its Legal Nonconforming status if combined with another Legal Nonconforming Lot resulting in increased conformity of the Lot. Once combined with another Lot, a Legal Nonconforming Lot shall not thereafter be subdivided except when the resulting Lots are in full compliance with this Ordinance.

- b. **Nonconforming Uses:** Article 9.5(A) contains a typo. The proposed amendment fixes that typo.

A Legal Nonconforming use of Structures, land, or Structures and land in combination (collectively, "Legal ~~ENonconforming~~ Use") shall be deemed a Legal

Nonconforming Use if it: (i) was established prior to the date of passage of the Westfield Washington Township Zoning Ordinance of December 20, 1977; (ii) does not conform to the regulations set forth in this Ordinance, or its subsequent amendments; (iii) no longer is a permitted use in the applicable Zoning District in which it is located.

6. **Foundation Release Permit:** The UDO requires that certain infrastructure improvements be completed or bonded prior to the release of a foundation permit. This currently includes sanitary sewer. Since the city no longer controls the sewer utility, we cannot accept bonds for these improvements. The proposed amendment removes “sanitary sewer” from this standard.

Release of Foundation: No permit to release construction of a building foundation shall be issued until: (i) streets, curbs, gutters, ~~sanitary sewers~~, storm sewers and the like infrastructure have been constructed and inspected in accordance with the City's Construction Standards; or (ii) financial sureties for all ~~public improvements~~ City infrastructure are secured in accordance with this Ordinance and the City's Construction Standards

7. **Nonresidential Center Definition:** The current definition of Nonresidential Center includes only buildings or center with three (3) or more tenants, while an Individual Nonresidential Use is defined as a building or center with a single tenant. Neither definition includes a building or center with two (2) tenants. The proposed amendment would change the Nonresidential Center definition to include buildings and centers with two (2) tenants.

Nonresidential Center: A building or combination of buildings containing ~~three (3)~~ two (2) or more tenants, stores, service establishments, offices or other permitted uses which are planned, platted, organized, or managed to function as a unified whole and shares one or more of the following: (1) vehicular access; (2) Parking Areas; (3) signage; (4) landscaping; or (5) design theme; and/or is platted as part of a Subdivision or coordinated shopping center, which may include Outlots for lease or for sale.

CHANGES SINCE THE PUBLIC HEARING

No changes have been made to the proposed ordinance since the May 8, 2019, Public Hearing.

STATUTORY CONSIDERATIONS

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

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

5. Responsible growth and development.

PROCEDURAL

Procedures to amend a zoning ordinance are established by Indiana Code (I.C. 36-7-4-600, et seq.). Amendments are required to be considered at a public hearing. The public hearing for this was held at the May 8, 2019, Plan Commission meeting.

DEPARTMENT COMMENTS

1. **Action:** Forward a recommendation to the City Council (1905-ZOA-01 / Ord. 19-13).
2. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

ORDINANCE 19-13

AN ORDINANCE TO AMEND A VARIETY OF PROVISIONS OF THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the City of Westfield, (the “City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (the “Council”); and,

WHEREAS, it is the duty and the responsibility of the City to administer the Westfield-Washington Township Unified Development Ordinance (the “UDO”) throughout the City and Washington Township Indiana through a Joinder Agreement; and,

WHEREAS, from time to time it becomes necessary to amend and revise the UDO, and pursuant to I.C. § 36-7-4-602 and I.C. § 36-7-4-701, the City is authorized to amend the UDO; and

WHEREAS, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 1905-ZOA-01 to the Council with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and

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

Section 1. **Article 4.6 Zoning Districts; SF3: Single-Family Medium Density District** shall be amended as follows:

- A. **Article 4.6(C); Minimum Lot Area** shall be deleted: “~~1. Duplex Dwellings on Corner Lot: 15,000 square feet~~”
- B. **Article 4.6(F); Minimum Lot Width** shall be deleted: “~~1. Duplex Dwellings on Corner Lot: 90 feet~~”

Section 2. **Article 6.3 Architectural Standards** shall be amended as follows:

- A. **Article 6.3(F)(1) Architectural Standards; Business Districts; Mechanical Screening** shall be amended as follows: “1. Mechanical Screening: All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way (including elevated trails and roadways). Clustering of Mechanical Equipment is encouraged. Wall and ground ~~Ground~~-mounted equipment shall be screened in accordance with Article 6.8 Landscaping Standards.”
- B. **Article 6.3(F)(6) Architectural Standards; Business Districts; Gutters and Downspouts** shall be amended as follows Gutters and Downspouts ~~External Wall Protrusions~~: Gutters, downspouts, vents, and other external wall protrusions ~~s~~shall be visually integrated with the architectural style of the structure. The color ~~of gutters and downspouts~~ shall be selected to complement or to be consistent with the building materials.

- C. **Article 6.3(F)(7)(a)(ii) Architectural Standards; Business Districts; Roof Design, Pitched Roofs** shall be amended as follows: “Shall be comprised of three (3) or more ~~roof slope~~ sloped roof planes.”

Section 3.

- Article 6.8 Landscaping Standards** shall be amended as follows:

- A. **Article 6.8(H)(1); General Screening Standards; Mechanical Screening** shall be amended as follows: “1. Mechanical Screening: Wall and ground ~~Ground~~-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a ~~Masonry Material~~ wall or fence constructed of Masonry Material, wood, or fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; or (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)”
- B. **Article 6.8(J)(2) Street Trees; Location** shall be amended as follows: “2. Location: Street Trees shall be located within the Right-of-way in a minimum eight-foot (8’) wide planting strip between curb and sidewalk (see also Article 7.3 Principles and Standards of Design). Where impracticable, If the Director determines conditions inhibit the planting of the Street Tree within the Right-of-way may permit either: (i) a lesser width for the planting strip; or (ii) then the planting of Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; ~~however,~~ In no case shall the ~~s~~Street Tree ~~shall not~~ be credited towards that Lot or Common Area’s Minimum Lot Landscaping Requirements.”
- C. **Article 6.8(J)(3) Street Trees; Spacing** shall be amended as follows: “3. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. Where impracticable, the Director may approve an increase in the maximum spacing. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.”
- D. **Article 6.8(L)(4) Foundation Plantings** shall be amended as follows: “Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) feet in width.”
- E. **Article 6.8(M)(1) External Street Frontage Landscaping Requirements; Residential Uses** shall be amended as follows: “1. Residential Uses: landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development, except as exempted by Article 6.3(C)(1)(a)(i). The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3)

ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage. Meandering mounds are encouraged."

Section 4. **Article 6.19 Vision Clearance Standards** shall be amended as follows:

- A. **Article 6.19(A)(1)** shall be amended as follows: "1. Forty (40) feet from intersections of Collectors, ~~Private~~ or Local Streets."
- B. **Article 6.19(A)(4)** shall be added as follows: "4. Twenty-five (25) feet from intersections of Private Streets."

Section 5. **Article 8.6(C) Design Standards; Open Space and Amenity Standards; Access** shall be amended as follows: "Access: The Minimum Lot Frontage standards of Article 4 Zoning Districts shall not apply to Open Space. Instead, a ~~A~~ public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.

Section 6. **Article 8.8 Storm Water Standards** shall be amended as follows:

- A. All proposed development shall provide for the collection and management of all storm and surface water drainage in accordance with the City's Construction Standards (see Article 7.3 Principles and Standards of Design).
- B. Maintenance of Detention Basins:
 - 1. Vegetation should not be overgrown as to impede the flow of water or alter the volume of the basin's design scope.
 - 2. Inlets and outfalls must be maintained clear of debris and vegetation as not to impede the flow of storm water.
 - 3. Detention basins shall be maintained free of debris (man-made and natural) and noxious growth of aquatic vegetation.
 - 4. Access to the basin must be available for cleaning and maintaining.

Section 7. **Article 8.9(G)(6)(a) Street and Right-of-Way Standards; Improvement Standards; Access Points** shall be deleted: "~~a. Only one (1) street, driveway or point of vehicle access shall be permitted from a development onto an Arterial or Collector.~~"

Section 8. **Article 8.13 Utility Standards** shall be amended as follows:

- A. **Article 8.13(A) Utility Standards; Applicability** shall be amended as follows: "A. Applicability: This Article applies to all development including, but not limited to Major Subdivisions, Improvement Location Permits ~~and~~, Development Plans and Public Utility Installations.
- B. **Article 8.13(C) Utility Standards; Location and Character** shall be amended as follows: "C. Location and Character: All newly installed, replaced or relocated utilities including, but not limited to, water, sewer, storm sewer, electric lines, phone lines, cable lines, gas lines and pipelines

(collectively, the “Utilities”), shall be installed underground (i) in designated utility easements ~~or outside the~~ Rights-of-way identified in the Westfield Thoroughfare Plan, or (ii) within the Rights-of-way identified in the Westfield Thoroughfare Plan after obtaining prior written approval from the Westfield Board of Public Works and Safety. If Utilities are to be installed within a Right-of-way identified in the Westfield Thoroughfare Plan, such Utilities shall be installed in a location and in a manner that is acceptable to the Westfield Board of Public Works and Safety in its sole discretion.

Section 9. Chapter 9 Nonconforming Regulations shall be amended as follows:

- A. **Article 9.4(D) Nonconforming Lots of Record** shall be amended as follows: “D. A Legal Nonconforming Lot ~~shall lose its status as is no longer deemed a~~ Legal Nonconforming Lot if the Lot has been ~~either: (i) combined into a single Lot or parcel that either fully conforms with the standards of the Zoning District, or decreases the nonconformity; or (ii) is combined with a conforming Lot or parcel.~~ A Legal Nonconforming Lot shall retain its Legal Nonconforming status if combined with another Legal Nonconforming Lot resulting in increased conformity of the Lot. Once combined with another Lot, a Legal Nonconforming Lot shall not thereafter be subdivided except when the resulting Lots are in full compliance with this Ordinance.”
- B. **Article 9.5(A) Nonconforming Uses, Land, or Structures and Land in Combination** shall be amended as follows: “A. A Legal Nonconforming use of Structures, land, or Structures and land in combination (collectively, “Legal ~~Nonconforming~~ Use”) shall be deemed a Legal Nonconforming Use if it: (i) was established prior to the date of passage of the Westfield Washington Township Zoning Ordinance of December 20, 1977; (ii) does not conform to the regulations set forth in this Ordinance, or its subsequent amendments; (iii) no longer is a permitted use in the applicable Zoning District in which it is located.”

Section 10. **Article 10.8(D) Processes & Permits; Improvement Location Permit; Infrastructure; Release of Foundation** shall be amended as follows: “1. Release of Foundation: No permit to release construction of a building foundation shall be issued until: (i) streets, curbs, gutters, ~~sanitary sewers,~~ storm sewers and the like infrastructure have been constructed and inspected in accordance with the City’s Construction Standards; or (ii) financial sureties for all ~~public improvements~~ City infrastructure are secured in accordance with this Ordinance and the City’s Construction Standards.”

Section 11. **Article 12.1 Definitions** shall be amended as follows:

- A. Add new definition to read as follows:

- (1) Mechanical Equipment: Equipment, devices, and accessories, the use of which relates to water supply, drainage, powering, heating, ventilating, air conditioning, and similar purposes.

B. Modify the following definition as follows:

- (1) Nonresidential Center: A building or combination of buildings containing ~~three (3)~~ two (2) or more tenants, stores, service establishments, offices or other permitted uses which are planned, platted, organized, or managed to function as a unified whole and shares one or more of the following: (1) vehicular access; (2) Parking Areas; (3) signage; (4) landscaping; or (5) design theme; and/or is platted as part of a Subdivision or coordinated shopping center, which may include Outlots for lease or for sale.

Section 12. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken to in creation of this Ordinance are hereby ratified.

[The remainder of this page intentionally left blank.]

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ James J. Edwards	_____ James J. Edwards	_____ James J. Edwards
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Mark F. Keen	_____ Mark F. Keen	_____ Mark F. Keen
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 19-13 was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 19-13
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 19-13
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by
Pamela L. Howard, Senior Planner, City of Westfield, Economic and Community Development
Department
2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3170

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



Petition Number: 1907-DDP-12

Project Name: Westfield Washington Schools Natatorium and YMCA

Subject Site Address: Southwest corner of Wheeler Road and 181st Street

Petitioner: Westfield Washington Schools and YMCA of Greater Indianapolis

Representative: Wheeler Farms, LLC

Request: Detailed Development Plan review of a 68,000 square foot natatorium on 9.02 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

Current Zoning: Wheeler Landing PUD

Current Land Use: Vacant

Approximate Acreage: 9.02 +/-

Property History: Wheeler Landing PUD District (Ord. 18-04, 09/24/2018)
Overall Development Plan & Primary Plat (1904-ODP-07 & 1904-SPP-07, 05/08/2019)
Secondary Plat (*pending*) (1907-SFP-38)

Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.

- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
 - 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
-

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

The plans comply.

- 5) 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.
- 6) Address and legal description of the property.
- 7) Boundary lines of the property including all dimensions.
- 8) 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.
- 9) 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.
- 10) 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.
- 11) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 12) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

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

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

The plans comply.

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

- 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.

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) and Wheeler Landing PUD District (Ord. 18-04.

26) Area I Development Standards

- a) Minimum Front Yard Setback: 0 feet
- b) Minimum Side Yard Setback (internal to District): 0 feet
- c) Minimum Side Yard Setback (abutting District Perimeter): 10 feet
- d) Maximum Building Height: 75 feet
- e) Minimum Distance Between Buildings: 0 feet
- f) Minimum Lot Frontage: 20 feet

27) GB: General Business District

- a) Minimum Lot Area: No minimum
- b) Minimum Rear Yard Setback: 20 feet
- c) Minimum Lot Width: No minimum

- d) Minimum Building Size: No minimum

28) Overlay Districts

- a) Article 5.3 State Highway 32 Overlay District shall not apply to the development of Areas I, III and IV.

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Wheeler Landing PUD District Ord. 18-04)

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

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

- a) Accessory Buildings (Wheeler Landing PUD, Ord. 18-04, Section 8.1):
- i) Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures within Area I and Area II to be located within the Established Front Yard along Tournament Trail or any parcel in any Area with three (3) or more Front Yards.
 - b) Screening of Receptacles and Loading Areas:
 - i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
 - ii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
 - iii) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
 - iv) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.

- v) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- vi) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

30) Architectural Standards (Article 6.3)

a) Architectural Standards (Wheeler Landing PUD, Ord. 18-04, Section 8.2):

- i) The Architectural Design Requirements of the 32 Overlay shall apply to all other uses in the District. Architectural character examples are attached hereto as Exhibit C and are intended to generally and conceptually illustrate an application of the development requirements and elements of the anticipated character of the District. Architectural character examples are general and preliminary in nature and are not intended to delineate exactly what will be built and developed. The architectural character examples establish a benchmark for the architecture and design of the buildings.

b) State Highway 32 Overlay District (Architectural Design Requirements, UDO CH 5.3 Section J):

i) Building Elevations:

- (1) Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at 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 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.

ii) Roofs

(1) Flat Roofs:

- (a) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.

- (b) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
- (c) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:
 - (i) A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Facade's roof line.
 - (ii) A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Facade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.

iii) Windows

- (1) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director.

iv) Building Materials:

- (1) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
- (2) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.

- (3) A minimum of sixty percent (60%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
 - (4) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
 - (5) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Facades visible from State Highway 32.
- c) Business Districts:
- i) Mechanical Screening: All roof mounted mechanical equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way. Ground-mounted equipment shall be screened in accordance with Article 6.8 Landscaping Standards.

31) Building Standards (Article 6.4)

- a) Industrial and Business Uses: More than one (1) Principal Building shall be permitted on a Lot in an Industrial or Business District when such buildings are devoted to Industrial or Business Uses.

32) Fence Standards (Article 6.5)

33) Height Standards (Article 6.6)

34) Home Business Standards (Article 6.7)

35) Landscaping Standards (Article 6.8)

- a) Detention and Retention Areas (Wheeler Landing PUD, Ord. 18-04, Section 8.3 A.)
 - i) Shall apply to regional detention or retention basins unless otherwise approved by the Director or Public Works.
- b) External Street Frontage Landscaping Requirements (Wheeler Landing PUD, Ord. 18-04, Section 8.3 B.)

- i) Shall not apply to the portion of the District abutting Wheeler Road/the Monon Trail. Hardscapes, planters, tree wells, and pedestrian furniture shall be utilized to integrate the development with the Monon Trail and Wheeler Road. If a Building is Setback fifty (50) feet or less from the Wheeler Road/Monon Trail Right-of-way, then this Section (Section 8.3.B) applies. If a Building is Setback greater than fifty (50) feet from the Wheeler Road/Monon Trail Right-of-way, then Article 6.8(M) External Street Frontage Landscaping Requirements shall apply.
- c) Parking Area Landscaping (Wheeler Landing PUD, Ord. 18-04, Section 8.3 C.)
 - i) If adjacent Lots have vehicular cross-access and/or shared parking, in accordance with Article 6.14(G)(1), then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)).
- d) Screening of Gas, Electric and Other Utility Services (Wheeler Landing PUD, Ord. 18-04, Section 8.3 D.)
 - i) Utility services on Buildings shall be screened by means of landscaping, fencing, or other architectural methods so as to obstruct the view of such services from public areas.
- e) General Landscape Design Standards
 - i) Placement:
 - (1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
 - (2) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
- f) Street Trees
- g) Minimum Lot Landscaping Requirements:
- h) Foundation Plantings:
 - i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.

- ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
- iii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.
- i) Buffer Yard Requirements:
 - i) Not required as Underlying Zoning District is GB: General Business and adjoining properties are either zoned Wheeler Landing PUD or EI: Enclosed Industrial, of which there are no buffer yards required.
- j) Parking Area Landscaping:
 - i) Interior Parking Area Landscaping:

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

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

- (2) Interior Parking Area Islands:

- (a) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- (b) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.

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

ii) Perimeter Parking Area Landscaping:

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

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

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

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

36) Lighting Standards (Article 6.9)

- a) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

37) Lot Standards (Article 6.10)

38) Outside Storage and Display (Article 6.12)

39) Outdoor Café and Eating Areas (Article 6.13)

40) Parking and Loading Standards (Article 6.14)

- a) Off-street Parking:

- i) Required Spaces:

- (1) Other Uses: Parking Space requirements for other uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.

- b) Bicycle Parking:

- i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
- ii) Proximity to Principal Building: The bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.
- iii) Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.
- iv) Pedestrian Ways: Bicycle Parking Areas shall be designed such that when in use, the bicycles (and trailers), shall not obstruct an adjacent sidewalk, path, or other pedestrian way and located to provide a minimum of five (5) feet of clearance behind the bicycle to allow for room to maneuver.

41) Performance Standards (Article 6.15)

42) Setback Standards (Article 6.16)

43) Sign Standards (Article 6.17)

44) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Forty (40) feet from intersections of Collectors, Private or Local Street.
 - ii) Seventy-five (75) feet from intersections of Expressways or Arterials.

45) Yard Standards (Article 6.21)

46) Public Art (Wheeler Landing PUD, Ord. 18-04, Section 12)

- a) Public Art shall be permitted and may be included as part of a Development Plan. Public Art shall be displayed in a location that is visually accessible to the public and shall not be a sign as regulated under the Ordinance or the Unified Development Ordinance. Any Development Plan encompassing an area larger than ten (10) acres is required to have a

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

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

47) Easement Standards (Article 8.3)

48) Monument and Marker Standards (Article 8.5)

49) Open Space and Amenity Standards (Article 8.6)

50) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

- i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- ii) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
- iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

51) Storm Water Standards (Article 8.8)

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

53) Surety Standards (Article 8.12)

54) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

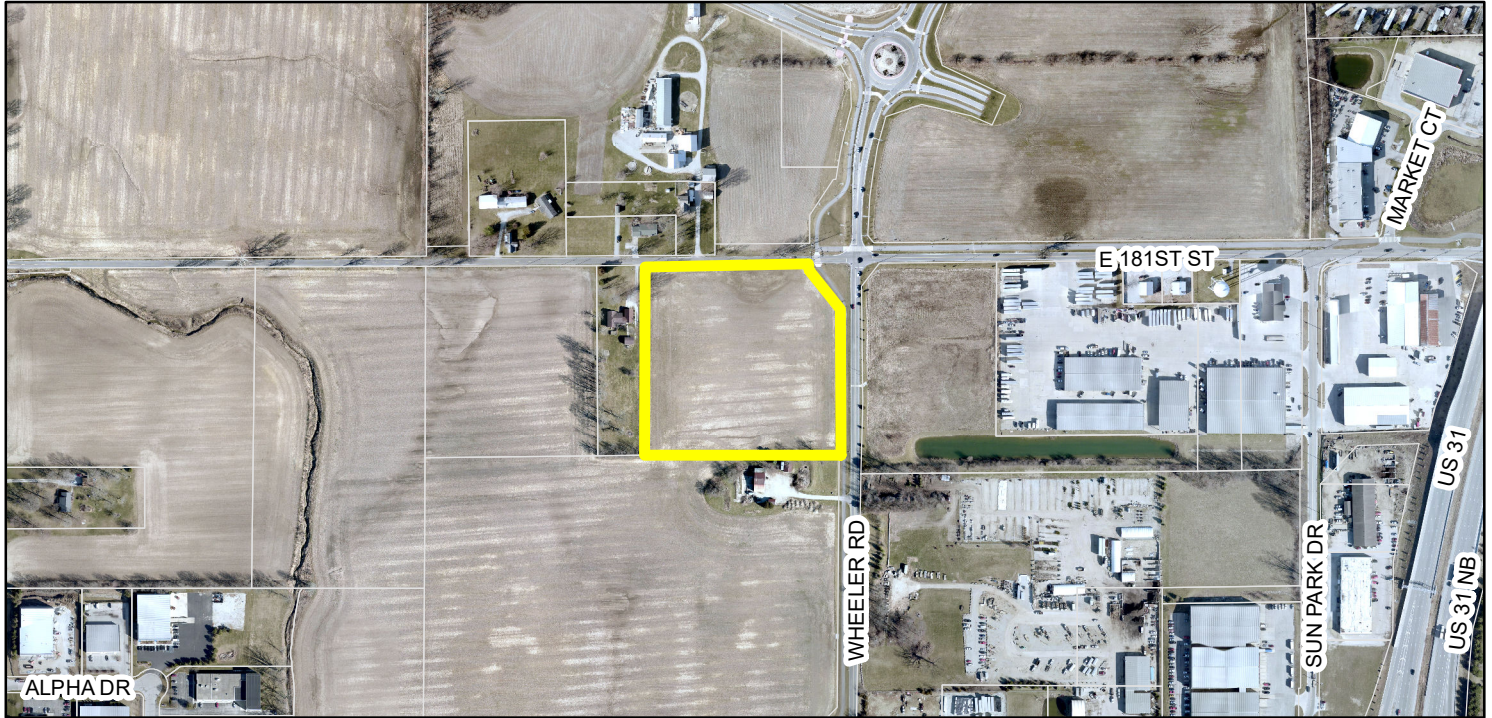
- 1) The Detailed Development Plan complies with the applicable zoning ordinances.
- 2) **ACTION:** Approve Detailed Development Plan (1904-DDP-06) with the following condition:
 - a. All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office, and Indiana Department of Natural Resources prior to the issuance of an Improvement Location Permit.
- 3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.



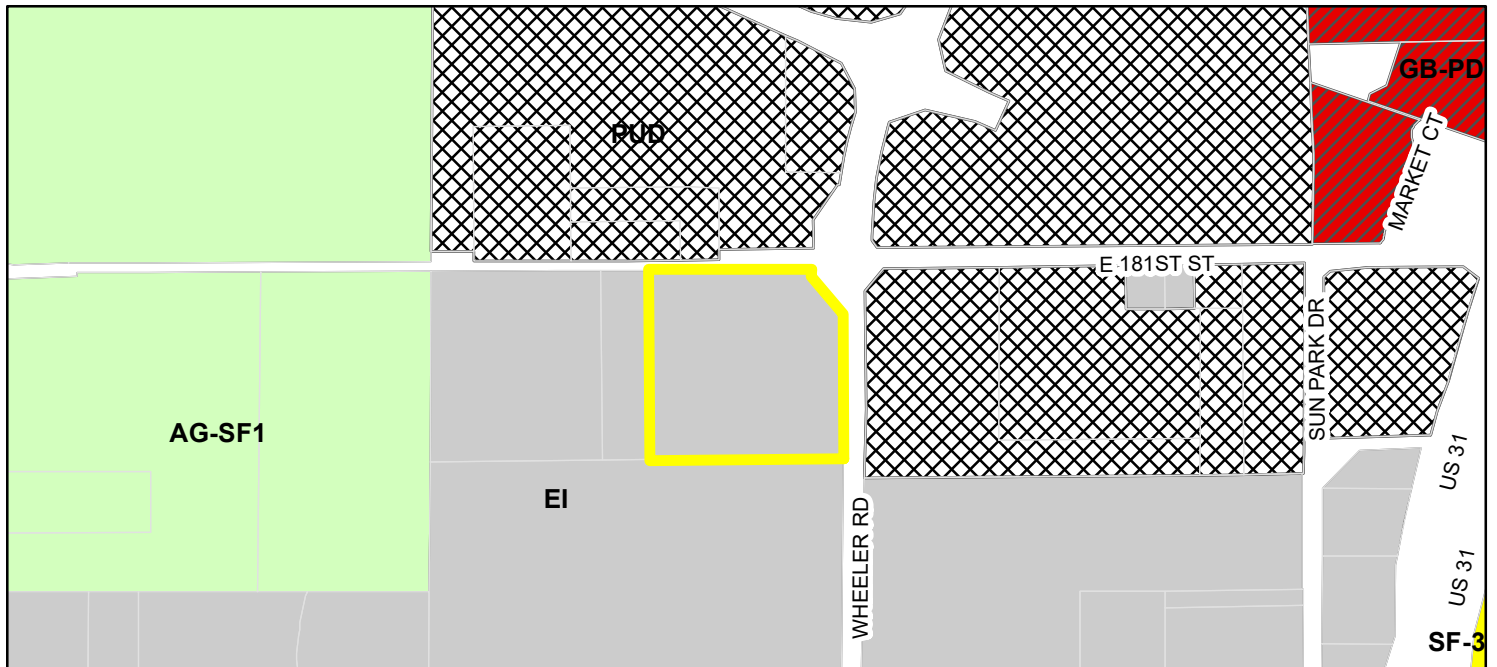
Property Location Map
WWS Natatorium and YMCA
Detailed Development Plan
1907-DDP-12



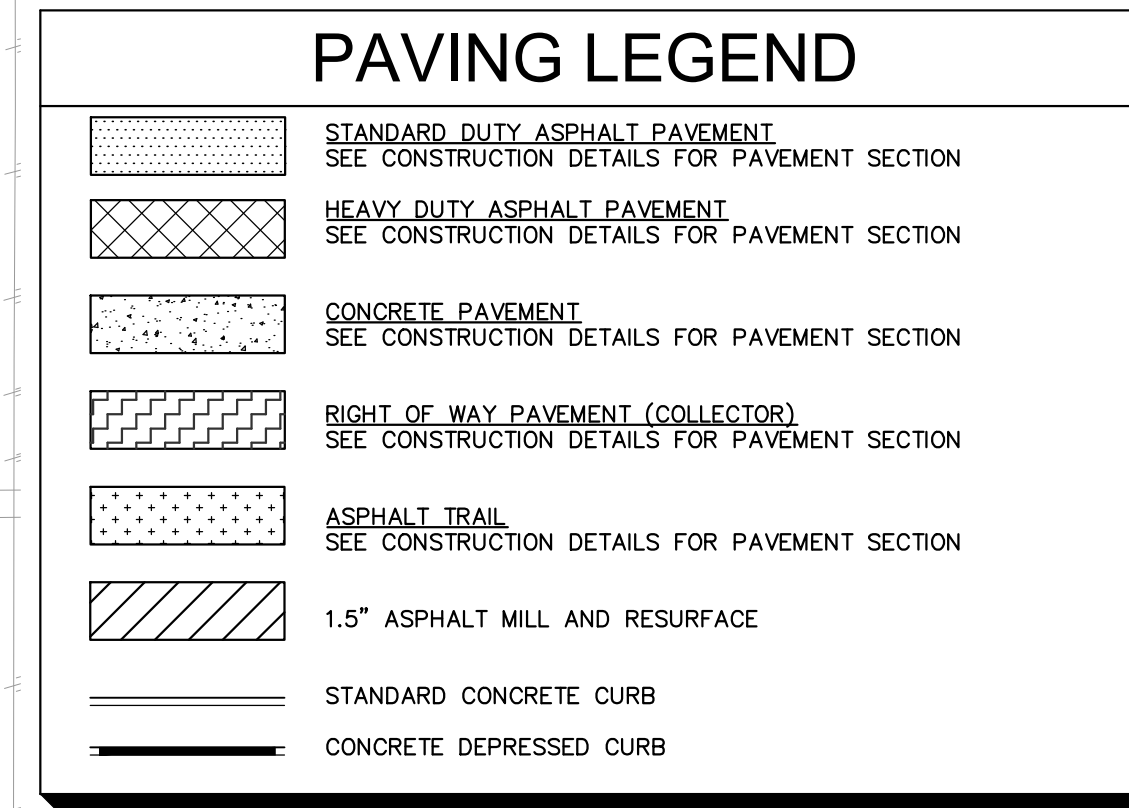
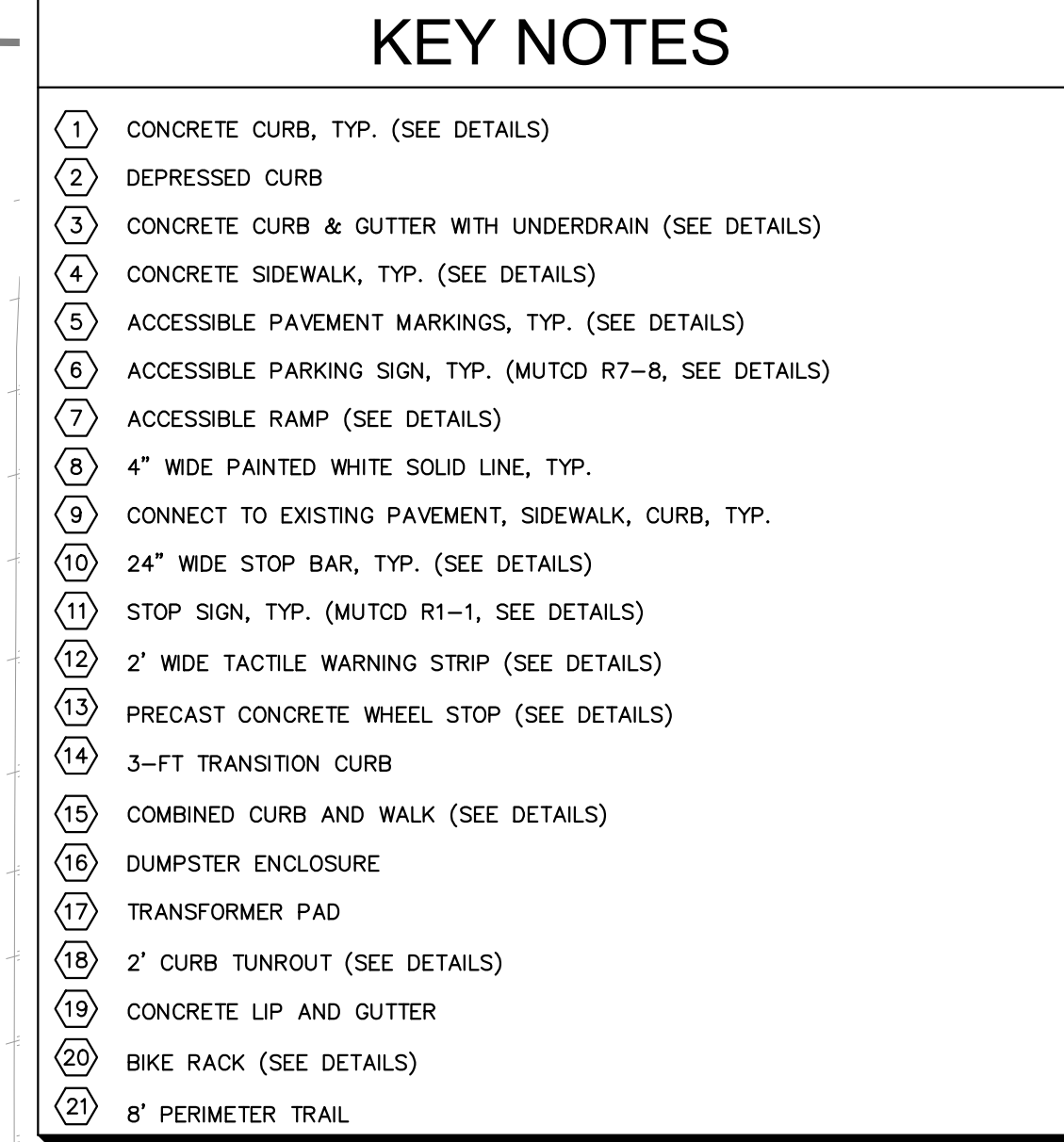
Aerial Location Map



Zoning Map



- | | |
|--|--|
| Parcel | EI (Enclosed Industrial) |
| Zoning - All | GB-PD (General Business - Planned Development) |
| Zoning | PUD (Planned Unit Development) |
| AG-SF1 (Agriculture - Single Family - 1) | SF-3 (Single Family - 3) |



PARKING SUMMARY	
STANDARD PARKING SPACES PROVIDED	= 425 SPACES
ACCESSIBLE PARKING SPACES REQUIRED	= 9 SPACES
ACCESSIBLE PARKING SPACES PROVIDED	= 10 SPACES
TOTAL PARKING SPACES PROVIDED	= 435 SPACES
TOTAL BICYCLE PARKING SPACES PROVIDED	= 16 SPACES

BENCHMARKS

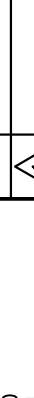
SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)
HORIZONTAL DATUM: NAD83/2011 (INDIANA EAST)
VERTICAL DATUM: NAVD88

SBM #1: CUT "X", W BOLT OF FH, SW CORNER SR 32 & WHEELER RD.
ELEVATION=901.09

SBM #2 CUT "X", W BOLT OF TSP, SE COR SR 32 & OAK RIDGE RD.
ELEVATION=899.69

SBM #3 CUT "X", N BOLT OF FH, S SIDE OF 181ST ST.
ELEVATION=903.83

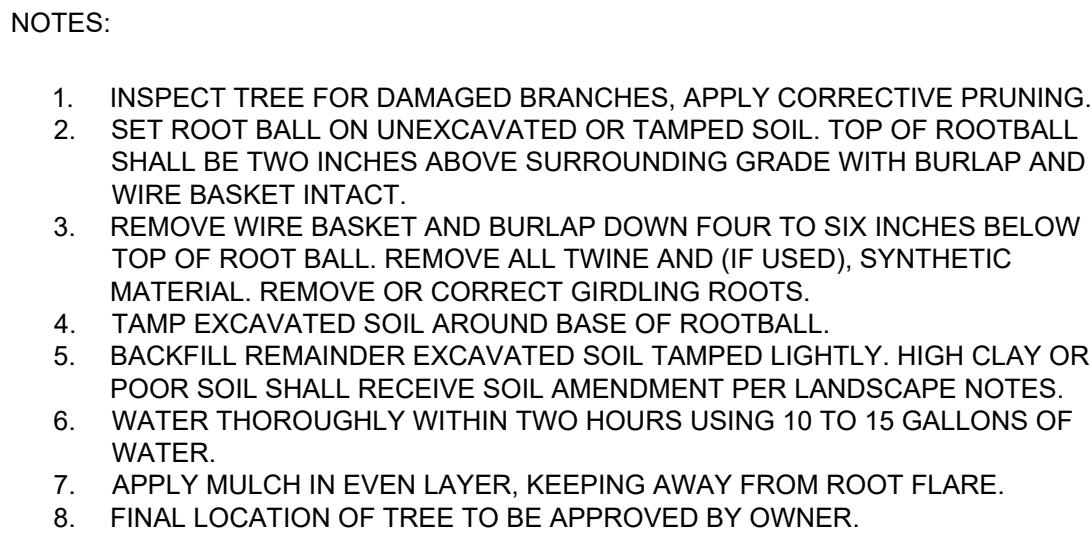
NOTE: ALL INFRASTRUCTURE SHOWN ALONG AND INCLUDING VIRGINIA AVENUE ARE PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE BY OTHERS AND MAY NOT BE COMPLETE BEFORE THE COMMENCEMENT OF CONSTRUCTION FOR THE PROPOSED PROJECT. CONTRACTOR TO FIELD VERIFY ACTUAL FIELD CONDITIONS PRIOR TO STARTING CONSTRUCTION.

WESTFIELD WASHINGTON SCHOOLS NATATORIUM/YMCA	SITE PLAN	 		SCALE: AS NOTED (DESIGNED BY: KJS)	Kimley»Horn	
					© 2019 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 98TH STREET, SUITE 580, MINNEAPOLIS, MN 55412 PHONE: 312-218-8560 WWW.KIMLEY-HORN.COM AND TAYLOR@KIMLEY-HORN.COM	
					DRAWN BY: K/JL	
					CHECKED BY: ART	
					REVIEW COMMENTS	DATE
					No.	BY
ORIGINAL ISSUE: 05/31/2019	KHA PROJECT NO. 170113000	SHEET NUMBER	C3.0			

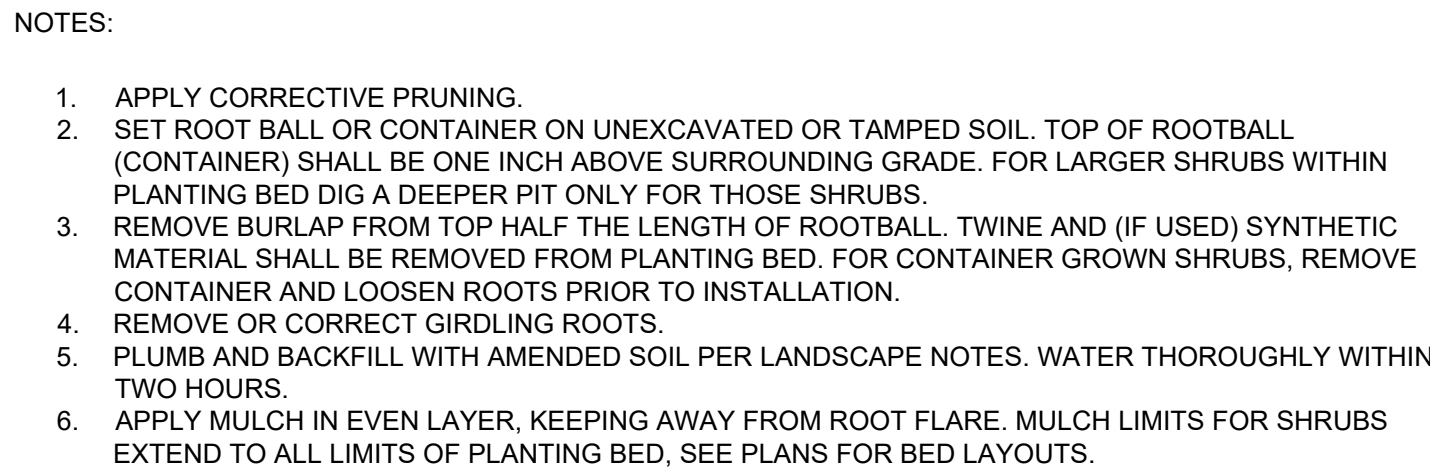


NOTE: ALL INFRASTRUCTURE SHOWN ALONG AND INCLUDING VIRGINIA AVENUE ARE PROPOSED IMPROVEMENTS SHOWN FOR REFERENCE BY OTHERS AND MAY NOT BE COMPLETE BEFORE THE COMMENCEMENT OF CONSTRUCTION FOR THE PROPOSED PROJECT. CONTRACTOR TO FIELD VERIFY ACTUAL FIELD CONDITIONS PRIOR TO STARTING CONSTRUCTION.

*WHERE UTILITIES AND EASEMENTS CONFLICT WITH INTERIOR PARKING ISLAND LANDSCAPE PLACEMENT
REQUIRED TREES AND SHRUBS ARE RELOCATED WITHIN OTHER INTERIOR PARKING LOT AREAS.



NTS



NTS

<u>DECIDUOUS TREES</u>		<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HT</u>
AC	6	BOTANICAL NAME AESCULUS X CARNEA 'BRIOTII'	COMMON NAME BRIOTII HORSECHESTNUT	CONT B & B	CAL 2" CAL MIN	HT ---	
AF	18	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	B & B	2" CAL MIN	---	
AS	8	ACER SACCHARUM	SUGAR MAPLE	B & B	2" CAL MIN	---	
GB	17	GINKGO BILOBA 'AUTUMN GOLD' TM	AUTUMN GOLD GINKGO	B & B	2" CAL MIN	---	
QB	9	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2" CAL MIN	---	
QM	5	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2" CAL MIN	---	
QR	4	QUERCUS RUBRA	RED OAK	B & B	2" CAL MIN	---	
UM	7	ULMUS X 'MORTON'	ACCOLADE ELM	B & B	2" CAL MIN	---	
<u>ORNAMENTAL TREES</u>		<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>CAL</u>	<u>HT</u>
AG	11	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	2" CAL MIN	---	
CC	9	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY RED BUD	B & B	2" CAL MIN	---	
MP	14	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRAB APPLE	B & B	2" CAL MIN	---	
<u>SHRUBS</u>		<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>CONT</u>	<u>SPACING</u>	<u>SIZE</u>
IV	177	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	---	SEE PLAN	18" HT MIN	
PD	106	PHYSOCARPUS OPULIFOLIUS 'DIABLO'	DIABLO NINEBARK	---	SEE PLAN	18" HT MIN	
TD	130	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	---	SEE PLAN	18" HT MIN	
VB	91	VIBURNUM X BURKWOODII 'MOHAWK'	MOHAWK VIBURNUM	---	SEE PLAN	30" HT MIN	
VD	87	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	---	SEE PLAN	30" HT MIN	

PERMANENT SEEDING
AMERITURF FRONTRUNNER BLEND TALL
FESCUE; APPLY AT A RATE OF 350 LBS/ACRE
(8LBS/1000 SQFT)

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL. FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
8. SEED LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED MIXES.
9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLANTED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
10. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
11. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
12. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
13. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.



Petition Number: 1907-ODP-12 & 1907-SPP-12
Project Name: Aberdeen at Chatham Hills
Subject Site Address: Southeast corner of 199th Street and Horton Road
Petitioner: Henke Development Group, LLC
Representative: Nelson & Frankenberger, LLC
Request: Overall Development Plan & Primary Plat review of 276 Single-Family detached lots on 153 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.
Current Zoning: Chatham Hills PUD
Current Land Use: Residential
Approximate Acreage: 153 +/-
Property History: Chatham Hills PUD Amendment, Ordinance 19-11
Exhibits:

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

Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

The Property is currently zoned Chatham Hills PUD District (Ordinance 19-11).

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the June 18, 2019, Technical Advisory Committee meeting.

PROJECT OVERVIEW

The Property encompasses approximately 153 acres +/- and is located at the southeast corner of 199th Street and Horton Road (see **Exhibit 2**). Adjacent properties to the west are zoned the AG-SF1: Agriculture / Single-family Rural District and the Osborne Trails PUD District. Adjacent properties to the north and east are zoned the AG-SF1 District. Adjacent properties to the south are zoned the AG-SF1 District and the Osborne Trails PUD District.



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 4.23 & Article 5.3(G))
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.



- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 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 with Article 4.7 (SF4 District) and the Chatham Hills PUD Ordinance.

- 40) **Chatham Hills PUD District Standards:** The underlying zoning district is the SF4 District (Article 4.7)



- a) Permitted Uses within District I (Section 7)
 - i) Single-Family Residential
 - ii) Golf Course and Club Uses
- b) Bulk and Density Standards (Section 9)
- c) District Subarea 1-A
 - i) Minimum Lot Width – 120’
 - ii) Minimum Lot Frontage – 30’
 - iii) Minimum Lot Area – 15,000 SF
 - iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’
 - (3) Rear—30’
 - v) Maximum Number of Dwelling Units in Subarea – 1,500
- d) District Subarea 1-B
 - i) Minimum Lot Width – 120’
 - ii) Minimum Lot Frontage – 30’
 - iii) Minimum Lot Area – 15,000 SF
 - iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’



- (3) Rear—30'
- v) Maximum Number of Dwelling Units in Subarea – 1,500
- e) District Subarea 1- C
 - i) Minimum Lot Width – 110'
 - ii) Minimum Lot Frontage – 30'
 - iii) Minimum Lot Area – 12,500 SF
 - iv) Minimum Setbacks
 - (1) Front—25'
 - (2) Side—8'
 - (3) Rear—30'
 - v) Maximum Number of Dwelling Units in Subarea – 1,500
- f) District Subarea 1-D
 - i) Minimum Lot Width – 105'
 - ii) Minimum Lot Frontage – 30'
 - iii) Minimum Lot Area – 12,500 SF
 - iv) Minimum Setbacks
 - (1) Front—25'
 - (2) Side—8'
 - (3) Rear—30'
 - v) Maximum Number of Dwelling Units in Subarea – 1,500



g) District Subarea 1-E

- i) Minimum Lot Width – 90’
- ii) Minimum Lot Frontage – 30’
- iii) Minimum Lot Area – 10,000 SF
- iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’
 - (3) Rear—25’
- v) Maximum Number of Dwelling Units in Subarea – 1,500

h) District Subarea 1-F

- i) Minimum Lot Width – 80’
- ii) Minimum Lot Frontage – 25’
- iii) Minimum Lot Area – 10,000 SF
- iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’
 - (3) Rear—25’
- v) Maximum Number of Dwelling Units in Subarea – 975

i) District Subarea 1-G (as amended by Ord. 19-11)

- i) Minimum Lot Width – 70’



- ii) Minimum Lot Frontage – 20’
- iii) Minimum Lot Area – 7,750 SF
- iv) Minimum Setbacks
 - (1) Front—20’
 - (2) Side—3’
 - (3) Rear—10’
- v) Maximum Number of Dwelling Units in Subarea – 890
- j) District Subarea 1-H
 - i) Minimum Lot Width – 65’
 - ii) Minimum Lot Frontage – 20’
 - iii) Minimum Lot Area – 7,750 SF
 - iv) Minimum Setbacks
 - (1) Front—20’
 - (2) Side—5’
 - (3) Rear—10’
 - v) Maximum Number of Dwelling Units in Subarea – 600
- k) District Subarea 1-I
 - i) Minimum Lot Width – 60’
 - ii) Minimum Lot Frontage – 20’
 - iii) Minimum Lot Area – 7,500 SF



iv) Minimum Setbacks

(1) Front—20’

(2) Side—5’

(3) Rear—10’

v) Maximum Number of Dwelling Units in Subarea – 600

l) Maximum Density (number of dwellings) in District I – 1,790

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

Development Plans comply.

- 41) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 42) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 43) 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.
- 44) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.



DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan.

45) Architectural Standards (Article 6.3)

46) Building Standards (Article 6.4)

47) Fence Standards (Article 6.5)

48) Height Standards (Article 6.6)

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

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

- i) Preservation of Trees: The Developer shall only be required to provide a tree inventory for those trees of which tree preservation credits are being requested by the Developer; provided, however, that tree stands shall be generally outlined on any Development Plan.
- ii) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.

b) Selection, Installation, and Maintenance of Plant Materials (Section 11.2 Ord. 13-24):

c) General Landscape Design Standards:

- i) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
- ii) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

d) Detention and Retention Areas:

- i) Natural Appearance:

- (1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
 - (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
 - (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
- ii) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.
- e) Street Trees:
- i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.
- f) Minimum Lot Landscaping Requirements
- g) External Street Frontage Landscaping
- i) Road Frontage Standards (Section 11.3 Ord. 13-24): The road frontage landscaping requirements of the Zoning Ordinance (Article 6.8 (M)) shall apply; however, it shall not apply along Golf Course areas adjoining or located along Internal or External Streets.
 - ii) External Street Frontage Landscaping Requirements (Article 6.8(M)): Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall required along the entire External Street frontage. Meandering mounds are encouraged.

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

- i) Buffer yards shall not be required along Golf Course areas adjoining or located along Internal or External Streets.
- ii) Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein.
- iii) A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance.

50) Lighting Standards (Article 6.9)

- a) The District's lighting shall comply with the Unified Development Ordinance (Article 6.9) with the following exceptions: (Section 14 Ord. 13-24).
 - i) Architectural lighting may be directed upward on Golf Course Use buildings for the softening of walls and entryways and shall be directed in a manner as to direct light away from residential adjacent property and public rights-of-way and shall otherwise comply with the lighting standards of the Zoning Ordinance.
 - ii) Architectural lighting may be located below and directed upward or onto the surface(s) of the Red Barn or Lindley House and shall not be required to be shielded but shall be permitted for the softening of the buildings and to highlight architectural details and shall otherwise comply with the lighting standards of the Zoning Ordinance.
 - iii) Dusk to Dawn Lights for Single-family Residential Uses: A light shall be installed on each home lot at a location, height, type, style and manufacturer approved by the Owners' Association Architectural Review Committee. The light may be either pole mounted in the front yard or attached as a carriage light to the residence. The light shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn and shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to one hundred sixty (160) watts for incandescent bulbs or an equivalent illumination for other types of bulbs.
 - iv) Decorative street lights may differ from the City's standards if approved by the Department of Public Works. Decorative street lights shall be consistent with the development theme and shall be installed at the expense of the Developer and maintained by the Owners' Association.



v) Real or faux gas lights may be used without shielding.

vi) Lighting (e.g., pole lighting) of the Golf Course for playing a round of golf at night shall be prohibited (does not include lighting for pathways, security or practice areas).

51) Lot Standards (Article 6.10)

52) Setback Standards (Article 6.16)

53) Vision Clearance Standards (Article 6.19)

a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:

i) Forty (40) feet from intersections of Collectors, Private or Local Street.

ii) Seventy-five (75) feet from intersections of Expressways or Arterials.

b) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

1) Block Standards (Article 8.1)

2) Easement Standards (Article 8.3)

3) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

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

a) Natural Areas (Section 12.1 Ord. 13-24): The preservation of the natural landscape, terrain, topography and natural features of the Real Estate shall be preserved when possible and shall be a priority when constructing all residential, infrastructure, amenities and other aspects of the development.



- b) Minimum Open Space (Section 12.2 Ord. 13-24): The District shall provide a minimum of twenty percent (20%) of the Real Estate to be set aside for Open Space, which shall replace and superseded any open space or green belt space requirement of the Zoning Ordinance. All Open Space in the District shall be owned by the Master Developer, unless otherwise approved and transferred by the Master Developer to an Owners' Association.
- 5) Infrastructure Standards (Section 20 of PUD Ordinance)
- a) The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.
- 6) Pedestrian Network Standards (Article 8.7)
- a) Pedestrian and bicycle access shall be provided throughout the District to permit and encourage pedestrian movement within the District and surrounding developments to: (i) provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii) provide for fitness and general recreational opportunities. (Section 15.1 Ord. 13-24).
 - b) The District's pedestrian and bicycle network shall comply with the Zoning Ordinance and the City's construction standards, unless otherwise approved by the Department of Public Works. To the maximum extent practicable, land uses, amenities, parks, trails and other open spaces should be organized to create integrated systems of open space that connect both internal to the District and to development surrounding the District. (Section 15.2 Ord. 13-24).
 - c) Golf carts shall be permitted on streets, Trails and amenities within the District. The operation of golf carts on public rights-of-way shall be subject to the City's Code of Ordinances (see Chapter 58-1), as amended, and any requirements of the Department of Public Works and Department of Parks and Recreation. (Section 15.3 Ord. 13-24).
- 7) Storm Water Standards (Article 8.8)
- 8) Street and Right-of-Way Standards (Article 8.9)
- 9) Street Light Standards (Article 8.10)
- a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the



provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.

- b) **Street Lights at Intersections:** The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.
- c) **Lighting between Intersections:** Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.

10) Street Sign Standards (Article 8.11)

11) Surety Standards (Article 8.12)

12) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

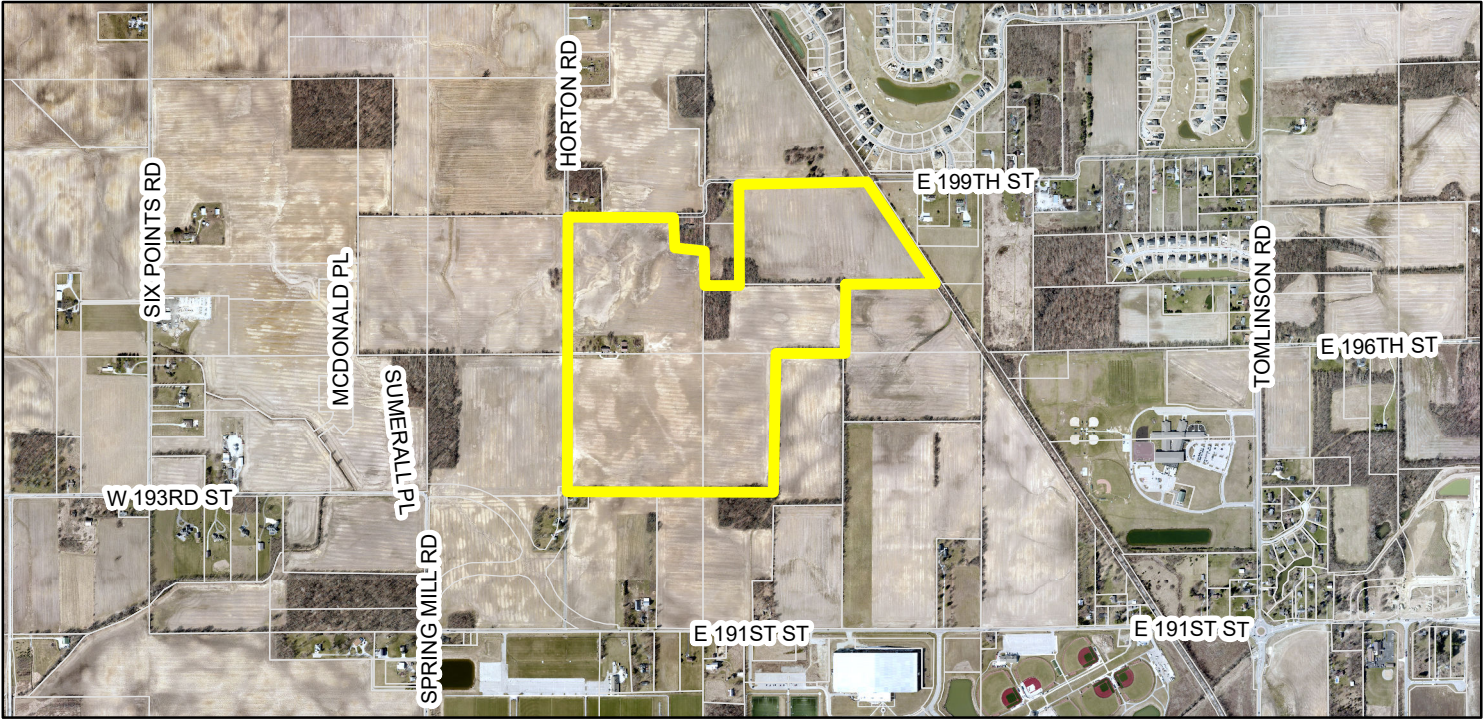
- 1) **Action: 1907-ODP-12 (Overall Development Plan) & 1907-SPP-12 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
- 2) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



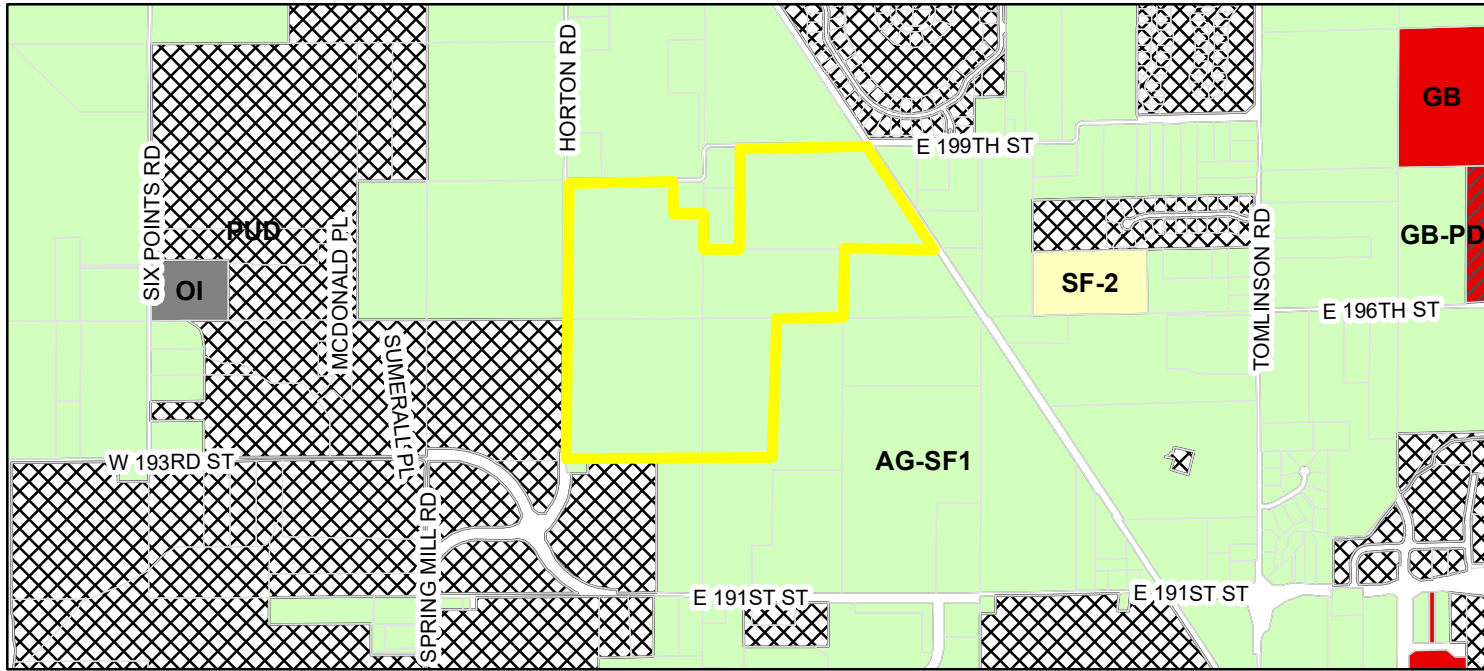
Property Location Map
Aberdeen at Chatham Hills
Overall Development Plan & Primary Plat
1907-ODP-12 & 1907-SPP-12



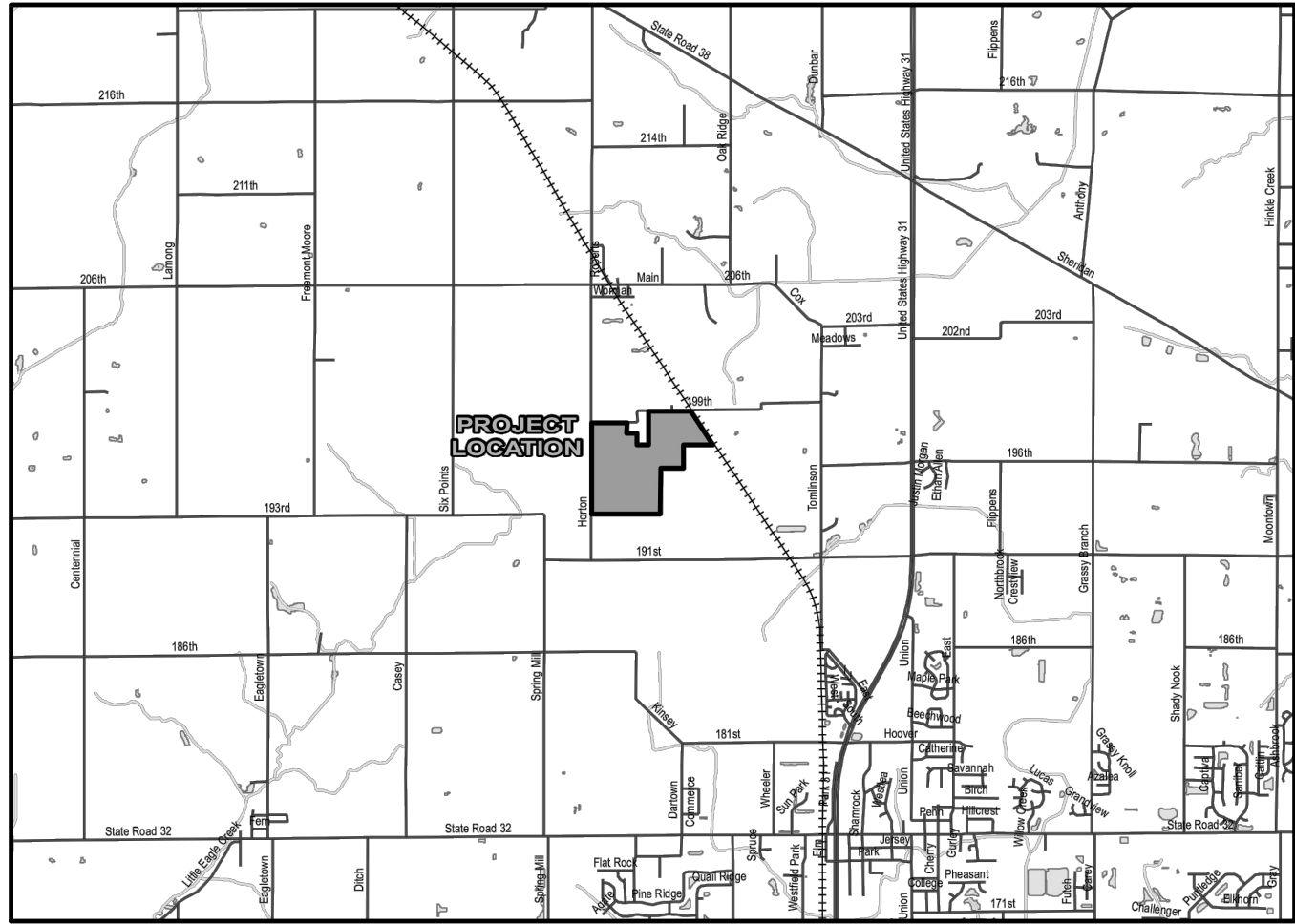
Aerial Location Map



Zoning Map



- | | |
|--|--|
| Parcel | GB-PD (General Business - Planned Development) |
| Zoning - All | OI (Open Industrial) |
| Zoning | PUD (Planned Unit Development) |
| AG-SF1 (Agriculture - Single Family - 1) | SF-2 (Single Family - 2) |
| GB (General Business) | |

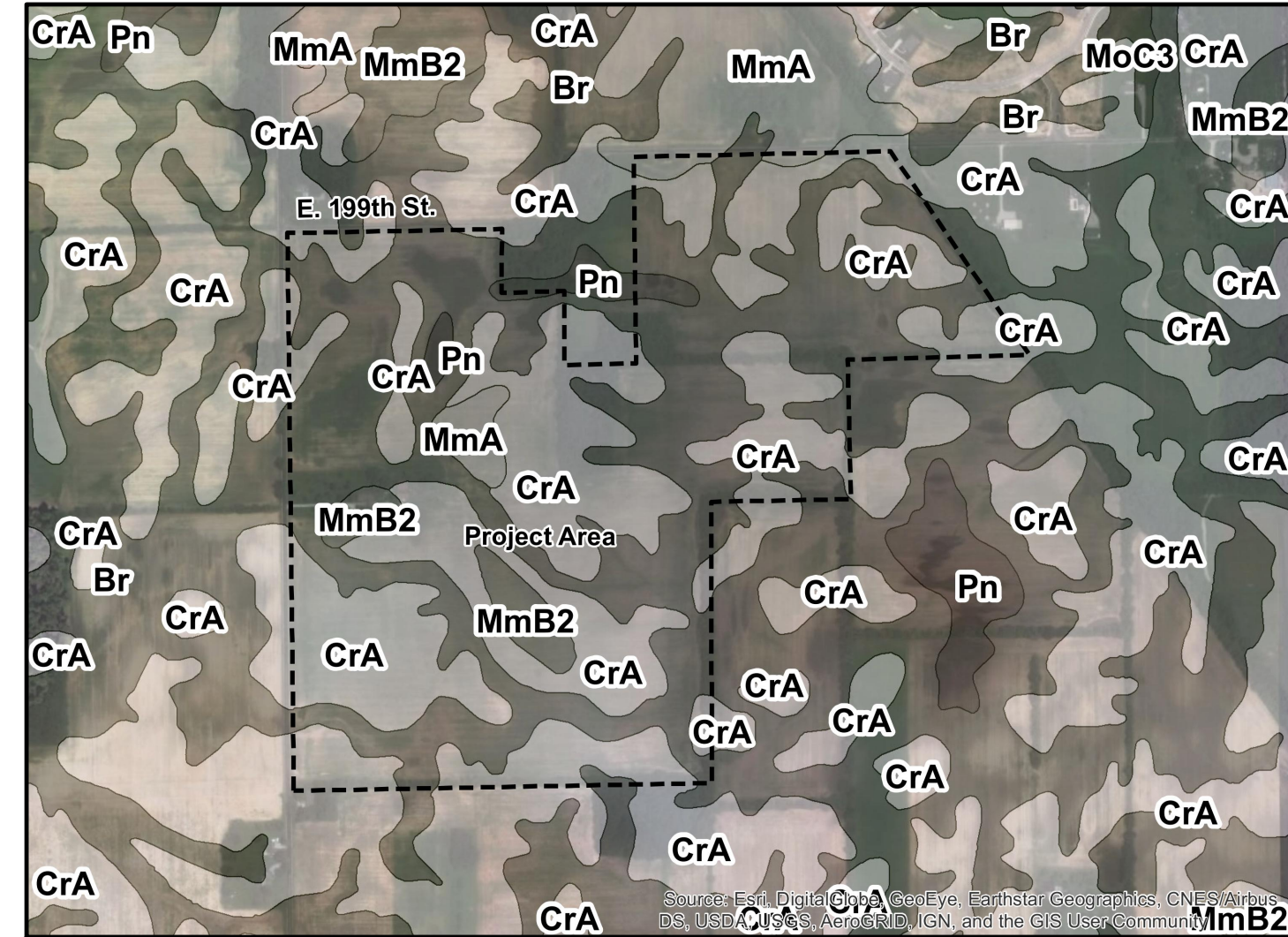


LOCATION MAP
SCALE 1"= 1/2 MILE

ABERDEEN AT CHATHAM HILLS PRIMARY PLAT PLAN

Henke Development Group, LLC

CONTACT: STEVE HENKE
1100 Chatham Hills Blvd.
WESTFIELD, IN 46074
(317) 836-8019



SOILS MAP
NOT TO SCALE

SOILS LEGEND

Br Conover loam, 0 to 1 percent slopes
CrA Darroch silt loam
Wh Whitaker loam

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-C1.13	PRIMARY PLAT PLAN

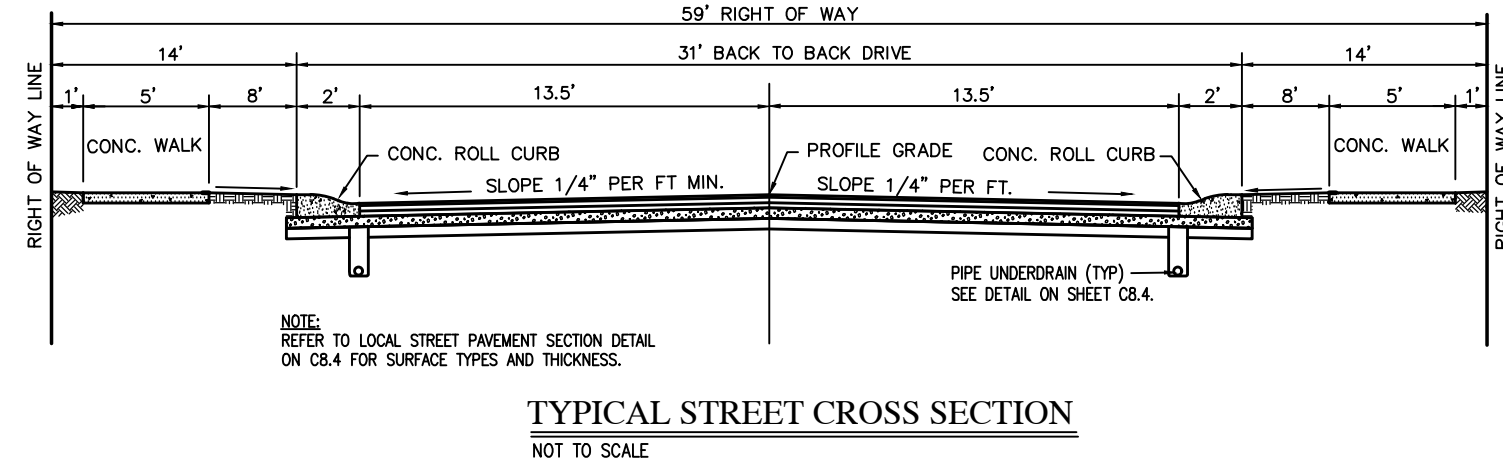
LEGAL DESCRIPTION

A part of the Northeast and Northwest Quarters of Section 26, and a part of the Southeast and Southwest Quarters of Section 23, all in Township 19 North, Range 3 East, Hamilton County, Indiana being that 153.208 acre parcel surveyed by Paul E. Klodzen, PS #20400015 and shown on a survey certified January 19, 2019 as Cripe Job number 170504-33000 more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of said Section 26; thence North 00 degrees 14 minutes 39 seconds East (basis of bearings is Indiana State Plane Grid Bearing, East Zone) along the East line of said Northeast Quarter 1988.70 feet to the Southeast corner of the North Half of the Northeast Quarter of the Northeast Quarter of said Section 26; thence South 89 degrees 47 minutes 55 seconds West along the South line of said North Half 1323.05 feet to the Southwest corner thereof; thence North 00 degrees 14 minutes 49 seconds East along the West line of said North Half 662.10 feet to the Northwest corner thereof and the POINT OF BEGINNING; thence South 89 degrees 45 minutes 50 seconds West along the North line of the Northeast Quarter of said Section 26 a distance of 661.51 feet to the Northeast corner of the West Half of the Northeast Quarter of said Section 26; thence South 00 degrees 14 minutes 54 seconds West along the East line of said West Half 1323.41 feet to the Southeast corner thereof; thence South 89 degrees 49 minutes 59 seconds West along the South line of said West Half 661.54 feet to the Southwest corner thereof; thence South 89 degrees 45 minutes 06 seconds West along the South line of the Northeast Quarter of the Northwest Quarter of said Section 26 a distance of 1324.06 feet to the Southwest corner thereof; thence North 00 degrees 12 minutes 52 seconds East along the West line of said Quarter-Quarter 1321.94 feet to the Northwest corner thereof; thence North 00 degrees 06 minutes 09 seconds East along the West line of the Southeast Quarter of the Southwest Quarter of said Section 23 a distance of 1321.61 feet to the Northwest corner thereof; thence North 89 degrees 43 minutes 36 seconds East along the North line of said Quarter-Quarter 1037.15 feet to the northwest corner of Instrument Number 2015004954, recorded in the Office of the Recorder of Hamilton County, Indiana (the following two courses are along the West and South boundaries of said Instrument); (1) thence South 01 degrees 19 minutes 55 seconds West 316.44 feet; (2) thence North 88 degrees 56 minutes 56 seconds East 295.71 feet to the East line of the Southeast Quarter of the Southwest Quarter of said Section 23; thence South 00 degrees 10 minutes 00 seconds West along said East line 348.46 feet to the Southwest corner of the North Half of the Southwest Quarter of the Southeast Quarter of said Section 23; thence North 89 degrees 39 minutes 19 seconds East along the South line of the North Half of the Southwest Quarter of the Southeast Quarter of said Section 23 a distance of 334.99 feet to the Southeast corner of Instrument Number 2016046931, recorded in said Recorder's Office; thence North 00 degrees 10 minutes 00 seconds East along the East boundary of said Instrument and parallel with the West line of the Southwest Quarter of the Southeast Quarter of said Section 23 a distance of 991.95 feet to the Northeast corner of said Instrument and the North line of 10 acres off the South side of the Northwest Quarter of the Southeast Quarter of said Section 23; thence North 89 degrees 32 minutes 47 seconds East along said north line 1193.20 feet to the Northwest corner of Instrument Number 2015055336, recorded in said Recorder's Office; thence South 33 degrees 30 minutes 39 seconds East along the West boundary of said Instrument 1187.67 feet to the North line of the South Half of the Southeast Quarter of the Southeast Quarter of said Section 23; thence South 89 degrees 39 minutes 19 seconds West along said North line 866.04 feet to the Northwest corner of said South Half; thence South 00 degrees 01 minutes 56 seconds East along the West line of said South Half 663.26 feet to the Point of Beginning, containing 153.208 acres, more or less.



SITE MAP
NOT TO SCALE



DEVELOPMENT STANDARDS
ABERDEEN AT CHATHAM HILLS
ZONING: CHATHAM HILLS PUD (JANUARY 13, 2014) & PUD AMENDMENT VI
LOTS: 276
DISTRICT 1-G

MIN. LOT AREA	7,750 SF
MIN. LOT WIDTH	70'
MIN. FRONT SETBACK	20'
MIN. LOT FRONTAGE	20'
MIN. SIDE SETBACK	5' *
MIN. REAR SETBACK	10'
MIN. BUILDING SEPARATION	10'
MAX. BUILDING HEIGHT	35'

* The Minimum Side Yard Setback shall be three (3) feet for lots occupied by a dwelling with a side-load garage. The minimum Building Separation shall remain ten (10) feet.

UTILITY CONTACT INFORMATION:

DUKE ENERGY (ELECTRIC) BILL OLDMAN 100 SOUTH MILL CREEK ROAD NOBLESVILLE, INDIANA 46062 P: 317-776-5331 WILLIAM.OLDHAM@DUKE-ENERGY.COM	CITIZENS WASTEWATER OF WESTFIELD, LLC (SEWER) BRANDON CARTER 2150 DR. MARTIN LUTHER KING JR. ST. INDIANAPOLIS, INDIANA 46202 P: (317) 263-6456 BCARTER@CITIZENSENERGYGROUP.COM	COMCAST CABLE (CABLE) EARL SMALL JR. 533 EAST 65TH STREET INDIANAPOLIS, INDIANA 46220 P: (317) 275-6493 C: (317) 491-2432 EARL.SMALL@CABLE.COMCAST.COM
CITIZENS GAS OF WESTFIELD (GAS) RICHARD MILLER 2150 DR. MARTIN LUTHER KING JR. ST. INDIANAPOLIS, INDIANA 46202 P: (317) 927-4684 MILLER@CITIZENSENERGYGROUP.COM	CITIZENS WESTFIELD (WATER) BRANDON CARTER 2150 DR. MARTIN LUTHER KING JR. ST. INDIANAPOLIS, INDIANA 46202 P: (317) 263-6456 BCARTER@CITIZENSENERGYGROUP.COM	FRONTIER COMMUNICATION (TELECOM) STEVE COSTLOW 20905 HAGUE ROAD NOBLESVILLE, INDIANA 46060 P: (317) 987-9010 STEVE.COSTLOW@FTR.COM

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

REVISIONS

DATE	DESCRIPTION	BY
07/03/19	REVISED PER TAC COMMENTS	DC/KS
07/09/19	REVISED PER TAC COMMENTS	DC/KS

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LAFAYETTE - MUNCIE - NEW ALBANY
www.hwcengineering.com

ABERDEEN AT CHATHAM HILLS
CITY OF WESTFIELD, INDIANA

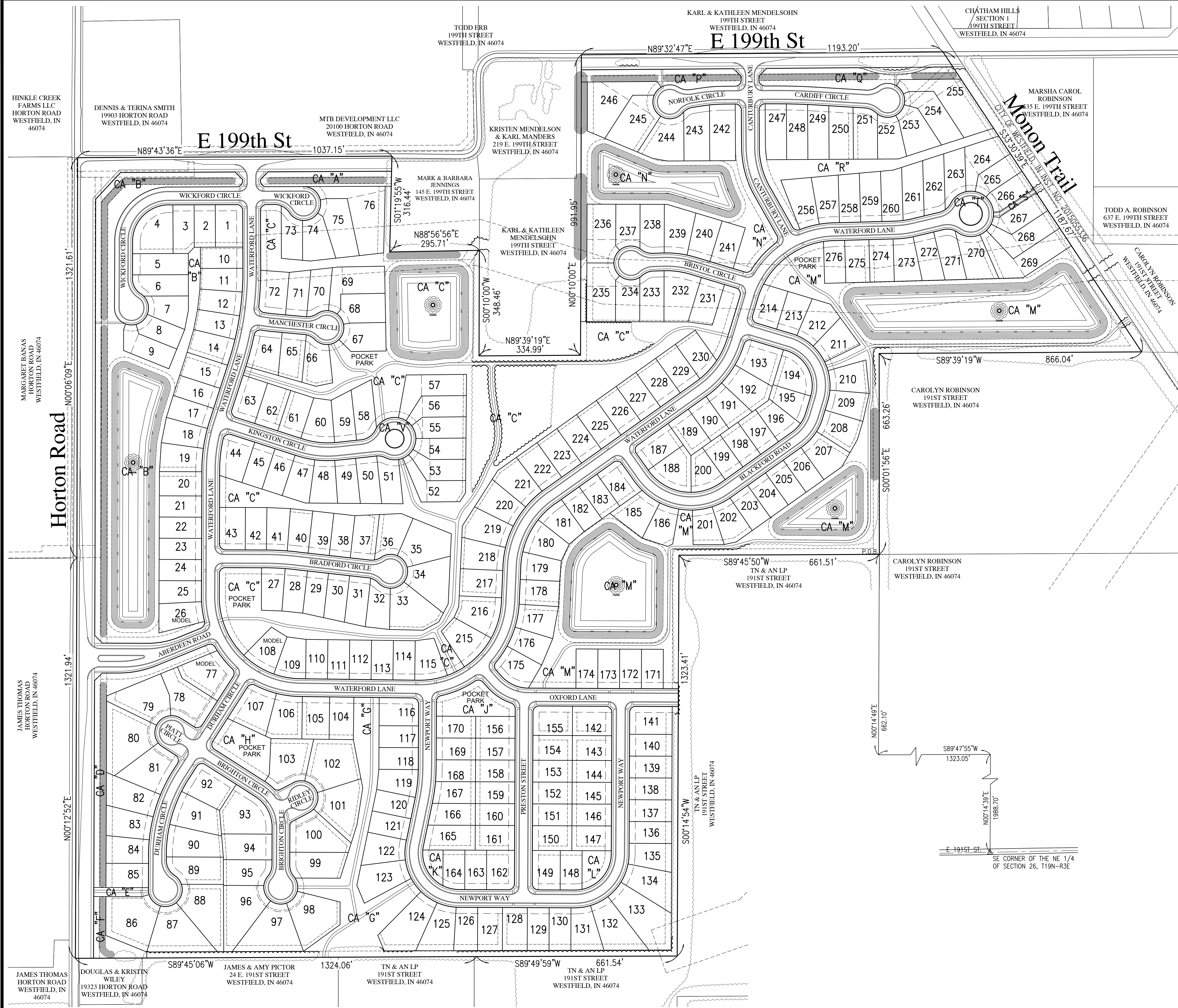
COVER

PROFESSIONAL
No. 10000075
STATE OF INDIANA
NOTARY PUBLIC
BRANDON T. BURL

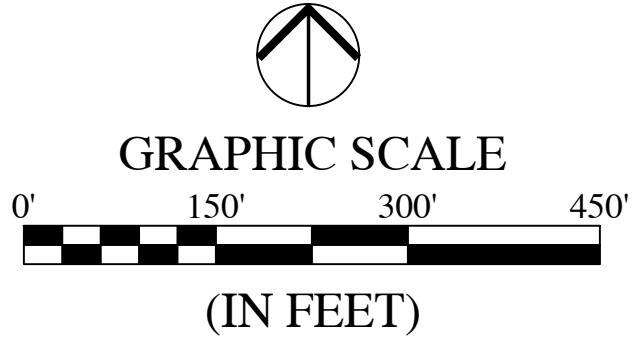
DRAWN BY DC	JOB NUMBER 2019-117-A
CHECKED BY BB	
DATE MAY 31, 2019	
SCALE AS SHOWN	
SHEET	

C1.0
COVER

Plot Date: Jul 09, 2019 Plot Time: 2:20pm File Name: W:\Pulte Homes\2019-117-A Pulte- Westfield Chatham Hills\Design\CAD\PP - Primary Plot Plan.dwg, Layout: C1.1 By: dcheesterfield



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



LEGEND:

EXISTING	PROPOSED

ABBREVIATIONS:

C.A.	- COMMON AREA
25	- LOT NUMBER

LEGAL DESCRIPTION

A part of the Northeast and Northwest Quarters of Section 26, and a part of the Southeast and Southwest Quarters of Section 23, all in Township 19 North, Range 3 East, Hamilton County, Indiana being that 153.208 acre parcel surveyed by Paul E. Klodzen, PS #20400015 and shown on a survey certified January 19, 2019 as Cripe Job number 170504-33000 more particularly described as follows:

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

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

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.

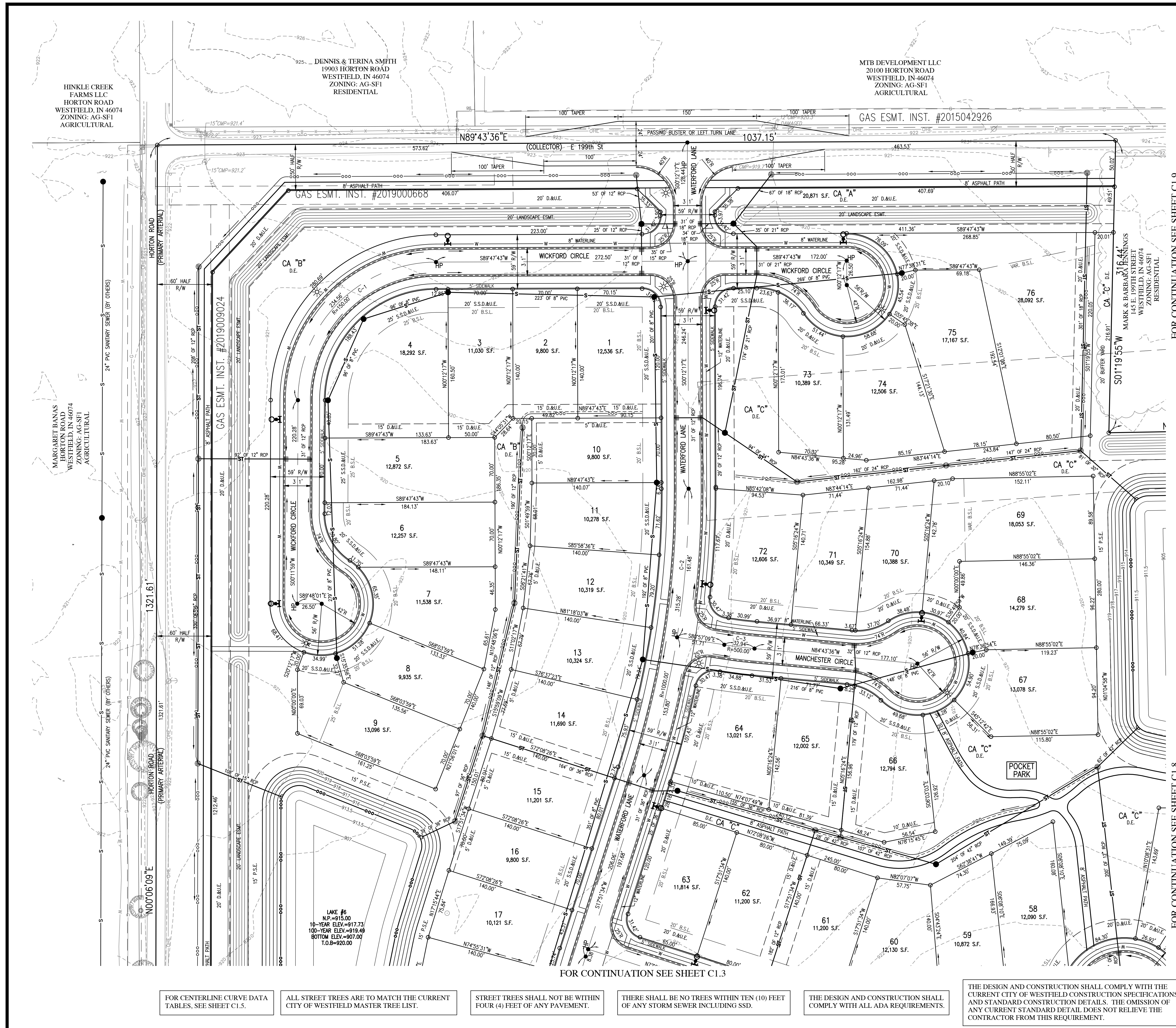
REVISIONS		
DATE	DESCRIPTION	BY
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07/09/19	REVISED PER TAC COMMENTS	DC/KS

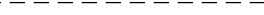
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INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY
www.hwceengineering.com

ABERDEEN AT CHATHAM HILLS
CITY OF WESTFIELD, INDIANA
OVERALL SITE PLAN

PREPARED BY
BRANDON T. BURL
REGISTERED PROFESSIONAL ENGINEER
No. 10000075
STATE OF INDIANA
DRAWN BY
DC
CHECKED BY
BB
DATE
MAY 31, 2019
SCALE
AS SHOWN
SHEET
JOB NUMBER
2019-117-A

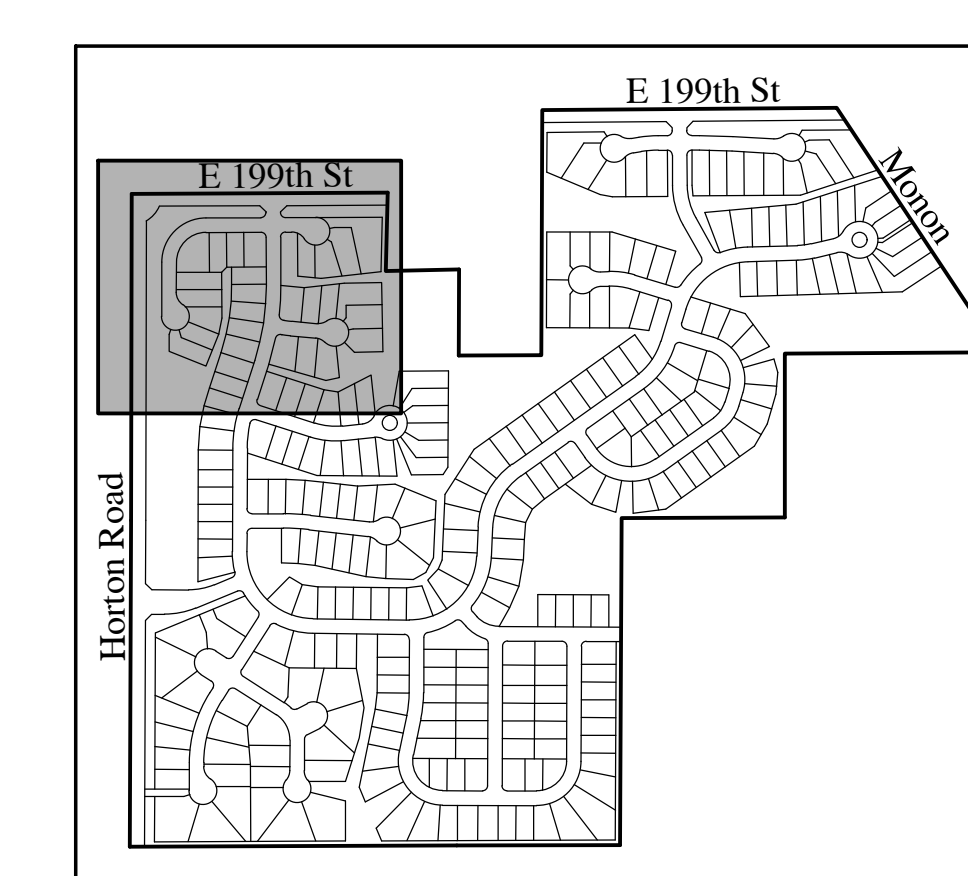
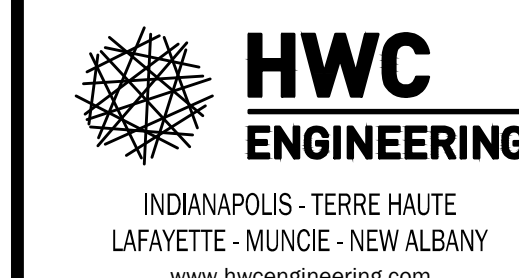
C1.1
OVERALL SITE PLAN



LEGEND:	
EXISTING	PROPOSED
	RIGHT-OF-WAY LINE
	EASEMENT LINE
	SETBACK LINE
	CENTERLINE
	SWALE / FLOWLINE
	SUBSURFACE DRAIN
	SANITARY SEWER
	STORM SEWER
	CURB OVERLIFT
	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

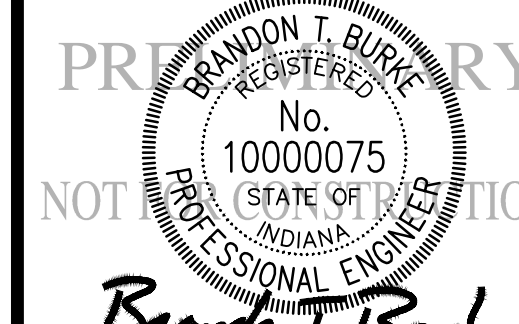
ABBREVIATIONS:

BC	— BACK OF CURB
CL	— CENTERLINE
FL	— FLOW LINE
NP	— NORMAL POOL (ELEVATION)
PVC	— POLYVINYL CHLORIDE PIPE
R.C.	— REINFORCED CONCRETE PIPE
D.C.	— DRAINAGE AREA
R.E.	— DRAINAGE EASEMENT
S.S.D./R.U.E.	— SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.R.U.E.	— DRAINAGE AND UTILITY 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

[illegible]

ABERDEEN AT CHATHAM HILLS
CITY OF WESTFIELD, INDIANA

PRIMARY PLAT PLAN



DRAWN BY DC	JOB NUMBER 2019-117-A
CHECKED BY BB	
DATE MAY 31, 2019	
SCALE AS SHOWN	
SHEET	

C1.2

PRIMARY PLAT PLAN



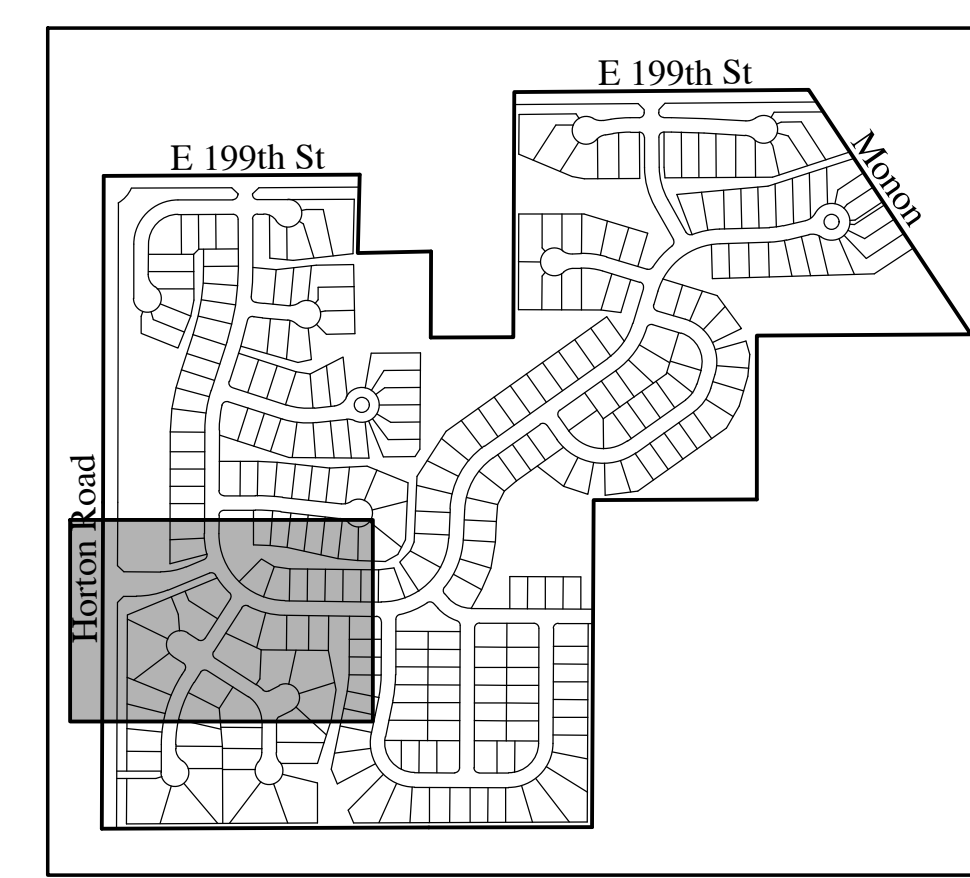
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LEGEND:			
EXISTING			PROPOSED
		RIGHT-OF-WAY LINE	
		EASEMENT LINE	
		SETBACK LINE	
		CENTERLINE	
		SWALE / FLOWLINE	
		SUBSURFACE DRAIN	
		SANITARY SEWER	
		STORM SEWER	
		STORM CULVERT	
		WATER MAIN	
		CONTOUR, MAJOR	
		CONTOUR, MINOR	
		FENCE	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

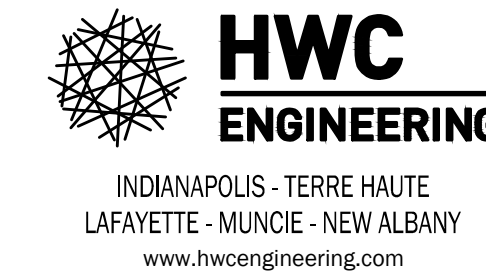
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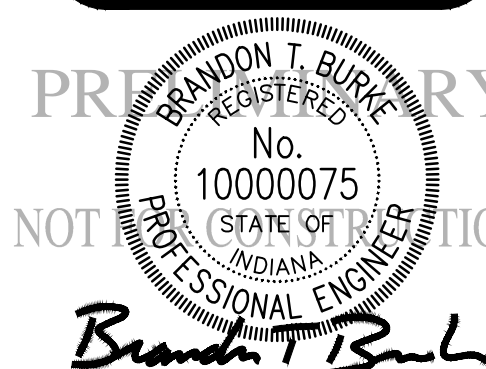
KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY
07/03/19	REVISED PER TAC COMMENTS	DC/KS
07/09/19	REVISED PER TAC COMMENTS	DC/KS



ABERDEEN AT CHATHAM HILLS
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT PLAN

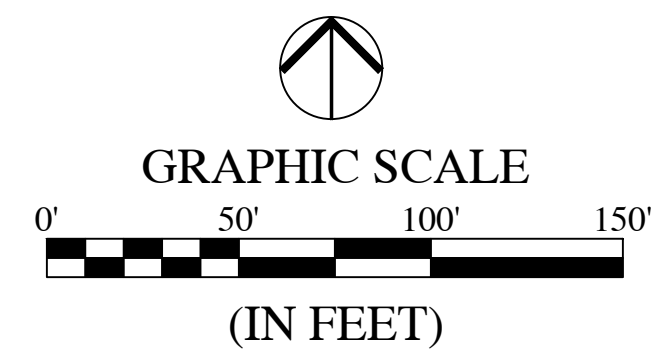
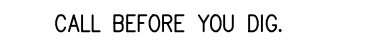
PRIMARY PLAT PLAN



DRAWN BY DC	JOB NUMBER 2019-117-A
CHECKED BY BB	
DATE MAY 31, 2019	
SCALE	
AS SHOWN	
SHEET	

C1.4

PRIMARY PLAT PLAN

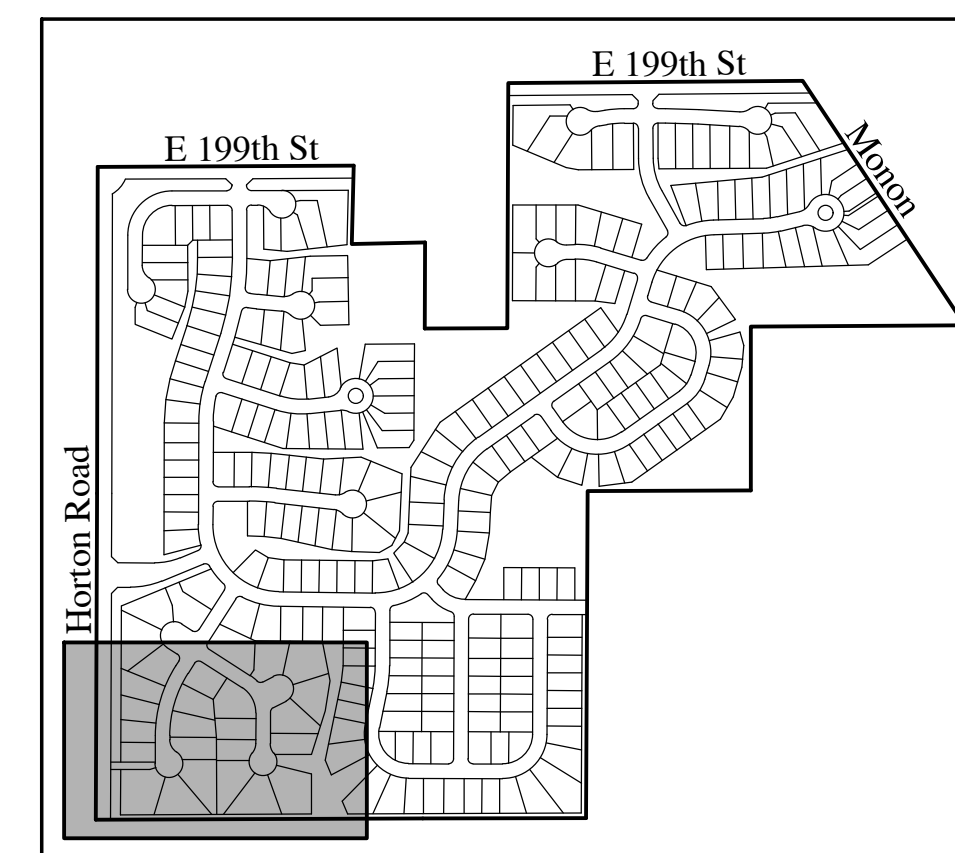


EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION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

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P.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-21	197.90'	300.00'	194.33'	N35°39'59"E	37°47'45"
C-22	375.02'	300.00'	351.08'	S52°34'50"W	71°37'26"
C-23	98.66'	300.00'	98.21'	N82°39'10"W	18°50'33"
C-24	61.76'	300.00'	61.65'	N82°29'40"E	11°47'44"
C-25	152.11'	300.00'	150.49'	S14°51'39"E	29°03'03"
C-26	73.66'	500.00'	73.59'	S85°26'40"W	8°26'25"
C-27	133.92'	2000.00'	133.89'	N88°25'02"W	3°50'11"

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KEYMAP
NOT TO SCALE

[illegible]

ABERDEEN AT CHATHAM HILLS
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT PLAN

PRIMARY PLAT PLAN

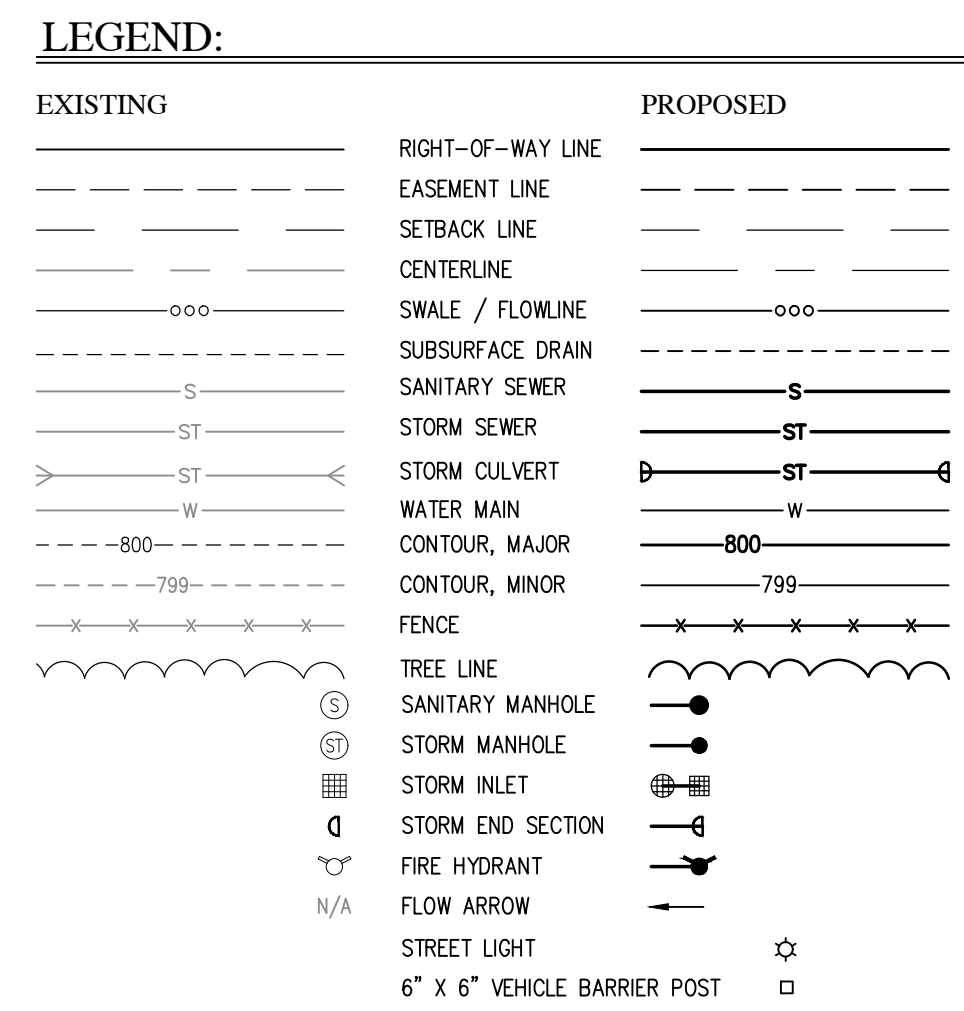
DRAWN BY DC	JOB NUMBER 2019-117-A
CHECKED BY BB	
DATE MAY 31, 2019	
SCALE AS SHOWN	
SHEET	

C1.5

PRIMARY PLAT PLAN

[illegible]

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C.A.	- COMMON AREA
D.E.	- DRAINAGE EASEMENT
S.S.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	- DRAINAGE AND UTILITY 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



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ABERDEEN AT CHATHAM HILLS
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT PLAN

PRIMARY PLAT PLAN



DRAWN BY DC	JOB NUMBER 2019-117-A
CHECKED BY BB	
DATE MAY 31, 2019	
SCALE	
AS SHOWN	
SHEET	

C1.6

PRIMARY PLAT PLAN

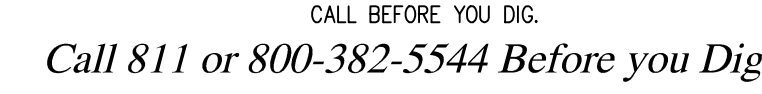
FOR CONTINUATION SEE SHEET C1.4

CAUTION

FOR CONTINUATION SEE SHEET C1.4

FOR CONTINUATION SEE SHEET C1.3

FOR CONTINUATION SEE SHEET C12



LEGEND:

ABBREVIATIONS:



HWC
ENGINEERING

INDIANAPOLIS - TERRE HAUTE
LAFAYETTE - MUNCIE - NEW ALBANY

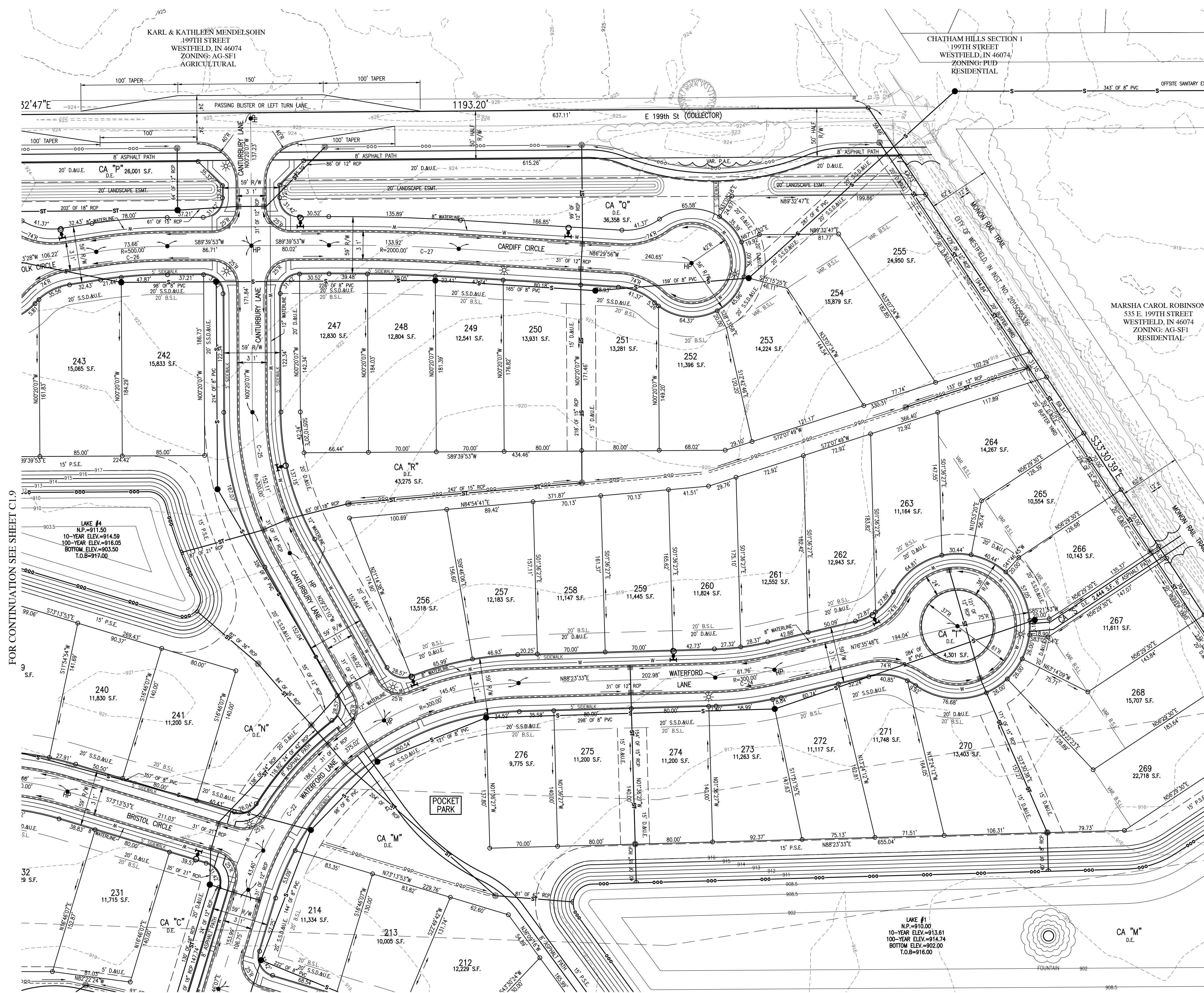
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PRIMARY PLAT PLAN



C1.7

PRIMARY PLAT PLAN



FOR CONTINUATION SEE SHEET C1.10

FOR CONTINUATION SEE SHEET C1.2

FOR CENTERLINE CURVE DATA
TABLES, SEE SHEET C1.5.

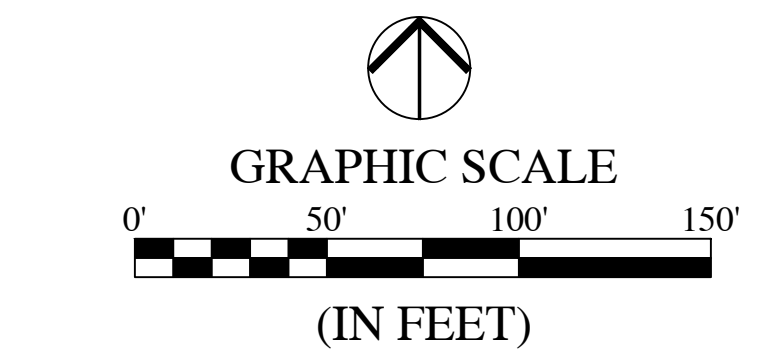
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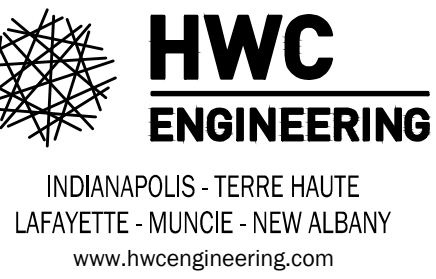


EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM END SECTION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

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
S.S.D.&U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E.	- DRAINAGE AND UTILITY EASEMENT
P.S.E.	- PERMANENT STORMWATER EASEMENT
P.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

KEYMAP
NOT TO SCALE

DATE	DESCRIPTION	BY
07/03/19	REVISED PER TAC COMMENTS	DC/KS
07/09/19	REVISED PER TAC COMMENTS	DC/KS



**ABERDEEN AT CHATHAM HILLS
CITY OF WESTFIELD, INDIANA**

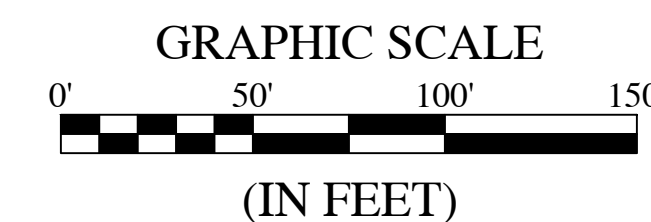
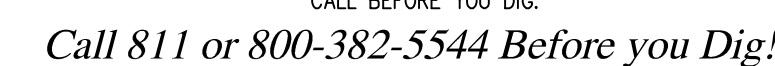
PRIMARY PLAT PLAN

PRIMARY PLAT PLAN

DRAWN BY DC	JOB NUMBER 2019-117-A
CHECKED BY BB	
DATE MAY 31, 2019	
SCALE AS SHOWN	
SHEET	

C1.11
PRIMARY PLAT PLAN

FOR CONTINUATION SEE SHEET C1.11



PROPOSED

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	
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	STORM INLET	
	STORM END SECTION	
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	FLOW ARROW	
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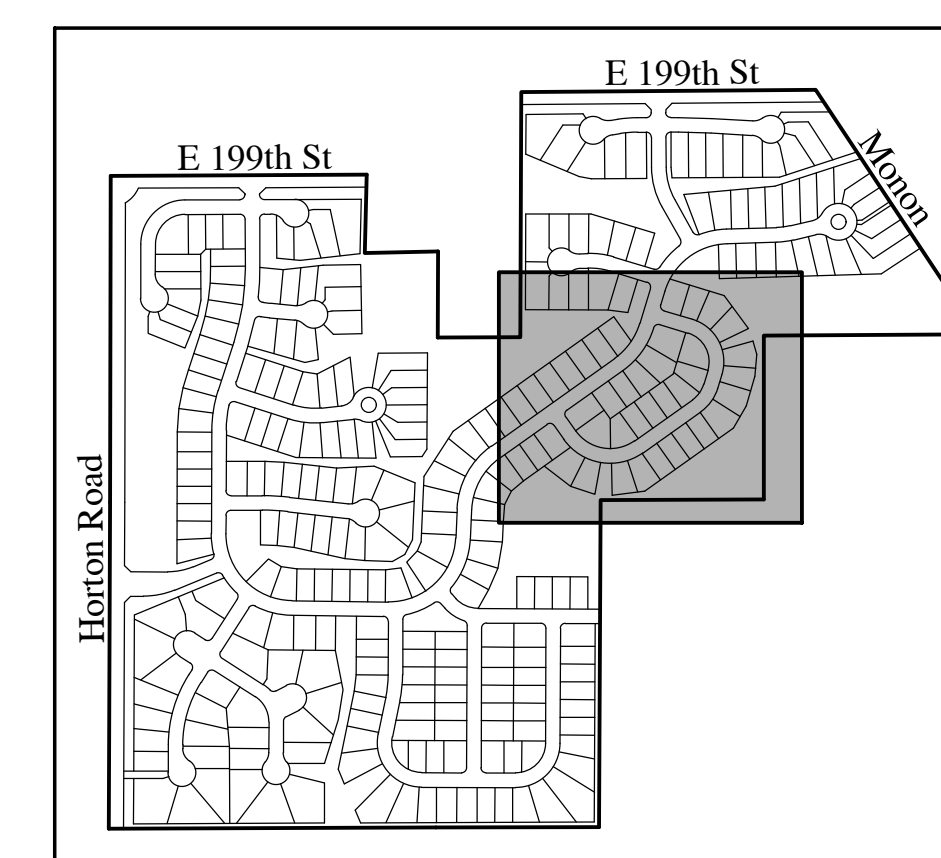
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- RCP – REINFORCED CONCRETE PIPE
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KEYMAP
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07/03/19	REVISED PER TAC COMMENTS	DC/K
07/09/19	REVISED PER TAC COMMENTS	DC/K



ABERDEEN AT CHATHAM HILLS
CITY OF WESTFIELD, INDIANA

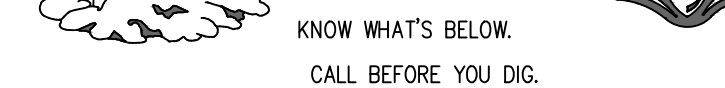
PRIMARY PLAT PLAN

Brandon T. Reed

DRAWN BY DC	JOB NUMBER 2019-117-A
CHECKED BY BB	
DATE MAY 31, 2019	
SCALE AS SHOWN	
SHEET	

C1.12

PRIMARY PLAT PLAN



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



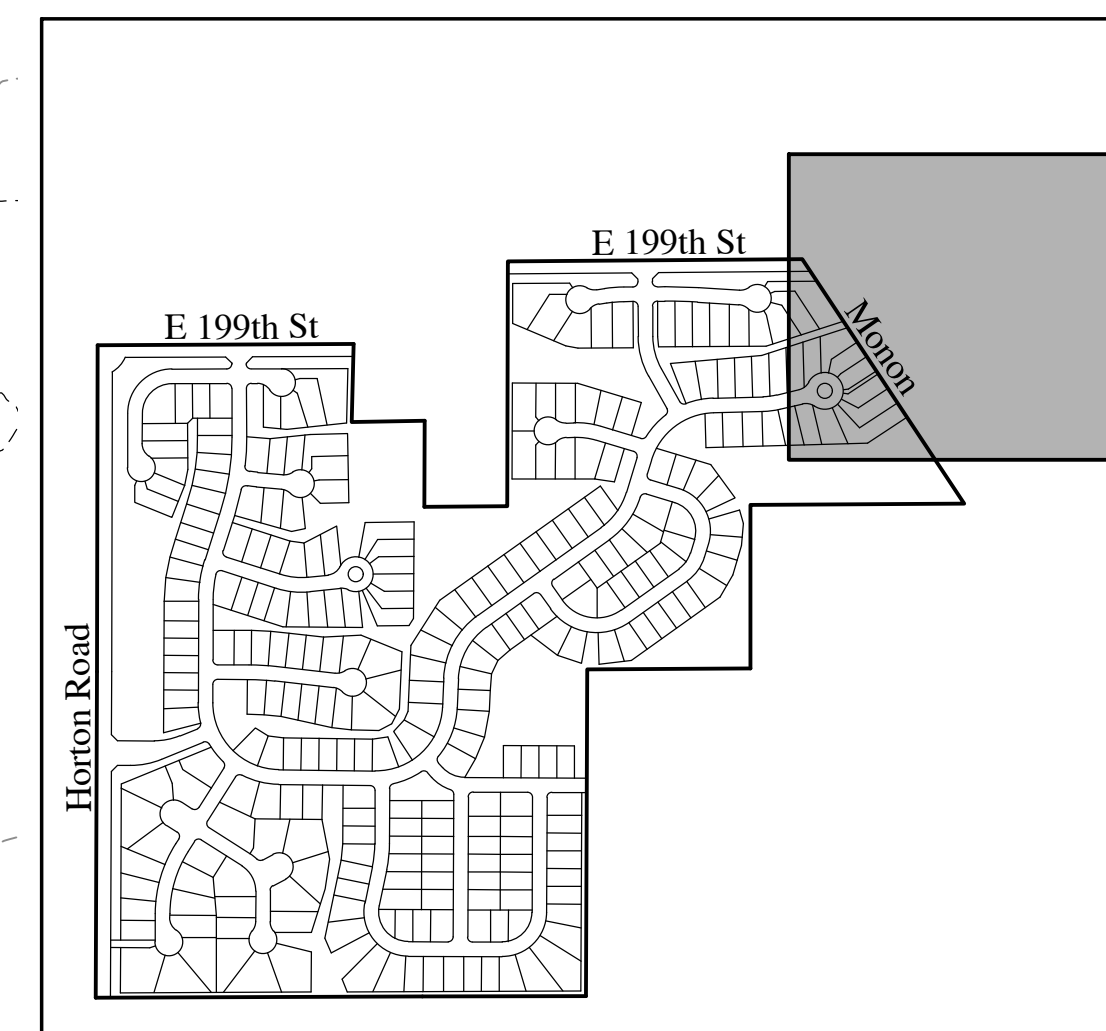
60' 120'

EXISTING

EXISTING		RIGHT-OF-WAY LINE		PROPOSED
-----		EASEMENT LINE		-----
-----		SETBACK LINE		-----
-----		CENTERLINE		-----
-----		SWALE / FLOWLINE		-----
-----	ooo	SUBSURFACE DRAIN		-----
-----	S	SANITARY SEWER		-----
-----	ST	STORM SEWER		-----
-----	ST	STORM CULVERT		-----
-----	W	WATER MAIN		-----
-----	-800-	CONTOUR, MAJOR		-----
-----	-799-	CONTOUR, MINOR		-----
-----	x x x x x	FENCE		-----
-----		TREE LINE		-----
-----	(S)	SANITARY MANHOLE		-----
-----	(ST)	STORM MANHOLE		-----
-----		STORM INLET		-----
-----		STORM END SECTION		-----
-----		FIRE HYDRANT		-----
-----	N/A	FLOW ARROW		-----
-----		STREET LIGHT		-----
-----		6" x 6" VEHICLE BARRIER POST		-----

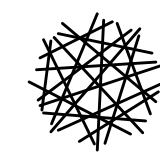
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P.A.E. – PEDESTRIAN ACCESS EASEMENT
E.S.M.T. – EASEMENT
25 – LOT NUMBER
B.S.L. – BUILDING SETBACK LINE
S.F. – SQUARE FEET
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DATE	DESCRIPTION	AMT
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DATE	DESCRIPTION	BY
07/03/19	REVISED PER TAC COMMENTS	DC/K
07/09/19	REVISED PER TAC COMMENTS	DC/K



NAPOLIS - TERRE HAUTE

**ABERDEEN AT CHATHAM HILLS
CITY OF WESTFIELD, INDIANA
PRIMARY PLAT PLAN**

PRIMARY PLAT PLAN



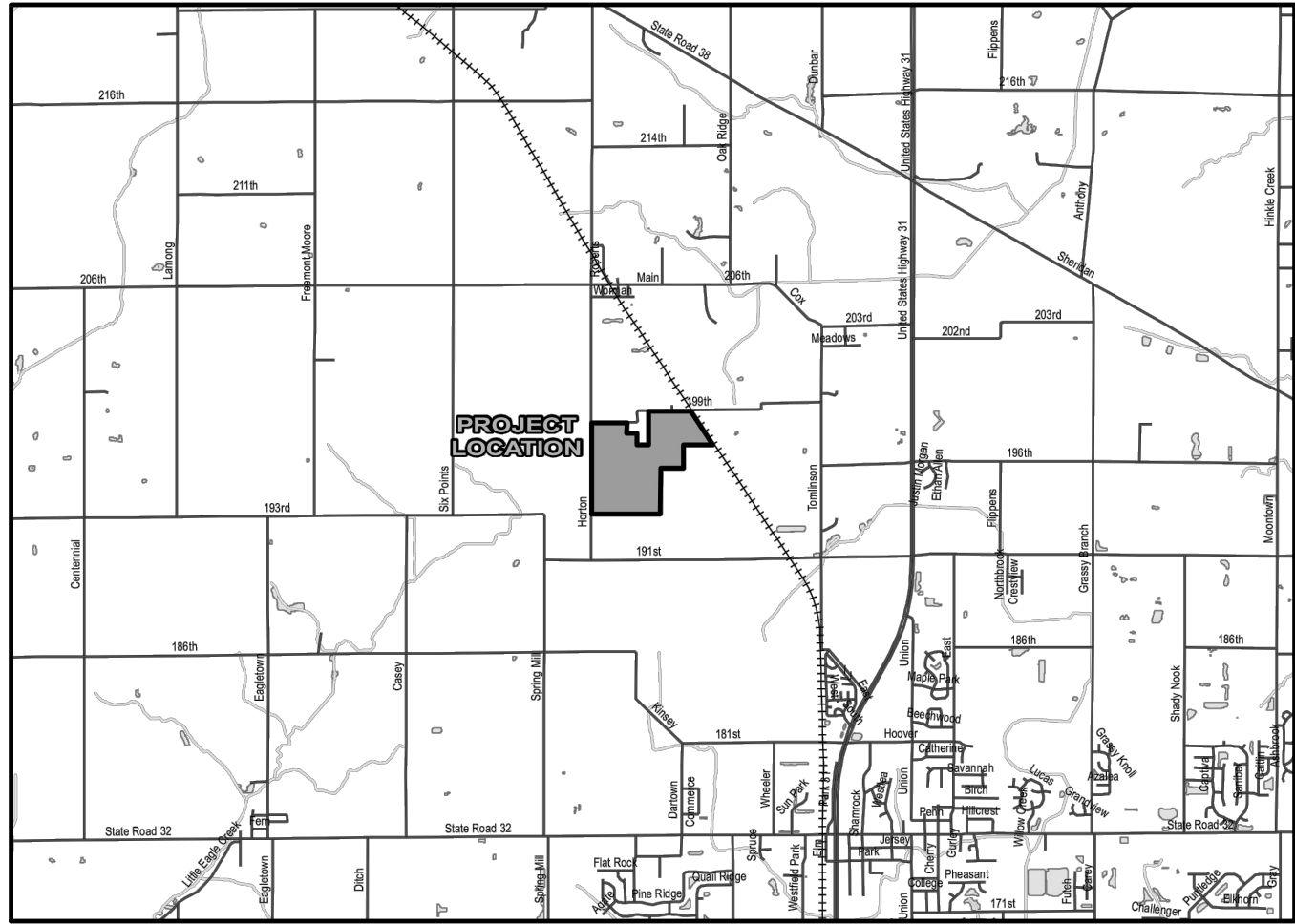
DRAWN BY

DC	ER
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PRIMARY PLAT PLAN

U

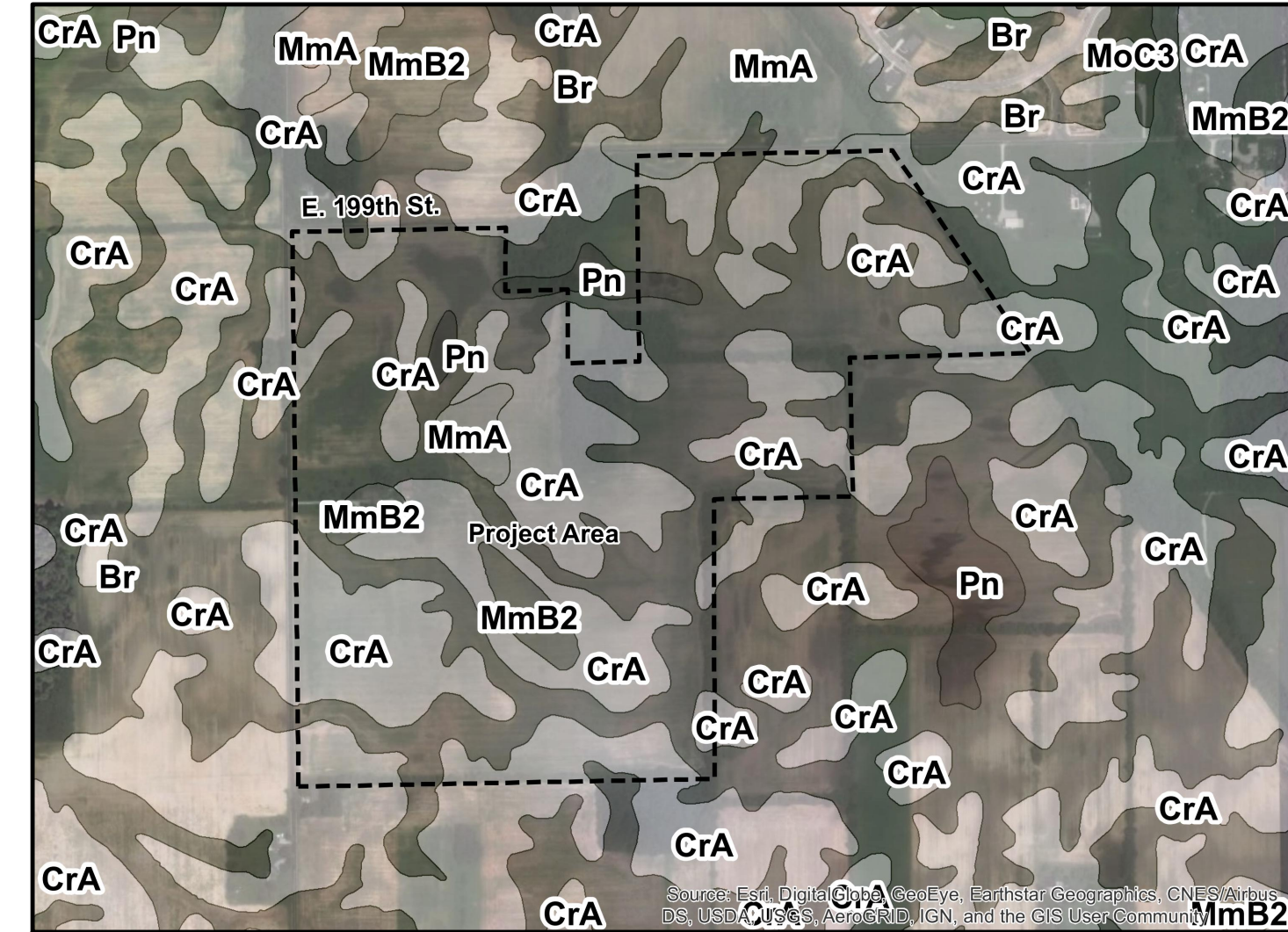


LOCATION MAP
SCALE 1"= 1/2 MILE

ABERDEEN AT CHATHAM HILLS DEVELOPMENT PLAN

Henke Development Group, LLC

CONTACT: STEVE HENKE
1100 Chatham Hills Blvd.
WESTFIELD, IN 46074
(317) 836-8019



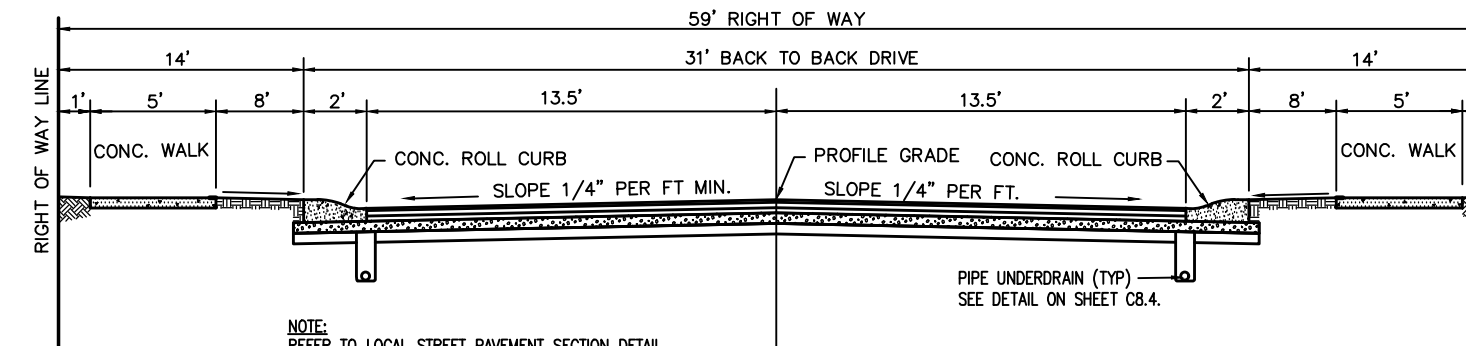
SOILS MAP
NOT TO SCALE

SOILS LEGEND

Br Conover loam, 0 to 1 percent slopes
CrA Darroch silt loam
Wh Whitaker loam

SHEET LIST TABLE

Sheet Title	Sheet Description
C1.0	COVER
C1.1	OVERALL SITE PLAN
C1.2-C1.13	DEVELOPMENT PLAN
C2.0	OVERALL OPEN SPACE PLAN
C3.0-C3.2	EXISTING CONDITIONS & DEMOLITION PLAN
L1.0-L1.2	LANDSCAPE PLAN
L1.3-L1.4	LANDSCAPE DETAILS



TYPICAL STREET CROSS SECTION
NOT TO SCALE

DEVELOPMENT STANDARDS
ABERDEEN AT CHATHAM HILLS
ZONING: CHATHAM HILLS PUD (JANUARY 13, 2014) & PUD AMENDMENT VI
LOTS: 276
DISTRICT I-G

MIN. LOT AREA	7,750 SF
MIN. LOT WIDTH	70'
MIN. FRONT SETBACK	20'
MIN. LOT FRONTAGE	20'
MIN. SIDE SETBACK	5' *
MIN. REAR SETBACK	10'
MIN. BUILDING SEPARATION	10'
MAX. BUILDING HEIGHT	35'

* The Minimum Side Yard Setback shall be three (3) feet for lots occupied by a dwelling with a side-load garage. The minimum Building Separation shall remain ten (10) feet.

UTILITY CONTACT INFORMATION:

DUKE ENERGY (ELECTRIC) BILL OLDSHAM 100 SOUTH MILL CREEK ROAD NOBLESVILLE, INDIANA 46062 P: 317-776-5331 WILLIAM.OLDSHAM@DUKE-ENERGY.COM	CITIZENS WASTEWATER OF WESTFIELD, LLC (SEWER) BRANDON CARTER 2150 DR. MARTIN LUTHER KING JR. ST. INDIANAPOLIS, INDIANA 46202 P: (317) 263-6456 BCARTER@CITIZENSENERGYGROUP.COM	COMCAST CABLE (CABLE) EARL SMALL JR. 533 EAST 65TH STREET INDIANAPOLIS, INDIANA 46220 P: (317) 275-6493 C: (317) 491-2432 EARL.SMALL@CABLE.COMCAST.COM
CITIZENS GAS OF WESTFIELD (GAS) RICHARD MILLER 2150 DR. MARTIN LUTHER KING JR. ST. INDIANAPOLIS, INDIANA 46202 P: (317) 927-4684 MILLER@CITIZENSENERGYGROUP.COM	CITIZENS WESTFIELD (WATER) BRANDON CARTER 2150 DR. MARTIN LUTHER KING JR. ST. INDIANAPOLIS, INDIANA 46202 P: (317) 263-6456 BCARTER@CITIZENSENERGYGROUP.COM	FRONTIER COMMUNICATION (TELECOM) STEVE COSTLOW 20905 HAGUE ROAD NOBLESVILLE, INDIANA 46060 P: (317) 987-9010 STEVE.COSTLOW@FTR.COM

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

SITE MAP
NOT TO SCALE

LEGAL DESCRIPTION

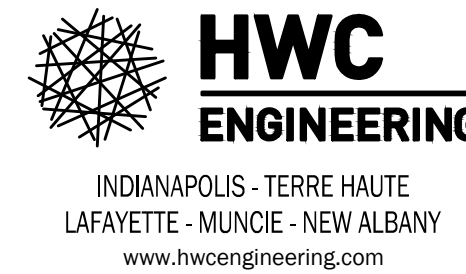
A part of the Northeast and Northwest Quarters of Section 26, and a part of the Southeast and Southwest Quarters of Section 23, all in Township 19 North, Range 3 East, Hamilton County, Indiana being that 153.208 acre parcel surveyed by Paul E. Klodzen, PS #20400015 and shown on a survey certified January 19, 2019 as Cripe Job number 170504-33000 more particularly described as follows:

Commencing at the Southeast corner of the Northeast Quarter of said Section 26; thence North 00 degrees 14 minutes 39 seconds East (basis of bearings is Indiana State Plane Grid Bearing, East Zone) along the East line of said Northeast Quarter 1988.70 feet to the Southeast corner of the North Half of the Northeast Quarter of the Northeast Quarter of said Section 26; thence South 89 degrees 47 minutes 55 seconds West along the South line of said North Half 1323.05 feet to the Southwest corner thereof; thence North 00 degrees 14 minutes 49 seconds East along the West line of said North Half 662.10 feet to the Northwest corner thereof and the POINT OF BEGINNING; thence South 89 degrees 45 minutes 50 seconds West along the North line of the Northeast Quarter of said Section 26 a distance of 661.51 feet to the Northeast corner of the West Half of the Northwest Quarter of the Northeast Quarter of said Section 26; thence South 00 degrees 14 minutes 54 seconds West along the East line of said West Half 1323.41 feet to the Southeast corner thereof; thence South 89 degrees 49 minutes 59 seconds West along the South line of said West Half 661.54 feet to the Southwest corner thereof; thence South 89 degrees 45 minutes 06 seconds West along the South line of the Northeast Quarter of the Northwest Quarter of said Section 26 a distance of 1324.06 feet to the Southwest corner thereof; thence North 00 degrees 12 minutes 52 seconds East along the West line of said Quarter-Quarter 1321.94 feet to the Northwest corner thereof; thence North 00 degrees 06 minutes 09 seconds East along the West line of the Southeast Quarter of the Southwest Quarter of said Section 23 a distance of 1321.61 feet to the Northwest corner thereof; thence North 89 degrees 43 minutes 36 seconds East along the North line of said Quarter-Quarter 1037.15 feet to the northwest corner of Instrument Number 2015004954, recorded in the Office of the Recorder of Hamilton County, Indiana (the following two courses are along the West and South boundaries of said Instrument); (1) thence South 01 degrees 19 minutes 55 seconds West 316.44 feet; (2) thence North 88 degrees 56 minutes 56 seconds East 295.71 feet to the East line of the Southeast Quarter of the Southwest Quarter of said Section 23; thence South 00 degrees 10 minutes 00 seconds West along said East line 348.46 feet to the Southwest corner of the North Half of the Southwest Quarter of the Southeast Quarter of said Section 23; thence North 89 degrees 39 minutes 19 seconds East along the South line of the North Half of the Southwest Quarter of the Southeast Quarter of said Section 23 a distance of 334.99 feet to the Southeast corner of Instrument Number 2016046931, recorded in said Recorder's Office; thence North 00 degrees 10 minutes 00 seconds East along the East boundary of said Instrument and parallel with the West line of the Southwest Quarter of the Southeast Quarter of said Section 23 a distance of 991.95 feet to the Northeast corner of said Instrument and the North line of 10 acres off the South side of the Northwest Quarter of the Southeast Quarter of said Section 23; thence North 89 degrees 32 minutes 47 seconds East along said north line 1193.20 feet to the Northwest corner of Instrument Number 2015055336, recorded in said Recorder's Office; thence South 33 degrees 30 minutes 39 seconds East along the West boundary of said Instrument 1187.67 feet to the North line of the South Half of the Southeast Quarter of the Southeast Quarter of said Section 23; thence South 89 degrees 39 minutes 19 seconds West along said North line 866.04 feet to the Northwest corner of said South Half; thence South 00 degrees 01 minutes 56 seconds East along the West line of said South Half 663.26 feet to the Point of Beginning, containing 153.208 acres, more or less.



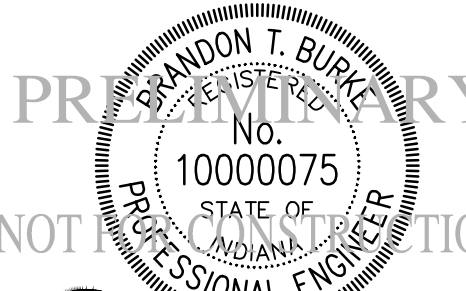
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REVISIONS		
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ABERDEEN AT CHATHAM HILLS
CITY OF WESTFIELD, INDIANA

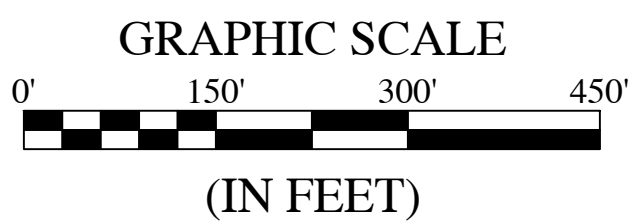
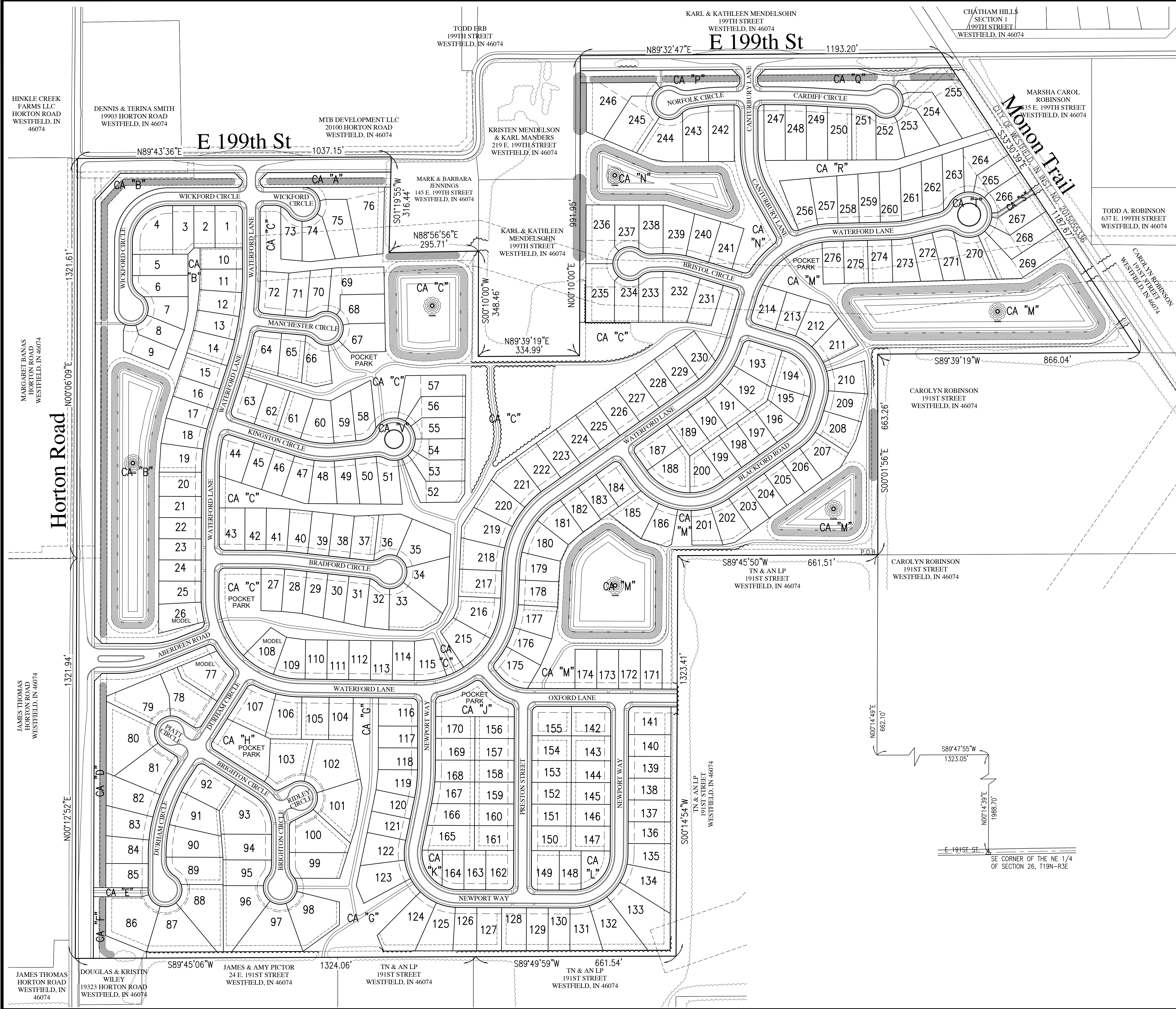
COVER



DRAWN BY DC	JOB NUMBER 2019-117-A
CHECKED BY BB	
DATE MAY 31, 2019	
SCALE AS SHOWN	
SHEET	

C1.0
COVER

Plot Date: Jul 09, 2019 Plot Time: 2:17pm File Name: W:\Pulte Homes\2019-117-A Pulte- Westfield Chatham Hills\Design\CAD\PP - Development Plan Sheet Set\19117-A-DP - Overall Site Plan.dwg, Layout: C1.1 By: dcheesterfield



LEGEND:

EXISTING	PROPOSED

ABBREVIATIONS:

C.A. - COMMON AREA
25 - LOT NUMBER

LEGAL DESCRIPTION:

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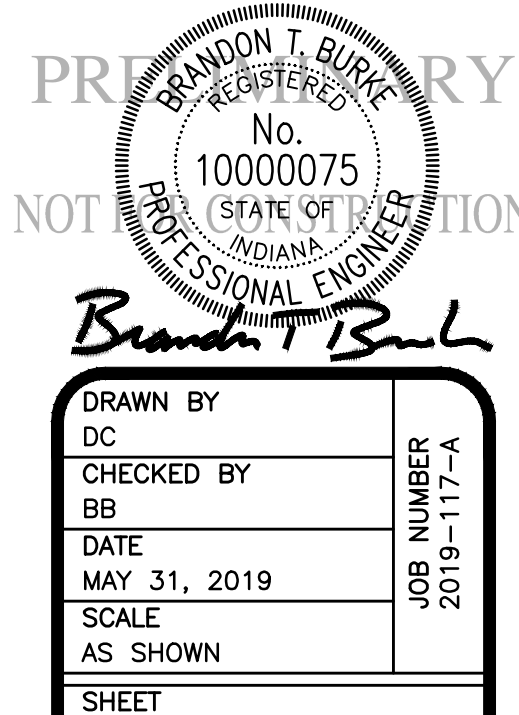
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07/09/19	REVISED PER TAC COMMENTS	DC/KS



ABERDEEN AT CHATHAM HILLS
CITY OF WESTFIELD, INDIANA

OVERALL SITE PLAN



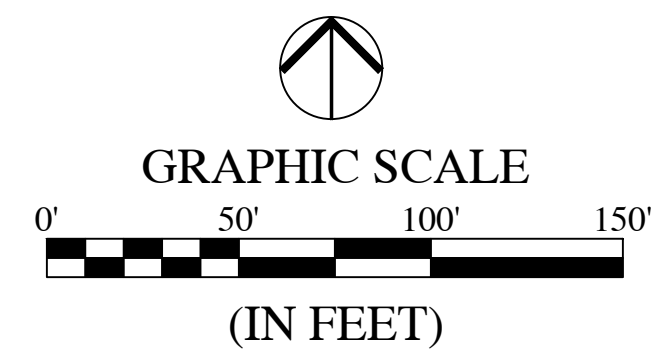
C1.1
OVERALL SITE PLAN



Indiana 811

KNOW WHAT'S BELOW.
CALL BEFORE YOU DIG.

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

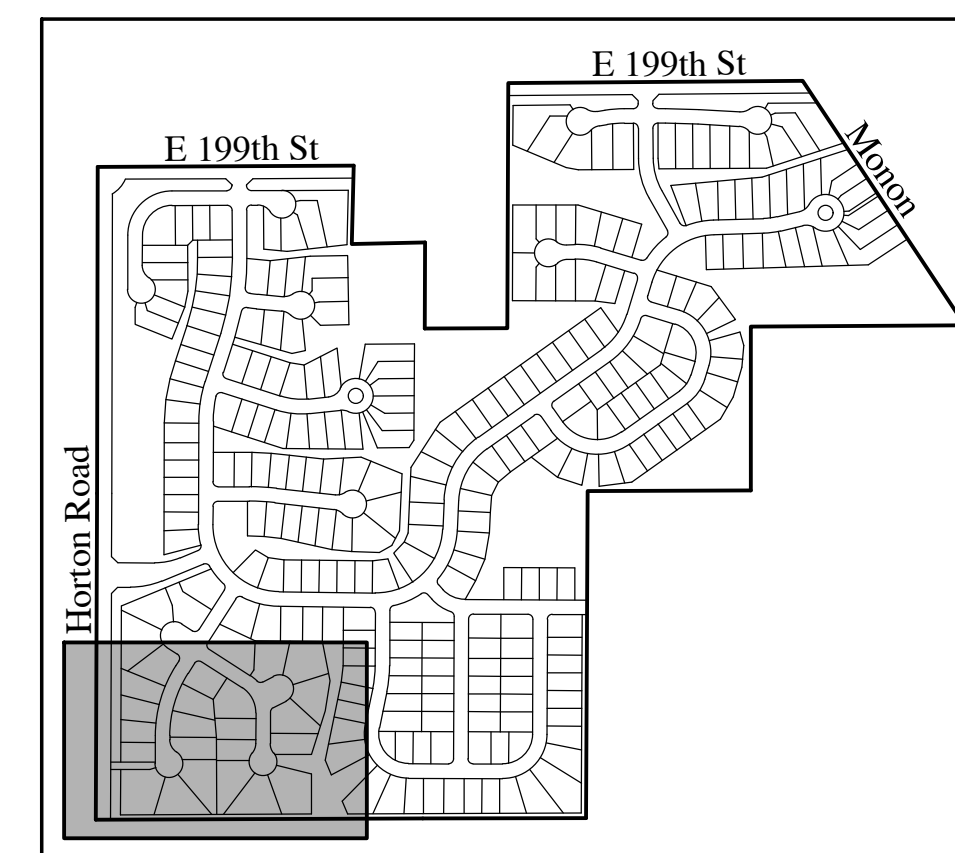


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ESMT.	— EASEMENT
25	— LOT NUMBER
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S.F.	— SQUARE FEET
R/W	— PUBLIC RIGHT-OF-WAY

Curve Table					
Curve #	Length	Radius	Chord Length	Chord Bearing	Delta
C-21	197.90'	300.00'	194.33'	N35°39'59"E	37°47'45"
C-22	375.02'	300.00'	351.08'	S52°34'50"W	71°37'26"
C-23	98.66'	300.00'	98.21'	N82°39'10"W	18°50'33"
C-24	61.76'	300.00'	61.65'	N82°29'40"E	11°47'44"
C-25	152.11'	300.00'	150.49'	S14°51'39"E	29°03'03"
C-26	73.66'	500.00'	73.59'	S85°26'40"W	8°26'25"
C-27	133.92'	2000.00'	133.89'	N88°25'02"W	3°50'11"

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[illegible]

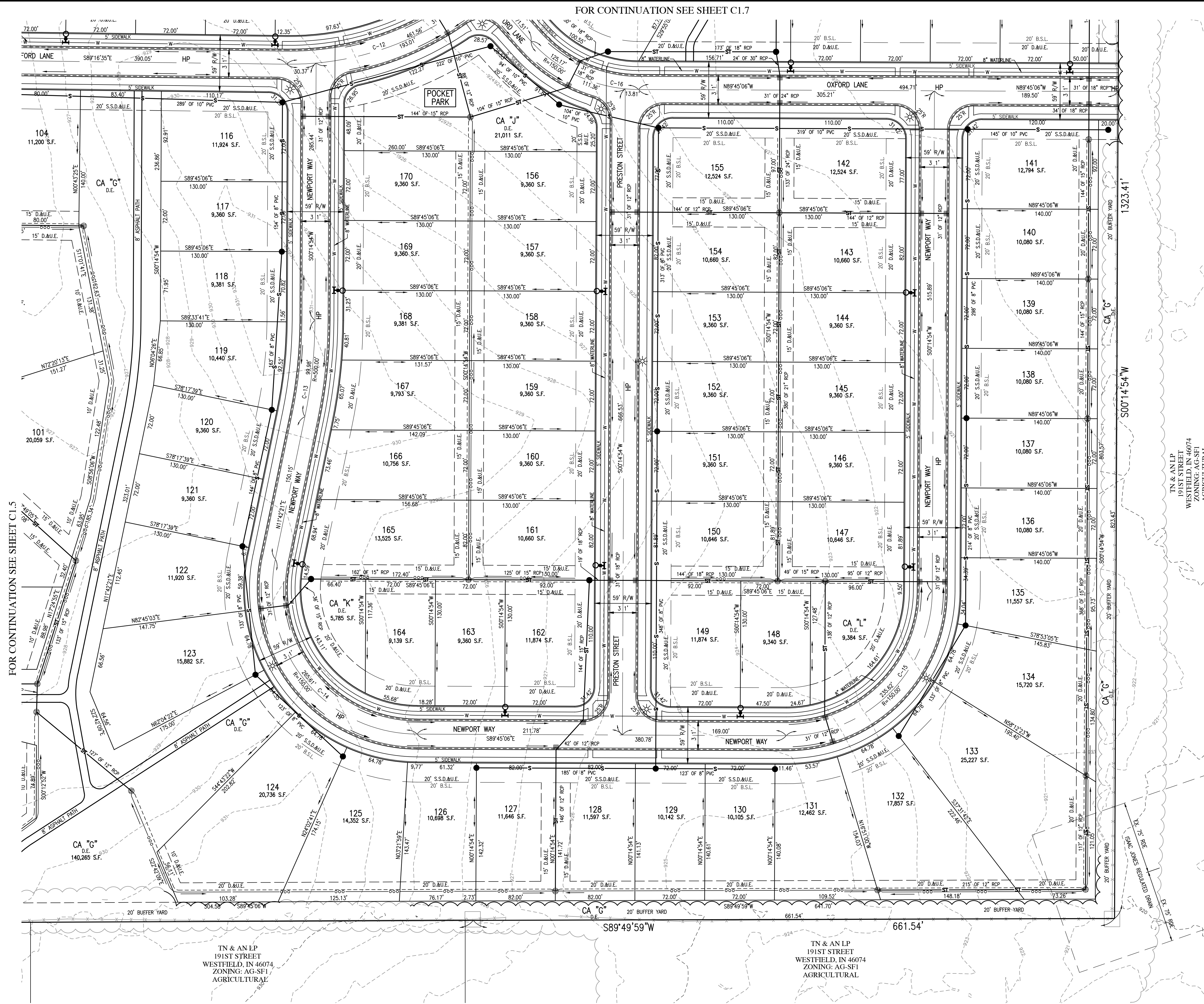
ABERDEEN AT CHATHAM HILLS
CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN

DEVELOPMENT PLAN

DRAWN BY DC	JOB NUMBER 2019-117-A
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SHEET	

C1.5

DEVELOPMENT PLAN

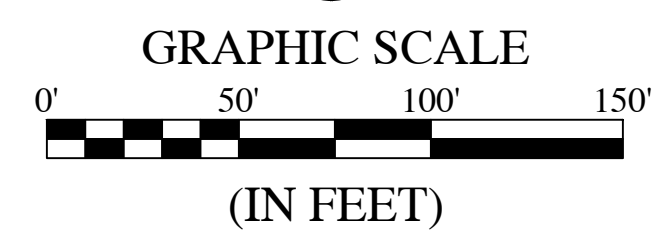
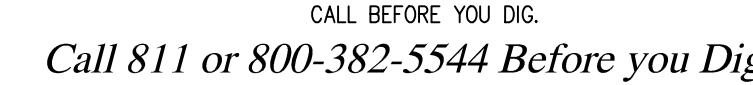


[illegible]

FOR CONTINUATION SEE SHEET C1.3

FOR CENTERLINE CURVE DATA TABLES, SEE SHEET C1.5.	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
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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.

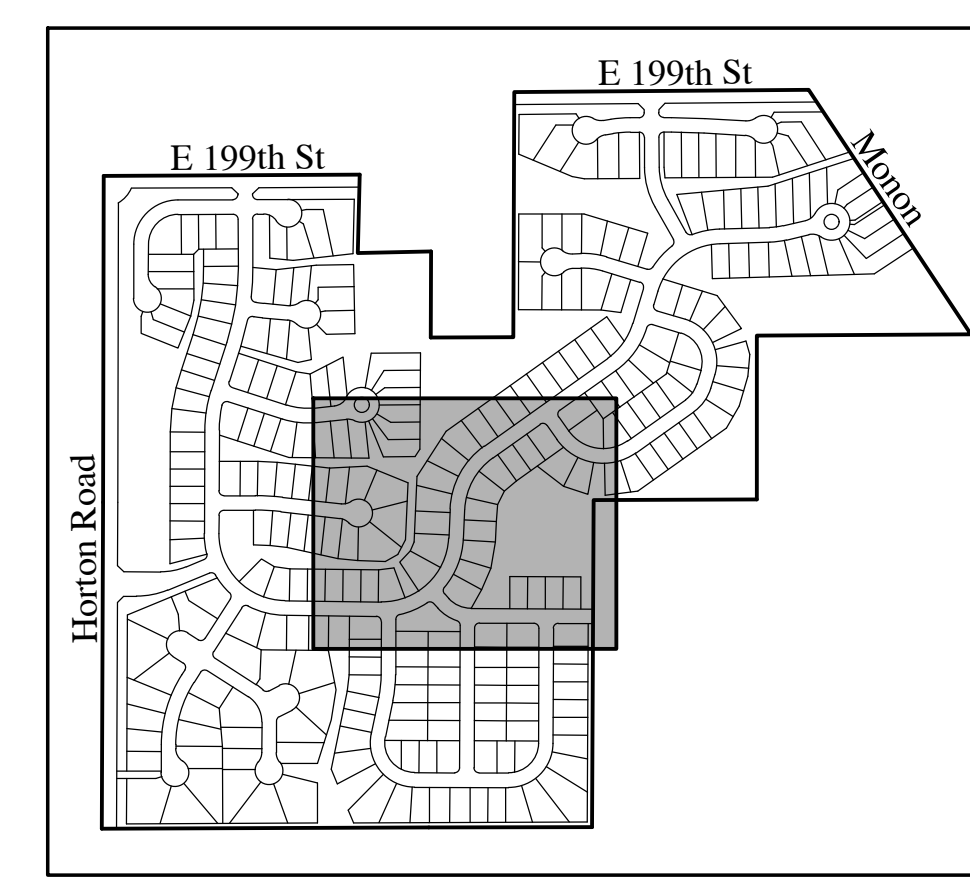


EXISTING

PROPOSED

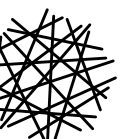
	RIGHT-OF-WAY LINE		EASEMENT LINE
	EASEMENT LINE		SETBACK LINE
	SETBACK LINE		CENTERLINE
	SWALE / FLOWLINE		SUBSURFACE DRAIN
	SANITARY SEWER		STORM SEWER
	STORM CULVERT		WATER MAIN
	WATER MAIN CONTOUR, MAJOR		WATER MAIN CONTOUR, MINOR
	FENCE		TREE LINE
	SANITARY MANHOLE		STORM MANHOLE
	STORM INLET		STORM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

BC - BACK OF CURB
CL - CENTERLINE
FL - FLOW LINE
N.P. - NORMAL POOL (ELEVATION)
PVC - POLYVINYL CHLORIDE PIPE
RCP - REINFORCED CONCRETE PIPE
C.A. - COMMON AREA
D.E. - DRAINAGE EASEMENT
S.S.D.&U.E. - SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.&U.E. - DRAINAGE AND UTILITY EASEMENT
P.S.E. - PERMANENT STORMWATER EASEMENT
P.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



KEYMAP
NOT TO SCALE

REVISIONS		
DATE	DESCRIPTION	BY
07/03/19	REVISED PER TAC COMMENTS	DC/KS
07/09/19	REVISED PER TAC COMMENTS	DC/KS

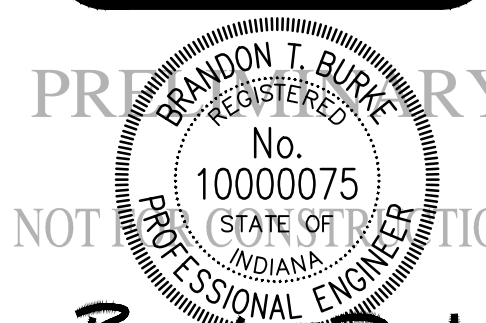


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ABERDEEN AT CHATHAM HILLS
CITY OF WESTFIELD, INDIANA

DEVELOPMENT PLAN



Brandon T. Buhl

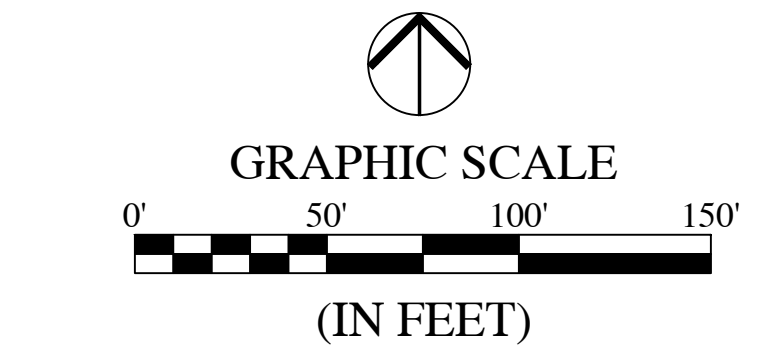
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CHECKED BY BB	
DATE MAY 31, 2019	
SCALE	
AS SHOWN	
SHEET	

C1.7

DEVELOPMENT PLAN

FOR CONTINUATION SEE SHEET C1.3

FOR CONTINUATION SEE SHEET C1 10



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	
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	STORM END SECTION	
	FIRE HYDRANT	
	FLOW ARROW	
	STREET LIGHT	
	6" X 6" VEHICLE BARRIER POST	

- BC — BACK OF CURB
- CL — CENTERLINE
- FL — FLOW LINE
- NP — NORMAL POOL (ELEVATION)
- PVC — POLYVINYL CHLORIDE PIPE
- RCP — REINFORCED CONCRETE PIPE
- CA — COMMON AREA
- D.E. — DRAINAGE EASEMENT
- S.S.D.&U.E. — SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
- D.&U.E. — DRAINAGE AND UTILITY EASEMENT
- P.S.E. — PERMANENT STORMWATER EASEMENT
- P.A.E. — PEDESTRIAN ACCESS EASEMENT
- ESMT. — EASEMENT
- 25 — LOT NUMBER
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- P.F. — SQUARE FEET
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DEVELOPMENT PLAN

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DEVELOPMENT PLAN

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.



FOR CONTINUATION SEE SHEET C1.10

FOR CONTINUATION SEE SHEET C1.2

FOR CENTERLINE CURVE DATA
TABLES, SEE SHEET C1.5.

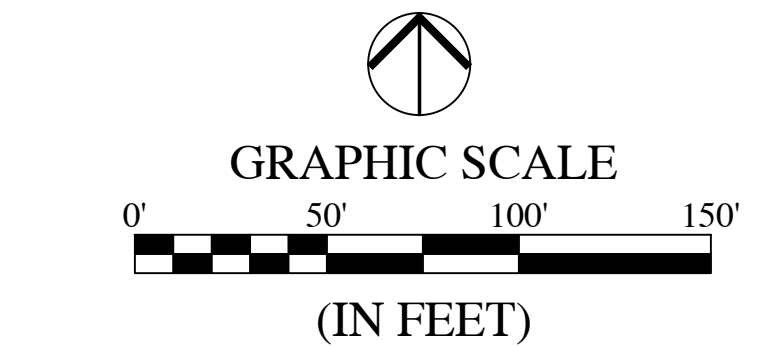
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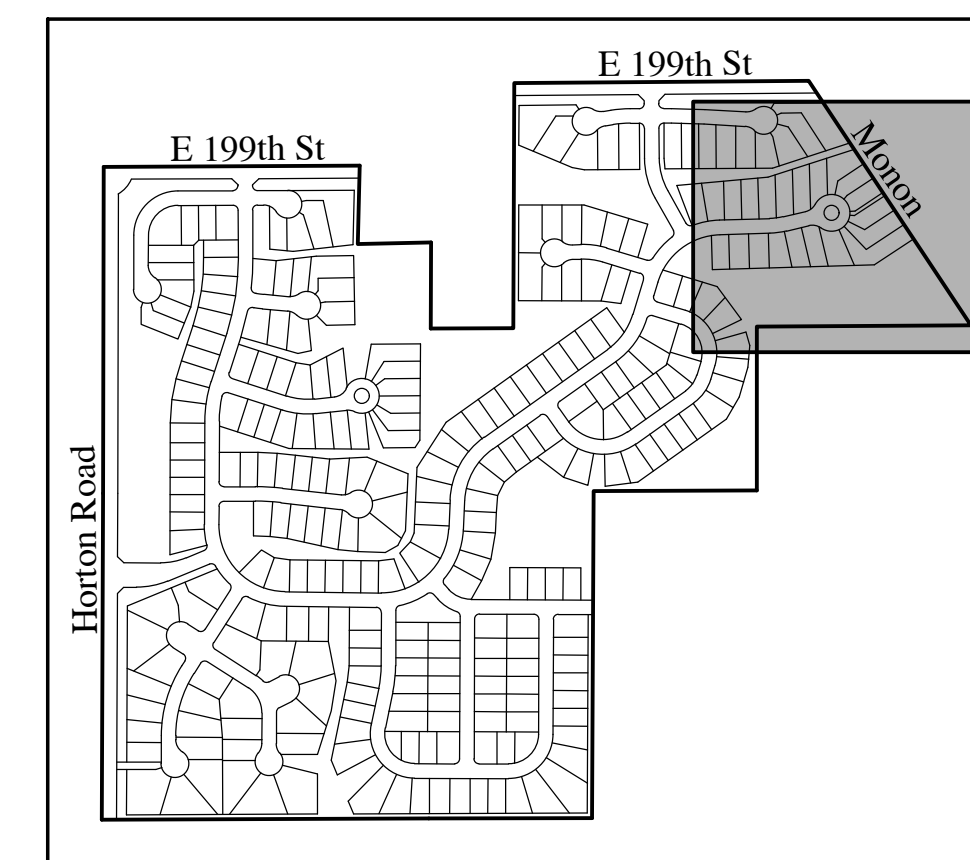
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EXISTING		PROPOSED
	RIGHT-OF-WAY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CENTERLINE	
	SWALE / FLOWLINE	
	SUBSURFACE DRAIN	
	SANITARY SEWER	
	STORM SEWER	
	STORM CULVERT	
	WATER MAIN	
	CONTOUR, MAJOR	
	CONTOUR, MINOR	
	FENCE	
	TREE LINE	
	SANITARY MANHOLE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

BC	- BACK OF CURB
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PVC	- POLYVINYL CHLORIDE PIPE
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S.S.D.A.U.E.	- SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
D.A.U.E.	- DRAINAGE AND UTILITY EASEMENT
P.S.E.	- PERMANENT STORMWATER EASEMENT
P.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



KEYMAP
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**ABERDEEN AT CHATHAM HILLS
CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN**

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DATE MAY 31, 2019	
SCALE	
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C1.11

DEVELOPMENT PLAN

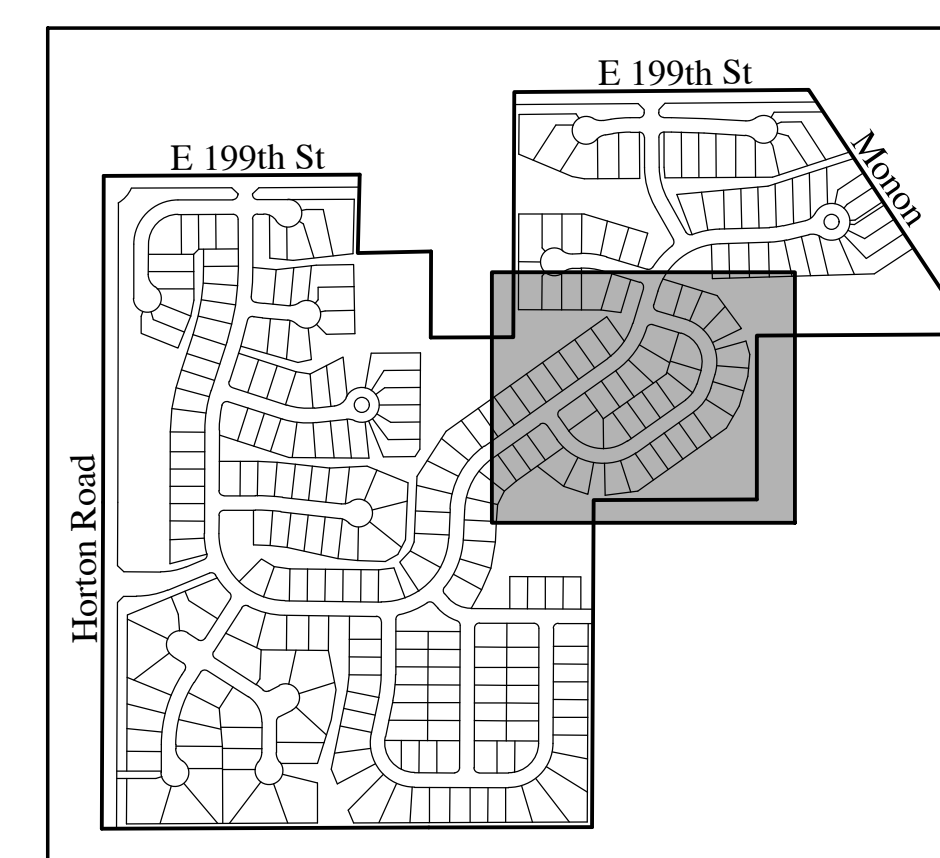
FOR CONTINUATION SEE SHEET C1.11



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
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- FL – FLOW LINE
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- P.S.E. – PERMANENT STORMWATER EASEMENT
- P.A.E. – PEDESTRIAN ACCESS EASEMENT
- EGMT. – EASEMENT
- 26 – LOT NUMBER
- B.S.L. – BUILDING SETBACK LINE
- S.F. – SQUARE FEET
- R/W – PUBLIC RIGHT-OF-WAY



KEYMAP
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY
07/03/19	REVISED PER TAC COMMENTS	DC/K
07/09/19	REVISED PER TAC COMMENTS	DC/K



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**ABERDEEN AT CHATHAM HILLS
CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN**

DEVELOPMENT PLAN

Brandon T. Reed

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C1.12

DEVELOPMENT PLAN

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FOR CONTINUATION SEE SHEET C1.8

FOR CONTINUATION SEE SHEET C1.?

FOR CONTINUATION SEE SHEET C1.7

FOR CENTERLINE CURVE DATA
TABLES, SEE SHEET C1.5.

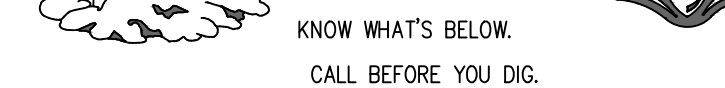
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Call 811 or 800-382-5544 Before you Dig!



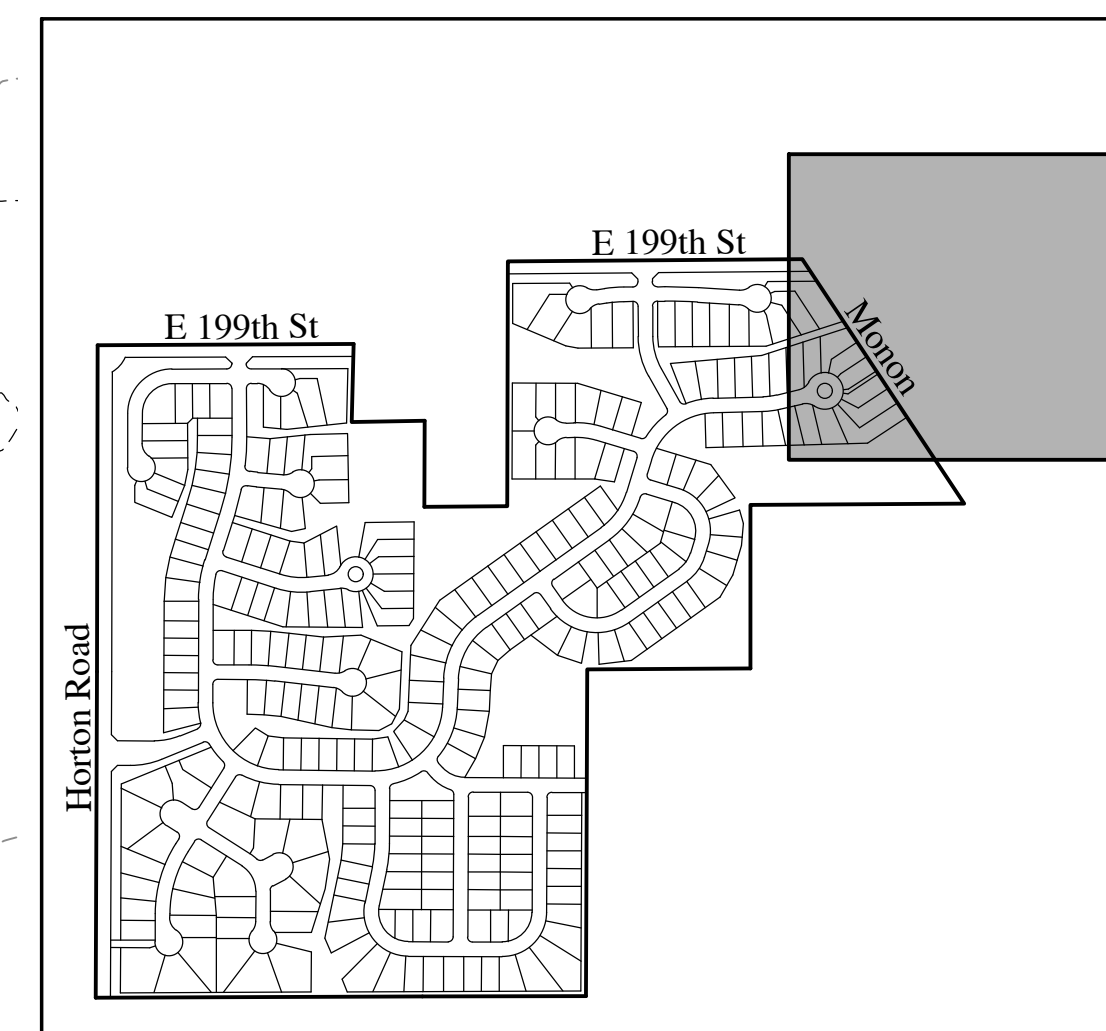
60' 120'

EXISTING

EXISTING		RIGHT-OF-WAY LINE		PROPOSED
-----		EASEMENT LINE		-----
-----		SETBACK LINE		-----
-----		CENTERLINE		-----
-----		SWALE / FLOWLINE		-----
-----	ooo	SUBSURFACE DRAIN		-----
-----	S	SANITARY SEWER		-----
-----	ST	STORM SEWER		-----
-----	ST	STORM CULVERT		-----
-----	W	WATER MAIN		-----
-----	-800-	CONTOUR, MAJOR		-----
-----	-799-	CONTOUR, MINOR		-----
-----	x x x x x	FENCE		-----
-----		TREE LINE		-----
-----	(S)	SANITARY MANHOLE		-----
-----	(ST)	STORM MANHOLE		-----
-----		STORM INLET		-----
-----		STORM END SECTION		-----
-----		FIRE HYDRANT		-----
-----	N/A	FLOW ARROW		-----
-----		STREET LIGHT		-----
-----		6" x 6" VEHICLE BARRIER POST		-----

BC - BACK OF CURB

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P.A.E.	- PERMANENT STORMWATER EASEMENT
ESMT.	- PEDESTRIAN ACCESS EASEMENT
ESMT.	- EASEMENT
25	- LOT NUMBER
B.S.L.	- BUILDING SETBACK LINE
S.F.	- SQUARE FEET
B/W	- PUBLIC RIGHT-OF-WAY



DATE	DESCRIPTION	AMT
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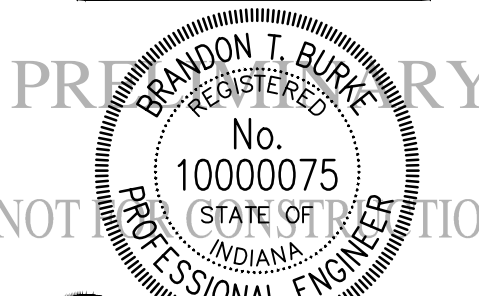
DATE	DESCRIPTION	BY
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07/09/19	REVISED PER TAC COMMENTS	DC/K



NAPOLIS - TERRE HAUTE

**ABERDEEN AT CHATHAM HILLS
CITY OF WESTFIELD, INDIANA
DEVELOPMENT PLAN**

DEVELOPMENT PLAN



DRAWN BY

DRAWN BY DC	JOB NUMBER 2019-117-A
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DATE MAY 31, 2019	
SCALE AS SHOWN	
SHEET	

DEVELOPMENT PLAN

1000

FOR CONTINUATION SEE SHEET C1.10

FOR CONTINUATION SEE SHEET C1.11

FOR CENTERLINE CURVE DATA

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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GRAPHIC SCALE
0' 150' 300' 450'
(IN FEET)

LEGEND:

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

ABBREVIATIONS:

C.A. - COMMON AREA  
25 - LOT NUMBER

COMMON AREA SUMMARY (OPEN SPACE)	
CA "A"	= 20,871 SF
CA "B"	= 292,519 SF
CA "C"	= 539,731 SF
CA "D"	= 41,991 SF
CA "E"	= 5,336 SF
CA "F"	= 14,590 SF
CA "G"	= 140,265 SF
CA "H"	= 23,287 SF
CA "J"	= 21,011 SF
CA "K"	= 5,785 SF
CA "L"	= 9,384 SF
CA "M"	= 565,498 SF
CA "N"	= 136,402 SF
CA "P"	= 26,001 SF
CA "Q"	= 36,358 SF
CA "R"	= 43,275 SF
CA "S"	= 2,444 SF
CA "T"	= 4,301 SF
CA "V"	= 2,827 SF
TOTAL COMMON AREA = 1,931,876 SF	
TOTAL COMMON AREA = 44.350 ACRES	

OPEN SPACE REQUIRED = 20.0%  
OPEN SPACE PROVIDED  
OPEN SPACE AREA = 44.136 AC. = 28.81%  
TOTAL ACREAGE = 153.208 AC.

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

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

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.

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ABERDEEN AT CHATHAM HILLS

CITY OF WESTFIELD, INDIANA

OVERALL OPEN SPACE PLAN

PREPARED BY

NOT FOR CONSTRUCTION

BRANDON T. BURG  
REGISTERED PROFESSIONAL ENGINEER  
No. 10000075  
STATE OF INDIANA

DRAWN BY  
DC

CHECKED BY  
BB

DATE  
MAY 31, 2019

SCALE  
AS SHOWN

SHEET

JOB NUMBER  
2019-117-A

**C2.0**

OVERALL OPEN SPACE PLAN



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 SHADED 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 UNIFORMLY 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.

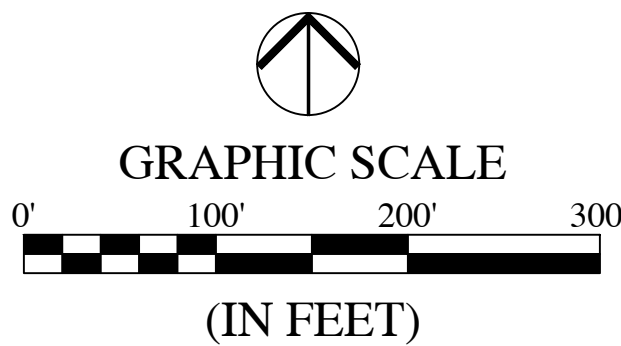
- A) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO CONSTRUCTION. CONTACT THE INDIANA UNDERGROUND UTILITY PROTECTION SERVICE AT 1-800-382-5540.

- 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.



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LEGEND:

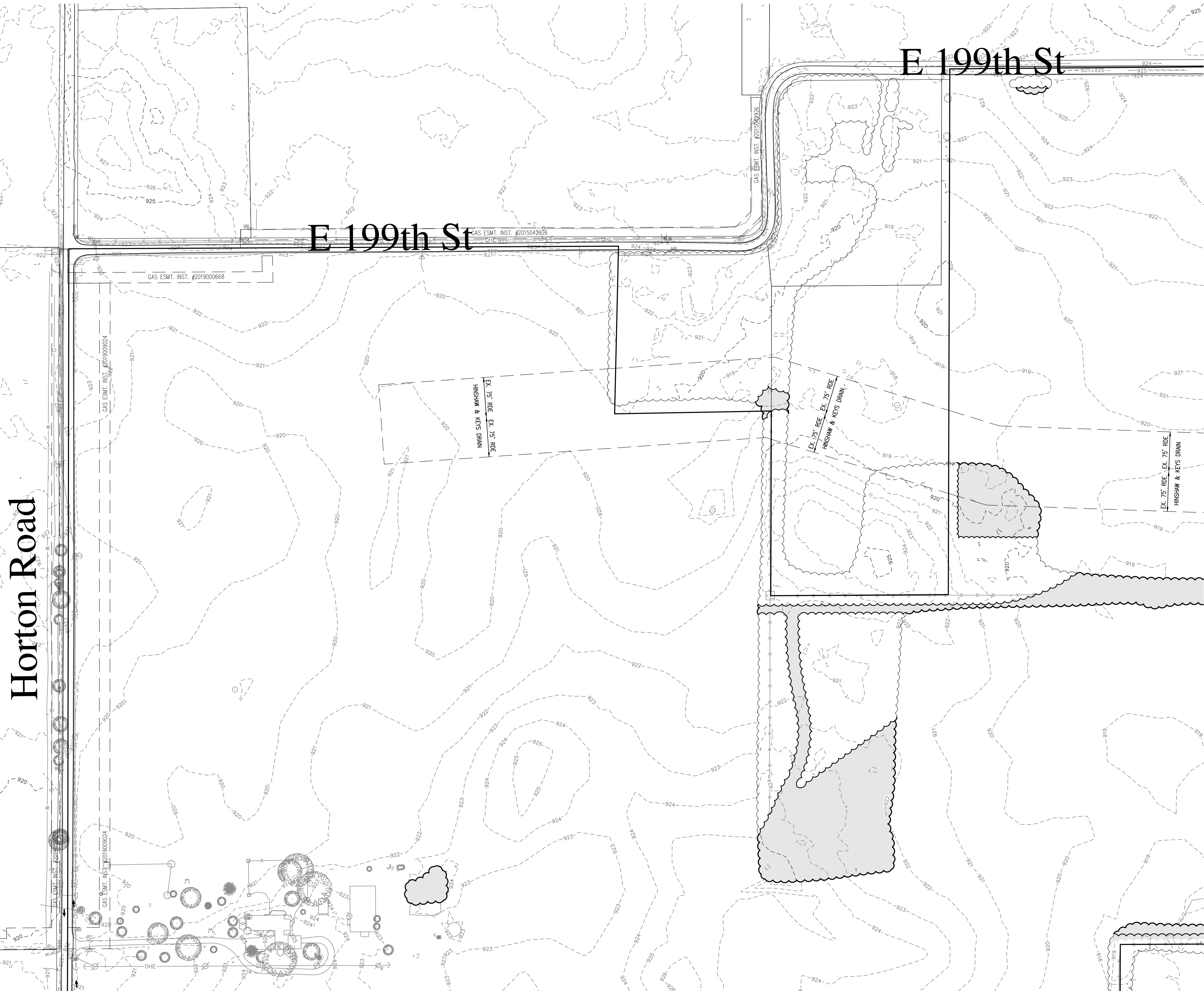
- EXISTING
- RIGHT-OF-WAY LINE
  - CENTERLINE
  - SWALE / FLOWLINE
  - S SANITARY SEWER
  - ST STORM SEWER
  - ST STORM CULVERT
  - W WATER MAIN
  - -800- CONTOUR, MAJOR
  - -799- CONTOUR, MINOR
  - * FENCE
  - TREE LINE
  - SANITARY MANHOLE
  - STORM MANHOLE
  - STORM INLET
  - STORM END SECTION
  - FIRE HYDRANT

DEMOLITION KEYNOTES: #

(NOT ALL KEY NOTES APPLY TO THIS SHEET)

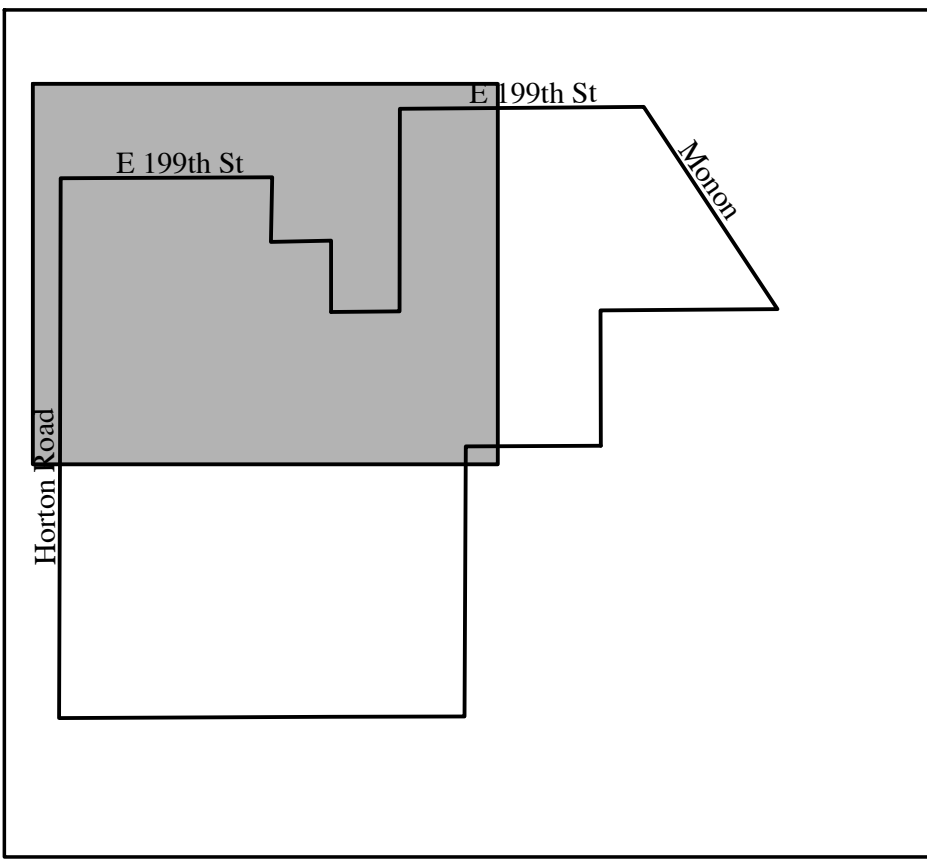
ALL ITEMS SHALL BE REMOVED IN THEIR ENTIRETY UNLESS NOTED OTHERWISE.

1. REMOVE EXISTING TREES AND/ OR TREE LINE.



FOR CONTINUATION SEE SHEET C3.2

FOR CONTINUATION SEE SHEET C3.1



KEYMAP  
NOT TO SCALE

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ABERDEEN AT CHATHAM HILLS  
CITY OF WESTFIELD, INDIANA  
EXISTING CONDITIONS  
& DEMOLITION PLAN



DRAWN BY DC	JOB NUMBER 2019-117-A
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SCALE AS SHOWN	
SHEET	

C3.0

EXISTING CONDITIONS  
& DEMOLITION PLAN



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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

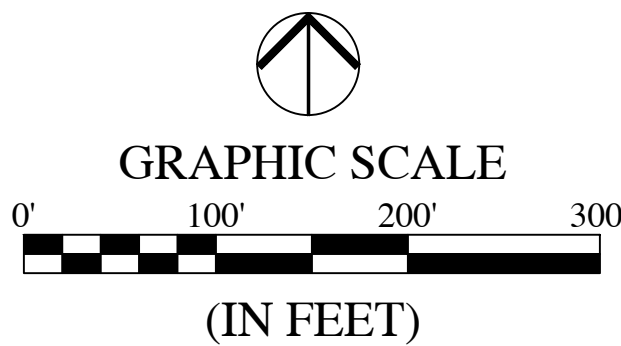
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5. CURRENT FIELD CONDITIONS MAY VARY SOMEWHAT FROM THOSE INDICATED ON THIS PLAN. THE INFORMATION SHOULD NOT BE CONSIDERED AS EXACT OR COMPLETE.
- A) THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO CONSTRUCTION. CONTACT THE INDIANA UNDERGROUND UTILITY PROTECTION SERVICE AT 1-800-382-5540.

- 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.



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LEGEND:

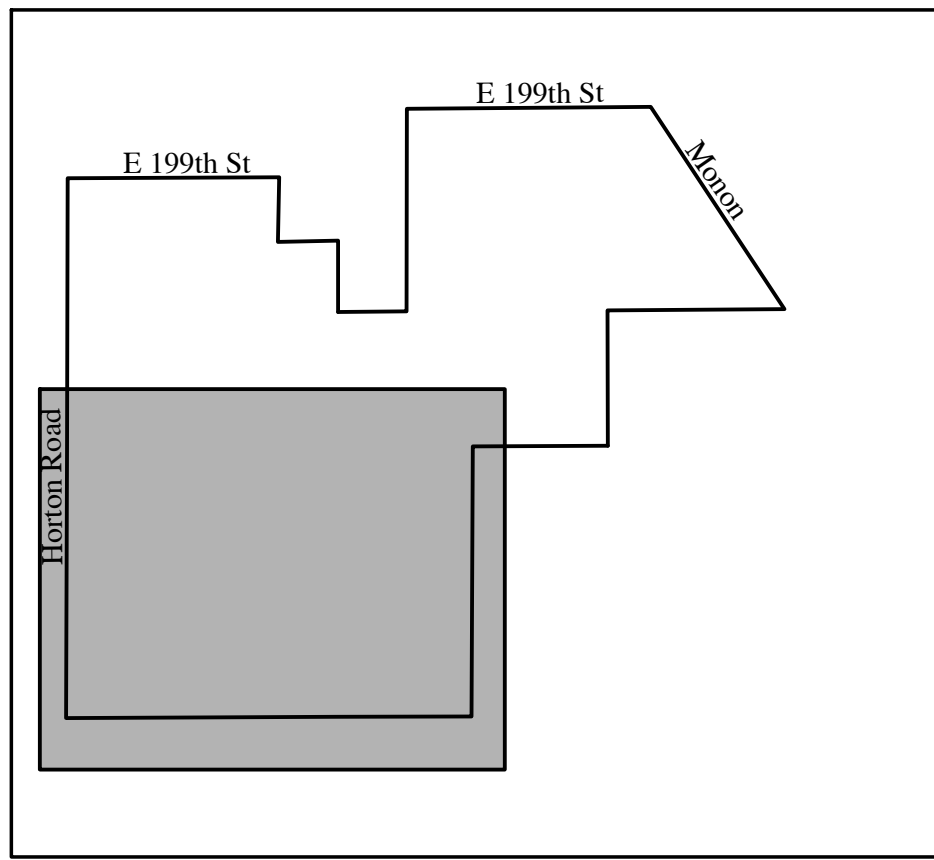
- EXISTING
- RIGHT-OF-WAY LINE
  - CENTERLINE
  - SWALE / FLOWLINE
  - S SANITARY SEWER
  - ST STORM SEWER
  - ST STORM CULVERT
  - W WATER MAIN
  - -800- CONTOUR, MAJOR
  - -799- CONTOUR, MINOR
  - * * * FENCE
  - TREE LINE
  - (S) SANITARY MANHOLE
  - (ST) STORM MANHOLE
  - (W) STORM INLET
  - (d) STORM END SECTION
  - (F) FIRE HYDRANT

DEMOLITION KEYNOTES: (H)

- (NOT ALL KEY NOTES APPLY TO THIS SHEET)
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FOR CONTINUATION SEE SHEET C3.0

FOR CONTINUATION SEE SHEET C3.2



KEYMAP  
NOT TO SCALE

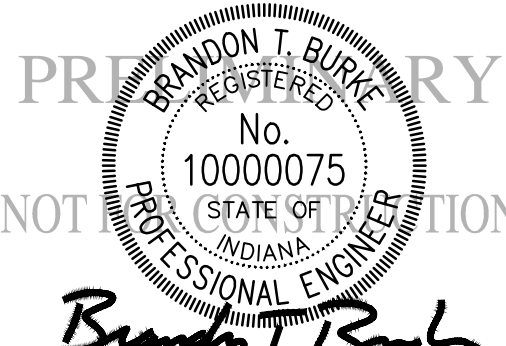
REVISIONS

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CITY OF WESTFIELD, INDIANA  
EXISTING CONDITIONS  
& DEMOLITION PLAN



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SHEET	

C3.1

EXISTING CONDITIONS  
& DEMOLITION PLAN



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

LEGEND:

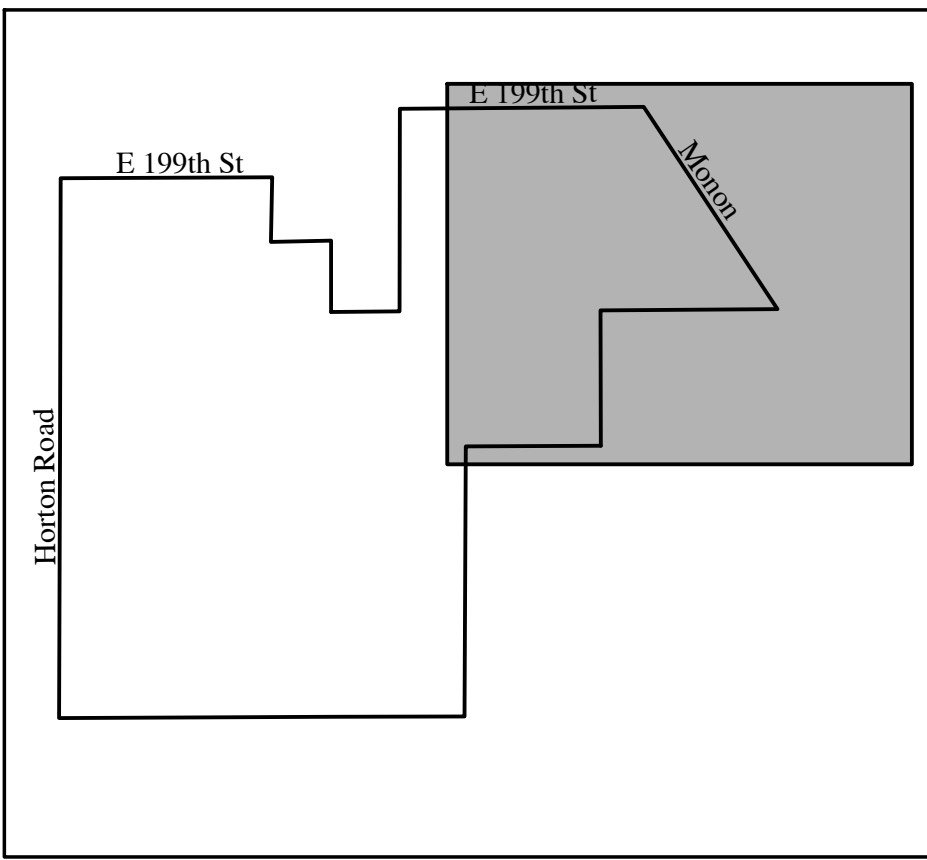
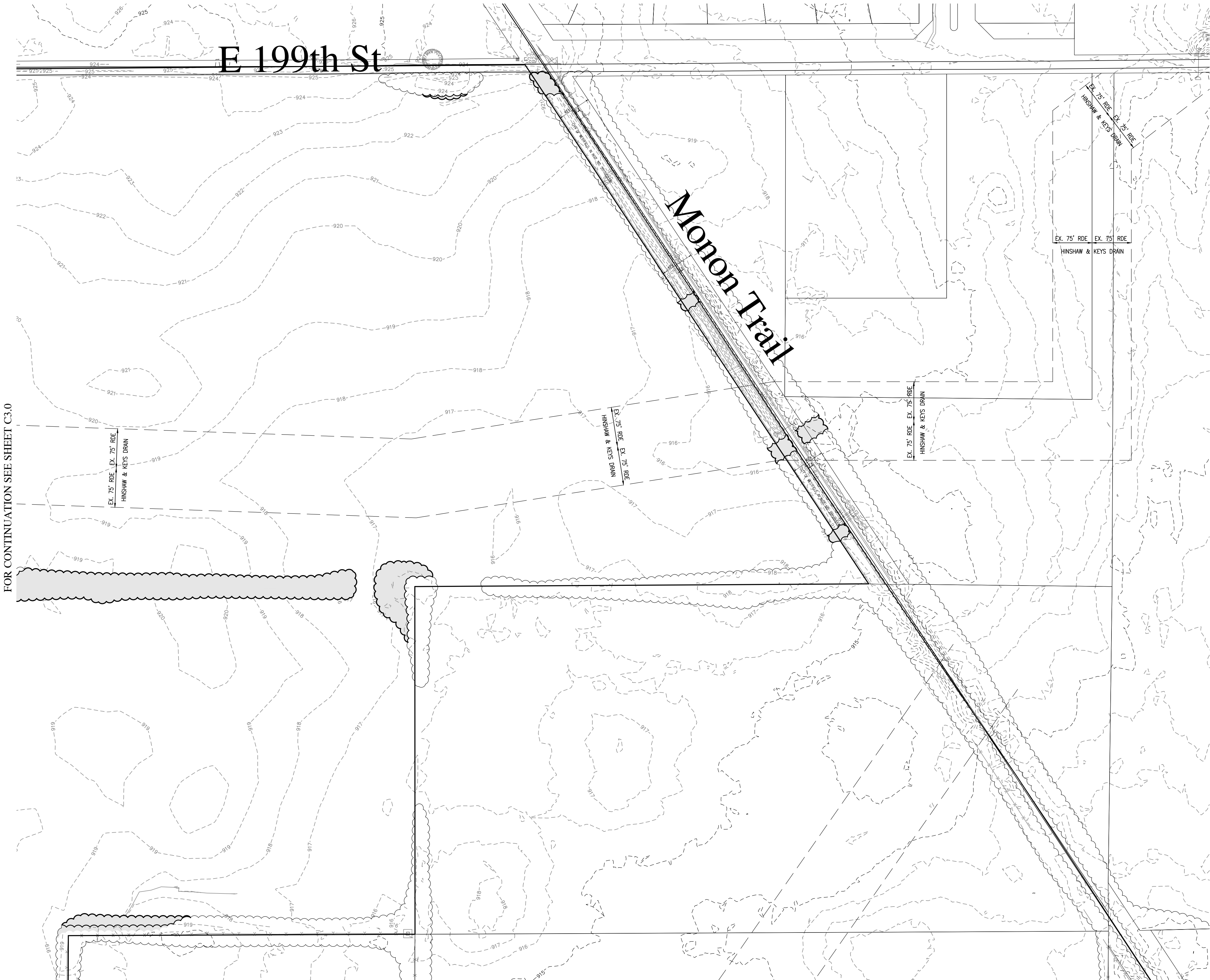
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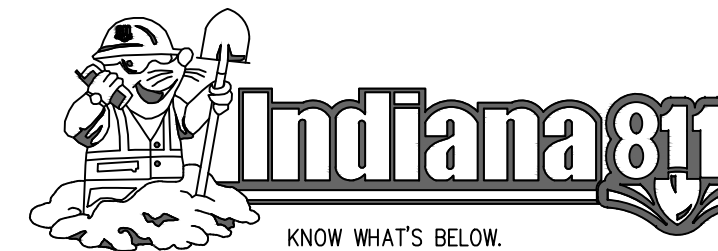
PREPARED BY  
NOT FOR CONSTRUCTION



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DC  
CHECKED BY  
BB  
DATE  
MAY 31, 2019  
SCALE  
AS SHOWN  
SHEET

C3.2  
EXISTING CONDITIONS  
& DEMOLITION PLAN





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GRAPHIC SCALE

0' 100' 200' 300'

(IN FEET)

#### LEGEND:

1 XXX QUANTITY KEY

SHADE TREE - 8' TALL, 2" CALIPER

EVERGREEN TREE - 6' TALL

ORNAMENTAL TREE - 2" CALIPER

SHRUB - 18" TALL (MIN)

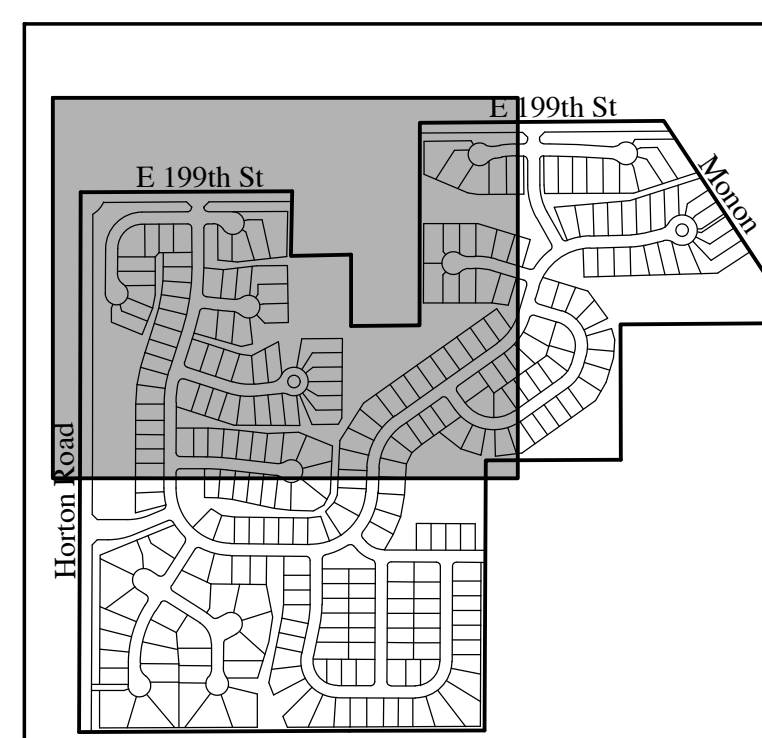
STREET TREE (30' O.C. AVERAGE)

SPADE EDGE

INTERSECTION SIGHT TRIANGLE

TREE PRESERVATION AREA  
*TREE INVENTORY STUDY TO BE CONDUCTED AT A LATER DATE. IF TREE COUNT FOUND TO BE INSUFFICIENT, ADDITIONAL TREES WILL BE PLANTED TO SUPPLEMENT WITHIN 20' BUFFER YARD NO MOUND REQUIRED.

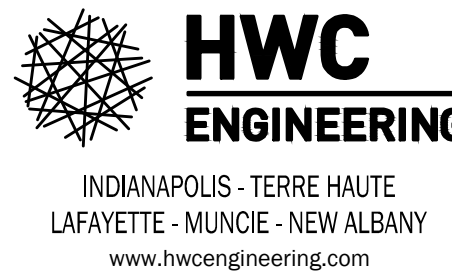
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## ABERDEEN AT CHATHAM HILLS CITY OF WESTFIELD, INDIANA

### LANDSCAPE PLAN

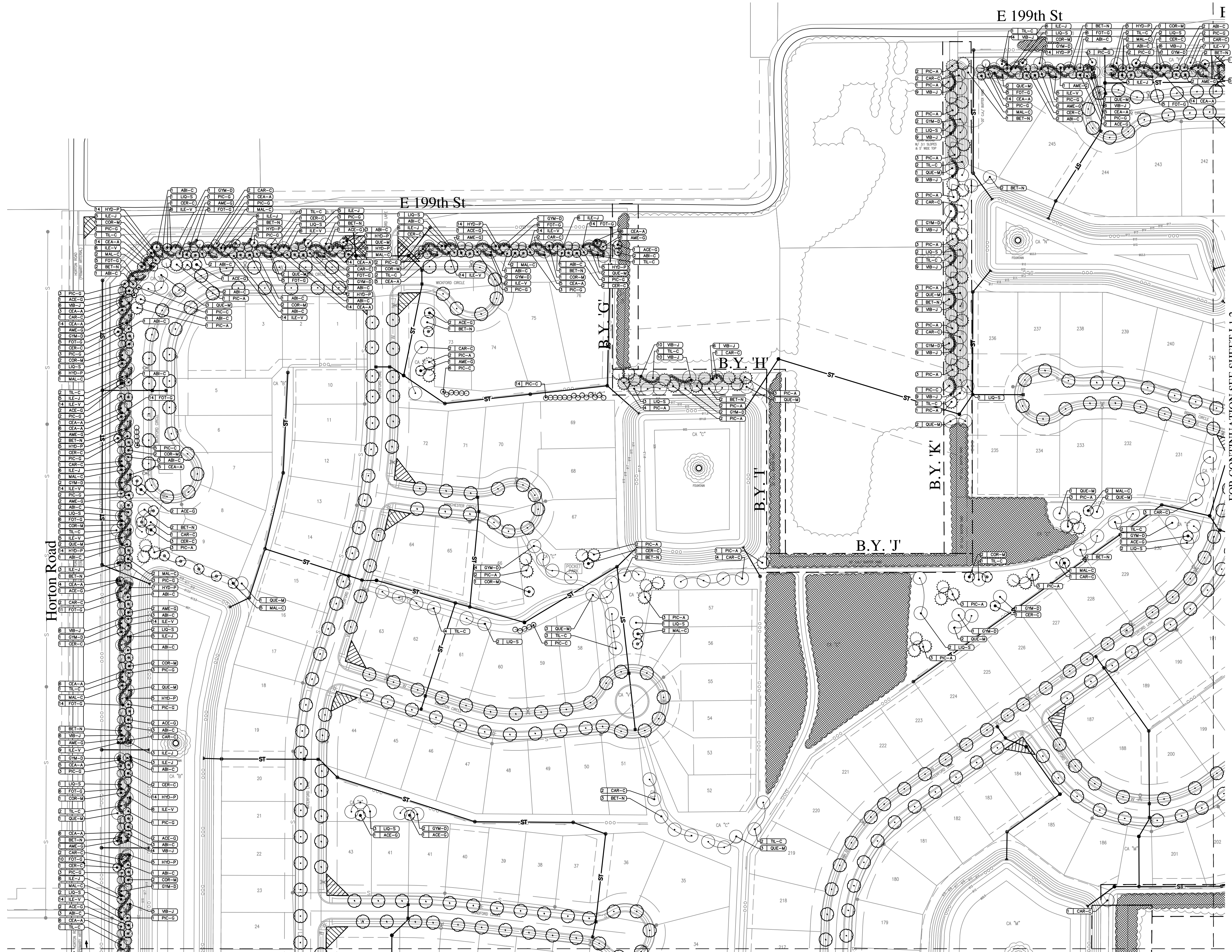


Brandon T. Baul

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SHEET	

# L1.0

LANDSCAPE PLAN



FOR CONTINUATION SEE SHEET L1.1

FOR CONTINUATION SEE SHEET L1.2

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

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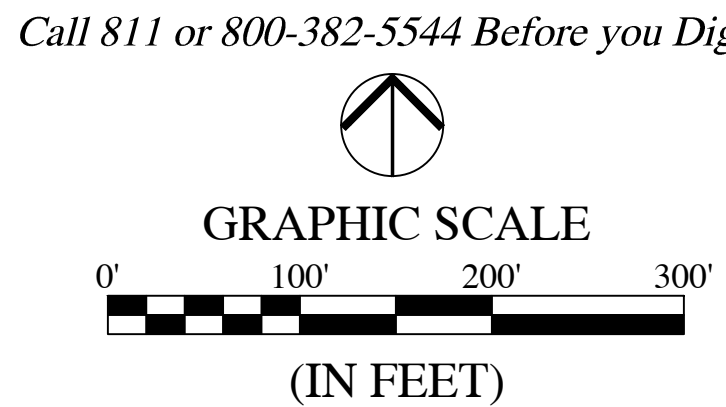
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SEE SHEET L1.3 FOR LANDSCAPE GENERAL NOTES, PLANTING REQUIREMENT CHARTS & MASTER PLANTING SCHEDULE.

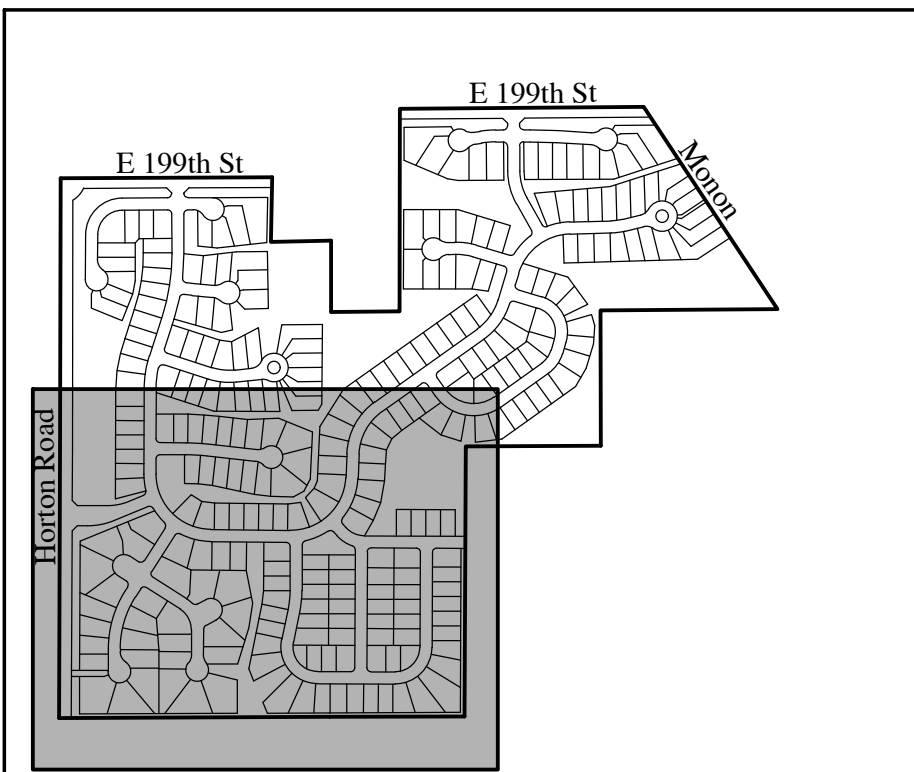




LEGEND:

- QUANTITY KEY
- SHADE TREE - 8" TALL, 2" CALIPER
- EVERGREEN TREE - 6' TALL
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CITY OF WESTFIELD, INDIANA

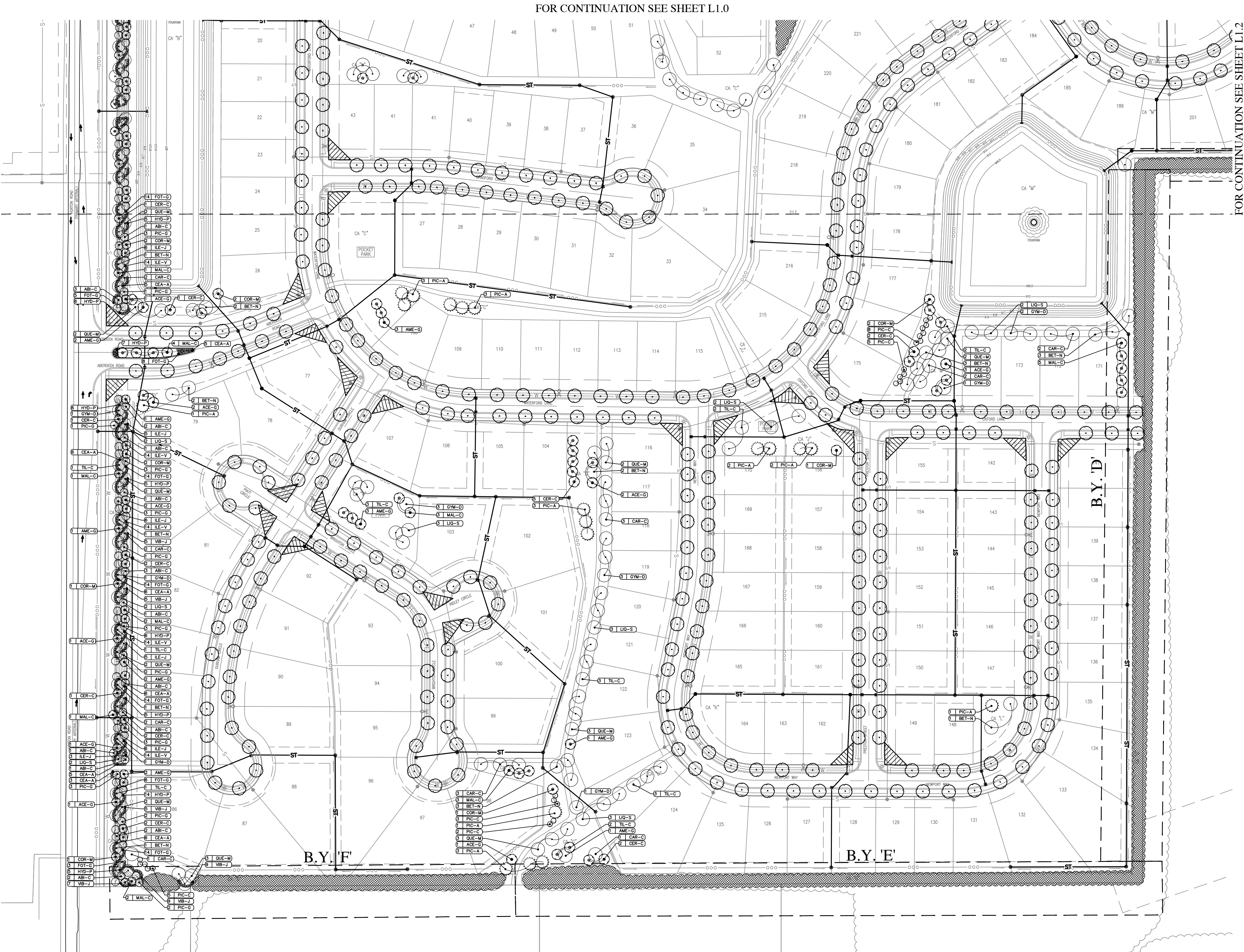
LANDSCAPE PLAN

PREPARED BY  
BRANDON T. BURL  
REGISTERED PROFESSIONAL ENGINEER  
No. 10000075  
STATE OF INDIANA

DRAWN BY  
DC  
CHECKED BY  
BB  
DATE  
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L1.1

LANDSCAPE PLAN



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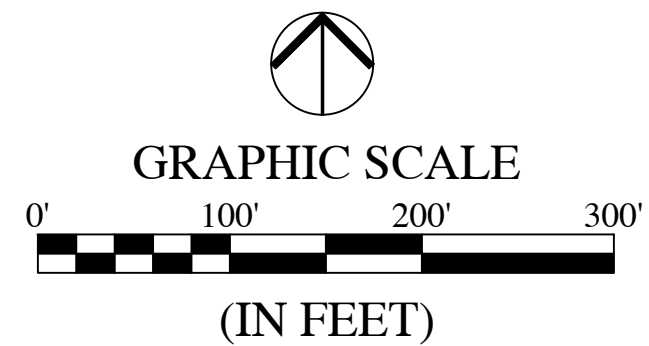
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KEYMAP  
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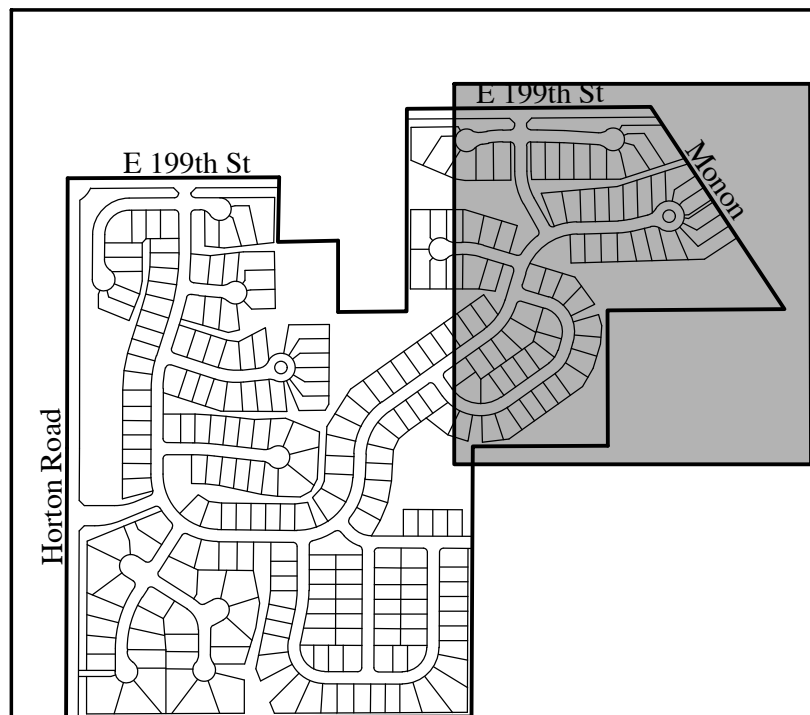




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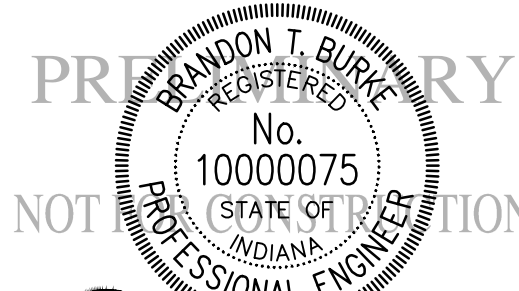
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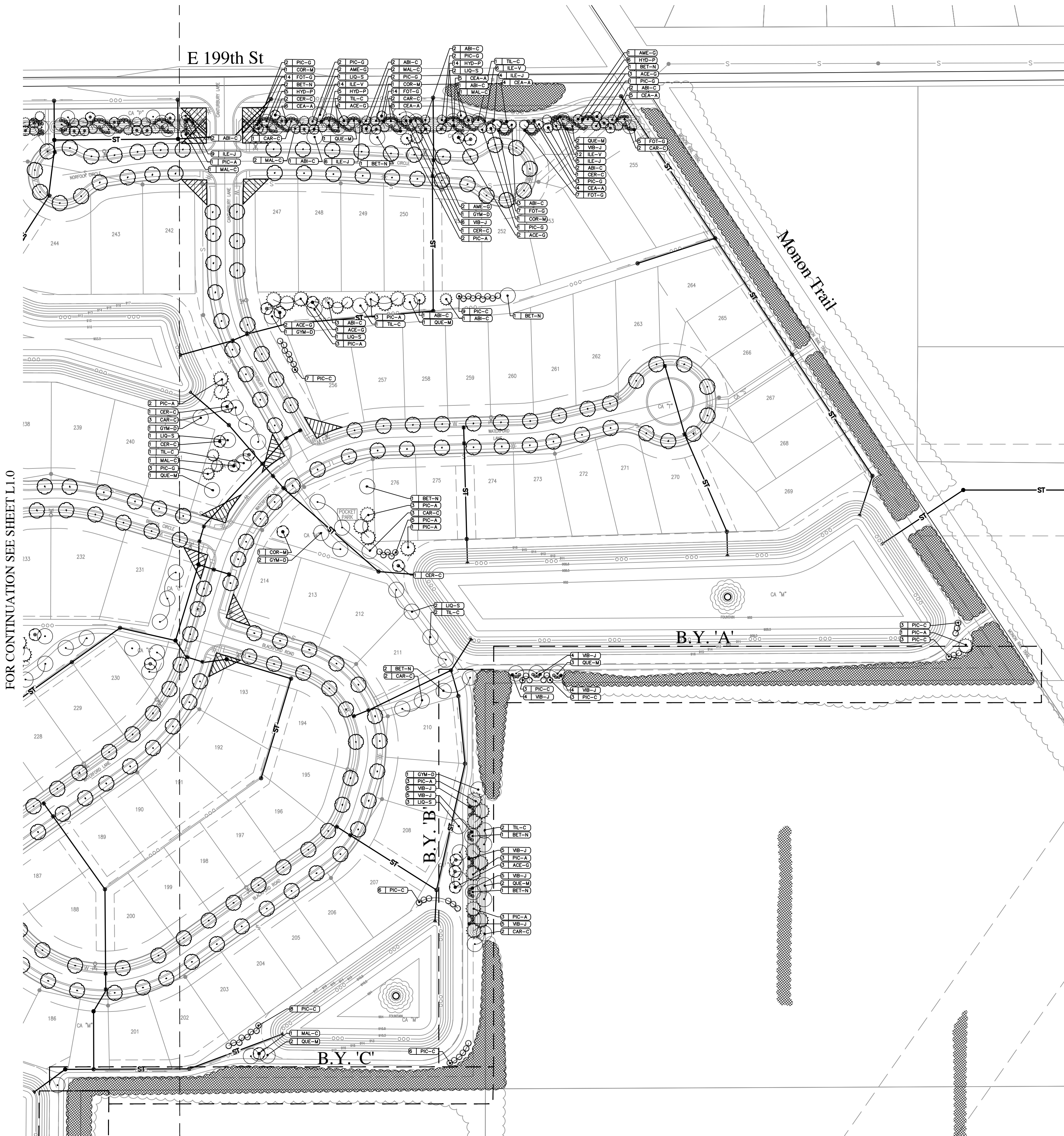


Brandon T. Burch

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L1.2

LANDSCAPE PLAN



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MASTER PLANTING SCHEDULE:

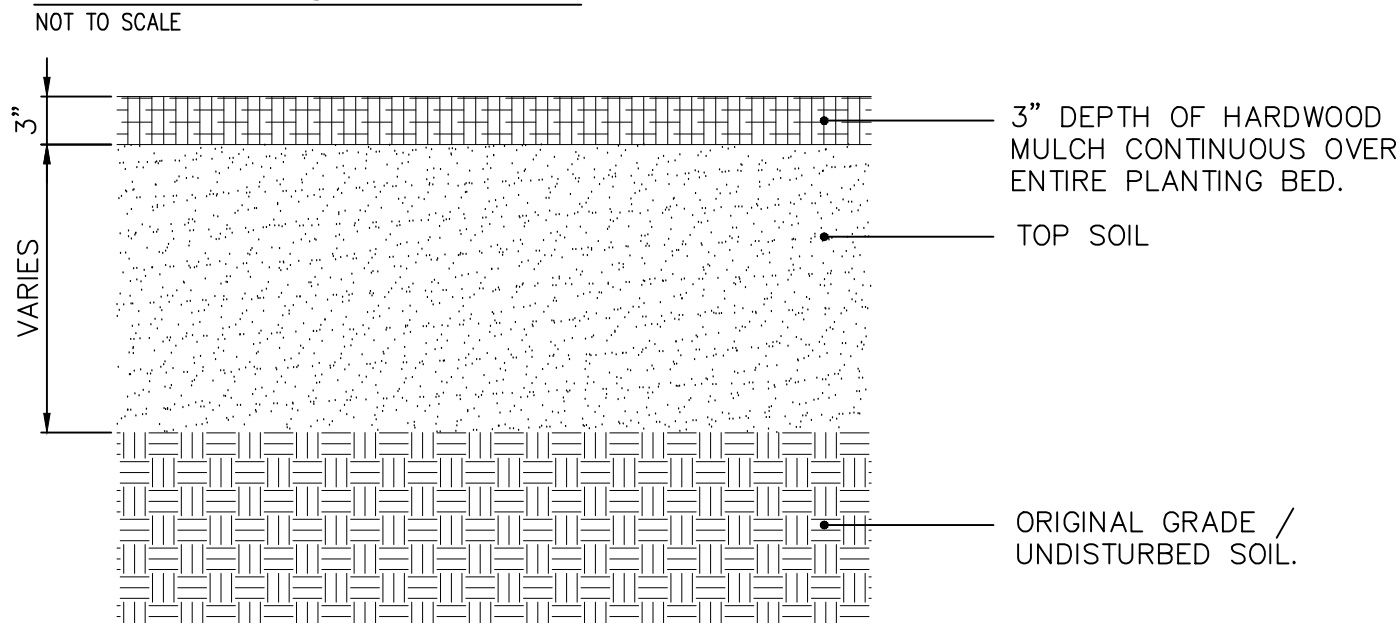
KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HGT	ROOT	SPACING	REMARKS
SHADE TREES								
ACE-F*	120	ACER FREEMANII	FREEMAN MAPLE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
ACE-P*	120	ACER PSEUDOPLATANUS	SYCAMORE MAPLE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
BET-N	59	BETULA NIGRA 'CULLY'	RIVER BIRCH	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
CAR-C	68	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
GYM-D	48	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
LIQ-S	59	LIQUIDAMBAR STYRACIFLUA 'ROTUNDALOBA'	FRUITLESS SWEETGUM	2.5"	8'	B&B	SEE PLAN	CENTRAL LEADER
LIR-T*	120	LIRIODENDRON TULIPIFERA	TULIPTREE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
TIL-C	60	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2.5"	8'	B&B	SEE PLAN	CENTRAL LEADER
TIL-T*	120	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2.5"	8'	B&B	SEE PLAN	CENTRAL LEADER
ULM-A*	118	ULMUS 'MORTON'	ACCOLADE ELM	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
QUE-M	69	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
ORNAMENTAL TREES								
ACE-G	50	ACER GINNALA	AMUR MAPLE	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
AME-G	40	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
CER-C	45	CERCIS CANADENSIS	REDBUD	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
COR-M	36	CORNUS MAS	CORNELIAN CHERRY	2"	6'	B&B	SEE PLAN	CENTRAL LEADER
MAL-C	55	MALUS 'CARDINAL'	CARDINAL CRABAPPLE	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
EVERGREEN TREES								
ABI-C	92	ABIES CONCOLOR	WHITE FIR	-	7'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIC-A	112	PICEA ABIES	NORWAY SPRUCE	-	7'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIC-C	103	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING
PIC-G	101	PICEA GLAUCA	WHITE SPRUCE	-	7'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
DECIDUOUS SHRUBS								
CEA-A	228	CEANOTHUS AMERICANUS	NEW JERSEY TEA	-	18"	#3 CONT	36" O.C.	FULL IN POT
FOT-G	266	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	-	18"	#3 CONT	36" O.C.	FULL IN POT
HYD-P	215	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	-	24"	#5 CONT	30" O.C.	FULL IN POT
ILE-V	262	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	-	18"	#3 CONT	30" O.C.	FULL IN POT
ILE-J	120	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	-	24"	#3 CONT	48" O.C.	FULL IN POT - MALE, BRED TO POLLINATE MOST WINTERBERRIES
VIB-J	229	VIBURNUM X JUDDII	JUDD VIBURNUM	-	24"	#5 CONT	5' O.C.	FULL IN POT

* INDICATES STREET TREE SPECIES

LANDSCAPE GENERAL NOTES:

- ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
- NOTIFY THE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR OTHER UNFORESEEN CONDITIONS ARE FOUND.
- CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK, AND SHALL COORDINATE ALL LANDSCAPE WORK WITH CIVIL AND ELECTRICAL DRAWINGS, PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN, AND REPAIR UTILITIES DAMAGED DURING OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 LATEST EDITION.
- ALL LANDSCAPING SHALL BE INSTALLED PER LOCAL ZONING REQUIREMENTS.
- THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER SHALL INSPECT THE QUALITY OF PLANT MATERIAL UPON ARRIVAL ON-SITE BEFORE PLANTS ARE PLACED IN THE GROUND. THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER MAY REJECT ANY PLANT MATERIAL, AND IT SHALL BE REPLACED WITH ACCEPTABLE MATERIAL BY THE LANDSCAPE CONTRACTOR.
- NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO PLANTING OPERATIONS.
- CONTRACTOR TO THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION.
- THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES.
- MULCH: FINELY SHREDDED HARDWOOD BARK, AGED TO BE APPLIED AT A THREE (3) INCH DEPTH FOR ALL PLANTING BEDS AND TREE SAUCERS AND TO BE RENEWED EVERY GROWING SEASON DURING THE MAINTENANCE PERIOD.
- SEED WITH TURF GRASS/LAWN ALL DISTURBED AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.
- ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADE.
- ALL PLANTS SHALL BE PUT INTO THE GROUND AFTER ALL ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLAN SYMBOLS AND THE QUANTITY LABEL, THE PLAN SYMBOLS SHALL TAKE PRECEDENCE.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. STAKES AND GUY WIRES SHALL BE REMOVED AT END OF WARRANTY PERIOD.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOTBOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY CIVIL ENGINEER WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO THE OWNER.

TOP SOIL REQUIREMENTS



OPEN SPACE/ COMMON AREA  
LANDSCAPING REQUIREMENT:

10 SHADE, ORNAMENTAL OR EVERGREEN TREES PER ACRE

TOTAL PROVIDED COMMON AREA = 1,933,455 SF = 44.4 ACRES

TREE REQUIREMENT = 44.4 AC * 10 TREES = 444 (448 PROVIDED)

	REQUIRED	PROVIDED
SHADE TREE	—	181
ORNAMENTAL TREE	—	87
EVERGREEN TREE	—	176
TOTAL	444	444

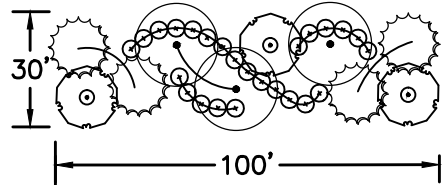
EXTERNAL STREET FRONTAGE  
LANDSCAPING REQUIREMENT:

E 199TH STREET — NORTHEAST STREET FRONTAGE (ESTIMATED 1188FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	47	47
3 SHADE	36	36
3 ORNAMENTAL	36	36
25 SHRUBS	297	297
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

E 199TH STREET — NORTHWEST STREET FRONTAGE (ESTIMATED 925FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	37	37
3 SHADE	27	27
3 ORNAMENTAL	27	27
25 SHRUBS	231	231
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

HORTON ROAD — WEST STREET FRONTAGE (ESTIMATED 2476FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	99	99
3 SHADE	74	74
3 ORNAMENTAL	74	74
25 SHRUBS	619	619
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

EXTERNAL STREET FRONTAGE  
LANDSCAPING REQUIREMENT:



* ABOVE TYPICAL SECTION REFLECTS PLANTINGS WITHIN A 30' x 100' LANDSCAPE AREA

SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE RESTRICTIONS.

LANDSCAPE NOTES:

- LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
- SEE MASTER PLANTING SCHEDULE ON SHEET L1.3 FOR PLANT KEY AND QUANTITIES.
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
- STREET TREES:
  - SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS, DO NOT INSTALL THE SAME SPECIES NEXT TO EACH OTHER.
  - TO BE SPACED APPROXIMATELY 48' O.C., (MIN. 25' O.C., MAX. 60' O.C. — DEPENDENT UPON STORM SEWER LOCATIONS).
  - TREES SHALL BE PLANTED A MINIMUM DISTANCE OF 4' FROM THE EDGE OF A STREET CURB OR PEDESTRIAN PATHWAY/SIDEWALK.
  - ALL STREET TREES TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST. USE A RANDOM MIX OF THE FOLLOWING TREES, AS SPECIFIED IN THE MASTER PLANTING SCHEDULE AS STREET TREE:

TOTAL QUANTITY: NAME:  
120.....FREEMAN MAPLE  
120.....SYCAMORE MAPLE  
120.....TULIP TREE  
120.....STERLING SILVER LINDEN  
118.....ACCOLADE ELM

BUFFERYARD LANDSCAPING REQUIREMENT:

BUFFERYARD TYPE B:  
• MINIMUM WIDTH — 20'  
• MINIMUM 4' TALL UNDULATING MOUND  
• STANDARD PER 100 LF:  
• 4 EVERGREEN TREES  
• 4 SHADE TREES  
• 10 SHRUBS

TREE PRESERVATION AREA  
*TREE INVENTORY STUDY TO BE CONDUCTED AT A LATER DATE. IF TREE COUNT FOUND TO BE INSUFFICIENT, ADDITIONAL TREES WILL BE PLANTED TO SUPPLEMENT WITHIN 20' BUFFER YARD NO MOUND REQUIRED.

BUFFERYARD 'A' — 883 LF TOTAL 795 LF OF TREE PRESERVATION, 88 LF PLANTED		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	3	6
4 SHADE	3	3
10 SHRUBS	8	12

BUFFERYARD 'B' — 648 LF TOTAL 411 LF OF TREE PRESERVATION, 237 LF PLANTED		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	9	9
4 SHADE	9	9
10 SHRUBS	24	25

BUFFERYARD 'C' — 707 LF TOTAL  
707 LF OF TREE PRESERVATION

BUFFERYARD 'D' — 1281 LF TOTAL  
1281 LF OF TREE PRESERVATION

BUFFERYARD 'E' — 1164 LF TOTAL  
1164 LF OF TREE PRESERVATION

BUFFERYARD 'G' — 309 LF TOTAL  
309 LF OF TREE PRESERVATION

BUFFERYARD 'H' — 289 LF TOTAL 41 LF OF TREE PRESERVATION, 248 LF PLANTED		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	10	10
4 SHADE	10	10
10 SHRUBS	25	25

BUFFERYARD 'I' — 350 LF TOTAL  
350 LF OF TREE PRESERVATION

BUFFERYARD 'J' — 384 LF TOTAL  
384 LF OF TREE PRESERVATION

BUFFERYARD 'K' — 965 LF TOTAL 304 LF OF TREE PRESERVATION, 661 LF PLANTED		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	26	26
4 SHADE	26	26
10 SHRUBS	66	72

BUFFERYARD 'I' — 746 LF TOTAL 662 LF OF TREE PRESERVATION, 84 LF PLANTED		
STANDARD PER 100'	REQUIRED	PROVIDED
5 EVERGREEN	4	4
5 SHADE	4	4
20 SHRUBS	9	16

REVISIONS

DATE	DESCRIPTION	BY
07/03/19	REVISED PER TAG COMMENTS	DC/KS
07/09/19	REVISED PER TAG COMMENTS	DC/KS



ABERDEEN AT CHATHAM HILLS  
CITY OF WESTFIELD, INDIANA

LANDSCAPE NOTES &  
SCHEDULES

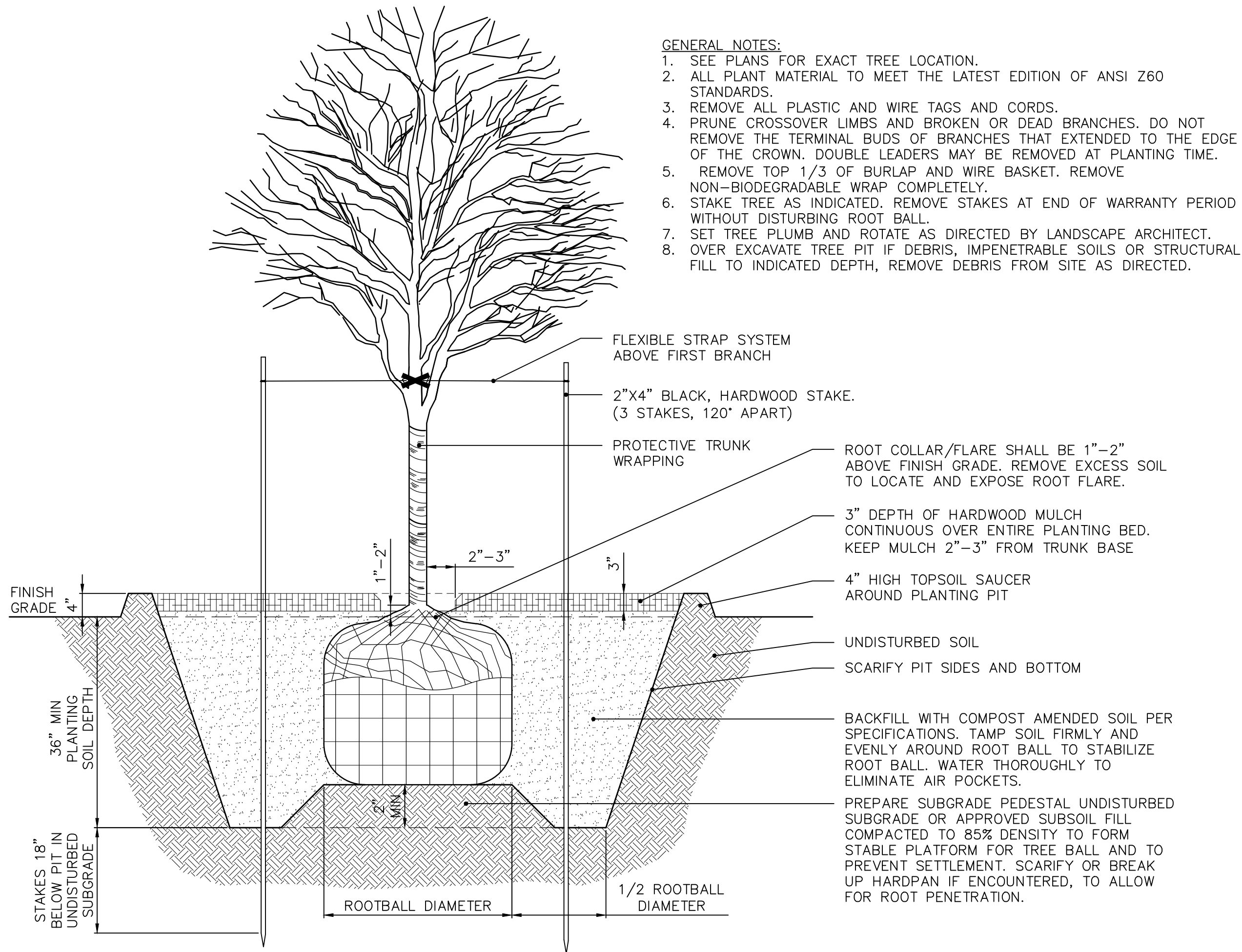


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CHECKED BY BB	
DATE MAY 31, 2019	
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SHEET	

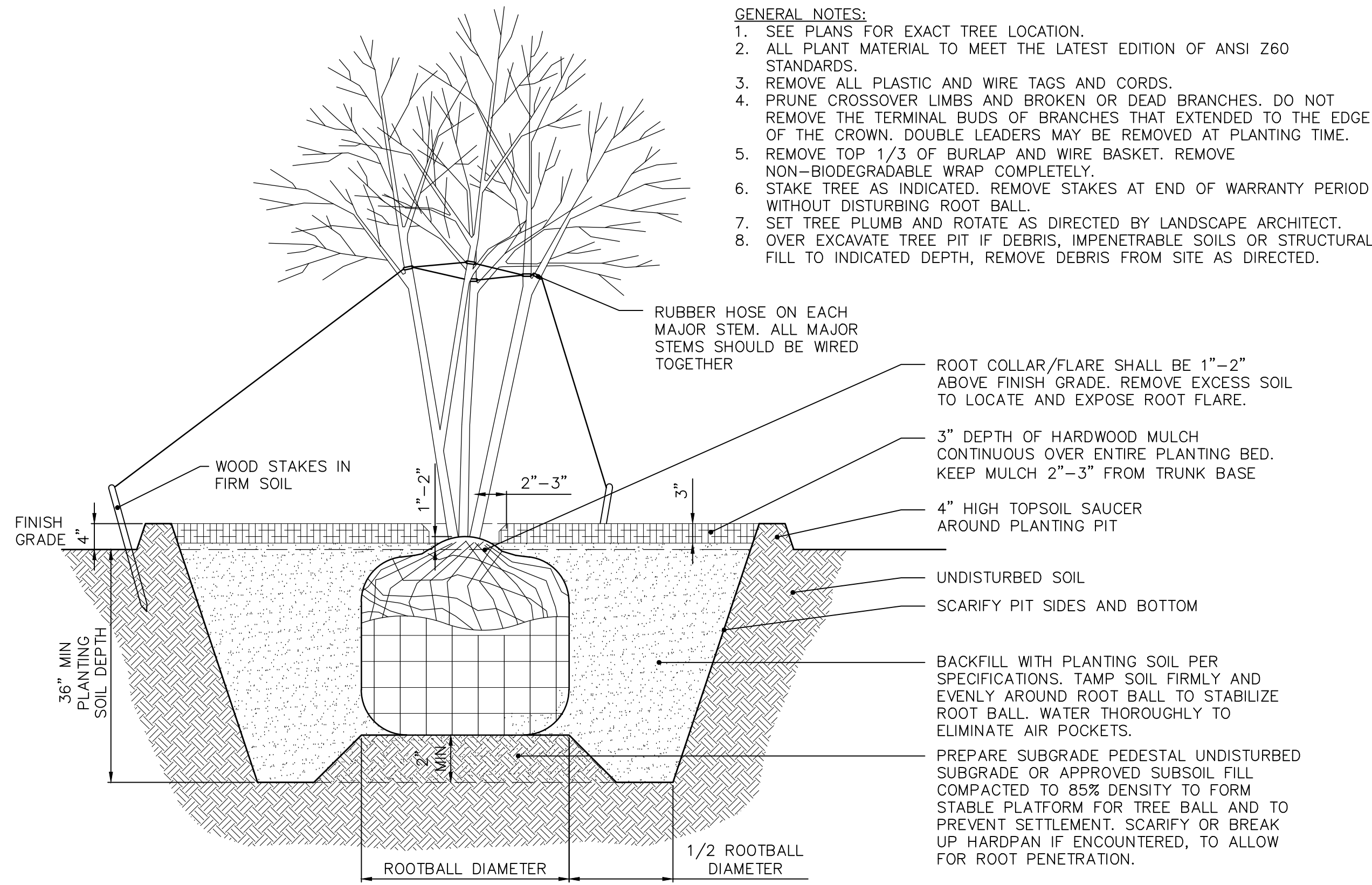
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LANDSCAPE NOTES &  
SCHEDULES

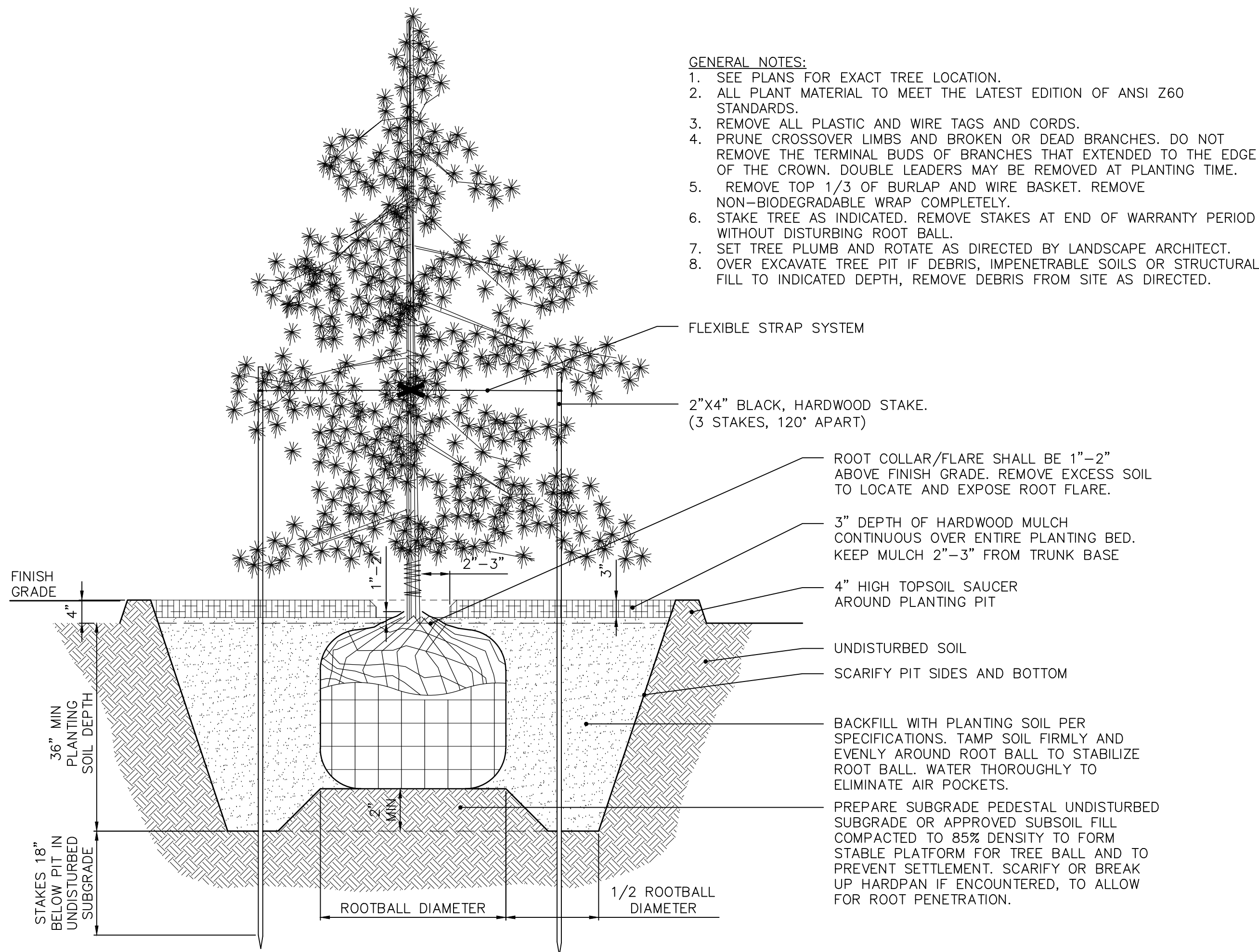




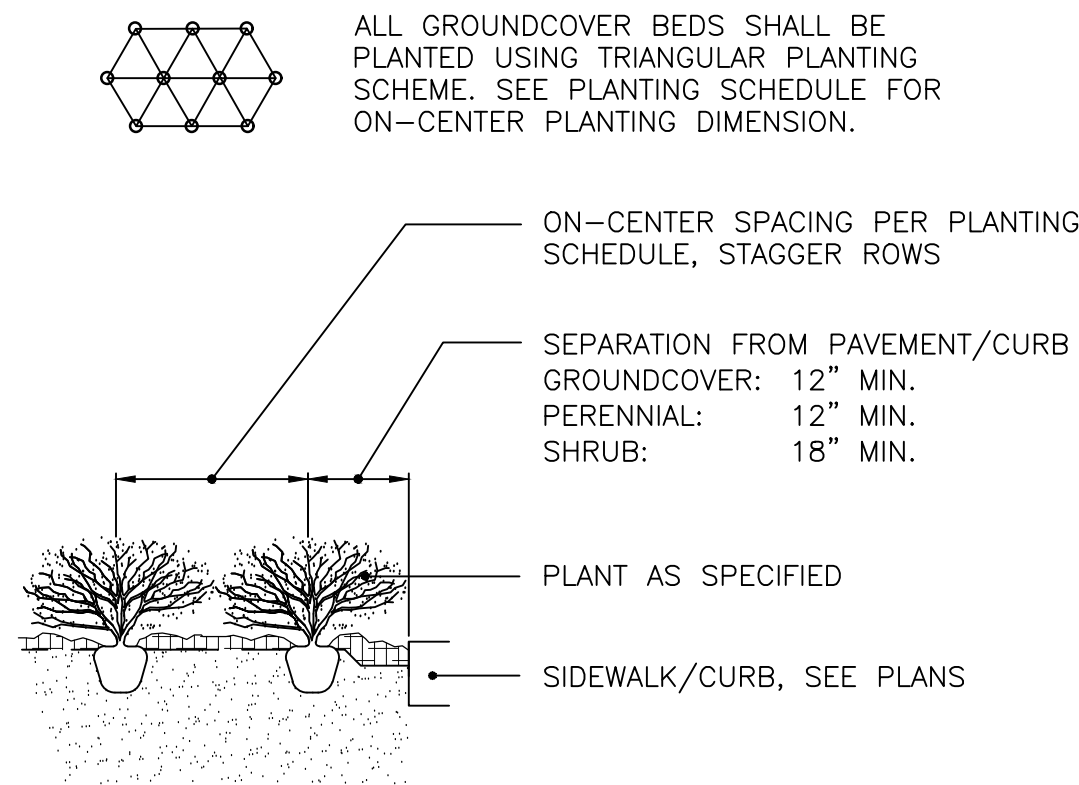
1 SINGLE STEM TREE PLANTING  
NOT TO SCALE



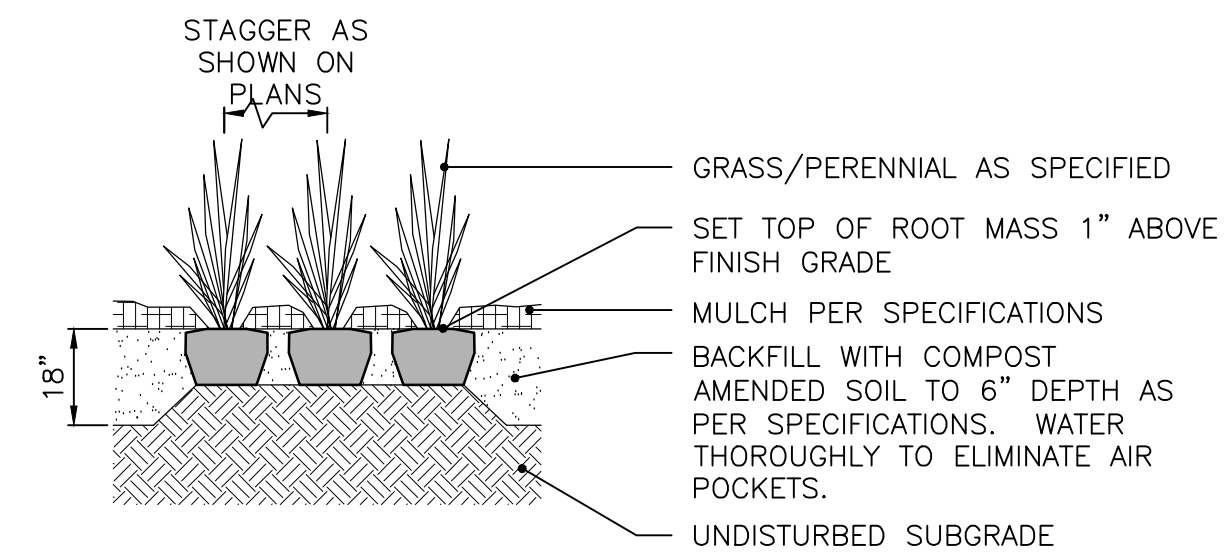
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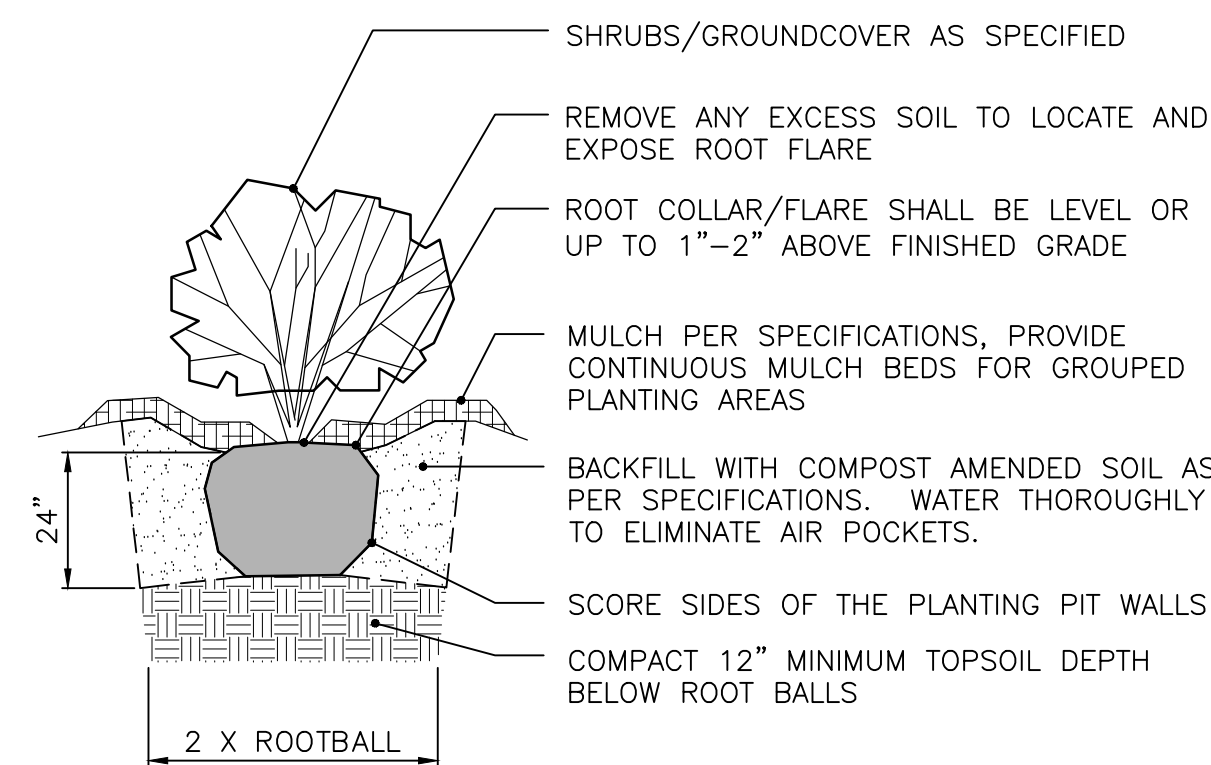
2 EVERGREEN TREE PLANTING  
NOT TO SCALE



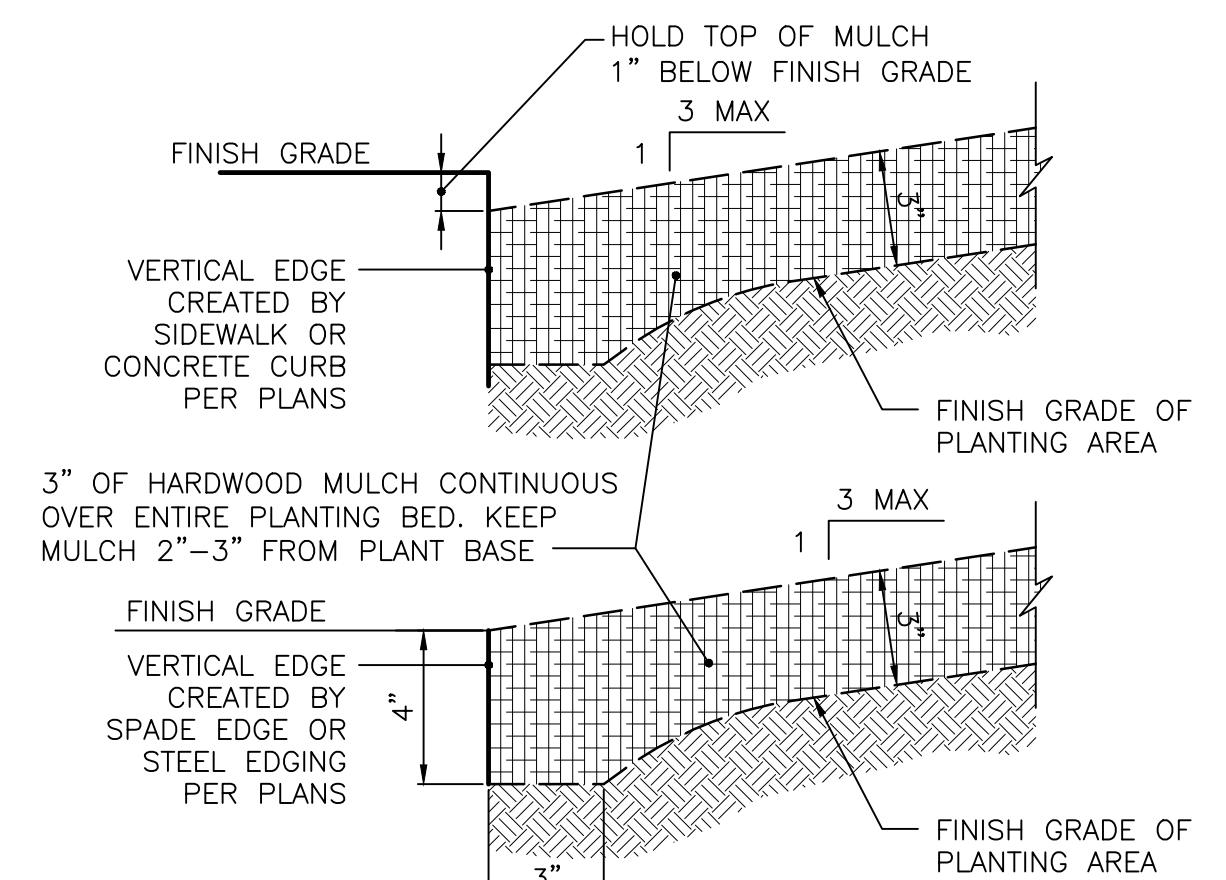
4 PLANT SPACING  
NOT TO SCALE



6 PERENNIALS AND GRASSES  
NOT TO SCALE



5 SHRUBS AND GROUND COVER  
NOT TO SCALE



7 PLANTING BED PERIMETER  
NOT TO SCALE

NOTE:  
EDGING SHALL BE INSTALLED AT ALL  
JUNCTIONS OF PLANTING/ MULCH  
AREAS FOR CONTAINMENT OF MULCH.

## REVISIONS

DATE	DESCRIPTION	BY
07/03/19	REVISED PER TAC COMMENTS	DC/KS
07/09/19	REVISED PER TAC COMMENTS	DC/KS

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

ABERDEEN AT CHATHAM HILLS  
CITY OF WESTFIELD, INDIANA

LANDSCAPE DETAILS

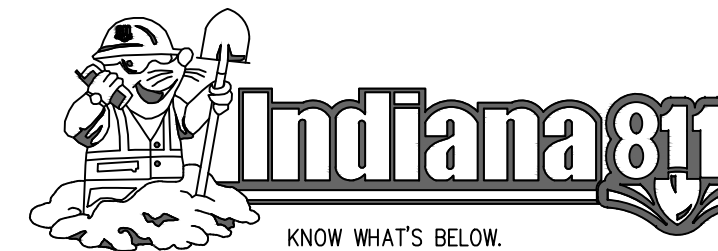
PREPARED BY  
BRANDON T. BURKE  
REGISTERED PROFESSIONAL ENGINEER  
No. 10000075  
STATE OF INDIANA

DRAWN BY  
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CHECKED BY  
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DATE  
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LANDSCAPE DETAILS





CALL BEFORE YOU DIG.

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



GRAPHIC SCALE

0' 100' 200' 300'

(IN FEET)

LEGEND:

QUANTITY KEY

SHADE TREE - 8' TALL, 2" CALIPER

EVERGREEN TREE - 6' TALL

ORNAMENTAL TREE - 2" CALIPER

SHRUB - 18" TALL (MIN)

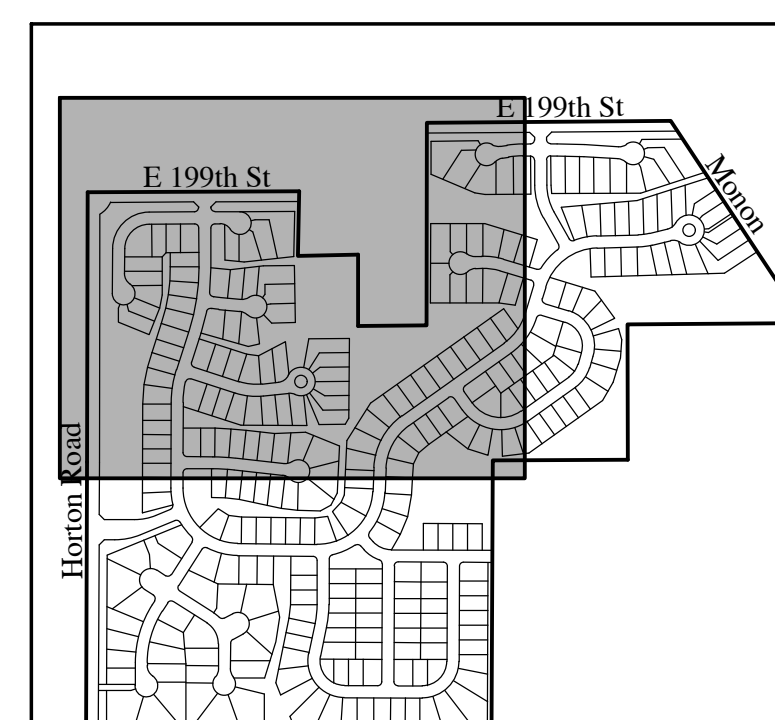
STREET TREE (30' O.C. AVERAGE)

SPADE EDGE

INTERSECTION SIGHT TRIANGLE

TREE PRESERVATION AREA  
*TREE INVENTORY STUDY TO BE CONDUCTED AT A LATER DATE. IF TREE COUNT FOUND TO BE INSUFFICIENT, ADDITIONAL TREES WILL BE PLANTED TO SUPPLEMENT WITHIN 20' BUFFER YARD NO MOUND REQUIRED.

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KEYMAP  
NOT TO SCALE

REVISIONS

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07/03/19	REVISED PER TAC COMMENTS	DC/KS
07/09/19	REVISED PER TAC COMMENTS	DC/KS



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CITY OF WESTFIELD, INDIANA  
LANDSCAPE PLAN

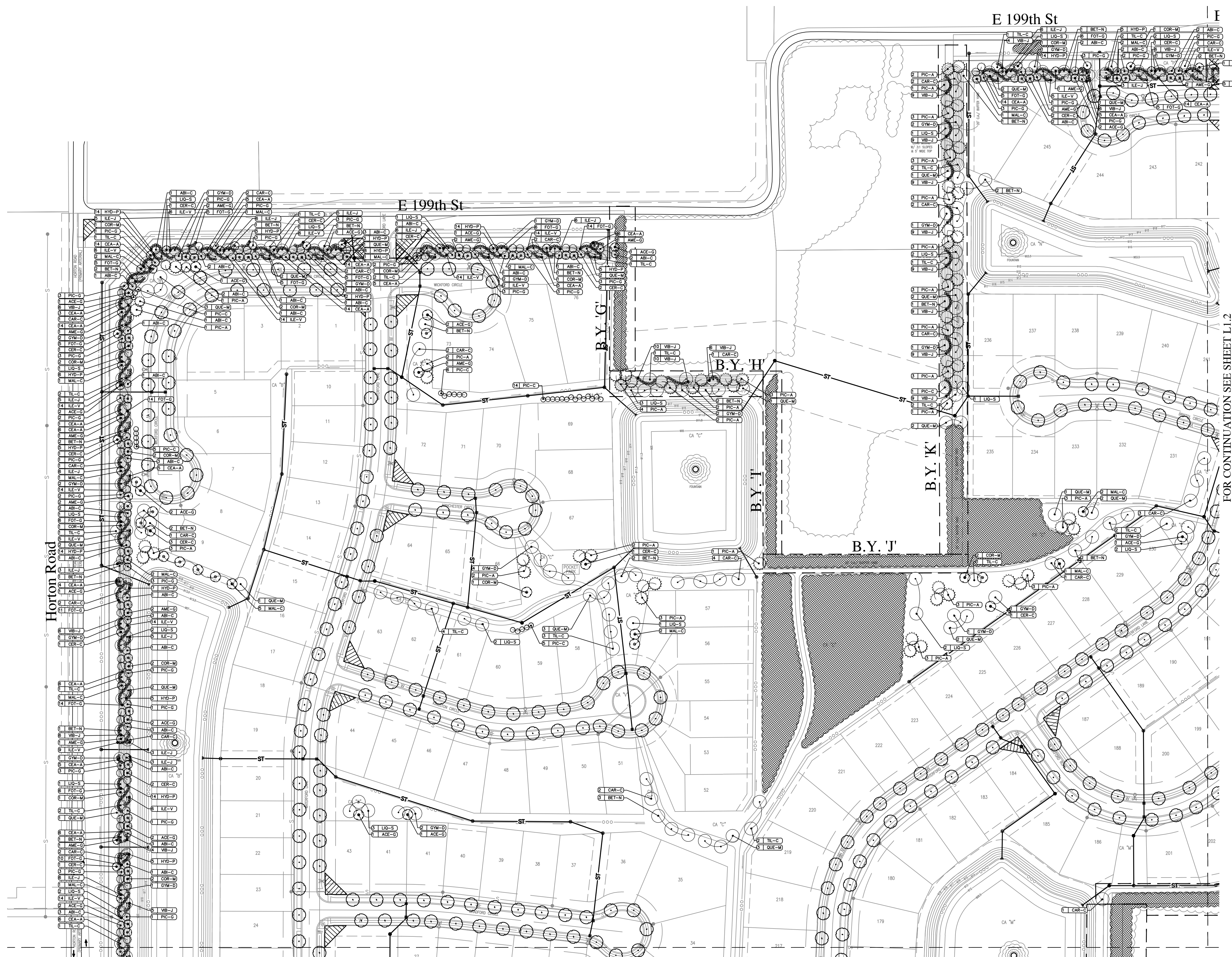
PREPARED BY  
BRANDON T. BURL  
REGISTERED PROFESSIONAL ENGINEER  
No. 10000075  
STATE OF INDIANA

BRANDON T. BURL

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CHECKED BY  
BB  
DATE  
MAY 31, 2019  
SCALE  
AS SHOWN  
SHEET

L1.0

LANDSCAPE 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.

THE DESIGN AND CONSTRUCTION SHALL COMPLY WITH ALL ADA REQUIREMENTS.

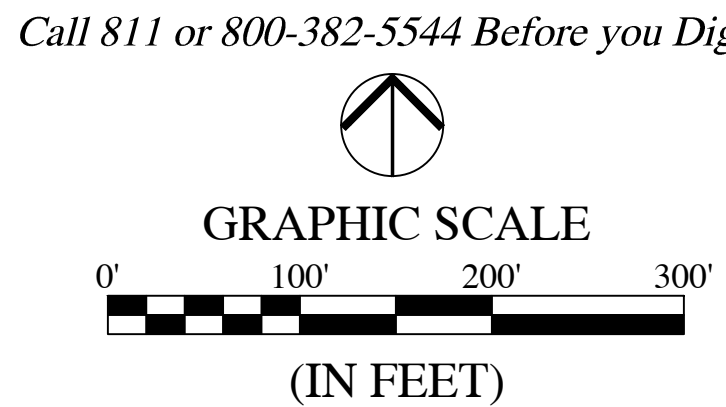
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SEE SHEET L1.3 FOR LANDSCAPE GENERAL NOTES, PLANTING REQUIREMENT CHARTS & MASTER PLANTING SCHEDULE.

FOR CONTINUATION SEE SHEET L1.1

FOR CONTINUATION SEE SHEET L1.2

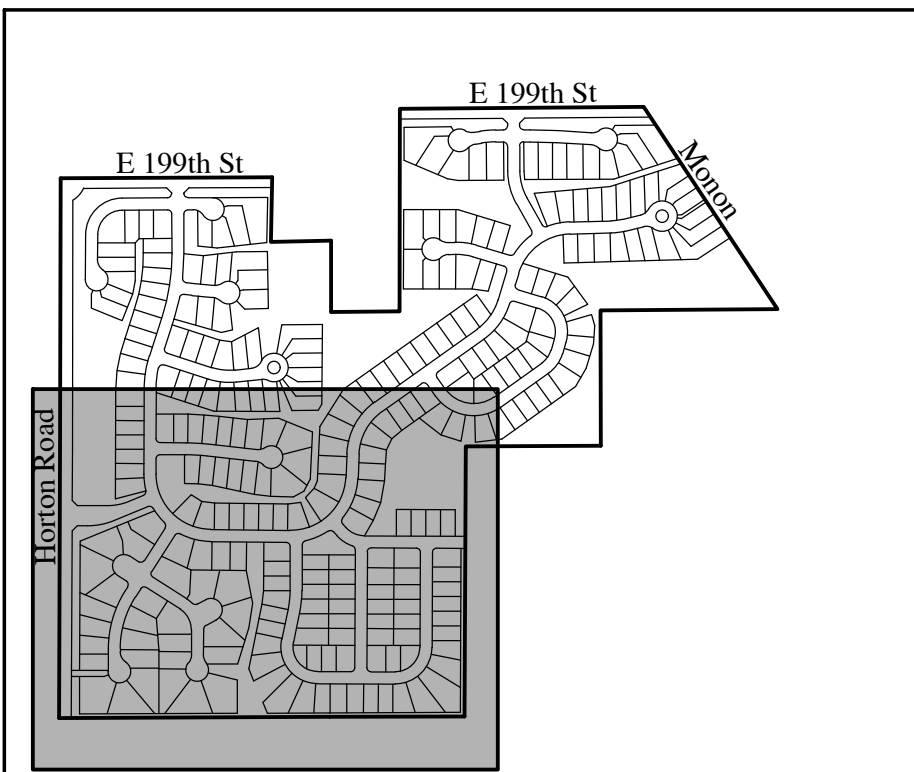




LEGEND:

- QUANTITY KEY
- SHADE TREE - 8" TALL, 2" CALIPER
- EVERGREEN TREE - 6" TALL
- ORNAMENTAL TREE - 2" CALIPER
- SHRUB - 18" TALL (MIN)
- STREET TREE (30' O.C. AVERAGE)
- SPADE EDGE
- INTERSECTION SIGHT TRIANGLE
- TREE PRESERVATION AREA
- *TREE INVENTORY STUDY TO BE CONDUCTED AT A LATER DATE. IF TREE COUNT FOUND TO BE INSUFFICIENT, ADDITIONAL TREES WILL BE PLANTED TO SUPPLEMENT WITHIN 20' BUFFER YARD NO MOUND REQUIRED.

PRESERVATION OF TREES LISTED AND INDICATED ON PLANS TO BE SUPPLEMENTED BY A TREE INVENTORY REPORT. TREE INVENTORY REPORT WILL BE PRODUCED AS COMMUNICATED WITH THE APPLICANT, DURING SECONDARY PLAT AND CONSTRUCTION PLAN PROCESS AND WILL NEED TO BE APPROVED BY THE DEPARTMENT BEFORE SECONDARY PLAT CAN BE RECORDED.



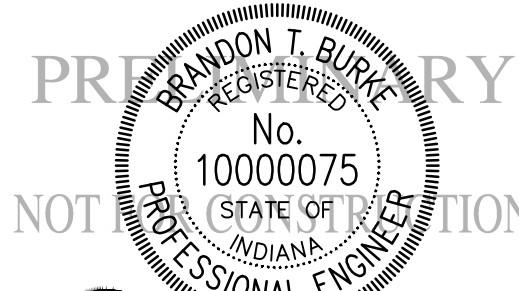
KEYMAP  
NOT TO SCALE

REVISIONS

DATE	DESCRIPTION	BY
07/03/19	REVISED PER TAC COMMENTS	DC/KS
07/09/19	REVISED PER TAC COMMENTS	DC/KS



ABERDEEN AT CHATHAM HILLS  
CITY OF WESTFIELD, INDIANA  
LANDSCAPE PLAN



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MAY 31, 2019

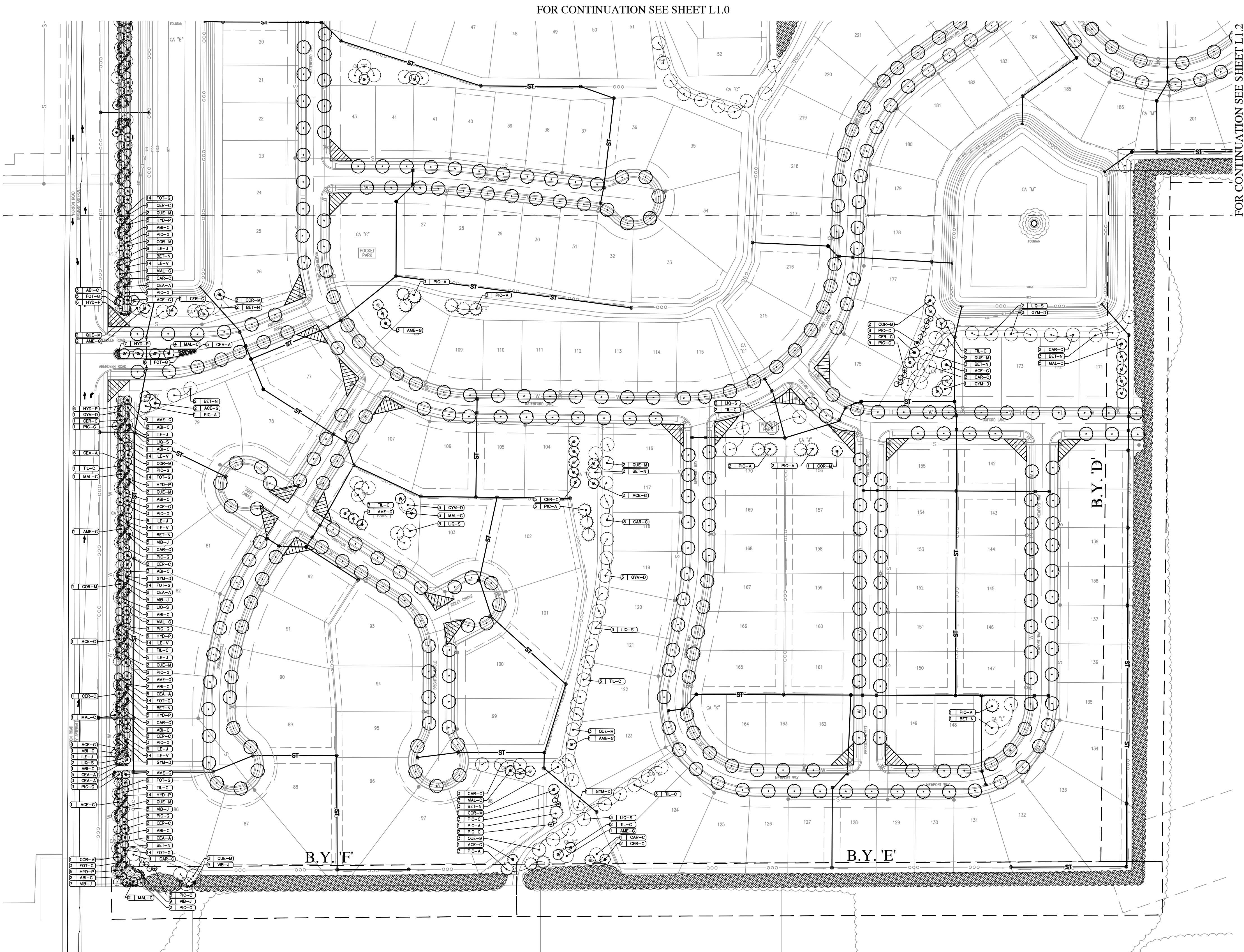
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JOB NUMBER  
2019-117-A

L1.1

LANDSCAPE PLAN



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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.

SEE SHEET L1.3 FOR LANDSCAPE GENERAL NOTES, PLANTING REQUIREMENT CHARTS & MASTER PLANTING SCHEDULE.



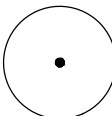
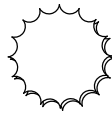
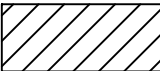
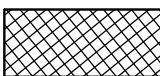


GRAPHIC SCALE

0' 100' 200' 300'

(IN FEET)

LEGEND:

- |                                                                                     |                                                                                                                                                                                                                               |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | QUANTITY KEY                                                                                                                                                                                                                  |
|  | SHADE TREE - 8' TALL, 2" CALIPER                                                                                                                                                                                              |
|  | EVERGREEN TREE - 6' TALL                                                                                                                                                                                                      |
|  | ORNAMENTAL TREE - 2" CALIPER                                                                                                                                                                                                  |
|  | SHRUB - 18" TALL (MIN)                                                                                                                                                                                                        |
|  | STREET TREE (30' O.C. AVERAGE)                                                                                                                                                                                                |
|  | SPADE EDGE                                                                                                                                                                                                                    |
|  | INTERSECTION SIGHT TRIANGLE                                                                                                                                                                                                   |
|  | TREE PRESERVATION AREA<br>*TREE INVENTORY STUDY TO BE CONDUCTED<br>AT A LATER DATE. IF TREE COUNT FOUND TO<br>BE INSUFFICIENT, ADDITIONAL TREES WILL BE<br>PLANTED TO SUPPLEMENT WITHIN 20' BUFFER YARD<br>NO MOUND REQUIRED. |

PRESERVATION OF TREES LISTED AND INDICATED ON PLANS TO BE SUPPLEMENTED BY A TREE INVENTORY REPORT. TREE INVENTORY REPORT WILL BE PRODUCED, AS COMMUNICATED WITH THE APPLICANT, DURING SECONDARY PLAT AND CONSTRUCTION PLAN PROCESS AND WILL NEED TO BE APPROVED BY THE DEPARTMENT BEFORE SECONDARY PLAT CAN BE RECORDED.



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.

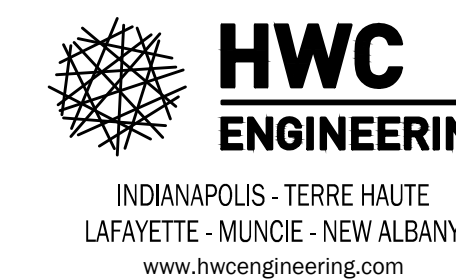
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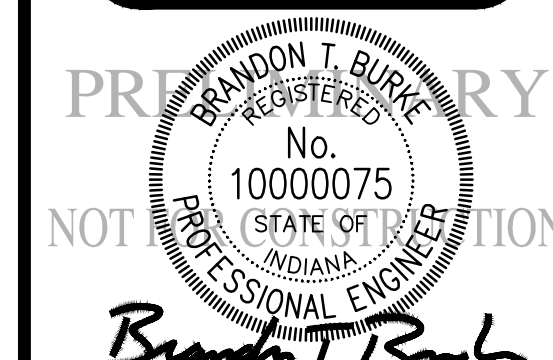
SEE SHEET L1.3 FOR LANDSCAPE GENERAL NOTES,  
PLANTING REQUIREMENT CHARTS & MASTER  
PLANTING SCHEDULE.



**KEYMAP**  
NOT TO SCALE

[illegible]

ABERDEEN AT CHATHAM HILLS  
CITY OF WESTFIELD, INDIANA  
LANDSCAPE PLAN



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MAY 31 1964

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LANDSCAPE PLAN



MASTER PLANTING SCHEDULE:

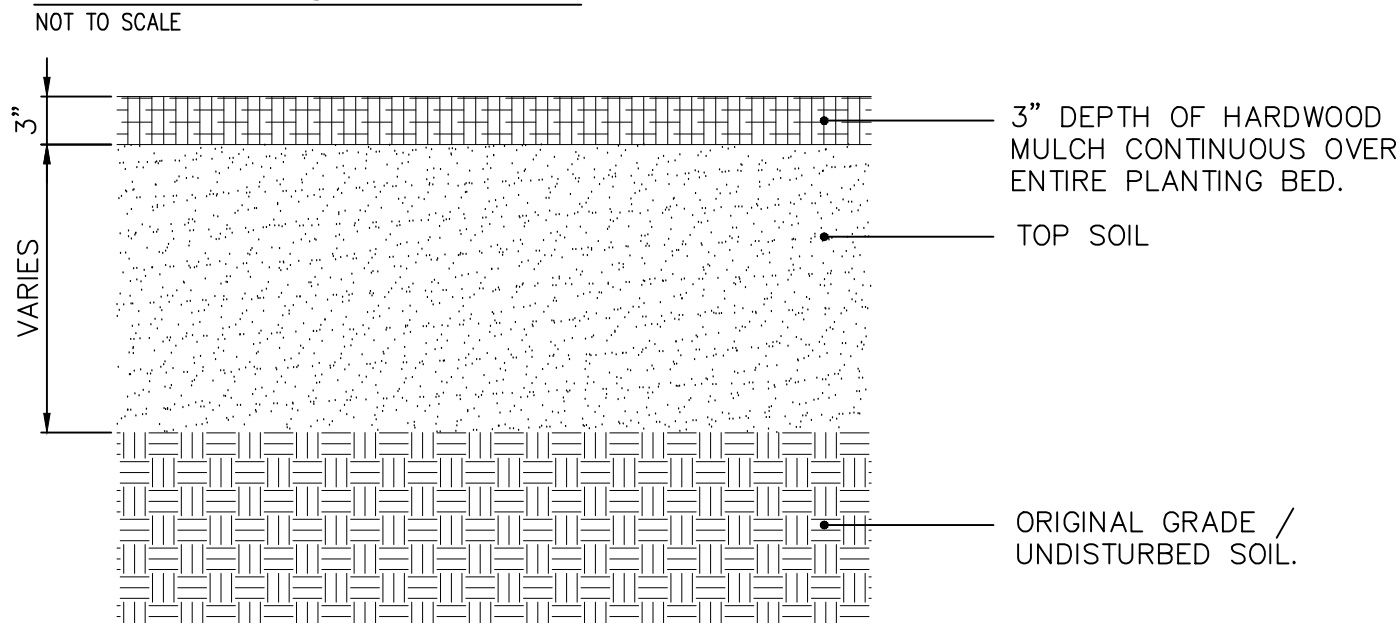
KEY	QTY	BOTANICAL NAME	COMMON NAME	CALIPER	HGT	ROOT	SPACING	REMARKS
SHADE TREES								
ACE-F*	120	ACER FREEMANII	FREEMAN MAPLE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
ACE-P*	120	ACER PSEUDOPLATANUS	SYCAMORE MAPLE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
BET-N	59	BETULA NIGRA 'CULLY'	RIVER BIRCH	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
CAR-C	68	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
GYM-D	48	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
LIQ-S	59	LIQUIDAMBAR STYRACIFLUA 'ROTUNDALOBA'	FRUITLESS SWEETGUM	2.5"	8'	B&B	SEE PLAN	CENTRAL LEADER
LIR-T*	120	LIRIODENDRON TULIPIFERA	TULIPTREE	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
TIL-C	60	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2.5"	8'	B&B	SEE PLAN	CENTRAL LEADER
TIL-T*	120	TILIA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2.5"	8'	B&B	SEE PLAN	CENTRAL LEADER
ULM-A*	118	ULMUS 'MORTON'	ACCOLADE ELM	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
QUE-M	69	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	2.5"	12'	B&B	SEE PLAN	CENTRAL LEADER
ORNAMENTAL TREES								
ACE-G	50	ACER GINNALA	AMUR MAPLE	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
AME-G	40	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
CER-C	45	CERCIS CANADENSIS	REDBUD	2"	8'	B&B	SEE PLAN	CENTRAL LEADER
COR-M	36	CORNUS MAS	CORNELIAN CHERRY	2"	6'	B&B	SEE PLAN	CENTRAL LEADER
MAL-C	55	MALUS 'CARDINAL'	CARDINAL CRABAPPLE	2"	12'	B&B	SEE PLAN	CENTRAL LEADER
EVERGREEN TREES								
ABI-C	92	ABIES CONCOLOR	WHITE FIR	-	7'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIC-A	112	PICEA ABIES	NORWAY SPRUCE	-	7'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
PIC-C	103	PICEA ABIES 'CUPRESSINA'	COLUMNAR NORWAY SPRUCE	-	6'	B&B	SEE PLAN	FULL, DENSE BRANCHING
PIC-G	101	PICEA GLAUCA	WHITE SPRUCE	-	7'	B&B	SEE PLAN	FULL, DENSE BRANCHING, WIDTH NOT LESS THAN 60% OF HEIGHT
DECIDUOUS SHRUBS								
CEA-A	228	CEANOTHUS AMERICANUS	NEW JERSEY TEA	-	18"	#3 CONT	36" O.C.	FULL IN POT
FOT-G	266	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	-	18"	#3 CONT	36" O.C.	FULL IN POT
HYD-P	215	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	-	24"	#5 CONT	30" O.C.	FULL IN POT
ILE-V	262	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	-	18"	#3 CONT	30" O.C.	FULL IN POT
ILE-J	120	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	-	24"	#3 CONT	48" O.C.	FULL IN POT - MALE, BRED TO POLLINATE MOST WINTERBERRIES
VIB-J	229	VIBURNUM X JUDDII	JUDD VIBURNUM	-	24"	#5 CONT	5' O.C.	FULL IN POT

* INDICATES STREET TREE SPECIES

LANDSCAPE GENERAL NOTES:

- ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
- NOTIFY THE LANDSCAPE ARCHITECT IF SITE CONDITIONS ARE UNSUITABLE OR OTHER UNFORESEEN CONDITIONS ARE FOUND.
- CONTRACTOR SHALL LOCATE AND VERIFY EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK, AND SHALL COORDINATE ALL LANDSCAPE WORK WITH CIVIL AND ELECTRICAL DRAWINGS, PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN, AND REPAIR UTILITIES DAMAGED DURING OPERATIONS AT CONTRACTOR'S EXPENSE.
- ALL PLANT MATERIAL SHALL BE IN CONFORMANCE WITH THE "AMERICAN STANDARD FOR NURSERY STOCK" ANSI Z60.1 LATEST EDITION.
- ALL LANDSCAPING SHALL BE INSTALLED PER LOCAL ZONING REQUIREMENTS.
- THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER SHALL INSPECT THE QUALITY OF PLANT MATERIAL UPON ARRIVAL ON-SITE BEFORE PLANTS ARE PLACED IN THE GROUND. THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER MAY REJECT ANY PLANT MATERIAL, AND IT SHALL BE REPLACED WITH ACCEPTABLE MATERIAL BY THE LANDSCAPE CONTRACTOR.
- NO SUBSTITUTIONS FOR THE SPECIFIED LANDSCAPE MATERIAL ARE ALLOWED UNLESS ACCEPTED IN WRITING BY THE LANDSCAPE ARCHITECT OR CIVIL ENGINEER PRIOR TO PLANTING OPERATIONS.
- CONTRACTOR TO THOROUGHLY WATER ALL PLANT MATERIAL WITHIN SIX (6) HOURS OF INSTALLATION.
- THE SITE IS TO BE LEFT IN A CLEAN AND NEAT CONDITION AT ALL TIMES.
- MULCH: FINELY SHREDDED HARDWOOD BARK, AGED TO BE APPLIED AT A THREE (3) INCH DEPTH FOR ALL PLANTING BEDS AND TREE SAUCERS AND TO BE RENEWED EVERY GROWING SEASON DURING THE MAINTENANCE PERIOD.
- SEED WITH TURF GRASS/LAWN ALL DISTURBED AREAS NOT SCHEDULED FOR OTHER IMPROVEMENTS.
- ALL PLANTING BEDS WITH ADJOINING LAWN AREAS SHALL BE EDGED WITH A SPADE.
- ALL PLANTS SHALL BE PUT INTO THE GROUND AFTER ALL ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUALITY AND QUANTITIES SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON DRAWINGS. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE. IF THERE IS A DISCREPANCY BETWEEN THE QUANTITY OF PLAN SYMBOLS AND THE QUANTITY LABEL, THE PLAN SYMBOLS SHALL TAKE PRECEDENCE.
- NO PLANT SHALL BE PUT INTO THE GROUND BEFORE ROUGH GRADING HAS BEEN FINISHED AND APPROVED.
- THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE. STAKES AND GUY WIRES SHALL BE REMOVED AT END OF WARRANTY PERIOD.
- ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOTBOUND. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TWINE OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TRUNK TO PREVENT GIRDLING OF TREE.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE ROOT BALL SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE CALENDAR YEAR FROM THE TIME OF PROVISIONAL ACCEPTANCE. ALL PLANT MATERIAL IS TO BE PROVIDED WITH A ONE-YEAR REPLACEMENT GUARANTEE AND SHALL BE REPLACED IF DEAD, DYING, OR OTHERWISE UNACCEPTABLE TO THE CIVIL ENGINEER OR LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
- ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL DEEMED DEAD OR UNSATISFACTORY BY CIVIL ENGINEER WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO THE OWNER.

TOP SOIL REQUIREMENTS



OPEN SPACE/ COMMON AREA  
LANDSCAPING REQUIREMENT:

10 SHADE, ORNAMENTAL OR EVERGREEN TREES PER ACRE

TOTAL PROVIDED COMMON AREA = 1,933,455 SF = 44.4 ACRES

TREE REQUIREMENT = 44.4 AC * 10 TREES = 444 (448 PROVIDED)

	REQUIRED	PROVIDED
SHADE TREE	—	181
ORNAMENTAL TREE	—	87
EVERGREEN TREE	—	176
TOTAL	444	444

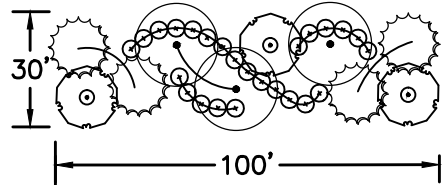
EXTERNAL STREET FRONTAGE  
LANDSCAPING REQUIREMENT:

E 199TH STREET — NORTHEAST STREET FRONTAGE (ESTIMATED 1188FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	47	47
3 SHADE	36	36
3 ORNAMENTAL	36	36
25 SHRUBS	297	297
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

E 199TH STREET — NORTHWEST STREET FRONTAGE (ESTIMATED 925FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	37	37
3 SHADE	27	27
3 ORNAMENTAL	27	27
25 SHRUBS	231	231
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

HORTON ROAD — WEST STREET FRONTAGE (ESTIMATED 2476FT)		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	99	99
3 SHADE	74	74
3 ORNAMENTAL	74	74
25 SHRUBS	619	619
MINIMUM 3' TALL UNDULATING MOUND		COMPLIANT

EXTERNAL STREET FRONTAGE  
LANDSCAPING REQUIREMENT:



* ABOVE TYPICAL SECTION REFLECTS PLANTINGS WITHIN A 30' x 100' LANDSCAPE AREA

SUBJECT TO GAS PIPELINE, UTILITY AND DRAINAGE RESTRICTIONS.

LANDSCAPE NOTES:

- LANDSCAPING AS SHOWN SUBJECT TO UTILITIES, GRADING AND DRAINAGE IMPROVEMENTS AND EASEMENTS.
- SEE MASTER PLANTING SCHEDULE ON SHEET L1.3 FOR PLANT KEY AND QUANTITIES.
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
- STREET TREES:
  - SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE PLANS, DO NOT INSTALL THE SAME SPECIES NEXT TO EACH OTHER.
  - TO BE SPACED APPROXIMATELY 48' O.C., (MIN. 25' O.C., MAX. 60' O.C. — DEPENDENT UPON STORM SEWER LOCATIONS).
  - TREES SHALL BE PLANTED A MINIMUM DISTANCE OF 4' FROM THE EDGE OF A STREET CURB OR PEDESTRIAN PATHWAY/SIDEWALK.
  - ALL STREET TREES TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST. USE A RANDOM MIX OF THE FOLLOWING TREES, AS SPECIFIED IN THE MASTER PLANTING SCHEDULE AS STREET TREE:

TOTAL QUANTITY: NAME:  
120.....FREEMAN MAPLE  
120.....SYCAMORE MAPLE  
120.....TULIP TREE  
120.....STERLING SILVER LINDEN  
118.....ACCOLADE ELM

BUFFERYARD LANDSCAPING REQUIREMENT:

BUFFERYARD TYPE B:  
• MINIMUM WIDTH — 20'  
• MINIMUM 4' TALL UNDULATING MOUND  
• STANDARD PER 100 LF:  
• 4 EVERGREEN TREES  
• 4 SHADE TREES  
• 10 SHRUBS

TREE PRESERVATION AREA  
*TREE INVENTORY STUDY TO BE CONDUCTED AT A LATER DATE. IF TREE COUNT FOUND TO BE INSUFFICIENT, ADDITIONAL TREES WILL BE PLANTED TO SUPPLEMENT WITHIN 20' BUFFER YARD NO MOUND REQUIRED.

BUFFERYARD 'A' — 883 LF TOTAL 795 LF OF TREE PRESERVATION, 88 LF PLANTED		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	3	6
4 SHADE	3	3
10 SHRUBS	8	12

BUFFERYARD 'B' — 648 LF TOTAL 411 LF OF TREE PRESERVATION, 237 LF PLANTED		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	9	9
4 SHADE	9	9
10 SHRUBS	24	25

BUFFERYARD 'C' — 707 LF TOTAL  
707 LF OF TREE PRESERVATION

BUFFERYARD 'D' — 1281 LF TOTAL  
1281 LF OF TREE PRESERVATION

BUFFERYARD 'E' — 1164 LF TOTAL  
1164 LF OF TREE PRESERVATION

BUFFERYARD 'G' — 309 LF TOTAL  
309 LF OF TREE PRESERVATION

BUFFERYARD 'H' — 289 LF TOTAL 41 LF OF TREE PRESERVATION, 248 LF PLANTED		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	10	10
4 SHADE	10	10
10 SHRUBS	25	25

BUFFERYARD 'I' — 350 LF TOTAL  
350 LF OF TREE PRESERVATION

BUFFERYARD 'J' — 384 LF TOTAL  
384 LF OF TREE PRESERVATION

BUFFERYARD 'K' — 965 LF TOTAL 304 LF OF TREE PRESERVATION, 661 LF PLANTED		
STANDARD PER 100'	REQUIRED	PROVIDED
4 EVERGREEN	26	26
4 SHADE	26	26
10 SHRUBS	66	72

BUFFERYARD 'I' — 746 LF TOTAL 662 LF OF TREE PRESERVATION, 84 LF PLANTED		
STANDARD PER 100'	REQUIRED	PROVIDED
5 EVERGREEN	4	4
5 SHADE	4	4
20 SHRUBS	9	16

REVISIONS

DATE	DESCRIPTION	BY
07/03/19	REVISED PER TAG COMMENTS	DC/KS
07/09/19	REVISED PER TAG COMMENTS	DC/KS



ABERDEEN AT CHATHAM HILLS  
CITY OF WESTFIELD, INDIANA

LANDSCAPE NOTES &  
SCHEDULES

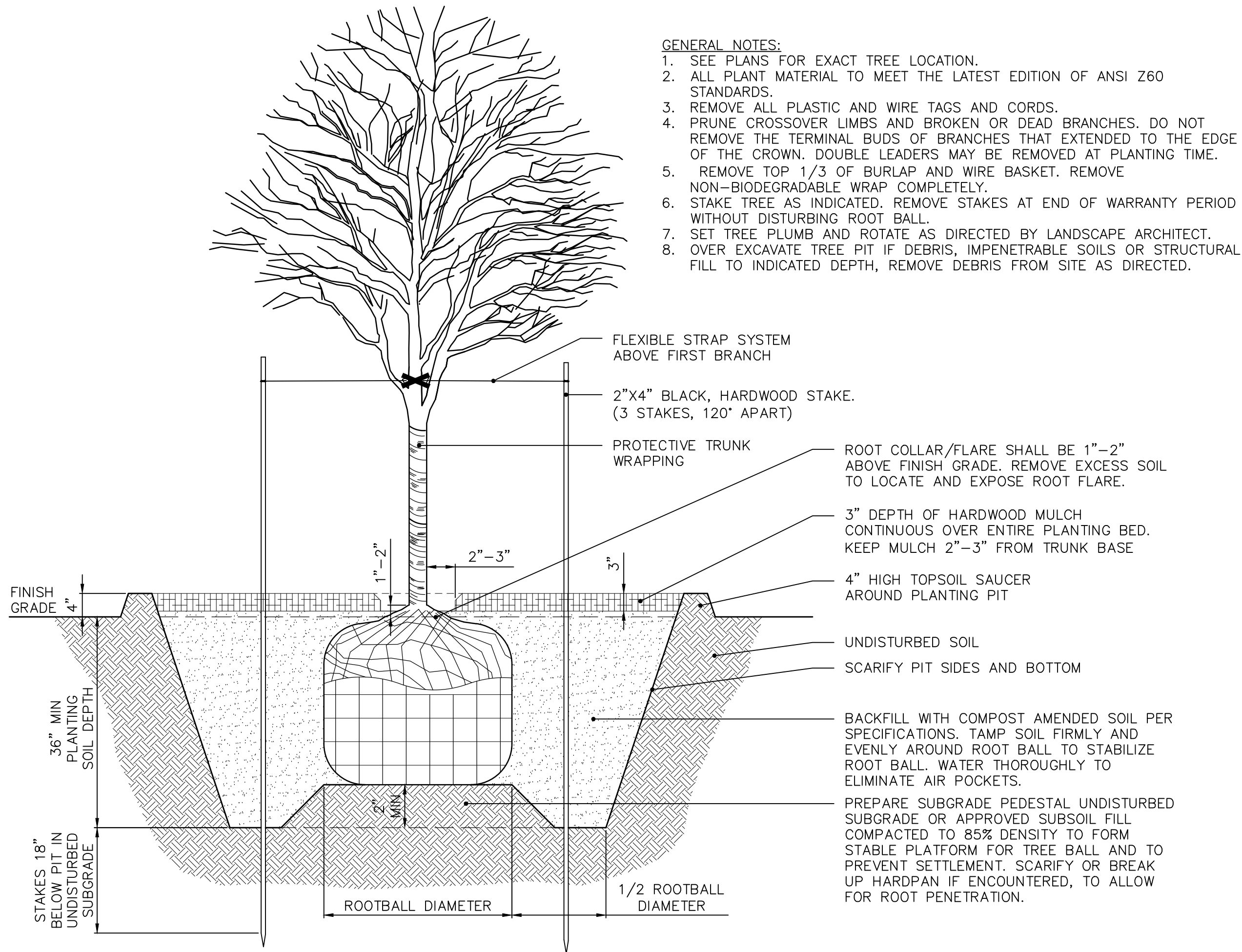


DRAWN BY DC	JOB NUMBER 2019-117-A
CHECKED BY BB	
DATE MAY 31, 2019	
SCALE AS SHOWN	
SHEET	

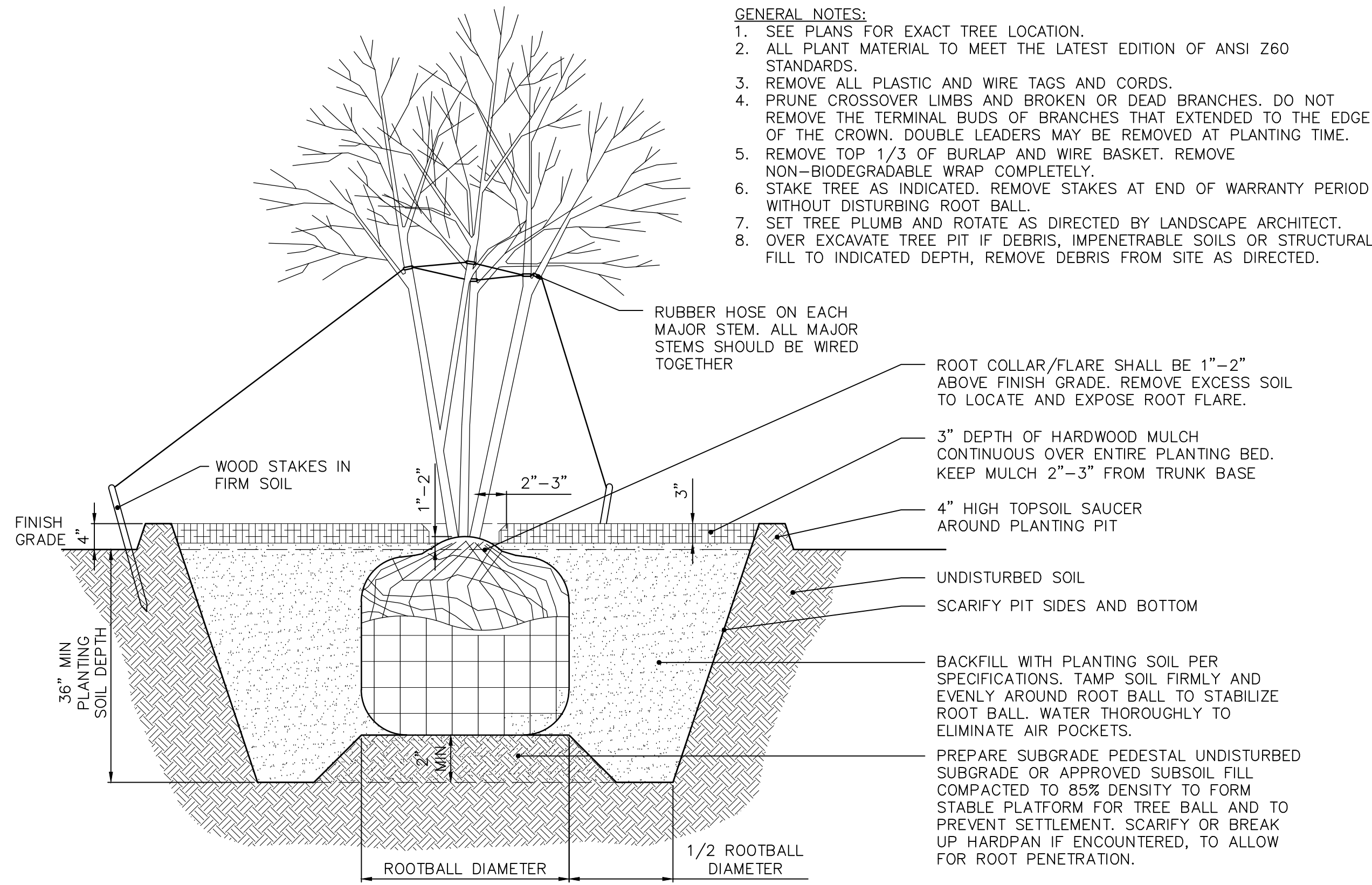
L1.3

LANDSCAPE NOTES &  
SCHEDULES

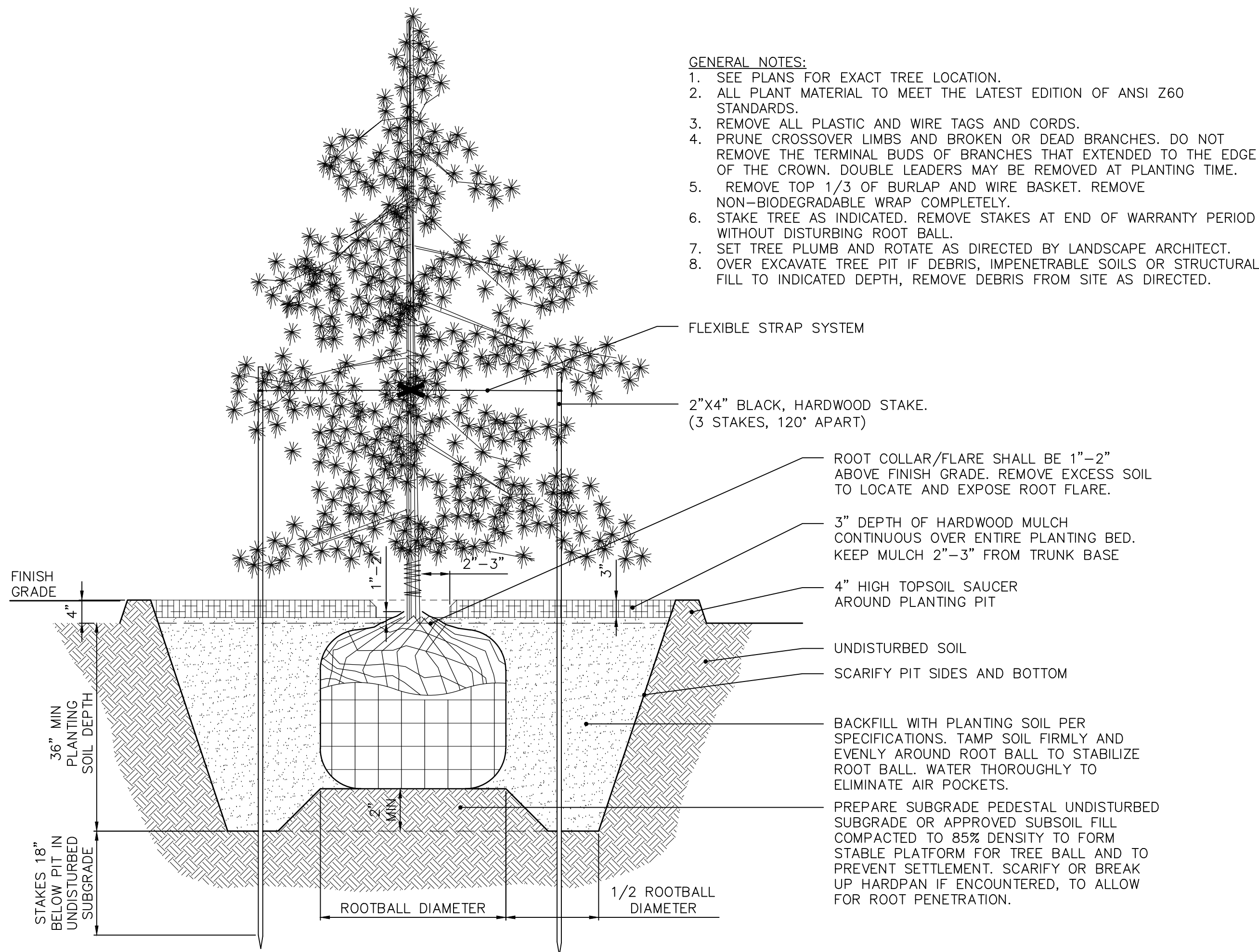




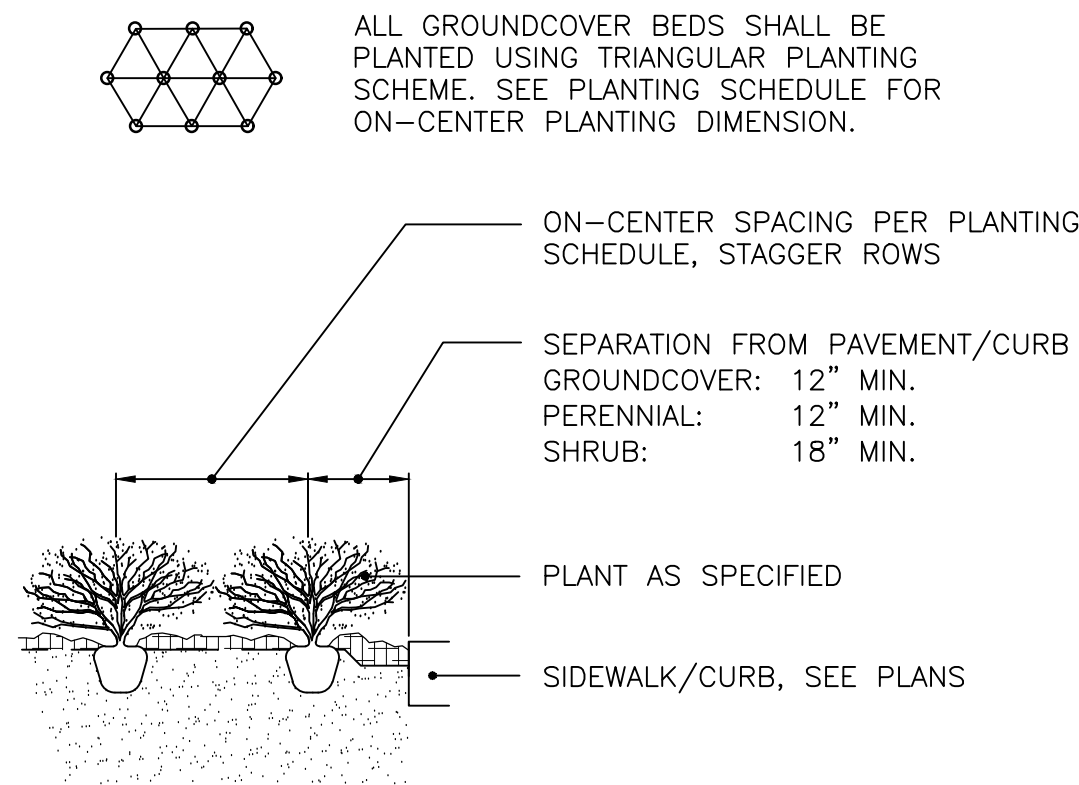
1 SINGLE STEM TREE PLANTING  
NOT TO SCALE



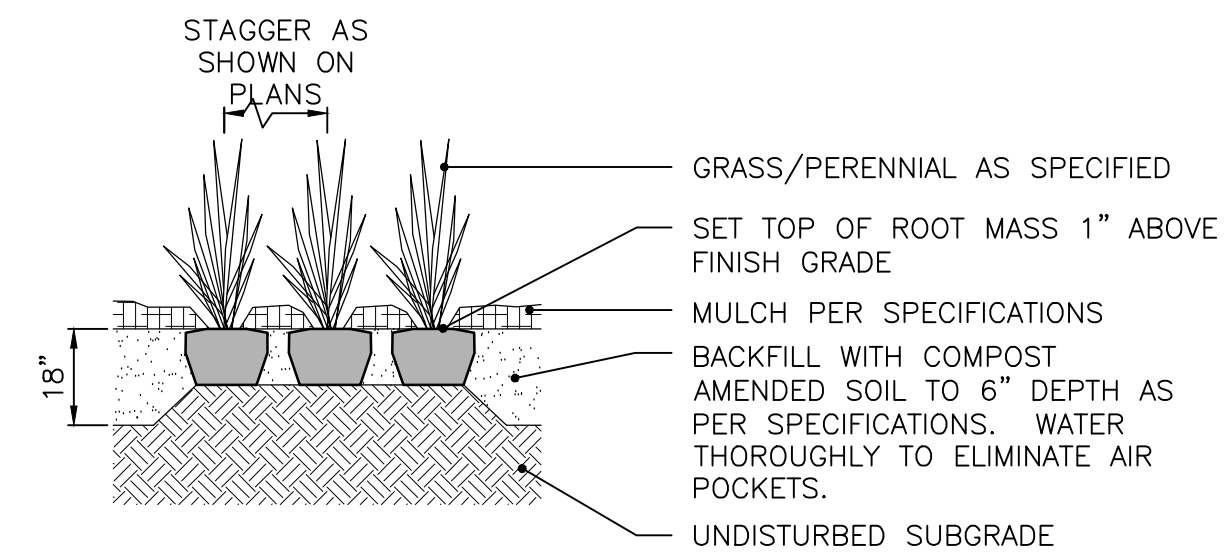
3 MULTI-STEM TREE PLANTING  
NOT TO SCALE



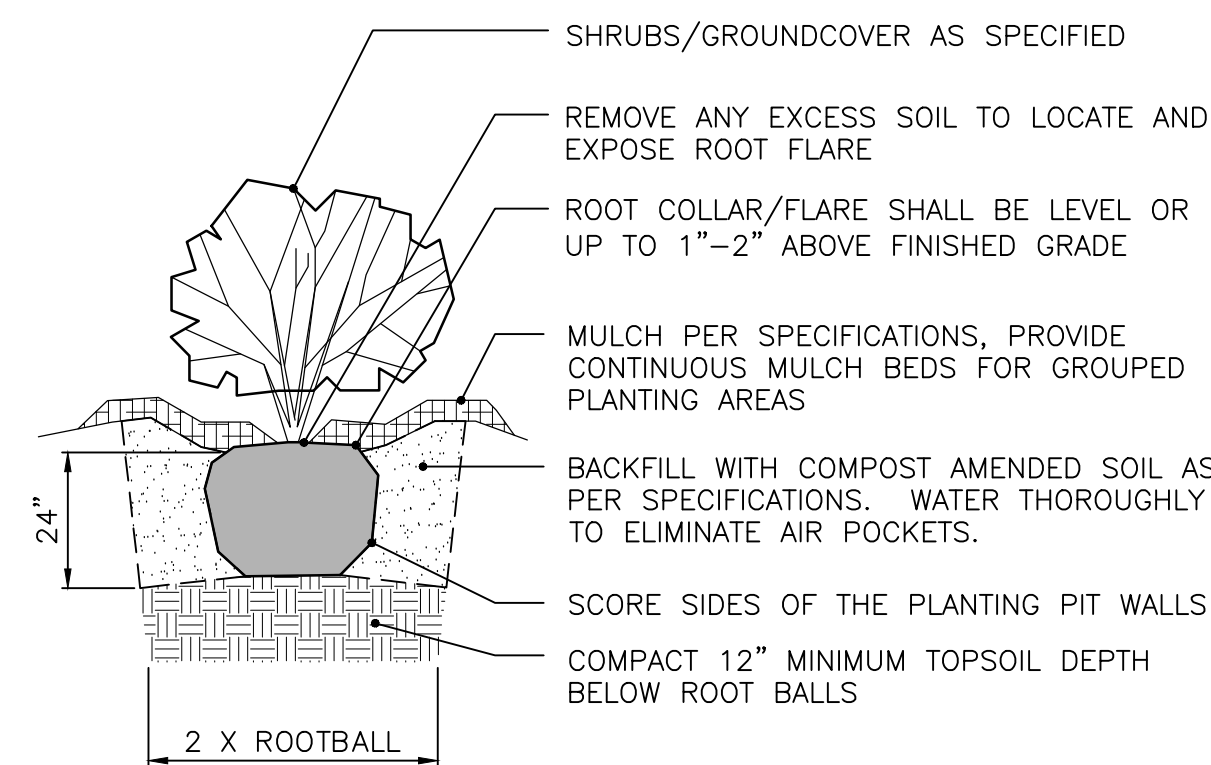
2 EVERGREEN TREE PLANTING  
NOT TO SCALE



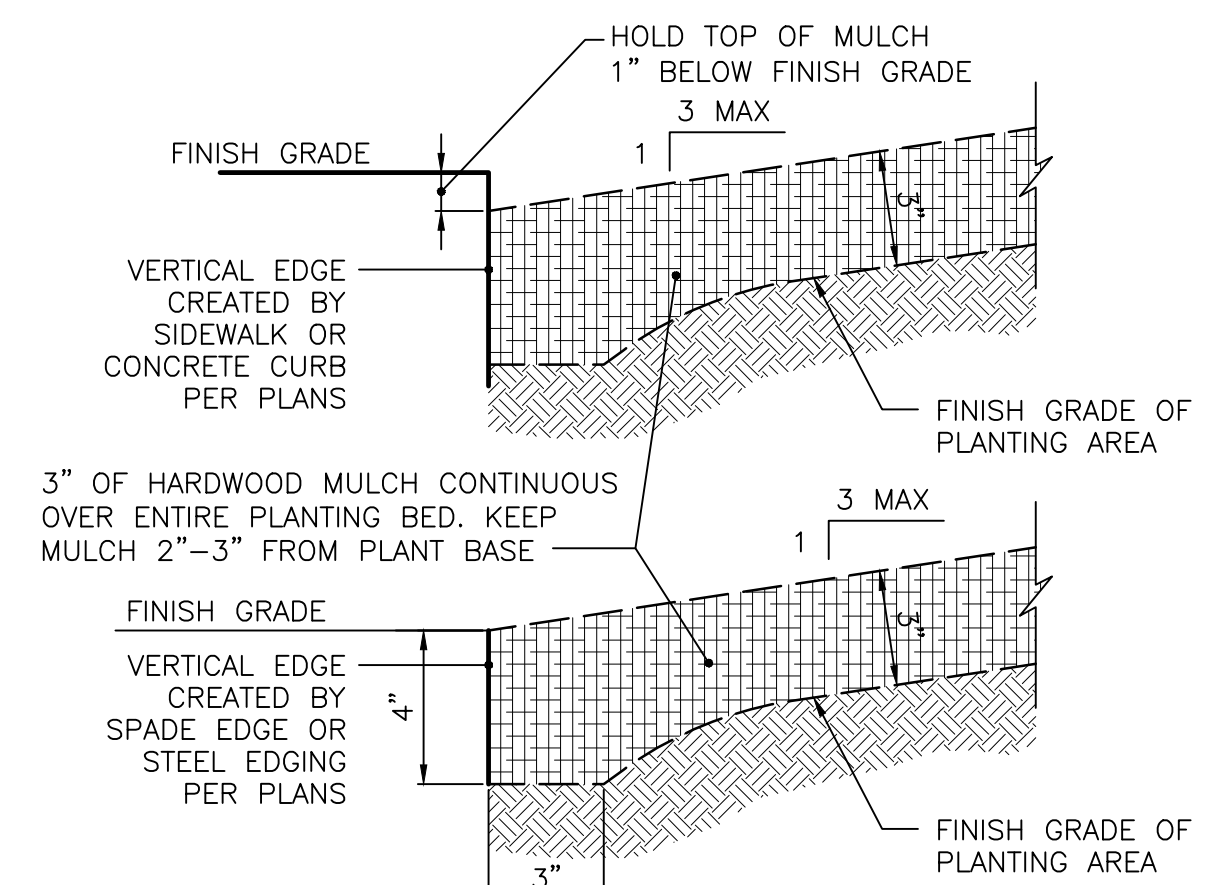
4 PLANT SPACING  
NOT TO SCALE



6 PERENNIALS AND GRASSES  
NOT TO SCALE



5 SHRUBS AND GROUND COVER  
NOT TO SCALE

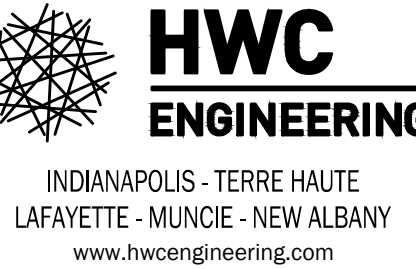


7 PLANTING BED PERIMETER  
NOT TO SCALE

NOTE: EDGING SHALL BE INSTALLED AT ALL JUNCTIONS OF PLANTING/ MULCH AREAS FOR CONTAINMENT OF MULCH.

## REVISIONS

DATE	DESCRIPTION	BY
07/03/19	REVISED PER TAC COMMENTS	DC/KS
07/09/19	REVISED PER TAC COMMENTS	DC/KS



ABERDEEN AT CHATHAM HILLS  
CITY OF WESTFIELD, INDIANA

LANDSCAPE DETAILS

PREPARED BY  
BRANDON T. BURL  
REGISTERED PROFESSIONAL ENGINEER  
No. 10000075  
STATE OF INDIANA

DRAWN BY  
DC  
CHECKED BY  
BB  
DATE  
MAY 31, 2019  
SCALE  
AS SHOWN  
SHEET

L1.4

LANDSCAPE DETAILS



**Petition Number:** 1907-REZ-01

**Project Name:** Bridlewood Subdivision (the “Property”)

**Subject Site Address:** Southwest corner of 151st Street and Carey Road

**Petitioner:** City of Westfield (the “City”)

**Representative:** City of Westfield (the “City”)

**Request:** A change of zoning of 73.7 acres +/- from the SB-PD: Special Business / Planned Development District to the SF4: Single-family High Density District.

**Current Zoning:** SB-PD: Special Business / Planned Development District

**Current Land Use:** Residential

**Approximate Acreage:** 73.7 acres +/-

**Property History:** Primary Plat Approval (November 1987)  
Section 1 Plat (March 1988)  
Section 2 Plat (December 1988)  
Section 3 Plat (August 1990)  
Section 4 Plat (October 1992)

**Exhibits:** 1. Staff Report  
2. Location Map  
3. Proposed Ordinance 19-24  
4. HOA Request Letter

**Staff Reviewer:** Caleb Ernest, Associate Planner

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### **PETITION HISTORY**

This petition was introduced at the June 10, 2019, City Council meeting. The petition received a public hearing at the July 1, 2019, Advisory Plan Commission (the “Plan Commission”) meeting.

Property is currently zoned Chatham Hills PUD District (Ordinance 19-11).

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the June 18, 2019, Technical Advisory Committee meeting.

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### **PROJECT OVERVIEW**

The Property encompasses approximately 73.7 acres +/- and is located at the southwest corner of 151st Street and Carey Road (see **Exhibit 2**). Adjacent properties to the west and south are zoned





the SB-PD: Special Business / Planned Development District. To the north is 151st Street and to the east is Carey Road.

### **Background:**

The Bridlewood Subdivision received Primary Plat approval on November 23, 1987. At that time, it was determined that Single-Family Residential was permitted in the SB-PD District, though the rationale for making this determination is unclear. In order to formally memorialize the rationale behind permitting Single-Family Residential, the Bridlewood Home Owners Association (HOA) has requested the City initiate a rezoning of the subdivision (see **Exhibit 4**). The City has initiated this zoning change to eliminate the pre-existing non-conforming uses and conditions of the Property and bring the Residential Lots into compliance with the City's Unified Development Ordinance (UDO).

### **Zoning District:**

The below table shows the zoning standards for the current Zoning District (SB-PD) and the proposed Zoning District (SF4):

Bridlewood Subdivision		
	SB-PD	SF4
	Current Zoning District	Proposed Zoning District
Min. Tract Requirements	GP-PD: 10 acres	9,000 square feet
	LB-PD: 5 acres	
Min. Lot Frontage	x	40 feet
Min. Road Frontage	GP-PD: 660 feet	x
	LB-PD: 330 feet	x
Min. Setback Lines:		
Front Yard	GB-PD: 60 feet	25 feet
	LB-PD: 30 feet	
Side Yard	15 feet	8 feet
Rear Yard	20 feet	25 feet
Min. Lot Width	No minimum	50 feet
Max. Building Height	x	25 feet
Min. Living Area:		
Single story	x	1,000 square feet
Two story	x	750 square feet
Tri-level	x	750 square feet
Story and one-half	x	750 square feet



Min. Number of Structures	No minimum	x
Min. Building Size	No minimum	x
Development Plan Review	Required	Required for Major Subdivisions

SF4: Single-Family High Density District was determined as the proposed Zoning District. The City recognizes that all Lots in the Property have varying pre-existing non-conforming conditions and changing the zoning to any one Zoning District may not accommodate every Lot. Therefore, the City determined the proposed Zoning District accommodates the majority of the pre-existing non-conforming uses and conditions.

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### **COMPREHENSIVE PLAN**

The Property falls within the Suburban Residential land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Detached dwellings, attached dwellings, institutional uses and recreational uses are contemplated as appropriate uses within the Suburban Residential area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

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### **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 July 1, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

**Council Introduction:** The petition was introduced at the June 10, 2019, Council meeting.

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**DEPARTMENT COMMENTS**

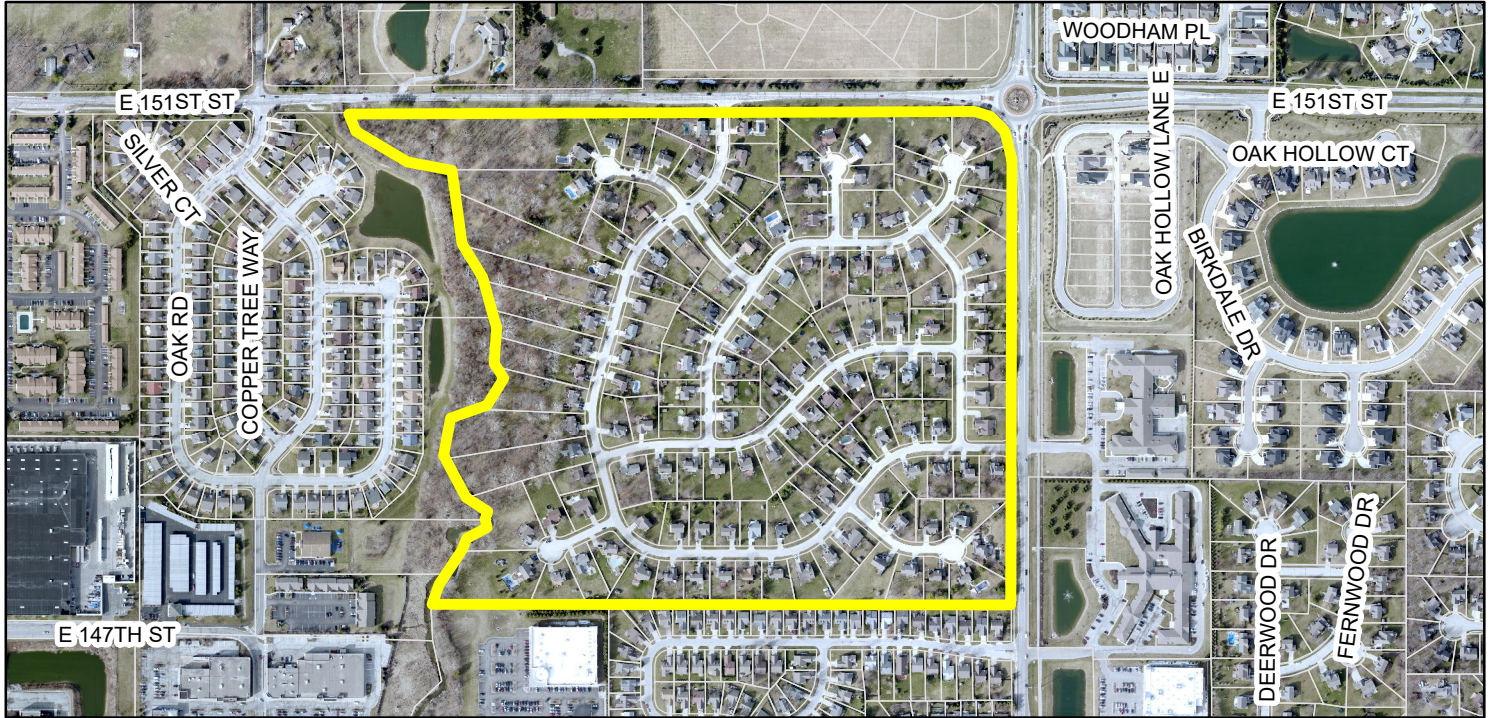
- 1) **Action: If the APC is otherwise satisfied with the proposal, then forward a favorable recommendation to the City Council for Docket No. 1907-REZ-01.**
- 2) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov).



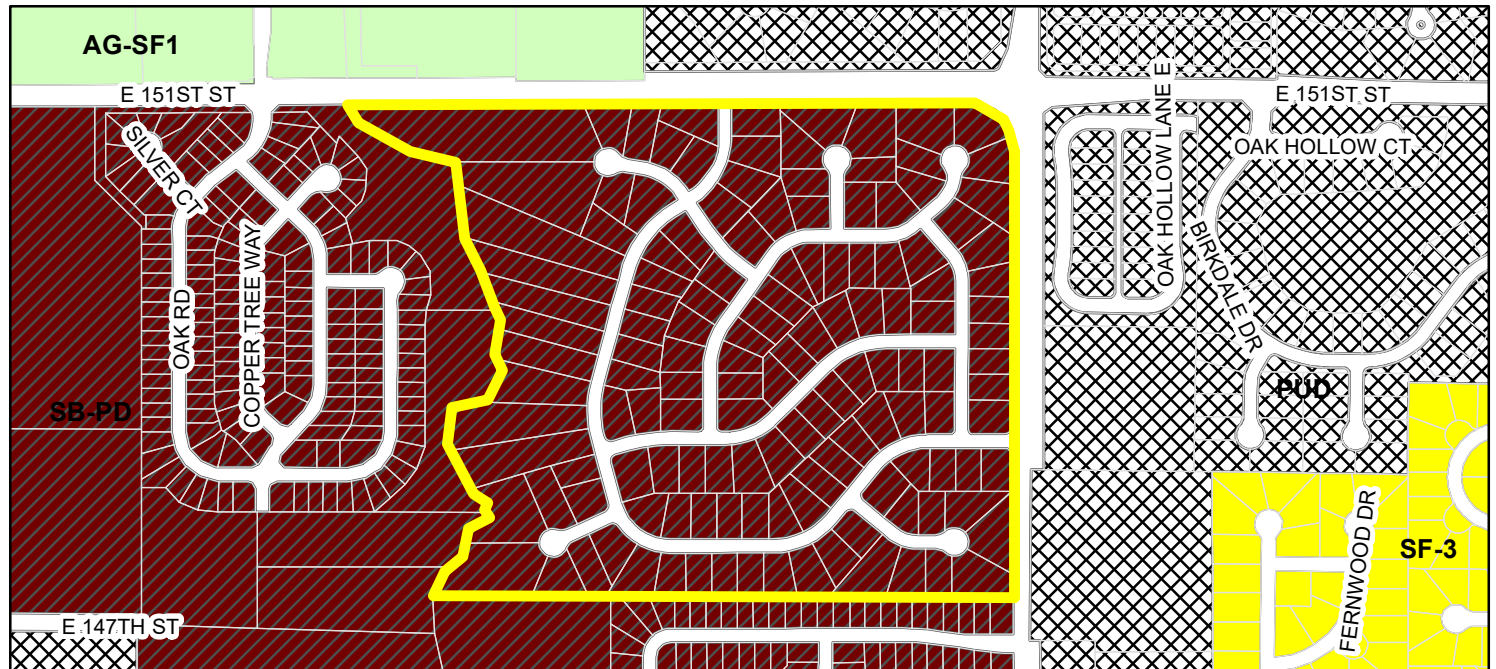
Property Location Map  
Bridlewood Subdivision  
Rezone  
1906-REZ-01



Aerial Location Map



Zoning Map



- |                                          |                                                |
|------------------------------------------|------------------------------------------------|
| Parcel                                   | PUD (Planned Unit Development)                 |
| <b>Zoning - All</b>                      | SB-PD (Special Business - Planned Development) |
| <b>Zoning</b>                            | SF-3 (Single Family - 3)                       |
| AG-SF1 (Agriculture - Single Family - 1) |                                                |



## ORDINANCE NUMBER 19-24

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

This is an Ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

**WHEREAS**, the Westfield-Washington Township Advisory Plan Commission (the "Commission") held a public hearing on _____, 2019, for a petition (**Petition No. 1907-REZ-01**) requesting to rezone certain lands within the City of Westfield;

**WHEREAS**, on _____, 2019, the Commission forwarded **Petition No. 1907-REZ-01** 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;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

**WHEREAS**, the Common Council is subject to the provisions of the Indiana Code §36-7-4-608 concerning any action on this request; and

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

#### **Section 1. Applicability of Ordinance.**

- 1.1 The Zoning Map accompanying and made a part of the Westfield-Washington Unified Development Ordinance is amended to reclassify real estate (the "Real Estate") described in what is attached hereto and incorporated herein by reference as **Exhibit A**, from SB-PD: Special Business / Planned Development District to SF-4: Single-Family High Density District.
- 1.2 Development of the Real Estate shall be governed by the provisions of the Unified Development Ordinance.

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

WESTFIELD CITY COUNCIL

**Voting For**

**Voting Against**

**Abstain**

_____  
Jim Ake

_____  
Jim Ake

_____  
Jim Ake

_____  
James J. Edwards

_____  
James J. Edwards

_____  
James J. Edwards

_____  
Steven Hoover

_____  
Steven Hoover

_____  
Steven Hoover

_____  
Robert L. Horkay

_____  
Robert L. Horkay

_____  
Robert L. Horkay

_____  
Mark F. Keen

_____  
Mark F. Keen

_____  
Mark F. Keen

_____  
Charles Lehman

_____  
Charles Lehman

_____  
Charles Lehman

_____  
Cindy L. Spoljaric

_____  
Cindy L. Spoljaric

_____  
Cindy L. Spoljaric

ATTEST:

_____  
Cindy Gossard, Clerk Treasurer



I hereby certify that **ORDINANCE 19-24** was delivered to the Mayor of Westfield  
on the _____ day of _____, 2019, at _____ m.

_____  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-24**  
this _____ day of _____, 2019.

_____  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-24**  
this _____ day of _____, 2019.

_____  
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: Caleb Ernest

Prepared by: Caleb Ernest, Associate Planner, City of Westfield  
2728 East 171st Street, Westfield, IN 46074, (317) 519-8630

**EXHIBIT A**

**(REAL ESTATE)**

Bridlewood Subdivision, Sections 1, 2, 3, and 4, a platted residential subdivision within the City of Westfield, Hamilton County, Indiana, recorded in the Office of the County Recorder, Hamilton County, Indiana.





To whom it may concern,

I am writing as the President of the Bridlewood neighborhood Homeowners Association. Recently we became aware that Bridlewood is zoned as SB-PD (Special Business – Planned Development). It is our understanding that it is typically the housing developer's responsibility to rezone our neighborhood upon completion of construction. Since completion occurred in 1992, we have been left in this zone that is no longer used.

The Board of Directors has tasked me with petitioning the city on Bridlewood's behalf. We kindly request that the City Council step in and assist with having Bridlewood rezoned to a single family classification. We understand that there are many options for this and believe the best course of action is for the city planners and council to select an appropriate residential district.

Thank you for any and all consideration.

Sincerely,  
Jon Dosmann  
Bridlewood Board of Directors President  
T: 574-360-1145 E: JCDosmann@gmail.com

# Property Location Map

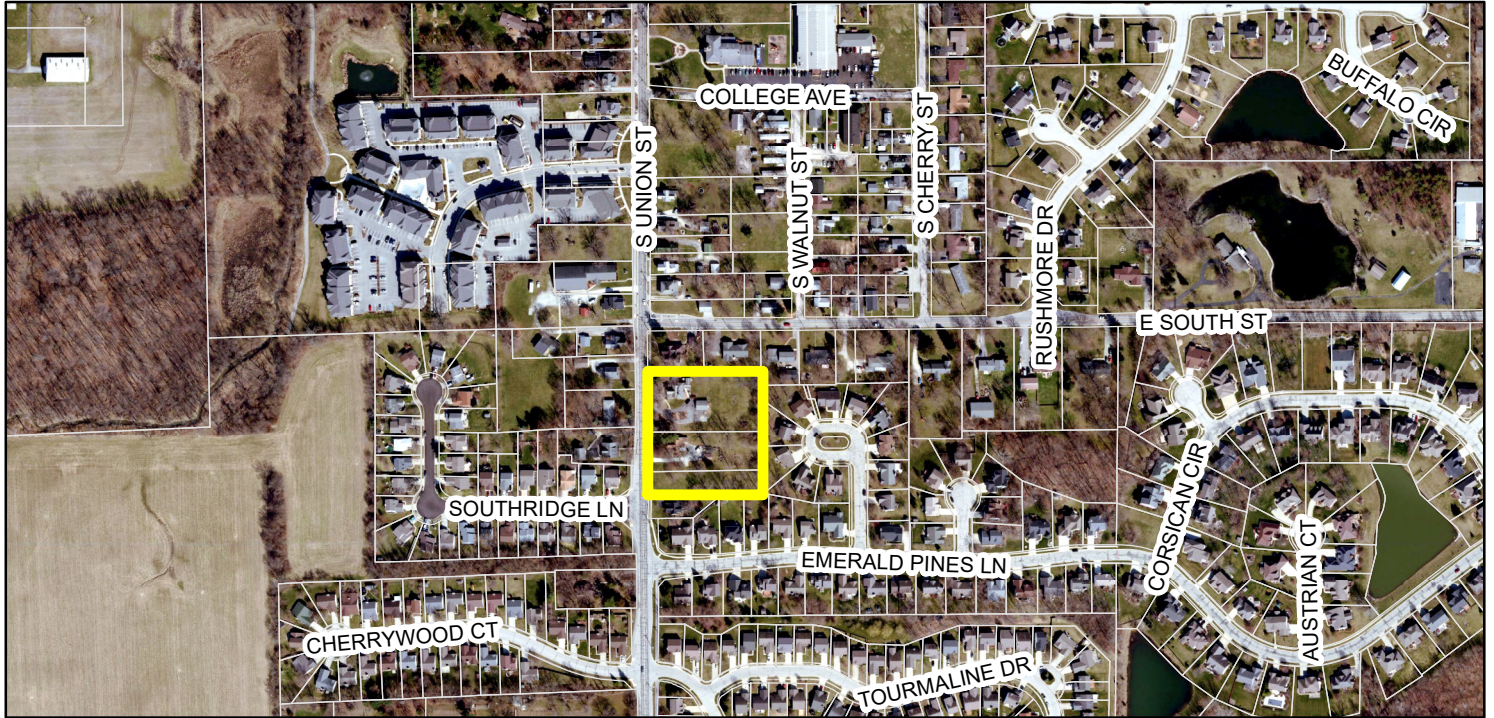
## Union Row PUD

### 1907-PUD-18, 1907-SFP-34

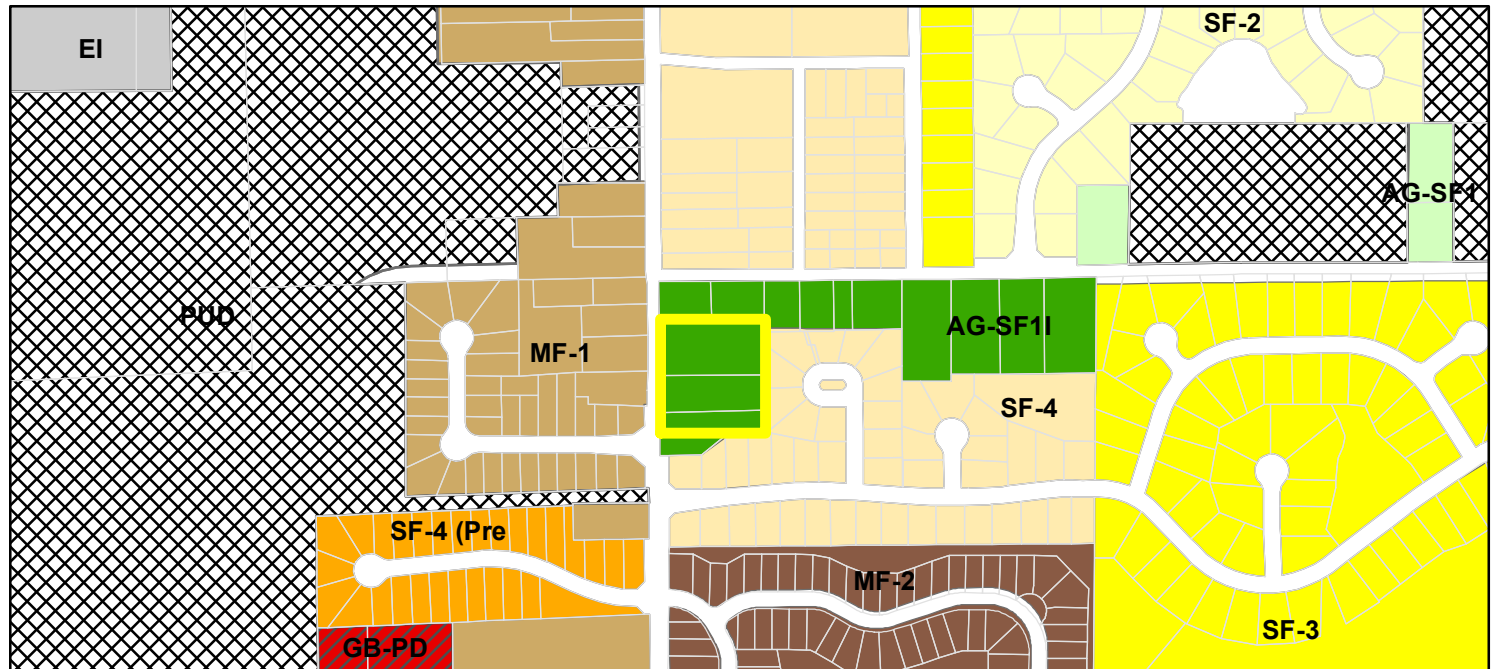


### Aerial Location Map

 Site



### Zoning Map



 Parcel	 MF-1 (Multiple Family - 1)
<b>Zoning - All</b>	 MF-2 (Multiple Family - 2)
<b>Zoning</b>	 PUD (Planned Unit Development)
 AG-SF1 (Agriculture - Single Family - 1)	 SF-2 (Single Family - 2)
 AG-SF1I (Agriculture - Single Family - 1 In-town)	 SF-3 (Single Family - 3)
 EI (Enclosed Industrial)	 SF-4 (Single Family - 4)
 GB-PD (General Business - Planned Development)	 SF-4 Pre-1994 (Single Family - 4 Pre-1994)









EXHIBIT C-1: CHARACTER EXHIBIT  
**UNION ROW**  
 PLANNED UNIT DEVELOPMENT DISTRICT





EXHIBIT C-2: CHARACTER EXHIBIT  
**UNION ROW**  
 PLANNED UNIT DEVELOPMENT DISTRICT



## ORDINANCE NUMBER 19-23

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

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

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

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1907-PUD-18**), 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. 1907-PUD-18** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on _____ 2019;

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

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

#### **Section 1. Applicability of Ordinance.**

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Union Row PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.



1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 **Dwelling, Accessory:** A Dwelling Unit that is attached to or located on the same Lot as a Single-family Dwelling, has an independent means of access and is owned by the owner of the Principal Building. Accessory Dwellings include Dwelling Units integrated within or attached to a Single-family Dwelling, or located in an Accessory Building (e.g., detached garage) on the same Lot as the Single-family Dwelling. Alternative terms commonly used for an Accessory Dwelling may also include: mother-in-law suite; in-law apartment; secondary suite; garden suite; garage apartment; and, granny flat.

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

**Section 4.** **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the SF3: Single-Family Medium Density District (the “Underlying Zoning District”).

**Section 5.** **Permitted Uses.**

5.1 **Permitted Uses:** The following uses shall be permitted within the District:

- A. All uses permitted in the Underlying Zoning District.
- B. Accessory Dwelling, not to exceed nine hundred (900) square feet.

5.2 **Prohibited Uses:** The following use(s) shall be explicitly prohibited within the District:

- A. Special Exception Uses of the Underlying Zoning District.

**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 Real Estate, except as otherwise modified below.

6.1 **Minimum Lot Frontage:** 45 feet

6.2 **Minimum Lot Width:** 45 feet

6.3 **Minimum Building Setback Lines:**

- A. **Side Yard:** 5 feet
- B. **Rear Yard:** 90 feet

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

7.1    Article 6.1 Accessory Use and Building Standards: Shall apply; except as modified below.

- A.    Article 6.1(D) Building Location: Shall apply; however, an Accessory Building (e.g., detached garage) shall be a minimum of one (1) foot from a Side Lot Lines and shall be located outside of all easements.

7.2    Article 6.3 Architectural Standards: Shall apply; except as otherwise modified below.

- A.    Character Exhibit: The “Character Exhibit”, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate. Although the Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the variation, quality and appearance of Buildings permitted to be constructed and that contribute to the District’s intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department’s decision may be appealed to the Plan Commission.
- B.    Article 6.3(C)(3) Building Materials: Shall apply. In addition, vinyl and aluminum siding shall not be a permitted exterior building material, except for gutters, soffits, soffit trim and other similar building components.
- C.    Garages: Garages shall be located to the rear of the Principal Building of the Single-family Dwelling. Examples of compliance with this standard include, but are not be limited to: (i) detached garage located in the Established Rear Yard, as depicted on the Concept Plan; (ii) rear-load garage; and, (iii) a side-load garage with the garage doors located on the east half of the Single-family Dwelling’s side Building Façade and oriented north or south.

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

- A.    Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall apply. Shrubs and a minimum of one (1) tree required by the Minimum Lot Landscaping Requirements shall be located within the Lot’s Established Front Yard.
- B.    Foundation Plantings (Article 6.8(L)(1)): Shall not apply; rather, the Minimum Lot Landscaping Requirements shall apply.
- C.    External Street Frontage Landscaping Requirements (Article 6.8(M)(1)): Shall not apply.
- D.    Buffer Yard Requirements (Article 6.8(N)): 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), unless otherwise approved by the Department of Public Works.

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

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

9.2     Article 8.7 Pedestrian Network Standards: Sidewalks currently exist along South Union Street. As a result, no additional pedestrian facilities shall be required.

9.3     Article 8.9 Street and Right-of-Way Standards: The District shall comply with the requirements of the Thoroughfare Plan unless otherwise agreed to by the Department of Public Works. Each Lot shall be accessed from South Union Street.

**Section 10.**    **Processes & Permits.** The standards of Chapter 10 Processes & Permits shall apply, except as otherwise modified below.

10.1    Article 10.12 Subdivision: The subdividing of the Real Estate in accordance with the Concept Plan shall be a Minor Subdivision.

**[Remainder of page intentionally left blank;  
signature page follows.]**

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

**WESTFIELD CITY COUNCIL**

**Voting For**

**Voting Against**

**Abstain**

_____  
Jim Ake

_____  
Jim Ake

_____  
Jim Ake

_____  
James J. Edwards

_____  
James J. Edwards

_____  
James J. Edwards

_____  
Steven Hoover

_____  
Steven Hoover

_____  
Steven Hoover

_____  
Robert L. Horkay

_____  
Robert L. Horkay

_____  
Robert L. Horkay

_____  
Mark F. Keen

_____  
Mark F. Keen

_____  
Mark F. Keen

_____  
Charles Lehman

_____  
Charles Lehman

_____  
Charles Lehman

_____  
Cindy L. Spoljaric

_____  
Cindy L. Spoljaric

_____  
Cindy L. Spoljaric

ATTEST:

_____  
Cindy Gossard, Clerk Treasurer



I hereby certify that **ORDINANCE 19-23** was delivered to the Mayor of Westfield

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

_____  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-23**

this _____ day of _____, 2019.

_____  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-23**

this _____ day of _____, 2019.

_____  
J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC  
Patrick Chittenden, Patch Development, LLC  
400 Alpha Drive, Westfield, Indiana 46074

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

**SCHEDULE OF EXHIBITS**

Exhibit A      Real Estate (Legal Description)

Exhibit B      Concept Plan

Exhibit C      Character Exhibit



**EXHIBIT A**  
**REAL ESTATE**

A PART OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS AND PREPARED BY TERRY D. WRIGHT, PS #970013 OF HAMILTON DESIGNS FOR PROJECT # 2019-115 ON MAY 23, 2019:

COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE ALONG THE WEST LINE THEREOF SOUTH 00 DEGREES 16 MINUTES 42 SECONDS EAST 132.00 FEET TO THE SOUTHWEST CORNER OF THE TRACT DESCRIBED IN INSTRUMENT NO. 2002-096508 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA AND THE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID TRACT AND THE SOUTH LINE OF THE TRACT DESCRIBED IN INSTRUMENT NO. 2016-054452 IN SAID RECORDER'S OFFICE NORTH 89 DEGREES 21 MINUTES 55 SECONDS EAST 330.00 FEET TO THE WEST LINE OF THE TRACT DESCRIBED IN INSTRUMENT NO. 2004-013334 IN SAID RECORDER'S OFFICE; THENCE ALONG SAID WEST LINE SOUTH 00 DEGREES 16 MINUTES 42 SECONDS WEST 28.12 FEET TO THE NORTH LINE OF EMERALD PLACE SECTION 1, INSTRUMENT NO. 9504245 IN SAID RECORDER'S OFFICE; THENCE ALONG SAID PERIMETER SOUTH 89 DEGREES 23 MINUTES 06 SECONDS WEST 0.27 FEET TO THE NORTHWEST CORNER OF LOT 34 IN SAID EMERALD PLACE; THENCE ALONG THE WEST LINE OF SAID PLAT SOUTH 00 DEGREES 16 MINUTES 42 SECONDS EAST 301.99 FEET; THENCE CONTINUING ALONG SAID PERIMETER AND THE EXTENSION OF THE NORTH LINE OF THE TRACT DESCRIBED IN INSTRUMENT NO. 2018-009059 SOUTH 89 DEGREES 23 MINUTES 06 SECONDS WEST 329.73 FEET MEASURED TO THE WEST LINE OF SAID SOUTHWEST QUARTER; THENCE ALONG SAID WEST LINE NORTH 00 DEGREES 16 MINUTES 42 SECONDS WEST 330.00 FEET TO THE POINT OF BEGINNING; CONTAINING 2.50 ACRES, MORE OR LESS.







EXHIBIT C-1: CHARACTER EXHIBIT  
**UNION ROW**  
 PLANNED UNIT DEVELOPMENT DISTRICT





EXHIBIT C-2: CHARACTER EXHIBIT  
**UNION ROW**  
 PLANNED UNIT DEVELOPMENT DISTRICT



## ORDINANCE NUMBER 19-23

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**WHEREAS**, the Commission forwarded **Petition No. 1907-PUD-18** 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;

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- B.C.   External Street Frontage Landscaping Requirements (Article 6.8(M)(1)): Shall not apply.
- C.D.   Buffer Yard Requirements (Article 6.8(N)): Shall not apply.

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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.

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

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- 10.1 Article 10.12 Subdivision: The subdividing of the Real Estate in accordance with the Concept Plan shall be a Minor Subdivision.

**[Remainder of page intentionally left blank;  
signature page follows.]**



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

**WESTFIELD CITY COUNCIL**

**Voting For**

**Voting Against**

**Abstain**

_____  
Jim Ake

_____  
Jim Ake

_____  
Jim Ake

_____  
James J. Edwards

_____  
James J. Edwards

_____  
James J. Edwards

_____  
Steven Hoover

_____  
Steven Hoover

_____  
Steven Hoover

_____  
Robert L. Horkay

_____  
Robert L. Horkay

_____  
Robert L. Horkay

_____  
Mark F. Keen

_____  
Mark F. Keen

_____  
Mark F. Keen

_____  
Charles Lehman

_____  
Charles Lehman

_____  
Charles Lehman

_____  
Cindy L. Spoljaric

_____  
Cindy L. Spoljaric

_____  
Cindy L. Spoljaric

ATTEST:

_____  
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-23** was delivered to the Mayor of Westfield

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

_____  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-23**

this _____ day of _____, 2019.

_____  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-23**

this _____ day of _____, 2019.

_____  
J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC  
Patrick Chittenden, Patch Development, LLC  
400 Alpha Drive, Westfield, Indiana 46074

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



**SCHEDULE OF EXHIBITS**

Exhibit A      Real Estate (Legal Description)

Exhibit B      Concept Plan

Exhibit C      Character Exhibit

**EXHIBIT A**  
**REAL ESTATE**

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**EXHIBIT B**  
CONCEPT PLAN

**EXHIBIT C-1**  
CHARACTER EXHIBIT

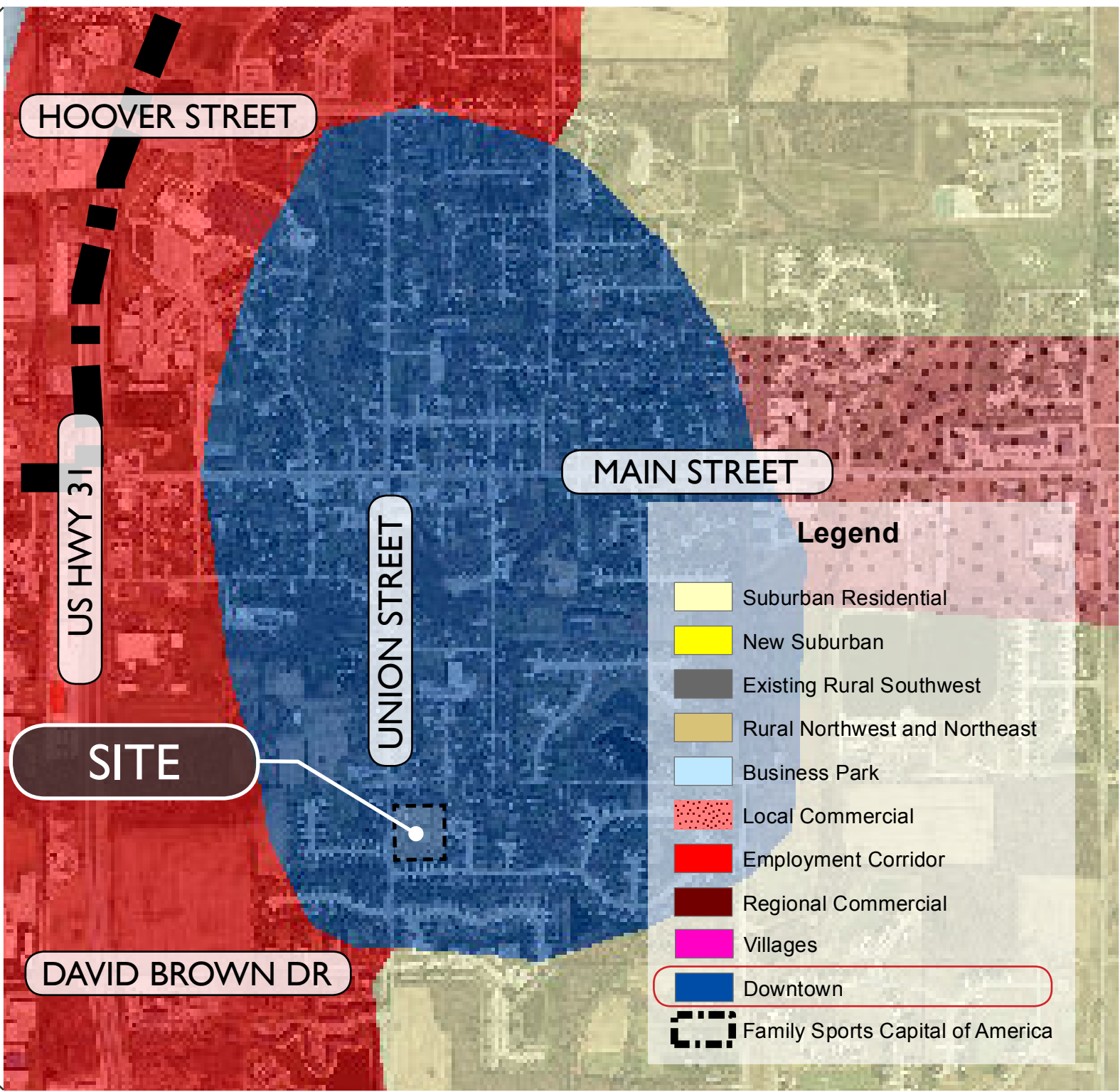
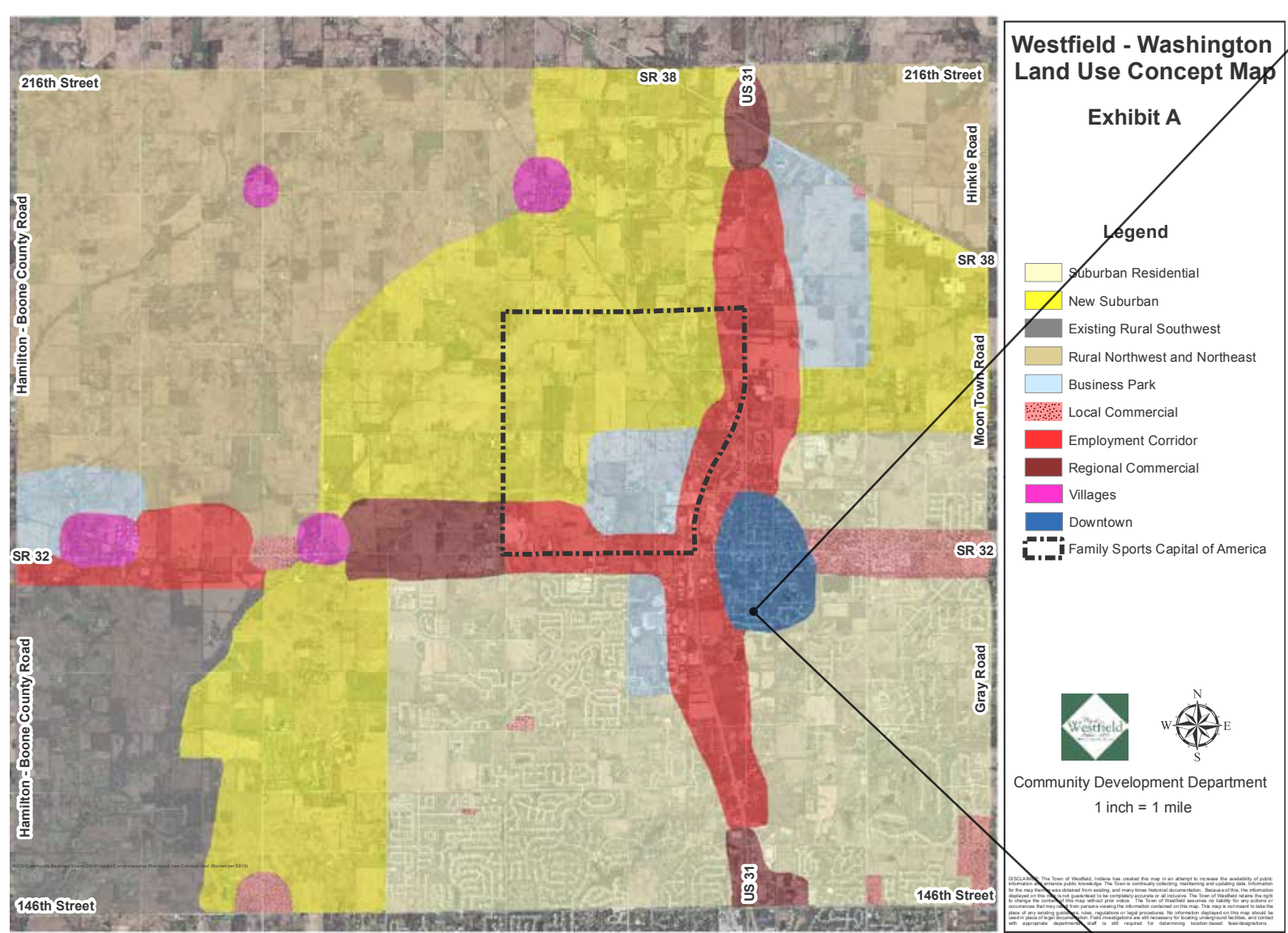


**EXHIBIT C-2**  
CHARACTER EXHIBIT

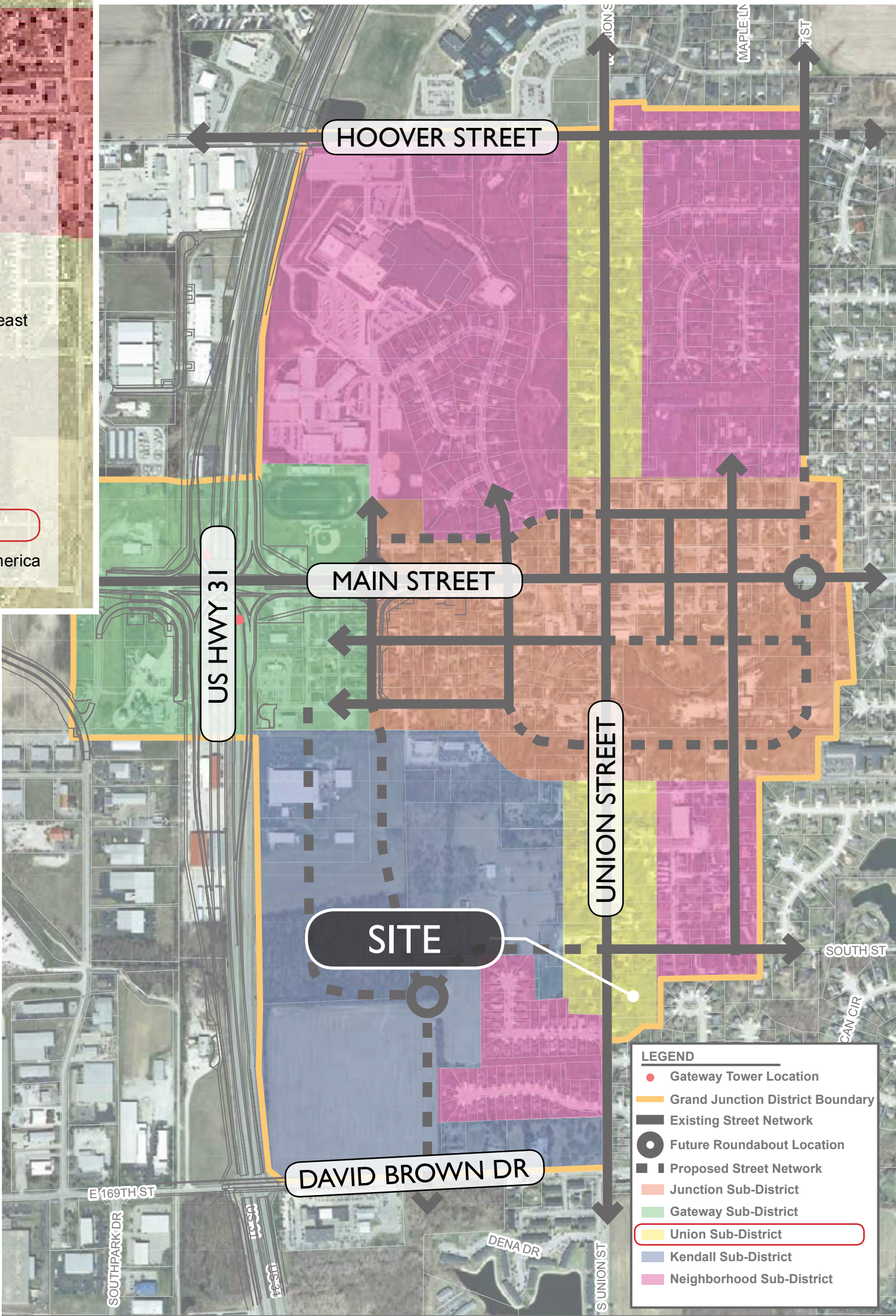




2007 FUTURE LAND USE MAP



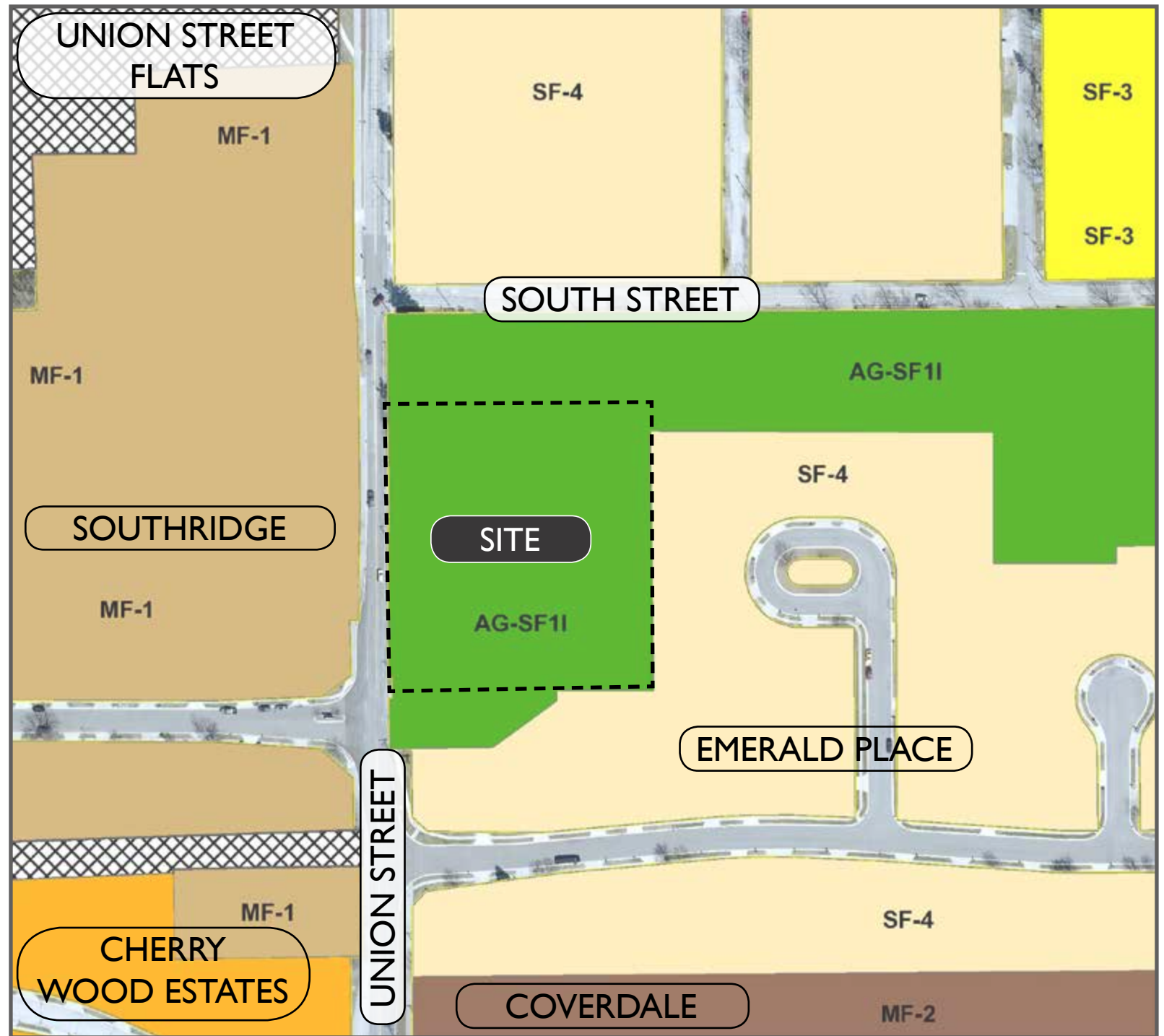
# COMPREHENSIVE PLAN



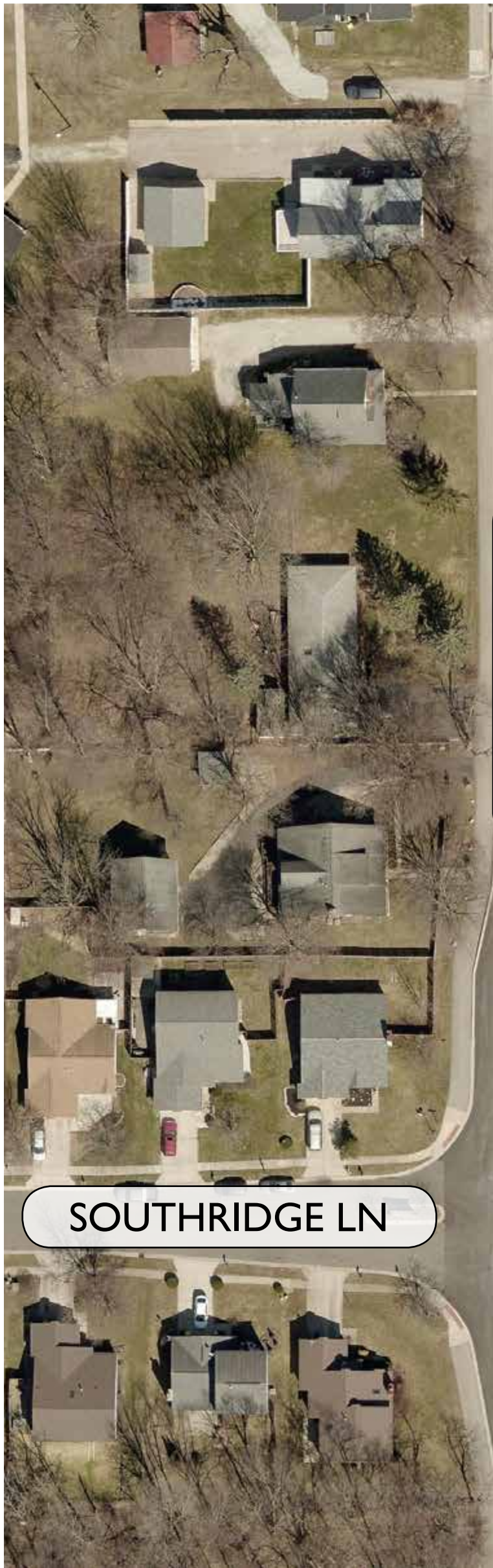
2013 GRAND JUNCTION IMPLEMENTATION PLAN



# ZONING MAP



# LOCATION MAP





LOCATION MAP



CONCEPT PLAN









## WRITTEN PUBLIC COMMENTS

**Docket Number:** 1907-PUD-18  
**Petitioner:** Patch Development LLC  
**Request:** Petitioner requests a change of zoning of approximately 2.5 acres +/- in the AG-SF1-l: Agricultural / Single-Family Westfield District to the Union Row PUD District.

### Enclosed Attachments:

#### July 01, 2019 Public Hearing

- |                    |                                |              |
|--------------------|--------------------------------|--------------|
| 1. Skelton, Teresa | Downtown Westfield Association | (06/06/2019) |
|--------------------|--------------------------------|--------------|

---

**From:** Teresa Skelton <teresa.otis.skelton@gmail.com>  
**Sent:** Thursday, June 6, 2019 01:56 PM  
**To:** Economic Development  
**Cc:** Jesse M. Pohlman; watsonval@yahoo.com; Teresa Skelton  
**Subject:** Union Row and 547 East Street

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

The Grand Junction Task Group met Tuesday June 4, 2019 at the Downtown Westfield Association Office. There were approximately 25 members present.

Jesse Pohlman and Pat Chittenden were present to answer questions on the proposed Union Row. This is a PUD infill subdivision consisting of 7 homes if granted. After a brief presentation followed by some questions the GJTG was in full support of this petition as it fits with the Comprehensive Plan and is compatible with the vision of our Downtown.

The second presentation we heard was from Valarie Watson on the property at 547 East Street. The group had questions on parking, hours and adjacent property owners opinions. Ms. Watson is seeking a Variance of Use to operate a scrapbook retreat. She was encouraged to have those conversations with neighbors as soon as possible. With that being said the GJTG was in full support of this project.

Please let me know if you require additional information or have questions.

Thank you!

Teresa Skelton  
Downtown Westfield Association, GJTG  
317 508 3392

Sent from my iPhone





**Petition Number:** 1907-PUD-18

**Project Name:** Union Row Planned Unit Development

**Subject Site Address:** 606 & 608 S Union Street (the "Property")

**Petitioner:** Patch Development LLC (the "Petitioner")

**Representative:** Jesse Pohlman, OnPointe Land Matters

**Request:** Patch Development, LLC by Onpointe Land Matters, LLC requests a change of zoning of approximately 2.5 acres +/- in the AG-SF1-I: Agricultural / Single-Family Westfield District to the Union Row PUD District.

**Current Zoning:** AG-SF1-I: Agricultural / Single-Family Westfield District

**Current Land Use:** Single-Family Residential / Vacant

**Approximate Acreage:** 8 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Proposed Ordinance 19-23
6. Redline
7. Presentation material
8. Public Comments

**Staff Reviewer:** Jonathan Dorsey, Associate Planner

---

### **PETITION HISTORY**

The petition was introduced at the June 10, 2019, City Council meeting. The Petitioner held a neighborhood meeting on June 18, 2019. The petition held a public hearing at the July 1, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

---

### **PROJECT OVERVIEW**

**Location:** The Property is located at 606 S Union Street and 608 S Union Street (see **Exhibit 2**). The Property is currently zoned AG-SF1-I: Agricultural / Single-Family Westfield District. Adjacent properties to the south and east are zoned SF4: Single-Family High Density. Properties to the



north are zoned AG-SF1-I: Agricultural / Single-Family Westfield District and properties to the west are zoned MF1: Multifamily Low Density.

**Project Description:** The Petitioner is requesting a change of zoning to the Union Row PUD District (Ordinance 19-23) that would allow for commercial development. The proposed PUD Ordinance establishes the SF3: Single-Family Medium Density as the Underlying Zoning District.

**Permitted Uses:** The proposed PUD Ordinance defaults to the permitted uses of the SF3: Single-Family Medium Density and prohibits all special exceptions of the SF3: Single-Family Medium Density Underlying Zoning.

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

	Proposed PUD	SF3 District
Minimum Lot Frontage	45'	50'
Minimum Lot Width	45'	80'
Minimum Lot Area	12,000 sq ft	12,000 sq ft
Minimum Setbacks		
Front Yard	20'	20'
Side Yard	5'	10'
Rear Yard	90'	30'
Maximum Building Height	Two Stories	Two Stories

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

**Accessory Use and Building Standards:** Shall apply; except as modified below.

1. **Article 6.1 (D) Building Locations:** Shall apply; however, an Accessory Building (e.g. detached garage) shall be a minimum of one (1) foot from a Side Lot Lines and shall be located outside of all easements.

**Architectural Standards:** Shall apply; except as modified below.

1. **Article 6.3 (C)(3) Building Material:** Shall apply. In addition, vinyl and aluminum siding shall not be a permitted exterior building material, except for gutters, soffits, soffit trim and other similar building components.
2. **Garages:** Garages shall be located to the rear of the Principal Building of the Single-family Dwelling. Examples of compliance with this standard include, but are not be limited to: (i) detached garage located in the Established Rear Yard, as depicted on the Concept Plan; (ii) rear-loaded garage; and, (iii) a side-load garage with the



garage doors located on the east half of the Single-family Dwelling's side Building Façade and oriented north or south.

**Landscaping Standards:** Shall apply, except as modified below.

1. **Article 6.8 (K) Minimum Lot Landscaping Requirements:** Shall apply. Shrubs and a minimum of one (1) tree required by the Minimum Lot landscaping Requirements shall be located within the Lot's Established Front Yard.
2. **Article 6.8 (L)(1) Foundation Plantings:** Shall not apply; rather, the Minimum Lot Landscaping Requirements shall apply.
3. **Article 6.8 (M)(1) External Street Frontage Landscaping Requirement:** Shall not apply.
4. **Article 6.8 (N) Buffer Yard Requirements:** Shall not apply.

**Design Standards:** As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

1. **Article 8.6 Open Space and Amenity Standards:** Shall not apply.
2. **Article 8.7 Pedestrian Network Standards:** Sidewalks currently exist along South Union Street. As a result, no additional pedestrian facilities shall be required.
3. **Article 8.9 Street and Right-of-Way Standards:** The District shall comply with the requirements of the Thoroughfare Plan unless otherwise agreed to by the Department of Public Works. Each Lot shall be accessed from South Union Street.

**Processes & Permits:** As proposed, the PUD Ordinance defaults to the standards of the Unified Development Ordinance Chapter 10 with proposed modifications, which are briefly highlighted below:

1. **Article 10.12 Subdivision:** The subdividing of the Real Estate in accordance with the Concept Plan shall be a Minor Subdivision.

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## **COMPREHENSIVE PLAN**

The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Downtown area. A healthy mix of commercial, offices, retail, residential, and more are contemplated as appropriate uses within the Downtown area. Along with development that ensures a unique image for downtown Westfield, development that will complement the visual and aesthetic value of the entire town, and promote the downtown as a growth area and a destination. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

---



## **PROCEDURAL**

**Public Hearing:** A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the July 1, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

**Council Introduction:** The petition was introduced at the June 10, 2019, Council meeting.

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## **DEPARTMENT COMMENTS**

**1. Action: Staff recommends forwarding a recommendation to City Council for 1907-PUD-18 (Ord. 19-23).**

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



ELEVATION NOTES

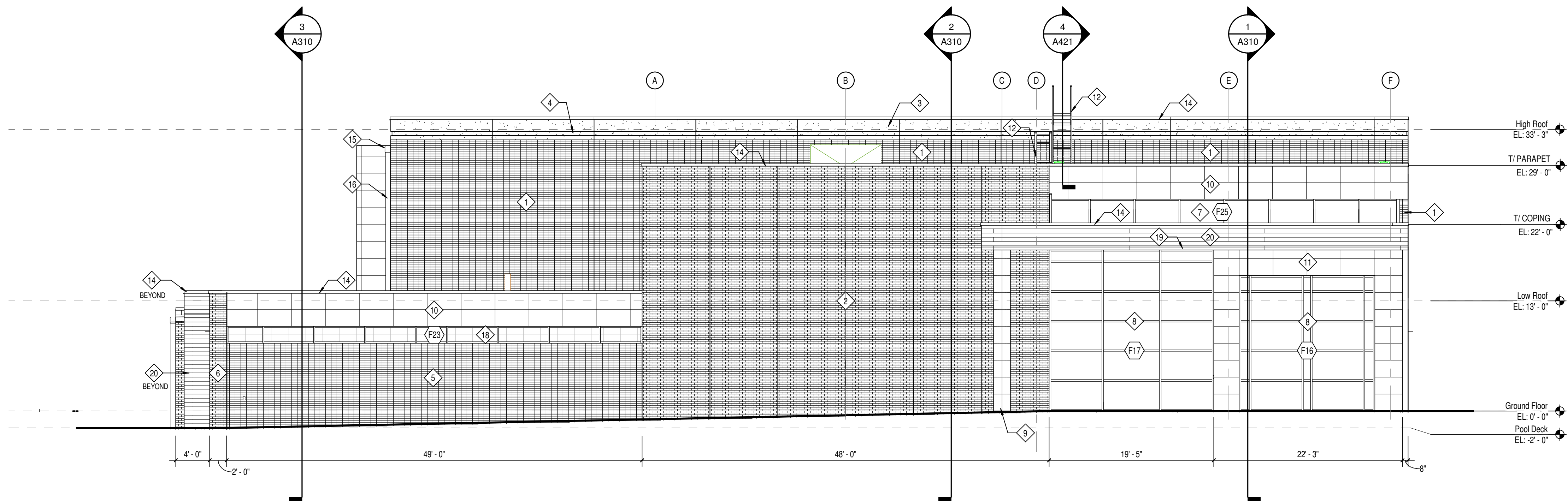
- 1 BRICK TYPE 1 - THIN BRICK
- 2 BRICK TYPE 2 - THIN BRICK
- 3 EXPOSED PRECAST CONCRETE
- 4 2" PRECAST REGRESS
- 5 BRICK TYPE 1 - FACE BRICK
- 6 BRICK TYPE 2 - FACE BRICK
- 7 2" X 4 1/2" ALUMINUM STOREFRONT
- 8 2" X 7 1/2" ALUMINUM CURTAINWALL
- 9 PREFINISHED ALUMINUM COMPOSITE METAL COLUMN WRAP
- 10 ALUMINUM COMPOSITE METAL WALL PANEL - TYPE 1
- 11 ALUMINUM COMPOSITE METAL WALL PANEL - TYPE 2
- 12 PREFABRICATED ALUMINUM ROOF LADDER WITH PLATFORM. BASIS OF DESIGN OXKEEF'S S01. SEE PLAN NOTE 15
- 13 WIDE STYLE ALUMINUM ENTRY DOOR
- 14 PREFINISHED METAL CORING SYSTEM
- 15 PREFINISHED ALUMINUM GUTTER
- 16 PREFINISHED ALUMINUM DOWNSPOUT
- 17 PREFINISHED METAL ROOF EDGE
- 18 TRANSLUCENT SANDWICH PANEL WALL ASSEMBLY
- 19 ALUMINUM SOFFIT SYSTEM - WOOD LOOK
- 20 ALUMINUM SIDING SYSTEM - WOOD LOOK
- 21 HOLLOW METAL DOOR AND FRAME
- 22 TRASH ENCLOSURE GATE. SEE EQUIPMENT PLANS AND A800 SERIES
- 23 2" X 4 1/2" ALUMINUM CURTAINWALL



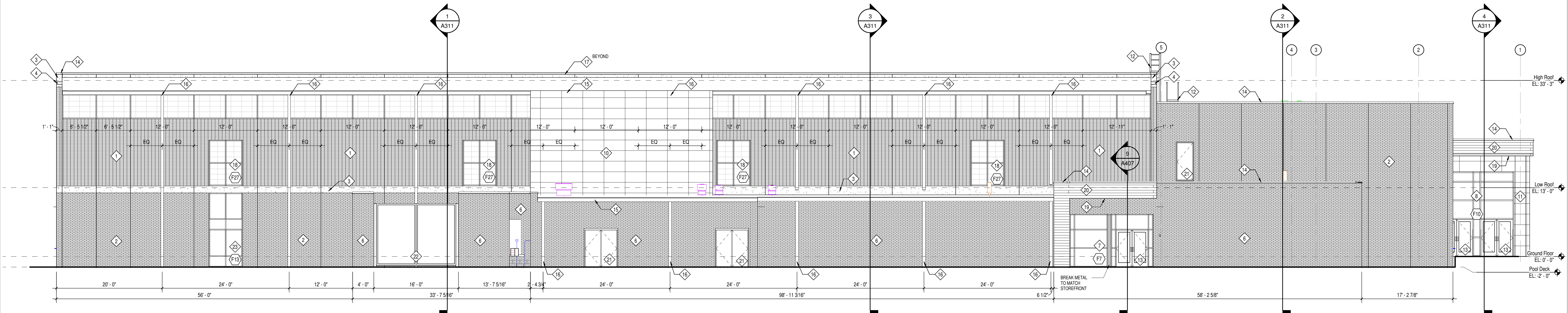
CSO

8831 Keystone Crossing, Indianapolis, IN 46240  
317.245.7900 | CSOinc.net

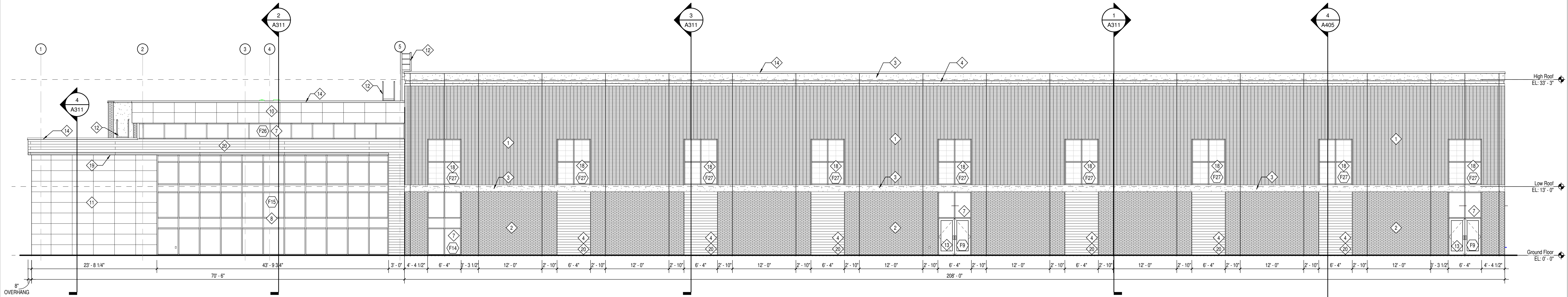
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3 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



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

PROJECT:

WESTFIELD WASHINGTON SCHOOLS  
AQUATIC CENTER

WESTFIELD, INDIANA

SCOPE DRAWINGS:

These drawings indicate the general scope of the project. The drawings are not to be used for construction. The drawings are not to be used for construction. The drawings are not to be used for construction.

REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
06/26/19	BSN	-

DRAWING TITLE:

OVERALL  
BUILDING  
ELEVATIONS

CERTIFIED BY:

FOR  
INFORMATION  
ONLY

DRAWING NUMBER

A301

PROJECT NUMBER

18028





WESTFIELD WASHINGTON SCHOOLS  
AQUATIC CENTER  
WESTFIELD, INDIANA

**SCOPE DRAWINGS:**  
These drawings indicate the general scope of the project items of architectural design concept, the dimensions of building, the major architectural elements and the type structural, mechanical and electrical systems.  
The drawings do not necessarily indicate or describe all work required for full performance and completion of the items of the Contract.  
On the basis of the general scope indicated or described, trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

ISSUE DATE	DRAWN BY	CHECKED BY
06/26/19	BSN	-

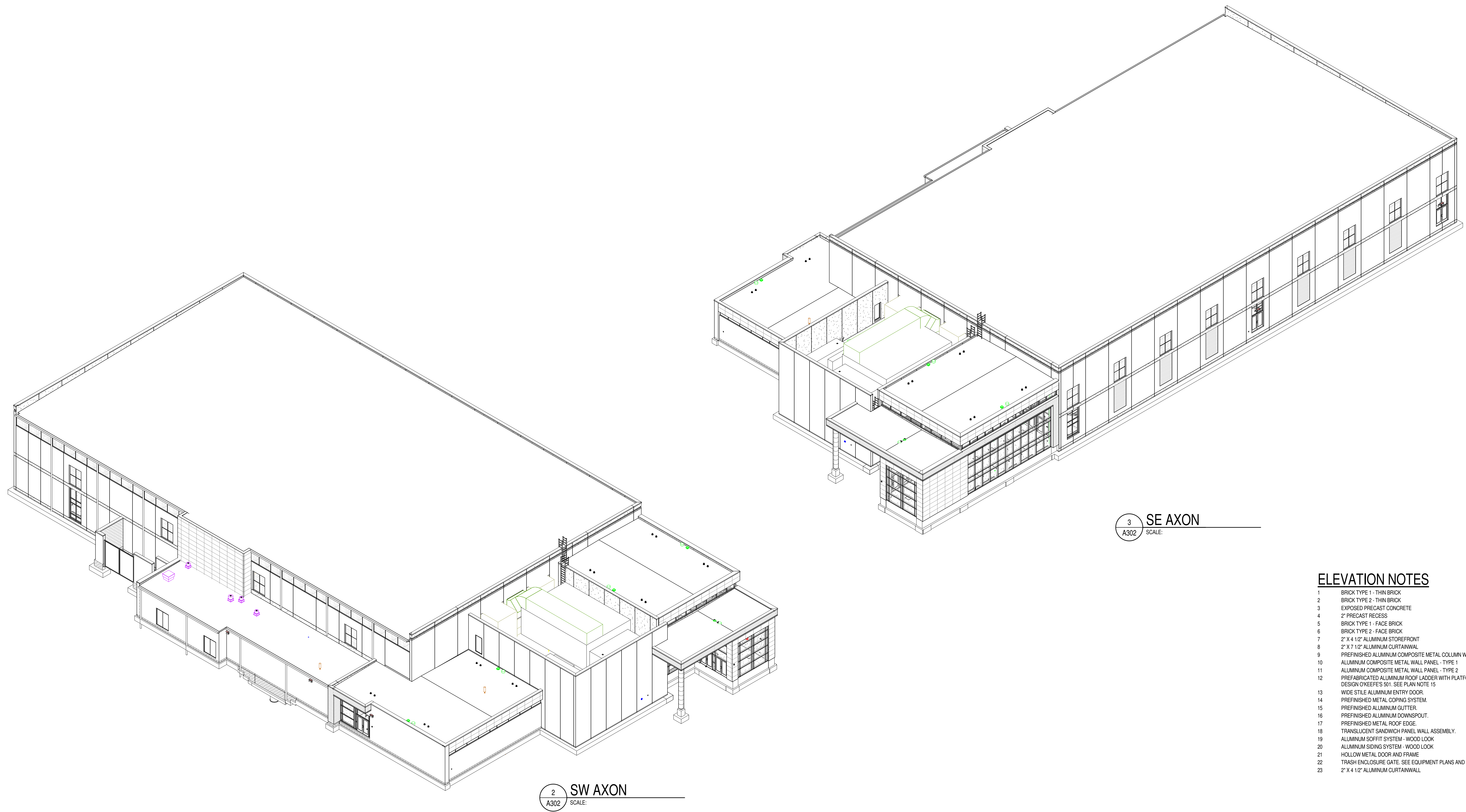
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OVERALL  
BUILDING  
ELEVATIONS  
AND AXONS

CERTIFIED BY:

FOR  
INFORMATION  
ONLY

DRAWING NUMBER  
**A302**

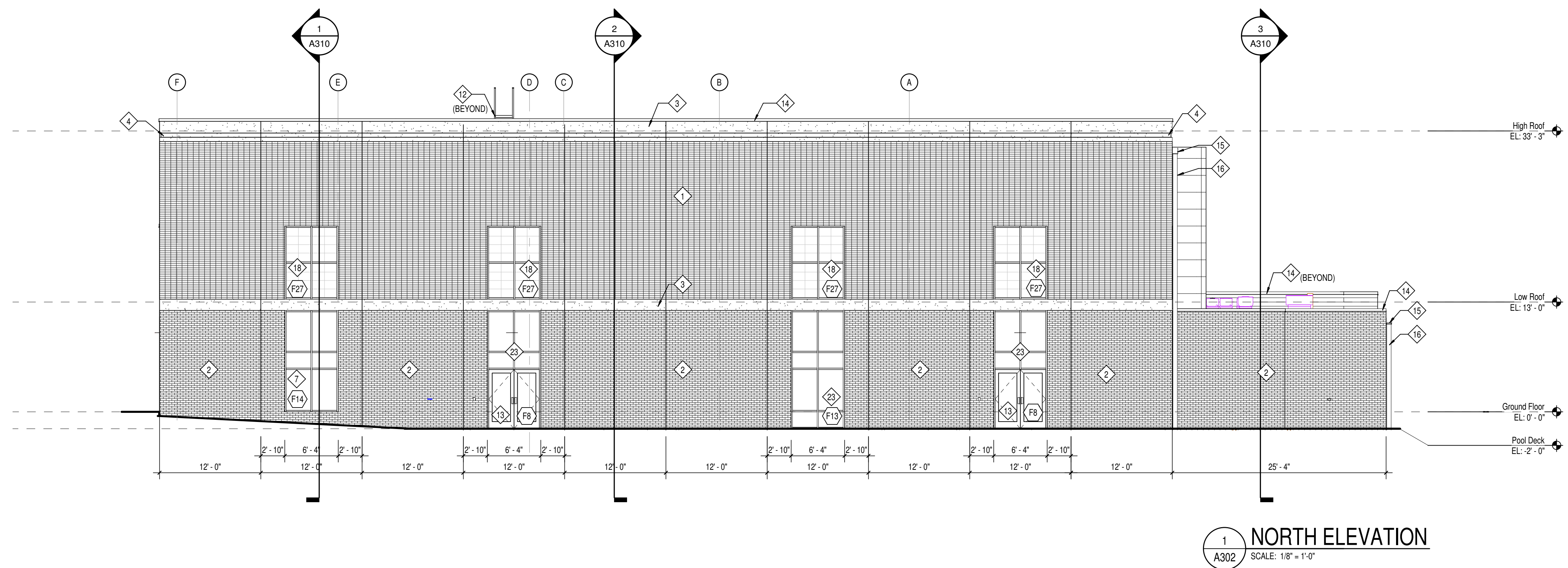
PROJECT NUMBER  
18028



3 SE AXON  
A302 SCALE:

## ELEVATION NOTES

- 1 BRICK TYPE 1 - 1" THIN BRICK
- 2 BRICK TYPE 2 - 1" THIN BRICK
- 3 EXPOSED PRECAST CONCRETE
- 4 2" PRECAST RECESS
- 5 BRICK TYPE 1 - FACE BRICK
- 6 BRICK TYPE 2 - FACE BRICK
- 7 ALUMINUM STOREFRONT
- 8 2" X 1/2" ALUMINUM CURTAINWALL
- 9 PREFINISHED ALUMINUM COMPOSITE METAL COLLAR WRAP
- 10 ALUMINUM COMPOSITE METAL WALL PANEL - TYPE 1
- 11 ALUMINUM COMPOSITE METAL WALL PANEL - TYPE 2
- 12 PREFABRICATED ALUMINUM ROOF LADER WITH PLATFORM BASIS OF DESIGN CHECKS 501 SEE PLAN NOTE 15
- 13 WIDE STILE ALUMINUM ENTRY DOOR
- 14 PREFINISHED METAL COPING SYSTEM
- 15 PREFINISHED ALUMINUM GUTTER
- 16 PREFINISHED ALUMINUM DOWNSPOUT
- 17 PREFINISHED METAL ROOF EDGE
- 18 TRANSLUCENT SANDWICH PANEL WALL ASSEMBLY
- 19 ALUMINUM SOFFIT SYSTEM - WOOD LOOK
- 20 ALUMINUM SIDING SYSTEM - WOOD LOOK
- 21 HOLLOW METAL DOOR AND FRAME
- 22 TRASH ENCLOSURE CASE - SEE EQUIPMENT PLANS AND A800 SERIES
- 23 2" X 1/2" ALUMINUM CURTAINWALL



1 NORTH ELEVATION  
A302 SCALE: 1/8" = 1'-0"





WESTFIELD WASHINGTON SCHOOLS  
AQUATIC CENTER  
WESTFIELD, INDIANA

### SCOPE DRAWINGS:

These drawings indicate the general scope of the project, items of architectural design concept, the dimensions of building, the major architectural elements and the type structural, mechanical and electrical systems.

The drawings do not necessarily indicate or describe all items required for full performance and completion of the Agreement of the Contract.

On the basis of the general scope indicated or described, trade contractors shall furnish all items required for the proper execution and completion of the work.

REVISIONS:

SUE DATE	DRAWN BY	CHECKED BY
06/26/19	BSN	-

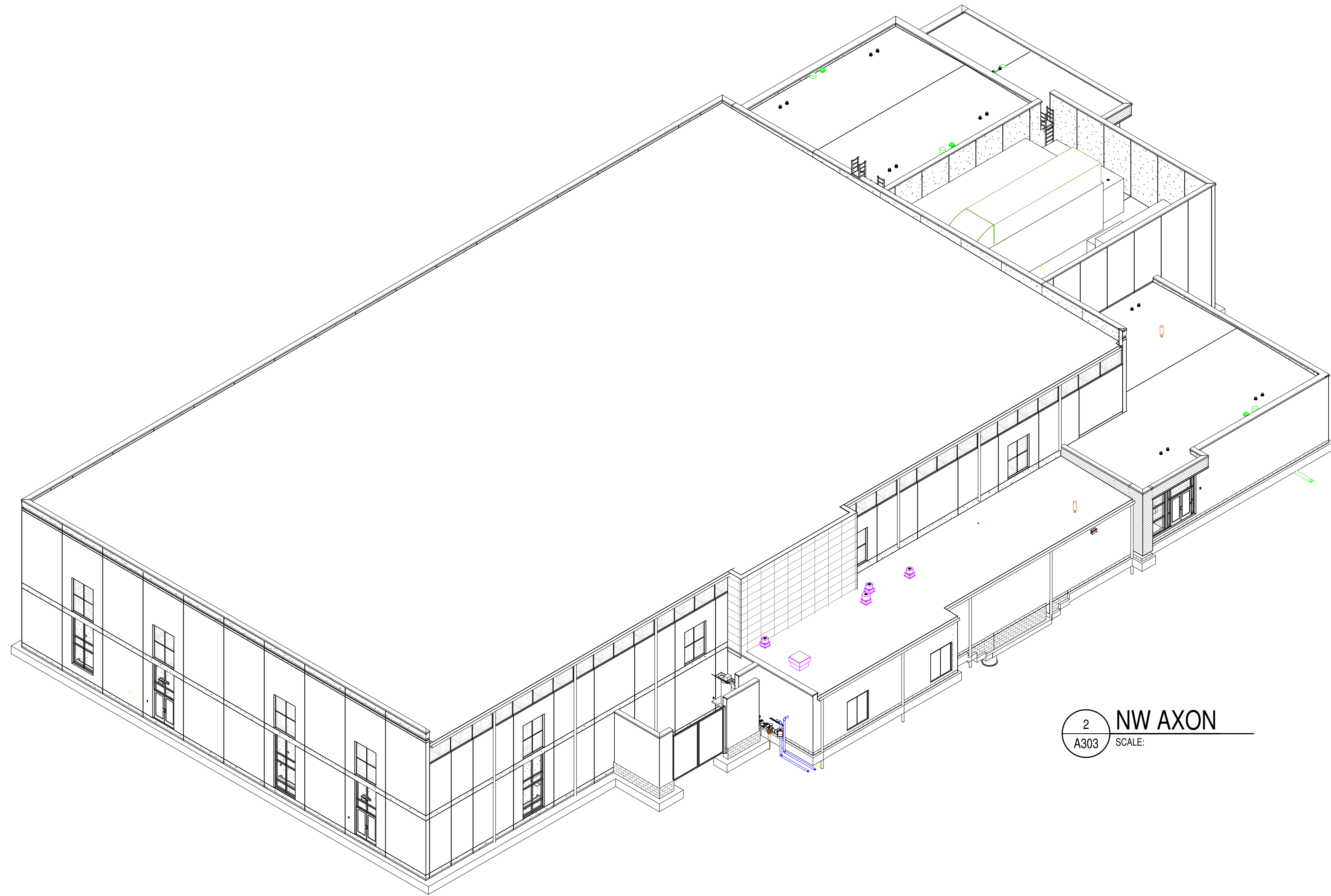
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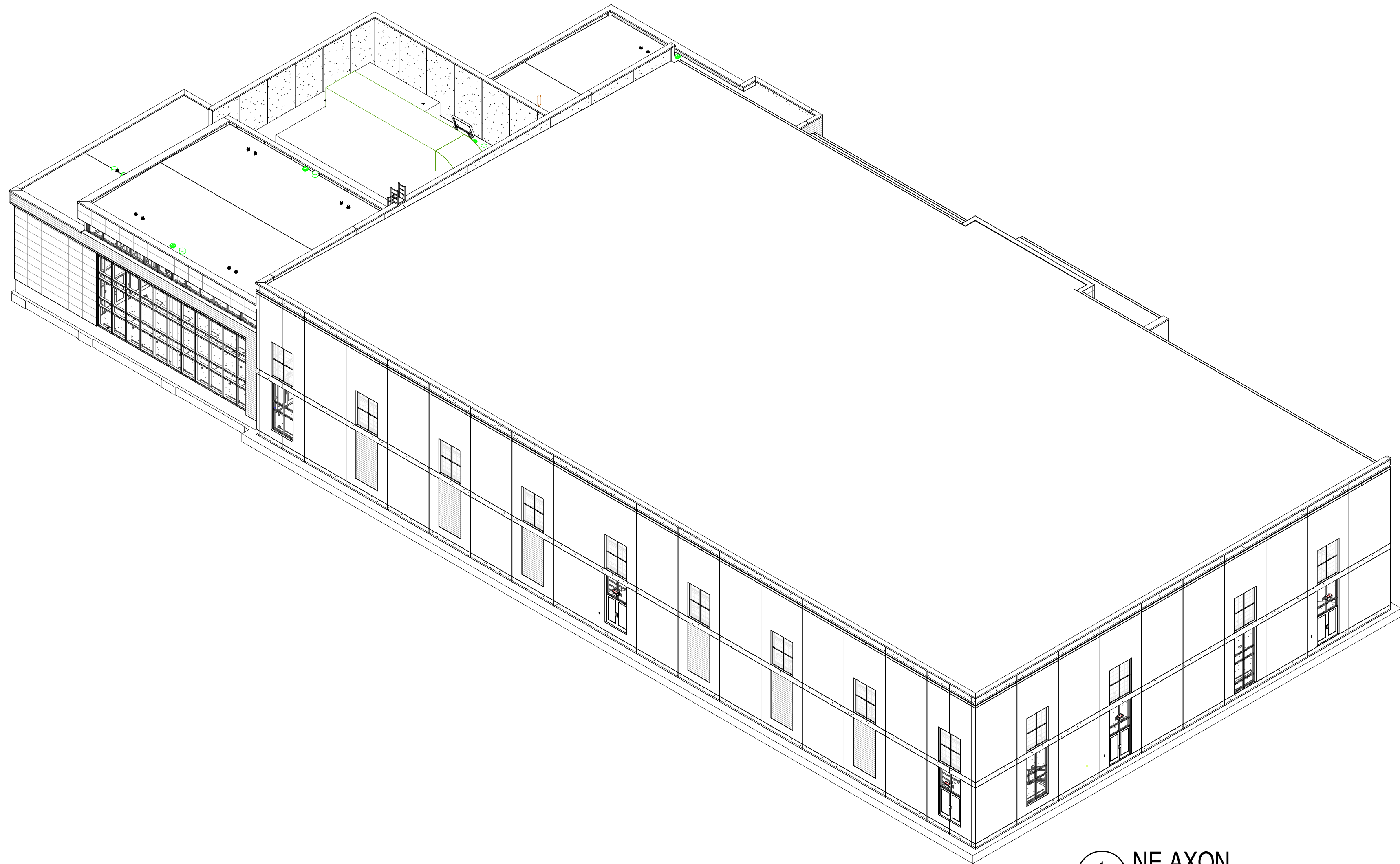
FOR  
INFORMATION  
ONLY

DRAWING NUMBER  
**A303**

PROJECT NUMBER  
18028



2 NW AXON  
A303 SCALE:



1 NE AXON  
A303 SCALE:





Westfield Washington  
Schools Aquatic Center

















WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

July 15, 2019  
1907-PUD-15  
Exhibit 1

<b>Docket Number:</b>	1907-PUD-15 (Ordinance No. 19-19 “the PUD Amendment”)
<b>Petitioner:</b>	Options Charter School, Inc. by Coots Henke & Wheeler, P.C. (“the Petitioner”)
<b>Request:</b>	An amendment to the Oak Manor North Planned Unit Development (PUD) District to permit an Educational Institution Without Dormitory Accommodations on approximately 3.0 acres +/- in the Oak Manor North PUD District
<b>Current Zoning:</b>	Oak Manor North ( <a href="#">Ord. 05-04</a> ) (the “Existing PUD”)
<b>Current Land Use:</b>	Vacant
<b>Acreage:</b>	3.0 acres +/- (the “Real Estate”)
<b>Exhibits:</b>	1. Staff Report    2. Location Map    3. Proposed Ordinance 19-19    4. Site Presentation Exhibit    5. Options Info Sheet    6. Proposed Real Estate Exhibit
<b>Staff Reviewer:</b>	Daine Crabtree, Associate Planner

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### **PETITION HISTORY**

This petition was introduced at the June 10, 2019, City Council meeting. The petitioner held a neighborhood meeting on June 25th, 2019, at the Westfield-Washington Public Library. There were no attendees from the general public. The petition received a public hearing at the July 1, 2019, Advisory Plan Commission (the “APC”) meeting. There were no public comments.

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### **PROJECT OVERVIEW**

The petitioner is requesting an amendment to the Oak Manor North PUD (Ord. 05-04), specific to a parcel approximately 3.0 acres +/- in size (see **Exhibit 2 and Exhibit 6**) to permit an Educational Institution Without Dormitory Accommodations on the Real Estate.

Properties to the north are zoned AG-SF1 (the Flanner Buchanan Cemetery and Memorial Park) while properties to the east and south are also zoned the Oak Manor North PUD. The Grassy Branch Marketplace PUD exists to the west.

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## **ZONING REQUEST**

### **History**

The Existing PUD Ordinance was approved at the February 14, 2005, Westfield-Washington Town Council meeting. This PUD Ordinance was written so that certain standards (including development, landscaping, and signage) that were in effect at the time of the PUD was filed and/or approved are applicable today.

The Existing PUD's underlying zoning district is the "GB-PD District of the Zoning Ordinance in force at the time of the filing of this Oak Manor North PUD". The Oak Manor North PUD was filed on December 8, 2004. Therefore, the applicable underlying zoning for the Existing PUD is the Westfield-Washington Township Zoning Ordinance that was adopted in November of 2003 (the "Existing Underlying Zoning District").

The Petitioner is requesting an amendment to the Oak Manor North PUD to permit an Educational Institution Without Dormitory Accommodations on the Real Estate whilst also repealing the existing zoning in its entirety and defaulting to the UDO.

As the Real Estate is located in an Economic Development Overlay as established by the UDO, the PUD Amendment contains language permitting the Educational Institution Without Dormitory Accommodations use only subject to an executed developer agreement with the City involving a payment in-lieu of taxes.

Under the UDO's GB: General Business standards, twenty (20) feet is the Rear Yard setback standard while the Side Yard setback standard is also twenty (20) feet, but only if not abutting a Residential District. The Front Yard setback standard is sixty (60) feet, but this may be modified to the average setback of established buildings within the same Block and within three-hundred (300) feet in either direction of the proposed building. The Petitioner is proposing to modify/clarify that all Building Setback Lines for the Real Estate are twenty (20) feet.

Lastly, the Petitioner is proposing that an Individual Monument Sign with manual or electronic copy may be placed on the Real Estate only if in conjunction with an Educational Institution Without Dormitory Accommodations use. This standard is permitted under the Existing PUD and is requested to be permitted in the PUD Amendment as the UDO no longer permits manual changeable copy.

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## **COMPREHENSIVE PLAN**

The Real Estate is located in the 'Local Commercial' corridor of the Comprehensive Plan. The Local Commercial section of the Comprehensive Plan states that appropriate Land Uses include but are not limited to banks, beauty salons, drug stores, convenience stores, automobile service stations, video stores, dry cleaners, restaurants and supermarkets. Local businesses are intended

to provide goods and services used by nearby residents on a day-to-day basis as opposed to attracting customers or clients from a large geographic area.

Local examples include Westfield Commons, Westfield Marketplace, Grassy Branch Marketplace, Cary Shoppes, Springmill Commons and Bridgewater Marketplace.

Local commercial development is characterized by architecture having a residential or suburban feel, attractive signs, extensive landscaping, and ample off-street parking. Most local business is located in commercial centers, typically having at least one anchor business and several smaller businesses, some of which are Outlots.

---

### **PROCEDURAL**

**Public Hearing:** Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the July 1, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

### **Statutory Considerations:**

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

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

---

### **DEPARTMENT COMMENTS**

1. **Action: Forward a recommendation to the City Council.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov).



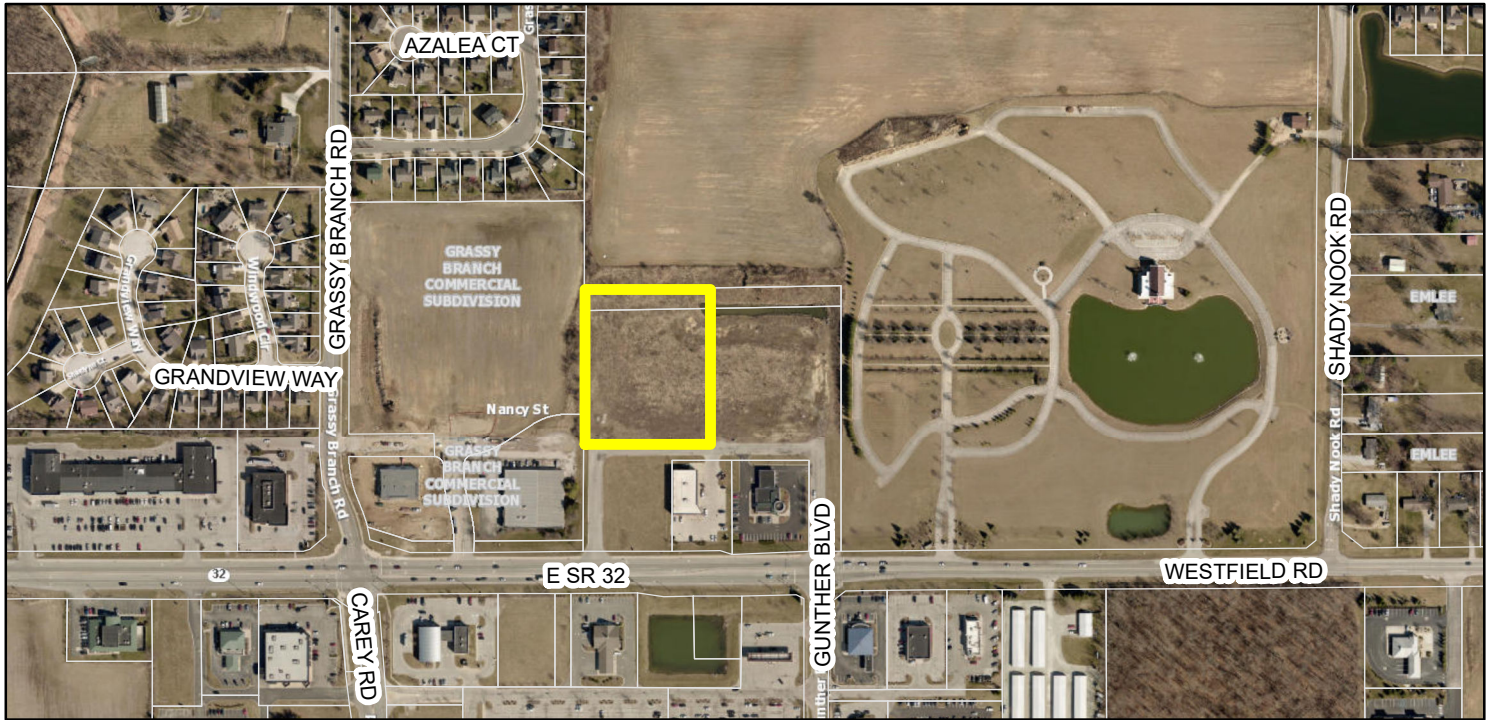
# 1907-PUD-15

## Oak Manor North PUD Amendment II

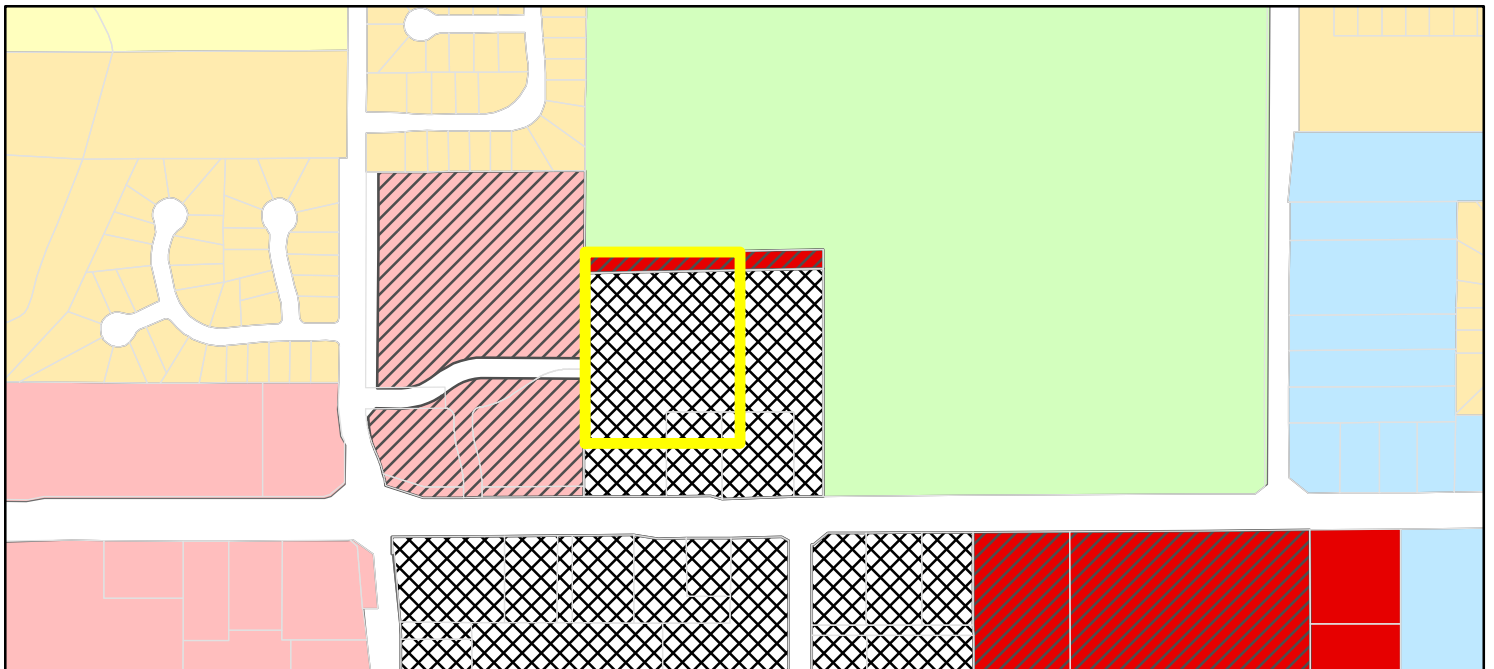
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### Aerial Location Map

 Site



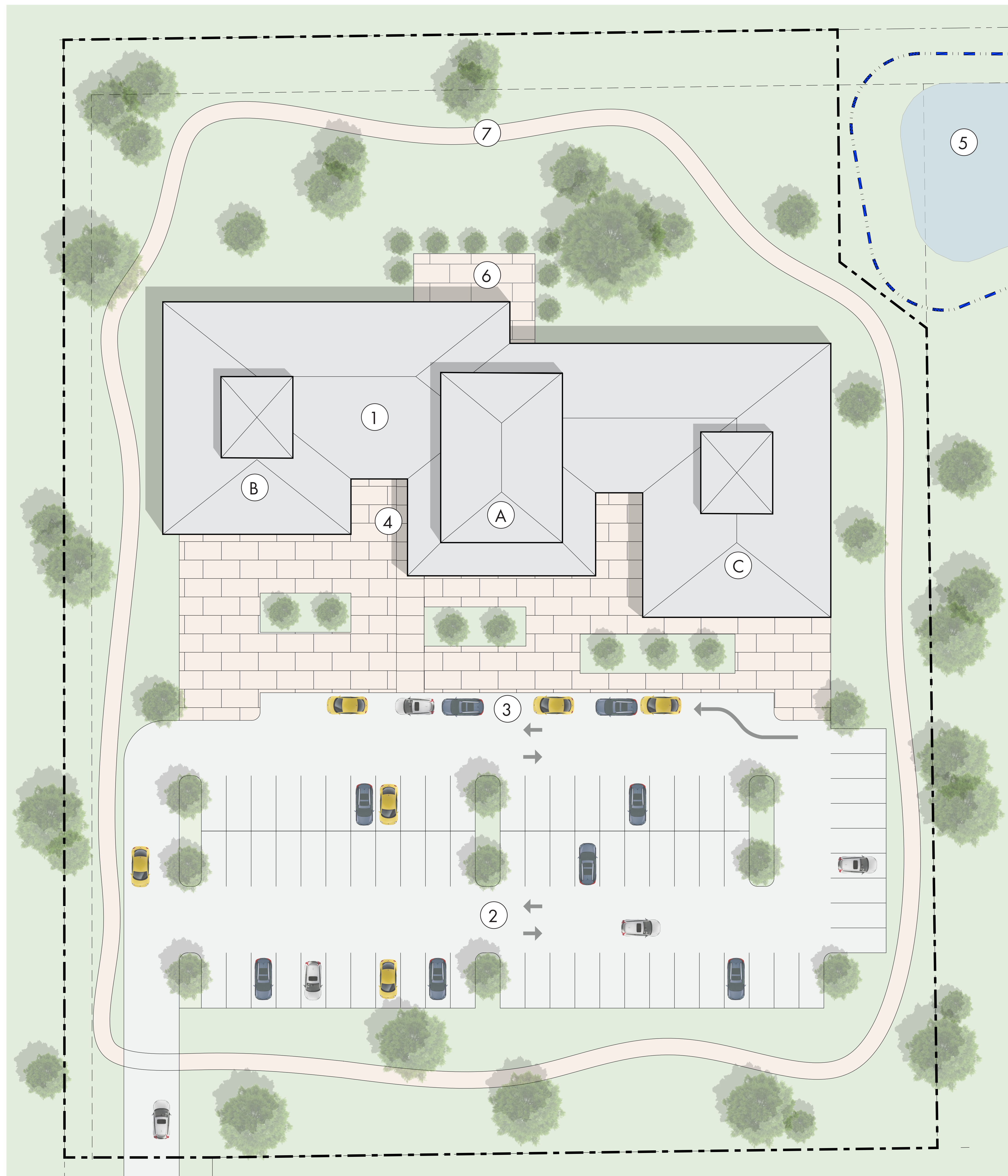
### Zoning Map



 Parcel	 GO (General Office)
<b>Zoning - All</b>	 LB (Local Business)
<b>Zoning</b>	 LB-PD (Local Business - Planned Development)
 AG-SF1 (Agriculture - Single Family - 1)	 PUD (Planned Unit Development)
 GB (General Business)	 SF-2 (Single Family - 2)
 GB-PD (General Business - Planned Development)	 SF-4 (Single Family - 4)



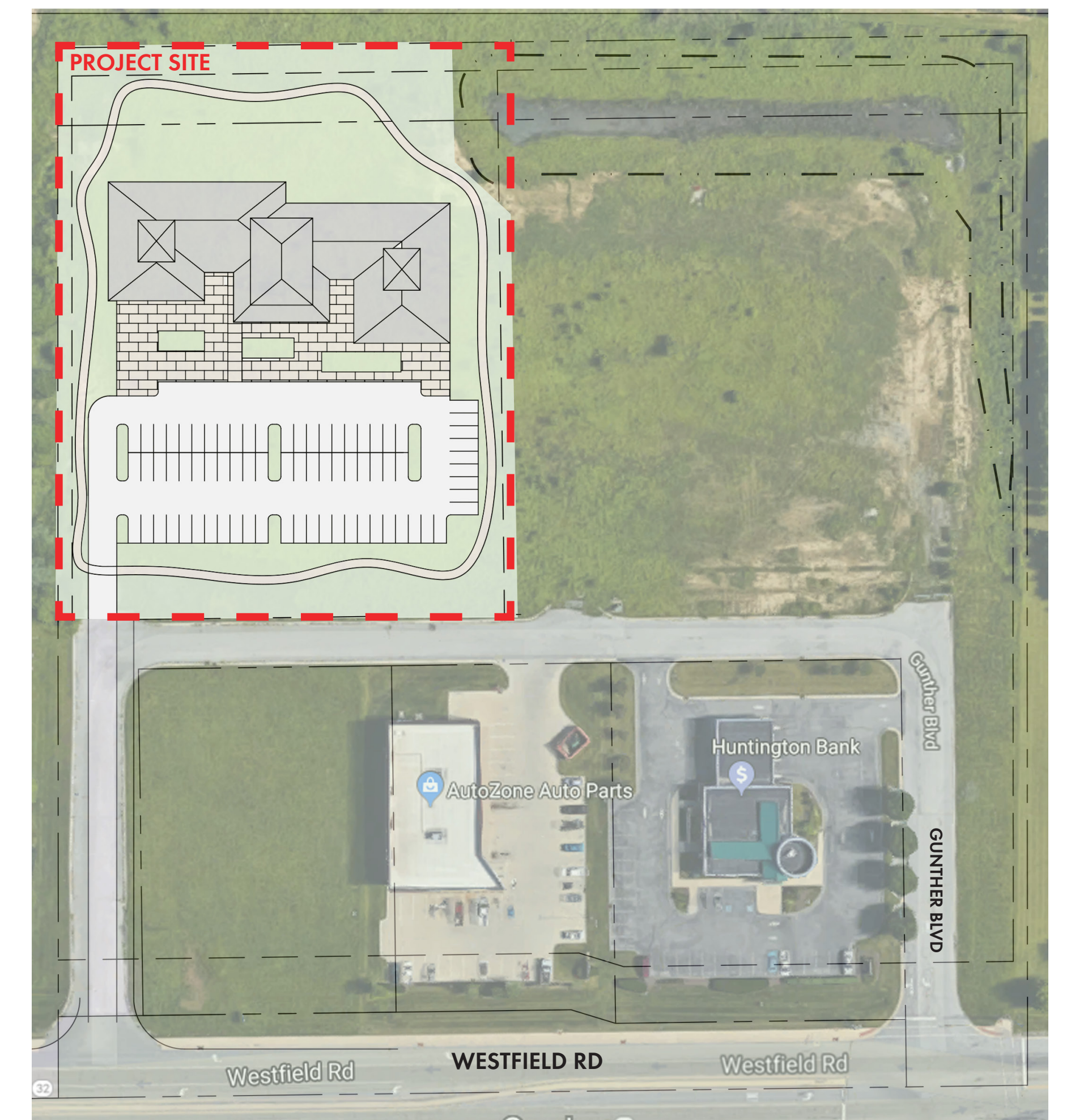




**CONCEPTUAL SITE PLAN**  
SCALE : 1/16" = 1'-0"

**LEGEND**

- ① NEW SCHOOL BUILDING - 15,500 SF
  - Ⓐ MULTI-PURPOSE / ADMIN.
  - Ⓑ MIDDLE SCHOOL WING
  - Ⓒ HIGH SCHOOL WING
- ② PARKING - 75 SPACES
- ③ STUDENT DROP-OFF AREA
- ④ MAIN ENTRY
- ⑤ EXISTING RETENTION POND
- ⑥ PATIO
- ⑦ WALKING PATH



**LOCATION PLAN**  
SCALE : N.T.S.



**PRECEDENT IMAGERY**

**OPTIONS CHARTER SCHOOL**  
WESTFIELD







**BELONG. BELIEVE. ACHIEVE.**

### **MISSION**

The Options Charter Schools is a caring community that is an alternative to the traditional education program. Utilizing innovative approaches, we focus on the personal academic achievement as well as the health and wellness of each student. Options Charter Schools develops responsible individuals who are skilled problem solvers and caring, productive citizens.

### **ABOUT US**

- Founded in 2002
- Free, public charter schools: Two brick and mortar campuses (Carmel & Noblesville) and a Distance Education program
- Providing an inclusive environment with a student-to-teacher ratio of 15-to-1 and a high-quality, individualized approach.

### **CORE VALUES**

- In an intentional and purposeful way, each student is supported and valued at school.
- Though high expectations are consistent for all, success is defined differently for each student.
- Teachers are most effective when empowered to innovate, create and inspire.

### **CORE BELIEFS**

- We believe that Options Charter Schools provide purposeful, relevant, and challenging educational experiences.
- We believe that Options Charter Schools provide a safe, caring, and healthy environment that promotes freedom of thought and respect for diversity.
- We believe that each student will graduate with the skills, attitude, knowledge, and compassion to be a contributing member of society and a life-long learner.
- We believe that Options Charter Schools have the flexibility to meet the varied needs of their learners through different instructional techniques and settings.
- We believe that Options Charter Schools provide a student-centered environment where every student has an adult advocate.
- We believe that Options Charter Schools appreciate and encourage creativity as an integral part of every student's educational experience.

### **ADDITIONAL THINGS TO KNOW**

#### *Who chooses to attend Options?*

Between our two brick and mortar campuses & our Distance Education program, Options serves students from 35% of school corporations across Indiana (91 corporations). Options serves a number of different types of students, including those that were previously homeschooled, those with anxiety issues, those with schedule constraints, those at-risk of not graduating high school and many additional types of students.

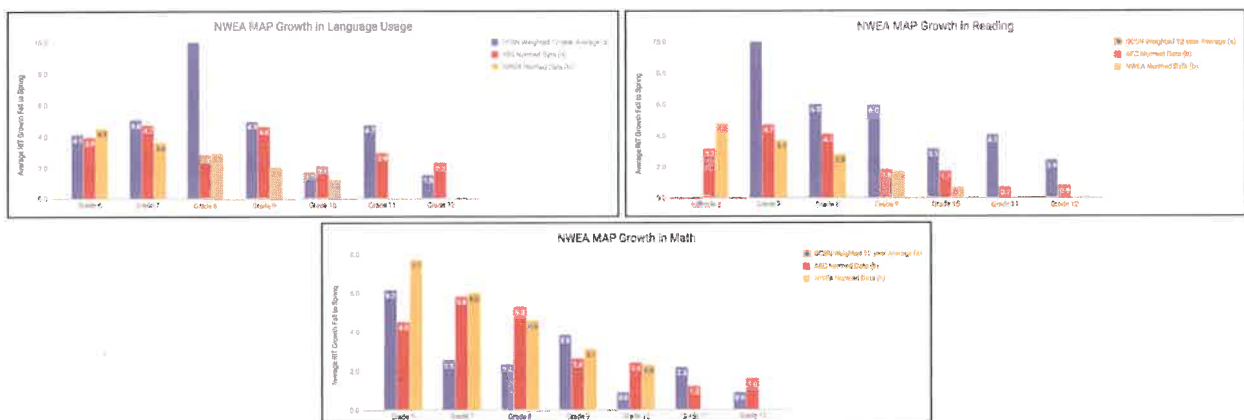
#### *Is there evidence of growth in performance by Options students?*

Every Options student has a well-developed Individualized Service Plan (ISP). Goals are informed by the ultimate achievement of obtaining final proficiency by graduation that are set by the students & monitored regularly by teachers and support staff.

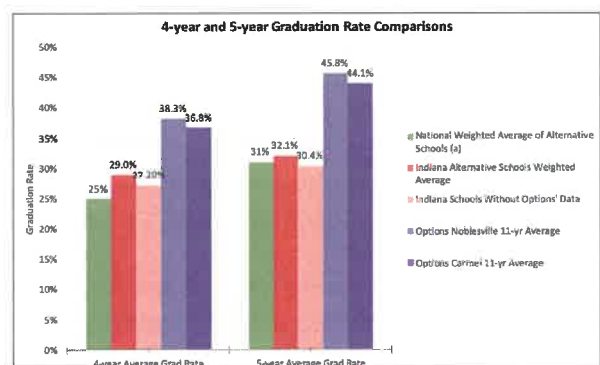
***OptionsSchools.org***

## ADDITIONAL THINGS TO KNOW (CONTINUED)

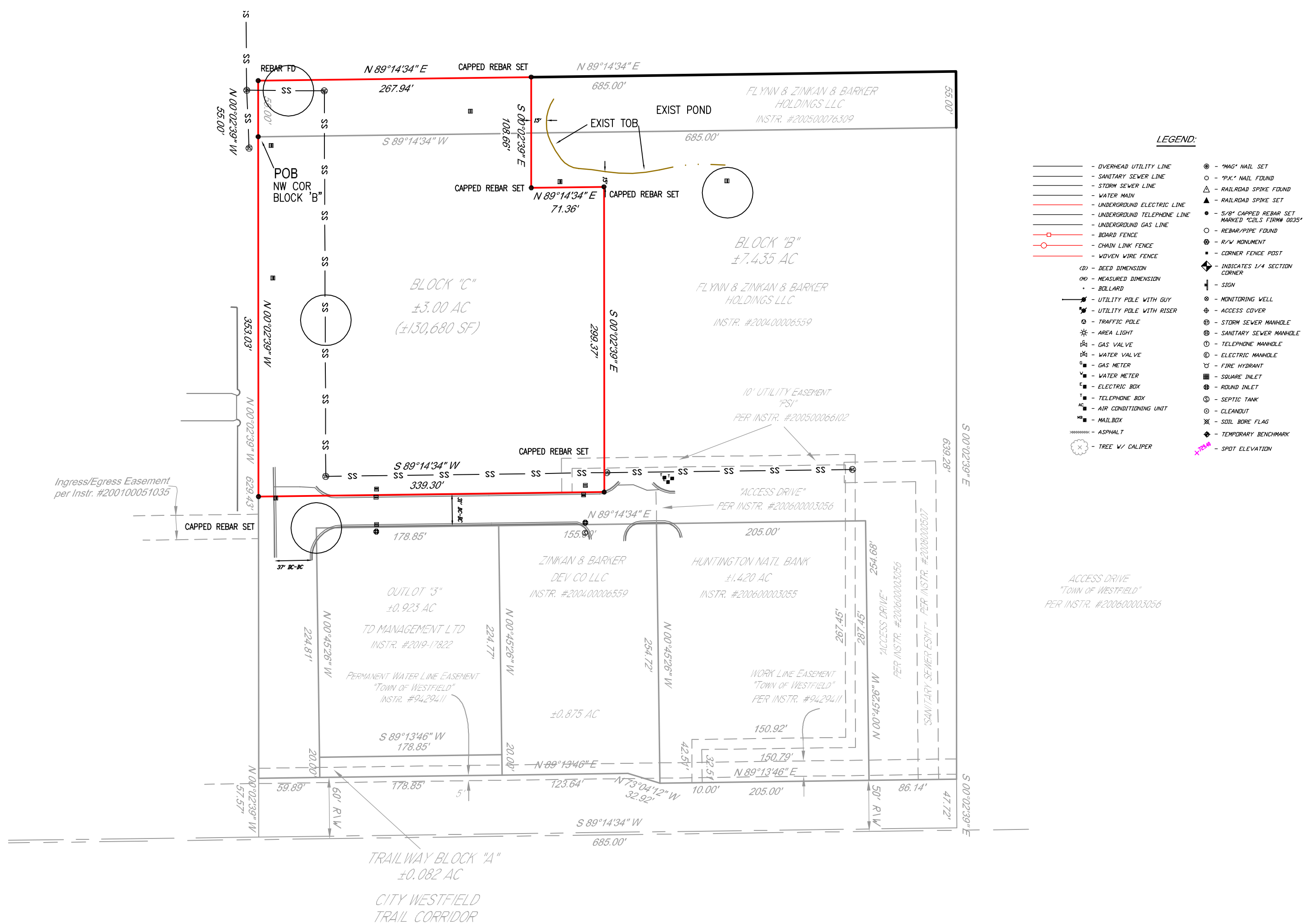
- Our student population at Options-Carmel has a strong presence in the City of Westfield, with a large number of students living in close proximity to the future location of Options-Westfield. When looking at our 2018-19 Options-Carmel student population, 13% live within three miles of the future Options-Westfield location. While 32% of students live within five miles of the Westfield location, 46% reside within seven miles and 65% within 10 miles.
- Dating back to the 2014-15 school year, Westfield-Washington Schools posted a graduation rate of at least 95.1% in each year (98.2% in 2014-15, 97.5% in 2015-16, 95.1% in 2016-17 and 96.0% in 2017-18). In cooperation with Dr. Grate and the City of Westfield staff, Options would provide a boost to those extremely impressive numbers by focusing on the students that did not graduate. By working with the students at-risk of not graduating high school, we are able to help ensure all students in the Westfield-Washington area reach their goals through our motto of "Belong. Believe. Achieve."
- When looking at Indiana Department of Education's Graduate Reports from the 2015-16, 2016-17 and 2017-18 school years, 134 Options graduates went on to pursue four different forms of higher education. 36 attended a 4-year college/university, 55 attended a 2-year college/university, 37 attended a vocational/technical school and 6 enlisted in the military.
- Options is competitive in all grades and subjects and consistently outperforms the norms in many areas and outperforms the Alternative Education Consortium (AEC) in many areas. (AEC Normed Data and NWEA Normed Data provided by Momentum Strategy and Research: 2015 Alternative Norms Using NWEA MAP).



- Based on an 11-year average, both Options brick and mortar campuses perform well above averages of the nine Indiana alternative schools and the hundreds of alternative schools nationwide. (Graduation rate data compiled for 874 alternative schools in Colorado, New York City, Ohio and Utah.)







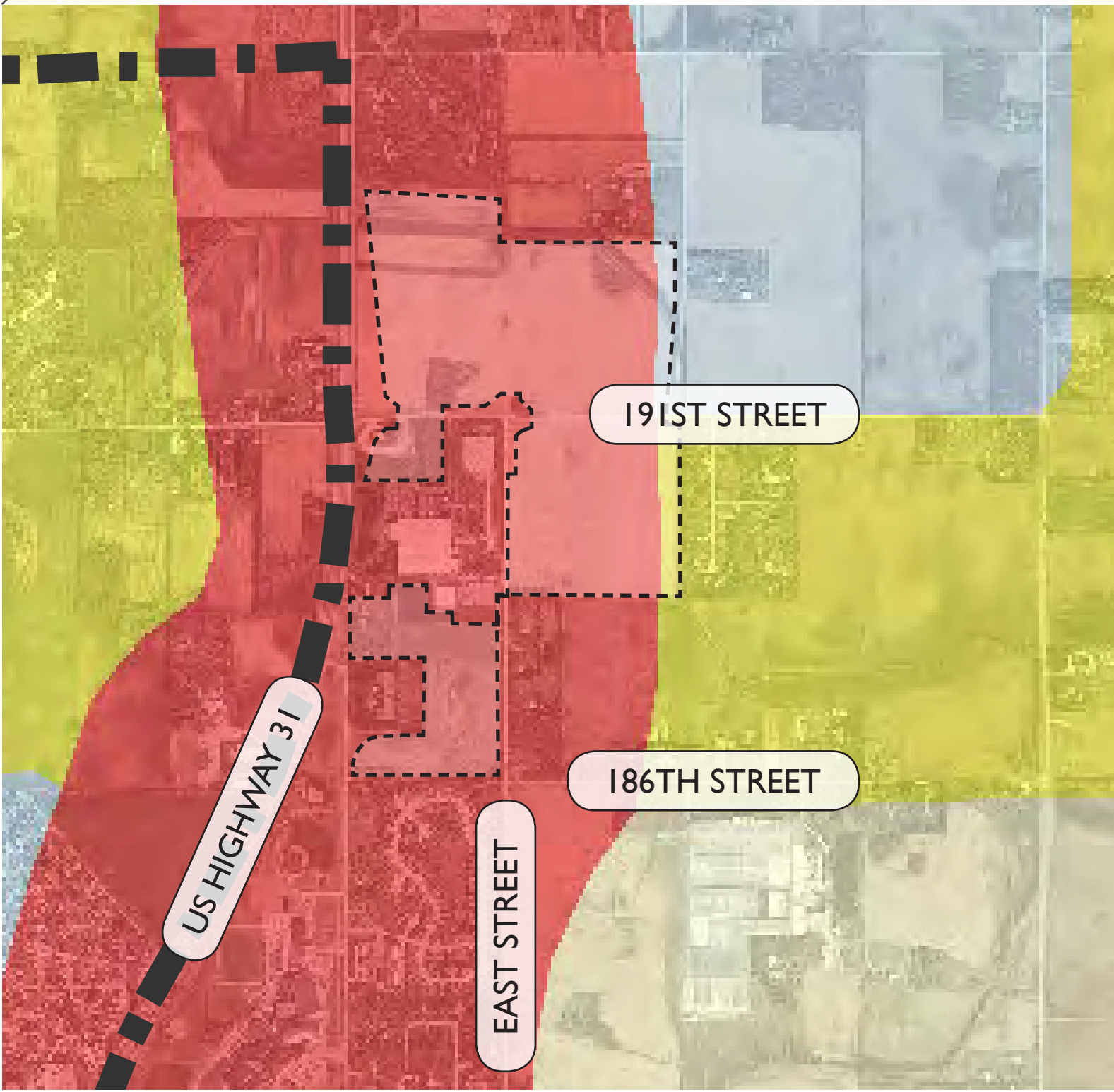
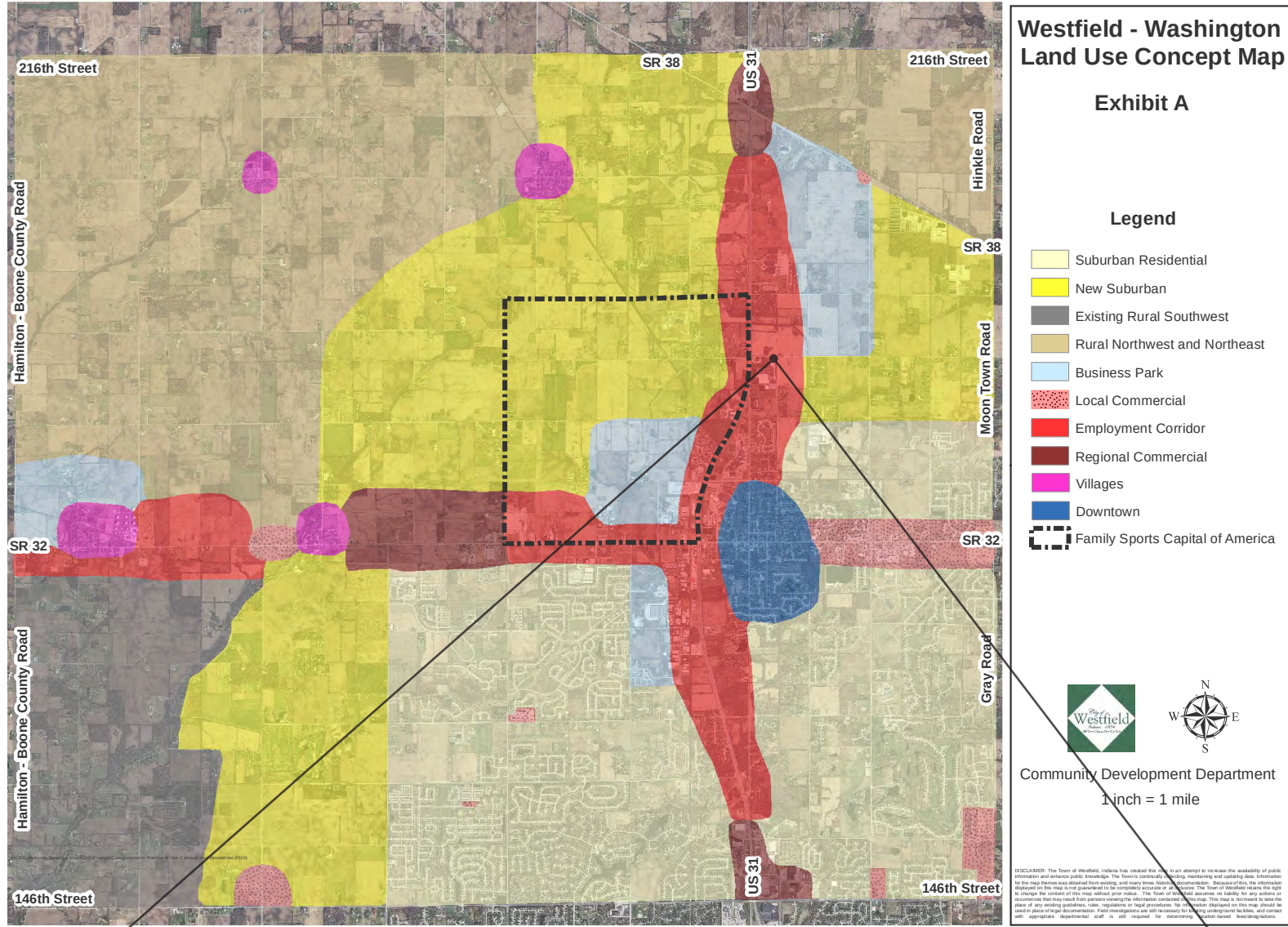


LOCATION MAP



COMPREHENSIVE PLAN

2007 FUTURE LAND USE MAP



ZONING MAP



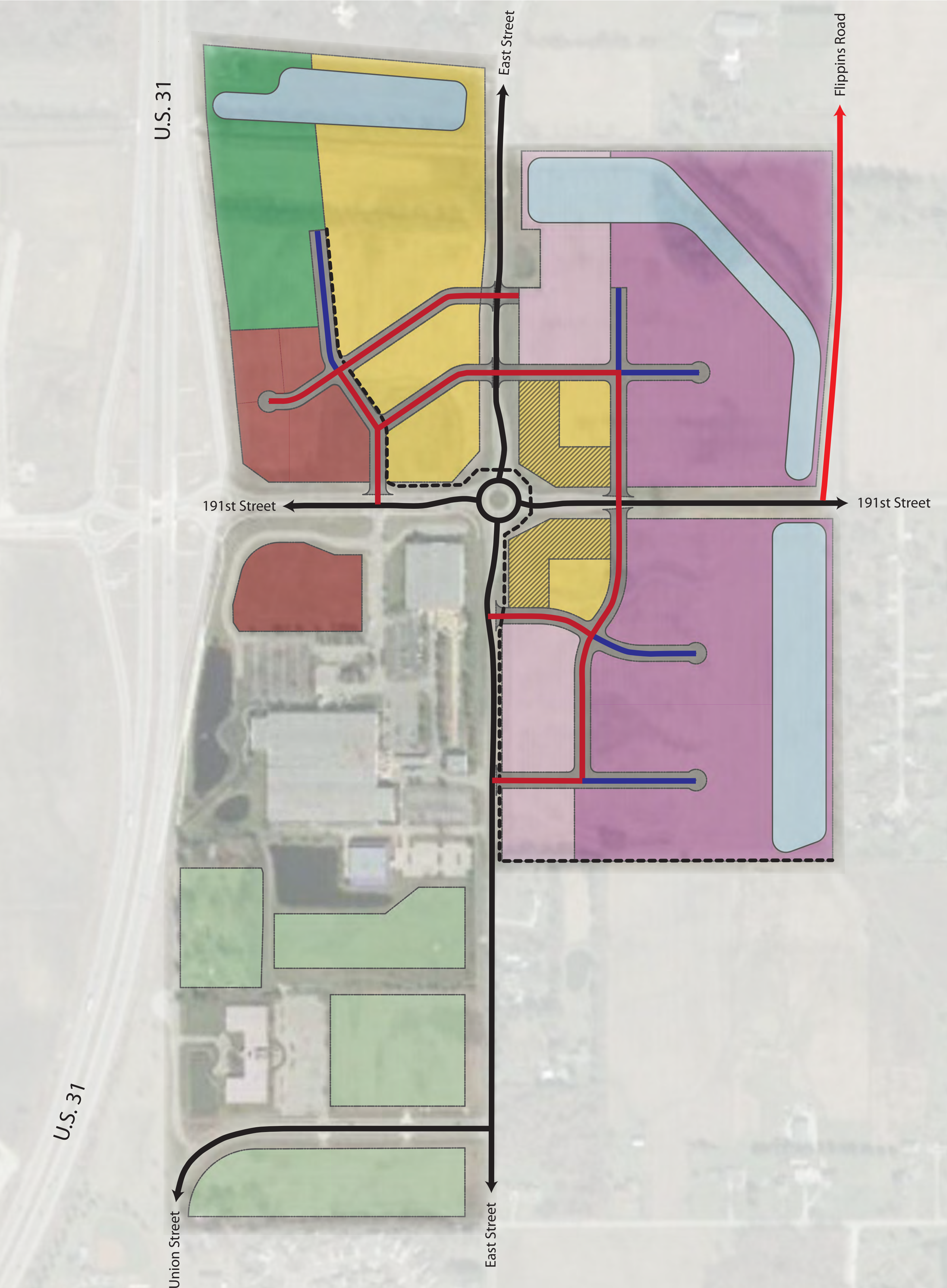
- Zoning - All**
- AG-SF1 (Agriculture - Single Family - 1)
  - AG-SF1I (Agriculture - Single Family - 1 In-town)
  - EI (Enclosed Industrial)
  - EI-PD (Enclosed Industrial - Planned Development)
  - GB (General Business)
  - GB-PD (General Business - Planned Development)
  - GO (General Office)
  - GO-PD (General Office - Planned Development)
  - LB (Local Business)
  - LB-H (Local Business - Historical)
  - LB-PD (Local Business - Planned Development)
  - MF-1 (Multiple Family - 1)
  - MF-2 (Multiple Family - 2)
  - OI (Open Industrial)
  - OI-PD (Open Industrial - Planned Development)
  - PUD (Planned Unit Development)
  - SB-PD (Special Business - Planned Development)
  - SF-1 (Single Family - 1)
  - SF-2 (Single Family - 2)
  - SF-3 (Single Family - 3)
  - SF-3 Cluster
  - SF-4 (Single Family - 4)
  - SF-4 Pre-1994 (Single Family - 4 Pre-1994)
  - SF-5 (Single Family - 5)
  - SF-A (Single Family - Attached)

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



# Midtown at Westfield

CONCEPT MASTER PLAN



## LAND USE LEGEND

MAY 30, 2019

	HOTEL / OFFICE SUBDISTRICT	8 AC
	RETAIL AND SERVICE SUBDISTRICT	8 AC
	MIXED-USE SUBDISTRICT	21 AC
	BUSINESS & TECHNOLOGY SUBDISTRICT	36 AC
	EAST OF EAST SUBDISTRICT	9 AC
	WEST OF EAST SUBDISTRICT	17 AC

* ACREAGES ARE APPROXIMATED

	TOWN CENTRE OVERLAY
	PRIMARY STREET
	SECONDARY STREET
	TERTIARY STREET
	COOL CREEK TRAIL





# ILLUSTRATIVE BUILDING EXAMPLES

HOTEL / OFFICE SUBDISTRICT



COMMERCIAL SUBDISTRICT



BUSINESS & TECHNOLOGY SUBDISTRICT



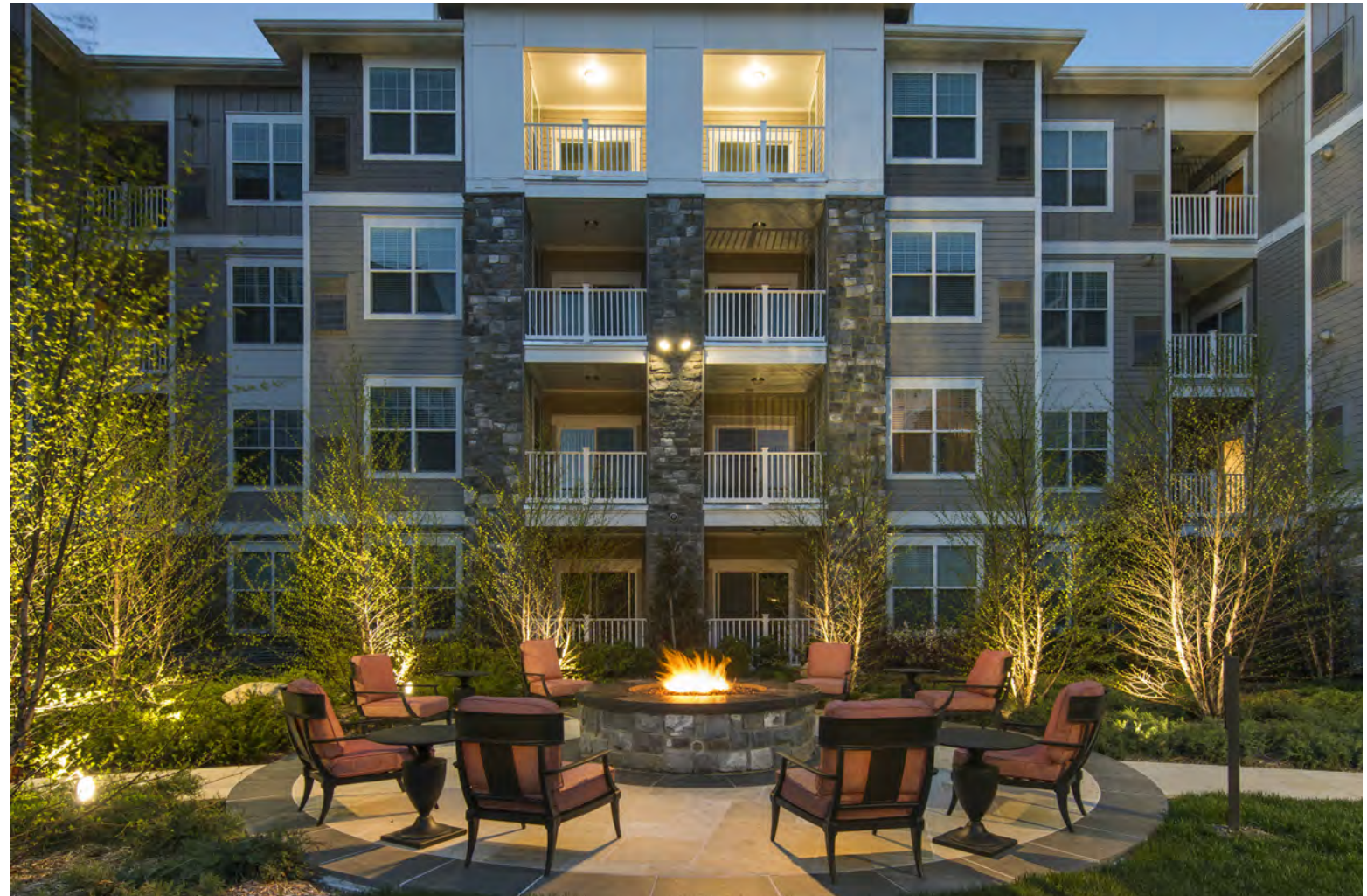
EAST OF EAST SUBDISTRICT



WEST OF EAST SUBDISTRICT



MIXED-USE SUBDISTRICT



CHARACTER IMAGINERY



# STREETSCAPE AND THEMING



QUALITY BUILDING MATERIALS



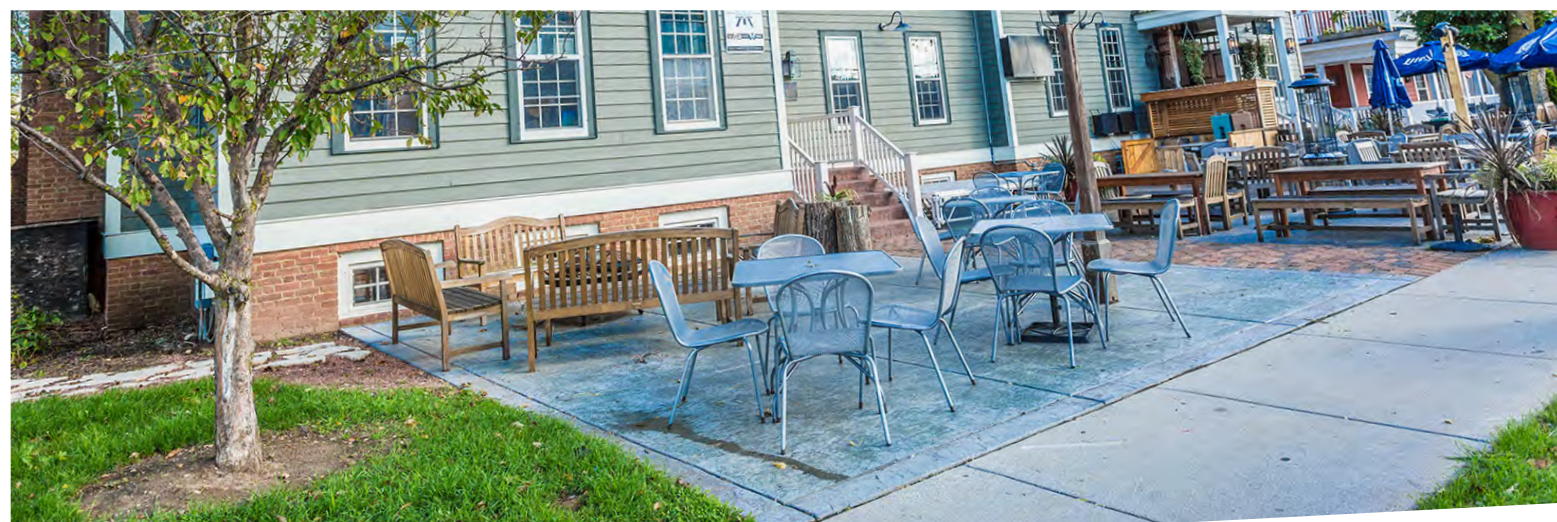
DIVERSITY IN MATERIALS



PEDESTRIAN EMPHASIS



DECORATIVE ELEMENTS



CHARACTER IMAGINERY



## ORDINANCE NUMBER 19-[REDACTED]

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

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

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

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1907-PUD-[REDACTED]**), 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. 1907-PUD-[REDACTED]** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

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

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



**Section 1.**     **Applicability of Ordinance.**

- 1.1     The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the **“Midtown at Westfield PUD District”** (the **“District”**).
- 1.2     Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3     Chapter (**“Chapter”**) and Article (**“Article”**) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4     All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1     **Façade, External:** A Building Façade visible from and oriented toward a Primary Street or a Secondary Street.
- 2.2     **Street, Primary:** An External Street as identified on the Thoroughfare Plan as an Expressway, Arterial or Collector. For purposes of this Ordinance, a Primary Street shall include US Highway 31, 191st Street, East Street, and Union Street, as generally identified and labeled on the Concept Plan.
- 2.3     **Street, Secondary:** An Internal Street other than a Tertiary Street that functions as a primary vehicular way from a Primary Street into the District. For purposes of this Ordinance, Secondary Streets shall generally include Flippins Road and those Streets identified and labeled as Secondary Streets on the Concept Plan.
- 2.4     **Street, Tertiary:** An Internal Street that terminates or dead ends within the District and functions as a secondary vehicular way from a Secondary Street. For purposes of this Ordinance, Tertiary Streets generally include those Streets identified and labeled as Tertiary Streets on the Concept Plan.

**Section 3.**     **Concept Plan.** The **“Concept Plan”**, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The District is hereby divided into six (6) subdistricts, as depicted on the Concept Plan (individually or collectively, **“Subdistrict”**). Development of each Subdistrict shall be regulated as set forth in this Ordinance. The size and configuration of any Subdistrict, as generally depicted in the Concept Plan, shall be permitted to increase or decrease by fifteen (15) percent.



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

- |     |                                             |                                  |
|-----|---------------------------------------------|----------------------------------|
| 4.1 | <u>Hotel and Office Subdistrict:</u>        | GB: General Business District    |
| 4.2 | <u>Commercial Subdistrict:</u>              | GB: General Business District    |
| 4.3 | <u>Mixed-Use Subdistrict:</u>               | GB: General Business District    |
| 4.4 | <u>Business and Technology Subdistrict:</u> | EI: Enclosed Industrial District |
| 4.5 | <u>East of East Subdistrict:</u>            | GO: General Office District      |
| 4.6 | <u>West of East Subdistrict:</u>            | GO: General Office District      |

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

- |     |                                             |                                                                                                                                        |
|-----|---------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| 5.1 | <u>Hotel and Office Subdistrict:</u>        |                                                                                                                                        |
|     | A.                                          | All uses permitted in the GB: General Business District.                                                                               |
| 5.2 | <u>Commercial Subdistrict:</u>              |                                                                                                                                        |
|     | A.                                          | All uses permitted in the GB: General Business District.                                                                               |
|     | B.                                          | One (1) Gasoline Service Station.                                                                                                      |
| 5.3 | <u>Mixed-Use Subdistrict:</u>               |                                                                                                                                        |
|     | A.                                          | All uses permitted in the GB: General Business District.                                                                               |
|     | B.                                          | All uses permitted in the GO: General Office District.                                                                                 |
| 5.4 | <u>Business and Technology Subdistrict:</u> |                                                                                                                                        |
|     | A.                                          | All uses permitted in the EI: Enclosed Industrial District.                                                                            |
|     | B.                                          | All uses permitted in the GO: General Office District.                                                                                 |
|     | C.                                          | Hotel (or Motel).                                                                                                                      |
|     | D.                                          | Retail and service uses shall be permitted as an Accessory Use.                                                                        |
| 5.5 | <u>East of East Subdistrict:</u>            |                                                                                                                                        |
|     | A.                                          | All uses permitted in the GO: General Office District.                                                                                 |
|     | B.                                          | Assisted Living Facility.                                                                                                              |
|     | C.                                          | Nursing Home.                                                                                                                          |
|     | D.                                          | Townhouse Dwelling.                                                                                                                    |
|     | E.                                          | Engineering, research and testing laboratories.                                                                                        |
|     | F.                                          | Hotel (or Motel).                                                                                                                      |
|     | G.                                          | All other uses permitted in the GB: General Business District not otherwise permitted above, if located within a multi-story Building. |



5.6 West of East Subdistrict:

- A. All uses permitted in the GO: General Office District.
- B. Assisted Living Facility.
- C. Nursing Home.
- D. Townhouse Dwelling.
- E. Childcare / daycare centers.
- F. Health, fitness and exercise center.
- G. School, Professional Trade or Business.
- H. Data processing / call centers.
- I. Engineering, research and testing laboratories.

5.7 Prohibited Uses: The following use(s) shall be explicitly prohibited within the District:

- A. Special Exception Uses, except as otherwise permitted herein.
- B. Adult Entertainment Establishment.

**Section 6. Overlay Districts.**

- 6.1 US Highway 31 Overlay District: Article 5.2 US Highway 31 Overlay District shall not apply to the development of the Real Estate.
- 6.2 State Highway 32 Overlay District: Article 5.3(J) State Highway 32 Overlay District; Architectural Design Requirements (the “32 Overlay”) shall only apply as set forth herein. References of the 32 Overlay standards to the State Highway 32 right-of-way line shall apply to the 191st Street right-of-way line.
- 6.3 Town Centre Overlay: The District hereby establishes a Town Centre Overlay (“Town Centre”). The boundaries of the Town Centre are hereby established for an area, as generally depicted on the Concept Plan, consisting of: (i) a depth of one (1) Building on the east side of East Street extending north and south of 191st Street to the first Secondary Street intersection; and, (ii) a depth of one (1) Building on either side of 191st Street extending east of East Street to the first Secondary Street intersection. Development within the Town Centre shall be subject to the standards set forth herein for the underlying Subdistrict. If a provision of the Subdistrict is in conflict with a Town Centre standard, then the Town Centre standard shall control.

**Section 7. General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to each Subdistrict’s Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

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



- 7.4 Minimum Lot Width: No minimum
- 7.5 Maximum Lot Coverage: No maximum
- 7.6 Minimum Building Setback Lines:
- A. US Highway 31: 30 feet
  - B. 191st Street:
    - i. Mixed-Use Subdistrict: No minimum
    - ii. All Other Subdistricts: 30 feet
  - C. East Street:
    - i. Mixed-Use Subdistrict: No minimum
    - ii. All Other Subdistricts: 20 feet
  - D. Flippins Road: 20 feet
  - E. All Other Streets (e.g., internal to District): 15 feet
  - F. District Perimeter Not Abutting Street: 30 feet
  - G. All Other Setback Lines: No minimum
- 7.7 Minimum Building Height: The Minimum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:
- A. Hotel and Office Subdistrict: Four (4) stories or sixty (60) feet, whichever is less.
  - B. Town Centre: Two (2) stories
- 7.8 Maximum Building Height: The Maximum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:
- A. Hotel and Office Subdistrict: No maximum
  - B. Town Centre: No maximum
  - C. East of East Subdistrict: No maximum

**Section 8.** **Development Standards.** The standards of Chapter 6 Development Standards, as applicable to each Subdistrict's Underlying Zoning District, shall apply to the development of the Real Estate, except as otherwise modified below.

- 8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall apply to only prohibit enclosures located within an Established Front Yard abutting a Primary Street.
- 8.2 Article 6.3 Architectural Standards: The following standards shall apply to the development of the Real Estate, as set forth below for each Subdistrict.
- A. Character Imagery: The "Character Imagery Exhibit", attached hereto as **Exhibit C**, is hereby incorporated. Although the Character Imagery Exhibit does not represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings within each Subdistrict, and it



provides examples of specific design elements and development patterns that comply with this Ordinance and contribute to the intent and vision for the Real Estate.

- B. Hotel and Office Subdistrict: The 32 Overlay shall apply to the Hotel / Office Subdistrict, except as modified below:
- i. Each Building Façade shall utilize a minimum of three (3) different exterior building materials.
  - ii. A minimum of sixty (60) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials.
  - iii. If Architectural Insulated Panels are used as an exterior building material, then the following shall apply:
    - a. A minimum of thirty-three (33) percent of each Building Façade (exclusive of windows and doors) shall be Masonry Materials.
    - b. No more than sixty-seven (67) percent of each Building Façade (exclusive of windows and doors) may be Architectural Insulated Panels.
    - c. No more than twenty-five (25) percent of each Building Façade (exclusive of windows and doors) may be covered with Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
- C. Commercial Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply. If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.
- D. Mixed-Use Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply. If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.
- E. Business and Technology Subdistrict: The following shall apply to the Business and Technology Subdistrict:
- i. Permitted Building Façade materials shall include: Masonry Materials, simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), and, architectural block (textured). Architectural Insulated Panels shall be permitted only if used for a maximum of fifty (50) percent of the Building Façade. E.I.F.S. shall be permitted only if used for a maximum of fifty (50) percent of the Building Façade and a minimum of eight (8) feet above grade.
  - ii. Prohibited Building Façade materials shall include: wood, plywood, unfinished concrete, unfinished concrete panels, plastics, reflective glass, and vinyl siding.
  - iii. Permitted building trim materials shall include: Masonry



Materials, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, and, E.I.F.S.

- iv. The primary color of Building Façades shall be natural and muted. Brighter colors may only be used as limited accents.
  - v. If materials other than Masonry Materials are utilized on any Building Facade, then the Building Facade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or, (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).
  - vi. The following shall apply to each Building Façade visible from and oriented toward a Primary Street or Secondary Street:
    - a. A minimum of sixty (60) percent of the Building Façade (exclusive of window and doors) shall be Masonry Materials.
    - b. Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty (20) percent of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
    - c. No loading spaces, loading docks or oversized service doors shall be permitted on a Building Façade visible from and oriented toward a Primary Street or Secondary Street.
    - d. Decorative architectural lighting fixtures shall be required at a minimum of one (1) fixture for every forty (40) lineal feet of Building Façade.
- F. East of East Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply. If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.
- G. West of East Subdistrict: The 32 Overlay and Article 6.3 Architectural Standards shall apply. If a provision of the 32 Overlay is in conflict with Article 6.3 Architectural Standards, then the 32 Overlay shall control.
- H. Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply to all Subdistricts in a manner that prevents reasonable visibility. In addition, wall-mounted utility meters shall also be screened from view from Primary Streets and Secondary



Streets and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood, Masonry Materials, or a combination of the aforementioned.

- I. Residential Standards: Article 6.3(E) Architectural Standards; Multi-Family Districts shall apply to any Building with only Dwelling Units. Buildings with a mix of residential and non-residential uses shall be subject to the underlying Subdistrict standards.
- J. Town Centre: The following standards shall also apply within the Town Centre with the intent of creating a pedestrian-scaled and pedestrian-oriented streetscape along East Street and 191st Street:
  - i. A continuous “street wall” of Building Facades shall be required along East Street and 191st Street, with pedestrian corridors provided to access parking areas located to the rear of Buildings.
  - ii. Building Facades shall incorporate multiple vertical planes, and create both a rhythm of Building Façade bays or structural elements, and a horizontal division into a base, middle, and top.
  - iii. Primary entrances shall be prominently featured through porticos, recessed entrances, lighting and landscaping. Weather protection should be provided at all entrances. Doors and entryways shall follow a traditional storefront design (usually recessed) and shall be compatible with the architectural style of the Building. Other traditional elements include bulkheads, window displays and transom windows.
  - iv. Drive-throughs for uses such as financial institutions or pharmacies shall be permitted only if the drive-through is: (i) integrated into a multi-story Building; (ii) not otherwise visible from a Primary Street; and, (iii) designed to minimize any negative impact on vehicular and pedestrian circulation.
  - v. Buildings that are stylized in an attempt to use the building itself as advertising or is contractually required as a standardized or prototype building by a use as a formula from or for another location shall be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

8.3 Article 6.5 Fence Standards: Shall apply, except as modified below.

- A. Chain-link and other non-decorative fencing shall be permitted for Childcare / Daycare Centers, or other businesses requiring a similar secured activity-area. All walls and fencing shall be architecturally compatible with the associated building(s).
- B. Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches shall be permitted in an Established Front Yard to further define the streetscape.



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

- A. Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall not apply in the Town Centre.
- B. Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Front Building Façade.
- C. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall only apply if the Front Building Façade of the Lot's Principal Building is not oriented towards the External Street. Shall not apply in the Town Centre.
- D. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.
- E. Parking Area Landscaping (Article 6.8(O)). Shall apply, except as otherwise modified below.
  - i. Parking Area Design. If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.
  - ii. Town Centre. Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements shall not apply to Parking Areas within the Town Centre; rather, an emphasis on Perimeter Parking Area Landscaping (Article 6.8(O)(2)) to screen Parking Areas from Primary Streets and Secondary Streets shall be required.
- F. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then a detailed development plan may be approved with fewer plantings than otherwise required.
- G. Town Centre. The following landscaping criteria shall also apply within the Town Centre.
  - i. Plantings should be grouped in larger masses that relate to the pedestrian scale of the site and Building, with a clustered focus along Building foundations and pedestrian entrances.
  - ii. Street trees are encouraged within the Right-of-way along East Street and 191st Street to enhance the pedestrian-scale and provide separation between the vehicle and pedestrian, subject to approval by the Department of Public Works. Street trees may be planted in sidewalks / paths with tree grates (minimum size of



four (4) feet by (4) four feet) or other treatment, or between sidewalks / paths and streets where planting strips of sufficient width exists, subject to easements.

- 8.5 Article 6.9 Lighting Standards: Shall apply. In addition, the following shall apply:
- A. Decorative Fixtures: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District.
- 8.6 Article 6.12 Outdoor Storage and Display: Shall apply. Outdoor Storage shall not be permitted within the District.
- 8.7 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise provided below.
- A. Town Centre: Off-street parking shall not be permitted in the Established Front Yard. On-street parking is contemplated along East Street and 191st Street; however, any on-street parking shall be subject to final engineering and approval by the Department of Public Works.
- 8.8 Article 6.17 Sign Standards: Shall apply, except as otherwise modified below.
- A. Approved privately-owned traffic-control and transit sights, informational and directional signs on posts used in lieu of public street signage shall be permitted to be in the Right-of-way, as required and shall be required to be maintained by the City.
  - B. Article 6.17(J)(8) Outlot Signage shall not apply; rather, each Building Façade shall be permitted two (2) square feet of sign area for each one (1) lineal foot of Building Façade. Sign area allocation may be divided between Wall, Awning, Projecting, and Under Canopy or related areas.
  - C. Article 6.17(K)(5)(c)(ii) Temporary Signage; Real Estate Signs; Nonresidential Real Estate Signs; Maximum Sign Height: Twelve (12) feet.

**Section 9. Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

- 9.1 Article 8.7 Pedestrian Network Standards: Shall apply. In addition, the following shall apply.
- A. Cool Creek Trail. The Developer shall construct and dedicate the Cool Creek Trail through the District, as generally located and depicted on the Concept Plan. The trail shall be installed in accordance with the City's Construction Standards, as approved by the Department of Public Works.
  - B. Mixed-Use Subdistrict: Pedestrian pathways and crossings within the Mixed-use District, whether public or private, shall be delineated (e.g., pavers, edging, material, creative or artistic striping) and distinguished from



vehicular surfaces.

- 9.2 Decorative Streetscape Elements. Decorative street signs, light fixtures, and traffic control devices shall be permitted within entrance drives, Right-of-ways, and walkways, and may differ from the City's standards if it conforms to the Indiana Manual on Uniform Traffic Control Devices. Such decorative elements shall be consistent with the development theme and shall neither be installed nor maintained at the City's expense.

**Section 10.** **Design Standards.** The standards of Chapter 8 Design Standards, as applicable to each Subdistrict's Underlying Zoning District, shall apply to the development of the Real Estate.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;  
SIGNATURE PAGE FOLLOWS.]



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

**WESTFIELD CITY COUNCIL**

**Voting For**

**Voting Against**

**Abstain**

_____  
Jim Ake

_____  
Jim Ake

_____  
Jim Ake

_____  
James J. Edwards

_____  
James J. Edwards

_____  
James J. Edwards

_____  
Steven Hoover

_____  
Steven Hoover

_____  
Steven Hoover

_____  
Robert L. Horkay

_____  
Robert L. Horkay

_____  
Robert L. Horkay

_____  
Mark F. Keen

_____  
Mark F. Keen

_____  
Mark F. Keen

_____  
Charles Lehman

_____  
Charles Lehman

_____  
Charles Lehman

_____  
Cindy L. Spoljaric

_____  
Cindy L. Spoljaric

_____  
Cindy L. Spoljaric

ATTEST:

_____  
Cindy Gossard, Clerk Treasurer



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

_____  
Cindy Gossard, Clerk-Treasurer

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

_____  
J. Andrew Cook, Mayor

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

_____  
J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC  
Henke Development Group, LLC  
1100 Chatham Hills Boulevard, Westfield, Indiana 46074

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



**SCHEDULE OF EXHIBITS**

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



**EXHIBIT A**  
**REAL ESTATE**

The below description includes fourteen (14) parcels:

**TRACTS 1 and 2** (Parcel #09-06-30-00-00-003.000 / #29-06-30-000-003.000-015) (Parcel #08-06-30-00-00-004.001 / #29-06-30-000-004.001-014)

A part of the Northwest Quarter of Section 30, Township 19 North, Range 4 East located in Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at a Mag Nail on the South line of the Northwest Quarter of Section 30, Township 19 North, Range 4 East, said point of beginning being North 89 degrees 47 minutes 37 seconds West (assumed bearing) 1126.98 feet from a P.K. Nail at the Southeast corner of said Northwest Quarter; thence North 89 degrees 47 minutes 37 seconds West 1316.40 feet to a 5/8" iron rod with yellow cap stamped S0083 at the point of intersection of the South line of said Northwest Quarter and the Easterly right-of-way line of U.S. Highway #31; the following 5 courses are on and along said Easterly right-of-way line: (1.) thence North 00 degrees 09 minutes 26 seconds East 594.16 feet to a 5/8" iron rod with yellow cap stamped S0083; (2.) thence North 00 degrees 44 minutes 59 seconds East 483.33 feet to an existing right-of-way marker; (3.) thence North 00 degrees 09 minutes 26 seconds East 286.70 feet to a 5/8" iron rod with yellow cap stamped S0083; (4.) thence South 89 degrees 50 minutes 34 seconds East 15.00 feet to a 5/8" iron rod with yellow cap stamped S0083; (5.) thence North 00 degrees 09 minutes 26 seconds East 16.41 feet to a 5/8" iron rod with yellow cap stamped S0083 on the North line of a 36.28 acre tract of real estate described in Instrument Number 9508920; thence South 87 degrees 08 minutes 56 seconds East 1091.15 feet on and along said North line to a 5/8" iron rod with yellow cap stamped S0083 on the West line of the West fractional one-half of the Northwest Quarter of Section 30, Township 19 North, Range 4 East; Thence North 00 degrees 03 minutes 05 seconds East 4.90 feet to a 5/8" iron rod with yellow cap stamped S0083 at the Northwest corner of the Southeast Quarter of said Northwest Quarter; thence South 89 degrees 51 minutes 07 seconds East 204.00 feet on and along the North line of the Southeast Quarter of said Northwest Quarter to a 5/8" iron rod with yellow cap stamped S0083; thence South 00 degrees 03 minutes 05 seconds West 1335.36 feet to the point of beginning containing 40.788 acres, more or less.

**EXCEPT:**

A part of the West Half of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning at the Southeast corner of said half-quarter section; thence North 89 degrees 50 minutes 27 seconds West 1,112.39 feet along the South line of said half-quarter section to the Eastern boundary of U.S. 31; thence North 0 degrees 08 minutes 08 seconds East 594.63 feet (594.16 feet deduced from instrument # 9609620991) along said boundary; thence North 0 degrees 45 minutes 02 seconds East 483.33 feet along said boundary; thence North 0 degrees 09 minutes 28 seconds East 286.70 feet along said boundary; thence South 89 degrees 50 minutes 32 seconds East 15.00 feet along said boundary; thence North 0 degrees 09 minutes 28 seconds East 15.95 feet (16.41 feet deduced from instrument # 9609620991) along said boundary to the North line of said grantor's land; thence South 87 degrees 08 minutes 41 seconds East 57.44 feet along said line; thence South 1 degree 39 minutes 37 seconds East 39.06 feet; thence South 07 degrees 22 minutes 26 seconds East 575.59 feet; thence South 5 degrees 25 minutes 04 seconds East 618.43 feet; thence South 52 degrees 08 minutes 44 seconds East 118.93 feet; thence South 88 degrees 55 minutes 28 seconds East 325.04 feet; thence South 89 degrees 48 minutes 21 seconds East 350.00 feet; thence North 52 degrees 04 minutes 52 seconds East 151.68 feet; thence North 0 degrees 11 minutes 39 seconds East 508.03 feet; thence northeasterly 75.49 feet along an arc to the right having a radius of 865.00 feet and subtended by a long chord with a bearing of North 2 degrees 41 minutes 39 seconds East and a length of 75.46 feet; thence North 5 degrees 11 minutes 39 seconds East 55.63 feet to the east line of said west half-quarter section; thence South 0 degrees 03 minutes 21 seconds West 806.97 feet along said line to the point of beginning containing 6.801 acres more or less, inclusive of the presently existing right of way for 191st Street which contains 0.115 acres more or less.

TOGETHER with the permanent extinguishment of all rights and easements of ingress and egress to, from, and across this limited access facility (to be known as U.S. 31 and as Project 0710215), to and from the grantor's remaining lands along the lines described as follows: Beginning at the East end of the West 37.39 feet of the 57.44-foot course described above; thence South 1 degree 39 minutes 18 seconds East 39.85 feet; thence South 7 degrees 22 minutes 26 seconds East 575.59 feet; thence South 5 degrees 22 minutes 10 seconds East 623.40 feet; thence South 53 degrees 51 minutes 19 seconds East 141.05 feet; thence South 89 degrees 48 minutes 21 seconds East 370.00 feet; thence North 0 degrees 09 minutes 36 seconds East 10.00 feet. This restriction shall be a covenant running with the land and shall be binding on all successors in title to the said abutting lands.



**ALSO EXCEPT:**

A part of the East Half of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning at the southwest corner of said East half-quarter section; thence North 0 degrees 03 minutes 21 seconds East 806.97 feet along the West line of said East half-quarter section; thence North 5 degrees 11 minutes 39 seconds East 139.23 feet; thence Northwesterly 67.92 feet along an arc to the left having a radius of 735.00 feet and subtended by a long chord with a bearing of North 2 degrees 32 minutes 48 seconds East and a length of 67.90 feet; thence North 6 degrees 32 minutes 28 seconds West 134.22 feet to the West line of said East half-quarter section; thence North 0 degrees 03 minutes 21 seconds East 187.34 feet along said line to the North line of said grantor's land; thence South 89 degrees 50 minutes 52 seconds East 144.54 feet along said line; thence South 0 degrees 06 minutes 03 seconds East 320.07 feet; thence North 89 degrees 53 minutes 57 seconds East 58.58 feet; thence South 0 degrees 03 minutes 20 seconds West 218.81 feet; thence North 84 degrees 48 minutes 21 seconds West 74.24 feet; thence South 5 degrees 11 minutes 39 seconds West 62.16 feet; thence Southwesterly 64.14 feet along an arc to the left having a radius of 735.00 feet and subtended by a long chord with a bearing of South 2 degrees 41 minutes 39 seconds West and a length of 64.12 feet; thence South 0 degrees 11 minutes 39 seconds West 548.03 feet; thence South 47 degrees 25 minutes 05 seconds East 109.21 feet; thence South 89 degrees 48 minutes 21 seconds East 3.30 feet; thence South 0 degrees 03 minutes 20 seconds West 55.58 feet to the South line of said quarter section; thence North 89 degrees 30 minutes 26 seconds West 204.01 feet along said line to the point of beginning containing 4.409 acres more or less, inclusive of the presently existing right of way for 191st Street which contains 0.033 acres more or less.

**ALSO EXCEPT:**

A part of the West Half of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning North 0 degrees 03 minutes 21 seconds East 1,146.80 feet from the Southeast corner of said West half-quarter section; thence South 89 degrees 53 minutes 57 seconds West 19.95 feet thence North 0 degrees 06 minutes 03 seconds West 183.49 feet to the North line of said grantor's land; thence South 87 degrees 08 minutes 41 seconds East 20.47 feet along said line to the East line of said West half-quarter section; thence South 0 degrees 03 minutes 21 seconds West 182.44 feet along said line to the point of beginning containing 0.085 acres more or less.

**TRACT 3 (Parcel #08-06-30-00-00-004.002 / 2906-30-000-004.002-014)**

Part of the Southeast Quarter of the Northwest Quarter of Section 30, Township 19 North, Range 4 East of the Second Principal Meridian in Hamilton County, Indiana, being described as follows:

Commencing at the Mag Nail at the Southeast corner of the Southeast Quarter of the Northwest Quarter of Section 30, Township 19 North, Range 4 East; thence on the South line of the Southeast Quarter of said Northwest Quarter North 89 degrees 47 minutes 37 seconds West (assumed bearing) 674.83 feet to the point of beginning of this description; thence continuing on said South line North 89 degrees 47 minutes 37 seconds West 452.15 feet to the East line of the tract of real estate described in Instrument No. 9609600991; thence on said East line North 00 degrees 03 minutes 05 seconds East 1335.36 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying S083" on the North line of the Southeast Quarter of said Northwest Quarter; thence on said North line South 89 degrees 51 minutes 07 seconds East 452.15 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying S083"; thence South 00 degrees 03 minutes 05 seconds West 1335.82 feet to the point of beginning, containing 13.86 acres, more or less.

**EXCEPT:**

A part of the East Half of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning on the South line of said half-quarter section South 89 degrees 30 minutes 26 seconds East 204.01 feet from the Southwest corner of said half-quarter section; thence North 0 degrees 03 minutes 20 seconds East 55.58 feet; thence South 89 degrees 48 minutes 21 seconds East 452.15 feet to the east line of said grantor's land; thence South 0 degrees 03 minutes 20 seconds West 55.71 feet along said line to the South line of said quarter section; thence North 89 degrees 47 minutes 21 seconds West 452.15 feet along said line to the point of beginning containing 0.578 acres more or less, inclusive of the presently existing right of way for 191st Street which contains 0.074 acres more or less.



**TRACT 4** (Parcel #08-06-30-00-00-014.001 / #29-06-30-000-014.001-014)

Part of the Northeast Quarter of the Southwest Quarter of Section 30, Township 19 North, Range 4 East of the Second Principal Meridian in Hamilton County, Indiana, being described as follows:

Commencing at the Mag Nail at the Northeast corner of the Northeast Quarter of the Southwest Quarter of Section 30, Township 19 North, Range 4 East; thence on the North line of the Northeast Quarter of said Southwest Quarter North 89 degrees 47 minutes 37 seconds West (assumed bearing) 674.83 feet to the point of beginning of this description; thence South 00 degrees 03 minutes 05 seconds West 1340.60 feet to a 5/8 inch steel rebar with a yellow cap stamped "Miller Surveying S083" on the South line of the Northeast Quarter of said Southwest Quarter; thence on said South line North 89 degrees 55 minutes 03 seconds West 653.09 feet to the Southwest corner of the Northeast Quarter of said Southwest Quarter; thence on the West line of the Northeast Quarter of said Southwest Quarter North 00 degrees 04 minutes 46 seconds West 1342.02 feet to the Northwest corner of the Northeast Quarter of said Southwest Quarter; thence on the North line of the Northeast Quarter of said Southwest Quarter South 89 degrees 47 minutes 37 seconds East 656.15 feet to the point of beginning, containing 20.16 acres, more or less.

**EXCEPT:**

Part of the Northeast Quarter of the Southwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning at the Northwest corner of said quarter-quarter section; thence South 89 degrees 42 minutes 05 seconds East 656.16 feet along the North line of said quarter-quarter section to the East line of said grantor's land; thence South 0 degrees 03 minutes 09 seconds West 54.29 feet along said line; thence North 89 degrees 48 minutes 21 seconds West 415.72 feet; thence South 70 degrees 54 minutes 15 seconds West 105.95 feet; thence South 49 degrees 51 minutes 23 seconds West 63.93 feet; thence South 0 degrees 11 minutes 39 seconds West 271.69 feet; thence North 89 degrees 48 minutes 21 seconds West 89.93 feet to the West line of said quarter-quarter section; thence North 0 degrees 04 minutes 42 seconds West 403.56 feet along said line to the point of beginning containing 1.654 acres more or less, inclusive of the presently existing right of way for 191st Street which contains 0.294 acres more or less.

**TRACT 5** (Parcel #09-06-30-00-00-020.001 / #29-06-30-000-020.001-015)

A part of the West half of the Southwest Quarter of Section Thirty (30), Township Nineteen (19) North, Range Four (4) East, bounded as follows:

Begin as the Southwest corner of said Section, run thence North (North 00 degrees 33 minutes 58 seconds West, measured) one thousand four hundred forty-four (1,444) feet, thence East one thousand one hundred seventy (1,170) feet (North 89 degrees 32 minutes 54 seconds East 1168.72 feet, measured) to the East line of said West half section, thence South (South 00 degrees 58 minutes 33 seconds East, measured) one thousand four hundred thirty-six (1,436) feet to the South line of said section; thence West one thousand one hundred seventy-nine (1,179) feet (South 89 degrees 09 minutes 24 seconds West 1178.93 feet, measured) to the place of beginning.

**EXCEPT:**

Begin eight hundred seventy-six (876) feet North (North 00 degrees 33 minutes 58 seconds West, measured) of the Southwest corner of said section and on the West line thereof; run thence North (North 00 degrees 33 minutes 58 seconds West, measured) on and along the said West line five hundred sixty-eight (568) feet; thence East (North 89 degrees 32 minutes 54 seconds East, measured) three hundred (300) feet; thence South (South 00 degrees 33 minutes 58 seconds East, measured) five hundred sixty-eight (568) feet; thence West (South 89 degrees 32 minutes 54 seconds West, measured) three hundred (300) feet to the place of beginning of this exception.

**ALSO EXCEPT:**

Begin at the Southwest corner of said section and run thence East (North 89 degrees 09 minutes 24 seconds East, measured) on and along the South line of said section three hundred thirty-eight and seven-tenths (338.7) feet; thence North (North 00 degrees 58 minutes 22 seconds East, measured) parallel with the West line of said section one hundred (100) feet; thence West (South 89 degrees 09 minutes 24 seconds West, measured) parallel with the South line of said section three hundred thirty-eight and seven-tenths (338.7) feet to the intersection of the West line of said section; thence South (South 00 degrees 58 minutes 22 seconds East, measured) on and along the West line of said section one hundred (100) feet to the place of beginning of this exception.



**ALSO EXCEPT:**

A part of the Southwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Commencing at the Southwest corner of said quarter section; thence North 0 degrees 11 minutes 50 seconds East 393.69 feet along the West line of said quarter section to the South line of a parcel of land described in Instrument #20060004186 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 57 minutes 40 seconds East 201.25 feet along said line to the point of beginning of this description; thence Northeasterly 98.10 feet along an arc to the right, having a radius of 346.00 feet and subtended by a long chord with a bearing of North 81 degrees 52 minutes 38 seconds East and length of 97.78 feet; thence South 90 degrees 00 minutes 00 seconds East 296.91 feet to the East line of said parcel; thence South 0 degrees 12 minutes 29 seconds West 13.55 feet along said line to the South line of said parcel; thence South 89 degrees 57 minutes 40 seconds West 393.66 feet along said line to the point of beginning containing 0.114 acres more or less.

**ALSO EXCEPT:**

A part of the West half of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows: Commencing at the Southwest corner of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, said corner being on the East line of the Southeast Quarter of Section 25, Township 18 North, Range 3 East, in said county; thence North 00 degrees 33 minutes 58 seconds West on the West line of said Southwest Quarter 393.69 feet to a P.K. Nail at the point of beginning for the tract herein described; thence North 00 degrees 33 minutes 58 seconds West on the West line of said Southwest Quarter 482.31 feet to a P.K. Nail at the Southwest corner of the real estate described in said Instrument #89-28021 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 32 minutes 54 seconds East on the South line of said real estate and its Easterly extension 595.00 feet to a 5/8 inch rebar; thence South 00 degrees 33 minutes 58 seconds East parallel with the West line of said Southwest Quarter 482.31 feet to a 5/8 inch rebar; thence South 89 degrees 32 minutes 54 seconds West parallel with the South line of the real estate described in said Instrument Number 89-28021 a distance of 595.00 feet to the point of beginning.

**ALSO EXCEPT:**

A part of the West half of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of said Section 30, said point as found per county surveyor ties, said point being in the center of Union Street (old U.S. Highway 31), as now located; thence North 00 degrees 33 minutes 58 seconds West along the West line of said Southwest Quarter and in said Union Street, 1440.00 feet to the Northwesterly corner of a certain parcel of land as described in Instrument #9362547, in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 32 minutes 54 seconds East along the Northerly line of the aforesaid real parcel, 300.00 feet to the Northeasterly corner of said parcel of land, said point also being on the Southerly line of a certain parcel of land as described in Instrument #96-44563 (Office of the Recorder), said point being the point of beginning; thence continue North 89 degrees 32 minutes 54 seconds East, along said Southerly parcel of land, 869.04 feet to a point on the East line of said West half, said point also being in the center of North East Street, as now located; thence South 00 degrees 56 minutes 38 seconds East, along said East line and in said North East Street, as now located; thence South 00 degrees 56 minutes 38 seconds East, along said East line and in said North East Street, 568.17 feet; thence South 89 degrees 32 minutes 54 seconds West 578.36 feet to the Northeasterly corner of a certain parcel of land as described in Instrument 98-21037 (Office of the Recorder); thence South 89 degrees 34 minutes 23 seconds West, along the Northerly line of last parcel of land, 294.43 feet to the Southerly extension of the Easterly line of said parcel of land described in Instrument #93-62547; thence North 00 degrees 33 minutes 58 seconds West, along said extension and said Easterly line 568.03 feet to the point of beginning, containing 11.3589 acres (494,794.94 square feet), more or less.



**ALSO EXCEPT:**

A part of the Southwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, described as follows: Beginning at a point on the West line of said quarter section North 0 degrees 11 minutes 50 seconds East 100.00 feet from the Southwest corner of said quarter section, which point is the Northwest corner of an exception described in Instrument #2013002424 in the Office of the Recorder of Hamilton County, Indiana thence continuing North 0 degrees 11 minutes 50 seconds East 293.74 feet along the West line of said quarter section to the Southwest corner of a parcel of land described in Instrument #20060004186 in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 57 minutes 39 seconds East 16.43 feet along said line; thence South 35 degrees 20 minutes 59 seconds East 46.22 feet; thence South 90 degrees 00 minutes 00 seconds East 73.03 feet; thence Northeasterly 93.37 feet along an arc to the right, having a radius of 346.00 feet and subtended by a long chord with a bearing of North 66 degrees 01 minute 26 seconds East and a length of 93.08 feet; thence North 89 degrees 57 minutes 40 seconds East 393.66 feet; thence North 0 degrees 12 minutes 29 seconds East 13.55 feet; thence South 90 degrees 00 minutes 00 seconds East 582.84 feet to the East line of said grantor's land, which line is the centerline of East Street; thence South 0 degrees 04 minutes 41 seconds East 82.00 feet along said centerline; thence North 90 degrees 00 minutes 00 seconds West 879.87 feet; thence Southwesterly 376.22 feet along an arc to the left, having a radius of 264.00 feet and subtended by a long chord with a bearing of South 49 degrees 10 minutes 48 seconds West and a length of 345.18 feet, which point is on the North line of said exception from Instrument #2013002424; thence South 89 degrees 57 minutes 40 seconds West 37.87 feet along said line to the point of beginning containing 2.445 acres more or less.

**TRACT 6 (Parcel# 09-06-30-00-00-002.000)**

Beginning 945.6 feet South of the Northwest corner of the West fractional half of the Northwest quarter of Section 30, Township 19 North, Range 4 East, and on the West line thereof, thence south on and along aforesaid West line 337.5 feet to the centerline of a stream; thence Easterly on and along said centerline of said stream 1164 feet to the East line of said half quarter section; thence North on and along aforesaid East line 337.5 feet to a point 1002.4 feet South of the North line of said half quarter section; thence Westerly 1163.6 feet to the place of beginning.

**EXCEPTING**

**THEREFROM:**

A part of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana and being that part of the grantor's land lying within the right of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit B, described as follows: Commencing at the northwest corner of said quarter section; thence South 0 degrees 08 minutes 44 seconds West 945.63 feet along the west line of said quarter section to the prolonged north line of said grantor's land; thence South 87 degrees 02 minutes 59 seconds East 71.99 feet along said prolonged line to the east boundary of U.S. 31 and the point of beginning of this description; thence continuing South 87 degrees 02 minutes 59 seconds East 48.58 feet along said line to point "34691" on said plat; thence South 1 degree 39 minutes 37 seconds East 338.71 feet to the south line of said grantor's land; thence North 87 degrees 08 minutes 41 seconds West 57.44 feet along said line to the east boundary of U.S. 31; thence North 0 degrees 09 minutes 47 seconds West 338.20 feet along said line to the point of beginning containing 0.411 acres more or less.

**FURTHER EXCEPTING THEREFROM the property described as:**

A part of the Northwest Quarter of Section 30, Township 19 North, Range 4 East in Hamilton County, Indiana, and being that part of the grantor's land lying within the right



of way lines depicted on the attached Right of Way Parcel Plat, marked Exhibit B, described as follows: Commencing at the northwest corner of said quarter section; thence South 0 degrees 08 minutes 44 seconds West 945.63 feet along the west line of said quarter section to the prolonged north line of said grantor's land; thence South 87 degrees 02 minutes 59 seconds East 1,143.45 feet along said line prolonged and said line to the point of beginning of this description, designated as point "38204" on said plat; thence continuing South 87 degrees 02 minutes 59 seconds East 21.39 feet along said line to the northeast corner of said grantor's land; thence South 0 degrees 03 minutes 21 seconds West 336.33 feet along the east line of said grantor's land to the southeast corner of said grantor's land; thence North 87 degrees 08 minutes 41 seconds West 20.47 feet along the south line of said grantor's land; thence North 0 degrees 06 minutes 03 seconds West 336.41 feet to the point of beginning containing 0.161 acres more or less.

AND that portion conveyed to the City of Westfield in a Deed Recorded November 15, 2013 as instrument number 2013069401, more particularly described as follows:

A part of the Northwest Quarter of Section 30, Township 19 North, Range 4 East, Hamilton County, Indiana, and being that part of the grantor's land lying within the easement lines depicted on the attached Easement Parcel Plat marked Exhibit "B", described as follows: Commencing at the northwest corner of said quarter section; thence South 0 degrees 08 minutes 44 seconds West 945.63 feet along the west line of said quarter section to the prolonged north line of the grantor's land; thence South 87 degrees 02 minutes 59 seconds East 120.57 feet along said prolonged north line and the north line of the grantor's land to the proposed eastern boundary of U.S. 31 and point "34691" designed on said plat; thence South 1 degree 39 minutes 37 seconds East 15.05 feet along the proposed boundary of said U.S. 31 to the south line of a sanitary sewer easement in favor of the City of Westfield and the point of beginning of this description; thence South 85 degrees 51 minutes 11 seconds East 50.26 feet along the south line of said easement; thence South 1 degree 39 minutes 37 seconds East 36.13 feet; thence South 88 degrees 20 minutes 23 seconds West 50.00 feet to the proposed eastern boundary of said U.S. 31; thence North 1 degree 39 minutes 37 seconds West 41.21 feet along the proposed boundary of said U.S. 31 to the point of beginning and containing 0.044 acres, more or less.



**TRACTS 7 and 8**

(Parcel # 08-06-30-00-004.000) (Parcel # 08-06-30-00-00-014.000)

**PARCEL 1**

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, THE FOLLOWING DESCRIPTION IS BASED ON A SURVEY PREPARED BY NORMAN H. HISELMAN, P.S., INDIANA #S0461 OF WEIHE ENGINEERS, INC. UNDER JOB NO. W190005, DATED FEBRUARY 4, 2019, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST (BEARINGS BASED UPON STATE PLANE COORDINATES INDIANA EAST ZONE NAD 83 (2011) EPOCH 2010.0) 332.16 FEET ALONG THE SOUTH LINE OF SAID NORTHWEST QUARTER TO THE WEST LINE OF THE LANDS TAKEN FOR RIGHT OF WAY FOR 191ST STREET AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST 342.72 FEET ALONG SAID SOUTH LINE TO THE EAST LINE OF THE LANDS CONVEYED TO ANTHONY PROPERTIES, L.P. (NOW NORTH WESTFIELD DEVELOPMENTS, LLC WARRANTY DEED RECORDED AS INSTRUMENT NUMBER 2014050892) AS DESCRIBED IN INSTRUMENT NUMBER 9609620991 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 04 MINUTES 12 SECONDS EAST 1335.27 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION (REBAR WITH A CAP MARKED "MILLER" FOUND); THENCE SOUTH 89 DEGREES 51 MINUTES 29 SECONDS EAST 670.63 FEET ALONG THE NORTH LINE OF SAID QUARTER QUARTER SECTION TO THE EAST LINE OF AFORESAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 06 MINUTES 36 SECONDS EAST ALONG SAID EAST LINE 651.96 FEET TO THE NORTH LINE OF THE LANDS TAKEN FOR RIGHT OF WAY OF FLIPPINS ROAD, THE NEXT FIVE COURSES ARE ALONG SAID RIGHT OF WAY; THENCE NORTH 84 DEGREES 54 MINUTES 09 SECONDS WEST 32.81 FEET; THENCE SOUTH 07 DEGREES 22 MINUTES 16 SECONDS WEST 340.27 FEET; THENCE SOUTH 05 DEGREES 05 MINUTES 51 SECONDS WEST 317.43; THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS WEST 226.13 FEET; THENCE SOUTH 00 DEGREES 13 MINUTES 30 SECONDS EAST 33.16 FEET TO THE POINT OF BEGINNING CONTAINING 19.26 ACRES MORE OR LESS.

**PARCEL 2**

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST OF THE SECOND PRINCIPAL MERIDIAN, HAMILTON COUNTY, INDIANA, THE FOLLOWING DESCRIPTION IS BASED ON A SURVEY PREPARED BY NORMAN H. HISELMAN, P.S., INDIANA #S0461 OF WEIHE ENGINEERS, INC. UNDER JOB NO. W190005, DATED FEBRUARY 4, 2019, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF QUARTER QUARTER SECTION; THENCE NORTH 89 DEGREES 46 MINUTES 30 SECONDS WEST (BEARINGS BASED UPON STATE PLANE COORDINATES INDIANA EAST ZONE NAD 83 (2011) EPOCH 2010.0) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER 332.11 TO WEST LINE OF

THE LANDS TAKEN FOR THE RIGHT OF WAY OF 191ST STREET AND THE POINT OF BEGINNING, THE NEXT TWO COURSES AREA LONG SAID RIGHT OF WAY; THENCE SOUTH 00 DEGREES 13 MINUTES 30 SECONDS WEST 36.84 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS EAST 332.24 TO THE EAST LINE OF SAID QUARTER QUARTER; THENCE ALONG SAID EAST LINE SOUTH 00 DEGREES 01 MINUTES 04 SECONDS WEST 1302.44 FEET TO THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION (IRON PIN FOUND MARKED WITH A "MILLER" CAP); THENCE NORTH 89 DEGREES 55 MINUTES 27 SECONDS WEST 676.05 FEET TO THE EAST LINE OF THE LANDS CONVEYED TO ANTHONY PROPERTIES, L.P. (NOW NORTH WESTFIELD DEVELOPMENTS, LLC AS DESCRIBED IN INSTRUMENT NUMBER 2014050892) AS DESCRIBED IN INSTRUMENT NUMBER 200500078606 AND RECORDED IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE ALONG SAID EAST LINE NORTH 00 DEGREES 04 MINUTES 12 SECONDS EAST 1341.03 FEET TO THE NORTH LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 89 DEGREES 46 MINUTES 30 SECONDS EAST 342.72 FEET TO THE POINT OF BEGINNING CONTAINING 20.50 ACRES MORE OR LESS.



**TRACT 9 (Parcel# 09-06-30-00-00-021.000)**

A PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE EAST ON AND ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER 338.7 FEET TO AN IRON STAKE; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER 100 FEET TO AN IRON STAKE; THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID QUARTER SECTION 338.7 FEET TO THE INTERSECTION OF THE WEST LINE OF SAID QUARTER SECTION; THENCE SOUTH 100 FEET TO THE PLACE OF BEGINNING.

**TRACT 10 (Parcel# 09-06-30-00-00-027.001)**

Block A in the IMMI Campus Subdivision per plat dated January 10, 2019 and recorded on January 25, 2019 as Instrument 2019003012 in the office of the Recorder of Hamilton County, Indiana.

**TRACT 11 (Parcel# 09-06-30-00-00-022.000)**

A part of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, bounded as follows:

Beginning at a point 876.0 feet North of the Southwest corner of the Southwest Quarter of Section 30, Township 19 North, Range 4 East; thence North 120.0 feet on and along the West line of said Southwest Quarter; thence East 300.0 feet parallel with the South line of said Southwest Quarter; thence South 120.0 feet parallel with the West line of said Southwest Quarter; thence West 300.0 feet parallel with the South line of said Southwest Quarter to the POINT OF BEGINNING, containing 0.83 acres, more or less.

**TRACT 12 and 13**

**(Parcel# 09-06-30-00-00-025.000) (Parcel# 09-06-30-00-00-024.000)**

Part of the West Half of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, in Hamilton County, Indiana, more particularly described as follows, to-wit:

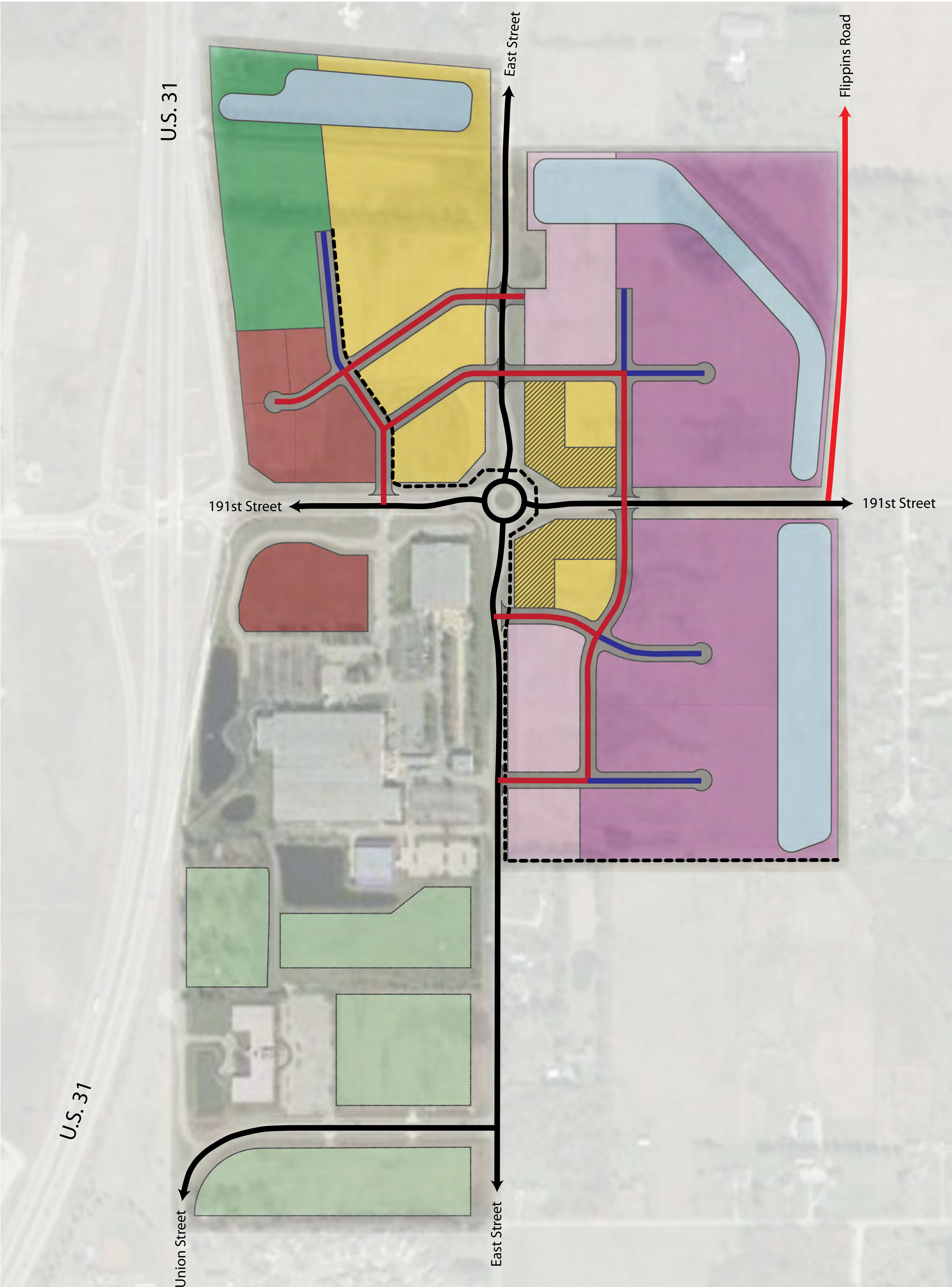
Tract 1- Begin at a point 1,112.0 feet North of the Southwest Corner of the West Half of the Southwest Quarter of Section 30, Township 19 North, Range 4 East, run thence North 232 feet along the West Quarter Section line to a point; run thence East parallel to the North quarter section line, which is a distance of 300 feet to a point; run thence South 232 feet parallel to the West quarter section line to a point; and run thence West 300 feet to the place of beginning, all in Hamilton County, Indiana.

Tract 2- Also begin at a point 996 feet North of the Southwest corner of the West Half of the Southwest Quarter of Section 30, Township 19 North, Range 4 East; run thence 116 feet along the West quarter section line to a point; run thence East parallel to the North quarter section line, which is a distance of 300 feet to a point, run thence South 116 feet parallel to the West quarter section line to a point; and run thence West 300 feet to the place of beginning, all in Hamilton County, Indiana.

**TRACT 14 (Parcel# 09-06-30-00-00-020.111)**

Block B in the IMMI Campus Subdivision per plat dated January 10, 2019 and recorded on January 25, 2019 as Instrument 2019003012 in the office of the Recorder of Hamilton County, Indiana.



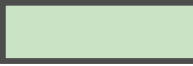


# Midtown at Westfield

CONCEPT MASTER PLAN

## LAND USE LEGEND

MAY 30, 2019

	HOTEL / OFFICE SUBDISTRICT	8 AC
	RETAIL AND SERVICE SUBDISTRICT	8 AC
	MIXED-USE SUBDISTRICT	21 AC
	BUSINESS & TECHNOLOGY SUBDISTRICT	36 AC
	EAST OF EAST SUBDISTRICT	9 AC
	WEST OF EAST SUBDISTRICT	17 AC

* ACREAGES ARE APPROXIMATED

	TOWN CENTRE OVERLAY
	PRIMARY STREET
	SECONDARY STREET
	TERTIARY STREET
	COOL CREEK TRAIL





# ILLUSTRATIVE BUILDING EXAMPLES

HOTEL / OFFICE SUBDISTRICT



COMMERCIAL SUBDISTRICT



BUSINESS & TECHNOLOGY SUBDISTRICT



EAST OF EAST SUBDISTRICT



WEST OF EAST SUBDISTRICT



MIXED-USE SUBDISTRICT



EXHIBIT C-1: CHARACTER EXHIBIT



# STREETSCAPE AND THEMING



QUALITY BUILDING MATERIALS



DIVERSITY IN MATERIALS



PEDESTRIAN EMPHASIS



DECORATIVE ELEMENTS



EXHIBIT C-2: CHARACTER EXHIBIT



**Narrative Statement**  
**Midtown at Westfield**

Henke Development Group, LLC respectfully requests this change of zoning for 138 acres± generally located at the intersections of 191st Street and East Street, and East Street and Union Street. The property's existing zoning is a combination of LB: Local and Neighborhood Business District, EI: Enclosed Industrial District, AG-SF1: Agriculture / Single-Family Rural District, and SF-3: Single-Family Medium Density District, and a portion of the property is currently subject to the US Highway 31 Overlay District.

The change of zoning is requested to accommodate a high-end mixed-use development to be known as "Midtown at Westfield", that is proposed to consist of a mix of land uses complimentary to the surrounding development patterns and US Highway 31 interchange. As depicted in the application and exhibits, the proposed Planned Unit Development (PUD) District ordinance establishes permits uses and establishes standards consistent with other gateway PUD District Ordinances approved by the City.

The proposed campus will include a mix of land uses complimentary to the live-work-play lifestyle with a design emphasis on pedestrian-orientation and access, and high-quality building architecture. The district is proposed to be anchored by a central node at the intersection of 191st Street and East Street. Development patterns and land uses compatible with the interchange are proposed along US31 and 191st Street and will include high-quality architecture and a mix of retail, hospitality and office uses. Secondary subdistricts along the East Street corridor and 191st Street corridor (east of East Street) are intended to transition from the vehicularly-dominated interchange and are envisioned to include a mix of uses typical of a business and technology park. Potential uses include office, medical technology, research and development, office/flex spaces, and potentially some residential. The secondary tiers of these corridors will further transition in design, land uses and buffering (including a combination of landscaping, detention and separation) towards the perimeter boundaries of the district.

The site is located within the "Employment Corridor" (or Highway Corridors) of the City's 2007 Comprehensive Plan, with a small portion of the eastern edge of the property within the "Business Park and "New Suburban" classifications. The development policies for the Highway Corridor area generally include the following:

- Encourage building design, height, scale, and mass that is appropriate to the surrounding area.
- Encourage building materials and colors that are appropriate to the setting. Metal buildings should be enhanced with other building materials, such as stone or brick, to improve their appearance.
- Maintain attractive highway corridors and appealing business and industrial areas through landscaping, setbacks, and building design.
- Promote large-scale employment intensive office uses on the US 31 Corridor. Appropriate land uses include: office and service uses, research and development, retail and institutional uses subordinate to and supportive of the office and service uses.
- Locate loading docks appropriately, generally at the sides or backs of buildings. Screening should be provided where it is needed to hide unattractive views.

As proposed, the development will meet the economic and design objectives and policies of the Comprehensive Plan. In addition, Midtown at Westfield will be an iconic development anchoring the 191st Street and US31 gateway to Grand Park as well as anchoring the south gateway to NorthPoint.





## Memorandum

Date: June 25, 2019

To: Pam Howard, Senior Planner

Economic and Community Development Department

From: Phil A. Sundling, P.E.

Henke Development Group, LLC

1100 Chatham Hills Blvd., Westfield, IN 46074

Re: Midtown at Westfield PUD District (1907-PUD-17)

Summary of Open House for Neighbors

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, North Westfield Developments, LLC along with Henke Development Group, LLC hosted an open house for adjoining property owners on Tuesday, June 25, 2019, at the IMMI Conference Center (18880 N. East Street, Washington Township, Westfield, Indiana). Below please find a brief written report of the open house.

Open house began at 6:35 p.m. Petitioner representatives included Steve Henke, Phil Sundling, Brad Henke and Doug Fleenor (Henke Development Group) and Tom, Dick, Bev, Shellie, and Ronnie Anthony along with Suzy Wilhelm and Betsy Gordon (North Westfield Developments). Attendees included twelve (12) adjacent property owners and two (2) Council members (S. Hoover, C. Lehman) and one (1) Westfield Planning Department representatives (P. Howard).

After introductions and an overview of the property and proposed change of zoning, discussion included the following: leasing plan for spec buildings (goal is to shoot for 50% pre-leased before a building is built), timeline for the proposed construction (as early as next year but we don't want to rush into construction), light pollution (will be explored to verify that no impact to adjacent properties once we get into detailed site development), on-street parking (contemplated in the zoning but will be determined as we get further into development whether we want it or not, all contingent upon Public Works approvals), traffic along both East Street and 191st Street (a study, if requested, may be necessary), 191st and Grassy Branch roundabout timing (federally funded, fiscal year 2021), East Street North Extension timing (federally funded, fiscal year 2021, starting as early as next year), firearm usage on the property (since this will be annexed it will not be allowed) and lastly the live/work/play atmosphere and desire for millennials (the comment was simply promoting the exact type of development being proposed with the rezoning). After general discussion, the open house concluded around 7:30 p.m.





## Memorandum

Date: June 26, 2019

To: Pam Howard, Senior Planner  
Economic and Community Development Department

From: Phil A. Sundling, P.E.  
Henke Development Group, LLC  
1100 Chatham Hills Blvd., Westfield, IN 46074

Re: Midtown at Westfield PUD District (1907-PUD-17)  
Summary of Open House for Neighbors

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, North Westfield Developments, LLC along with Henke Development Group, LLC hosted an open house for adjoining property owners on Wednesday, June 26, 2019, at the IMMI Conference Center (18880 N. East Street, Washington Township, Westfield, Indiana). Below please find a brief written report of the open house.

Open house began at 6:33 p.m.

Petitioner representatives included Steve Henke, Phil Sundling and Brad Henke (Henke Development Group) and Tom, Dick, Bev, Shellie, and Ronnie Anthony along with Suzy Wilhelm, Betsy Gordon and Tony Schelonka (North Westfield Developments).

Attendees included thirty-four (34) adjacent property owners and two (2) Council members (C. Spoljaric, J. Edwards).

After introductions and an overview of the property and proposed change of zoning, discussion included the following: buffering along East Street (will provide at a minimum what is required through the zoning process, will also consider mounding), trees along the legal drain (were removed by the County, we will protect what remains), roadway plans and traffic (East Street extension, 191st and Grassy Branch roundabout plans and timing), fuel center (requested to be "top tier"), wetlands and environmental impacts (will perform an environmental analysis and through the permitting process will try to avoid as much as possible and will mitigate any impacts), water wells (Cindy confirmed no well exists in this area), annexation limits (east of East Street is not annexed yet but west of East Street is annexed). After general discussion, the open house concluded around 7:30 p.m.





WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

July 15, 2019  
1907-PUD-17  
Exhibit 1

**Docket Number:** 1907-PUD-17 (Ordinance No. 19-21)

**Petitioner:** Henke Development Group, LLC by Onpointe Land Matters, LLC

**Request:** A change of zoning of 138 acres +/- from the AG-SF1, SF-3, EI, & LB Districts to the Midtown at Westfield PUD District.

**Current Zoning:** AG-SF1: Agriculture / Single-Family Rural District  
SF3: Single-Family Medium Density District  
EI: Enclosed Industrial District  
LB: Local and Neighborhood Business District

**Current Land Use:** Business / Agriculture

**Acreage:** 138 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Proposed Ord. 19-121
6. Petitioner's Narrative
7. Neighbor Meeting Summary (6/25/19)
8. Neighbor Meeting Summary (6/26/19)
9. Public Comment

**Staff Reviewer:** Pam Howard, Senior Planner

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**PETITION HISTORY**

This petition was introduced at the June 10, 2019, City Council meeting. The petition will receive a public hearing at the July 15, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner hosted 2 neighbor meetings on June 25, 2019, and June 26, 2019. A summary of each meeting has been provided by the petitioner and included as **Exhibit 7** and **Exhibit 8**, respectively.

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## **PROJECT OVERVIEW**

**Location:** This subject real estate is approximately 138 acres in size and is located on the east side of US 31, north and south of 191st Street (see **Exhibit 2**). The Property currently contains 4 zoning districts: AG-SF1: Agriculture / Single-Family Rural District, SF-3: Single-Family Medium Density District, EI: Enclosed Industrial District, and LB: Local and Neighborhood Business District. Adjacent zoning includes the AG-SF1 District to the north, SF2 and AG-SF1 to the east, and SF3 to the southeast, MF-1 to the south (though the use of the property is Single-Family). The Properties abut US 31 to the West, with adjacent zoning districts including Chatham Commons PUD, Hittle at 31 PUD, and GB.

**Project Description:** The petitioner is requesting a change in zoning from the existing zoning districts to the Midtown at Westfield PUD District to accommodate mixed use development, as described in the Petitioner's Narrative (see **Exhibit 6**).

**Definitions:** The proposed ordinance includes four (4) defined terms which are not included in the UDO. These terms are External Façade, Primary Street, Secondary Street, and Tertiary Street.

**Concept Plan:** The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**), which divides the real estate into six (6) subdistricts, and permits the size and configuration of each subdistrict to increase or decrease by up to fifteen percent (15%).

**Underlying Zoning:** As proposed, the PUD Ordinance assigns and underlying zoning district for each of the subdistricts. GB: General Business is proposed for the Hotel and Office, Commercial, and Mixed-Use Subdistricts; EI: Enclosed Industrial is proposed for the Business and Technology Subdistrict; and GO: General Office is proposed for the East of East and West of East Subdistricts.

**Permitted Uses:** The proposed ordinance would permit all uses that are permitted in the underlying zoning districts, as well as additional uses for some of the subdistricts. Additionally, the proposed ordinance prohibits Adult Entertainment Establishments and Special Exception Uses (unless they are individually listed as a permitted use). The permitted uses for each subdistrict are listed below.

**Hotel and Office Subdistrict:** All uses permitted in the GB District, no additional uses requested.

**Commercial Subdistrict:** All uses permitted in the GB District, with the addition of one (1) Gasoline Service Station.

**Mixed Use Subdistrict:** All uses permitted in the GB and GO Districts.

**Business and Technology Subdistrict:** All uses permitted in the EI and GO Districts, with the addition of a Hotel (or Motel). Additionally, the ordinance proposes permitting Retail and service uses as an Accessory Use.

**East of East Subdistrict:** All uses permitted in the GO District, with the addition of: Assisted Living Facility; Nursing Home; Townhouse Dwelling; Engineering, research and testing laboratories; and Hotel (or Motel). Additionally, the ordinance proposed



permitting all other uses permitted in the GB District if the business is located within a multi-story building.

West of East Subdistrict: All uses permitted in the GO District, with the addition of: Assisted Living Facility; Nursing Home; Townhouse Dwelling; Childcare / daycare centers; Health fitness and exercise centers; Professional Trade or Business School; Data processing / call centers; and Engineering, research and testing laboratories.

**Overlay Districts:** The proposed ordinance discusses three (3) overlay districts, which are further detailed below:

US Highway 31 Overlay District: As proposed, the US Highway 31 Overlay District would not apply to the real estate.

State Highway 32 Overlay District: The proposed ordinance would apply the Architectural Design Requirements of the State Highway 32 Overlay District in some instances, as outlined in the Development Standards section of the proposed ordinance. Additionally, any references in the overlay to the State Highway 32 Right-of-Way line would apply to the 191st Street Right-of-Way line.

Town Centre Overlay: The PUD Ordinance proposes an additional overlay district for the northeast and southeast corners of 191st Street and East Street, as shown on the Concept Plan (see **Exhibit 3**). Standards for the Town Centre Overlay are included in the subsequent section of the proposed ordinance.

**General Regulations:** As proposed, the PUD Ordinances establishes alternative standards from those of the underlying zoning districts. The standards are outlined below:

Minimum Lot Area (or Tract Requirement): The PUD Ordinance proposes no Minimum Lot Area or Minimum Tract Requirement for any of the subdistricts. This is consistent with the underlying zoning of GB; however, is a reduction from the three (3) acres required where the underlying zoning is EI or GO.

Minimum Lot Frontage: The PUD Ordinance proposes no Minimum Lot Frontage for any of the subdistricts; however, all lots would be required to have vehicular access to a street. This is a reduction from the 250 feet, 80 feet, and 70 feet required by the GO, GB, and EI Districts, respectively.

Minimum Lot Width: The PUD Ordinance proposes no Minimum Lot Width for any of the subdistricts, which is consistent with the underlying zoning districts.

Maximum Lot Coverage: The PUD Ordinance proposes no Maximum Lot Coverage for any of the subdistricts. This is consistent with the underlying zoning of GB and EI; however, is an increase from the eighty percent (80%) maximum in the GO district.



Minimum Building Setback Lines: As proposed, the PUD Ordinance establishes setbacks which are based on the abutting street or zoning district. These setbacks, and the underlying zoning requirements, are listed in the chart below.

	<b>PUD</b>	<b>GO (UDO)</b>	<b>GB (UDO)</b>	<b>EI (UDO)</b>
<b>US 31</b>	30 feet	60 feet	60 feet	100 feet
<b>191st Street (Mixed-Use District)</b>	No minimum	-	60 feet	-
<b>191st Street (all other subdistricts)</b>	30 feet	60 feet	60 feet	100 feet
<b>East Street (Mixed-Use District)</b>	No minimum	-	60 feet	-
<b>East Street (all other subdistricts)</b>	20 feet	60 feet	60 feet	100 feet
<b>Flippins Road</b>	20 feet	60 feet	60 feet	40 feet
<b>All other internal Streets</b>	15 feet	60 feet	60 feet	40 feet
<b>District Perimeter not abutting Street (abutting Residential District)</b>	30 feet	60 feet	20 feet	20 feet
<b>District Perimeter not abutting Street (abutting any other District)</b>	30 feet	20 feet	20 feet	20 feet
<b>All other Setbacks (internal setbacks)</b>	15 feet	60 feet	60 feet	40 feet



**Minimum and Maximum Building Heights:** The PUD proposes Minimum Building Heights in two districts, and alters the Maximum Building Height in three districts. The Hotel and Office Subdistrict and Town Centre Overlay would be subject to a Maximum Building Height of four (4) stories or sixty (60) feet (whichever is less), which exceeds UDO's maximum of sixty (60) feet (regardless of number of stories) for the GB district. Additionally, the PUD proposes no Maximum Building Height for the East of East Subdistrict, whereas the UDO would require a fifty (50) foot maximum in the GO District.

**Development Standards:** As proposed, the PUD Ordinance establishes alternative development standards from the UDO. The development standards of note are briefly highlighted below:

**Accessory Use and Building Standards:** The proposed ordinance modifies Article 6.1(H)(2) of the UDO which prohibits dumpster enclosures in Established Front Yards. The modification would only prohibit them in the Established Front Yard of a Primary Street, as defined in the PUD Ordinance.

**Architectural Standards:** The PUD Ordinance proposes Architectural Standards for each subdistrict which differ from the underlying zoning. The standards are further outlined below.

**Hotel and Office Subdistrict:** The proposed ordinance applies the 32 Overlay architectural standards, with two (2) modifications. The PUD Ordinance includes a standard requiring that a minimum of three (3) different exterior building materials be used on each façade, there is not a requirement for multiple materials in the 32 Overlay district of the UDO. Additionally, while the PUD proposes the same minimum masonry requirement as the UDO (60%), it also proposes permitting reduced use of masonry (as low as 33%), if Architectural Insulated Panels are used as a building material.

**Commercial Subdistrict:** The proposed ordinance applies the 32 Overlay architectural standards to the Commercial Subdistrict.

**Mixed-Use Subdistrict:** The proposed ordinance applies the 32 Overlay architectural standards to the Mixed-Use Subdistrict.

**Business and Technology Subdistrict:** The proposed ordinance uses the standards applicable to external facades in the EI District (Article 6.3(G)(2)(a)), but applies them only to facades visible from a Primary or Secondary Street, whereas the UDO would require these elements on facades visible from any Street or oriented toward an adjoining residential district. Additionally, the PUD would require these facades to have decorative architectural lighting fixtures at a rate of one (1) fixture every forty (40) feet. The PUD also proposes standards that would apply to all Building Facades. These standards relate to permitted and prohibited building material and colors, the UDO does not contain equivalent standards for the EI District.



East of East Subdistrict: The proposed ordinance applies the 32 Overlay architectural standards to the East of East Subdistrict.

West of East Subdistrict: The proposed ordinance applies the 32 Overlay architectural standards to the West of East Subdistrict.

Town Centre Overlay: The proposed ordinance includes additional standards for the Town Centre Overlay, which intend to create a pedestrian-oriented streetscape in the Overlay. These standards include requiring a continuous “street wall” with only pedestrian breaks, requiring multiple vertical planes, entrance feature requirements, drive-through restrictions, and a prohibition of franchise architecture.

All Subdistricts: The PUD Ordinance also proposes a few standards that would apply to all subdistricts. One of these is to apply the Business District Mechanical Screening standards of the UDO to all subdistricts, with the addition of a requirement for screening of wall mounted utility meters from Primary and Secondary Streets. The UDO amendment that is currently in process would require that wall mounted utility meters be screened from all ground level viewpoints. Secondly, the proposed ordinance applies the UDO’s Multi-Family Architectural Standards (Article 6.3(E)) to any building that contains only dwellings. If a building contains both dwellings and non-residential uses, then the standards of the applicable subdistrict will apply. Lastly, the PUD Ordinance incorporates a Character Imagery Exhibit to establish a benchmark for the quality of buildings, and provide examples of desired design elements and development patterns for the district.

Fence Standards: As proposed, the PUD Ordinance defaults to Article 6.5 of the UDO, with two (2) additions. The first addition requires that all walls and fences be architecturally compatible with the associated building, except for activity-areas for Childcare Centers which are permitted to be non-decorative. The second addition would permit low decorative fences or wall, with a maximum height of thirty (30) inches, in the established front yard.

Landscaping Standards: As proposed, the PUD Ordinance defaults to the Landscaping Standards of the UDO, with the following modifications:

Minimum Lot Landscaping: The PUD Ordinance proposes exempting the Town Centre Overlay from the Minimum Lot Landscaping Requirements of the UDO.

Foundation Plantings: PUD Ordinance proposes only requiring Foundation Plantings on the Front Building Façade, whereas the UDO would also require them on any façade over eighty (80) feet in length.

External Street Frontage Landscaping: As written, External Street Frontage Landscaping would only be required where the Front Building Façade is not



oriented towards an External Street. Additionally, the Town Centre Overlay would be exempt from the External Street Frontage Landscaping requirements.

Buffer Yard Requirements: As proposed, the PUD Ordinance would not require any Buffer Yard Landscaping.

Parking Area Landscaping: The proposed ordinance defaults to the Parking Area Landscaping requirements of the UDO, with two (2) exceptions. The first exception is to exempt Perimeter Parking Area Landscaping along lot lines where parking is shared between the lots. The second exception is to exempt the Town Centre Overlay from the Internal Parking Area requirements.

Lighting Standards: The proposed ordinance defaults to the Lighting Standards of the UDO, with the addition of requiring decorative fixtures which are architecturally integrated with the building style, material, and color.

Outdoor Storage and Display: As proposed, outdoor storage would not be permitted within district.

Parking and Loading Standards: As proposed, the PUD ordinance defaults to the Parking and Loading standards of the UDO, with the exception of prohibiting off-street parking in the Established Front Yard within the Town Centre Overlay.

Sign Standards: As proposed, the PUD Ordinance defaults to the Sign Standards of the UDO, with three (3) modifications, which are further described below:

1. The first modification pertains to traffic-control and other street signage, we have requested that the petitioner remove this standard as our department does not regulate this type of signage.
2. The second modification proposes permitting outlots two (2) square feet of sign area per one (1) linear foot of Building Façade. This is an increase from the UDO standard of one (1) square foot of sign area per one (1) linear foot of building fronting on a Public Right-of-way.
3. The final modification proposed increasing the Maximum Sign Height for Nonresidential Real Estate Signs from six (6) feet to twelve (12) feet.

**Infrastructure Standards:** We have suggested that the petitioner remove this section, as we are suggesting for all PUD that include this, because our department does not administer the City's construction standards. There are some standards which are duplicated in the UDO, however the Plan Commission has the authority to grant waivers to those standards during the Primary Plat process. That being said, there are a few standards that they have included under this section. We have asked that these standards be relocated to the Design Standards section, as that is the corresponding section of the UDO. The standards are further detailed below:

Pedestrian Network Standards: The proposed ordinance defaults to the Pedestrian Network Standards of the UDO, with two additions. The first addition is a requirement that the developer install and dedicate the portion of Cool Creek Trail which passes through the District. The second addition is requiring that pedestrian pathways and



crossings in the Mixed-Use Subdistrict be delineated and distinguished from vehicular surfaces.

Decorative Streetscape Elements: As proposed, the PUD Ordinance would permit decorative street signs, light fixtures, and traffic control devices which are consistent with the development theme. The developer will bear the expense of installation and maintenance.

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## **COMPREHENSIVE PLAN**

The Westfield-Washington Township Comprehensive Plan identifies the “Employment Corridor” land use as the appropriate land use for the Property; the Employment Corridor land use is described in detail in the Highway Corridors section. The Highway Corridors section proposes office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses.

The uses proposed in the subdistricts closest to the interchange of US 31 and 191st Street are consistent with the approved PUD Districts on the west side of the interchange.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: US 31; (ii) Primary Arterial 2: 191st Street; (iii) Secondary Arterial: East Street; (iv) Local: Flippins Road (v) Proposed Local: other proposed streets internal to the development; and (vi) Alternative Transportation Plan: proposed Cool Creek Trail, perimeter pathways along perimeter streets, and sidewalks along internal streets.

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## **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 July 15, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

**Council Introduction:** The petition was introduced at the June 10, 2019, City Council meeting.

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**DEPARTMENT COMMENTS**

1. **Action:** Hold a public hearing at the July 15, 2019, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or [poward@westfield.in.gov](mailto:poward@westfield.in.gov).



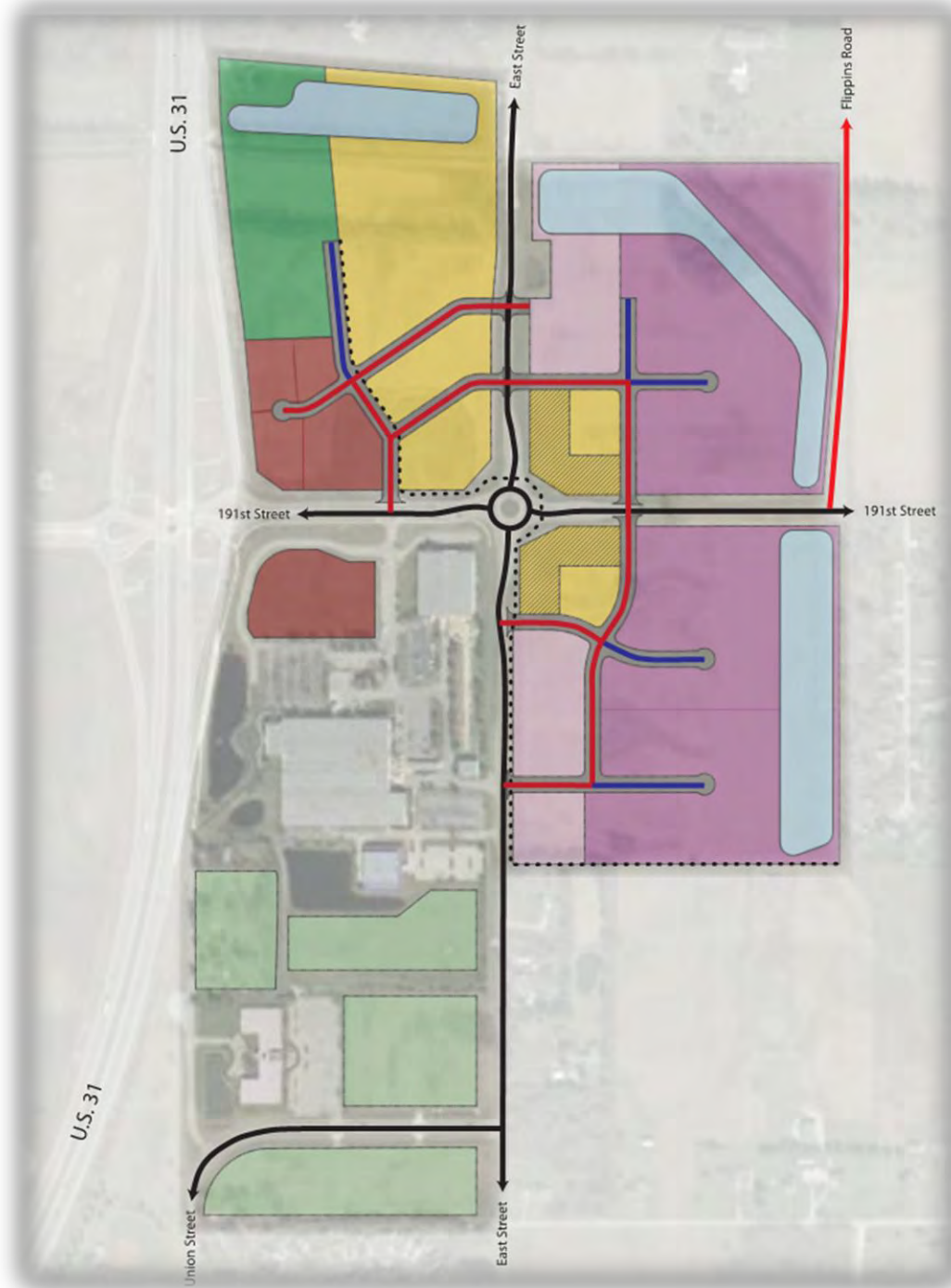
# Midtown at Westfield



July 15, 2019







## LAND USE LEGEND

APR 30, 2019

	HOTEL / OFFICE SUBDISTRICT	8 AC
	RETAIL AND SERVICE SUBDISTRICT	8 AC
	MIXED-USE SUBDISTRICT	21 AC
	BUSINESS & TECHNOLOGY SUBDISTRICT	36 AC
	EAST OF EAST SUBDISTRICT	9 AC
	WEST OF EAST SUBDISTRICT	17 AC

ACREAGES ARE APPROXIMATED

	TOWN CENTRE OVERLAY
	PRIMARY STREET
	SECONDARY STREET
	TERTIARY STREET
	COOL CREEK TRAIL



# Mixed-Use / Town Centre



*Midtown at Westfield*





















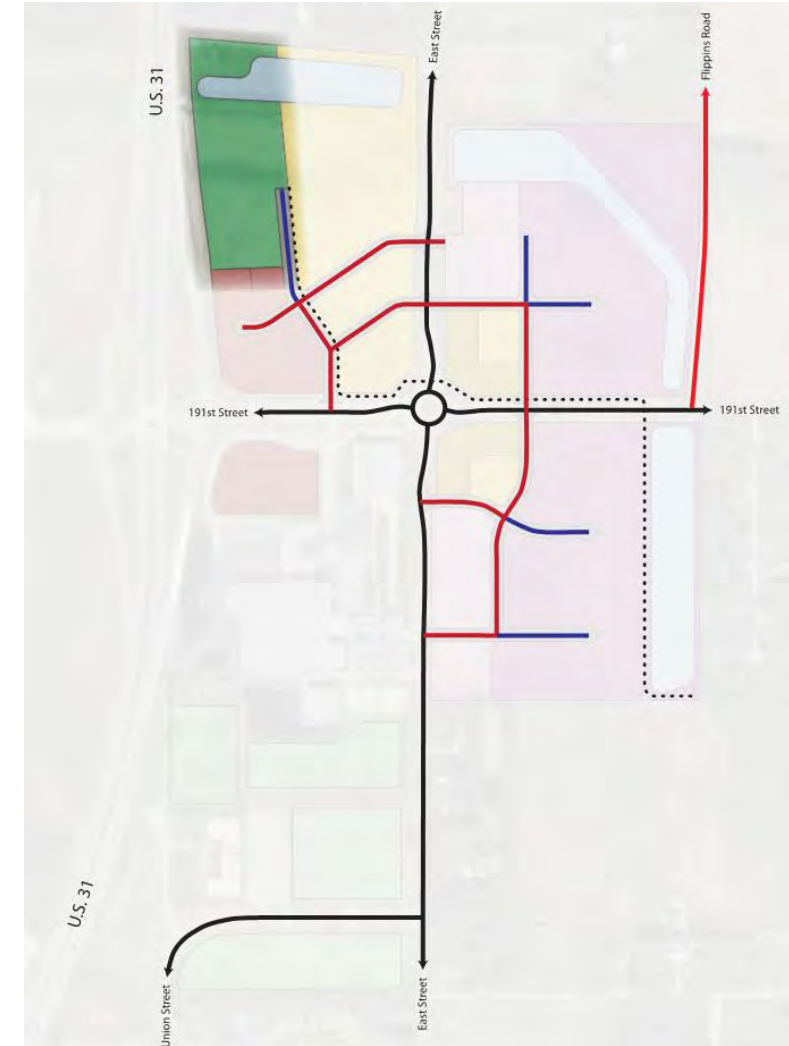




*Midtown at Westfield*



# Hotel & Office Subdistrict



*Midtown at Westfield*

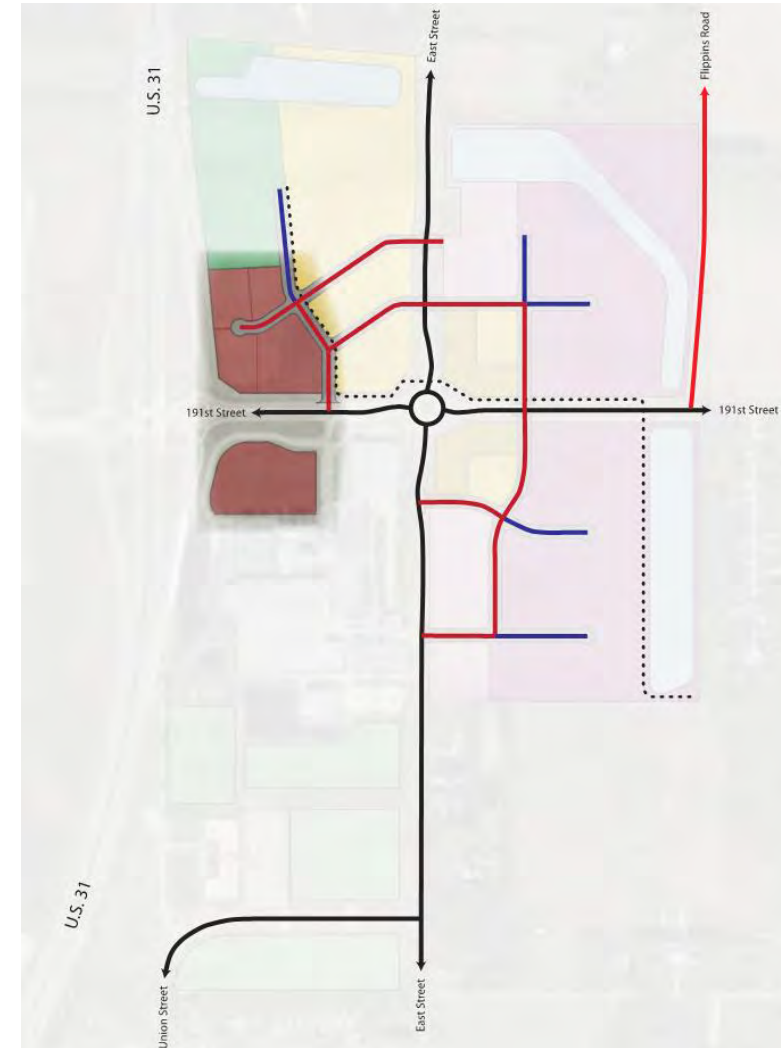




*Midtown at Westfield*



# Commercial Subdistrict



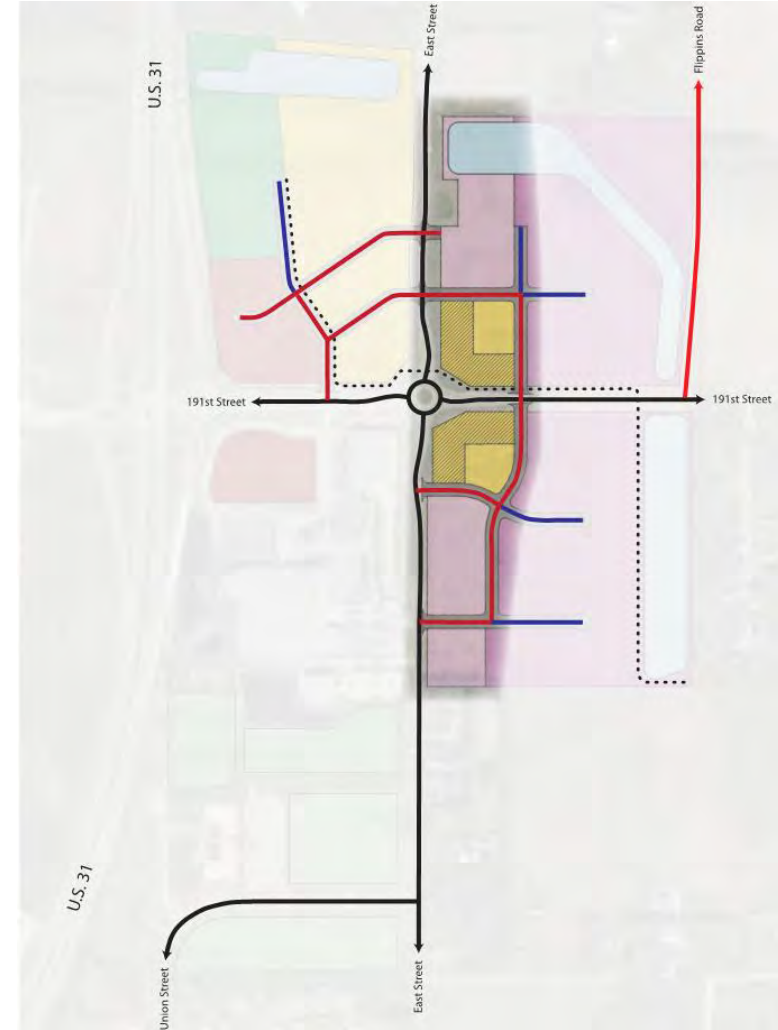
*Midtown at Westfield*







# East of East Subdistrict



*Midtown at Westfield*









*Midtown at Westfield*

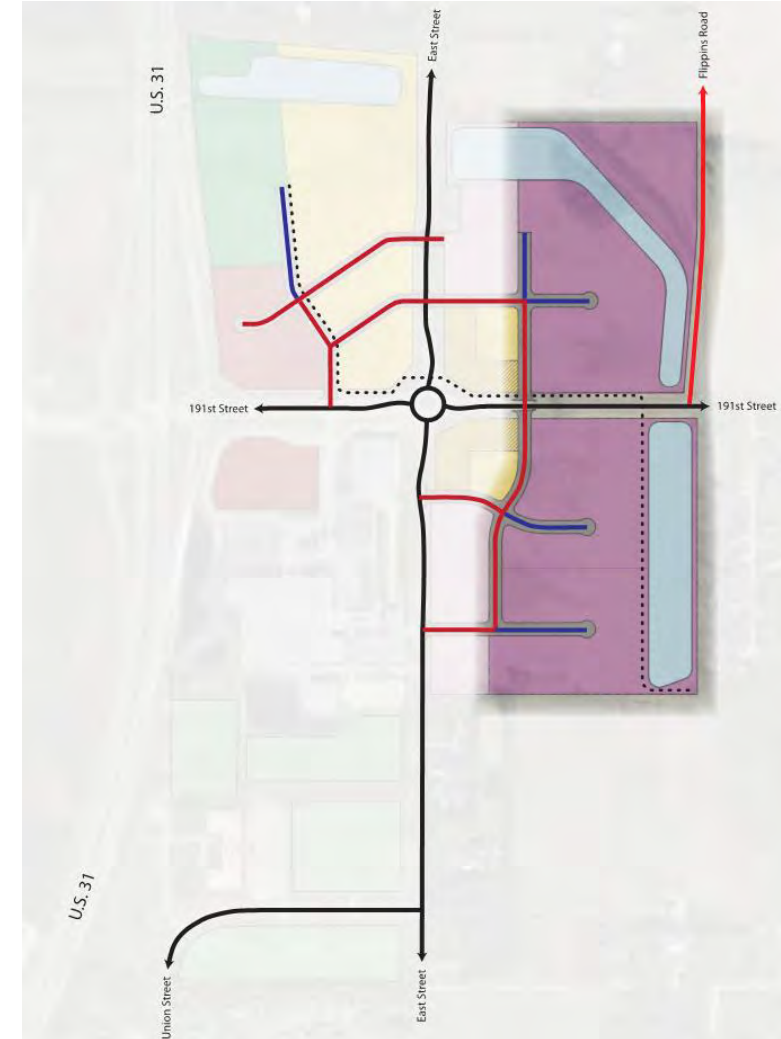




*Midtown at Westfield*



# Business & Tech Subdistrict



*Midtown at Westfield*



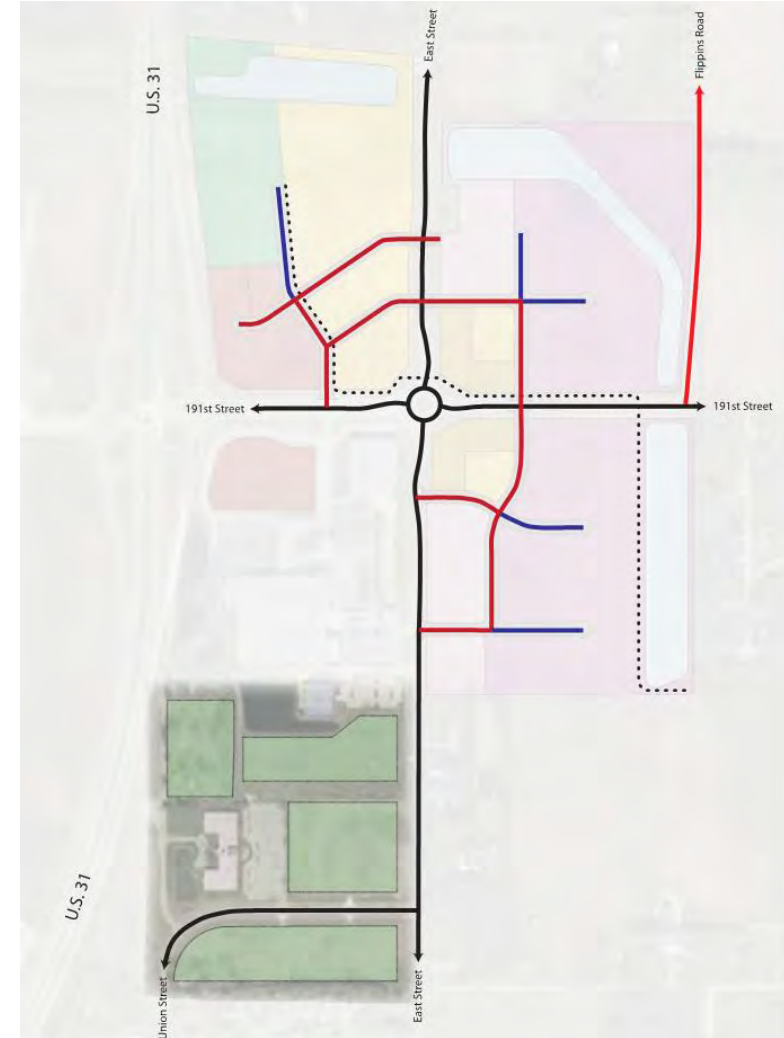


*Midtown at Westfield*





# West of East Subdistrict



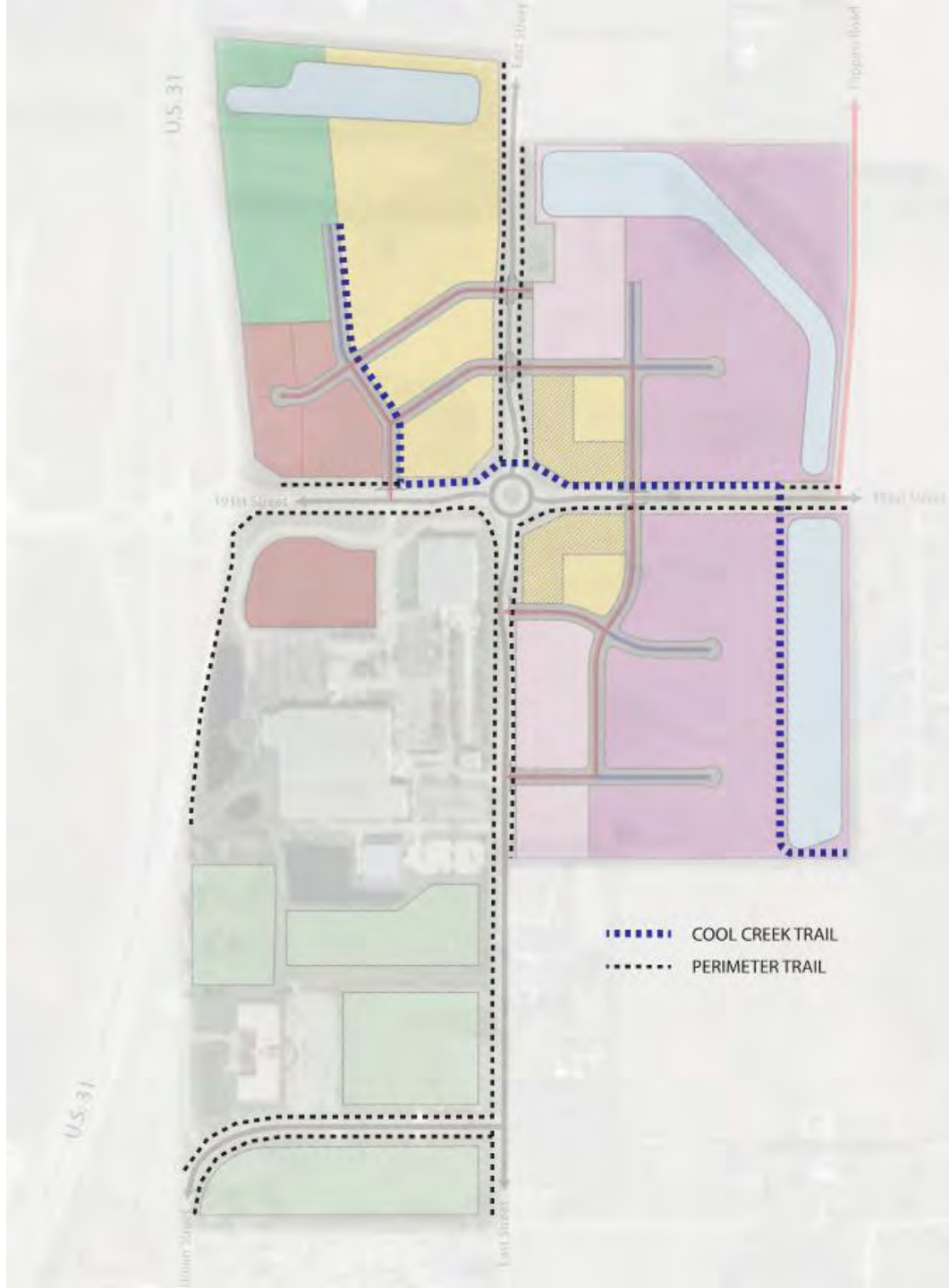
*Midtown at Westfield*





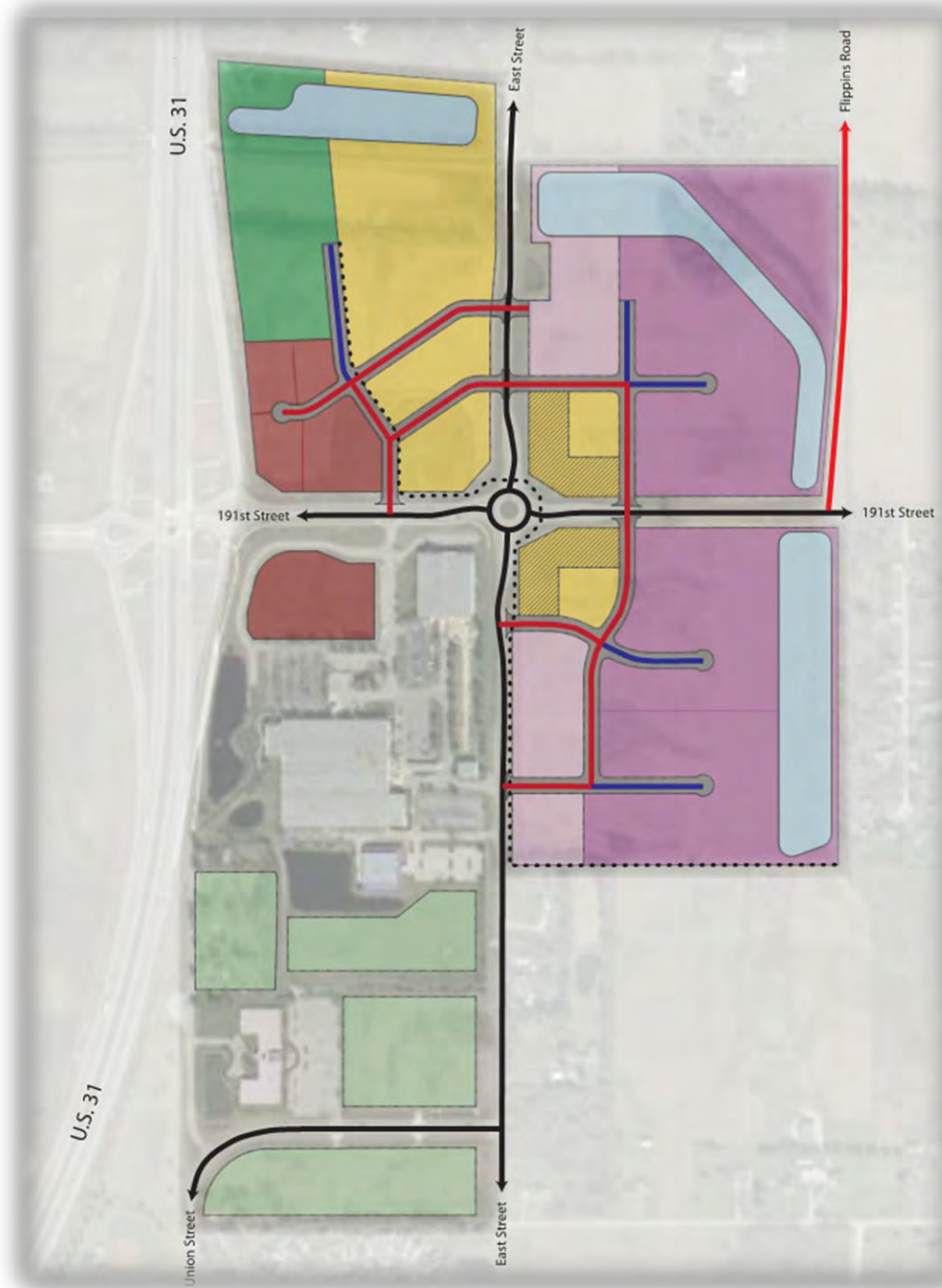
*Midtown at Westfield*





# Pedestrian Network





## LAND USE LEGEND

APR 30, 2019

	HOTEL / OFFICE SUBDISTRICT	8 AC
	RETAIL AND SERVICE SUBDISTRICT	8 AC
	MIXED-USE SUBDISTRICT	21 AC
	BUSINESS & TECHNOLOGY SUBDISTRICT	36 AC
	EAST OF EAST SUBDISTRICT	9 AC
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	TOWN CENTRE OVERLAY
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	TERTIARY STREET
	COOL CREEK TRAIL



## ORDINANCE 19-13

### AN ORDINANCE TO AMEND A VARIETY OF PROVISIONS OF THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

**WHEREAS**, the City of Westfield, (the “City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (the “Council”); and,

**WHEREAS**, it is the duty and the responsibility of the City to administer the Westfield-Washington Township Unified Development Ordinance (the “UDO”) throughout the City and Washington Township Indiana through a Joinder Agreement; and,

**WHEREAS**, from time to time it becomes necessary to amend and revise the UDO, and pursuant to I.C. § 36-7-4-602 and I.C. § 36-7-4-701, the City is authorized to amend the UDO; and

**WHEREAS**, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 1905-ZOA-01 to the Council with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and

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

**Section 1.**     **Article 4.6 Zoning Districts; SF3: Single-Family Medium Density District** shall be amended as follows:

- A. Article 4.6(C); Minimum Lot Area** shall be deleted: “~~1. Duplex Dwellings on Corner Lot: 15,000 square feet~~”
- B. Article 4.6(F); Minimum Lot Width** shall be deleted: “~~1. Duplex Dwellings on Corner Lot: 90 feet~~”

**Section 2.**     **Article 6.3 Architectural Standards** shall be amended as follows:

- A. Article 6.3(F)(1) Architectural Standards; Business Districts; Mechanical Screening** shall be amended as follows: “1. Mechanical Screening: All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way (including elevated trails and roadways). Clustering of Mechanical Equipment is encouraged. Wall and ground ~~Ground~~-mounted equipment shall be screened in accordance with Article 6.8 Landscaping Standards.”
- B. Article 6.3(F)(6) Architectural Standards; Business Districts; Gutters and Downspouts** shall be amended as follows ~~Gutters and Downspouts~~ External Wall Protrusions: Gutters, downspouts, vents, and other external wall protrusions ~~s~~Shall be visually integrated with the architectural style of the structure. The color ~~of gutters and downspouts~~ shall be selected to complement or to be consistent with the building materials.



- C. **Article 6.3(F)(7)(a)(ii) Architectural Standards; Business Districts; Roof Design, Pitched Roofs** shall be amended as follows: “Shall be comprised of three (3) or more ~~roof slope~~ sloped roof planes.”

**Section 3.**

- Article 6.8 Landscaping Standards** shall be amended as follows:

- A. **Article 6.8(H)(1); General Screening Standards; Mechanical Screening** shall be amended as follows: “1. Mechanical Screening: Wall and ground ~~Ground~~-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a ~~Masonry Material~~ wall or fence constructed of Masonry Material, wood, or fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; or (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)”
- B. **Article 6.8(J)(2) Street Trees; Location** shall be amended as follows: “2. Location: Street Trees shall be located within the Right-of-way in a minimum eight-foot (8’) wide planting strip between curb and sidewalk (see also Article 7.3 Principles and Standards of Design). Where impracticable, If the Director determines conditions inhibit the planting of the Street Tree within the Right-of-way may permit either: (i) a lesser width for the planting strip; or (ii) then the planting of Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; ~~however,~~ In no case shall the ~~s~~Street Tree ~~shall not~~ be credited towards that Lot or Common Area’s Minimum Lot Landscaping Requirements.”
- C. **Article 6.8(J)(3) Street Trees; Spacing** shall be amended as follows: “3. Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. Where impracticable, the Director may approve an increase in the maximum spacing. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.”
- D. **Article 6.8(L)(4) Foundation Plantings** shall be amended as follows: “Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) feet in width.”
- E. **Article 6.8(M)(1) External Street Frontage Landscaping Requirements; Residential Uses** shall be amended as follows: “1. Residential Uses: landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development, except as exempted by Article 6.3(C)(1)(a)(i). The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3)



ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage. Meandering mounds are encouraged."

**Section 4.**     **Article 6.19 Vision Clearance Standards** shall be amended as follows:

- A. **Article 6.19(A)(1)** shall be amended as follows: "1. Forty (40) feet from intersections of Collectors, ~~Private~~ or Local Streets."
- B. **Article 6.19(A)(4)** shall be added as follows: "4. Twenty-five (25) feet from intersections of Private Streets."

**Section 5.**     **Article 8.6(C) Design Standards; Open Space and Amenity Standards; Access** shall be amended as follows: "Access: The Minimum Lot Frontage standards of Article 4 Zoning Districts shall not apply to Open Space. Instead, a A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.

**Section 6.**     **Article 8.8 Storm Water Standards** shall be amended as follows:

- A. All proposed development shall provide for the collection and management of all storm and surface water drainage in accordance with the City's Construction Standards (see Article 7.3 Principles and Standards of Design).
- B. Maintenance of Detention Basins:
  - 1. Vegetation should not be overgrown as to impede the flow of water or alter the volume of the basin's design scope.
  - 2. Inlets and outfalls must be maintained clear of debris and vegetation as not to impede the flow of storm water.
  - 3. Detention basins shall be maintained free of debris (man-made and natural) and noxious growth of aquatic vegetation.
  - 4. Access to the basin must be available for cleaning and maintaining.

**Section 7.**     **Article 8.9(G)(6)(a) Street and Right-of-Way Standards; Improvement Standards; Access Points** shall be deleted: "~~a. Only one (1) street, driveway or point of vehicle access shall be permitted from a development onto an Arterial or Collector.~~"

**Section 8.**     **Article 8.13 Utility Standards** shall be amended as follows:

- A. **Article 8.13(A) Utility Standards; Applicability** shall be amended as follows: "A. Applicability: This Article applies to all development including, but not limited to Major Subdivisions, Improvement Location Permits ~~and~~, Development Plans and Public Utility Installations.
- B. **Article 8.13(C) Utility Standards; Location and Character** shall be amended as follows: "C. Location and Character: All newly installed, replaced or relocated utilities including, but not limited to, water, sewer, storm sewer, electric lines, phone lines, cable lines, gas lines and pipelines



(collectively, the “Utilities”), shall be installed underground (i) in designated utility easements ~~or~~ outside the Rights-of-way identified in the Westfield Thoroughfare Plan, or (ii) within the Rights-of-way identified in the Westfield Thoroughfare Plan after obtaining prior written approval from the Westfield Board of Public Works and Safety. If Utilities are to be installed within a Right-of-way identified in the Westfield Thoroughfare Plan, such Utilities shall be installed in a location and in a manner that is acceptable to the Westfield Board of Public Works and Safety in its sole discretion.

**Section 9.** Chapter 9 Nonconforming Regulations shall be amended as follows:

- A. **Article 9.4(D) Nonconforming Lots of Record** shall be amended as follows: “D. A Legal Nonconforming Lot ~~shall lose its status as is no longer deemed a Legal Nonconforming Lot if the Lot has been either: (i) combined into a single Lot or parcel that either fully conforms with the standards of the Zoning District, or decreases the nonconformity; or (ii) is combined with a conforming Lot or parcel.~~ A Legal Nonconforming Lot shall retain its Legal Nonconforming status if combined with another Legal Nonconforming Lot resulting in increased conformity of the Lot. Once combined with another Lot, a Legal Nonconforming Lot shall not thereafter be subdivided except when the resulting Lots are in full compliance with this Ordinance.”
- B. **Article 9.5(A) Nonconforming Uses, Land, or Structures and Land in Combination** shall be amended as follows: “A. A Legal Nonconforming use of Structures, land, or Structures and land in combination (collectively, “Legal ~~Nonconforming~~ Use”) shall be deemed a Legal Nonconforming Use if it: (i) was established prior to the date of passage of the Westfield Washington Township Zoning Ordinance of December 20, 1977; (ii) does not conform to the regulations set forth in this Ordinance, or its subsequent amendments; (iii) no longer is a permitted use in the applicable Zoning District in which it is located.”

**Section 10.** **Article 10.8(D) Processes & Permits; Improvement Location Permit; Infrastructure; Release of Foundation** shall be amended as follows: “1. Release of Foundation: No permit to release construction of a building foundation shall be issued until: (i) streets, curbs, gutters, ~~sanitary sewers~~, storm sewers and the like infrastructure have been constructed and inspected in accordance with the City’s Construction Standards; or (ii) financial sureties for all ~~public improvements~~ City infrastructure are secured in accordance with this Ordinance and the City’s Construction Standards.”

**Section 11.** **Article 12.1 Definitions** shall be amended as follows:

- A. Add new definition to read as follows:
- (1) Mechanical Equipment: Equipment, devices, and accessories, the use of which relates to water supply, powering, heating, ventilating, air



conditioning, and similar purposes. This does not include gutters/downspouts, stormwater grates, or stormwater basins.

**B. Modify the following definition as follows:**

- (1) Nonresidential Center: A building or combination of buildings containing ~~three (3)~~ two (2) or more tenants, stores, service establishments, offices or other permitted uses which are planned, platted, organized, or managed to function as a unified whole and shares one or more of the following: (1) vehicular access; (2) Parking Areas; (3) signage; (4) landscaping; or (5) design theme; and/or is platted as part of a Subdivision or coordinated shopping center, which may include Outlots for lease or for sale.

**Section 12.** This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken to in creation of this Ordinance are hereby ratified.

**[The remainder of this page intentionally left blank.]**



ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ Jim Ake	_____ Jim Ake	_____ Jim Ake
_____ James J. Edwards	_____ James J. Edwards	_____ James J. Edwards
_____ Steven Hoover	_____ Steven Hoover	_____ Steven Hoover
_____ Robert L. Horkay	_____ Robert L. Horkay	_____ Robert L. Horkay
_____ Charles Lehman	_____ Charles Lehman	_____ Charles Lehman
_____ Mark F. Keen	_____ Mark F. Keen	_____ Mark F. Keen
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric

ATTEST:

_____  
Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 19-13 was delivered to the Mayor of Westfield  
on the _____ day of _____, 2019, at _____ m.

_____  
Cindy Gossard, Clerk-Treasurer



I hereby APPROVE ORDINANCE 19-13  
this _____ day of _____, 2019.

_____  
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 19-13  
this _____ day of _____, 2019.

_____  
J. Andrew Cook, Mayor

This document prepared by  
Pamela L. Howard, Senior Planner, City of Westfield, Economic and Community Development  
Department  
2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3170

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



## WRITTEN PUBLIC COMMENTS

**Docket Number:** 1907-PUD-17  
**Petitioner:** Henke Development Group, LLC  
**Request:** Petitioner requests a change of zoning of 138 acres +/- from the AG-SF1, SF-3, EI, & LB Districts to the Midtown at Westfield PUD District.

### Enclosed Attachments:

#### July 15, 2019, APC Public Hearing

1. Gillam, Sarah	07/10/19
2. Becker, Jodi	07/11/19
3. Gillam, Sarah	07/12/19
4. Garrard, Jim	07/15/19



## Pamela Howard

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**From:** s Gillim <bufogil@gmail.com>  
**Sent:** Wednesday, July 10, 2019 4:19 PM  
**To:** APC  
**Subject:** Midtown at Westfield and youth park  
**Attachments:** 04-Location Map, Zoning Map, Comprehensive Plan (24x36).pdf; midtown at Westfield.pdf

Dear APC members

Westfield Green Together has been working with some high school students in their efforts to promote sustainability in Westfield. Cooper Tinsley, one of the youth leaders, spoke before the Westfield City Council on Jun 10. One of the goals of these young people is to establish a City of Westfield Youth Park and plant trees and perhaps an edible garden. There is a PUD proposal called "Midtown at Westfield" which includes a 3 or 4 acre piece of land at its southern border that would be perfect for a Youth Park. This land is very close to the high school so would be within walking distance for students. It would also provide a nice buffer zone for the residents of Harvest Meadows and those with homes on East Street who will be greatly impacted by this proposal.

This would be a great opportunity for a developer to give back to the City and the youth of Westfield. The piece of land that we think would be ideal for the park is circled on the attached maps. It is between Union and East Street, just north of the Harvest Meadows neighborhood.

The developer is presenting "Midtown at Westfield" to the APC on July 15. Would the city be willing to recommend this park during the process? We have also contacted J Pohlman with this request but have not heard a response back.

Thank you so much for your time and consideration.

Sincerely

Sarah Gillim

Westfield Green Together

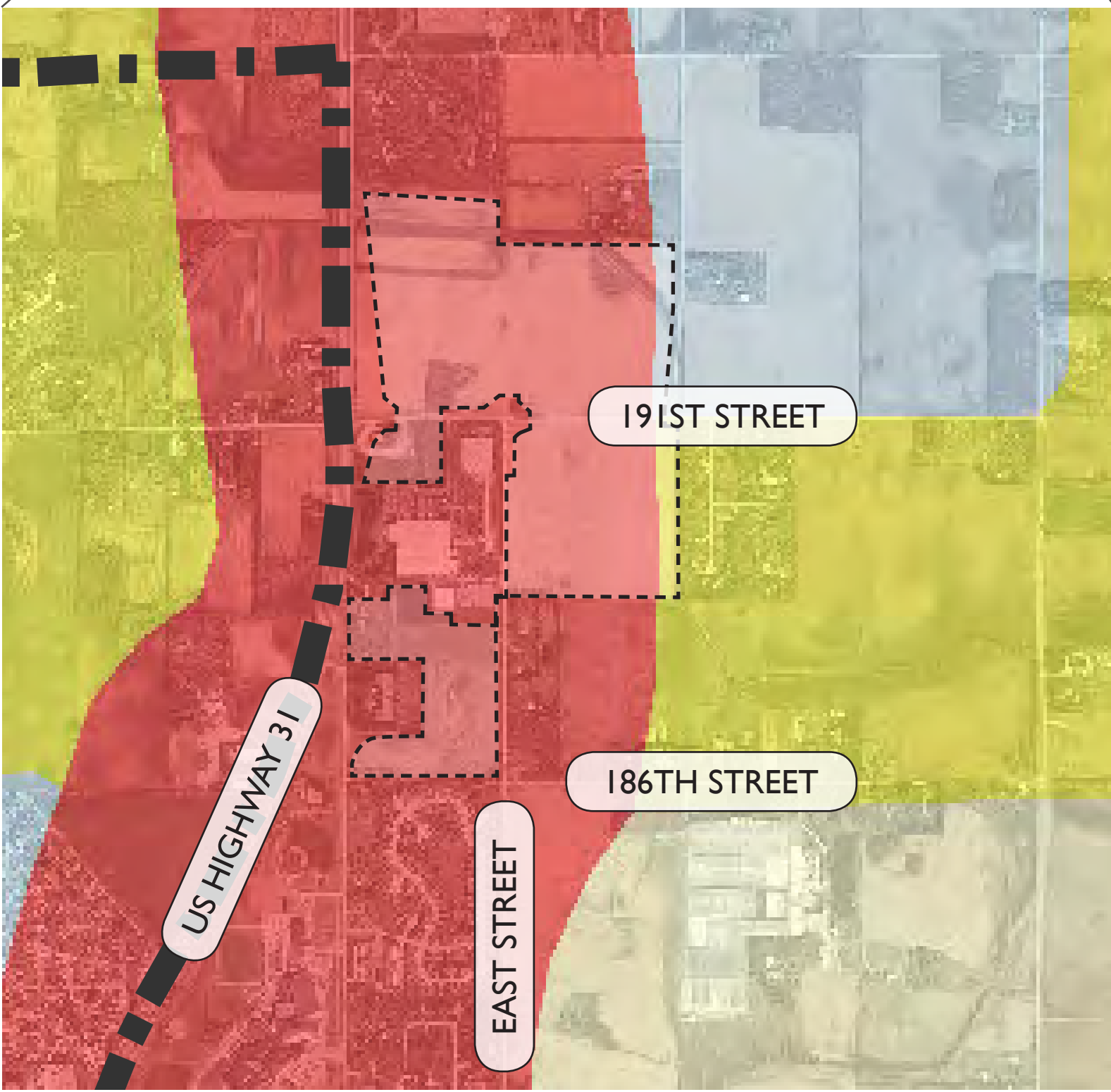
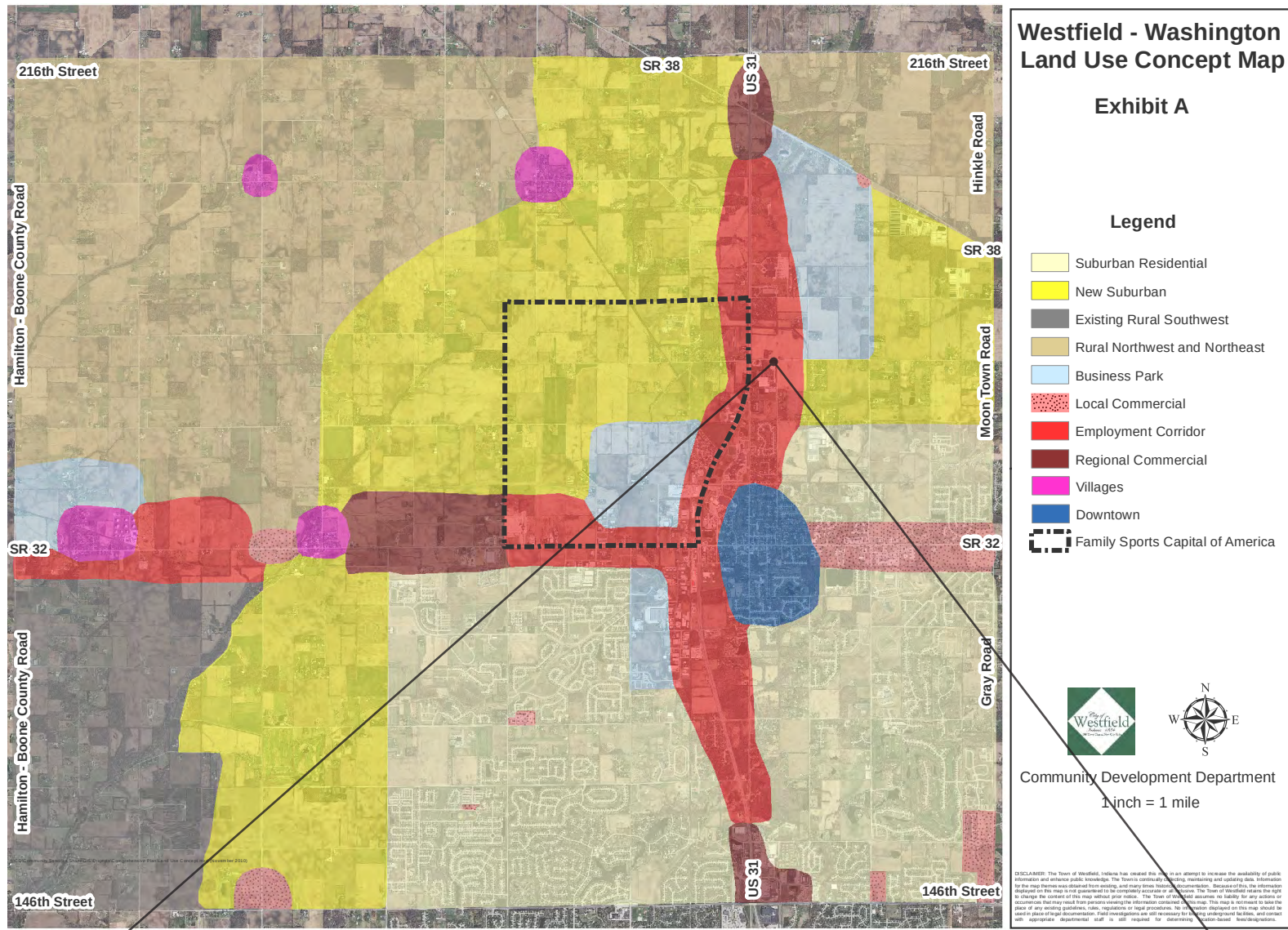


LOCATION MAP

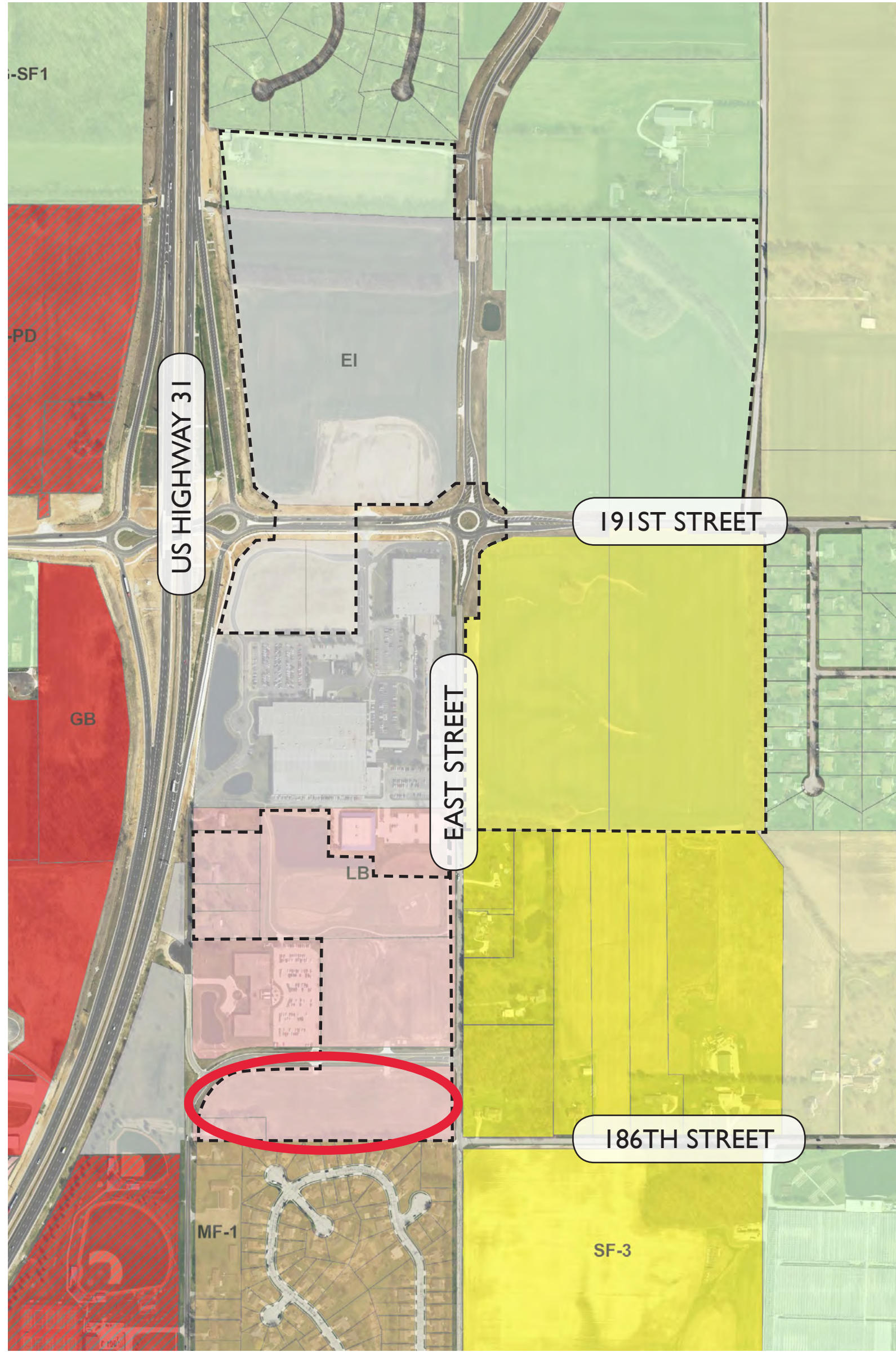


COMPREHENSIVE PLAN

2007 FUTURE LAND USE MAP



ZONING MAP



- Zoning - All**

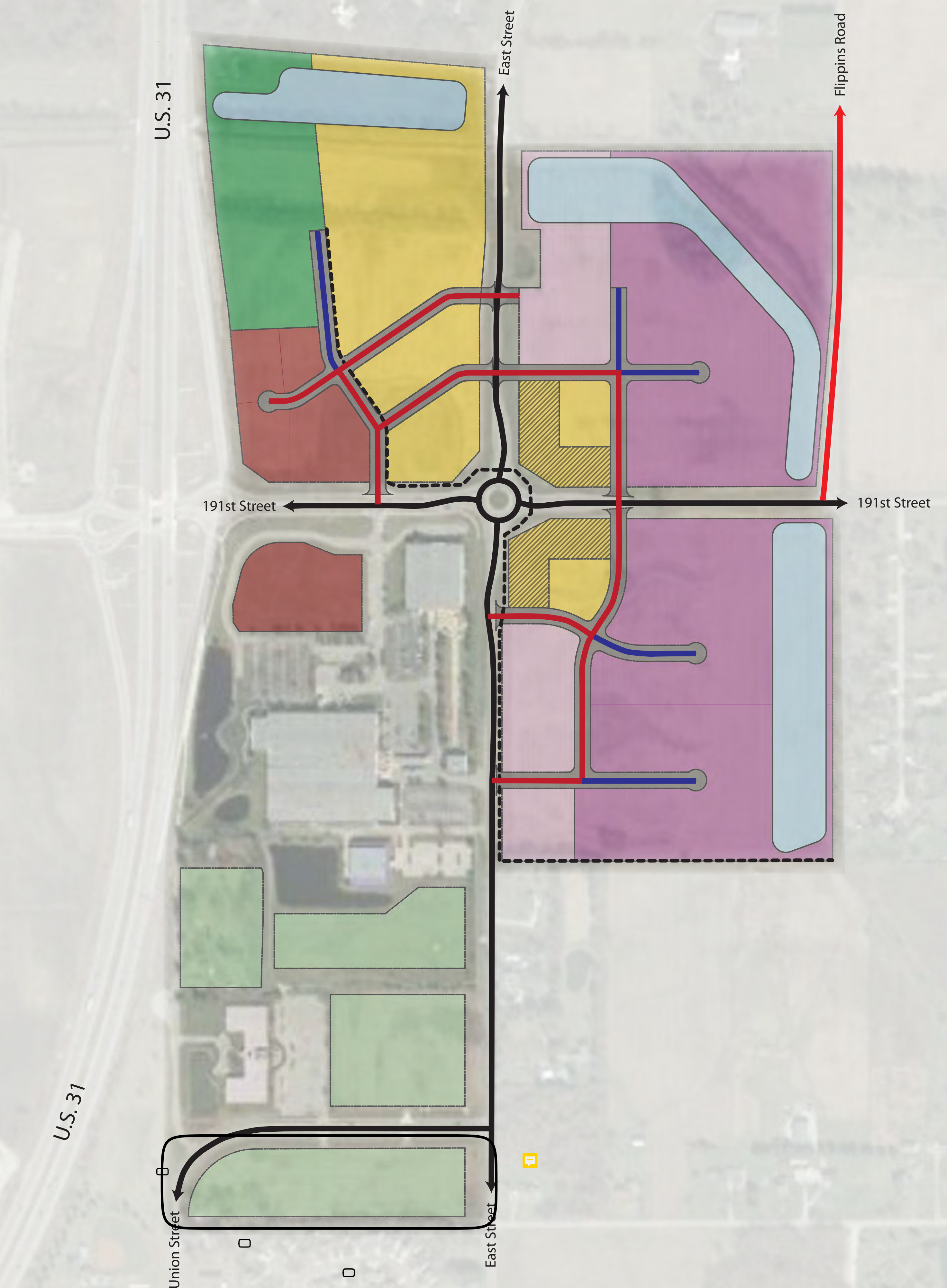
  - AG-SF1 (Agriculture - Single Family - 1)
  - AG-SF1I (Agriculture - Single Family - 1 In-town)
  - EI (Enclosed Industrial)
  - EI-PD (Enclosed Industrial - Planned Development)
  - GB (General Business)
  - GB-PD (General Business - Planned Development)
  - GO (General Office)
  - GO-PD (General Office - Planned Development)
  - LB (Local Business)
  - LB-H (Local Business - Historical)
  - LB-PD (Local Business - Planned Development)
  - MF-1 (Multiple Family - 1)
- MF-2 (Multiple Family - 2)
  - OI (Open Industrial)
  - OI-PD (Open Industrial - Planned Development)
  - PUD (Planned Unit Development)
  - SB-PD (Special Business - Planned Development)
  - SF-1 (Single Family - 1)
  - SF-2 (Single Family - 2)
  - SF-3 (Single Family - 3)
  - SF-3 Cluster
  - SF-4 (Single Family - 4)
  - SF-4 Pre-1994 (Single Family - 4 Pre-1994)
  - SF-5 (Single Family - 5)
  - SF-A (Single Family - Attached)

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



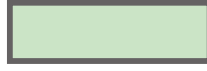
# Midtown at Westfield

CONCEPT MASTER PLAN



## LAND USE LEGEND

MAY 30, 2019

	HOTEL / OFFICE SUBDISTRICT	8 AC
	RETAIL AND SERVICE SUBDISTRICT	8 AC
	MIXED-USE SUBDISTRICT	21 AC
	BUSINESS & TECHNOLOGY SUBDISTRICT	36 AC
	EAST OF EAST SUBDISTRICT	9 AC
	WEST OF EAST SUBDISTRICT	17 AC

* ACREAGES ARE APPROXIMATED

	TOWN CENTRE OVERLAY
	PRIMARY STREET
	SECONDARY STREET
	TERTIARY STREET
	COOL CREEK TRAIL

0' 100' 200' 600'



## Pamela Howard

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**From:** Jodi Becker <jodi27@aol.com>  
**Sent:** Thursday, July 11, 2019 4:52 PM  
**To:** APC  
**Subject:** Midtown at Westfield Input and Question

Dear APC Members,

I purchased my house in Harvest Meadows in 2010. I had no idea about any of the development planned for Westfield. If I had, I'd honestly not have moved to Westfield. I relocated to Indiana in 1995 after serving two terms in the Air Force. My family had moved here from Ohio. I've lived in Carmel, Home Place, Castleton, Sand Piper Lakes before it became Westfield, and now Westfield. I chose Westfield because I'd learned over the years, about its history. I drove by signs that said, Welcome to Historic Westfield. I was away from the craziness of Castleton, which is as close to Indianapolis proper as I'd ever want to live. There were farms! There was land! Now that's all been ruined and I've invested years of time, energy, and money into my home.

People "in charge" of Westfield have sold our lands to the developers time and time and time again. With all of the land we had as a city, Westfield could have chosen to work at being a city known for model sustainability. We could have attracted the increasingly popular and needed small, organic farmers - of all kinds, to produce safe, local food for our community and those around us. We could have planted trees to help make up for those lost both in our community as well as those outside of it - where people just truly don't understand their importance. We could have been a model for Indiana, the United States, and other countries. But no, the people who have money, continue to do what they always do, make decisions based on their own power and wealth and status and perpetuate "The 1%", to perpetuate people en masse owning and spending on "stuff", instead of truly help building sustainable, well/healthy communities. Westfield disgustingly recently lost a small forest on the west side for someone to build a storage facility - a STORAGE FACILITY.

This proposed Midtown at Westfield development is a near perfect example of all this. The Anderson family, wealthy business owners, sell out farmed land to developers and the City. People who live by this area are scatteringly notified of the request for a zoning change to where only a handful of households know about and show up for the developer's informational meeting. People who live next to land, farms, open views, will now be bombarded with buildings, additional population and traffic which is too much for the area, noise pollution, light pollution, additional air pollution, and basically "just have to live with it". Ever since 31 was built high instead of lower (as I was under the impression it would be - like Keystone), there is so much traffic noise from 31 that I can hear it almost 24/7 INSIDE my house with the doors and windows closed. I no longer am able to enjoy opening my windows when it's nice outside, and enjoy fresh air because, I hear traffic noise. Now, with proposed East Street development, I'll have increased traffic noise and pollution coming from the other side of my house and, it all bounces off all the houses so it doesn't matter in which part of the house I am, it's everywhere. Do you have to live like this?

I am writing to you on behalf of myself, as a homeowner in Harvest Meadows. However, I am also a member of Westfield Green Together and we have been working with a group of high school students in their efforts to promote sustainability in Westfield. Cooper Tinsley, one of the youth leaders, spoke before the Westfield City Council on Jun 10. One of their goals is to establish a City of Westfield Youth Park and plant trees and perhaps an edible garden. The tract of land just north of Harvest Meadows, part of the Midtown at Westfield development proposal would be perfect for a Youth Park. As Sarah, WGT's President already wrote:

"This land is very close to the high school so would be within walking distance for students. It would also provide a nice buffer zone for the residents of Harvest Meadows and those with homes on East Street who will be greatly impacted by this proposal. This would be a great opportunity for a developer to give back to the City and the youth of Westfield. The piece of land that we think would be ideal for the park is circled on the attached maps. It is between Union and East Street, just north of the Harvest Meadows neighborhood. The developer is presenting "Midtown at Westfield" to the APC on July 15. Would the city be willing to recommend this park during the process? We have also contacted J Pohlman with this request but have not heard a response back."

I could live with development on the rest of the west side of East Street, north of 186th Street, it being right next to the highway and carrying over to the west side of 31 where all the land has already been taken away from people for development. But those pieces of land on the east side, really should be marketed to small, organic farmers. If that's not possible, they'd make a great site for a solar farm and and vertical turbine (not traditional turbine) wind farm. Leave us some land. Promote sustainability, true good health, and well-being and let us keep our borderline suburban/rural lives.



It's by no means a threat but, if this development goes the way it was presented by the developer, I don't know if I can tolerate living at my home. I don't want to move. It took me until the age of 40 to get my own home and it's not so easy to just pack up and move not to mention again, all the time and money I've invested in my property. I like my house and my yard and my trees (mostly native) and plants (mostly native) that I've put in and care for.

One issue that I have a question on is, what happens if this request for zoning change is not approved? If you cannot reply to this in my email, will you please let us know at the meeting on Monday evening. I'm sure I'm not the only one who has this question.

Thank you for your time in reading this and for your due consideration on all counts.

-jodi

Jodi Becker

18524 Harvest Meadows Dr E



**Pamela Howard**

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**From:** s Gillim <bufogil@gmail.com>  
**Sent:** Friday, July 12, 2019 9:09 AM  
**To:** APC  
**Subject:** Midtown at Westfield

Dear Plan Commission members

I wrote a few days ago about designating a piece of land in the “Midtown at Westfield” PUD for a youth park. After consideration, the youth have decided on a different piece of land in Westfield for their park. Westfield Green Together still feels this area of land in the southmost corner of the PUD between Union and East streets is ideal for a reforestation project. This would provide not only much needed trees but a significant buffer for the current residents of Harvest Meadows and along East Street.

A recent study published in the Journal Science <https://www.sciencemag.org/news/2019/07/adding-1-billion-hectares-forest-could-help-check-global-warming>, states that planting 1 trillion trees is the most cost effective way to combat climate change. Every new PUD in the city of Westfield should be evaluated with this study in mind. In addition, trees make every city scape better by blocking sound, light pollution and providing shade and aesthetic beauty.

Thank you for your time and consideration.

Sincerely

Sarah Gillim

Westfield Green Together



## Pamela Howard

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**From:** Jim Garrard <jimgarrard@comcast.net>  
**Sent:** Monday, July 15, 2019 3:59 PM  
**To:** Economic Development; APC  
**Cc:** jimgarrard@comcast.net; Pamela Howard; sara.camden@outlook.com; jpohlman@onpointeland.com  
**Subject:** Midtown at Westfield PUD comments/concerns  
**Attachments:** Spring Mill Station SWC Lighting and Sign Standards.pdf

Good afternoon,

My name is Jim Garrard, and I own the property a 19429 Justin Morgan Drive, which is located in Morgan Woods immediately to the north of the planned Midtown Development. I and many Morgan Woods neighbors attended the project open house on June 25. Below are a list of items of concern regarding the proposed PUD for the Midtown Development that I have and are representative of discussions with other residents in Morgan Woods.

1. The parcel immediately south of Morgan Woods and north of Cool Creek is currently zoned AG-SF1 and is in an AE Flood Zone (approx. 880 ft. elevation). The planning documents and the developer at the open house stated that no structures will be erected on this parcel, and it will be used for a retention pond and potential trail. If that is indeed the case, there should be no reason to change the zoning of this parcel to accommodate "hotel and mixed use," as is stated in the plan. Request to leave the zoning for this parcel as AG-SF1 or alternatively, to include a specific commitment in the PUD that no structures will be erected on the parcel.
2. The developer stated during the public forum that they would keep the trees along Cool Creek and the trees that immediately abut against the Morgan Woods neighborhood/properties as a buffer. Request a specific commitment in the PUD that the trees in both areas will be left standing. And if trees are taken out, that suitable replacements are installed.
3. A concern raised by several Morgan Woods residents at the open house centered on potential light pollution associated with the development. Request the lighting standards relative to minimizing light pollution that were approved for the Spring Mill Station development be incorporated into the Midtown PUD (the standards are attached).
4. A traffic study should be conducted to ensure adequate planning and any necessary infrastructure investments are made to accommodate traffic increases in the development area, including pedestrian and bicycle traffic. Any infrastructure needs identified should be addressed by the developer and City before the project commences. Additionally, a plan for traffic management during construction should be developed and shared with the surrounding neighbors.
5. Request a commitment in the PUD that during construction, the parcel immediately south of Morgan Woods is NOT used as a staging or equipment and materials storage area.



6. Section 8.3, Article 6.5.A. of the proposed ordinance states, “Chain-link and other non-decorative fencing shall be permitted for Childcare / Daycare Centers, or other businesses requiring a similar secured activity-area. All walls and fencing shall be architecturally compatible with the associated building(s).” A daycare or business can secure it’s perimeter with a high quality decorative fence. Request that chain link fencing be prohibited in the PUD.

Regards,

Jim Garrard

317-223-6686



7.2 Landscaping and Screening. Landscaping and screening shall be provided as depicted on the Concept Plan. Due to the constraints caused by (i) location of the buildings close to the right-of-way and (ii) the uniqueness of the layout of the proposed development, the Director may approve a landscape plan that lessens the landscape requirements of the Unified Development Ordinance, to account for landscaping which is being provided in this District and which is not contemplated in the UDO (i.e. landscaping located in public rights-of-way). Notwithstanding the foregoing however, the Real Estate's minimum buffer yards and parking area landscaping shall be as follows:

- A. 161st Street and Spring Mill Road. For Lots 5, 6, 7 and 8; the Real Estate's north and east property line landscaping shall be as depicted in the Concept Plan, which requires no buffer yard. Notwithstanding the foregoing variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed along the frontage of 161st Street and Spring Mill Road in substantial compliance with the layout shown in the Concept Plan.
- B. South Property Line. The Real Estate's south property is depicted in Lot 3 of the Concept Plan. The property line shall consist of a minimum sixty (60) foot wide buffer yard. Notwithstanding the foregoing, this landscaping shall be installed in substantial compliance with the landscaping depicted in the Concept Plan.
- C. West Property Line. The Real Estate's west property is depicted in Lots 2 and 3 of the Concept Plan. The property line shall consist of a minimum sixty (60) foot wide buffer yard. Notwithstanding the foregoing, this landscaping shall be installed in substantial compliance with the landscaping depicted in the Concept Plan.
- D. The Landscaping in the Parking Areas shall be in substantial compliance with the Unified Development Ordinance standards for Parking Area Landscaping, including the Interior Parking Area Landscaping and the Perimeter Parking Area Landscaping. The landscaping shall also be in general conformance with that depicted in Exhibit B. If a conflict exists, a modification may be determined by the Director to accomplish the proposed parking areas as shown in the Concept Plan Exhibit B attached hereto.

7.3 Lighting. Lighting shall be installed in compliance with the provisions of the Unified Development Ordinance and substantially guided by the recommendations of the Spring Mill Station Plan. Additionally, lighting shall be thematically consistent throughout the Real Estate. The following additional restrictions shall apply:

- A. Uniformity. All lighting fixtures and poles shall consistent in style, color, size, height and design and shall be compatible with the architecture of the overall Spring Mill Station Plan.
- B. Decorative Fixtures. Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building ad pedestrian walkways as part of the site's overall architectural design.
- C. Full Cut-Off Fixtures. With the exception of low intensity architectural lighting and sign lighting (as provided in Section 7.4), all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that light downward.



- D. Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1-foot candles. Additionally, the parking lot lights on the Real Estate that directly face and impact the residential areas to the south shall be dimmed after 11:00 p.m. to a level no greater than 65% of the maximum light levels.
  - E. Light Poles. In order to enhance the Real Estate's pedestrian-scale design emphasis, pole mounted lights shall not exceed twenty (20) feet in height, including the base; provided, however, any pole mounted lights fronting on the multiuse path shall not exceed fifteen (15) feet in height, including the base.
  - F. Neon Lights. Neon lighting shall not be permitted.
- 7.4 Sign Standards. The following sign standards shall apply to all building or center identification signs located within the Real Estate. Incidental and Directional signs shall otherwise be governed by the UDO.
- A. All signs shall be either (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures.
  - B. Pylon and monument identification signs shall be architecturally compatible with the architecture of the Real Estate's buildings.
  - C. One pylon center identification sign shall be permitted for the 161st Street frontage and one pylon center identification sign shall be permitted for the Spring Mill Road frontage. Said pylon signs may be a maximum of fifteen (15) feet in sign height and one hundred and twenty (120) square feet of sign area, per face. The sign locations to be consistent with the placement on the Concept Plan. See Exhibit E for locations.
  - D. A monument sign shall be permitted for the road frontages of Lots 1, 2 and 3. The ground sign may be a maximum of six (6) feet in height and thirty-six (36) square feet of sign area, per face. The sign locations to be consistent with the placement on the Concept Plan. See Exhibit E for locations.
- 7.5 Drive-Thru Regulations. Drive-thru facilities shall only be permitted as follows:
- A. One drive-thru will be allowed on each of Lots 4, 7 and 9.
  - B. A Bank, as depicted in the Concept Plan as Lot 7, shall have no more than two (2) drive-thru lane and one ATM lane.
  - C. Lot 5 may have a patient or customer pickup area.

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

- 8.1 Article 8.6 Open Space and Amenity Standards shall apply, except as otherwise modified below for the Residential Area.
- A. Minimum Open Space Minimum Open Space required to be 15%.
  - B. Development Amenities: The following amenities shall be required as generally illustrated on the Concept Plan:



## ORDINANCE NUMBER 19-19

### AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE OAK MANOR NORTH PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCE 05-04 AND THE UNIFIED DEVELOPMENT ORDINANCE

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

**WHEREAS**, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (**Petition No. 1907-PUD-15**) filed with the Commission requesting an amendment to Ordinance 05-04, the Oak Manor North PUD, enacted by the Town Council on February 14, 2005, recorded as Instrument No. 200500013557 in the Office of the Recorder of Hamilton County, Indiana (the "Original PUD Ordinance"), amended by (i) Ordinance 19-04, enacted by the Council on March 11, 2019 ("Oak Manor North Amendment II"); specific to the real estate more particularly described in **Exhibit A** attached hereto and made a part hereof (the "Real Estate"); and

**WHEREAS**, the Commission forward **Petition No. 1907-PUD-15** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____ in favor _____ against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and

**WHEREAS**, the Secretary of Commission certified the action of the Commission to the Common Council on _____, 2019; and

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

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



**Section 1. Applicability of Ordinance.**

- 1.1 This Ordinance shall amend the Original PUD Ordinance, in its entirety, as applicable to the Real Estate.
- 1.2 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 “**Oak Manor North III PUD District**” (the “District”).
- 1.3 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance as amended and applicable to the Underlying Zoning District or Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.4 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance unless otherwise stated.
- 1.5 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate shall be superseded by the terms of this Ordinance.

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

**Section 3. Underlying Zoning District.** The Underlying Zoning District (the “Underlying Zoning District”) shall be GB: General Business.

**Section 4. Permitted Uses.** The permitted land uses shall be as set forth below.

- 4.1 All uses permitted in the Underlying Zoning District shall be permitted on the Real Estate except otherwise set forth below. In addition, the following use shall be permitted:
  - Educational Institution Without Dormitory Accommodations, only if the conditions of Section 6.2 of this Ordinance are met.
- 4.2 Prohibited Uses: The following uses shall be explicitly prohibited:
  - Heliport
  - Special Exception Uses



**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 Real Estate, except as otherwise modified below.

5.1     Minimum Building Setback Lines:

- Front Yard: 20 feet
- Side Yard: 20 feet
- Rear Yard: 20 feet

**Section 6.**     **Overlay Districts.**

6.1     State Highway 32 Overlay District. The regulations of Article 5.3 Overlay Districts; State Highway 32 Overlay District (the “SR 32 Overlay”) shall apply to the development of the Real Estate.

6.2     Economic Development District Overlay. The standards of Article 5.4 Economic Development District Overlay shall apply to the Real Estate; however, one (1) tax-exempt Educational Institution Without Dormitory Accommodations use shall be permitted on the Real Estate subject to an executed developer agreement with the City involving a payment in-lieu of taxes.

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

7.1     Chapter 6.17 Sign Standards: Shall apply, except as otherwise modified below:

- An Individual Monument Sign with manual or electronic changeable copy may be placed on the Real Estate only if in conjunction with an Educational Institution Without Dormitory Accommodations use.
- Manual changeable copy signage shall be maintained in a presentable condition at all times, including replacement of defective or missing parts and/or letters, cleaning, and other acts required for maintenance of said signage.

**Section 9.**     **Infrastructure Standards.** The Real Estate’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of development on the Real Estate.



ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2019.  
WESTFIELD CITY COUNCIL

**Voting For**

**Voting Against**

**Abstain**

_____  
Jim Ake

_____  
Jim Ake

_____  
Jim Ake

_____  
James J. Edwards

_____  
James J. Edwards

_____  
James J. Edwards

_____  
Steven Hoover

_____  
Steven Hoover

_____  
Steven Hoover

_____  
Robert L. Horkay

_____  
Robert L. Horkay

_____  
Robert L. Horkay

_____  
Mark F. Keen

_____  
Mark F. Keen

_____  
Mark F. Keen

_____  
Charles Lehman

_____  
Charles Lehman

_____  
Charles Lehman

_____  
Cindy L. Spoljaric

_____  
Cindy L. Spoljaric

_____  
Cindy L. Spoljaric

ATTEST:

_____  
Cindy Gossard, Clerk Treasurer



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

_____  
Cindy Gossard, Clerk-Treasurer

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

I hereby VETO ORDINANCE 19-19  
this _____ day of _____, 2019.

_____  
J. Andrew Cook, Mayor

_____  
J. Andrew Cook, Mayor

This document prepared by: E. Davis Coots, Coots, Henke & Wheeler, P.C., 255 E. Carmel Drive, Carmel, IN 46032.

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: E. Davis Coots, Coots, Henke & Wheeler, P.C., 255 E. Carmel Drive, Carmel, IN 46032.



**SCHEDULE OF EXHIBITS**

**Exhibit A      Real Estate (Legal Description)**



**EXHIBIT A**

A part of the Southwest Quarter of Section 32, Township 19 North, Range 4 East, in Washington Township, Hamilton County, Indiana, also being a part of The Plat of Oak Manor North, as recorded in Plat Cabinet 5, Slide 970, Instrument Number 2019017305, in the Office of the Recorder for Hamilton County, Indiana. Being described as follows:

Beginning at the Northwest corner of Block "B" in said Plat for Oak Manor North; thence North 00 degrees 02 minutes 39 seconds West (bearing system based on said plat) a distance of 55 feet to the Northwest corner of a tract of land described in Instrument Number 200500076309 in said Recorder's Office; thence North 89 degrees 14 minutes 34 seconds East along the North line thereof a distance of 267.94 feet; thence South 00 degrees 02 minutes 39 seconds East parallel with the West line of said Block "B" a distance of 108.66 feet; thence North 89 degrees 14 minutes 34 seconds East parallel with the North line of said Block "B" a distance of 71.36 feet; thence South 00 degrees 02 minutes 39 seconds East parallel with the West line of said Block "B" a distance of 299.37 feet; thence South 89 degrees 14 minutes 34 seconds West parallel with the North line of said Block "B" a distance of 339.30 feet to the West line of said Block "B"; thence North 00 degrees 02 minutes 39 seconds West along said West line a distance of 353.03 feet to the Point of Beginning. Containing 3.00 acres, more or less.