

CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_06_07_2021

Monday, June 07, 2021 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

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

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

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

Public input can be submitted in 1 of 2 ways:

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes

May 5, 2021 APC Minutes

May 17, 2021 APC Minutes

Documents: [APC Minutes - May 5, 2021](#) | [APC Minutes - May 17, 2021](#)

Review APC Rules & Procedures

CONSENT AGENDA

2105-DDP-15

Valvoline

100 E Spring Mill Pointe Drive

Valvoline Instant Oil Change by Weihe Engineers requests Detailed Development Plan approval for a 3,174 square foot commercial building on 1.2 acres +/- in the Springmill Pointe PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Building Elevations](#) | [Exhibit 5: Landscaping and Screening Exhibit](#) | [Exhibit 6: Landscape Plan](#)

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)

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

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)

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

ITEMS OF BUSINESS

22104-ODP-06 & 2104-SPP-06

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat and Overall Development Plan](#) | [Exhibit 4: Landscape Plan](#) | [Exhibit 5: Amenity Exhibit](#) | [Exhibit 6: Public Realm Map](#) | [Exhibit 7: Connectivity Map](#) | [Exhibit 8: Central Park Exhibit](#) | [Exhibit 9: Rotary and Roundabout Exhibit](#) | [Exhibit 10: Modifications Since Hearing Exhibit](#) | [Exhibit 11: Petitioner's Presentation](#)

2104-PUD-11

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)

Documents: [Exhibit 1: Staff Report updated 6/4](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Ordinance 21-16 updated 6/4](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Townhome Elevations](#) | [Exhibit 6: Townhome Landscaping](#) | [Exhibit 7: Buffer Yard Landscaping updated 6/4](#) | [Exhibit 8: Entrance Exhibits](#) | [Exhibit 9: Amenities Exhibit](#) | [Exhibit 10: Trail Connection Plan](#) | [Exhibit 11: Redlined Ordinance 21-16 updated 6/4](#) | [Exhibit 12: Concept Plan Comparison added 6/4](#) | [Exhibit 13: Updated Narrative Statement](#) | [Exhibit 14: Petitioner's Response to Issue List](#) | [Exhibit 15: Neighbor Meeting Summary](#) | [Exhibit 16 Public Comments](#)

2104-PUD-13

Sycamore Glen PUD

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

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 21-14 - Clean](#) | [Exhibit 4: Proposed Ordinance 21-14 - Redline](#) | [Exhibit 5: Concept Plan](#) | [Exhibit 6: Concept Plan Comparison](#) | [Exhibit 7: Lot Layout](#) | [Exhibit 8: Issue List](#) | [Exhibit 9: Issue List - Petitioner Responses](#) | [Exhibit 10: Public Comment](#) | [Exhibit 11: Neighbor Meeting Summary](#)

PUBLIC HEARING ITEMS

2106-ODP-12 & 2106-SPP-12 [PUBLIC HEARING]

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 [PUBLIC HEARING]

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](#)

2106-PUD-19 [PUBLIC HEARING]

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)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Ordinance 21-28](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Character Exhibit](#) | [Exhibit 6: Narrative Statement](#) | [Exhibit 7: Neighbor Meeting Summary](#) | [Exhibit 8: Public Comments \(updated 6/7 @5pm\)](#) | [Petitioner's Additional Presentation Image](#)

MISCELLANEOUS BUSINESS

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)

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)

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)

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



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 will receive 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.



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. Further,

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: Hold a public hearing at the June 7, 2021, Plan Commission meeting.**



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

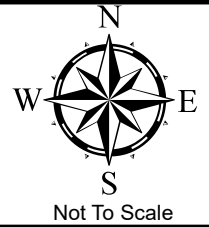
June 7, 2021

2106-REZ-01

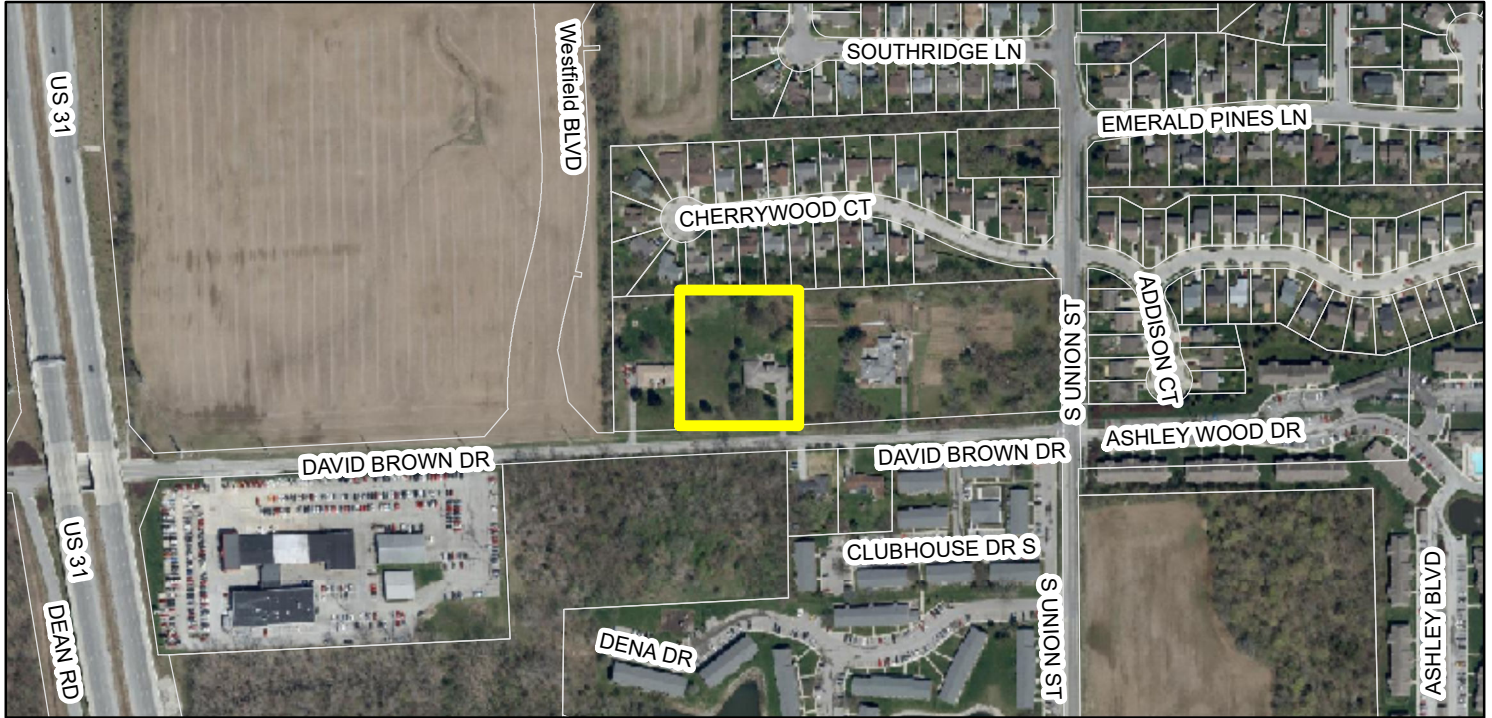
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



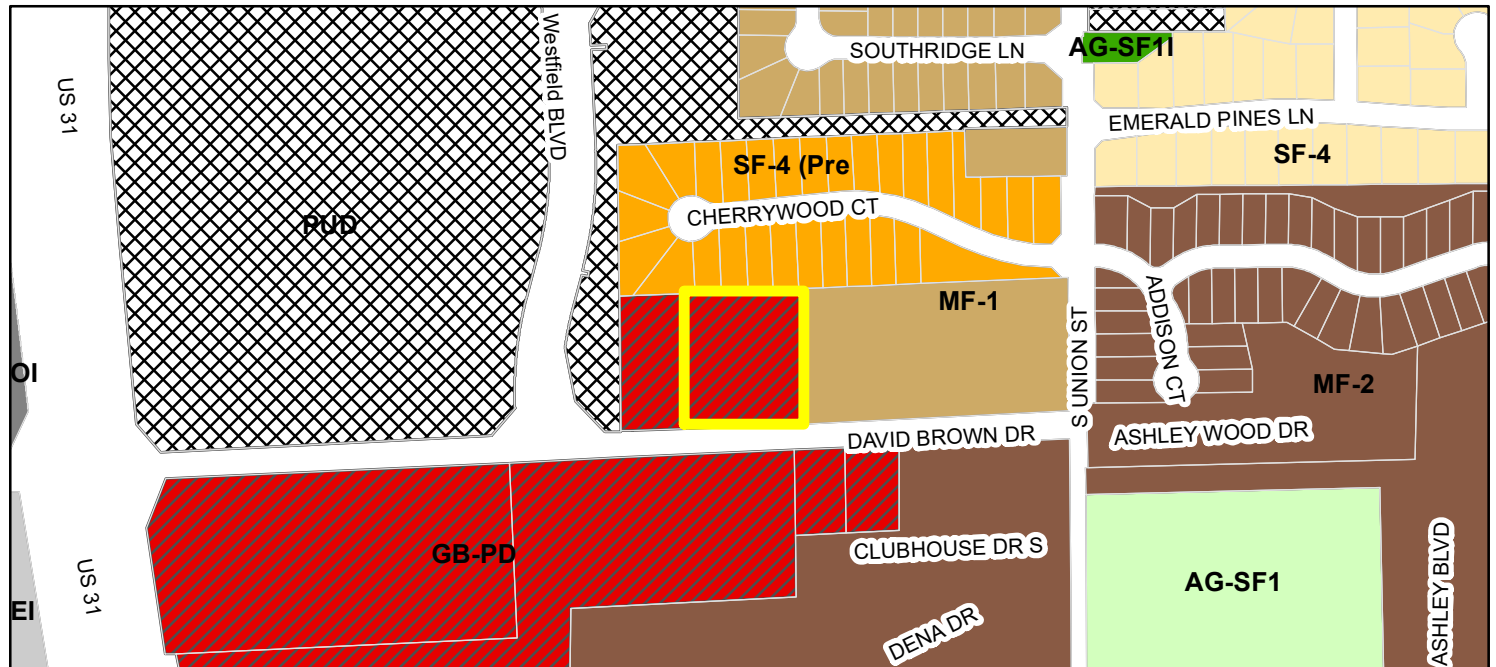
Property Location Map
224 David Brown Drive
Change of Zoning
2106-REZ-01



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 _____, 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)

EXHIBIT "A"

Part of the Southeast Quarter of Section 1, Township 18 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

Beginning 596.25 feet West of the Southeast corner of the North Half of the Southeast quarter of Section 1, Township 18 North, Range 3 East, and on the South line thereof; thence West on and along aforesaid South line 369.00 feet; thence North parallel with the East line of said North Half 330.00 feet; thence East parallel with the South line of said North Half 369.00 feet; thence South parallel with the East line of said North Half 330.00 feet to the place of beginning, containing 2.79 acres, more or less.

EXCEPTING THEREFROM, that part conveyed by Warranty Deed recorded September 2, 1967 as Instrument Number 8984, and in Book 214, page 209, more particularly described as follows:

Beginning 845.25 feet West of the Southeast corner of the North Half of the Southeast Quarter of Section 1, Township 18 North, Range 3 East, and on the South line thereof; thence West on and along aforesaid South line 120.00 feet; thence North parallel with the East line of the said North Half, 330.00 feet; thence East parallel with the South line of said North Half 120.00 feet; thence South parallel with the East line of said North Half 330.00 feet to the place of beginning, containing 0.91 acre, more or less.

EXCEPT that part as described on Warranty Deed recorded July 1, 2015 as Instrument No. 2015032578 being more particularly described as follows: Said South 39.00 feet contains 0.223 acres, more or less, inclusive of the apparent existing right-of-way of 169th Street which contains 0.086 acres, more or less.

Parcel No.: 29-09-01-403-002.000-015

SCHEDULE A

(Continued)

Legal Description

Commitment Number: IN1805170

Part of the Southeast Quarter of Section 1, Township 18 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

Beginning 596.25 feet West of the Southeast corner of the North Half of the Southeast quarter of Section 1, Township 18 North, Range 3 East, and on the South line thereof; thence West on and along aforesaid South line 369.00 feet; thence North parallel with the East line of said North Half 330.00 feet; thence East parallel with the South line of said North Half 369.00 feet; thence South parallel with the East line of said North Half 330.00 feet to the place of beginning, containing 2.79 acres, more or less.

EXCEPTING THEREFROM, that part conveyed by Warranty Deed recorded September 2, 1967 as Instrument Number 8984, and in Book 214, page 209, more particularly described as follows:

Beginning 845.25 feet West of the Southeast corner of the North Half of the Southeast Quarter of Section 1, Township 18 North, Range 3 East, and on the South line thereof; thence West on and along aforesaid South line 120.00 feet; thence North parallel with the East line of the said North Half, 330.00 feet; thence East parallel with the South line of said North Half 120.00 feet; thence South parallel with the East line of said North Half 330.00 feet to the place of beginning, containing 0.91 acre, more or less.

EXCEPT that part as described on Warranty Deed recorded July 1, 2015 as Instrument No. 2015032578 being more particularly described as follows: Said South 39.00 feet contains 0.223 acres, more or less, inclusive of the apparent existing right-of-way of 169th Street which contains 0.086 acres, more or less.

End of Schedule A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

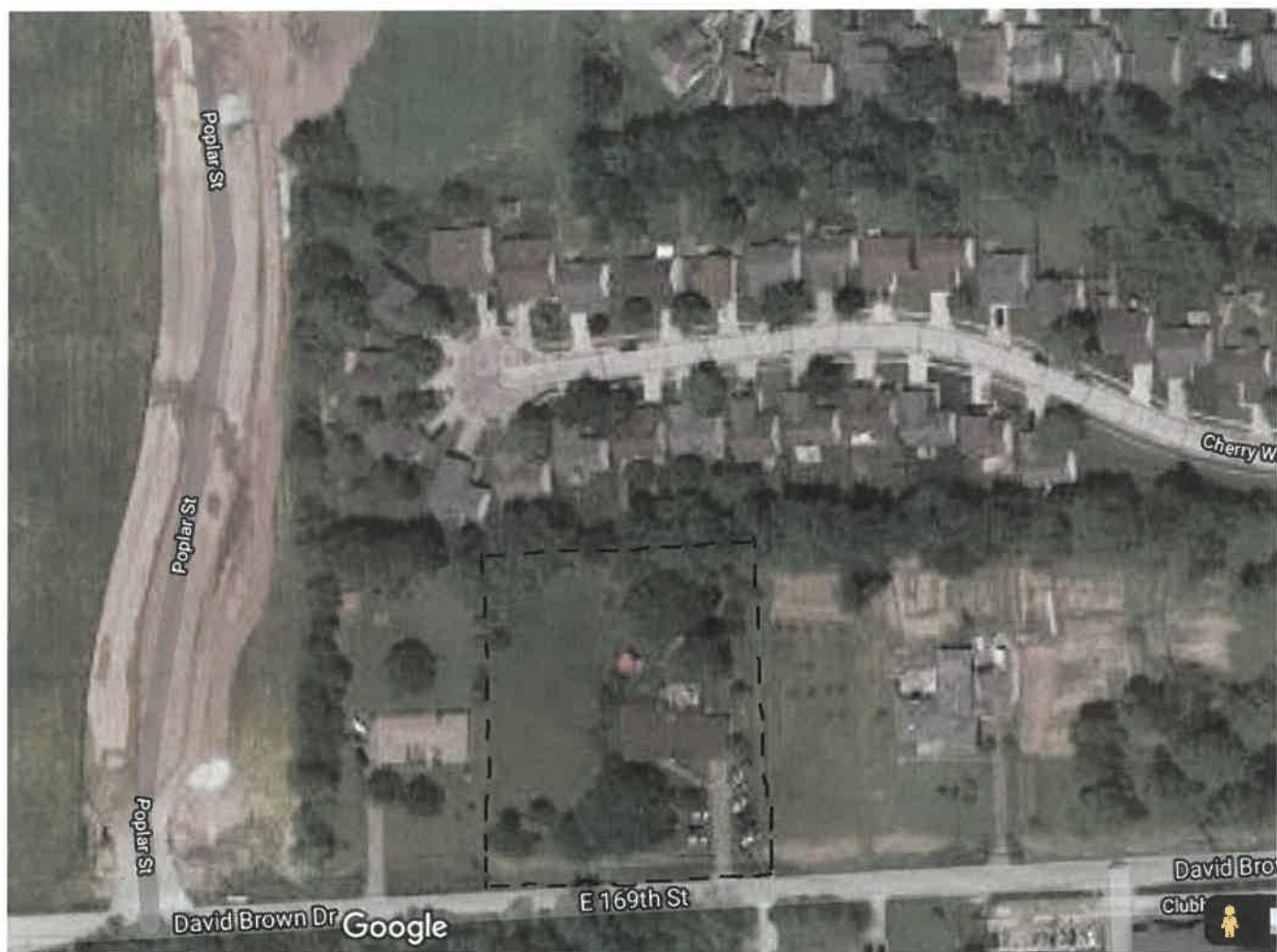
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224 David Brown Drive – Narrative Statement

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.





SITE DEMOLITION PLAN
SCALE: 1" = 20'

DEMOLITION NOTES:

- 1 DEMOLISH & REMOVE EXISTING CONCRETE/ASPHALT PAVEMENT SAWCUT PAVEMENT WHERE NECESSARY. SEE ARCH. PLAN A121 FOR SPECIFIC BLDG. DEMO INFO

LEGEND:

- DEMOLITION ITEM
- REMOVE EXISTING CONCRETE/ASPHALT PAVEMENT SEE ARCH. PLAN A121 FOR SPECIFIC BLDG. DEMO INFO

CITY OF WESTFIELD STANDARDS

CONTRACTOR TO CONSTRUCT ALL APPLICABLE SITE IMPROVEMENTS TO THE CITY OF WESTFIELD CURRENT STANDARDS/SPECIFICATIONS AND STANDARD DETAILS.

NOTE

REFER TO ARCHITECTURAL & FOUNDATION PLANS FOR ALL BUILDING DIMENSIONS.

DEVELOPMENT SUMMARY

PROPOSED BUILDING G.S.F. = 3,225±
LOT AREA = 0.90± Ac.
ZONING: EI
TOTAL PARKING SPACES PROVIDED = 15
ANTICIPATED CONSTRUCTION START/END DATE:
JUNE, 2021 / SEPTEMBER, 2021

ENGINEER:

CIVIL SITE GROUP, INC.
180 W. CARMEL DRIVE
SUITE 240
CARMEL, INDIANA 46032
(317) 810-1677

SURVEYOR:

MILLER SURVEYING, INC.
949 CONNER STREET
NOBLESVILLE, IN 46060
ATTN: NATHAN ALTHOUSE
(317) 773-2644

ARCHITECT:

INTEGRITY DESIGN
3128 NICHOL AVENUE
ANDERSON, IN 46011
ATTN: ROB BENNETT
(765) 608-3001

TOPOGRAPHIC & BOUNDARY NOTE

ALL EXISTING HORIZONTAL AND VERTICAL INFORMATION HAS BEEN SHOWN PER AN ALTA/NSPS LAND TITLE & TOPOGRAPHIC SURVEY PREPARED BY MILLER SURVEYING, INC. DATED 04/22/2021 (JOB # B39693); THEREFORE, CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF INFORMATION FOUND IN THE FIELD DOES NOT AGREE WITH THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY ALL EXISTING INFORMATION PRIOR TO COMMENCING WITH CONSTRUCTION.

FLOOD NOTE

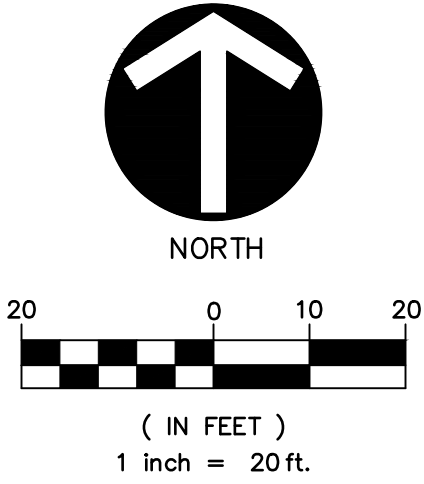
THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, CITY OF WESTFIELD, INDIANA.

REFERENCE NFIP FIRM MAP #: 1805700120G
EFFECTIVE DATE: NOVEMBER 19, 2014.

EXISTING CONDITIONS NOTE

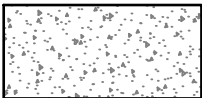
CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS, INCLUDING UTILITIES AND DRAINAGE INFRASTRUCTURE BEFORE COMMENCING WITH CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER OF ANY DISCREPANCIES.

REVISION RECORD				
REV	DATE	DESCRIPTION	DES BY	APP BY
1	05/27/21	REV. PER WESTFIELD TAC REVIEW	BSC	BSC



LEGEND:

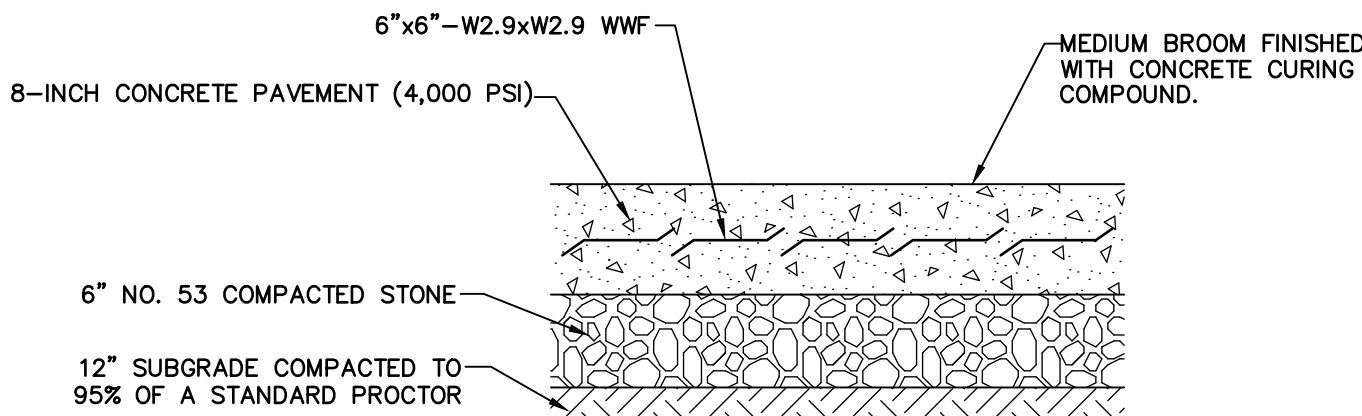
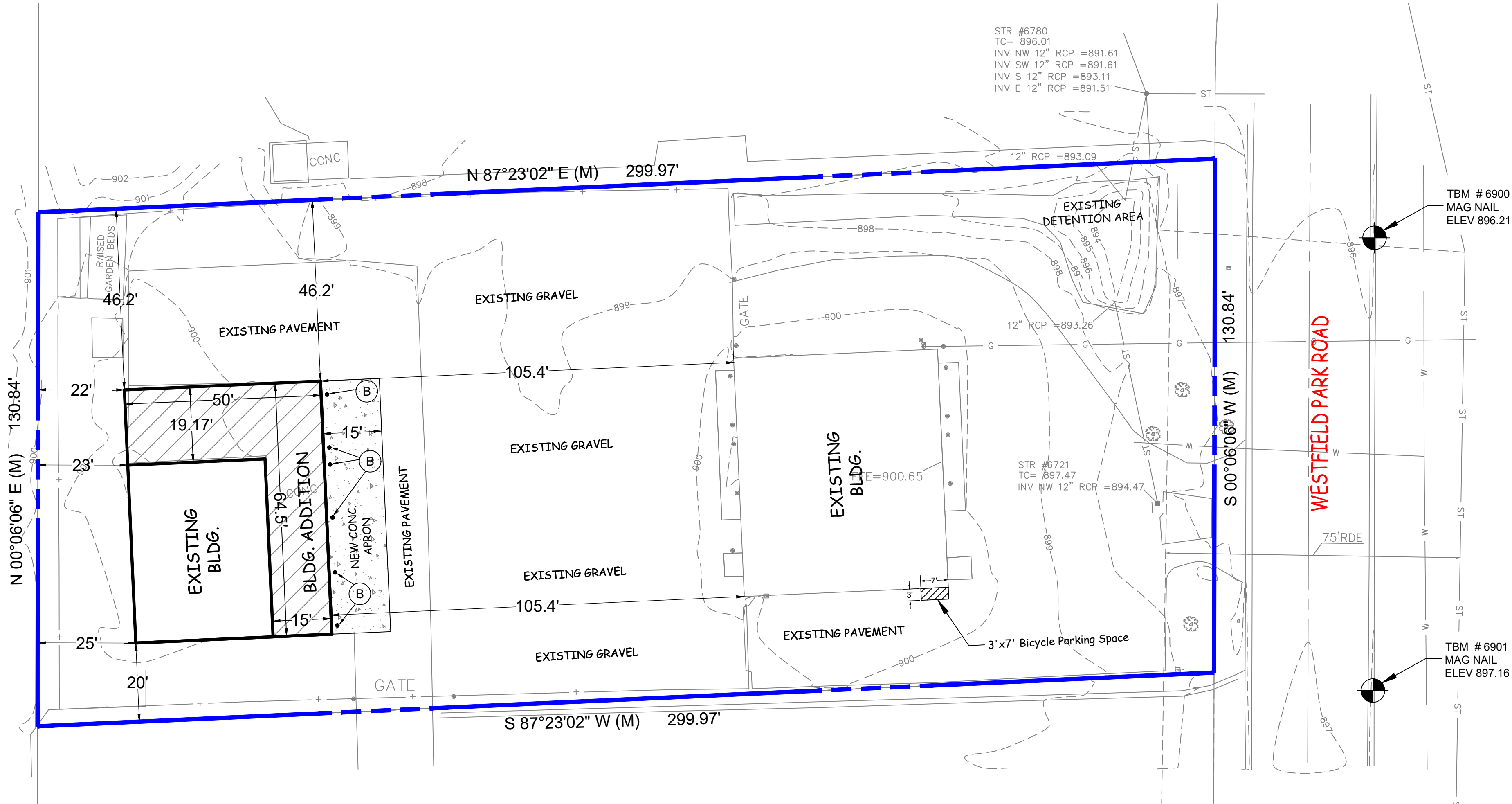
PROPERTY BOUNDARY



PROPOSED 8" CONCRETE PAVEMENT ON 6" COMP. AGG. #53 BASE
SEE DETAIL 01/C2.0

PLAN NOTES:

- (B) CONC. FILLED BOLLARD. REFER TO ARCH. PLAN DETAIL 22/A422



01 CONCRETE PAVEMENT SECTION
C2.0 NOT TO SCALE

UTILITY LOCATE NOTE

INDIANA 811 FAILED TO LOCATE ALL EXISTING UTILITIES ON AND/OR SURROUNDING THE SUBJECT SITE; THEREFORE, CONTRACTOR IS RESPONSIBLE TO LOCATE AND FIELD VERIFY ANY EXISTING UTILITIES BEFORE COMMENCING WITH CONSTRUCTION. CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE IF THE PROPOSED IMPROVEMENTS INTERFERE WITH ANY EXISTING UTILITY INFORMATION NOT SHOWN ON THESE PLANS.



DEMOLITION NOTES

- OWNER ASSUMES NO RESPONSIBILITY FOR ACTUAL CONDITION OF ITEMS OR STRUCTURES TO BE DEMOLISHED.
- ITEMS INDICATED TO BE REMOVED BUT OF SALVABLE VALUE TO CONTRACTOR MAY BE REMOVED AS WORK PROGRESSES.
- STORAGE OR SALE OF REMOVED ITEMS ON SITE WILL NOT BE PERMITTED.
- PROVIDE TEMPORARY BARRICADES AND OTHER FORMS OF PROTECTION AS NEEDED TO PROTECT OWNER'S PERSONNEL AND THE GENERAL PUBLIC FROM INJURY DUE TO THE DEMOLITION AREA.
- REPAIR ALL INCIDENTAL DAMAGE TO ADJACENT FACILITIES CAUSED BY GENERAL DEMOLITION AT NO ADDITIONAL COST TO OWNER.
- CONDUCT SELECTIVE DEMOLITION OPERATIONS AND DEBRIS REMOVAL IN A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKS, AND OTHER ADJACENT OCCUPIED OR USED FACILITIES.
- DO NOT CLOSE, BLOCK OR OTHERWISE OBSTRUCT STREETS, WALKS, OR OTHER OCCUPIED OR USED FACILITIES WITHOUT WRITTEN PERMISSION AND/OR REQUIRED PERMITS FROM LOCAL JURISDICTION. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY GOVERNING JURISDICTION.
- DO NOT INTERRUPT EXISTING UTILITIES SERVING OCCUPIED OR USED FACILITIES, EXCEPT WHEN AUTHORIZED IN WRITING FROM UTILITY COMPANY.
- USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST, DIRT, AND DEBRIS TO LOWEST PRACTICAL LEVELS. COMPLY WITH GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION.
- PERFORM SELECTIVE DEMOLITION WORK IN A SYSTEMATIC MANNER. USE SUCH METHODS AS NECESSARY TO COMPLETE DEMOLITION SHOWN ON DRAWINGS.
- DEMOLISH CONCRETE, ASPHALT, AND MASONRY IN SMALL SECTIONS. CUT CONCRETE AND MASONRY AT JUNCTURES WHERE DEMOLITION ENDS AND NEW CONSTRUCTION / IMPROVEMENTS BEGUN USING A MASONRY SAW. DO NOT USE POWER DRIVEN IMPACT TOOLS.
- COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION WORK. PROVIDE FILL CONSISTING OF APPROVED EARTH, GRAVEL OR SAND, FREE OF TRASH AND DEBRIS, STONES OVER 6" DIAMETER, ROOTS, TOPSOIL, AND OTHER ORGANIC MATTER.
- REMOVE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS FROM SITE. TRANSPORT AND LEGALLY DISPOSE OF MATERIALS FROM SITE.
- IF HAZARDOUS MATERIALS ARE ENCOUNTERED DURING DEMOLITION OPERATIONS, COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS, AND ORDINANCES CONCERNING REMOVAL, HANDLING AND PROTECTION AGAINST EXPOSURE OR ENVIRONMENTAL POLLUTION.
- BURNING OF MATERIALS IS NOT PERMITTED ON PROJECT SITE.
- UPON COMPLETION OF DEMOLITION WORK, REMOVE TOOLS, EQUIPMENT, AND DEMOLISHED MATERIALS FROM SITE. REMOVE PROTECTION BARRICADES AND LEAVE SITE FREE OF DEBRIS.
- REPAIR DEMOLITION PERFORMED IN EXCESS OF THAT REQUIRED. RETURN FACILITIES AND SURFACES TO REMAIN TO THEIR EXISTING CONDITION PRIOR TO COMMENCEMENT OF SELECTIVE DEMOLITION WORK. REPAIR ADJACENT CONSTRUCTION OR SURFACES SOILED OR DAMAGED.
- INVESTIGATE BUILDING FOUNDATION FOR BASEMENT, CRAWL SPACE, AND OTHER BELOW GRADE AREAS. CONTRACTOR RESPONSIBLE TO FILL ALL BELOW GRADE AREAS WITH SUITABLE FILL MATERIAL TO 95% STANDARD PROCTOR DENSITY (ASTM D-1557).

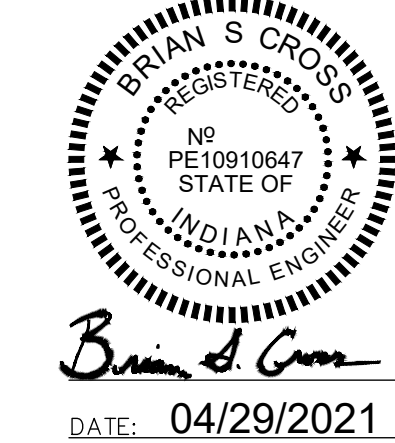
SITE LAYOUT NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE. UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB/SIDEWALK, RADII TO BACK OF CURB, WHERE APPLICABLE.
- ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- ALL EXCAVATED AREAS TO BE SEEDED AND/OR SODDED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SODDED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL. HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
- ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
- ALL RADII INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
- ALL CUSTOMER AND EMPLOYEE PARKING SPACE DIMENSIONS ARE TO BE 9' WIDE BY 20' DEEP MIN. UNLESS OTHERWISE SPECIFIED.

SMITH & PERRY ENTERPRISE, LLC

11569 SILVER MOON CT
NOBLESVILLE, IN 46060

CivilSite
E-RO P N
160 W. Carmel Drive, Suite 240
Carmel, Indiana 46032
Ph: (317) 810-1677 Fax: (317) 810-1679



DWN BY: BSC
CHKD. BY: BSC
SCALE: 1" = 20'
DATE: 04/29/21

FSS - FUMIGATION SERVICE & SUPPLY, INC.

17006 WESTFIELD PARK ROAD
WESTFIELD, IN 46074

SITE PLAN

PROJECT NUMBER
SPE.001

DRAWING NUMBER
C2.0
SHEET 2 OF 7

General Notes

- G1. All materials, finishes, attachments, etc. must be tested & approved to meet all requirements of the State of Indiana & local jurisdictions
- G2. All paint, materials, color, finishes, etc. to be approved by Owner prior to purchase, installation, etc.
- G3. All materials to be installed per manufacturer's specifications, including flashings, fastening, supports, sealant, etc.
- G4. See Wall Sections for additional information
- G5. See Architectural, Structural, MPE, Civil, Sign Supplier, Shop drawings, etc. for additional information

Key Notes

- # As noted on plan.
1. Approx. line of site conc., asphalt, grade, apron, stoop, etc.
2. Metal siding system. Coordinate all requirements w/ Owner, typical
3. Standard concrete block, painted. See wall sections
4. Split face concrete block, painted. See wall sections
5. Steel guardpost, 6" Ø, con. filled, painted, color: T.B.D. See floor plan & Detail 3/A311
6. Metal gutter & downspout system
7. Metal roofing system
8. Door. See plans & sheet A501
9. Overhead sectional door. See plans & sheet A501
10. Exhaust fan/louver. See MEP drawings
11. Wall mounted light fixture. See Electrical drawings

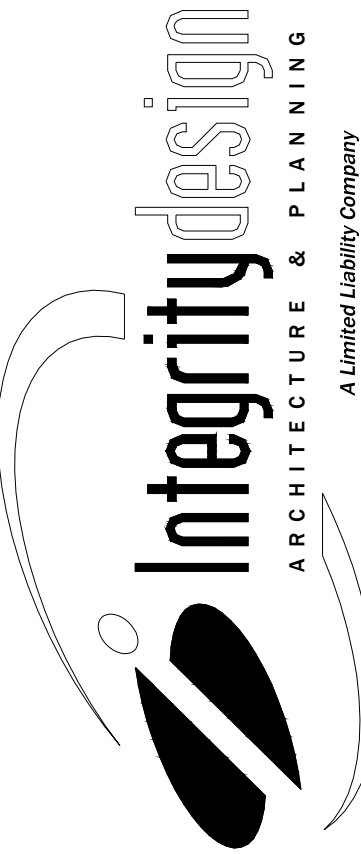
Exterior Finishes

- MP-1 Metal Panel/Siding System
Mfr.: T.B.D.
Finish: T.B.D.
Color: T.B.D.
- MP-2 Metal Panel/Siding System
Mfr.: T.B.D.
Finish: T.B.D.
Color: T.B.D.
- MP-3 Metal Roofing System
Mfr.: T.B.D.
Finish: T.B.D.
Color: T.B.D.
- P-1 Paint
Mfr.: Sherwin Williams
Finish: T.B.D.
Color: T.B.D.
- P-2 Paint (Guardposts)
Mfr.: Sherwin Williams
Style: Exterior, gloss
Color: T.B.D.

ADDRESS
3128 N. Indiana Avenue
Indianapolis, IN 46001

TEL
(765) 688-3101

EMAIL
rob@integritydesign.org



All reports, drawings, specifications, computer files, field data, notes and other documents and instruments prepared by Integrity Design, LLC as instruments of service shall remain the property of Integrity Design, LLC and shall not be used on other projects, for addition to this project, or for completion of this project by others without their express written permission.

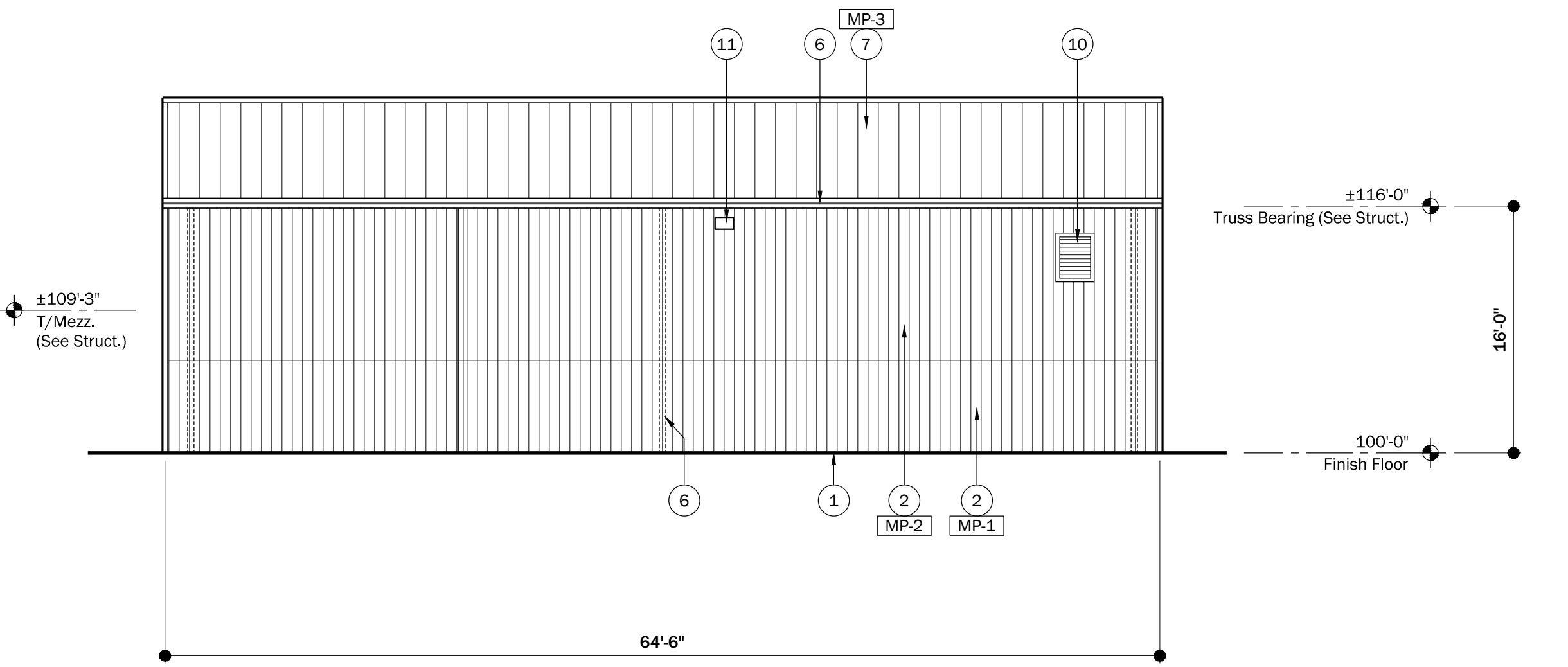


An Addition & Renovation for

FSS
Fumigation Service & Supply, Inc.
16950 Westfield Park Rd.
Westfield, Indiana 46074

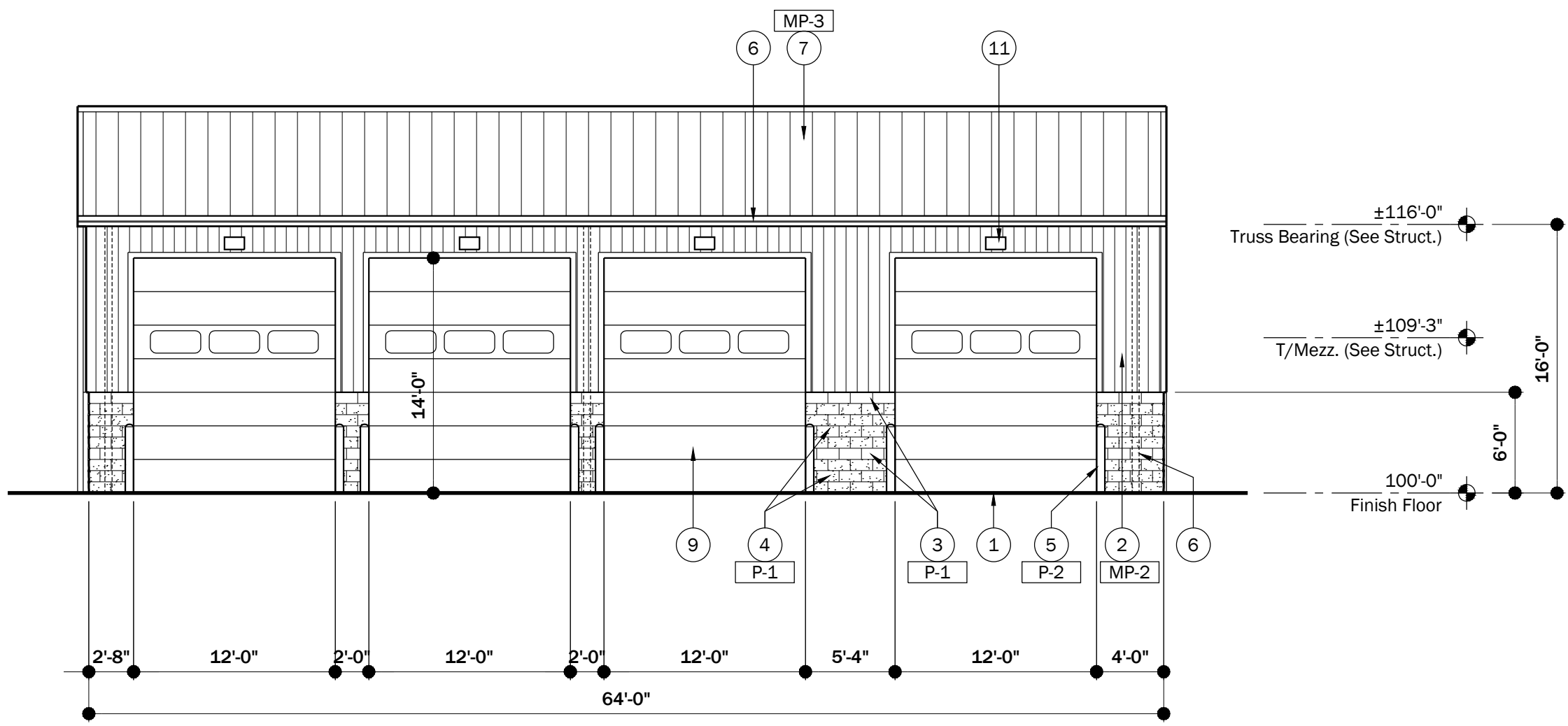
Smith
ebby
Construction, Inc.
11569 Silver Moon Ct.
Noblesville, IN 46060
765-748-9197

REVISION	DATE
© 2020 Integrity Design, LLC	
ISSUE DATE May 27, 2021	
PROJ. NO. 20.18	
SHEET TITLE Exterior Elevations	
SHEET NUMBER A211	



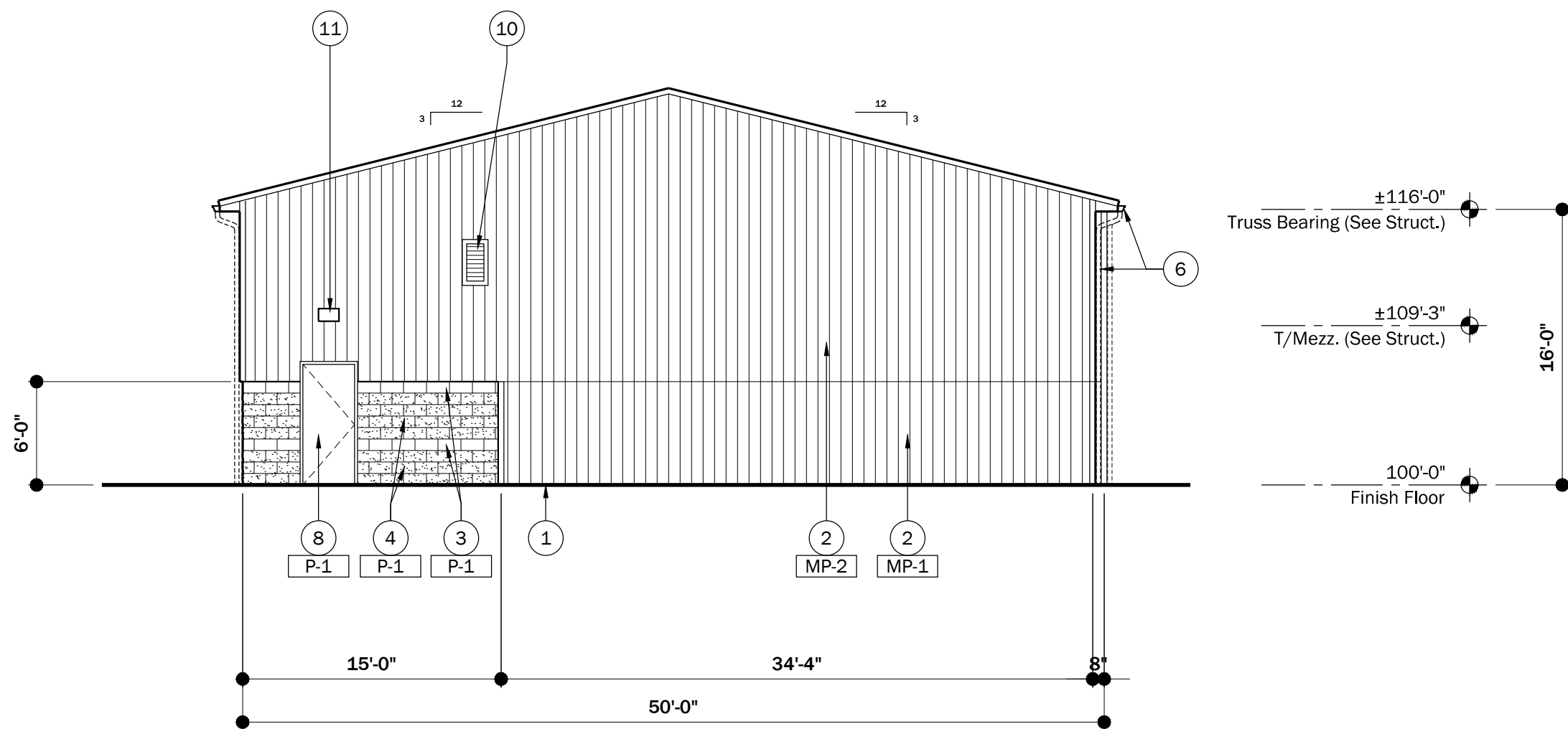
Proposed West Elevation

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



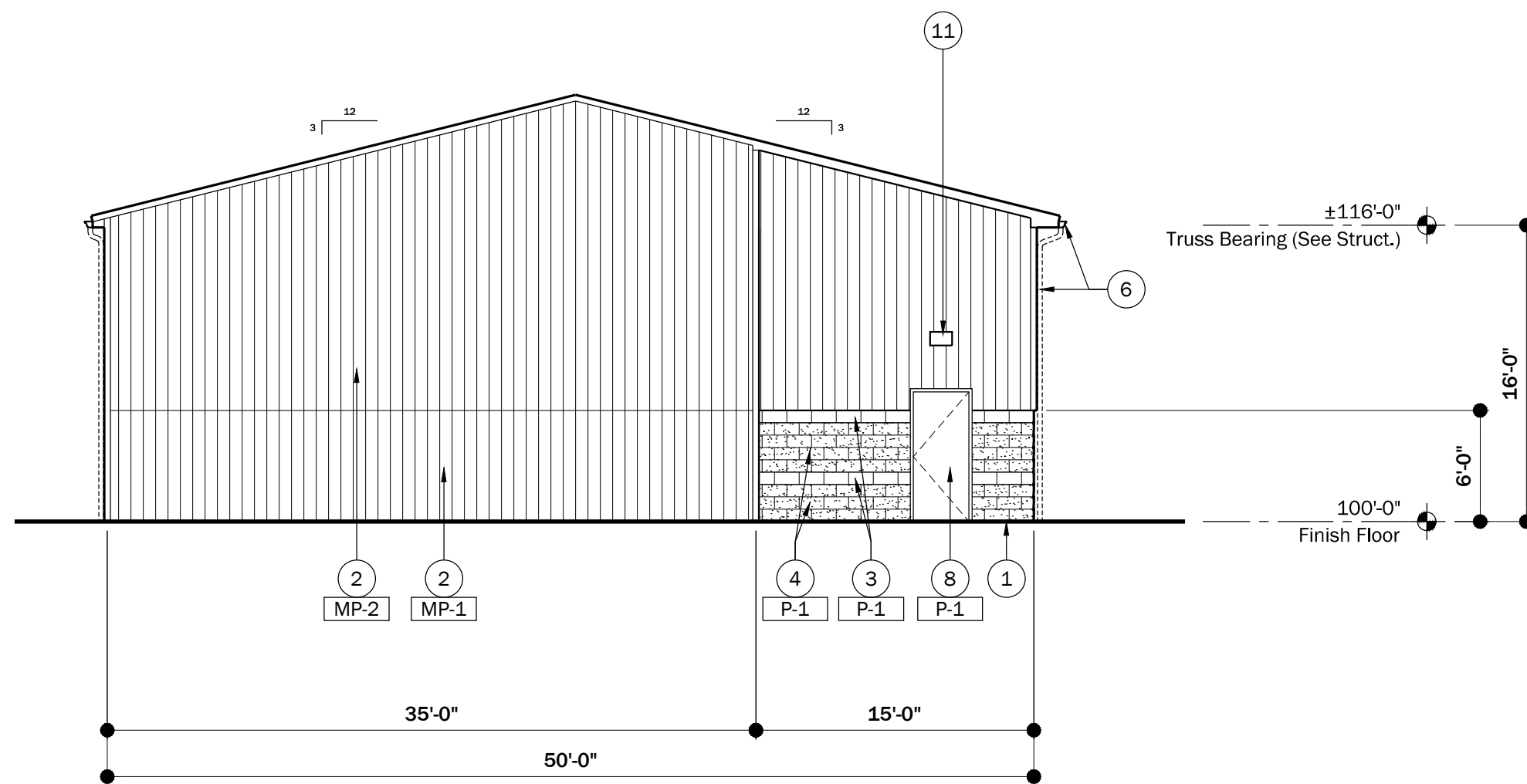
Proposed East Elevation

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



Proposed North Elevation

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



Proposed South Elevation

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



WESTFIELD-WASHINGTON
TECHNICAL ADVISORY COMMITTEE

April 20, 2021
2105-ODP-10 and 2105-SPP-10

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 |

REVIEW COMMENTS

- 1) 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 secondary plat has 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.



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.

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

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

- 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) **Comment: The Petitioner is coordinating with WPWD to address outstanding issues.**
- 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%). **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**
- 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. **Comment: The Petitioner is coordinating with WPWD to address outstanding issues.**
- 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. **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**
- 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. **Comment: The Petitioner is coordinating with WPWD to address outstanding issues.**
- 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 except for those items identified as outstanding below:

- 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. **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**
- 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).
Comment: The Petitioner is coordinating with WPWD to address outstanding issues.
- 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. **Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.**
- 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).
Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

DISTRICT STANDARDS

The plans comply with SF4 (ARTICLE 4.7) AND THE SOMERSET PUD except for those items identified as outstanding below:

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

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

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, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

- 41) Architectural Standards (Article 6.3) **Comment:** Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.
- 42) Architectural Standards, Somerset PUD
- a) Perimeter Lots. All Dwellings, indicated in Exhibit B by the (o), shall replace Article 6.3(C)(l)(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)(l)(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) **NOT PROVIDED AT THIS TIME**

45) Height Standards (Article 6.6) **SEE PUD STANDARDS**

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. **Comment: The Petitioner is coordinating with WPWD and HCSO to**

address outstanding issues.

- 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 (100) 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. **Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**
- 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 be 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) **COMMENT: SEE DISTRICT STANDARDS.**

49) Setback Standards (Article 6.16) **COMMENT: SEE DISTRICT STANDARDS.**

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 except for those items identified as outstanding below, that need addressed prior to approval:

51) Block Standards (Article 8.1)

52) Easement Standards (Article 8.3) **Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.**

53) Monument and Marker Standards (Article 8.5) **Comment: will be reviewed on secondary plat.**

54) Street and Right-of-Way Standards (Article 8.9) and PUD **Comment: The Petitioner is coordinating with WPWD to address outstanding issues.**

- 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. **Comment:** **The Petitioner is coordinating with WPWD to address outstanding issues.**
- 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) **Comment:** **The Petitioner is coordinating with WPWD to address outstanding issues.**
- 59) Storm Water Standards (Article 8.8) **Comment:** **The Petitioner is coordinating with WPWD to address outstanding issues.**
- 60) Street Light Standards (Article 8.10) **Comment:** **The Petitioner is coordinating with WPWD to address outstanding issues.**
- 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) **Comment:** **The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.**
- 62) Utility Standards (Article 8.13) **Comment:** **The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.**

DEPARTMENT COMMENTS

1. **Action:** **Hold a public hearing at the June 7, 2021, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
3. 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.

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; ±3' EAST OF EDGE OF PAVEMENT AND ±22' 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

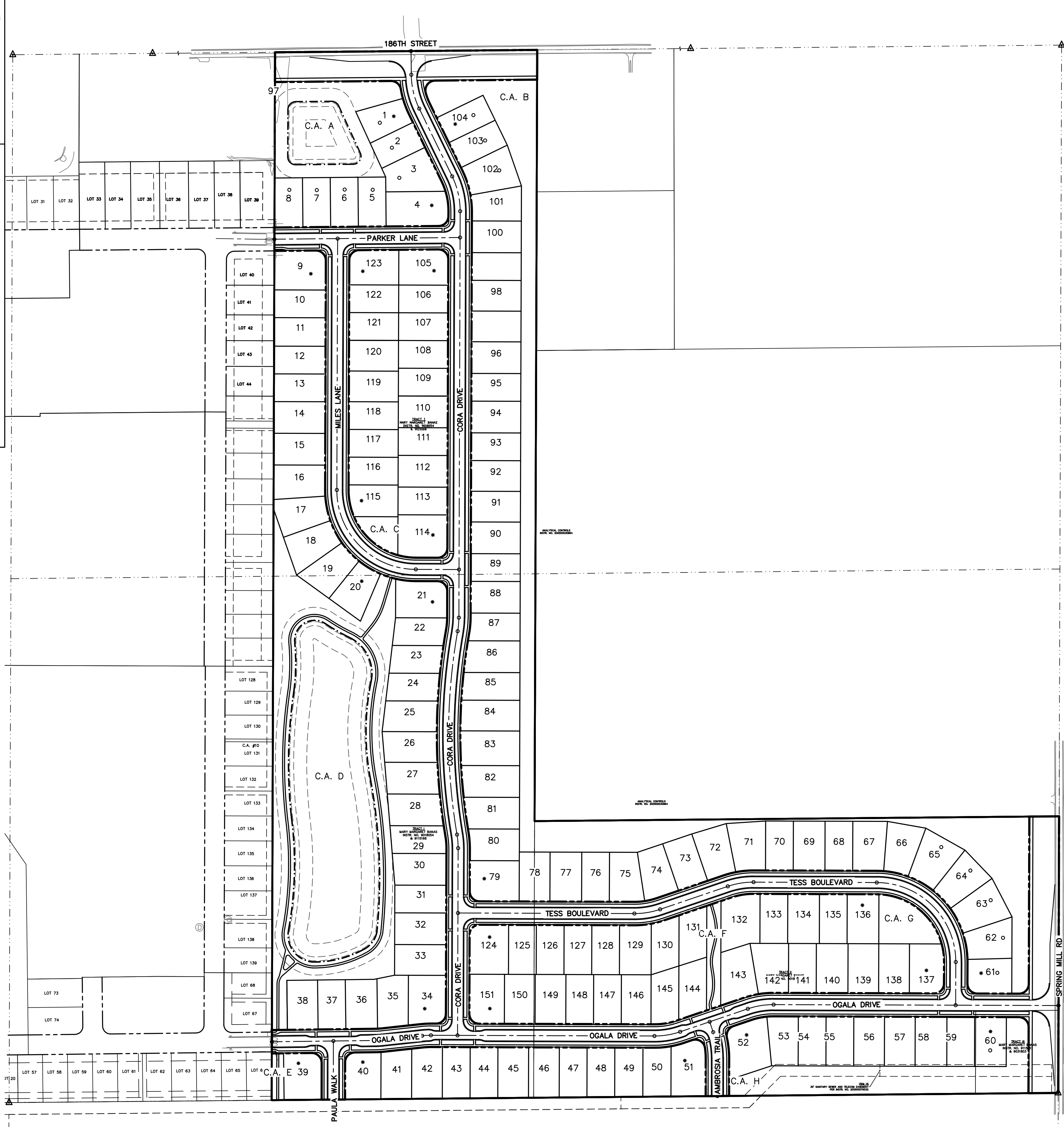
TEM #50
RAILROAD SPIKE FOUND EAST SIDE OF UTILITY POLE #075-269 LOCATED ±15' WEST OF E SPRING MILL ROAD AND ±35' NORTH OF E STONE DRIVE.
ELEV: 931.302

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

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TOTAL LOT AREA:	±34.28 AC (55.9%)
TOTAL LOTS:	151
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70' WIDE:	108
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MIN. LOT AREA:	8,750 SF
MIN. LOT WIDTH:	70'
TYP. LOT DEPTH:	125'
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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

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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:

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- 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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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. Cribb, PE
E-mail: jcribb@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

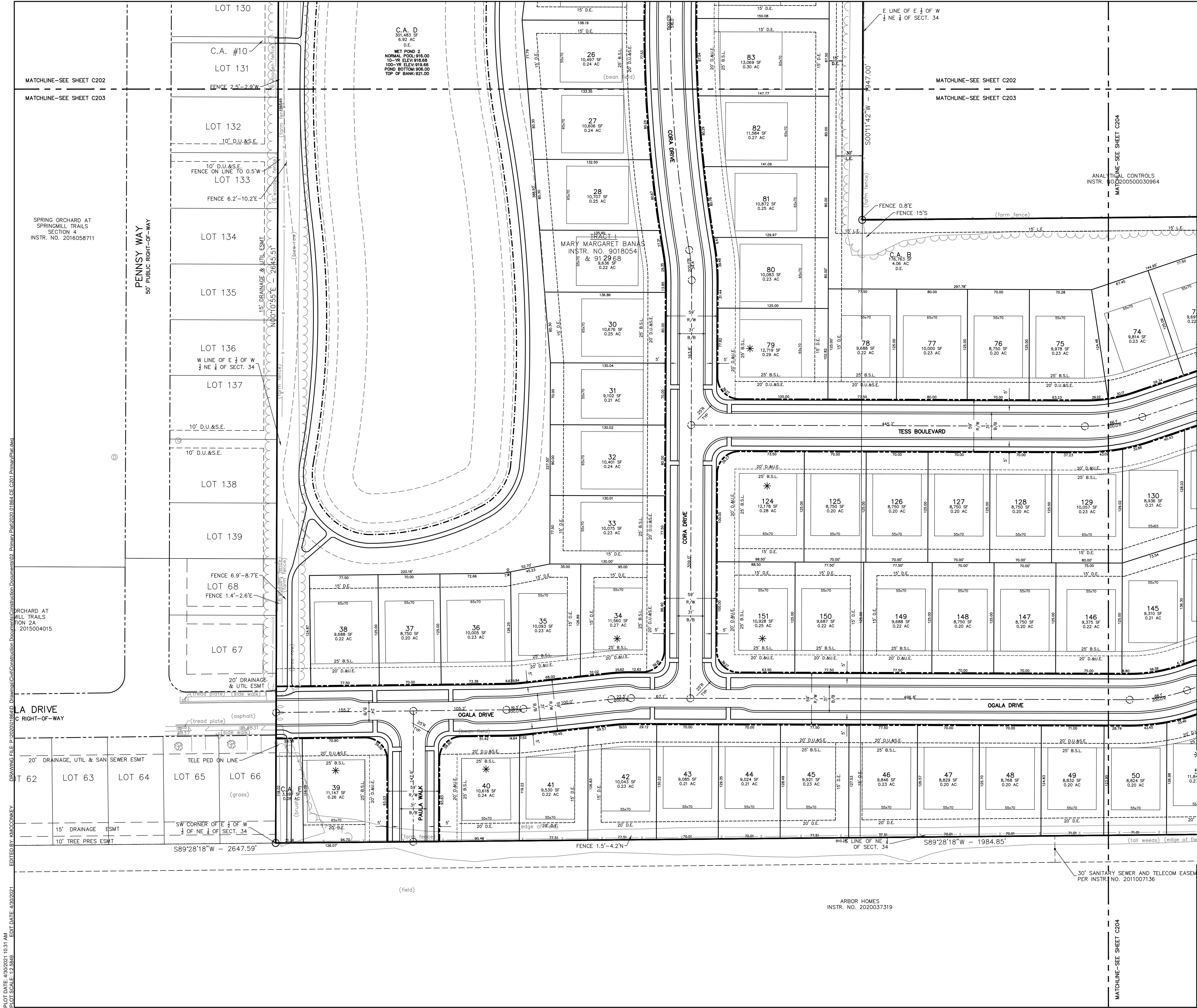
REVISION SCHEDULE

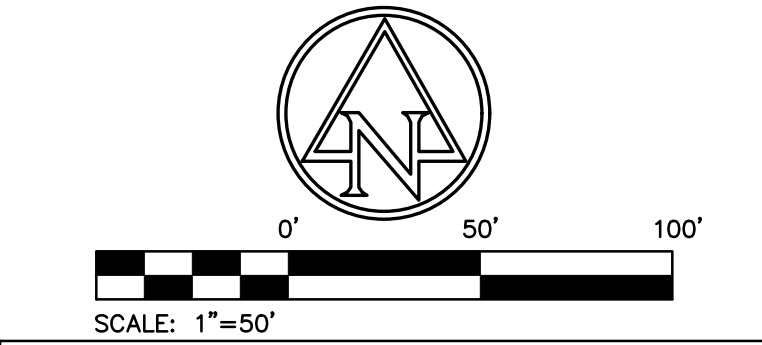
NO.	DESCRIPTION	DATE

Project Number 2020.01864

OVERALL PRIMARY
PLAT

C200





EXISTING LEGEND

- | | |
|--------------------|-------------------------|
| Beehive Inlet | Power Pole |
| Bush | Telephone Handhole |
| Combination Pole | Sanitary MH |
| Curb Inlet | Stand Pipe |
| Delineator | Sprinkler Control Valve |
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| Mail Box | Water Valve |
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SITE LEGEND

- | | |
|-----------|--|
| B/B | BACK-TO-BACK |
| B.S.L. | BUILDING SETBACK LINE |
| C.A. | COMMON AREA |
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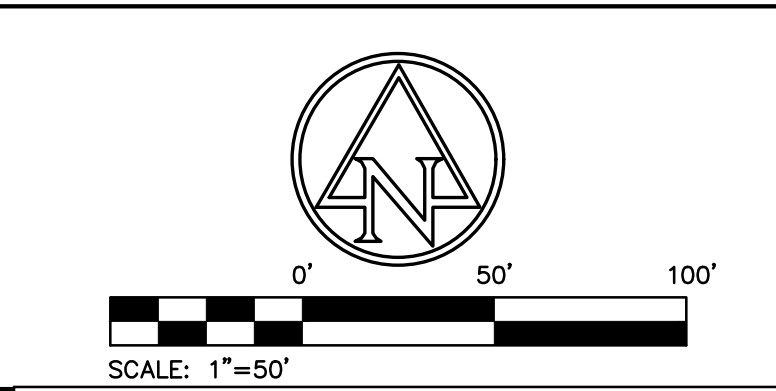
CERTIFIED BY	
ISSUANCE INDEX	
DATE:	04/30/2021
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2020.01864

PRIMARY PLAT

C204



EXISTING LEGEND

- | | |
|--------------------|-------------------------|
| Beehive Inlet | Power Pole |
| Bush | Telephone Handhole |
| Combination Pole | Sanitary MH |
| Curb Inlet | Stand Pipe |
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| Drainage Inlet | Stump |
| Electric Handhole | Telephone Marker Sign |
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| Gas Marker Sign | Tree |
| Gas Valve | Overhead Electric Line |
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| Light Pole | Water Marker Sign |
| Mail Box | Water Valve |
| Pine | Buried Gas Line |
| Post | 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 |
| RM | RESIDENTIAL MEDIUM LOT ZONE |
| S.S.E. | SANITARY SEWER EASEMENT |
| T.P.E. | TREE PRESERVATION EASEMENT |
| | BUILDING SETBACK LINE |
| | EASEMENT |
| | RIGHT-OF-WAY |
| | WOOD GUARDRAIL |
| | SANITARY SEWER |
| | STORM SEWER |
| | WATER MAIN |
| | BLOWOFF ASSEMBLY |
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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

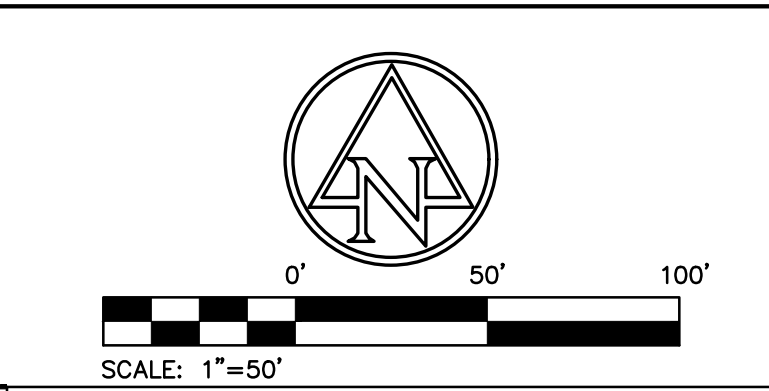
NO.	DESCRIPTION	DATE

Project Number 2020.01864

DEVELOPMENT PLAN

C302

PLOT DATE: 4/30/2021 10:32 AM
PLOT SCALE: 1:1
DRAWING FILE: P:\2020\01864\ Drawing\Civil\Construction Documents\02_Primary Plan\2020.01864.CE.C301.Dwg
EDIT DATE: 4/30/2021
EDITED BY: MACCONKEY



EXISTING LEGEND

- Beehive Inlet
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- Combination Pole
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LOCAL ROAD LENGTH (59'-WIDE R/W):	7,925 LF

OPEN SPACE TABLE

C.A. A: ±1.44 AC	C.A. D: ±6.92 AC	C.A. G: ±0.33 AC
C.A. B: ±4.06 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	

CERTIFIED BY

ISSUANCE INDEX

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

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2020.01864

DEVELOPMENT PLAN

CAUTION

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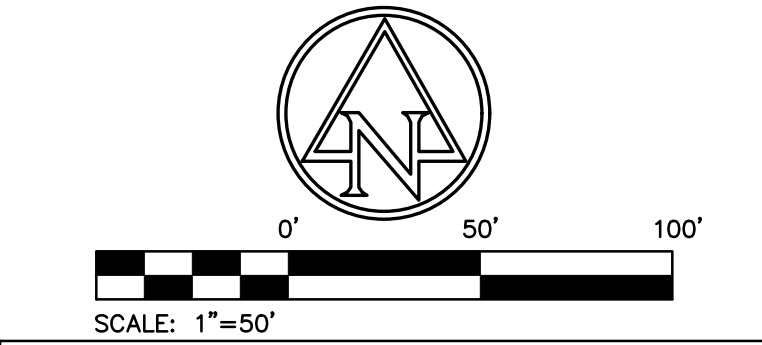
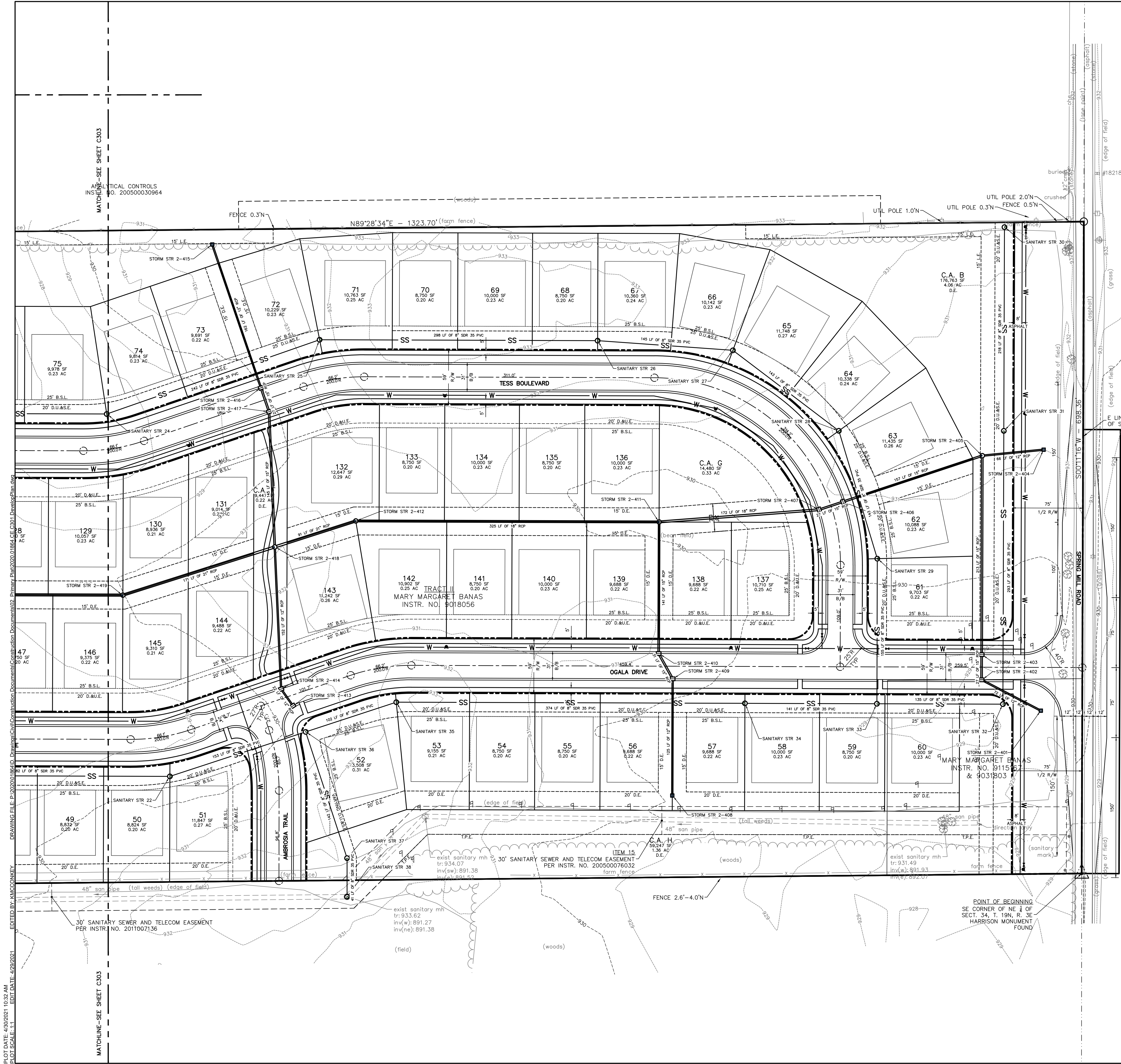
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THE SOMERSET

Spring Mill Road and E 186 St.
Westfield, IN

DEVELOPMENT PLAN

C303



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

ACCESS EASEMENT

BACK-TO-BACK

BUILDING SETBACK LINE

COMMON AREA

DRAINAGE EASEMENT

DRAINAGE & TREE PRESERVATION EASEMENT

DRAINAGE & UTILITY EASEMENT

DRAINAGE, UTILITY, & SANITARY EASEMENT

LANDSCAPE EASEMENT

RIGHT-OF-WAY

RESIDENTIAL ATTACHED SINGLE-FAMILY ZONE

RESIDENTIAL MEDIUM LOT ZONE

SANITARY SEWER EASEMENT

TREE PRESERVATION EASEMENT

BUILDING SETBACK LINE

EASEMENT

RIGHT-OF-WAY

WOOD GUARDRAIL

SANITARY SEWER

STORM SEWER

WATER MAIN

BLOWOFF ASSEMBLY

WATER HYDRANTS & VALVES

SITE LEGEND

- A.E.
- A.&D.E.
- B/B
- B.S.L.
- C.T.
- D.E.
- D.&T.P.E.
- D.&U.E.
- D.U.&S.E.
- L.E.
- R/W
- RA
- RM
- S.S.E.
- T.P.E.
- ACCESS EASEMENT
- BACK-TO-BACK
- BUILDING SETBACK LINE
- COMMON AREA
- DRAINAGE EASEMENT
- DRAINAGE & TREE PRESERVATION EASEMENT
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- SANITARY SEWER
- STORM SEWER
- WATER MAIN
- BLOWOFF ASSEMBLY
- WATER HYDRANTS & VALVES

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±61.39 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±12.54 AC (20.4%)
COMMON AREA:	±14.57 AC (23.7%)
NORMAL POOL POND AREA:	±4.41 AC
TOTAL LOT AREA:	±34.28 AC (55.9%)
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
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CERTIFIED BY

ISSUANCE INDEX

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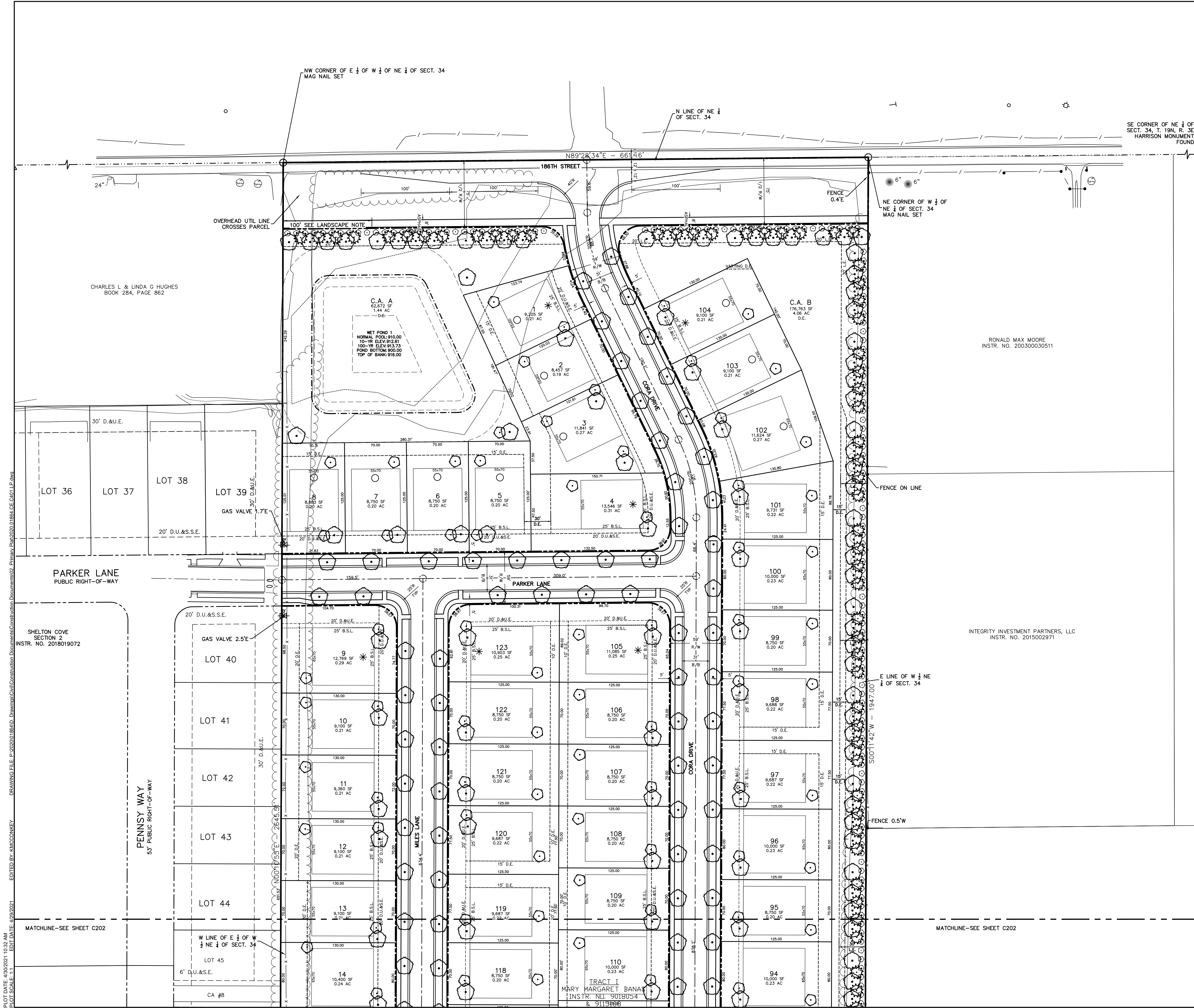
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

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

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

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

SHRUB

ORNAMENTAL TREE

EVERGREEN TREE

SHADE TREE

LANDSCAPE NOTES:

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4. STREET TREES: 45' O.C. AVERAGE, 25' O.C. MINIMUM, 60' O.C. MAXIMUM

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

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

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

ARCHITECTURAL STANDARDS

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ISSUANCE INDEX

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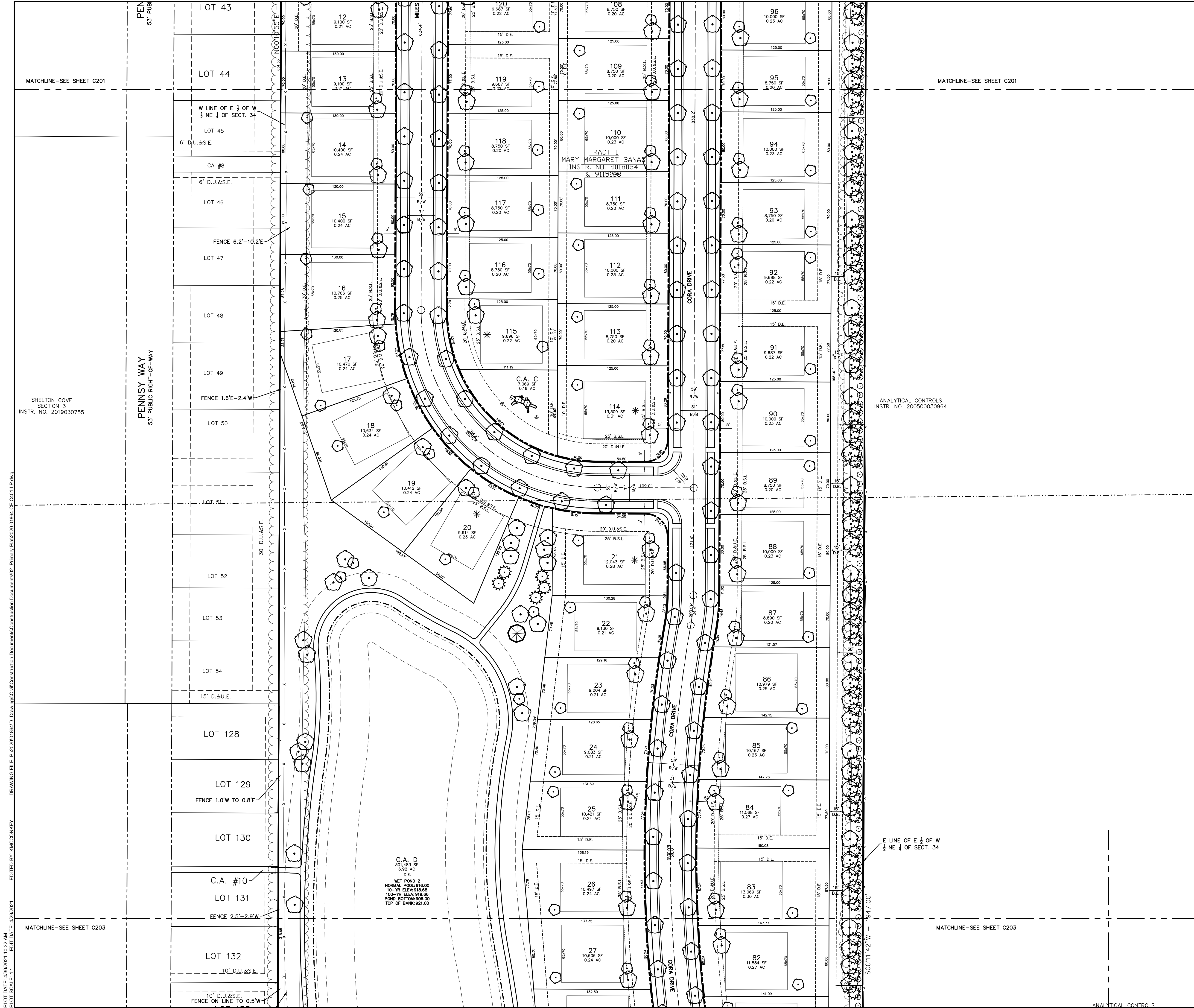
NO.	DESCRIPTION	DATE

Project Number

2020.01864

LANDSCAPE PLAN

C401



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
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B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
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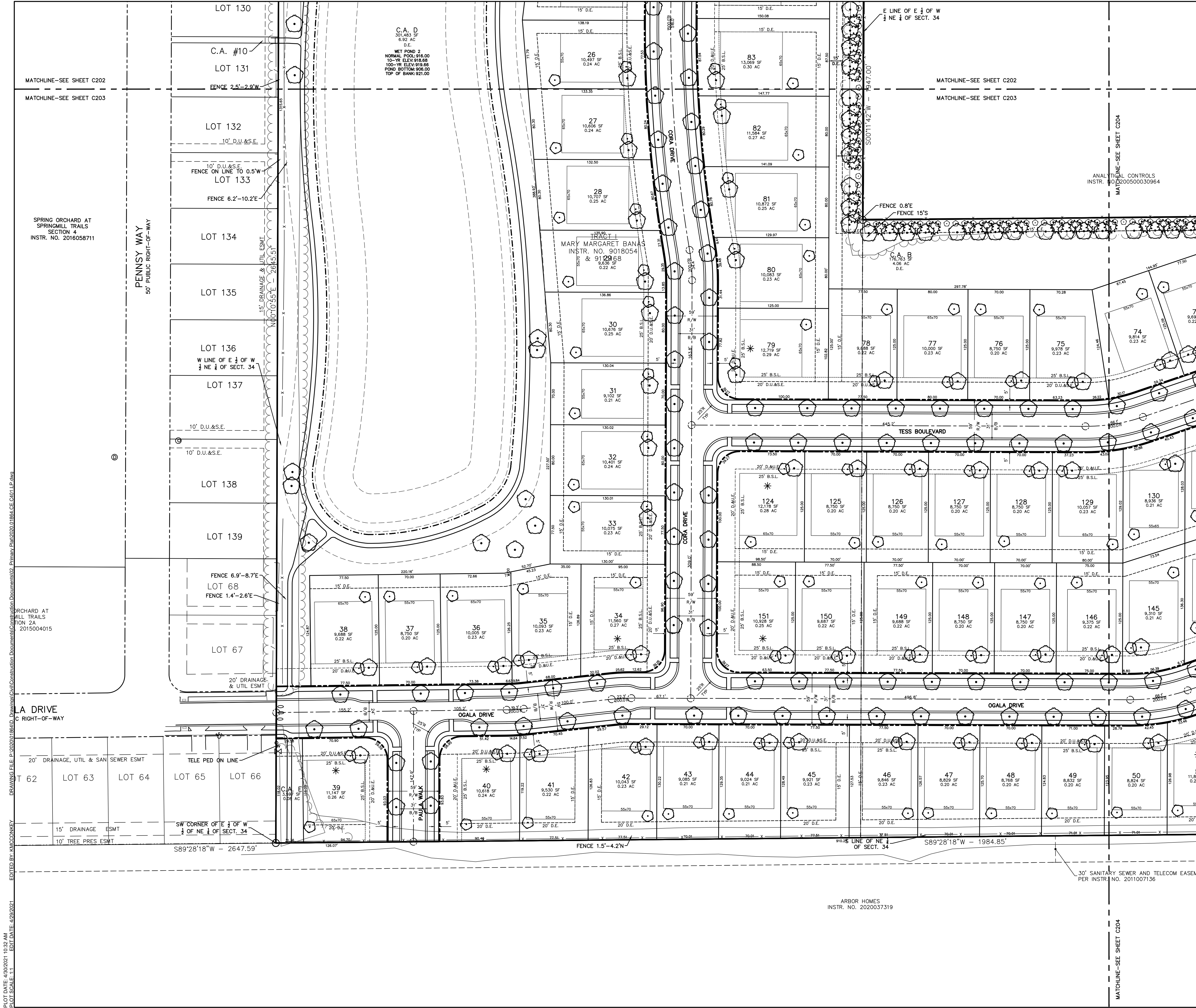
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2020.01864

LANDSCAPE PLAN

C402



0' 50' 100'

SCALE: 1"=50'

EXISTING LEGEND

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R/W	RIGHT-OF-WAY
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TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com
Contact: Joshua H. Cribelar, PE
E-mail: jcribelar@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

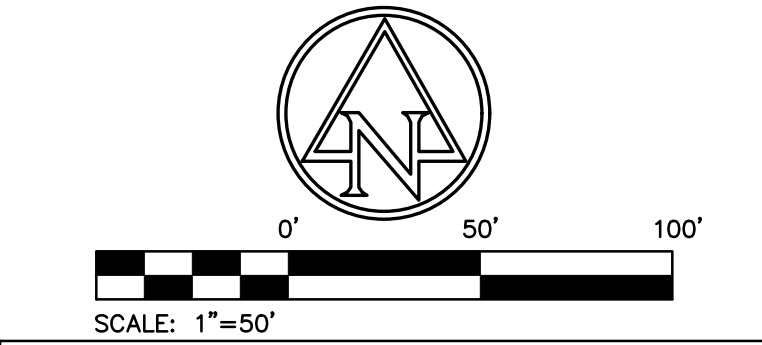
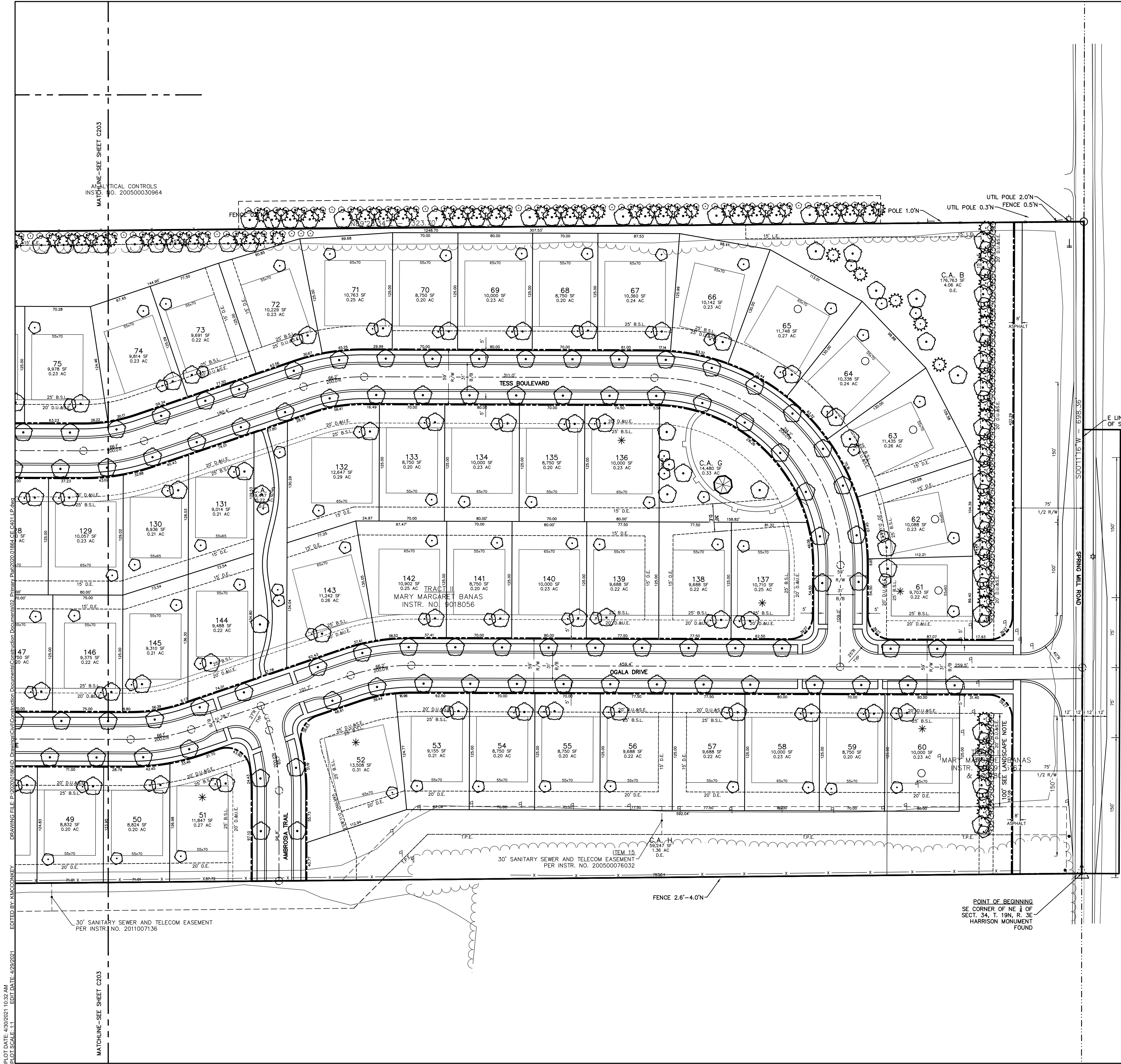
NO.	DESCRIPTION	DATE

Project Number 2020.01864

LANDSCAPE PLAN

C403

DRAWING FILE: P:\2020\01864\01864.Dwg
DRAWING TITLE: Primary Plan
DRAWING DATE: 04/30/2021
DRAWING BY: KACCONKEY
PLOT DATE: 4/30/2021 10:32 AM
PLOT SCALE: 1:1
EDIT DATE: 4/30/2021



EXISTING LEGEND

- | | |
|--------------------|-------------------------|
| Beehive Inlet | Power Pole |
| Bush | Telephone Handhole |
| Combination Pole | Sanitary MH |
| Curb Inlet | Stand Pipe |
| Delineator | Sprinkler Control Valve |
| Drainage Inlet | Stump |
| Electric Handhole | Telephone Marker Sign |
| Electric Meter Box | Telephone Pedestal |
| Fire Hydrant | Temporary Bench Mark |
| Gas Marker Sign | Tree |
| Gas Valve | Overhead Electric Line |
| Guy Wire | Water Meter |
| Light Pole | Water Marker Sign |
| Mail Box | Water Valve |
| Pine | Buried Gas Line |
| Post | 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 |
| | SHRUB |
| | ORNAMENTAL TREE |
| | EVERGREEN 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 CALIPER, 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
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

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 WAINSCOT 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 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.
- REAR ELEVATIONS: THOSE LOTS INDICATED WITH (○) 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.

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 !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

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. Cribelar, PE
E-mail: jcribelar@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

Project Number 2020.01864

LANDSCAPE PLAN

C404



Petition Number: 2106-DDP-25
Project Name: FSS Building Addition
Subject Site Address: 17006 Westfield Park Road
Petitioner: Smith and Perry Enterprise LLC
Representative: Civil Site Group
Request: Detailed Development Plan review of a 1,640 square foot building addition on 0.90 acres +/- in the EI: Enclosed Industrial District.
Current Zoning: Industrial
Current Land Use: Industrial
Approximate Acreage: 0.90 +/-
Property History:
Exhibits:
1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
Staff Reviewer: Corrie Meyer, AICP, PLA Planning Consultant
Staff Presenter: Pam Howard, Senior 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 Zoning Ordinance, any variances associated with the site, and any commitments associated with the site.

The US 31 Corridor overlay zone does not apply as this is a Legal Nonconforming Use based on the expansion size.

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.

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

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

The plans comply.

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

- 19) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 20) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 21) 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.
- 22) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.24 (EI District).

23) EI: Enclosed Industrial District

- A. **Purpose and Intent:** The purpose of this district is to accommodate industrial uses that conduct their operations entirely within enclosed buildings.
- B. **Permitted Uses:** See [CHAPTER 13: USE TABLE](#).
- C. **Minimum Tract Requirements:** 3 acres
- D. **Minimum Lot Frontage:** 70 feet
- E. **Minimum Building Setback Lines:**
 1. Front Yard:
 - a. Expressways or Arterials: 100 feet
 - b. All other: 40 feet
 2. Side Yard: 20 feet
 3. Rear Yard: 20 feet
- F. **Minimum Lot Width:** No minimum
- G. **Maximum Building Height:** 60 feet (see also [Article 6.6 Height Standards](#))

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

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

25) Architectural Standards (Article 6.3)

a) Mechanical Screening: All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served in accordance with Article 6.8 Landscaping Standards.

b) Building Facades:

i) External Facades: Each Building Façade visible from a Street shall comply with the following:

(1) A minimum of sixty percent (60%) of the Building Façade (exclusive of window and doors) shall be Masonry Materials.

(2) Building Facades, which are ninety (90) feet or great in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

(3) No loading spaces, loading docks or oversized service doors shall be permitted on an External Façade, as defined herein.

(4) All Building Facades: If materials other than Masonry Materials are utilized on any Building Façade, then the Building Façade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).

26) Building Standards (Article 6.4)

27) Fence Standards (Article 6.5)

28) Height Standards (Article 6.6)

29) Home Business Standards (Article 6.7)

30) 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.

b) General Screening Standards:

i) Mechanical Screening: Ground-mounted mechanical equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be

incorporated into the design. Screening may be achieved by using either: (i) a Masonry Material wall with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)

- ii) Service and Loading Areas: Loading areas, loading docks, service areas, and maintenance areas shall be screened from residential uses and Rights-of-way. Screening shall be achieved by using either: (i) a six (6) feet high, completely opaque fence or wall; (ii) a six (6) feet high berm; (iii) a six (6) feet high screen of evergreen trees planted nine (9) feet on center in a double staggered row; or (iv) a combination of the aforementioned that accomplishes the same effect. See also Article 6.1 Accessory Use and Building Standards regarding dumpster enclosures.
- c) Detention and Retention Areas:
 - i) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
 - ii) 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.
 - iii) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
- d) Street Trees: Not required in Industrial Districts.
 - i) Minimum Lot Landscaping Requirements:



Lot Landscaping (@ 0.90 acres)			
Industrial Uses (per acre)	Required	Provided	Remaining

Shade Trees	5	0	
Ornamental or Evergreen	5	0	
Shrubs	25	0	Plants Exist.

e) Foundation Plantings:

Foundation Landscaping (@ 114 LF)			
Industrial Uses	Required	Provided	Remaining
Shrubs	0		

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
 - ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
 - iii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.
- f) External Street Frontage Landscaping Requirements:
- i) Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (1) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.
- g) Buffer Yard Requirements: Article 6.8 N of the UDO shall be replaced with this section.
- h) A twenty-foot (20') buffer yard shall be required around the perimeter of each District.
 - (1) Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.
 - (2) If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated.
 - i) In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
- i) 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) 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) 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.

- (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.

31) Lighting Standards (Article 6.9)

- a) All Light Fixtures, with the exception of internally illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot or Right-of-way when viewed at ground level.
- b) 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.]
- c) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
- d) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.
- e) Lighting under awnings and canopies shall only illuminate a Front Building Facade, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself.
- f) All Parking Area lighting for nonresidential uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no

later than 11:00 p.m. Lot Standards (Article 6.10)

32) Outside Storage and Display (Article 6.12)

33) Outdoor Café and Eating Areas (Article 6.13)

34) Parking and Loading Standards (Article 6.14)

- a) Required Spaces: Off-street Parking Spaces shall be provided as follows:
 - i) Industrial Uses not engaged in retail trade: One (1) space for each two (2) employees, as related to the working period when the largest number of employees are employed on the premises.
- b) Bicycle Parking: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit.
 - i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
- c) Commerce Parke:
 - i) Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping.

35) Performance Standards (Article 6.15)

- a) Commerce Parke:
 - i) In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply:
 - (1) No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

36) Sign Standards (Article 6.17)

37) 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.

38) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

39) Easement Standards (Article 8.3)

40) Monument and Marker Standards (Article 8.5)

41) Open Space and Amenity Standards (Article 8.6)

42) Pedestrian Network Standards (Article 8.7)

- a) Internal Pedestrian Network Standards:

- i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
 - ii) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
 - iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
 - iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- 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 (see also Article 8.9 Street and Right-of-Way Standards as it may apply).
- 43) Storm Water Standards (Article 8.8)
- 44) Street and Right-of-Way Standards (Article 8.9)
- 45) Surety Standards (Article 8.12)
- 46) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

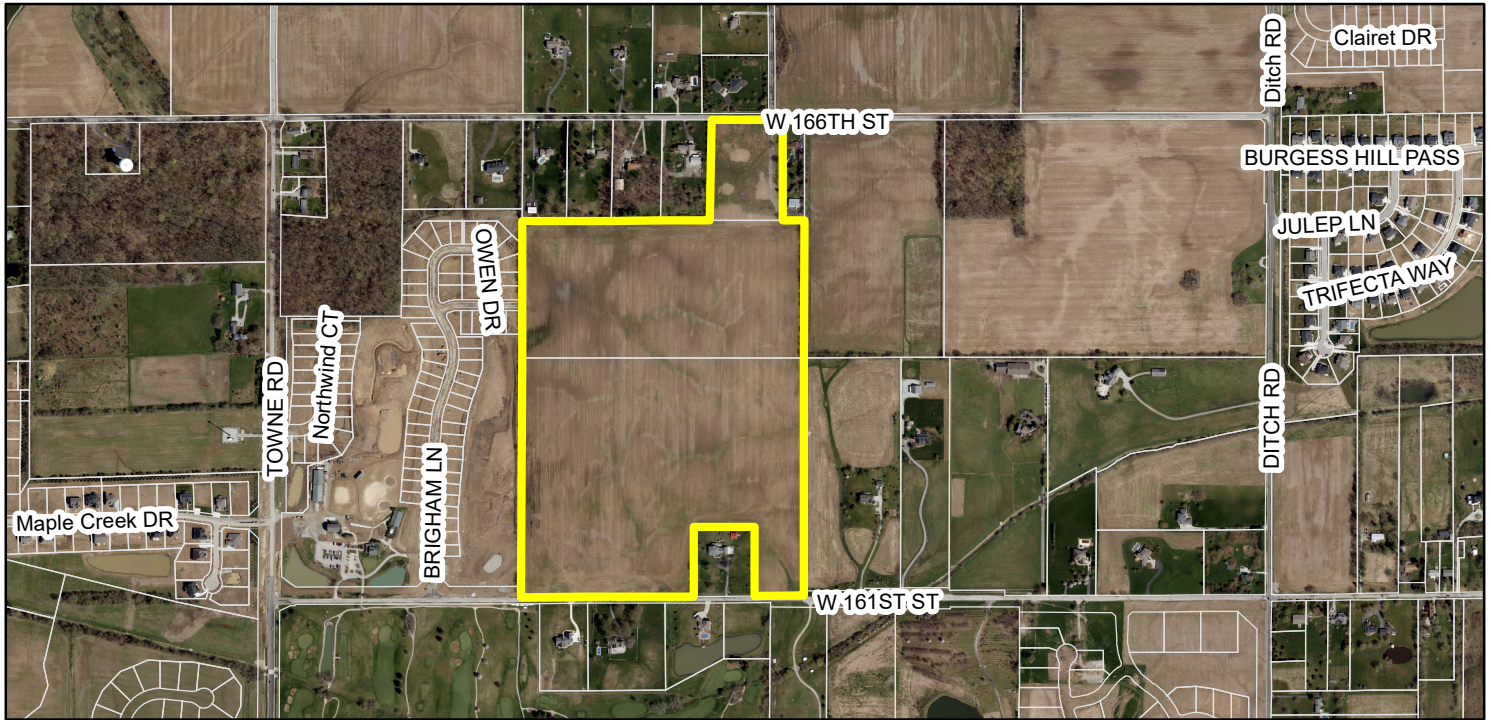
1. **Action:** Approve petition at the June 7th, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Corrie Meyer at 317-660-1762 or cmeyer@westfield.in.gov.



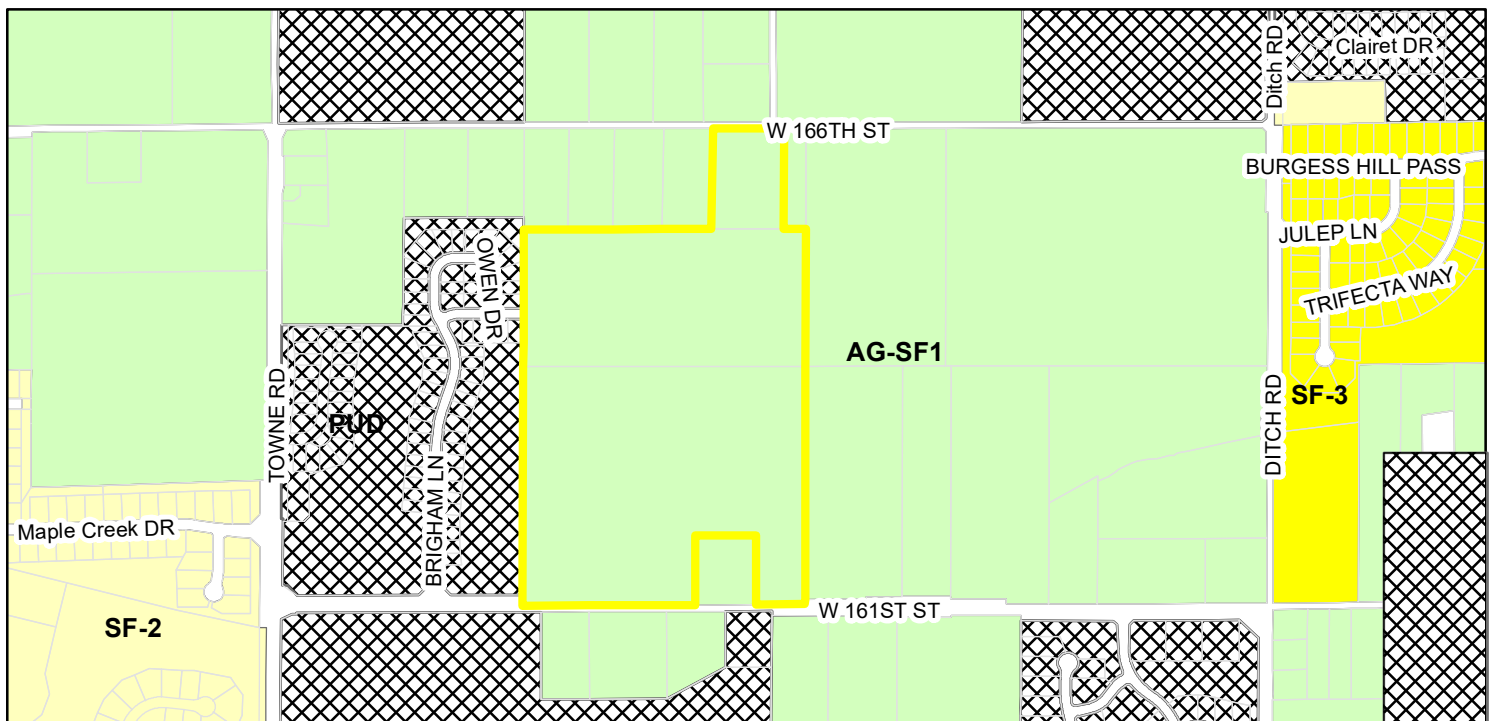
Property Location Map
Overlook at Wood Wind PUD
2106-PUD-19



Aerial Location Map



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- PUD (Planned Unit Development)

ORDINANCE NUMBER 21-XX

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

“Overlook at Wood Wind”

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

WHEREAS, the City of Westfield, Indiana (the “**City**”) and the Township of Washington, both of Hamilton County, Indiana are subject to the UDO;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Petition No. XXXX-PUD-XX), requesting an amendment to the Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “**Real Estate**”);

WHEREAS, the Commission forwarded Petition No. XXXX-PUD-XX to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Council**”) with a _____ recommendation (X-X) in accordance with Indiana Code § 36-7-4-608, required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. **Applicability of Ordinance.**

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

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

- 2.1 “**Different Color Package**” shall have the meaning set forth in this paragraph. If an Existing Home’s Dominant Exterior Material is a Masonry Material, then the Subject Home’s Masonry Material shall be a different color to be a Different Color Package. If the Existing Home’s Dominant Exterior Material is not a Masonry Material, then the Subject Home’s Dominant Exterior Material color shall be a different color.
- 2.2 “**Dominant Exterior Material**” shall mean the Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.3 “**Exterior Material**” shall mean the separate architectural siding materials and patterns on a Front Building Façade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.4 “**Existing Home**” shall mean a Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.
- 2.5 “**Subject Home**” shall mean a Single-family Dwelling that is the subject of an

application for an improvement location permit.

- 2.6 “**Same Elevation**” shall mean the same architectural Front Building Façade.

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

Section 4. **Underlying Zoning District.** The Underlying Zoning District of this District shall be the SF-2 Single-family Low Density District (the “**Underlying Zoning District**”).

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed one hundred and four (104).

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

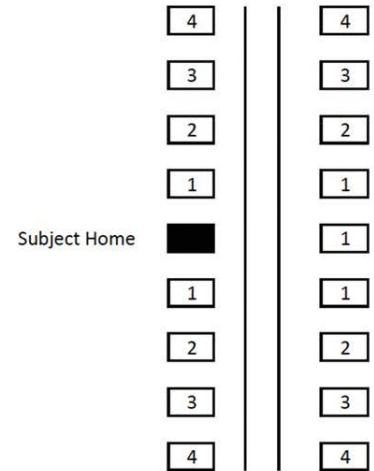
Standard	
Minimum Lot Area	12,000 SF
Minimum Lot Frontage	50'
Minimum Building Setback Lines	
Front Yard	30'
Side Yard	4' 19' aggregate
Separation Between Dwellings	10'
Rear Yard	20'
Minimum Lot Width	85'
Maximum Building Height	2 ½ stories
Minimum Living Area (Total)	
One Story Dwellings	3,000 SF
Two Story Dwellings	3,000 SF

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the district, except as otherwise modified by this ordinance.

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

A. Perimeter Lots. Article 6.3(C)(1) shall not apply; rather, the following shall apply. Dwellings identified with a red circle on the Concept Plan shall be oriented with front elevations facing toward 161st Street.

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



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

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

i. Roof Requirements:

a) Roof Pitch: The minimum roof pitch shall be as follows:

1. The main roofline shall be a min. of 8/12 roof pitch, but may be lower if consistent with a historical architectural style (prairie, craftsman, etc.).

2. Front Gables shall be a min. of 10/12 roof pitch, but may be lower if consistent with a historical architectural style (prairie, craftsman, etc.).
 3. Ancillary roofs such as dormers, porches, bays, walkways, lanais, verandas, etc. may utilize a lower roof pitch.
- b) Shingles: All Dwellings shall have dimensional or architectural grade shingles.
 - c) Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.
 - d) Roof Ridgelines: All Dwellings shall have a minimum of three (3) roof ridgelines, provided however, that when fewer is consistent with a historic architectural style, a minimum of two (2) ridgelines shall be permitted. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched roof area. Covered and/or enclosed porches, sun rooms, and other façade extensions with ridgelines shall count as a ridgeline.
- ii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, the following shall apply to all Dwellings:
 - a) Vinyl and aluminum siding shall be prohibited.
 - b) All exterior elevations shall include masonry material a minimum of thirty inches (30") in height, measured from the foundation, and on all exposed exterior basement walls.
 - iii. Windows: Dwellings shall have one (1) uniform window frame color, provided, however, a minimum of two (2) window frame colors shall be used across the community.
 - iv. Exterior Trim: Wood, Fiber Cement Siding, or equivalent trim shall be use at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by masonry materials; and provided further, that if windows have shutters, then such windows shall not require trim on the sides of said windows. Required trim shall be a minimum five and one-half (5.5) inches by one (1) inch nominal board.

- v. Garage Composition and Orientation:
 - a) All Dwellings shall have a minimum three (3) car attached garage.
 - b) Each three (3) car garage shall be side loaded.
 - c) Dwellings shall be handed such that garages are not located on the side elevation facing an internal street or common area.
 - d) A fourth (4th) car carriage garage may be added and may be front-facing.
 - e) Garage door designs shall include a variety of design elements in order to vary the appearance of garage doors. The variety of design elements include the garage door style, garage door windows, garage door hardware, and/or garage door header. All garage doors shall be painted or stained a color to match the Dominant Exterior Material or shall be a color or texture to accent the Dominant Exterior Material.
 - f) Two (2) dawn to dusk coach lights shall be required on all garages. A fourth (4th) car carriage garage shall require one (1) additional dawn to dusk coach light.
- vi. Basements: All Dwellings shall include a basement.
- vii. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - a) All Dwellings shall have a minimum of three (3) corner breaks on the front elevation. The exterior corners of a covered porch, the outermost corners of the Dwelling, the porches, and bump-outs of six (6) feet or higher shall count toward this requirement.
 - b) Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - c) Architecturally-treated entranceways (for homes without a front porch).
 - d) Uniform address block inset in masonry or a plaque on the façade.

viii. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following architectural elements on each Side Building Façade. Side Building Facades that face Internal Streets or Common Area/Open Space shall utilize a minimum of two (2) of the following architectural elements on the Side Building Façade.

- a) Hip roof.
- b) Roofline direction change or roofline height change greater than or equal to sixteen (16) inches or two (2) or more roof planes.
- c) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
- d) Masonry Materials on a minimum four (4) foot deep return from the corner of the Front Building Façade that is a minimum height of the first floor.
- e) A minimum of three (3) or more windows with an aggregate minimum of forty-five (45) square feet in size, on the Side Building Façade.
- f) Bay window (a minimum of six (6) feet wide).
- g) Architecturally-enhanced trim a minimum of five and one-half inches (5-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Façade.
- h) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- i) Architectural treatment (e.g., brackets, louvers, pediment, corbel, etc.) on gable ends.
- j) Sunroom or covered/screened porch (a minimum of one hundred (100) square feet in size).
- k) A change in the Exterior Material pattern.
- l) A change in the Exterior Material color, separated by trim.

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

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

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

B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements

shall apply except as modified and enhanced below:

- i. At a minimum, the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.
- ii. At least two (2) shade trees, one (1) ornamental tree and ten (10) shrubs shall be installed on each Lot.
- iii. An additional two (2) trees shall be required in the Front Yard of corner lots.

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

- i. A "4-board" fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area along 161st Street.

D. Buffer Yards and Common Areas: Article 6.8(N) shall apply, except as modified below:

- i. Buffer Yard and Common Areas shall be as generally depicted on the Concept Plan. If a provision of Article 6.8 Landscaping Standards is in conflict with the Concept Plan, then this Ordinance shall control.
- ii. A minimum twenty foot (20') buffer shall be maintained along the west, north and east property lines for purposes of tree preservation and reforestation. Reforestation shall be provided with a mixture of deciduous and evergreen trees.
- iii. No mounds shall be required in a Buffer Yard.
- iv. The perimeter buffer yards may be located on Lots.
- v. No outside storage or structures shall be permitted within the perimeter buffer yards, except for fences.
- vi. Lot owners may add additional landscaping to the perimeter buffer yards.

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

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

- A. Minimum Open Space: Shall be enhanced to require a minimum of twenty percent (20%) of the Real Estate, as generally shown on the Concept Plan.
- B. Amenities: One neighborhood park including trails, open space, and a playground (the “**Amenity Area**”) shall be provided for recreation opportunities, as generally depicted on the Concept Plan. In addition, a natural meadow, consisting of native grasses and plantings, or community orchard shall be installed for the acreage adjacent to the main entrance as depicted on the Concept Plan, to remain context-sensitive with the rural nature of the area. The final locations are subject to easements and final engineering. If the Amenity Area is prevented from being installed as generally shown, then alternative locations may be approved by the Director that still provide access and connectivity to the District’s Open Space. The Amenities shall be installed in accordance with Article 8.6(F)(3).
- C. Ponds: Ponds shall have natural vegetation along the pond banks, in lieu of rip rap.
- D. No rear lot lines shall share a property line with Hamilton County Parcel Number 29-09-09-000-004.001-015.

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

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

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE XX-XX**
this ____ day of _____, 2021.

I hereby VETO **ORDINANCE XX-XX**
this ____ day of _____, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Esq., Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, IN 46060

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: Matthew S. Skelton.

SCHEDULE OF EXHIBITS

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

EXHIBIT A

“Real Estate”

PARCEL 1

The following land description was prepared as part of a Retracement Survey by Stephen M. Cooper, Professional Surveyor S0557, of Coor Consulting & Land Services Corporation, per Job Number 2016-050, dated November 10, 2016, last revised March 2, 2021 and being a part of the Northwest and Northeast Quarters of Section 9, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

BEGINNING at an Iron pin marking the Southeast corner of the Northwest Quarter of said Section 9; thence South 89 degrees 49 minutes 42 seconds West (bearings based on the Indiana State Plane Coordinate System, East Zone, NAD 83, CORS 96) along the South line thereof a distance of 84.51 feet to the Southeast corner of a tract of land described in Instrument Number 2008015221 in the Office of the Recorder of Hamilton County, Indiana; (the next 3 courses being along the perimeter lines of said tract) thence North 00 degrees 10 minutes 18 seconds West a distance of 393.00 feet; thence South 89 degrees 49 minutes 42 seconds West a distance of 332.52 feet; thence South 00 degrees 10 minutes 18 seconds East a distance of 393.00 feet to the South line of said Northwest Quarter; thence South 89 degrees 49 minutes 42 seconds West along the South line thereof a distance of 941.94 feet to a "Mag" nail marking the Southwest corner of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 10 minutes 10 seconds East along the West line thereof a distance of 1315.69 feet to the Southwest corner of the Northeast Quarter of said Northwest Quarter; thence North 00 degrees 10 minutes 10 seconds East along the West line thereof a distance of 749.48 feet to the Southwest corner of a tract of land described in Instrument Number 200000012057 in said Recorder's Office; thence North 89 degrees 53 minutes 01 seconds East along the South line thereof and along the South line of various tracts of land described in Instrument Numbers 2013056974, 2016064373, 2014026202, 200500014199 and 2013019128 a distance of 1538.53 feet to the East line of a tract of land described in Instrument Number 9909901082 in said Recorder's Office; thence South 00 degrees 10 minutes 32 seconds West along the East line thereof a distance of 748.80 feet to a point on the North line of the Southwest Quarter of said Northeast Quarter; thence South 00 degrees 12 minutes 42 seconds West continuing along the East line thereof a distance of 1314.95 feet to the Southeast corner of said tract, said point also being on the South line of said Northeast Quarter; thence South 89 degrees 50 minutes 58 seconds West along the South line thereof a distance of 178.53 feet to the POINT OF BEGINNING. Containing 69.897 acres, more or less.

PARCEL 2

The following land description was prepared as part of a Retracement Survey by Stephen M. Cooper, Professional Surveyor S0557, of Coor Consulting & Land Services Corporation, per Job Number 2016-050, dated November 10, 2016, last revised March 2, 2021 and being a part of the Northwest and Northeast Quarters of Section 9, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

BEGINNING at a Harrison marker at the Northwest corner of said Northeast Quarter; thence North 89 degrees 58 minutes 33 seconds East along the North line thereof a distance of 61.00 feet to the

Northeast corner of a tract of land described in Instrument Number 200500014199 in the Office of the Recorder of Hamilton County, Indiana, said point also being the Northwest corner of a tract of land described in Instrument Number 2013019128 in said Recorder's Office; thence South 00 degrees 08 minutes 41 seconds West along the East and West lines thereof a distance of 566.34 feet to the Southeast and Southwest corners respectively; thence South 89 degrees 53 minutes 01 seconds West along the South line of said tract described in Instrument Number 200500014199 a distance of 396.80 feet to the Southwest corner of said tract, said point also being the Southeast corner of a tract of land described in Instrument Number 2014026202 in said Recorder's Office; thence North 01 degrees 05 minutes 17 seconds East along the West and East lines thereof a distance of 566.50 feet to the Northwest and Northeast corners respectively, said point also being on the North line of said Northwest Quarter; thence North 89 degrees 52 minutes 27 seconds East along the North line thereof a distance of 326.47 feet to the POINT OF BEGINNING. Containing 5.099 acres, more or less.

EXHIBIT B
“Concept Plan”



EXHIBIT C

“Character Exhibit”



EXHIBIT B

“Concept Plan”



EXHIBIT C

“Character Exhibit”



Narrative Statement

Overlook at Wood Wind PUD

Pulte Homes of Indiana is proud to present the “Overlook At Wood Wind,” a new single-family residential neighborhood adjacent to Wood Wind Golf Club. The Overlook at Wood Wind is a Planned Unit Development proposal to be located on the north side of East 161st Street, one-quarter mile east of Towne Road. Residents of the Overlook at Wood Wind will be mandatory social members of Wood Wind Golf Club.

The Overlook at Wood Wind will feature Pulte Homes’ Manors Series. Representative homes may be seen in Copper Run (Carmel) and Bent Creek (Westfield). The homes are at least 3000 square feet on large lots that exceed 12,000 square feet in size. Pedestrian pathways are provided throughout the neighborhood as well as a neighborhood park. The neighborhood will also feature a natural meadow or orchard along 161st Street to keep in context with the rural nature of the area. The neighborhood has been designed to provide significant buffering and transitions from neighboring estate lots.

Pulte has enjoyed great success with its homes in Bent Creek and wishes to continue that success with the Overlook at Wood Wind. Thank you for your consideration.

Memorandum

Date: June 1, 2021

To: Pam Howard, Senior Planner
Community Development Department

From: Matthew S. Skelton
Church Church Hittle + Antrim
116 N. Union Street, Westfield, IN 46074

Re: Overlook at Wood Wind PUD (2106-PUD-19)
Summary of Neighbor Open House

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Pulte Homes of Indiana (“Pulte”) hosted an open house for neighboring property owners on Wednesday, May 26, 2021, at Wood Wind Golf Club at 2302 W. 161st Street, Westfield, Indiana). Below please find a brief written report of the open house.

Open house began at 6:30 p.m.

Petitioner representatives included David Compton (Pulte) and Matthew S. Skelton (Church Church Hittle + Antrim).

There were approximately thirty (30) attendees, including Senior Planner Pam Howard (Westfield planning staff), 2 City Council members (S. Willis, S. Frei), and approximately 27 residents. There was good representation from residents from subdivisions in the vicinity and residents living on larger estate lots in the area.

Skelton began with a project overview. Compton discussed project details:

- Drainage. Pulte has performed some preliminary site analysis. Ponds shown on the concept plan are placed where water wants to go.
- Home Values. Average home values in the Overlook will be over \$600k.
- Common Area Design/Location. The location and design of common areas were designed to provide buffering and transitions as recommended in the Comprehensive Plan.
- Orientation of Home Lots. Home lots are designed so no lots have the rear facing external streets (recommended in the Comprehensive Plan).
- Density. The Overlook concept plan illustrates a neighborhood of 1.39 dwelling units per acre.
- Comparable Neighborhoods. Neighborhoods with comparable homes to those planned in the Overlook are Copper Run (Carmel) and Bent Creek (Westfield).

- The 5-acre vacant parcel along 166th Street, along the north of the Overlook site (the “North Property”), has been incorporated at the request of neighbors and is planned to be set aside for two large estate lots.

Neighbors offered the following comments/questions. Any responses are included in *italics*.

- What are the planned setbacks/buffers for the North Property. *This has not yet been defined, but will be addressed moving forward.*
- Will the neighborhood park include a playground? *That has not yet been determined.*
- Will the property line fences be removed? *Pulte is happy to discuss.*
- Will the Overlook include pedestrian paths? *Yes. Conceptually shown on plan.*
- What is the timeline for development? *Would like to start development work next year.*
- Is the road connection to the existing Wood Wind subdivision required? *Yes. This is required by City ordinance.*
- Will the Overlook contribute to existing drainage problems in the area? *The drainage improvements that will be required for the Overlook should improve drainage conditions in the area.*
- Consider less density, 1-2 acre lots, larger homes to be more in context with horse farms in the vicinity.
- There is demand for homes with larger acreage.
- Will trees in existing tree lines be preserved? *Pulte will try to keep existing tree lines.*
- Will adjacent residents be able to connect to public water system? *Pulte will need to look into this.*
- Consider plan changes to provide better transitions, better buffering. *Pulte will review to attempt to better address.*
- There is nothing special about this subdivision.
- Consider significant changes to the concept plan, lowering density, conservation subdivision. *Pulte will roll up its sleeves to see what improvements can be made.*

The open house concluded at about 8:00 p.m.



Petition Number: 2105-DDP-15

Project Name: Valvoline

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

Petitioner: Valvoline Instant Oil Change by Weihe Engineers

Request: Petitioner requests Detailed Development Plan review for a 3,275 square foot commercial building on 1.2 acres +/- in the Springmill Pointe PUD District

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

Current Land Use: Undeveloped

Approximate Acreage: 1.2 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Building Elevations
5. Landscaping and Screening Rendering
6. Landscape Plan

Staff Reviewer: Daine Crabtree, Associate Planner

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.



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

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

The plans comply.

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

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

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

Springmill Pointe PUD (ORD. 19-36) & GB: GENERAL BUSINESS UNDERLYING ZONING

The plans comply.

- 22) Section 3: Concept Plan
- 23) Section 4: Illustrative Layout
- 24) Section 5: Character Exhibit
- 25) Section 7: Permitted Uses
- 26) Section 8: General Regulations
- a) Minimum Lot Frontage: 0 feet
 - b) Minimum Lot Width: No Minimum
 - c) Minimum Setback Lines
 - i) Front Yard – State Road 32 Right-of-way: 0 feet
 - ii) Front Yard – Austrian Pine Way and Springmill Pointe Drive: 30 feet
 - iii) Side Yard (internal): 0 feet
 - iv) Side Yard (abutting district perimeter): 20 feet
 - v) Rear Yard (internal): 0 feet
- 27) Section 9: Overlay Districts
- a) Staggered Setbacks: A maximum of one (1) building shall exceed the Maximum Setback.
 - i) Said building shall contain a minimum of one hundred and fifty (150) linear feet of Building Façade fronting the State Highway Trail Corridor
 - ii) Said building shall not exceed forty percent (40%) of the State Highway 32 Trail Corridor Frontage on the Real Estate
 - iii) Said building shall have a maximum of three (3) rows of parking permitted between the building and the State Highway 32 Trail Corridor.

b) Building Height Standards

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

Comment: Site will contain a 3,275 square foot building and an 840 square foot patio with pergola and hardscaping. Standard is met.

c) Mechanical/Utility Meter Screening

28) Section 10: Development Standards

a) Accessory Buildings

- i) Trash enclosures shall be permitted within the Established Front Yard of the Access Road

b) Architectural Standards

c) Landscaping Standards

- i) Foundation Planting requirements shall not apply to the Building Façade oriented towards the Access Road and where a drive-thru aisle is located. Additional planters located at the base of a building or attached to a façade shall be counted to meet the requirement.
- ii) External Street Frontage Landscaping requirements set forth in Article 6.8(M) of the UDO shall not apply. Trail Corridor planting requirements shall apply along State Highway 32.
- iii) Landscaping within Drainage and Utility Easements required by the Department of Public Works around the perimeter of Lots is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director of Community Development or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.
- iv) If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping; rather, the combined Parking Area shall be designed as a single parking Area and landscaped in accordance with the Interior Parking Area Landscaping requirements.

29) Section 12: Design Standards

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

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

The plans comply.

30) Permitted Uses

31) Access Control Requirements

32) Setback Requirements:

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

33) Accessory Buildings

34) Building Height Requirements:

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

35) Building Size Requirements

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

Comment: Superseded by Ord. 19-36

- b) Maximum Gross Floor Area: No maximum

36) Architectural Design Requirements:

- a) General Design Theme Standards
- b) Building Elevations
 - i) Defined Base/Foundation
 - ii) Offsets: Building Facades which are ninety (90) feet or greater in length, shall be designed with offsets, projecting or recessed, at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade.
 - iii) Openings
 - iv) Gutters and Downspouts
 - v) Roofs



- vi) Main Entrances
- vii) Windows
- viii) Awnings
- ix) Drive-thrus and Fueling Stations
- x) Building Materials
- xi) Accessory Buildings

37) Trail Corridor Requirements:

- a) Trail Corridor Design Standards
- b) Trail Corridor Plantings
 - i) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting
 - ii) Shade trees planted within the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet
 - iii) Landscaping within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.
- c) Trail Corridor Mounds/Berms

38) Miscellaneous Requirements:

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

39) Accessory Use and Building Standards (Article 6.1)

40) Architectural Standards (Article 6.2)

41) Building Standards (Article 6.4)

42) Height Standards (Article 6.6)

43) Landscaping Standards (Article 6.8)

a) Minimum Lot Landscaping Requirements

1.2 Acre Site	Shade Trees (10 per acre)	Ornamental/Evergreen Trees (10 per acre)	Shrubs (25 per acre)
Required	12	12	30
Shown	13	12	207

- b) Foundation Plantings: Shall be required intermittently (approximately every forty (40) feet against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers. Not required along a Building Façade oriented towards the Access Road where a drive-thru aisle is located per Ord. 19-36. Planters at the base of a building or attached to a façade shall be counted to meet the requirement.

Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet.

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

- c) External Street Frontage Plantings: Shall not apply per Ord. 19-36.

d) Parking Area Landscaping

- i) Interior Parking Area Islands
- ii) Perimeter Parking Area Landscaping

e) General Screening Standards

- i) Service and Loading Areas

(1) Service areas shall be screened from Rights-of-way.

Comment: The Director of Community Development has determined that the bay doors located on the proposed building meet the definition of Service Area but not Loading Area or Loading Dock. The proposed Masonry Fencing in conjunction with the landscaping shown (see Exhibit 5) achieves the aforementioned screening standard.

44) Lighting Standards (Article 6.9)

45) Lot Standards (Article 6.10)

46) Outside Storage and Display (Article 6.12)



- 47) Parking and Loading Standards (Article 6.14)
- 48) Setback Standards (Article 6.16)
- 49) Vision Clearance Standards (Article 6.19)
- 50) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

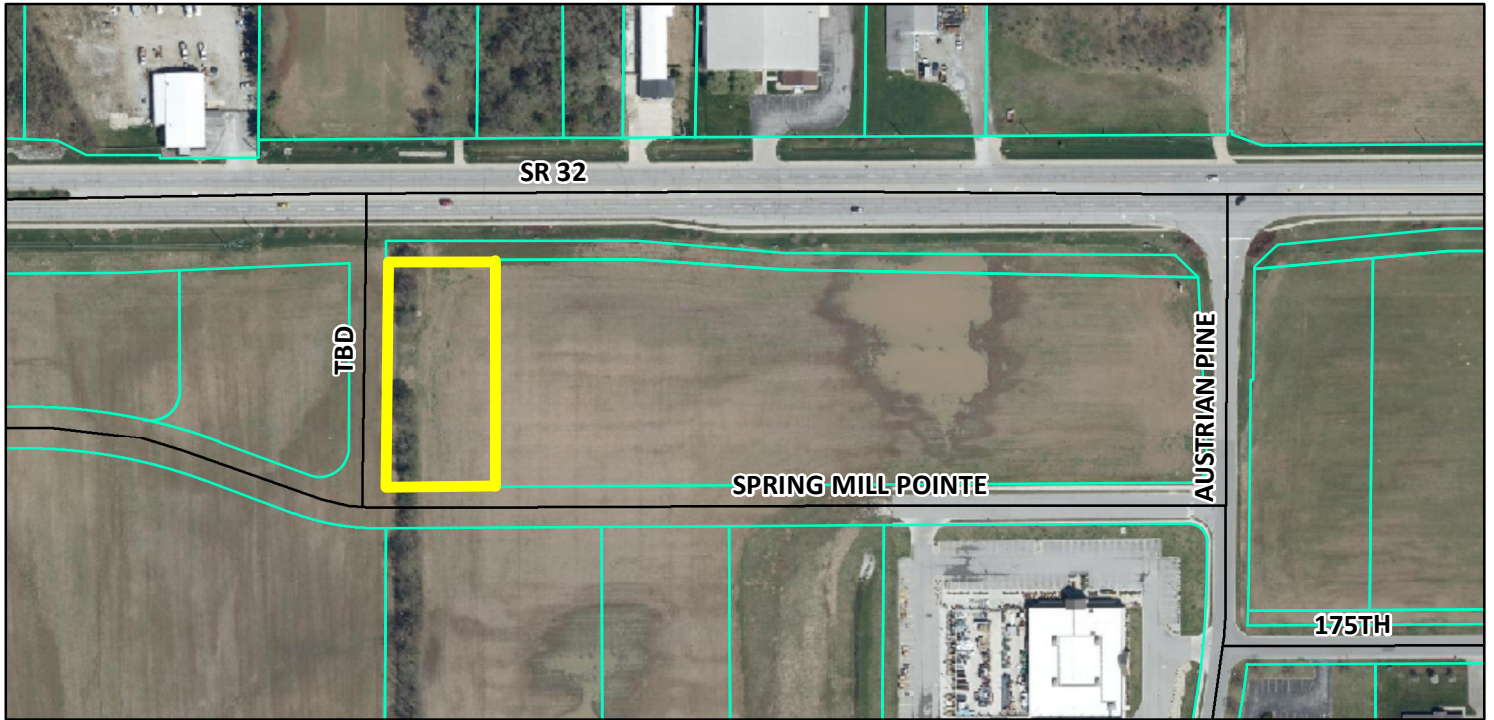
- 51) Block Standards (Article 8.1)
- 52) Easement Standards (Article 8.3)
- 53) Monument and Marker Standards (Article 8.5)
- 54) Open Space and Amenity Standards (Article 8.6)
- 55) Pedestrian Network Standards (Article 8.7)
- 56) Storm Water Standards (Article 8.8)
- 57) Street and Right-of-Way Standards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

DEPARTMENT COMMENTS

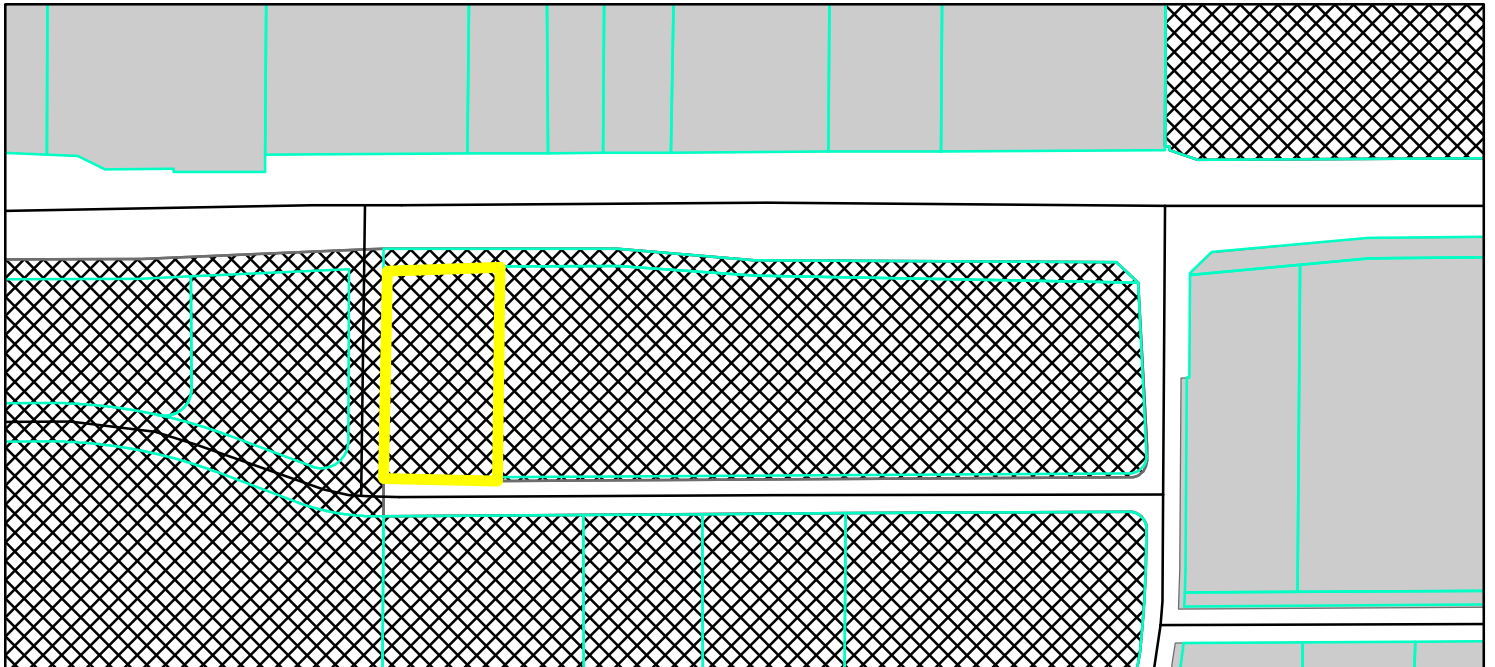
- 1) **The plans as presented comply with the applicable zoning ordinances.**
- 2) **Action: Approve Detailed Development Plan 2105-DDP-15 with the following conditions:**
 - **That associated Secondary Plat 2102-SFP-09 be signed and recorded at the Hamilton County Recorder's Office prior to any work beginning on the Property**
 - **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.**
- 3) **If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.**

Aerial Location Map

 Site



Zoning Map

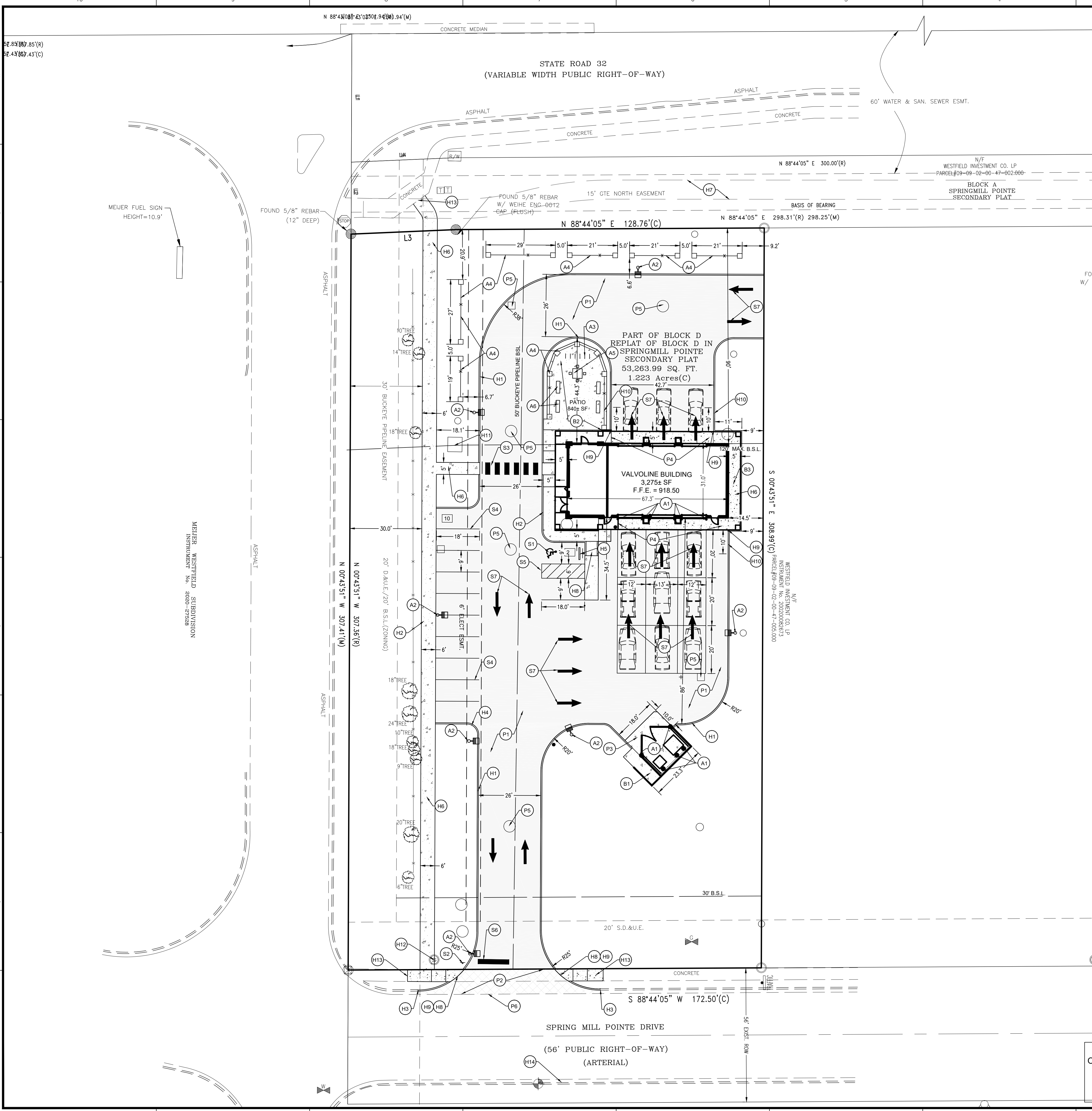


 Parcel
 GIS.DBO.PW_Streets
Zoning - All

Zoning
 EI (Enclosed Industrial)
 PUD (Planned Unit Development)

0 0.035 0.07
Miles





SITE PLAN NOTES

PAVEMENT

- (P1) STANDARD DUTY ASPHALT PAVING
- (P2) MODIFIED INDOT CLASS III APPROACH
- (P3) STANDARD DUTY CONCRETE
- (P4) BLACK DYED STAINED CONCRETE PAVEMENT
- (P5) STORM INLET WITH CONCRETE APRON
- (P6) MATCH EXISTING PAVEMENT

HARDSCAPE

- (H1) 6" STRAIGHT CURB
- (H2) INTEGRAL WALK AND CURB
- (H3) MATCH EXISTING CURB
- (H4) ALL CURB RADI TO BE 5' UNLESS OTHERWISE NOTED ON PLANS
- (H5) CONCRETE PARKING BARRIER
- (H6) CONCRETE SIDEWALK
- (H7) FUTURE 8' MULTI-USE PATH TO BE INSTALLED BY THE DEVELOPER, WILFONG INVESTMENT COMPANY.
- (H8) ADA RAMPS
- (H9) PAVEMENT FLUSH WITH CURB
- (H10) TRANSITION CURB FROM FLUSH TO FULL HEIGHT IN 12" (UNLESS TAPER LENGTH NOTED IN PLAN)
- (H11) TRANSFORMER PAD LOCATION
- (H12) ADJUST CASTING TO GRADE
- (H13) MATCH EXISTING SIDEWALK
- (H14) REPLACE CURB AND WALK AS NEEDED FOR THE INSTALLATION OF THE PRIVATE WATER CONNECTION.

BUILDING ACCESSORIES

- (B1) DUMPSTER ENCLOSURE
- (B2) CONCRETE PATIO (840± SF)
- (B3) CANOPY/AWNING

ACCESSORIES

- (A1) BOLLARDS (TO BE PLACED TO PROTECT GAS METER, ELECTRICAL AND TELEPHONE EQUIPMENT AND DUMPSTER ENCLOSURE)
- (A2) LIGHT POLE AND BASE (TO BE PLACED 2' FROM BACK OF CURB AS MEASURED FROM THE FACE OF POLE FOUNDATIONS)
- (A3) BIKE RACK
- (A4) 5' TALL, 2X2" BRICK COLUMNS WITH CAP WITH DECORATIVE ALUMINUM FENCING IN BETWEEN THE COLUMNS.
- (A5) TABLE AND CHAIRS (METAL, DARK COLOR, MECHANICALLY FASTENED DOWN)
- (A6) BENCHES (METAL, DARK COLOR, MECHANICALLY FASTENED DOWN)

SIGNAGE & MARKINGS

- (S1) ACCESSIBLE PARKING SPACE
- (S2) STOP SIGN
- (S3) PEDESTRIAN CROSSWALK
- (S4) 4" PAINTED WHITE SOLID LINES (TYP)
- (S5) 4" PAINTED WHITE SOLID LINE ISLAND
- (S6) 24" PAINTED WHITE STOP BAR
- (S7) PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS

SITE PLAN LEGEND

UTILITIES

- CISTERN
- DRINKING FOUNTAIN
- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- SPRINKLER CONTROL BOX
- SPRINKLER CONTROL VALVE
- SPRINKLER
- SPIGOT
- WELL HEAD
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- GENERATOR
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- MONITORING WELL
- LIQUID PROPANE GAS TANK
- ORNAMENTAL LIGHT
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- PARKING LOT LIGHT (3 HEAD)
- PARKING LOT LIGHT (4 HEAD)
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- LIFT STATION
- SANITARY SEWER MANHOLE
- SANITARY STUB MARKER
- SEPTIC TANK
- DISTRIBUTION BOX

OTHER

- FLAG POLE
- SIGN
- POST
- GATE POST
- BOLLARD
- PARKING METER
- PARKING WHEEL STOP
- ACCESSIBLE SPACE
- PARKING COUNT

ABBREVIATIONS

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

SITE PLAN GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29 CFR PART 1926. SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURBS OR FACE OF BUILDING.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
- REFER TO SHEET C202 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.
- PROPOSED CURB TO BE 6" HIGH UNLESS OTHERWISE NOTED
- HANDICAP REQUIREMENTS SHOWN ON THE DRAWINGS ARE MINIMUM REQUIREMENTS. DEVELOPMENT SHALL BE IN ACCORDANCE WITH FEDERAL AND LOCAL REQUIREMENTS FOR HANDICAP ACCESSIBILITY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
- PRIOR TO FINAL ACCEPTANCE OF STORE BY OWNER, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH.

SITE DATA

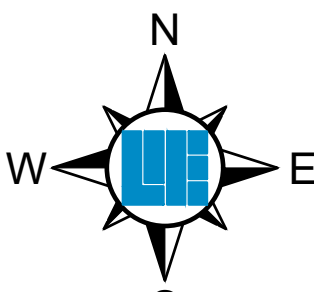
SITE AREA = 1.22± AC
BUILDING AREA = 3,174± SF
PATIO AREA = 840± SF
PERCENT IMPERVIOUS = 66%
ZONING = PUD (SPRINGMILL POINTE PUD)
SR 32 OVERLAY AND ZONE GB
FRONT YARD BSL REQUIRED = 0 FT
REAR YARD BSL REQUIRED = 60 FT
SIDE YARD BSL REQUIRED = 20 FT
PARKING REQUIREMENT: DETERMINED BY DIRECTOR
PARKING DIMENSIONS = 9' x 18'
BIKE PARKING REQUIRED = 1 SPACES
PARKING PROVIDED:
10 - STANDARD SPACES
1 - ADA SPACES
11 - TOTAL SPACES

PAVEMENT

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

LINE TYPES

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

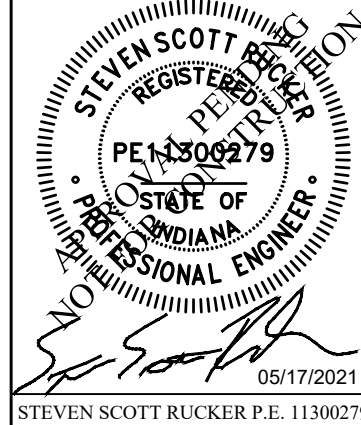


PLAN CERTIFICATE NOTE:
ORIGINAL ALTA/SURVEY, TOPOGRAPHY, UTILITIES, STORM SEWERS AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY U.S. SURVEYOR
DATED 12/03/2020

10505 N. College Avenue
Indianapolis, Indiana 46280
w@weihengr.com
317.846.6611
800.1452.6408
317.843.0546 fax

WEIHE ENGINEERS
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Landscape Architecture
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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
TAC SUBMITTAL	04/17/2021	BS	W210127
DESIGN REVISION	05/17/2021	BS	W210127
TAC REVISIONS	05/17/2021	BS	W210127
DESIGN BY		BS	
DRAWN BY		BS	
CHECKED BY		BS	
SSR		BS	
DATE		BS	

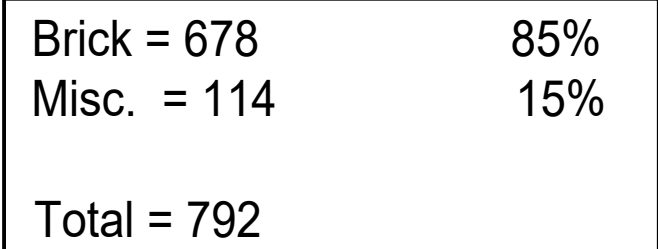


PREPARED FOR:
VALVOLINE
Valvoline
22 EAST SPRING MILL POINTE DR., WESTFIELD, IN 46074
SHEET NO.
C201
PROJECT NO.
W21.0127

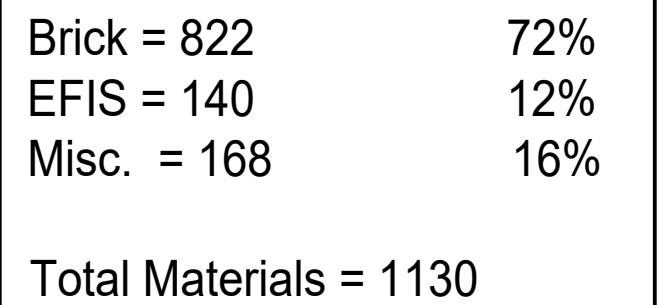
EXTERIOR FINISHES	
EXTERIOR INSULATED FINISH SYSTEM :	DRYVIT (SANDPEBBLE FINE) COLOR: E.I.F.S: 1 = #113 AMARILLO WHITE
FACE BRICK WAINSCOT: (GRADE TO PRECAST SILL)	BELDEN - "MODULAR MIDLAND BLEND A"
FACE BRICK (ABOVE WAINSCOT):	BELDEN - "MODULAR HAMILTON BLEND A"
FACE BRICK SOLDIER COURSE:	BELDEN - "MODULAR HAMILTON BLEND A"
PRECAST SILL:	CUSTOM CAST STONE - "LIGHT BUFF" (REFER TO SILL PROFILE)
MORTAR:	LEHIGH - "BEIGE"
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED W/SEALER REFER TO SPECIFICATIONS.
METAL CANOPY:	AWNEX CANOPY SYSTEM - COLOR TO MATCH PAC-CLAD "SILVER"
COPING, SOFFIT AND TRIM:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12-1/2") COLOR TO MATCH PAC-CLAD "SILVER"
METAL COLUMNS:	ALPOLIC / PE COLOR TO MATCH PAC-CLAD "SILVER"
ROOF SCUPPERS & DOWNSPOUTS:	BERRIDGE - "SIERRA TAN"
STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/1" INSULATED GLAZING.
L.H.M. DOORS, FRAMES, HADDER, & CAGE:	FIELD PAINTED W/SHERWIN-WILLIAMS 866-310 PRO-CYRIL PRIMER FOLLOWED BY (2) FINISH COATS OF 866-300 SHER-CYRIL HPA. COLOR SHALL BE SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER.
O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
PARKING LOT STRIPING:	SHERWIN-WILLIAMS #TM226 SETFAST TM PAINT. COLOR SHALL BE "WHITE".
HANDICAP SLOTT STRIPING:	SHERWIN-WILLIAMS #TM2133 SETFAST TM PAINT. COLOR SHALL BE "ADA BLUE".

NUMBER	DESCRIPTION	SIZE	ILLUMINATED	QUANTITY
(600)	LOGO SIGN	7'-8" X 5'-11" (45 S.F.)	INTERNALLY	2
	PROVIDED BY OWNER, INSTALLED BY SIGN CONTRACTOR			
(601)	LANE INDICATOR SIGN	10'-0" X 1'-4" (13.33 S.F.)	NO	2
	PROVIDED BY OWNER, INSTALLED BY SIGN CONTRACTOR			
(602)	OPEN SIGN	2'-7 1/2" X 11 1/2" (2.52 S.F.)	INTERNALLY	2
	PROVIDED BY OWNER, INSTALLED BY G.C.			
(603)	MONUMENT SIGN	REFER TO SHT. A-10a	INTERNALLY	1
	PER LOCAL AND DEVELOPMENTAL RESTRICTIONS			
(604)	LOGO SIGN	4'-11" X 6'-5" (31 S.F.)	INTERNALLY	1

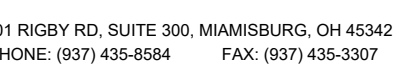
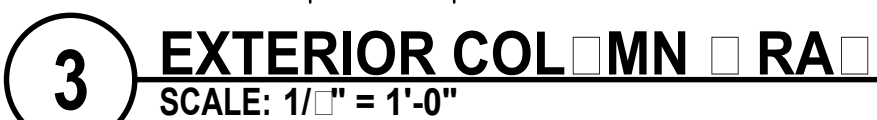
ELEVATION NOTES	
1.	EIPS SHALL BE DRYVIT, CLASS PB DRAINAGE SYSTEM WITH FLUID APPLIED WATER RESISTIVE BARRIER BEHIND INSULATION BOARD.
2.	SIGNAGE SHOWN ON THESE ELEVATIONS IS FOR GENERAL REFERENCE PURPOSES ONLY. ALL SIGNAGE SHALL BE APPLIED FOR & PERMITTED UNDER A SEPARATE SIGNAGE SUBMITTAL.
3.	G.C. SHALL PROVIDE BLOCKING IN STUD WALL BEHIND EACH SIGN AS REQUIRED BY SIGN VENDOR - FIELD VERIFY REQUIREMENTS W/ VENDOR & OWNER'S REPRESENTATIVE.
4.	ALL FLASHING, DRIP EDGE, SCUPPERS, AND DOWNSPOUTS, ETC. SHALL MATCH MANUFACTURER'S STANDARD DETAILS.



1 **EXTERIOR ELEVATION**
SCALE: 1/4" = 1'-0"



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



11 RIGBY RD, SUITE 300, MIAMISBURG, OH 45342
PHONE: (937) 435-8584 FAX: (937) 435-3307

12.2021
3.26.20
Date

[illegible]

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Project No.	758100-01
Scale	AS NOTED
Drawn	CESO
Checked	ELM
Date	03.26.21
Drawing Title	

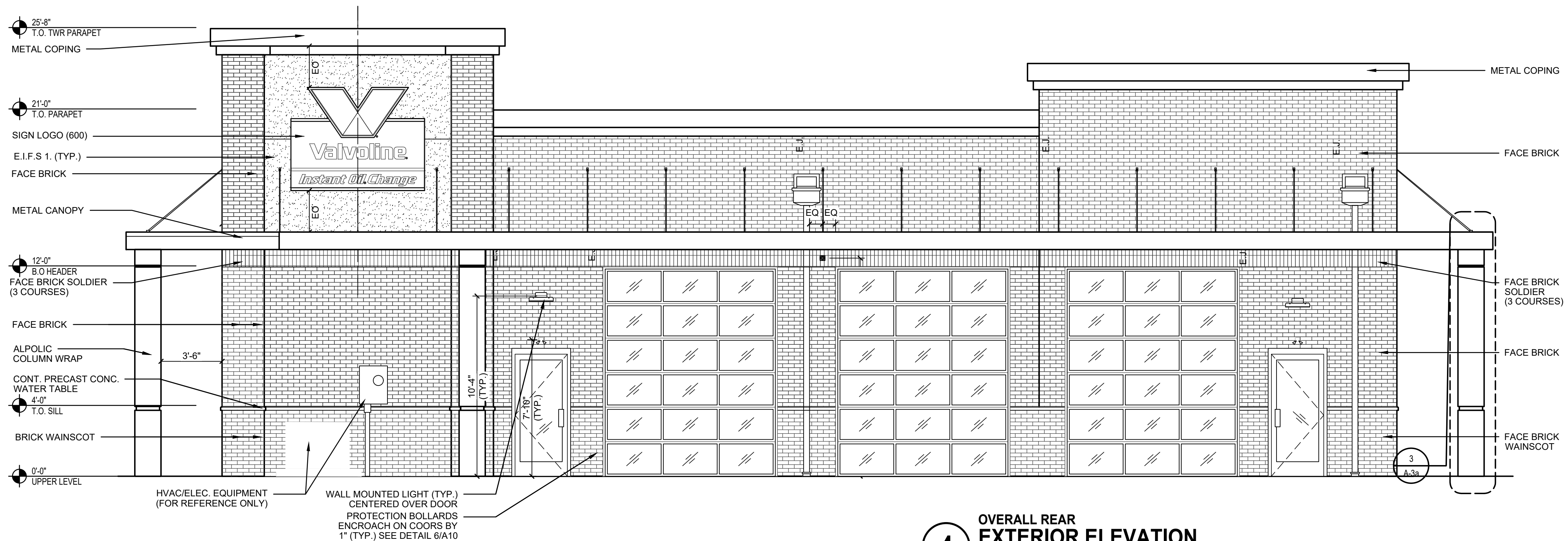
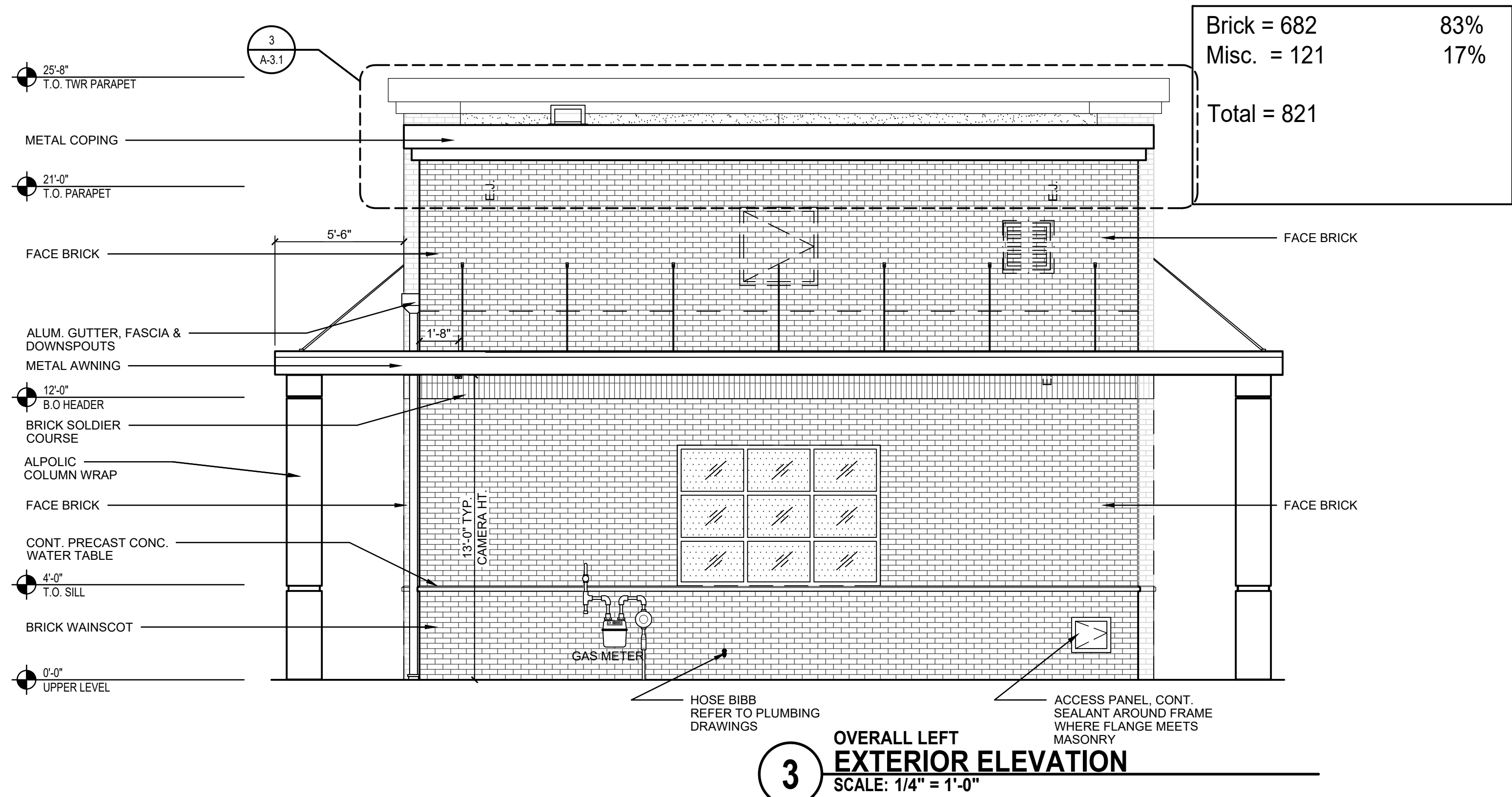
EXTERIOR ELEVATIONS

Drawing No. **A-3** ☐

EXTERIOR INSULATED FINISH SYSTEM:	DRYVIT (SANDPEBBLE FINE) COLOR: E.I.F.S. 1 = #113 AMARILLO WHITE
FACE BRICK WAINSCOT: (GRADE TO PRECAST SILL)	BELDEN - "MODULAR MIDLAND BLEND A"
FACE BRICK (ABOVE WAINSCOT):	BELDEN - "MODULAR HAMILTON BLEND A"
FACE BRICK SOLDIER COURSE:	BELDEN - "MODULAR HAMILTON BLEND A"
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MORTAR:	LEHIGH - "BEIGE"
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED W/SEALER REFER TO SPECIFICATIONS.
METAL CANOPY:	AWNEX CANOPY SYSTEM - COLOR TO MATCH PAC-CLAD "SILVER"
COPING, SOFFIT AND TRIM:	PAC-CLAD SNAP EDGE EXTENDED FASCIA (12-1/2") PAC-CLAD COLOR "SILVER" VENTED SOFFIT AND TRIM COLOR TO MATCH PAC-CLAD "SILVER"
METAL COLUMNS	ALPOIC / PE COLOR TO MATCH PAC-CLAD "SILVER"
ROOF SCUPPERS & DOWNSPOUTS:	BERRIDGE - "SIERRA TAN"
STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM W/T INSULATED GLAZING.
H.M. DOORS, FRAMES, LADDER, & CAGE:	FIELD PAINT w/SHERWIN-WILLIAMS B66-310 PRO-CYRL PRIMER FOLLOWED BY TWO COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER.
O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
PARKING LOT STRIPING:	SHERWIN-WILLIAMS #TM226 SETFAST TM PAINT. COLOR SHALL BE "WHITE".
HANDICAP STALL STRIPING:	SHERWIN-WILLIAMS #TM2133 SETFAST TM PAINT. COLOR SHALL BE "ADA BLUE".

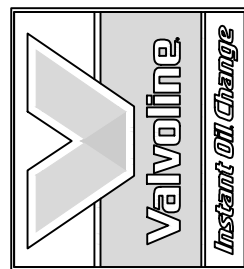
SIGNAGE SCHEDULE					ELEVATION NOTES	
NUMBER	DESCRIPTION	SIZE	ILLUMINATED	QUANTITY		
600	LOGO SIGN	7'-8" X 5'-11" (45 S.F.)	INTERNALLY	2	1. EIFS SHALL BE DRYVIT, CLASS PB DRAINAGE SYSTEM WITH FLUID APPLIED WATER RESISTIVE BARRIER BEHIND INSULATION BOARD.	
	PROVIDED BY OWNER, INSTALLED BY SIGN CONTRACTOR					
601	LANE INDICATOR SIGN	10'-0" X 1'-4" (13.33 S.F.)	NO	2	2. SIGNAGE SHOWN ON THESE ELEVATIONS IS FOR GENERAL REFERENCE PURPOSES ONLY. ALL SIGNAGE SHALL BE APPLIED FOR & PERMITTED UNDER A SEPARATE SIGNAGE SUBMITTAL.	
	PROVIDED BY OWNER, INSTALLED BY SIGN CONTRACTOR					
602	OPEN SIGN	2'-7 1/2" X 11 1/2" (2.52 S.F.)	INTERNALLY	2	3. G.C. SHALL PROVIDE BLOCKING IN STUD WALL BEHIND EACH SIGN AS REQUIRED BY SIGN VENDOR - FIELD VERIFY REQUIREMENTS W/ VENDOR & OWNER'S REPRESENTATIVE.	
	PROVIDED BY OWNER, INSTALLED BY G.C.					
603	MONUMENT SIGN	REFER TO SHT. A-10a	INTERNALLY	1	4. ALL FLASHING, DRIP EDGE, SCUPPERS, AND DOWNSPOUTS, ETC. SHALL MATCH MANUFACTURER'S STANDARD DETAILS.	
	PER LOCAL AND DEVELOPMENTAL RESTRICTIONS					
604	LOGO SIGN	4'-11" X 6'-5" (31 S.F.)	INTERNALLY	1		

1. EPS SHALL BE DRYVIT, CLASS B DRAINAGE SYSTEM WITH FLUID APPLIED WATER RESISTIVE BARRIER BEHIND INSULATION BOARD.
2. SIGNAGE SHOWN ON THESE ELEVATIONS IS FOR GENERAL REFERENCE PURPOSES ONLY. ALL SIGNAGE SHALL BE APPLIED FOR & PERMITTED UNDER A SEPARATE SIGNAGE SUBMITTAL.
3. G.C. SHALL PROVIDE BLOCKING IN STUD WALL BEHIND EACH SIGN AS REQUIRED BY SIGN VENDOR - FIELD VERIFY REQUIREMENTS W/ VENDOR & OWNER'S REPRESENTATIVE.
4. ALL FLASHING, DRIP EDGE, SCUPPERS, AND DOWNSPOUTS, ETC. SHALL MATCH MANUFACTURER'S STANDARD DETAILS.



CESO
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[illegible]

VALVOLINE INSTANT OIL CHANGE
SPRING MILL POINTE DRIVE, WESTFIELD, IN

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Project No.	758100-01
Scale	AS NOTED
Drawn	CESO
Checked	ELM
Date	03.26.21
Drawing Title	

EXTERIOR ELEVATIONS

Drawing No.

A-3b

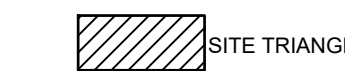




LANDSCAPE PLAN NOTES

- SOD - REFER TO SOD DETAIL ON SHEET L200 LANDSCAPE DETAIL SHEET. SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
- MULCH
- PORTABLE LANDSCAPE PLANTERS FOR PERENNIAL AND ANNUAL COLOR.
- EXISTING TREES TO REMAIN
- EXISTING FENCE TO REMAIN
- PROPOSED MASONRY FENCING WALL FOR SCREENING

LEGEND



GENERAL NOTES

- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
- THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
- ANY EXISTING TREE(S) AND/OR PLANTINGS THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE PROTECTED AND BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT TO DETERMINE IF TREE(S) AND/OR PLANTINGS SHOULD BE 1) REMOVED, 2) SAVED AND INTEGRATED INTO THE LANDSCAPE DESIGN, OR 3) RELOCATED.
- CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.
- PLANTING BEDS AND PLANT MATERIAL SHALL BE LOCATED AS INDICATED ON LANDSCAPE PLAN. IN THE EVENT FIELD CHANGES OR CONDITIONS REQUIRE MODIFICATION TO THE LANDSCAPE DESIGN, THE CONTRACTOR SHALL CONSULT LANDSCAPE ARCHITECT AS TO PROPOSED MODIFICATIONS PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE IF NECESSARY.
- ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSEYMEN.
- PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
- NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED WITHOUT APPROVAL OF THE JURISDICTION HAVING AUTHORITY AND THE LANDSCAPE ARCHITECT. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. THE CONTRACTOR SHALL COMPENSATE THE LANDSCAPE ARCHITECT FOR THE TIME REQUIRED FOR REVIEW AND INSPECTION OF PROPOSED PLANT SUBSTITUTIONS BID AWARD.
- ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY. SUBMIT COLOR PHOTOGRAPHS OF PROPOSED PLANT MATERIAL TAKEN IN THE NURSERY WHERE THEY ARE GROWING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT PLANT MATERIALS AT NURSERY OR CONTRACTOR YARD PRIOR TO DELIVERY TO THE SITE. THE LANDSCAPE ARCHITECT MAY ALSO INSPECT AND APPROVED OR REJECTED PLANT MATERIAL ON THE JOB SITE. IN THE EVENT PLANT MATERIAL IS NOT THE SPECIFIED SIZE OR QUALITY, PLANTS WILL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.
- PLANTS AND OTHER LANDSCAPE MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL BE PROTECTED AND NOT CONFLICT WITH CONSTRUCTION OPERATIONS.
- COMPOST SHALL BE A WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE. IT SHALL BE DERIVED FROM: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS; BIOSOLIDS (TREATED SEWAGE SLUDGE); YARD TRIMMINGS; SOURCE-SEPARATED OR MIXED SOLID WASTE. THE PRODUCT SHALL CONTAIN NO SUBSTANCES TOXIC TO PLANTS AND SHALL BE REASONABLY FREE (< 1% BY DRY WEIGHT) OF MAN-MADE FOREIGN MATTER. THE COMPOST WILL POSSESS NO OBJECTIONABLE ODORS AND SHALL NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT WAS DERIVED.
- SHRUB AND PERENNIAL BEDS SHALL BE PREPARED BY PLACING 3" OF APPROVED COMPOST OVER PULVERIZED TOPSOIL AND ROTOTILLING TO A DEPTH OF 6".
- PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS PRIOR TO MULCHING AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT. PRE-EMERGENT HERBICIDE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
- ALL TREE AND SHRUB PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE FREE OF STICKS, LEAVES, SOIL AND FOREIGN MATERIAL. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS AND PLANT MATERIAL UNTIL ALL PUNCH LIST WORK HAS BEEN COMPLETED AND WRITTEN FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS INSTALLED AND SHALL INCLUDE BUT NOT LIMITED TO: WATERING, WEEDING, PRUNING, DISEASE AND INSECT CONTROL, MOVING, RESETTING OF PLANTS TO PROPER GRADES OR UPRIGHT POSITION, AND ANY OTHER PROCEDURES CONSISTENT WITH GOOD LANDSCAPE PRACTICES.
- ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL ACCEPTANCE AS DETERMINED BY LANDSCAPE ARCHITECT OR OWNER. AT THE END OF THIS PERIOD, PLANT MATERIAL DETERMINED TO BE DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT OR OWNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.

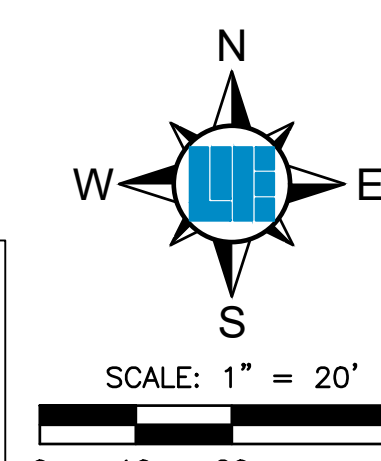
LANDSCAPE ORDINANCE REQUIREMENTS

REQUIREMENT:	REQUIRED:	PROVIDED:
CHAPTER 6.8.0-2: PERIMETER PARKING LANDSCAPING (PP) - IF PARKING IS WITHIN 20' OF OR PROXIMATE TO A REQUIRED YARD, LANDSCAPE IS REQUIRED: - 5' WIDE EXTENDED ALONG THE ENTIRE PERIMETER OF PARKING AREA - 1 TREE & 10 SHRUBS PER 30' OF PARKING AREA LENGTH MINIMUM PER PUD IF THERE IS CROSS ACCESS BETWEEN PARKING LOTS OR IF ADJACENT TO PARKING LOT PERIMETER LANDSCAPE IS NOT REQUIRED AND IT IS TO BE TREATED AS INTERIOR PARKING.	WEST = 90' = - 3 TREES - 30 SHRUBS	WEST = 90' = - 3 TREES - 31 SHRUBS
CHAPTER 6.8.0-1: INTERIOR PARKING LANDSCAPING (IP) - MINIMUM AREA OF ISLANDS REQUIRED FOR 40 PARKING SPACES SHALL BE 7.5% OF PARKING AREA AND SHALL BE A MIN OF 120 SF AND 7' IN WIDTH FROM BACK OF CURB TO BACK OF CURB. - PARKING ISLANDS SHALL BE DISPERSED SO AS TO DEFINE AISLES AND LIMIT UNBROKEN ROWS OF PARKING SPACES TO A MAX. OF 200' IN LENGTH. - PARKING AREAS SHALL INCLUDE AT LEAST 1 TREE, 4 SHRUBS PER ISLAND AND 100% FULLY VEGETATED WITH PERMITTED GROUND COVER.	5% OF 4,219 SF = 211 SF OF ISLAND - 1 TREE & 4 SHRUBS PER ISLAND	419 SF OF ISLAND - 1 TREE & 4 SHRUBS PER ISLAND
CHAPTER 6.8.1: FOUNDATION PLANTINGS (FP) - LOCATED WITHIN 15' OF BUILDING FACADE IN A 8' WIDE PLANTING BED - REQUIRED INTERMITTENTLY (APPROX. EVERY 40') AGAINST LONG EXPANSES (OVER 80') OF BUILDING FACADES, FENCES, OR OTHER BARRIERS. - REQUIRED ALONG THE FRONT FACADE OF ALL BUILDINGS AT A MIN RATIO OF 1 SHRUB OR ORNAMENTAL TREE PER 12' OF FOUNDATION. - PUD SAYS REQUIREMENT SHALL NOT APPLY TO THE BUILDING FACADE FACING THE ACCESS ROAD, OR WHERE A DRIVE THRU IS LOCATED. ADDITIONAL PLANTERS LOCATED AT THE BASE OF THE BUILDING OR ATTACHED TO A FACADE SHALL BE COUNTED TO MEET THE REQUIREMENT.	EAST & WEST 31' = - 3 SHRUBS/ ORNAMENTAL TREES NORTH & SOUTH 67' = - 6 SHRUBS/ ORNAMENTAL TREES	EAST 31' = - 11 SHRUBS WEST 31' = - 5 SHRUBS NORTH 67' = - 3 SHRUBS/ 2 PLANTERS SOUTH 67' = - 6 SHRUBS/ 2 PLANTERS
CHAPTER 6.8.K: MINIMUM LOT LANDSCAPING (LP) - BUSINESS USES (PER ACRE) = 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, 25 SHRUBS	- 12 SHADE TREES - 12 ORN/EVERGREENS - 30 SHRUBS	FULFILLED BY OTHER REQUIREMENTS AND EXTRA SCREENING
CHAPTER 5.3: STATE HW 32 OVERLAY: TRAIL CORRIDOR PLANTINGS (TC) - A MINIMUM OF 3 SHADE TREES AND 1 ORNAMENTAL TREE SHALL BE PROVIDED PER EVERY 100' OF TRAIL CORRIDOR ALONG SR 32 - INSTALLATION ON BOTH SIDES OF THE TRAIL IS ENCOURAGED - SHADE TREES SHALL BE SPACES A MINIMUM OF 15' AND NO MORE THAN 40' APART - LANDSCAPE REQUIRED WITHIN THE TRAIL CORRIDOR SHALL BE COUNTED TOWARD MEETING THE REQUIREMENTS OF ART. 6.8 LANDSCAPING STANDARDS	172.5' = - 5 SHADE TREES - 2 ORNAMENTAL TREES	172.5' = - 5 SHADE TREES - 2 ORNAMENTAL TREES
CHAPTER 6.8.H-1&2: MECHANICAL SERVICE AND LOADING AREA SCREENING (SS) - SERVICE AREA = 6' HIGH EVERGREEN TREES PLANTED 9' ON CENTER IN DOUBLE STAGGERED ROW. - MECHANICAL AREA = SOLID EVERGREEN SCREEN WITH COMBINATION OF TREES AND SHRUBS	EVERGREEN SCREEN	EVERGREEN SCREEN

PLANT SCHEDULE							
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT BALL SIZE	MATURE SIZE	SPECIAL INSTRUCTIONS
CANOPY DECIDUOUS TREES							
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	5	X	50' x 40'W	X
GbA	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2 1/2"	5	X	45' x 30' W	X
GIS	GLEDITSIA TRIACANTHOS 'INERMIS' 'SKYLINE'	SKYLINE HONEYLOCUST	2 1/2"	3	X	45' x 35'W	X
EVERGREEN TREES							
AC	ABIES CONCOLOR	WHITE FIR	8' HT.	2	X	40' x 15'W	X
ToN	THUJA OCCIDENTALIS 'TECHNY'	ARBORVITAE	8'	4	X	6' x 15'W	
ORNAMENTAL UNDERSTORY TREES							
AgF	ACER GINNALA 'FLAME'	AMUR MAPLE	6' HT.	2	X	15' x 15'W	MULTI-STEM
Sh	SYRINGA RETICULATA 'IVORY SILK'	JAPANESE TREE LILAC	6' HT.	4	X	20' x 15'W	X
DECIDUOUS SHRUBS							
PIG	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	29	X	2' x 3'W	X
RaG	RHUS AROMATICA 'GROLOW'	GROLOW SUMAC	#3	29	X	2' x 6'W	X
SxG	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	#3	27	X	2' x 3'W	X
VpT	VIBURNUM PLICATUM 'TOMENTOSUM' 'NEWZAM'	NEWPORT VIBURNUM	#5	29	X	3' x 3'W	X
EVERGREEN SHRUBS							
Bk	BUXUS MICROPHYLLA	WINTERGREEN	#3	29	X	4' x 4'W	X
JcO	JUNIPEROUS CHINENSIS 'OBELISK'	JUNIPER	#3	14	X	3' x 6'W	X
JIS	JUNIPEROUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	#5	11	X	4' x 6'W	X
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE JAPANESE YEW	#5	39	X	3' x 4'W	X

WESTFIELD TREE PLANTING LIST	
COMMON NAME	SCIENTIFIC NAME
Collective, Kentucky	Gymnocladus dioica (male only)
Gm. Acropolis	Ginkgo biloba (male only)
Ginkgo	Celtis occidentalis
Honeylocust	Quercus macrocarpa var. nemoralis, seedless cultivar
Honeylocust, Red	Aesculus x carnea 'Brill'
Maple, Black	Castanopsis japonicum
Maple, Silver 'Stirling Silver'	Thuja sargentii 'Stirling Silver'
Maple, Red	Acer sycopum
Maple, Freeman	Acer freemanii
Maple, Red	Acer rubrum
Maple, Sugar	Acer saccharum
Maple, Spynore	Acer pseudoplatanus
Oak, Chicago	Quercus muhlenbergii
Oak, Northern Red	Quercus rubra
Oak, Gingejo	Quercus imbricaria
Oak, Swamp White	Quercus bicolor
Oak, White	Quercus alba
Sweetgum	Liquidambar styraciflua
Tulip	Liriodendron tulipifera
Yew	Taxus canadensis

PLAN CERTIFICATE NOTE:
ORIGINAL ALTA/SURVEY, TOPOGRAPHY, UTILITIES, STORM SEWERS AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY U.S. SURVEYOR
DATED 12/03/2020



10505 N. College Avenue
Indianapolis, Indiana 46280
w@e-h.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

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

WEIHE ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

Build with confidence.

PROJECT NO.: W21.0127
DWG NAME: W210127-L100
DESIGNED BY: JWS
DRAWN BY: ALW
CHECKED BY: SSR
DATE: 05.17.2021

DATE: 05.01.2021
BY: JWS
TAC SUBMITTAL: 05.04.2021
TAC REVISIONS: 05.17.2021
TAG REVISIONS: 05.17.2021

REVISIONS AND ISSUES

ERIC A. CARTER, REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
No. 20300131
STATE OF INDIANA

05/17/2021
ERIC A. CARTER RLA 20300131

PREPARED FOR: VALVOLINE

22 EAST SPRING MILL POINTE DR., WESTFIELD, IN 46074

LANDSCAPE PLAN

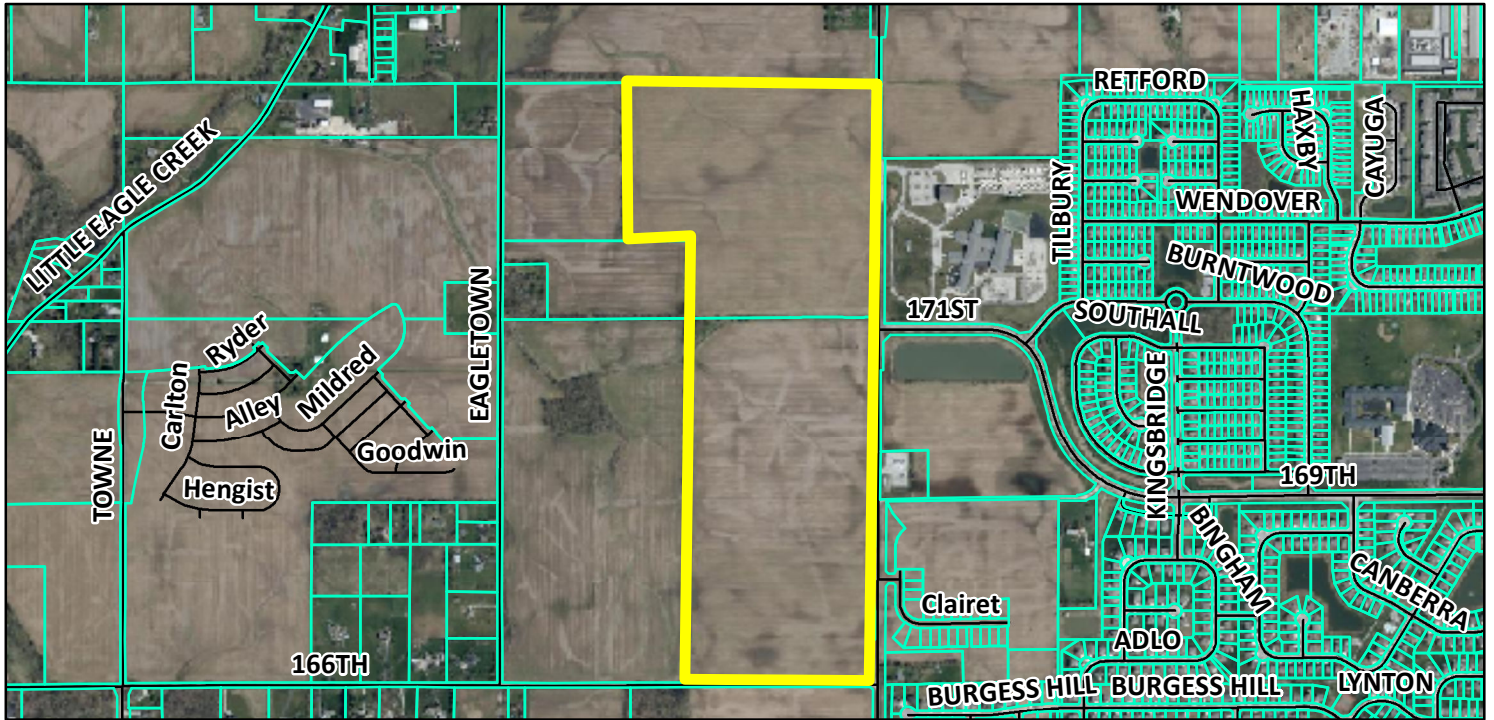
Part of the WMA of Section 2, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO. **L100**

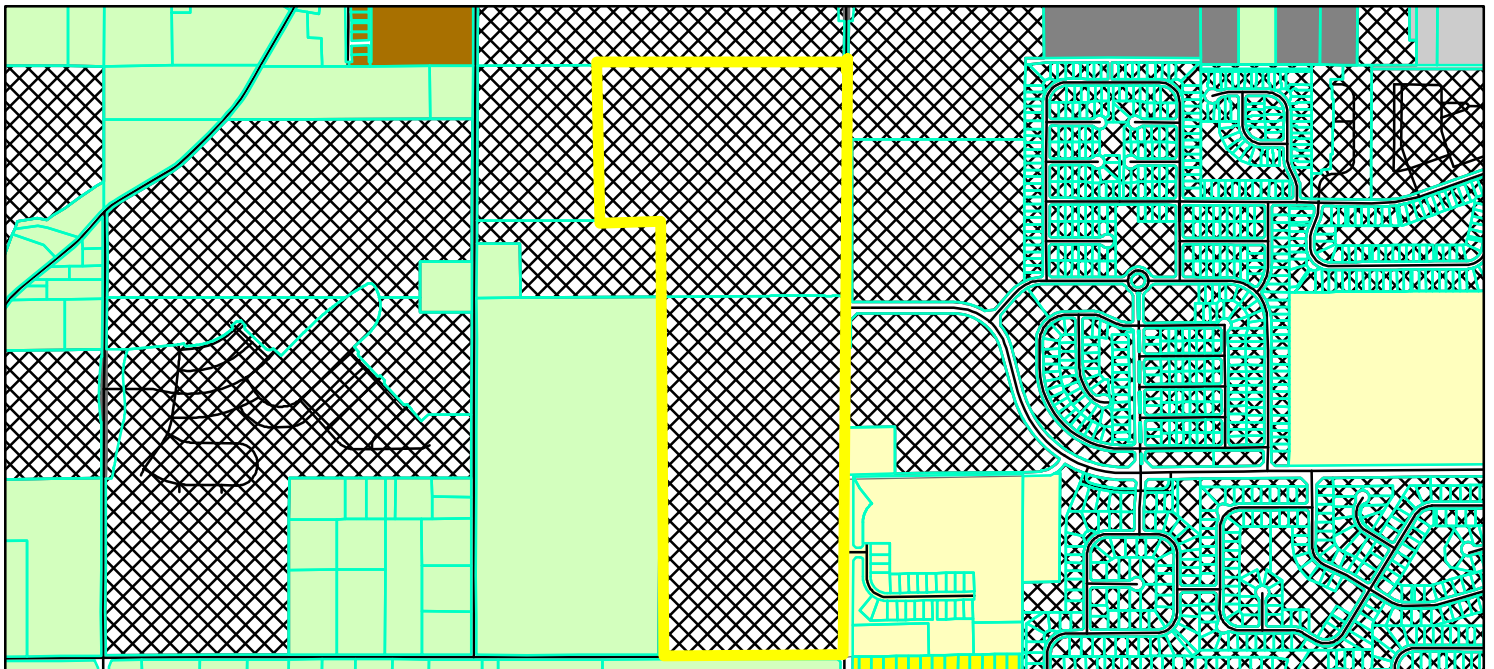
PROJECT NO. W21.0127

Aerial Location Map

 Site



Zoning Map



 Parcel
 GIS.DBO.PW_Streets
Zoning - All
Zoning
 AG-SF1 (Agriculture - Single Family - 1)
 EI (Enclosed Industrial)
 OI (Open Industrial)
 PUD (Planned Unit Development)
 SF-2 (Single Family - 2)
 SF-3 (Single Family - 3)
 SF-5 (Single Family - 5)

0 0.175 0.35
 Miles



ACKERSON FARMS

SINGLE FAMILY SUBDIVISION

PRIMARY PLAT

PART of SECTIONS 3 & 4 -T18N-R3E
WASHINGTON TOWNSHIP
HAMILTON COUNTY, WESTFIELD, INDIANA

Sheet Index	
Sheet No.	Description
P100	Title Sheet
P101	Primary Plat Lot Standards
P102	Primary Plat Open Space Exhibit
P103-P104	Primary Plat
P105-P106	Detailed Development Plan
P107	Primary Plat Standard Details

LEGAL DESCRIPTION:

A PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 3 EAST, OF THE SECOND PRINCIPAL MERIDIAN IN HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF THE EAST HALF OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS WEST ALONG THE SOUTH LINE OF SAID EAST HALF OF SECTION 4 1359.02 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; SAID POINT ALSO BEING THE SOUTHWEST CORNER OF THE ACKERSON FAMILY FARMS, LLC LANDS DESCRIBED IN INSTRUMENT (PARENT PARCELS'S INSTRUMENT NO.) 2017010477 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, THENCE NORTH 00 DEGREES 09 MINUTES 28 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4 (FOUR) 2644.27 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 4; THENCE NORTH 00 DEGREES 05 MINUTES 50 SECONDS EAST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 89 DEGREES 58 MINUTES 41 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 4 1115.67 FEET TO THE SOUTHERN LINE OF 30-FEET WIDE A GAS LINE EASEMENT IN FAVOR OF BUCKEYE PIPE LINE COMPANY, L.P. AS DESCRIBED IN INSTRUMENT NO. 1999090707 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, THENCE NORTH 89 DEGREES 35 MINUTES 43 SECONDS EAST ALONG THE SOUTHERN LINE OF SAID GAS LINE EASEMENT 1803.41 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 06 MINUTES 01 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 1678.92 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 11 MINUTES 46 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4 (FOUR) 2653.41 FEET TO THE POINT OF BEGINNING AND CONTAINING 146.466 ACRES, MORE OR LESS.

FURTHER LESS AND EXCEPTING THAT PORTION OF LAND CONVEYED TO THE CITY OF WESTFIELD BY THAT CERTAIN WARRANTY DEED RECORDED JUNE 29, 2018 AS INSTRUMENT NO. 2018020081 AND DESCRIBED AS FOLLOWS:
A PART OF THE EAST HALF OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 3 EAST AND A PART OF THE REAL ESTATE DESCRIBED WITHIN INSTRUMENT NUMBER 2000058404 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA, DEPICTED BY THE ATTACHED PLAT MARKED EXHIBIT "B", AND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 4 DESIGNATED "41002" ON SAID PLAT AND SOUTHEAST CORNER OF THE GRANTOR'S LAND; THENCE ON AND ALONG THE SOUTH LINE OF SAID SECTION AND GRANTOR'S LAND SOUTH 89 DEGREES 58 MINUTES 38 SECONDS WEST (BASIS OF BEARINGS BEING THE LOCATION CONTROL ROUTE SURVEY PLAT RECORDED AS INSTRUMENT NUMBER 2017010477 IN THE OFFICE OF THE RECORDER OF SAID COUNTY) 50.00 FEET TO POINT "631" ON SAID PLAT; THENCE NORTH 00 DEGREES 17 MINUTES 31 SECONDS EAST 21.30 FEET TO POINT "631" ON SAID PLAT; THENCE NORTH 53 DEGREES 25 MINUTES 20 SECONDS EAST 250.00 FEET TO POINT "632" ON SAID PLAT; THENCE NORTH 00 DEGREES 17 MINUTES 31 SECONDS EAST 290.00 FEET TO POINT "633" ON SAID PLAT; THENCE SOUTH 89 DEGREES 42 MINUTES 29 SECONDS EAST 30.00 FEET TO THE EAST LINE OF SAID SECTION AND THE GRANTOR'S LAND AT POINT "634" ON SAID PLAT; THENCE ON AND ALONG SAID EAST LINE SOUTH 00 DEGREES 17 MINUTES 31 SECONDS WEST 326.02 FEET TO THE POINT OF BEGINNING, CONTAINING 0.238 ACRES (10356.01 SQUARE FEET), MORE OR LESS, INCLUSIVE OF THE PRESENTLY EXISTING RIGHT-OF-WAY, WHICH CONTAINS 0.080 ACRES (3474.11 SQUARE FEET), MORE OR LESS.

FURTHER LESS AND EXCEPTING THAT PORTION OF LAND CONVEYED TO BORDEAUX WALK DEVELOPER, LLC, AN INDIANA LIMITED LIABILITY COMPANY BY THAT CERTAIN DEED RECORDED MAY 15, 2020 AS INSTRUMENT NO. 2020028608 AND DESCRIBED AS FOLLOWS:
PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, CITY OF WESTFIELD, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BASED UPON A SURVEY PREPARED BY KRISTOPHER K. EICHORN, PROFESSIONAL SURVEY NUMBER 21000030, HWC ENGINEERING, JOB NUMBER 2018-109, DATED DECEMBER 20, 2018 AND LAST REVISED JANUARY 7, 2019, DESCRIBED AS:
COMMENCING AT THE SOUTHEAST CORNER OF SAID QUARTER-QUARTER SECTION, MARKED BY A HARRISON MONUMENT; THENCE NORTH 00 DEGREES 17 MINUTES 37 SECONDS EAST (GRID BEARING BASED ON INDIANA STATE PLANE EAST ZONE, NAD 83, 2011, EPSN 20100000) ALONG THE EAST LINE OF SAID QUARTER-QUARTER SECTION A DISTANCE OF 531.34 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 17 MINUTES 37 SECONDS EAST ALONG SAID EAST LINE A DISTANCE OF 470.00 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 23 SECONDS WEST A DISTANCE OF 18.50 FEET; THENCE SOUTH 05 DEGREES 49 MINUTES 37 SECONDS EAST A DISTANCE OF 160.75 FEET; THENCE SOUTH 00 DEGREES 17 MINUTES 37 SECONDS WEST A DISTANCE OF 150.00 FEET; THENCE SOUTH 05 DEGREES 15 MINUTES 23 SECONDS EAST A DISTANCE OF 160.75 FEET; THENCE SOUTH 89 DEGREES 42 MINUTES 23 SECONDS EAST A DISTANCE OF 18.50 FEET TO THE POINT OF BEGINNING, CONTAINING 0.310 ACRES, MORE OR LESS.

LAND AREA COMPUTATION:
PARCEL 1 (146.466 AC.) = WESTFIELD RIGHT-OF-WAY (0.236 AC. MEASURED) - BORDEAUX WALK RIGHT-OF-WAY (0.310 AC.) = NET LAND AREA (145.920 AC.)

UTILITY PROVIDERS

GAS
Citizens Gas of Westfield
2020 North Meridian St.
Indianapolis, Indiana 46202
317-927-4744
(Jeffrey Grady)

ELECTRIC
Duke Energy, Carmel District
16475 Southpark Drive
Westfield, Indiana 46014
317-896-6711
(Shirley Hunter)

PIPELINE
Buckeye Partners, L.P.
940 Buckeye Road
Lima, Ohio 45804
419-993-8008
(Merry White)

PIPELINE
Marathon Pipeline LLC
10722 E. C.R. 300N
Indianapolis, Indiana 46234
317-291-8460 x1233
(Austin Guyer)

COMMUNICATION
AT&T
3838 North College Ave.
Indianapolis, IN 46220
317-252-4007
(Michael Haynes)

WATER & SANITARY SEWER
Citizens Water and Wastewater
of Westfield, LLC
2150 Dr. Martin Luther King Jr. St.
Indianapolis, Indiana 46202
Contact: Brad Hostetler
317-927-4351

DRAINAGE
City of Westfield
2705 E. 171st Street
Westfield, Indiana 46074
317-804-3140
(John Rankin)

DRAINAGE
Hamilton County Surveyor
One Hamilton County Square, Suite 188
Noblesville, Indiana 46060
317-778-8495
(Kanton Ward, CFM)

COMMUNICATION
Comcast Cable
9750 E. 150th St., Suite 1600
Noblesville, Indiana 46060
317-774-3384
(Nate Stringer)

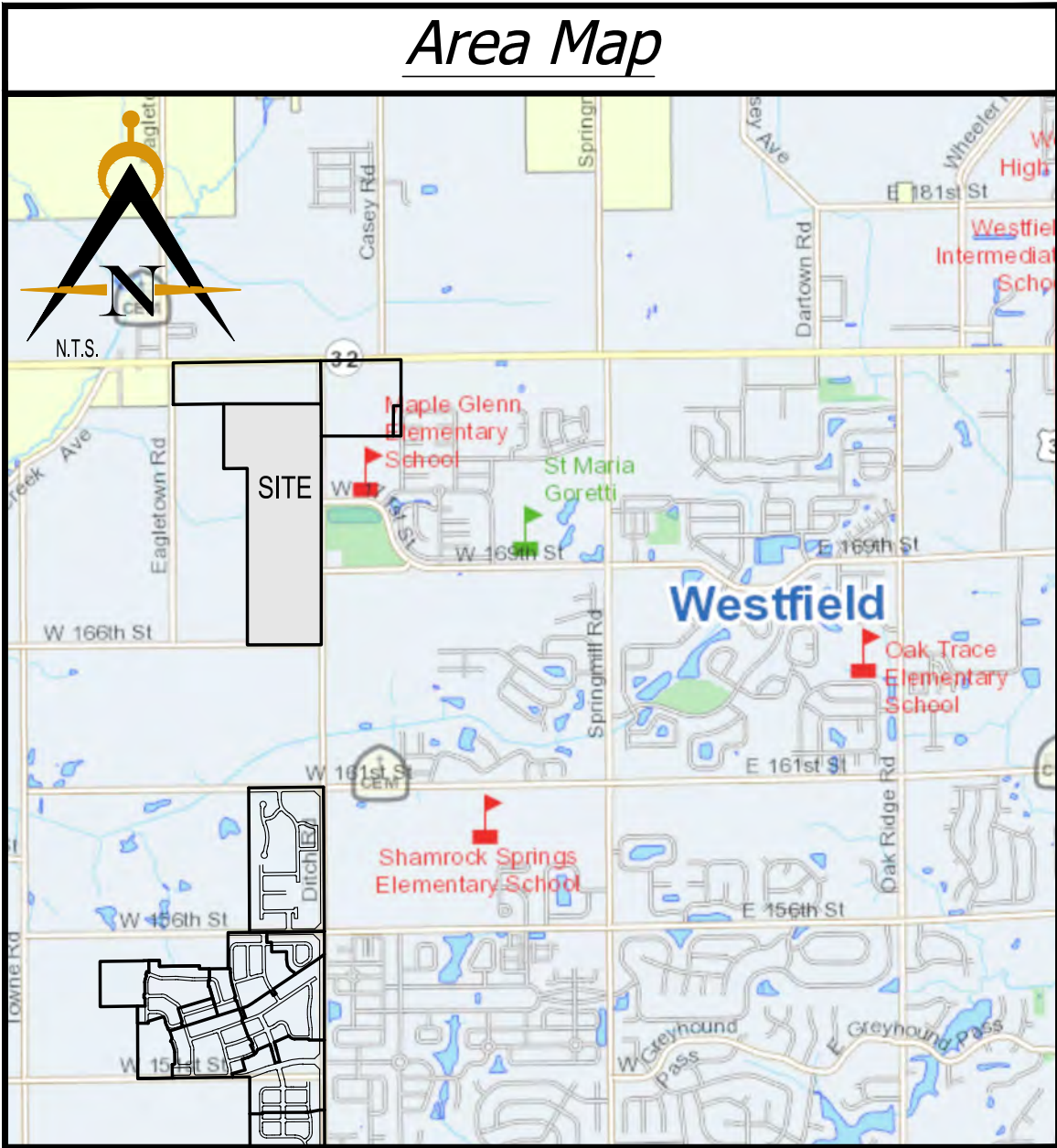
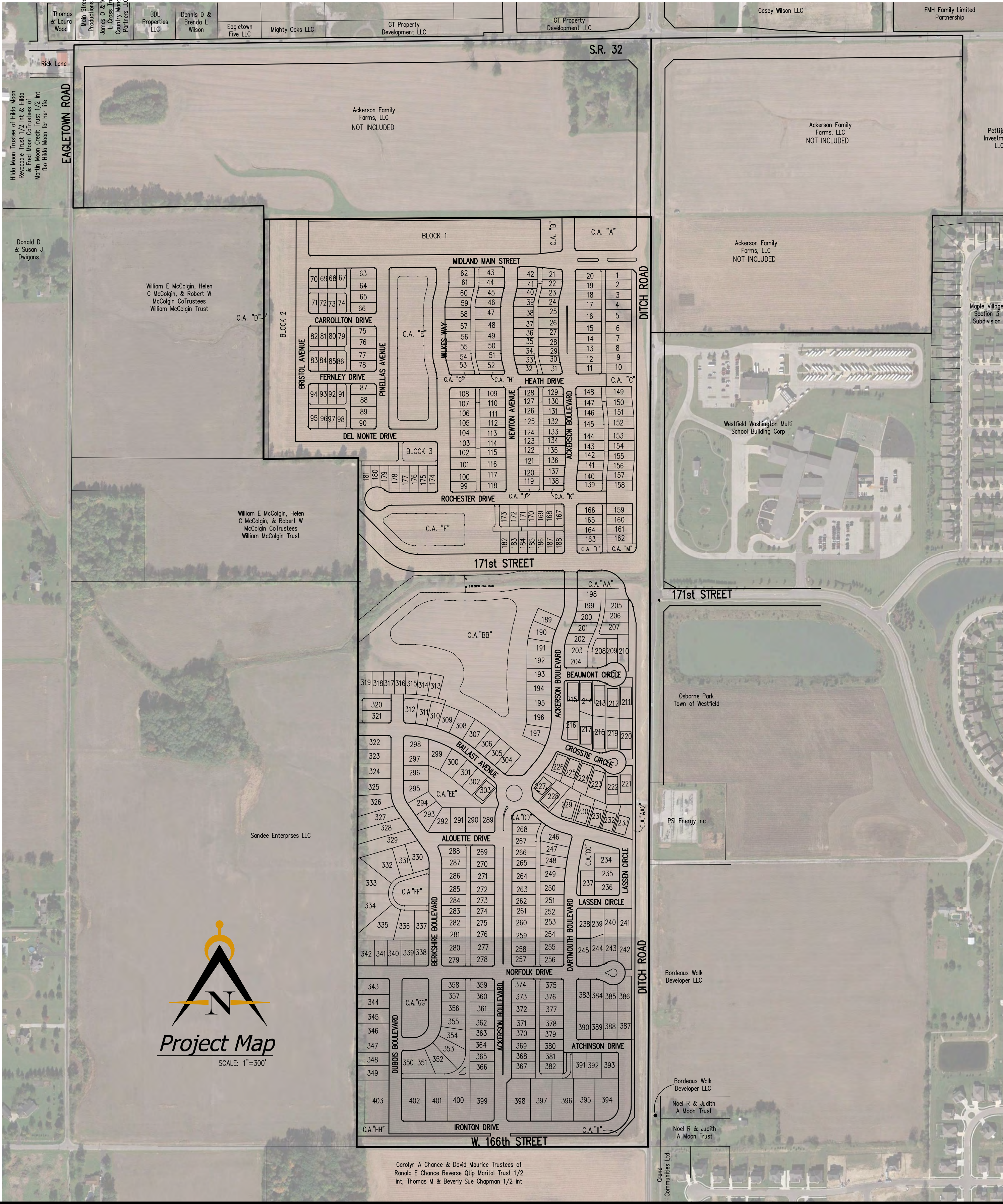
COMMUNICATION
Frontier Communication
23905 Hope Road
Noblesville, Indiana 46060
317-9010
(Steve Costlow)

COMMUNICATION
In Telecom
4625 W. 86th St., Suite 500
Indianapolis, Indiana 46268
317-715-8847
(Tanny Triplett)

COMMUNICATION
Metronet Inc.
3701 Communications Way
Evansville, Indiana 47715
317-763-1012
(Christopher Bluto)

COMMUNICATION
Bright House Networks
3030 Roosevelt Ave.
Indianapolis, Indiana 46218
317-652-9077 x258
(Joe Evans)

UTILITY HOTLINE: 1-800-382-5544 within Indiana 1-800-428-5200 outside Indiana
Note: The nature, size and location of utilities are per plans and locations provided by the respective utility companies together with field observation. The above list constitutes some, if not all, of the utility companies which provide service in the area of, and adjacent to, the subject property, based upon information available through such plans and locations, by incidental visual inspection. All utility companies should be notified prior to any excavation for field location of services and verification of size and nature of services.



Owner:

Ackerson Family Farms, LLC

711 Sugar Hill Dr.
West Lafayette, IN 47906

Developer:

Estridge Development Management, LLC

12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Contact: Roger Foster
Email: RogerFoster@estridge.net

Engineer:



Innovative
ENGINEERING & CONSULTING

3961 Perry Boulevard
Ph. 317-769-2916

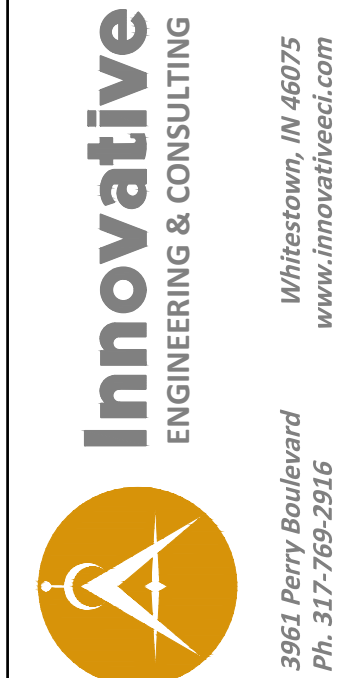
Whitestown, IN 46075
www.innovativeeci.com

LANDSCAPE NOTES:

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

NOTE:

PRIVATE STREETS: THE AREAS SHOWN AS "PRIVATE DRIVE" SHALL BE MAINTAINED AS PRIVATE DRIVES AND THE UNDERSIGNED OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.



REVISIONS:	
1.	05/14/21 kkw. Reside per IAC & WFO comments dated 03-22-21
2.	05/17/21 kkw. Reside per Ron Commission comments

Estridge
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Ackerson Farms
Single Family Subdivision
Westfield, Indiana
Title Sheet

**PRELIMINARY
PENDING
AGENCY
APPROVAL**

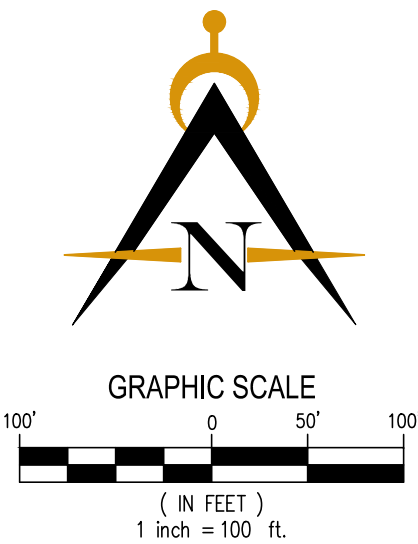
DATE:	01/29/21	DRAWN BY:	kkw
ISSUED:		CHECKED BY:	
JOB NUMBER:	21104		
SHEET #	P100		



ACKERSON FARMS PRIMARY PLAT

PART OF SECTIONS 3 & 4, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 06-47



Developer:
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Engineer:
Innovative Engineering & Consulting, Inc.
3961 Perry Boulevard
Whitestown, IN 46075
317-769-2916

LOT STANDARDS

42' x 95' LOTS:	88 (LBH)
46' x 120' LOTS:	100 (LBH)
52' x 110' LOTS:	101 (RES 2)
62' x 120' LOTS:	104 (RES 2)
100' x 200' LOTS:	10 (RES 1)
TOTAL SINGLE FAMILY: 403	

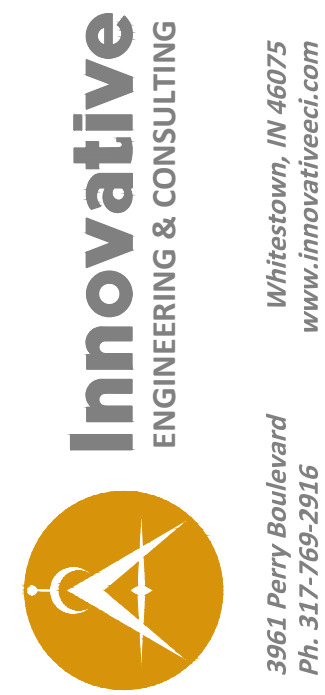
COMMON AREA/OPEN SPACE	
2-STORY TOWNHOMES: 48	
3-STORY TOWNHOMES: 87	

TOTAL:	538 DWELLING UNITS
DENSITY:	
LBH:	9.78 Ac.± 323 Units (108 Lots+135 Townhomes) 5.18 Units/Ac.
RES 2:	74.39 Ac.± 203 Lots 2.75 Units/Ac.
RES 1:	9.78 Ac.± 10 Lots 1.02 Units/Ac.

PUD SETBACKS:	
42' x 95' LOTS:	FRONT 10' SIDE 6' *REAR 27'
46' x 120' LOTS:	FRONT 10' SIDE 6' *REAR 27'
52' x 110' LOTS:	FRONT 10' SIDE 6' *REAR 27'
62' x 120' LOTS:	FRONT 10' SIDE 6' *REAR 27'
100' x 200' LOTS:	FRONT 40' SIDE 6' REAR 40'

*SEE PUD STANDARDS FOR GARAGE WITH ALLEY REAR SETBACK REQUIREMENTS

AT INTERSECTIONS OF STREETS THE PROPERTY LINE CORNERS SHALL BE
ROUNDED BY ARCS WITH A RADI OF NOT LESS THAN FIVE (5) FEET, OR BY
CHORDS OF SUCH ARCS (PER PUD). A 10' ARC IS PROVIDE ON THESE PLANS.



REVISIONS:
1. 05/18/21 kwk Revise per TAC & WFO comments dated 03-22-21
2. 05/27/21 kwk Revise per Plan Commission comments



Ackerson Farms
Single Family Subdivision
Westfield, Indiana
Primary Plat Lot Standards

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:	01/29/21	DRAWN BY:	kwk
ISSUED:		CHECKED BY:	
JOB NUMBER:	21104		
SHEET #	P101		

ACKERSON FARMS
OPEN SPACE EXHIBIT

OPEN SPACE

RESIDENTIAL AREA 1	
RESIDENTIAL AREA 2	
RESIDENTIAL AREA LBH	
CENTRAL PARK	

Common Area Acreages

Res 1:	
HH	0.48
II	0.29
Unpaved ROW	1.35
Total	2.12

Res 2:	
GG	0.76
AA2	0.83
CC	0.34
FF	0.68
EE	0.71
DD	0.15
JJ	0.03
KK	0.03
LL	0.05
MM	0.05
Unpaved ROW	2.03
Total	5.66

Central Park:	
BB	12.38
AA	0.51
F	2.86
M	0.13
L	0.11
Unpaved ROW	1.00
Total	16.99

LBH:	
B	0.62
A	1.03
C	0.89
E (Lrg Pond)	3.69
J	0.06
G	0.05
H	0.05
K	0.06
D	0.64
P	0.03
O	0.05
Unpaved ROW	1.31
Total	8.48

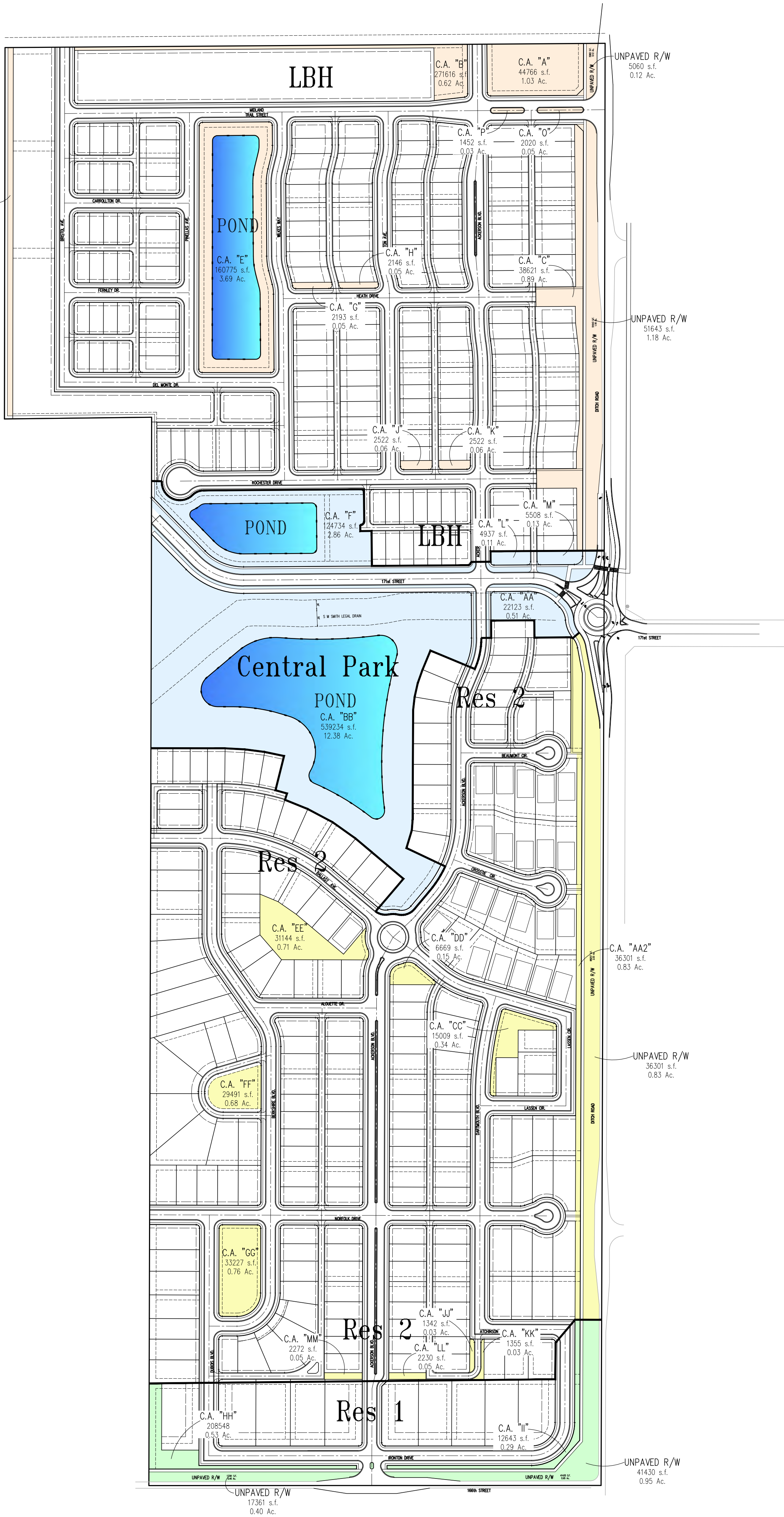
Grand Total 33.64

	Required	Provided
Res 1	1.5	2.12
Res 2	4.0	5.66
Central Park	17.0	16.99
LBH	5.0	8.48
LB (5 acres)	0	Not included in parcel
GB (1.5 acres)	0	Not included in parcel
Total	27.5	32.25

DISTRICT ACREAGE

District	PUD	Actual
Res District 1	8 acres	10.31 acres
Res District 2	70 acres	79.69 acres
LBH*	90 acres	56.47 acres

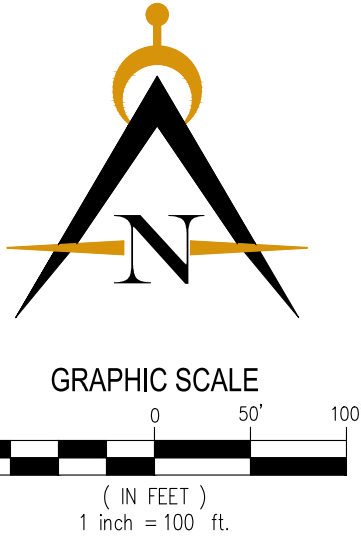
*NOTE: Not all of LBH is being purchased by Estridge



ACKERSON FARMS
PRIMARY PLAT

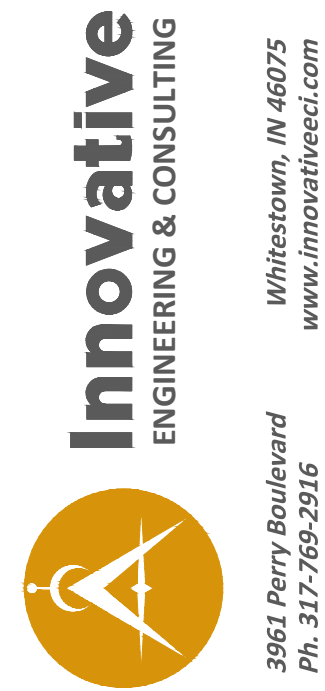
PART OF SECTIONS 3 & 4, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 06-47



Developer:
Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Engineer:
Innovative Engineering & Consulting, Inc.
3961 Perry Boulevard
Whitestown, IN 46075
317-769-2916



REVISIONS:	
1. 05/04/21 kwk Review per D.C. & W.M.D. comments dated 03-23-21	
2. 05/21/21 kwk Review per Plat Commission comments	

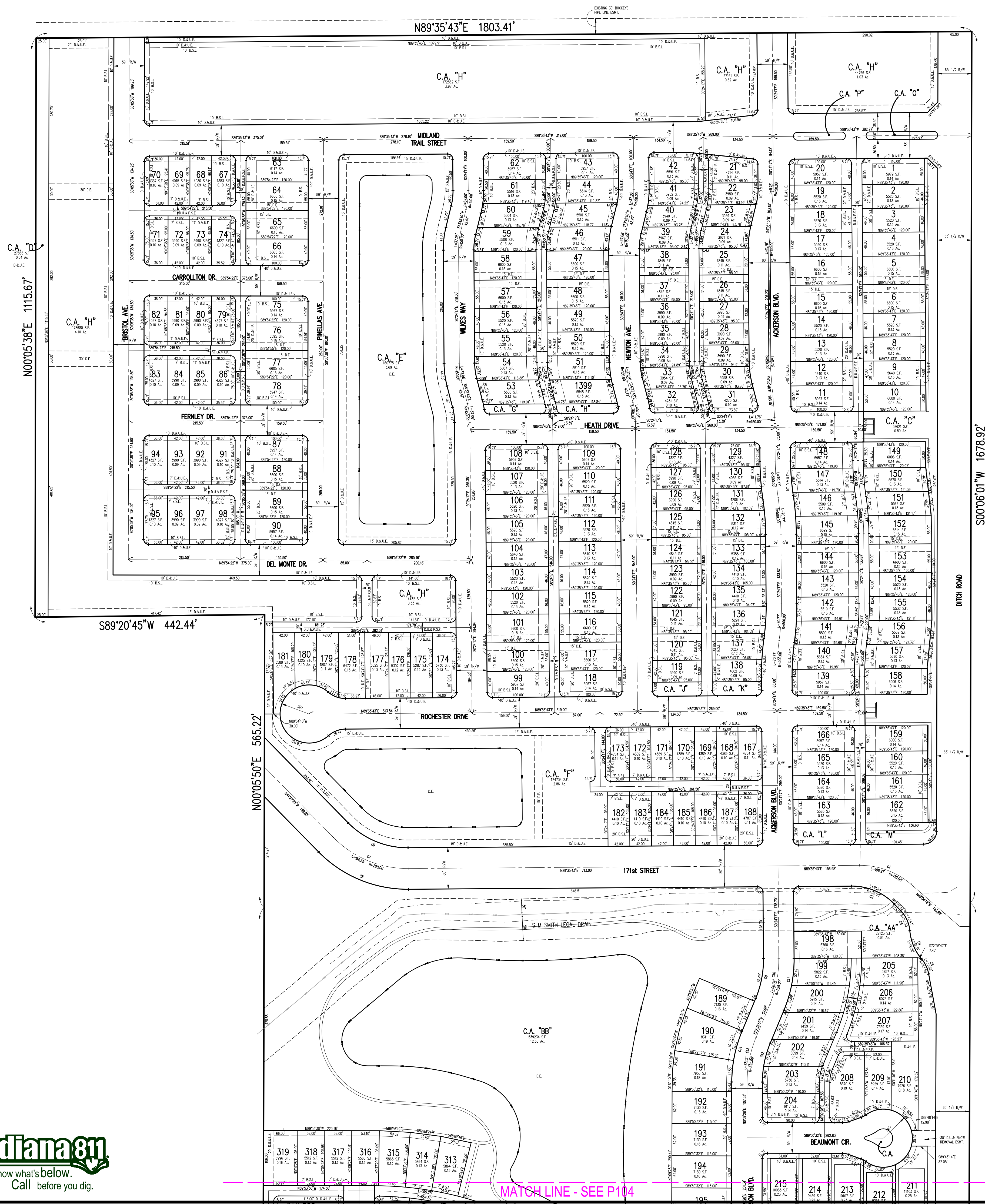


Ackerson Farms
Single Family Subdivision
Westfield, Indiana
Primary Plat Open Space Exhibit

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:	
DATE: 01/29/21	DRAWN BY: kwk
ISSUED:	CHECKED BY:
JOB NUMBER: 21104	
SHEET # P102	

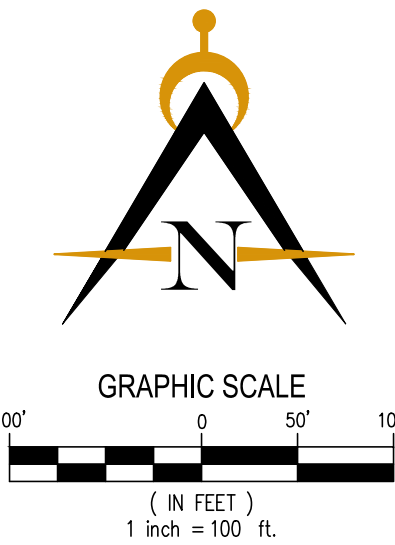




ACKERSON FARMS PRIMARY PLAT

PART OF SECTIONS 3 & 4, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 06-47



Developer:
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Carmel, IN 46032
317-669-6209

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3961 Perry Boulevard
Whitestown, IN 46075
317-769-2916

LEGEND

- B.S.L. - BUILDING SETBACK LINE
- D.U.E. - DRAINAGE & UTILITY EASEMENT
- D.U.&P.S.E. - DRAINAGE, UTILITY & PRIVATE STREET EASEMENT
- D.U.&L.E. - DRAINAGE, UTILITY & LANDSCAPE EASEMENT
- D.S.&L.E. - DRAINAGE, SEWER & LANDSCAPE EASEMENT
- S.T. - SIGHT TRIANGLE

NOTE:
ALL STREET AND ALLEY INTERSECTIONS, PROPERTY LINE
CORNERS ARE ROUNDED BY AN ARC WITH A 10' RADIUS.
(PER THE PUD THESE CORNERS CAN BE ROUNDED WITH A
RADIUS OF 5').

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	108.21'	150.00'	41° 20' 01"	N69° 44' 16"W	105.88'
C2	91.84'	113.50'	46° 21' 36"	N67° 13' 28"W	89.35'
C3	43.41'	63.50'	39° 10' 03"	N24° 27' 39"W	42.57'
C4	59.51'	96.50'	35° 20' 00"	S22° 32' 38"E	58.57'
C5	32.89'	63.50'	29° 40' 33"	N25° 22' 21"W	32.52'
C6	128.31'	160.00'	45° 56' 54"	N67° 25' 50"W	124.90'
C7	160.39'	200.00'	45° 56' 54"	S67° 25' 50"E	156.13'
C8	192.47'	240.00'	45° 56' 54"	S67° 25' 50"E	187.35'
C9	78.49'	195.50'	23° 00' 13"	N11° 05' 50"E	77.97'
C10	90.34'	225.00'	23° 00' 13"	N11° 05' 50"E	89.73'
C11	102.18'	254.50'	23° 00' 13"	N11° 05' 50"E	101.49'
C12	76.57'	195.50'	22° 26' 28"	S11° 22' 42"W	76.08'
C13	88.13'	225.00'	22° 26' 28"	S11° 22' 42"W	87.56'
C14	99.68'	254.50'	22° 26' 28"	S11° 22' 42"W	99.04'
C15	223.42'	320.50'	39° 56' 28"	N20° 07' 42"E	218.93'
C16	243.99'	350.00'	39° 56' 28"	N20° 07' 42"E	239.08'
C17	93.64'	379.50'	14° 08' 17"	N7° 13' 37"E	93.41'
C18	93.80'	379.50'	14° 09' 43"	N33° 01' 05"E	93.56'
C19	34.58'	222.83'	8° 53' 30"	S74° 21' 04"E	34.55'
C20	36.27'	250.00'	8° 18' 44"	S74° 02' 23"E	36.24'
C21	42.43'	279.50'	8° 41' 50"	S74° 13' 55"E	42.39'
C22	313.45'	470.50'	38° 10' 16"	N68° 59' 11"W	307.69'
C23	348.98'	500.00'	39° 59' 27"	N69° 53' 47"W	341.94'
C24	355.15'	529.50'	38° 25' 49"	N69° 06' 58"W	348.53'
C25	91.98'	220.50'	23° 53' 58"	S61° 51' 03"E	91.31'
C26	104.28'	250.00'	23° 53' 58"	S61° 51' 03"E	103.53'
C27	116.59'	279.50'	23° 53' 58"	S61° 51' 03"E	115.74'
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C29	301.22'	970.50'	17° 47' 00"	S9° 02' 59"W	300.02'
C30	270.08'	1000.00'	15° 28' 27"	S7° 53' 42"W	269.26'
C31	61.09'	100.00'	35° 00' 00"	S17° 20' 32"E	60.14'
C32	79.11'	129.50'	35° 00' 00"	S17° 20' 32"E	77.88'
C33	97.13'	159.00'	35° 00' 00"	S17° 20' 32"E	95.62'
C34	61.09'	100.00'	35° 00' 00"	N17° 20' 32"W	60.14'
C35	79.11'	129.50'	35° 00' 00"	N17° 20' 32"W	77.88'
C36	75.04'	159.00'	27° 02' 31"	N13° 21' 47"W	74.35'
C40	110.74'	70.50'	90° 00' 00"	N45° 09' 28"E	99.70'
C41	157.08'	100.00'	90° 00' 00"	N45° 09' 28"E	141.42'
C42	203.42'	129.50'	90° 00' 00"	N45° 09' 28"E	183.14'
C43	110.47'	70.50'	89° 46' 56"	N45° 05' 13"E	99.51'
C44	156.70'	100.00'	89° 46' 56"	N45° 05' 13"E	141.15'
C45	202.93'	129.50'	89° 46' 56"	N45° 05' 13"E	182.79'

Innovative
ENGINEERING & CONSULTING

3961 Perry Boulevard
Whitestown, IN 46075
Ph. 317-769-2916
www.innovativeci.com

REVISIONS:	
1.	05/14/21 kkw Review per IAC & WPM comments dated 03-20-21
2.	05/17/21 kkw Review per IAC & WPM comments dated 03-20-21

Estridge Development Management, LLC

12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

Ackerson Farms
Single Family Subdivision

Westfield, Indiana
Primary Plat

**PRELIMINARY
PENDING
AGENCY
APPROVAL**

DATE: _____

ISSUED: 01/29/21
JOB NUMBER: 21104
SHEET # P103

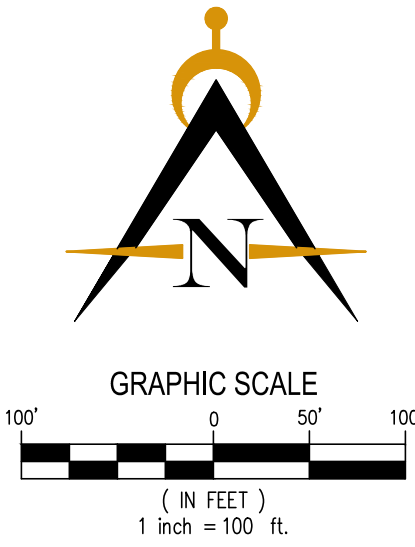
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CHECKED BY: _____



ACKERSON FARMS PRIMARY PLAT

PART OF SECTIONS 3 & 4, TOWNSHIP 18N, R3E
WASHINGTON TOWNSHIP, HAMILTON COUNTY
WESTFIELD INDIANA

ZONED: PUD - ORDINANCE 06-47



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317-669-6209

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LEGEND

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C4	59.51'	96.50'	35° 20' 00"	S22° 32' 38"E	58.57'
C5	32.89'	63.50'	29° 40' 33"	N25° 22' 21"W	32.52'
C6	128.31'	160.00'	45° 56' 54"	N67° 25' 50"W	124.90'
C7	160.39'	200.00'	45° 56' 54"	S67° 25' 50"E	156.13'
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C33	97.13'	159.00'	35° 00' 00"	S17° 20' 32"E	95.62'
C34	61.09'	100.00'	35° 00' 00"	N17° 20' 32"W	60.14'
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REVISIONS:	
1. 05/04/21 kkw Review per IAC & WPM comments dated 03-29-21	
2. 05/12/21 kkw Review per IAC & WPM comments	

Estridge Development Management, LLC
12965 Old Meridian Street
Carmel, IN 46032
317-669-6209

PREPARED FOR:

Ackerson Farms
Single Family Subdivision

Westfield, Indiana
Primary Plat

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE: _____

DATE: 01/29/21
ISSUED: kkw
CHECKED BY: _____

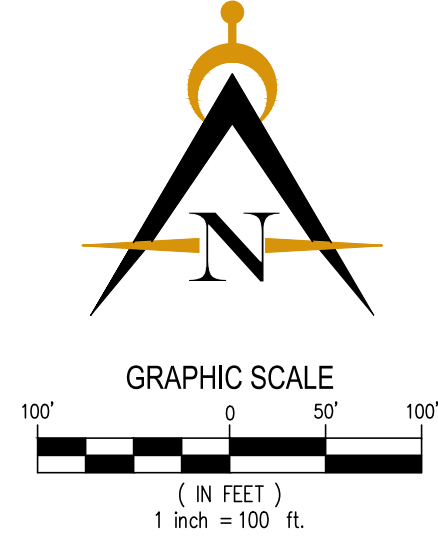
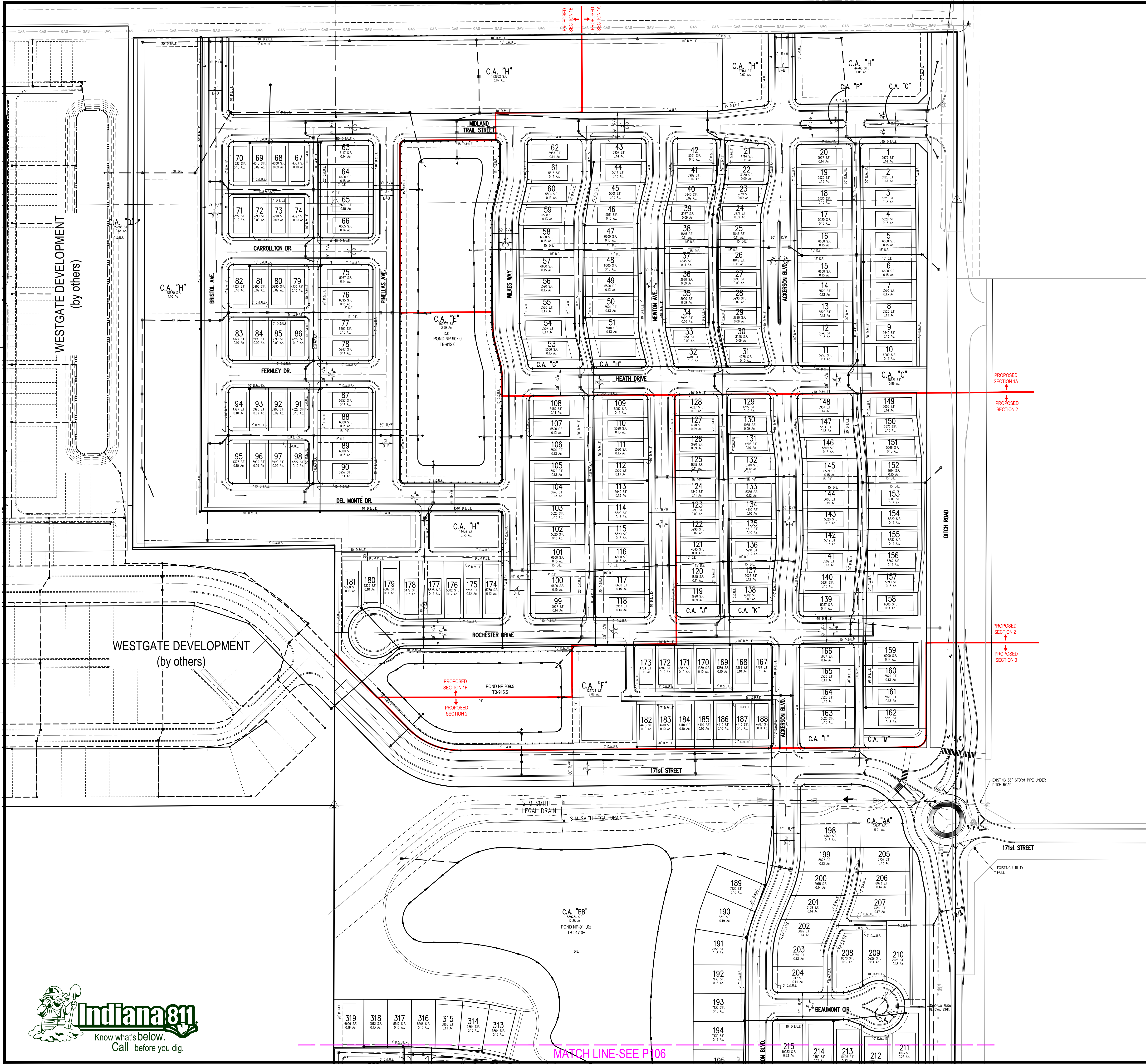
JOB NUMBER:
21104

SHEET #
P104

File Path Name: J:\2021\21104- Ackerson Farms Section 1\Drawings\Primary Plat\101.dwg - Date: Jun 02, 2021 - 4:05pm



MATCH LINE-SEE P106



LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Contour
- Flow Arrow
- Swale (S)
- Water Main
- Fire Hydrant
- Sight Triangle
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities

UTILITY STATEMENTS:

POTABLE WATER SERVICE
POTABLE WATER SERVICE WILL BE PROVIDED BY CITIZENS WATER. A 24" MAIN IS LOCATED ALONG W 166th STREET AND 16" & 12" MAINS LOCATED ALONG DITCH ROAD. CONNECTIONS TO THESE EXISTING MAINS WILL BE MADE AND NEW MAINS CONSTRUCTED THROUGHOUT THE PROJECT. THE SIZE OF THE NEW MAINS WILL BE AS DETERMINED BY THE HYDRAULIC DESIGN DIVISION OF CITIZENS WATER.

SANITARY SEWER SERVICE
SANITARY SEWER SERVICE WILL BE PROVIDED BY CITIZENS ENERGY GROUP. AN OFFSITE SANITARY SEWER WILL BE EXTENDED FROM THE WEST THRU THE PROPOSED WESTGATE DEVELOPMENT TO THE ACKERSON FARMS PROJECT. 8" MAINS WILL BE EXTENDED THROUGHOUT THE DEVELOPMENT TO PROVIDE SERVICE.

HAMILTON COUNTY REGULATED DRAINS
COORDINATION WITH THE HAMILTON COUNTY SURVEYORS OFFICE REGARDING THIS PROJECT HAS COMMENCED.

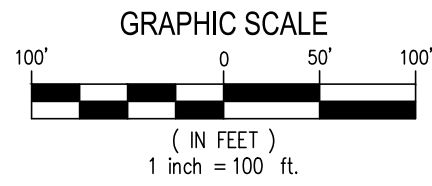
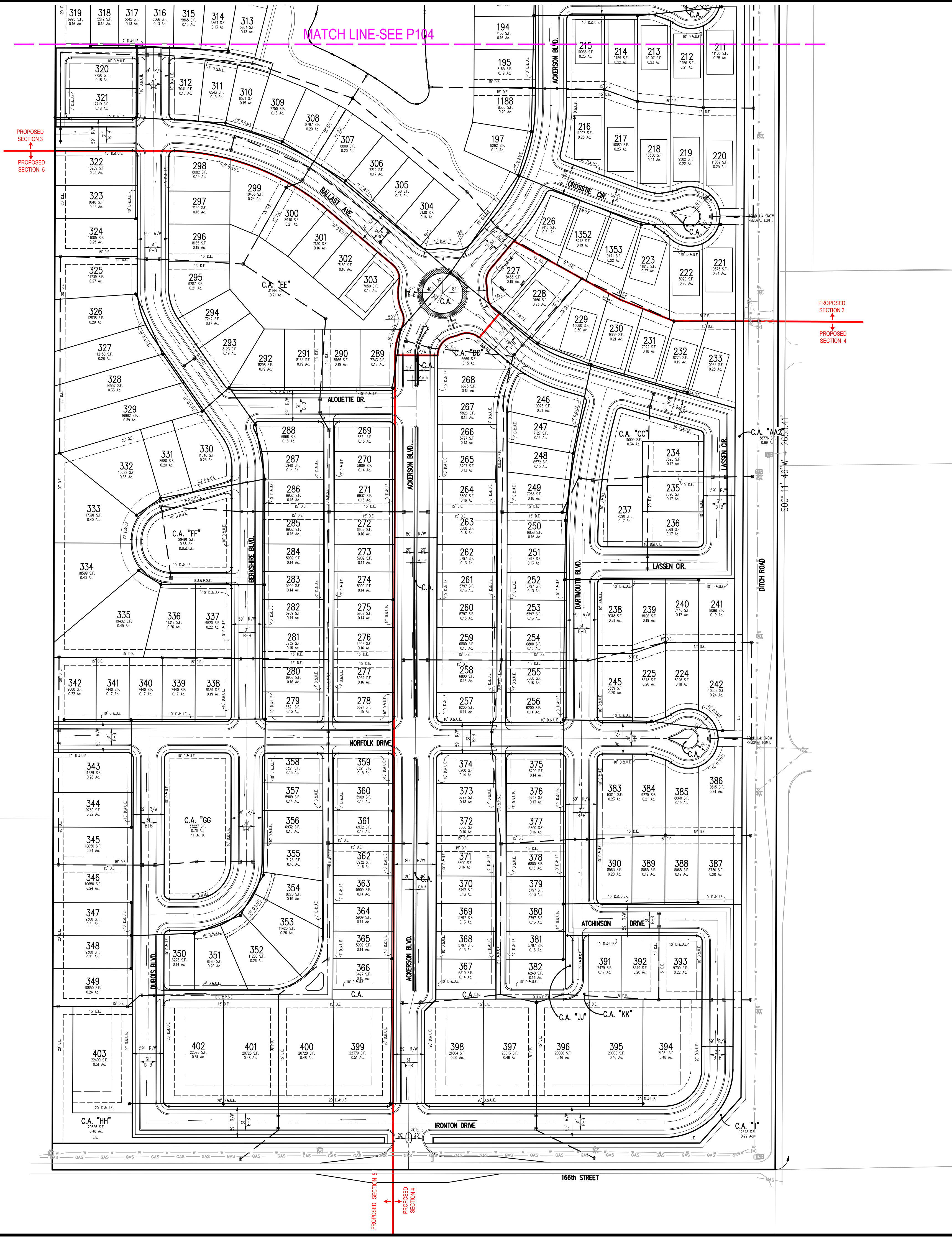
ROADWAYS
A MEETING WITH THE CITY OF WESTFIELD WILL BE CONDUCTED TO DISCUSS THE PROJECT. IT IS ASSUMED THAT NO EXISTING ROADWAY OR RIGHT OF WAY ISSUE OUTSIDE OF THOSE TYPICALLY A PART OF A LARGE RESIDENTIAL DEVELOPMENT WILL BE A FACTOR IN THIS PROJECT.

NOTE:
THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

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

NOTE:
ALL INTERNAL STREET INTERSECTIONS ARE ROUNDED WITH A 25' RADIUS
AND ENTRANCE INTERSECTIONS ARE ROUNDED WITH A 40' RADIUS

REVISIONS:
1. 05/14/21 kkw. Revise per IAC & WMP comments dated 03-22-21
2. 05/17/21 kkw. Revise per IAC Commission comments



LEGEND

- Existing Storm Sewer
- New Storm Sewer
- Existing Sanitary Sewer
- New Sanitary Sewer
- Existing Contour
- Flow Arrow
- Swale (S)
- Water Main
- Fire Hydrant
- Sight Triangle
- Existing Gas Main
- Existing Telephone
- Existing Water Main
- Existing Flowline
- Existing Overhead Utilities

UTILITY STATEMENTS:

POTABLE WATER SERVICE
POTABLE WATER SERVICE WILL BE PROVIDED BY CITIZENS WATER. A 24" MAIN IS LOCATED ALONG W 166TH STREET AND 16" & 12" MAINS LOCATED ALONG DITCH ROAD. CONNECTIONS TO THESE EXISTING MAINS WILL BE MADE AND NEW MAINS CONSTRUCTED THROUGHOUT THE PROJECT. THE SIZE OF THE NEW MAINS WILL BE AS DETERMINED BY THE HYDRAULIC DESIGN DIVISION OF CITIZENS WATER.

SANITARY SEWER SERVICE
SANITARY SEWER SERVICE WILL BE PROVIDED BY CITIZENS ENERGY GROUP. AN OFFSITE SANITARY SEWER WILL BE EXTENDED FROM THE WEST THRU THE PROPOSED WESTGATE DEVELOPMENT TO THE ADKERSON FARMS PROJECT. 8" MAINS WILL BE EXTENDED THROUGHOUT THE DEVELOPMENT TO PROVIDE SERVICE.

HAMILTON COUNTY REGULATED DRAINS
COORDINATION WITH THE HAMILTON COUNTY SURVEYORS OFFICE REGARDING THIS PROJECT HAS COMMENCED.

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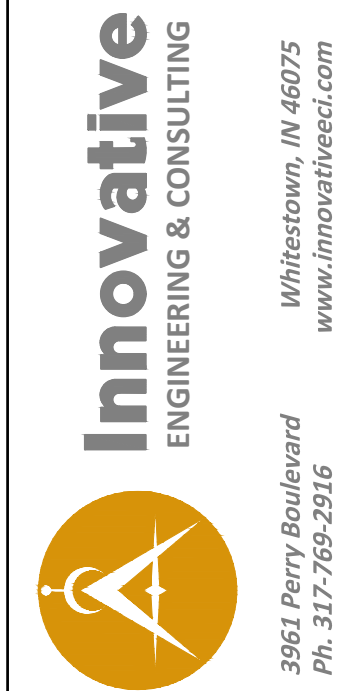
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2. 05/27/21 kkw. Revise per IAC & WPM comments

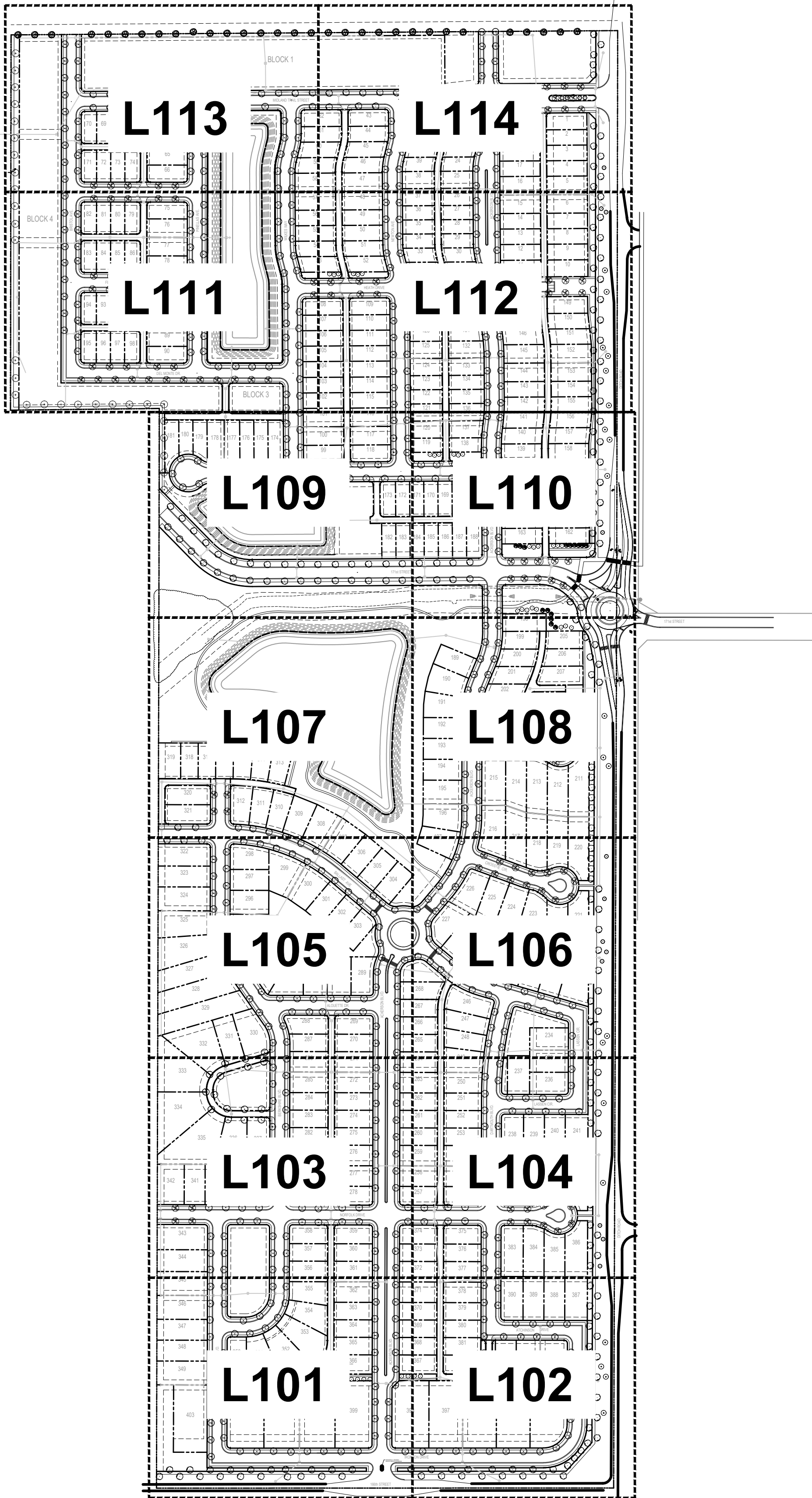


PREPARED FOR:

Adkerson Farms
Single Family Subdivision
Westfield, Indiana
Detailed Development Plan

PRELIMINARY
PENDING
AGENCY
APPROVAL

DATE:	01/29/21	DRAWN BY:	kkw
ISSUED:		CHECKED BY:	
JOB NUMBER:	21104		
SHEET #	P106		





Know what's below.
Call before you dig.



0 125' 250' 500'

REVISIONS:

DRAWING FILES:

DATE:
MAY 26, 2021

DRAWN BY:
RAF

CHECKED BY:
RAF

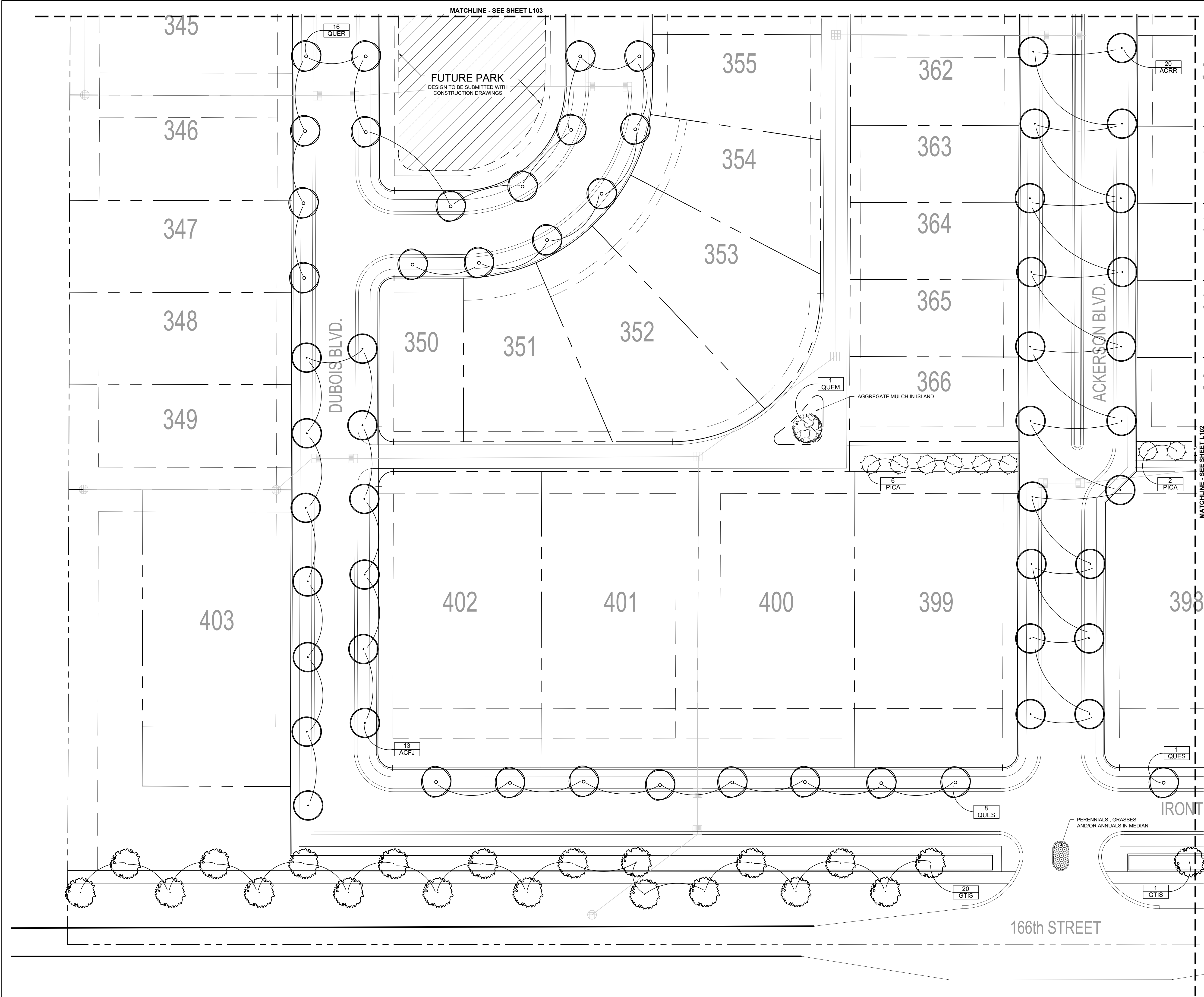
SHEET TITLE:
LANDSCAPE PLAN
SHEET KEY

SHEET #:
L100

PRELIMINARY - NOT FOR CONSTRUCTION

ACKERSON FARMS
WESTFIELD, INDIANA
ESTRIDGE DEVELOPMENT MANAGEMENT, LLC

FISCHER
DESIGN, LLC
5085 E. State Road 32, Lebanon, Indiana 46052 | 317.910.8164
rfischer@fisherdesignllc.com | www.fisherdesignllc.com



- LANDSCAPE NOTES:**
- ALL TREES SHALL BE PLANTED A MINIMUM OF 10' FROM UNDERGROUND PIPES AND STRUCTURES, 10' FROM DRIVEWAYS, ALLEYS AND FIRE HYDRANTS AND 4' FROM SIDEWALKS AND CURBS.
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 - BUFFER PLANTING AND PERIMETER LANDSCAPING ARE NOT REQUIRED.
 - REFER TO SHEET L115 FOR PLANT SCHEDULES AND PLANTING DETAILS.

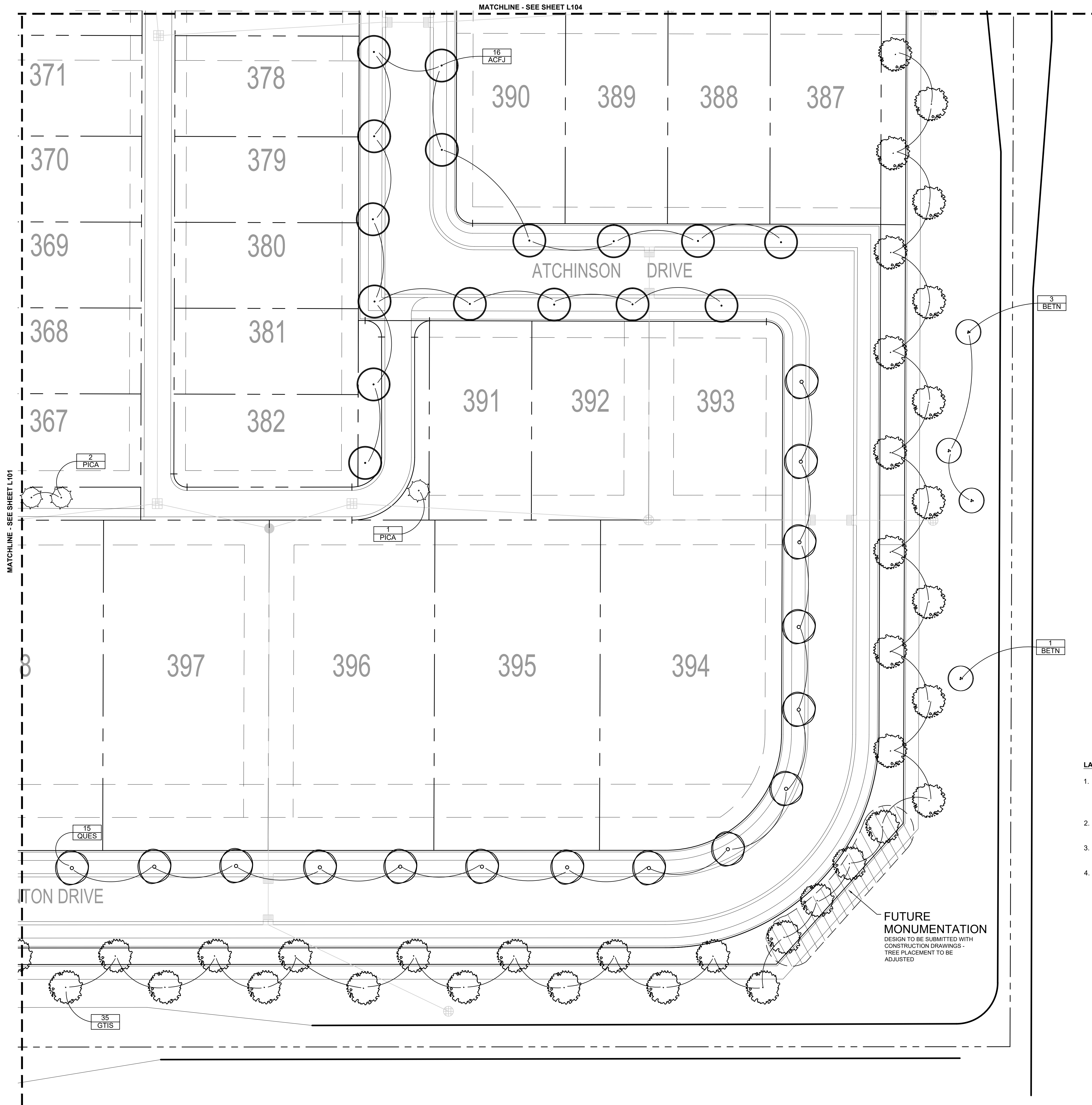
5085 E. State Road 32, Lebanon, Indiana 46052 | 317.910.8164
rfischer@fischerdesignllc.com | www.fischerdesignllc.com

ACKERSON FARMS
WESTFIELD, INDIANA
ESTRIDGE DEVELOPMENT MANAGEMENT, LLC

PRELIMINARY - NOT FOR CONSTRUCTION

REVISIONS:

DATE:	MAY 26, 2021
PROJECT NUMBER:	
DRAWN BY:	RAF
CHECKED BY:	RAF
SHEET TITLE:	LANDSCAPE PLAN
SHEET #:	L101

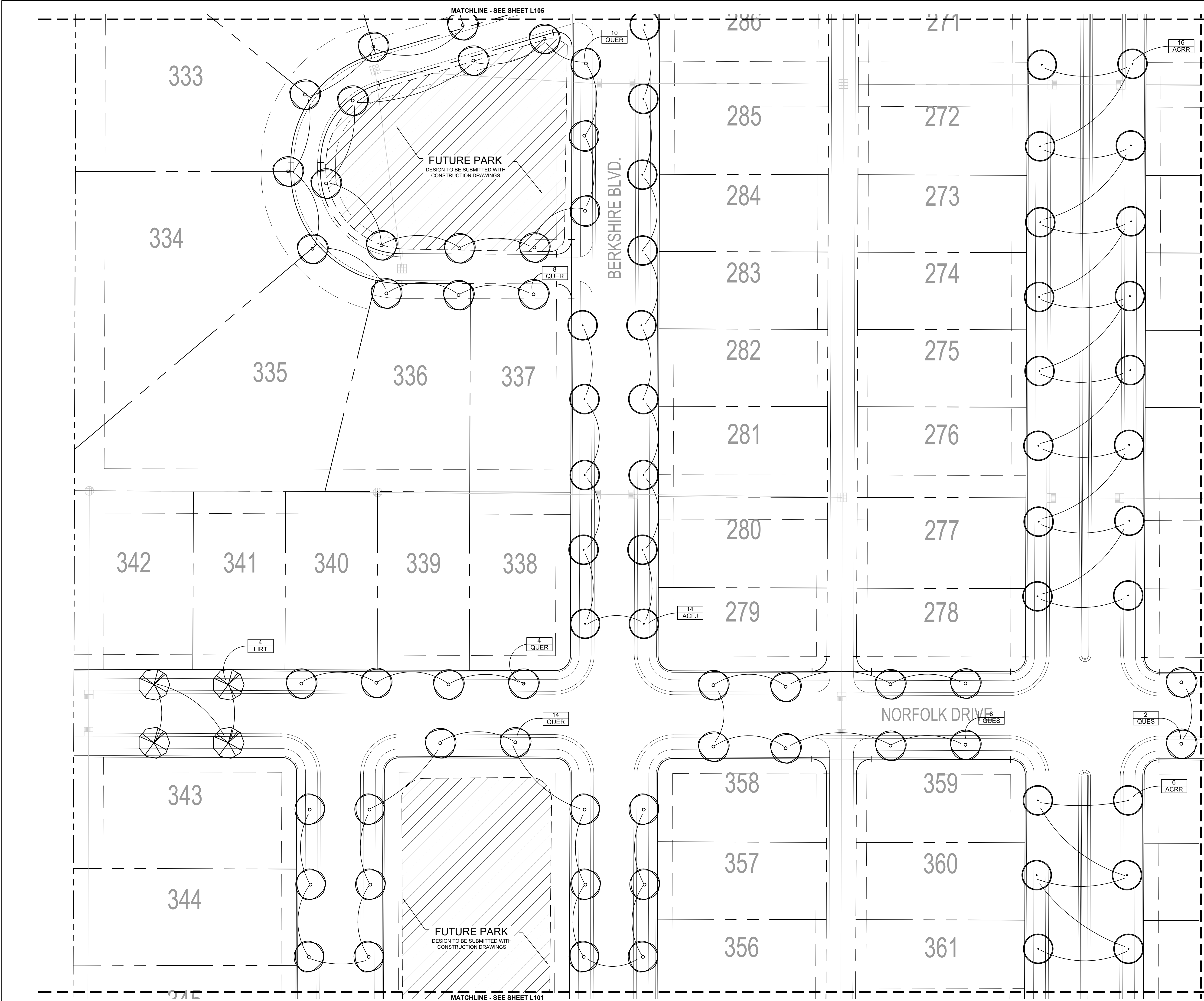


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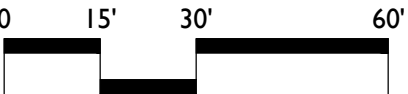
0 15' 30' 60'

Indiana 811
Know what's below.
Call before you dig.

DATE: MAY 26, 2021
PROJECT NUMBER:
DRAWN BY: RAF
CHECKED BY: RAF
SHEET TITLE: LANDSCAPE PLAN
SHEET #: L102



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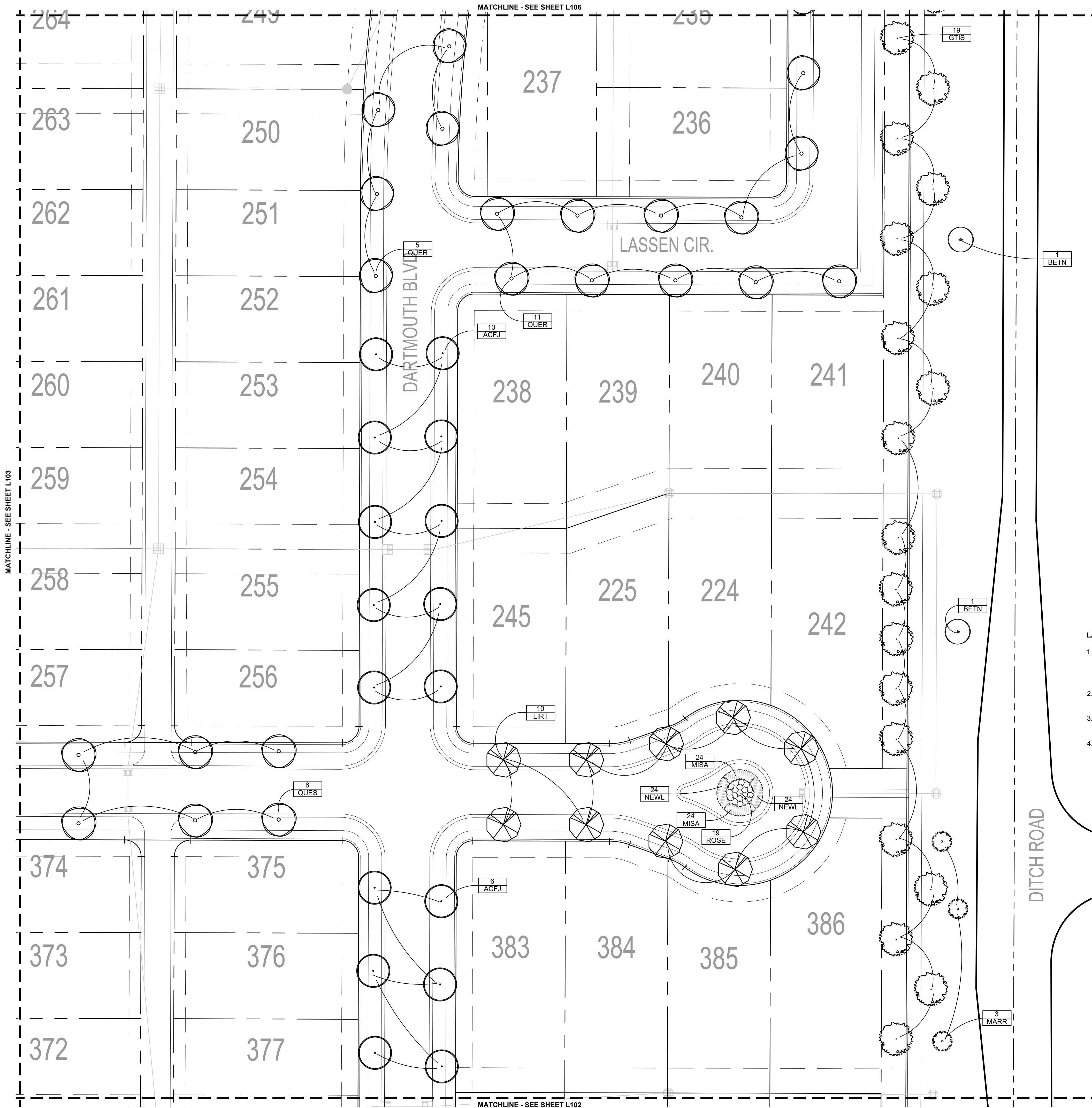

5085 E. State Road 32, Lebanon, Indiana 46052 | 317.910.8164
rfischer@fisherdesignllc.com | www.fisherdesignllc.com

ACKERSON FARMS
WESTFIELD, INDIANA
ESTRIDGE DEVELOPMENT MANAGEMENT, LLC

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REVISIONS:

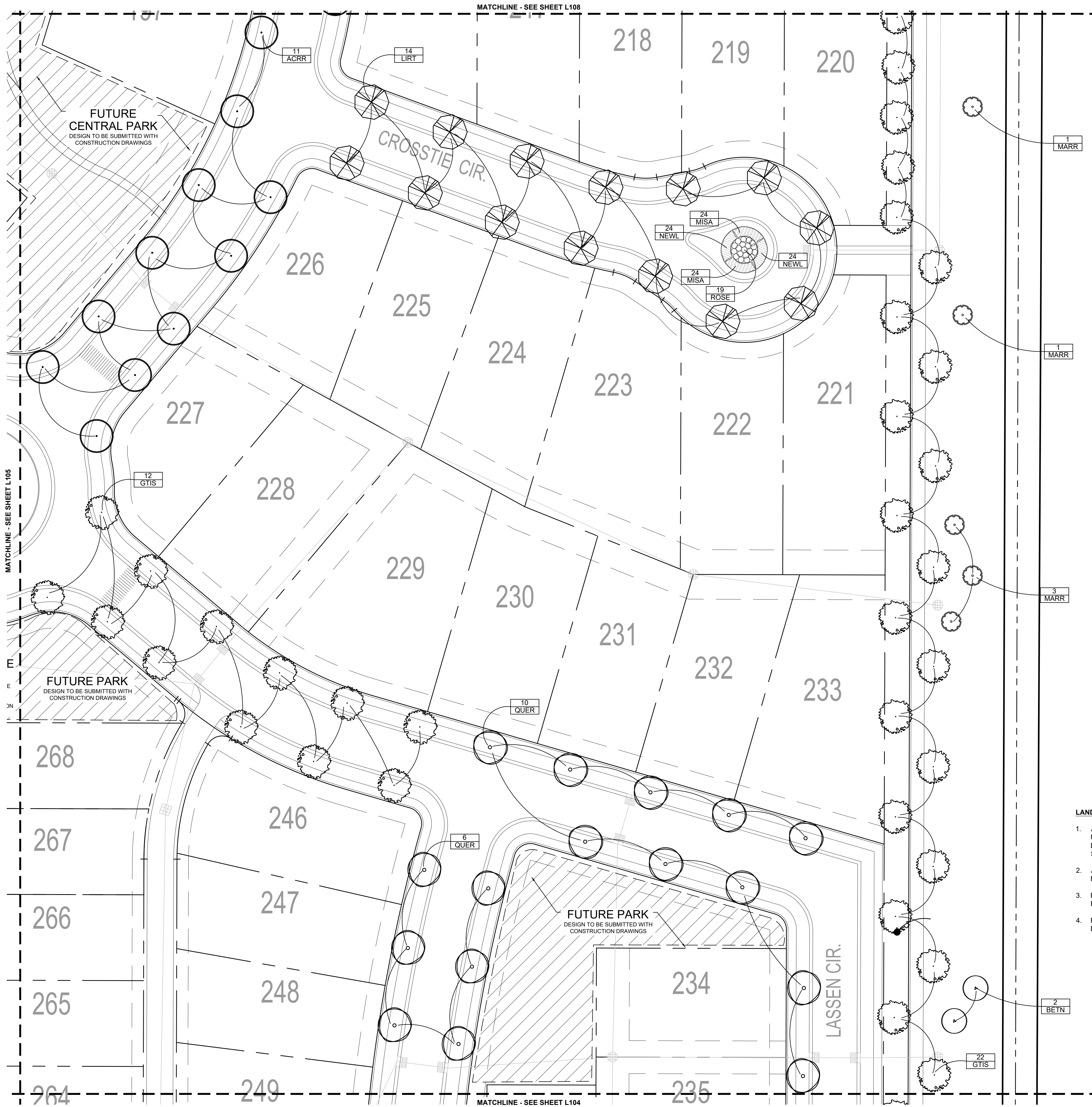
DATE:	MAY 26, 2021
PROJECT NUMBER:	
DRAWN BY:	RAF
CHECKED BY:	RAF
SHEET TITLE:	LANDSCAPE PLAN
SHEET #:	L103



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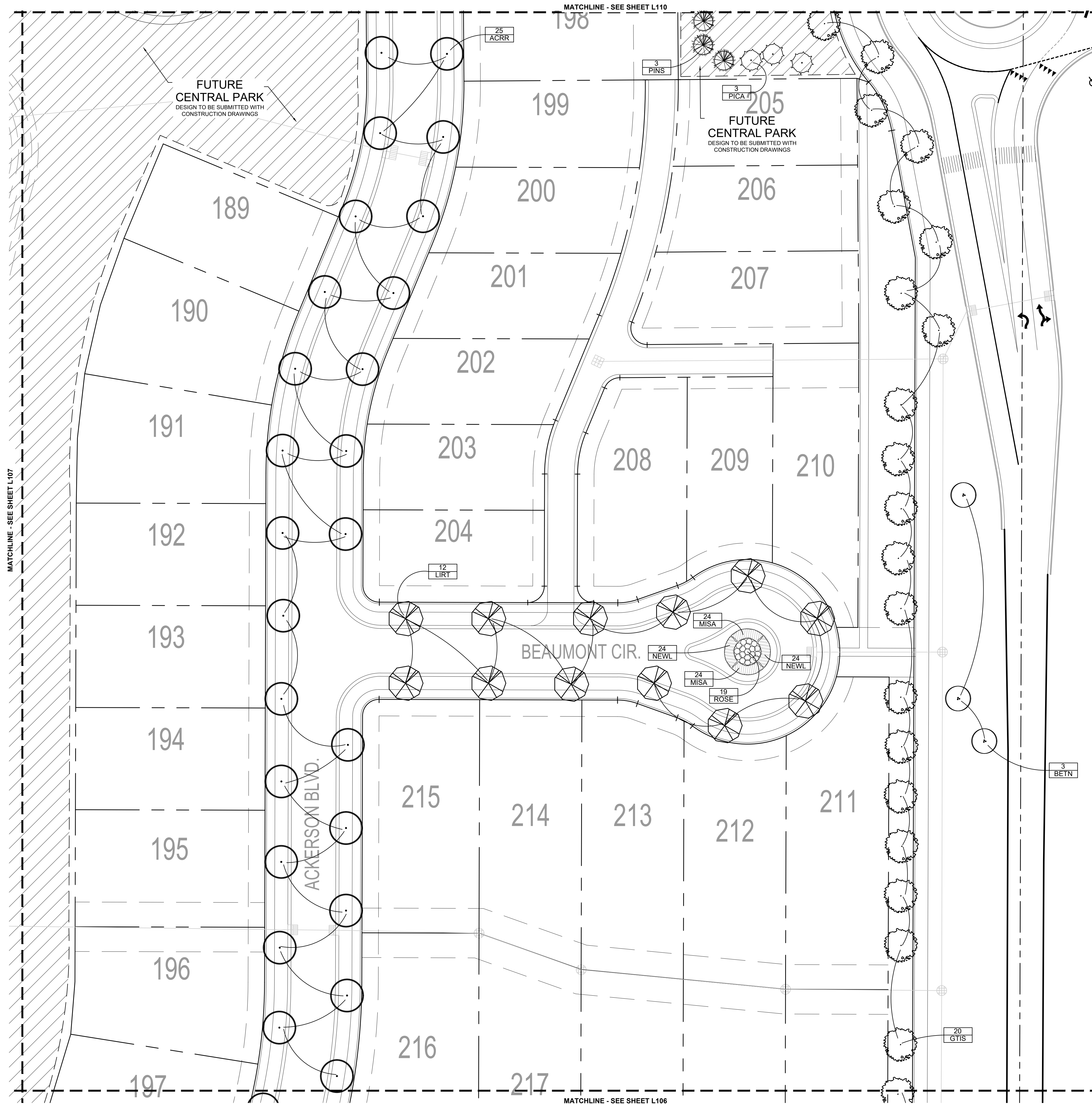





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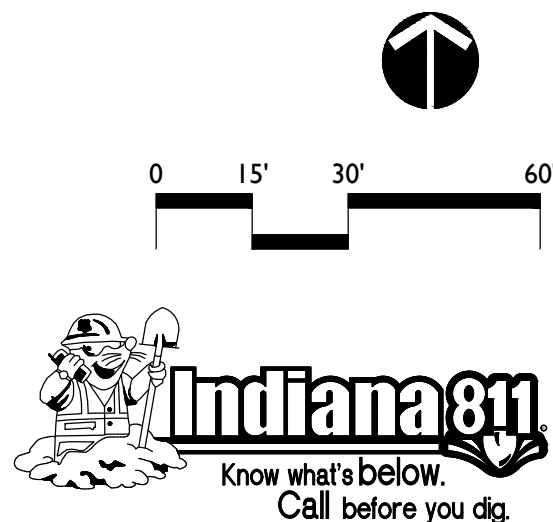
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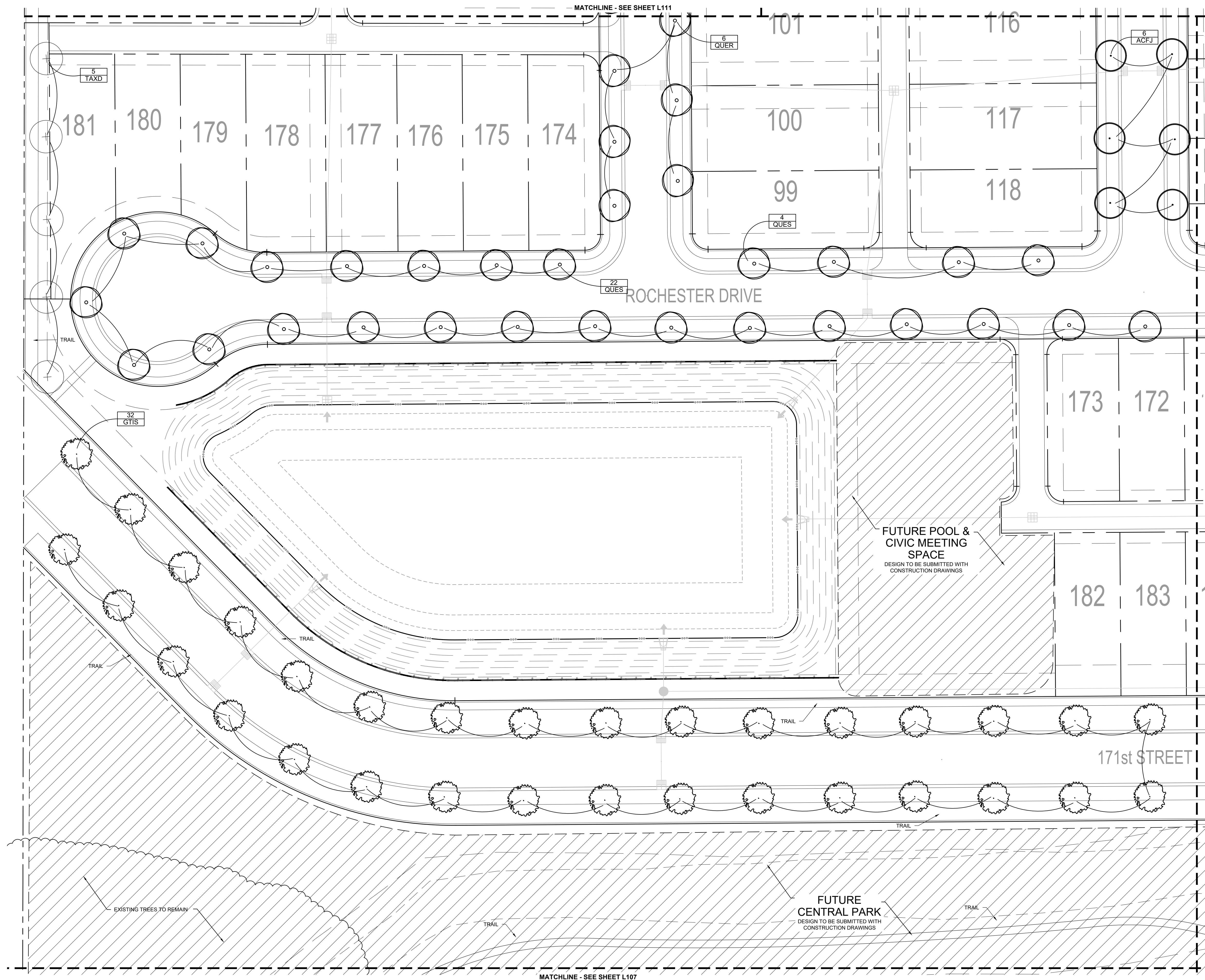
Indiana 811
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WESTFIELD, INDIANA
ESTRIDGE DEVELOPMENT MANAGEMENT, LLC

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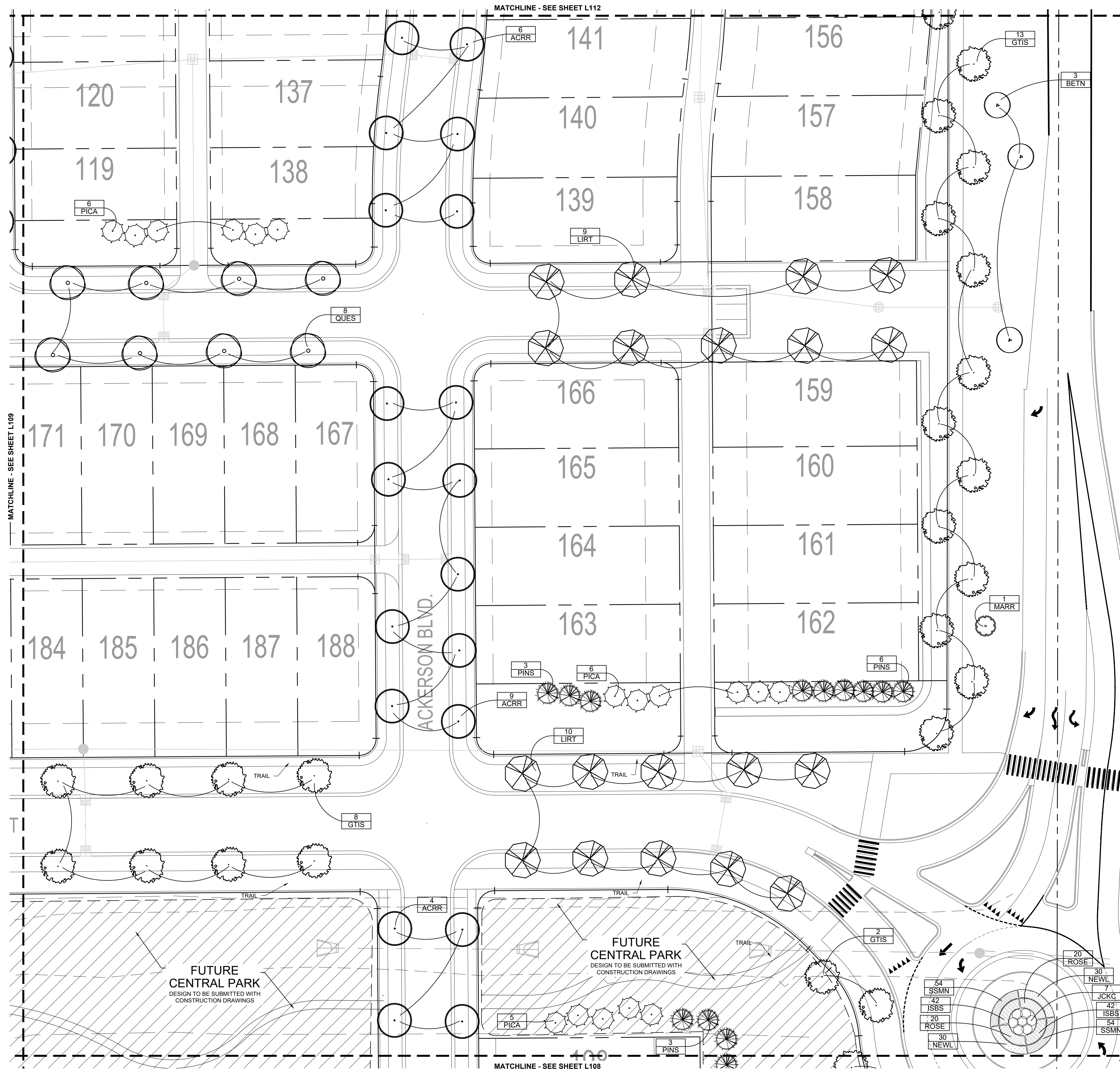
DRAWN BY: RAF
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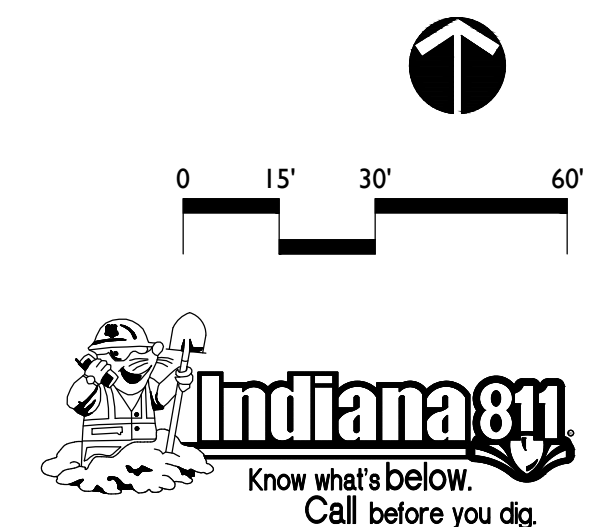
L109





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REVISIONS:

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MAY 26, 2021
PROJECT NUMBER:

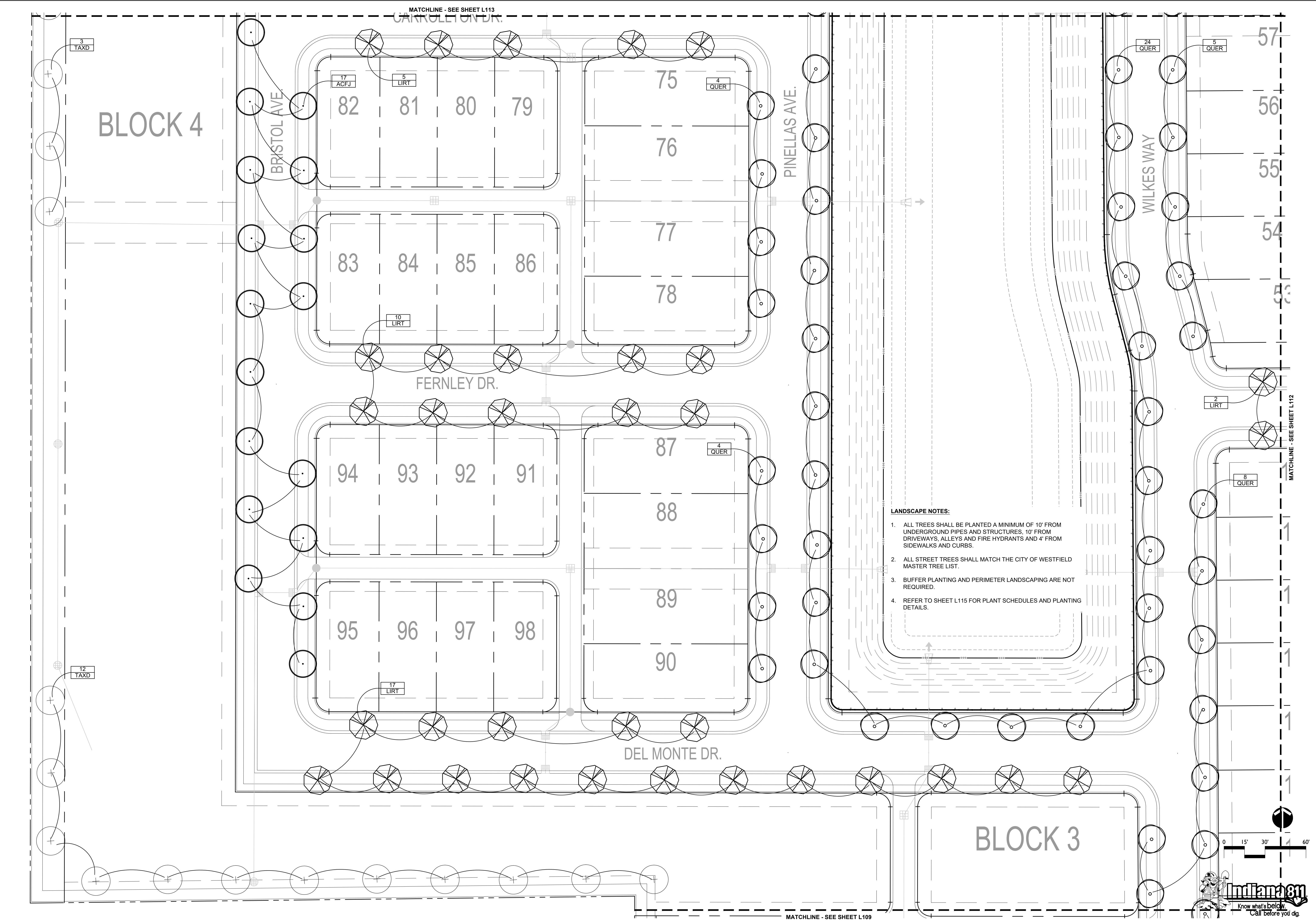
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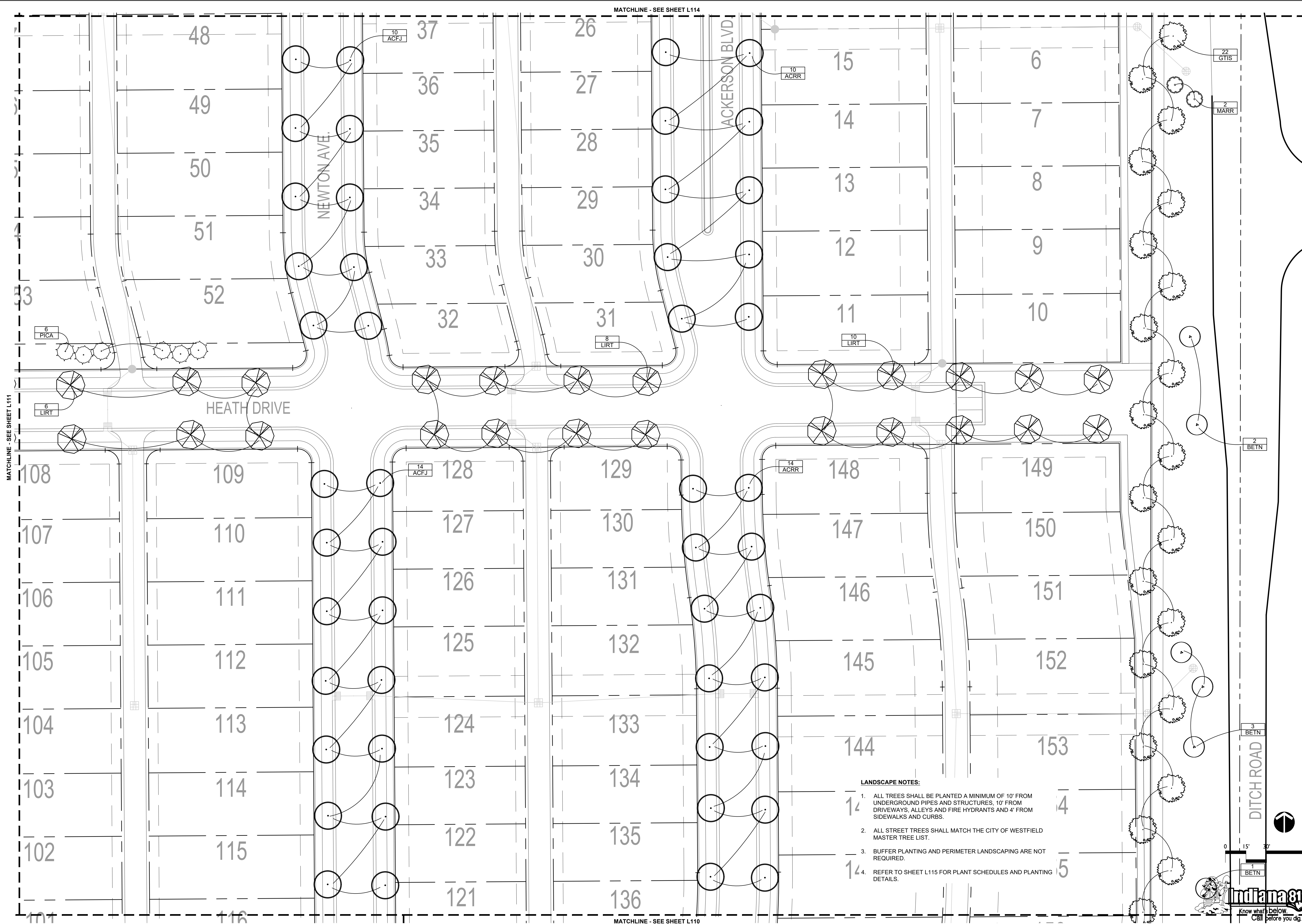
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LANDSCAPE PLAN

SHEET #:

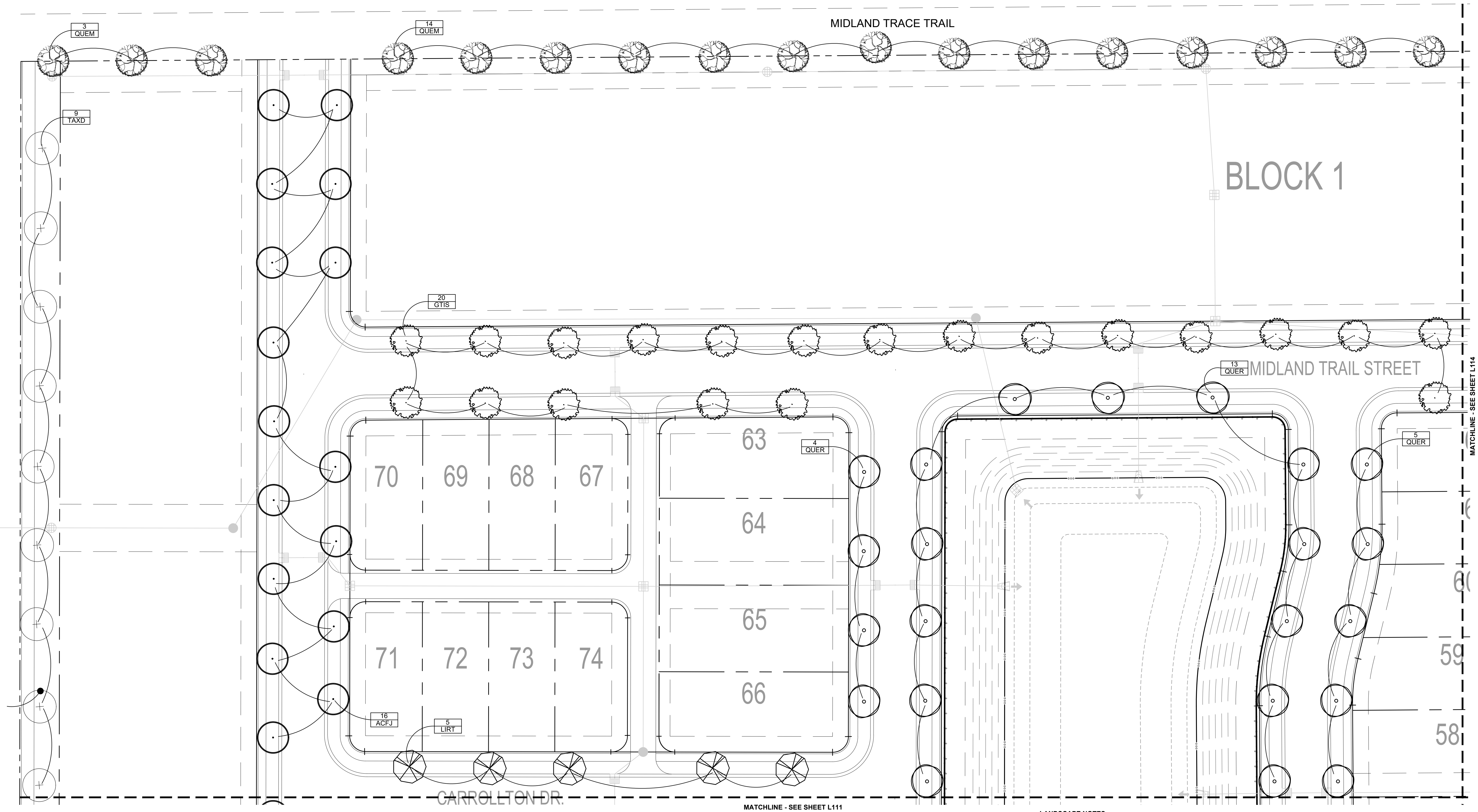
L110



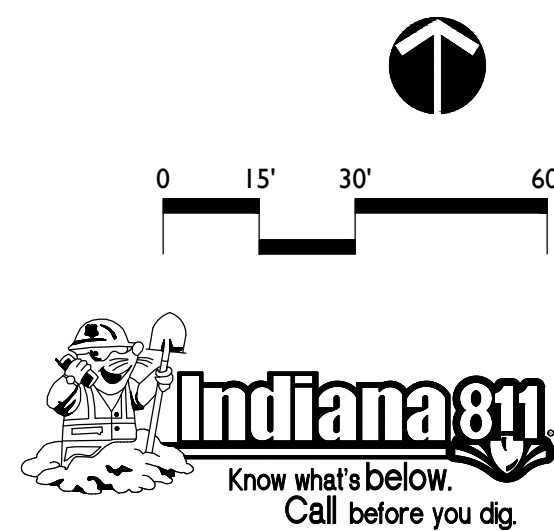


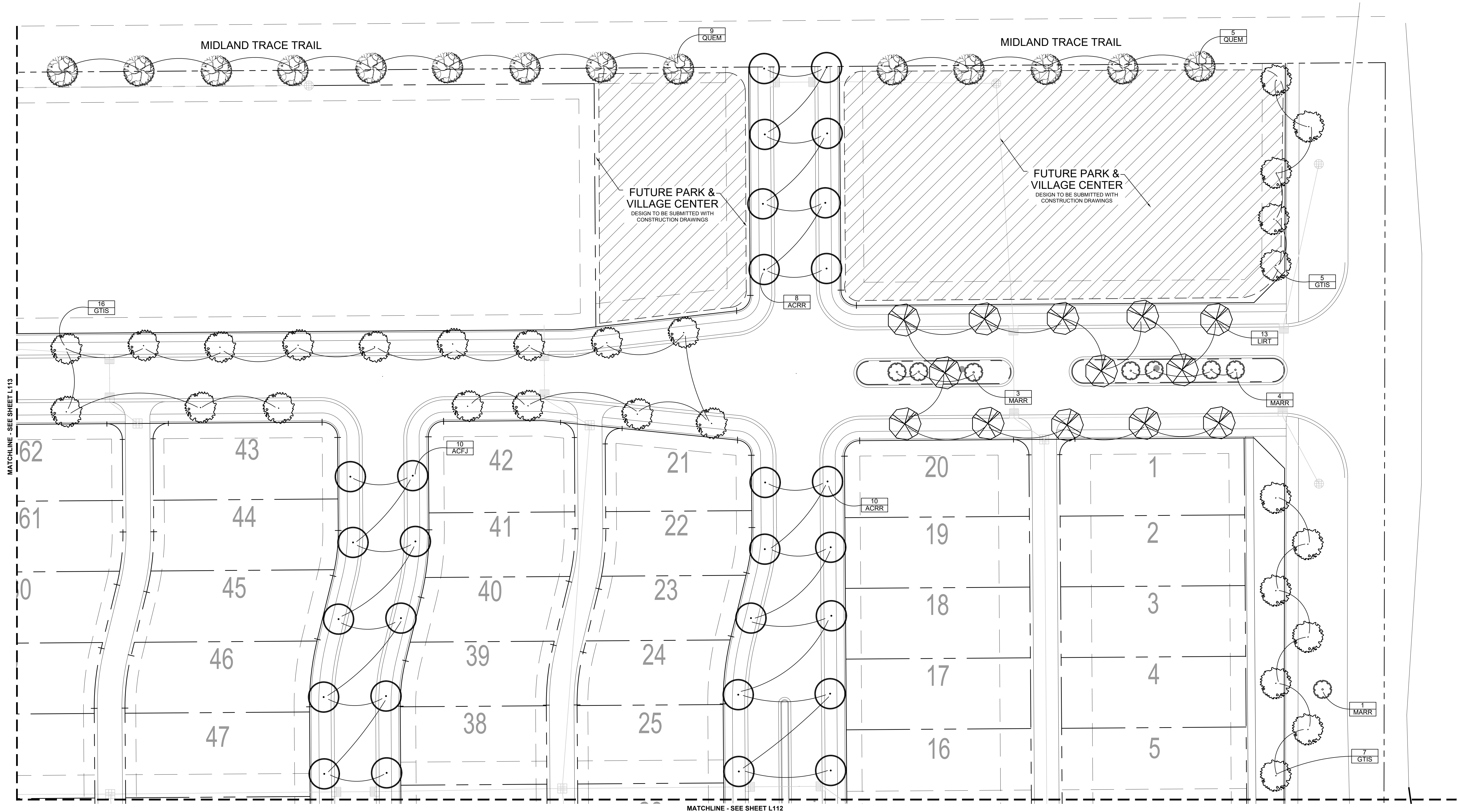
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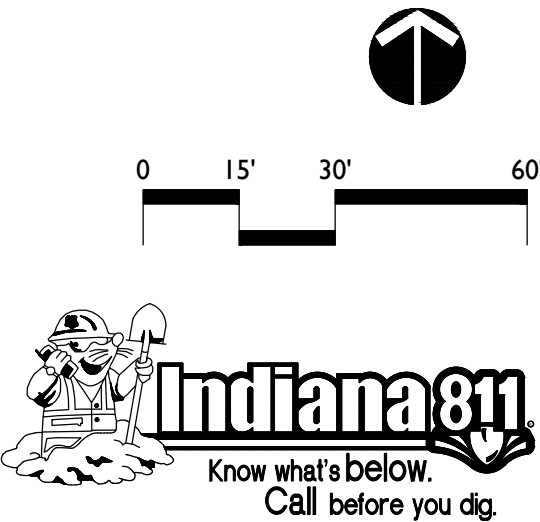


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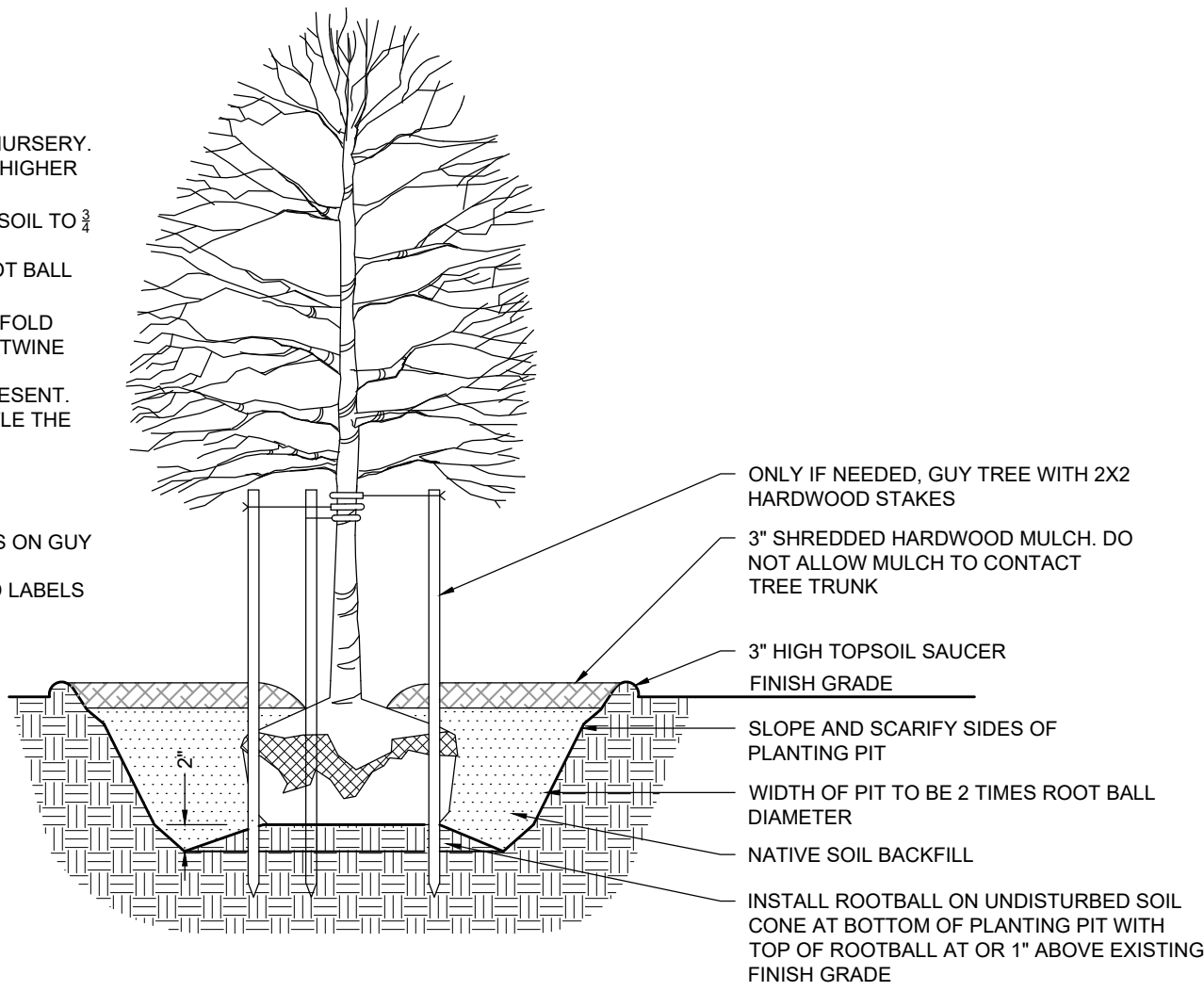




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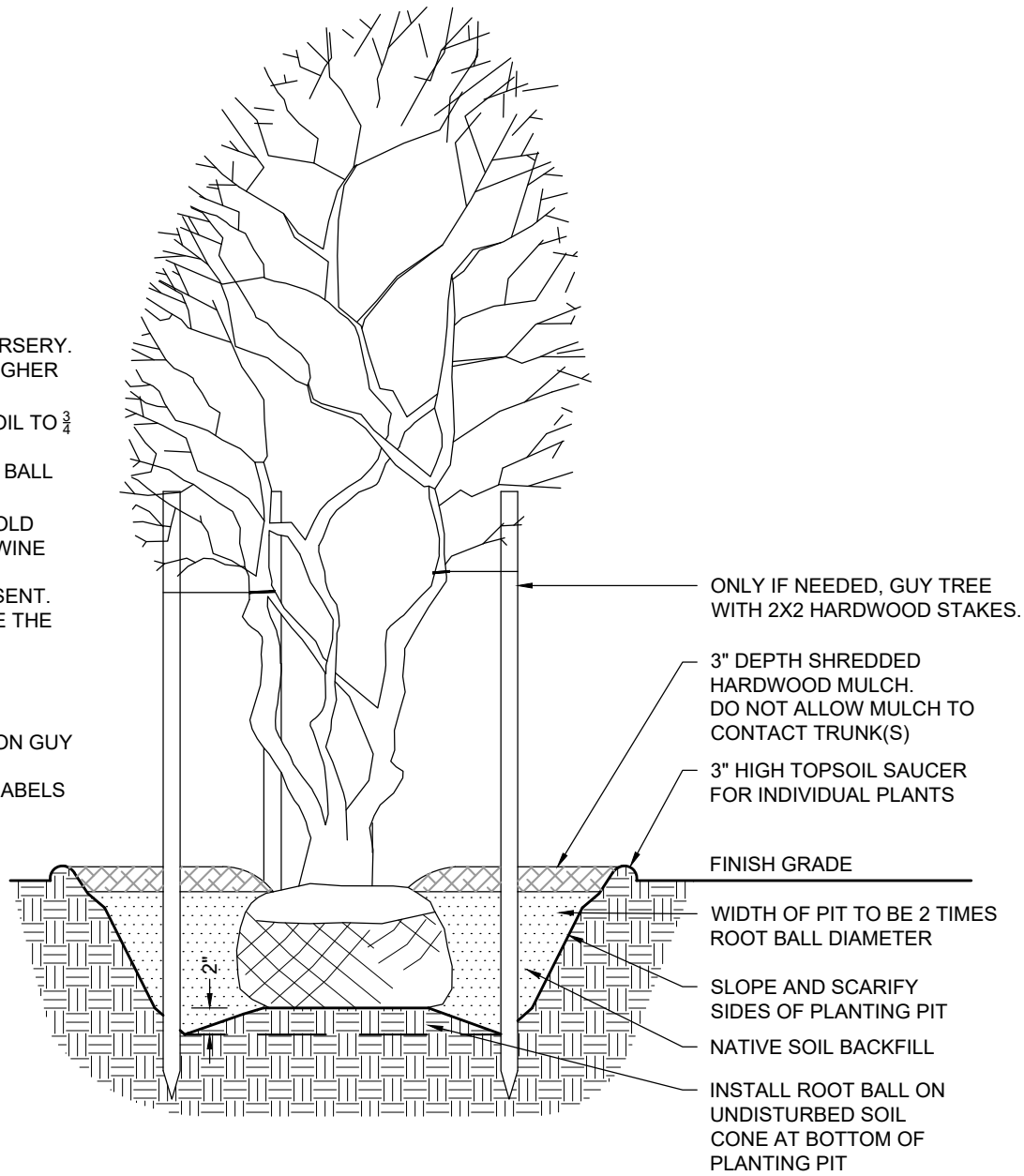
- PLANTING NOTES:
- DO NOT PLANT TREES DEEPER THAN GROWN AT NURSERY. TRUNK FLARE SHOULD BE LEVEL WITH OR SLIGHTLY HIGHER THAN SURROUNDING FINISH GRADE.
 - AFTER TREE IS POSITIONED IN THE PIT, BACKFILL SOIL TO $\frac{3}{4}$ FULL.
 - CUT ALL TWINE OR WIRE AWAY FROM TOP OF ROOT BALL AND STEM.
 - REMOVE BURLAP FROM TOP $\frac{1}{4}$ OF ROOTBALL AND FOLD BACK BELOW GROUND LEVEL. REMOVE ALL PLASTIC TWINE AND SYNTHETIC BURLAP COMPLETELY.
 - CUT AWAY TOP AND SIDES OF WIRE BASKET IF PRESENT.
 - SOAK PLANT BALL AND PIT THOROUGHLY TO SETTLE THE BACKFILL AND ELIMINATE AIR POCKETS.
 - FINISH FILLING THE PIT WITH SOIL AND WATER THOROUGHLY.
 - INSTALL STAKING ONLY WHEN NEEDED.
 - IF STAKING IS REQUIRED, PROVIDE PLASTIC FLAGS ON GUY POSTS IN OR NEAR WALKWAYS.
 - AFTER FINAL INSPECTION, REMOVE ALL TAGS AND LABELS



1 SHADE TREE PLANTING DETAIL

NTS

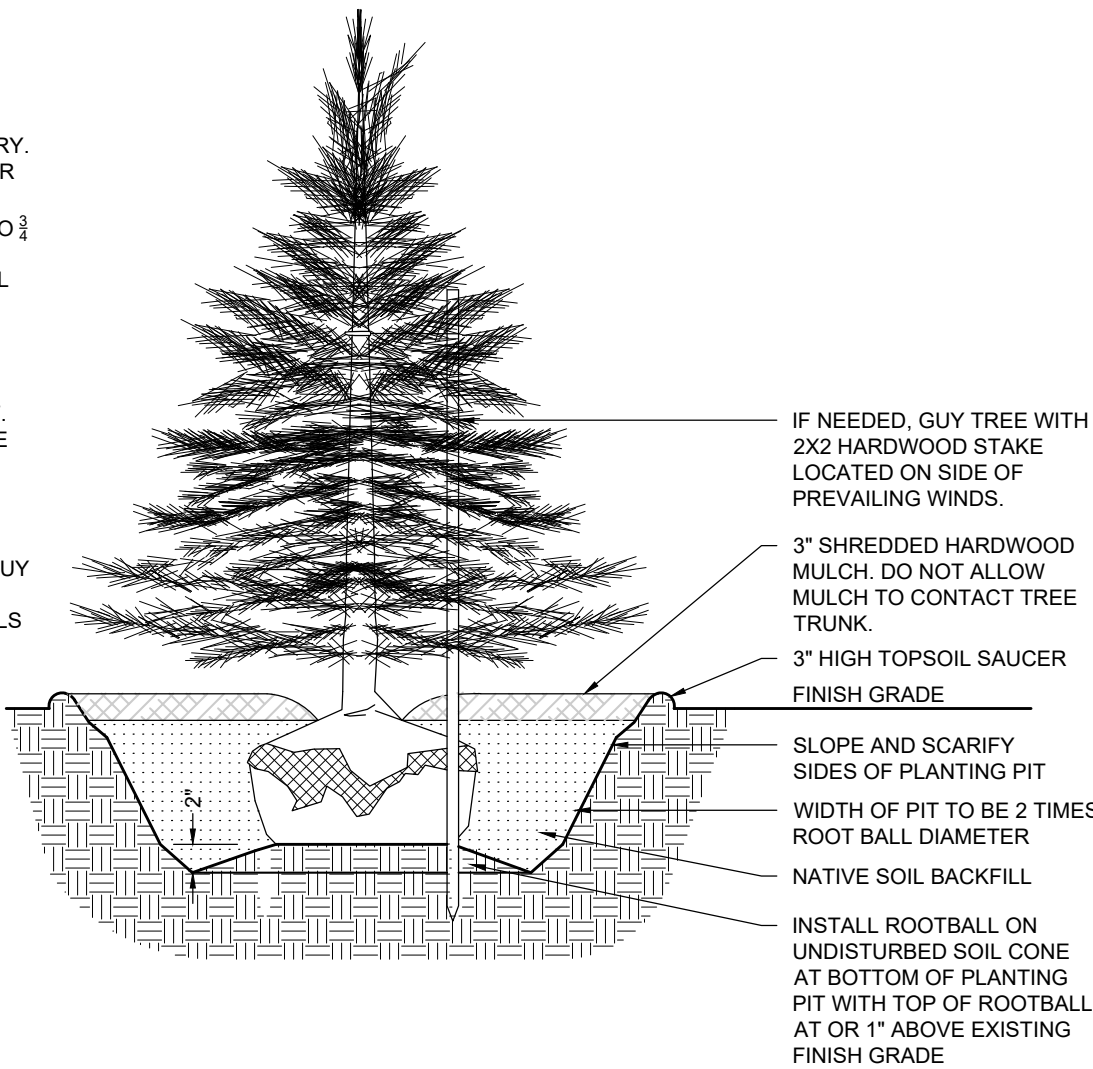
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2 MULTI-STEM TREE PLANTING DETAIL

NTS

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3 EVERGREEN PLANTING DETAIL

NTS

STREET TREE PLANT SCHEDULE

SYMBOL	QUANTITY															BOTANICAL NAME	COMMON NAME	COND.	SIZE
	L101	L102	L103	L104	L105	L106	L107	L108	L109	L110	L111	L112	L113	L114	TOTAL				
ACFJ	13	16	14	16	25	0	0	0	6	0	17	24	16	10	157	ACER FREEMANII 'JEFFERSRED'	AUTUMN BLAZE MAPLE	B&B	2" CAL./8' MIN. HT.
ACRR	20	0	22	0	13	11	0	25	0	19	0	24	0	18	152	ACER RUBRUM 'REDPOINTE'	REDPOINTE MAPLE	B&B	2" CAL./8' MIN. HT.
GTIS	21	35	0	19	19	34	6	20	32	23	0	22	20	28	279	GLEDITIA TRIACANTHOS INERMIS 'SKYCOLE'	SKYLINE HONEYLOCUST	B&B	2" CAL./8' MIN. HT.
LIRT	0	0	4	10	0	14	4	12	0	19	34	24	5	13	139	LIRIODENDRON TULIPIFERA	TULIP TREE	B&B	2" CAL./8' MIN. HT.
QUER	16	0	36	16	1	16	0	0	6	0	45	0	22	0	158	QUERCUS RUBRA	RED OAK	B&B	2" CAL./8' MIN. HT.
QUES	9	15	10	6	11	0	0	0	26	8	0	0	0	0	85	QUERCUS SHUMARDII	SHUMARD OAK	B&B	2" CAL./8' MIN. HT.

661 TOTAL STREET TREES PROVIDED

AMENITY PLANT SCHEDULE

SYMBOL	QUANTITY															BOTANICAL NAME	COMMON NAME	ON CENTER SPACING	COND.	SIZE
	L101	L102	L103	L104	L105	L106	L107	L108	L109	L110	L111	L112	L113	L114	TOTAL					
TREES:																				
BETN	0	4	0	2	0	2	0	3	0	3	0	6	0	0	20	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH		B&B	6' HT., 3 CANE
MARR	0	0	0	3	0	5	0	0	0	1	0	2	0	8	19	MALUS 'ROYAL RAINDROPS'	ROYAL RAINDROPS CRABAPPLE		B&B	1-1/2" CAL.
PICA	8	3	0	0	0	0	0	3	0	17	0	6	0	0	37	PICEA ABIES	NORWAY SPRUCE		B&B	6' MIN. HT.
PINS	0	0	0	0	0	0	0	3	0	12	0	0	0	0	15	PINUS STROBUS	WHITE PINE		B&B	6' MIN. HT.
TAXD	0	0	0	0	0	0	0	0	5	0	15	0	9	0	29	TAXODIUM DISTICHUM	BALD CYPRESS		B&B	2" CAL./8' MIN. HT.
QUEM	1	0	0	0	0	0	0	0	0	0	0	0	16	14	31	QUERCUS MACROCARPA	BUR OAK		B&B	2" CAL./8' MIN. HT.
	9	7	0	5	0	7	0	9	5	33	15	14	25	22	161	TOTAL TREES				
SHRUBS, PERENNIALS & GRASSES:																				
HEME	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	HEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY	24" O.C.	CONT.	1 GAL.
ISBS	0	0	0	0	0	0	0	0	0	84	0	0	0	0	84	IRIS SIBERICA 'BUTTER & SUGAR'	BUTTER & SUGAR SIBERIAN IRIS	18" O.C.	CONT.	1 GAL.
JCKC	0	0	0	0	7	0	0	0	0	7	0	0	0	0	14	JUNIPERUS CHINENSIS 'KALLEY'S COMPACT'	KALLEY'S COMPACT JUNIPER	6' O.C.	B&B	30" HT.
MISA	0	0	0	48	24	48	0	48	0	0	0	0	0	0	168	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO MAIDEN GRASS	3' O.C.	CONT.	1 GAL.
NEWL	0	0	0	48	60	48	0	48	0	60	0	0	0	0	264	NEPETA X 'WALKERS LOW'	WALKERS LOW CATMINT	3' O.C.	CONT.	1 GAL.
ROSE	0	0	0	19	40	19	0	19	0	40	0	0	0	0	137	ROSA 'RADTKO'	KNOCK OUT ROSE	3' O.C.	CONT.	3 GAL.
PERA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	3' O.C.	CONT.	1 GAL.
SSMN	0	0	0	0	108	0	0	0	0	108	0	0	0	0	216	SALVIA SYLVESTRIS 'MAY NIGHT'	MAY NIGHT SALVIA	18" O.C.	CONT.	1 GAL.
SEAH	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	SEDUM 'AUTUMN FIRE	AUTUMN FIRE SEDUM	24" O.C.	CONT.	1 GAL.

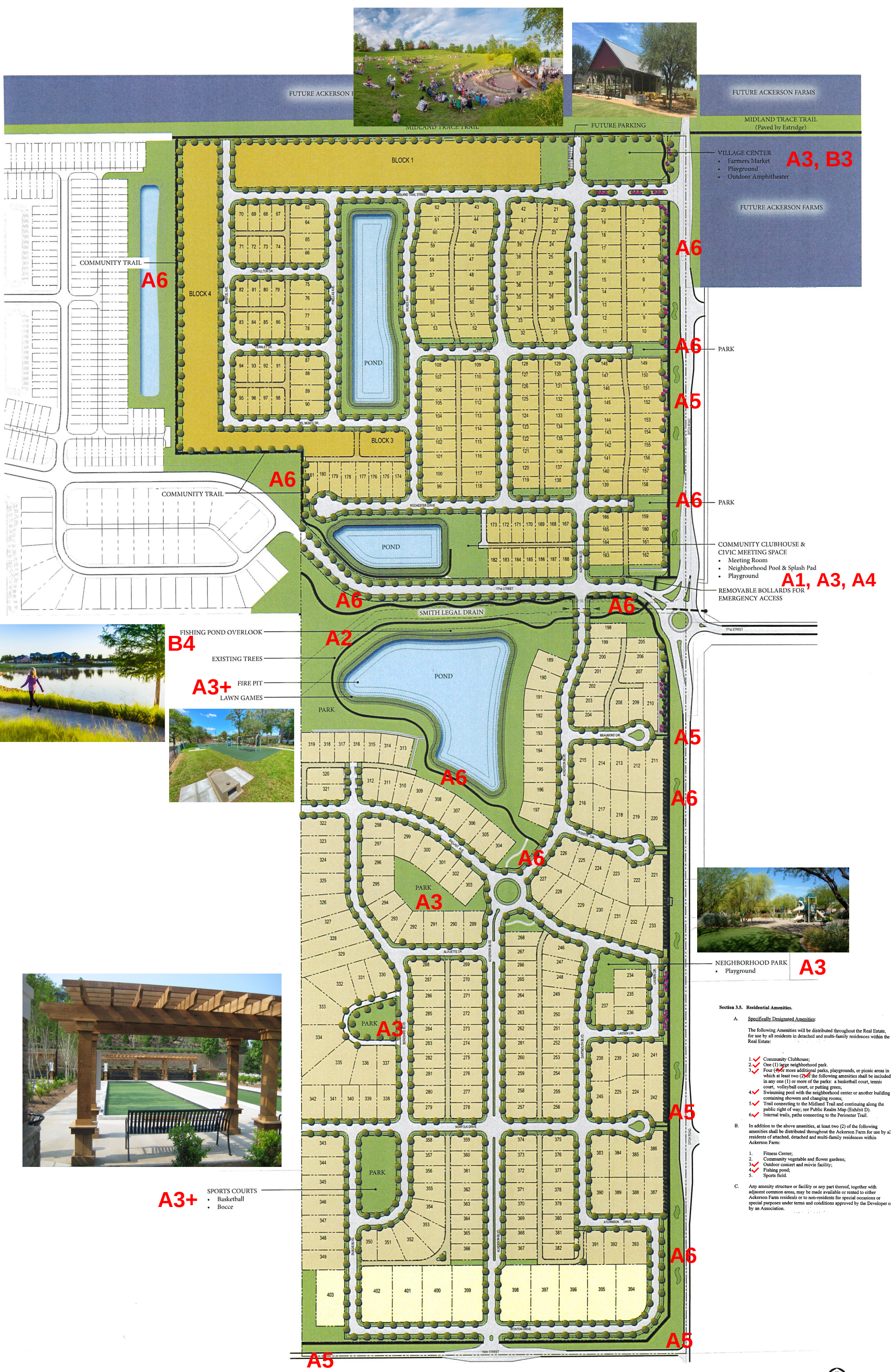
LOT LANDSCAPING REQUIREMENTS:

Table 14.5

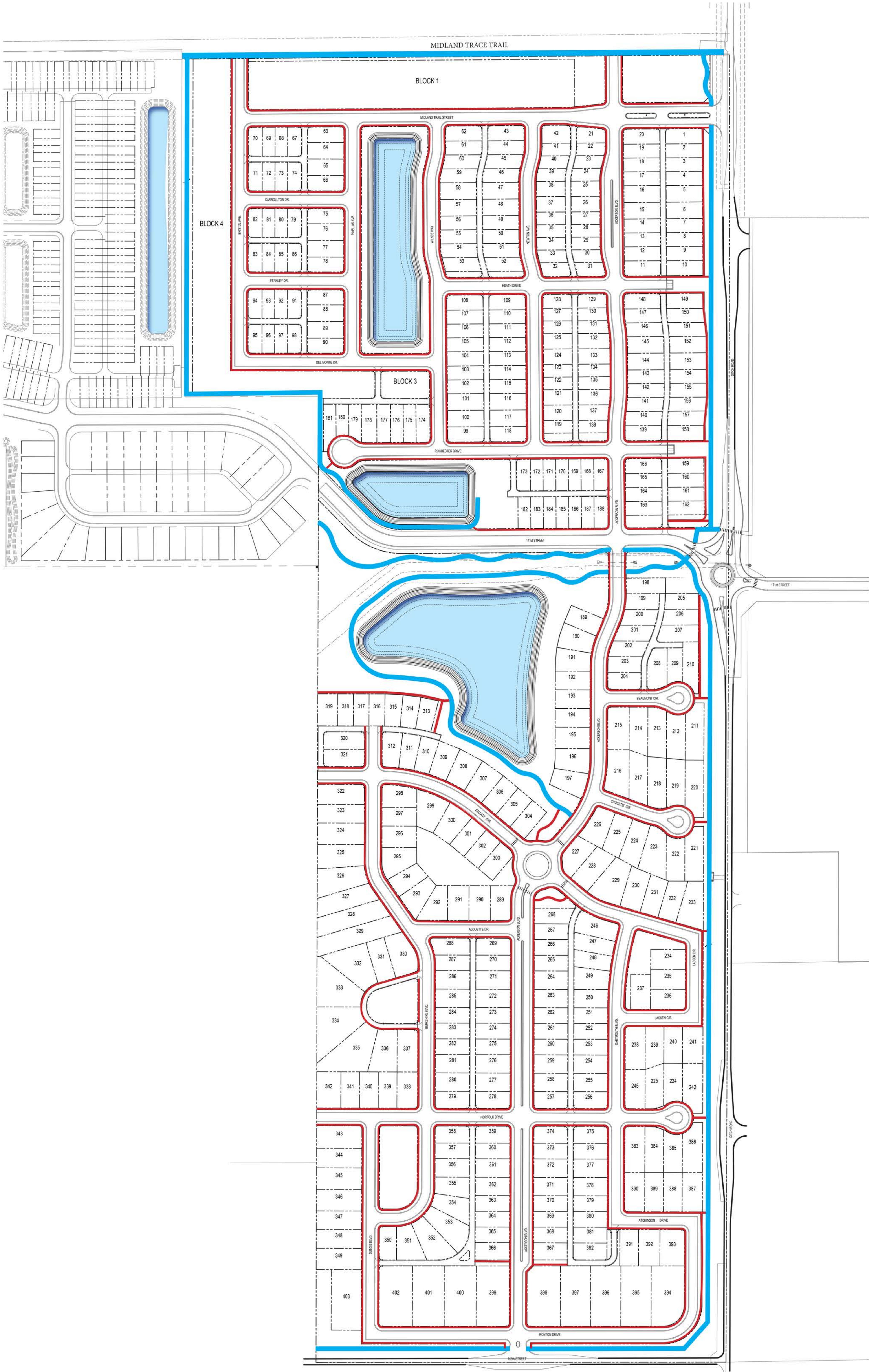
Land Use Type	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single-Family Residential	4 per dwelling unit in Residential 1. 1 tree per lot in Residential 2 under 45 feet, 2 trees per lot in Residential 2, 55 feet and over.	4 per dwelling unit in Residential 1. 1 tree per lot in Residential 2 under 45 feet, 2 trees per lot in Residential 2, 55 feet and over.	4 per dwelling unit (3 gallon containers minimum)
Multi-Family in LBH, LB, and GB	1 per dwelling unit	1 per dwelling unit	4 per dwelling unit
Institutional Uses	2 per acre	3 per acre	10 per acre
Business Uses	10 per acre	10 per acre	25 per acre
Industrial Uses	5 per acre	5 per acre	25 per acre



ACKERSON FARMS
WESTFIELD, INDIANA



ACKERSON FARMS
WESTFIELD, INDIANA



ACKERSON FARMS
WESTFIELD, INDIANA



Central Park

ACKERSON FARMS

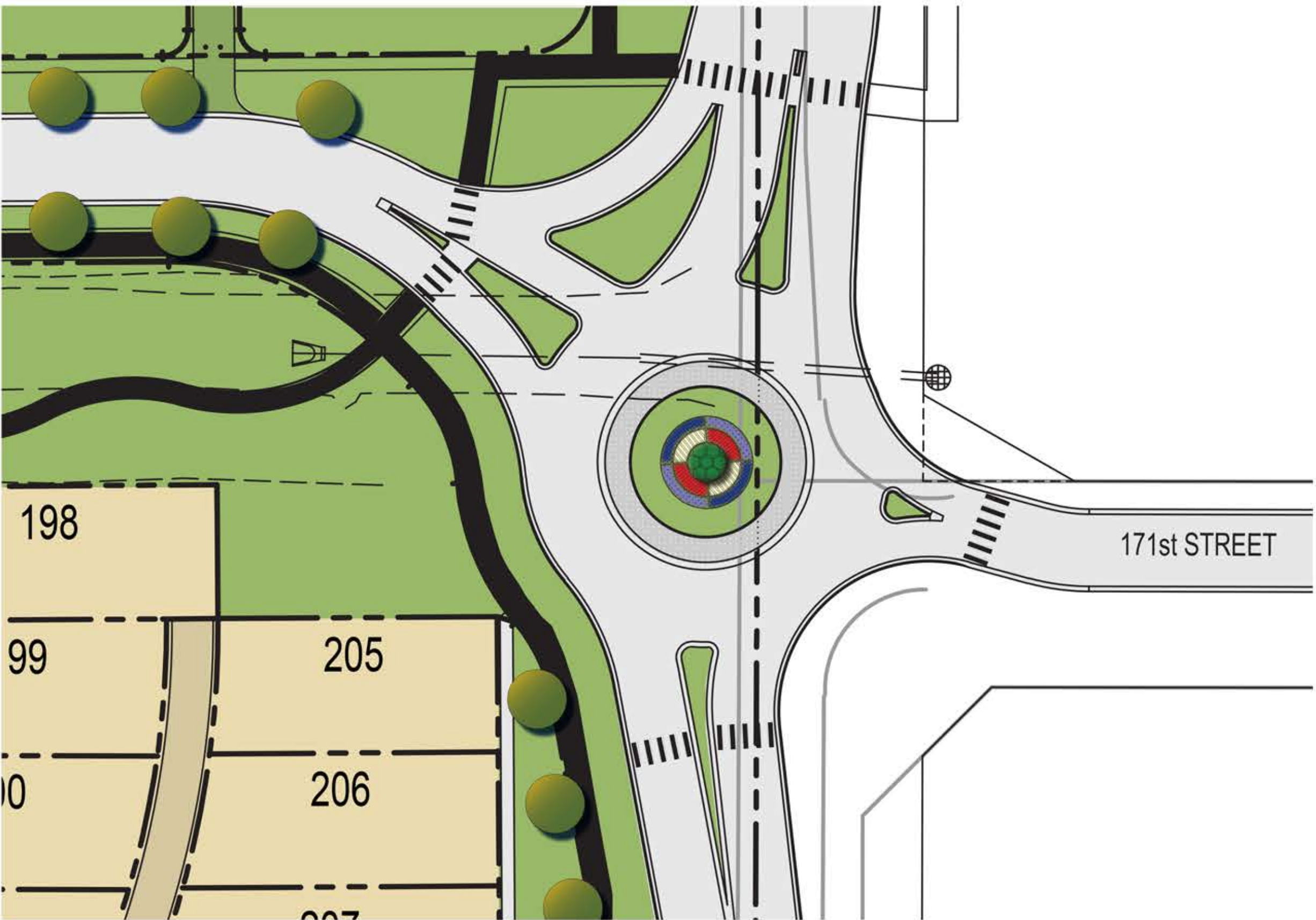
WESTFIELD, INDIANA



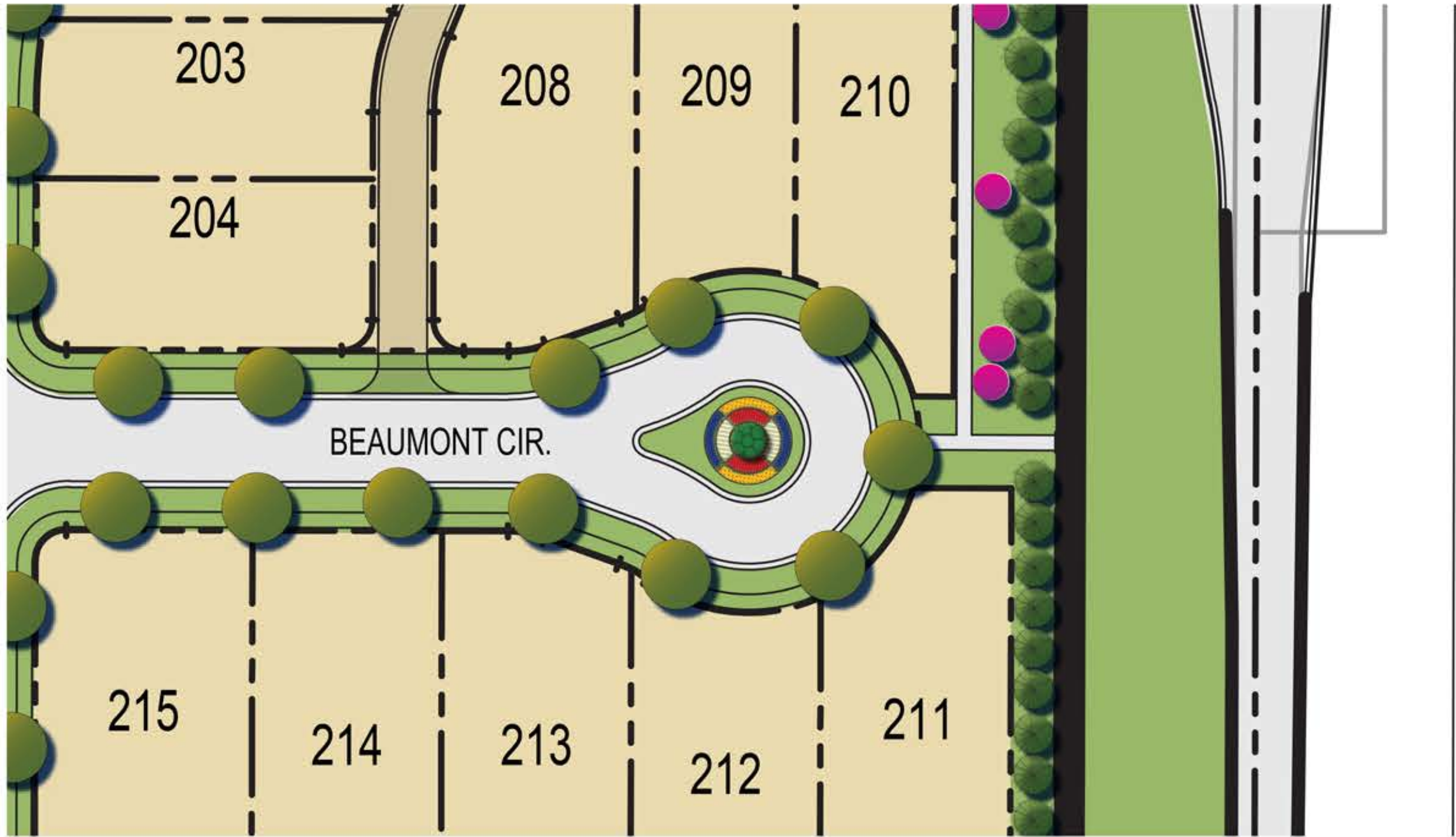
Not to Scale
May 26, 2021



Ackerson Boulevard Roundabout Enlargement



171st Street Roundabout Enlargement



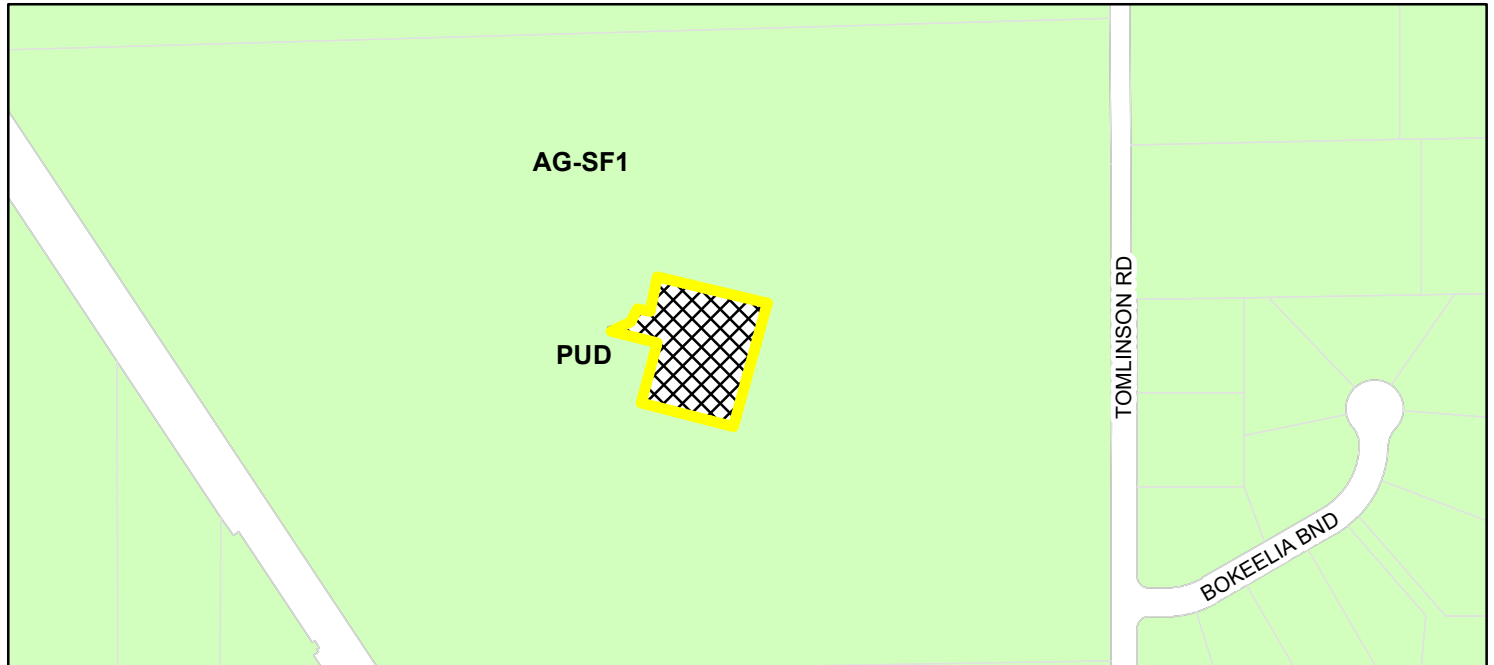
Raindrop Rotary Enlargement

Aerial Location Map

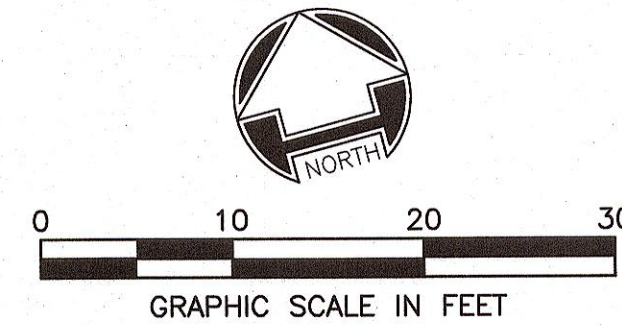
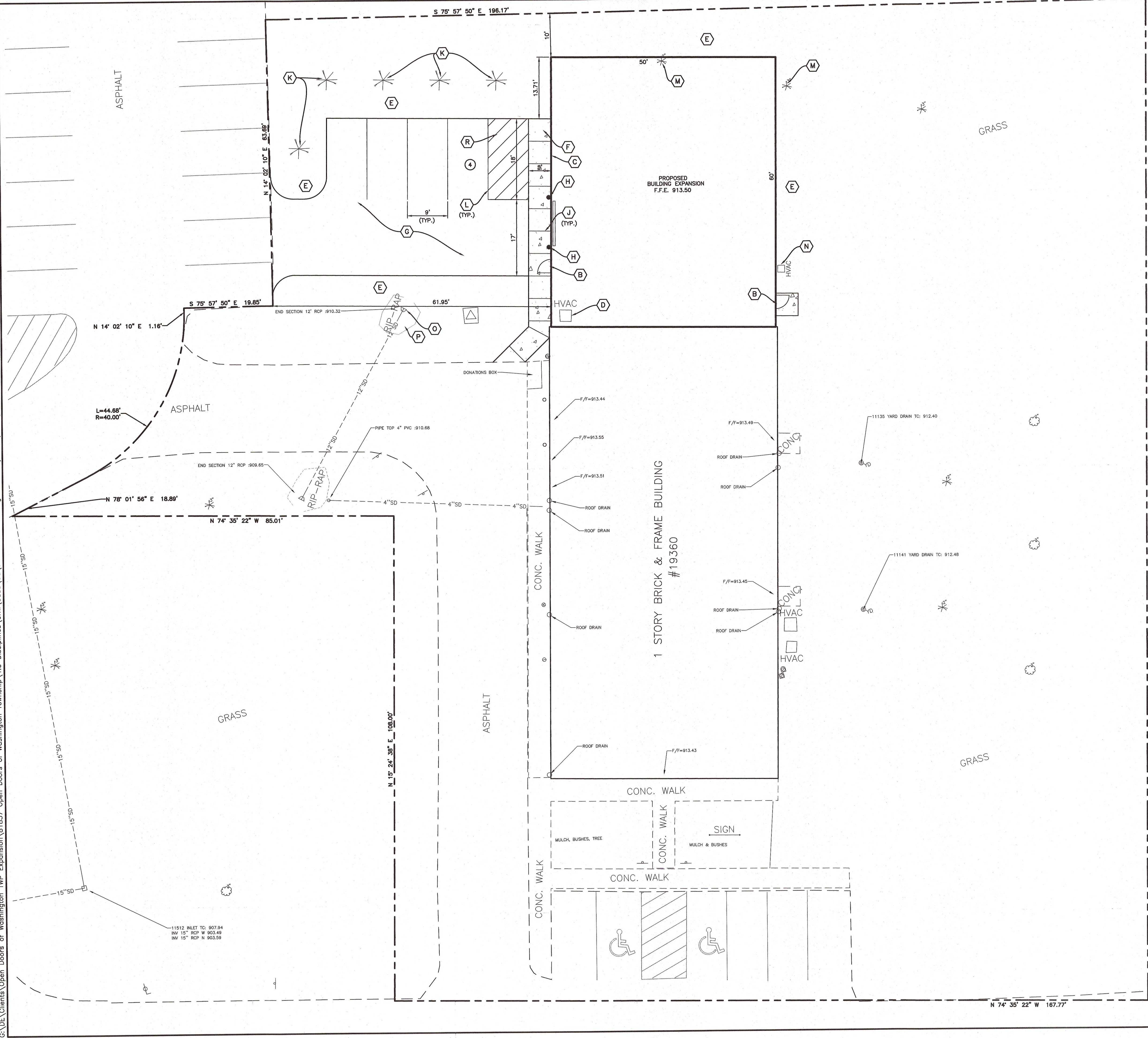
 Site



Zoning Map



Layout Tab Name: C201, Images: Map.png; william dougherty.jpg; Xrefs: 81837-x.dwg; 81837-p.dwg; 81837-tblk.dwg; 81837-dem-sit.dwg Plotted By:Murray, Gary Plotted:May 26, 2021, 8:40:50 AM
Last Saved By:MurrayG, 4/21/2021 10:45:27 AM
G:\DE\Clients\Open Doors of Washington TWP Expansion\81837 Open Doors of Washington TWP Expansion\81837.dwg



LEGEND	
SYMBOL	DESCRIPTION
	INTEGRAL WALK AND CURB
	CONCRETE STOOP (5'x5' UNLESS OTHERWISE NOTED)
	EXPANSION JOINT AT BUILDING
	EXISTING HVAC TO BE RELOCATED
	LANDSCAPED AREA
	CONCRETE SIDEWALK
	REGULAR DUTY ASPHALT PAVEMENT
	GUARD POST
	CONTROL JOINT
	PROPOSED TREES
	4" PAINTED WHITE PAVEMENT STRIPE
	EXISTING TREE TO BE REMOVED
	RELOCATED HVAC
	EXISTING END SECTION TO BE REMOVED
	EXISTING RIPRAP TO BE REMOVED
	4" PAINTED WHITE PAVEMENT STRIPE @ 45° ANGLE, 2' O.C.
	PROPOSED CONCRETE
	PROPOSED SIGN
	NUMBER OF PARKING SPACES

- NOTES:**
- ALL DIMENSIONS IN CURBED AREAS SHALL BE FACE TO FACE OF CURB.
-ALL DIMENSIONS IN AREAS WITHOUT CURB SHALL BE TO EDGE OF PAVEMENT.
-ALL DIMENSIONS AT INTEGRAL CURB & WALK SHALL BE TO FACE OF CURB.
-ALL DIMENSIONS FROM BUILDING SHALL BE FROM FACE OF BUILDING.
 - ALL RADII IN PAVED AREAS & ON CURBS SHALL BE 5' UNLESS NOTED OTHERWISE.
 - THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN FIELD BEFORE STARTING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITION, THE CONTRACTOR SHALL CONTACT A/E IMMEDIATELY.
 - PROVIDE SMOOTH TRANSITION FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
 - ALL AREAS WHERE THE EXISTING PAVEMENT OR PAVEMENTS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY THE GENERAL CONTRACTOR, SUBCONTRACTORS, OR SUPPLIERS SHALL BE RESURFACED OR RECONSTRUCTED AT LEAST TO THEIR ORIGINAL CONDITION AFTER CONSTRUCTION WORK IS COMPLETED.
 - ALL RADII INDICATED SHALL BE FORMED AS CIRCULAR ARCS.
 - ALL DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO BASE LINES, PROPERTY LINES OR BUILDING LINES UNLESS OTHERWISE NOTED.
 - ALL STRIPES ARE TO BE 4" PAINTED, WHITE, UNLESS OTHERWISE NOTED.
 - THE CONTRACTOR SHALL BE RESPONSIBLE TO PROVIDE AT HIS EXPENSE ALL AUTOMOBILE AND PEDESTRIAN TRAFFIC CONTROL DEVICES REQUIRED BY FEDERAL, STATE, COUNTY, CITY OR LOCAL AGENCY. THE AMOUNT, LOCATION AND SIZE SHALL BE PER DIRECTION OF AGENCY.
 - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REMOVE ALL MUD, DIRT, GRAVEL, AND ANY OTHER MATERIALS TRACKED ONTO ANY PUBLIC OR PRIVATE STREETS OR SIDEWALKS. THE CONTRACTOR MUST CLEAN THESE DAILY IF NECESSARY. THE CONTRACTOR MUST USE WATER OR OTHER METHODS TO KEEP AIRBORNE DUST TO A REQUIRED MINIMUM.
 - ALL SIGNS AND SUPPORTING STRUCTURES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.



CARI E. MURRAY
REGISTERED
No. 9300348
STATE OF INDIANA
PROFESSIONAL ENGINEER

Handwritten signature

REVISION

DATE

No.

PROJECT No: 081837
DATE: 08/18/37
DES: DK
DR: SMB
CKD: DK

333 N. Alabama Street
Suite 200
Indianapolis, IN 46204
317.299.7500
FAX: 317.291.5805

WOOLPERT

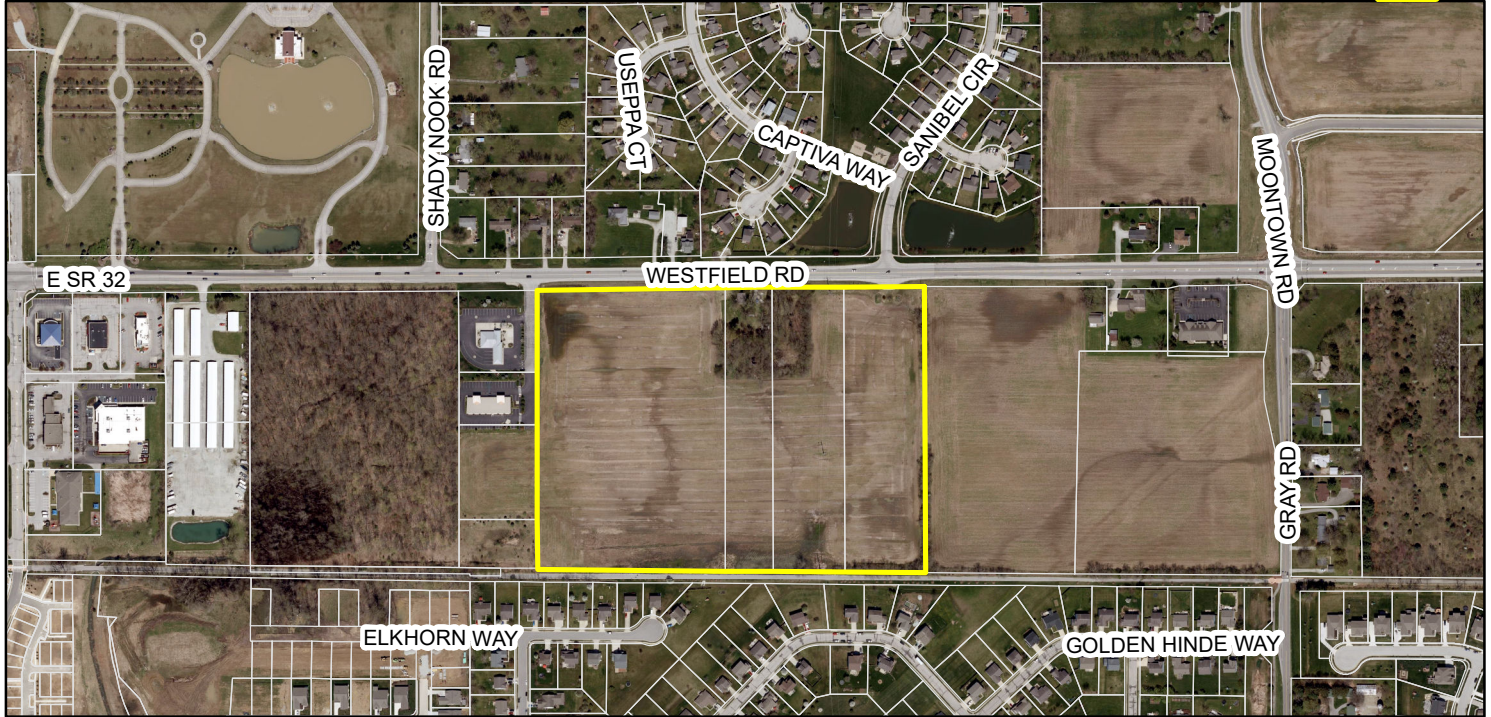
**OPEN DOORS FACILITY EXPANSION
AT MONON TRAILS ELEMENTARY**

19360 TOMLINSON RD.
WESTFIELD, INDIANA

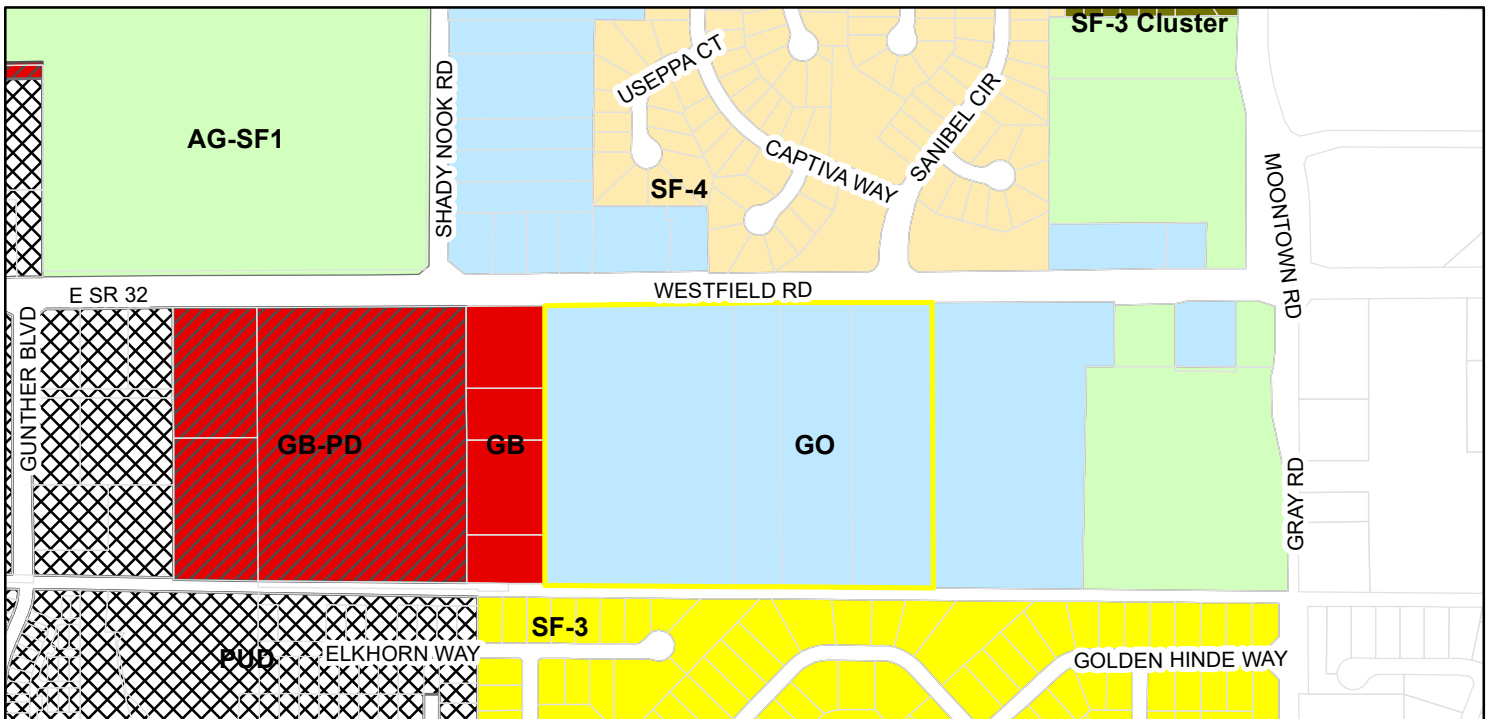
DEMOLITION AND SITE PLAN

SHEET NO.
C201

Aerial Location Map



Zoning Map



Zoning

- | | | |
|---|--|--|
|  AG-SF1 (Agriculture - Single Family - 1) |  GB-PD (General Business - Planned Development) |  SF-3 (Single Family - 3) |
|  GB (General Business) |  GO (General Office) |  SF-3 Cluster |
|  PUD (Planned Unit Development) | |  SF-4 (Single Family - 4) |





5-Unit
Front Elevation

M/I HOMES of INDIANAPOLIS

20110

AA26002897

10.15.20

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HOUSING
DESIGN
MATTERS



5-Unit

Side Elevations

M/I HOMES of INDIANAPOLIS

20110

AA26002897

10.15.20

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HOUSING
DESIGN
MATTERS



5-Unit
Rear Elevation



M/I HOMES of INDIANAPOLIS

20110

AA26002897

10.15.20

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HOUSING
DESIGN
MATTERS



Front Elevation - Craftsman Style

scale: 1/4" = 1'-0"



M/I HOMES

Welcome to Better

M/I Homes of Indiana, LP
Indianapolis, IN

**4 - Unit Building Mix
Preliminary Character Elevations**

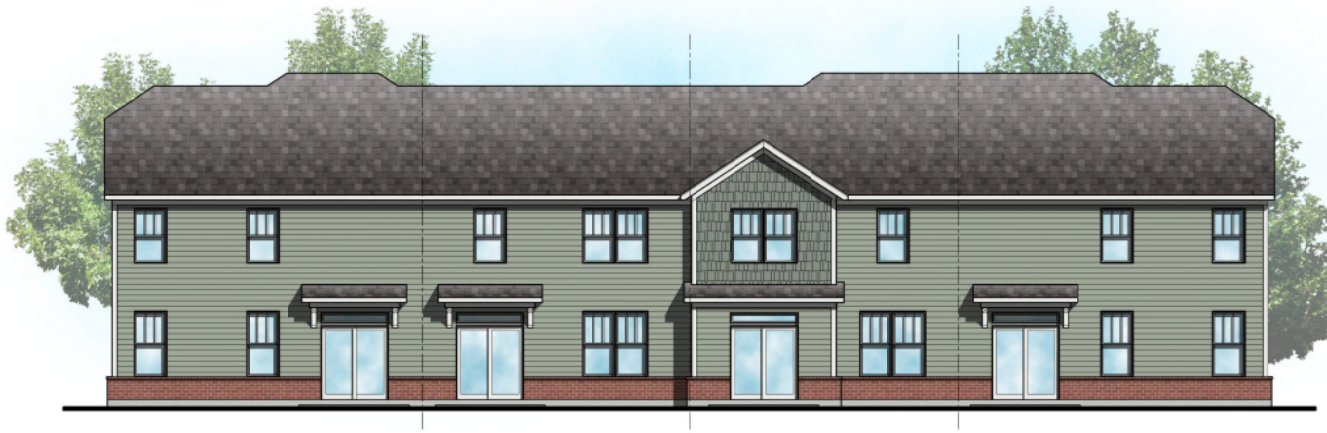


BSB
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May 18, 2021

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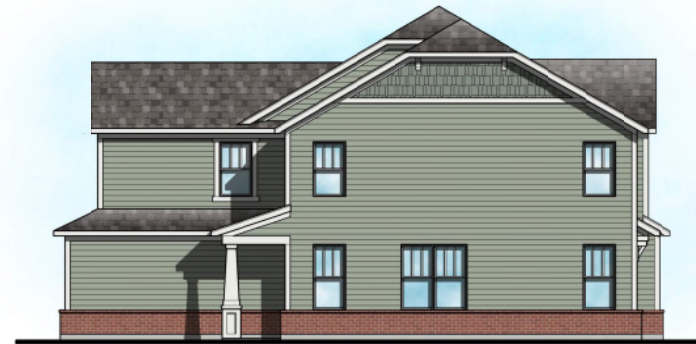
Rear Elevation

scale: 3/16" = 1'-0"



Left Elevation

scale: 3/16" = 1'-0"



Right Elevation

scale: 3/16" = 1'-0"



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Indianapolis, IN

4 - Unit Building Mix Preliminary Character Elevations



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Front Elevation - Farmhouse Style

scale: 1/4" = 1'-0"



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Indianapolis, IN

**4 - Unit Building Mix
Preliminary Character Elevations**



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Rear Elevation

scale: 3/16" = 1'-0"



Left Elevation

scale: 3/16" = 1'-0"



Right Elevation

scale: 3/16" = 1'-0"



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Indianapolis, IN

4 - Unit Building Mix Preliminary Character Elevations



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Front Elevation - Traditional Style

scale: 1/4" = 1'-0"



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Indianapolis, IN

**4 - Unit Building Mix
Preliminary Character Elevations**

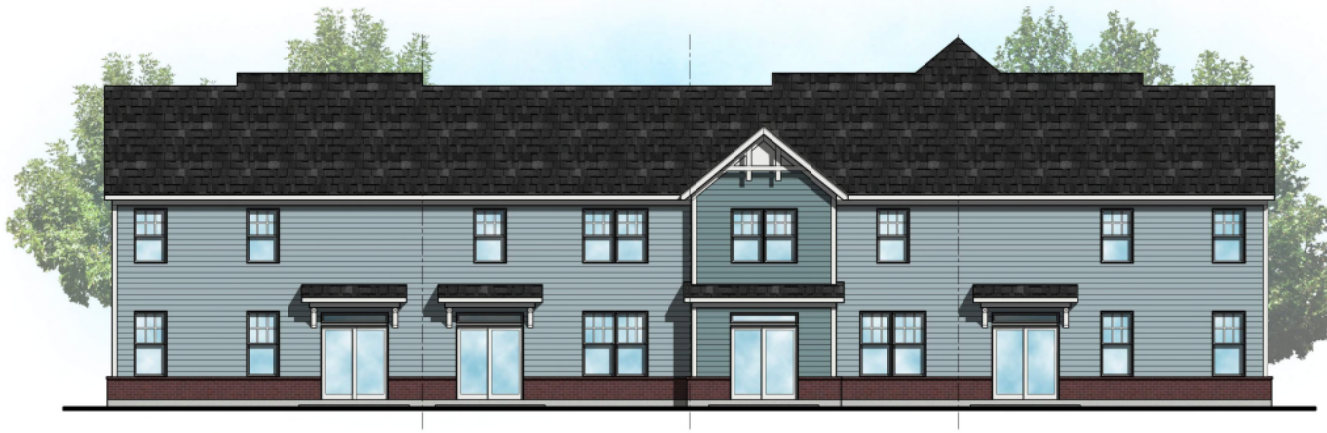


BSB
DESIGN

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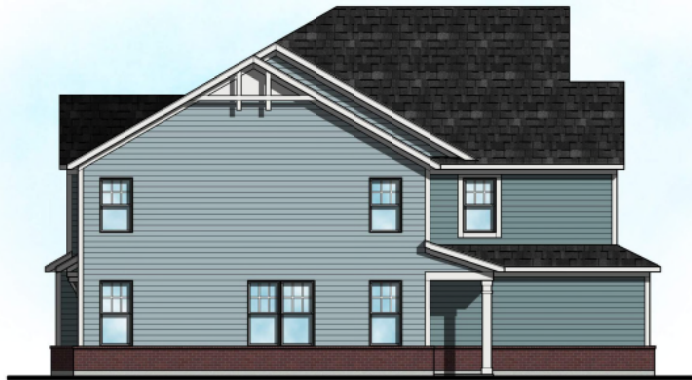
May 18, 2021

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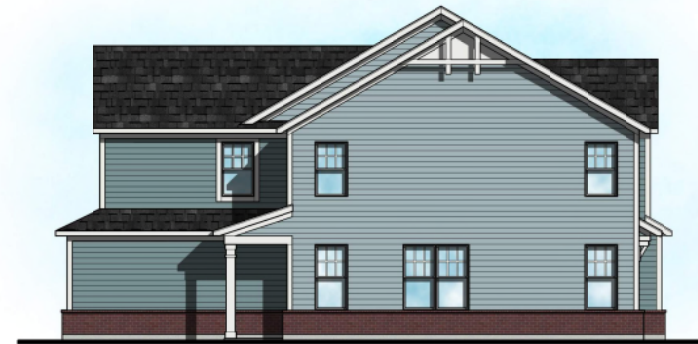
Rear Elevation

scale: 3/16" = 1'-0"



Left Elevation

scale: 3/16" = 1'-0"



Right Elevation

scale: 3/16" = 1'-0"



M/I HOMES

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M/I Homes of Indiana, LP
Indianapolis, IN

4 - Unit Building Mix Preliminary Character Elevations



May 18, 2021

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3 unit Illustrative Elevations



Front Elevation - Craftsman Style
scale: 1/4" = 1'-0"



4 unit Illustrative Elevations



Front Elevation - Craftsman Style
scale: 1/4" = 1'-0"



Rear Elevation
scale: 3/16" = 1'-0"

5 unit Illustrative Elevations



Front Elevation - Craftsman Style
scale: 1/4" = 1'-0"



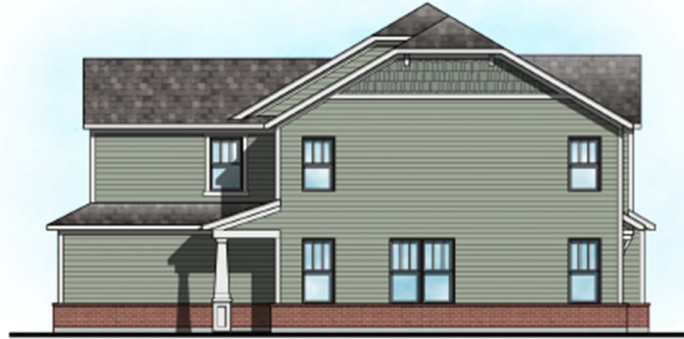
6 unit Illustrative Elevations



Front Elevation - Craftsman Style
SCALE: 1/4" = 1'-0"



Side Elevation Illustrative Elevations



Right Elevation

scale: 3/16" = 1'-0"

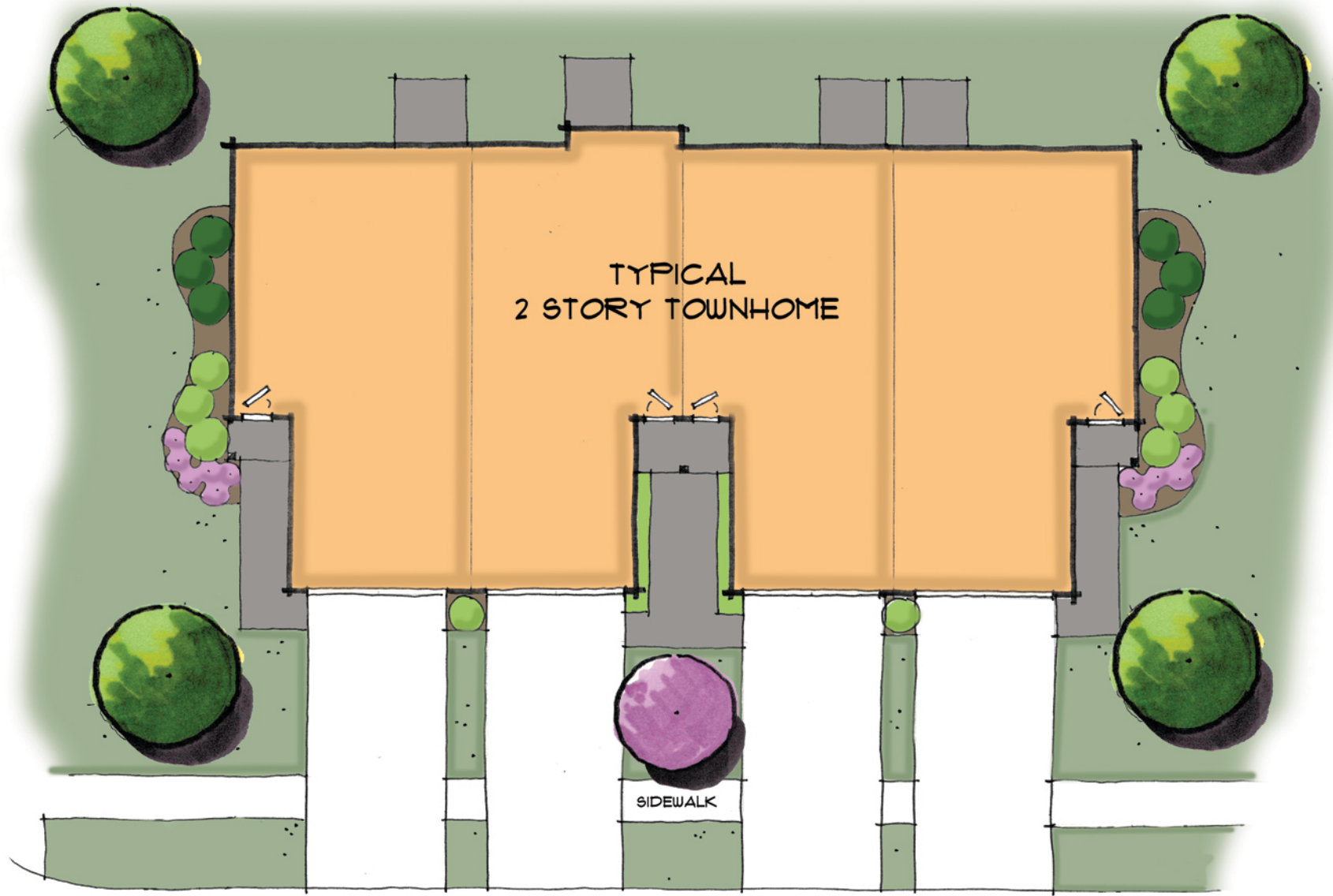


Left Elevation

scale: 3/16" = 1'-0"

Bonterra

WESTFIELD, IN

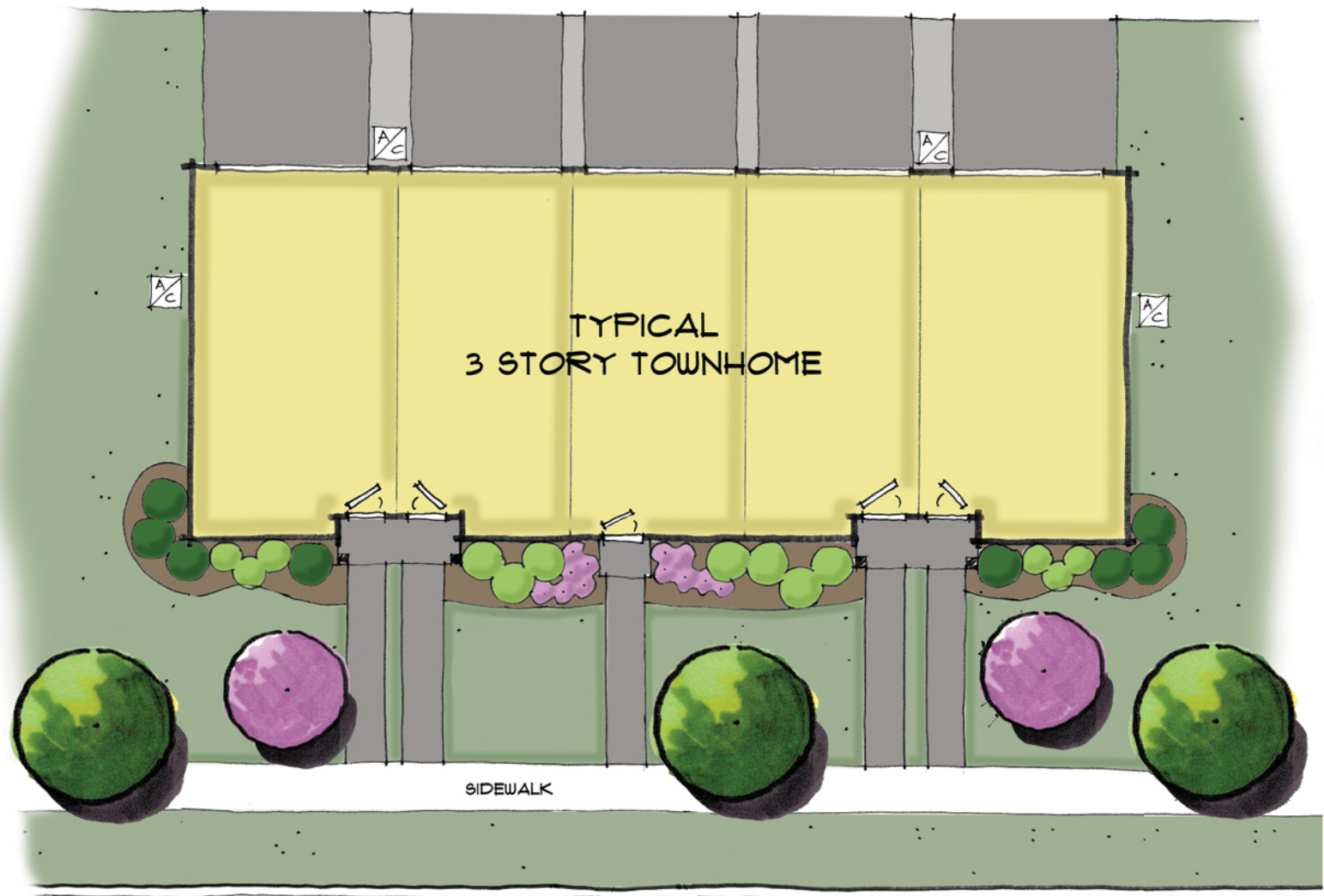


M/I HOMES

Welcome to Better

STREET

ALLEY



M/I HOMES

Welcome to Better

STREET

Bonterra Landscape Entrance Sign

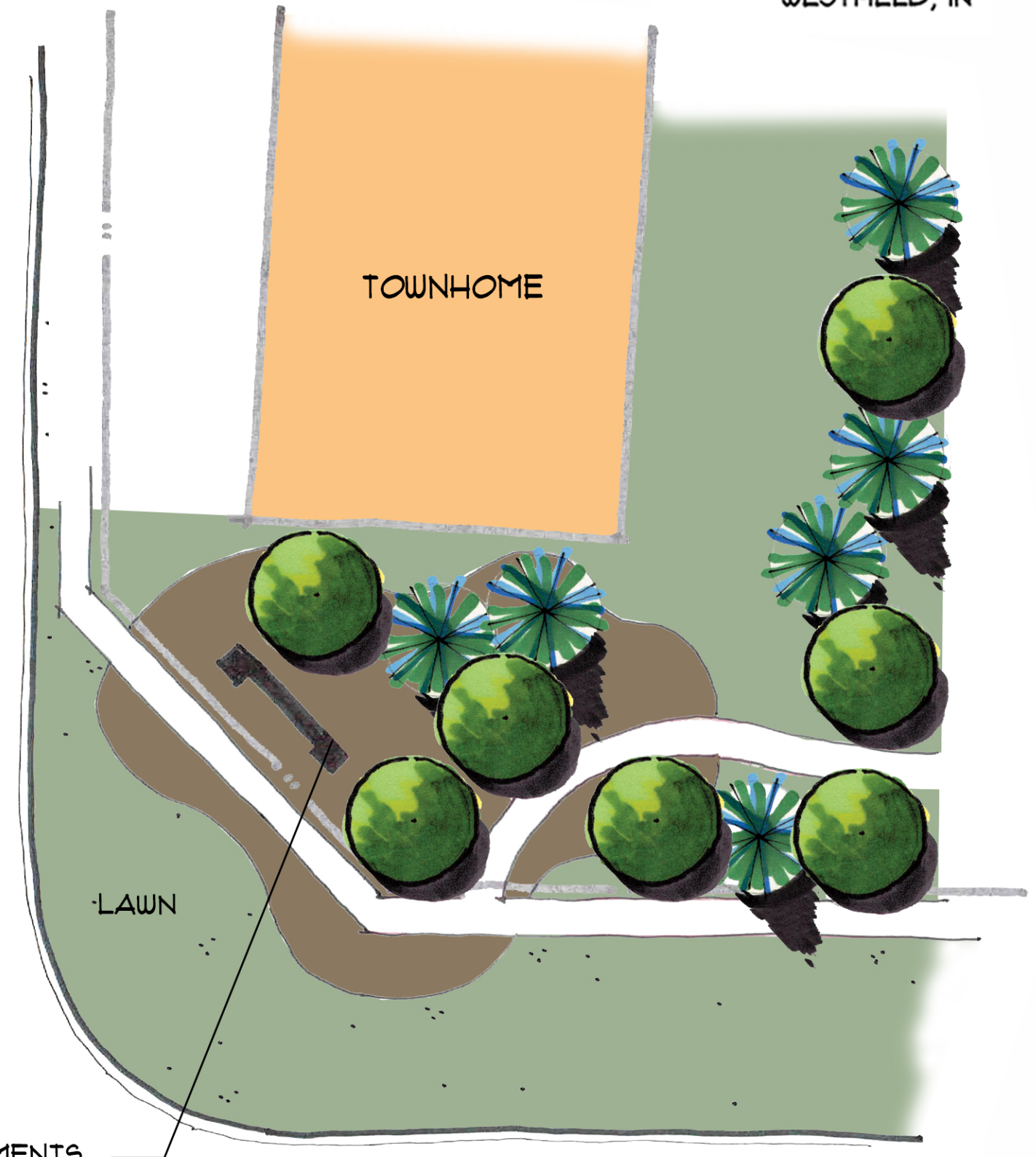
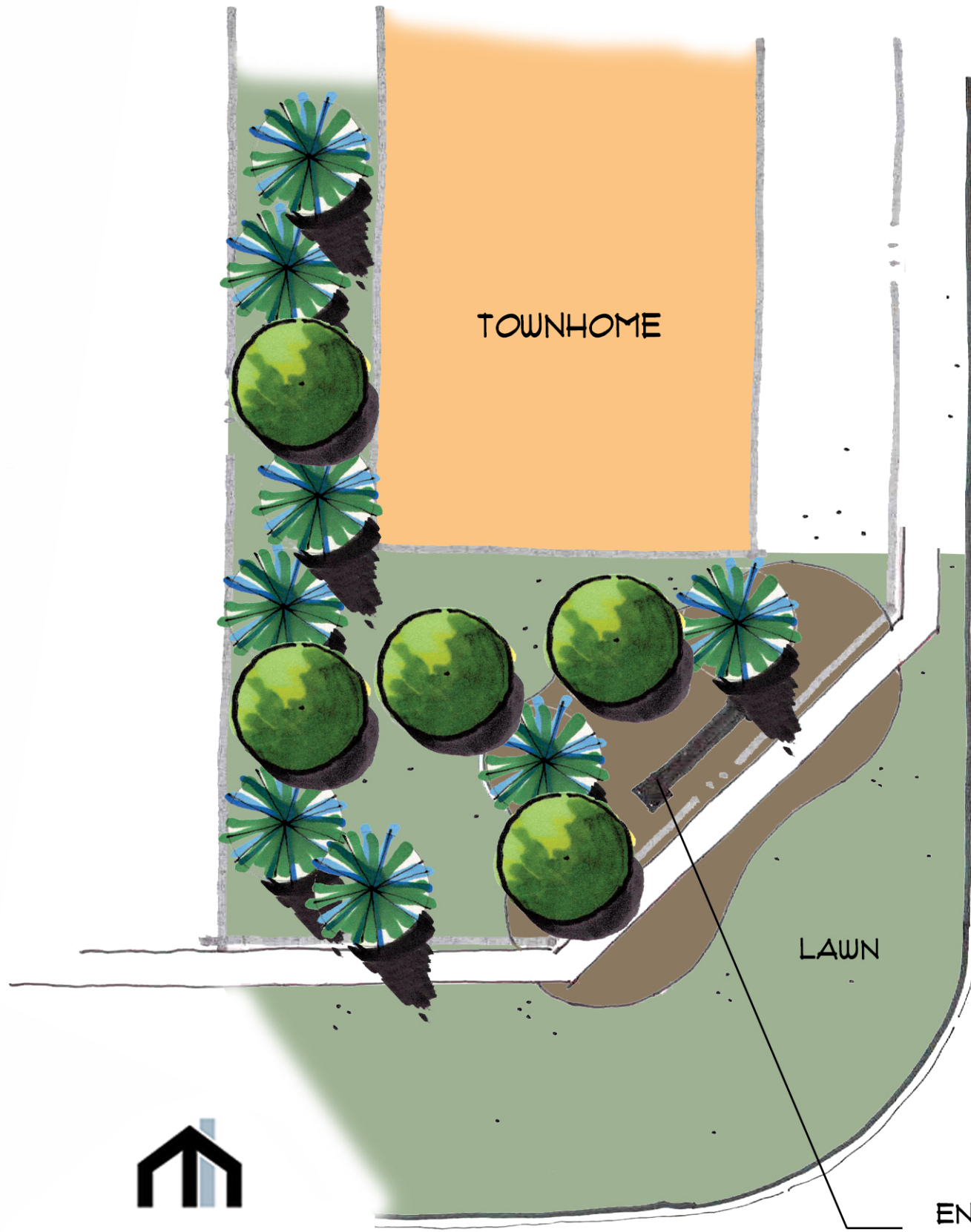


Bonterra
WESTFIELD, IN

M/I HOMES

Bonterra

WESTFIELD, IN



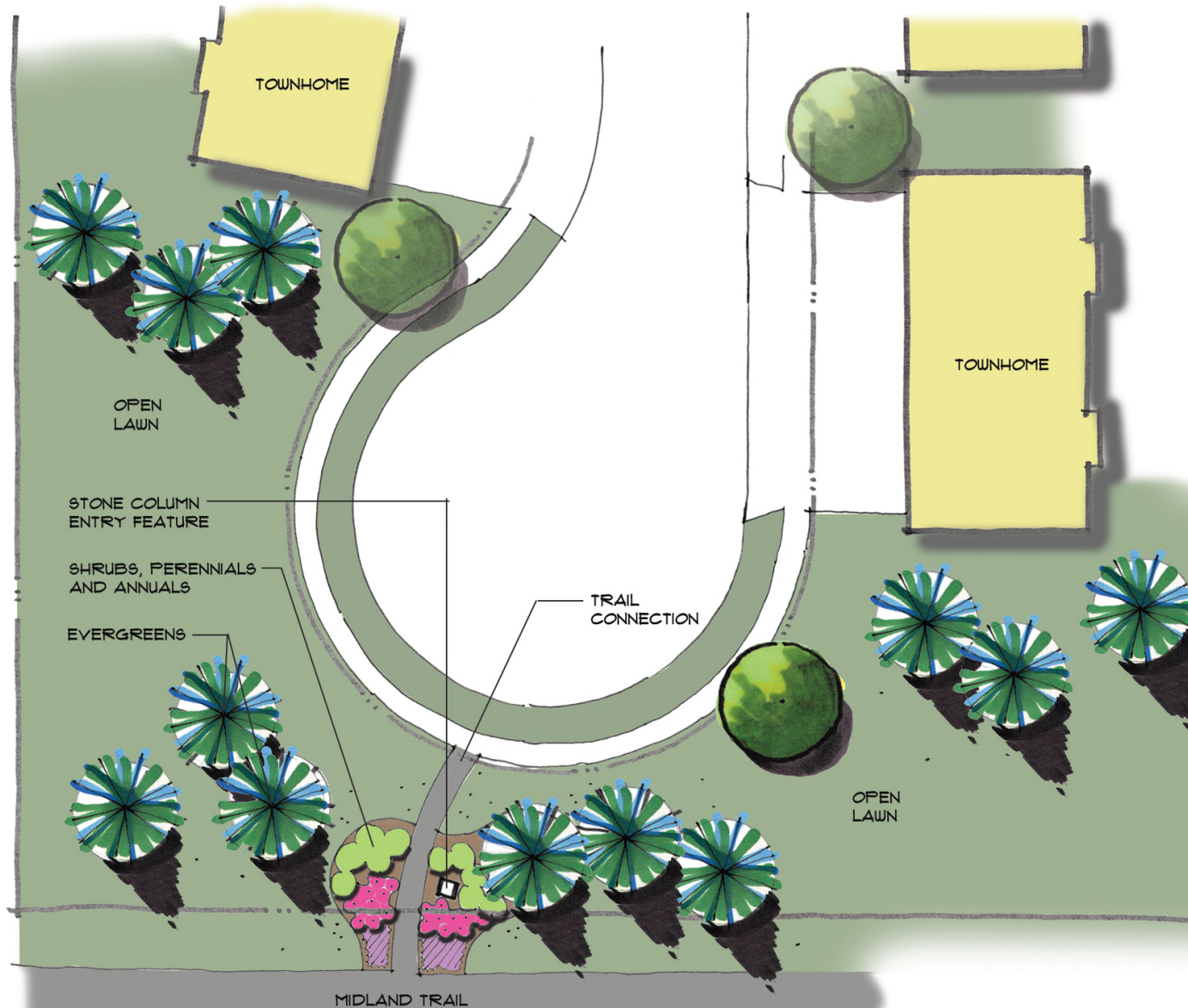
Bonterra Landscape

Fire pit, Sitting Areas Park Bench Inspirations



M/I HOMES

Bonterra
WESTFIELD, IN

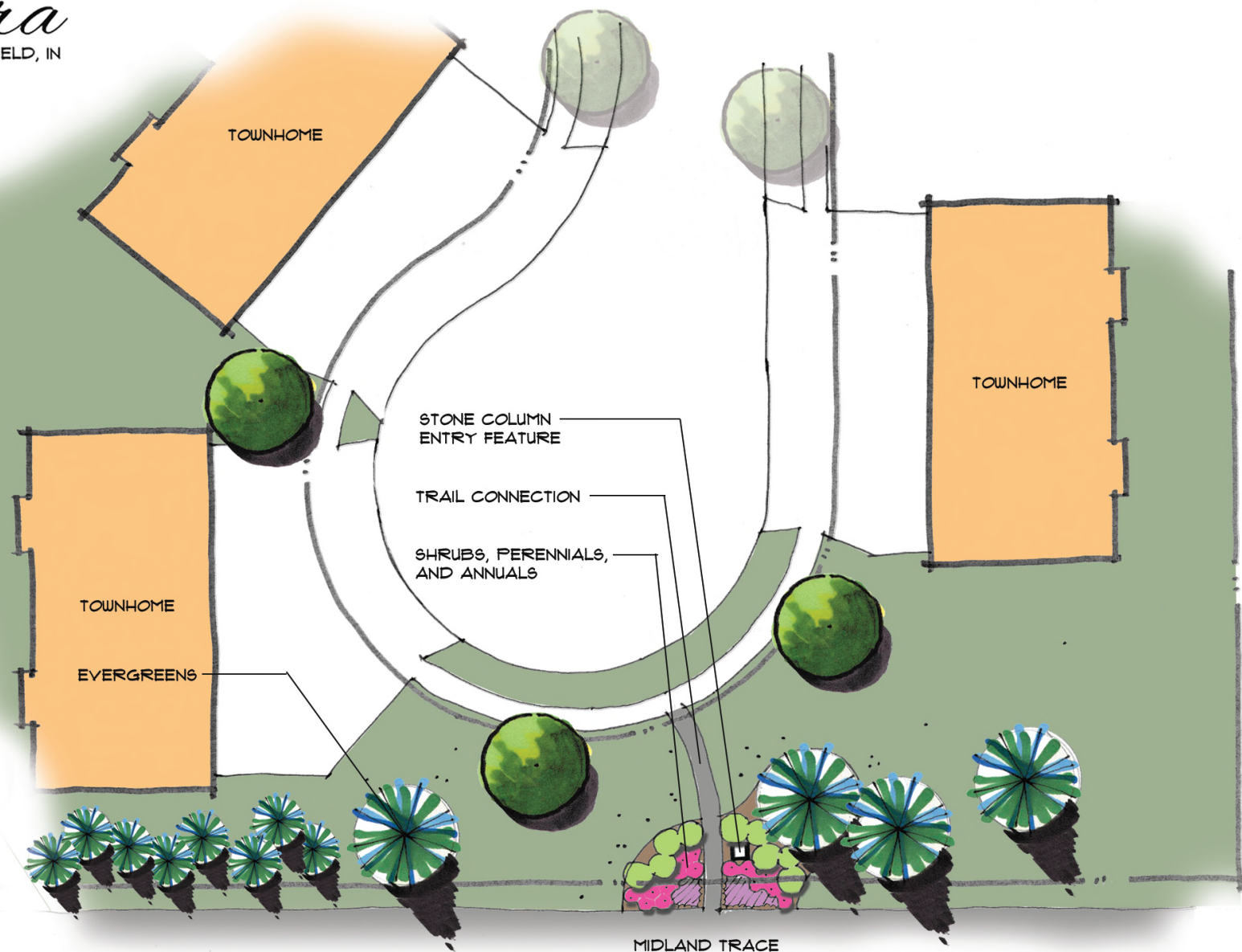


M/I HOMES

Welcome to Better

Bonterra

WESTFIELD, IN



ETRANCE MONUMENT EXAMPLES



Narrative Statement

Bonterra PUD

M/I Homes is excited to propose a new mixed-use neighborhood in Westfield to be known as “Bonterra.” Bonterra consists of 27 acres, just east of the Indiana Members Credit Union on State Highway 32, and along the Midland Trace Trail. Bonterra will include 4 +/- acres of General Office uses, consistent with the existing zoning of the property. The remainder of the site will include a mix of two-story and three-story townhomes, providing a nice transition between the homes to the south of the Midland Trace Trail and the State Highway 32 corridor.

The Bonterra townhomes will be individually owned homes. The exteriors of the homes and neighborhood grounds will be commonly maintained by the property owners association.

M/I Homes is eager to create this new trailside townhome community. Trailside locations throughout Hamilton County have proven to be very attractive and successful for townhome neighborhoods. M/I looks forward to sharing its plans with the Westfield community.

Thank you for your consideration.

Project Updates

Updates to the Bonterra proposal since the APC public hearing on April 5, 2021 are summarized below.

1. The Bonterra PUD Ordinance has been modified to restrict multi-family uses in Area A (the commercial area) of the District. Specifically, dwellings are now only permitted on an upper floor of a building.
2. The development standards applicable to Area B (the townhome area) have been adjusted (i) to identify a perimeter setback distance (not addressed in original filing); (ii) to provide for additional variation in the number of homes in a building; and (iii) to accurately reflect the minimum square-footage of dwellings.
3. The Townhome Elevations exhibit (Exhibit C) of the PUD Ordinance has been updated to include revised and enhanced elevations of all four sides of the townhome buildings illustrating thematic continuity.
4. Townhome Building Landscaping exhibits have been incorporated into the PUD Ordinance (Exhibits D and E) illustrating the landscaping treatment for the individual townhome buildings.

5. An enhanced Buffer Yard Landscaping exhibit (Exhibit F) has been incorporated into the PUD Ordinance. The townhome entrance landscaping is reflected on the exhibit along with additional buffer plantings along the rear of the townhomes near the entrance.
6. Trailside tree preservation language has been added to the PUD Ordinance that provides for the preservation of trees near the Midland Trace Trail corridor.
7. Entrance exhibits have been incorporated into the PUD Ordinance that show the “Entrance Sign” and “Entrance Landscaping” (Exhibits G and H) to be installed at the townhome entrance.
8. An “Amenities” exhibit has been incorporated into the PUD Ordinance (Exhibit I) that identifies the amenities to be provided within the District.
9. An exhibit including “Trail Connection Plans” for the Midland Trace Trail entrances has been incorporated into the PUD Ordinance (Exhibit J). The exhibit identifies the Midland Trace Trail access points, the landscaping to be installed in these areas, and the type of entry monuments to be installed.
10. Additional sections have been added to the PUD Ordinance that address annexation and zoning sunset provisions.

ISSUES RAISED REGARDING THE BONTERRA PUD PROPOSAL

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

1. How could the site be redesigned to maximize the commercial frontage along SR 32?

The District has been designed to maximize the commercial frontage along SR 32. The small portion of the frontage that is not set aside for a commercial purpose (other than the mature trees stand along SR32) is the northeast corner of the District, which is not useable for commercial purposes. The northeast corner of the District is very narrow between the east property line and the large electric transmission line running north/south through the District. This area is split evenly in half due to the required street intersection at SR32 and Sanibel Circle (across SR32). The remaining small pieces of developable land do not lend themselves to commercial purposes.

2. Can a connection be made to the existing entrance at IMCU, instead of adding 2 new curb cuts on SR 32? If not, why?

The private drive located on the IMCU's property is not a public right-of way and is not developed to public street standards. In order to provide safe access to the District via public streets, designed to public street standards, alternative District access has been provided.

3. How can the architecture be modified so that the 2 story and 3 story buildings better complement each other?

The architectural elevations for the townhomes have been updated in the PUD Ordinance to accurately reflect the thematic continuity among the 2-story and 3-story townhomes.

4. What additional details can be added to the elevations, such as masonry height and material percentages, to aid in substantial compliance determinations?

To-scale, 360 degree architectural elevations have been incorporated into the PUD Ordinance which provide adequate detail for substantial compliance determinations.

Memorandum

Date: March 31, 2021

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

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

Re: Bonterra PUD amendment (2104-PUD-11)
Summary of Neighbor Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, M/I Homes of Indiana, LP hosted a Neighbor Meeting on Wednesday, March 24, 2021. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as Westfield Planning staff and Westfield Council persons. Below is a brief written report of the meeting.

The Neighborhood Meeting began at 6:30 p.m. at the Simon Moon Park Pavillion.

Petitioner representatives included Jonathan Isaacs of M/I Homes, Matthew Skelton and Andrew Wert of CCH+A.

Attendees included Pam Howard of the Westfield planning staff and City Council member Mike Johns. Also, among the attendees were five interested neighbors.

A summary of the meeting follows.

The project team met with neighbors to explain the proposal and answer questions. There was discussion of the proposal and the proposed changes in land use, entrance locations and trail connectivity. One neighbor asked if Bonterra will result in a new traffic light on State Road 32. It was explained that while a traffic light is not part of this proposal, the alignment of the entry drive with the Sandpiper Lakes entrance is required by public officials. The possibility of traffic light would be a future decision by INDOT, if it were to ever occur.

The existing pipeline and electric transmission line easements were discussed, with the explanation that there are significant limitations on what can be installed within these areas. The "Park" area was discussed with the explanation that this would not be a City-owned park but more of a neighborhood green space that would connect to a neighborhood pedestrian trail system. Existing vegetation along the Midland Trace Trail will remain. It is believed that most of such vegetation may lie within the existing trail right-of-way.

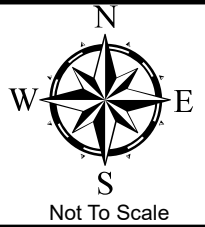
There was discussion of the homes to be constructed. The three-story homes south of the proposed general office area will be accessed by an internal alley. Elevations of the proposed homes were shared. The owners association will be responsible for the exterior maintenance of the homes as well as the grounds and snow removal.

The Bonterra proposal was generally well received by the attendees.

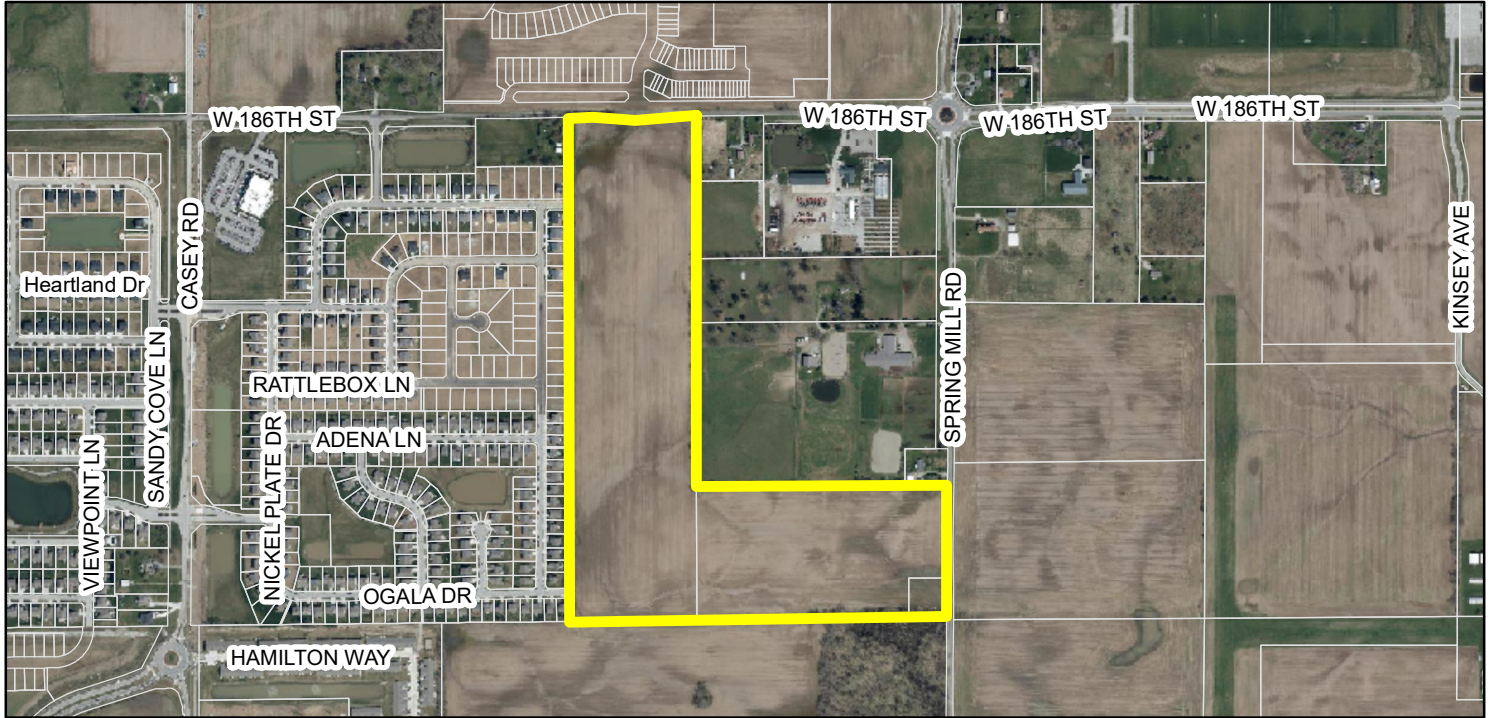
There being no further questions or comments from attendees, the meeting concluded at approximately 7:15 p.m.



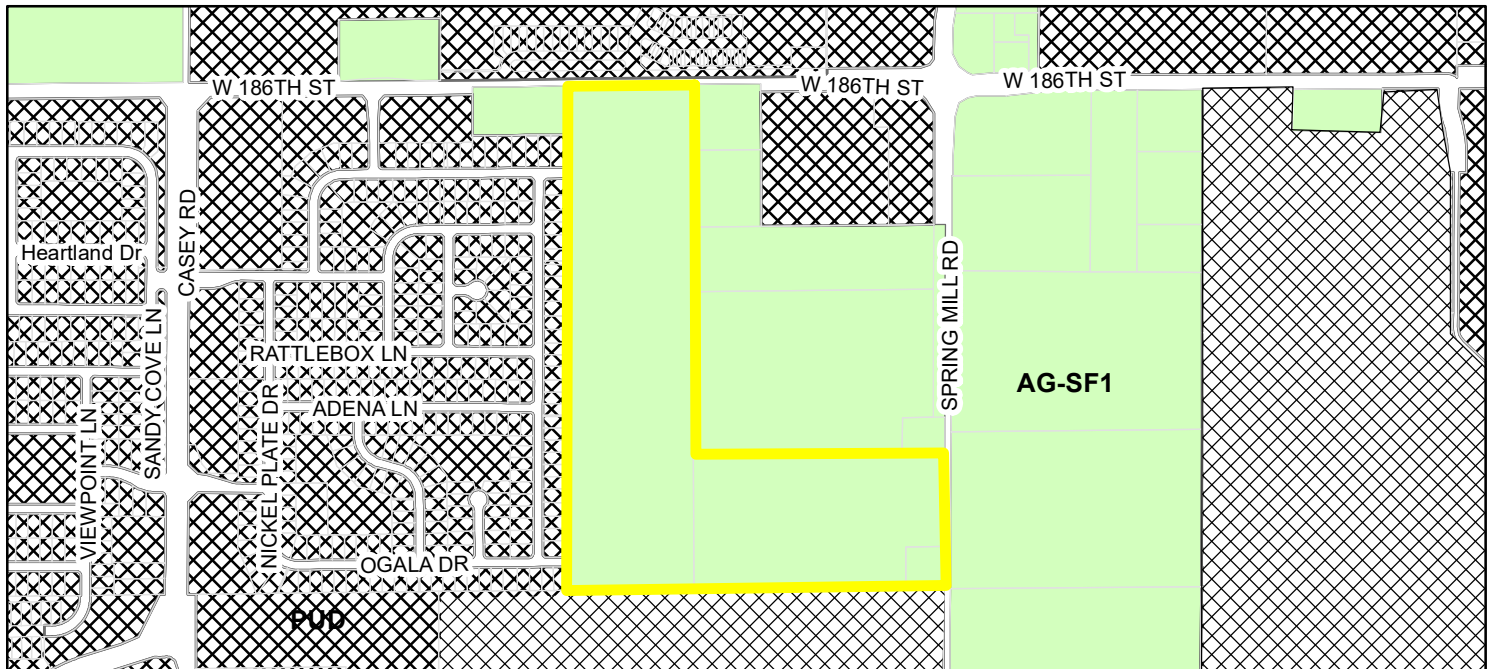
Property Location Map
Somerset
Overall Development Plan & Primary Plat
2106-ODP-12 & 2106-SPP-12



Aerial Location Map



Zoning Map



Parcel Zoning

Zoning - All AG-SF1 (Agriculture - Single Family - 1)

 PUD (Planned Unit Development)



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 7, 2021
2106-PUD-19
Exhibit 1

Docket Number: 2106-PUD-19 (Ordinance No. 21-28)

Petitioner: Pulte Homes of Indiana, LLC by Church Church Hittle + Antrim

Request: A change in zoning for 75 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Overlook at Wood Wind PUD District.

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

Current Land Use: Agriculture

Acreage: 75 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 21-28
4. Concept Plan
5. Character Exhibit
6. Narrative Statement
7. Neighbor Meeting Summary
8. Public Comments

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the May 11, 2021, City Council meeting. The petition will receive a public hearing at the June 7, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner held a neighbor meeting on May 26, 2021. A summary this meeting has provided by the petitioner and included as **Exhibit 7**.

PROJECT OVERVIEW

Location: This subject real estate is approximately 75 acres in size and is located on the north side of 161st Street, ¼ mile east of Towne Road (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture/Single-family Rural District. Adjacent zoning districts include Westchester PUD to the west and a portion of the south, with the remainder of adjacent properties zoned AG-SF1. Adjacent land uses include the Wood Wind North community and golf course to the west, agriculture and large lot single family to the east, and additional large lot single family to the north and south.

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to the Overlook at Wood Wind PUD District to accommodate Single-Family Residential, as described in the Narrative Statement (see **Exhibit 6**).

ORDINANCE DETAILS

Definitions: As proposed, the PUD Ordinance includes several definitions that are not present in the UDO: Different Color Package, Dominant Exterior Material, Exterior Material, Existing Home, Subject Home, and Same Elevation. All of these definitions relate to the Streetscape Diversity requirements located in the Architectural Standards section of the proposed ordinance.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 4**) and requires that the Real Estate be developed in substantial compliance with the Concept Plan. In its current form, the Concept Plan does not include all of the land subject to this PUD Ordinance. A 5.2 acre +/- property to the north is included in the legal description, and reflected on the Location Map, but is not yet depicted on the Concept Plan.

Underlying Zoning: As proposed, the PUD Ordinance assigns SF2: Single-Family Low Density District as the Underlying Zoning District.

Permitted Uses: The proposed ordinance defaults to the underlying zoning district, also prohibiting any uses listed as Special Exceptions in the UDO. Additionally, the proposed ordinance limits the number of Dwellings to 104.

General Regulations: The table below outlines the proposed lot standards as compared to the UDO's requirements for SF2 lots in Subdivisions (the proposed underlying zoning district).

	PUD	UDO (SF2)
Min. Lot Area	12,000 square feet	15,000 square feet
Min. Lot Frontage	50'	50'
Min. Front Yard Setback	30'	30'
Min. Side Yard Setback	4'	12' 5' for dwellings with side or courtyard loading garages ¹
Aggregate Side Yard Setback	19'	24' (double the side-yard setback) ¹
Separation Between Dwellings	10'	No equivalent standard, regulated by Side Yard Setbacks
Min. Rear Yard Setback	20'	30'
Min. Lot Width	85'	100'
Max. Building Height	2 ½ stories	2 ½ stories
Min. Living Area (Single-story)	3,000 square feet	1,200 square feet
Min. Living Area (Two-story)	3,000 square feet (total)	800 square feet (Ground Floor)

¹ UDO Article 6.16(H) Setback Standards; Side-Load Garages: The Minimum Building Setback Line for a Side Yard in a Major Subdivision in a Single-family District may be reduced to five (5) feet for Dwellings with a side or courtyard loading garage; however, the Lot's aggregate Building Setback Lines for the combined Side Yards shall be a minimum of the District's Minimum Building Setback Line for a Side Yard multiplied by two (2).

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

Architectural Standards: The proposed PUD Ordinance modifies some of the UDO’s single-family architectural standards (Article 6.3(C)) and adds additional architectural requirements for single-family homes. The modifications include replacing the perimeter lot standards of UDO Article 6.3(C)(1) with a requirement that certain lots (shown with a red dot on the Concept Plan) face 161st Street, and replacing the Streetscape Diversity Standards of UDO Article 6.3(C)(2) with the standards provided in the proposed ordinance. The added requirements address prohibited roofs (pitches, materials, overhangs, and number of ridgelines); prohibited materials; masonry requirements; number of windows; trim materials and size; garages (size, orientation, door diversity, and lighting); basements; and required elements for front and side building facades. The PUD Ordinance also incorporates a Character Exhibit (see **Exhibit 5**) that is “designed to capture the intended architecture of structures to be constructed in the District”.

Landscaping Standards: The PUD Ordinance defaults to the Landscaping Standards for the UDO with a few exceptions further described below:

Street Trees: The proposed ordinance would follow the requirements of Article 6.8(J) within common area, reducing the minimum spacing to twenty (20) feet from the twenty-five (25) feet required by the UDO. Outside of common areas, the ordinance proposes one (1) street tree per lot, per frontage. With a Minimum Lot Frontage of 50’, the result would be street trees spaced at no less than 50’, which is average spacing required by the UDO. With a Minimum Lot Width of 85’, most lots that are not on cul-de-sacs will be wider than the minimum of 50’ at the Lot Line, resulting in larger Street Tree spacing than the UDO’s maximum spacing of 60’.

Lot Landscaping: The PUD Ordinance proposes altering the Minimum Lot Landscaping Requirements per the chart below. Additionally, the proposed ordinance would require two (2) additional trees in the Front Yard of corner lots, and would require Established Front Yards to be sodded.

	Proposed in PUD	UDO requirement (lots over 8,000 SF)
Shade trees	2	4
Ornamental or Evergreen Trees	1	2
Shrubs	10	4

External Street Frontage Landscaping Requirements: The proposed ordinance defaults to the standards of UDO Article 6.8(N), and adds an additional requirement for a 4-board fence along at least 65% of the Street Frontage Planting Area.

Buffer Yards and Common Areas: The PUD Ordinance would replace the UDO standards for Buffer Yards and Common Areas with the landscaping shown on the Concept Plan. The minimum width proposed is 20’, which would be a reduction of 10’ along the property lines that abut AG-SF1 properties. The UDO would not require a Buffer to the west based on the Underlying Zoning for the Westchester PUD. Mounding would not be required, which is not a change from the UDO requirement based on the adjacent zoning Districts.

Buffer Yards would be permitted on lots, which is also permitted by the UDO so long as they are placed in a Buffer Yard Easement.

Infrastructure Standards: As proposed, the PUD Ordinance defaults to the City's Construction Standards and the UDO, unless otherwise approved by the Public Works Department.

Design Standards: The proposed Ordinance defaults to the Design Standards of the UDO, with the additions and modifications described below.

Minimum Open Space: As proposed, the PUD Ordinance increasing Minimum Open Space to 20% from the 8% required by the UDO for the SF2 District, and requires Open Space to be provided as generally shown on the Concept Plan.

Amenities: The PUD Ordinance proposes providing an Amenity Area, as generally depicted on the Concept Plan (see **Exhibit 4**), with alternative locations approved by the Director if needed. Additionally, a natural meadow is proposed for the area adjacent to the main entrance.

Ponds: As proposed, the PUD ordinance requires pond banks to contain natural vegetation instead of rip-rap.

Property Line Restriction: The proposed PUD Ordinance prohibits rear lot lines from abutting parcel # 29-09-09-000-004.001-015.

COMPREHENSIVE PLAN

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

The background section for the New Suburban Southwest area acknowledges that the remaining large agricultural tracts will be converted to residential development or other uses, but that these developments should be context sensitive. It also states that density should decrease moving from SR 32, 146th Street, and Ditch Road; and that transitions and buffers are key so as to not negatively affect the quality of life of long-term rural residents.

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

encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition a, and avoid house orientations where the back sides face the public right of way.

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

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 2: 161st Street, (ii) Collector; 166th Street, (iii) Proposed Local: other proposed streets internal to the development, and (iv) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the 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 11, 2021, City Council meeting.

DEPARTMENT COMMENTS

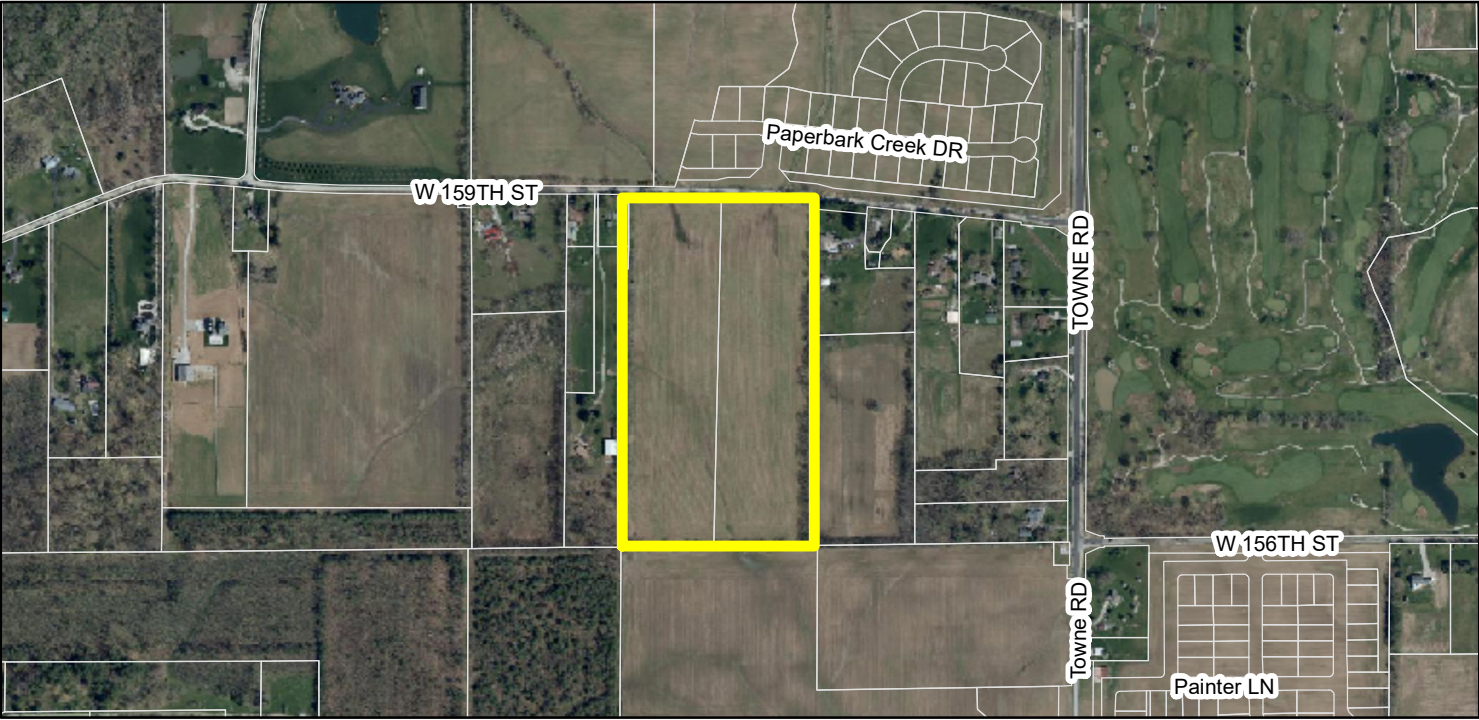
1. **Action**: Hold a public hearing at the June 7, 2021, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or [phoward@westfield.in.gov](mailto:poward@westfield.in.gov).



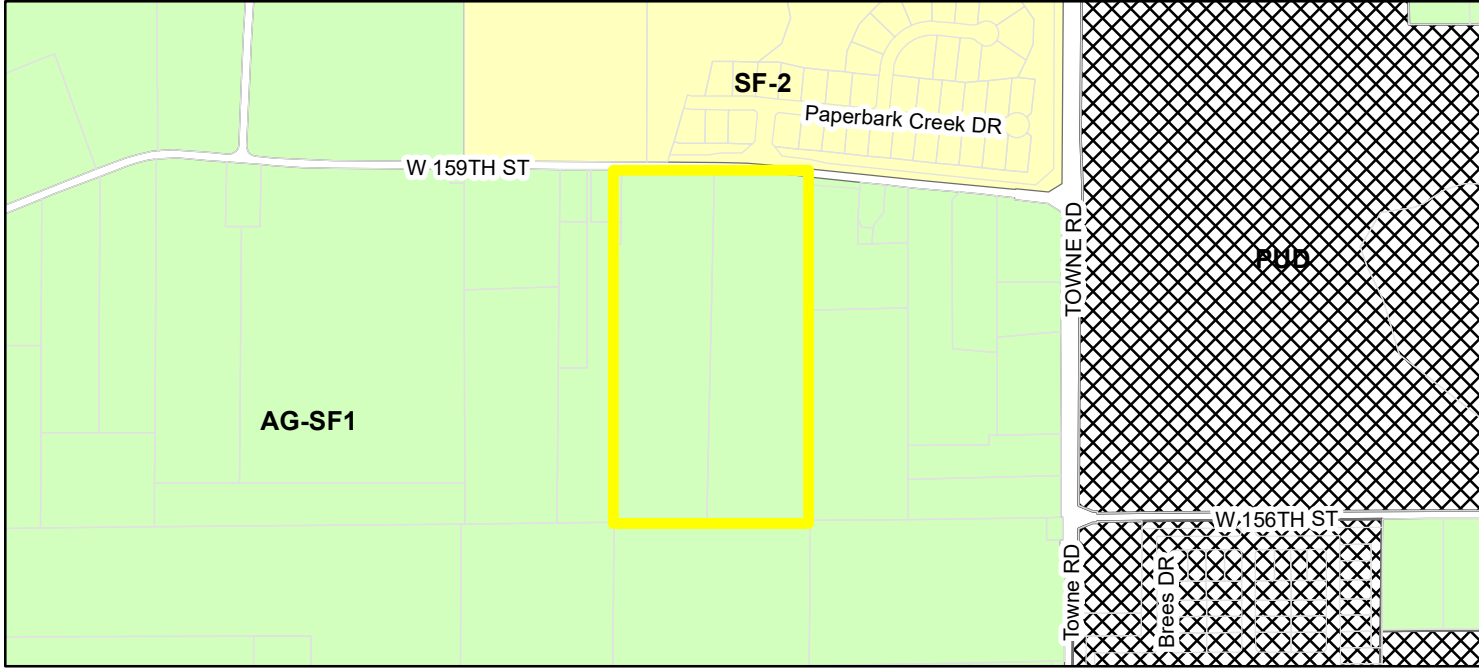
Property Location Map
Sycamore Glen PUD
Planned Unit Development
2104-PUD-13



Aerial Location Map



Zoning Map



Parcel

Zoning

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

SF-2 (Single Family - 2)

Zoning - All

ORDINANCE NUMBER 21-14

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

“Sycamore Glen”

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

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

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

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

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

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

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

Section 1. Applicability of Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

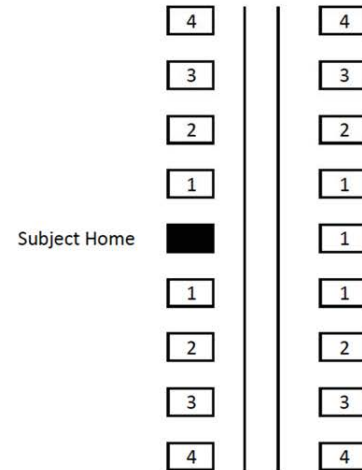
*** At least fifty (50) percent (sixteen) Dwellings shall require a minimum of 2,800 square feet of living area.

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

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

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

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



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

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

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

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

iii. Garage Composition / Orientation and Driveways:

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

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

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

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

vii. Roof Requirements:

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

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

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

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

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

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

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

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

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

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

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

Cindy J. Gossard, Clerk-Treasurer

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

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

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

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

Sycamore Glen 4 051921.docx

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

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

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

EXHIBIT A
LOCATIN EXHIBIT
(Page 2 of 2)



EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



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

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 5 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 6 of 6)



ORDINANCE NUMBER 21~~---~~14

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

“Sycamore Glen”

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

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

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

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

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

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

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

Section 1. Applicability of Ordinance.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

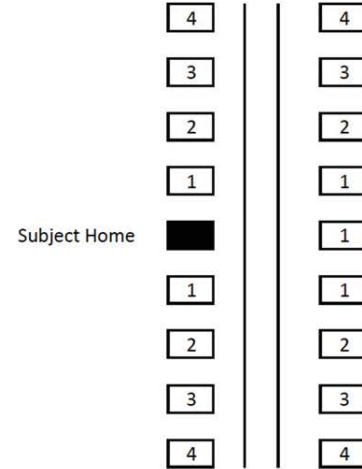
Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified

below.

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

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

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



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

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

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

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

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

iii. Garage Composition / Orientation and Driveways:

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

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

~~v.~~ Windows:

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

~~viii.~~ Lighting:

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

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

~~ix~~.vii. Roof Requirements:

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

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

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

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

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

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

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

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

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

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

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

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

adjacent to the perimeter.

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

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

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

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

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

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

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

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

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

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

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

Cindy J. Gossard, Clerk-Treasurer

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

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

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

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

Sycamore Glen 2-0223214 051921.docx

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description) and Location Exhibit

Exhibit B Concept Plan

Exhibit C Character Exhibits

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

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

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

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

EXHIBIT A
LOCATIN EXHIBIT
(Page 2 of 2)

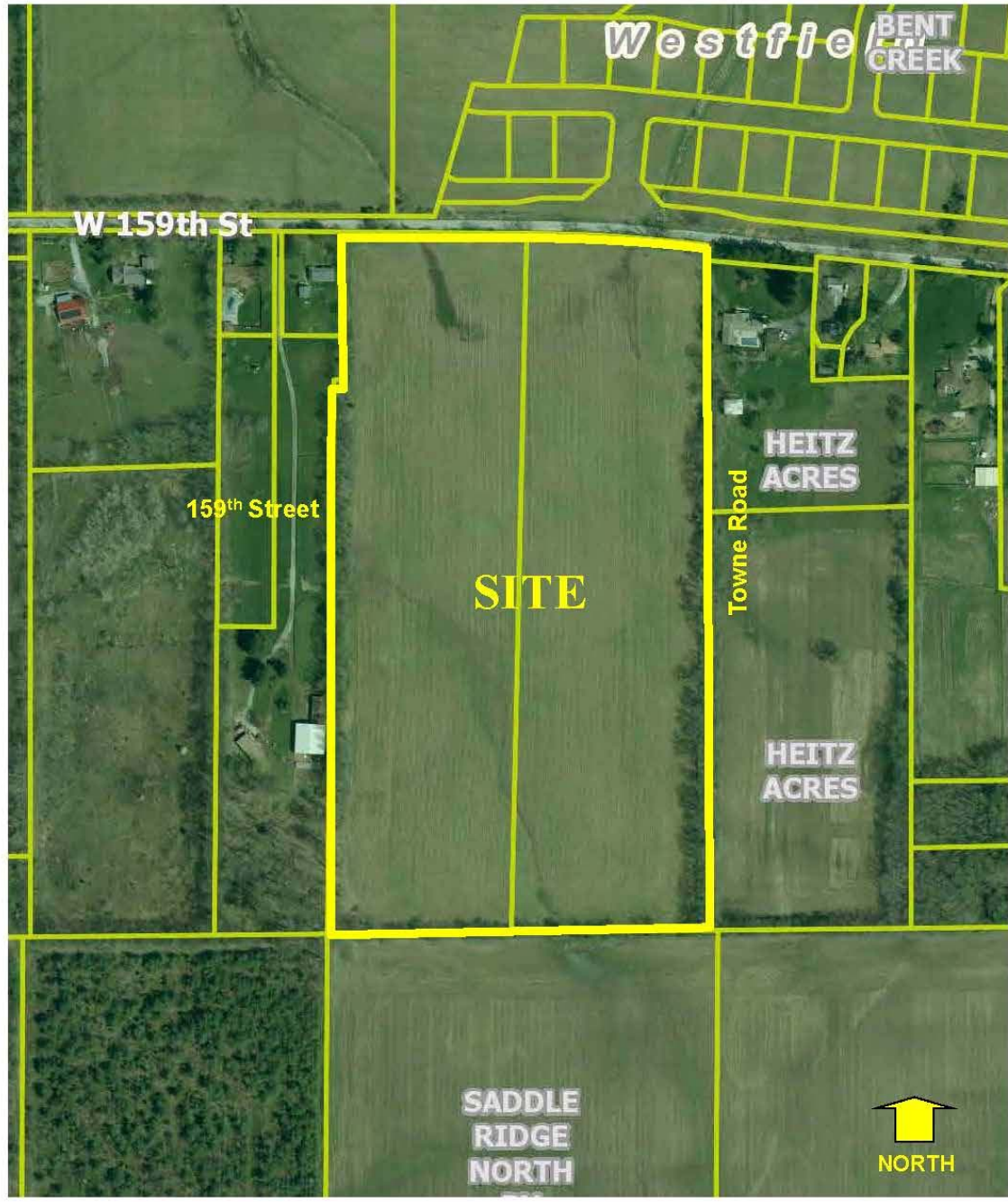


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)





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

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 2 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 6)



EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 6)



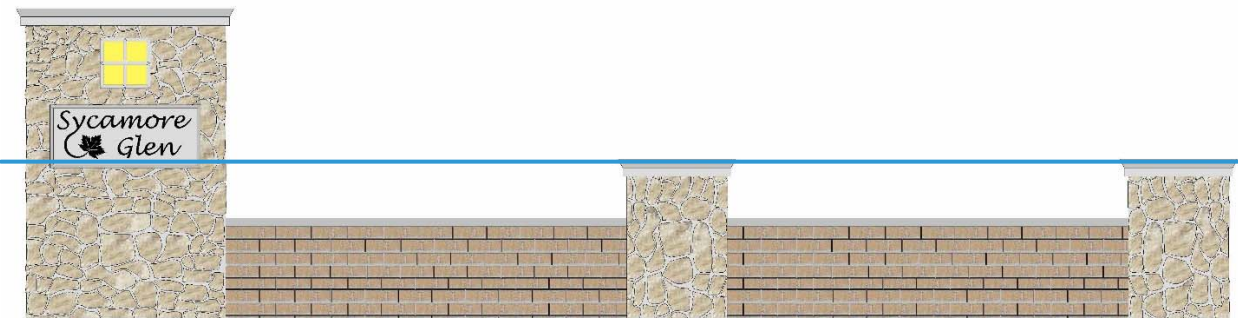
EXHIBIT C
CHARACTER EXHIBITS
(Page 5 of 6)

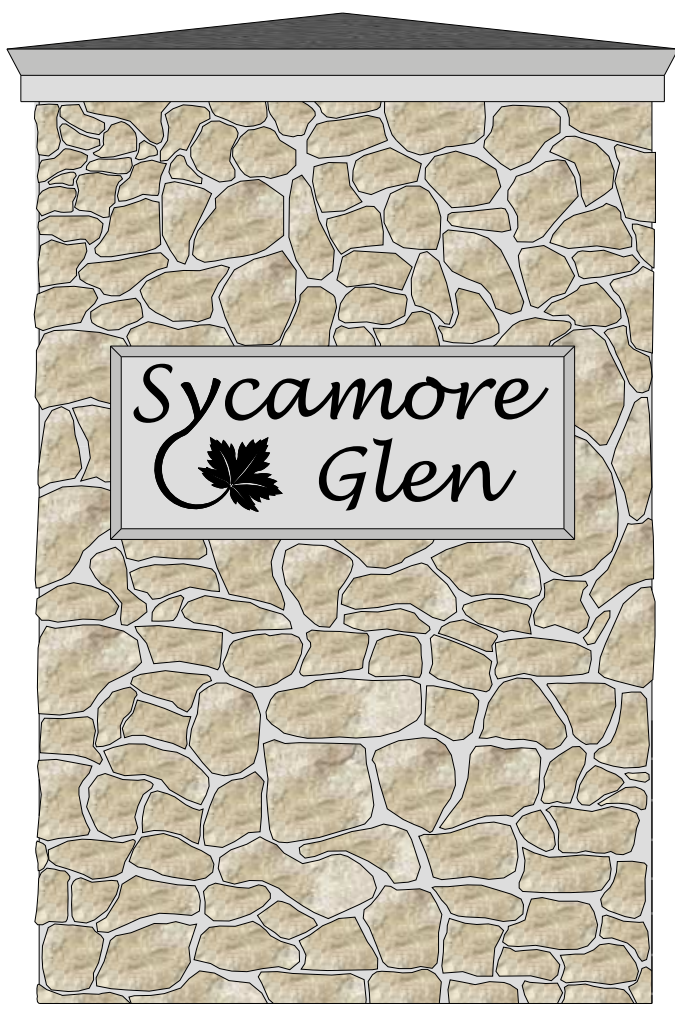


EXHIBIT C
CHARACTER EXHIBITS
(Page 6 of 6)



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



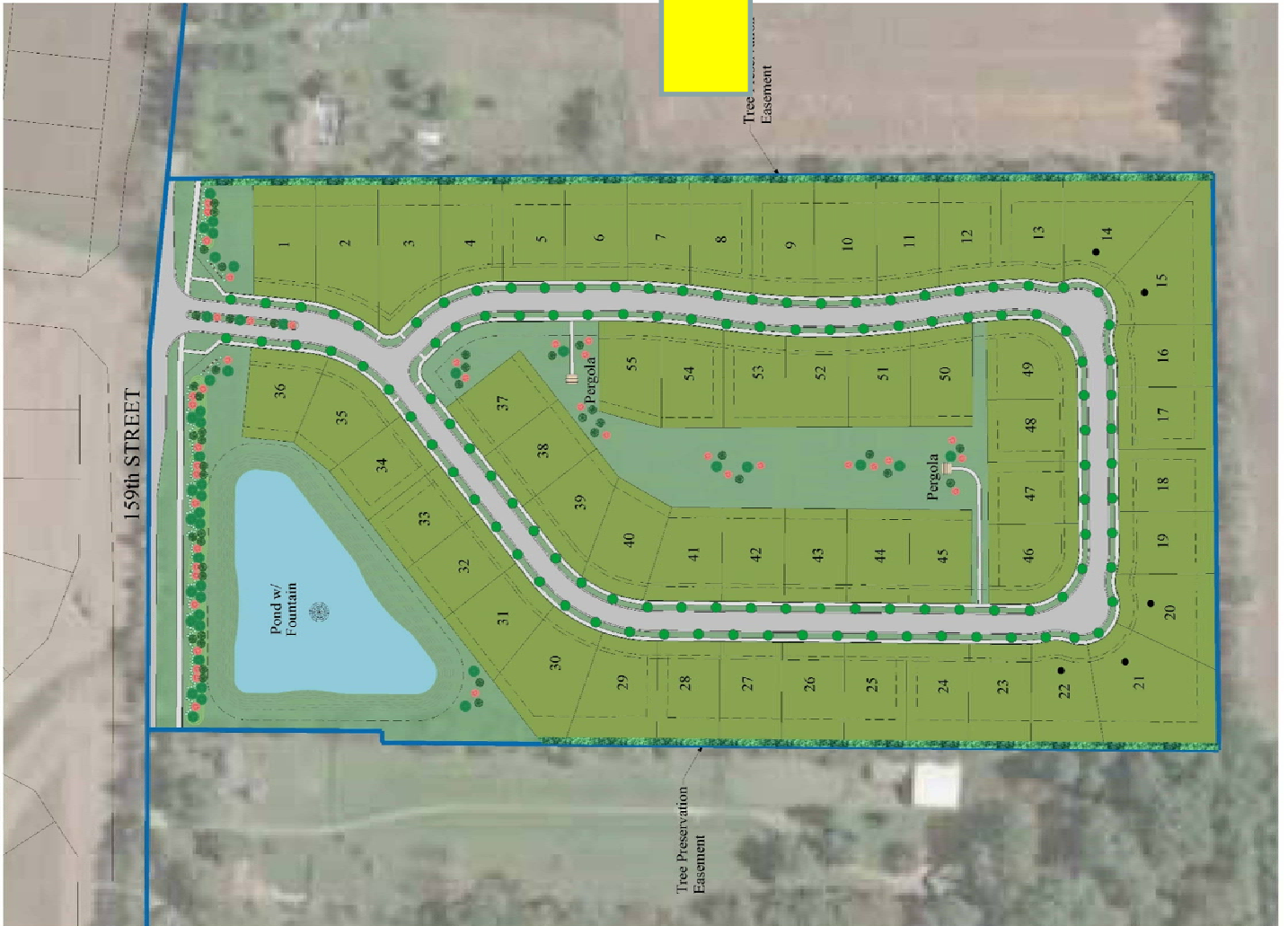


ENTRY MONUMENT

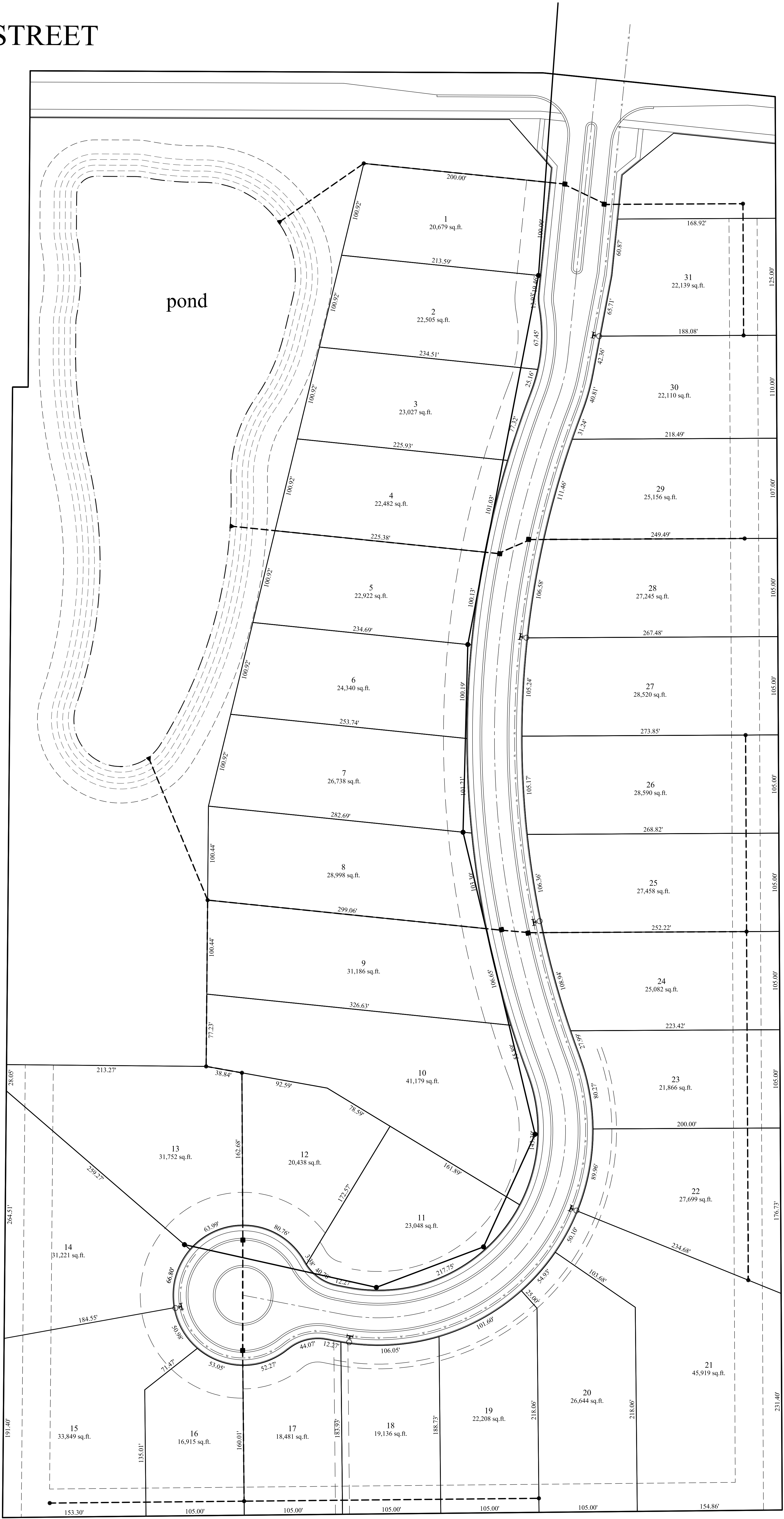
Sycamore Glen

of Westfield





159th STREET



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

31 lots
density 1.07 u/a

Common Area - 6.8.6ac. (23.4%)

1,605 ln. ft. street

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

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

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

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

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

- 1. How does the density of this project address:**
 - a. A transition between suburban and rural areas;**
 - b. Lot sizes comparative to surrounding projects;**
 - c. Consideration to varying lot sizes or an average of lot sizes;**
 - d. Consideration of a less dense proposal?**
- 2. Is this proposal consistent with the Comprehensive Plan?**
- 3. What type of buffer is provided to ensure buffering between AG-SF1 properties and the proposed project?**
- 4. Are SF-2 zoning standards appropriate for the design and layout of lots?**
- 5. How can custom lot development and architecture be ensured?**
- 6. Is the proposed open space consistent with the open space in surrounding developments?**
- 7. How will 159th Street be affected by this proposal? Is road widening a possibility?**

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

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1. How does the density of this project address:

- a. A transition between suburban and rural areas:** The original proposal included a maximum of 55 lots. The revised proposal permits a maximum of 31 lots. This significant reduction in lots (24 lots) results in a plan which has a density of approximately 1.1 homes per acre. The larger lots, increased open space and low density addresses issues related to transitions between suburban and rural land uses.
 - b. Lot sizes comparative to surrounding projects:** The original proposal permitted 12,000 square foot lot sizes. The revised proposal now requires the minimum average lot area of 26,000 square feet for the entire community with a minimum lot area for any individual lot to be 16,900 square feet. This increase in lot sizes results in lots that are significantly larger than lots in surrounding projects including Bent Creek and Kimblewick by Del Webb.
 - c. Consideration to varying lot sizes or an average of lot sizes:** Yes, the Petitioner did consider this request and made modifications to the proposal that are explained in 1(a) and 1(b) above and the Ordinance now includes increased, varied and large average lot sizes over ½ acre (26,000 square foot +) in area
 - d. Consideration of a less dense proposal?** Yes, the Petitioner did consider this request and made modifications to the proposal that are explained in 1(a) and 1(b) above and result in a density of approximately 1.1 homes per acre.
- 2. Is this proposal consistent with the Comprehensive Plan?** Yes, based on the modifications described above, as well as other modifications to the PUD, the proposal is consistent with the Comprehensive Plan and more responsive to the proximity of and goals and objectives of development in close proximity to Rural Residential properties.
- 3. What type of buffer is provided to ensure buffering between AG-SF1 properties and the proposed project?** In addition to the responses above, the Concept Plan has been revised to now include an expanded common area with pond along the western perimeter of the site which will further buffer the AG-SF1 properties to the west from the development. Additionally there is considerable tree preservation on the perimeter of the site, a 50' minimum setback and ½ acre + lots.
- 4. Are SF-2 zoning standards appropriate for the design and layout of lots?** The Petitioner did consider this request and the PUD has been revised and the underlying zoning classification for the proposal is now SF-2 with enhancements to minimum and average lots area which exceed SF-

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

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

WRITTEN PUBLIC COMMENTS

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

Enclosed Attachments:

April 05, 2021 Public Hearing

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

June 07, 2021 Plan Commission Meeting

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

Dear Westfield Advisory Planning Commission and City Council

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

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

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

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

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

PLEASE do not support these types of outrageous crowded developments.

Thank you for your service.

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

Dear APC:

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

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

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

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

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

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

Thank you,

Tom and Tracy Pielemeier

To whom this may concern,

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

Thank you for your time and hearing these concerns.

Sincerely,

Nani Romero
Westfield resident since 2012

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

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

Dear APC,

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

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

Respectfully,

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

To the City Counsel and the APC,

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

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

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

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

Sincerely,
Patrick Heitz

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

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

Twyla Arnold

--

Twyla

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

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Twyla Arnold

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Twyla

TO: Westfield Washington APC

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

DATE: April 5, 2021

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

SOUTHWEST NEW SUBURBAN

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

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

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

DENSITY

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

BUFFERS AND TRANSITIONS

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

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

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

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

PUD

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

CONCLUSION

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

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

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

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

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

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

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

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

WHY IS THE SW NEW SUBURBAN /SW QUAD DIFFERENT?

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

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

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

DENSITY/BUFFERS AND TRANSITIONS

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

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

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

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

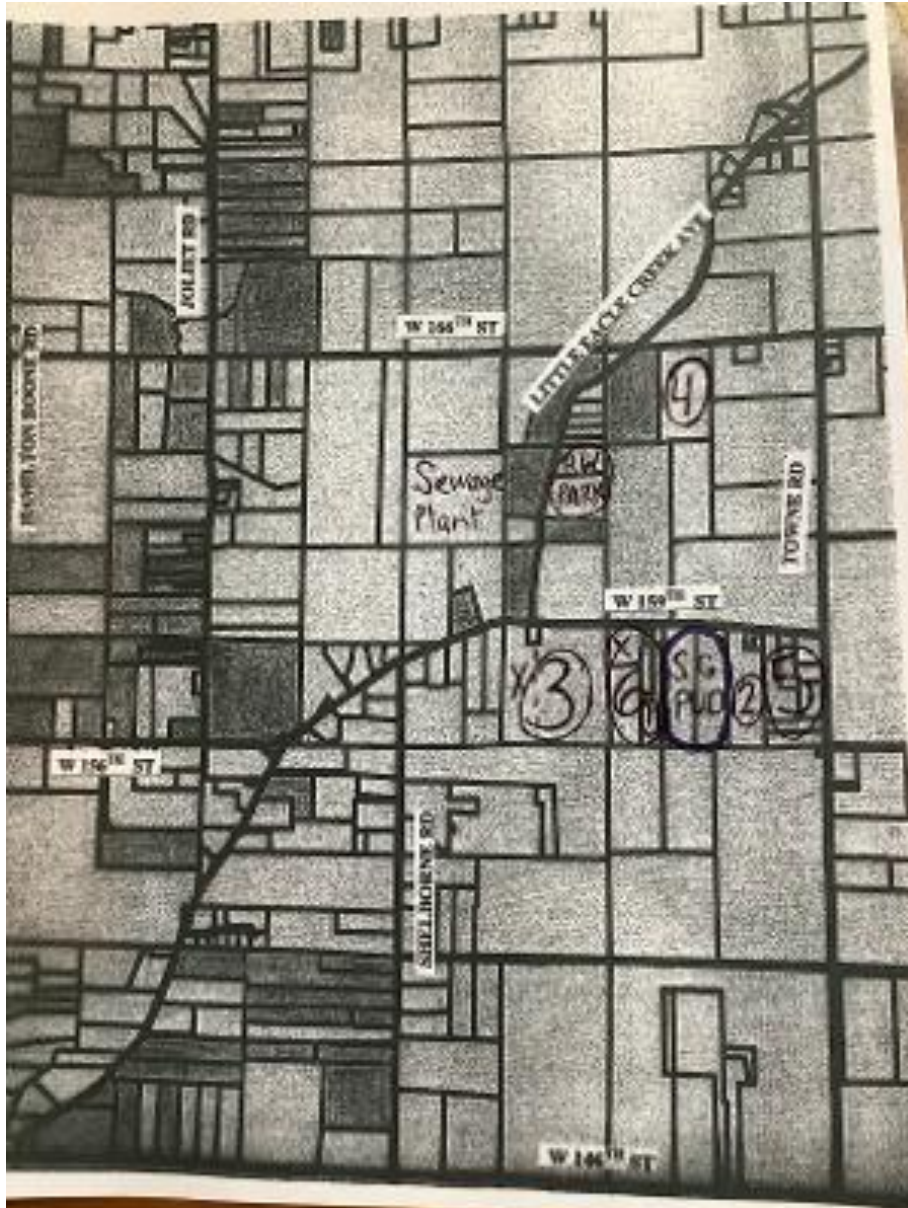


Figure 1
Parcels circa 2006

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

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

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



What are the potential conflicts?

Negatives for the new homeowners of SG PUD:

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

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



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



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



Outdoor storage on the property line.

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

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

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

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

TRAILS AND CONNECTIVITY

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

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

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

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

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



WHAT HAPPENS NEXT?

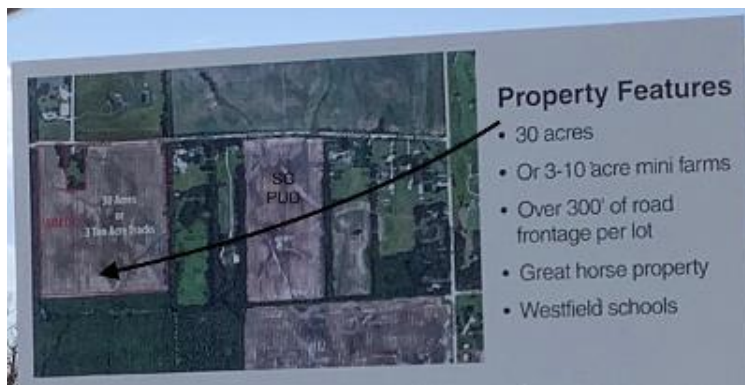
Demand is high. Homes with acreage and acreage without homes zoned Ag in the SW quad are highly sought after. Many people came and are coming to this part of WWT exactly because of the vision of the comp plan for the SW quad. They want to live the rural life. Finally, look at the two circles on Figure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

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

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

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

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



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



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

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

Dear Caleb,

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

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

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

Thanks

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

To: Westfield Washington APC

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

April 15, 2021

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

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

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

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

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

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

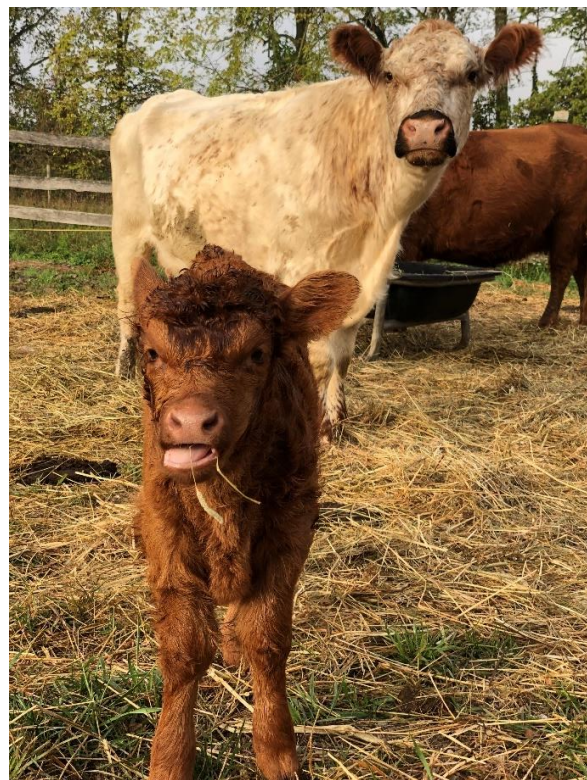
What is going to happen when urban meets rural in this area? How many complaints are you going to get about our farms from people who have never experienced living next to a farm? Are you going to allow continual complaints about animal odors, police calls about animal noises, calls about large farm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

Please, do the right thing.

Sincerely,

Karen Hymbaugh

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









Caleb:

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

Kind regards:
Patrick

To: Westfield Washington APC

RE: Sycamore Glen PUD, petitioner Coronado Development

April 20, 2021

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Patrick J. Callahan

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

Project: Sycamore Glen PUD Zoning Request

Docket Number: 2104-PUD-13

Date: March 24, 2021 at 6:00pm

Location: Virtual Zoom Meeting

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

Attendees:

Jeremy and Melissa Callahan
2 unidentified call-in participants

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

Neighbor Comments and Questions:

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

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

2. General question about areas for tree preservation.

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

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

Response: JD provided a response regarding construction timeframe.

The meeting ended at approximately 6:15 pm.

WRITTEN PUBLIC COMMENTS

Docket Number: 2104-PUD-11

Petitioner: 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 Bonterra Planned Unit Development (PUD) District.

Enclosed Attachments:

June 7, 2021, APC Recommendation

1. Arszman-Weisbrodt, Megan

04/05/2021

Pamela Howard

From: Megan Arszman <mlarszman@gmail.com>
Sent: Monday, April 5, 2021 6:05 PM
To: planners
Subject: April 5 agenda

Warning: This external email is from mlarszman@gmail.com. Do not click on unexpected or untrusted links and attachments.

2104-PUD-11 [PUBLIC HEARING] Bonterra PUD

Greetings. As a homeowner in Crest View subdivision in Westfield, and a lifelong resident of this city, I write to you with a plea to try to save as much green space and "old Westfield" as possible.

Unfortunately, I know all too well that money talks when it comes to city ordinances. However, my family and I have enjoyed the quiet that has been our home, with the Midland Trace Trail running right off our back yard. My young daughter and I relish the summer nights where we see lightning bugs light up the sky and hear the bullfrogs croak from the "swamp". It's peaceful to have a cushion between 32 and our home. In the summer, you almost feel like we're not smack dab in the center of it all.

I understand that thus development is basically the "best of the worst" options. We don't need more strip malls, we don't need more cookie cutter houses on postage-stamp sized yards. If we **MUST** have something that isn't farmland (which also provides jobs and food), then this development seems to be our only option.

Looking at tonight's agenda scares me. Has the City considered the crumbling infrastructure we are now witnessing? The shoddy buildings? The lost land for wildlife? We're losing what made Westfield "green". We're pushing for more and more development while pushing out those who made Westfield what it is. I ask that you at least please take into consideration the environment, the infrastructure, the school system...everything before continuing to approve development after development.

Thank you.

Megan Arszman-Weisbrodt
4104 Elkhorn Way
Westfield, IN 46062

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-DDP-22
Project Name: Open Doors Parking Expansion
Subject Site Address: 19360 Tomlinson Road
Petitioner: Open Doors of Washington Twp
Representative: Jerry Rosenberger
Request: Detailed Development Plan review of a parking lot addition (4 parking spaces) on 0.95 acres +/-
Current Zoning: Open Doors PUD
Current Land Use: Special Use/Education/Commercial
Approximate Acreage: 0.95 +/-
Property History: Open Doors PUD Ordinance 16-14
Exhibits:
1. Staff Report
2. Location Map
3. Site Plan
Staff Reviewer: Corrie Meyer, AICP, PLA Planning Consultant
Staff Presenter: Pam Howard, Senior 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 Ordinance, any variances associated with the site, and any commitments associated with the site.

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including

depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
- 18) Misc.

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

The plans comply.

- 19) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 20) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 21) 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.
- 22) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.3 (AG-SF1 District).

23) AF-SF1

- A. **Purpose and Intent:** The purpose of this district is to accommodate Single-family Dwellings not in a Subdivision and that have been annexed into the corporate limits of the City and served by public sanitary sewer and water.
- B. **Permitted Uses:** The following uses shall be permitted:
 - 1. Single-family Dwelling
 - 2. Religious Institutions
 - 3. Home Businesses
 - 4. Residential Facility
 - 5. Public Safety and Service Uses
- C. **Minimum Lot Area:** 20,000 square feet
- D. **Minimum Lot Frontage:** 100 feet
- E. **Minimum Building Setback Lines:**
 - 1. Front Yard: 50 feet
 - 2. Side Yard: 12 feet
 - 3. Rear Yard: 30 feet
- F. **Minimum Lot Width:** 85 feet
- G. **Maximum Building Height:** Two and one-half stories (2 ½) (see also [Article 6.6 Height Standards](#))
- H. **Minimum Living Area (Ground Floor):**
 - 1. Single-story: 1,350 square feet
 - 2. Two-story: 800 square feet
 - 3. Tri-level: 800 square feet (Basement and first level)
 - 4. Story and one-half: 800 square feet
- I. **Development Plan Review:** Required for Major Subdivisions.

DEVELOPMENT STANDARDS (Chapter 6 of UDO) and Open Doors PUD

The plans comply.

- 24) Accessory use and Building Standards (Article 6.1):
- 25) Architectural Standards (Article 6.3)
- 26) Building Standards (Article 6.4)
- 27) Fence Standards (Article 6.5)
- 28) Height Standards (Article 6.6)
- 29) Landscaping Standards (Article 6.8)
 - a) General Landscape Design Standards:
 - i) Placement: Installed plantings shall comply with a 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.
 - b) Street Trees
 - c) External Street Frontage Landscaping Requirements
 - d) Buffer Yard Requirements: Article 6.8 N of the UDO shall be replaced with this section.
 - e) Parking Area Landscaping: PUD Character, Exhibit C



- f) Interior Parking Area Landscaping:
- i) 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%

- g) Perimeter Parking Area Landscaping

- 30) Lighting Standards (Article 6.9)
 31) Outside Storage and Display (Article 6.12)
 32) Outdoor Café and Eating Areas (Article 6.13)
 33) Parking and Loading Standards (Article 6.14) and Section 7, Open Doors PUD
 a) Min. Parking spaces: 5
 34) Sign Standards (Article 6.17)
 35) Vision Clearance Standards (Article 6.19)
 36) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 37) Easement Standards (Article 8.3)
 38) Monument and Marker Standards (Article 8.5)
 39) Open Space and Amenity Standards (Article 8.6)
 40) Pedestrian Network Standards (Article 8.7)
 41) Storm Water Standards (Article 8.8)



- 42) Street and Right-of-Way Standards (Article 8.9)
- 43) Surety Standards (Article 8.12)
- 44) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. **Action: Approve petition at the June 7, Plan Commission meeting.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Corrie Meyer at 317-660-1762 or cmeyer@westfield.in.gov.



Petition Number: 2104-PUD-13

Project Name: Sycamore Glen PUD

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

Petitioner: Coronado Development Corporation

Representative: Nelson & Frankenberger, LLC

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

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

Current Land Use: Agriculture / Vacant

Approximate Acreage: 28.50 acres +/-

Exhibits:

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

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

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



PROJECT OVERVIEW

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

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

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

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

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

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

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

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

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

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

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

- Homes may be of the same plan and may be the Same Elevation as the Subject Home, but shall be a Different Color Package.
- Homes may be identical to the Subject Home.

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

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

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

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

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

MODIFICATIONS SINCE PUBLIC HEARING

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

- The Underlying Zoning District was changed from SF3 to SF2 District.
- The total number of Dwellings was changed from fifty-five (55) to thirty-one (31).
- General Regulations for Area B were modified, including Minimum Average Lot Area, Minimum Lot Area, Side and Rear Yard Setbacks, Minimum Lot Width and Minimum Living Area.
- Additional Architectural Standards were modified in the following sections, including Garage Composition / Orientation and Driveways, Windows, Lighting, Roof Requirements and Mailboxes.
- Landscaping Standards were modified now including Buffer Yard language.

- The Minimum Open Space Standard was modified.
- Path Connection Standard was modified.
- A Severability Clause was added.
- Addressed **Exhibit 8 Issue List** with responses (see **Exhibit 9**).

COMPREHENSIVE PLAN

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

The background section for the New Suburban Southwest area acknowledges that the remaining large agricultural tracts will be converted to residential development or other uses, but that these developments should be context sensitive. It also states that density should decrease moving from SR 32, 146th Street, and Ditch Road; and that transitions and buffers are key so as to not negatively affect the quality of life of long-term rural residents.

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

and material repetition a, and avoid house orientations where the back sides face the public right of way.

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

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

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

PROCEDURAL

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

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

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



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

DEPARTMENT COMMENTS

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



Petition Number:	2104-SPP-06 & 2104-ODP-06
Subject Site Address:	West Side of Ditch Road between State Road 32 and 166 th Street (the "Property")
Petitioner:	Estridge Development Management, LLC by Innovative Engineering (the "Petitioner")
Request:	The Petitioner requests Primary Plat and Overall Development Plan review for 403 single-family residential lots and three (3) blocks on 145.92 acres +/- in the Ackerson Farm PUD District
Current Zoning:	Ackerson Farm PUD (Ord. 06-47)
Current Land Use:	Vacant
Approximate Acreage:	145.92 acres +/-
Staff Reviewer:	Daine Crabtree, Associate Planner
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat and Overall Development Plan 4. Landscape Plan 5. Amenity Exhibit 6. Public Realm Map 7. Connectivity Map 8. Central Park Exhibit 9. Rotary and Roundabout Exhibit 10. Modifications Since Hearing Exhibit

HISTORY AND PROCEDURAL

The rezoning of the Property from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards of Westfield PUD District was approved at the October 6, 2006, Town Council meeting.

PROJECT OVERVIEW

The 145.92 acre +/- site is located on the west side of Ditch Road between State Road 32 and 166th Street (see [Exhibit 2](#)). The request is for approval of a Primary Plat and Overall Detailed Development Plan for 403 Single-Family Residential Lots and three (3) blocks for townhomes (see [Exhibit 3](#)).



PRIMARY PLAT STANDARDS (Article 10.12(J) of the UDO)

The plans comply.

- 6) Proposed name of subdivision.
- 7) Names and addresses of the owner, owners, land surveyor or land planner.
- 8) Title, scale, north arrow and date.
- 9) 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.
- 10) Easements (locations, widths and purposes). (Article 8.3)
- 11) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 14) 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%).
- 15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 16) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: See below for Ackerson Farm PUD standards.

- 17) Legend and notes.
- 18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 19) Other features or conditions which would affect the subdivision favorable or adversely.
- 20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 21) 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.



- 22) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 23) 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.
- 24) 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.

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

The plans comply.

- 25) 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.
- 26) Address and legal description of the property.
- 27) Boundary lines of the property including all dimensions.
- 28) 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.
- 29) 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.
- 30) 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.
- 31) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 32) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 33) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 34) Location and dimensions of all existing structures and paved areas.
- 35) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).



- 36) Location of all Floodplain areas within the boundaries of the property.
 - 37) Names of legal ditches and streams on or adjacent to the site.
 - 38) 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.
 - 39) Identify buildings proposed for demolition.
 - 40) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 41) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
-

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

The plans comply.

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



DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 46) Accessory Use and Building Standards (Article 6.1)
- 47) Architectural Standards (Article 6.3)
- 48) Building Standards (Article 6.4)
- 49) Fence Standards (Article 6.5)
- 50) Height Standards (Article 6.6)
- 51) Landscaping Standards (Article 6.8)

- a) Street Trees
- b) Minimum Lot Landscaping Requirements
- c) External Street Frontage Landscaping

Comment: Not required as the PUD does not explicitly require such. Ord. 06-47 states that any *deletions* made by Article 14 of the PUD supersedes the Zoning Ordinance. Instead, the applicable standard, as set forth by the PUD for land adjacent to Ditch Road and 166th Street, is, “one (1) shade tree per thirty (30) linear feet of road frontage shall be planted adjacent to the road rights of way”.

- d) Parking Area Landscaping
- e) Buffer Yard Requirements

Comment: Per the PUD, Buffer Yards are not required.

- 52) Lighting Standards (Article 6.9)
- 53) Lot Standards (Article 6.10)
- 54) Outdoor Café and Eating Areas (Article 6.13)
- 55) Parking and Loading Standards (Article 6.14)
- 56) Setback Standards (Article 6.16)
- 57) Vision Clearance Standards (Article 6.19)
- 58) Yard Standards (Article 6.21)



DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

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

ACKERSON FARM PUD (ORD. 06-47)

The plans comply.

- 70) No more than 40% of the lots in Residential District 2 and no more than 50% of the lots in the LBH District shall be less than 45 feet in width
- 71) The size in acreage of any District may be increased or decreased by fifteen percent (15%) so long as there is no increase in total permitted density; the size of Residential District 1 may not be decreased but may be increased without limitation within the boundaries of Residential District 2 (Section 3).
- 72) Residential District 1: Lots fronting 166th Street (Underlying SF-2, replaced in its entirety by the Ackerson Farms PUD including deletions, additions, or modifications). Article 3.3 of the PUD shall govern the use and development of Residential District 1. Basic Lot Standards are set out in Table 3.3
 - a) Minimum Lot Width: 100 feet
 - b) All Lots Shall Face the frontage road along 166th Street
 - c) Front sidewalks shall connect directly to a public walkway



d) Garages may be attached or detached

73) Residential District 2: Lots north of Residential District 1 to 171st Street (Underlying SF-4, replaced in its entirety by the Ackerson Farms PUD including deletions, additions or modifications). Article 3.4 of the PUD shall govern the use and development of Residential District 2. Basic Lot Standards are set out in Table 3.4.

a) No more than 40% of Lots in District 2 shall be narrower than 45 feet

b) All lots adjacent to or directly across from Residential District 1 shall be a minimum of 55 feet in width

c) Front Sidewalks shall connect directly to a public walkway

d) Garages may be attached or detached

74) **Table 3.3** Residential Standards (Single-Family Detached Lot Standards)

a) **35' wide, 60' deep min**

i) Lot Width at Building Line: 35 feet

ii) House Front Yard Setback: 10 feet*

(1) Entry Stoop and Porch Projections into Front Setback: steps only

(2) Bays, Second Floor Cantilevers and Fireplace Projections into Front Setback: 2 feet

(3) Overhang Projection into Front Yard Setback: 30 inches

*Front Yard Setback to be increased by 10 feet for lots fronting the parkway

iii) House Front Yard Maximum Setback: 30 feet

iv) House Floor Line Elevation: 4 feet above sidewalk

v) Front Yards raised above sidewalk: 18 inches

vi) House Side Yard Setback: 6 feet

(1) Bays, Second Floor Cantilevers and Fireplace Projections into Side Setback: 2 feet

(2) Overhang Projections into Side Yard Setback: 30 inches

vii) House Rear Yard Setback: 27 feet

viii) Garage With Alley (1 car min, 2 cars max)

(1) Garage Side Yard Setback: 3 feet

(2) Garage Rear Yard Setback (front approach from alley): 7 feet

ix) Lot Area: 2,100 SF

x) Max Parcel Coverage: 70%



b) 35' to 44' wide, 90' deep min

- i) Lot Width at Building Line: 35 to 44 feet
- ii) House Front Yard Setback: 10 feet*
 - (1) Entry Stoop and Porch Projections into Front Setback: steps only
 - (2) Bays, Second Floor Cantilevers and Fireplace Projections into Front Setback: 2 feet
 - (3) Overhang Projection into Front Yard Setback: 30 inches*Front Yard Setback to be increased by 10 feet for lots fronting the parkway
- iii) House Front Yard Maximum Setback: 30 feet
- iv) House Floor Line Elevation: 4 feet above sidewalk
- v) Front Yards raised above sidewalk: 18 inches
- vi) House Side Yard Setback: 6 feet
 - (1) Bays, Second Floor Cantilevers and Fireplace Projections into Side Setback: 2 feet
 - (2) Overhang Projections into Side Yard Setback: 30 inches
- vii) House Rear Yard Setback: 27 feet
- viii) Garage With Alley (2 car min, 2 cars max)
 - (1) Garage Side Yard Setback: 3 feet
 - (2) Garage Rear Yard Setback (front approach from alley): 7 feet
- ix) Lot Area: 3,500 SF
- x) Max Parcel Coverage: 70%

c) 45' to 54' wide

- i) Lot Width at Building Line: 45 to 54 feet
- ii) House Front Yard Setback: 10 feet*
 - (1) Entry Stoop and Porch Projections into Front Setback: steps only
 - (2) Bays, Second Floor Cantilevers and Fireplace Projections into Front Setback: 2 feet
 - (3) Overhang Projection into Front Yard Setback: 30 inches*Front Yard Setback to be increased by 10 feet for lots fronting the parkway
- iii) House Front Yard Maximum Setback: 30 feet
- iv) House Floor Line Elevation: 3 feet above sidewalk
- v) Front Yards raised above sidewalk: 12 inches



- vi) House Side Yard Setback: 6 feet
 - (1) Bays, Second Floor Cantilevers and Fireplace Projections into Side Setback: 2 feet
 - (2) Overhang Projections into Side Yard Setback: 30 inches
- vii) House Rear Yard Setback: 27 feet
- viii) Garage With Alley (2 car min, 3 cars max)
 - (1) Garage Side Yard Setback: None
 - (2) Garage Rear Yard Setback (front approach from alley): 7 feet
- ix) Lot Area: 5,500 SF
- x) Max Parcel Coverage: 65%
- d) **55 to 64' wide**
 - i) Lot Width at Building Line: 55 to 64 feet
 - ii) House Front Yard Setback: 10 feet*
 - (1) Entry Stoop and Porch Projections into Front Setback: steps only
 - (2) Bays, Second Floor Cantilevers and Fireplace Projections into Front Setback: 2 feet
 - (3) Overhang Projection into Front Yard Setback: 30 inches

*Front Yard Setback to be increased by 10 feet for lots fronting the parkway
 - iii) House Front Yard Maximum Setback: 30 feet
 - iv) House Floor Line Elevation: 4 feet above sidewalk
 - v) Front Yards raised above sidewalk: 18 inches
 - vi) House Side Yard Setback: 6 feet
 - (1) Bays, Second Floor Cantilevers and Fireplace Projections into Side Setback: 2 feet
 - (2) Overhang Projections into Side Yard Setback: 30 inches
 - vii) House Rear Yard Setback: 27 feet
 - viii) Garage With Alley (2 car min, 3 cars max)
 - (1) Garage Side Yard Setback: None
 - (2) Garage Rear Yard Setback (front approach from alley): 7 feet
 - (3) Garage Rear Yard Setback (side approach from alley): 10 feet
 - ix) Garage, No Alley (1 car min, 2 car max)
 - (1) Front Yard Setback from Front Elevation of Home: 8 feet



- (2) Garage Door Max Width: 9 feet
- x) Carriage Homes (Garage must be side load from alley)
 - (1) Rear Yard Setback: 10 feet
 - (2) Bays, Second Floor Cantilevers and Fireplace projections into Rear Yard Setback: 2 feet
 - (3) Overhang Projection into Rear Yard Setback: 30 inches
 - (4) Side Yard Setback: 6 feet
 - (5) Bays, Second Floor Cantilevers and Fireplace projections into Side Yard Setback: 2 feet
 - (6) Overhang Projection into Side Yard Setback: 30 inches
- xi) Lot Area: 6,500 SF
- xii) Max Parcel Coverage: 75%
- e) **60' wide**
 - i) Lot Width at Building Line: 60 feet
 - ii) House Front Yard Setback: 10 feet*
 - (1) Entry Stoop and Porch Projections into Front Setback: steps only
 - (2) Bays, Second Floor Cantilevers and Fireplace Projections into Front Setback: 2 feet
 - (3) Overhang Projection into Front Yard Setback: 30 inches*Front Yard Setback to be increased by 10 feet for lots fronting the parkway
 - iii) House Front Yard Maximum Setback: 30 feet
 - iv) House Floor Line Elevation: 4 feet above sidewalk
 - v) Front Yards raised above sidewalk: 18 inches
 - vi) House Side Yard Setback: 6 feet
 - (1) Bays, Second Floor Cantilevers and Fireplace Projections into Side Setback: 2 feet
 - (2) Overhang Projections into Side Yard Setback: 30 inches
 - (3) Side Yard setback at Port-chere: 3 feet
 - vii) House Rear Yard Setback: 50 feet
 - viii) Garage With Alley (2 car min, 3 cars max)
 - (1) Garage Side Yard Setback: None
 - (2) Garage Rear Yard Setback (front approach from alley): 10 feet



- (3) Garage Rear Yard Setback (side approach from alley): 10 feet
- ix) Garage, No Alley (1 car min, 2 car max)
 - (1) Front Yard Setback from Front Elevation of Home: 8 feet
 - (2) Garage Door Max Width: 9 feet
- x) Carriage Homes (Garage must be side load from alley)
 - (1) Rear Yard Setback: 10 feet
 - (2) Bays, Second Floor Cantilevers and Fireplace projections into Rear Yard Setback: 2 feet
 - (3) Overhang Projection into Rear Yard Setback: 30 inches
 - (4) Side Yard Setback: 6 feet
 - (5) Bays, Second Floor Cantilevers and Fireplace projections into Side Yard Setback: 2 feet
 - (6) Overhang Projection into Side Yard Setback: 30 inches
- xi) Lot Area: 7,200 SF
- xii) Max Parcel Coverage: 75%
- f) **65' wide +**
 - i) Lot Width at Building Line: 65 feet
 - ii) House Front Yard Setback: 10 feet*
 - (1) Entry Stoop and Porch Projections into Front Setback: steps only
 - (2) Bays, Second Floor Cantilevers and Fireplace Projections into Front Setback: 2 feet
 - (3) Overhang Projection into Front Yard Setback: 30 inches

*Front Yard Setback to be increased by 10 feet for lots fronting the parkway
 - iii) House Front Yard Maximum Setback: 30 feet
 - iv) House Floor Line Elevation: 4 feet above sidewalk
 - v) Front Yards raised above sidewalk: 18 inches
 - vi) House Side Yard Setback: 6 feet
 - (1) Bays, Second Floor Cantilevers and Fireplace Projections into Side Setback: 2 feet
 - (2) Overhang Projections into Side Yard Setback: 30 inches
 - (3) Side Yard Setback at Port-chere: 3 feet



- vii) House Rear Yard Setback: 27 feet
- viii) Garage With Alley (2 car min, 4 cars max)
 - (1) Garage Side Yard Setback: None
 - (2) Garage Rear Yard Setback (front approach from alley): 7 feet
 - (3) Garage Rear Yard Setback (side approach from alley): 10 feet
- ix) Garage, No Alley (2 car min, 3 car max)
 - (1) Front Yard Setback from Front Elevation of Home: 8 feet
 - (2) Garage Door Max Width: 9 feet
- x) Carriage Homes (Garage must be side load from alley)
 - (1) Rear Yard Setback: 10 feet
 - (2) Bays, Second Floor Cantilevers and Fireplace projections into Rear Yard Setback: 2 feet
 - (3) Overhang Projection into Rear Yard Setback: 30 inches
 - (4) Side Yard Setback: 6 feet
 - (5) Bays, Second Floor Cantilevers and Fireplace projections into Side Yard Setback: 2 feet
 - (6) Overhang Projection into Side Yard Setback: 30 inches
- xi) Lot Area: 8,000 SF
- xii) Max Parcel Coverage: 75%
- g) **100' wide**
 - i) Lot Width at Building Line: 100 feet
 - ii) House Front Yard Setback: 40 feet*
 - (1) Entry Stoop and Porch Projections into Front Setback: steps only
 - (2) Bays, Second Floor Cantilevers and Fireplace Projections into Front Setback: 2 feet
 - (3) Overhang Projection into Front Yard Setback: 30 inches
 - *Front Yard Setback to be increased by 10 feet for lots fronting the parkway
 - iii) House Front Yard Maximum Setback: 60 feet
 - iv) House Floor Line Elevation: 2 feet above sidewalk
 - v) Front Yards raised above sidewalk: 18 inches
 - vi) House Side Yard Setback: 6 feet



- (1) Bays, Second Floor Cantilevers and Fireplace Projections into Side Setback: 2 feet
- (2) Overhang Projections into Side Yard Setback: 30 inches
- (3) Side Yard Setback at Port-chere: 3 feet
- vii) House Rear Yard Setback: 40 feet
- viii) Garage With Alley (2 car min, 4 cars max)
 - (1) Garage Side Yard Setback: 7 feet
 - (2) Garage Rear Yard Setback (front approach from alley): 20 feet
 - (3) Garage Rear Yard Setback (side approach from alley): 20 feet
- ix) Garage, No Alley (2 car min, 3 car max)
 - (1) Front Yard Setback from Front Elevation of Home: 8 feet
 - (2) Garage Door Max Width: 9 feet
- x) Carriage Homes (Garage must be side load from alley)
 - (1) Rear Yard Setback: 10 feet
 - (2) Bays, Second Floor Cantilevers and Fireplace projections into Rear Yard Setback: 2 feet
 - (3) Overhang Projection into Rear Yard Setback: 30 inches
 - (4) Side Yard Setback: 7 feet
 - (5) Bays, Second Floor Cantilevers and Fireplace projections into Side Yard Setback: 2 feet
 - (6) Overhang Projection into Side Yard Setback: 30 inches
- xi) Lot Area: 20,000 SF
- xii) Max Parcel Coverage: 75%

75) Table 3.4 Residential Standards (Single-Family Attached Lot Standards)

- a) 35' wide
 - i) Lot width at building line: 35 feet
 - ii) Front Yard Setback: 10 feet*
 - (1) Only steps may project into Front Yard Setback
- *Front yard setback to be increased by ten (10) feet from stated lot standards for any lot fronting the parkway
- iii) Maximum Front Yard Setback: 30 feet



- iv) Floor Line Elevation: 4 feet above sidewalk
 - v) Front Yard Raised Above Sidewalk: 18 inches
 - vi) House Side Yard Setback at Common Wall: 0 feet
 - vii) House Side Yard Setback: 6 feet
 - (1) Bays, Second Floor Cantilevers and Fireplace Projections into Side Yard Setback: 2 feet
 - (2) Overhang Projection into Side Yard Setback: 30 inches
 - viii) Rear Yard Setback: House: 27 feet
 - ix) Garage (1 car min, 2 car max)
 - (1) Garage Side Yard Setback at Common Wall: 0 feet
 - (2) Garage Side Yard Setback: 7 feet
 - (3) Garage Rear Yard Setback: 7 feet
 - x) Minimum Lot Area: 2,100 SF
 - xi) Maximum Parcel Coverage: 70%
 - b) 35' to 45' wide
 - i) Lot width at building line: 35 to 44 feet
 - ii) Front Yard Setback: 10 feet*
 - (1) Only steps may project into Front Yard Setback
 - *Front yard setback to be increased by ten (10) feet from stated lot standards for any lot fronting the parkway
 - iii) Maximum Front Yard Setback: 30 feet
 - iv) Floor Line Elevation: 4 feet above sidewalk
 - v) Front Yard Raised Above Sidewalk: 18 inches
 - vi) House Side Yard Setback at Common Wall: 0 feet
 - vii) House Side Yard Setback: 6 feet
 - (1) Bays, Second Floor Cantilevers and Fireplace Projections into Side Yard Setback: 2 feet
 - (2) Overhang Projection into Side Yard Setback: 30 inches
 - viii) Rear Yard Setback: House: 27 feet
 - ix) Garage (1 car min, 2 car max)
 - (1) Garage Side Yard Setback at Common Wall: 0 feet
 - (2) Garage Side Yard Setback: 7 feet
 - (3) Garage Rear Yard Setback: 7 feet
 - x) Minimum Lot Area: 4,000 SF
 - xi) Maximum Parcel Coverage: 70%
- 76) Residential Amenities (Section 3.5)



- a) The following amenities will be distributed throughout the Real Estate for use by all residents in the detached and multi-family residences within the Real Estate:
 - i) Community clubhouse
 - ii) One (1) large neighborhood park
 - iii) Four (4) or more additional parks, playgrounds, or picnic areas in which at least two (2) of the following amenities shall be included in any one (1) or more of the parks: a basketball court, tennis court, volleyball court, or putting green
 - iv) Swimming pool with the neighborhood center or another building containing showers and changing rooms
 - v) Trail connecting to the Midland Trail and continuing along the public Right-of-way (see Exhibit D)
 - vi) Internal trails, paths connecting to the Perimeter Trail
- b) In addition to the above amenities, at least two (2) of the following amenities shall be distributed throughout the Ackerson Farm for use by all residents of the attached, detached, and multi-family residences
 - i) Fitness Center
 - ii) Community vegetable and flower gardens
 - iii) Outdoor concert and movie facility
 - iv) Fishing pond
 - v) Sports field

77) Multi-Family Housing

Comment: A future Detailed Development Plan will be required for the Multi-Family areas of this PUD. The below will be reviewed for compliance through that process and will be on an APC Consent Agenda when compliant.

- a) Off-street parking shall be provided in accordance with Article 9
- b) Additional parking spaces shall be as required by Article 9.
- c) Parking lots are to be in rear yards enclosed by buildings or landscaping
- d) Side yards may include interior access driveways, utilities, privacy walls, fencing, and hedge rows



- e) Rear yards may include interior access driveways and parking areas provided that all parking occurs behind primary structures. Rear yards may include dumpsters, utilities, privacy walls, fencing, hedge rows, and attached and detached garages.
- f) At least one (1) park with a picnic area, playground, basketball court, volleyball court, or tennis court shall be provided in either the LBH District, the LB District, or the GB District for each 200 multi-family or attached housing units collectively in those districts.

78) Table 4.0 Multi-Family Standards

- a) Flats
 - i) Minimum SF per unit: 550 SF
 - ii) Front Yard Setback: 10 feet (to be increased by 10 feet for any lots fronting the parkway)
 - iii) Only steps may project into the Front Yard Setback
 - iv) Bays, Second Floor Cantilevers, Balconies and Fireplace projections into the Front Yard Setback: 2 feet
 - v) Overhang Projection into the Front Yard Setback: 30 inches
 - vi) Maximum Front Yard Setback: 25 feet
 - vii) Side Yard Setback: 10 feet
 - viii) Bays, Second Floor Cantilevers, Balconies and Fireplace projections into the Side Yard Setback: 2 feet
 - ix) Overhang Projections into the Side Yard Setback: 30 inches
 - x) Side Yard Setback at 2-hour common wall: 0 feet
 - xi) Rear Yard Setback from alleys or parking areas: 6 feet
 - xii) Overhang projections into Rear Yard Setback: 30 inches
 - xiii) Lot Width Platted: Varies
 - xiv) Maximum Parcel Coverage: 85%
 - xv) Distance Between Structures if Detached: 20 feet
- b) Live/Work
 - i) Minimum SF per unit: 1,200 SF
 - ii) Front Yard Setback: 2 feet (to be increased by 10 feet for any lots fronting the parkway)
 - iii) Only steps may project into the Front Yard Setback



- iv) Bays, Second Floor Cantilevers, Balconies and Fireplace projections into the Front Yard Setback: 2 feet
- v) Overhang Projection into the Front Yard Setback: 30 inches
- vi) Maximum Front Yard Setback: 15 feet
- vii) Side Yard Setback: 10 feet
- viii) Bays, Second Floor Cantilevers, Balconies and Fireplace projections into the Side Yard Setback: 2 feet
- ix) Overhang Projection into the Side Yard Setback: 30 inches
- x) Side Yard Setback at 2-hour common wall: 0 feet
- xi) Rear Yard Setback from alleys or parking areas: 6 feet
- xii) Overhang projections into Rear Yard Setback: 30 inches
- xiii) Lot Width Platted: 20 feet
- xiv) Maximum Parcel Coverage: 95%
- xv) Distance Between Structures if Detached: 20 feet
- c) Townhomes
 - i) Minimum SF per unit: 900 SF
 - ii) Front Yard Setback: 10 feet (to be increased by 10 feet for any lots fronting the parkway)
 - iii) Only steps may project into the Front Yard Setback
 - iv) Bays, Second Floor Cantilevers, Balconies and Fireplace projections into the Front Yard Setback: 2 feet
 - v) Overhang Projection into the Front Yard Setback: 30 inches
 - vi) Maximum Front Yard Setback: 25 feet
 - vii) Side Yard Setback: 6 feet
 - viii) Bays, Second Floor Cantilevers, Balconies and Fireplace projections into the Side Yard Setback: 2 feet
 - ix) Overhang Projections into the Side Yard Setback: 30 inches
 - x) Side Yard Setback at 2-hour common wall: 0 feet
 - xi) Rear Yard Setback from alleys or parking areas: 6 feet
 - xii) Overhang projections into Rear Yard Setback: 30 inches



xiii) Lot Width Platted: 20 feet

xiv) Maximum Parcel Coverage: 100%

xv) Distance Between Structures if Detached: 12 feet

79) **LBH District** (Section 5.2) Underlying LB-H, replaced in its entirety by the Ackerson Farms PUD including deletions, additions or modifications). Article 5.2 of the PUD shall govern the use and development of Residential District 2. Basic Lot Standards are set out in Table 5.2.

- a) Off-street parking shall be provided in accordance with Article 9. In the event of a conflict between parking standards in Article 9 and parking standards in Section 5.2, Section 5.2 shall govern.
 - i) Off-street loading berths shall be located in alleys or parking areas sized to fit the user. Shared loading facilities are permitted (Article 9.1)
 - ii) Off-street parking spaces shall be within 300 feet walking distance from the entrance to the building served. Where a building has a double front yard, a parking lot may be located in one of the front yards. Where a building is on a corner lot, the parking may be in the side yard
- b) Additional parking spaces shall be provided in accordance with Article 9.
- c) Façade projections to a maximum of 24 inches beyond the Front Yard Setback is permitted
- d) Side yards may include interior access driveways, parking areas, or a side courtyard if enclosed by a hedge row, provided that no portion of any side parking area may be located closer to the street than the adjacent building edge.
- e) Side yards may include utilities, privacy walls, and fences
- f) Rear yards may include interior access driveways and parking areas and may include utilities, privacy walls, attached and detached garages, dumpsters, and loading berths

80) **Table 5.2** LBH Standards, Secondary Internal Street Buildings

- a) LBH Office
 - i) Minimum Front Yard Setback: 8 feet
 - ii) Minimum Side Yard Setback: 3 feet
 - iii) Side Yard with 2 hour fire wall: 0 feet
 - iv) Side Yard on Corner Lot: 4 feet
 - v) Minimum Rear Yard Setback to Property Line: 20 feet
 - vi) Minimum Rear Yard Setback from alley or parking lot: 5 feet
- b) LBH Retail



- i) Minimum Front Yard Setback: 4 feet
- ii) Minimum Side Yard Setback: 3 feet
- iii) Side Yard with 2-hour fire wall: 0 feet
- iv) Side Yard on Corner Lot: 4 feet
- v) Minimum Rear Yard Setback to Property Line: 20 feet
- vi) Minimum Rear Yard Setback from alley or parking lot: 5 feet

81) Landscaping Standards (Article 14) shall supersede the landscaping terms and requirements of Section 16 of the Zoning Ordinance; all other landscaping terms and standards in the Zoning Ordinance which are modified and replaced in their entirety by the deletions, additions, or modifications stated in Article 14. In the event of any inconsistency between the terms and standards stated in Article 14 and the specific landscaping terms and standards of Residential District 1, Residential District 2, LBH District...the terms and standards of those Districts shall apply.

Comment: Amenity Areas for residential properties are required to submit a Detailed Development Plan for approval. Landscape Plans for the Common Areas where amenities are included will be shown on a forthcoming Detailed Development Plan. Amenity Area Detailed Development Plan approvals are delegated to the Director.

- a) A proportional decrease in the required number of trees is permitted if larger caliper trees are planted. Trees with caliper measures of four (4) inches may replace two (2) required two (2) inch caliper trees
- b) Single-Family Residential
 - i) Four (4) shade trees, four (4) ornamental or evergreen trees, and four (4) shrubs (3-gallon container minimum) per dwelling unit in Residential District 1
 - ii) One (1) shade tree, one (1) ornamental or evergreen tree, and four (4) shrubs for every lot under 45 feet in width in Residential District 2. Two (2) shade trees, two (2) ornamental or evergreen trees, and four (4) shrubs for every lot 55 feet and over in Residential District 2.
 - iii) One (1) shade tree, one (1) ornamental or evergreen tree and four (4) shrubs per multi-family dwelling unit in the LBH District
- c) Street trees shall be planted fifty (50) feet on center, on average, in multi-family areas of the LBH District. Trees may be clustered or grouped.
- d) In Residential Districts where property abuts State Road 32, Ditch Road, Eagletown Road, or 166th Street, at least one (1) shade tree per thirty (30) linear feet of road frontage shall



be planted adjacent to the road rights of way. These shall be credited toward overall on-site landscaping requirements.

- e) Buffer yards are not required internal to or around the perimeter of the Ackerson Farm PUD.

82) Open Space, Office/Retail Square Footage, Residential Units, and Density Estimates (Article 17)

Comment: “Open Space” is defined within the Ackerson Farms PUD as, “Any part of the Ackerson Farm PUD not covered by public streets, private streets, alleys, private lots or commercial parking lots. Open space may include, but shall not be limited to the following public areas: parks, playgrounds, wetlands, trails, scenic or recreational ponds, plazas, courtyards, gardens, yards, unpaved rights of way, residential amenities, landscaped parking areas, and other landscaped areas.”

a) Open Space

i) Neighborhood Park Open Space Acreage

- (1) LBH District: 5 acres
- (2) Residential District 1: 1.5 acres
- (3) Residential District 2: 4 acres

ii) Central Park Open Space Acreage: 17 acres

Comment: The Director has determined that the cumulative acreage adjacent to 171st Street on both the north and south side shall count towards the “Central Park” acreage total. As such, this standard is met.

iii) Total Open Space: 33 acres

b) District Data

i) LBH District

- (1) Total residential units (max): 912 units
- (2) Total residential units per acre (max): 9.9 units

ii) Residential District 2

- (1) Maximum units (single family & attached doubles): 205 units
- (2) Total residential units per acre (max) 2.9 units

iii) Residential District 1



- (1) Maximum units: 10 units
- (2) Total residential density per acre (max): 1.3 units

iv) Data Summary

- (1) Open Space Total acreage: 33 acres
- (2) Multi-Family Total units: 720 units max
- (3) Single-Family Total units: 407 units max

83) Illustrative Site Plan

Comment: Illustrative Site Plan shown within the Ackerson Farm PUD, defined as “Exhibit C” does not require substantial compliance. The definition of “Exhibit C” explicitly states that the Illustrative Site Plan is, “an illustration of a *possible* site plan permitted by the purposes, concepts and standards of the Ackerson Farm PUD, which is intended to be a reasonable illustration of the anticipated general type of site plan, is not drawn to scale and *is subject to change*”.

84) Public Realm Map (Exhibit D)

Comment: The Public Realm Map shown within the Ackerson Farm PUD, defined as “Exhibit D” also does not require substantial compliance. The definition of “Exhibit D” explicitly states that it is “an illustration of areas within the Ackerson Farm PUD that are within two-minute and five-minute walks of amenities, civic spaces and points of interest within the Ackerson Farm PUD”.

A Public Realm Map that coincides with the petitioners’ Amenity Plan has been provided as Exhibit 6.

85) Street Section Diagrams (Exhibit E)

Comment: Right-of-way for the LBH District shows a 52’ Right-of-way as this is the width shown in Diagram 4, “Typical Historic Local Business Street”.

However, per Section 12.1 of the PUD, “the subdivision plan shall conform to the principles and standards contained in Article 12 *OR as may be further supplemented by “Construction Standards” adopted by the Westfield Town Council and administered by the Westfield Department of Public Works.*”

The Public Works Department no longer permits 52’ Rights-of-way where Street Trees are also required. The proposed layout and Right-of-way cross sections meet current Public Works construction standards and are therefore compliant.



DEPARTMENT COMMENTS

- 1) **ACTION:** 2104-SPP-06 and 2104-ODP-06 comply with the Ackerson Farm PUD and the UDO. The Department recommends approving the petition with the following condition:
 - 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.
- 2) If any APC member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov



Westfield–Washington Township Advisory Plan Commission (APC)
Minutes of the May 5, 2021 APC Meeting
Presented for approval: June 7, 2021

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, May 5, 2021 scheduled for 7:00 p.m. in person at City Hall and online.

ROLL CALL: Noted presence of a quorum.

Present In-Person: Kristen Burkman, Robert Horkay, Andre Maue, Victor McCarty, and Dave Schmitz.

Present Virtually: Mike Johns, Cindy Spoljaric. Ginny Kelleher joined virtually at 7:10 p.m.

Absent: All present.

City Staff Present: Kevin Todd, Director; Pam Howard, Senior Planner; and Caleb Ernest, Associate Planner.

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

APPROVAL OF MINUTES

- April 19, 2021 minutes.
Motion: McCarty motioned to approve the April 19, 2021 Minutes.
Schmitz seconded. Motion passed. Vote 8-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

AGENDA CHANGE REQUEST:

The Petitioner for 2102-PUD-06 has requested to be moved to the end of the agenda.

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS

2104-ODP-07

2104-SPP-07

The Courtyards of Westfield

Southwest corner of Towne Road and 151st Street

Epcon Westfield, LLC by Kimley-Horn & Associates, Inc. requests Primary Plat and Overall Development Plan approval for 89 Single-family residential lots on 37.03 acres +/- in The Courtyards of Westfield PUD District.

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

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

Todd overviewed this request for a Primary Plat and Overall Development Plan approval. He said that this item had its Public Hearing on April 5th and is currently fully compliant.

Spoljaric asked about the buffer yard/street frontage plantings and any conflicts with the drainage and utility easements.

The Petitioner responded that they have been working with the city engineer on that issue.

Motion: Maue motioned to approve 2014-SPP-07 & 2014-ODP-07 with the following condition:

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

Schmitz seconded. Motion passed. Vote 8-0.

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PUBLIC HEARING ITEMS

2105-ODP-10

2105-SPP-10

[PUBLIC HEARING]

Chatham Hills Section 6B

Northeast corner of 199th Street and Horton Road

Chatham Hills, LLP by Kimley-Horn and Associates, Inc requests Overall Development Plan and Primary Plat review of 66 lots on 34.42 acres +/- in Chatham Hills PUD District.

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

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

Howard overviewed this request for an Overall Development Plan and Primary Plat review. She said that Staff had not received any written public comments.

Public Hearing for 2105-ODP-10 & 2105-SPP-10 opened at 7:17 p.m.

Mark Jennings, 145 E. 199th Street; asked about the “S” curve that was agreed to during the rezoning process.

- Phil Sundling, with Henke Development, responded that had worked with Westfield Public Works and the city engineer to accommodate the new “S” curve.

Public Hearing for 2105-ODP-10 & 2105-SPP-10 closed at 7:19 p.m.

Johns asked if the proposed Right of Way for “S” curve would go through lot 31.

- Sundling responded that they will probably make adjustment to lot 31 and it will remain, but will be smaller.

Kelleher shared her concern regarding the “S” curve.

Maue and McCarty both voiced the same concern as Kelleher.

Spoljaric said she thought the fix looked dangerous and especially as the area builds out.

Burkman shared the others’ concerns.

Horkay stated that the design shown wasn’t the final design; however, the Petitioner would design a solution.

2105-ODP-11

2105-SPP-11

[PUBLIC HEARING]

Sogility

16466 Southpark Drive

Design and Build Corporation requests Overall Development Plan and Primary Plat review of 2 lots on 5.11 acres +/- in Southoak PUD District.

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

Howard overviewed this request for an Overall Development Plan and Primary Plat review. She said that Staff had not received any written public comments. She said that any outstanding items would be compliant before coming back on a future agenda.

Public Hearing for 2105-ODP-11 & 2105-SPP-11 opened at 7:29 p.m.

There were no public commenters present at City Hall and no public comments were received by email.

Public Hearing for 2105-ODP-11 & 2105-SPP-11 closed at 7:31 p.m.

Kelleher asked Howard about access to the rear lot, as it is landlocked.

- Howard said that the location maps show how the parcels exist today, which is nonconforming. This will remedy that situation and provide adequate frontage and an access drive to the rear lot.

2105-PUD-16
[PUBLIC HEARING]

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

Todd overviewed this request for a change in zoning. He said the Petitioner held a virtual neighborhood meeting on April 28, 2021 and received comments about drainage, home types, and proximity of homes to existing neighborhoods. He said that Staff had received written public comments that were uploaded to the agenda.

Jon Dobosiewicz, with Nelson & Frankenberger, on behalf of the Petitioner summarized the details of this project. He said that the proposal was in line with the Comprehensive Plan's New Suburban zoning. He said that the development would have two main access entrances off of Casey Road and also from 193rd street. He addressed proposed trail connectivity with existing trails as well as tree preservation and pocket parks. He said that the homes would front Casey Road and 193rd street. He addressed the proposed home types saying that they would range in price from 390k - 460K.

Public Hearing for 2105-PUD-16 opened at 7:49 p.m.

There were no public commenters present at City Hall and no additional public comments were received by email.

Public Hearing for 2105-PUD-16 closed at 7:51 p.m.

McCarty mentioned that he owns an adjacent property. He said that Casey Road would need to be improved if this project goes through. He shared Mr. Inman's concerns about the site being used for hunting and that he appreciated nature conversation. He mentioned the density numbers in the Comprehensive Plan. He said he appreciated the expansion of trails and the proposed designs.

- Dobosiewicz replied that everything regarding conservation subdivisions is accurate, but doesn't apply to this land as it was in the New Suburban area. He said he understood the need for transition going towards Rural Northwest. He said that this was considerably less dense than existing adjacent neighborhoods.

Schmitz said he appreciated the houses fronting external streets, and that he appreciated the trail network. He said he liked the distinction in lot size from east to west. He added that he would like to see more creativity added to additional open space, maybe a conservation design.

Spoljaric said she thought the transition needed to be more meaningful, and added that adding that 8,000 square foot lots were not meaningful. She expressed concern with approving so many new homes when the infrastructure wasn't ready.

Burkman asked the Petitioner a question about the percentage of water. She said she was not a huge fan of the list of 15-17 options for compliant architectural standards and would like to see the options tightened up so the City would know what was going to be built there. She said she was worried that the area was getting very homogenous as far as price points and look. She said she wanted to see the statistics of existing neighborhoods. She added that she didn't see front facing home requirement in the ordinance, and asked if side-load garages were an option as the character exhibits shows.

- Dobosiewicz asked Burkman to look at list and identify what she would like removed, and that they would work with staff on providing the requested statistics. He said he would make sure the front facing requirement was added and that side-load garages would be an option for certain lot sizes.

Johns stated that he liked the efforts made to improve the trail continuity; however, he said he was a bit concerned about the lack of usable open space due to unusable detention areas. He voiced concerns about proximity to rural area of Westfield's Comprehensive Plan. He said he did not think that this transition was significant enough.

Kelleher agreed with Johns that the idea of decreasing the density would be more significant, including differing the types of homes. She said that the design lacked creativity and asked if the ponds could be connected as a waterway. She said

she was concerned about the front-loaded garages as Comprehensive Plan mentioned minimizing those. She said the project was too dense, especially with the existing density and many similar homes in that area. She said the transition should not start at the designated line and needed to be implemented sooner.

Horkay stated that he agreed with a lot of the other Commissioner's comments. He said that a spreadsheet was not needed to figure out that density was reducing and should be obvious while looking at the plan. He added that water versus greenspace was also important.

2105-PUD-17
[PUBLIC HEARING]

Osborne Trails Phase II PUD

Southwest corner of 199th Street and Horton Road

Lennar Homes of Indiana, Inc. by Nelson and Frankenberger, LLC requests a change in zoning of 60 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Osborne Trails Phase II PUD District.

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

Howard overviewed this request for a change in zoning. She said that the Petitioner held a neighborhood meeting on April 26, 2021 and added that Staff had received no public comments.

Jon Dobosiewicz, with Nelson & Frankenberger, on behalf of the Petitioner summarized the details of this project. He said that additional homes are proposed in this age-restricted neighborhood. The amenities included the original Osborne Trails PUD will accommodate new additions. He said the Petitioner held a neighborhood meeting on April 26, 2021 with several people who attended.

Public Hearing for 2105-PUD-17 opened at 8:31 p.m.

There were no public commenters present at City Hall and no public comments were received by email.

Public Hearing for 2105-PUD-17 closed at 8:33 p.m.

Schmitz said he liked this type of neighborhood and that it would be good for the housing stock variety and tax base. He added that it appeared to be consistent with the existing neighborhood.

Spoljaric mentioned adding a severability clause. She said she wanted the open space number nailed down instead of substantial compliance. She said she would like to see a comparison to the existing Osborne Trails community.

Petitioner Responses:

- The severability clause was included in the ordinance, and will work with Staff on the open space issue. He added that the standards were identical to existing PUD.

Burkman asked if a black 4-board fence would be used in existing area.

- Dobosiewicz responded yes.

Johns asked if the lot sizes were the same as the existing neighborhood.

- Dobosiewicz responded yes.

Horkay asked why this was a new PUD instead of an amendment.

- Dobosiewicz said they did not want to change the zoning for property they did not own.

2105-PUD-18
[PUBLIC HEARING]

Maple Knoll PUD Amendment IV

Southeast corner of SR 32 and Spring Mill Road

Panda Restaurant Group, Inc. by Nelson & Frankenberger, LLC requests an amendment to the Maple Knoll Planned Unit Development (PUD) District modifying the Accessory Use and Building Standards.

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

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Ernest overviewed this request for an amendment to the Maple Knoll PUD. He said that Staff had not received any comments on this project.

Jon Dobosiewicz, with Nelson & Frankenberger, on behalf of the Petitioner summarized the details of this project regarding trash enclosures.

Public Hearing for 2105-PUD-18 opened at 8:45 p.m.

There were no public commenters present at City Hall and no public comments were received by email.

Public Hearing for 2105-PUD-18 closed at 8:47 p.m.

Spoljaric voiced concerns about the gates being left open and asked if the gates could be oriented away from the Right-of-Way.

- Dobosiewicz explained for the Panda Express site they have three (3) frontages so the gates would face a Right-of-Way, but said that they would change the text of the Ordinance to indicate that the gates of the Dumpster Enclosures shall not face Spring Mill Pointe Drive.

Motion: McCarty motioned to send 2105-PUD-18 to the City Council with a positive recommendation subject to the following condition:

- Change the text of the Ordinance so that gates of the Dumpster Enclosures shall not face Spring Mill Pointe Drive.

Schmitz seconded. Motion passed. Vote 8-0

2102-PUD-06
[PUBLIC HEARING]

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)

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

Todd overviewed this request for an amendment to the Grand Park Village PUD to permit Townhome and Single-Family Detached dwelling units.

Phil Sundling, with Henke Development, attending virtually, presented a detailed summary of this request. He addressed tree preservation on the property.

Public Hearing for 2102-PUD-06 opened at 9:03 p.m.

There were no public commenters present at City Hall and no public comments were received by email.

Public Hearing for 2102-PUD-06 closed at 9:05 p.m.

Spoljaric said she had spoken to the Petitioner about her concerns. She said that this PUD was not supposed to have detached dwellings and that they were practically attached given the small lot size. She said she did not understand why the maximum number of dwellings had been increased. She said that she was concerned by only being shown the front elevations and also that stated concern that there was no minimum living area stated. She said she would like to see a more unique concept plan.

Burkman echoed Spoljaric concerns. She said that this was a front showcase along 186th Street, and asked how this would look from the road. She asked about the area to east that was shown as mixed use in the original PUD. She voiced concerns that the city was not putting in commercial development to support Grand Park.

Johns said he agreed with others' concerns, and about the dense single-family housing across from Grand Park. He said he understood that commercial wanted rooftops.

Kelleher asked about the location map boundary compared to the concept plan.

Sundling's Responses:

- The area to the east was contemplated as multi-family and would not affect this area.
- Retail loves Grand Park visitors; however, they feel that retail needs more daily traffic.
- They will add more detail and will ensure that the streetscape along 186th Street is high quality.
- They are working with several groups, and are looking at reducing the number of units added, but would like to keep some flexibility.

Kelleher asked about the number of home options.

Sundling's Responses:

- They will have three home types: duplex, townhome, and detached cottage, and will have more than two elevation styles for the cottages.

Maue agreed with Burkman that it would be better to have more commercial there. He said he was also concerned about the view from 186th Street. He added that the interior layout was also important in considering the view from 186th Street.

McCarty said he was not sure if this was the best use of space across from the Pacer's Athletic Center (PAC) and that maybe it should have commercial/entertainment uses with residential starting behind.

Schmitz said he shared others' concerns about seeing the backs and sides of buildings from 186th Street, and that he would like to see the proposed back and side elevations.

Horkay agrees with the others' comments, especially about view from 186th Street.

Burkman wanted to clarify the area to the east in the original PUD saying she thought it was supposed to be mixed use.

- Sundling said he would look into that and follow up.

Additional Petitioner Responses:

- He will look at perimeter along 186th Street.
- Would love to do entertainment and general commercial along 186th Street, but it was hard to get those uses there when they are competing with State Road 32 and 191st Street.
- He will provide side and rear elevations.

Todd stated that he has had input that roof tops are needed for the support commercial activity.

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 & Grahm, 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)

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**2104-ODP-06 &
2104-SPP-06
[CONTINUED]**

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 423 residential lots on 236.78 acres +/- in the Ackerson Farms PUD District.

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

**2104-ODP-08
[CONTINUED]**

West Fork Whiskey

NEC of 191st St. and Horton Road

West Fork Whiskey by Cripe requests Overall Development Plan review of 1 lot on 12.83 acres +/- in the Osborne Trails PUD District.

(Planner: Pam Howard - phoward@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)

**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)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting.

Motion: McCarty; Second: Kelleher.

Motion passed. Vote: 8-0.

Meeting adjourned at 9:40 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



Westfield–Washington Township Advisory Plan Commission (APC)
Minutes of the May 17, 2021 APC Meeting
Presented for approval: June 7, 2021

**Westfield-Washington Advisory Plan Commission (APC) held a meeting on
Monday, May 17, 2021 scheduled for 7:00 p.m. in person at City Hall and online.**

ROLL CALL: Noted presence of a quorum.

Present In-Person: Kristen Burkman, Robert Horkay, Mike Johns, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Present Virtually: None

Absent: Ginny Kelleher.

City Staff Present: Kevin Todd, Director and Pam Howard, Senior Planner.

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

APPROVAL OF MINUTES

- April 19, 2021 minutes.
Motion: McCarty motioned to approve the revised April 19, 2021 minutes as written.
Maue seconded. Motion passed. Vote 7-0.
- May 5, 2021 minutes tabled.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA ITEMS

1910-DDP-18

Wrights Property Group

360 E. 186th Street

Wrights Property Group by Hamilton Designs, LLC requests Detailed Development Plan approval of a 30,011 square foot Commercial Recreational Facility on 3.99 acres +/- in the Wrights Property Group at Grand Park PUD.

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

2102-DDP-05

Northpoint One

20099 East Street

Holladay Properties by Stoeppelwerth & Associates, Inc. requests Detailed Development Plan approval of a 132,000 square foot industrial building on 13.33 acres +/- in the Northpoint PUD District.

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

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

2105-DDP-21

West Fork Whiskey

NEC of 191st Street and Horton Road

West Fork Whiskey by Cripe requests Detailed Development Plan approval a 28,700 square foot distillery building on 12.83 acres +/- in the Osborne Trails PUD District.

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

2105-DDP-17

Chatham Hills Multi-family Project

Southside of 196th Street, west of Tomlinson Road

TWG by Cripe requests Detailed Development Plan approval of 2 multi-family residential buildings on 12.98 acres +/- in Chatham Hills PUD District.

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

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

2105-DDP-18

Sogility

16466 Southpark Drive

Design and Build Corporation requests Detailed Development Plan approval of a 13,200 square foot commercial building on 2.9 acres +/- in the Southoak PUD District.

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

Motion: Maue motioned to approve the Consent Agenda as presented.

Schmitz seconded. Motion passed. Vote 7-0.

ITEMS OF BUSINESS

2104-ODP-08

West Fork Whiskey

NEC of 191st St. and Horton Road

West Fork Whiskey by Cripe requests Overall Development Plan approval of 1 lot on 12.83 acres +/- in the Osborne Trails PUD District.

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

Howard overviewed this request for an Overall Development Plan approval. She said that this item had its Public Hearing on April 5th, and was currently eligible for approval subject to conditions.

No Commission comments.

Motion: McCarty motioned to approve the Overall Development Plan (2014-ODP-08) with the following conditions:

- That the approval be contingent on the recording for the associated Annexation Plat (2105-SFP-35).
- All necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.

Schmitz seconded. Motion passed. Vote 7-0.

**2105-ODP-10 &
2105-SPP-10**

Chatham Hills Sec. 6B

Northeast corner of 199th Street and Horton Road

Chatham Hills, LLP by Kimley-Horn and Associates, Inc requests Overall Development Plan and Primary Plat approval of 66 lots on 34.42 acres +/- in Chatham Hills PUD District.

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

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

Howard overviewed this request for an Overall Development Plan and Primary Plat approval. She said that this item had its Public Hearing on May 5th, and was currently eligible for approval subject to conditions.

No Commission comments.

Motion: Schmitz motioned to approve the Primary Plat and Overall Development Plan (2105-ODP-10 & 2105-SPP-10) with the following conditions:

- Approval of the Landscape Plan be delegated to the Department during the Secondary Plat and Construction Phase.
- All necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.

Spoljaric seconded. Motion passed. Vote 7-0.

**2105-ODP-11 &
2105-SPP-11**

Sogility

16466 Southpark Drive

Design and Build Corporation requests Overall Development Plan and Primary Plat approval of 2 lots on 5.11 acres +/- in Southoak PUD District.

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

Howard overviewed this request for an Overall Development Plan and Primary Plat approval. She said that this item had its Public Hearing on May 5th, and was currently eligible for approval subject to conditions.

No Commission comments.

Motion: Maue motioned to approve the Primary Plat and Overall Development Plan (2105-ODP-11 & 2105-SPP-11) with the following conditions:

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

McCarty seconded. Motion passed. Vote 7-0.

2105-PUD-17

Osborne Trails Phase II PUD

Southwest corner of 199th Street and Horton Road

Lennar Homes of Indiana, Inc. by Nelson and Frankenberger, LLC requests a change in zoning of 60 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Osborne Trails Phase II PUD District.

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

Howard overviewed this request for change in zoning. She said that this item had its neighborhood meeting on April 26th and its Public Hearing on May 5th. She said that since its Public Hearing this item had undergone a few changes as outlined in the Staff Report.

No Commission comments.

Motion: Schmitz motioned to forward 2105-PUD-17 to the City Council with a positive recommendation.

Johns seconded. Motion passed. Vote 7-0.

PUBLIC HEARING ITEMS

**2104-ODP-06 &
2104-SPP-06**

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)

Todd overviewed this request for a Primary Plat and Overall Development Plan approval.

The Petitioner, Clint Mitchell, CEO of Estridge introduced this project to be known as Ackerson Farms. He said that the project would include enhanced amenities surrounding the trail and bringing it through the neighborhood. He said that outdoor amenities such as multiple parks would be included throughout the neighborhood. He added that the northern portion where the Midland Trace Trail would cut through the neighborhood would have an outdoor amphitheater, a farmer's market pavilion, a trail system that connected to pools, and sport courts and other neighborhood parks. He stated that the PUD was approved in 2006 and that Estridge had been working with City staff extensively for the past several months to ensure that the plan complied with the PUD and current city standards.

Jon Dobosiewicz with Nelson & Frankenberger, on behalf of the Petitioner, summarized further details about the proposal. He said that he would be addressing the residential component of Ackerson Farms. He addressed trails, adding that one of the components of the plan was the extension of the Midland Trace Trail. He also addressed streets and access to the project. He talked about the homes along 166th Street and along Ditch Road that would be front and side facing and homes with alley access.

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He said that amenities and open space would include, at a minimum, a community clubhouse, large playground, and neighborhood park. He said that additional parks and amenities would include sports courts, a swimming pool with a neighborhood center, trail connections - including the Midland Trail, an outdoor concert and movie facility, as well as a fishing pond. He said that asphalt trails would be constructed all along Ditch Road and 161st Street surrounding the public park with the pond space on both sides.

He said home products would include large lots, single-family lots with alley street, and townhomes. He said that the total plan included 401 single-family lots and three blocks where two and three-story Town Homes would be constructed.

Public Hearing for 2104-ODP-06 & 2104-SPP-06 opened at 7:30 p.m.

- No Public comments.

Public Hearing for 2104-ODP-06 & 2104-SPP-06 closed at 7:32 p.m.

Horkay addressed the history regarding the original submittal and the revisions made prior to the recent APC meeting. He asked for some recap to understand the current changes.

Todd responded that some of the issues addressed included:

- Some of the lot sizes didn't meet minimum.
- Requirements of open space compliance in the sub districts.
- The road network was discussed with the main north-south street was not continuous in the previous version.
- The addition of items to achieve walkability from original plan and a significant Central Park area.
- The City's road width standards have changed since PUD approval, this required the layout to change from the Concept Plan in PUD.
- The Concept Plan had not been correctly engineered resulting in the knowledge that detention ponds could not accommodate this project.

Dobosiewicz added:

- That there had been a 35-foot loss opportunity on north area due to wider Right of Way requirement, resulting in less room for open space.
- The plans discussed in the fall didn't go to TAC; however, the revised plans went to TAC in January 2021.

Burkman asked for the original Concept Plan to be displayed on the screen for the Commission. She addressed that the amount of greenspace and pocket parks in the previous plan was in line with the New Suburban area of the Comprehensive Plan. She said that this plan looked to have a lot more areas of blue. She said the streets were also more curved in Concept Plan. She spoke about the proposed amount of green space and pocket parks. She said that it looked like less pocket parks and more water, lending toward a linear look.

Johns agreed about the linear nature and the density of what was being proposed.

Schmitz said appreciated the revisions made regarding the orientation of the homes facing main roads.

Spoljaric said that the Traditional Neighborhood Development design was supposed to be a key part of this project. She said she understood that the City requires a wider Right of Way; however, but the Traditional Neighborhood Development design required narrow roads. She said that the Local Business area was not supposed to be just linear residential. She said the Concept Plan had the streets terminating in open vistas. She added that the Ordinance called for a tree inventory and traffic impact study.

Dobosiewicz replied:

- Tree preservation not required, but an inventory of trees to be preserved would be conducted at the construction plan phase.
- He read the Illustrative Site Plan language from the PUD.

Spoljaric said she felt like the project did not comply with the ordinance as a whole.

- Todd said the text of ordinance was governing; substantial compliance with the Concept Plan was not present in document.

McCarty said he wished that Spring Mill Trails looked like this project. He said he liked the aesthetics and vision of this of the updated design. He added that he appreciated the updates so far.

Horkay said that when the project came through in 2006, it started on a path that looked as if it would be approved. He said there was a need to work with to get it closer to the Concept Plan. He said that someone was to visit the two neighborhoods (Concept Plan and current), they would not know that the neighborhoods were supposed to be the same; they are distinctly different. He said that Westgate had also been approved in the same era, but was largely developing as originally shown.

Burkman thinks the issue was that the spirit of the PUD that was not being met with the current plan.

- Dobosiewicz asked her what changes she desired.
- Burkman asked if Spoljaric, Horkay, and Kelleher could provide that information.

Maue said he thought that if this plan was being looked at as a new PUD, it wouldn't be approved. He added that, as this was a plat, the Commission was looking at compliance and there was not a substantial compliance requirement in the document. He said he still thought it would be good if the Petitioner could make some changes to get the proposal closer to the Concept Plan.

Johns said he agreed with other Commission members.

Spoljaric said to go back to the ideas in the Concept Plan for specific items.

- Dobosiewicz replied that the Petitioner would do what is required for compliance.

Horkay said he thought the Concept Plan wasn't as rough as it was being characterized. He said that some of the elements exist in Centennial and newer neighborhoods as well.

McCarty said he did not feel that he could have a substantial opinion on this project. He said he liked the southern portion more than the northern portion. He added that he would like to see more roundabout features.

Todd stated that Staff had asked a lot of the same questions in the early conversations and that changes were made in response to those comments; however, that needs to be measured against the text of the ordinance which did not require substantial compliance.

MISCELLANEOUS BUSINESS

APC Discussion on Comprehensive Plan for Downtown.

The Commission members conducted a general discussion regarding the Comprehensive Plan for Downtown. Following is an overview of comments:

- Horkay mentioned possibly bringing more current information into the Grand Junction Plan.
- Burkman said she thought the 2016 Sub-Districts Addendum was a great document, but maybe needs some more detail and clarification in the implementation tools.

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- Burkman suggested these four points:
 - An extra layer added to the Comprehensive Plan would be extremely helpful
 - There is a person who has invested in the community who would like to propose something that would require Comprehensive Plan work.
 - Need multiple lenses of input from all stakeholders in the community.
 - Need a transparent and inclusive process for the community.

She said that there may be need for population, land use, natural features, housing, fiscal impact, traffic flow and thoroughfare planning, community feel and character, architecture, historic preservation analysis, and trail connectivity analyses.

- Maue said it never hurts to look at the plan to see if there was anything that can be added. He stated that he has not really given enough thought to provide comments at this time.
- McCarty said he thought there was a need to create a plan that younger people will like. He said that there was also a need to get input from all generations.
- Spoljaric said she thought there was a lot of good detail in the 2016 plan; however, there were now a lot more “knowns” such as State Road 32, the location of the new library, the proposed parking garage, and several approved projects. She said she was not sure there was a need to address the entire downtown. She said that the Penn Street corridor is pretty stable right now. She said that perhaps it would be good to tighten up the geographical area of study. She added that she was concerned that there were a lot of other things that need to be addressed and worked on by both the Staff and the Commission such as the UDO that would require time and funding.
- Schmitz said that Comprehensive Plans were evolving documents and that he was not sure if the City should interject guidance or just let the development community work it out through their processes. He said he had no strong opinion either way.
- Johns said he agreed with Spoljaric. He said he thought it would be good to take a look at the Downtown Plan after four or five years. He said that some developers were looking at meeting with consultants to see how to better develop downtown; he stated that he thought that it was the Commission’s responsibility to direct such planning.
- Horkay agreed with Johns that the Commission needed to be directing downtown development, not developers. He said he did not want to start from scratch as he did not think there were enough gaps or missing links to warrant that course. He said that Joe Plankis, president of the Westfield Redevelopment Commission (RDC) provided a letter from the RDC supporting the review of the Downtown Comprehensive Plan.
- Spoljaric spoke about a disconnect in the plan with what seemed to be to be wanted. She said the Downtown Comprehensive Plan calls for big development, but everyone seemed to like the smaller development such as on Park Street. She said that the Park Street development was not envisioned in the beginning.
- Horkay said he thought there is a need for a lot of the smaller business before you can get the bigger ones. He said that the two should work in concert with one another.
- Spoljaric said she thought that there was a mixed message and it is not certain if and where we want the new stuff
- McCarty said he thought Westfield was in a unique position compared to its neighbors. He said Westfield needs a unified front on what is wanted for downtown. He added that he did not want developers to dictate development. He said that if everything is denied the result would be several pocket downtowns instead of one cohesive downtown. He said he wanted to see Westfield become “Bestfield”.
- Maue said he liked the direction the conversation was heading.
- Todd thanked Spoljaric for the specific comment on the mixed messages to the developers and where the new versus the old is desired.
- Burkman said that one thing she had heard from developers that was unclear regarding what was wanted was massing/size and location along with what was wanted around the remaining sides of the park. She said she thought there was a need for outside assistance by consultants. She said she understood consulting involved a budget,

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coordination, collaboration, and team work. She said she wanted to send this to Council. She asked Johns for input regarding Council.

- Johns said that this would need to go before Council at some point.
- McCarty said he would like to see this action expanded to the entire Comprehensive Plan.
- Horkay said he would be hesitant to open up the entire Comprehensive Plan as he felt that would be unnecessary as it was still an effective document that may only need specific amendments in certain areas. He mentioned that a Business Park study/plan amendment was in the works.
- Todd said that the Business Park area of the Comprehensive Plan was going to be evaluated. He also said, in regard to the Downtown Comprehensive Plan, it would be good to focus on identified gaps that were evident in the Plan.
- Horkay mentioned the possibility of “5th Monday’s” with both the APC and the Council in attendance. He also asked Commissioner to take a thorough look around and formulate opinions about downtown.
- Horkay, Burkman and Spoljaric spoke about the consultant meeting and its implications.
- Plankis, with the RDC, said he thought things were starting to run ahead of the train. He said he believed that the consultant meeting on Wednesday was basically a sales pitch, with the consultant telling the group what they could do for Westfield’s downtown.
- Horkay asked why the consultant wasn’t talking to Council.
- Spoljaric said she thought it was more of a messaging problem and that the developers do not understand the existing plan. She said some developers have unrealistic expectations on public financial participation and that State Road 32 had been a problem.

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 & Grah, 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

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting.

Motion: McCarty; Second: Maue.

Motion passed. Vote: 7-0.

Meeting adjourned at 9:19 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 7, 2021
2104-PUD-11
Exhibit 1

Docket Number: 2104-PUD-11 (Ordinance No. 21-16)

Petitioner: 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 Bonterra Planned Unit Development (PUD) District.

Current Zoning: GO: General Office

Current Land Use: Agriculture

Acreage: 28.22 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 21-16
4. Concept Plan
5. Townhome Elevations
6. Townhome Landscaping
7. Buffer Yard Landscaping
8. Entrance Exhibits
9. Amenities Exhibit
10. Trail Connections Plan
11. Redlined Ord. 21-16 (text only)
12. Concept Plan Comparison
13. Updated Narrative Statement
14. Petitioner's Response to Issue List
15. Neighbor Meeting Summary
16. Public Comments

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the March 8, 2021, City Council meeting. The petition received a public hearing at the April 5, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner held a neighbor meeting on March 24, 2021. A summary this meeting has provided by the petitioner and included as **Exhibit 15**.

PROJECT OVERVIEW

Location: This subject real estate is approximately 28.22 acres in size and is located on the south side of SR 32, ¼ mile east of Gray Road (see **Exhibit 2**). The Property is currently zoned G): General Office District. Adjacent zoning districts include GO and SF4 to the North, GO to the east, SF3 to the South, and GB to the

west. Adjacent land uses include Single-Family Residential to the north and south, undeveloped agricultural land to the east, and commercial office uses to the west.

Project Description: The petitioner is requesting a change in zoning from the GO District to the Bonterra PUD District to accommodate a mixed-use development, as described in the Petitioner's Narrative Statement (see [Exhibit 12](#)).

ORDINANCE DETAILS

Definitions: As Proposed, the PUD Ordinance includes several definitions that are not present in the UDO: Different Color Package, Dominant Exterior Material, Exterior Material, Subject Townhome Building, and Underlying Zoning Districts.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see [Exhibit 4](#)) which divides the Real Estate into 2 areas for development. The Real Estate would be required to be developed in substantial compliance with the Concept Plan, with the exception of allowing the buildings in Area B to be repositioned for engineering reasons so long as the street network and general design remains consistent.

Underlying Zoning: As proposed, the PUD Ordinance assigns GO: General Office District as the Underlying Zoning District for Area A, and SFA: Single-Family Attached District as the Underlying Zoning District for Area B.

Permitted Uses: The proposed ordinance defaults to the underlying zoning districts of GO and SFA, while also permitting one additional use each: Childcare/Daycare Centers for Area A, and Townhouse Dwellings for Area B. Additionally, Dwelling Units would be prohibited on the ground floor and basements of building within Area A. For Area B, there would be a maximum of 150 Townhouse Dwellings, with a mix of two-story and three-story buildings.

General Regulations for Area A: The table below outlines the proposed lot standards as compared to the UDO's requirements for GO lots (the proposed underlying zoning district).

	AREA A	UDO (GO)
Min. Lot Area	1 acre per lot 3 acres for total Area A	3 acres per lot
Min. Road Frontage	250' for SR 32 (total area A) 75' per lot on Internal Streets	250'
Min. Front Yard Setback	Defaults to Overlay for SR 32 (30' min, 120' Max.) 20' for Internal Streets	60'
Min. Side and Rear Yard Setbacks	20'	60' if abutting residential 20' for all others
Max. Building Height	Not altered	50'
Minimum Ground Area	Not altered	No minimum
Max. Lot Coverage	Not altered	80%

General Regulations for Area B: The PUD proposes alternative standards from those of the underlying zoning district. Only the standards in listed in the PUD would apply. The table below outlines the proposed lot standards as compared to the UDO's requirements for SFA lots (the proposed underlying zoning district).

	2-Story Townhomes	3-Story Townhomes	UDO (SFA)
Min. Lot Area	No Minimum	No Minimum	No Minimum
Min. Lot Frontage	No Minimum	No Minimum	No Minimum
Min. Front Yard Setback	0'	0'	35' for Primary Arterials (SR 32) 20' for Local or Private Streets Staggered front setbacks required
Min. Side and Rear Yard Setbacks	0'	0'	No equivalent standard
Minimum Distance Between Buildings	20'	20'	25' if no vinyl 30' if vinyl siding
Max. Lot Coverage	No Maximum	No Maximum	No equivalent standard
Min. Lot Width	No Minimum	No Minimum	No equivalent standard
Max. D/U per building	5	6	4
Max. Building Height	2	3	35'
Min. Living Area	1,500 SF	1,500 SF	1,800 SF for 2-story No equivalent standard for 3-story
Project size	No equivalent standard	No equivalent standard	30 acres
Project Perimeter Setback	20'	20'	1:2 proximity slope

Overlay Districts: The proposed ordinance applies only certain sections of the SR 32 Overlay District, as listed below. Additionally, a cross access easement would be required between the parcels within Area A and to the parcels west of Area A.

- 5.3(G) Setback Requirements would apply to the entire PUD District
- 5.3(H) Accessory Buildings would apply to the entire PUD District
- 5.3(J) Building Size Requirements would apply to Area A only
- 5.3(K) Architectural Design Requirements would apply to Area A only

- 5.3(L) Trail Corridor Requirements would apply to the entire PUD District. The 30' trail corridor would be constructed with the initial development of the district.

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

Architectural Standards: The proposed PUD Ordinance replaces the UDO's Architectural Standards for Townhouse Dwellings with those listed in the PUD. These standards include a requirement that the Dwellings be constructed in substantial compliance with the Concept Plan (see **Exhibit 5**), prohibiting vinyl and aluminum siding, requiring a minimum 2 car attached garage per dwelling, and requiring variation of the color package of adjacent townhome buildings.

Landscaping Standards: The PUD Ordinance defaults to the Landscaping Standards for the UDO with a few exceptions further described below:

Street Trees: The proposed ordinance would increase the maximum spacing between street trees to eighty (80) feet from the sixty (60) feet permitted by the UDO, and reduce the minimum spacing to twenty (20) feet from the twenty-five (25) feet required by the UDO.

Lot Landscaping: The number of shade trees (1) and shrubs (4) proposed for the Townhouse Dwellings is consistent with the UDO's requirement for Multi-family developments. The UDO would also require one (1) ornamental or evergreen tree per unit which is not being proposed in the PUD. Additionally, the proposed ordinance would require one (1) additional shade tree in either Front Yard of corner units, and would require Established Front Yards to be sodded. Exhibits are also provided showing the typical landscaping for each townhome building type (see **Exhibit 6**), and requiring substantial compliance with these exhibits.

Buffer Yards and External Street Frontage Landscaping: The PUD Ordinance would replace the UDO standards for Buffer Yards and External Street Frontage Landscaping with the landscaping shown on the Buffer Yard Landscaping exhibit, for Area B only. The minimum width proposed is 10', which would be a reduction of 20' along the north and south property lines. Along the east and west property lines, it would be a reduction of 30' if the adjacent land is used agriculturally. If the land is not used for agriculture, then it would be considered vacant commercial (as it is zoned commercial) and the UDO would not require a buffer to be provided on this property. In this case, they would not be decreasing the required width, but instead providing a buffer when one wouldn't be required by the underlying zoning.

Tree Preservation Area: The proposed ordinance includes a tree preservation area, labeled as "Existing Wooded Area" on the Concept Plan (see **Exhibit 4**). Preservation would occur in accordance with the standards in the UDO.

Trailside Tree Preservation: The PUD Ordinance includes a requirement that any trees in good health within ten (10) feet of the Midland Trace Trail be preserved unless they are required to be removed for environmental reasons, or for drainage/utility installation.

Entrance Feature: The proposed ordinance includes an Entrance Sign and requires the sign to be constructed and landscaped in substantial compliance with the Entrance Sign Exhibit and Entrance Landscaping Exhibit, combined herein as Entrance Exhibits (see **Exhibit 8**).

Infrastructure Standards: As proposed, the PUD Ordinance defaults to the City's Construction Standards and the UDO, unless otherwise approved by the Public Works Department.

Open Space and Amenity Standards: The proposed Ordinance replaces the UDO standards for multi-family projects with the standards provided in the PUD. The proposal includes reducing the required open space to 25%, from the 35% required by the UDO for the SFA District. Additionally, the ordinance proposes providing amenities in substantial compliance with the Concept Plan (see **Exhibit 4**) and Amenities Exhibit (see **Exhibit 9**). Lastly, access points would be provided to the Midland Trace Trail, including entrance monuments, as generally shown on the Trail Connections Plan (see **Exhibit 10**).

Duration: As proposed, the PUD Ordinance includes a provision stating that the zoning will revert back to AG-SF1 if Secondary Plat / Construction Plan approval has not been obtained by January 1, 2027.

Annexation: The proposed Ordinance includes a standard which requires Annexation prior to Secondary Plat approval.

Severability: The proposed Ordinance includes a provision stating that if any portion of the ordinance is determined to be illegal or unenforceable, then the remainder of the ordinance will remain valid and enforceable.

CHANGES SINCE THE PUBLIC HEARING

The Petitioner has made several changes to the proposed ordinance and exhibits since the April 5, 2021, Public Hearing. These changes can be seen in the Redlined Ordinance (see **Exhibit 11**) and Concept Plan Comparison (see **Exhibit 12**), and are discussed in the Updated Project Narrative (see **Exhibit 13**). Additionally, an Issue List was provided to the petitioner following the Public Hearing. A response to that list has been provided and it included as **Exhibit 14**.

Substantive changes to the ordinance include:

- Prohibiting Dwelling Units on the ground floor and basements of buildings in Area A
- Adding a project perimeter setback of 20' within Area B
- Increasing the number of Dwelling Units per Building in Area B (from 4 to 5 for two-story buildings, and from 5 to 6 for three-story buildings)
- Increasing the Minimum Living Area per Dwelling Unit from 1,400 sf to 1,500 sf for two-story units
- Decreasing the Minimum Living Area per Dwelling Unit from 1,750 sf to 1,500 sf for three-story units
- Adding a maximum spacing requirement of 80' for Street Trees
- Incorporating exhibits depicted the landscaping proposed around the Townhome Buildings, and requiring the landscaping to be installed in compliance with those exhibits
- Adding language stating that the buffer yards can, but are not required to, exceed 10' feet in width
- Adding language stating that the Existing Wooded Area shall be a privately owned and maintained neighborhood park
- Adding a requirement to preserve any trees in good health within 10' of the Midland Trace Trail, unless required to be removed by the City
- Incorporation of Entrance Sign and Entrance Landscaping Exhibits, and requiring substantial compliance with those exhibits
- Replacing, instead of modifying, the Open Space and Amenity Standards of the UDO with those listed in the PUD Ordinance
- Incorporation of an Amenities Exhibits, and requiring the character and quality of amenities provided to be consistent with that exhibit

- Adding a requirement for a cross access easement to be provided between the commercial parcels and to the parcels to the west
- Adding a color variation requirement for the townhomes, and adding definitions associated with the requirement
- Updating the Buffer Yard Landscaping exhibit, which corrects some errors in the chart (the number of plantings shown has not changed, the chart now reflects what is shown on the exhibit)
- Clarifying that the Buffer Yard Landscaping exhibit applies to Area B only, and also superseded the External Street Frontage Landscaping Requirements for this area

COMPREHENSIVE PLAN

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

Development Policies for “Local Commercial” include: (i) locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map; (ii) require the size, materials, color, and design of buildings to be unique to Westfield; (iii) Parking areas should be broken up by landscaping or by being located on more than one side of the buildings; (iv) encourage signs that are easy to locate and read, sized and designed in relation to the buildings and the traffic conditions in which they are viewed; and (v) encourage pedestrian connections between local commercial areas and adjacent residential areas.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: SR 32, (ii) Proposed Local: other proposed streets internal to the development, and (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

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

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

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

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

DEPARTMENT COMMENTS

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

ORDINANCE NUMBER 21-16

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

“Bonterra”

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

WHEREAS, the City of Westfield, Indiana (the “**City**”) and the Township of Washington, both of Hamilton County, Indiana are subject to the UDO;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered Petition No. 2104-PUD-11 (the “**Petition**”), requesting an amendment to the City’s zoning map (“**Zoning Map**”) with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “**Real Estate**”);

WHEREAS, the Commission forwarded the Petition to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Common Council**”) with a _____ recommendation (X-X) in accordance with Indiana Code § 36-7-4-608, required by Indiana Code § 36-7-4-1505;

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

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

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

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

- 2.1 “**Different Color Package**” The Subject Townhome Building’s Dominant Exterior Material color shall be at least two (2) shades different to be a Different Color Package. Color shades shall be identified according to the “Sherwin Williams Color Prime System” or its successor system consistent with the “Munsell Color Theory.”
- 2.2 “**Dominant Exterior Material**” The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Façade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.3 “**Exterior Material**” The separate architectural siding materials and patterns on a Front Building Façade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.4 “**Subject Townhome Building**” A Building containing Townhouse Dwellings that is the subject of an application for an improvement location permit.
- 2.5 “**Underlying Zoning Districts**” For the purposes of this Ordinance only, shall mean the Zoning Districts of the UDO that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

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

- 3.1 The District is hereby divided into two (2) areas: “**Area A**” and “**Area B**”(individually or collectively, “**Area**”). Area A is defined as the portions of the Concept Plan labeled as “Commercial” (colored yellow). Area B is defined as the portions of the Concept Plan not labeled as “Commercial” (colored green). The development of each Area shall be regulated as set forth in this Ordinance.
- 3.2 The Real Estate shall be developed in substantial compliance with the Concept Plan. The Buildings illustrated in Area B (as referenced below) may be repositioned as final engineering of the District is completed, however, the street network and general design of the townhome community shall be in substantial compliance with the Concept Plan.

Section 4. Underlying Zoning District. The Underlying Zoning Districts of this District shall be the GO: General Office District and SFA: Single Family Attached District.

- 4.1 Area A: GO: General Office District.
- 4.2 Area B: SFA: Single Family Attached District.

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

- 5.1 All uses permitted in the Underlying Zoning Districts, as set for in Chapter 4 and Chapter 13 of the UDO, shall be permitted unless otherwise provided in this Ordinance.
- 5.2 All Special Exception uses identified in the Underlying Zoning Districts shall be prohibited unless otherwise provided in this Ordinance.
- 5.3 Childcare/Daycare Centers shall be permitted in Area A.
- 5.4 No Dwelling Units shall be permitted on the ground floors and basements of Buildings within Area A.
- 5.5 Townhouse Dwellings shall be permitted in Area B. The Townhouse Dwellings shall consist of a mix of two-story and three-story Townhouse Dwellings. A maximum number of 150 Townhouse Dwellings shall be permitted in Area B.

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

- 6.1 The following standards shall apply to Area A, as depicted on the Concept Plan:
 - A. Minimum Lot Area – Area A shall include a minimum of three (3) acres. Individual lots within Area A shall be at least one (1) acre.

- B. Minimum Lot Frontage – Area A shall have frontage on State Highway 32 in excess of 250 feet. Individual lots within Area A shall have at least 75 feet of frontage on a street internal to the District.
- C. Setback from State Highway 32 shall be provided in accordance with the State Highway 32 Overlay Zone standards (Section 5.3 of the UDO).
- D. Setback from streets internal to the District shall be at least twenty (20) feet.
- E. Side yard and rear yard setbacks shall be at least twenty (20) feet.

6.2 The following standards shall apply to Area B, as depicted on the Concept Plan:

Standard	2-Story Townhomes	3-Story Townhomes
Minimum Lot Area	No Minimum	No Minimum
Minimum Lot Frontage	No Minimum	No Minimum
Minimum Building Setback*		
Front Yard	0'	0'
Side Yard	0'	0'
Rear Yard	0'	0'
Minimum Perimeter Building Setback	20'	20'
Minimum Distance Between Buildings	20'	20'
Maximum Lot Coverage	No Maximum	No Maximum
Minimum Lot Width	No Minimum	No Minimum
Maximum Dwelling Units Per Building	5	6
Maximum Building Height	2 Stories	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,500 SF	1,500 SF

*Each Townhouse Dwelling shall provide a driveway with a minimum length of twenty (20) feet as measured between the garage door and : (i) the Street right-of-way line, if the driveway is accessed from a Street; or (ii) the edge of pavement, if the driveway is accessed from an Alley.

Section 7. State Highway 32 Overlay District. The standards of the State Highway 32 Overlay Zone shall not apply to the District unless specifically provided in this Ordinance.

- 7.1 The setback standards of the State Highway 32 Overlay Zone, as set forth in Section 5.3(G), shall apply to the District.
- 7.2 The accessory building standards of the State Highway 32 Overlay Zone, as set forth in Section 5.3(H), shall apply to the District.

- 7.3 The building size requirements of the State Highway 32 Overlay Zone, as set forth in Section 5.3(J), shall apply to Area A.
- 7.4 The architectural design requirements of the State Highway 32 Overlay Zone, as set forth in Section 5.3(K), shall apply to Area A.
- 7.5 The trail corridor requirements of the State Highway 32 Overlay Zone, as set forth in Section 5.3(L), shall apply to the District. The 30' wide Trail Corridor required in Section (L)(4) shall be dedicated to the City at the time of Secondary Plat; however, the 8' asphalt path referenced in such Section shall not be required to be installed in conjunction with the initial development of the District.
- 7.6 A cross access easement shall be provided (i) between parcels within Area A, and (ii) between Area A and the parcel(s) to the west of Area A.

Section 8. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified by this Ordinance.

- 8.1 Article 6.3 Architectural Standards: Section 6.3 shall apply to the District, except as modified below:
 - A. Architectural Standards –the following architectural standards shall apply in Area B:
 - i. Townhome Elevations: The Townhouse Dwellings shall be constructed in substantial compliance with Exhibit C (the “**Townhome Elevations**”). To the extent the applicable architectural standards of the UDO conflict with the Townhome Elevations, the Townhome Elevations shall prevail.
 - ii. Building Materials: Vinyl and aluminum siding shall be prohibited.
 - iii. Garages: All Dwellings shall have a minimum two (2) car attached garage.
 - iv. Variation: Townhome Buildings immediately adjacent to and immediately across the street from the Subject Townhome Building shall be a Different Color Package than the Subject Townhome Building.
- 8.2 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below:
 - A. Street Trees: Article 6.8(J) Street Trees shall apply, however, a maximum spacing requirement of eighty (80) feet and a minimum spacing requirement of twenty feet (20') shall apply.

- B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
- i. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - ii. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhouse Dwelling.
 - v. Each Townhouse Dwelling on a Corner Lot shall have one (1) additional Shade Tree in either Front Yards.
 - vi. Each two-story Townhouse Building shall be landscaped in compliance with the landscaping shown in Exhibit D, attached hereto and incorporated herein. Each three-story Townhouse Building shall be landscaped in compliance with the landscaping shown in Exhibit E, attached hereto and incorporated herein. If the landscaping shown in Exhibit D and Exhibit E are prevented from being installed as shown, then alternative locations for such landscaping within the District may be approved by the Director.
- C. Buffer Yards and External Street Frontage Landscaping: Buffer Yard and External Street Frontage landscaping in Area B shall be provided as depicted in Exhibit F. Buffer Yards along the east, west and south perimeters of the District may, but shall not be required, to exceed ten (10') in width. If a provision of Article 6.8 Landscaping Standards is in conflict with Exhibit F, then this Ordinance shall control. Relocation of plant materials within the Buffer Yards and External Street Frontage area shall be permitted as part of the Development Plan approval.
- D. Tree Preservation Area: A Tree Preservation Area is identified on the Concept Plan as "Existing Wooded Area". This area shall be a privately owned and maintained neighborhood park. Existing trees in this area shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation. Tree preservation shall be in accordance with Article 6.8, Landscaping Standards of the UDO.
- F. Trailside Tree Preservation: Any trees within ten (10) feet of the Midland Trace Trail, that are in good health and not otherwise required to be removed for environmental reasons, shall be preserved in accordance with Article 6.8, Landscaping Standards of the UDO. Existing trees in this area shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation.
- E. Entrance Improvements: An "**Entrance Sign**" in substantial compliance with Exhibit G and "**Entrance Landscaping**" in substantial compliance with Exhibit H shall be constructed at the easternmost entrance to the District.

Section 9. Infrastructure Standards: The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise modified below, or approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 10. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below:

10.1 Article 8.6 Open Space and Amenity Standards: Article 8.6(H) of the UDO shall not apply to the District. Instead, the following standards shall apply to Area B.

- A. Open Space: The minimum Open Space required shall be 25%.
- B. Amenities: Open space including trails shall be provided for passive recreation opportunities, including benches or swings, sidewalk pathways and a trail amenity shelter and gathering area, in substantial compliance with the Concept Plan (the “**Amenities**”). The Amenities shall be consistent with the quality and character of those shown in Exhibit I, attached hereto. If the Amenities are prevented from being installed as shown, then alternative locations for such landscaping within the District may be approved by the Director.
- C. Midland Trace Trail Access: Access points, including landscape plantings and entrance monument, shall be provided to permit pedestrian access to the Midland Trace Trail as generally depicted on the “**Trail Connection Plans**,” attached hereto as Exhibit J and incorporated herein. The entrance monuments shall be consistent with the quality and character of those shown on the Trail Connection Plans. The final locations of the trail access points and improvements are subject to City approvals and final engineering. If the trail connections shown in the Trail Connection Plans are prevented from being installed as generally shown, then alternative locations providing comparable trail access to the Midland Trace Trail may be approved by the Director.

Section 11. Duration. Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the AG-SF1 District.

Section 12. Annexation. The Real Estate, or parts thereof that may be the subject of a secondary plat approval shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for the Real Estate.

Section 13. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 21-16 was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 21-16**

this ____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-16**

this ____ day of _____, 2021.

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Esq., Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46060.

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: Matthew S. Skelton.

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Townhome Elevations
Exhibit D	Two-Story Townhome Building Landscaping
Exhibit E	Three-Story Townhome Building Landscaping
Exhibit F	Buffer Yard Landscaping
Exhibit G	Entrance Sign
Exhibit H	Entrance Landscaping
Exhibit I	Amenities
Exhibit J	Trail Connection Plans

EXHIBIT A
REAL ESTATE

Parcel #08-10-0-00-00-008.000:

Part of the Northeast Quarter of Section 5, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of Section 32, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, said corner being on the North line of the Northeast Quarter of Section 5, Township 18 North, Range 5 East, in said Washington Township; thence South 89 degrees 34 minutes 03 seconds West (bearing based upon record descriptions) on the North line of said North line 1700.36 feet to the Northwest corner of the Real Estate described in Instrument 2006-74217 in the Office of the Recorder of Hamilton County and the POINT OF BEGINNING for the tract herein described; thence South 00 degrees 03 minutes 02 seconds West on the West line of said Real Estate 977.21 feet to the North line of the Central Indiana Railroad Right-of-Way; thence North 89 degrees 25 minutes 47 seconds West on North Right-of-Way line 623.61 feet to the Southeast corner of the Real Estate described in Instrument 2010-56261 in said Office; thence North 00 degrees 06 minutes 00 seconds West on the east line of the Real Estate described in said Instrument 2005-50530 and its northerly extension a distance of 965.12 feet to the Northeast corner of Real Estate described in Instrument 2005-50530 and recorded in said Recorder's Office, said point being on the North line of said Northeast Quarter; thence North 89 degrees 34 minutes 03 seconds East on the North line of said Northeast Quarter 624.42 feet to the POINT OF BEGINNING, containing 13.42 acres, more or less.

Parcel #08-10-05-00-00-008.001:

A part of the Northeast Quarter of Section 5, Township 18 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

Commencing at the Northeast corner of the Northeast Quarter of Section 5, Township 18 North, Range 4 East; thence West 130.02 feet (Government record for jog) to the Southeast corner of the Southeast Quarter of Section 32, Township 19 North, Range 4 East; thence South 89 degrees 38 minutes 18 seconds West (assumed bearing) 1548.58 feet on and along the North line of said Northeast Quarter to the POINT OF BEGINNING of this description; thence South 00 degrees 16 minutes 12 seconds East 979.75 feet parallel with the East line of a tract of land described in Deed Record 117, page 362, to the North right of way line of the Central Indiana Railroad; thence North 89 degrees 25 minutes 24 seconds West 156.06 feet on and along the North right of way line of the Central Indiana Railroad; thence North 00 degrees 01 minutes 13 seconds West 977.21 feet to the North line of said Northeast Quarter; thence North 89 degrees 38 minutes 18 seconds East 151.78 feet to the POINT OF BEGINNING.

Parcel #08-10-05-00-00-008.002:

Also, a part of the Northeast Quarter of Section 5, Township 18 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

Commencing at the Northeast corner of the Northeast Quarter of Section 5, Township 18 North, Range 4 East; thence West 130.02 feet (Government record for jog) to the Southeast corner of the Southeast Quarter of Section 32, Township 19 North, Range 4 East; thence South 89 degrees 38 minutes 18 seconds West (assumed bearing) 1313.40 feet on and along the North line of said Northeast Quarter to the POINT OF BEGINNING of this description; thence South 00 degrees 16

minutes 12 seconds East 983.60 feet parallel with the East line of a tract of land described in Deed Record 117, page 362, to the North right of way line of the Central Indiana Railroad; thence North 89 degrees 25 minutes 24 seconds West 235.20 feet on and along the North right of way line of the Central Indiana Railroad; thence North 00 degrees 16 minutes 12 seconds West 979.75 feet to the North line of said Northeast Quarter; thence North 89 degrees 38 minutes 18 seconds East 235.18 feet to the POINT OF BEGINNING.

Parcel #08-10-05-00-00-008.004:

Commencing at the northeast corner of the Northeast Quarter of Section 5, Township 18 North, Range 4 East; thence West 130.02 feet (Government record for jog) to the southeast corner of the Southeast Quarter of Section 32, Township 19 North, Range 4 East; thence South 89 degrees 38 minutes 18 seconds West (assumed bearing) 1048.48 feet on and along the north line of said Northeast Quarter to the POINT OF BEGINNING of this description, said Point of Beginning being the northeast corner of a tract of land described in Deed Record 117, Page 562 and said Point of Beginning also being 1178.50 feet west of the northeast corner of said Northeast Quarter; thence South 00 degrees 16 minutes 12 seconds East 987.94 feet on and along the east line of said tract described in Deed Record 117, Page 562 to the north right-of-way line of the Central Indiana Railroad; thence North 89 degrees 25 minutes 24 seconds West 264.95 feet on and along said north right-of-way line to the southeast corner of a tract of land described in Deed Record 340, Page 263; thence North 00 degrees 16 minutes 12 seconds West 983.60 feet to the northeast corner of said tract described in Deed Record 340, Page 263 and the north line of said Northeast Quarter; thence North 89 degrees 38 minutes 18 seconds East 264.92 feet to the POINT OF BEGINNING. Containing 6.00 acres, more or less, and being subject to all applicable easements and rights-of-way.

EXHIBIT B
CONCEPT PLAN

The Concept Plan appears on the following page of this Ordinance.

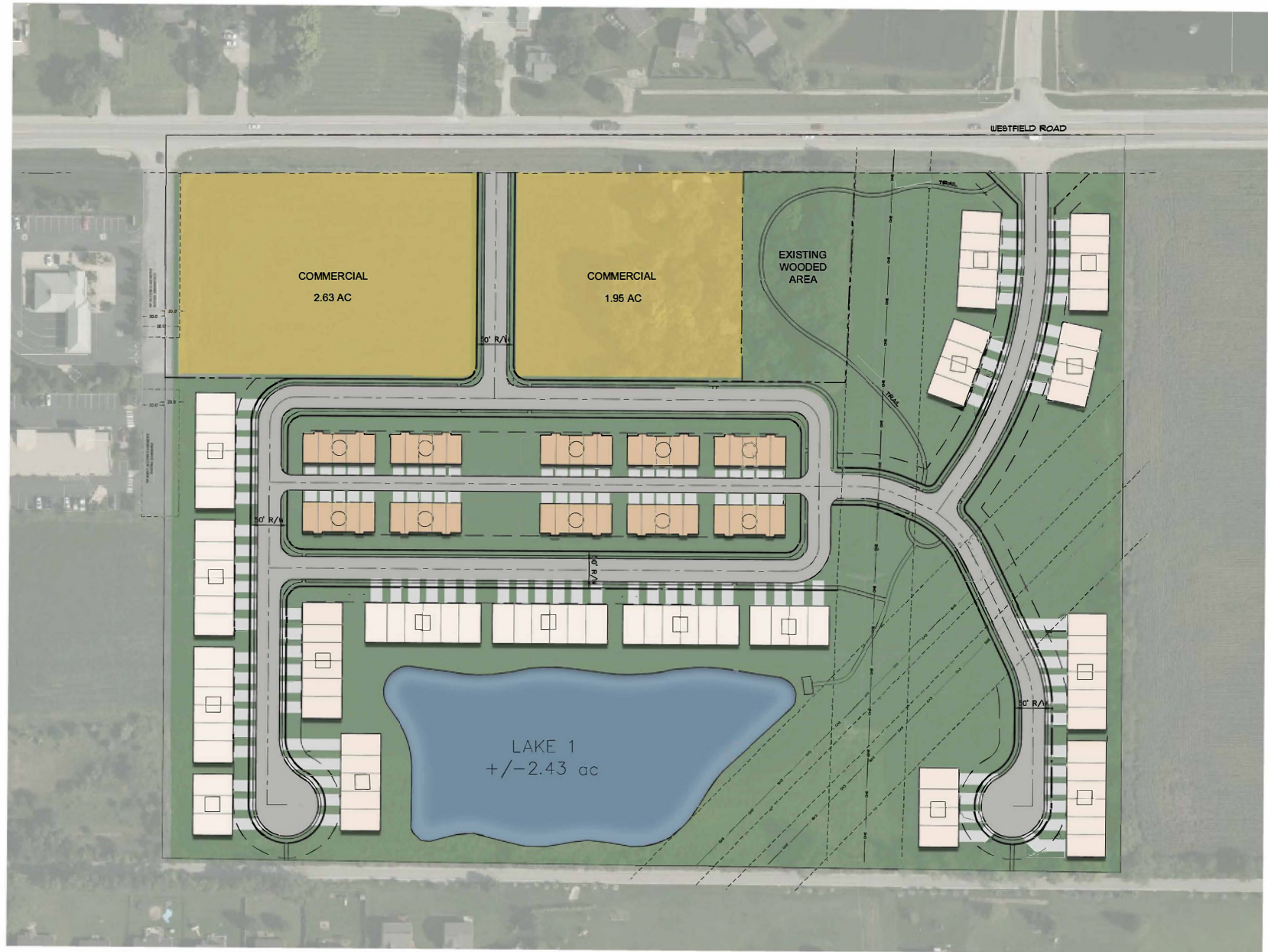


EXHIBIT C
TOWNHOME ELEVATIONS

The Townhome Elevations appear on the following fourteen (14) pages of this Ordinance.



5-Unit
Front Elevation

M/I HOMES of INDIANAPOLIS

20110

AA26002897

10.15.20

©2020 Housing Design Matters



HOUSING
DESIGN
MATTERS



5-Unit

Side Elevations

M/I HOMES of INDIANAPOLIS

20110

AA26002897

10.15.20

©2020 Housing Design Matters



HOUSING
DESIGN
MATTERS



5-Unit
Rear Elevation



M/I HOMES of INDIANAPOLIS

20110

AA26002897

10.15.20

©2020 Housing Design Matters



HOUSING
DESIGN
MATTERS



Front Elevation - Craftsman Style

scale: 1/4" = 1'-0"



M/I HOMES

Welcome to Better

M/I Homes of Indiana, LP
Indianapolis, IN

**4 - Unit Building Mix
Preliminary Character Elevations**

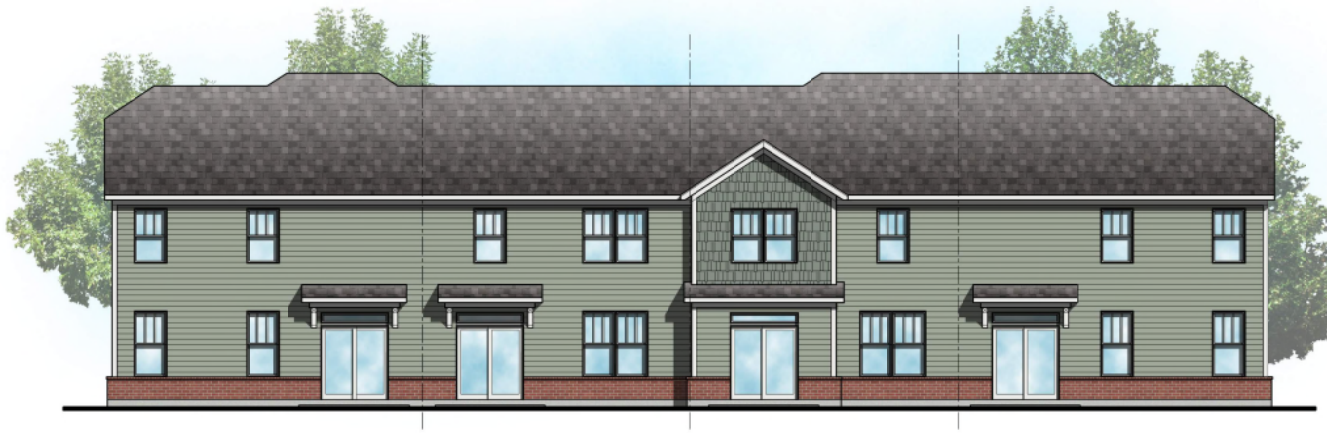


BSB
DESIGN

BSBDESIGN.COM

May 18, 2021

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.



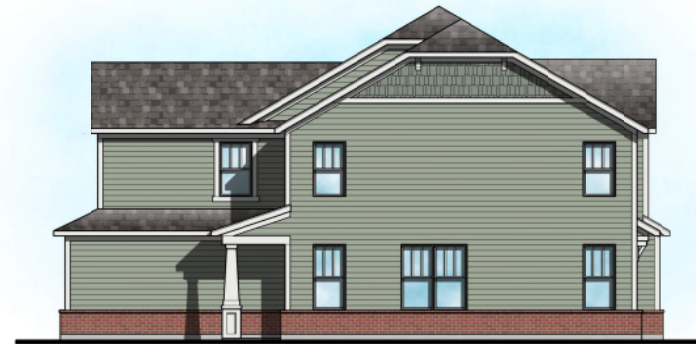
Rear Elevation

scale: 3/16" = 1'-0"



Left Elevation

scale: 3/16" = 1'-0"



Right Elevation

scale: 3/16" = 1'-0"



M/I HOMES

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M/I Homes of Indiana, LP
Indianapolis, IN

4 - Unit Building Mix Preliminary Character Elevations



May 18, 2021

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Front Elevation - Farmhouse Style

scale: 1/4" = 1'-0"



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Indianapolis, IN

**4 - Unit Building Mix
Preliminary Character Elevations**



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The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.



Rear Elevation

scale: 3/16" = 1'-0"



Left Elevation

scale: 3/16" = 1'-0"



Right Elevation

scale: 3/16" = 1'-0"



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Indianapolis, IN

4 - Unit Building Mix Preliminary Character Elevations



BSB
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May 18, 2021

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Front Elevation - Traditional Style

scale: 1/4" = 1'-0"



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Indianapolis, IN

**4 - Unit Building Mix
Preliminary Character Elevations**

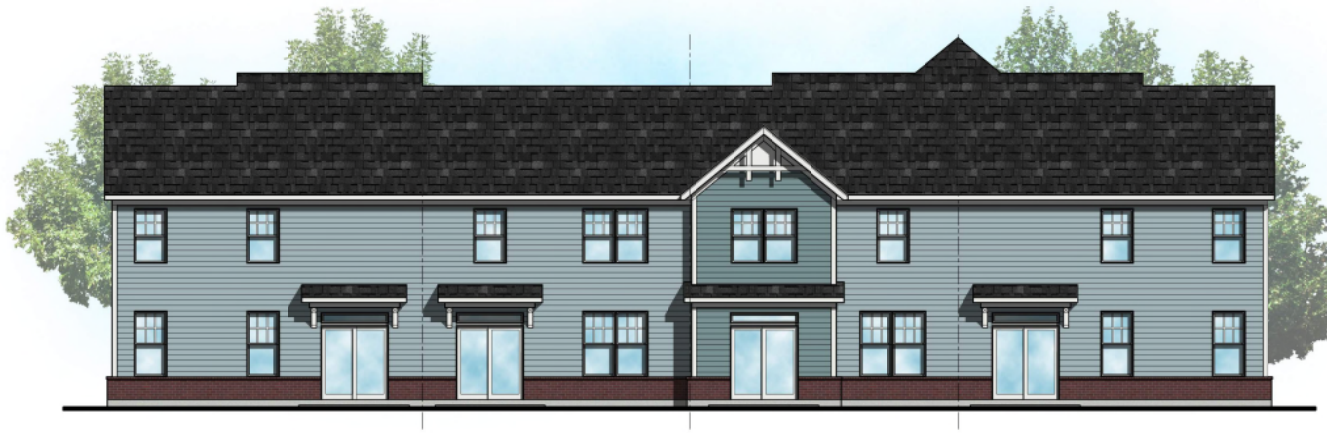


BSB
DESIGN

BSBDESIGN.COM

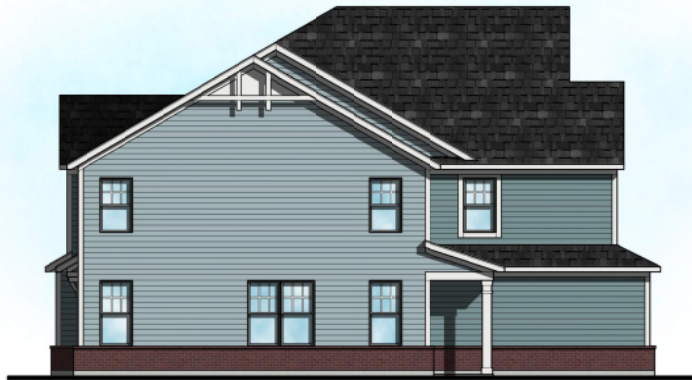
May 18, 2021

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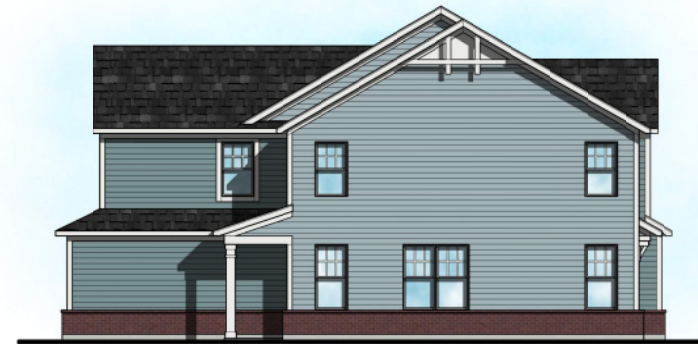
Rear Elevation

scale: 3/16" = 1'-0"



Left Elevation

scale: 3/16" = 1'-0"



Right Elevation

scale: 3/16" = 1'-0"



M/I HOMES

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M/I Homes of Indiana, LP
Indianapolis, IN

4 - Unit Building Mix Preliminary Character Elevations



May 18, 2021

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3 unit Illustrative Elevations



Front Elevation - Craftsman Style
SCALE: 1/4" = 1'-0"



4 unit Illustrative Elevations



Front Elevation - Craftsman Style
scale: 1/4" = 1'-0"



Rear Elevation
scale: 3/16" = 1'-0"

5 unit Illustrative Elevations



Front Elevation - Craftsman Style
Scale: 1/4" = 1'-0"



6 unit Illustrative Elevations



Front Elevation - Craftsman Style
SCALE: 1/4" = 1'-0"



Side Elevation Illustrative Elevations



Right Elevation

scale: 3/16" = 1'-0"



Left Elevation

scale: 3/16" = 1'-0"

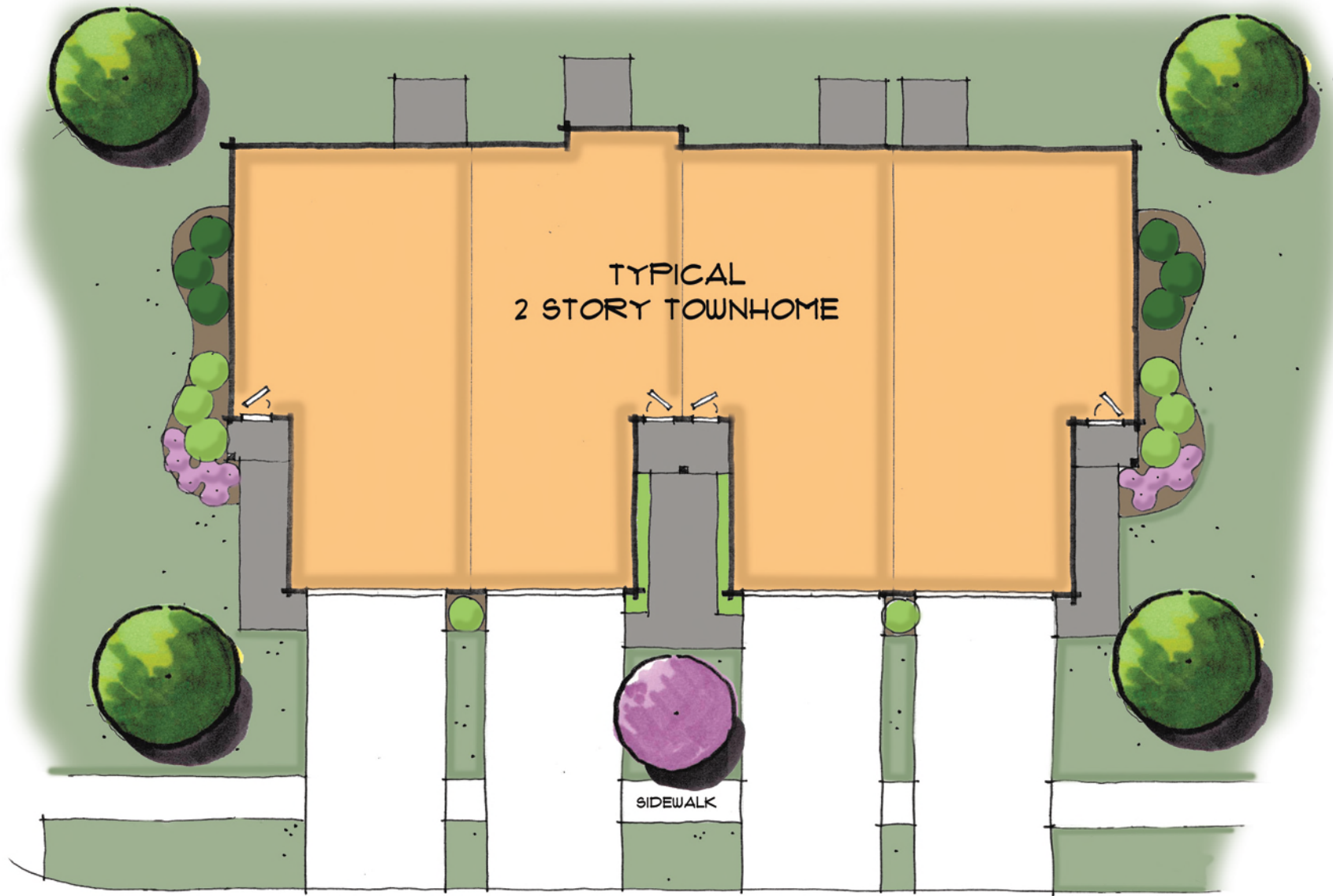
EXHIBIT D

TWO-STORY TOWNEHOME BUILDING LANDSCAPING

The Two-Story Townehome Building Landscaping exhibit appears on the following page of this Ordinance.

Bonterra

WESTFIELD, IN



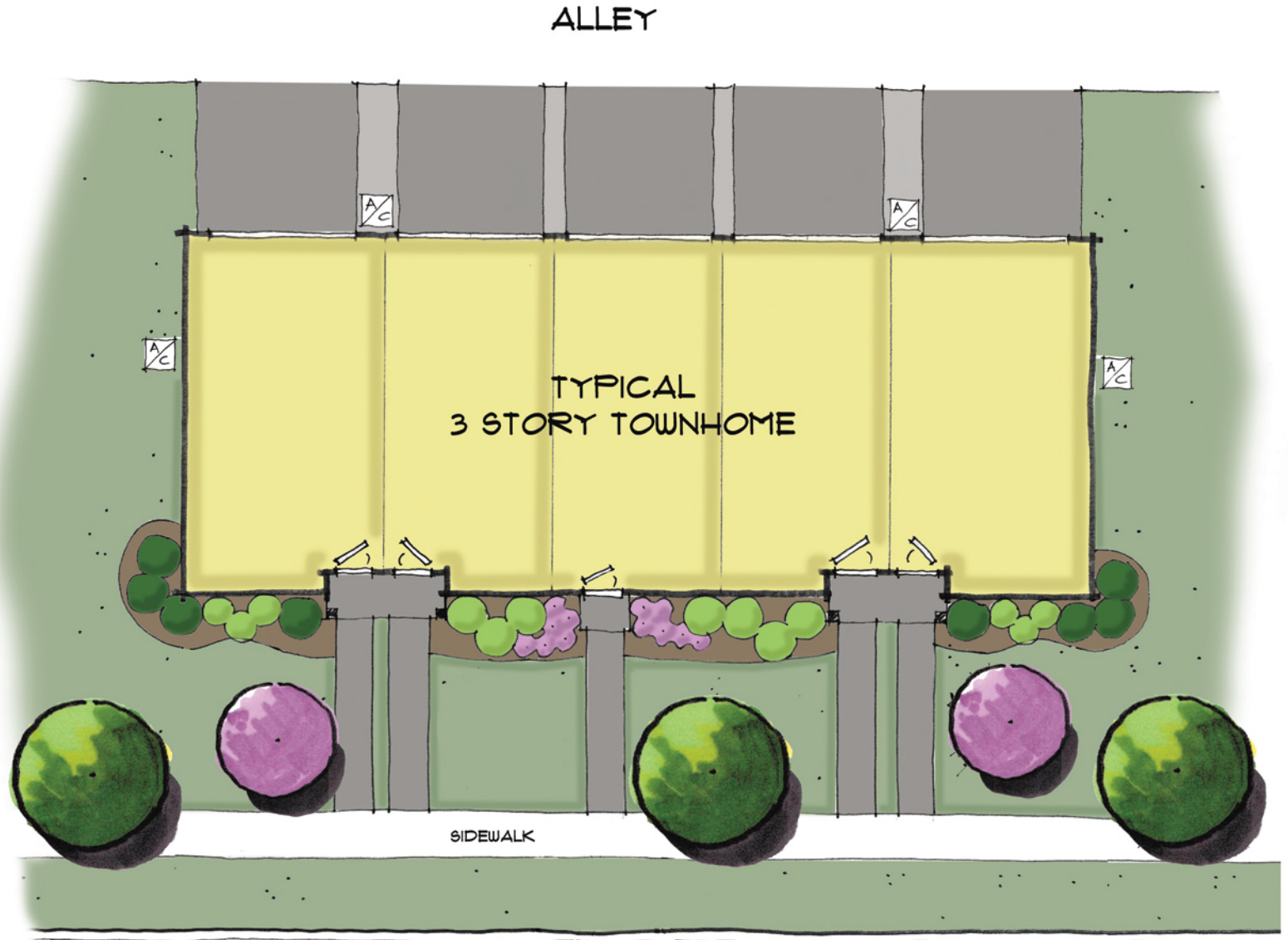
M/I HOMES

Welcome to Better

STREET

EXHIBIT E
THREE-STORY TOWNEHOME BUILDING LANDSCAPING

The Three-Story Townehome Building Landscaping exhibit appears on the following page of this Ordinance.



M/I HOMES

Welcome to Better

EXHIBIT F
BUFFER YARD LANDSCAPING

The Buffer Yard Landscaping exhibit appears on the following page of this Ordinance.

EXHIBIT G
ENTRANCE SIGN

The Entrance Sign exhibit appears on the following page of this Ordinance.

Bonterra Landscape Entrance Sign



Bonterra
WESTFIELD, IN

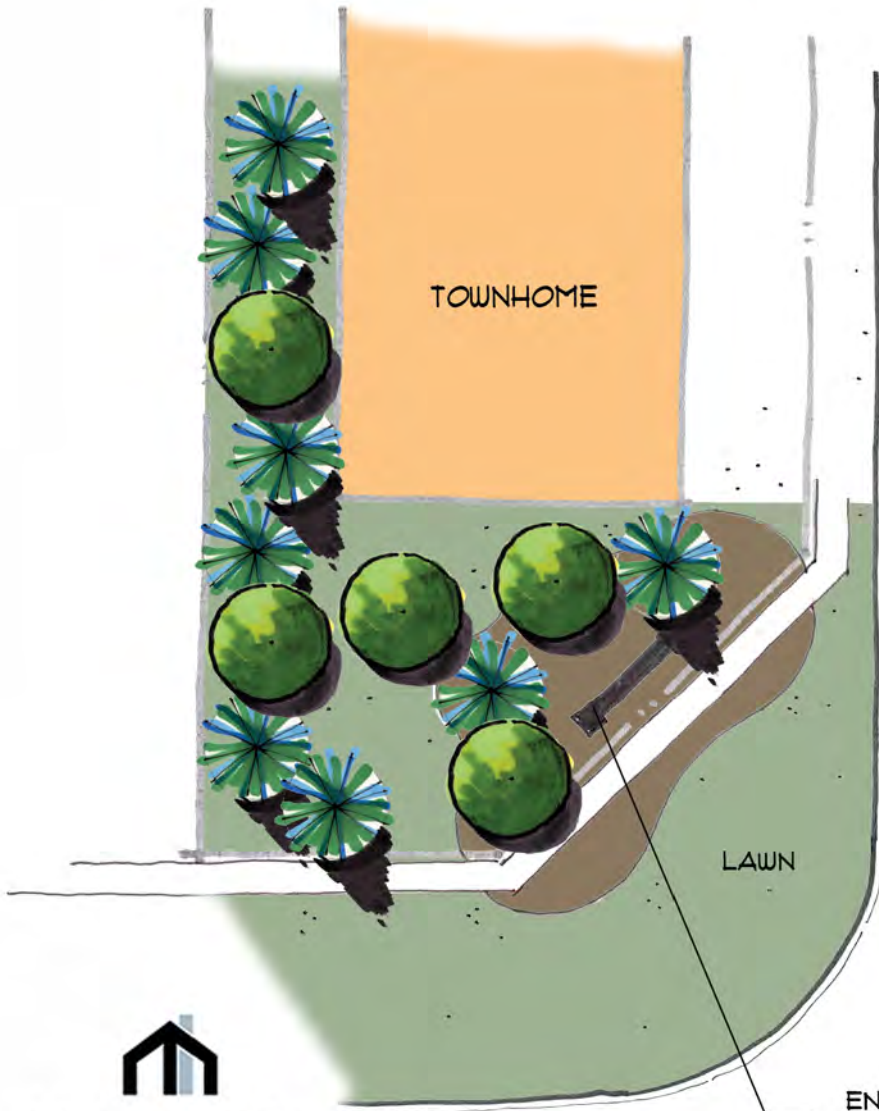
M/I HOMES

EXHIBIT H
ENTRANCE LANDSCAPING

The Entrance Landscaping exhibit appears on the following page of this Ordinance.

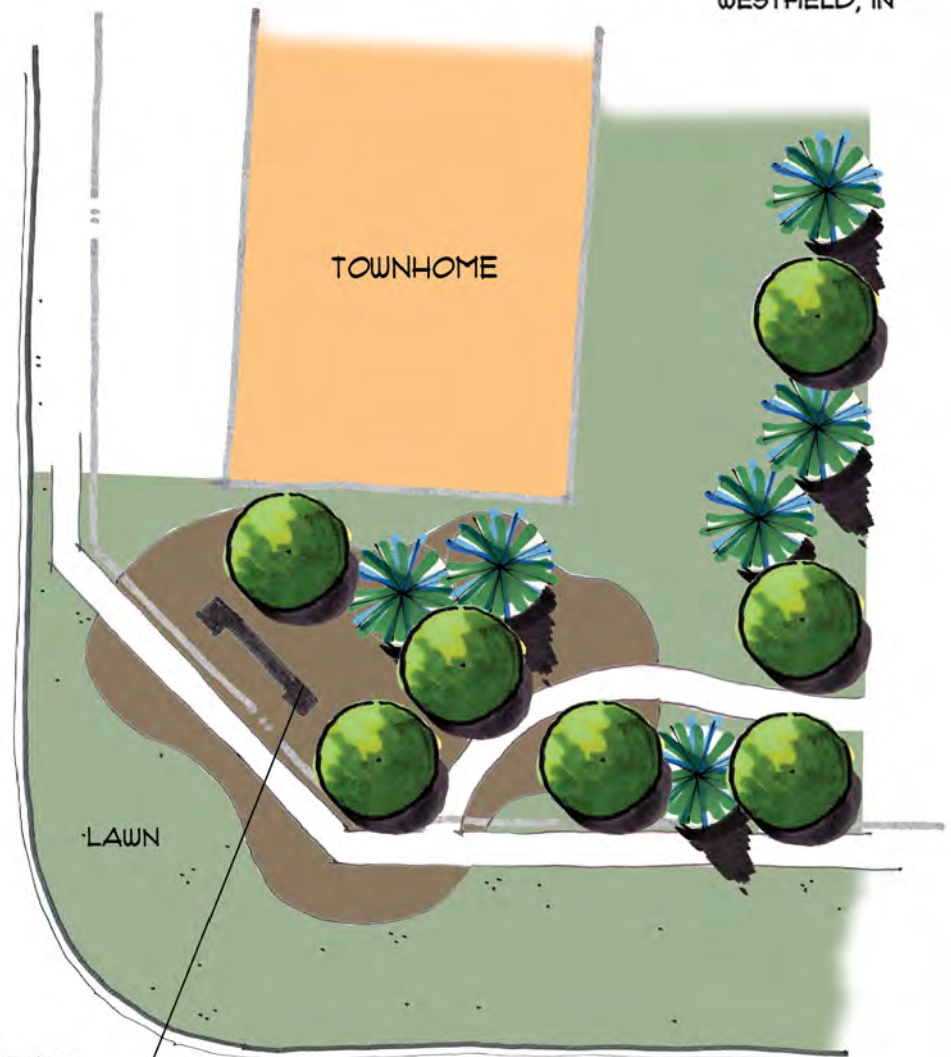
Bonterra

WESTFIELD, IN



TOWNHOME

LAWN



TOWNHOME

LAWN

ENTRY MONUMENTS
AND LANDSCAPING

EXHIBIT I
AMENITIES

The Amentities exhibit appears on the following page of this Ordinance.

Bonterra Landscape

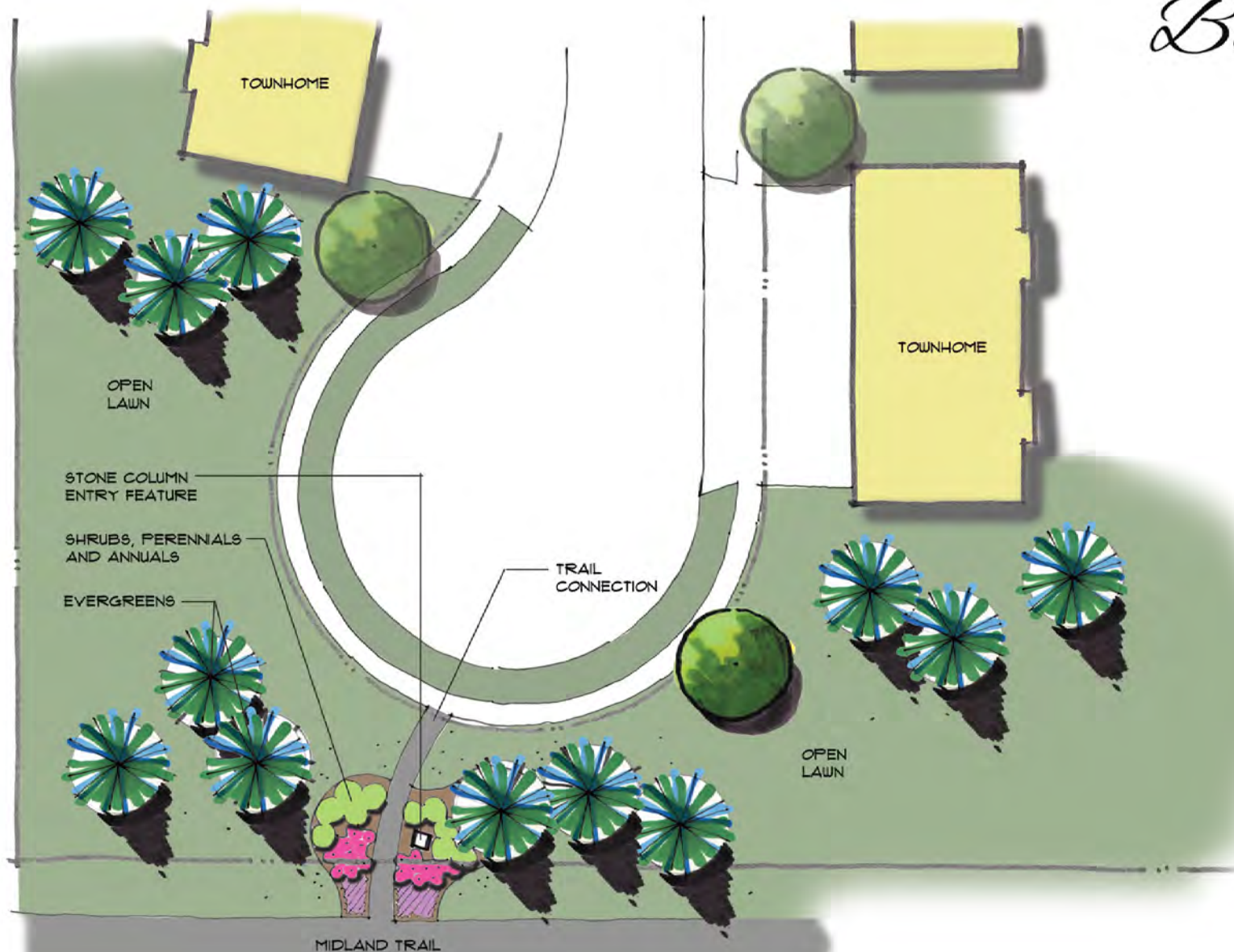
Fire pit, Sitting Areas Park Bench Inspirations



M/I HOMES

EXHIBIT J
TRAIL CONNECTION PLANS

The Trail Connection Plans appear on the following three (3) pages of this Ordinance.

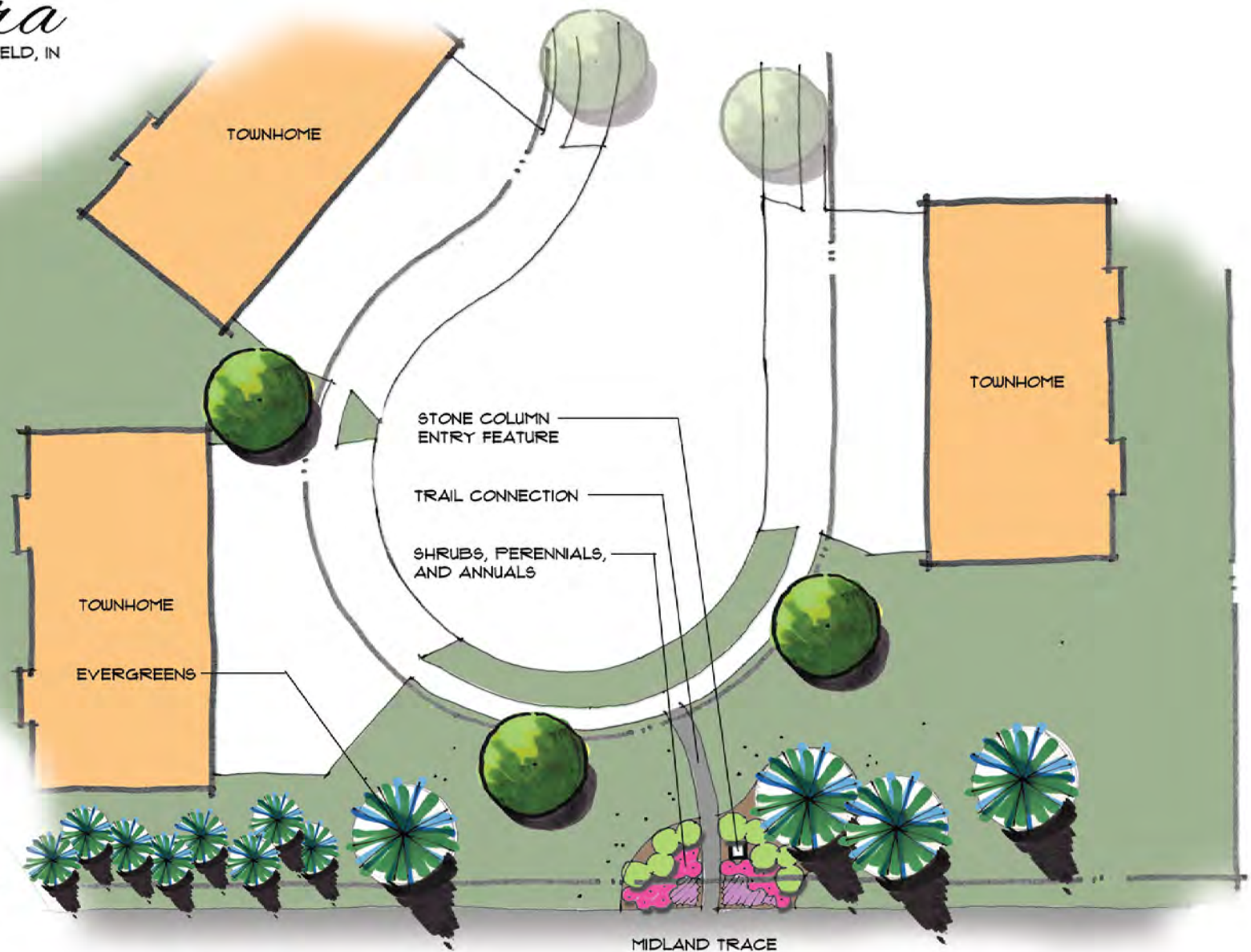


Bonterra

WESTFIELD, IN

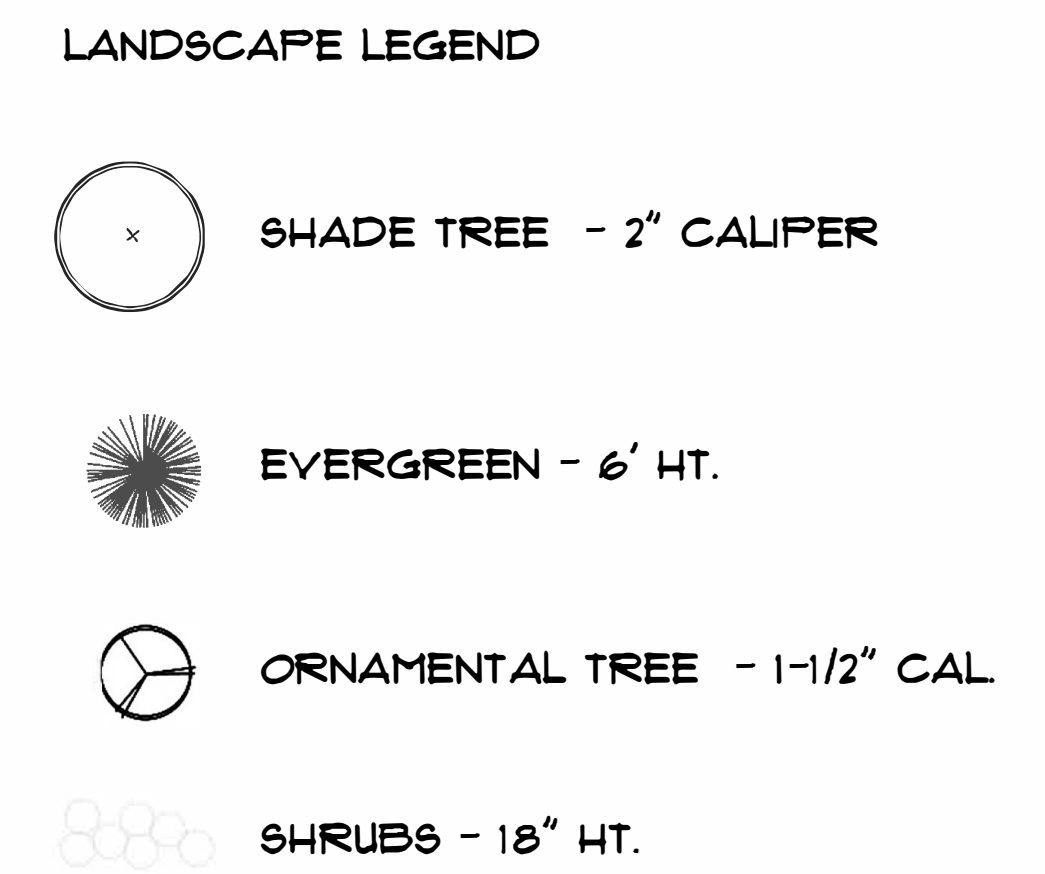
Bonterra

WESTFIELD, IN



ETRANCE MONUMENT EXAMPLES





LANDSCAPE ORDINANCE REQUIREMENTS		PLANTS	
EXTERNAL STREET FRONTAGE - RESIDENTIAL			
	REQUIRED		
EVERGREEN OR SHADE TREES	5 TREES		
ORNAMENTAL TREES	1 TREES		
SHRUBS	30 SHRUBS		
BUFFER YARD TO WEST			
	REQUIRED		
EVERGREEN TREES	12 TREES		
SHADE TREES	24 TREES		
SHRUBS	50 SHRUBS		
SOLID FENCE SECTIONS			
BUFFER YARD TO EAST			
	REQUIRED		
EVERGREEN TREES	25 TREES		
SHADE TREES	12 TREES		
SHRUBS	70 SHRUBS		
BUFFER YARD TO MIDLAND TRAIL			
	REQUIRED		
EVERGREEN OR SHADE TREES	25 TREES		
SHRUBS	100 SHRUBS		

ORDINANCE NUMBER ~~XX21-XX16~~

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

“Bonterra”

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

WHEREAS, the City of Westfield, Indiana (the “**City**”) and the Township of Washington, both of Hamilton County, Indiana are subject to the UDO;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered Petition No. 2104-PUD-11 (the “**Petition**”), requesting an amendment to the City’s zoning map (“**Zoning Map**”) with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “**Real Estate**”);

WHEREAS, the Commission forwarded the Petition to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Common Council**”) with a _____ recommendation (X-X) in accordance with Indiana Code § 36-7-4-608, required by Indiana Code § 36-7-4-1505;

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

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

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

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

2.1 **“Different Color Package”** The Subject Townhome Building’s Dominant Exterior Material color shall be at least two (2) shades different to be a Different Color Package. Color shades shall be identified according to the “Sherwin Williams Color Prime System” or its successor system consistent with the “Munsell Color Theory.”

2.2 **“Dominant Exterior Material”** The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Façade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.

2.3 **“Exterior Material”** The separate architectural siding materials and patterns on a Front Building Façade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).

2.4 **“Subject Townhome Building”** A Building containing Townhouse Dwellings that is the subject of an application for an improvement location permit.

2.5 **“Underlying Zoning Districts”** For the purposes of this Ordinance only, shall mean the Zoning Districts of the UDO that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

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

3.1 ~~The District is hereby divided into two (2) areas: “Area A” and “Area B”(individually or collectively, “Area”). Area A is defined as the portions of the Concept Plan labeled as “Commercial” (colored yellow). Area B is defined as the portions of the Concept Plan not labeled as “Commercial” (colored green). The development of each Area shall be regulated as set forth in this Ordinance.~~

3.2 The Real Estate shall be developed in substantial compliance with the Concept Plan. The Buildings illustrated in Area B (as referenced below) may be repositioned as final engineering of the District is completed, however, the street network and general design of the townhome community shall be in substantial compliance with the Concept Plan.

~~3.2 The District is hereby divided into two (2) areas as illustrated on the Concept Plan and labeled as Areas A and B (individually or collectively, “Area”). The development of each Area shall be regulated as set forth in this Ordinance.~~

Section 4. Underlying Zoning District. The Underlying Zoning Districts of this District shall be the GO: General Office District and SFA: Single Family Attached District.

4.1 Area A: GO: General Office District.

4.2 Area B: SFA: Single Family Attached District.

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

5.1 All uses permitted in the Underlying Zoning Districts, as set for in Chapter 4 and Chapter 13 of the UDO, shall be permitted unless otherwise provided in this Ordinance.

5.2 All Special Exception uses identified in the Underlying Zoning Districts shall be prohibited unless otherwise provided in this Ordinance.

5.3 Childcare/Daycare Centers shall be permitted in Area A.

5.4 No Dwelling Units shall be permitted on the ground floors and basements of Buildings within Area A.

5.25 Townhouse Dwellings shall be permitted in Area B. The Townhouse Dwellings shall consist of a mix of two-story and three-story Townhouse Dwellings. A maximum number of 150 Townhouse Dwellings shall be permitted in Area B.

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

6.1 The following standards shall apply to Area A, as depicted on the Concept Plan:

- A. Minimum Lot Area – Area A shall include a minimum of three (3) acres. Individual lots within Area A shall be at least one (1) acre.
- B. Minimum Lot Frontage – Area A shall have frontage on State Highway 32 in excess of 250 feet. Individual lots within Area A shall have at least 75 feet of frontage on a street internal to the District.
- C. Setback from State Highway 32 shall be provided in accordance with the State Highway 32 Overlay Zone standards (Section 5.3 of the UDO).
- D. Setback from streets internal to the District shall be at least twenty (20) feet.
- E. Side yard and rear yard setbacks shall be at least twenty (20) feet.

6.2 The following standards shall apply to Area B, as depicted on the Concept Plan:

Standard	2-Story Townhomes	3-Story Townhomes
Minimum Lot Area	No Minimum	No Minimum
Minimum Lot Frontage	No Minimum	No Minimum
Minimum Building Setback*		
Front Yard	0'	0'
Side Yard	0'	0'
Rear Yard	0'	0'
<u>Minimum Perimeter Building Setback</u>	<u>20'</u>	<u>20'</u>
Minimum Distance Between Buildings	20'	20'
Maximum Lot Coverage	No Maximum	No Maximum
Minimum Lot Width	No Minimum	No Minimum
Maximum Dwelling Units Per Building	<u>45</u>	<u>56</u>
Maximum Building Height	2 Stories	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,400 <u>1,500</u> SF	1,750 <u>1,500</u> SF

*Each Townhouse Dwelling shall provide a driveway with a minimum length of twenty (20) feet as measured between the garage door and : (i) the Street right-of-way line, if the driveway is accessed from a Street; or (ii) the edge of pavement, if the driveway is accessed from an Alley.

Section 7. State Highway 32 Overlay District. The standards of the State Highway 32 Overlay Zone shall not apply to the District unless specifically provided in this Ordinance.

7.1 The setback standards of the State Highway 32 Overlay Zone, as set forth in Section 5.3(G), shall apply to the District.

- 7.2 The accessory building standards of the State Highway 32 Overlay Zone, as set forth in Section 5.3(H), shall apply to the District.
- 7.3 The building size requirements of the State Highway 32 Overlay Zone, as set forth in Section 5.3(J), shall apply to Area A.
- 7.4 The architectural design requirements of the State Highway 32 Overlay Zone, as set forth in Section 5.3(K), shall apply to Area A.
- 7.5 The trail corridor requirements of the State Highway 32 Overlay Zone, as set forth in Section 5.3(L), shall apply to the District. The 30' wide Trail Corridor required in Section (~~KL~~)(4) shall be dedicated to the City at the time of Secondary Plat; however, the 8' asphalt path referenced in such Section shall not be required to be installed in conjunction with the initial development of the District.
- 7.6 A cross access easement shall be provided (i) between parcels within Area A, and (ii) between Area A and the parcel(s) to the west of Area A.

Section 8. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified by this Ordinance.

- 8.1 Article 6.3 Architectural Standards: Section 6.3 shall apply ~~to all dwellings to the District~~, except as modified below:
 - A. ~~Additional Architectural Standards – Area B: Article 6.3(C) shall not apply to Area B, rather,~~ the following architectural standards shall apply in Area B:
 - i. Townhome Elevations: The Townhouse Dwellings ~~in Area B~~ shall be constructed in substantial compliance with Exhibit C (the “**Townhome Elevations**”). To the extent the applicable architectural standards of the UDO conflict with the Townhome Elevations, the Townhome Elevations shall prevail.
 - ii. Building Materials: Vinyl and aluminum siding shall be prohibited.
 - iii. Garages: All Dwellings shall have a minimum two (2) car attached garage.
 - iii.iv. Variation: Townhome Buildings immediately adjacent to and immediately across the street from the Subject Townhome Building shall be a Different Color Package than the Subject Townhome Building.

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

- A. Street Trees: Article 6.8(J) Street Trees shall apply, however, a maximum spacing requirement of eighty (80) feet and a minimum spacing requirement of twenty feet (20') shall apply.
- B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
 - i. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - ii. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhouse Dwelling.
 - v. Each Townhouse Dwelling on a Corner Lot shall have one (1) additional Shade Tree in either Front Yards.
 - iv-vi. Each two-story Townhouse Building shall be landscaped in compliance with the landscaping shown in Exhibit D, attached hereto and incorporated herein. Each three-story Townhouse Building shall be landscaped in compliance with the landscaping shown in Exhibit E, attached hereto and incorporated herein. If the landscaping shown in Exhibit D and Exhibit E are prevented from being installed as shown, then alternative locations for such landscaping within the District may be approved by the Director.
- C. Buffer Yards and Common Areas and External Street Frontage Landscaping: ~~Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified and enhanced below. Buffer Yard and common area and External Street Frontage landscaping in Area B shall be provided as generally depicted in Exhibit DF. Buffer Yards along the east, west and south perimeters of the District may, but shall not be required, to exceed ten (10') in width. If a provision of Article 6.8 Landscaping Standards is in conflict with Exhibit DF, then this Ordinance shall control. Relocation of plant materials within the Buffer Yards and External Street Frontage area shall be permitted as part of the Development Plan approval.~~
- D. Tree Preservation Area: A Tree Preservation Area is identified on the Concept Plan as "Existing Wooded Area". This area shall be a privately owned and maintained neighborhood park. Existing trees in this area shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation. Tree preservation shall be in accordance with Article 6.8, Landscaping Standards of the UDO.
- F. Trailside Tree Preservation: Any trees within ten (10) feet of the Midland Trace Trail, that are in good health and not otherwise required to be removed

for environmental reasons, shall be preserved in accordance with Article 6.8, Landscaping Standards of the UDO. Existing trees in this area shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation.

E. Entrance Improvements: An “Entrance Sign” in substantial compliance with Exhibit G and “Entrance Landscaping” in substantial compliance with Exhibit H shall be constructed at the easternmost entrance to the District.

Section 9. Infrastructure Standards: The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise modified below, or approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 10. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below:

10.1 Article 8.6 Open Space and Amenity Standards: Article 8.6(H) of the UDO shall not apply to the District. Shall apply except as otherwise modified or enhanced below. Instead, the following standards shall apply to Area B.

A. Open Space: The minimum Open Space required shall be 25%.

B. Amenities: Open space including trails shall be provided for passive recreation opportunities, including benches or swings, sidewalk pathways and a trail amenity shelter and gathering area, in substantial compliance with the Concept Plan (the “Amenities”) ~~and Amenities Exhibit attached hereto as Exhibit E.~~ The Amenities shall be consistent with the quality and character of those shown in Exhibit I, attached hereto. If the Amenities are prevented from being installed as shown, then alternative locations for such landscaping within the District may be approved by the Director.

C. Midland Trace Trail Access: Access points, including landscape plantings and entrance monument, shall be provided to permit pedestrian access to the Midland Trace Trail as generally depicted on the ~~Concept Plan~~ “Trail Connection Plans,” attached hereto as Exhibit J and incorporated herein. The entrance monuments shall be consistent with the quality and character of those shown on the Trail Connection Plans. The final locations of the trail access points and improvements are subject to City approvals and final engineering. If the ~~easement~~ trail connections shown in the Trail Connection Plans ~~is~~ are prevented from being installed as generally shown, then ~~an~~ alternative locations providing comparable trail access to the Midland Trace Trail may be approved by the Director ~~that still provides access and connectivity to the Midland Trace Trail.~~

Section 11. Duration. Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the AG-SF1 District.

Section 12. Annexation. The Real Estate, or parts thereof that may be the subject of a secondary plat approval shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for the Real Estate.

Section 13. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE ~~XX21-XX16~~ was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE ~~XX21-XX16~~
~~XX21-XX16~~

this ____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE

this ____ day of _____, 2021.

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Esq., Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46060.

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: Matthew S. Skelton.

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Townhome Elevations

Exhibit D ~~Buffer Yards and Common Area~~
~~Landscaping~~ Two-Story Townhome Building Landscaping

Exhibit E ~~Amenities Exhibit~~ Three-Story Townhome
Building Landscaping

Exhibit F Buffer Yard Landscaping

Exhibit G Entrance Sign

Exhibit H Entrance Landscaping

Exhibit I Amenities

Exhibit J Trail Connection Plans

EXHIBIT A
REAL ESTATE

Parcel #08-10-0-00-00-008.000:

Part of the Northeast Quarter of Section 5, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of Section 32, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, said corner being on the North line of the Northeast Quarter of Section 5, Township 18 North, Range 5 East, in said Washington Township; thence South 89 degrees 34 minutes 03 seconds West (bearing based upon record descriptions) on the North line of said North line 1700.36 feet to the Northwest corner of the Real Estate described in Instrument 2006-74217 in the Office of the Recorder of Hamilton County and the POINT OF BEGINNING for the tract herein described; thence South 00 degrees 03 minutes 02 seconds West on the West line of said Real Estate 977.21 feet to the North line of the Central Indiana Railroad Right-of-Way; thence North 89 degrees 25 minutes 47 seconds West on North Right-of-Way line 623.61 feet to the Southeast corner of the Real Estate described in Instrument 2010-56261 in said Office; thence North 00 degrees 06 minutes 00 seconds West on the east line of the Real Estate described in said Instrument 2005-50530 and its northerly extension a distance of 965.12 feet to the Northeast corner of Real Estate described in Instrument 2005-50530 and recorded in said Recorder's Office, said point being on the North line of said Northeast Quarter; thence North 89 degrees 34 minutes 03 seconds East on the North line of said Northeast Quarter 624.42 feet to the POINT OF BEGINNING, containing 13.42 acres, more or less.

Parcel #08-10-05-00-00-008.001:

A part of the Northeast Quarter of Section 5, Township 18 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

Commencing at the Northeast corner of the Northeast Quarter of Section 5, Township 18 North, Range 4 East; thence West 130.02 feet (Government record for jog) to the Southeast corner of the Southeast Quarter of Section 32, Township 19 North, Range 4 East; thence South 89 degrees 38 minutes 18 seconds West (assumed bearing) 1548.58 feet on and along the North line of said Northeast Quarter to the POINT OF BEGINNING of this description; thence South 00 degrees 16 minutes 12 seconds East 979.75 feet parallel with the East line of a tract of land described in Deed Record 117, page 362, to the North right of way line of the Central Indiana Railroad; thence North 89 degrees 25 minutes 24 seconds West 156.06 feet on and along the North right of way line of the Central Indiana Railroad; thence North 00 degrees 01 minutes 13 seconds West 977.21 feet to the North line of said Northeast Quarter; thence North 89 degrees 38 minutes 18 seconds East 151.78 feet to the POINT OF BEGINNING.

Parcel #08-10-05-00-00-008.002:

Also, a part of the Northeast Quarter of Section 5, Township 18 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

Commencing at the Northeast corner of the Northeast Quarter of Section 5, Township 18 North, Range 4 East; thence West 130.02 feet (Government record for jog) to the Southeast corner of the Southeast Quarter of Section 32, Township 19 North, Range 4 East; thence South 89 degrees 38 minutes 18 seconds West (assumed bearing) 1313.40 feet on and along the North line of said Northeast Quarter to the POINT OF BEGINNING of this description; thence South 00 degrees 16

minutes 12 seconds East 983.60 feet parallel with the East line of a tract of land described in Deed Record 117, page 362, to the North right of way line of the Central Indiana Railroad; thence North 89 degrees 25 minutes 24 seconds West 235.20 feet on and along the North right of way line of the Central Indiana Railroad; thence North 00 degrees 16 minutes 12 seconds West 979.75 feet to the North line of said Northeast Quarter; thence North 89 degrees 38 minutes 18 seconds East 235.18 feet to the POINT OF BEGINNING.

Parcel #08-10-05-00-00-008.004:

Commencing at the northeast corner of the Northeast Quarter of Section 5, Township 18 North, Range 4 East; thence West 130.02 feet (Government record for jog) to the southeast corner of the Southeast Quarter of Section 32, Township 19 North, Range 4 East; thence South 89 degrees 38 minutes 18 seconds West (assumed bearing) 1048.48 feet on and along the north line of said Northeast Quarter to the POINT OF BEGINNING of this description, said Point of Beginning being the northeast corner of a tract of land described in Deed Record 117, Page 562 and said Point of Beginning also being 1178.50 feet west of the northeast corner of said Northeast Quarter; thence South 00 degrees 16 minutes 12 seconds East 987.94 feet on and along the east line of said tract described in Deed Record 117, Page 562 to the north right-of-way line of the Central Indiana Railroad; thence North 89 degrees 25 minutes 24 seconds West 264.95 feet on and along said north right-of-way line to the southeast corner of a tract of land described in Deed Record 340, Page 263; thence North 00 degrees 16 minutes 12 seconds West 983.60 feet to the northeast corner of said tract described in Deed Record 340, Page 263 and the north line of said Northeast Quarter; thence North 89 degrees 38 minutes 18 seconds East 264.92 feet to the POINT OF BEGINNING. Containing 6.00 acres, more or less, and being subject to all applicable easements and rights-of-way.

EXHIBIT B
CONCEPT PLAN

The Concept Plan appears on the following page of this Ordinance.

EXHIBIT C
TOWNHOME ELEVATIONS

The Townhome Elevations appear on the following ~~two~~ fourteen ~~-(214)~~ pages of this Ordinance.

EXHIBIT D

~~BUFFER YARDS AND COMMON AREA LANDSCAPING~~TWO-STORY
TOWNEHOME BUILDING LANDSCAPING

The Two-Story Townhome Building Landscaping exhibit appears on the following page of this Ordinance.

~~To be inserted~~

EXHIBIT E

THREE-STORY TOWNEHOME BUILDING LANDSCAPING

The Three-Story Townhome Building Landscaping exhibit appears on the following page of this Ordinance.

~~AMENITIES EXHIBIT~~

~~To be inserted~~

EXHIBIT F
BUFFER YARD LANDSCAPING

The Buffer Yard Landscaping exhibit appears on the following page of this Ordinance.

EXHIBIT G
ENTRANCE SIGN

The Entrance Sign exhibit appears on the following page of this Ordinance.

EXHIBIT H
ENTRANCE LANDSCAPING

The Entrance Landscaping exhibit appears on the following page of this Ordinance.

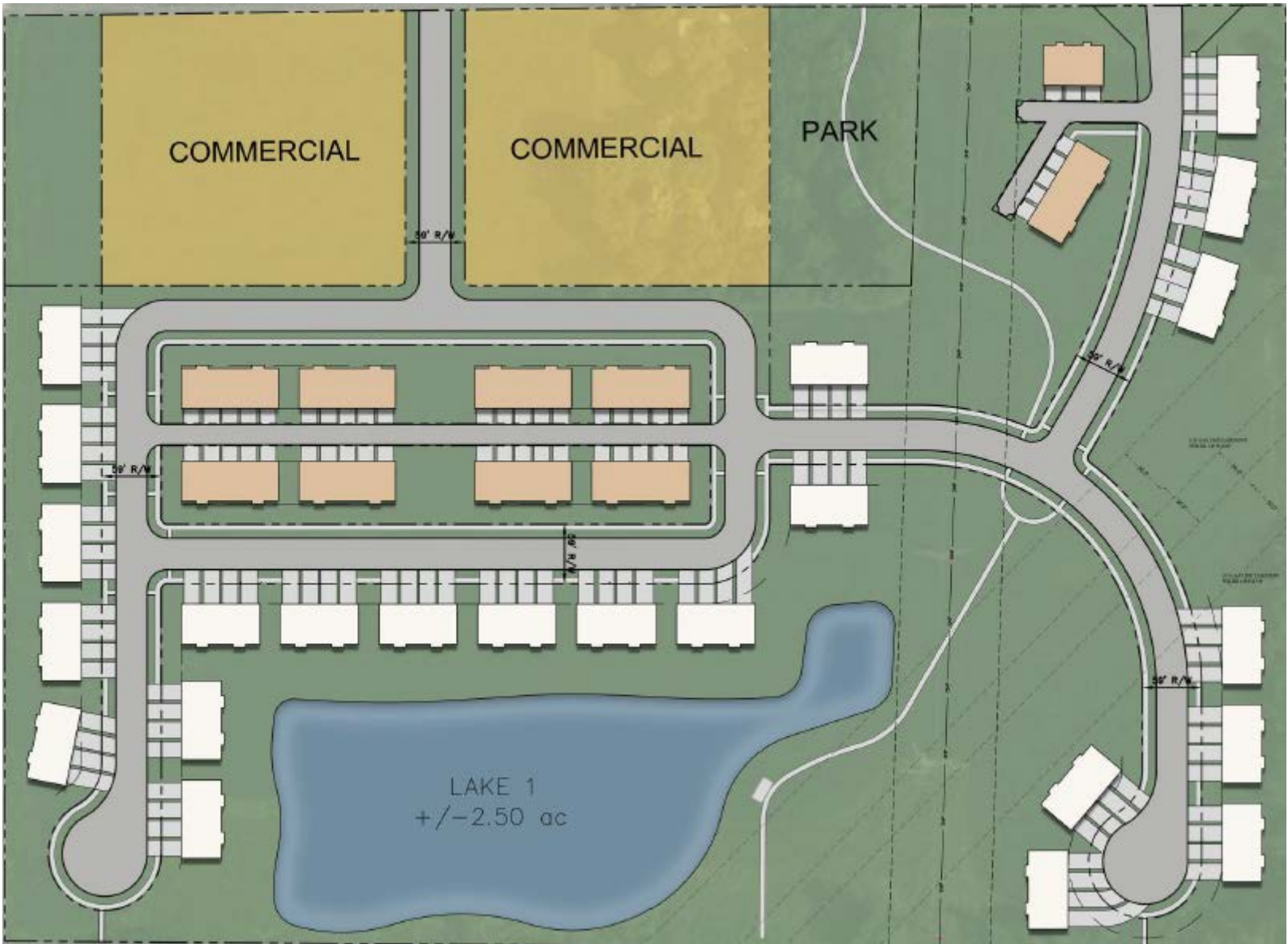
EXHIBIT I
AMENITIES

The Amentities exhibit appears on the following page of this Ordinance.

EXHIBIT J
TRAIL CONNECTION PLANS

The Trail Connection Plans appear on the following three (3) pages of this Ordinance.

Previous Concept Plan



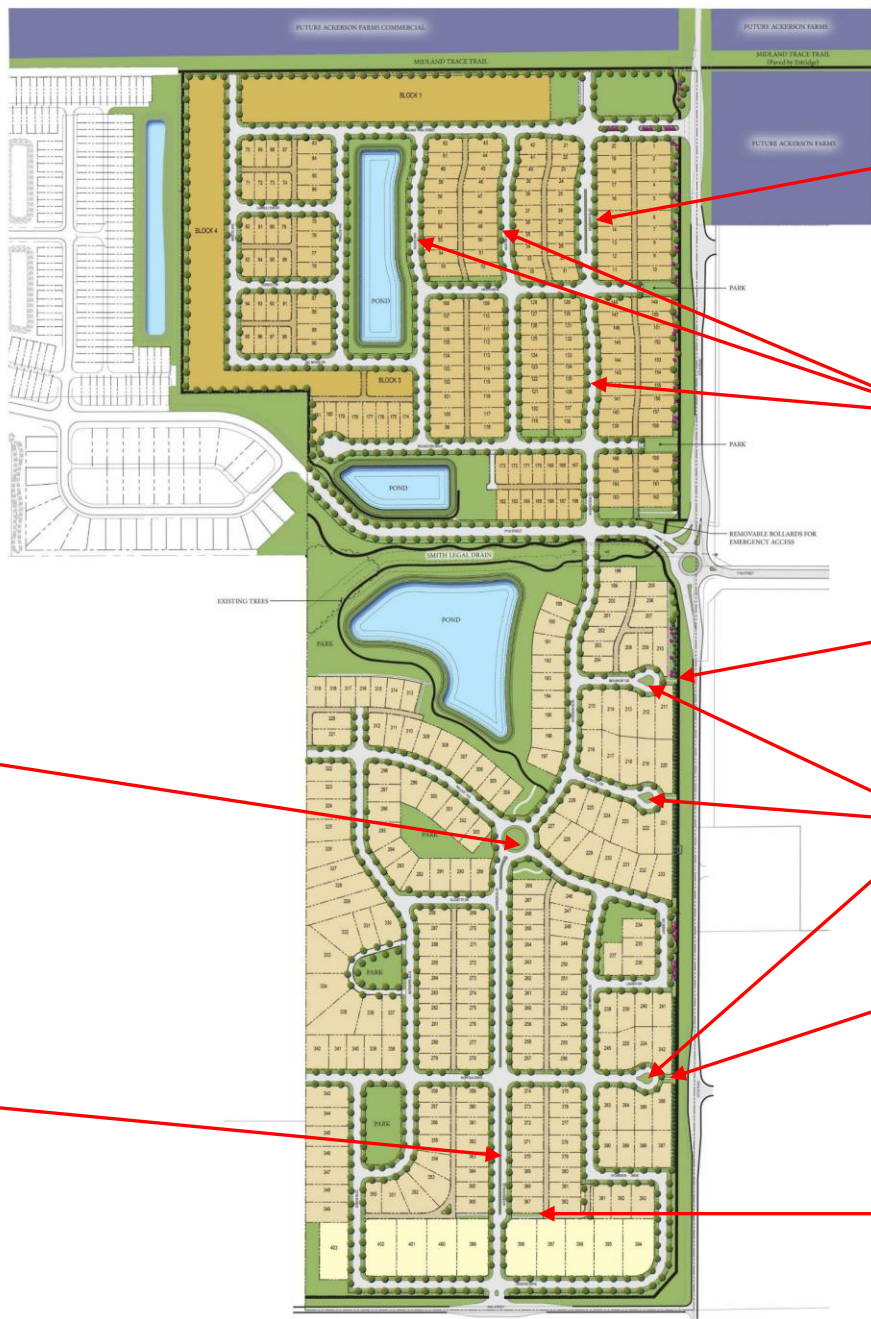
Current Concept Plan



Ackerson Farms Primary Plat and Overall Development Plan

Westfield Plan Commission
6/7/2021





Created divided street with landscaped center median

Revised street layout to add curvature in road

Added additional pocket parks with sidewalk connectivity

Created landscaped raindrop rotaries

Added additional pocket parks with sidewalk connectivity

Added additional pocket parks with sidewalk connectivity

Changed 4-way intersection into a landscaped internal roundabout

Created divided street with landscaped center median



Ackerson Boulevard Roundabout Enlargement

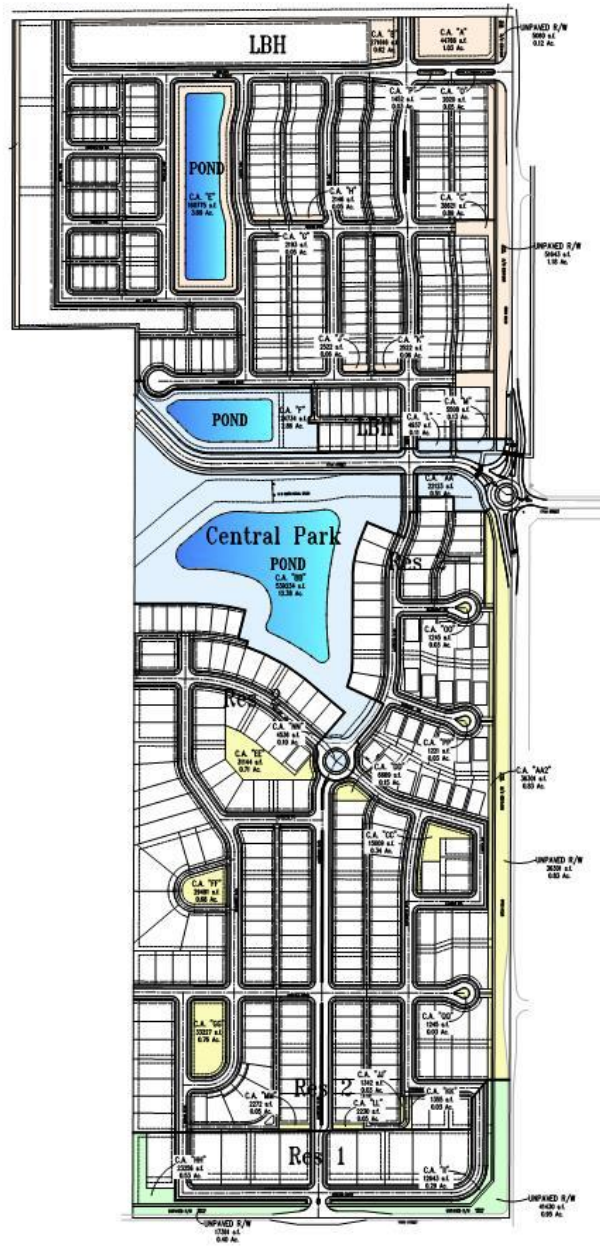


171st Street Roundabout Enlargement



Raindrop Rotary Enlargement

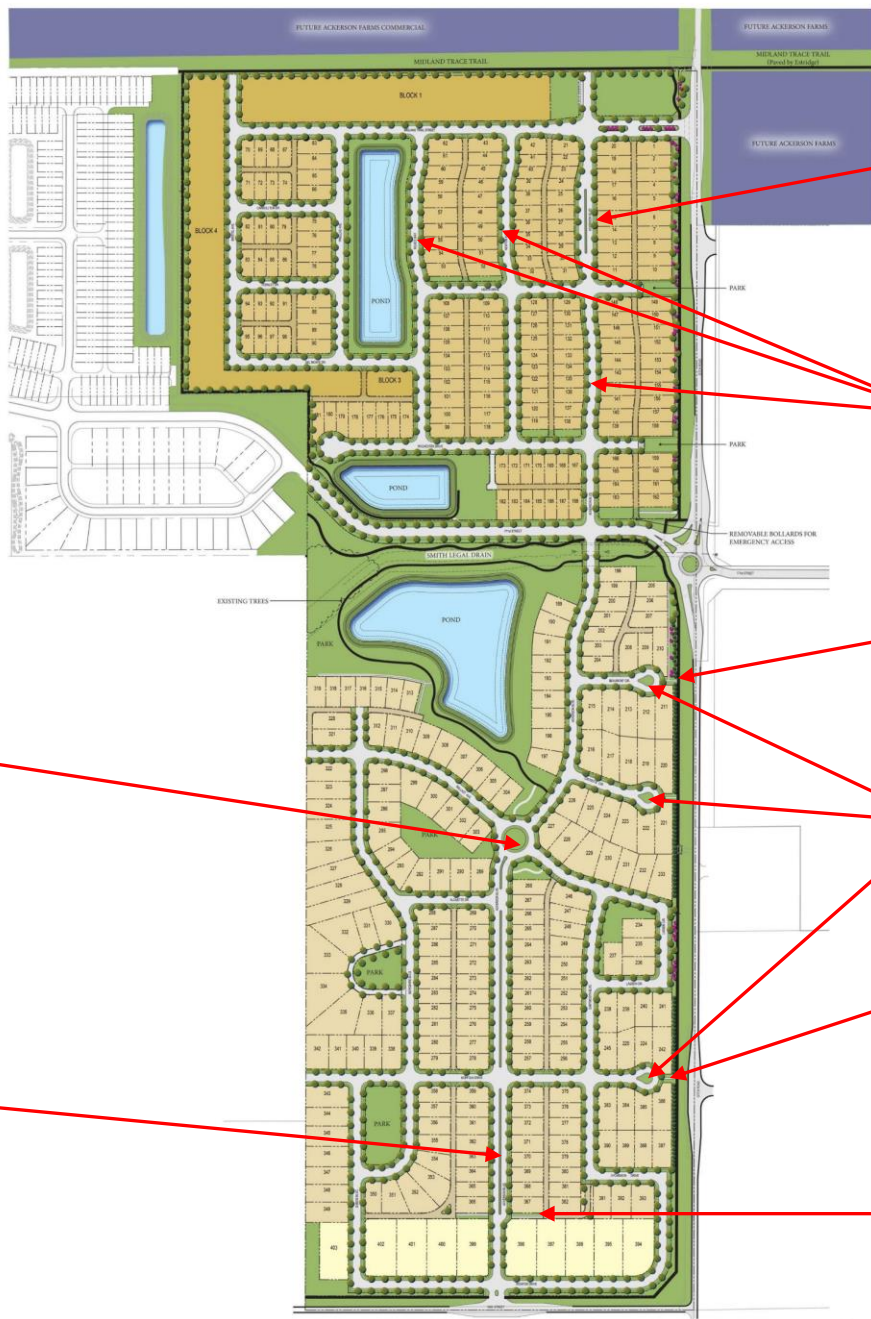




Open Space Exhibit



Connectivity Map



Created divided street with landscaped center median

Revised street layout to add curvature in road

Added additional pocket parks with sidewalk connectivity

Created landscaped raindrop rotaries

Added additional pocket parks with sidewalk connectivity

Added additional pocket parks with sidewalk connectivity

Changed 4-way intersection into a landscaped internal roundabout

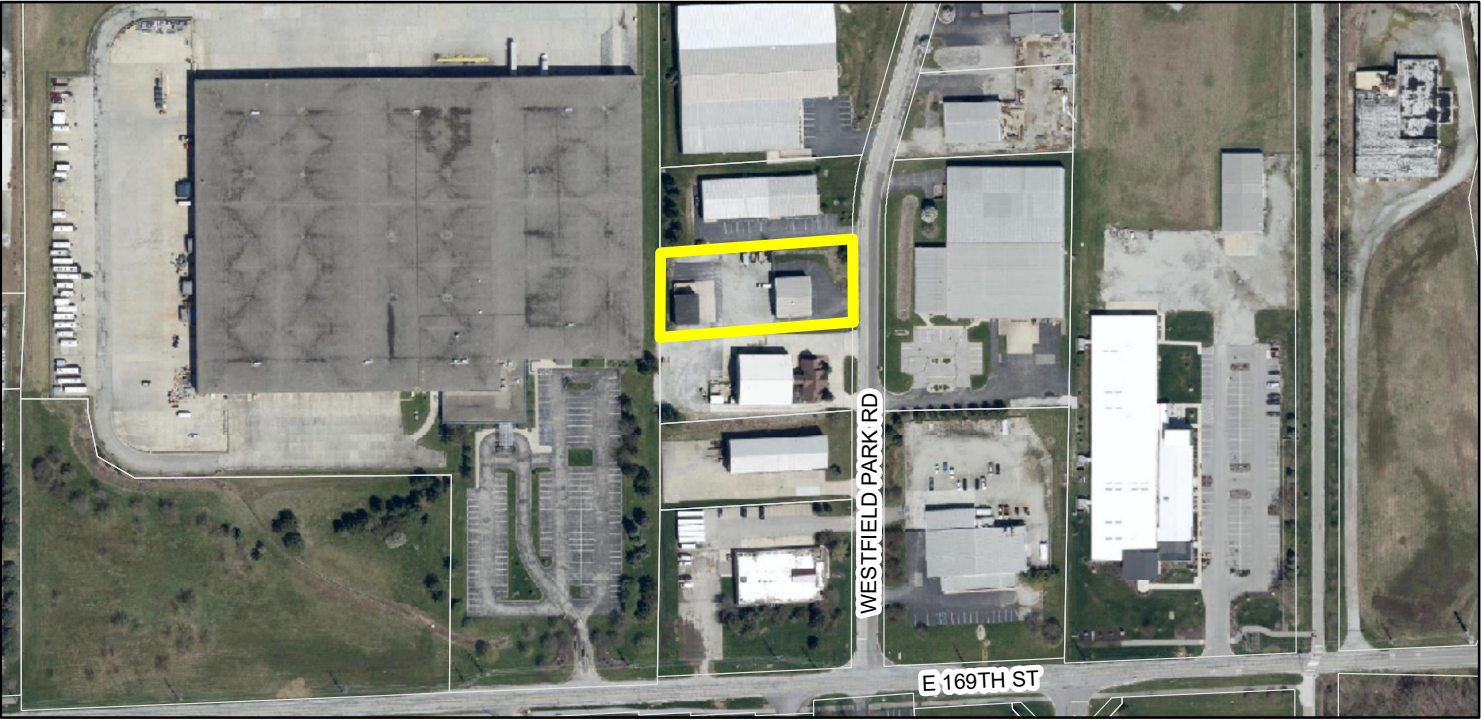
Created divided street with landscaped center median



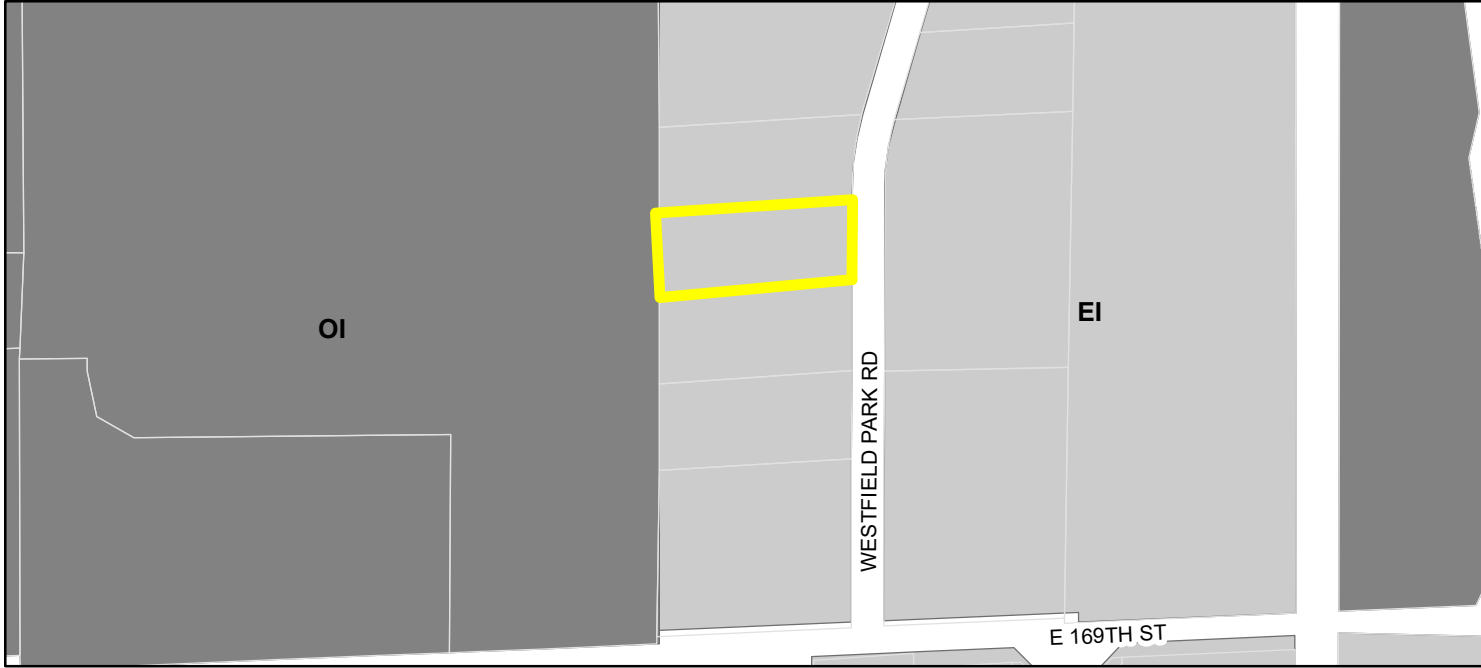
Property Location Map
17006 Westfield Park Road
Detailed Development Plan
2106-DDP-25



Aerial Location Map



Zoning Map



Parcel

Zoning

EI (Enclosed Industrial)

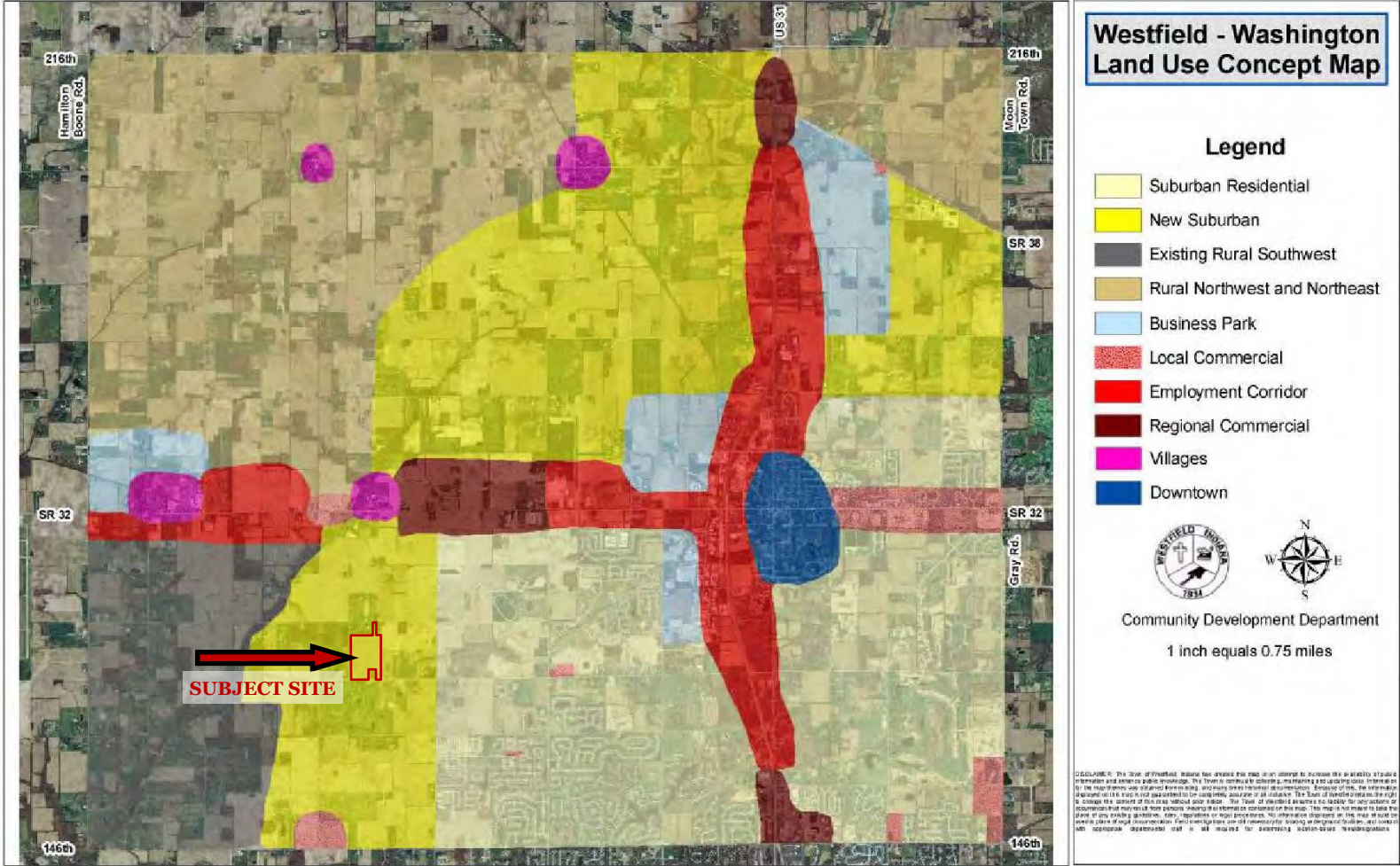
OI (Open Industrial)

Zoning - All

EI (Enclosed Industrial)

OI (Open Industrial)

OVERLOOK AT WOOD WIND—WESTFIELD-WASHINGTON COMPREHENSIVE PLAN



WRITTEN PUBLIC COMMENTS

Docket Number: 2106-PUD-19

Petitioner: Pulte Homes of Indiana, LLC by Church, Church, Hittle + Antrim

Request: A change of zoning for 75 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Overlook at Wood Wind PUD District.

Enclosed Attachments:

June 7, 2021, APC Public Hearing

- | | |
|--------------------------------|------------|
| 1. Stafford, Cynthia and Steve | 06/01/2021 |
| 2. Stafford, Cynthia and Steve | 06/05/2021 |
| 3. DuBois, Suzy | 06/06/2021 |
| 4. Van Natta, Bruce | 06/06/2021 |
| 5. Kaylor, Mike and Katy | 06/06/2021 |
| 6. Hall, Stacy | 06/06/2021 |
| 7. Hymbaugh, Karen | 06/06/2021 |
| 8. Martin, Mindy | 06/07/2021 |

Pamela Howard

From: staffordhouse92@att.net
Sent: Tuesday, June 1, 2021 12:36 PM
To: APC; Scott Frei; Cindy Spoljaric; Andy Cook
Subject: The Overlook at Wood Wind

Warning: This external email is from staffordhouse92@att.net. Do not click on unexpected or untrusted links and attachments.

To the APC, City Councilors, and Mayor:

The Overlook at Wood Wind is another high-density Pulte Homes proposal that will negatively impact the western side of Westfield. Information presented at last week's Neighbors Meeting included assurances that the proposed PUD would reflect the character of the surrounding rural/agrarian environment as specified in the current comprehensive plan, as well as a previous agreement Pulte made with those of us who live in the area.

One look at the concept plan makes it clear that The Overlook is not in keeping with the intent of either of those documents. For example, at least 30 of the homes (30% or so) built in the center of the PUB will have only a view of their neighbor's houses. Clearly, this is not a rural setting as intended in the comprehensive plan or the agreement between area residents and Pulte representatives.

At the meeting, Pulte's spokesman referenced his company's value for preserving trees and other natural features. That was not the case when Pulte built Hawthorne Ridge on Carey Road. Numerous old-growth trees fell Pulte's bulldozers so the developers could fit as many houses as possible in that space. Why should we believe the company is truly interested in creating conservation communities? The same question remains when considering the impact of the homes built recently to the west of the proposed Overlook site. Building those homes meant the destruction of the large, well-established lake and the huge, old-growth evergreens that surrounded it. Apparently, Pulte does not truly want to preserve the rural environment, trees, or lovely well-established environmental features like the lake.

Westfield need not allow the Overlook at Wood Wind to be constructed as proposed. There are improvements (i.e. larger lot sizes) that can be made so the PUD better fits in our area.

Please do the hard work it takes to preserve Westfield's way of life. You were elected by us, the residents, to make sound judgements about our city's management. At the very least, please vote to send Pulte back to the drawing board.

We look to you to take a strong stand on our behalf.

Sincerely,

Cynthia and Steve Stafford

15736 Towne Road

Westfield

Pamela Howard

From: staffordhouse92@att.net
Sent: Saturday, June 5, 2021 9:42 AM
To: APC; Council Members; Andy Cook
Subject: The Overlook at Wood Wind

**Warning: This external email is from
staffordhouse92@att.net.**

Please replace our former letter with this revised one.

Thank you,
Cynthia Stafford

To the APC, City Councilors, and Mayor:

The Overlook at Wood Wind is another high-density Pulte Homes proposal that will negatively impact the western side of Westfield. Information presented at last week's Neighbors Meeting included assurances that the proposed PUD would reflect the character of the surrounding rural/agrarian environment as specified in the current comprehensive plan, as well as a previous agreement Pulte made with those of us who live in the area.

One look at the concept plan makes it clear that The Overlook is not in keeping with the intent of either of those documents. For example, at least 30 of the homes built in the center of the PUD will have only a view of their neighbor's houses. That is not a view of the countryside so clearly, this development is not a rural setting as intended in the comprehensive plan or the agreement between area residents and Pulte representatives.

At the meeting, Pulte's spokesman referenced his company's value for preserving trees. That was not the case when Pulte built Hawthorne Ridge on Carey Road. Numerous old growth trees fell Pulte's bulldozers so the developers could fit as many houses as possible in that space. Why should we believe the company is truly interested in creating conservation communities? The same question remains when considering the impact of the homes built recently to the west of the proposed Overlook site. Building those homes meant the destruction of the large, well-established lake and the huge, old-growth evergreens that surrounded it. Apparently, Pulte does not truly want to preserve the rural environment, trees, or lovely well-established environmental features like the lake.

Westfield need not allow the Overlook at Wood Wind to be constructed as proposed. There are improvements (i.e. larger lot sizes, more greenspaces) that can be made so the PUD better fits in our area.

Please do the hard work it takes to preserve Westfield's way of life. You were elected by us, the residents, to make sound judgments about our city's management. At the very least, please vote to send Pulte back to the drawing board.

We look to you to take a strong stand on our behalf.

Sincerely,

Cynthia and Steve Stafford

15736 Towne Road

Westfield

Pamela Howard

From: Suzy@TMT Inc. <dub164@aol.com>
Sent: Sunday, June 6, 2021 3:31 PM
To: APC; Council Members; Andy Cook; Kevin M. Todd, AICP
Subject: The Overlook at Wood Wind
Attachments: APC- The Overlook at Wood Wind.docx

**Warning: This external email is from
dub164@aol.com.**

To all,

Welcome to Westfield, welcome to Pulteville...Attached is a letter in remonstrance to the recently proposed Pulte neighborhood in the suburban southwest area. There is a growing concern among citizens with the level of disrespect shown by the development community and the lack of follow up with the rules defined in recent PUD's. Keep in mind Pulte has yet to bring their top products to our community in spite of the significant financial benefits received to date.

Suzy DuBois
T.M.T., Inc.
317-506-0319

APC Members, Council, Staff, and Mayor,

Once again I find my valuable time involved in yet another inappropriate neighborhood, The Overlook at Wood Wind, remonstrance for the core area of the suburban southwest area of Westfield. We have established this very unhealthy process with the developers where they present their least attractive plan for a given area so they can go back and present something that demonstrates significant concessions on their part and back bending effort to please the community. This is such a joke! The waste of the tax paying citizens time and energy is so disrespectful!

Pulte presented a plan not so very long ago for this exact parcel and the adjoining golf course driving range(which has already been developed with 85 empty nester homes) that included 55 total homes. They now, in addition to the existing 85, have requested another 105 homes in an area that has large parcels of three acres or greater adjoining. Pulte offers custom housing on large lots in areas such as the Village of West Clay and The Woods at Lions Creek in Carmel. Please hold them to the same standard in Westfield. We deserve their 'A' game.

This plan does not honor the comprehensive plan for our area nor does it offer respectful and proper buffering for all adjoining. The following information summarizes the issues with language from the comprehensive plan and a table summarizing the **unbelievable amount of new construction already approved** and happening in this area.

1. The buffering is not adequate or appropriate for all neighbors and will definitely affect the quality of life for these residents. It also adjoins the Cohoats who have a financial interest in this proposal.

Comp Plan: The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents.

Comp Plan: Require appropriate transitions and buffers between neighborhoods, particularly those of differing character or density. At interfaces between large lot residential property and new suburban development, baseline buffering requirements should be used to preserve the rural environment of those larger parcels (preferably through the use of reforestation to achieve natural conditions).

2. 13 Neighborhoods are under construction in this area or about to start. This proposal brings NOTHING NEW to this area. It's the same prices, same production builder, same lot sizes.

Comp Plan: Westfield desires to be a diverse rather than homogeneous community, providing a range of housing, recreational, and economic opportunities for its residents. No single socio-economic segment or housing price point should dominate the community nor be neglected.

Summary of Table:

- The following table shows the 13 neighborhoods either currently selling or will be in the near future being constructed within 3 miles of this parcel.
- Pulte is involved in 5 of the 13. (They are listed on the Westgate PUD)
- The predominant starting prices range from \$288,000 - \$450,000.
- The predominant lot size is averages 8,000 square feet.

- 1,639 Single Family Homes about to start construction in this area (does not include multi-family in Westgate and Ackerson Farms which is an additional 1,000 units)
- Averaging 3 people per home (single family and multi-family) **THIS IS A TOTAL WESTFIELD POPULATION INCREASE OF ALMOST 20% ON HOMES NOT YET STARTED IN THIS AREA.** This does not include the other 9 neighborhoods already building in this area.

Production Builder	Neighborhood	Starting Price Ranges on Websites	Min Lot Sizes/ Zoning	Units
Pulte/Drees	Wood Wind	\$357,000 Pulte \$394,000 Drees	7,200	170
Pulte/Drees	Bent Creek	\$447,000 Pulte \$518,000 Drees	SF2 15,000	168
Pulte/MI	Westchester	\$347,000 Pulte \$320,000 MI	7,200-9,000	170
Pulte/DelWebb	Kimblewick	\$288,000 - \$429,000	5,625	460 (est)
Lennar/Pulte	Westgate	\$400,000 - \$450,000 (est.)	7,000-9,000 ave	676
Lennar	Liberty Villas	\$300,000 - \$318,000	SFA	84
Beezer/Drees	West Rail	\$390,000	SF3/SF4	183
Fisher	Derby Ridge	\$400,000 - \$550,000	SF3 12,000	73
Epcon	Courtyard of Westfield	\$380,000	6,000	99
Estridge	Harmony	\$350,000 - \$490,000	SF4	
Estridge	Serenade	\$600,000 - \$1,000,000	78: 8100-12,400 23: 14,000 21: 23,000 3: 1 acre	120
Estridge	Ackerson Farms	\$350,000 - \$490,000 (est.)	7,000-8,000 ave	403
Ryan Homes	Gristmill Villages	\$288,000 - \$314,000	SF4	158

Red denotes neighborhoods not yet building but about to begin.

3. There are currently no custom home neighborhoods in this area which directly violates the wishes of this area and the community in the comprehensive plan. This area needs **CUSTOM HOMES with LARGE ACRE LOTS**. Woodshire, which recently had a home sell for \$840,000 according to the Westfield real estate update demonstrating demand for this product, on the east side is a good example here in Westfield.

Comp Plan: Encourage neighborhoods that do not have the appearance of "production" housing.

Comp Plan: Encourage a diverse range of home styles in individual subdivision, using innovative architecture of a character appropriate to Westfield.

Comp Plan: It is the desire of the community to see a diverse balance of land uses that proceed in an efficient and well connected pattern with good land use transitions. The land use patterns should be fiscally sustainable, high quality, and should be accompanied by substantial and permanent open space of one form or another.

Comp Plan: As development moves south from SR 32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase.

4. Many homes in this core area are currently zoned AGSF-1 or three acres per home site. All residents have been held to this standard with new construction still occurring on large lots in the region. Large acre lots range from 3 to 57 acres. The current citizens in this area have sought these sites out to pursue a rural lifestyle. The high density housing on fairly small lots,

low architectural standards, and cookie cutter housing are not in context to the area. They will devalue the lifestyle of the current residents.

Comp Plan: This development should be context-sensitive

5. Pulte is already involved in 6 neighborhoods in this area. They originally planned 856 homes in their plan four years ago that was voted “NO” by the City Council. When estimating their home totals in the following neighborhoods (less Westgate) it's 835. Additionally, this neighborhood is proposed to have the exact same housing as Bent Creek. Where else in Westfield do we have two neighborhoods within a mile of each other with the exact same houses?

Comp Plan: Establish appropriate locations for varying housing types

Original Rejected Plan with Golf Course	Pulte Neighborhoods in SW Suburban	
	Wood Wind	85
	Westchester	85
	Del Webb	460 (est)
	Bent Creek	100 (est)
	Proposed Overlook at Woodwind	105
	Westgate	?
Total Units: 856	Total Units without Westgate:	835

In Summary THIS PLAN ISN'T CLOSE TO ACCEPTABLE:

- Buffering is not adequate for all neighbors
- This neighborhood needs to be custom
- This neighborhood needs to have 2 acre lots
- An almost 20% Westfield population increase is projected on housing projects about to begin in this area – no need for same type of housing (**This heavily impacts schools, roads, public safety, infrastructure**)
- Need diverse housing types, prices, lot sizes – this would be Pulte's 6th neighborhood (out of 13 under construction) in this area
- **All of these points are supported by the city's comprehensive plan**

Thank you for your consideration,

Suzy DuBois

Pamela Howard

From: Bruce Van Natta <bvannatta@indy.rr.com>
Sent: Sunday, June 6, 2021 6:06 PM
To: APC; Council Members
Cc: Andy Cook; Todd Burtron; Kevin M. Todd, AICP
Subject: Pulte proposal on Murphy parcel

Dear members of the Westfield Area Plan Commission,

I am writing you ahead of tomorrow's initial hearing on Pulte's proposal for the 70 acre Murphy parcel in the New Suburban area of Westfield.

To begin with, this proposal defies all directives of the Comprehensive Plan for this area. Specifically, it is much too dense, is in no way context sensitive to the large parcel's of long time residents surrounding it and it does not preserve the character of this special area of Westfield.

There have been many compromises already in this area— the Bent Creek development was originally approved for Caito and Carriger as a custom, high end development and subsequently the PUD was sold to Pulte and Drees and the product was downgraded and density increased. The Woodwind development involved downgrading density and the price point on the homes in order to save the golf course--then the developer subsequently applied for a reduction of the architectural standards and received it. This Pulte development is denser than Bent Creek and provides NO transition to the large parcel, long time residents surrounding it. It is in no way context sensitive. There is no decrease in density as you move west from Ditch as called for in the Comprehensive Plan. This development does not preserve the character of the horse farms, artisan farms and large rural properties that populate this area.

There is an excellent solution to develop this large parcel— an Agrihood. This is essentially a conservation subdivision (minimum 60% green space) which typically contains a small operational farm that residents can participate in. Homes are clustered centrally, minimal grading of the land is done. The greenspace surrounds the development. The homes in agrihoods typically command a higher price due to the unique experience being offered. An agrihood would preserve the rural character and heritage of this area, and provide a unique offering for Westfield. This could also be developed as an equestrian community with a central boarding barn and riding ring with trails throughout the development. I encourage you to google: agrihood and see just how big this is becoming across the country. One example close to home is Aberlin Springs just north of Cincinnati <https://aberlinsprings.com>. This is perfect for this area of Westfield.

I encourage you to reject this proposal outright and consider something that would be a win for the New Suburban area and for Westfield.

Sincerely,

Bruce W. Van Natta
SurReal Farms
1812 West 156th Street
Westfield, IN 46074

317-442-4181

Meet The Farm-Based Neighborhoods Changing The Face Of Master-Planned Communities



Aly J. Yale Senior Contributor ①

Real Estate

I cover mortgage, housing and real estate.

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Farmers at the Willowsford community farm in Aldie, Virginia, harvest fall greens for the ... [+]

PHOTO BY DEBORAH DRAMBY

Forget the pristine landscaping, five-star golf courses and resort-style amenities that master-planned communities have become known for. Thanks to a handful of developers and their more sustainable approach to planning, a new vision of the American neighborhood has emerged—and it's called the “agrihood.”

Pamela Howard

From: Katy Kaylor <katykaylor@gmail.com>
Sent: Sunday, June 6, 2021 8:36 PM
To: APC; Andy Cook; Kevin M. Todd, AICP; Council Members
Subject: Overlook at Wood Wind

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

We are writing to voice our opposition to Pulte's proposed development Overlook at Wood Wind. We live directly across the street at 2101 W 161st St. where this is to be built.

First of all, we found out about this development accidentally by accessing the City Council website and seeing that it was on the agenda for the May 10 meeting. After it was proposed to the city council and passed to the APC, we received a letter on May 20 notifying us of the neighborhood meeting at Wood Wind Golf Course on May 26. While attending the neighborhood meeting we were surprised to find out that several neighbors had already met with Pulte to discuss this new development. Why we were never contacted (and still have not been contacted to discuss anything) is a surprise as we live directly across from this development, and the only entrance in and out of this neighborhood will result in headlights streaming into our front windows.

While we understand that this parcel will eventually be developed we are not happy with what is being proposed. We have enough "cookie cutter" homes in the Westfield area. This is not keeping in line with the Comprehensive Plan, but the City Council opened that door years ago when they totally ignored the hard work of the many people that devised the Plan for this area.

The issues we have are, as mentioned above, that we (as homeowners across the street) are being totally ignored about this. Also, the lot sizes (to our knowledge) are not even close to the original plan that Pulte submitted when the development to save Wood Wind Golf Course was first proposed. Yes, that plan was eventually voted down, but if they could propose 20,000 sq. ft. lots at that time for this particular parcel, then they can do at least that size (and certainly more) now.

We are in favor of the park and ponds along 161st Street as a buffer but the lot sizes, home designs and overall architectural standards could be drastically improved.

Just because a certain home design "sells homes" doesn't mean people won't buy something else. At least provide other/better options than what is already saturating this area.

Pulte, and other builders, need to "up their ante" and develop something that is not around this area to make it unique. In saying that, this area needs "custom homes" of which there are very few developments in Westfield.

Please do not accept this proposal as being presented and work with the homeowners already in the area to develop something “grand” (which seems to be the theme of Westfield).

Mike and Katy Kaylor
2101 W 161st St

Pamela Howard

From: Stacy Hall <smhall729@gmail.com>
Sent: Sunday, June 6, 2021 8:38 PM
To: APC; Council Members; Andy Cook; Kevin M. Todd, AICP
Subject: The Overlook at Wood Wind

**Warning: This external email is from
smhall729@gmail.com.**

To Council Members, APC, and Mayor,

I am writing to you in opposition to the proposed development of The Overlook at Wood Wind by Pulte Homes.

There are currently 13 neighborhoods being built or will be built in this area that are roughly the same in price, lot size and builders. I understand the desire to build in this area. We loved it here. But this area is being destroyed by the same track housing on every single piece of available land. There is little consideration, for ALL who border this property, of sufficient buffering, individual style of homes, and lot sizes. We understand that growth will come. We would like to see it done in a way that is in context of the comprehensive plan. Not what is currently going on. We would like to see much larger lot sizes with custom homes. Something that isn't being done in Westfield.

Thank you for your consideration,
Stacy Hall
2001 W 166th St

Pamela Howard

From: Karen H <khymbaugh@yahoo.com>
Sent: Sunday, June 6, 2021 8:58 PM
To: APC; Council Members; Andy Cook; Kevin M. Todd, AICP
Cc: Karen Hymbaugh
Subject: Opposition to Overlook and Sycamore Glen PUDs and other construction problems

**Warning: This external email is from
khymbaugh@yahoo.com.**

Dear Mayor Cook, City Council, and APC,

As a tax paying citizen of Westfield, I need to share my thoughts on two developments being planned on the West side of Westfield.

Opposition to Overlook at Wood Wind

I have recently had the misfortune to review the Pulte high-density PUD for “The Overlook at Wood Wind”. I am strongly opposed to this development. Another high density, poor quality development in this area will continue to have negative impacts on this side of Westfield. This PUD specifically goes against the Comprehensive Plan that was agreed to for this area. The high density is not in line with the surrounding rural environment nor with previous agreements with Pulte.

Just as I discussed in my previous letter opposing Sycamore Glen PUD, there needs to be transition/buffer zones between the existing, stable rural homes and the new suburban developments. This is articulated in the comprehensive plan and is necessary to help the interface between the existing agricultural, livestock, and equestrian farms. If irresponsible development PUDs like this become the norm, you are just inviting problems down the road.

What seems to be happening in Westfield is a hodgepodge of neighborhoods. Dense development right next to an equestrian farm, then another dense suburban neighborhood sandwiched between a livestock farm seems to be where Westfield is headed. This negatively impacts everyone and most specifically the long-term rural residents. Where are the custom homes with large lots?

The Overlook PUD does not bring anything new to the area – same builder, same houses, same tiny lot sizes, same prices, same architecture. Why not create a better environment besides these cookie cutter houses? There is a market for homes with acreage, not postage stamp sizes. Why not create an environment of mini farms with a minimum of 5 acre lots in this area? There is a market for these types of homes and will bring some diversity and interest to Westfield and create a better environment for everyone in the future. It will also create economic and recreational opportunities for residents. Stop making Westfield boring, there is more to life than dollars.

Do you know how many neighborhoods are under development in this area? It is crazy and out of control. Is anyone looking at the population increase in this area? These developers make promises and then end up doing what they want. You have the opportunity to make things better for Westfield

residents. You don't have to agree to or approve every PUD that comes your way. Take a stand, make the citizens here proud. Work for us. PLEASE.

Westfield Government and ability to monitor all of the current development.

I also want to address another issue concerning the irresponsible development in this area that is out of control. As a resident on 159th Street directly across from the Bent Creek construction, I feel that all future development should be halted until the Westfield Government can monitor and control what these developers are doing. Is anyone inspecting what they are doing to safeguard the watershed, is anyone monitoring the quality of construction, set backs, berms, architectural standards, landscaping, run off, traffic, and on and on?

I question Westfield's capacity to assure the developers are being kept to agreed upon standards, safety, conservation, and quality. Let me give a few examples. Daily, yes daily, I watch near mishaps with the large construction trucks hauling large loads of dirt and the traffic on 159th. The traffic on this narrow street has increased dramatically and the trucks have deadlines and they never, never go the speed limit. They are racing and running people off the road. I watched a woman with 3 kids in her car run off the road this week by a speeding construction vehicle. The foreman/surveyors park directly on the road forcing cars into oncoming traffic. Farmers going into the few remaining fields can't pass on the street and someone is going to get hurt or worse.

The dust from the construction is horrendous. I have gotten to a point where I can't open my windows, I don't dust the house anymore because it is endless. There is no dust control and the big earth moving equipment work from 6:30 in the morning to dusk. There is no let up except when it rains.

When you consider approving new PUDs do you have any idea how it impacts the current residents? I used to love working in my garden, now I feel the ground shaking, my dogs are scared all the time, the chickens stopped laying because of the shaking ground and dust storms. The cows hear the crashing/banging equipment and start running scared around the field.

Do you know what it is like to hear beep, beep, beep all day long and honking every 30 seconds? Yes, honking. I guess the truck drivers are signaling each other or something, honking, honking, honking all day long, then beep, beep, beep. Not to mention the banging of the back dump truck gates – bang, bang, bang. It is constant, all day long. The ground shaking, honking, dogs barking because they think someone is crashing through the house. Did I mention the dust? Even if it weren't for the dust, you can't open your windows because of the noise.

All of this speaks to the question --Does Westfield have the capacity to even monitor, inspect, or control some of these developers and are they doing what they are supposed to be doing for quality housing and the environment? Who is watching them?

Opposition to Sycamore Glen PUD

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

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

Sincerely,

Karen Hymbaugh

Red Wing Farm

2929 W. 159th St.

Westfield, IN 46074.

Pamela Howard

From: mindy martin <mindy.martin@att.net>
Sent: Monday, June 7, 2021 11:26 AM
To: APC; Council Members; Andy Cook; Kevin M. Todd, AICP
Subject: Overlook at Wood Wind proposal

**Warning: This external email is from
mindy.martin@att.net.**

To whom it may concern,

I am against the Woodwind Overlook PUD. Again Pulte has missed the mark for what should be in this area. High density housing shouldn't even be considered. Especially when Pulte has neglected to add proper buffering for all of the existing properties. The lot sizes should be over one acre with appropriate buffering to keep it consistent with what is already in this beautiful area.

Mindy Martin
1839 west 166th st.