



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_06_21_2021

Monday, June 21, 2021 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, June 21, 2021 at 07:00 PM

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

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

Public input can be submitted in 1 of 2 ways:

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

OPENING OF MEETING

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

Note the Presence of a Quorum

Approval of Minutes

June 7, 2021 APC Minutes

Documents: [APC Minutes - June 7, 2021](#)

Review APC Rules & Procedures

CONSENT AGENDA

2105-DDP-19

KFC

Southeast corner of State Road 32 and Spring Mill Road

McKenzie Foods Inc. by Red Barn Engineering Company, LLC requests Detailed Development Plan review of a 2,360 square foot restaurant on 0.80 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.

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

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

ITEMS OF BUSINESS

2106-ODP-12 & 2106-SPP-12

Somerset

South side of 186th Street, west of Spring Mill Road

Arbor Homes by American Structurepoint requests Overall Development Plan and Primary Plat review of 151 lots on 61.39 acres +/- in Somerset PUD District.

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

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

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

2106-REZ-01

David Brown Drive Rezone

224 David Brown Drive

Jeremiah Kitchel requests a change in zoning for 1.68 acres +/- from the GB-PD:

General Business / Planned Development to the SF1: Single-family Large Lot District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 21-29](#) | [Exhibit 4: Narrative Statement](#) | [Exhibit 5: Vicinity Map](#)

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

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

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

2102-ZOA-01 [CONTINUED]

Unified Development Ordinance Amendment

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

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

2102-PUD-06 [CONTINUED]

Grand Park Village PUD Amendment IV

South Side of 186th Street, ENE of Kinsey Avenue

**D&W Farms, Inc. by Henke Development Group requests an amendment to a 68 acre +/- portion of the Grand Park Village PUD to permit Townhome and Single-Family Detached dwelling units.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)**

2104-PUD-13 [CONTINUED]

Sycamore Glen PUD

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

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

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

2105-PUD-16 [CONTINUED]

Winterburg PUD

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

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

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

2106-PUD-19 [CONTINUED]

Overlook at Wood Wind PUD

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

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

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



Petition Number: 2105-DDP-19

Project Name: KFC

Subject Site Address: Southeast corner of State Road 32 and Spring Mill Road

Petitioner: McKenzie Foods Inc.

Representative: Red Barn Engineering Company, LLC

Request: Detailed Development Plan review of a 2,360 square foot restaurant on 0.80 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.

Current Zoning: Maple Knoll PUD

Current Land Use: Vacant

Approximate Acreage: 0.80 +/-

Property History: Maple Knoll PUD District (Ord. 04-02, March 2004)
Maple Knoll PUD Amendment (Ord. 19-50, November 25, 2019)
Maple Knoll PUD Amendment (Ord. 21-03, February 8, 2021)
Overall Development Plan & Primary Plat (1910-ODP-14 & 1910-SPP-14, September 16, 2019)
Secondary Plat (1910-SFP-57)
Secondary Plat (2104-SFP-22, *pending*)
Secondary Plat (2105-SFP-34, *pending*)

Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

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

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

The plans comply.

- 6) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

- 10) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
 - 11) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
 - 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
 - 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
 - 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
 - 15) Location and dimensions of all existing structures and paved areas.
 - 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - 17) Location of all Floodplain areas within the boundaries of the property.
 - 18) Names of legal ditches and streams on or adjacent to the site.
 - 19) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
 - 20) Identify buildings proposed for demolition.
 - 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 22) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
 - 23) Misc.
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DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):

The plans comply.

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

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

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

a) State Highway 32 Overlay District (Article 5.3)

i) Setback Requirements:

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

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

ii) Building Height Requirements:

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

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

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

- (2) Maximum Gross Floor Area: No maximum
- iv) Architectural Design Requirements:
 - (1) Building Elevations:
 - (a) All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.
 - (b) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).
 - (c) Openings:
 - (i) Design elements of the Building Facade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.
 - (ii) Openings in a Building Facade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).
 - (iii) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.
 - (d) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.
 - (e) Roofs:
 - (i) Flat Roofs:
 - 1. Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.

2. Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
3. Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:
 - a. A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Facade's roof line.
 - b. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Facade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.
- (ii) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).
- (iii) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.
- (f) Main Entrances:
 - (i) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.

(ii) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.

(iii) The location, orientation, proportion and style of doors shall complement the style of the building.

(g) Windows:

(i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).

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

(h) Awnings:

(i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.

(ii) Awnings shall be made of a non-reflective material.

(iii) All awnings shall be kept in good repair.

(iv) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Facade would otherwise comply with such architectural design requirements without such awnings.

(i) Drive-thrus and Fueling Stations:

- (i) Drive-thru windows and lanes shall not be permitted in between the State Highway 32 right-of-way line or the Trail Corridor and the Building Façade nearest to said right-of-way line (e.g., Established Front Yard) or Trail Corridor.
 - (j) Building Materials:
 - (i) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
 - (ii) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.
 - (iii) A minimum of sixty percent (60%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
 - (iv) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
 - (v) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Facades visible from State Highway 32.
 - (k) Accessory Buildings: All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.
- v) Trail Corridor Requirement:
- (1) Trail Corridor Design Standards:
 - (a) Trail Corridor Width: The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
 - (b) Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses,

developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also Article 8.3 Easement Standards).

- (2) Trail Corridor Plantings: The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.
 - (a) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting.
 - (b) Shade trees planted with the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.
 - (c) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.
 - 26) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
 - 27) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.
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DISTRICT STANDARDS

The plans comply with Ordinance 04-02: Maple Knoll PUD.

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

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

29) SECTION 11 – PERMITTED USES

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

a) Employment District:

i) Lots:

(1) All Lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.

(2) Minimum Lot Width at building line: 20 Feet

(3) Minimum Lot Width at Street: 20 Feet

(4) Minimum Lot Depth: 100 Feet

(5) Minimum Lot Area: 2,000 Square Feet

(6) Front Setback: 0-80 Feet

(7) Minimum Side Setback: 0 Feet; provided, however, that (i) minimum separation between Buildings shall be 10 Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.

(8) Minimum Rear Setback: 0 Feet

- (9) No Building shall be closer than thirty (30) feet to Spring Mill, State Road 32, or Austrian Pine Way.
- 31) SECTION 13 – LANDSCAPING: Attached hereto and incorporated herein by reference as Exhibit 17 are landscape standards (the “Landscape Standards”) included in the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Except as modified below in this Section 13, the Landscape Standards shall apply to the Real Estate.
- a) Shrubs are not required to be planted within woodlands located within buffer yards.
 - b) Trees which are in good condition and possessing a caliper of greater than 2” will be preserved along the fence row on the southern boundary of that portion of the Mixed-Use District located west of Spring Mill Road.
 - c) At the Developer’s discretion, evergreen trees may be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub).
 - d) With respect to any wooded area greater than three (3) acres in size, any required tree inventory may be done on a sampling basis, by a certified arborist, based upon a representative sample of such woodland which representative sample is approved by the Department and is at least twenty percent (20%) of the size of the subject woodland.
- 32) SECTION 14 – SIGNAGE: Attached hereto and incorporated herein by reference as Exhibit 18 are signage standards (the “Signage Standards”) which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.
- 33) SECTION 15 – LIGHTING: Attached hereto and incorporated herein by reference as Exhibit 19 are lighting standards (the “Lighting Standards”) which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.
- 34) SECTION 16 – PARKING: Attached hereto and incorporated herein by reference as Exhibit 20 are parking standards (the “Parking Standards”) which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.
- 35) SECTION 17 – STREET STANDARDS: Attached hereto and incorporated herein by reference as Exhibit 21 are Street Standards (the “Street Standards”) which supplement Street Standards contained in the Zoning Ordinance.
- 36) SECTION 18 – OPEN SPACE/TRAILS: The total Open Space, for the entirety of the Real Estate, shall be greater than or equal to 100 acres. Lakes, ponds, and water retention areas may not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate. At a location within the Real Estate selected by Developer, there shall be one

(1) thirty (30) acre area of Open Space. The Open Space within the Employment District shall be greater than or equal to 5% of the area of the Employment District.

- a) The Developer shall install a trail system internal to the Real Estate, providing interconnectivity to parks and school sites. The location and configuration of such internal trail system shall be determined by the Developer, in the Developer's sole discretion. Further consideration shall be given to the Midland Trail System and the Developer may, in the Developer's sole discretion, relocate any portion of the Midland Trail System located within or adjacent to the Real Estate, so long as any portion of the Midland Trail System relocated within the Real Estate remains north of 169th Street and connected to its existing intersection with Ditch Road on the west and Austrian Pine Way on the east. Further, any portion or segment of the Midland Trail System which is located within and part of the Real Estate shall be twenty-five (25) feet in width and shall be paved by Developer, to a width of twelve (12) feet, to the standards and specifications of the Town.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

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

- a) 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) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
 - iii) 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.
 - iv) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.

- v) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
- vi) 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.
- vii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- viii) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

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

- a) Maximum Building Height: Thirty-five (35) feet
- b) Minimum Building Separation: 0 Feet (attached) and 12 (detached)
- c) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to Building Materials:
 - i) The exterior of all Buildings shall consist of a combination of masonry (e.g., brick, stone, cut-faced block, stucco), glass, composite (e.g., fiber cement, cultured stone, trim PVC), and wood products.
 - ii) Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.
 - iii) Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer.
- d) Facades:
 - i) Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.
 - ii) Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration.

- iii) Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Façade and extending at least 20% of the length of the Façade. No uninterrupted length of any Façade shall exceed seventy-five (75) horizontal feet.
- iv) Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projectiles, etc.).
- e) Roofs:
 - i) Roof profiles shall be gabled, hip, or parapet.
 - ii) Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.
- f) Exterior Mechanical Equipment: shall be screened or hidden from all sides.
- g) General:
 - i) Stamped or colored asphalt or concrete shall be allowed at intersections, entries, and pedestrian crosswalks.
 - ii) Buildings with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Building and the Perimeter Street, there is another Building.

39) Building Standards (Article 6.4)

40) Fence Standards (Article 6.5)

41) Height Standards (Article 6.6)

42) Home Business Standards (Article 6.7)

43) Landscaping Standards (Article 6.8)

- a) General Landscape Design Standards:
 - i) Placement: installed plantings shall comply with the following:

- (1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
 - (2) Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.
- b) On-Site and Street Frontage Landscaping Requirements:
- c) Buffer Yard Requirements:
- d) Parking Area Landscaping:
- i) Interior Parking Area Landscaping:

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

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

- (2) Interior Parking Area Islands:

- (a) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- (b) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

ii) Perimeter Parking Area Landscaping:

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

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

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

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

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

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

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

44) Lighting Standards (Article 6.9)

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

45) Lot Standards (Article 6.10)

46) Outside Storage and Display (Article 6.12)

47) Outdoor Café and Eating Areas (Article 6.13)

a) Pedestrian Ways: Shall not impede pedestrian traffic or force pedestrians into vehicular travel lanes in accordance with the following:

i) A five (5) foot pedestrian access area on the perimeter of the outdoor café and eating area shall be maintained at all times. The pedestrian access area on the sidewalk shall not be interrupted with building, infrastructure, utility or landscaping elements such as but not limited to columns, supports, plantings or other such materials.

48) Parking and Loading Standards (Article 6.14)

- a) General Requirements:
 - i) Drive-through lanes and required stacking spaces shall not interfere with parking space maneuvering aisles, parking drive aisles, loading spaces, internal site circulation, designated fire lanes or points of ingress and egress.
 - ii) Drive-through lanes and stacking spaces shall be designed to prevent vehicles from stacking in the Right-of-way.
 - iii) No stacking space may occupy any portion of a Right-of-way.
 - iv) A stacking space does not constitute a Parking Space.
 - v) All drive-through and stacking lanes shall be delineated with pavement markings or otherwise distinctly delineated, as approved by the Department.
- b) Minimum Size: A stacking space shall be a minimum of eight (8) feet by twenty (20) feet with direct forward access to a service window or station of a drive-through facility.
- c) By-Pass Lane: A minimum eight (8) foot wide lane parallel to a drive-through lane shall be provided around the drive-through facility to allow vehicles to exit the drive-through lane and circumvent the stacking lane. This lane may be part of the site's overall circulation plan.
- d) Minimum Number of Spaces: The minimum number of required stacking spaces shall be as follows, which shall exclude the position at the service window but may include spaces between the service window and any ordering position:
 - i) Fast Food Restaurant: 7 stacking spaces
- e) Retail Shops:
 - i) One (1) space for each 250 SF of gross retail space; or
 - ii) One (1) space per employee on primary shift plus One (1) space per two (2) seats in serving area (e.g., eatery, theater).
- f) Handicapped Spaces: shall comply with State standards.

49) Performance Standards (Article 6.15)

50) Setback Standards (Article 6.16)

51) Sign Standards (Article 6.17)

52) Vision Clearance Standards (Article 6.19)

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

53) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

54) Easement Standards (Article 8.3)

55) Monument and Marker Standards (Article 8.5)

56) Open Space and Amenity Standards (Article 8.6)

57) Pedestrian Network Standards (Article 8.7)

- 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 on 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 nonresidential 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.
- b) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
 - i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
 - ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
 - iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands

58) Storm Water Standards (Article 8.8)

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

60) Surety Standards (Article 8.12)

61) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

1) The Detailed Development Plan complies with the applicable zoning ordinances.

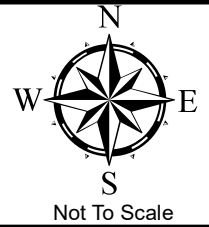
2) ACTION: Approve Detailed Development Plan (2105-DDP-19) with the following condition:

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

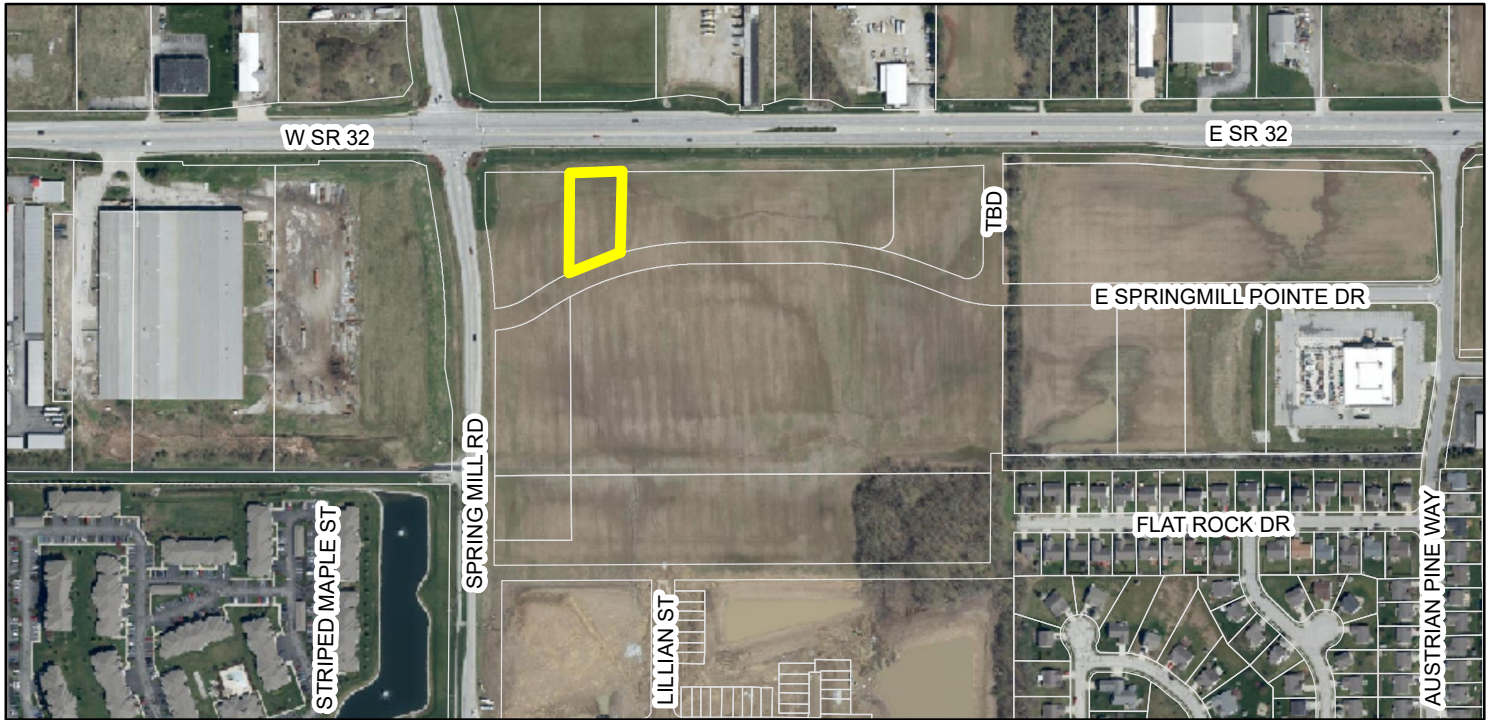
3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.



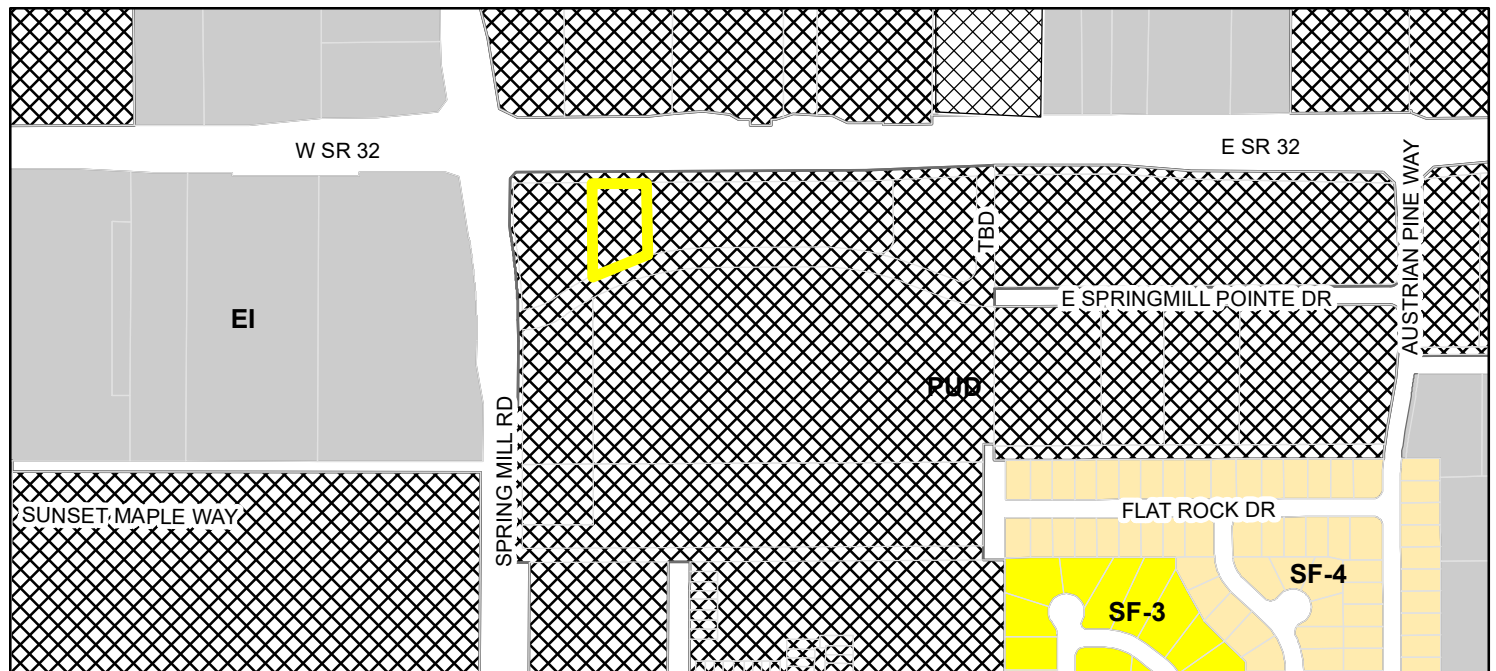
Property Location Map
KFC (Meijer)
Detailed Development Plan
2105-DDP-19



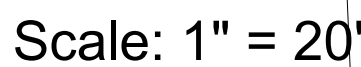
Aerial Location Map



Zoning Map



- | | |
|--------------------------|--------------------------------|
| Parcel | PUD (Planned Unit Development) |
| Zoning - All | SF-3 (Single Family - 3) |
| Zoning | SF-4 (Single Family - 4) |
| EI (Enclosed Industrial) | |



Sheet Number
C2

LANDSCAPE SUMMARY (PER WC 16.06.010 OF THE "MAPLE KNOLL" PUD, ORDINANCE 04-02)

MINIMUM LOT LANDSCAPING REQUIREMENTS:

PER CHAPTER 6.8 K. OF THE UNIFIED DEVELOPMENT ORDINANCE*:

- 10 SHADE TREES PER ACRE
- 10 ORNAMENTAL/EVERGREEN TREES PER ACRE
- 25 SHRUBS PER ACRE
- SITE ACREAGE = 0.80 ACRES, ROUND UP TO 1.0 ACRES;
- 10 SHADE TREES, 10 ORNAMENTAL/EVERGREEN TREES, 25 SHRUBS REQUIRED

TOTAL PROVIDED: 10 SHADE TREES, 15 ORNAMENTAL/EVERGREEN TREES, 124 SHRUBS

PERIMETER PARKING LOT LANDSCAPING REQUIREMENTS:

PER WC 16.06.070 B.1.a.2), PARKING LOT WITH MORE THAN 10 SPACES IS LOCATED WITHIN 20' OF A LOT LINE A 5' WIDE (MIN.) PERIMETER LANDSCAPE AREA INCLUDING:

- 1 SHADE TREE PER 30 FEET
- AND 1 SHRUB PER 3 FEET

WEST PROPERTY LINE PAVEMENT LENGTH = 231'; 7.7 SHADE TREES AND 77 SHRUBS REQUIRED

PROVIDED: 4 SHADE TREES + 12 ORNAMENTAL/EVERGREEN (4 + 12 x .5 = 10 TOTAL), 77 SHRUBS

INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS:

PER WC 16.06.070 A.1. AND TABLE 16.06.070-01: FOR 25-49 PARKING SPACES, 7.5% OF INTERIOR PARKING LOT AREA MUST BE LANDSCAPED.

TOTAL SF OF PARKING AREA = 24,00sf x 0.075% = 1,800sf
PROVIDED: 2,175sf LANDSCAPE AREA IN 3 AREAS, INCLUDING AT LEAST 1 TREE AND 4 SHRUBS PER LANDSCAPE AREA

NORTH BUFFER YARD LANDSCAPING REQUIREMENTS:

TRAIL CORRIDOR (30') AND PLANTINGS HAVE BEEN INSTALLED AS A PART OF THE MEIJER DEVELOPMENT. PER WC 16.06.060 C, WITHIN REQUIRED BUFFER YARD, BUFFER MUST INCLUDE:

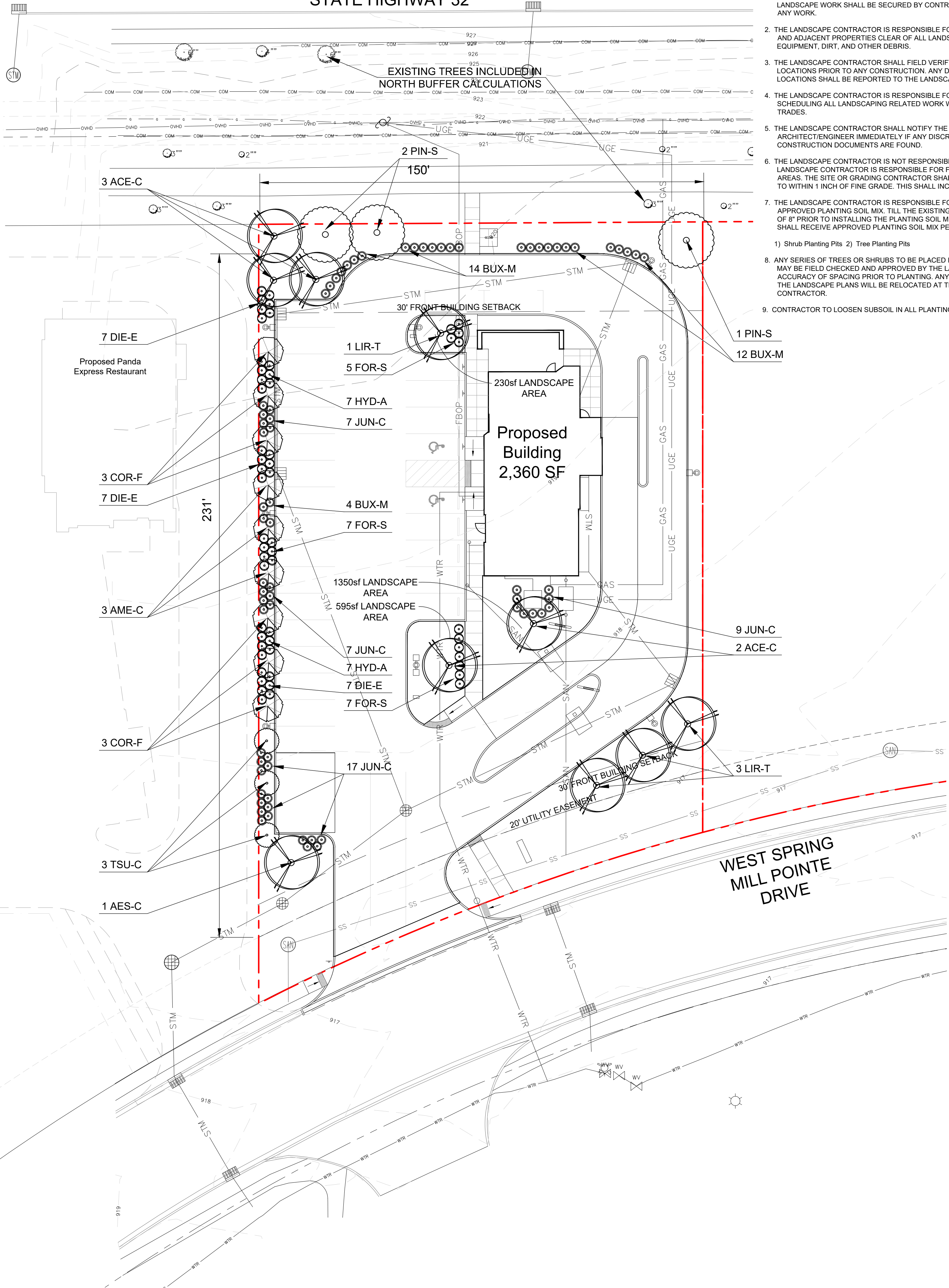
- 1 EVERGREEN TREE PER 30 FEET
- AND 5 EVERGREEN SHRUBS PER 30 FEET

NORTH PROPERTY LINE LENGTH = 150'; 5.0 EVERGREEN TREES AND 25.0 EVERGREEN SHRUBS REQUIRED
PROVIDED: 3 EVERGREEN TREES + 2 EXISTING TREES, 26 SHRUBS

*MAPLE KNOLL PUD REFERENCES TABLE 16.06.050-01 FOR THIS, BUT TABLE IS NOT INCLUDED IN THE PUD DOCUMENT

STATE HIGHWAY 32

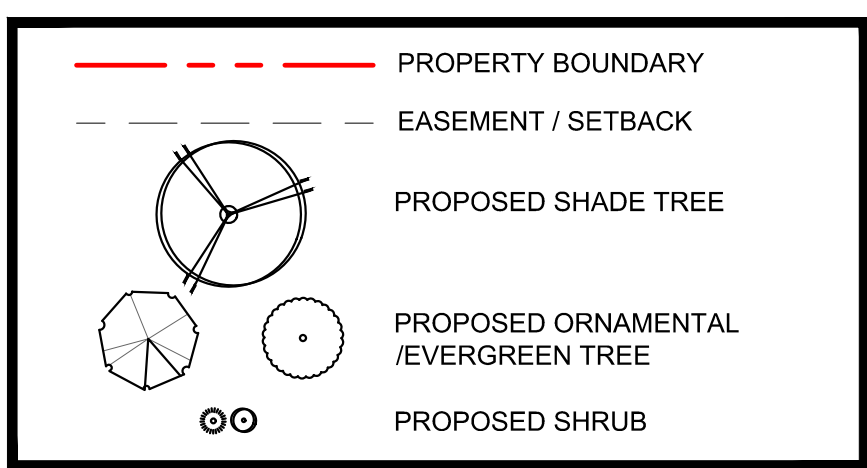
EXISTING TREES INCLUDED IN NORTH BUFFER CALCULATIONS



SITE LANDSCAPING NOTES:

1. ALL NECESSARY PERMITS AND APPROVALS FROM AGENCIES GOVERNING THE LANDSCAPE WORK SHALL BE SECURED BY CONTRACTOR PRIOR TO BEGINNING ANY WORK.
2. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR KEEPING ALL ROADS, WALKS, AND ADJACENT PROPERTIES CLEAR OF ALL LANDSCAPE CONSTRUCTION EQUIPMENT, DIRT, AND OTHER DEBRIS.
3. THE LANDSCAPE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO ANY CONSTRUCTION. ANY DEVIATIONS FROM THE DESIGN LOCATIONS SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT.
4. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND SCHEDULING ALL LANDSCAPING RELATED WORK WITH OTHER CONTRACTORS AND TRADES.
5. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE OFFICE OF THE ARCHITECT/ENGINEER IMMEDIATELY IF ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS ARE FOUND.
6. THE LANDSCAPE CONTRACTOR IS NOT RESPONSIBLE FOR ROUGH GRADING. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FINE GRADING IN ALL LAWN AREAS. THE SITE OR GRADING CONTRACTOR SHALL DEVELOP THE SITE GRADES TO WITHIN 1 INCH OF FINE GRADE. THIS SHALL INCLUDE TOPSOIL, IF AVAILABLE.
7. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING APPROVED PLANTING SOIL MIX. TILL THE EXISTING SUBGRADE TO MINIMUM DEPTH OF 8" PRIOR TO INSTALLING THE PLANTING SOIL MIX. THE FOLLOWING AREAS SHALL RECEIVE APPROVED PLANTING SOIL MIX PER THE PLANTING DETAILS:
 - 1) Shrub Planting Pits 2) Tree Planting Pits
8. ANY SERIES OF TREES OR SHRUBS TO BE PLACED IN A PARTICULAR ARRANGEMENT MAY BE FIELD CHECKED AND APPROVED BY THE LANDSCAPE ARCHITECT FOR ACCURACY OF SPACING PRIOR TO PLANTING. ANY PLANTS NOT ARRANGED PER THE LANDSCAPE PLANS WILL BE RELOCATED AT THE EXPENSE OF THE LANDSCAPE CONTRACTOR.
9. CONTRACTOR TO LOOSEN SUBSOIL IN ALL PLANTING AREAS PER SPECIFICATIONS.
10. APPLY HERBICIDE TO PLANT BEDS PRIOR TO PLANTING FOR WEED CONTROL. FOLLOW LABEL DIRECTIONS. DO NOT APPLY TO ANY PLANTING BEDS THAT MAY RESULT IN DAMAGE TO PLANT MATERIALS.
11. PLANTING BEDS TO HAVE A MINIMUM OF 3" PROCESSED SHREDDED HARDWOOD BARK MULCH, UNLESS OTHERWISE NOTED. ALL SHRUBS TO BE INCLUDED IN A MULCHED BED AS INDICATED ON PLANS. TREES TO HAVE A 4" DIAMETER CIRCLE OF 3" PROCESSED SHREDDED HARDWOOD MULCH.
12. DIMENSION FOR HEIGHT AND SPREAD OF PLANT MATERIAL SPECIFIED ON THE PLANT LIST ARE GENERAL GUIDES FOR THE MINIMUM DESIRED SIZE OF EACH PLANT. EACH PLANT SHALL HAVE A UNIFORM AND CONSISTENT SHAPE AS IT PERTAINS TO THE SPECIFICATIONS AND PARTICULAR SPECIES. ANY PLANT MATERIAL WHICH FAILS TO CONFORM TO THE SPECIFICATIONS IS SUBJECT TO REJECTION BY THE LANDSCAPE ARCHITECT.
13. THE QUANTITIES INDICATED ON THE PLANT LIST ARE PROVIDED FOR THE BENEFIT OF THE LANDSCAPE CONTRACTOR, BUT SHOULD NOT BE ASSUMED TO ALWAYS BE CORRECT. IN THE EVENT OF A DISCREPANCY, THE PLANTING PLANS WILL TAKE PRECEDENCE OVER THE PLANT LIST. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR QUANTITIES, CALCULATIONS AND THE LIABILITY PERTAINING TO THOSE QUANTITIES AND ANY RELATED CONTRACT DOCUMENTS AND/OR PRICE QUOTATIONS.
14. ALL PLANTING BEDS ADJACENT TO THE BUILDING SHALL HAVE A MINIMUM SLOPE OF 2% AWAY FROM THE BUILDING TO INSURE POSITIVE DRAINAGE.
15. REFER TO CIVIL PLANS FOR SITE GRADING AND UTILITY PLANS.
16. ALL EXCAVATED AREAS TO BE SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED AREAS SHALL HAVE A MINIMUM OF 6" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION.
17. CONTRACTOR SHALL REESTABLISH ALL EXISTING IRRIGATION SYSTEMS, LANDSCAPE LIGHTING, AND CIRCUITRY. COORDINATE CONNECTIONS WITH OWNER OR OWNER'S REPRESENTATIVE.
18. ALL LANDSCAPING MATERIALS SHALL BE SELECTED AND INSTALLED IN ACCORDANCE WITH THE CURRENT VERSION OF THE AMERICAN STANDARDS FOR NURSERY STOCK AS ESTABLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.
19. LANDSCAPING PLAN SHALL BE SUBJECT TO THE STANDARDS OF THE CITY OF WESTFIELD LANDSCAPING AND SCREENING STANDARDS.

LEGEND



PLANT SCHEDULE

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
SHADE TREES				
ACE-C	5	ACER CAMPESTRE	HEDGE MAPLE	2"
LIR-T	4	LIRIODENDROM TULIPIFERA	TULIP	2"
AES-C	1	AESCALAUS X CORNEA	CHESTNUT	2"

ORNAMENTAL / EVERGREEN TREES

TSU-C	3	TSUGA CANADENSIS	CANADIAN HEMLOCK	2"
PIN-S	3	PINUS SYLVESTRIS	SCOTCH PINE	2"
AME-C	3	AMELANCHIER CANADENSIS	SERVICEBERRY	2"
COR-F	6	CORNUS FLORIDA	FLOWERING DOGWOOD	2"

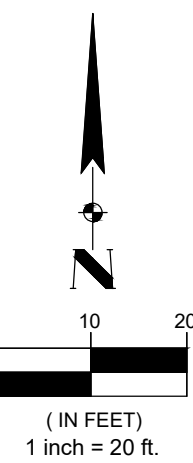
SHRUBS

DIE-E	21	DIERVILLA IONICERA	NORTHERN BUSH HONEYSUCKLE	24"
HYD-A	14	HYDRANGEA ARBORESCENS	HYDRANGEA	24"
FOR-S	19	EUONYMUS ALATUS	BURNING BUSH	24"
BUX-M	30	BUXUS MICROPHYLLA	LITTLELEAF BOXWOOD	24"
JUN-C	40	JUNIPERUS CHINENSIS	COMPACT JUNIPER	24"

MULCH

SHREDDED HARDWOOD BARK MULCH	CU. YDS.	ALL PLANTING AREAS TO BE @ A 3" DEPTH
------------------------------	----------	---------------------------------------

SPRING MILL ROAD



LANDSCAPE PLAN

Scale: 1" = 20'

RED BARN ENGINEERING COMPANY, LLC
CIVIL ENGINEERING CONSULTING SERVICES
317.677.6797
WWW.REDBARNENGINEERINGCO.COM
CHRIS@REDBARNENGINEERINGCO.COM



Prepared For:
McKenzie Foods, Inc.
4631 Lisborn Drive
Carmel, Indiana 46033
Mr. Jim McKenzie - 317.710.4588

LANDSCAPE PLAN

PROPOSED KFC RESTAURANT
330 West Spring Mill Pointe Drive
Westfield, Indiana 46074

Certified By



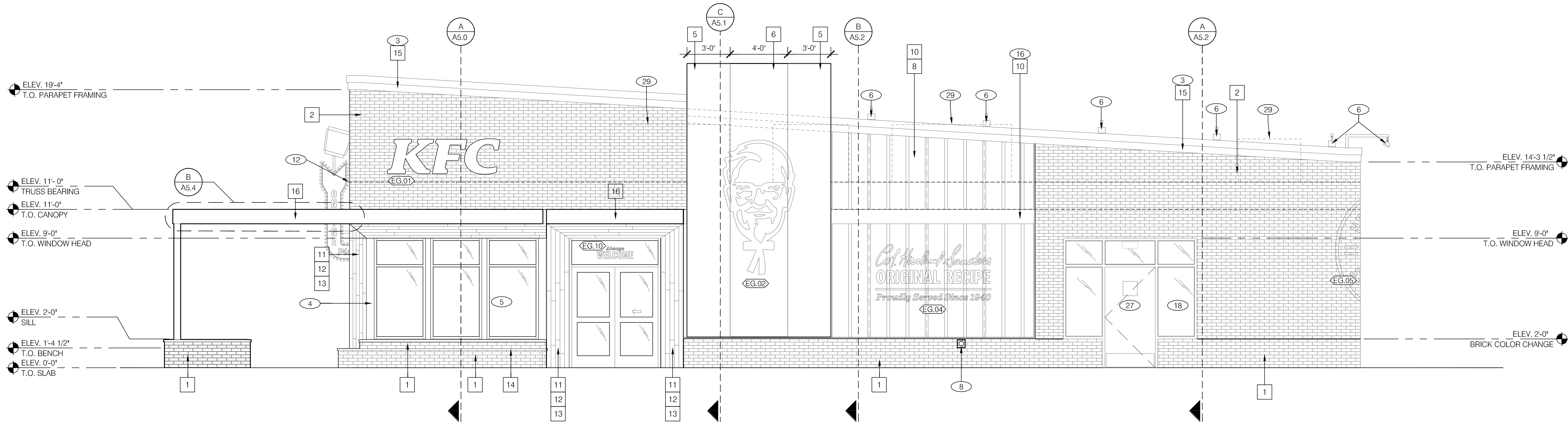
Date: 05/05/2021



Know what's below.
Call before you dig.
1-800-382-5544

Project Number
21-24-01

Sheet Number
C7



NOTE:
SIGNAGES AND BUILDING ELEMENTS NOT SHOWN ON THIS SHEET, REFER
TO "VENDOR SUPPLIED / INSTALLED ELEMENTS" GENERAL NOTE, THIS SHEET.

MAIN ENTRY ELEVATION 1/4"=1'-0"

A

SYMBOL	EXTERIOR WALL AREA	MANUFACTURER	DESCRIPTION	NOTES
BRICK				
1 br-1	BLACK EXTERIOR BRICK @ BUILDING BASE	THE BELDEN BRICK COMPANY	MODULAR FACE BRICK C216 BLACK DIAMOND VELOUR STANDARD RUNNING BOND	ALTERNATE: MODULAR FACE BRICK C216 DOWNING BLACK VELOUR STANDARD RUNNING BOND
2 br-2	WHITE EXTERIOR BRICK @ BUILDING FACADE	THE BELDEN BRICK COMPANY	MODULAR FACE BRICK ALASKA WHITE VELOUR STANDARD RUNNING BOND	
SPECIAL FINISH				
5 sf-3	FIBER CEMENT SIDING AT WALLS (RED)	JAMES HARDIE	BOARD AND BATTEN STYLE (PAINTED TO MATCH BENJAMIN MOORE EXOTIC RED 2086-10)	www.jameshardie.com HARDIE PANEL VERTICAL SIDING - SMOOTH
6 sf-4	FIBER CEMENT SIDING AT WALLS (WHITE)	JAMES HARDIE	BOARD AND BATTEN STYLE (PAINTED TO MATCH BENJAMIN MOORE CLASSIC GRAY OC-23)	www.jameshardie.com HARDIE PANEL VERTICAL SIDING - SMOOTH
7 sf-2	FIBER CEMENT SIDING AT WALLS (BLACK)	JAMES HARDIE	BOARD AND BATTEN STYLE (PAINTED) REFER TO EXTERIOR ELEVATIONS.	www.jameshardie.com HARDIE PANEL VERTICAL SIDING - SMOOTH
8 sf-1	FIBER CEMENT SIDING AT WALLS (WHITE)	JAMES HARDIE	BOARD AND BATTEN STYLE (PAINTED) REFER TO EXTERIOR ELEVATIONS.	www.jameshardie.com HARDIE PANEL VERTICAL SIDING - SMOOTH
PAINT				
9 pt-6	RED EXTERIOR PAINT	TBD	TO MATCH BENJAMIN MOORE EXOTIC RED 2086-10	
10 pt-7	WHITE EXTERIOR PAINT	TBD	TO MATCH BENJAMIN MOORE CLASSIC GRAY OC-23	
WOOD				
11 w-2	EXTERIOR WOOD FACADE (LIGHT)	IDENTITY WOOD PRODUCTS	COLOR: KFC BISCUIT	1/2 OF EACH, INSTALLED IN A RANDOM PATTERN. SUBMIT MOCK UP TO OWNER / ARCHITECT FOR APPROVAL.
12 w-3	EXTERIOR WOOD FACADE (MEDIUM)	IDENTITY WOOD PRODUCTS	COLOR: KFC FINGER LICKING	
13 w-4	EXTERIOR WOOD FACADE (DARK)	IDENTITY WOOD PRODUCTS	COLOR: KFC ORIGINAL RECIPE	
14 w-5	EXTERIOR WOOD BENCH			STAINED TO MATCH W-2. REFER TO ASSOCIATED WALL SECTIONS FOR ADDITIONAL INFORMATION
METAL TRIM				
15	EXTERIOR METAL TRIM (BLACK)			
16	EXTERIOR METAL TRIM (RED)			
EXTERIOR FINISH SCHEDULE				
F				

IMAGE COMPONENTS SCHEDULE

TAG	QTY	ITEM DESCRIPTION	ELEC
EG.01		PRIMARY ID	YES
EG.02		COLONEL FOCAL	YES
EG.03		ONLINE PICK-UP ARROW	YES
EG.04		ORIGINAL RECIPE FEATURE	NO
EG.05		11 HERBS & SPICES SEAL	NO
EG.06		MADE FRESH SIGN	YES
EG.07		SMALL COLONEL MUG	YES
EG.08		KENTUCKY FRIED CHICKEN LETTERS	YES
EG.09		ILLUMINATED POSTER FRAMES	YES
EG.10		TRANSOM VINYL MESSAGES	NO
EG.11		SIDE PORCH CONCRETE GRAPHIC - REFER TO SHEET C1.0	NO

* REFER TO GRAPHICS PACKAGE FOR MORE INFORMATION

KEY NOTES

D

MISCELLANEOUS:

A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECS):

A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND
JAMB. DO NOT SEAL SILL AT WINDOWS.

THE GENERAL CONTRACTOR TO ENSURE THAT THE BRICK JOINTS
ARE PLUMB AND LEVEL, AND THE BRICK FACES ALIGNED AND
FLUSH.

VENDOR SUPPLIED / INSTALLED ELEMENTS:

GC TO COORDINATE WITH VENDOR PROVIDED / VENDOR
INSTALLED SIGNAGE AND BUILDING ELEMENTS.

GENERAL NOTES

C

- PAINT WALL SURFACE BEHIND AWNING
- DRIVE-THRU WINDOW. SEE SHEET A2.1
- PARAPET CORNICE AND FASCIA CAP (COLOR: BLACK)
- METAL WRAP TO MATCH EXTERIOR STOREFRONT FRAMING (CLEAR
ANODIZED ALUMINUM)
- ALUMINUM STOREFRONT WINDOW / DOOR SYSTEM. SEE SHEET A1.1.
- WALL LIGHTING - LIGHTING VENDOR SUPPLIED / GC INSTALLED. SEE
SHEET E4.0.
- HARDI-PANEL SIDING
- HOSE BIB - REFER TO PLUMBING DRAWINGS.
- CO2 FILLER VALVE & COVER.
- SCUPPER, COLLECTOR AND DOWNSPOUT 6" MIN.
- SWITCHGEAR.
- INDICATES TOP OF ROOF DECK.
- OVERFLOW SCUPPER
- GAS METER. DO NOT PAINT METER.
- COORDINATE LOCATION OF GRAPHIC WITH FINAL PANEL/GAS METER
LOCATION.
- TRIM BOARD. REFER TO WALL SECTIONS.
- BRICK SOLDIER COURSE.
- HOLLOW METAL FRAMED WINDOW/DOOR SYSTEM.
- NOT USED
- NOT USED
- LINE OF PAINT COLOR CHANGE.
- NOT USED
- EMERGENCY LIGHTS, SEE ELECTRICAL SHEETS
- NOT USED
- STAINLESS STEEL CORNER GUARDS.
- HANDICAP SIGNAGE; MOUNT AT 5'-0" A.F.F.
- SECURITY DOOR. OWNER-SUPPLIED / G.C. INSTALL.
- EXTERIOR FINISH DIMENSION; TYPICAL.
- ROOFTOP EQUIPMENT - SHOWN DASHED FOR REFERENCE

NOTE: NOT ALL KEY NOTES APPLY TO THIS SHEET

KEY NOTES

B

PLAN SET REVISIONS:

△	

CONTRACT DATE: 04.30.2021

BUILDING TYPE: Kb 30-20

PLAN VERSION:

SITE NUMBER: xxx - xxx

ENTITY NUMBER: xxx - xxx

STORE NUMBER: xxxxx

KFC

SR 32 & SPRING MILL DRIVE
WESTFIELD IN 46224



Kb 30-20

EXTERIOR
ELEVATION

A4.0

PLOT DATE: 17.05.2021



EXTERIOR FINISH SCHEDULE

IMAGE COMPONENTS SCHEDULE

* REFER TO GRAPHICS PACKAGE FOR MORE INFORMATION

MISCELLANEOUS:

A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECS):

A. SEALANT AT ALL WALL AND ROOF PENETRATIONS

- A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
- B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND JAMB. DO NOT SEAL SILL AT WINDOWS.

THE GENERAL CONTRACTOR TO ENSURE THAT THE BRICK JOINTS ARE PLUMB AND LEVEL, AND THE BRICK FACES ALIGNED AND FLUSH.

VENDOR SUPPLIED / INSTALLED ELEMENTS:

GC TO COORDINATE WITH VENDOR PROVIDED / VENDOR
INSTALLED SIGNAGE AND BUILDING ELEMENTS.

- 1 PAINT WALL SURFACE BEHIND AWNING
- 2 DRIVE-THRU WINDOW. SEE SHEET A2.1
- 3 PARAPET CORNICE AND FASCIA CAP (COLOR: BLACK)
- 4 METAL WRAP TO MATCH EXTERIOR STOREFRONT FRAMING (CLEAR ANODIZED ALUMINUM)
- 5 ALUMINUM STOREFRONT WINDOW / DOOR SYSTEM. SEE SHEET A1.1.
- 6 WALL LIGHTING - LIGHTING VENDOR SUPPLIED / GC INSTALLED. SEE SHEET E4.0.
- 7 HARDI-PANEL SIDING
- 8 HOSE BIB - REFER TO PLUMBING DRAWINGS.
- 9 CO₂ FILLER VALVE & COVER.
- 10 SCUPPER, COLLECTOR AND DOWNSPOUT 6" MIN.
- 11 SWITCHGEAR.
- 12 INDICATES TOP OF ROOF DECK.
- 13 OVERFLOW SCUPPER
- 14 GAS METER. DO NOT PAINT METER.
- 15 COORDINATE LOCATION OF GRAPHIC WITH FINAL PANEL/GAS METER LOCATION.
- 16 TRIM BOARD. REFER TO WALL SECTIONS.
- 17 BRICK SOLDIER COURSE.
- 18 HOLLOW METAL FRAMED WINDOW/DOOR SYSTEM.
- 19 NOT USED
- 20 NOT USED
- 21 LINE OF PAINT COLOR CHANGE.
- 22 NOT USED
- 23 EMERGENCY LIGHTS, SEE ELECTRICAL SHEETS
- 24 NOT USED
- 25 STAINLESS STEEL CORNER GUARDS.
- 26 HANDICAP SIGNAGE; MOUNT AT 5'-0" A.F.F.
- 27 SECURITY DOOR. OWNER-SUPPLIED / G.C. INSTALL.
- 28 EXTERIOR FINISH DIMENSION; TYPICAL.
- 29 ROOFTOP EQUIPMENT - SHOWN DASHED FOR REFERENCE

PLAN SET REVISIONS:



CONTRACT DATE: 04.30.2021

BUILDING TYPE: Kb 30-20

PLAN VERSION:

SITE NUMBER: YYY - YYY

ENTITY NUMBER: 3006 300

CODE NUMBER: 10000

KFC

SR 32 & SPRING MILL DRIVE
WESTFIELD IN 46224



Kb 30-20

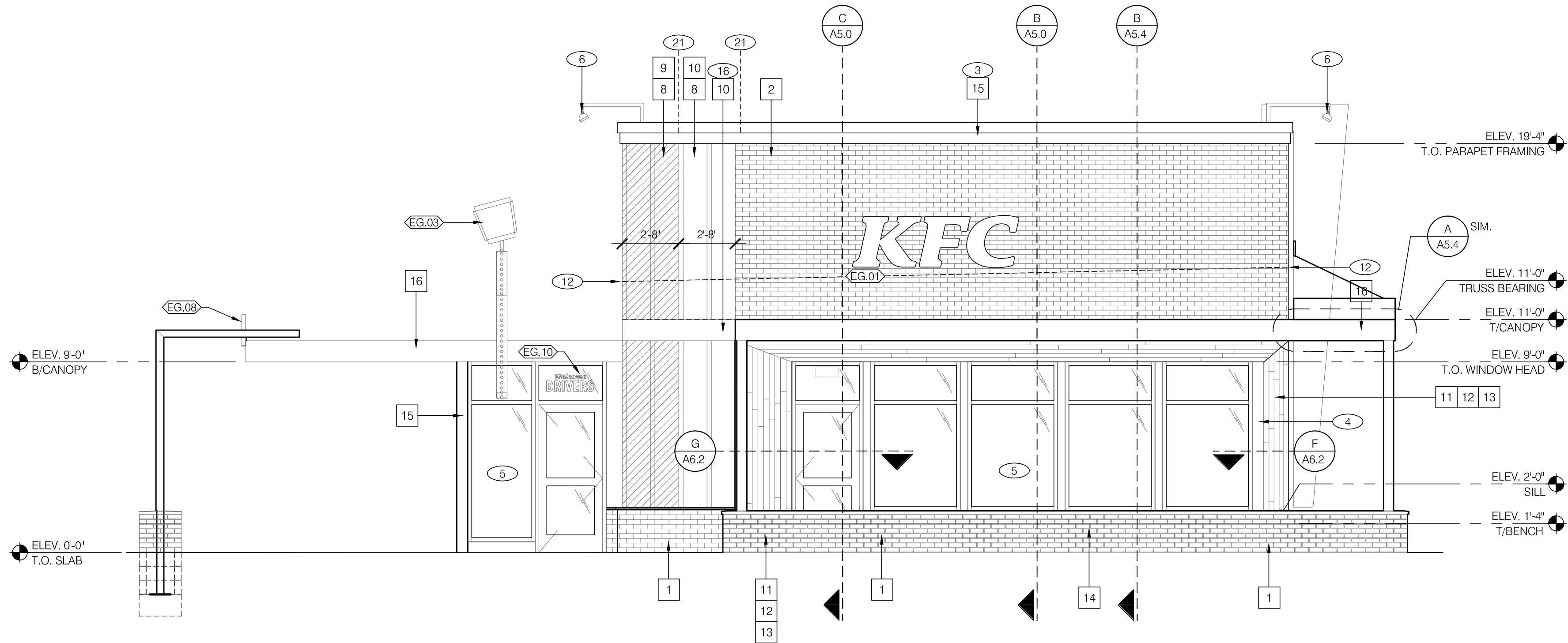
EXTERIOR ELEVATIONS

A4.1

PLOT DATE: 05.05.2021

NOTE: NOT ALL KEY NOTES APPLY TO THIS SHEET	KEY NOTES	B
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AOR SEAL



NOTE:
SIGNAGE AND BUILDING ELEMENTS ARE NOT SHOWN ON THIS SHEET.
REFER TO "VENDOR SUPPLIED / INSTALLED ELEMENTS" GENERAL NOTE; THIS SHEET.

FRONT ELEVATION 1/4"=1'-0" A

SYMBOL	EXTERIOR WALL AREA	MANUFACTURER	DESCRIPTION	NOTES
BRICK				
1 br-1	BLACK EXTERIOR BRICK @ BUILDING BASE	THE BELDEN BRICK COMPANY	MODULAR FACE BRICK C216 BLACK DIAMOND VELOUR STANDARD RUNNING BOND	ALTERNATE: MODULAR FACE BRICK C216 DOWNING BLACK VELOUR STANDARD RUNNING BOND
2 br-2	WHITE EXTERIOR BRICK @ BUILDING FACADE	THE BELDEN BRICK COMPANY	MODULAR FACE BRICK ALASKA WHITE VELOUR STANDARD RUNNING BOND	
SPECIAL FINISH				
5 sf-3	FIBER CEMENT SIDING AT WALLS (RED)	JAMES HARDIE	BOARD AND BATTEN STYLE (PAINTED TO MATCH BENJAMIN MOORE EXOTIC RED 2086-10)	www.jameshardie.com HARDIE PANEL VERTICAL SIDING - SMOOTH
6 sf-4	FIBER CEMENT SIDING AT WALLS (WHITE)	JAMES HARDIE	BOARD AND BATTEN STYLE (PAINTED TO MATCH BENJAMIN MOORE CLASSIC GRAY OC-23)	www.jameshardie.com HARDIE PANEL VERTICAL SIDING - SMOOTH
7 sf-2	FIBER CEMENT SIDING AT WALLS (BLACK)	JAMES HARDIE	BOARD AND BATTEN STYLE (PAINTED) REFER TO EXTERIOR ELEVATIONS.	www.jameshardie.com HARDIE PANEL VERTICAL SIDING - SMOOTH
8 sf-1	FIBER CEMENT SIDING AT WALLS (WHITE)	JAMES HARDIE	BOARD AND BATTEN STYLE (PAINTED) REFER TO EXTERIOR ELEVATIONS.	www.jameshardie.com HARDIE PANEL VERTICAL SIDING - SMOOTH
PAINT				
9 pt-6	RED EXTERIOR PAINT	TBD	TO MATCH BENJAMIN MOORE EXOTIC RED 2086-10	
10 pt-7	WHITE EXTERIOR PAINT	TBD	TO MATCH BENJAMIN MOORE CLASSIC GRAY OC-23	
WOOD				
11 w-2	EXTERIOR WOOD FACADE (LIGHT)	IDENTITY WOOD PRODUCTS	COLOR: KFC BISCUIT	½ OF EACH, INSTALLED IN A RANDOM PATTERN, SUBMIT MOCK UP TO OWNER / ARCHITECT FOR APPROVAL.
12 w-3	EXTERIOR WOOD FACADE (MEDIUM)	IDENTITY WOOD PRODUCTS	COLOR: KFC FINGER LICKING	
13 w-4	EXTERIOR WOOD FACADE (DARK)	IDENTITY WOOD PRODUCTS	COLOR: KFC ORIGINAL RECIPE	
14 w-5	EXTERIOR WOOD BENCH			STAINED TO MATCH W-2. REFER TO ASSOCIATED WALL SECTIONS FOR ADDITIONAL INFORMATION
METAL TRIM				
15	EXTERIOR METAL TRIM (BLACK)			
16	EXTERIOR METAL TRIM (RED)			

EXTERIOR FINISH SCHEDULE F

IMAGE COMPONENTS SCHEDULE

TAG	QTY	ITEM DESCRIPTION	ELEC
EG.01		PRIMARY ID	YES
EG.02		COLONEL FOCAL	YES
EG.03		ONLINE PICK-UP ARROW	YES
EG.04		ORIGINAL RECIPE FEATURE	NO
EG.05		11 HERBS & SPICES SEAL	NO
EG.06		MADE FRESH SIGN	YES
EG.07		SMALL COLONEL MUG	YES
EG.08		KENTUCKY FRIED CHICKEN LETTERS	YES
EG.09		ILLUMINATED POSTER FRAMES	YES
EG.10		TRANSOM VINYL MESSAGES	NO
EG.11		SIDE PORCH CONCRETE GRAPHIC - REFER TO SHEET C1.0	NO

* REFER TO GRAPHICS PACKAGE FOR MORE INFORMATION

MISCELLANEOUS:

A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

SEALERS (REFER TO SPECS):

A. SEALANT AT ALL WALL AND ROOF PENETRATIONS.
B. SEALANT AT ALL WINDOW AND DOOR FRAMES AT HEAD AND
JAMB. DO NOT SEAL SILL AT WINDOWS.

THE GENERAL CONTRACTOR TO ENSURE THAT THE BRICK JOINTS
ARE PLUMB AND LEVEL, AND THE BRICK FACES ALIGNED AND
FLUSH.

VENDOR SUPPLIED / INSTALLED ELEMENTS:

GC TO COORDINATE WITH VENDOR PROVIDED / VENDOR
INSTALLED SIGNAGE AND BUILDING ELEMENTS.

- 1 PAINT WALL SURFACE BEHIND AWNING
- 2 DRIVE-THRU WINDOW. SEE SHEET A2.1
- 3 PARAPET CORNICE AND FASCIA CAP (COLOR: BLACK)
- 4 METAL WRAP TO MATCH EXTERIOR STOREFRONT FRAMING (CLEAR
ANODIZED ALUMINUM)
- 5 ALUMINUM STOREFRONT WINDOW / DOOR SYSTEM. SEE SHEET A1.1.
- 6 WALL LIGHTING - LIGHTING VENDOR SUPPLIED / GC INSTALLED. SEE
SHEET E4.0.
- 7 HARDI-PANEL SIDING
- 8 HOSE BIB - REFER TO PLUMBING DRAWINGS.
- 9 CO2 FILLER VALVE & COVER.
- 10 SCUPPER, COLLECTOR AND DOWNSPOUT 6" MIN.
- 11 SWITCHGEAR.
- 12 INDICATES TOP OF ROOF DECK.
- 13 OVERFLOW SCUPPER
- 14 GAS METER. DO NOT PAINT METER.
- 15 COORDINATE LOCATION OF GRAPHIC WITH FINAL PANEL/GAS METER
LOCATION.
- 16 TRIM BOARD. REFER TO WALL SECTIONS.
- 17 BRICK SOLDIER COURSE.
- 18 HOLLOW METAL FRAMED WINDOW/DOOR SYSTEM.
- 19 NOT USED
- 20 NOT USED
- 21 LINE OF PAINT COLOR CHANGE.
- 22 NOT USED
- 23 EMERGENCY LIGHTS. SEE ELECTRICAL SHEETS
- 24 NOT USED
- 25 STAINLESS STEEL CORNER GUARDS.
- 26 HANDICAP SIGNAGE; MOUNT AT 5'-0" A.F.F.
- 27 SECURITY DOOR. OWNER-SUPPLIED / G.C. INSTALL.
- 28 EXTERIOR FINISH DIMENSION; TYPICAL.
- 29 ROOFTOP EQUIPMENT - SHOWN DASHED FOR REFERENCE

PLAN SET REVISIONS:

△	

CONTRACT DATE: 04.30.2021

BUILDING TYPE: Kb 30-20

PLAN VERSION:

SITE NUMBER: xxx - xxx

ENTITY NUMBER: xxx - xxx

STORE NUMBER: xxxxx

KFC

SR 32 & SPRING MILL DRIVE
WESTFIELD IN 46224



Kb 30-20

EXTERIOR
ELEVATION

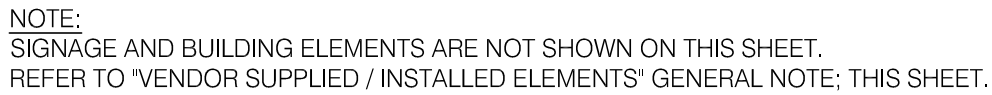
A4.2

PLOT DATE: 05.05.2021

KEY NOTES D

GENERAL NOTES C

NOTE: NOT ALL KEY NOTES APPLY TO THIS SHEET KEY NOTES B



A

SYMBOL	EXTERIOR WALL AREA	MANUFACTURER	DESCRIPTION	NOTES
BRICK				
1 br-1	BLACK EXTERIOR BRICK @ BUILDING BASE	THE BELDEN BRICK COMPANY	MODULAR FACE BRICK C216 BLACK DIAMOND VELOUR STANDARD RUNNING BOND	ALTERNATE: MODULAR FACE BRICK C216 DOWNING BLACK VELOUR STANDARD RUNNING BOND
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SPECIAL FINISH				
5 sl-3	FIBER CEMENT SIDING AT WALLS (RED)	JAMES HARDIE	BOARD AND BATTEN STYLE (PAINTED) TO MATCH BENJAMIN MOORE EXOTIC RED 2086-10)	www.jameshardie.com HARDIE PANEL VERTICAL SIDING - SMOOTH
6 sl-4	FIBER CEMENT SIDING AT WALLS (WHITE)	JAMES HARDIE	BOARD AND BATTEN STYLE (PAINTED) TO MATCH BENJAMIN MOORE CLASSIC GRAY OC-23)	www.jameshardie.com HARDIE PANEL VERTICAL SIDING - SMOOTH
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WOOD				
11 w-2	EXTERIOR WOOD FACADE (LIGHT)	IDENTITY WOOD PRODUCTS	COLOR: KFC BISCUIT	½ OF EACH, INSTALLED IN A RANDOM PATTERN. SUBMIT MOCK UP TO OWNER / ARCHITECT FOR APPROVAL.
12 w-3	EXTERIOR WOOD FACADE (MEDIUM)	IDENTITY WOOD PRODUCTS	COLOR: KFC FINGER LICKING	
13 w-4	EXTERIOR WOOD FACADE (DARK)	IDENTITY WOOD PRODUCTS	COLOR: KFC ORIGINAL RECIPE	
14 w-5	EXTERIOR WOOD BENCH			STAINED TO MATCH W-2. REFER TO ASSOCIATED WALL SECTIONS FOR ADDITIONAL INFORMATION
METAL TRIM				
15	EXTERIOR METAL TRIM (BLACK)			
16	EXTERIOR METAL TRIM (RED)			

SIGNAGE

TAG	QTY	ITEM DESCRIPTION	ELEC
EG.01		PRIMARY ID	YES
EG.02		COLONEL FOCAL	YES
EG.03		ONLINE PICK-UP ARROW	YES
EG.04		ORIGINAL RECIPE FEATURE	NO
EG.05		11 HERBS & SPICES SEAL	NO
EG.06		MADE FRESH SIGN	YES
EG.07		SMALL COLONEL MUG	YES
EG.08		KENTUCKY FRIED CHICKEN LETTERS	YES
EG.09		ILLUMINATED POSTER FRAMES	YES
EG.10		TRANSMOM VINYL MESSAGES	NO
EG.11		SIDE PORCH CONCRETE GRAPHIC - REFER TO SHEET C1.0	NO

* REFER TO GRAPHICS PACKAGE FOR MORE INFORMATION

A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

A. SEALANT AT ALL WALL AND

- THE GENERAL CONTRACTOR TO ENSURE THAT THE BRICK JOINTS ARE PLUMB AND LEVEL, AND THE BRICK FACES ALIGNED AND FLUSH.

GC TO COORDINATE WITH VENDOR PROVIDED / VENDOR
INSTALLED SIGNAGE AND BUILDING ELEMENTS.

- | | |
|----|---|
| 1 | PAINT WALL SURFACE BEHIND AWNING |
| 2 | DRIVE-THRU WINDOW. SEE SHEET A2.1 |
| 3 | PARAPET CORNICE AND FASCIA CAP (COLOR: BLACK) |
| 4 | METAL WRAP TO MATCH EXTERIOR STOREFRONT FRAMING (CLEAR ANODIZED ALUMINUM) |
| 5 | ALUMINUM STOREFRONT WINDOW / DOOR SYSTEM. SEE SHEET A1.1 |
| 6 | WALL LIGHTING - LIGHTING VENDOR SUPPLIED / GC INSTALLED. SEE SHEET E4.0. |
| 7 | HARDI-PANEL SIDING |
| 8 | HOSE BIB - REFER TO PLUMBING DRAWINGS. |
| 9 | CO ₂ FILLER VALVE & COVER. |
| 10 | SCUPPER, COLLECTOR AND DOWNSPOUT 6" MIN. |
| 11 | SWITCHGEAR. |
| 12 | INDICATES TOP OF ROOF DECK. |
| 13 | OVERFLOW SCUPPER |
| 14 | GAS METER. DO NOT PAINT METER. |
| 15 | COORDINATE LOCATION OF GRAPHIC WITH FINAL PANEL/GAS METER LOCATION. |
| 16 | TRIM BOARD. REFER TO WALL SECTIONS. |
| 17 | BRICK SOLDIER COURSE. |
| 18 | HOLLOW METAL FRAMED WINDOW/DOOR SYSTEM. |
| 19 | SPANDRAL GLASS, BLACK FILM |
| 20 | NOT USED |
| 21 | LINE OF PAINT COLOR CHANGE. |
| 22 | NOT USED |
| 23 | EMERGENCY LIGHTS. SEE ELECTRICAL SHEETS |
| 24 | NOT USED |
| 25 | STAINLESS STEEL CORNER GUARDS. |
| 26 | HANDICAP SIGNAGE; MOUNT AT 5'-0" A.F.F. |
| 27 | SECURITY DOOR. OWNER-SUPPLIED / G.C. INSTALL. |
| 28 | EXTERIOR FINISH DIMENSION: TYPICAL. |
| 29 | ROOFTOP EQUIPMENT - SHOWN DASHED FOR REFERENCE |

This image shows a blank sheet of white paper with horizontal blue lines. In the top-left corner, there is a small, simple black outline of a triangle. The rest of the page is empty except for the lines.

PLAN VERSION:	
SITE NUMBER:	XXX - XXX
ENTITY NUMBER:	XXX - XXX
STORE NUMBER:	XXXXX

SR 32 & SPRING MILL DRIVE
WESTFIELD IN 46224

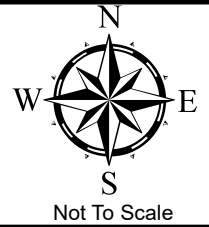


A4.3

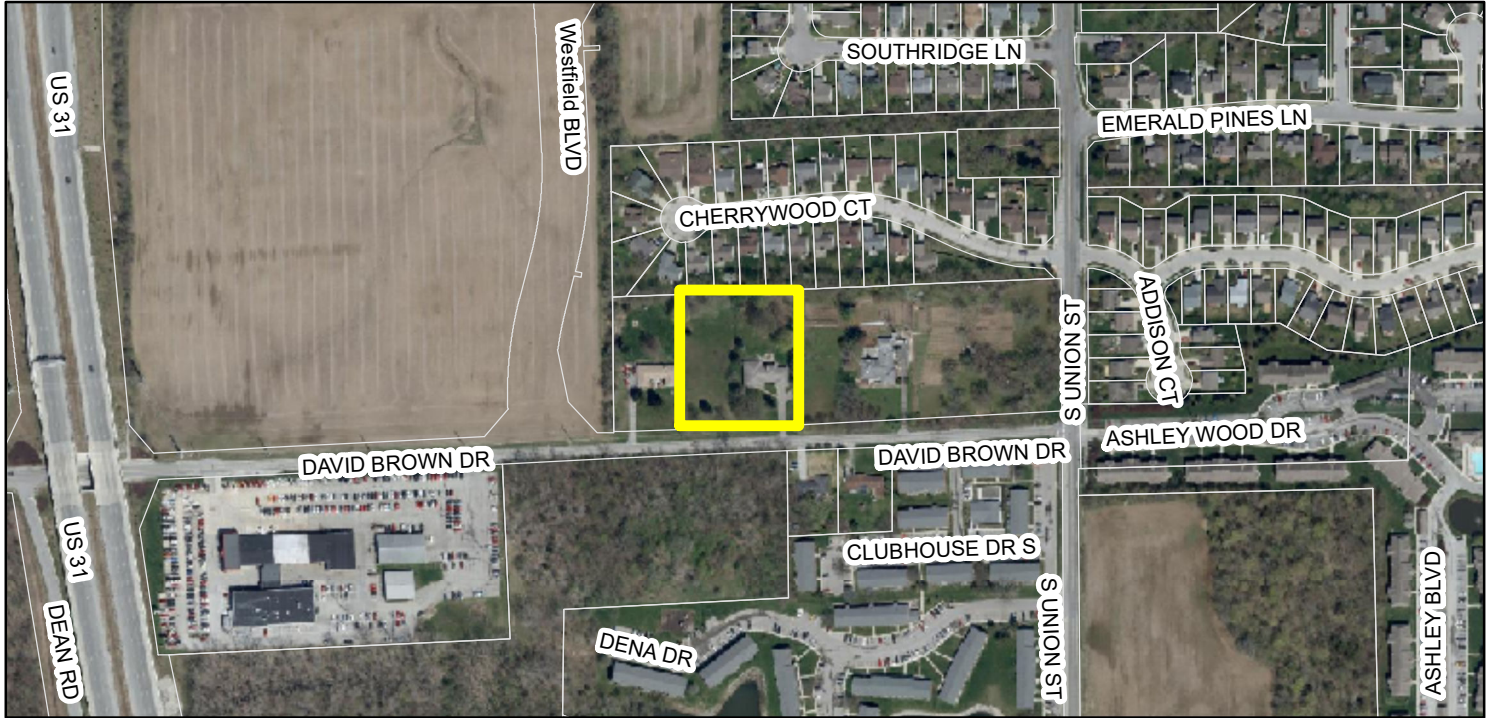
PLOT DATE: 21.05.2021



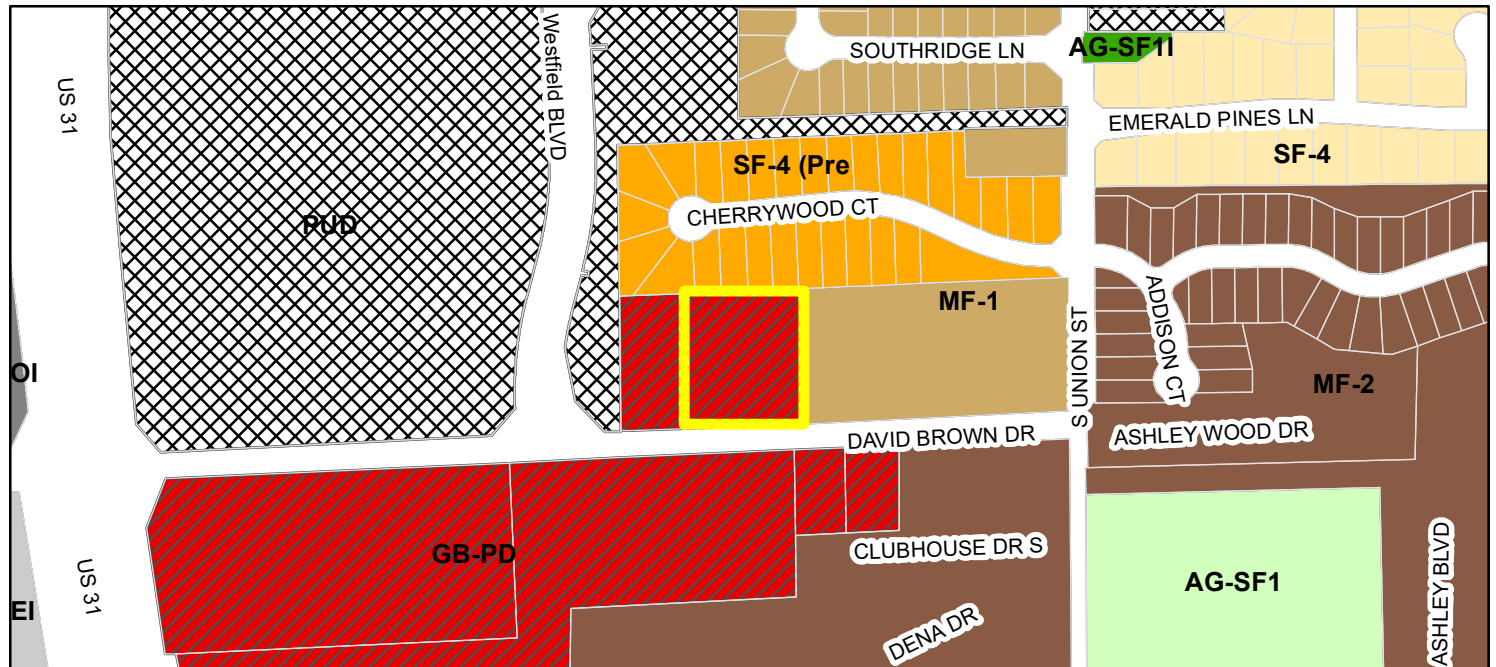
Property Location Map
224 David Brown Drive
Change of Zoning
2106-REZ-01



Aerial Location Map



Zoning Map



Parcel	MF-1 (Multiple Family - 1)
Zoning - All	MF-2 (Multiple Family - 2)
Zoning	OI (Open Industrial)
AG-SF1 (Agriculture - Single Family - 1)	PUD (Planned Unit Development)
AG-SF11 (Agriculture - Single Family - 1 In-town)	SF-4 (Single Family - 4)
EI (Enclosed Industrial)	SF-4 Pre-1994 (Single Family - 4 Pre-1994)
GB-PD (General Business - Planned Development)	

ORDINANCE NUMBER 21-29

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 June 7, 2021, for a petition (**Petition No. 2106-REZ-01**) requesting to rezone certain lands within the City of Westfield;

WHEREAS, on _____, 2021, the Commission forwarded **Petition No. 2106-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 _____, 2021;

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 GB-PD: General Business / Planned Development District to SF-1: Single-family Large Lot 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 _____, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 21-29** was delivered to the Mayor of Westfield
on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-29**
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-29**
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

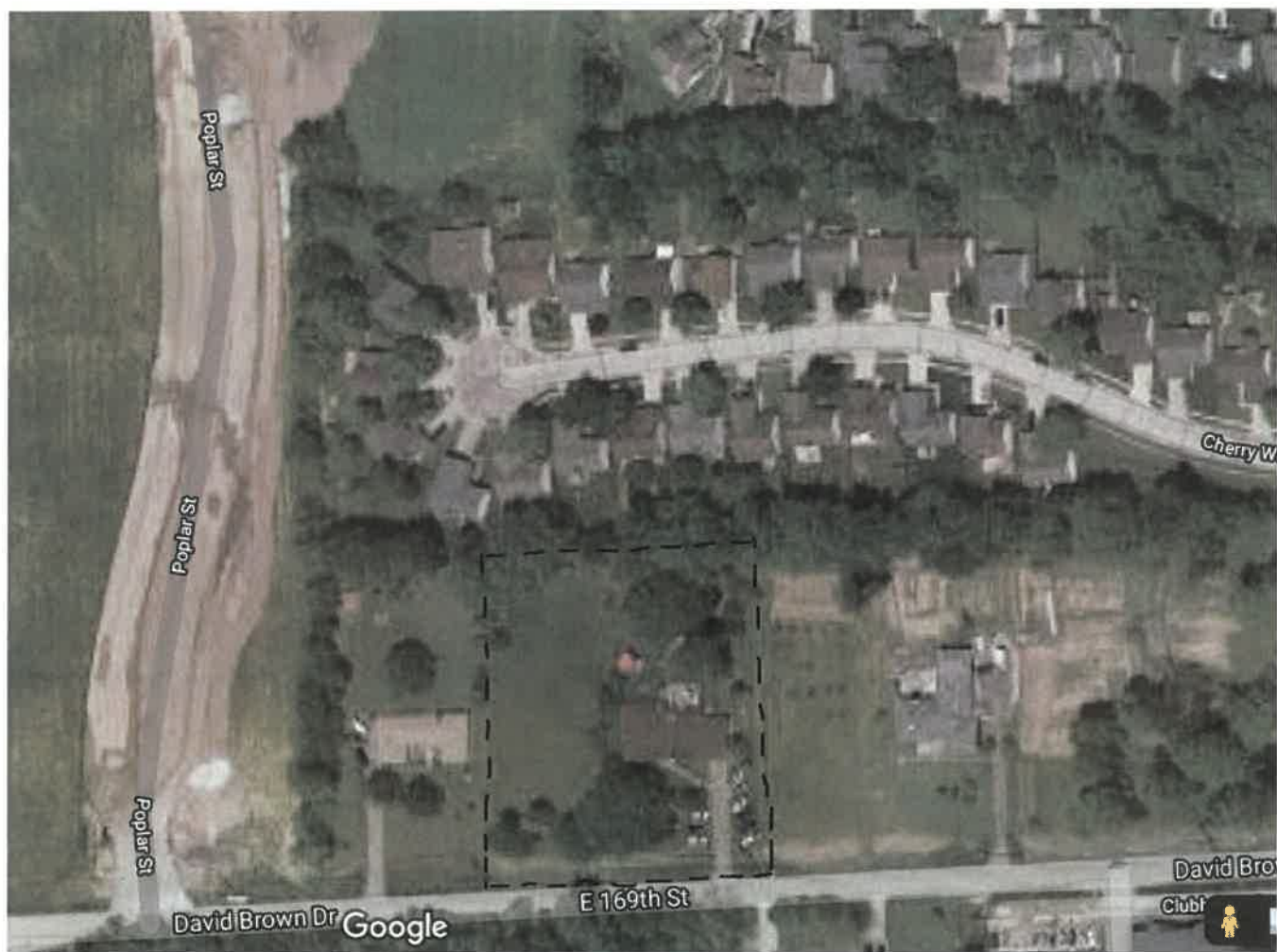
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document,
unless required by law: Caleb Ernest

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

EXHIBIT A
(REAL ESTATE)

224 David Brown Drive – Narrative Statement

Petitioner seeks to have the property located at 224 David Brown Drive, Westfield, IN 46074 re-zoned appropriately to SF1 – Single Family Large Lot. This residence, as well as neighbors to the east and west, are currently zone GB-PD. The current zoning designation is not realistic or appropriate for the land and residence east of the westfield blvd connector, and the current zoning prohibits property improvements and homeowning flexibility that SF1 would provide.





Petition Number: 2106-ODP-12 and 2106-SPP-12
Project Name: Somerset
Subject Site Address: South side of 186th Street, west of Spring Mill Road
Petitioner: Arbor Homes
Representative: American Structurepoint, Joshua Cribelar
Request: Overall Development Plan & Primary Plat review of 151 Single Family
Current Zoning: AG-SF-1 Somerset PUD, Ordinance 20-48
Current Land Use: Agriculture
Approximate Acreage: 61.39 +/-

Exhibits:

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

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

Staff Presenter: Pam Howard, Senior Planner

Procedural

- | | |
|---|---------|
| • TAC Meeting | 5/25/21 |
| • APC Notice Deadline | 5/28/21 |
| • APC First Meeting (Public Hearing) | 6/7/21 |
| • Revised Plan Submittal & APC Packet Materials | 6/11/21 |
| • APC Second Meeting | 6/21/21 |
-

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). See PUD Standards
- 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. See PUD Standards.
- 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.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 20) Title, scale, north arrow and date.
- 21) Proposed name of the development.
- 22) 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.
- 23) Address and legal description of the property.
- 24) Boundary lines of the property including all dimensions.
- 25) 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.
- 26) 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.
- 27) 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.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.

- 35) 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.
- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 38) 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 SF4 (ARTICLE 4.7) AND THE SOMERSET PUD.

39) Single-family High-Density District SF4

- A. **Purpose and Intent:** The purpose of this district is to accommodate higher density Single-family Dwellings with available State-approved water and sewer facilities for land with at least one-eighth (1/8) of its perimeter contiguous to the corporate limits of the City.
- B. **Minimum Lot Area:** 9,000 square feet
- C. **Minimum Lot Frontage:** 40 feet
- D. **Minimum Building Lines:**
1. Front Yard: 25 feet
 2. Side Yard: 8 feet **COMMENT: N/A, SEE PUD**
 3. Rear Yard: 25 feet **COMMENT: N/A, SEE PUD**
- E. **Minimum Lot Width:** 50 feet **COMMENT: N/A, SEE PUD**
- F. **Maximum Building Height:** 25 feet (see also [Article 6.6 Height Standards](#))
- G. **Minimum Living Area (Ground Floor):**
1. Single-story: 1,000 square feet
 2. Two-story: 750 square feet
 3. Tri-level: 750 square feet (Basement and first level)
 4. Story and one-half: 750 square feet

40) Somerset PUD

Minimum Lot Area	8,750 sq. ft.
Minimum Lot Frontage	30'
Minimum Building Setback	

Front Yard	25'
Side Yard / Minimum Separation	5' / 15'
Rear Yard	15'
Minimum Lot Width	70'
Maximum Building Height	35'
Minimum Living Area {Total} *900 sq. ft. Min. Ground Floor Area	
Single Story	1,800 sq. ft.
Two Story*	2,200 sq. ft.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

41) Architectural Standards (Article 6.3)

42) Architectural Standards, Somerset PUD

- a) Perimeter Lots. All Dwellings, indicated in Exhibit B by the (o), shall replace Article 6.3(C)(I)(b) standards with the following:
 - i) Rear Building Facade. Those Lots indicated with (o) shall require one of the following: a sunroom, screened-in porch, covered patio or covered porch, or a four (4') feet deep offset on the rear. The windows on said rear elevation shall have shutters and window grids.
- b) Corner Lots. All Dwellings, indicated in Exhibit B by the (*), shall replace Article 6.3(C.){I}(b) standards with the following:
- c) Side Building Facade. Those Lots indicated with (*) shall meet the following requirements:
 - i) Homes with a gable on the side elevation shall require a minimum of three
 - ii) (3) different finish facade styles from the list below for each side elevation. A twenty-four (24") inch brick or stone wainscot is required as one of the finished facade styles. Finished facade styles shall include but are not limited to brick, stone, horizontal siding, bat and board siding, Tudor style siding and cedar shake siding. A first-floor brick wrap satisfies the intent of this requirement.
- d) Homes without a gable on the side elevation shall require two (2) different finished facade styles. A first-floor brick wrap satisfies the intent of this requirement. Finished facade styles shall include but are not limited to brick, stone, horizontal siding bat and board siding, Tudor style siding and cedar shake siding. A twenty-four (24") inch brick or stone wainscot is required as one of the finished facade styles.
- e) Masonry. All Dwellings shall have masonry on at least fifty (50%) percent of the Front Building Facade (excluding windows, doors, garage doors, and areas above roof line). However, if a Front Building Facade includes a front porch, the home shall have a minimum masonry of at least thirty (30%) percent.
- f) Roof Pitch. All Dwellings in the District shall feature a minimum of a 6:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms,

and third car garages with separate roof structures) shall not be considered primary roof for the purposes of the 6:12 pitch requirement above.

- g) Lighting. All Dwellings in the District shall have dusk-to-dawn carriage lights.
- h) Shingles. All Dwellings shall have dimensional or architectural grade shingles.
- i) Windows. All Dwellings shall have shutters on the Front Facade windows of the Dwelling as depicted in Exhibit E. All windows on all facades of the Dwelling shall have window grids and trim with a nominal thickness of one (1") inch x four (4") inch.
- j) Finished Facade Materials. The primary building material for all facades shall include masonry, wood, cement fiber board, stucco, shakes, and board and batten. Vinyl siding shall be prohibited.
- k) Garages. All Dwellings in the District shall have a minimum two-car garage. Three car garages shall have a separate door and shall not be required to be recessed from the other bays. The total two-car garage door width may not exceed forty-five (45%) percent of the linear footage of the primary elevation Front Building Facade of the Dwelling. The total three-car garage door width shall not exceed fifty (50%) percent of the linear footage of the primary elevation Front Building Facade of the
- l) Dwelling. Garage elevations shall include design elements to vary the appearance of the garage facade. Design elements may include, but are not limited to, garage door panel styles, garage door colors, the garage door windows, garage door hardware, garage door header, roof gable brackets and/or accent trim, multiple building materials, gable accent window and gable decorative louver.

43) Building Standards (Article 6.4)

44) Fence Standards (Article 6.5)

45) Height Standards (Article 6.6)

46) Landscaping Standards (Article 6.8 Somerset PUD):

- a) 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.
- b) 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.
- c) Minimum Lot Landscaping Requirements- reviewed at permit stage.
- d) Sod and Seedings. All Dwellings shall have sod installed in the front yard.
- e) Common Area A. Abutting East 186th Street shall contain four (4) Shade Trees, four
- f) (4) Evergreen Trees, and ten (10) Shrubs per every one hundred {100}linear f t of street frontage. No mounding shall be provided along the street frontage.
- g) Common Area B. Shall conform to Landscaping requirements as noted below:
 - i) A thirty (30') foot Buffer Yard shall be provided between new residential development and existing Agriculture/Single-family Rural District (AG-SFI) properties along the east boundary to include four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs per every one hundred (100) linear feet. Due to drainage concerns, no mounding shall be required along this boundary.
 - ii) A fifteen (15') foot Buffer Yard shall be provided between new residential development and existing AG-SFI properties along the southeast boundary to include four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs per every one hundred (1 00) linear feet, but no mounding shall be required.
- h) Common Area F. Vegetation along the south boundary shall be preserved in a Tree Preservation Easement.
- i) Tree Preservation Easement. A Tree Preservation Easement (TPE) shall be located along certain areas of the perimeter of the development, as depicted in Exhibit C, for the purpose of maintaining the existing healthy, non-evasive trees and shrubs. A tree inventory (the "Tree Inventory") will be made with photographs of the trees along the perimeter of the Real Estate to identify the quantity and quality of trees to be preserved and shall depict locations, sizes, and common names of existing trees and individual shrubs, areas containing dense trees or shrubs. Such inventory shall be provided as part of the Real Estate's Overall Development Plan and Primary Plat application to the Department. Within the defined TPE and to be further classified within the Tree Inventory, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or evergreens six feet (6') or more in height (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or required to be removed in order to comply with safety or drainage requirements of any utility or governmental agency. If a Protected Tree is damaged or otherwise removed, except as permitted to be removed as listed above, then the developer, builder, or homeowner (as the case may be) shall reestablish the Protect Tree with a tree or trees of combined equal or greater DBH subject to approval of the Department and the Department of Public Works, and to the availability of space for their healthy growth in the Easement.
- j) 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.

k) External Street Frontage Landscaping (Article 6.8(M))

- i) External Street Frontage Landscaping Requirements: 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.

l) Buffer Yard Requirements (6.8.N): N/A

47) Lighting Standards (Article 6.9)

48) Lot Standards (Article 6.10)

49) Setback Standards (Article 6.16)

50) 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.

51) Block Standards (Article 8.1)

52) Easement Standards (Article 8.3)

53) Monument and Marker Standards (Article 8.5)

54) Street and Right-of-Way Standards (Article 8.9) and PUD

- a) All Streets within the District shall be designed with a Right-Of-Way of fifty-nine (59') feet with a minimum Street width of thirty-one (31') feet from back of curb to back of curb, with the exception of the frontage road. There shall be an eight (8') feet wide planting strip from back of curb to front edge of sidewalk. Sidewalks shall be five (5') feet in width.
b) On-Street Parking. On street parking shall be limited to one side of the street. No parking signs shall be installed to indicate which side of the street is prohibited.

55) Street Sign Standards (Article 8.11) and PUD. The developer will be responsible for the cost of, and the placement of all street signage as required by the City.

56) Utilities. All utilities within the District will be trenched and located behind the curb. This commitment is subject to the approval by the utilities that will serve the community. Private utilities

shall be placed in the utility easements and shall not be within the public Right-Of-Way.

57) Bump Outs. Bump outs shall be installed at the intersecting roads to Ogala Drive as depicted in the Exhibit B. Bumps outs shall be designed and installed in compliance with and under the direction of the City Engineer.

58) Pedestrian Network Standards (Article 8.7)

59) Storm Water Standards (Article 8.8)

60) 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.

61) Surety Standards (Article 8.12)

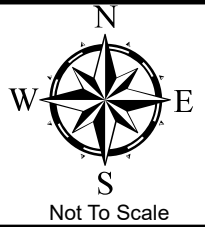
62) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

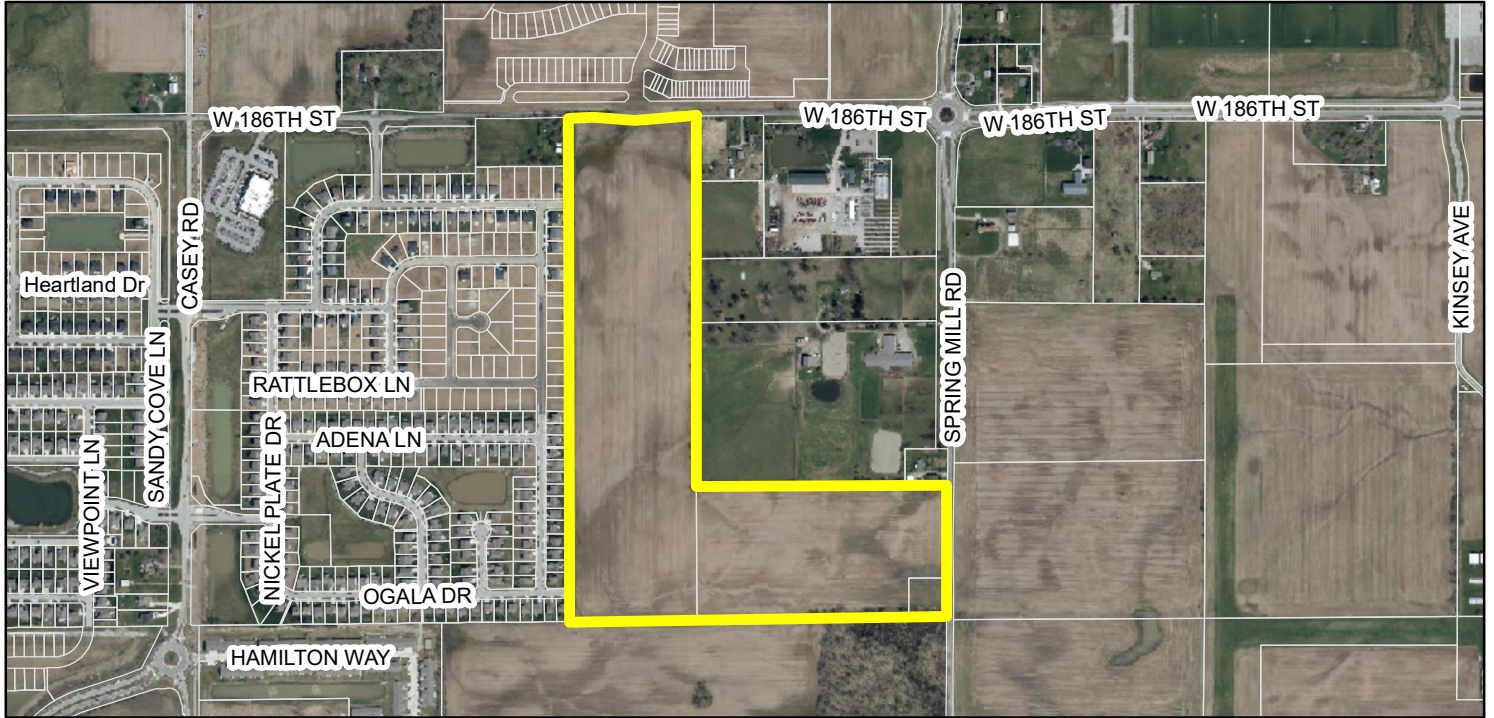
1. **Action:** Recommend approval at the June 21, 2021, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Corrie Meyer at 317-660-1762 or cmeyer@westfield.in.gov.



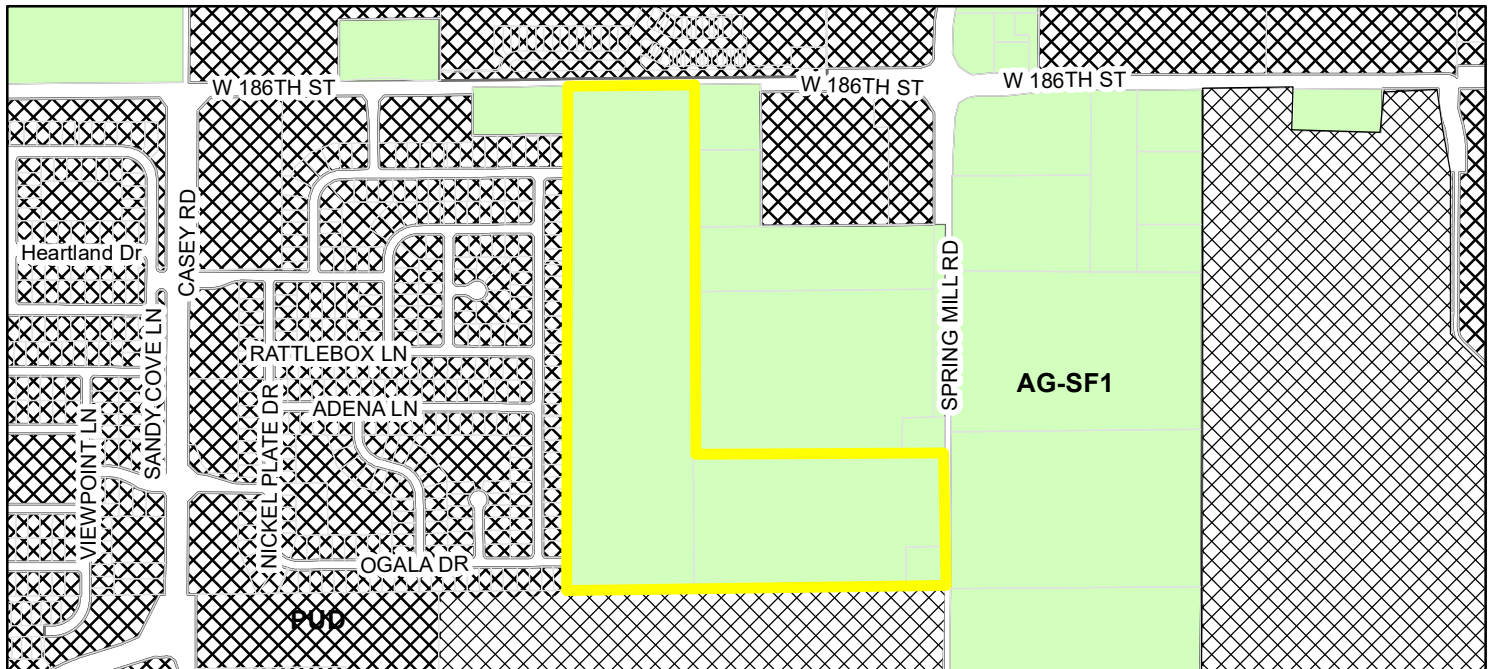
Property Location Map
Somerset
Overall Development Plan & Primary Plat
2106-ODP-12 & 2106-SPP-12



Aerial Location Map



Zoning Map



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

LEGAL DESCRIPTION

Banas Overall Parcel

Part of the Northeast Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, being that 61.835-acre tract of land shown on the ALTA/NSPS Land Title Survey dated October 6, 2020, as last revised, by Michael J. Smith, PS #LS20590025 of American Structurepoint, Inc. under project number 2020.01864, more particularly described as follows:

BEGINNING at a Harrison Monument at the southeast corner of said Northeast Quarter; thence South 89 degrees 28 minutes 18 seconds West 1,984.85 feet along the south line of said Northeast Quarter (assumed basis of bearings) to a 5/8-inch diameter rebar with a cap stamped "ASI FIRM #0094" set flush (hereafter referred to as "set rebar") at the southwest corner of the East Half of the West Half of said Northeast Quarter; thence North 0 degrees 10 minutes 55 seconds East 2,645.51 feet along the west line of said Half, Quarter Section to a mag nail set at the northwest corner of said Half, Quarter Section; thence North 89 degrees 28 minutes 34 seconds East 661.66 feet along the north line of said Northeast Quarter to a mag nail set at the northeast corner of said West Half; thence South 0 degrees 11 minutes 42 seconds West 1,947.00 feet along the east line of said West Half to a set rebar at the northwest corner of the parcel conveyed to Mary Margaret Banas in Instrument Number 9018056, on file in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 28 minutes 34 seconds East 1,323.70 feet along the north line of said Banas parcel to a mag nail set on the east line of said Northeast Quarter; thence South 0 degrees 11 minutes 16 seconds West 698.36 feet along said east line to the POINT OF BEGINNING. Containing 61.385 acres, more or less.

BENCHMARK DATA

(NAD83 88 DATUM)
ESTABLISHED FROM ASI BENCHES 850 FROM
JOB NUMBER 201301062

TEM #23
MAG SPIKE FOUND EAST SIDE UTILITY POLE #183-366; ±25' WEST OF E SPRING MILL ROAD AT SE CORNER OF RES. #18216.
ELEV: 932.562

TEM #850
DISK DNR LEE 12 A21 ON EAST SIDE CASEY ROAD; ±5' EAST OF EDGE OF PAVEMENT AND ±25' SOUTH OF MAILBOX #17906.
ELEV: 915.740

TEM #54
CUT "X" SET SSW BOLT OF FIRE HYDRANT; LOCATED ±25' NORTH OF E OGALA DRIVE AND ±80' WEST OF E PENNSY WAY.
ELEV: 922.416

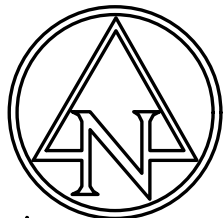
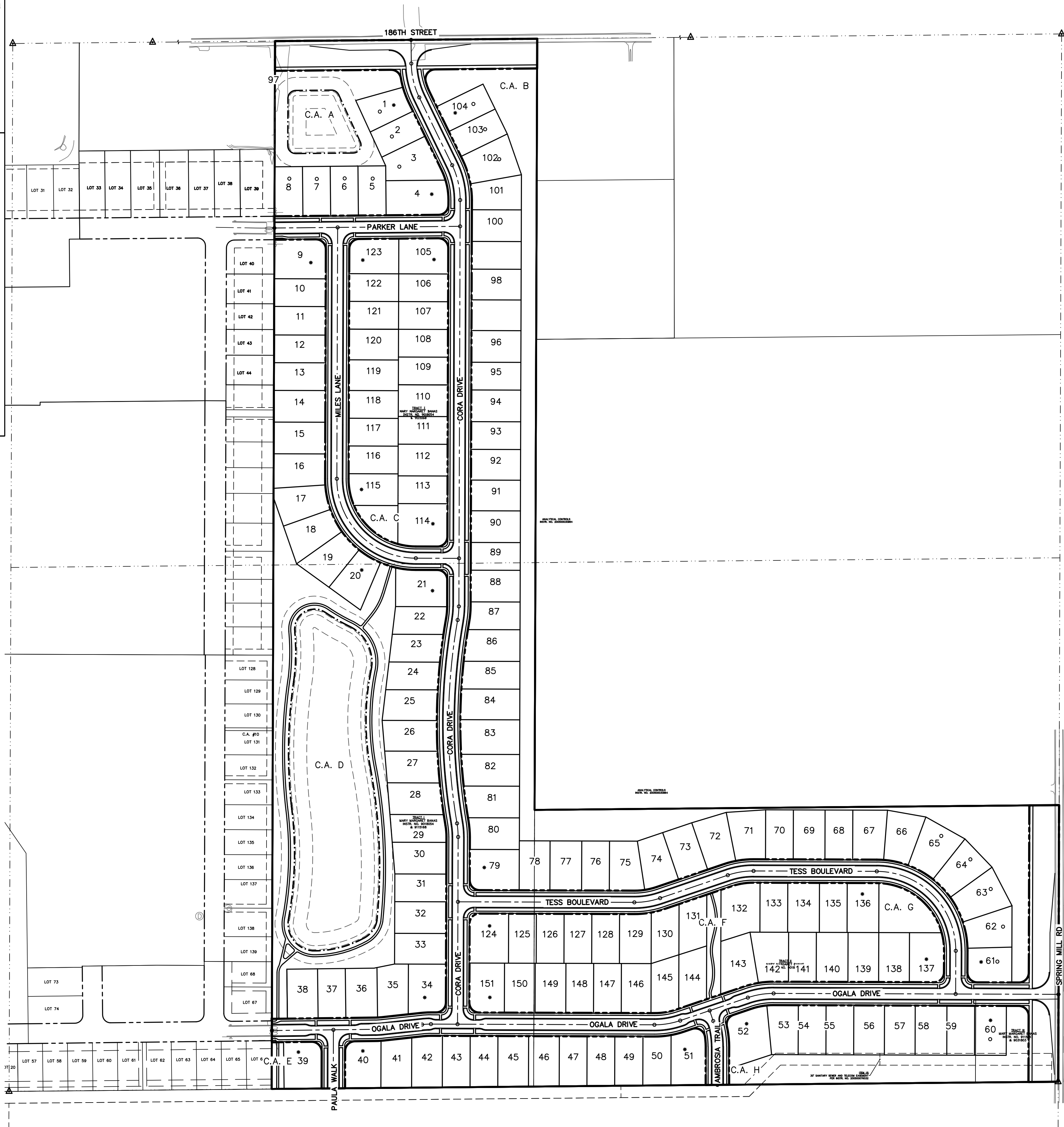
TEM #50
RAILROAD SPIKE FOUND EAST SIDE OF UTILITY POLE #075-269 LOCATED ±15' WEST OF E SPRING MILL ROAD AND ±35' NORTH OF E STONE DRIVE.
ELEV: 931.302

TEM #51
CUT "X" SET IN SSE BOLT OF FIRE HYDRANT; LOCATED ±45' NORTH OF E 186TH STREET AND ±580' WEST OF E SPRING MILL ROAD.
ELEV: 925.773

TEM #52
CUT "X" SET IN SSE BOLT OF FIRE HYDRANT;
LOCATED ±35' NORTH OF E 186TH STREET AND ±30' WEST OF E STONE DRIVE.
ELEV: 917.316

TEM #53
CUT "X" SET NORTH BOLT OF FIRE HYDRANT;
±25' SOUTH OF E PARKER LANE AND ±100' WEST OF E PENNSY WAY.
ELEV: 910.468

TEM #54
CUT "X" SET SSW BOLT OF FIRE HYDRANT; ±25' NORTH OF E OGALA DRIVE AND ±80' WEST OF E PENNSY WAY.
ELEV: 922.416



EXISTING LEGEND

- Beehive Inlet
- Bush
- Combination Pole
- Curb Inlet
- Delineator
- Drainage Inlet
- Electric Handhole
- Electric Meter Box
- Fire Hydrant
- Gas Marker Sign
- Gas Valve
- Guy Wire
- Light Pole
- Mail Box
- Pine
- Post
- Power Pole
- Telephone Handhole
- Sanitary MH
- Stand Pipe
- Sprinkler Control Valve
- Stump
- Telephone Marker Sign
- Telephone Pedestal
- Temporary Bench Mark
- Tree
- Overhead Electric Line
- Water Meter
- Water Marker Sign
- Water Valve
- Buried Gas Line
- Buried Water Line

SITE LEGEND

- B/B BACK-TO-BACK
- B.S.L. BUILDING SETBACK LINE
- C.A. COMMON AREA
- D.E. DRAINAGE EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.U.&S.E. DRAINAGE, UTILITY, & SANITARY EASEMENT
- L.E. LANDSCAPE EASEMENT
- R/W RIGHT-OF-WAY
- S.S.E. SANITARY SEWER EASEMENT
- T.P.E. TREE PRESERVATION EASEMENT
- U.&D.E. UTILITY, AND DRAINAGE EASEMENT
- U.D.&S.E. UTILITY, DRAINAGE, AND SANITARY EASEMENT
- BUILDING SETBACK LINE
- EASEMENT
- RIGHT-OF-WAY

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±61.39 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±12.33 AC (20.1%)
COMMON AREA:	±14.79 AC (24.1%)
NORMAL POOL POND AREA:	±4.10 AC
TOTAL LOT AREA:	±34.27 AC (55.8%)
TOTAL LOTS:	151
80' WIDE:	43
70' WIDE:	108
GROSS DENSITY (LOTS/ACRE):	2.5
MIN. LOT AREA:	8,750 SF
MIN. LOT WIDTH:	70'
TYP. LOT DEPTH:	125'
MIN. FRONT YARD:	25'
MIN. SIDE YARD:	5'/15' AGGREGATE
MIN. REAR YARD:	15'
SPRING MILL ROAD FRONTAGE (75'-WIDE ½ R/W):	682 LF
E 186 STREET FRONTAGE (75'-WIDE ½ R/W):	665 LF
LOCAL ROAD LENGTH (59'-WIDE R/W):	7,925 LF

OPEN SPACE TABLE

C.A. A: ±1.55 AC	C.A. D: ±6.93 AC	C.A. G: ±0.33 AC
C.A. B: ±4.16 AC	C.A. E: ±0.08 AC	C.A. H: ±1.36 AC
C.A. C: ±0.16 AC	C.A. F: ±0.22 AC	

ARCHITECTURAL STANDARDS

- * SIDE ELEVATIONS: THOSE LOTS INDICATED WITH A (*) SHALL REQUIRE A MINIMUM OF THREE (3) DIFFERENT FINISH FACADE STYLES FROM THE LIST BELOW FOR EACH SIDE ELEVATION. A BRICK OR STONE WANSBOT IS REQUIRED AS ONE OF THE FINISHED FACADE STYLES. THIS REQUIREMENT EXCLUDES DWELLINGS WITH A HIP ROOF WHEREAS THE REQUIREMENT SHALL BE TWO (2) DIFFERENT FINISH FACADE STYLES. SHOULD A FULL FIRST FLOOR BRICK WRAP IS SELECTED, SAID BRICK SHALL SATISFY THE INTENT OF THIS REQUIREMENT. FINISHED FACADE STYLES SHALL INCLUDE BUT ARE NOT LIMITED TO BRICK, STONE, HORIZONTAL SIDING, BAT AND BOARD SIDING, TUDOR STYLE SIDING AND CEDAR SHAKE SIDING.
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GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.

!! CAUTION !!

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CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -



SILVERTHORNE HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216

CONTACT: SEAN DOWNEY

PHONE: 317.429.9653

EMAIL: SeanDowney@YourArborHome.com



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com
Contact: Joshua H. Orbellar, PE
E-mail: jorbellar@structurepoint.com

THE SOMERSET

Spring Mill Road and E
186 St.
Westfield, IN

CERTIFIED BY

ISSUANCE INDEX

DATE:	04/30/2021
PROJECT PHASE:	PRIMARY PLAT

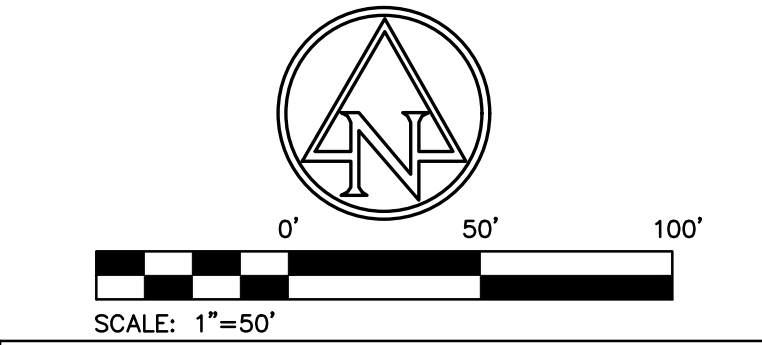
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
01	TAC COMMENTS	06/02/2021

Project Number 2020.01864

OVERALL PRIMARY PLAT

C200



EXISTING LEGEND

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SITE LEGEND

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| B/B | BACK-TO-BACK |
| B.S. | BUILDING SETBACK LINE |
| C.A. | COMMON AREA |
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| D.U. | DRAINAGE & UTILITY EASEMENT |
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THE SOMERSET

Spring Mill Road and E 186 St.
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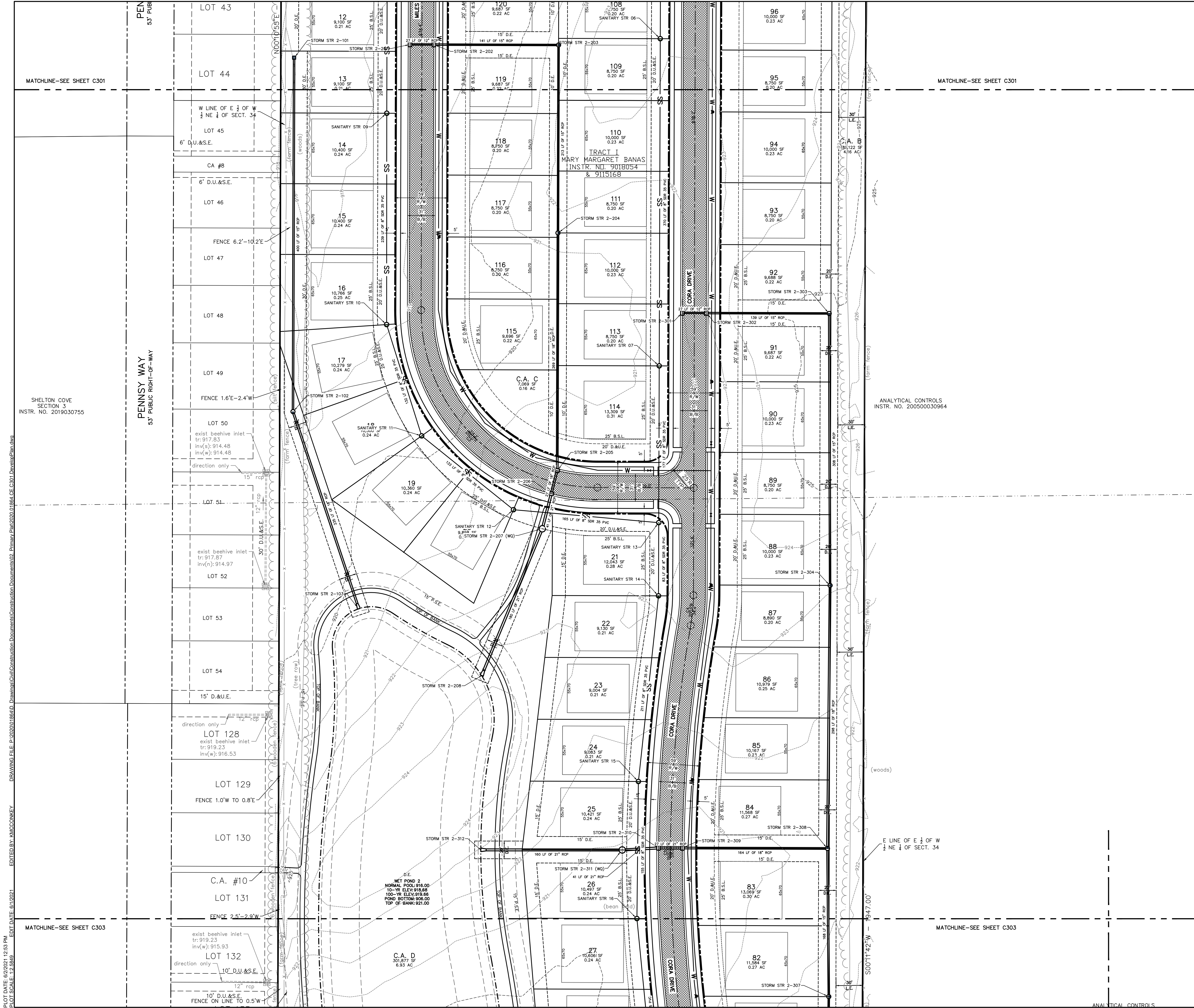
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
01	TAC COMMENTS	06/02/2021

Project Number 2020.01864

PRIMARY PLAT

C204



0' 50' 100'
SCALE: 1"=50'

EXISTING LEGEND

- Beehive Inlet
- Bush
- Combination Pole
- Curb Inlet
- Delineator
- Drainage Inlet
- Electric Handhole
- Electric Meter Box
- Fire Hydrant
- Gas Marker Sign
- Gas Valve
- Guy Wire
- Light Pole
- Mail Box
- Pine
- Post
- Power Pole
- Telephone Handhole
- Sanitary MH
- Stand Pipe
- Sprinkler Control Valve
- Stump
- Telephone Marker Sign
- Telephone Pedestal
- Temporary Bench Mark
- Tree
- Overhead Electric Line
- Water Meter
- Water Marker Sign
- Water Valve
- Buried Gas Line
- Buried Water Line

SITE LEGEND

- A.E. ACCESS EASEMENT
- A.&D.E. ACCESS & DRAINAGE EASEMENT
- B/B BACK-TO-BACK
- B.S.L. BUILDING SETBACK LINE
- C.T. COMMON AREA
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- D.&T.P.E. DRAINAGE & TREE PRESERVATION EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.U.&S.E. DRAINAGE, UTILITY, & SANITARY EASEMENT
- L.E. LANDSCAPE EASEMENT
- R/W RIGHT-OF-WAY
- RA RESIDENTIAL ATTACHED SINGLE-FAMILY ZONE
- RM RESIDENTIAL MEDIUM LOT ZONE
- S.S.E. SANITARY SEWER EASEMENT
- SS BUILDING SETBACK LINE
- SS EASEMENT
- SS RIGHT-OF-WAY
- SS WOOD GUARDRAIL
- SS SANITARY SEWER
- SS STORM SEWER
- SS WATER MAIN
- SS BLOWOFF ASSEMBLY
- SS WATER HYDRANTS & VALVES

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TOTAL LOTS:	151
80' WIDE:	43
70' WIDE:	108
GROSS DENSITY (LOTS/ACRE):	2.5
MIN. LOT AREA:	8,750 SF
MIN. LOT WIDTH:	70'
TYP. LOT DEPTH:	125'
MIN. FRONT YARD:	25'
MIN. SIDE YARD:	5'/15' AGGREGATE
MIN. REAR YARD:	15'
SPRING MILL ROAD FRONTAGE (75'-WIDE 1/2 R/W):	682 LF
E 186 STREET FRONTAGE (75'-WIDE 1/2 R/W):	665 LF
LOCAL ROAD LENGTH (59'-WIDE R/W):	7,925 LF

OPEN SPACE TABLE

C.A. A: ±1.55 AC	C.A. D: ±6.93 AC	C.A. G: ±0.33 AC
C.A. B: ±4.16 AC	C.A. E: ±0.08 AC	C.A. H: ±1.36 AC
C.A. C: ±0.16 AC	C.A. F: ±0.22 AC	

GENERAL NOTES:

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TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com
Contact: Joshua H. Crisbell, PE
E-mail: jcrisbell@structurepoint.com

THE SOMERSET
Spring Mill Road and E 186 St.
Westfield, IN

CERTIFIED BY

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ISSUANCE INDEX

DATE:	04/30/2021
PROJECT PHASE:	PRIMARY PLAT

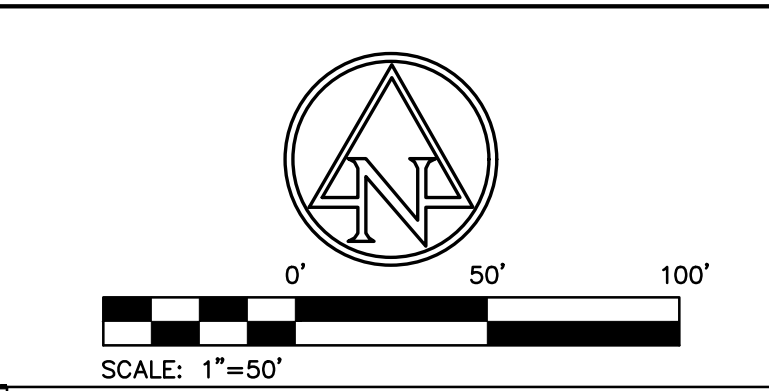
REVISION SCHEDULE

NO.	DESCRIPTION	DATE
01	TAC COMMENTS	06/02/2021

Project Number 2020.01864

DEVELOPMENT PLAN
C302

DRAWING FILE: P:\2020\01864.D; Drawings\Civil\Construction Documents\Drawings\02_Plan\0201864_CE_C301_DevelopPlan.dwg
EDIT DATE: 8/1/2021
PLOT DATE: 8/2/2021 12:53 PM
PLOT SCALE: 1"=50'



EXISTING LEGEND	
	Beehive Inlet
	Bush
	Combination Pole
	Curb Inlet
	Delineator
	Drainage Inlet
	Electric Handhole
	Electric Meter Box
	Fire Hydrant
	Gas Marker Sign
	Gas Valve
	Guy Wire
	Light Pole
	Mail Box
	Pine
	Post
	Power Pole
	Sanitary MH
	Stand Pipe
	Sprinkler Control Valve
	Stump
	Telephone Marker Sign
	Telephone Pedestal
	Temporary Bench Mark
	Tree
	Overhead Electric Line
	Water Meter
	Water Marker Sign
	Water Valve
	Buried Gas Line
	Buried Water Line

SITE LEGEND	
A.E.	ACCESS EASEMENT
A.&D.E.	ACCESS & DRAINAGE EASEMENT
B/B	BACK-TO-BACK
B.S.L.	BUILDING SETBACK LINE
C.T.	COMMON AREA
D.E.	DRAINAGE EASEMENT
D.&T.P.E.	DRAINAGE & TREE PRESERVATION EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.E.	DRAINAGE, UTILITY, & SANITARY EASEMENT
L.E.	LANDSCAPE EASEMENT
R/W	RIGHT-OF-WAY
R/W	RESIDENTIAL ATTACHED SINGLE-FAMILY ZONE
R/W	RESIDENTIAL MEDIUM LOT ZONE
S.S.E.	SANITARY SEWER EASEMENT
	BUILDING SETBACK LINE
	EASEMENT
	RIGHT-OF-WAY
	WOOD GUARDRAIL
	SANITARY SEWER
	STORM SEWER
	WATER MAIN
	BLOWOFF ASSEMBLY
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SITE DATA TABLE	
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ISSUANCE INDEX

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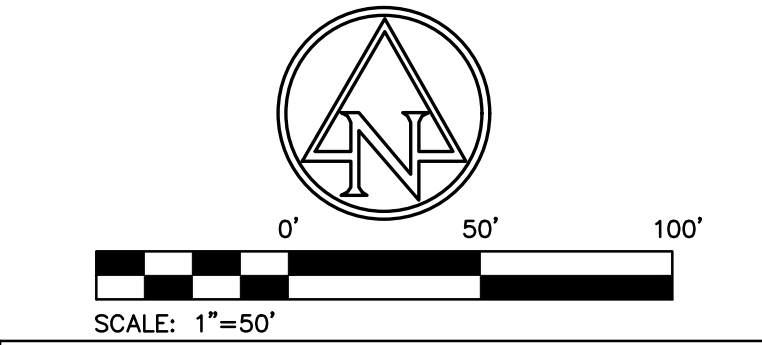
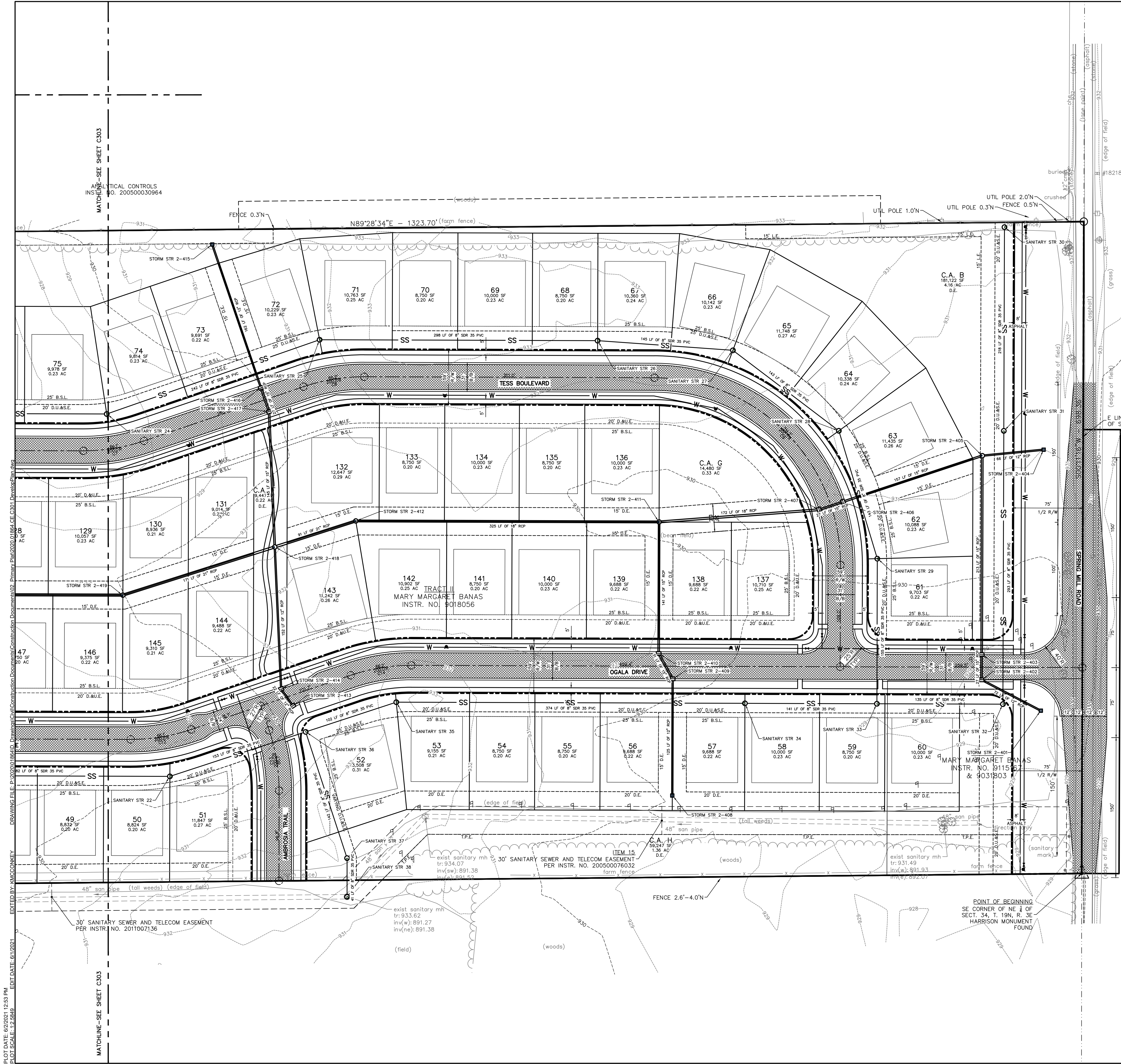
NO.	DESCRIPTION	DATE
01	TAC COMMENTS	06/02/2021

Project Number 2020.01864

DEVELOPMENT PLAN

C303

DRAWING FILE: P:\2020\01864\Drawings\Civil\Construction Documents\02_Plan\0201864_CE_C301_DevelopPlan.dwg
ED: JAC/CKEY
EDIT DATE: 8/1/2021
PLOT DATE: 8/2/2021 12:43 PM
PLOT SCALE: 1"=50'



EXISTING LEGEND

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- Bush
- Combination Pole
- Curb Inlet
- Delineator
- Drainage Inlet
- Electric Handhole
- Electric Meter Box
- Fire Hydrant
- Gas Marker Sign
- Gas Valve
- Guy Wire
- Light Pole
- Mail Box
- Pine
- Post
- Power Pole
- Telephone Handhole
- Sanitary MH
- Stand Pipe
- Sprinkler Control Valve
- Stump
- Telephone Marker Sign
- Telephone Pedestal
- Temporary Bench Mark
- Tree
- Overhead Electric Line
- Water Meter
- Water Marker Sign
- Water Valve
- Buried Gas Line
- Buried Water Line

SITE LEGEND

- A.E. ACCESS EASEMENT
- A.&D.E. ACCESS & DRAINAGE EASEMENT
- B/B BACK-TO-BACK
- B.S.L. BUILDING SETBACK LINE
- C.T. COMMON AREA
- D.E. DRAINAGE EASEMENT
- D.&T.P.E. DRAINAGE & TREE PRESERVATION EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- D.U.&S.E. DRAINAGE, UTILITY, & SANITARY EASEMENT
- L.E. LANDSCAPE EASEMENT
- R/W RIGHT-OF-WAY
- RA RESIDENTIAL ATTACHED SINGLE-FAMILY ZONE
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- S.S.E. SANITARY SEWER EASEMENT
- SS BUILDING SETBACK LINE
- SS EASEMENT
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- SS WOOD GUARDRAIL
- SS SANITARY SEWER
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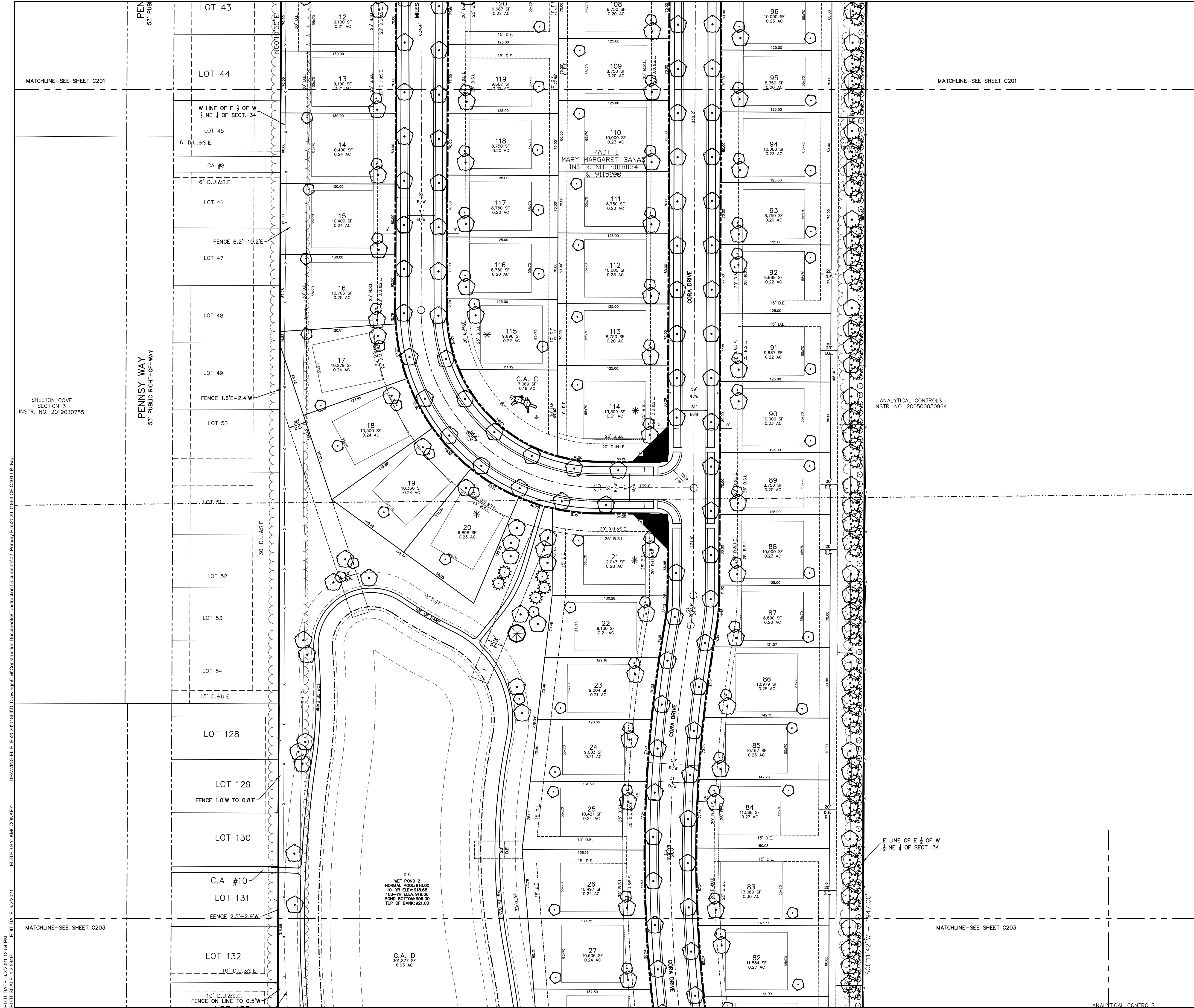
CERTIFIED BY

ISSUANCE INDEX		
DATE:	04/30/2021	
PROJECT PHASE:	PRIMARY PLAT	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
01	TAC COMMENTS	06/02/2021

Project Number 2020.01864

DEVELOPMENT PLAN
C304



0' 50' 100'
SCALE: 1"=50'

EXISTING LEGEND

- Beehive Inlet
- Bush
- Combination Pole
- Curb Inlet
- Delineator
- Drainage Inlet
- Electric Handhole
- Electric Meter Box
- Fire Hydrant
- Gas Marker Sign
- Gas Valve
- Guy Wire
- Light Pole
- Mail Box
- Pine
- Post
- Power Pole
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- Sanitary MH
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- Stump
- Telephone Marker Sign
- Telephone Pedestal
- Temporary Bench Mark
- Tree
- Overhead Electric Line
- Water Meter
- Water Marker Sign
- Water Valve
- Buried Gas Line
- Buried Water Line

SITE LEGEND

B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
D.&T.P.E.	DRAINAGE & TREE PRESERVATION EASEMENT
U.&D.E.	UTILITY, AND DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
T.P.E.	TREE PRESERVATION EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
STREET LIGHT	STREET LIGHT
SHRUB	SHRUB
ORNAMENTAL TREE	ORNAMENTAL TREE
EVERGREEN TREE	EVERGREEN TREE
SHADE TREE	SHADE TREE

LANDSCAPE NOTES:

- ALL DWELLINGS IN THE DISTRICT SHALL INCLUDE AT LEAST ONE (1) FRONT YARD ORNAMENTAL OR EVERGREEN TREE, ONE (1) FRONT YARD SHADE TREE, WITH CORNER LOTS TO INCLUDE AN ADDITIONAL ONE (1) SHADE TREE IN THE SIDE YARD. REAR YARDS SHALL HAVE ONE (1) DECIDUOUS TREE PLANTED IN THE REAR YARD, WITH ALL THE TREES BEING A MINIMUM TWO (2) INCH GAUGE, OR SIX (6) FEET IN HEIGHT FOR EVERGREEN TREES AT TIME OF PLANTING. ALL DWELLINGS IN THE DISTRICT SHALL INCLUDE A MINIMUM OF EIGHT (8) SHRUBS OR BUSHES IN THE FRONT FOUNDATION PLANTING BED AND ALL SHRUBS OR BUSHES SHALL BE MINIMUM OF EIGHTEEN (18) INCHES IN HEIGHT AT THE TIME OF PLANTING.
- SOD AND SEEDINGS: ALL DWELLINGS SHALL HAVE SOD INSTALLED FOR THE FRONT YARD.
- COMMON AREA LANDSCAPING: THE "COMMON AREA A AND COMMON AREA B" ABUTTING 186TH STREET SHALL CONTAIN PLANTINGS INSTALLED TO MEET THE STANDARDS LISTED IN ARTICLE 6.8 LANDSCAPING STANDARDS (M)(1), (FOUR (4) EVERGREEN TREES, FOUR (4) SHADE TREES, TEN (10) SHRUBS PER HUNDRED (100) LINEAL FEET). THE NORTH END OF "COMMON AREA H" WHERE IT ABUTS SPRING MILL ROAD SHALL NOT REQUIRE LANDSCAPING. THE COMMON AREAS ABUTTING SPRING MILL ROAD SHALL CONTAIN LANDSCAPING IN ACCORDANCE WITH WESTFIELD TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE (FOUR (4) EVERGREEN TREES, THREE (3) SHADE TREES, THREE (3) ORNAMENTAL TREES, AND TWENTY FIVE (25) SHRUBS PER HUNDRED (100) LINEAL FEET).
- STREET TREES: 45' O.C. AVERAGE, 25' O.C. MINIMUM, 60' O.C. MAXIMUM
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ARCHITECTURAL STANDARDS

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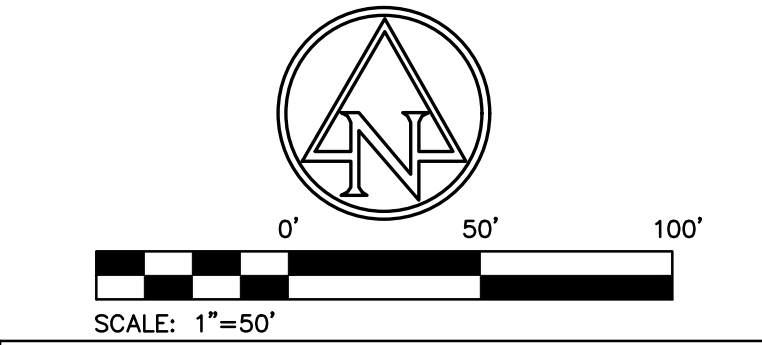
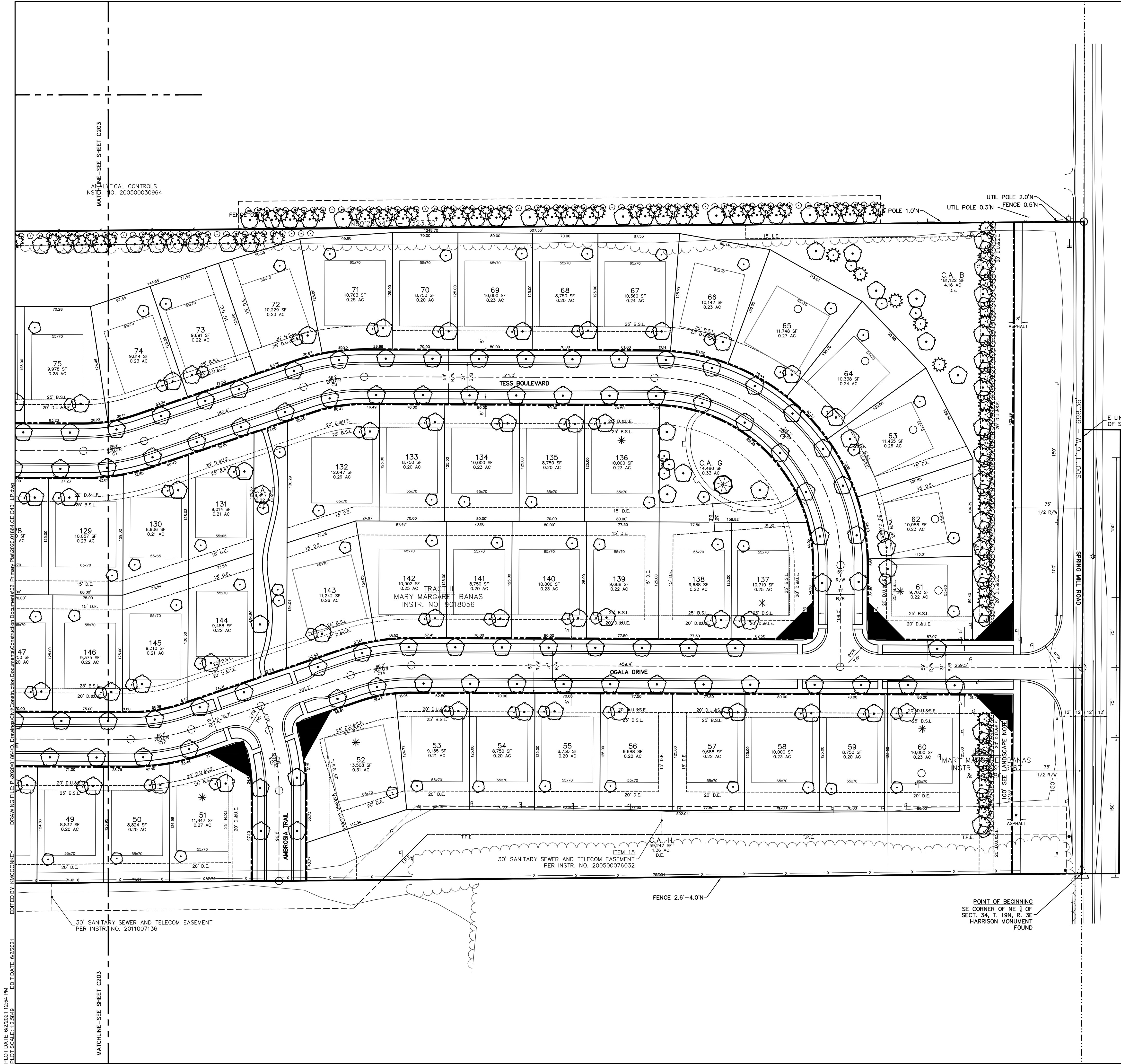
REVISION SCHEDULE		
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Project Number 2020.01864

LANDSCAPE PLAN

C402

DRAWING FILE: P:\2020\01864.D; Drawings\Civil\Construction Documents\Drawings\02 - Primary Plat\2020.01864.D; C401.LP.dwg
EDIT DATE: 6/2/2021
PLOT DATE: 6/2/2021 12:54 PM
PLOT SCALE: 1"=50'



EXISTING LEGEND

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- Bush
- Combination Pole
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- Delineator
- Drainage Inlet
- Electric Handhole
- Electric Meter Box
- Fire Hydrant
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- Gas Valve
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"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

SILVERTHORNE HOMES
9225 HARRISON PARK COURT
INDIANAPOLIS, IN 46216
CONTACT: SEAN DOWNEY
PHONE: 317.429.9653
EMAIL: SeanDowney@YourArborHome.com

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com
Contact: Joshua H. Cribbell, PE
E-mail: jcribell@structurepoint.com

THE SOMERSET

Spring Mill Road and E 186 St.
Westfield, IN

CERTIFIED BY

ISSUANCE INDEX

DATE:
04/30/2021

PROJECT PHASE:
PRIMARY PLAN

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE
01	TAC COMMENTS	06/02/2021

Project Number 2020.01864

LANDSCAPE PLAN

C404

WRITTEN PUBLIC COMMENTS

Docket Number: 2106-ODP-12 & 2106-SPP-12
Petitioner: Arbor Homes by American Structurepoint
Request: Overall Development Plan and Primary Plat review of 151 lots on 61.39 acres +/- in Somerset PUD District.

Enclosed Attachments:

June 7, 2021, APC Public Hearing

1. Moran, Aaron

06/03/2021

Pamela Howard

From: Aaron Moran <morana622@gmail.com>
Sent: Thursday, June 3, 2021 10:10 AM
To: planners
Subject: Concern about public notice 062021
Attachments: IMG_1426.jpg; IMG_1425.jpg; IMG_0562.jpg

**Warning: This external email is from
morana622@gmail.com.**

Hello All,

I have a major concern about drainage from the proposed area of development. Everytime we get heavy rains the land that is in the proposed development drains into our backyard. I have attached a couple of photos of what this does to our backyard. I have multiple videos and photos when this happens. My concern is that when this property is developed will this drainage be properly taken care of? If this land is developed and I still have this issue, who will take care of this issue?

--

Aaron Moran
18131 Pennsy Way
Westfield, IN 46074
317-710-4728



Petition Number: 2106-REZ-01

Project Name: 224 David Brown Rezone (the “Property”)

Subject Site Address: 224 David Brown Drive

Petitioner: Jeremiah Kitchel (the “Petitioner”)

Request: A change of zoning of 1.68 acres +/- from the GB-PD: General Business / Planned Development District to the SF1: Single-family Large Lot District.

Current Zoning: GB-PD: General Business / Planned Development District

Current Land Use: Residential

Approximate Acreage: 1.68 acres +/-

Property History: N/A

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 21-29
4. Narrative Statement
5. Vicinity Map

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

This petition was introduced at the May 10, 2021, City Council meeting. The petition received a public hearing at the June 7, 2021, Advisory Plan Commission (the “Plan Commission”) meeting.

The Property is currently zoned the GB-PD District.

The Petitioner inquired to the Community Development Department (the “Department”) about subdividing the Property. The current zoning district (GB-PD) creates compliance issues for the Petitioner’s existing lot, a future subdivided lot and corresponding residential land uses. The Department informed the Petitioner about a change of zoning submittal as an option to bring the current Property into full compliance. The change of zoning application was submitted on the April 30, 2021 filing deadline.

PROJECT OVERVIEW

The Property encompasses approximately 1.68 acres +/- and is located at 224 David Brown Drive (see **Exhibit 2**). Adjacent properties to the west and south are zoned the GB-PD District.

To the north is zoned the SF-4: Single-family High Density District and to the east is the MF-1: Multi-family Low Density District.

Zoning District:

The below table shows the zoning standards for the current Zoning District (GB-PD) and the proposed Zoning District (SF1):

224 David Brown Drive		
	GB-PD	SF1
	Current Zoning District	Proposed Zoning District
Min. Tract Requirements	10 acres	30,000 square feet
Min. Lot Frontage	x	100 feet
Min. Road Frontage	660 feet	x
Min. Setback Lines:		
Front Yard	60 feet	80 feet
Side Yard	15 feet	20 feet
Rear Yard	20 feet	30 feet
Min. Lot Width	No minimum	100 feet
Max. Building Height	x	2.5 stories
Min. Living Area:		
Single story	x	2,000 square feet
Two story	x	1,200 square feet
Tri-level	x	1,200 square feet
Story and one-half	x	1,200 square feet
Min. Number of Structures	No minimum	x
Min. Building Size	No minimum	x
Development Plan Review	Required	Required for Major Subdivisions

SF1: Single-family Large Lot District was determined as the proposed Zoning District. The Property meets the SF1 District standards and can accommodate another lot if the Property subdivides in the future.

MODIFICATIONS SINCE PUBLIC HEARING

Since the June 7, 2021, Plan Commission meeting, no modifications have been made to the proposed ordinance (**Exhibit 3**).

COMPREHENSIVE PLAN

The Property falls within the Employment Corridor land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Office and service uses, research and development and retail and institutional uses that are subordinate to and supportive of the office and service uses are contemplated as appropriate uses within the Employment Corridor area. The Property also falls within the Kendall Sub-District of the Grand Junction Sub-District Addendum to the Comprehensive Plan, however, this District is reserved for future completion.

The Property is contemplated for Employment Corridor uses, however, the existing residential land use is permitted under the Legal Nonconforming Standards of the Unified Development Ordinance (the “UDO”). Further, the change of zoning submittal is bringing the zoning district into compliance with the City’s standards and land uses.

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

PROCEDURAL

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 June 7, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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



Council Introduction: The petition was introduced at the May 10, 2021, Council meeting.

DEPARTMENT COMMENTS

- 1) **Action: If the APC is otherwise satisfied with the proposal, then forward a recommendation to the City Council for Docket No. 2106-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.



Westfield–Washington Township Advisory Plan Commission (APC)
Minutes of the June 7, 2021 APC Meeting
Presented for approval: June 21, 2021

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, June 7, 2021 scheduled for 7:00 p.m. in person at City Hall and online.

Active Links for this Meeting:

[June 7, 2021 APC Agenda & Exhibits](#)

[June 7, 2021 YouTube Video](#)

ROLL CALL: Noted presence of a quorum.

Present In-Person: Kristen Burkman, Matthew Deck, Ginny Kelleher, Robert Horkay, Mike Johns, Andre Maue, and Victor McCarty.

Present Virtually: None

Absent: Dave Schmitz, and Cindy Spoljaric.

City Staff Present in Person: Kevin Todd, Director; Pam Howard, Senior Planner, and Rachel Riemenschneider, Associate Planner.

City Staff Present Virtually: Daine Crabtree, Associate Planner and Caleb Ernest, Associate Planner.

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

- May 5, 2021 minutes & May 17, 2021 minutes
Motion: Maue motioned to approve the May 5, 2021 minutes & May 17, 2021 minutes as written. McCarty seconded. Motion passed. Vote 7-1 abstention (Deck).

CHANGE TO AGENDA:

YouTube Time: 3:04

The Petitioner for 2107-PUD-13 requested a continuance.

2104-PUD-13

[CONTINUED]

Sycamore Glen PUD

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

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

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

Motion: Burkman motioned to grant the continuance of 2104-PUD-13 as requested by the Petitioner. Kelleher seconded. Motion passed. Vote 7-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA ITEMS

YouTube Time: 9:19

2105-DDP-15

Valvoline

100 E Spring Mill Pointe Drive

Valvoline Instant Oil Change by Weihe Engineers requests Detailed Development Plan approval for a 3,275 square foot commercial building on 1.2 acres +/- in the Springmill Pointe PUD District.

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

2106-DDP-22

Open Doors Parking Area Expansion

19360 Tomlinson Road

Open Doors of Washington Township requests Detailed Development Plan approval of a parking area expansion on 0.95 acres +/- in the Open Doors PUD District.

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

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

2106-DDP-25

FSS Building Addition

17006 Westfield Park Road

Smith & Perry Enterprise, LLC by Civil Site Group, Inc. requests Detailed Development Plan approval of a 1,640 square foot building addition on 0.90 acres +/- in the EI: Enclosed Industrial District.

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

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

Motion: McCarty motioned to approve the Consent Agenda with Staff's conditions.

Kelleher seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS

2104-ODP-06 &

2104-SPP-06

YouTube Time: 10:30

Ackerson Farms

West Side of Ditch Road between State Road 32 and 166th Street

Estridge Development Management, LLC by Innovative Engineering requests Primary Plat and Overall Development Plan approval for 403 residential lots and three (3) blocks on 145.92 acres +/- in the Ackerson Farms PUD District.

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

Motion: Maue motioned to approve 2104-ODP-06 & 2104-SPP-06 with Staff's conditions.

Horkay seconded. Motion passed. Vote 7-1. (Johns)

2104-PUD-11

YouTube Time: 26:34

Bonterra PUD

South side of State Road 32, 1/4 mile west of Gray Road

M/I Homes of Indiana, LP by Church Church Hittle + Antrim request a Change of Zoning for 28.22 acres +/- from the GO: General Office District to the Bonterra PUD District.

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

Motion: Kelleher motioned to forward 2104-PUD-11 to the City Council with a positive recommendation.

Maue seconded. Motion passed. Vote 8-0.

PUBLIC HEARING ITEMS

**2106-ODP-12 &
2106-SPP-12**
[PUBLIC HEARING]
YouTube Time: 41:38

Somerset
South side of 186th Street, west of Spring Mill Road
Arbor Homes by American Structurepoint requests Overall Development Plan and Primary Plat review of 151 lots on 61.39 acres +/- in Somerset PUD District.
(Reviewing Planner: Corrie Meyer – cmeyer@westfield.in.gov)
(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

Public Hearing for 2106-ODP-12 & 2106-SPP-12 opened at 7:42 p.m.

- No Public comments.

Public Hearing for 2106-ODP-12 & 2106-SPP-12 closed at 7:44 p.m.

2106-REZ-01
[PUBLIC HEARING]
YouTube Time: 46:16

David Brown Drive Rezone
224 David Brown Drive
Jeremiah Kitchel requests a change in zoning for 1.68 acres +/- from the GB-PD: General Business / Planned Development to the SF1: Single-family Large Lot District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

Public Hearing for 2106-REZ-01 opened at 7:48 p.m.

- No Public comments.

Public Hearing for 2106-REZ-01 closed at 7:50 p.m.

2106-PUD-19
[PUBLIC HEARING]
YouTube Time: 54:49

Overlook at Wood Wind PUD
North side of 161st Street, 1/4 mile east of Towne Road
Pulte Homes of Indiana, LLC by Church Church Hittle + Antrim requests a change in zoning for 75 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Overlook at Wood Wind PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

Public Hearing for 2106-PUD-19 opened at 8:04 p.m.

- Seven Public Comments.

Public Hearing for 2106-PUD-19 closed at 8:31 p.m.

MISCELLANEOUS BUSINESS

YouTube Time: 1:53:38

APC Discussion on Comprehensive Plan for Downtown.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09
[CONTINUED]

Northpoint II PUD
North side of SR 38 between Anthony Road and Hinkle Road
Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

2101-ZOA-01
[CONTINUED]

Unified Development Ordinance Amendment

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

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

2102-PUD-06
[CONTINUED]

Grand Park Village PUD Amendment IV

South Side of 186th Street, ENE of Kinsey Avenue

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

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

2105-PUD-16
[CONTINUED]

Winterburg PUD

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

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

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

2104-PUD-11
[CONTINUED]

Bonterra PUD

South side of State Road 32, 1/4 mile west of Gray Road

M/I Homes of Indiana, LP by Church Church Hittle + Antrim request a Change of Zoning for 28.22 acres +/- from the GO: General Office District to the Bonterra PUD District.

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

REPORTS/COMMENTS

YouTube Time: 2:17:37

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department: Director Todd welcomed new APC Member Matt Deck and new Associate Planner, Rachel Riemenschneider.

ADJOURNMENT

YouTube Time: 153:38

Motion: Adjourn Meeting.

Motion: McCarty; Second: Kelleher.

Motion passed. Vote: 8-0

Meeting adjourned at 9:19 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary