



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda_06_05_2023

Monday, June 05, 2023 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, June 05, 2023 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

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

Public input can be submitted in 1 of 2 ways:

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

OPENING OF MEETING

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

Note the Presence of a Quorum

Announce Any Changes to the Agenda

Approval of Minutes

- May 15, 2023 APC Minutes

Documents: [APC Minutes - May 15, 2023](#)

Review APC Rules & Procedures

CONSENT AGENDA

2209-DDP-26

Heartpointe Church Daycare Building

445 East 206th Street

Heartpointe Church, Inc. by Total Engineering Solutions Co., LLC request Detailed Development Plan approval for a 4,480 SF daycare building on 3.32 acres +/- in the AG-SF1: Agriculture / Single-family Rural District. (Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

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

2304-DDP-08

Holiday Inn Express

SWC of US Highway 31 & 191st Street Approximately

Himanshu Patel by Spiars Engineering, LLC requests Detailed Development Plan review for a 56,908 square foot hotel on 2.05 acres +/- in the Hittle at ThirtyOne Planned Unit Development (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: Landscape Plan](#)

2305-DDP-11

Wheeler Landing Hotel

Generally east of Grand park Blvd, north of East Tournament Trail and south of Virginia Rose Avenue

Grand Park, LLC by Kimley-Horn and Associates, Inc. request Detailed Development Plan approval of a 15,945 square foot hotel located on 2.44 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

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

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

2306-DDP-14

Hamilton Memorial Cemetery

4180 Westfield Road

Washington Park Cemetery Association, Inc., represented by Mark McCrocklin / Buchanan Group request Detailed Development Plan approval of a 576 sq. ft. +/- accessory structure and a 1,200 sq. ft. +/- addition to an existing accessory structure on 53 acres +/- in the AG-SF1: Agriculture / Single-family Rural District.

(Planner: Lauren Gillingham - gillingham@westfield.in.gov)

Documents: [Exhibit 1: Staff Report.pdf](#) | [Exhibit 2: Location Map.pdf](#) | [Exhibit 3: Site Plan.pdf](#) | [Exhibit 4: Existing Landscaping.pdf](#) | [Exhibit 5: Building Elevation.pdf](#)

2306-DDP-16

Wheelhouse, Phase II

Southeast corner of Virginia Rose Avenue and Grand Park Boulevard

JC Hart Company, Inc. requests Detailed Development Plan approval for four (4) multi-family buildings of 100,577 square feet on 5.71 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Landscape Plan](#) | [Exhibit 5: Elevations](#) | [Exhibit 6: Ord. 23-03 Recorded Commitments](#) | [Exhibit B of Commitment](#)

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

2306-PUD-07 [PUBLIC HEARING]

Claiborne Farms (Kimblewick) - Phase II PUD

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

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Project Narrative](#) | [Exhibit 4: Proposed Ord. 23-07](#) | [Exhibit 5: Concept Plan](#) | [Exhibit 6: Neighborhood Meeting Summary](#) | [Exhibit 7: Fire Dept. TAC Letter](#) | [Petitioner Presentation](#) | [Public Comment Exhibit](#)

ITEMS CONTINUED TO A FUTURE MEETING

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Road & West 146th Street

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

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

2212-PUD-20 [CONTINUED]

Wheeler Landing PUD Amendment VI

Southwest corner of 186th Street and Kinsey

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

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

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT



Petition Number: 2306-DDP-14

Subject Site Address: 4180 Westfield Rd. (the "Property")

Petitioner: Washington Park Cemetery Association, Inc., represented by Mark McCrocklin/Buchanan Group

Request: Detailed Development Plan review of a +/- 576 sq. ft. accessory structure and a +/- 1,200 sq. ft. addition to an existing accessory structure

Current Zoning: AG-SF1: Agriculture/Single-family Rural District; SR32 Overlay District

Current Land Use: Cemetery

Approximate Acreage: 53 acres

Exhibits: Exhibit 1: Staff Report
Exhibit 2: Location Map
Exhibit 3: Site Plan
Exhibit 4: Existing Landscaping
Exhibit 5: Elevations

Staff Reviewer: Lauren Gillingham, AICP, 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 District Ordinance, any variances associated with the site, and any commitments associated with the site.

PROJECT DESCRIPTION

The project is for the construction of a new +/- 576 sq. ft. storage barn and a +/- 1,200 sq. ft. addition to the existing maintenance building at Washington Park/Hamilton Memorial Cemetery. The storage barn will be used to stockpile extra dirt for burial use. A Detailed Development Plan review is required for all new commercial construction, including new accessory structures and

additions to accessory structures. Although the construction will roughly a quarter mile away from SR32, the SR32 Overlay District standards apply to the entire parcel.

In 2022, the subject property was granted Development Standards Variances from *UDO Ch. 5, Art. 5.3(K)(I) – State Highway 32 Overlay District; Architectural Design Requirements - Accessory Structures* to waive applicable accessory structure architectural requirements and *UDO Ch. 5, Art. 5.3(H) – State Highway 32 Overlay District; Accessory Buildings* to permit accessory buildings within the Established Front Yard of Shady Nook Rd (2210-VS-31).

Although the existing maintenance building does not meet the current front setback requirement, expansion of the structure is permitted because the front setback along Shady Nook Rd is considered legal nonconforming and met the side yard/secondary front yard setback requirement in place at the time of approval (and was reviewed as a primary structure). Per the modern UDO definitions, Staff has decided to treat both buildings as accessory structures because maintenance and storage are incidental support uses necessary to the cemetery's operation. The new dirt barn meets all UDO setback standards.

ZONING DISTRICT STANDARDS (ARTICLE 4.2 – AG-SF1: AGRICULTURE/SINGLE-FAMILY RURAL)

The plans comply with AG-SF1 district standards

- | | |
|------------------------------------|-------------------------------|
| 1. Minimum Lot Area: | Three (3) acres |
| 2. Permitted Uses: | Cemetery is a permitted use |
| 3. Minimum Lot Frontage: | 100 feet |
| 4. Minimum Building Setback Lines: | |
| a. Front Yard: | |
| i. Expressways/Arterials: | 100 feet |
| ii. On all other Streets: | 80 feet (Legal Nonconforming) |
| b. Side and Rear Yard: | 30 feet |
| 5. Minimum Lot Width: | 100 feet |

DEVELOPMENT PLAN (ARTICLE 10.7)

The plans comply.

STATE HWY 32 OVERLAY DISTRICT STANDARDS (Chapter 5.3 of UDO):

Plans comply with all applicable overlay standards

6. Permitted Uses
7. Access Control Requirements
8. Setback Requirements
 - a. Maximum Setback
 - b. Minimum Setback

- | | |
|---------------------------------|----------------------|
| 9. Accessory Buildings | (waived by variance) |
| 10. Building Height | |
| 11. Building Size | |
| 12. Architectural Design | (waived by variance) |
| a. Accessory Buildings | |
| 13. Trail Corridor Requirements | |
| 14. Miscellaneous Requirements | |

DEVELOPMENT STANDARDS (Chapter 6 of UDO):

The plans comply with all applicable development standards

- | | |
|--|----------------|
| 15. Accessory Use and Building Standards | (Article 6.1) |
| 16. Architectural Standards | (Article 6.3) |
| Waived by variance 2210-VS-31. The new structures will match the colors and materials of the existing structure. | |
| 17. Building Standards | (Article 6.4) |
| 18. Fence Standards | (Article 6.5) |
| 19. Height Standards | (Article 6.6) |
| 20. Landscaping Standards | (Article 6.8) |
| Nearly all applicable landscape requirements are satisfied by the existing landscape buffer along Shady Nook Rd (installed with the construction of Prairie Waters Events Center). Additional evergreen trees will be planted north and west of the buildings to provide additional screening against the Sandpiper Lakes, Sheffield Park, and Grassy Knoll neighborhoods. | |
| 21. Lighting Standards | (Article 6.9) |
| No lighting is proposed. | |
| 22. Lot Standards | (Article 6.10) |
| 23. Parking and Loading Standards | (Article 6.14) |
| No additional parking is proposed. | |
| 24. Setback Standards | (Article 6.16) |
| 25. Yard Standards | (Article 6.21) |

DESIGN STANDARDS (Chapter 8 of UDO):

Not applicable.



DEPARTMENT COMMENTS

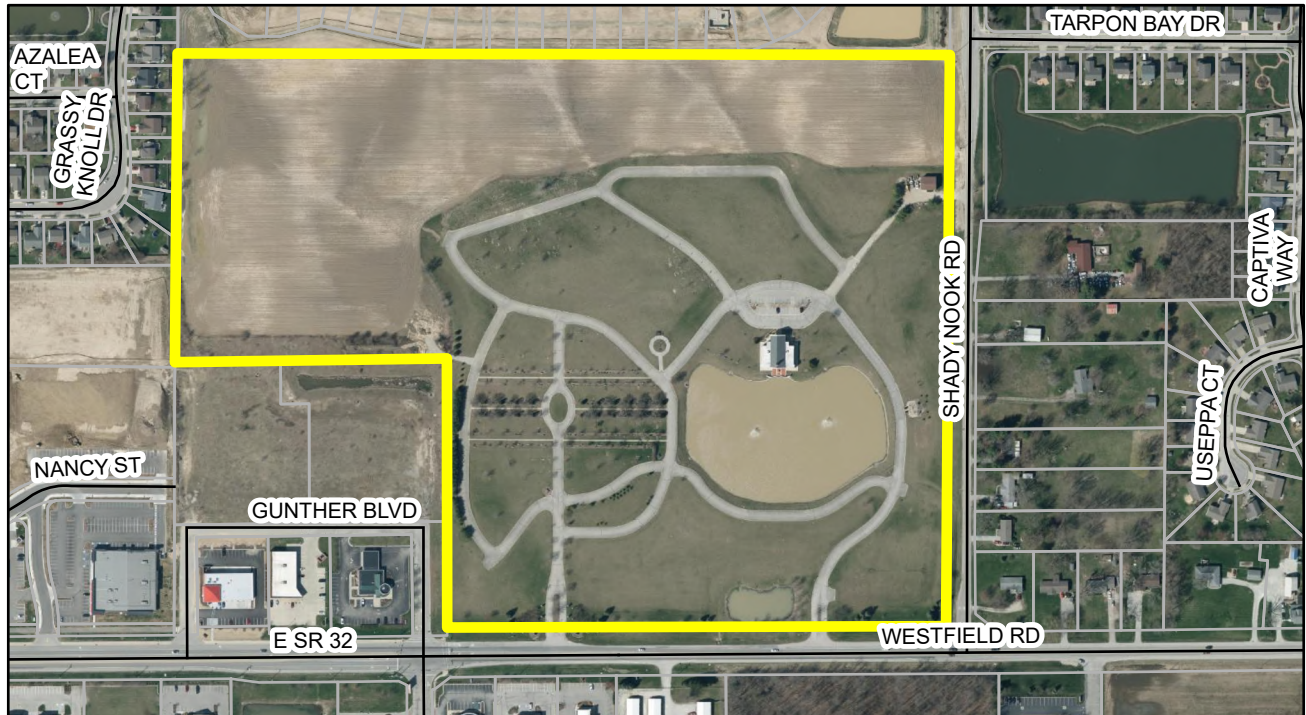
The plans as presented comply with the applicable zoning ordinances unless otherwise stated above.

Requested Action: approve Detailed Development Plan 2306-DDP-14 with the following conditions:

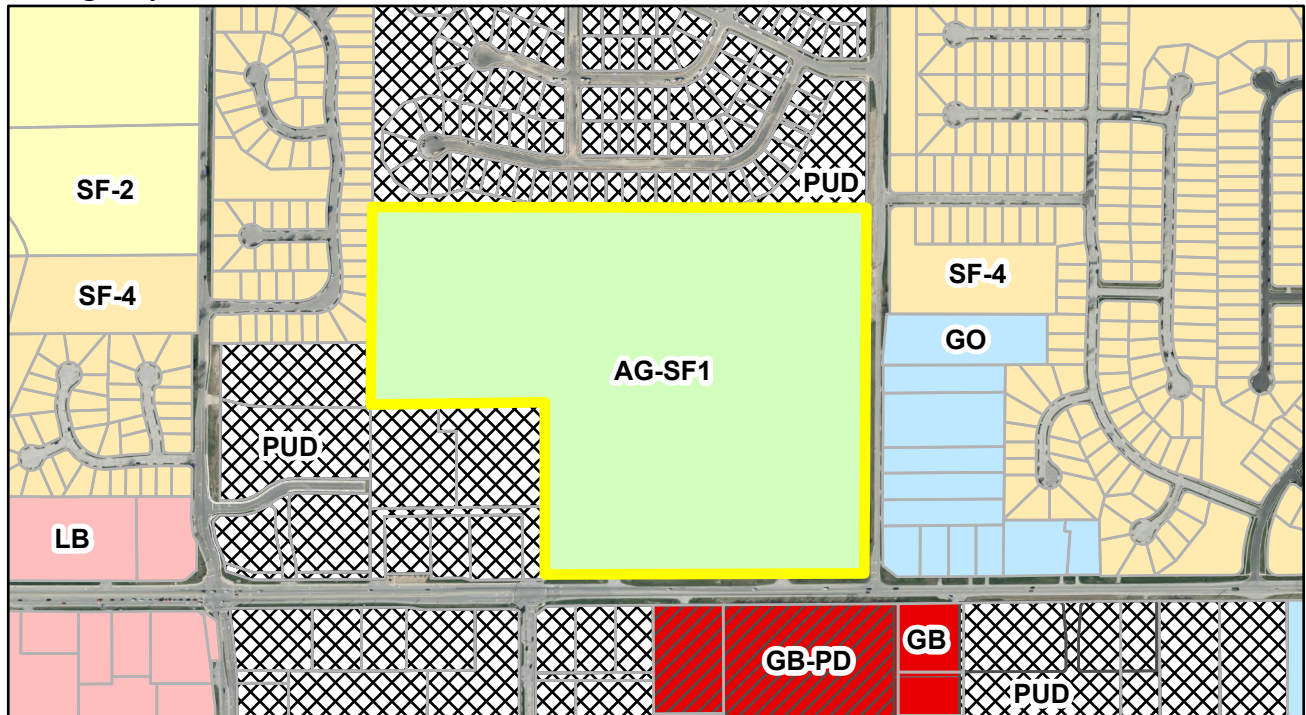
1. An ILP must be granted prior to work beginning on site



Aerial Location Map



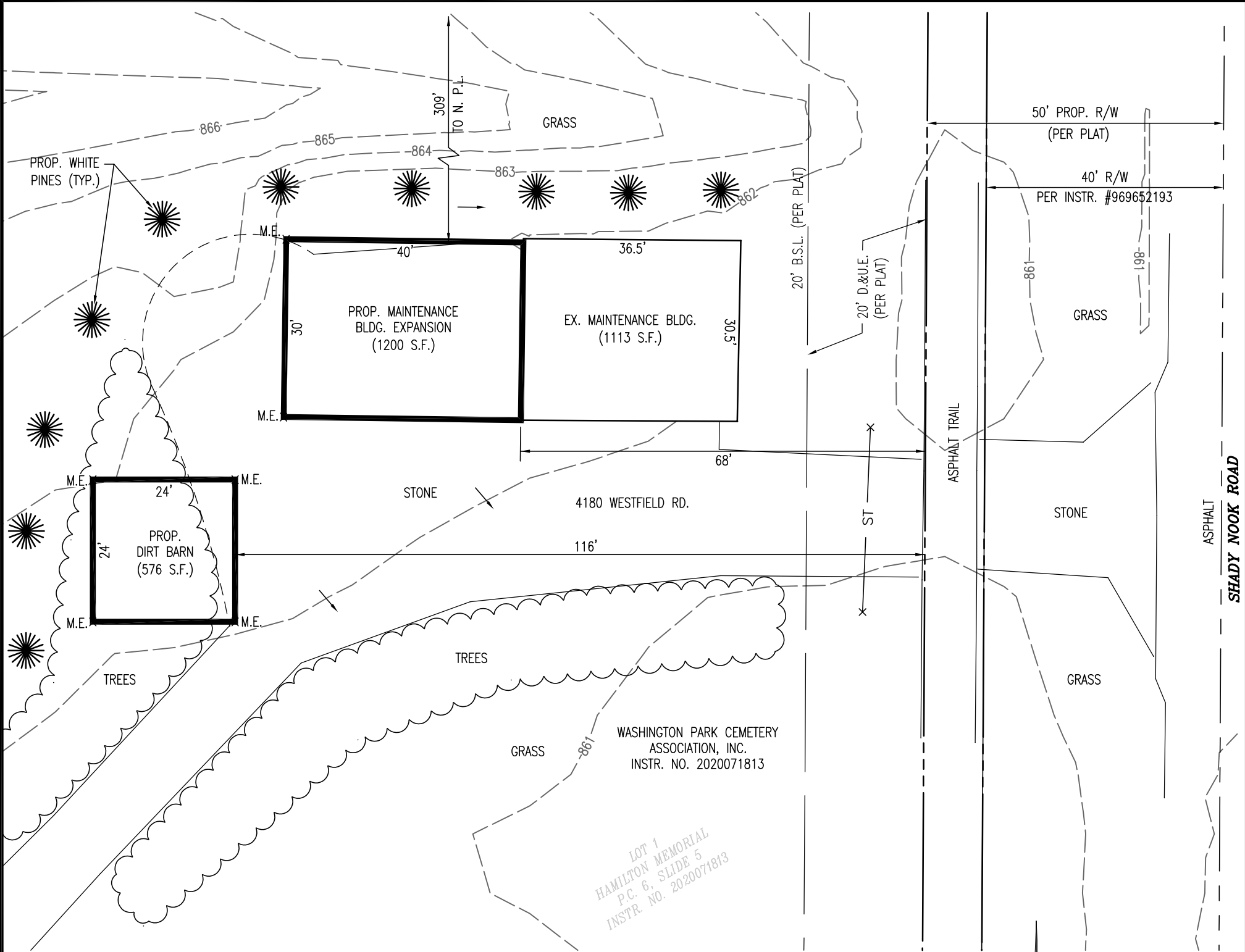
Zoning Map



Legend

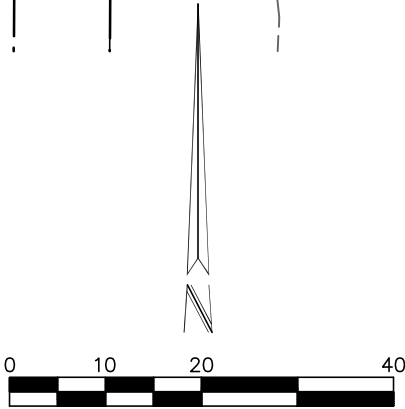
 Subject Parcel

O:\2000\000575\30301\cad\plot plan-REV1.dwg, April 12, 2023, ALEX RAY, © Paul I. Cripe, Inc.



LEGEND

- XXX.XX' P.=PLAT DISTANCE
XXX.XX' M.=MEASURED DISTANCE
P=PROPOSED GRADE
E=EXISTING GRADE
→=DRAINAGE FLOW ARROW
M.E.=MATCH EXISTING GRADE
P.L.=PROPERTY LINE



BEARING BASE IS ASSUMED

THIS PLOT PLAN OF PART OF LOT 1 OF HAMILTON MEMORIAL, PER SECONDARY PLAT THEREOF, RECORDED AS INSTRUMENT NUMBER 2020071813, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY IS FOR THE PURPOSE OF OBTAINING PERMITS AND IS NOT TO BE USED TO REPRESENT AN AS-BUILT CONDITION. EXISTING GRADES SHOWN HEREON WERE TAKEN FROM AERIAL MAPPING FOR THIS PROJECT. NO UTILITIES WERE LOCATED FOR THIS PLOT PLAN.

BUILDING LINES, RIGHT-OF-WAY, AND EASEMENTS TAKEN FROM SAID HAMILTON MEMORIAL PLAT.

THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY, OR A SURVEYOR LOCATION REPORT.

NOTE: SUBJECT PROPERTY LIES WITHIN AN UNSHADED FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PLOTTED BY SCALE FROM "FIRM", FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 180083 0136 G, CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, EFFECTIVE DATE NOVEMBER 19, 2014 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS REPORT IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAP (FIRM).

TITLE:

PLOT PLAN



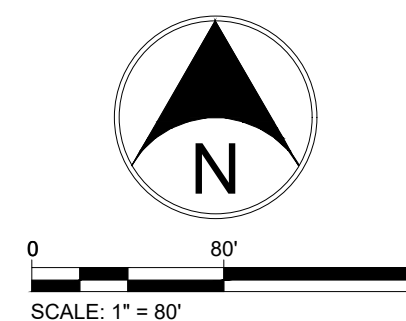
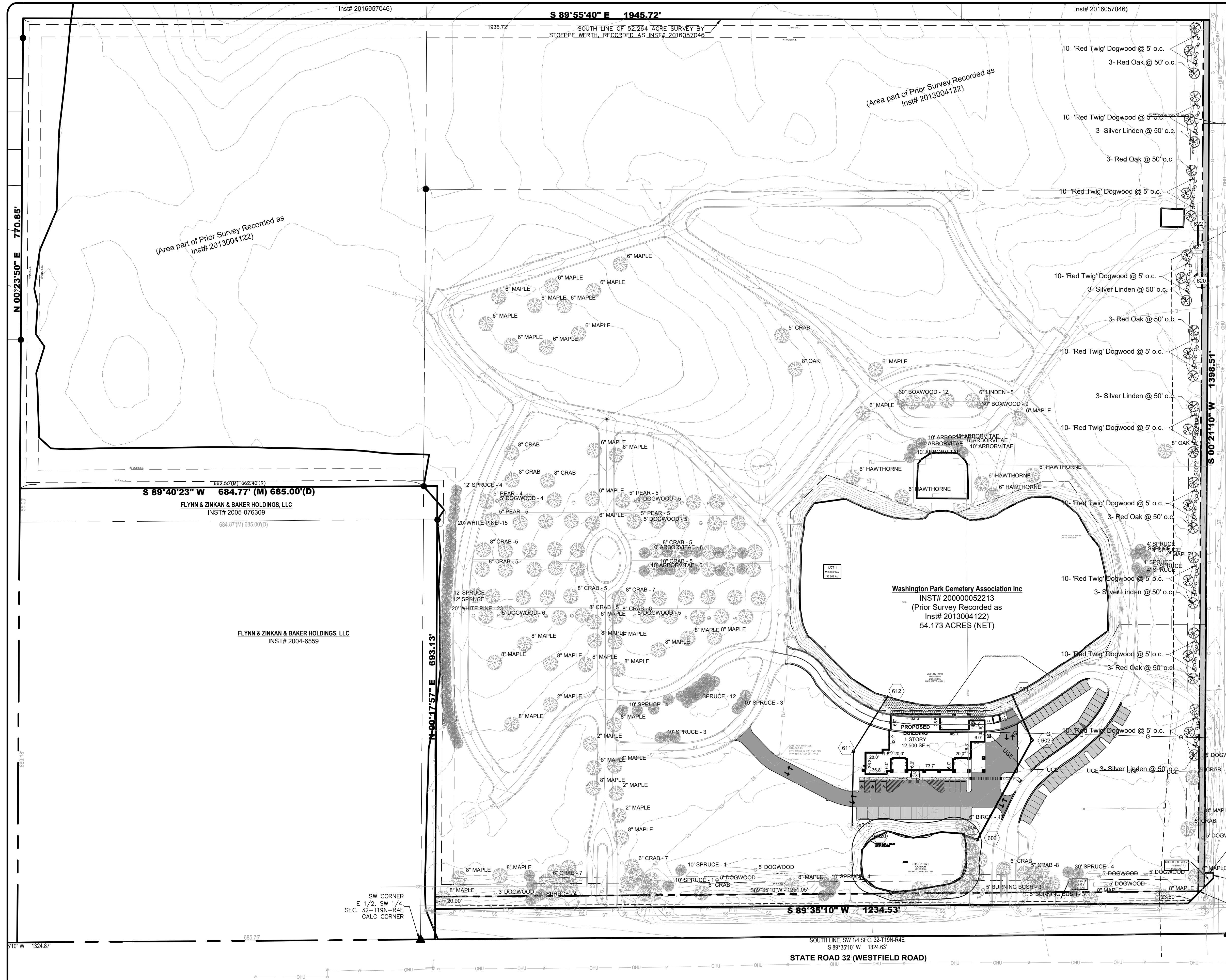
9339 Priority Way West Drive, Suite 100
INDIANAPOLIS, INDIANA 46240
(317) 844-6777
E-Mail cripe@cripe.biz

- Architecture + Interiors
- Civil Engineering
- Land Survey + Construction Engineering
- Energy + Facilities
- Equipment Planning
- Real Estate Services

Date:
6/1/2022

SCALE:
1'=20"

PROJECT NO:
000575-30301

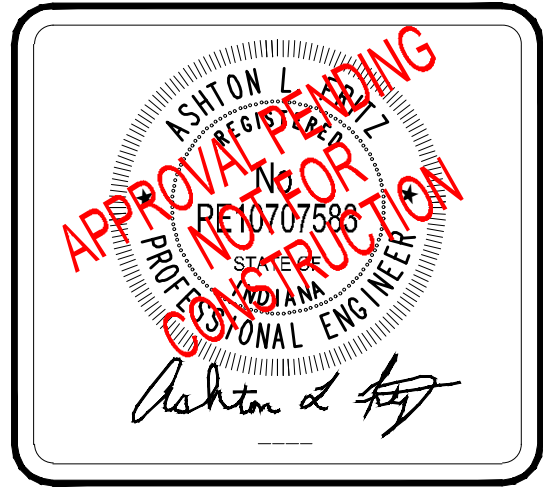


**Fritz Engineering
Services, LLC**

14020 Mississinewa Drive
Carmel, Indiana 46033

P: 317.324.8695 F: 317.324.8717

www.Fritz-Eng.com
ashton@Fritz-Eng.com

[illegible]

GENERAL NOTES / LEGEND:

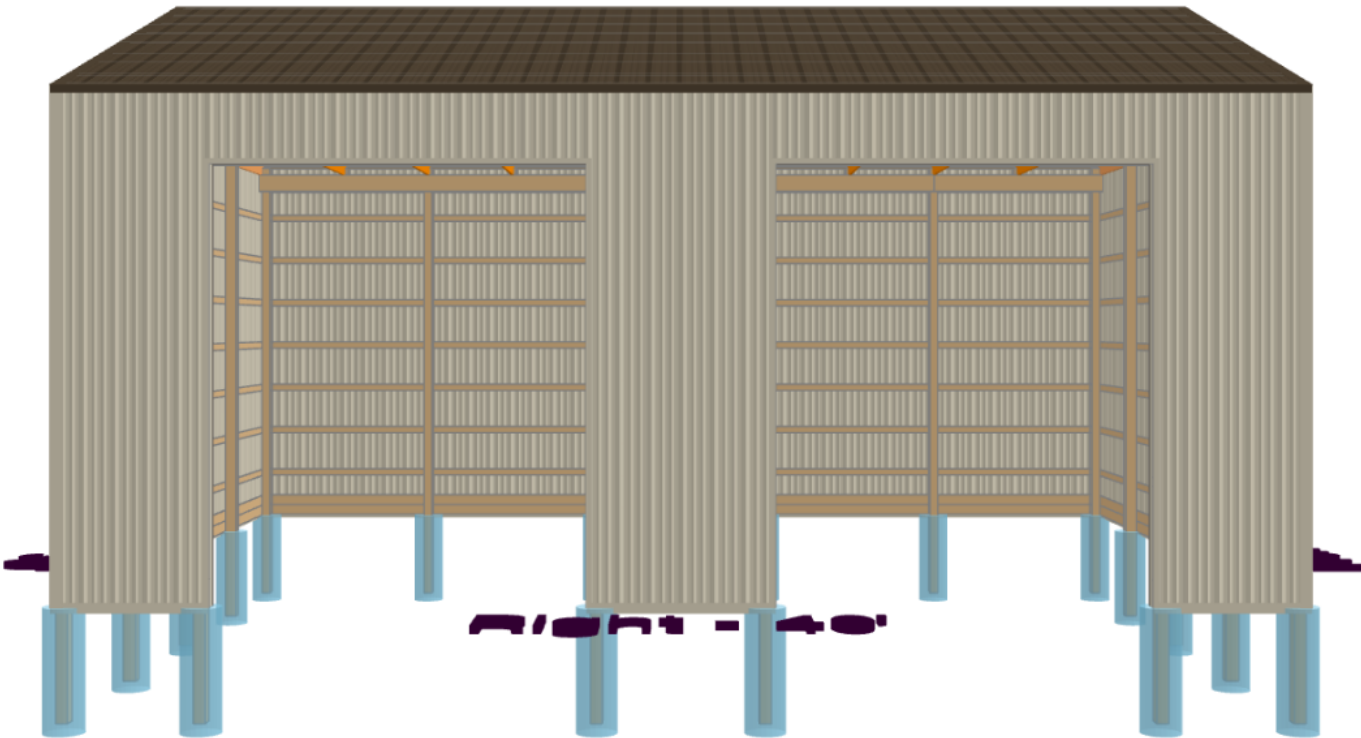
PROJECT:	
HAMILTON MEMORIAL PARK EVENT CENTER	
PROJECT LOCATION:	
4180 WESTFIELD RD. WESTFIELD, INDIANA 46062 HAMILTON COUNTY	
SECTION, TOWNSHIP, RANGE:	
SW $\frac{1}{4}$, S32, T19N, R4E	

CLIENT: **WASHINGTON PARK
CEMETERY ASSOCIATION**

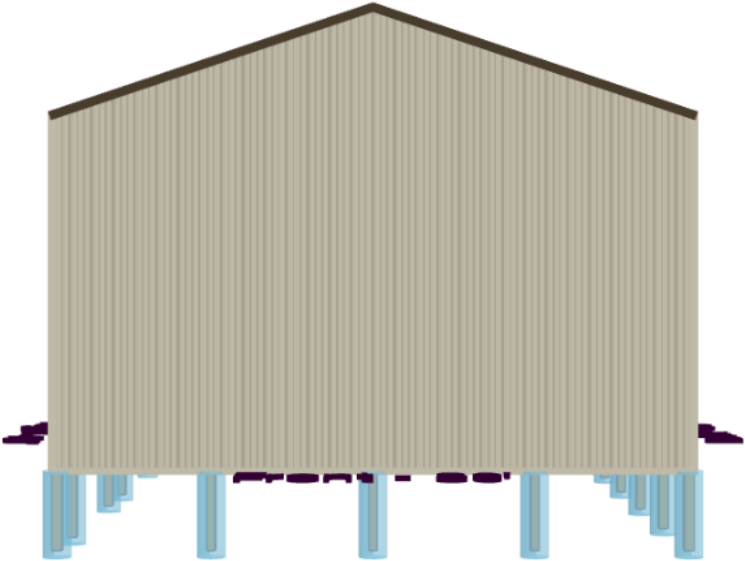
2020 MONTCALM ST.
INDIANAPOLIS, INDIANA 46202

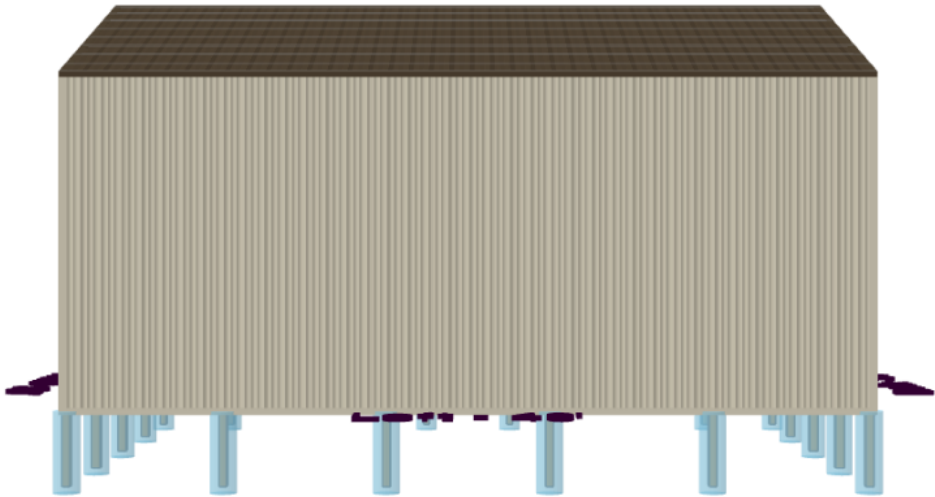
PLAN DATE: 4/3/2020		
DESIGN: AF	CHECK: AF	DRAWN: KG
PROJECT NO. 1801004		
SHEET NAME LANDSCAPE PLAN		
SHEET NO. L102		

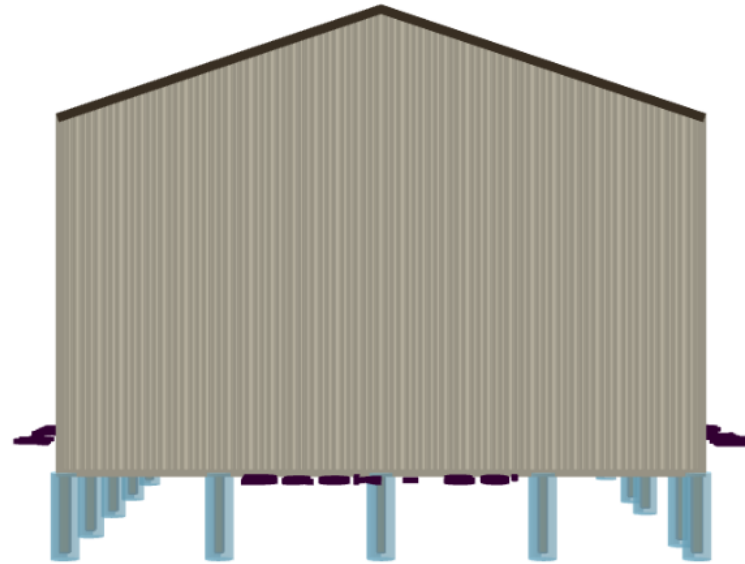
"IT'S THE
LAW"
811
Know what's below
Call before you dig
2 WORKING DAYS BEFORE YOU DIG



3d View for Holt Planner 304016









Westfield-Washington Township Advisory Plan Commission (APC) Workshop Meeting

Minutes of the May 15, 2023, APC Workshop Meeting
Presented for approval: June 5, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, May 15, 2023, at Westfield City Services Center.

Active links for this meeting:

[May 15, 2023, APC Agenda & Exhibits](#)

[May 15, 2023, YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:05](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Ginny Kelleher, Robert Horkay, Andre Maue, Victor McCarty, Cindy Spoljaric, and Dave Schmitz.

Commissioners Present Virtually: None.

Commissioners Absent: Matt Deck and Mike Johns.

City Staff Present In-Person: Kevin Todd, Director, Weston Rogers, Associate Planner; and Cade Deckard, Department Intern.

City Staff Present Virtually: None.

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

APPROVAL OF MINUTES

Maue motioned to approve the May 3, 2023 Minutes.

McCarty seconded. Motion passed. Vote 7-0.

REVIEW RULES AND PROCEDURES

Rogers reviewed APC Workshop rules and procedures.

CONSENT AGENDA ITEMS

2305-DDP-13

[YouTube Time: 2:53](#)

Copper Trace Building Addition

1250 West 146th Street

Senior Living from Cardon by Civil Site Group, Inc. requests Detailed Development Plan review of a 20,336 SF building addition and infrastructure improvements on 12.66 acres +/- in the CarDon Senior Living PUD District.

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

Staff presentation / Petitioner presentation / APC comments.

Schmitz motioned to approve the Consent Agenda as presented.

Kelleher seconded. Motion passed. Vote 7-0.

WORKSHOP ITEMS

No Workshop Items

MISCELLANEOUS ITEMS

[YouTube Time: 3:35](#)

Plan Commission Discussion on Community Growth

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

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

APC Minutes for May 15, 2023 Page 1 of 3

ITEMS CONTINUED TO A FUTURE MEETING

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Road and West 146th Street

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

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

2212-PUD-20 [CONTINUED]

Wheeler Landing PUD Amendment VI

Southwest corner of 186th Street and Kinsey

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

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

REPORTS/COMMENTS:

[YouTube Time: 2:16:21](#)

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

ADJOURNMENT

Kelleher motioned to adjourn the meeting.

McCarty seconded. Motion passed. Vote 7-0.

The meeting adjourned at 9:29 p.m.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Signature Page for APC Minutes for May 15, 2023

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



Petition Number: 2305-DDP-11

Project Name: Wheeler Landing Hotel

Subject Site Address: Generally east of Grand Park Boulevard, north of E. Tournament Trail and south of Virginia Rose Avenue

Petitioner: Grand Park, LLC

Representative: Kimley-Horn and Associates, Inc.

Request: Detailed Development Plan review of a 15,045 square foot hotel on 2.44 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

Current Zoning: Wheeler Landing PUD

Current Land Use: Vacant

Approximate Acreage: 2.44 +/-

Property History: Wheeler Landing PUD District (Ord. 18-04, 09/25/18)
Overall Development Plan & Primary Plat (1909-ODP-16 & 1909-SPP-16, 09/16/19)

Staff Reviewer: Caleb Ernest, 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 District Ordinance, any variances associated with the site, and any commitments associated with the site.

REVIEW COMMENTS

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

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

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

The plans comply.

- 6) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 10) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 11) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

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

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

The plans comply.

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

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

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

DISTRICT STANDARDS

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

28) Area III:

- a) Minimum Front Yard Setback: 25 Feet
- b) Minimum Side Yard Setback (internal to District): 0 Feet
- c) Minimum Side Yard Setback (abutting District perimeter): 20 Feet
- d) Maximum Building Height: 75 Feet
- e) Minimum Distance Between Buildings: 15 Feet

29) GB: General Business District:

- a) Minimum Lot Area: No Minimum

- b) Minimum Lot Frontage: 80 Feet
- c) Minimum Rear Yard Setback: 20 Feet
- d) Minimum Lot Width: No Minimum

OVERLAY DISTRICT:

The plans comply with Article 5 of the UDO and Wheeler Landing PUD (Ord. 18-04).

30) State Highway 32 Overlay District (Sec. 7, Ord. 18-04):

- a) Shall not apply to the development of Areas I, III, and IV.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

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

- a) Screening of Receptacles and Loading Areas:
 - i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
 - ii) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
 - iii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
 - iv) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.

- v) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
- vi) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
- vii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- viii) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

32) Architectural Standards (Article 6.3)

a) Architectural Standards (Sec. 8, Ord. 18-04):

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

ii) Architectural Design Requirements of the 32 Overlay:

- (1) General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.

(2) Building Elevation:

- (a) All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.

- (b) Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
 - (c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360 degree architecture).
- (3) Openings:
- (a) Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.
 - (b) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).
 - (c) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.
- (4) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.
- (5) Roof:
- (a) Flat Roofs:
 - (i) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.

- (ii) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
 - (iii) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one (1) of the following:
 - 1. A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.
 - 2. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.
 - (b) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).
 - (c) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.
- (6) Main Entrances:
- (a) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.
 - (b) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.

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

(7) Windows:

- (a) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).
- (b) Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).

(8) Awnings:

- (a) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.
- (b) Awnings shall be made of a nonreflective material.
- (c) All awnings shall be kept in good repair.
- (d) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.

(9) Building Materials:

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

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

(d) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

(e) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32.

(10) Accessory Buildings: All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

33) Building Standards (Article 6.4)

34) Fence Standards (Article 6.5)

35) Height Standards (Article 6.6)

Comment: Please see District Standards.

36) Home Business Standards (Article 6.7)

37) Landscaping Standards (Article 6.8)

a) General Landscaping Design Standards:

i) Placement:

(1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

b) Minimum Lot Landscaping Requirements:

c) Foundation Plantings:

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
 - ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
 - iii) Plantings shall be located within fifteen (15) feet of the Building Façade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) feet in width.
- d) External Street Frontage Landscaping Requirements:
- i) 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 (2) ornamental 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.
- e) Buffer Yard Requirements:
- f) 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) If adjacent Lots have vehicular cross-access and/or shared parking, in accordance with Article 6.14(G)(1), then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)). (Sec. 8, Ord. 18-04)
- (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.

38) Lighting Standards (Article 6.9)

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

39) Lot Standards (Article 6.10)

40) Outside Storage and Display (Article 6.12)

41) Outdoor Café and Eating Areas (Article 6.13)

42) Parking and Loading Standards (Article 6.14)

- a) Off-Street Parking:
 - i) Hotel (or Motels): One (1) space for each room, plus one (1) space for each two (2) employees on day shift.
- b) Bicycle Parking:
 - i) Number of Spaces:

- (1) 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.
- 43) Performance Standards (Article 6.15)
- 44) Setback Standards (Article 6.16)
- 45) Sign Standards (Article 6.17)
- 46) 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) Ten (10) feet from intersections of Driveways or Alleys.
- 47) Yard Standards (Article 6.21)
- 48) Public Art (Sec. 8, Ord. 18-04):
- a) Public Art: Public Art shall be permitted and may be included as part of a Development Plan. Public Art shall be displayed in a location that is visually accessible to the public and shall not be a sign as regulated under the Ordinance or the Unified Development Ordinance. Any Development Plan encompassing an area larger than ten (10) acres is required to have a public art component. Public Art components may be murals, mosaics, sculptures, fountains or water features, or any other variety.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 49) Block Standards (Article 8.1)
- 50) Easement Standards (Article 8.3)
- 51) Monument and Marker Standards (Article 8.5)

52) Open Space and Amenity Standards (Article 8.6)

53) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

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

b) Perimeter/External Pedestrian Network Standards:

- 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.

54) Storm Water Standards (Article 8.8)

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

56) Surety Standards (Article 8.12)

57) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

- 1) **Action:** Approve the Detailed Development Plan (2205-DDP-11) with the following condition:
 - a. All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.
- 2) If any Plan Commission member has questions prior to the meeting, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



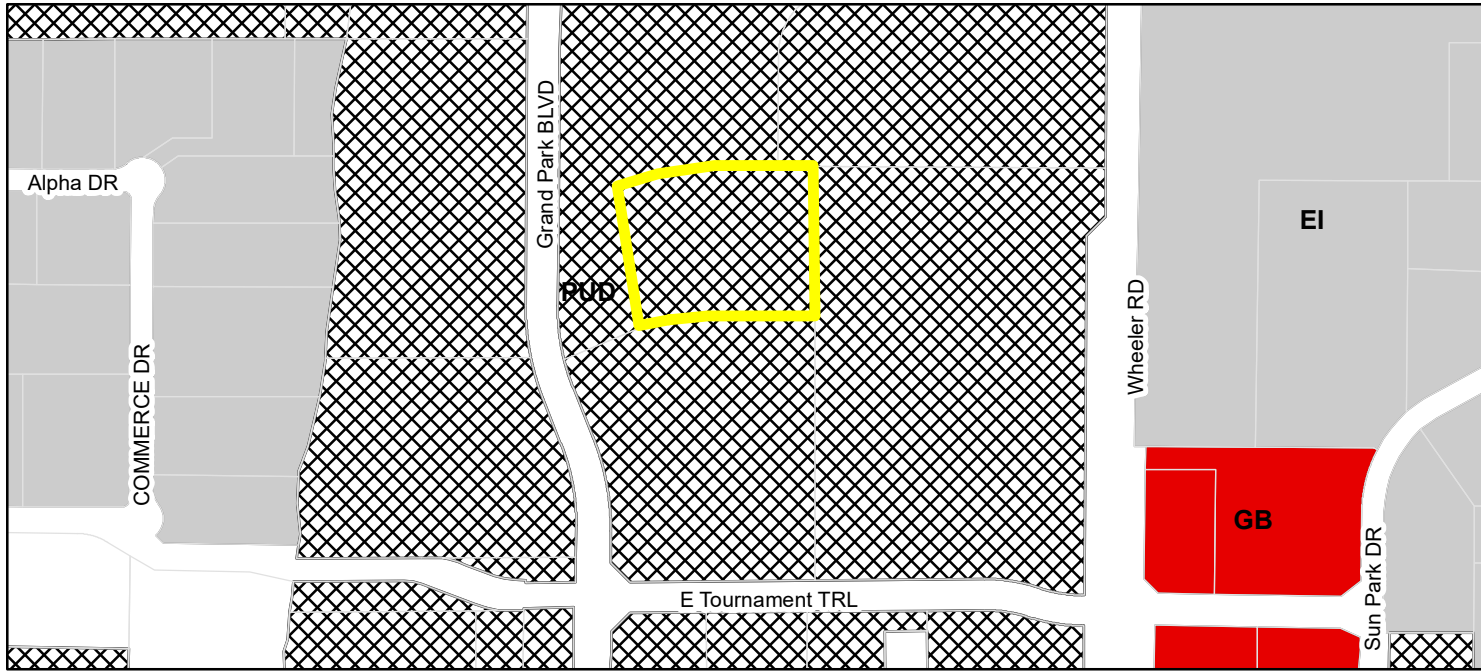
Property Location Map
Generally east of Grand Park Blvd, north of E. Tournament Trail
Detailed Development Plan
2305-DDP-11



Aerial Location Map



Zoning Map



Parcel

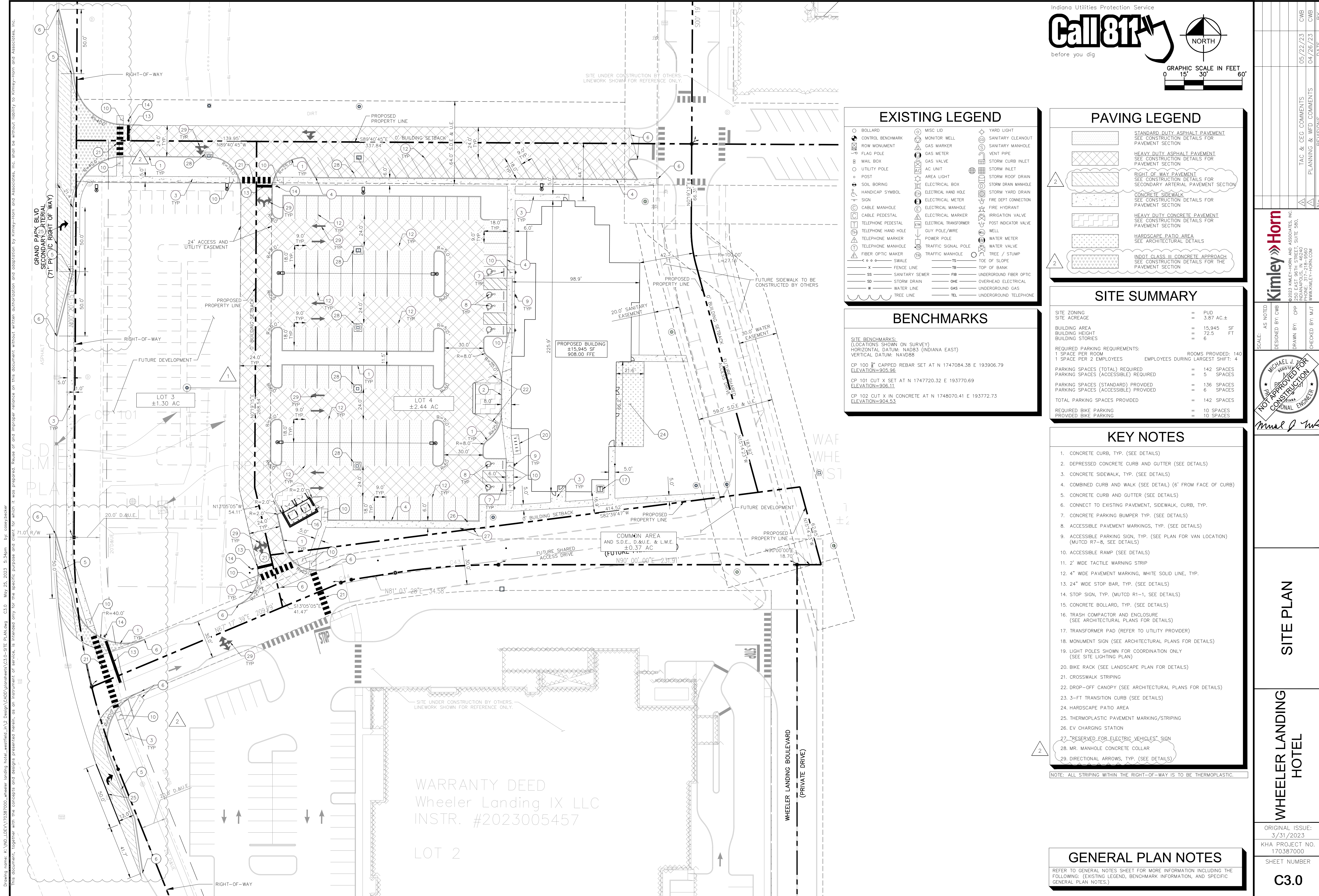
Zoning

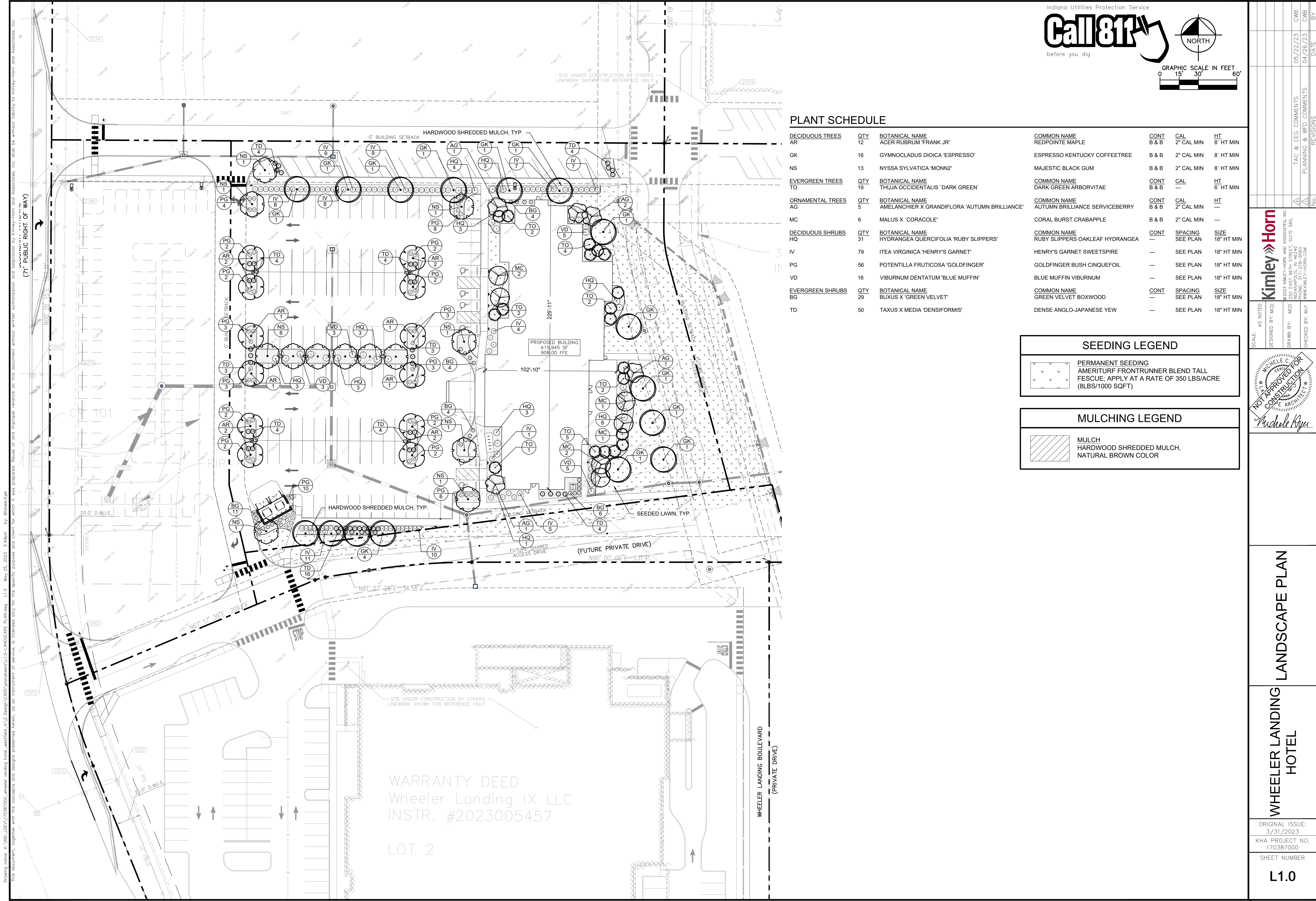
Zoning - All

EI (Enclosed Industrial)

GB (General Business)

PUD (Planned Unit Development)





A	TAC & CEG COMMENTS	05/22/23	CWB						
A	PLANNING & WFD COMMENTS	04/26/23	CWB						
No.	REVISIONS	DATE	BY						

SCALE:	AS NOTED
DESIGNED BY:	MCD
DRAWN BY:	MCD
CHECKED BY:	MJT



Kimley-Horn

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LANDSCAPE
DETAILS

WHEELER LANDING
HOTEL

KHA PROJECT NO
170387000

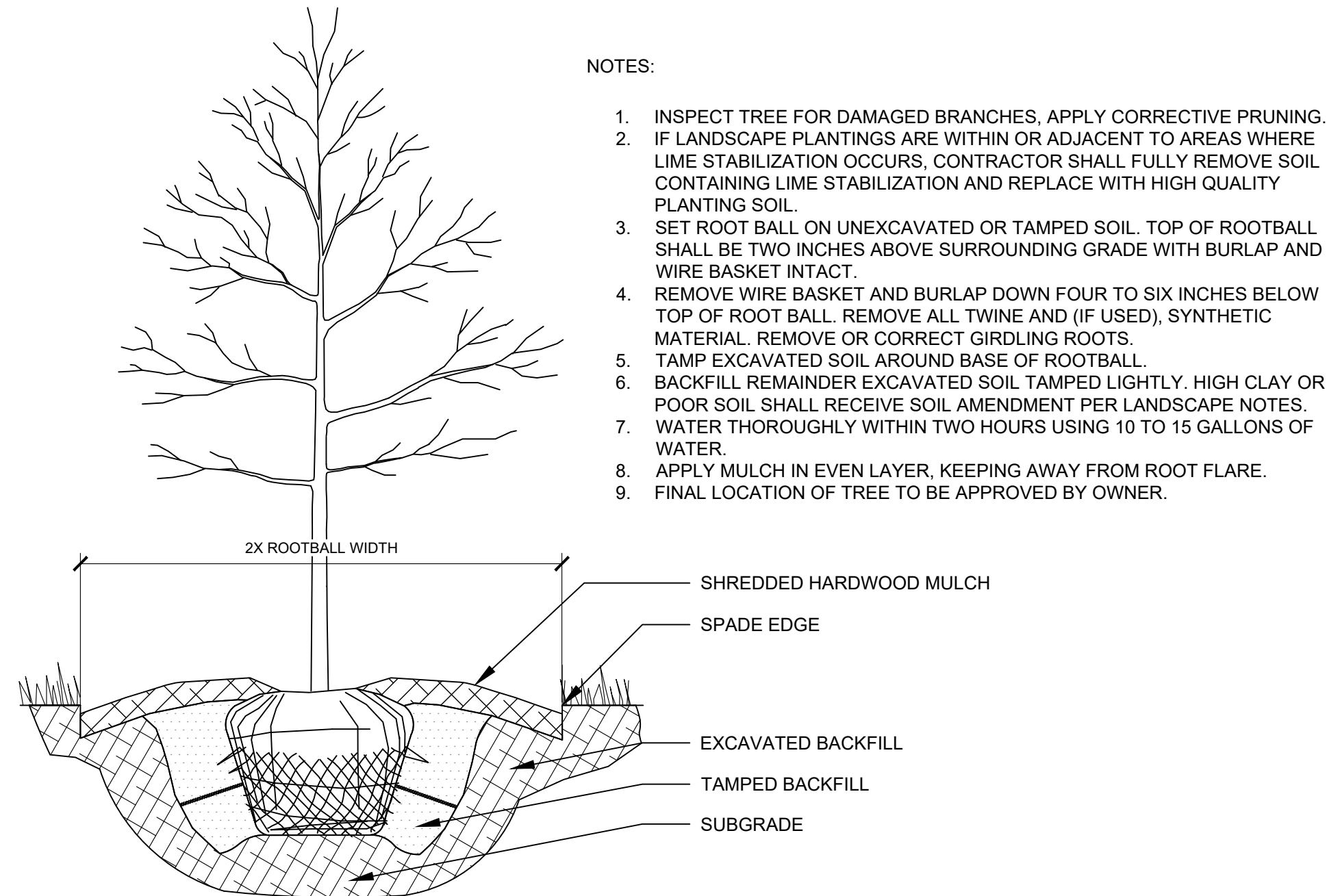
L1.1

ORDINANCE CHART		
ZONING: WHEELER PUD DISTRICT		
REQUIREMENT	REQUIRED	PROVIDED
UDO 6.8.H.1 MECHANICAL SCREENING		
• Wall and ground-mounted equipment for non-residential structures shall be screened	• Screening required	• Screening provided
UDO 6.8.K MINIMUM LOT REQUIREMENTS		
• Business Use = 10 shade trees + 10 ornamental or evergreen trees + 25 Sshrubs per acre	• 3 AC x 10 = 30 shade trees • 3 AC x 10 = 30 ornamental or evergreen trees • 3 AC x 25 = 75 shrubs	• 30 shade trees minimum • 30 ornamental trees minimum • 75 shrubs minimum
UDO 6.8.L FOUNDATION PLANTINGS		
• Plant materials required intermittently (approx every 40') along long expanses (over 80') • Plant materials are required along the front building facade at a ratio of 1 shrub or ornamental tree per 12 LF	• West - 226 LF / 12 = 19 shrubs or ornamental trees • North - 103 LF / 40 = 3 planting beds • East - 226 LF / 40 = 6 planting beds • South - 103 LF / 40 = 3 planting beds	• West - 4 ornamental trees + 15 shrubs • North - 3 planting beds • East - 6 planting beds • South - 3 planting beds
UDO 6.8.O.1 PARKING AREA INTERIOR		
• 50 or more spaces = 10% interior landscape area • 1 tree + 4 shrubs per island	• 67,563 sf parking area x 10% = 6,756 SF • 16 islands = 16 trees + 64 shrubs	• 6,880 SF = 10.2% • 16 trees + 64 shrubs
UDO 6.8.O.2 PARKING AREA PERIMETER		
• 1 tree per 30 LF • 1 shrub per 3 LF	• North - 154 LF 154 LF / 30 = 5 trees 154 LF / 3 = 51 shrubs • South - 136 LF 136 LF / 30 = 5 trees 136 LF / 3 = 46 shrubs	• North 5 trees 51 shrubs • South 5 trees 46 shrubs

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

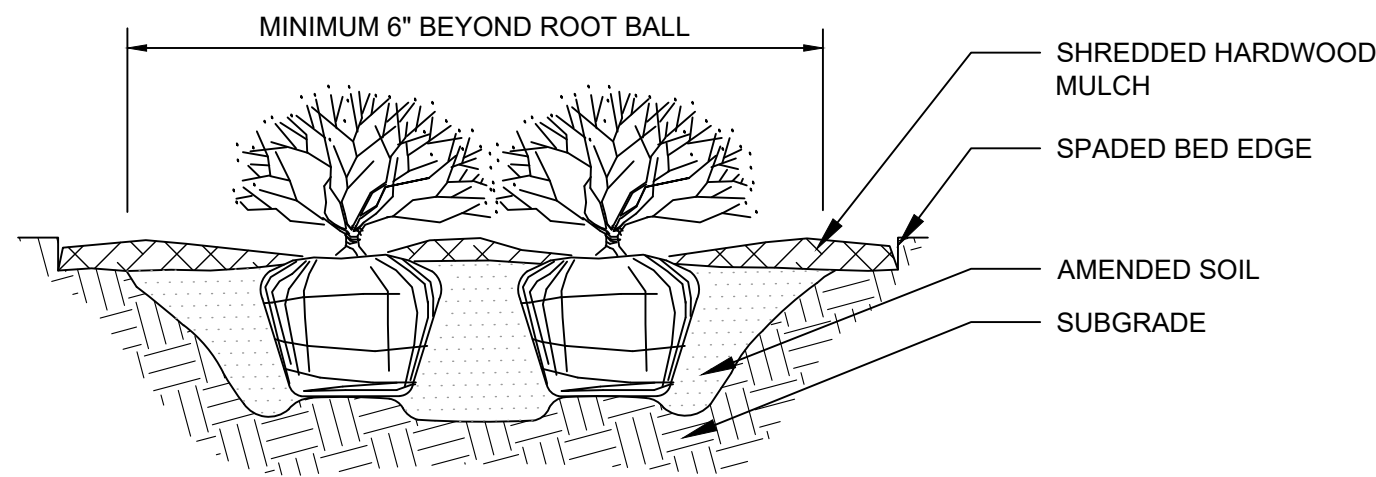
NOTES:

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD STREET TREE LIST; REFER TO SECTION 02800 OF THE CITY OF WESTFIELD CONSTRUCTION STANDARDS AND SPECIFICATIONS
2. ALL 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.



1 TREE PLANTING

NTS

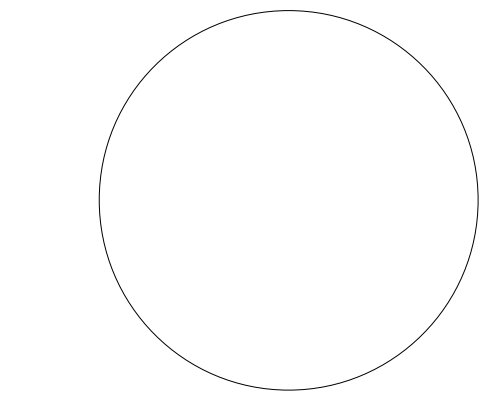


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BEDS, THE DEEPER SET ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING

NTS



Signed & Sealed:

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Rev	Date	Comments
	04/21/23	ELEVATIONS FOR CITY
	05/19/23	REVISED ELEVATIONS

EXTERIOR FINISH MATERIALS			
	MATERIAL	AREA (SF)	PERCENTAGE
SOUTH ELEVATION	METAL CORNICE	94.6	1.9%
	NICHIHA CEMENT PANELS	287.7	5.8%
	MASONRY (BRICK & STONE)	4608.8	92.3%
	TOTAL AREA (EXCLUDING WINDOWS AND DOORS)	4991.1	100%
NORTH ELEVATION	METAL CORNICE	190.9	4.5%
	NICHIHA CEMENT PANELS	677.9	16.1%
	MASONRY (BRICK & STONE)	3354.3	79.4%
	TOTAL AREA (EXCLUDING WINDOWS AND DOORS)	4223.1	100%
WEST ELEVATION	METAL CORNICE	768.3	6.4%
	NICHIHA CEMENT PANELS	2282.9	19.0%
	MASONRY (BRICK & STONE)	8948.7	74.6%
	TOTAL AREA (EXCLUDING WINDOWS AND DOORS)	11999.9	100%
EAST ELEVATION	METAL CORNICE	910.8	7.7%
	NICHIHA CEMENT PANELS	2371.6	20.2%
	MASONRY (BRICK & STONE)	8468.9	72.1%
	TOTAL AREA (EXCLUDING WINDOWS AND DOORS)	11751.3	100%

MATERIAL SPECIFICATION:

BRICK: GLEN-GERY, SIOUX CITY BRICK, EBONITE SMOOTH
GELN-GERY, SIOUX CITY BRICK, CASABLANCA

STONE: HALQUIST STONE, LEDGE COLLECTION, CHARCOAL WEATHEREDGE
STONE AT ENTRANCE: TO BE NATURAL STONE EQUIVALENT TO HALQUIST STONE, STAKLEDGE COLLECTION IN A CREAM COLOR.

FIBER CEMENT: NICHIHA, DIMENSION SERIES, RIBBED

CAST STONE: INDIANA CAST STONE, BUFF

CANOPY SOFFIT: ARMSTRONG, LINEAR METAL CEILING, DARK CHERRY WOOD LOOK

METAL CORNICE AND CANOPY METAL TRIM TO MATCH IN COLOR.



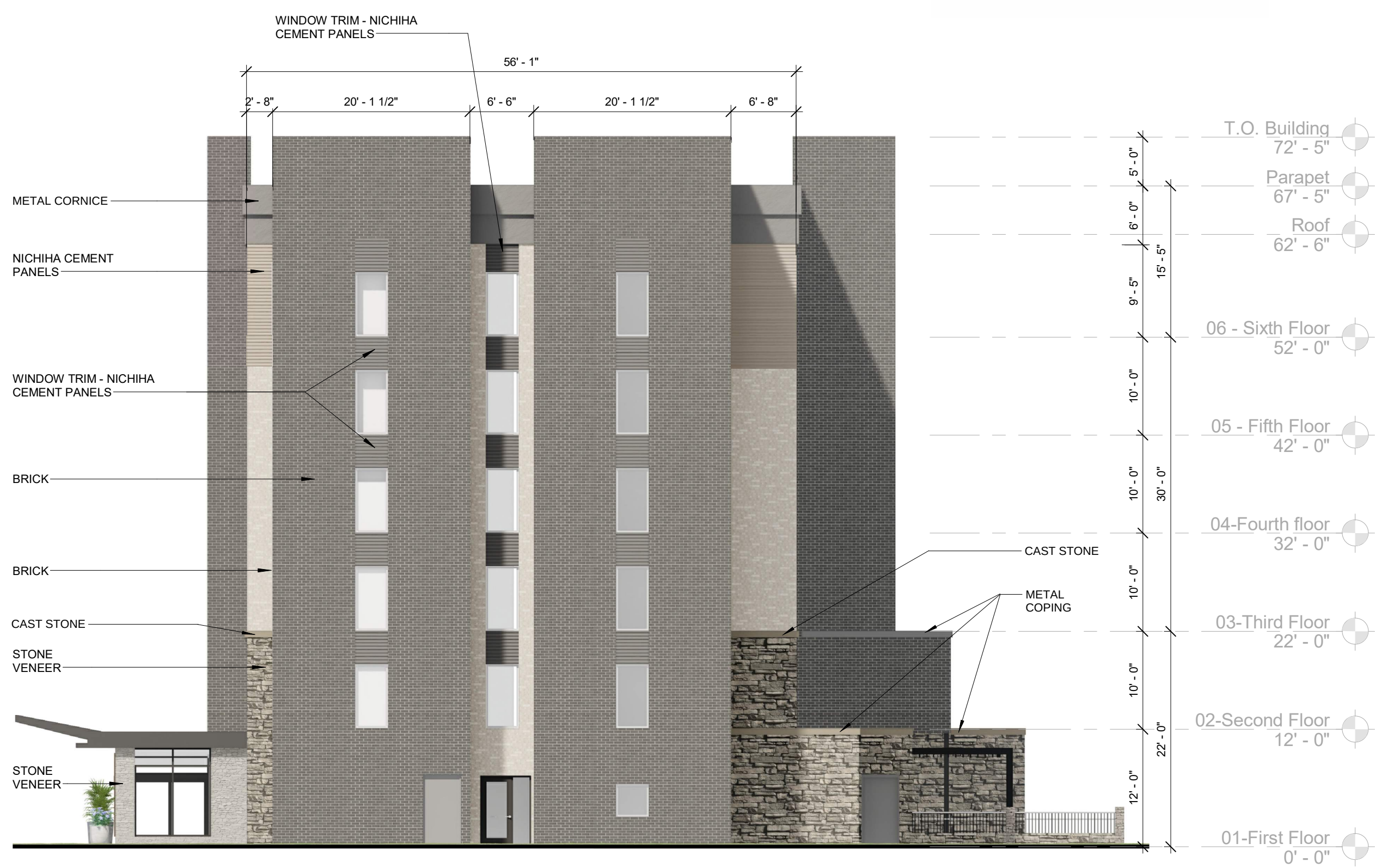
4 WEST ELEVATION (FRONT)

3/32" = 1'-0"



3 EAST ELEVATION (REAR)

3/32" = 1'-0"



1 SOUTH ELEVATION

3/32" = 1'-0"



2 NORTH ELEVATION

3/32" = 1'-0"

Client:

GRAND PARK LLC

11585 FREEPORT DR.
CARMEL, IN 46032

Project:

**WHEELER
LANDING HOTEL**
**TOWNEPLACE SUITES
AND FAIRFIELD INN DUAL
BRAND BY MARRIOTT**
GRAND PARK BOULEVARD
WESTFIELD, IN 46074

Project Number: 21021
Drawn By: Author
Checked By: Checker
Approved By: Approver

Sheet Title:

**BUILDING
ELEVATIONS**

Sheet Number:

A201



Petition Number: 2306-DDP-16

Project Name: Wheelhouse, Phase II

Subject Site Address: Southeast corner of Virginia Rose Ave and Grand Park Blvd

Petitioner: JC Hart Company, Inc.

Representative: JC Hart Company, Inc.

Request: Detailed Development Plan review for four (4) multi-family buildings of 100,577 square feet on 5.71 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

Current Zoning: Wheeler Landing PUD

Current Land Use: Vacant

Approximate Acreage: 5.71 +/-

Property History: Wheeler Landing PUD District (Ord. 18-04, 09/24/2018)
Wheeler Landing PUD Amendment IV (Ord. 21-05, 02/22/2021)
Wheeler Landing PUD Amendment (Ord. 23-03, *pending*)
Overall Development Plan & Primary Plat (1909-ODP-16 & 1909-SPP-16, 09/16/2019)
Secondary Plat (*pending*) (2306-SFP-23)

Staff Reviewer: Caleb Ernest, 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 District Ordinance, any variances associated with the site, and any commitments associated with the site.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.

- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
 - 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
 - 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
 - 5) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office
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DEVELOPMENT PLAN (Article 10.7(G) of the UDO):

The plans comply.

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

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

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:

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

- 24) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 25) 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.
- 26) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

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

27) Area III Development Standards

- a) Minimum Front Yard Setback: 25 feet
- b) Minimum Side Yard Setback (internal to District): 0 feet
- c) Minimum Side Yard Setback (abutting District Perimeter): 20 feet
- d) Maximum Building Height: 75 feet
- e) Minimum Distance Between Buildings: 15 feet

28) GB: General Business District

- a) Minimum Lot Area: No minimum

- b) Minimum Lot Frontage: 80 feet
- c) Minimum Rear Yard Setback: 20 feet
- d) Minimum Lot Width: No minimum
- e) Minimum Building Size: No minimum

29) Multi-family Residential:

- a) Maximum Density: Fifty (50) Dwelling Units per gross acre
- b) Minimum Density: Ten (10) Dwelling Units per gross acre
- c) Maximum Dwelling Units per Structure: One hundred (100)
- d) Maximum Number of Dwelling Units in the District: Seven hundred and fifty (750)

Comment: Total number of approved Dwelling Units including this proposal equals approximately 680. Compliant.

e) Minimum Building Setback Lines:

i) Area III:

- (1) Front Yard: ten (10) feet
- (2) Side Yard: ten (10) feet
- (3) Rear Yard: ten (10) feet

- f) Maximum Building Height: Seventy-five (75) feet
- g) Minimum Distance Between Buildings: zero (0) feet

30) Overlay Districts

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

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

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

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

a) Accessory Buildings (Wheeler Landing PUD, Ord. 18-04, Section 8.1):

- i) Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures within Area I and Area II to be located within the Established Front Yard along Tournament Trail or any parcel in any Area with three (3) or more Front Yards.

b) General Standards

- i) Maximum Accessory Building Height: Eighteen (18) feet

32) Architectural Standards (Article 6.3)

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

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

b) Multi-family Districts (Ord. 21-05, Section 5.1):

- i) Building Design: Shall not apply. Instead, substantial compliance with the Character Exhibit, attached hereto as Exhibit D, shall control.
- ii) Building Materials: Shall not apply. Instead, substantial compliance with the Character Exhibit, attached hereto as Exhibit D, shall control.
- iii) Windows: A Building Façade shall incorporate a minimum of one (1) window (a minimum size of fifteen (15) square feet) or door (with a minimum of fifteen (15) square feet of glass) per Dwelling Unit located along that Building Façade, as architecturally appropriate. All windows shall have treatment consisting of either: (i)

- shutters (that match the size of the window); or (ii) casing (a minimum of three and one-half (3.5) inches in dimension).
- (1) For windows in a Building Façade consisting of a Masonry Material, then the treatment shall be of natural or Masonry Material and shall be applied to at least the window sill.
 - (2) For windows in a Building Façade consisting of a non Masonry Material, then the windows shall be trimmed to match the architectural style of the building.
- iv) Roof Design: Shall not apply. Instead, substantial compliance with the Character Exhibit, attached hereto as Exhibit D, shall control.
 - v) Streetscape Variety: Shall not apply. Instead, substantial compliance with the Character Exhibit, attached hereto as Exhibit D, shall control.

33) Building Standards (Article 6.4)

- a) Multi-family Residential Uses: More than one (1) Principal Building used for residential purposes, and its Accessory Buildings, shall be permitted on a Lot in a Multi-family District.

34) Fence Standards (Article 6.5)

35) Height Standards (Article 6.6)

36) Home Business Standards (Article 6.7)

37) Landscaping Standards (Article 6.8)

- a) Detention and Retention Areas (Wheeler Landing PUD, Ord. 18-04, Section 8.3 A.)
 - i) Shall apply to regional detention or retention basins unless otherwise approved by the Director or Public Works.
- b) Minimum Lot Landscaping (Ord. 21-05, Section 5.2 A.)
 - i) Article 6.8.K Minimum Lot Landscaping Requirements shall be reduced to 77% of the required shade trees and 50% of the required ornamental or evergreen trees (Ord. 23-03).
- c) Foundation Plantings:

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
 - ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
 - iii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.
- d) External Street Frontage Landscaping Requirements (Wheeler Landing PUD, Ord. 18-04, Section 8.3 B.)
- i) Shall not apply to the portion of the District abutting Wheeler Road/the Monon Trail. Hardscapes, planters, tree wells, and pedestrian furniture shall be utilized to integrate the development with the Monon Trail and Wheeler Road. If a Building is Setback fifty (50) feet or less from the Wheeler Road/Monon Trail Right-of-way, then this Section (Section 8.3.B) applies. If a Building is Setback greater than fifty (50) feet from the Wheeler Road/Monon Trail Right-of-way, then Article 6.8(M) External Street Frontage Landscaping Requirements shall apply.
 - ii) Plantings along the perimeter streets shall be counted towards meeting this requirement. (Ord. 21-05, Section 5.2 B).
 - iii) Required berm along Grand Park Blvd is waived (Ord. 23-03).
- e) Buffer Yard Requirements:
- f) General Landscape Design Standards
- i) Placement:
 - (1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
 - (2) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

- g) Street Trees
- h) Parking Area Landscaping (Wheeler Landing PUD, Ord. 18-04, Section 8.3 C.)
 - i) If adjacent Lots have vehicular cross-access and/or shared parking, in accordance with Article 6.14(G)(1), then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)).
 - ii) Screening of Gas, Electric and Other Utility Services (Wheeler Landing PUD, Ord. 18-04, Section 8.3 D.)
 - iii) Utility services on Buildings shall be screened by means of landscaping, fencing, or other architectural methods so as to obstruct the view of such services from public areas.
 - iv) 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:
 - (2) Interior Parking Area Islands:
 - (a) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
 - (b) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.
 - (i) Minimum area of parking island may be reduced from 120 square feet to 55 square feet (Ord. 23-03).
 - (c) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

v) Perimeter Parking Area Landscaping:

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

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

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

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

38) Lighting Standards (Article 6.9)

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

39) Lot Standards (Article 6.10)

40) Outside Storage and Display (Article 6.12)

41) Outdoor Café and Eating Areas (Article 6.13)

42) Parking and Loading Standards (Article 6.14)

a) Off-street Parking:

i) Size: Off-street parking spaces shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of access drives, aisles, ramps, columns, and office or work area. Such Parking Spaces shall have vertical clearance of at least seven (7) feet. Parallel Parking Spaces shall be a minimum of twenty-four (24) feet in length.

ii) Access: 45 degree angle of parking space requires 14 feet aisle width and 60 degree angle of parking space requires 18 feet aisle width.

iii) Required Spaces (Ord. 21-05, Section 5.3):

(1) Shall be reduced to 1.8 spaces per Dwelling Unit.

b) Bicycle Parking:

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

43) Performance Standards (Article 6.15)

44) Setback Standards (Article 6.16)

45) Sign Standards (Article 6.17)

46) 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 or Local Streets.
 - ii) Seventy-five (75) feet from intersections of Expressways or Arterials.
 - iii) Twenty-five (25) feet from intersections of Private Streets.

47) Yard Standards (Article 6.21)

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

- a) Public Art shall be permitted and may be included as part of a Development Plan. Public Art shall be displayed in a location that is visually accessible to the public and shall not be a sign as regulated under the Ordinance or the Unified Development Ordinance. Any Development Plan encompassing an area larger than ten (10) acres is required to have a public art component. Public Art components may be murals, mosaics, sculptures, fountains or water features, or any other variety.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

49) Easement Standards (Article 8.3)

50) Monument and Marker Standards (Article 8.5)

51) Open Space and Amenity Standards (Article 8.6)

52) 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).

53) Storm Water Standards (Article 8.8)

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

55) Surety Standards (Article 8.12)

56) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) Action: Approve the Detailed Development Plan (2306-DDP-16) with the following condition:

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

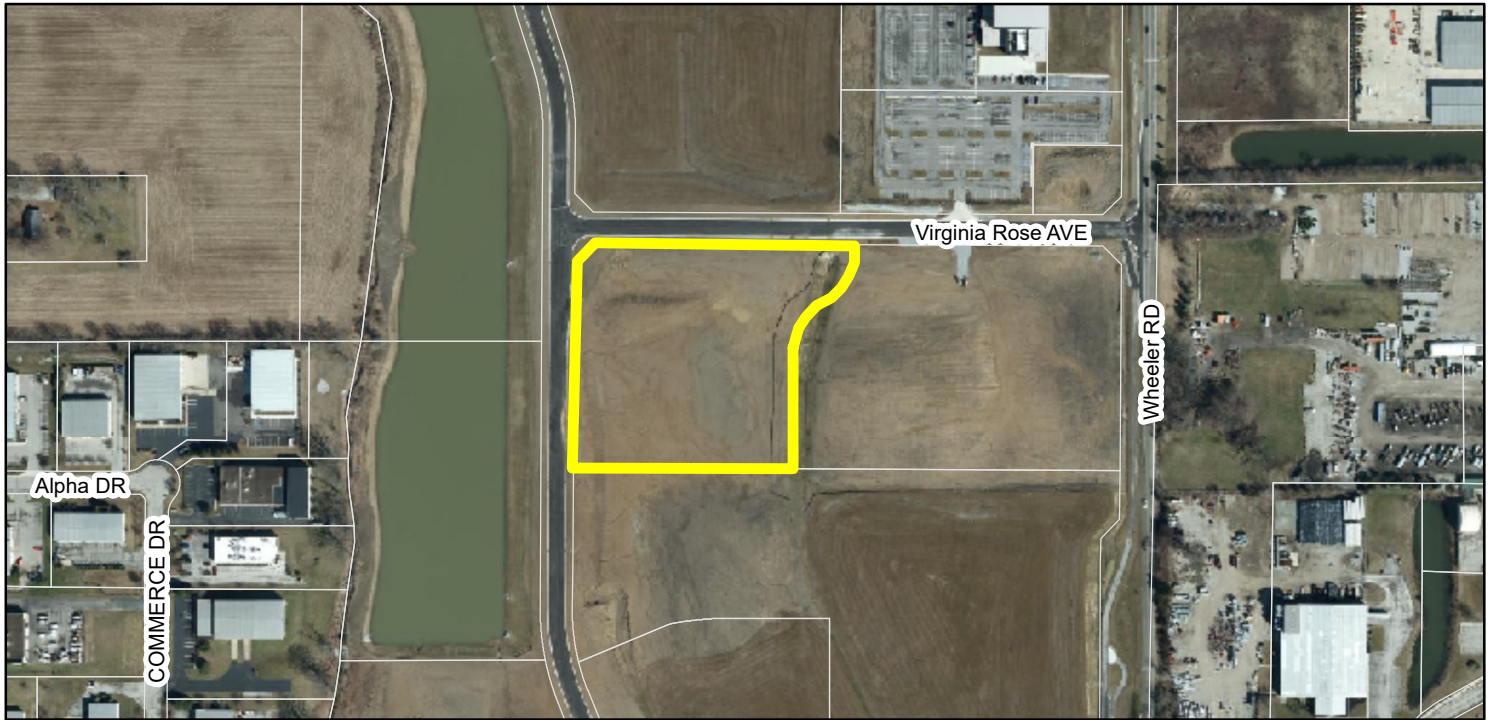
2) If any Plan Commission member has questions prior to the meeting, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



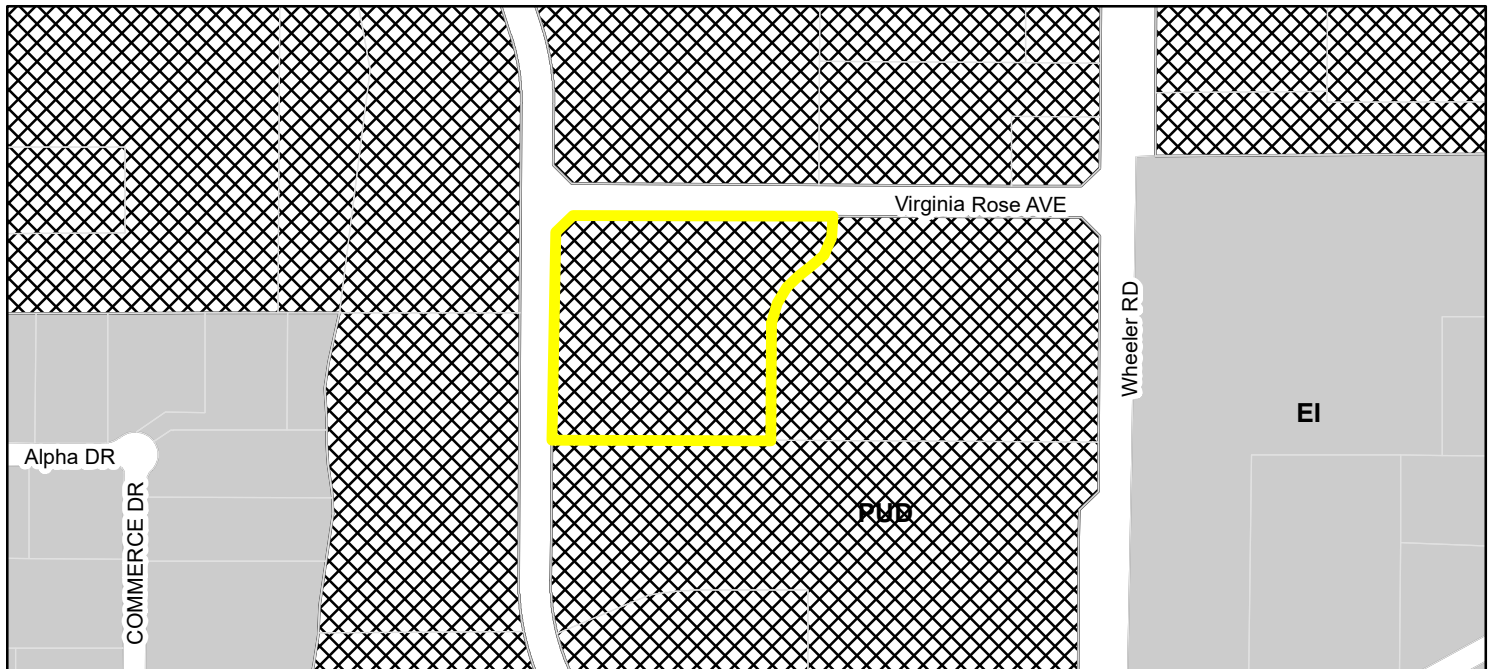
Property Location Map
Southeast corner of Virginia Rose Ave and Grand Park Blvd
Detailed Development Plan
2306-DDP-16



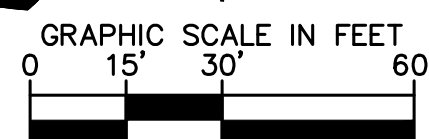
Aerial Location Map



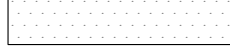
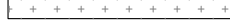
Zoning Map



Parcel **Zoning**
Zoning - All EI (Enclosed Industrial)
 PUD (Planned Unit Development)



PAVING & CURB LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	STANDARD CONCRETE CURB

SITE ZONING	=	PUD
SITE ACREAGE	=	5.71 AC.±
UNIT COUNT	=	148 UNITS
PARKING SPACES (STANDARD) PROVIDED	=	182 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	7 SPACES
PARKING SPACES (STREET) PROVIDED [ON-SITE]	=	34 SPACES
PARKING SPACES (STREET) PROVIDED [OFF-SITE]	=	24 SPACES
PARKING SPACES (GARAGE) PROVIDED	=	67 SPACES
PARKING SPACES (ACCESSIBLE GARAGE) PROVIDED	=	4 SPACES
TOTAL PARKING SPACES PROVIDED	=	318 SPACES
PARKING RATIO (ONSITE ONLY)	=	1.99
PARKING RATIO (TOTAL)	=	2.15
BIKE SPACES REQUIRED (1 PER 30 PARKING SPACES)	=	11 SPACES
BIKE SPACES PROVIDED	=	40 SPACES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DEPRESSED CURB (SEE DETAILS)
3. CONCRETE CURB & GUTTER (SEE DETAILS)
4. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
5. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
6. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
7. ADA RAMP (SEE DETAILS)
8. 4" WIDE PAINTED WHITE SOLID LINE, TYP.
9. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
10. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
11. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
12. LIGHT POLE (FOR COORDINATION ONLY, REFER TO PHOTOMETRIC PLANS)
13. PRECAST CONCRETE WHEEL STOP (NOT SHOWN)
14. CURB CHANNEL
15. COMBINED CURB AND WALK (SEE DETAILS)
16. DUMPSTER ENCLOSURE (NOT SHOWN)
17. COMBINED CURB & GUTTER WITH WALK (SEE DETAILS)
18. CROSSWALK STRIPING, TYP. (REFER TO MUTCD FOR DETAILS)
19. RELOCATED UTILITY PEDESTAL (NOT SHOWN)
20. MAIL KIOSK/AND BIKE GARAGE (40 SPACES)
21. CONCRETE PAVEMENT W/ BENCH; (NOT SHOWN)
22. CONCRETE CURB, ROLLED (NOT SHOWN)
23. SIGN PIER / SIGN WALL (REFER TO ARCH. PLANS FOR DETAILS)
24. BOLLARD, TYP. (SEE DETAILS)
25. SOIL INSPECTION PORT (SPACED LESS THAN 10' APART, NOT SHOWN)
26. SIDEWALK LIGHTING (SEE ARCH. PLANS)
27. RAISED PEDESTRIAN CROSSING
28. DIRECTIONAL ARROWS, TYP. (SEE DETAILS)

THE HORIZONTAL AND VERTICAL LOCATION DATA SHOWN ON THIS SURVEY ARE BASED UPON A POSITIONAL SOLUTION DERIVED FROM GLOBAL POSITION SYSTEM (GPS) OBSERVATIONS. SHOWN ARE IN THE INDIANA STATE PLANE COORDINATE SYSTEM (EAST ZONE) REFERENCE TO THE 1985 NORTH AMERICAN DATUM UTILIZING THE CONTINUOUSLY OPERATING REFERENCE STATIONS (CORS) ADJUSTMENT AS DETERMINED BY NGS (NAD 82 (CORS 96)(EPOCH 2000.0000) AND REPORTED ON THE 1988 NORTH AMERICAN NATIONAL DATUM (NAD88). THIS ORTHOMETRIC ELEVATION WAS COMPUTED USING GEIOD18.

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

CP #100 5/8" CAPPED REBAR SET
N = 1747084.58, E=1959396.79
ELEVATION=905.36

CP #101 CUT X SET
N = 1747720.52, E=195770.69
ELEVATION=906.11

CP #105 CUT X" IN CONCRETE
N = 1748070.41, E=195772.75
ELEVATION=904.55

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES)

	SANITARY MANHOLE		HANDICAP SYMBOL
	STORM CURB INLET		AREA LIGHT
	STORM INLET		SIGN
	STORM DRAIN MANHOLE		CONTROL BENCHMARK
	FIRE DEPT CONNECTION		
	FIRE HYDRANT		
	WATER VALVE		

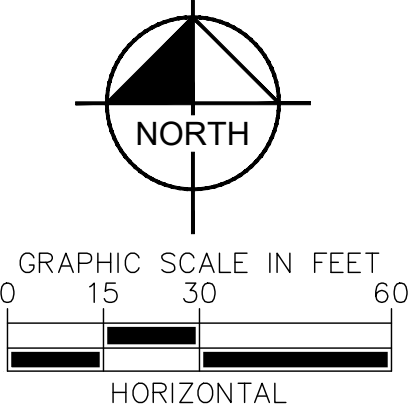
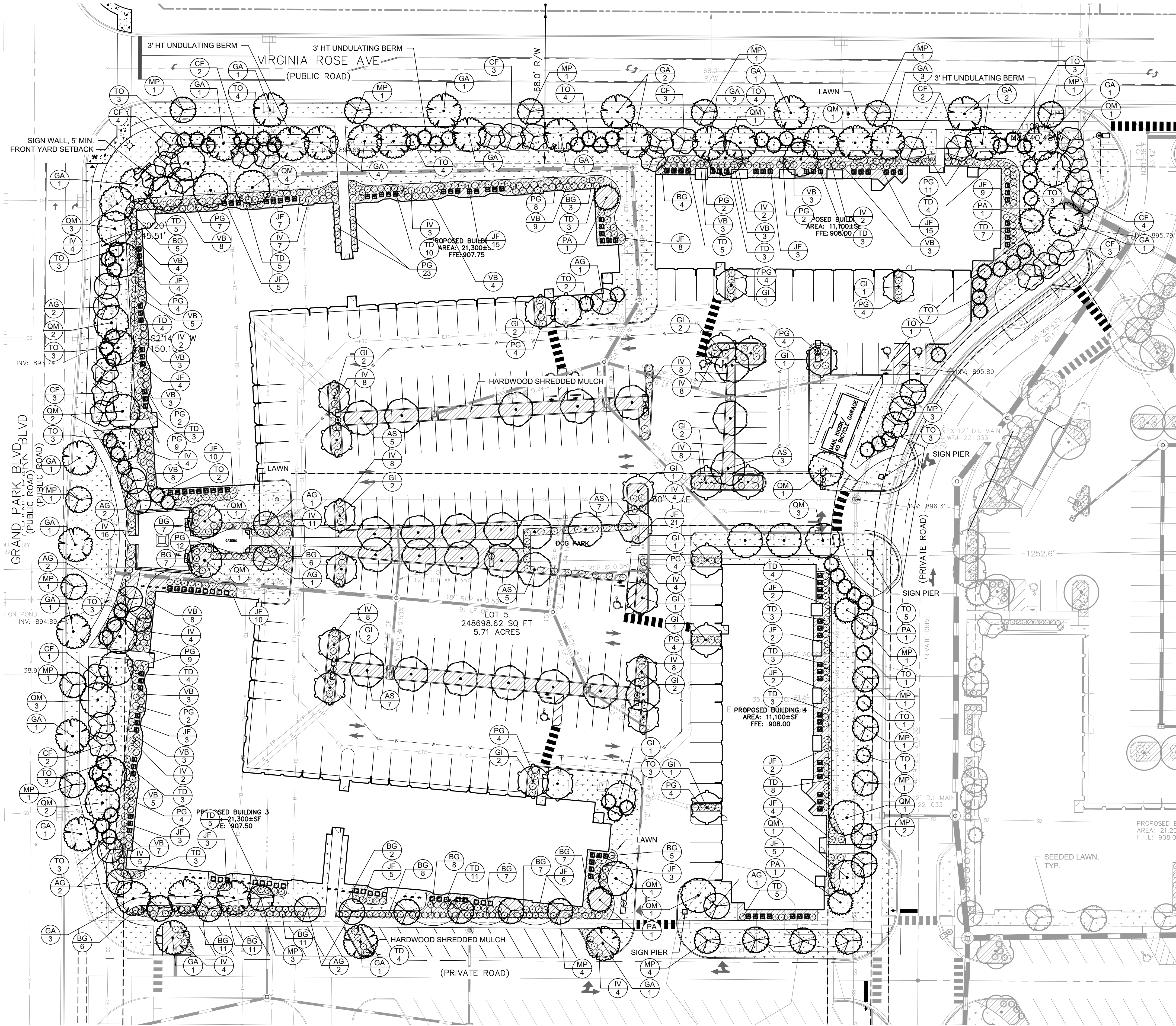
——— TS ———	TOE OF SLOPE
——— TB ———	TOP OF BANK
——— < o o o ———	SWALE
——— SS ———	SANITARY SEWER
——— SD ———	STORM DRAIN

**WHEELHOUSE
PHASE 2**
SWC OF WHEELER RD. &
VIRGINIA ROSE AVE.
WESTFIELD, IN 46074

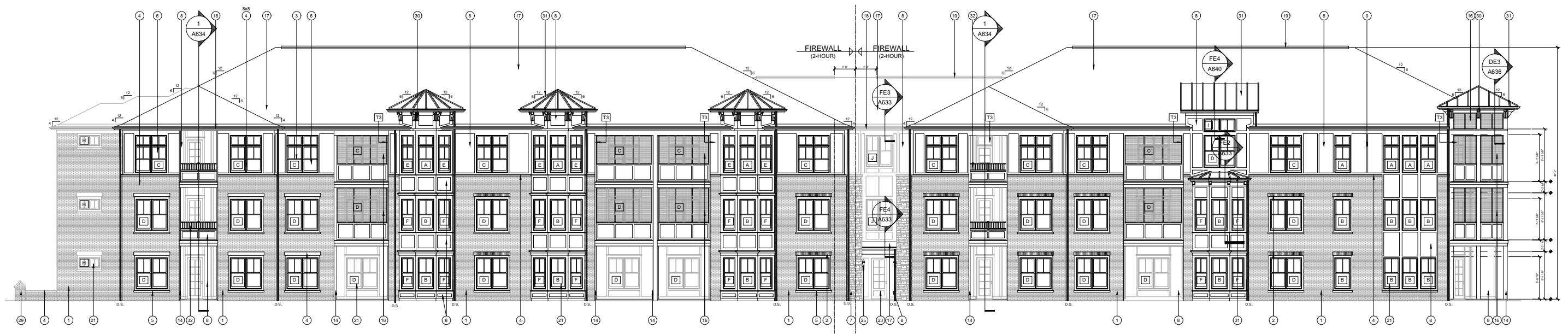
SHEET NUMBER

C3.0

Drawing name: K:\IND-LEVA\170077006_2-westfield_in2 Design\CAD\DWG\plan\h101- LANDSCAPE PLAN.dwg L1.0 May 30, 2023 11:29am By: caryshecker
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



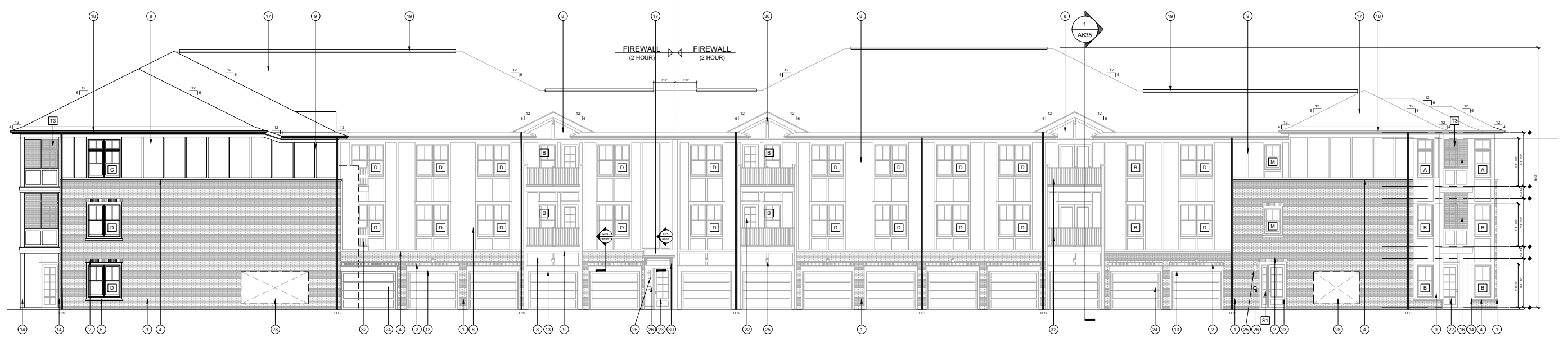
WHEELHOUSE PHASE 2 SWC OF WHEELER RD. & VIRGINIA ROSE AVE, WESTFIELD, IN 46074	ORIGINAL ISSUE: 04/28/2023	
	KHA PROJECT NO. 170077006	
	SHEET NUMBER L1.0	
	LANDSCAPE PLAN	
	SCALE: AS NOTED	DESIGNED BY: SMH
	DRAWN BY: CK	TAC COMMENTS
	CHECKED BY: CYS	PLANNING COMMENTS
	DATE	BY
5/30/23		CWB
5/22/23		CWB
		REVISIONS
		No.



BUILDING TYPE 'A' - FRONT ELEVATION



BUILDING TYPE 'A' - LEFT SIDE ELEVATION



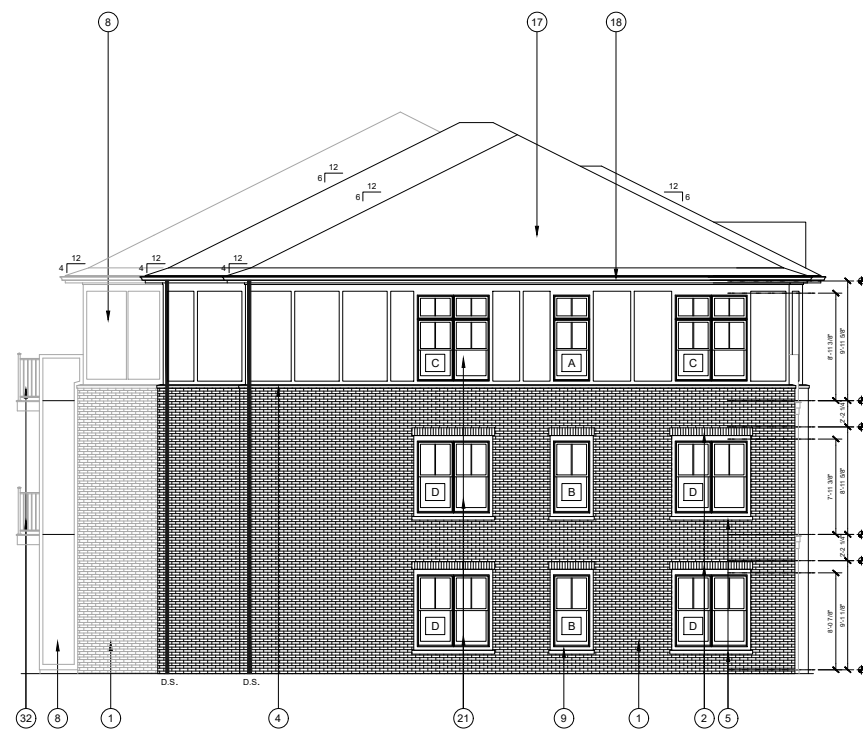
BUILDING TYPE 'A' - REAR ELEVATION



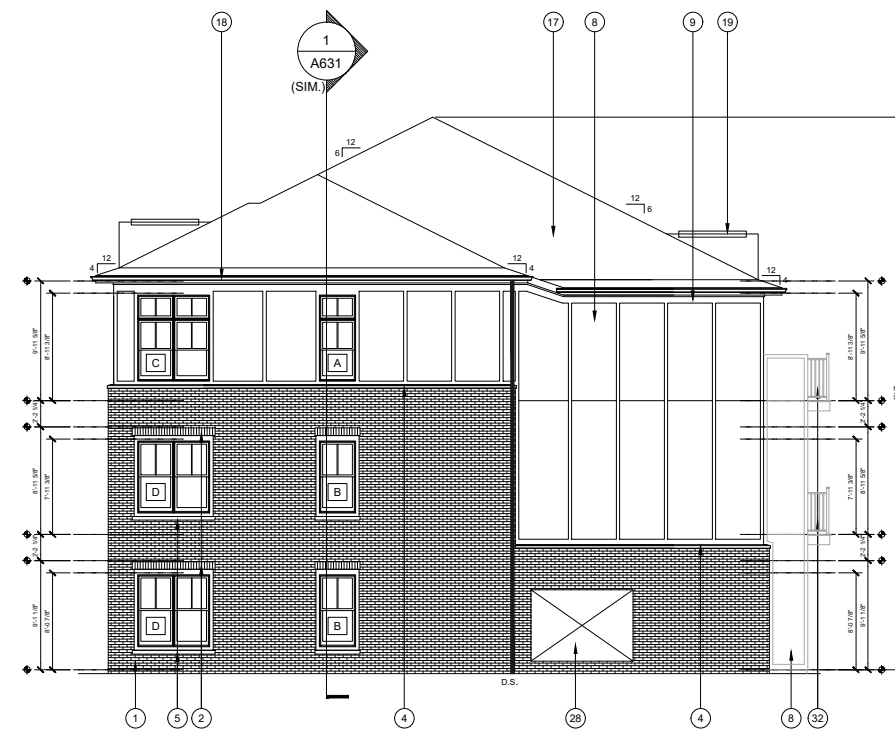
BUILDING TYPE 'A' - RIGHT SIDE ELEVATION



BUILDING TYPE 'B' - FRONT ELEVATION



BUILDING TYPE 'B' - LEFT SIDE ELEVATION

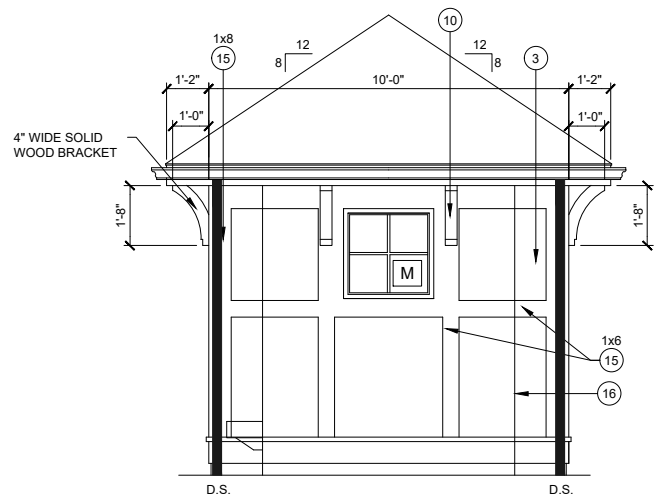


BUILDING TYPE 'B' - RIGHT SIDE ELEVATION

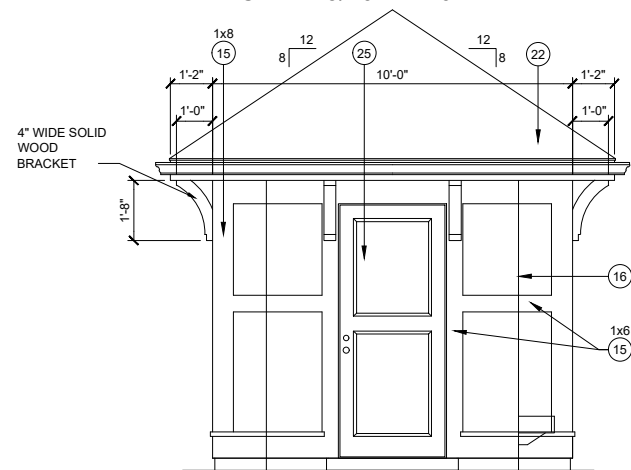


BUILDING TYPE 'B' - REAR ELEVATION

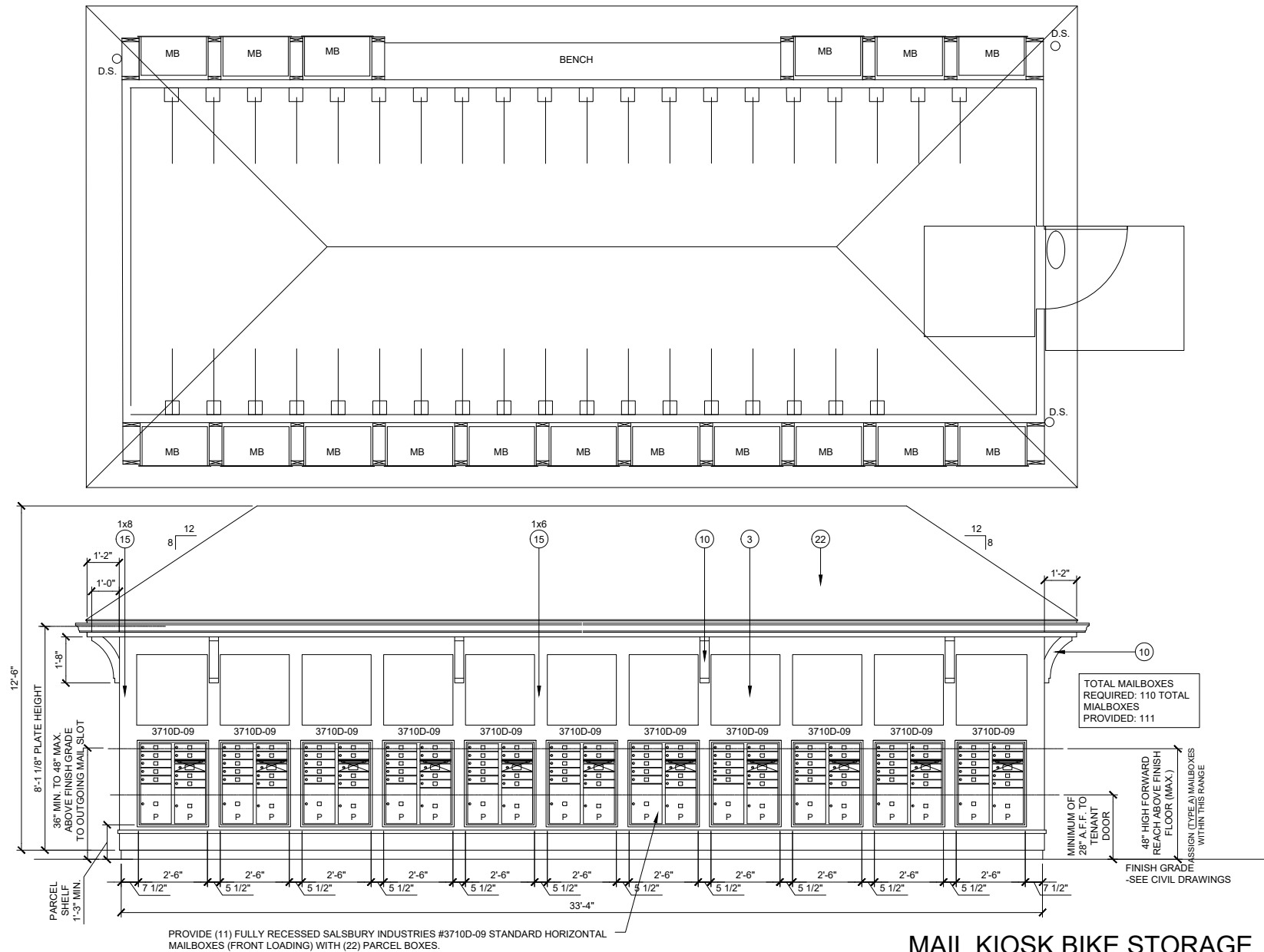
1 MAIL KIOSK BIKE STORAGE FLOOR PLAN
SCALE: 3/16" = 1'-0"



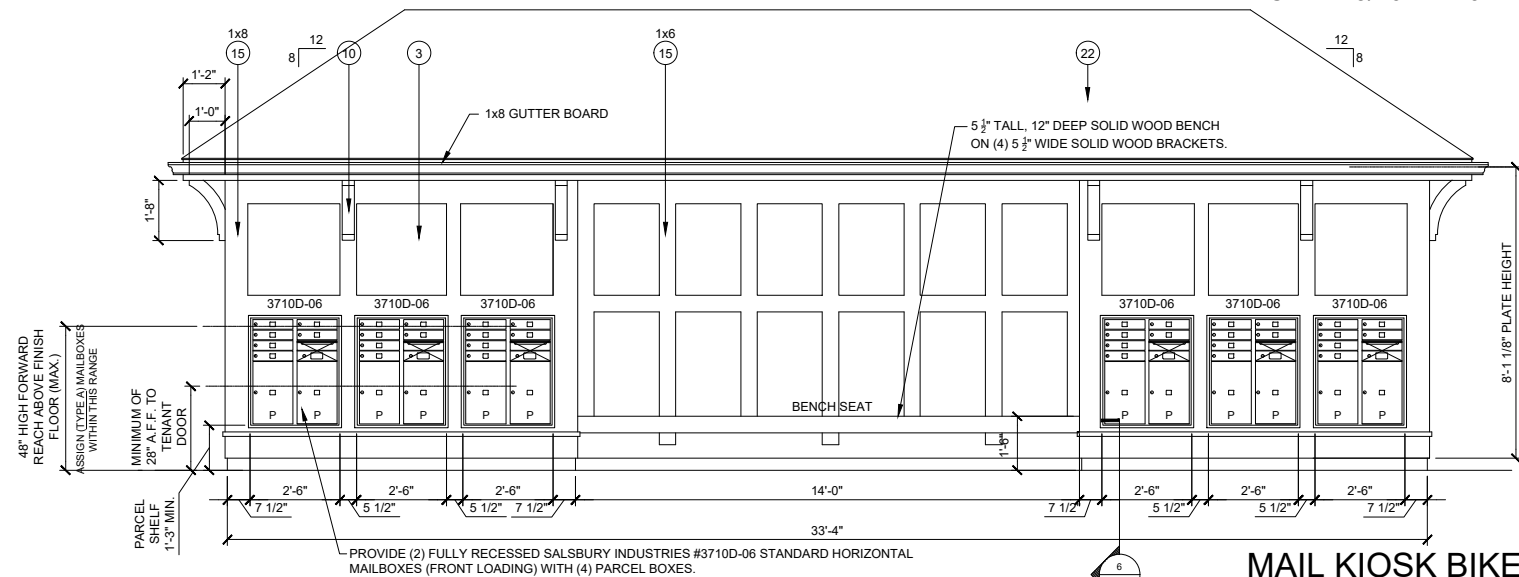
2 MAIL KIOSK BIKE STORAGE END ELEVATION
SCALE: 3/16" = 1'-0"



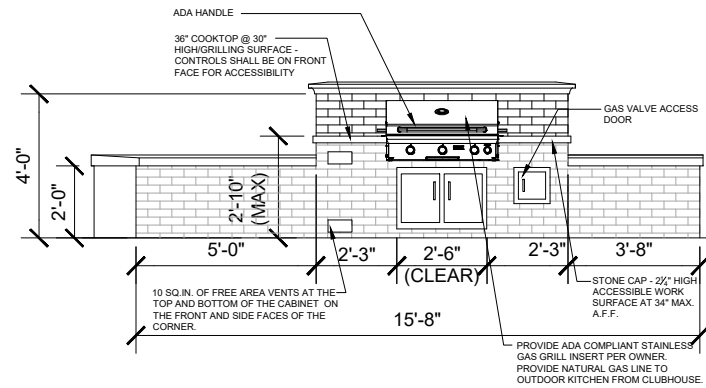
4 MAIL KIOSK BIKE STORAGE END ELEVATION
SCALE: 3/16" = 1'-0"



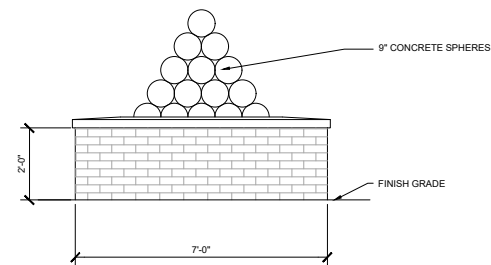
3 MAIL KIOSK BIKE STORAGE SIDE ELEVATION
SCALE: 3/16" = 1'-0"



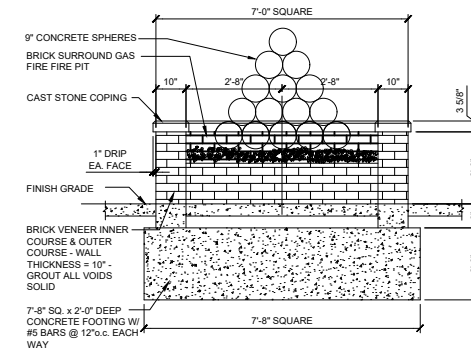
5 MAIL KIOSK BIKE STORAGE SIDE ELEVATION
SCALE: 3/16" = 1'-0"



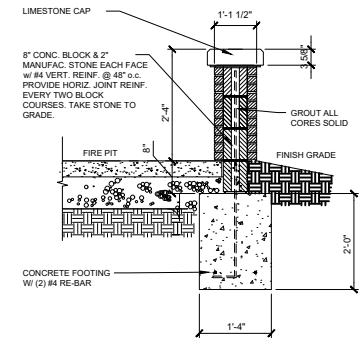
1 GRILLING WALL ELEVATION
SCALE: 3/16" = 1'-0"



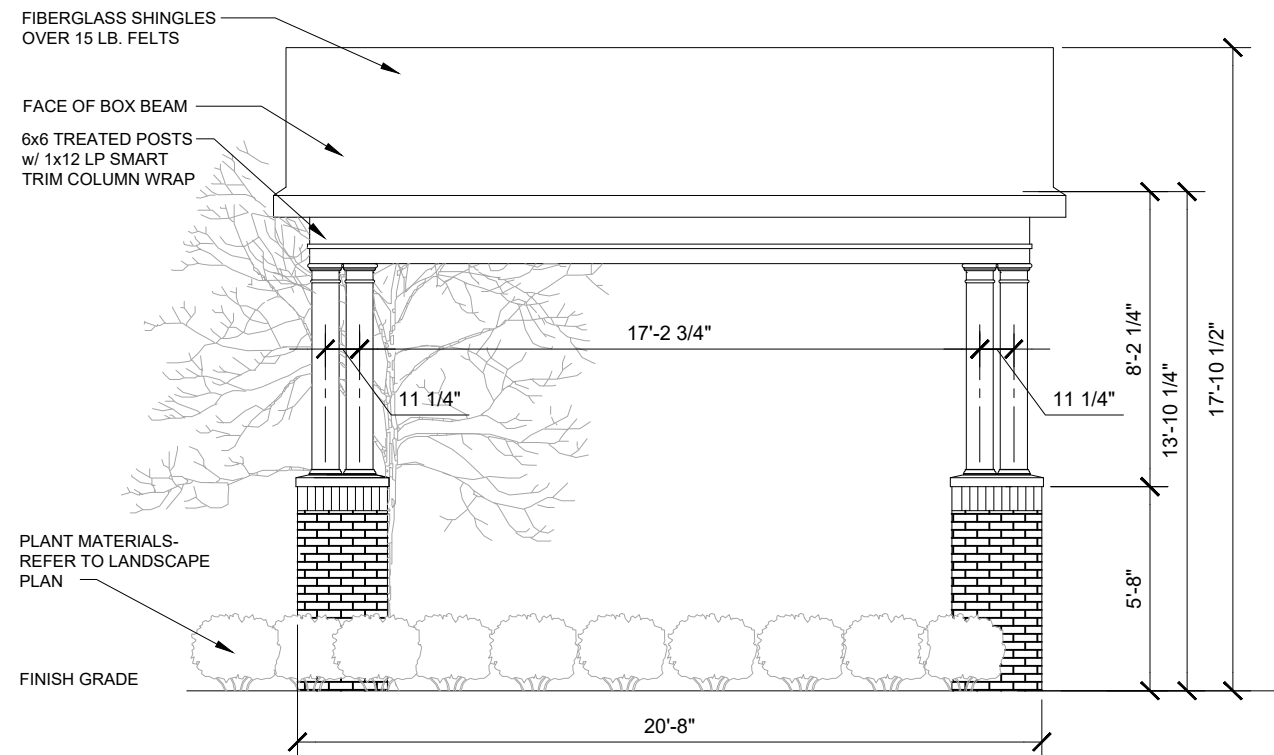
2 FIRE PIT ELEVATION
SCALE: 3/16" = 1'-0"



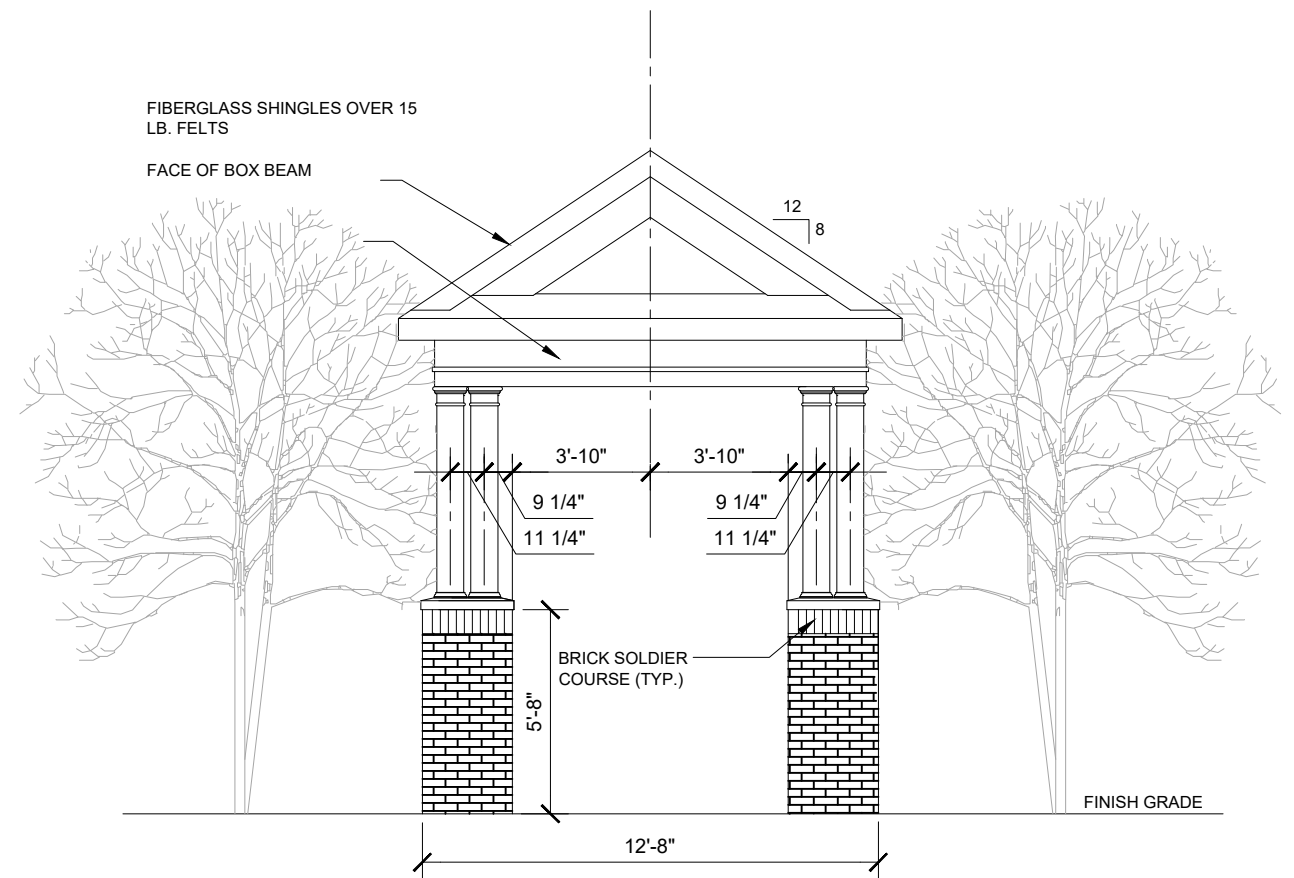
3 FIRE PIT SECTION
SCALE: 3/16" = 1'-0"



4 FIRE PIT COURTYARD WALL DETAIL
SCALE: 3/16" = 1'-0"



5 GAZEBO SIDE ELEVATION
SCALE: 3/16" = 1'-0"



6 GAZEBO END ELEVATION
SCALE: 3/16" = 1'-0"

WHEELHOUSE PHASE II - J.C. HART COMPANY



Grand Park Boulevard Elevation



Siding Color:
Sherwin Williams
SW 7045 Intellectual Gray



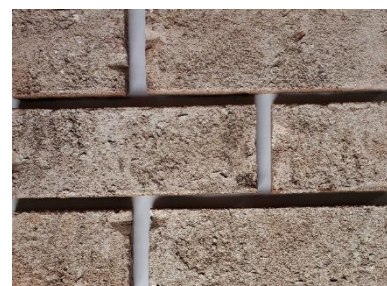
Trim Color:
Sherwin Williams
SW 7014 Eider White



Souix City
Brick
Williamsburg
Wellington



Virginia Rose and Private Drive Elevation



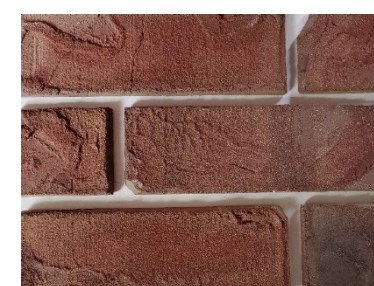
Meridian
Brick
Winstar



Meridian
Brick
Meadowbrook



Halquist
Stone
Sycamore



Souix City
Brick
Williamsburg
Wellington

Wheelhouse II Flats – Building Type A Colors



Siding Color:
Sherwin Williams
SW 7045 Intellectual Gray



Trim Color:
Sherwin Williams
SW 7014 Eider White

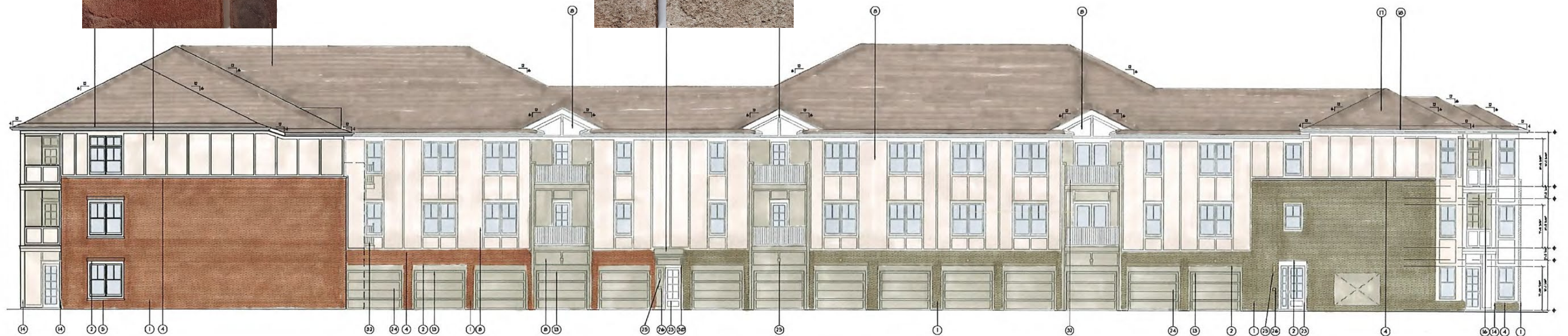
Parking Court Short Elevation



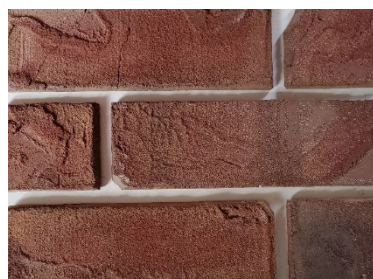
Souix City
Brick
Williamsburg
Wellington



Meridian
Brick
Winstar



Parking Court Long Elevation



Souix City
Brick
Williamsburg
Wellington



Meridian
Brick
Winstar

Wheelhouse II Flats – Building Type A Colors



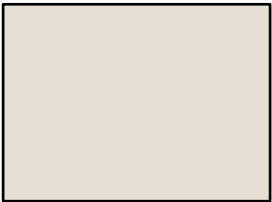
Front Drive Elevation



Parking Court Elevation

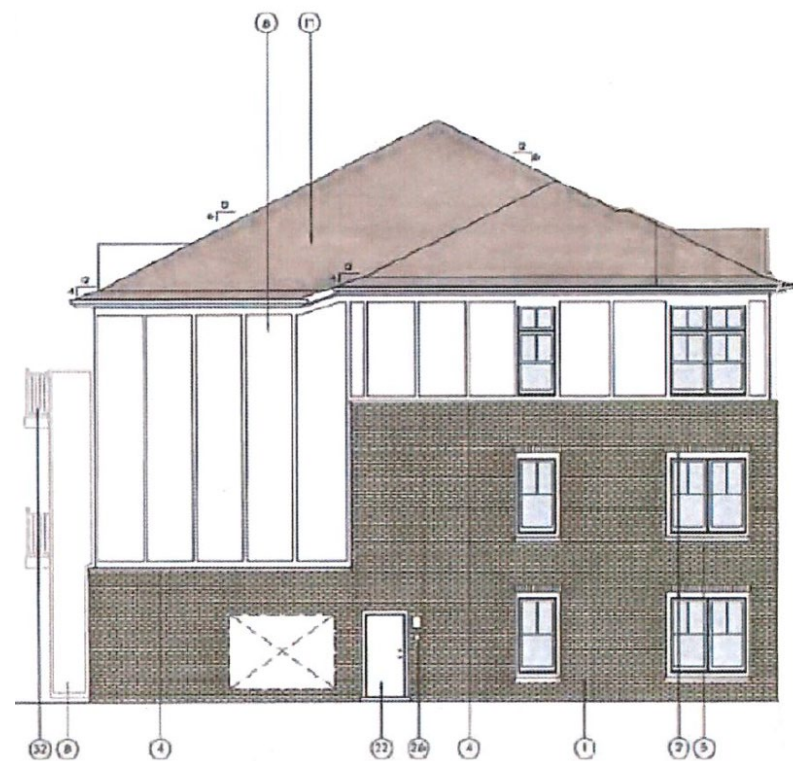


Meridian
Brick
Meadowbrook



Trim & Siding Color:
Sherwin Williams
SW 7042 Shoji White

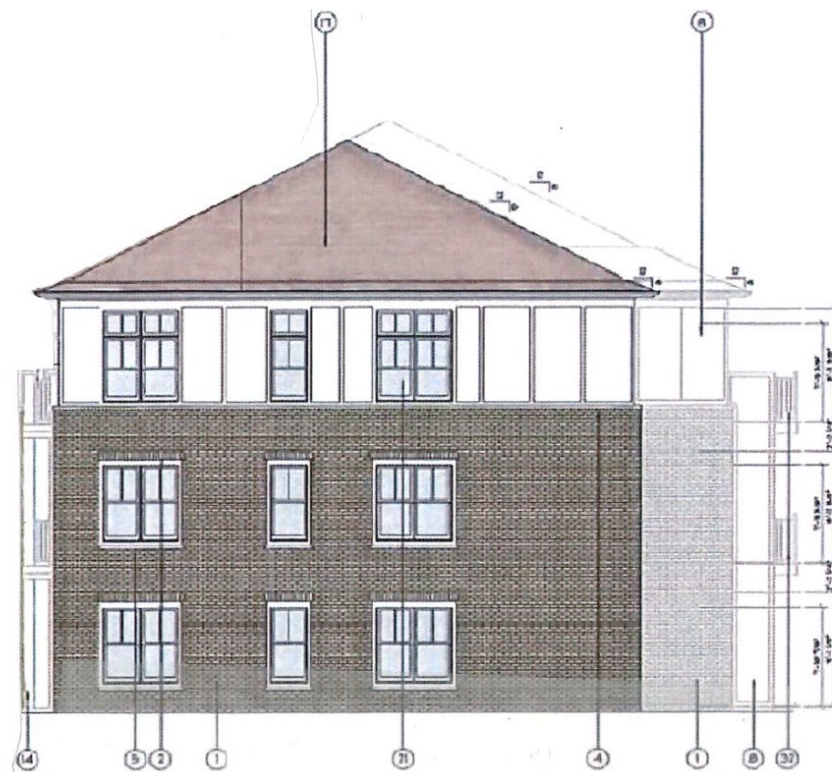
Wheelhouse II Flats – Building Type B Colors



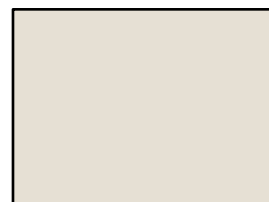
Left Side Elevation



Meridian
Brick
Meadowbrook



Right Side Elevation



Trim & Siding Color:
Sherwin Williams
SW 7042 Shoji White

EXTERIOR MATERIALS KEY:

- 1 QUEEN SIZE BRICK VENEER
- 2 BRICK VENEER SOLDIER HEADER COURSE
- 3 CUT LIMESTONE OR CAST STONE WALL COPING
- 4 CUT LIMESTONE OR CAST STONE TRIM
- 5 CUT LIMESTONE OR CAST STONE SILL
- 6 SMOOTH FINISH CUT LIMESTONE OR CAST STONE VENEER
- 7 ADHERED STONE VENEER
- 8 PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
- 9 PAINTED 1x TRIM (SMOOTH FINISH)
- 10 PAINTED METAL VENTILATION GRILLE w/ BIRDSCREEN
- 11 FIBER CEMENT CEDAR SHAKE SIDING
- 12 PAINTED 2x2 CAP OVER 5/4x8 BASE TRIM (SMOOTH FINISH)
- 13 PAINTED GARAGE DOOR JAMB & HEAD TRIM
- 14 PAINTED DECK OR PORCH COLUMN - SIZE AS NOTED
- 15 PAINTED METAL JULIET BALCONY
- 16 SCREENED DECK OR SCREENED PATIO
- 17 ARCHITECTURAL TAB DIMENSIONAL ROOF SHINGLES
- 18 PRE-FINISHED ALUMINUM K-STYLE GUTTER
- 19 ROOF RIDGE VENT - REFER TO ROOF PLAN
- 20 PRE-FINISHED ALUMINUM FLASHING AT VERTICAL INTERSECTIONS w/ ROOF LINES. VALLEY FLASH ALL VALLEYS
- 21 VINYL WINDOW
- 22 PAINTED FIBERGLASS OR STEEL DOOR
- 23 PAINTED ENTRY DOOR w/ TEMPERED GLAZING
- 24 OVERHEAD GARAGE DOOR - PROVIDE LITES WHERE INDICATED ON BUILDING ELEVATION DRAWINGS
- 25 LIGHT FIXTURE - REFER TO ELECTRICAL DRAWINGS. PROVIDE MIN. +60" CLEARANCE BETWEEN BOTTOM OF LIGHT FIXTURE AND FINISH GRADE.
- 26 KNOX BOX MODEL No. AS DIRECTED BY LOCAL FIRE DEPARTMENT. PROVIDE RECESSED MODEL AT MASONRY & SURFACE-MOUNT MODEL AT OTHER AREAS. CONFIRM EXACT PLACEMENT & LOCATION OF KNOX BOX w/ LOCAL AUTHORITIES PRIOR TO INSTALLATION ON BUILDING
- 27 PAINTED WOOD FINIAL AT GABLE (MAINTENANCE BUILDING)
- 28 BUILDING ELECTRICAL SERVICE ENTRY METER BASE - REFER TO DETAIL 2/A252 AND ELECTRICAL DRAWINGS
- 29 SITE WALL - REFER TO DETAILS
- 30 PAINTED WOOD BRACKET
- 31 PRE-FINISHED ALUMINUM STANDING SEAM METAL ROOF
- 32 PAINTED METAL GUARDRAIL
- 33 BUILDING SIGNAGE

Wheelhouse II Flats – Building Type B Colors

UNIT NET S.F. - WHEELHOUSE PH 2

Updated 7/28/2022

BUILDING TYPE A - FLATS		
BLDGS	GAR/ BLDG	TOTAL GAR.
2	22	44

BUILDING TYPE B - FLATS		
BLDGS	GAR/ BLDG	TOTAL GAR.
2	14	28

TOTAL #
OF UNITS

TOTAL
NET S.F.

UNIT MARK	ACCESS TYPE	NET S.F.	# OF UNITS 1ST FLOOR	PRIVATE GAR. ACCESS 1ST FLOOR	# OF UNITS 2ND FLOOR	# OF UNITS 3RD FLOOR	PROJECT TOTAL UNITS	# OF UNITS 1ST FLOOR	PRIVATE GAR. ACCESS 1ST FLOOR	# OF UNITS 2ND FLOOR	# OF UNITS 3RD FLOOR	PROJECT TOTAL UNITS
ONE BEDROOM FLAT												
U2	TYPE "B"	699					0	3				6
U2A	TYPE "B"	699					0			3	3	12
U4	TYPE "B"	721					0			1	1	4
U4A	TYPE "B"	718			1	1	4					0
U7	TYPE "B"	752	5				10					0
U7A	TYPE "B"	752			5	4	18					0
U7B	TYPE "B"	737				1	2					0
U10	TYPE "B"	875					0	1				2
U10A	TYPE "B"	875					0			1	1	4
U11	TYPE "B"	879	1				2					0
U11A	TYPE "B"	879			1	1	4					0

TOTAL:			6		7	7		4		5	5		68 D.U.
ONE BEDROOM TOTAL:						20					14		51,392

TWO BEDROOM FLAT																	
D0	TYPE "B"	721					0			1	1	4			4		2,884
D1	TYPE "B"	943				3	3	12			1	1	4			16	15,088
D3	TYPE "B"	1,034				1	1	4					0			4	4,136
D4	TYPE "B"	1,109	2					4					0			4	4,436
D4A	TYPE "B"	1,109				2	2	8					0			8	8,872
D7	TYPE "B"	1,197						0	1	1			2			2	2,394
D7A	TYPE "B"	1,197						0			1	1	4			4	4,788
D8	TYPE "B"	1,163	1					2					0			2	2,326
D8A	TYPE "B"	1,163				1	1	4					0			4	4,652
D9	TYPE "B"	1,195						0			1	1	4			4	4,780
D9A	TYPE "B"	1,145				1	1	4					0			4	4,580
D11	TYPE "B"	1,264	2					4					0			4	5,056
D11A	TYPE "B"	1,264				2	2	8					0			8	10,112
D12	TYPE "B"	1,197						0			1	1	4			4	4,788
			5			10	10		1		5	5				72 D.U.	
							25					11					78,892

THREE BEDROOM FLAT																	
T2	TYPE "B"	1,377					0		1	1			2		2		2,754
T3	TYPE "B"	1,558	1				2						0		2		3,116
T3A	TYPE "B"	1,558			1	1	4						0		4		6,232
			1		1	1			1		0	0				8 D.U.	
						3						1					12,102

PER BUILDING	BUILDING TYPE 1 TOTAL				TOTAL	BUILDING TYPE 2 TOTAL				TOTAL
UNITS	12		18	18	48	6		10	10	26
TOTAL UNITS WITH PRIVATE GAR ACCESS		0			0		2			2
PROJECT TOTAL UNITS	24		36	36	96	12		20	20	52
TOTAL UNITS WITH PRIVATE GAR. ACCESS		0			0		4			4

148 Total Units

BUILDING GROSS S.F. - WHEELHOUSE PH 2

Updated: 7/28/2022

BUILDING TYPE	LEVEL 1	LEVEL 2	LEVEL 3	SQ FT PER BLDG	D.U. PER BUILDING	NO. OF BUILDINGS - PHASE 2		TOTAL S.F. - PHASE 2	D.U. PHASE 2
BUILDING TYPE A	21,292	21,292	21,277	63,861	48	2		127,722	96
BUILDING TYPE B	10,884	11,035	11,035	32,954	26	2		65,908	52
BIKE GARAGE/MAIL KIOSK	467			467		1		467	
GAZEBO	240			240		1		240	
TOTAL:						6		194,337	148

UNIT TYPE PERCENTAGES - WHEELHOUSE PH 2

Updated: 7/28/2022

BUILDING TYPE	1 BR's	2 BR's	3 BR's	GARAGES PER BLDG.
BUILDING TYPE A	20	25	3	22
BUILDING TYPE B	14	11	1	14
TOTAL UNITS:				

GRAND TOTAL UNITS AND GARAGES:

PERCENT OF TOTAL UNIT TYPES

PHASE 2				
NO OF BLDG PHASE 2	1 BR's PHASE 2	2 BR's PHASE 2	3 BR's PHASE 2	GARAGES
2	40	50	6	44
2	28	22	2	28
68		72	8	
			148	72

PHASE 1 TOTALS			
1 BR's	2 BR's	3 BR's	GARAGES
45.95%	48.65%	5.41%	48.65%

2023018975 MISC \$25.00
05/25/2023 09:33:29A 4 PGS
Trini Beaver
HAMILTON County Recorder IN
Recorded as Presented


COMMITMENT REGARDING ORDINANCE NUMBER 23-03

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 18-04 (the "Wheeler Landing PUD Ordinance") on September 24, 2018; and,

WHEREAS, on May 8, 2023 the Common Council adopted an amendment to the Wheeler Landing PUD Ordinance pursuant to Petition No. 2305-PUD-05 (6-0) subject to a written commitment by the Petitioner, J.C. Hart Company, Inc. to plant not less than 108 trees offsite from the subject real estate. Such real estate, which is the real estate described in Ordinance Number 23-03, is more fully described Exhibit A, attached hereto and made a part hereof.

Therefore, the Petitioner, J.C. Hart Company, Inc., by this writing commits to plant not less than One Hundred Eight (108) trees offsite in a location mutually agreeable to the City of Westfield's Public Work Department, including:

- Approximately sixty-nine (69) trees to be planted within the Right of Way of Grand Park Blvd to the south of 181st Street.
- The remaining (approximately thirty-nine (39)) trees to be planted within the Right of Way of Grand Park Blvd to the north of 181st Street.
- The offsite trees shall be planted in a manner generally consistent with the attached Exhibit B.

So Committed this 24th day of May, 2023.

Signatures on the next page

J.C. Hart Company, Inc.

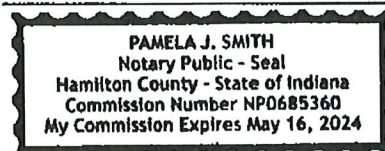
By: [Signature]
Its: Sr VP, Dumar JC Hart Co.

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

On this 24th day of May, 2023, before me personally appeared the above person, to me known to be the person described in and who executed the foregoing instrument and acknowledged that he executed the same as his own free act and deed.

[Signature: Pamela J. Smith]
Printed: _____

My commission expires: _____
County of residence: _____



This document is prepared by Eric M. Douthit, Attorney at Law.. I affirm, under penalties for perjury, that I have taken reasonable care to remove any social security number from this document. /s/ Eric M. Douthit.

EXHIBIT "A"

Part of Block B per the Wheeler Landing, Section Two, Secondary plat which is recorded as Instrument Number 2021018249 in the Office of the Recorder of Hamilton County, Indiana, being more particularly described as follows:

BEGINNING at a point at the Northwest corner of said plat, said point is on the South right of way line of Virginia Rose Avenue, thence along the North line of said Block B, South 89 degrees 40 minutes 48 seconds East (basis of bearing is said plat) a distance of 535.31 feet; thence South 00 degrees 19 minutes 38 seconds West a distance of 23.42 feet; thence along a curve to the right for 91.63 feet with a radius of 100.00 feet whose chord bears South 26 degrees 34 minutes 40 seconds West a distance of 88.46 feet; thence South 52 degrees 49 minutes 43 seconds West a distance of 40.12 feet; thence along a curve to the left for 137.47 feet with a radius of 150.00 feet whose chord bears South 26 degrees 34 minutes 27 seconds West for a distance of 132.71 feet; thence South 00 degrees 19 minutes 12 seconds West a distance of 243.38 feet; thence North 89 degrees 40 minutes 45 seconds West a distance of 477.79 feet to the East right of way line of Grand Park Boulevard; thence the following four courses along said right of way: (1.) thence North 00 degrees 20 minutes 16 seconds East a distance of 254.06 feet; (2.) thence North 02 degrees 14 minutes 47 seconds East a distance of 150.10 feet; (3.) thence North 00 degrees 20 minutes 15 seconds East a distance of 45.51 feet; (4.) thence North 45 degrees 19 minutes 43 seconds East a distance of 56.58 feet to the POINT OF BEGINNING of this description, containing 5.71 acres, more or less.

WESTFIELD/WASHINGTON TOWNSHIP UDO 6.8(K) MINIMUM LOT LANDSCAPE

REQUIRED = 148 SHADE TREES + 148 EVERGREEN TREES = 296 TOTAL

PROVIDED

- ON-SITE = 114 SHADE TREES + 74 EVERGREEN TREES
 - PROVIDED OFF-SITE = 108 SHADE TREES ON GRAND PARK BLVD (40' O.C.)
- TOTAL = 296 TREES PROVIDED**

TREE LAWN LESS THAN 8'-0" IN WIDTH

NOTE: INSTALLER WILL WORK WITH PUBLIC WORKS DEPARTMENT ON ANY FIELD ADJUSTMENTS NECESSARY FOR NEW DEVELOPMENTS' AND/OR SIGHT DISTANCE CONCERNS

NO TREES SHOWN ON EAST SIDE
OF GRAND PARK BLVD NORTH OF
181ST ST DUE TO UTILITY CONFLICT





Petition Number: 2209-DDP-26

Project Name: Heartpointe Church Daycare Building

Subject Site Address: 445 E. 206th Street

Petitioner: Heartpointe Church, Inc. by Total Engineering Solutions Co., LLC

Request: Petitioner requests **Detailed Development Plan** review for a new 4,480 SF daycare building on 3.32 acres +/- in the AG-SF1: Agriculture / Single-family Rural District.

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

Current Land Use: Institutional

Approximate Acreage: 3.32 acres +/-

Staff Reviewer: Ryan Collingwood, Associate Planner

BACKGROUND

The applicable zoning district is the AG-SF1 zoning district. The project is for a new 4,480 SF modular daycare building to be an extension of the existing church facilities located on site.

The comments contained herein are in review of the filed detailed development plan scheduled for the August 23, 2022, Technical Advisory Committee meeting.

The petition is slated for Consent Agenda vote at the June 5, 2023 Advisory Plan Commission meeting.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in***

compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.

DEVELOPMENT PLAN (Chapter 10.7(H) of UDO):

The plans comply.

- 5) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 6) Address and legal description of the property.
- 7) Boundary lines of the property including all dimensions.
- 8) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 9) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 10) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 11) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 12) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 13) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 14) Location and dimensions of all existing structures and paved areas.
- 15) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 16) Location of all Floodplain areas within the boundaries of the property.
- 17) Names of legal ditches and streams on or adjacent to the site.
- 18) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.



- 19) Identify buildings proposed for demolition.
- 20) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 21) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DEVELOPMENT PLAN REVIEW (Chapter 10.7(E) of UDO):

The plans comply.

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

ZONING DISTRICT STANDARDS (Chapter 4.2 of UDO)

The plans comply.

- 26) AG-SF1: Agricultural / Single-Family Rural District
 1. Minimum Lot Area: Three (3) acres
 2. Minimum Lot Frontage: 250 feet
 3. Minimum Building Setback Lines:



- | | |
|---|--------------------------------|
| a. Front Yard | 80 feet |
| b. Side and Rear Yard | 30 feet |
| 4. <u>Minimum Lot Width:</u> | 100 feet |
| 5. <u>Maximum Building Height:</u> | Two and one-half (2 ½) stories |
| 6. <u>Minimum Living Area (Ground Floor):</u> | |
| a. Single Story: | 1,350 square feet |
| b. All others: | 800 square feet |

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

27) Architectural Standards (Article 6.3)

28) Landscaping Standards (Article 6.8)

- a) Article 6.8(E)(3) - Tree Inventory: Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with this Article. Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.
- b) Article 6.8(K) - Minimum Lot Landscaping Requirements
- c) Article 6.8(L) - Foundation Plantings
 - i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Façades, 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 Façade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) feet in width.
- d) Article 6.8(M) - External Street Frontage Landscaping Requirements
 - i) Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) 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.
- e) Article 6.8(N) - Buffer Yard Requirements
 - i) Institutional to SF5 (west buffer)
 - ii) Institutional to AG-SF1 (east buffer)
 - iii) Institutional to Chat. Hills PUD / SF4 (south buffer)
- f) Article 6.8(O) - Parking Area Landscaping
 - i) Interior Parking Area Landscaping
 - (1) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.
 - (2) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred percent (100%) of every island shall be covered with permitted Groundcover material to achieve complete coverage.
 - ii) Perimeter Parking Area Landscaping
 - (1) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
 - (i) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.

- (ii) A minimum of one (1) shrub per three (3) feet of Parking Area length.
Shrubs may be clustered in an aesthetically pleasing manner.
- (iii) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

29) Lighting Standards (Article 6.9)

- a) Applicability: These regulations shall be applicable to all outdoor lighting sources which:
 - i) Are newly designed, constructed, erected or placed into operation after the effective date of this Article; and
 - ii) Require the relocation or replacement of existing lighting fixtures commenced after the effective date of this Article.
- b) Lighting Plans
 - i) A site plan indicating the location of all lighting structures, supports and Light Fixtures, including those Light Fixtures which presently exist on site and those which are proposed for the site.
 - ii) A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs.
 - iii) A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.
 - iv) All plot lighting levels shall be depicted at ten-foot (10') intervals or less.
 - v) The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less.
 - vi) Photometric data depicting the angle of cut off of light emissions.
 - vii) Any other information that the Director determines necessary to ensure compliance with the provisions of this Article.

30) Parking and Loading Standards (Article 6.14)

- a) Lighting: A system of lights shall be installed to provide an adequate standard of illumination over the entire Parking Area of business Uses during business hours and minimum security illumination during nonbusiness hours. All lights shall be shielded so that minimum glare will extend to the adjacent property and meet the requirements of Article 6.9 Lighting Standards.
- b) Required Spaces
 - i) Religious Institution: One (1) space per three (3) seats
- c) Bicycle Parking

- i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
- ii) Proximity to Principal Building: the bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.
- iii) Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 31) Block Standards (Article 8.1)
- 32) Easement Standards (Article 8.3)
- 33) Monument and Marker Standards (Article 8.5)
- 34) Pedestrian Network Standards (Article 8.7)
- 35) Storm Water Standards (Article 8.8)
- 36) Street and Right-of-Way Standards (Article 8.9)
- 37) Street Light Standards (Article 8.10)
- 38) Street Sign Standards (Article 8.11)
- 39) Surety Standards (Article 8.12)
- 40) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

Action: Approve Detailed Development Plan 2209-DDP-26 with the following condition:

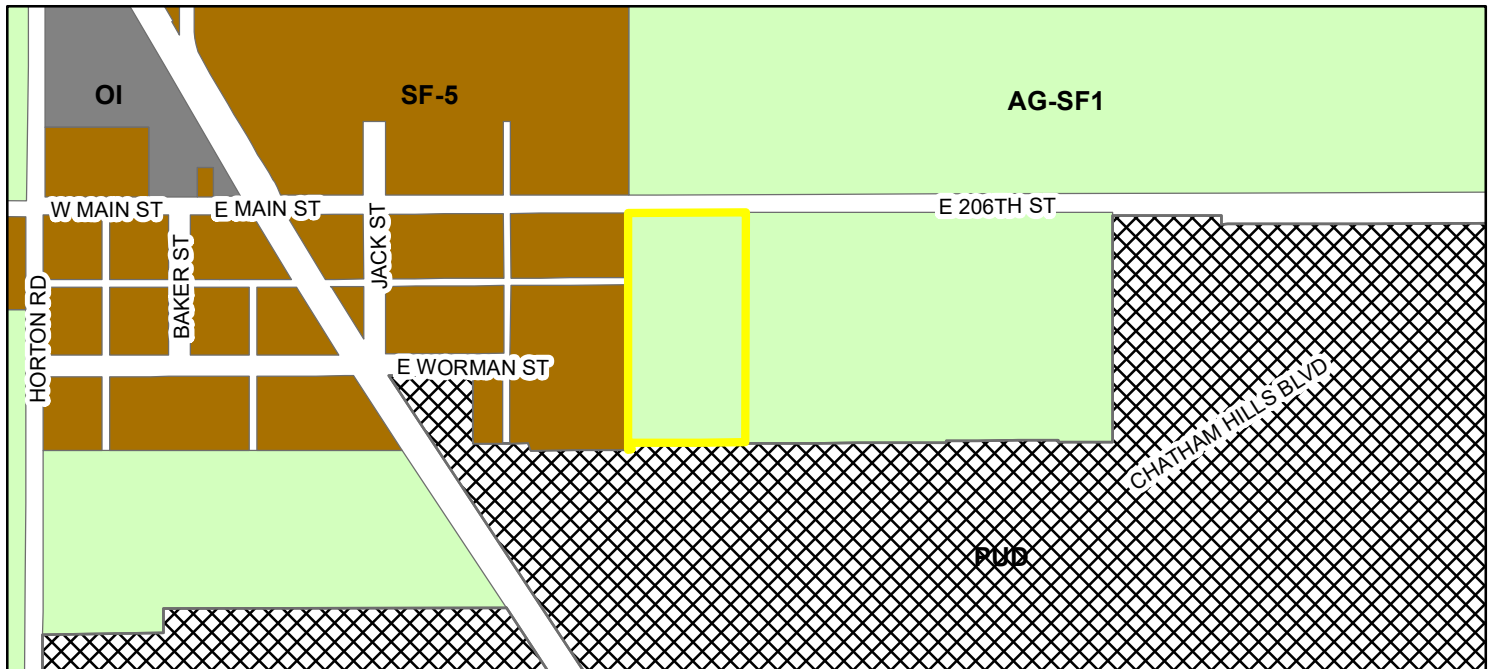
- **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.**

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

Aerial Location Map



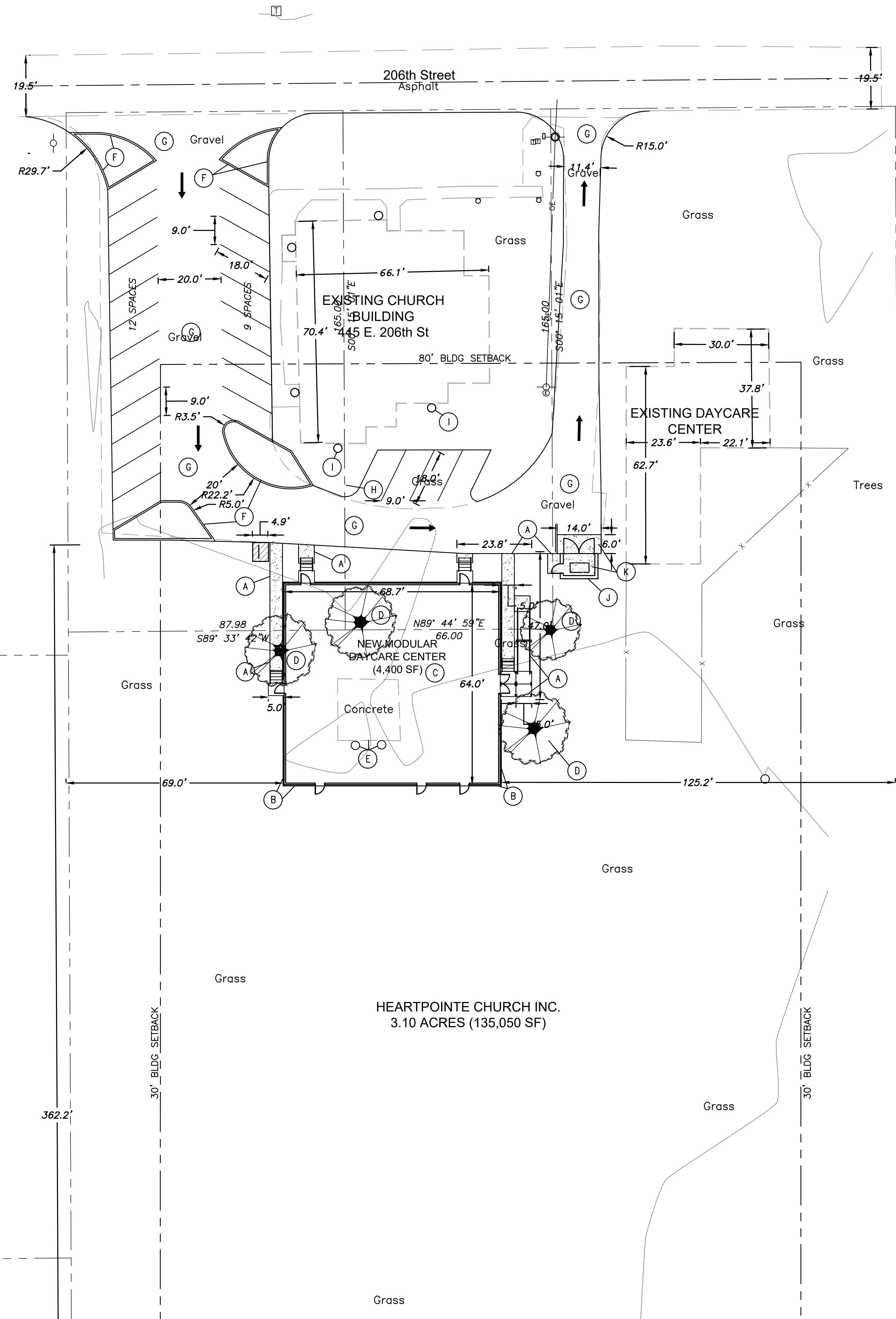
Zoning Map



 **SITE Zoning**

 AG-SF1 (Agriculture - Single Family - 1)  SF-5 (Single Family - 5)
 OI (Open Industrial)

 PUD (Planned Unit Development)



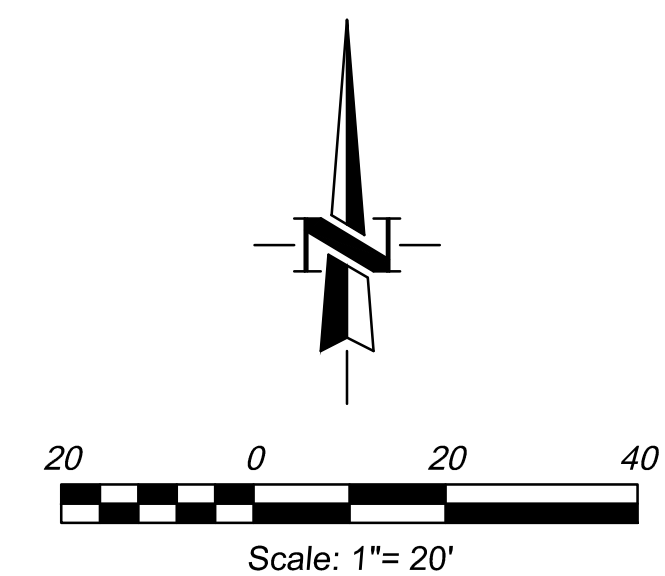
SITE IMPROVEMENTS NOTES

- (A) PROPOSED CONCRETE SIDEWALK, SEE DETAIL SHEET C104
- (B) 4" OF #5 GRAVEL OVER 5.8oz WEED BARRIER UNDER NEW MODULAR TRAILER (TO 1' OUTSIDE PERIMETER) , SEE DETAIL SHEET C104
- (C) PROPOSED MODULAR TRAILER, PROVIDED UNDER SEPARATE CONTRACT
- (D) CONTRACTOR TO REMOVE EXISTING TREE AND/OR STUMP AND DISPOSE OFF SITE.
- (E) DEMOLISH & REMOVE EXISTING CONCRETE PAD & BASKETBALL POLES
- (F) PROPOSED CONCRETE STRAIGHT CURB. SEE DETAIL SHEET C104
- (G) PROPOSED ASPHALT OVERLAY. SEE DETAIL SHEET C104
- (H) PROPOSED 4" CONCRETE BIKE RACK PAD WITH ALUMINUM BIKE RACK
- (I) PROPOSED LIGHTING FIXTURE
- (J) MASONRY BLOCK DUMPSTER ENCLOSURE, 6' HIGH WITH REDWOOD GATE AND POST. SEE DETAIL SHEET C104
- (K) 6" THICK CONCRETE PAVEMENT UNDER DUMPSTER PAD. SEE DETAIL SHEET C104

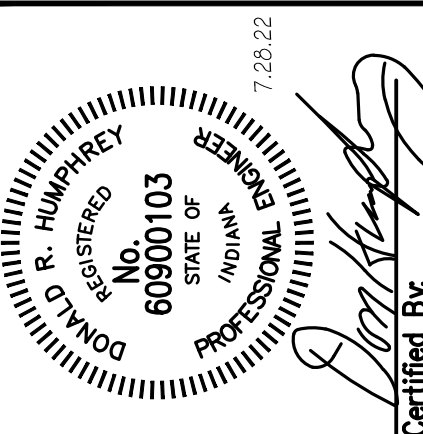
SITE PARKING SUMMARY

BUILDING USE	PARKING REQUIRED (PER UDO)	PARKING REQUIRED
RELIGIOUS INSTITUTION	ONE (1) SPACE PER THREE (3) SEATS	75 SEATS/3 = 25 SPACES

TOTAL PARKING SPACES REQUIRED = 25 SPACES
TOTAL PARKING SPACES PROVIDED = 25 SPACES



HEARTPOINTE CHURCH NEW DAYCARE CENTER 445 E. 206TH ST. WESTFIELD, IN 46069

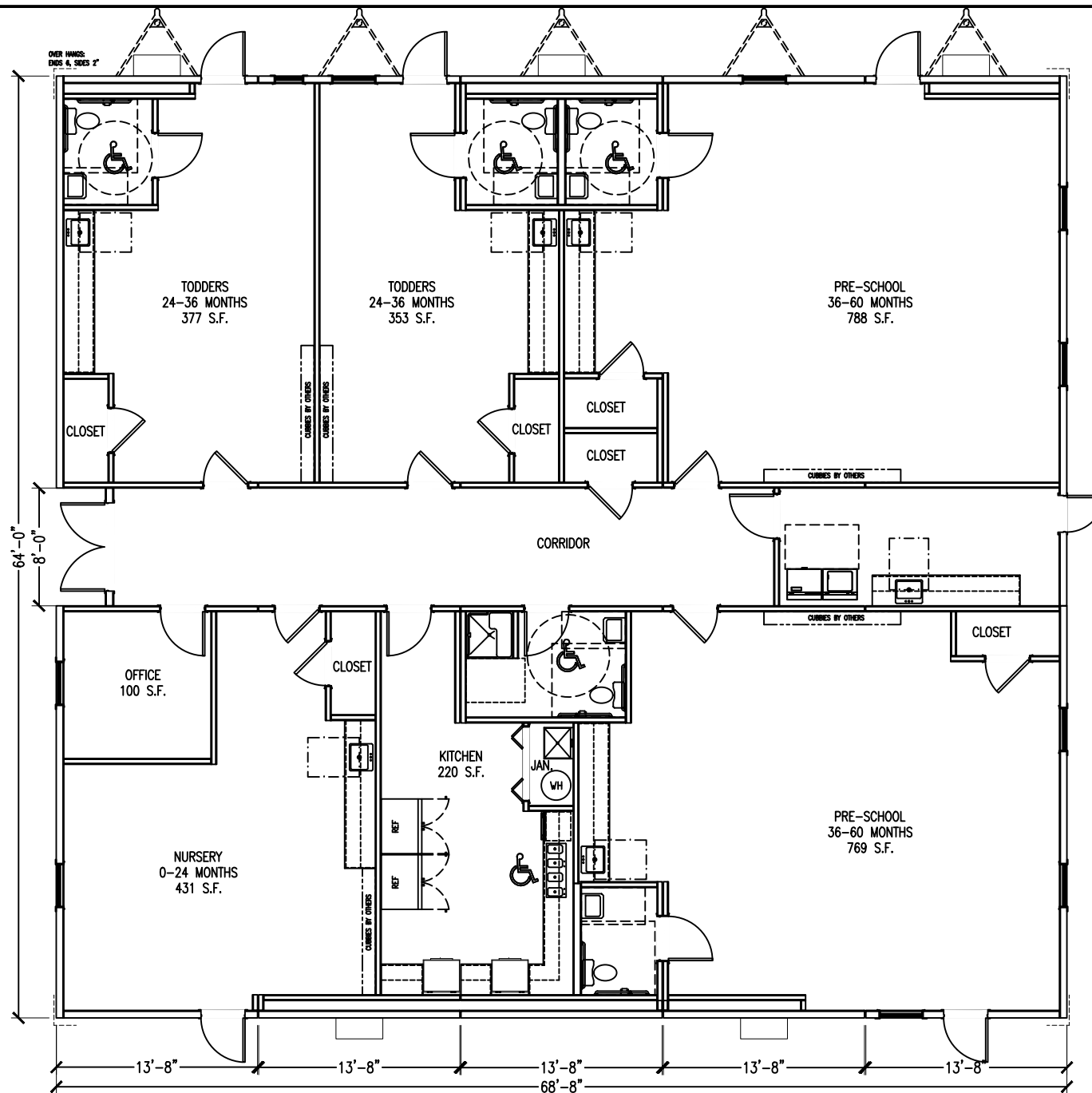


REVISIONS				
No.	Date	Description	Rev per City of Westfield Planning Comments	Rev per City of Westfield Planning Comments
1	10/21/22			
2	1/30/2023			
3	3/14/23			
4	3/14/23			

SHEET TITLE:
SITE DEVELOPMENT
PLAN

SHEET NUMBER:
C101

Project No. 22032



CUSTOMER APPROVAL

[] APPROVED

[] APPROVED EXCEPT AS NOTED

APPROVAL BY _____

DATE _____

THIS PRINT MUST BE SIGNED, DATED AND RETURNED TO VANGUARD A BOXX MODULAR COMPANY

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MODULAR

Gary Maynard
Area Sales Manager
Lexington, Kentucky
gmaynard@boxxmodular.com
(859) 321-5769
www.vanguardmodular.com

HEARTPOINTE CHURCH FLOOR PLAN

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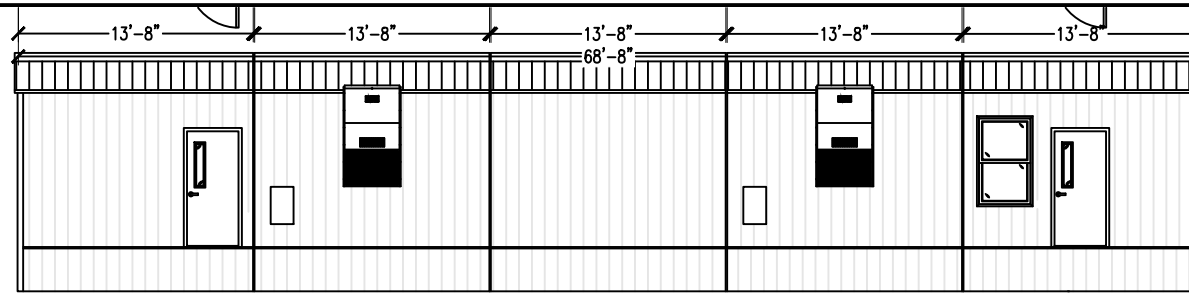
Drawing Date:
6/6/22

Drawn By:
BOXX

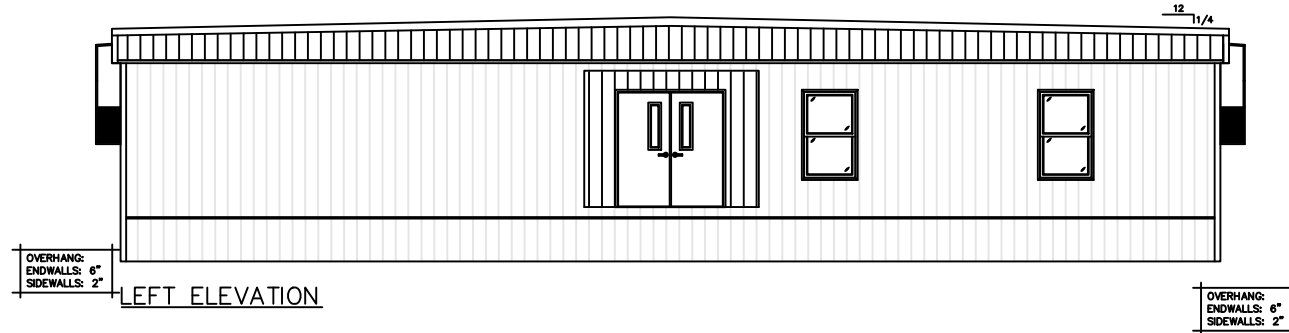
Scale:
NTS

Project:
SALES

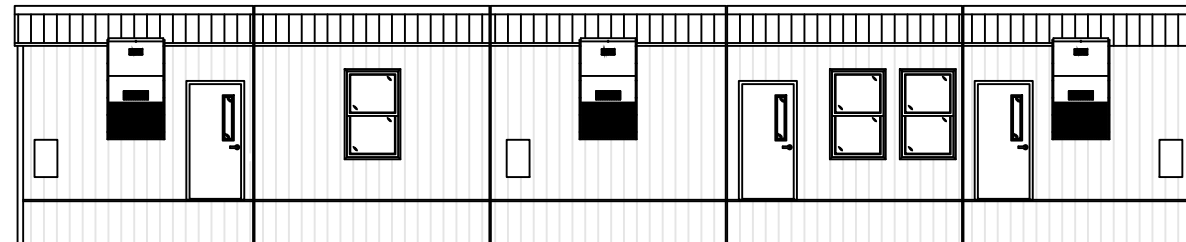
Drawing:
SP6



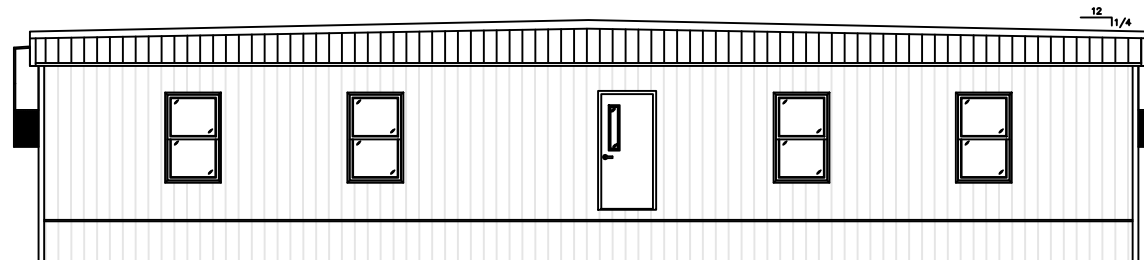
BACK WALL ELEVATION



LEFT ELEVATION



HITCH END ELEVATION



RIGHT ELEVATION

CUSTOMER APPROVAL	
☐	APPROVED
☐	APPROVED EXCEPT AS NOTED
APPROVAL BY _____	
DATE _____	
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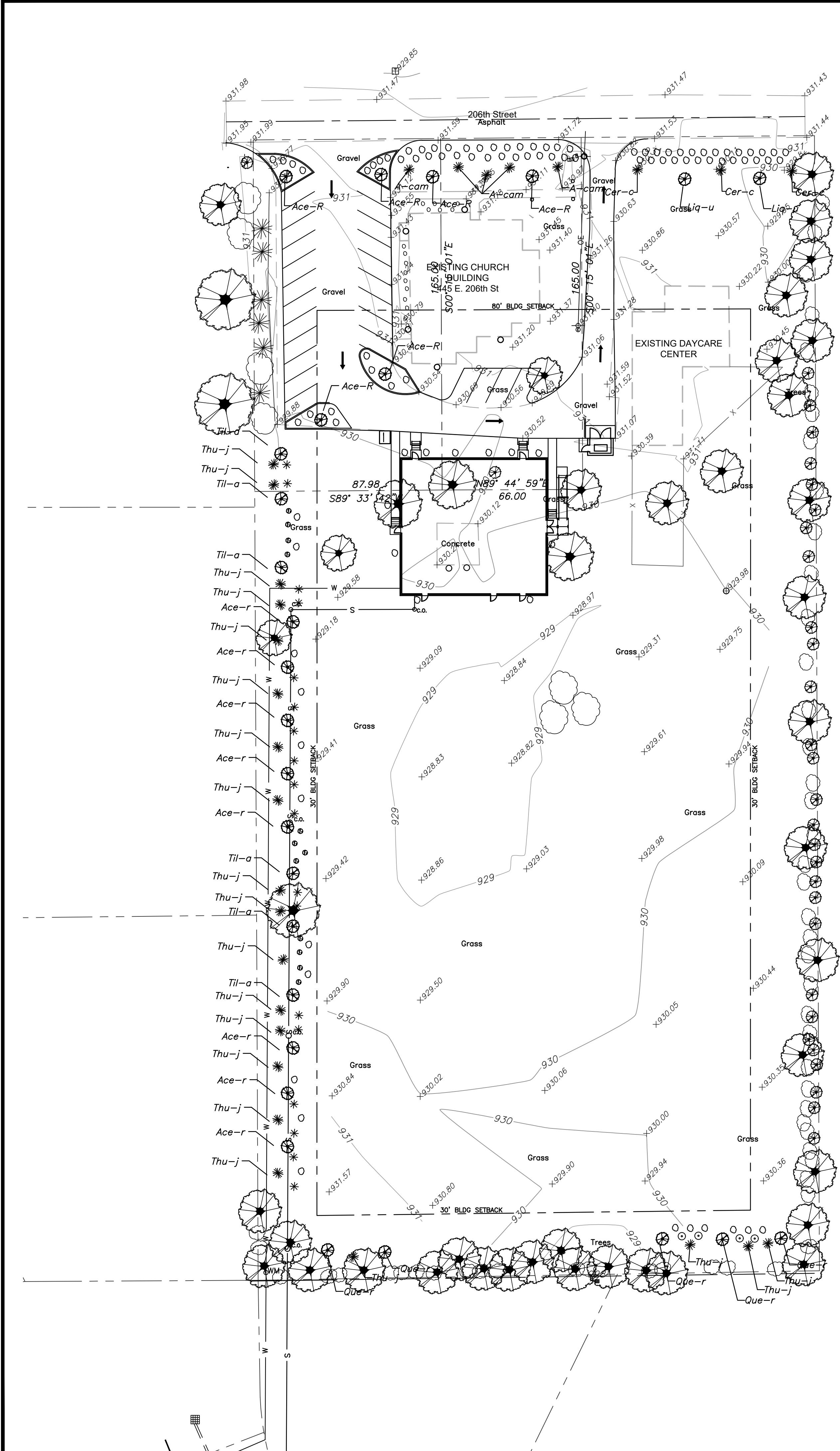


Gary Maynard
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HEARTPOINTE CHURCH ELEVATIONS

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Drawing Date: 6/6/22	Project: SALES
Drawn By: BOXX	Drawing: SP7
Scale: NTS	



PLANT SCHEDULE						
Quantity	Symbol	Botanical Name	Common Name	Size	Container	Notes
Shade Trees						
16	Ace-R	Acer rubrum	Red Maple	2.5"	B&B	Min. 8' in height
5	Til-a	Tilia tomentosa 'Sterling Silver'	Silver Linden 'Sterling Silver'	2.5"	B&B	Min. 8' in height
5	Que-r	Quercus rubra	Northern Red Oak	2.5"	B&B	Min. 8' in height
2	Liq-u	Liquidambar styraciflua	Sweetgum	2.5"	B&B	Min. 8' in height

Quantity	Symbol	Botanical Name	Common Name	Size	Container	Notes
Ornamental Trees						
5	A-cam	Acer campestre	Hedge Maple	2.5"	B&B	Matched, Full
3	Cer-c	Cercis canadensis	Redbud	2.5"	B&B	Matched, Full

Quantity	Symbol	Botanical Name	Common Name	Size	Container	Notes
Evergreen Trees						
18	Thu-j	Thuja occidentalis	American arborvitae	2.5"	B&B	Matched, Full

Quantity	Symbol	Botanical Name	Common Name	Size	Container	Notes
Shrubs						
4	ile-v	Ilex verticillata	Winterberry Holly	2.5 Qt	Container	Space @ 3'-0" o.c
17	Tax-C	Taxus cuspidata	Japanese Yew	2.5 Qt	Container	Space @ 3'-0" o.c
98	Bux-s	Buxus sempervirens	Common Boxwood	2.5 Qt	Container	Space @ 3'-0" o.c
12	Vib-D	Viburnum dentatum	Southern Arrowwood	2.5 Qt	Container	Space @ 3'-0" o.c

Street Frontage Landscaping

Total Front Yard Length = 264 L.F.
Required Trees: 3 Shade/100 Lf = 7.92 Trees
2 Ornamental/100 Lf = 5.3 Trees
Required Bushes = 25 per 100 Lf = 66 bushes
Provided Trees: 6 Shade Trees (includes 1 in parking island)
8 Ornamental Trees
62 Bushes

Foundation Plantings

Perimeter Plantings = 1 shrub per 40'
Daycare Center Perimeter = 266'
Required Plantings = 266'/40' = 6.65 bushes
Provided Trees: 79

Parking Lot Landscape Requirements(Interior)

Number of Parking Spaces = 25
Requires 7.5% of Parking Area as Landscaping
Total Parking Lot Area = 5,769 SF x 7.5% = 432 SF
Interior Landscaped Area Provided = 640 SF

Perimeter Parking Area Landscaping

West Parking Line = 108 LF
Landscaping Req. = 1 Tree per 30 LF = 3.6 Trees
1 Bush per 3 LF = 36 bushes

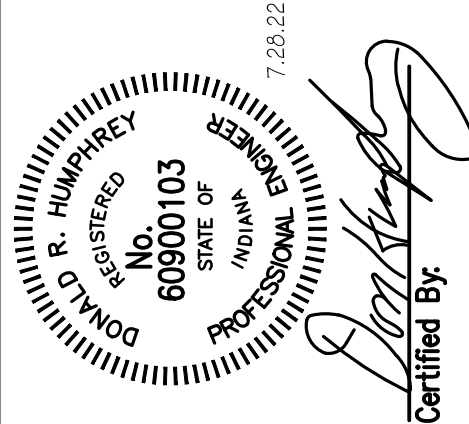
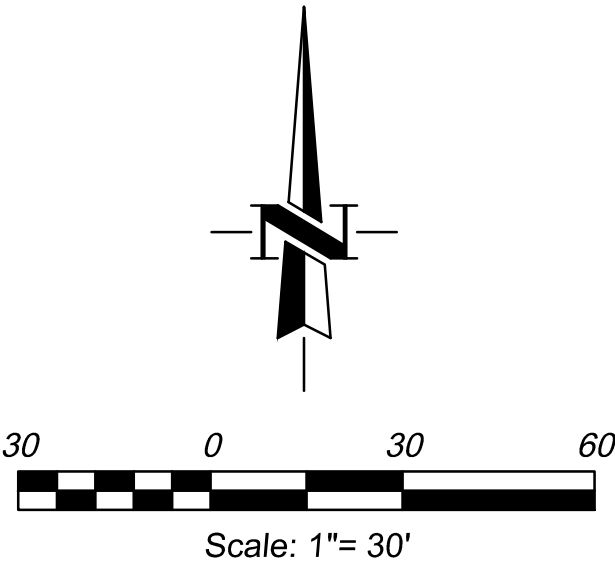
Parking Line is currently landscaped with 11 mature bushes on 3 large trees on the adjacent property line which provide screening of the parking area.

Buffer Yard Landscaping

West Yard, Buffer Yard Type B, 400 LF
Required Shade Trees = 4 per 100 LF = 16 Trees
Required Evergreen Trees = 4 per 100 LF = 16 Trees
Required Bushes = 10 per 100 = 40 Bushes
Provided 16 Shade Trees, 16 Evergreen Trees, 40 Bushes

South Yard, Buffer Yard Type A, 264 LF
Required Shade Trees = 3 per 100 LF = 8 Trees
Required Evergreen Trees = 3 per 100 LF = 8 Trees
Required Bushes = 10 per 100 = 27 Bushes
Provided 17 Shade Trees (13 Existing), 4 Evergreen Trees, 27 Bushes (17 Existing)

East Yard, Buffer Yard Type B, 532 LF
Required Shade Trees = 4 per 100 LF = 22 Trees
Required Evergreen Trees = 4 per 100 LF = 22 Trees
Required Bushes = 10 per 100 = 53 Bushes
Provided 32 Shade Trees, 12 Evergreen Trees, 34 Bushes
Existing East line is completely screened with existing trees and bushes

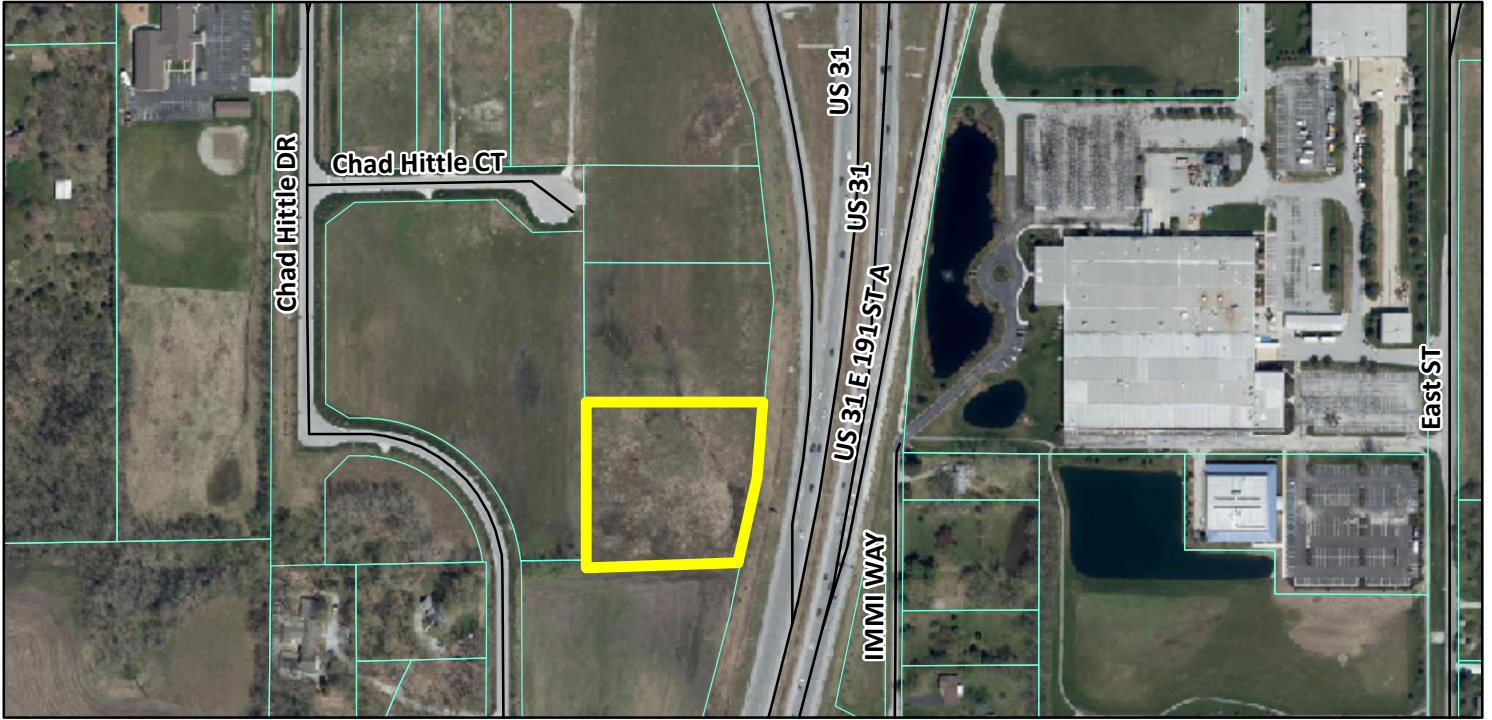


REVISIONS			
No.	Date	Description	Rev per City of Westfield Planning
1	10/21/22	Rev per City of Westfield Planning	Comments
2	1/30/23	Rev per City of Westfield Planning	Comments

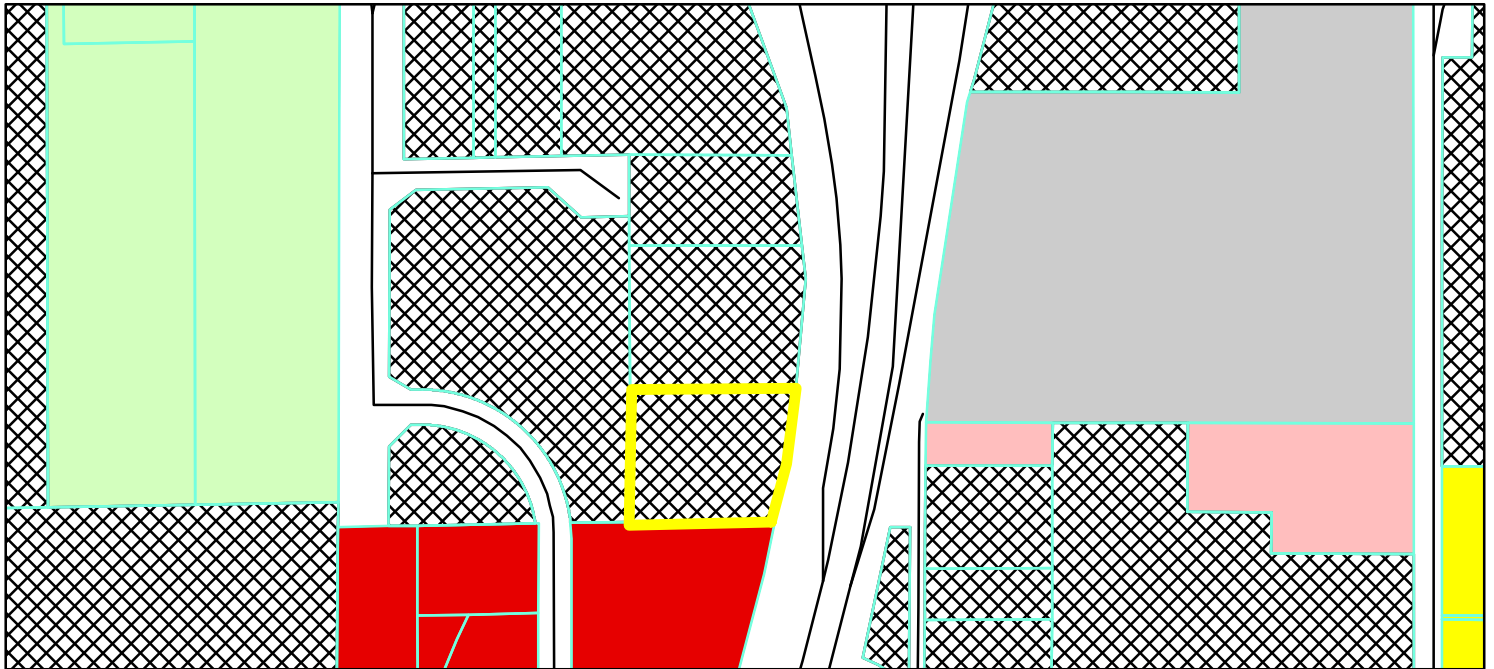
Holiday Inn Express Hittle at Thirty-One PUD

Aerial Location Map

 Site



Zoning Map



GIS.DBO.PW_Streets

Parcel

Parcel

Zoning - All

Zoning

AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

GB (General Business)

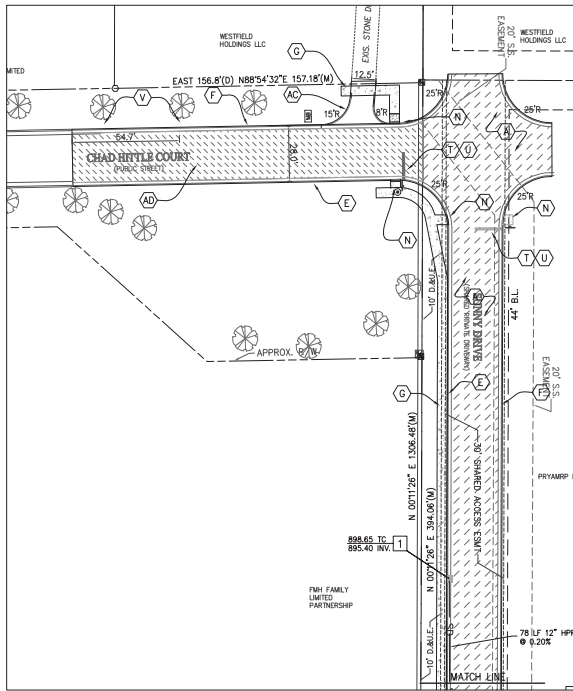
LB (Local Business)

PUD (Planned Unit Development)

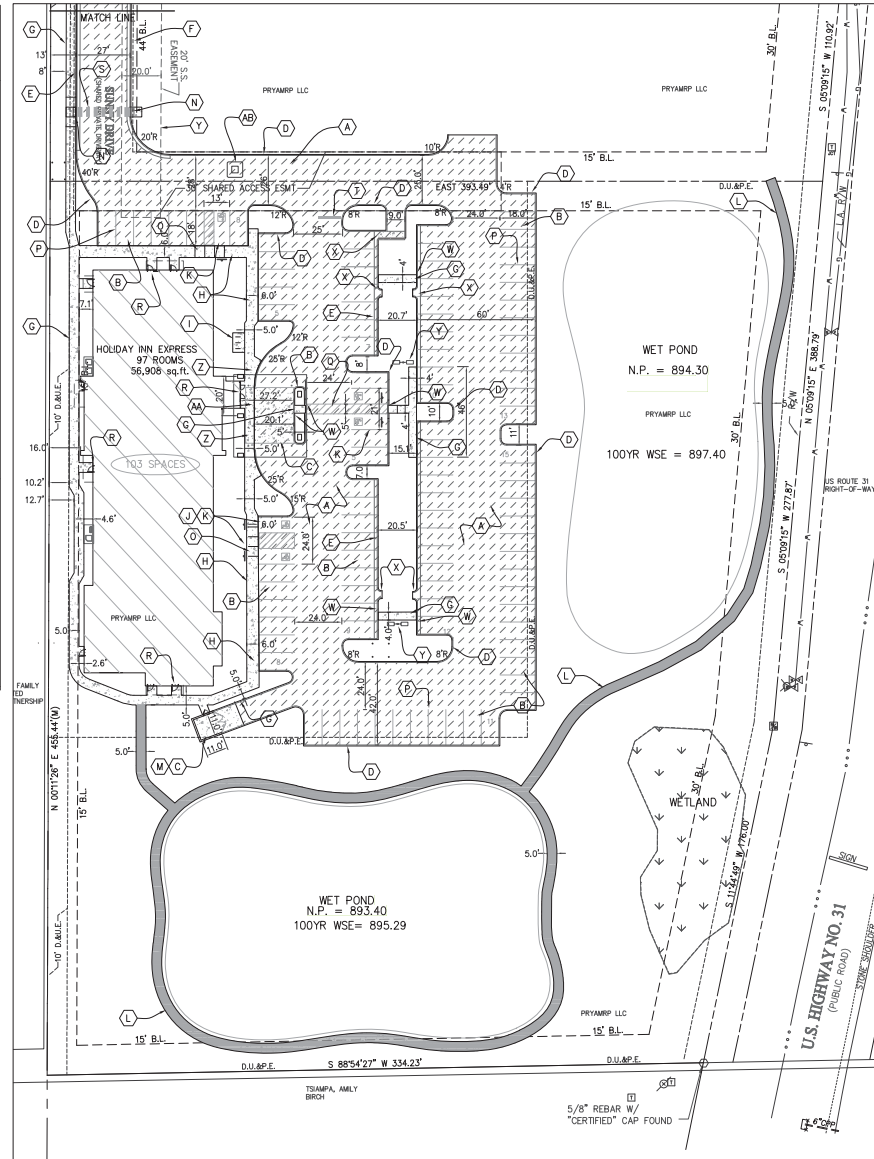
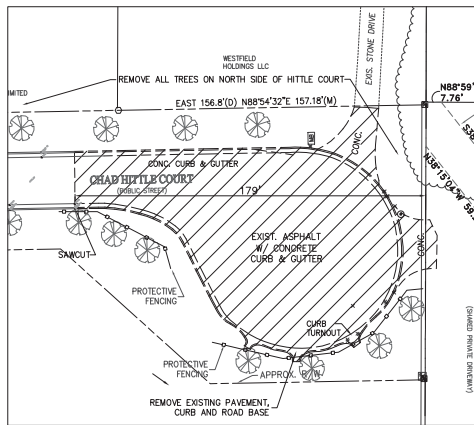
SF-3 (Single Family - 3)

0 0.05 0.1
Miles





DEMOLITION PLAN



KEYED NOTES (REF. ALSO TO DETAIL SHEETS AND ARCHITECTURAL PLANS)

- HEAVY DUTY ASPHALT PAVEMENT IN CENTRAL DRIVE AISLES.
- REGULAR DUTY ASPHALT PAVEMENT IN PARKING AREAS.
- 7" CLASS A REINFORCED CONCRETE PAVEMENT: PLACE ON 6" COMPACTED BED OF #53 STONE OVER COMPACTED SUBGRADE.
- 6" CONCRETE STRAIGHT CURB
- 6" CONCRETE CURB WITH INTEGRAL GUTTER, TYPE A.
- 6" CONCRETE CURB WITH INTEGRAL GUTTER, TYPE B.
- 4" CLASS A CONCRETE SIDEWALK
- 4" CLASS A CONCRETE WITH 6" INTEGRAL TURN-DOWN CURB WHERE THERE IS HEAD-IN PARKING.
- BICYCLE RACK, 6'5"X4" CONCRETE PAD W/ 3 BIKE HOOPS TO BE APPROVED BY PROJECT ARCHITECT, HOOPS SPACED AT 30".
- HANDICAP PARKING SPACE, VAN ACCESSIBLE, WITH RESERVED PARKING SIGNS, ADA PAVEMENT MARKINGS IN BLUE PAINT.
- HANDICAP PARKING SPACE WITH RESERVED PARKING SIGNS, ADA PAVEMENT MARKINGS IN BLUE PAINT.
- 5'-FT-WIDE ASPHALT PATH PER CITY STANDARD
- DUMPSTER AREA, ENCLOSED AND SCREENED WITH SHRUBS. SEE DETAIL.
- ADA COMPLIANT HANDICAP RAMP WITH TACTILE DOMES.
- ADA COMPLIANT HANDICAP RAMP.
- 4" WHITE PAINTED PARKING STRIPES AS DIMENSIONED
- 4'-FT-WIDE WHEELCHAIR ROUTE WITH 4" WHITE STRIPING ON 3" SPACING
- EXPANSION MATERIAL AT CONCRETE INTERFACE WITH BUILDING.
- WHITE PAINTED CROSS WALK PER MUTCD
- 16" WHITE PAINTED STOP BAR
- STOP SIGN
- TRANSITION CROSS-ROADWAY SECTION FROM CROWNED (EXISTING) TO STRAIGHT SECTION SLOPED TO THE SOUTH AT 2.1% TRANSITION DISTANCE=40 FT
- END 6" CONCRETE CURB EACH SIDE OF WALK TRANSITION CURB TO 0" HEIGHT OVER 24" EACH SIDE.
- 4" CONCRETE CURB GAP FOR DRAINAGE, SLOPE DOWNWARD TOWARD FLOW DIRECTION
- LIGHT POLES AND FOOTINGS SET 3' - 4' BEHIND CURB.
- RAISE PAVEMENT GRADUALLY OVER 12 FT TO MATCH TOP OF CURB
- AA. PAVEMENT GRADE FLUSH WITH TOP OF CURB NEAR ENTRY, LENGTH=20 FT AS SHOWN.
- AB. CONCRETE APRON AROUND GRATE CASTING PER DETAIL.
- AC. 6" CONCRETE DRIVE ON STONE BASE PER WESTFIELD STANDARD DETAIL.
- AD. WESTFIELD ASPHALT PAVEMENT FOR LOCAL STREETS (SEE C500)

ASPHALT PAVEMENT FOR LOCAL STREETS (SEE KEYED NOTE AD)
ASPHALT PAVEMENT IN PRIVATE PROPERTY (SEE KEYED NOTES A & B)

GENERAL CONSTRUCTION NOTES

- EXISTING UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATIONS ACCORDING TO THE BEST AVAILABLE INFORMATION AND LOCATION MARKS BY UTILITY PROVIDERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THE EXISTING UTILITIES PRIOR TO CONSTRUCTION OF NEW UTILITIES, AND SHALL REPAIR ANY DAMAGE DONE TO THE EXISTING UTILITIES DURING CONSTRUCTION. AS PART OF OBTAINING ACCURATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES, THE CONTRACTOR SHALL NOTIFY THE FOLLOWING: INDOLLING ORGANIZATION 48 HOURS IN ADVANCE; INDIANA UNDERGROUND CABLE LOCATION 1-800-362-5544.
- ANY DISCREPANCY IN THE PLANS SHALL BE IMMEDIATELY REPORTED BY CONTRACTOR TO THE ENGINEER FOR REVIEW.
- ALL WORKMANSHIP AND MATERIALS SHALL CONFORM TO THE CITY OF WESTFIELD PUBLISHED STANDARDS, WHERE SILKED, THE MOST RECENT ADOT STANDARDS AND SPECIFICATIONS SHALL APPLY. PAVEMENT MARKINGS FOR TRAFFIC CONTROL SHALL BE PER INDIANA M.U.T.C.D., LATEST EDITION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO STARTING 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.
- CONTRACTOR SHALL PROVIDE SMOOTH TRANSITIONS FROM NEW AREAS TO EXISTING FEATURES AS NECESSARY.
- ALL EXCAVATED AND DISTURBED AREAS SHALL BE SEEDED AFTER FINISH GRADING OR IF LEFT UNDISTURBED FOR MORE THAN 7 DAYS. ALL NEWLY SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOP SOIL. SEEDED AREAS SHALL BE FERTILIZED AND IRRIGATED AS REQUIRED TO ESTABLISH A HEALTHY, CONTINUOUS STAND OF GRASS.
- CONTRACTOR SHALL RESURFACE OR RECONSTRUCT TO AT LEAST ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWN IS DAMAGED DURING CONSTRUCTION FROM WORK PERFORMED OR TRAFFIC BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- HORIZONTAL LAYOUT AND VERTICAL GRADE STAKING BY A LICENSED PROFESSIONAL LAND SURVEYOR SHALL BE PROVIDED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR'S SURVEYOR SHALL USE THE ELECTRONIC LAYOUT DATA FILES PROVIDED BY THE ENGINEER.
- THE LAYOUT OF THE BUILDING FOUNDATION SHALL BE FROM THE APPROVED ARCHITECTURAL BUILDING PLANS.
- REFER TO M.E.P./ELECTRICAL PLANS FOR ELECTRICAL, COMMUNICATIONS, LIGHTING AND CONTROL WIRING TO BE Laid PRIOR TO PLACING PAVEMENT. ALL PROPOSED UNDERGROUND WIRING SHALL BE IN PLACE PRIOR TO LAYING ASPHALT OR CONCRETE PAVEMENT.
- PROVIDE CRACK CONTROL JOINTS ON ALL CONCRETE PAVEMENT PER ADI CODE.
- ALL MATERIALS FROM EXCAVATION, DEMOLITION AND MILLING SHALL BE REMOVED FROM THE SITE.
- CONTACT IN ADVANCE AND COORDINATE WITH UTILITY PROVIDERS ON ALL WORK INVOLVING LOCAL UTILITY LINES.
- ANY AND ALL ITEMS, PUBLIC OR PRIVATE, THAT ARE DAMAGED DURING CONSTRUCTION SHALL BE RESTORED TO THEIR PRECONSTRUCTION CONDITION OR REPLACED BY THE CONTRACTOR AT HIS EXPENSE. PROTECTION OF ITEMS FROM DAMAGE DURING CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. DAMAGE OR REMOVAL OF EXISTING ITEMS SHALL BE KEPT TO A MINIMUM.
- BY SUBMITTING A BID FOR ANY PORTION OF THE WORK ON THIS PROJECT, IT WILL BE ASSUMED THAT THE BIDDER HAS VISITED THE SITE AND EXAMINED IT THOROUGHLY TO FAMILIARIZE HIMSELF WITH THE CURRENT CONDITION.

VERTICAL DATUM:

HAMILTON COUNTY B.M. G11
AN INCH BRONZE DISK MARKED "HAM G 11" SET IN THE TOP OF THE S.W. CONC. IN-WALL OF CONCRETE SLAB CULVERT OVER BOWMAN DRAIN, 293 FT WEST OF THE INTERSECTION OF SR 32 AND UNION STREET ON THE SOUTH SIDE OF SR32 IN WESTFIELD, IN.
ELEVATION 876.57 (NGVD 1929) ELEVATION 876.13 (NAVD 1988)

TM #1: CUT "X" SET ON TOP OF WEST HEX NUT ON FIRE HYDRANT LOCATED AT THE N.E. CORNER OF SUBJECT PROPERTY AT WEST R.O.W. LINE OF US HWY 31 AND 123 FT SOUTH OF CENTERLINE OF 191ST STREET.

TM #2: BENCH THE SET (1'-FT UP) IN UTILITY POLE LOCATED AT THE WEST R.O.W. LINE OF US31 AND 388 FT SOUTH OF THE CENTERLINE OF 191ST STREET ELEVATION 899.03 (NAVD 1988)

PROJECT NO: 10100000

DATE: 5/15/23

DES. RES: DR.

CHK. RES: CHD.

Spars Engineering

civil engineering

site development

317-288-5045

spars@spars.com

HOLIDAY INN EXPRESS

WESTFIELD, IN

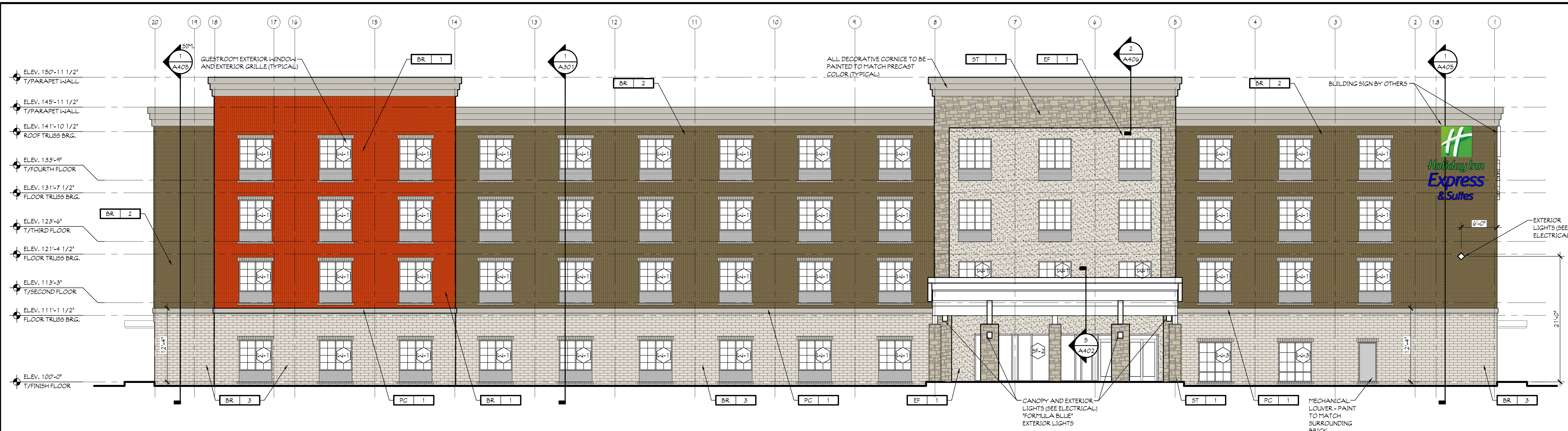
CHATHAM COMMONS

SITE & DEMOLITION PLAN

SHEET NO.

C200

FINAL CONSTRUCTION SET



MATERIAL LEGEND			
	APPLIED STONE VENEER (ST-1)		EIFS-1: 5/8"X3/8" ACCESSIBLE BEIGE
	(BR-3) BRICK-3: 5/8"X3/8" ACCESSIBLE BEIGE		(BR-1) BRICK-1: 5/8"X3/8" ROOKWOOD TERRA COTTA
	PRECAST CONCRETE LEDGE		(BR-2) BRICK-2: 5/8"X3/8" VIRTUAL TAUPE

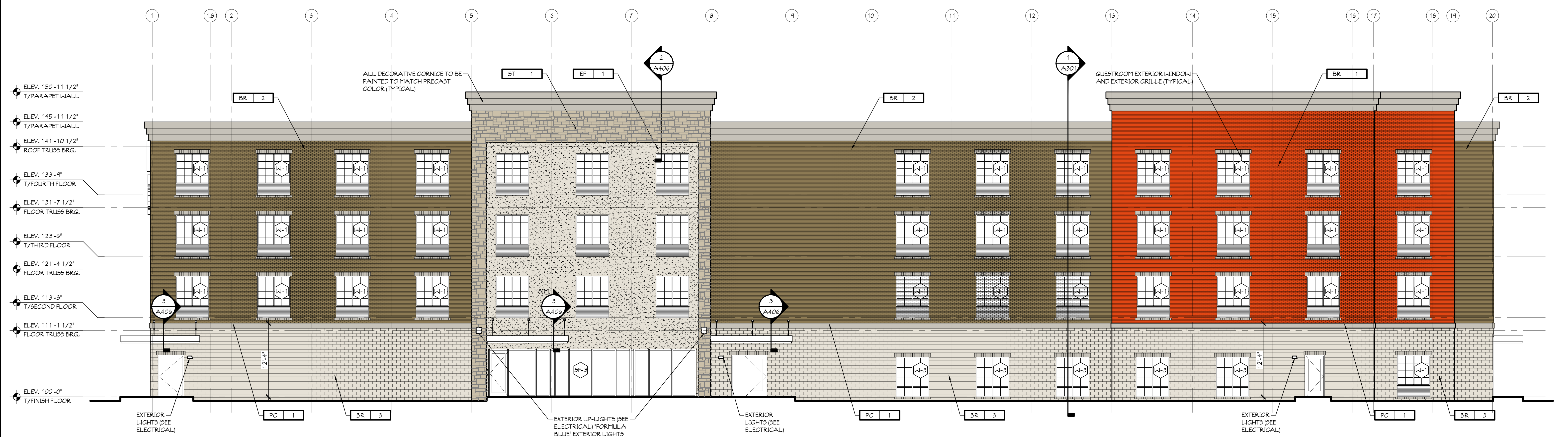
NOTE:
-ALL MECHANICAL GRILLES TO BE PAINTED TO MATCH THE SURROUNDING COLOR.

1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
EAST (FRONT) ELEVATION

ELEVATION (1) MATERIAL TOTALS		
EIFS	919 SQ. FT.	11%
STONE	614 SQ. FT.	7%
COPPING	690 SQ. FT.	8%
BRICK	6,224 SQ. FT.	74%
TOTAL	8,447 SQ. FT.	100%

ELEVATION (2) MATERIAL TOTALS		
EIFS	879 SQ. FT.	10%
STONE	561 SQ. FT.	7%
COPPING	723 SQ. FT.	8%
BRICK	6,586 SQ. FT.	75%
TOTAL	8,749 SQ. FT.	100%

BUILDING GRAND TOTALS		
EIFS	1,798 SQ. FT.	7%
STONE	3,767 SQ. FT.	16%
COPPING	2,023 SQ. FT.	8%
BRICK	16,611 SQ. FT.	69%
TOTAL	24,199 SQ. FT.	100%



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
WEST (REAR) ELEVATION

GENERAL NOTES
-ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
-ALL DIMENSIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
-ALL DIMENSIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.
-ALL DIMENSIONS SHALL BE VERIFIED BY THE GENERAL CONTRACTOR PRIOR TO CONSTRUCTION.

MAUST ARCHITECTURAL SERVICES
DIVISION OF L.E.M., INC.
112 NORTH MAIN STREET
GOSHEN, INDIANA 46526
PHONE: (574) 537-8500
FAX: (574) 537-0808
These drawings are the property of Maust Architectural Services and may not be reprinted, copied, or used in any manner without the written consent of Maust Architectural Services.

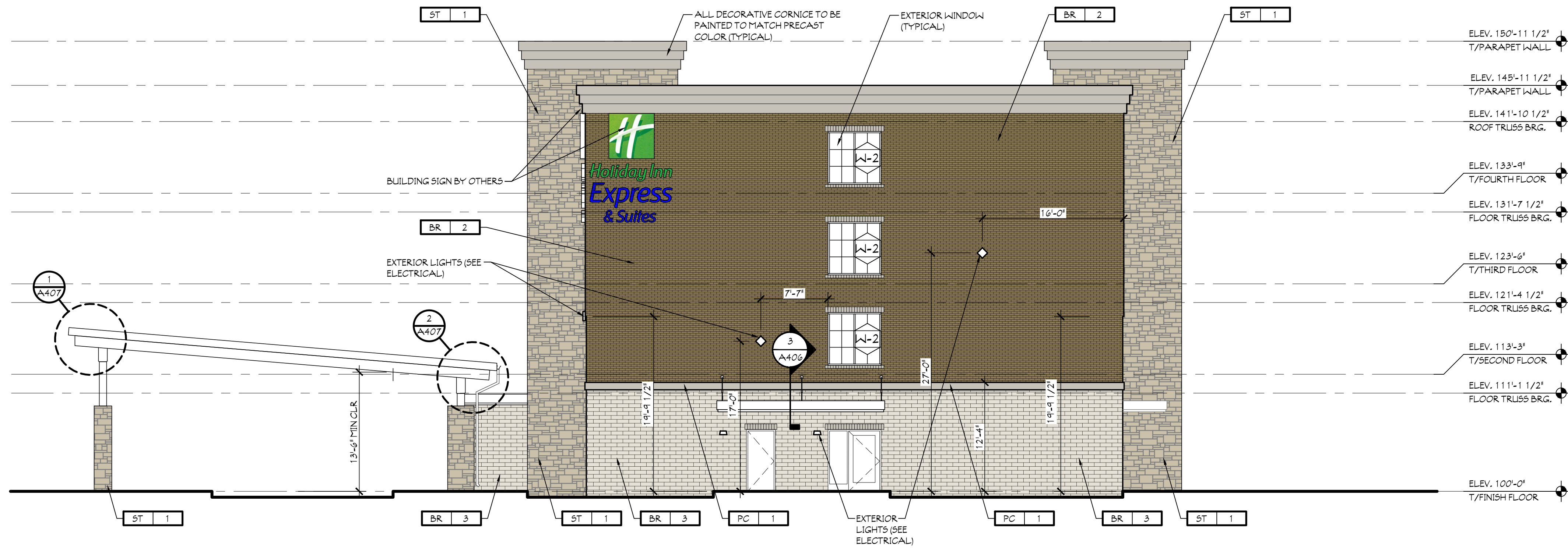


HOLIDAY INN
EXPRESS &
SUITES

WESTFIELD, INDIANA

REVISIONS:	

DATE: 05-11-23
JOB NO.: MAS-21-120
NAME:
EXTERIOR ELEVATIONS
SHEET:
A201



ELEVATION (1) MATERIAL TOTALS		
STONE	1,449 SQ. FT.	41%
COPPING	305 SQ. FT.	9%
BRICK	1,746 SQ. FT.	50%
TOTAL	3,500 SQ. FT.	100%

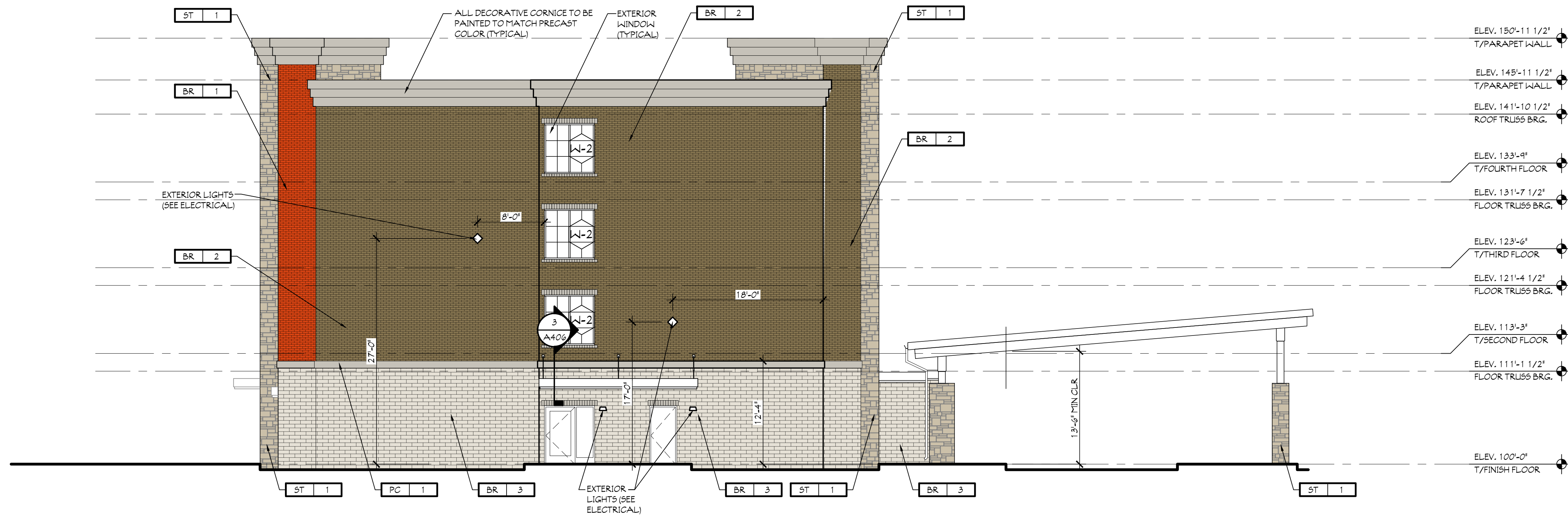
ELEVATION (2) MATERIAL TOTALS		
STONE	1,143 SQ. FT.	32%
COPPING	305 SQ. FT.	9%
BRICK	2,055 SQ. FT.	59%
TOTAL	3,503 SQ. FT.	100%

BUILDING GRAND TOTALS		
EIFS	1,798 SQ. FT.	7%
STONE	3,767 SQ. FT.	16%
COPPING	2,023 SQ. FT.	8%
BRICK	16,611 SQ. FT.	69%
TOTAL	24,199 SQ. FT.	100%

1 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
SOUTH (RIGHT SIDE) ELEVATION

MATERIAL LEGEND			
	APPLIED STONE VENEER (ST-1)		EIFS-1: SW7036 ACCESSIBLE BEIGE
	(BR-3) BRICK-3: SW7036 ACCESSIBLE BEIGE		(BR-1) BRICK-1: SW2803 ROOKWOOD TERRA COTTA
	PRECAST CONCRETE LEDGE		(BR-2) BRICK-2: SW7039 VIRTUAL TALUPE

NOTE:
-ALL MECHANICAL GRILLES TO BE PAINTED TO MATCH THE SURROUNDING COLOR.



2 EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"
NORTH (LEFT SIDE) ELEVATION

GENERAL NOTES
-ALTHOUGH DRAWINGS ARE PREPARED TO SCALE, THE ACCURACY OF THE DRAWINGS CANNOT BE GUARANTEED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROPER CONSTRUCTION OF THE PROJECT.
-ALL DIMENSIONS FOR OPENING SIZES AND LOCATIONS SHALL BE FIELD RESPONSIBLE FOR ANY GENERAL CONTRACTOR. "FAST ARCHITECTURAL" SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION OF THE PROJECT.
-BROUGHT TO YOUR ATTENTION PRIOR TO CONSTRUCTION.

* Architects
* Planners
* Construction Mgmt.
* Rule 5 and MS4 Filing
* Division of L.E.M., INC.
112 NORTH MAIN STREET
GOSHEN, INDIANA 46526
PHONE: (574) 537-8500
FAX: (574) 537-0808
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HOLIDAY INN
EXPRESS &
SUITES

WESTFIELD, INDIANA

REVISIONS:	

DATE: 05-11-23
JOB NO.: MAS-21-120
NAME:
EXTERIOR ELEVATIONS
SHEET:
A202





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

June 5, 2023
2306-PUD-07
Exhibit 1

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

Petitioner: Pulte Homes of Indiana, LLC

Representative: Nelson & Frankenberger, LLC

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

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

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

Current Land Use: Vacant

Acreage: 16 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Project Narrative
4. Proposed Ord. 23-07
5. Concept Plan
6. Neighborhood Meeting Summary
7. Fire Dept. TAC Letter

Staff Reviewer: Ryan Collingwood, Associate Planner

PETITION HISTORY

This petition was introduced at the [May 8, 2023](#), City Council meeting. The discussion for this petition can be viewed [here](#). The petitioner held a neighborhood meeting on May 24, 2023, and a summary of the meeting is provided as **Exhibit 6**. The petition will receive a public hearing at the June 5, 2023, Advisory Plan Commission ("Plan Commission") meeting.

PROJECT / PROPOSAL OVERVIEW

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

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

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

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

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

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

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

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

<i>General Zoning Regulations</i>	Proposed Ord. 23-07	UDO Art. 4.7 (SF4 Zoning Standards)	Ord. 19-46 (Claiborne Farms PUD)
Minimum Lot Area	5,625 sqft	9,000 sqft	5,625 sqft
Minimum Lot Frontage	32'	40'	35'

Minimum Building Setback			
Front	20'	25'	20'
Side	5'	8'	5'
Rear	20'	25'	20'
Minimum Lot Width	45'	50'	45'
Maximum Building Height	1 ½ stories	25'	1 ½ stories
Minimum Living Area (Total)	1,200 sqft	750 sqft	1,200 sqft

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

- **Article 6.3 - Architectural Standards:** Shall not apply, rather the following shall apply...
 - o **Character Exhibit:** The Single-Family Character Exhibit, attached to Ord. 23-07 as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
 - o **Building Materials:** Vinyl and aluminum siding shall be prohibited
 - o **Exterior Trim Materials:** Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum five and one-half (5.5) inch by one (1) inch nominal board.
 - o **Building Height:** All Dwellings (both 1 story and 1 ½ story dwellings) shall be regulated under the provisions of the Architectural Standards of the UDO

as a Single story Dwelling.

- o Windows: All homes shall meet the following window requirements:
 - Each home shall have a minimum of one (1) window on all four (4) sides of the home, except a ranch style home may have no windows on one (1) side provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.
- o Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.
- o Roof Pitches: The minimum roof pitch for the main roof of a home shall be 5/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
- o Shingles: All homes shall have dimensional or architectural grade shingles.
- o Garages: All homes shall have at least a 2-car attached garage and meet the following requirements:
 - For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home. A third car garage shall not be counted when calculating the linear frontage of the front elevation.
 - Two (2) dusk-to-dawn coach lights shall be provided on all garages.
 - If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.
 - Garage elevations, across the district, shall include a variety of design elements to vary the appearance of garage façades within the District. The variety of design elements include the garage door, garage door windows, garage door hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All garage doors shall also be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.
- o Side Building Facades with Gable: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of two (2) of the following elements on the side Building Façade. A

variety of the following elements shall be used and the incorporated element(s) shall be consistent with elements on the front Building Façade:

- A masonry material a minimum of thirty (30) inches tall;
- A change in the exterior color separated by trim;
- A change in the Exterior Material pattern separated by trim;
- A change in the Exterior Material separated by trim;
- A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.);
- A minimum of ten (10) square foot gable window;
- A gable peak with a change in Exterior Material; or
- A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.

- **Article 6.8 - Landscaping Standards:** Shall apply, except as otherwise modified below...

o Selection of Plantings: Article 6.8(F)(1) shall apply, except...

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

o Street Trees: Article 6.8(J) shall apply, except...

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

o Lot Landscaping: Article 6.8(K) shall apply, except...

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

o External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply, except...

- A black “4-board” fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area along Towne Road. Street Frontage landscaping shall be as generally depicted on Exhibit D of Ord. 23-07.

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

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

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

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

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

COMPREHENSIVE PLAN

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

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

PROCEDURAL

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 5, 2023, 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 8, 2023](#), City Council meeting. Video footage of the introduction can be viewed [here](#).

DEPARTMENT COMMENTS

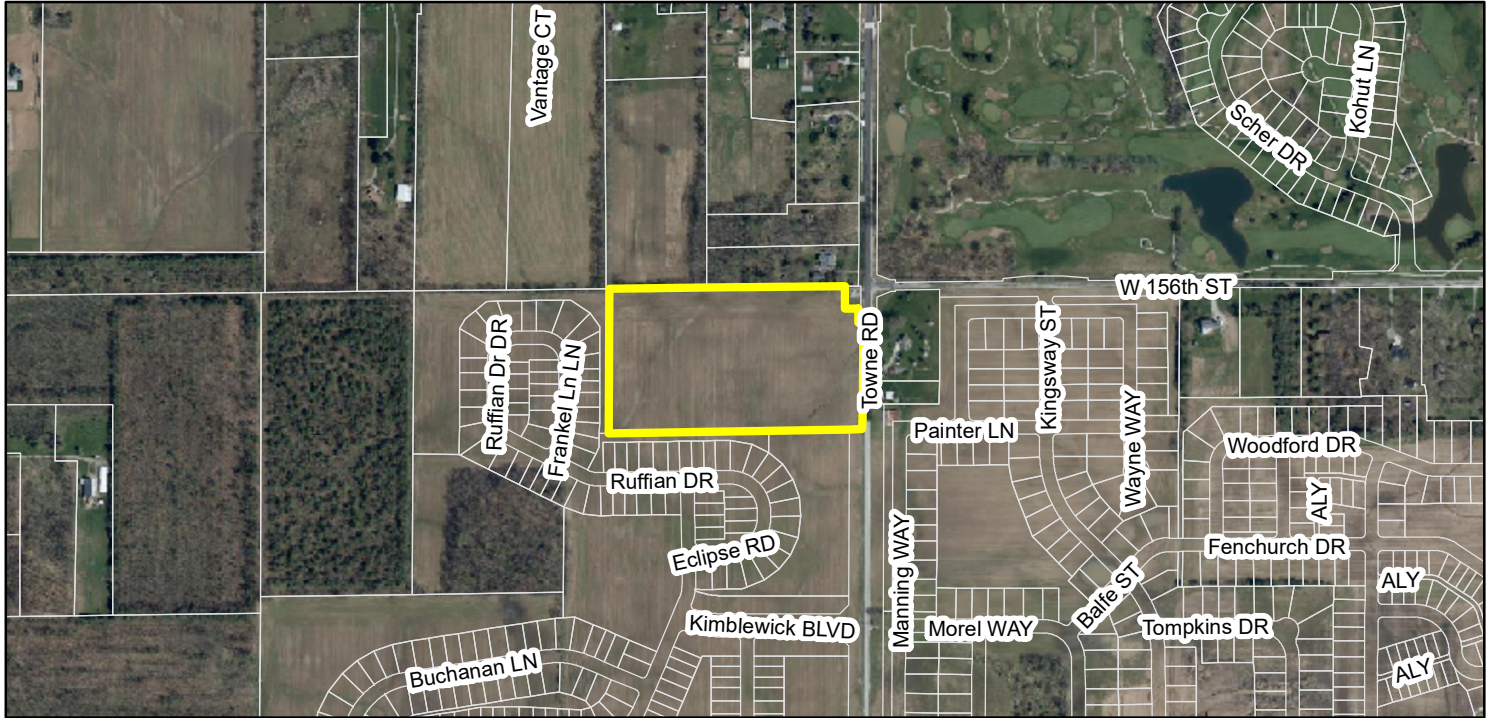
1. **Action:** Hold a public hearing at the June 5, 2023, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.



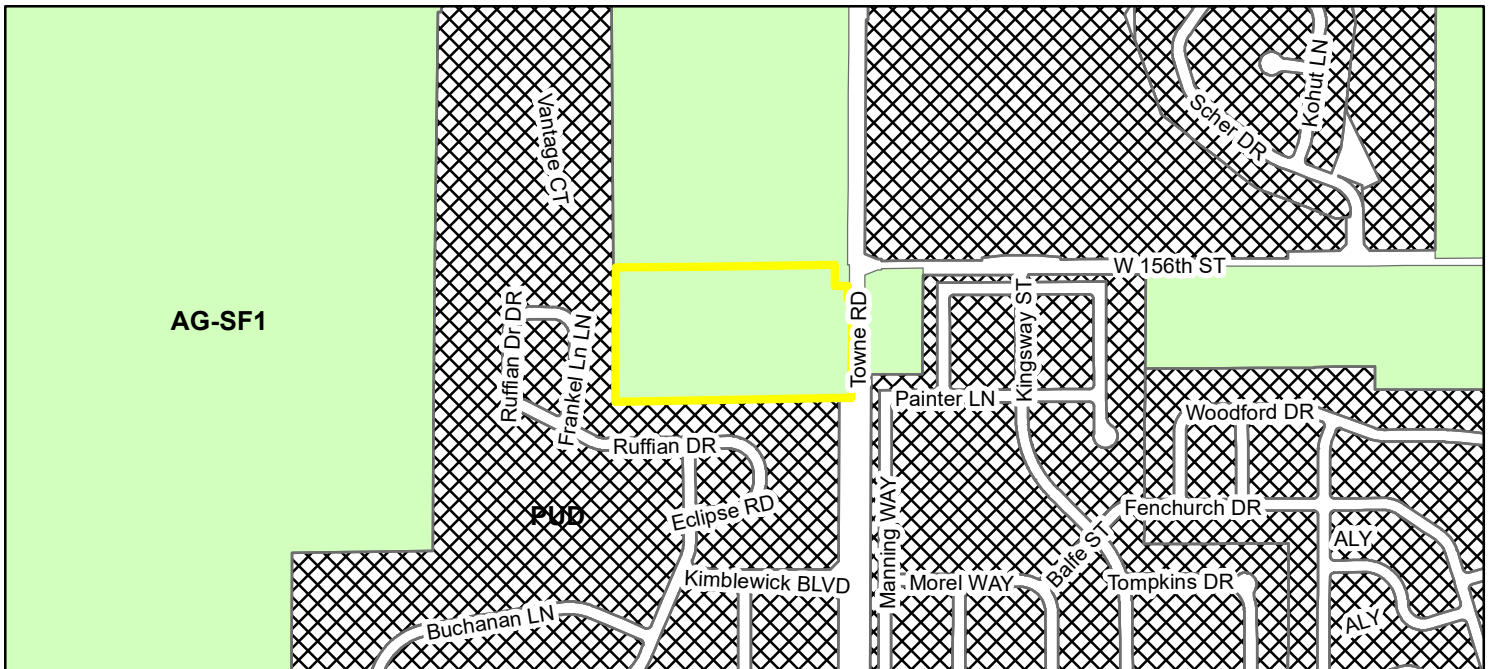
Property Location Map
Claiborne Farms (Kimblewick) - Phase II PUD
2306-PUD-07



Aerial Location Map



Zoning Map



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

Kimblewick (Clairborne Farms) – Phase II PUD Project Description

The applicant, Del Webb by Pulte Homes of Indiana, LLC (“Del Webb by Pulte”), has filed a rezone application for the “Kimblewick – Phase II PUD District” in order to extend and continue the existing Kimblewick residential community that Del Webb by Pulte is currently developing on the west side of Towne Road, north and south of 151st Street. In this regard, the original Kimblewick (Clairborne Farms PUD District), Ordinance Number 19-46, was adopted by the City Council on November 25, 2019.

The site is approximately 16 acres located generally west of and adjacent to Towne Road and south of the intersection of 156th Street and Towne Road surrounded by Kimblewick to the west and south (the “Real Estate”). The current Kimblewick community and the Real Estate are both shown on the attached location map. The current zoning of the Real Estate is AG-SF1: Agriculture / Single-Family Rural District, and is agricultural in use.

By way of general background, Kimblewick is a 245 acre Del Webb active adult community anchored by a multi-million dollar amenity center including 14,000 square foot indoor facility and an extensive interconnecting trail network within significant open space areas. Other amenities include, or will soon include, bocce ball, pickle ball, community gardens, fitness center, an outdoor kitchen, and dog park. Further, it should also be noted that the amenities provided in the existing Kimblewick were designed to accommodate and absorb the development of the proposed additional homes and therefore the lots on the Real Estate will be subject to the same covenants and restrictions applicable to the existing Kimblewick Lots in order to ensure the shared maintenance costs of all amenities by the residents of the community. Further, Kimblewick is an age-restricted residential neighborhood regulated under the Housing for Older Persons Act of 1995 (“HOPA”).

The rezone request for the Real Estate is to create a “Phase II” of the Kimblewick community by applying the same development and architectural standards to the Real Estate. The request will expand the number of homesites by forth-three (43) and the proposal will continue to offer a range of homes attractive to homebuyers desiring to downsize into an empty-nester age restricted community. Examples of the home product have been included in the PUD and homes are anticipated to have an average sales price of approximately \$400,000. Furthermore, a comprehensive maintenance program will be provided for every lot in the neighborhood, including but not limited to, landscape maintenance and snow removal as is provided today within Kimblewick.

Regarding site design, External Street Frontage Landscaping will be provided along Towne Road in a manner consistent with the existing treatment along the Kimblewick frontage. Photographic examples of the street frontage plantings are provided in the PUD. Enhanced open space and buffers have been concentrated along the north perimeter of the plan to provide appropriate transitions to the adjacent properties, which buffer yards are required under the terms of the PUD. In this regard, the Open Space is approximately 30%. Lots and street access are internal to the site and will be connected into the existing Kimblewick at Frankel Lane as illustrated on the Site Plan.

As an age restricted community, the addition to Kimblewick will have a positive impact on the Westfield Community in the following ways:

- (i) Local schools, churches and civic groups, and Wood Wind Golf Course will benefit from higher levels of volunteerism and use by residents;
- (ii) There will be **no** impact on local schools (all tax benefits with no school age children);
- (iii) Lower peak hour traffic is projected than for traditional subdivisions and approximately 50% fewer trips overall; and
- (iv) It is anticipated that 40% of residents will maintain full or part-time employment.

ORDINANCE NUMBER 23-__

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

“Claiborne Farms (Kimblewick) – Phase II”

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 16-44 (the "Claiborne Farms PUD Ordinance"), on November 25, 2019;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 23__-PUD-__**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 23__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_ - _) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on ____, 2023; and

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to

designate the Real Estate as a Planned Unit Development District to be known as the "**Claiborne Farms (Kimblewick) – Phase II PUD District**" (the "District").

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

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

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

Section 3. **Underlying Zoning District.** The Underlying Zoning District shall be the SF4 Residential District.

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

- 4.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 4.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 4.3 The total number of Dwellings permitted shall not exceed forty-three (43) Single-family Dwellings.
- 4.4 **Age-Restricted Community.** The District shall comply with the following:
 - A. The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) ("HOPA"), as they may be amended, to qualify the Dwellings in the District as "housing intended and

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

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

Section 5. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

- 5.1 The following standards shall apply to the District:

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

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

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

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

- A. Character Exhibit: The Single-Family Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- B. Building Materials: Vinyl and aluminum siding shall be prohibited.
- C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum five and one-half (5.5) inch by one (1) inch nominal board.
- D. Building Height: All Dwellings (both 1 story and 1 ½ story dwellings) shall be regulated under the provisions of the Architectural Standards of the UDO as a Single story Dwelling.
- E. Windows: All homes shall meet the following window requirements:
 - i. Each home shall have a minimum of one (1) window on all four (4) sides of the home, except a ranch style home may have no windows on one (1) side provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.
- F. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.
- G. Roof Pitches: The minimum roof pitch for the main roof of a home shall be

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

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

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

- i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home. A third car garage shall not be counted when calculating the linear frontage of the front elevation.
- ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
- iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.
- iv. Garage elevations, across the district, shall include a variety of design elements to vary the appearance of garage façades within the District. The variety of design elements include the garage door, garage door windows, garage door hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All garage doors shall also be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

J. Side Building Facades with Gable. All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a side lot line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of two (2) of the following elements on the side Building Façade. A variety of the following elements shall be used and the incorporated element(s) shall be consistent with elements on the front Building Façade:

- i. A masonry material a minimum of thirty (30) inches tall;
- ii. A change in the exterior color separated by trim;
- iii. A change in the Exterior Material pattern separated by trim;
- iv. A change in the Exterior Material separated by trim;
- v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.);
- vi. A minimum of ten (10) square foot gable window;

- vii. A gable peak with a change in Exterior Material; or
- viii. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.

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

- A. Selection of Plantings: Article 6.8(F)(1) Selection shall apply, except as modified below:
 - i. Shade Trees shall be a minimum of two and one-half (2.5) inches in Caliper.
 - ii. Evergreen trees shall be a minimum of seven (7) to eight (8) feet in height.
- B. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:
 - i. One (1) street tree shall be required per dwelling lot, per frontage.
 - ii. Where adjacent to Common Areas Article 6.8(J) shall apply however, a minimum spacing requirement of twenty (20) feet shall apply.
- C. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified below:
 - i. A minimum of two (2) Shade Trees, one (1) Ornamental Tree and ten (10) Shrubs shall be required. A minimum of two (2) trees and six (6) shrubs shall be located in the Front Yard.
 - ii. An additional two (2) trees shall be required in the Front Yard of corner lots resulting in a minimum of two (2) trees in both Front Yards.
 - iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod shall be planted in both Front Yards.
- D. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except as modified below:
 - i. A black “4-board” fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area along Towne Road. Street Frontage landscaping shall be as

generally depicted on **Exhibit D**.

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

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

- i. Buffer Yard and common area landscaping shall be as generally depicted on **Exhibit B: Concept Plan**. If a provision of Article 6.8 Landscaping Standards is in conflict with the Concept Plan then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval:
- ii. No mounds shall be required in a Buffer Yard.
- iii. The minimum Buffer Yard width along the north perimeter of the Real Estate shall be forty (40) feet as generally depicted on the Concept Plan.

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

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

B. Driveway location shall be exempt along non-leg side of T-intersections.

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

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

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

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

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

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

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 23-**__ was delivered to the Mayor of Westfield
on the ____ day of _____, 2023, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 23-__
this ____ day of _____, 2023.

I hereby VETO Ordinance 23-__
this ____ day of _____, 2023.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

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

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

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

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

EXHIBIT A
REAL ESTATE

(Page 2 of 2 - Location Map)

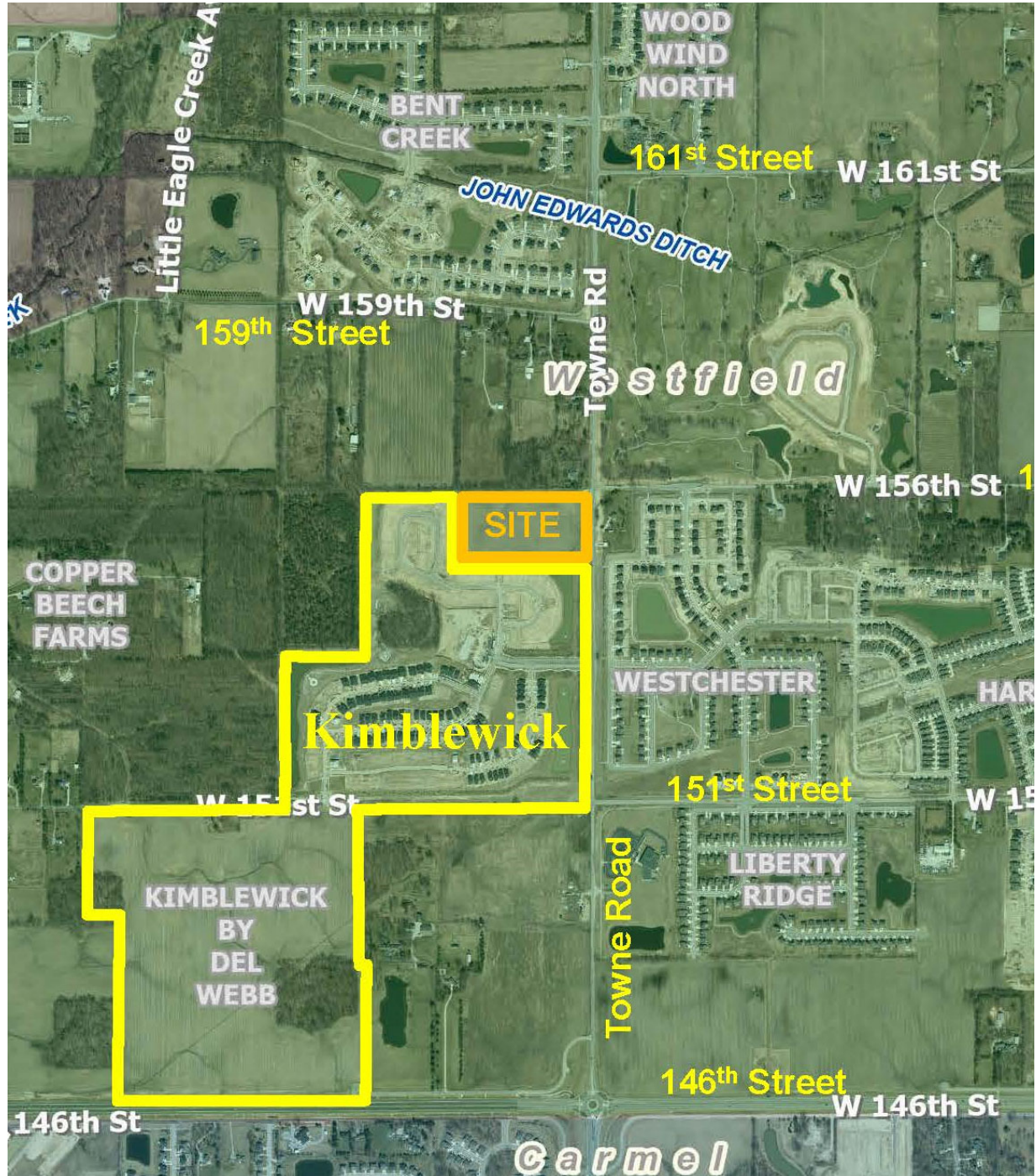
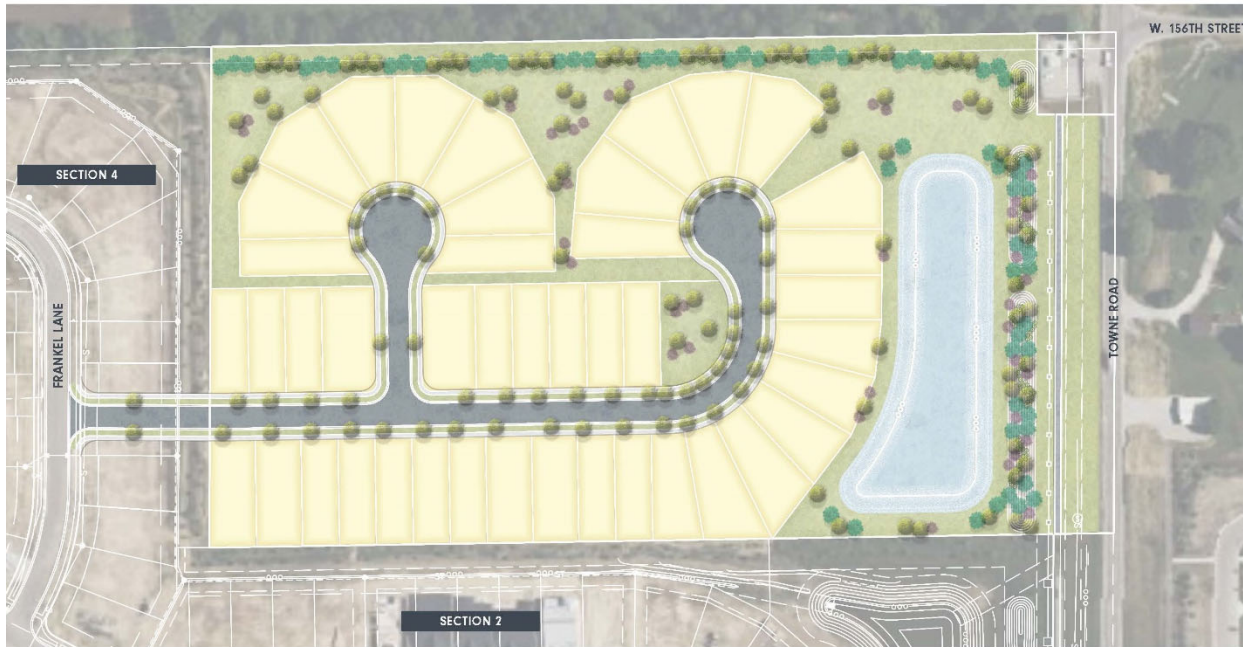


EXHIBIT B

Concept Plan



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 23 __-PUD-__.

EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT D

PERIMETER STREET FRONTAGE CHARACTER EXHIBIT

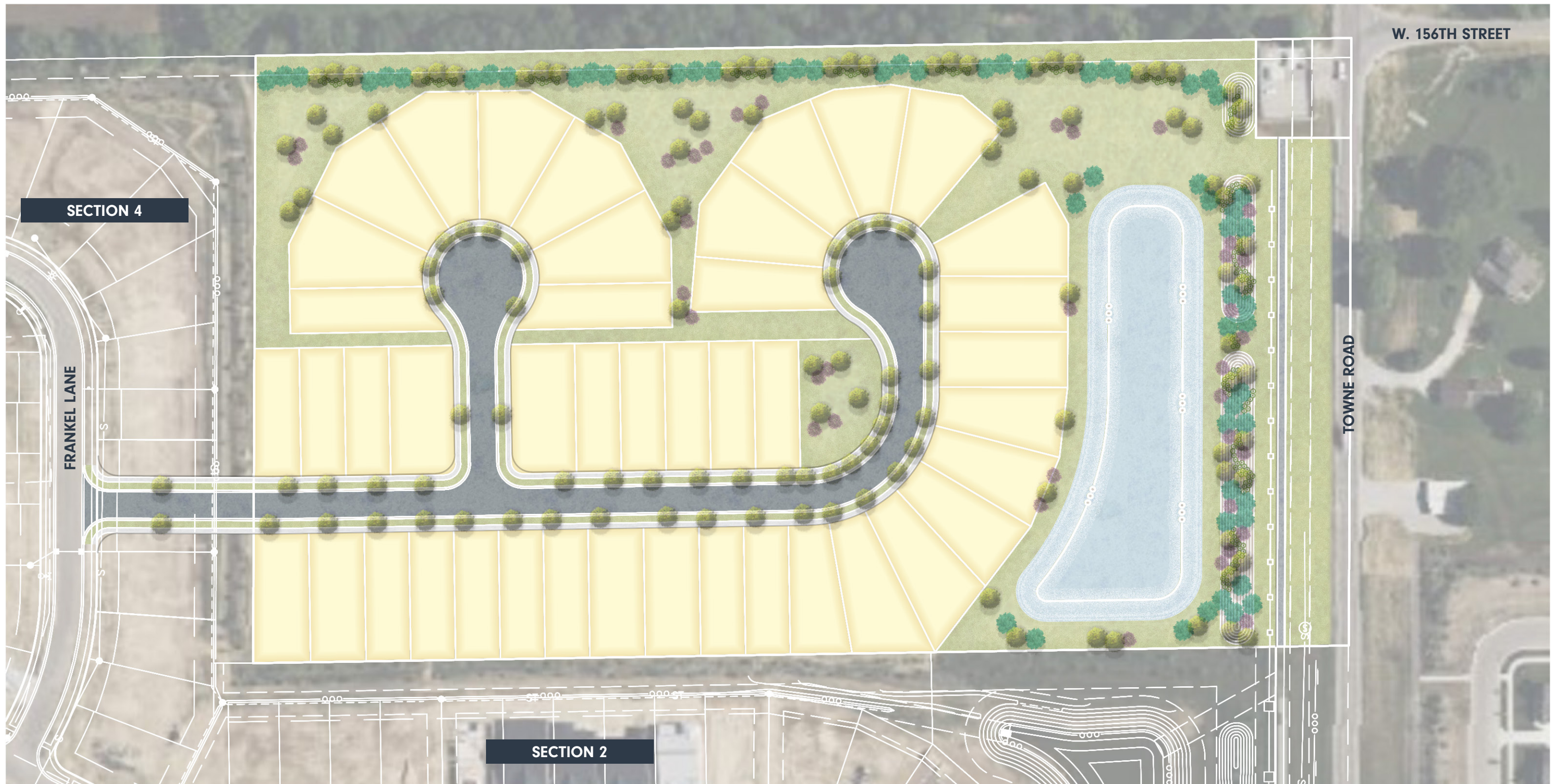


*Illustrative only – final site layout and landscaping shall comply with the standards of Section 6.2(D) of this Ordinance.

EXHIBIT D

PERIMETER STREET FRONTAGE CHARACTER EXHIBIT





43 LOTS - 46' X 132' (MONTEREY)
 -2 LOTS FROM SECTION 4
 NET 41 LOTS
 TOTAL EXPANSION AREA = 15.90 AC.
 COMMON AREA = 5.52 AC.

KIMBLEWICK EXPANSION - CORNERSTONE PROPERTY

CONCEPT PLAN

WESTFIELD, INDIANA

SCALE: 1"=100'



APRIL 26, 2023

PREPARED FOR:
PULTE HOMES



HWC
ENGINEERING
© 2023 HWC ENGINEERING

Claiborne Farms (Kimblewick) Phase II PUD Zoning Request

Neighborhood Meeting Summary

<u>Project:</u>	Claiborne Farms (Kimblewick) Phase II PUD Rezone Request Pulte Homes of Indiana, LLC
<u>Docket Number:</u>	2306-PUD-07
<u>Date:</u>	Wednesday, May 24, 2023 at 6:30 pm
<u>Location:</u>	Wyndham Hotel Westfield at Grand Park, Westfield, IN 46074
<u>Presenters:</u>	David Compton, Rex Ramage and Tabitha Calvin – Pulte Homes Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
<u>Attendees:</u>	Ryan Collingwood (Westfield Staff) See Sign-in Sheet attached to summary

The Neighborhood Meeting began at 6:30 pm and David Compton (DC) provide an overview of the proposal along with Rex Ramage (RR).

DC explained that the proposal included only 24 more lots than originally planned (490 lots) and that there were a total of 43 lots on the new area. He noted that the existing buffer would stay in place and that the proposed standards in place today were to be followed for homes in the new area. Construction would be planned in the spring of 2024 and the landscaping along Towne Road would be the same as the treatment today.

Neighbor Comments and Questions:

1. There was a question about notice and it was explained that the same residents who are required to receive written notice of the Plan Commission Public Hearing were sent an invitation to the Neighborhood Meeting.
2. More evergreens were requested for the buffer to the north.
3. A general timeline for site and home construction was reviewed.
4. A question regarding the proposed Del Webb product and why it was chosen for this site. DC explained that it was their goal to provide a product that would be consistent with the homes they are currently developing which would adhere to the same standards as the current homes.
5. It was noted by a resident that they have trouble getting out of their driveway due to traffic and that the proposed plan would create more traffic and construction traffic and they thought this would bring down property values.
6. A request was made to see construction traffic come in off of Towne Road. DC indicated that they would look into this as an option.

7. There was a comment from a resident to the north about density and the thought that the subject area was supposed to be rural. Jon Dobosiewicz noted that the designation for the site in the Westfield Comprehensive Plan was identified as New Suburban rather than Rural Southwest and briefly reviewed a summary of those designations.
8. Generally regarding traffic, it was noted that Westfield was moving forward with the construction of a round-a-bout at 151st and Towne Road.
9. It was noted that there is a sanitary lift station at the northeast corner of the site.
10. A request was made to locate the Towne Road path west of the lift station.
11. There was a request to look at landscaping along the common area between the existing Kimblewick lots and the new area. DC indicated they would reach out and set a time to look at landscaping with the residents.

The meeting ended at approximately 8:00pm with some attendees staying after for additional discussion.

Neighborhood Meeting Sign In-Sheet

RE: Neighborhood Meeting
Pulte Homes of Indiana, LLC
Claiborne Farms (Kimblewick) Phase II PUD Rezone Request
Docket Number 2306-PUD-07

Location:

Wednesday, May 24, 2023, 6:30 pm Wyndham Hotel Westfield at Grand Park
18592 Carousel Lane, Westfield, IN 46074

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. Phil Tracah	Manning Way		
2. Kathleen Grothouse	2584 Ruffian Dr.	317-727-6248	kathleengrothouse@gmail.com
3. Barbara Laim	2560 Ruffian DR	505 785-1865	
4. DEBBIE SONDEMAN	2551 LORD MURPHY		
5. Alan and Susan Selking	2826 Ruffian Drive	317-413-1289	aselking@aol.com
6. Ryan Collingwood	2728 E. 171 st St.	(317) 741-8857	rcollingwood@westfieldin.gov
7. JIM & KATHIE HILL	2600 RUFFIAN DRIVE		Jim.hill953@gmail.com (262) 325-9003
8. MATT & ANDREA BOHM	15630 TONE RD westfield		
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			



Westfield Fire Department

Preparation, Prevention, Response

May 16, 2023

Jon C. Dobosiewicz
Nelson & Frankenberger, LLC
550 Congressional Blvd., Suite 210
Carmel, IN 46032

RE: Claiborne Farms Phase II

Dear Mr. Dobosiewicz,

The Westfield Fire Department has received plans for Claiborne Farms Phase II project in Westfield, Indiana. The following are questions/concerns we have about your project submittal.

1. No comments at this time.

If you have any questions, please feel free to contact at 317-804-3309

Ryan Flora

Division Chief of Fire and Life Safety
17535 Dartown Road | Westfield, IN 46074
rflora@westfield.in.gov | Office 317-804-3309



Petition Number: 2304-DDP-08

Subject Site Address: SWC of US Highway 31 & 191st Street Approximately

Petitioner: Himanshu Patel by Spiars Engineering, LLC (the "Petitioner")

Request: Detailed Development Plan review for a 56,908 square foot hotel on 2.05 acres +/- in the Hittle at ThirtyOne Planned Unit Development (PUD) District

Current Zoning: [Hittle at ThirtyOne PUD \(Ord. 17-45\)](#)

Current Land Use: Vacant

Approximate Acreage: 2.05 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscape Plan

Staff Reviewer: Daine Crabtree, Senior Planner

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

The plans comply with applicable standards.

- 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 with applicable standards.

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:

- 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.

DISTRICT STANDARDS

The plans comply with GB: GENERAL BUSINESS DISTRICT of the UDO and the HITTLE AT THIRTY-ONE PUD (ORD. 17-45).

22) Permitted Land Uses

23) Minimum Lot Area: No minimum

24) Minimum Lot Frontage: No minimum, however all Lots shall have vehicular access to an External Street

25) Minimum Building Setback Lines:

- a) District Perimeter: Fifteen (15) feet
- b) District Perimeter Abutting an External Street: Thirty (30) feet
- c) All Other: No Minimum

26) Maximum Building Height: No maximum

27) Minimum Building Height:

- a) Area I (Hotels): Four (4) stories or sixty (60) feet, whichever is less
- b) Area II: (Outlots): One (1) story

28) Minimum Building Size:

- a) Area I (Hotels): 40,000 square feet
 - b) Area II (Outlots): 3,000 square feet, shall include outdoor seating area
-



DEVELOPMENT STANDARDS (Chapter 6 of UDO) and the HITTLE AT THIRTY-ONE PUD (Ord. 17-45)

The plans comply.

29) Accessory Use and Building Standards (Article 6.1)

- a) Screening of Receptacles and Loading Areas (Article 6.1(H))
- b) Screening of Receptacles and Loading Areas (Article 9.1 of PUD)

30) Architectural Standards (Article 6.3(F))

31) Architectural Standards (PUD, Section 6.3)

Comment: The Director has determined that the proposed elevations are substantially compliant with the images in the Character Exhibits in Ord. 17-45.

32) Building Standards (Article 6.4)

33) Fence Standards (Article 6.5, PUD Section 9.3)

34) Height Standards (Article 6.6)

35) Landscaping Standards (Article 6.8, as modified by Section 9.4 of Ord. 17-45):

- a) General Screening Standards (Article 6.8(H))
- b) Minimum Lot Landscaping Requirements (Article 6.8(K))

Type	Shown	Required	Remaining
Shade	55	21	X
Ornamental/Evergreen	49	21	X
Shrub	299	51	X

c) Foundation Plantings (Article 6.8(L))

d) External Street Frontage Landscaping (**US Highway 31, 453 feet in length**)

Type	Shown	Required	Remaining
Shade/Evergreen	14	14	X
Ornamental	10	9	X
Shrub	113	113	X

- e) Buffer Yard Requirements

Comment: Not Applicable per Section 9.4 of PUD.

- f) Interior Parking Area Landscaping
- g) Perimeter Parking Area Landscaping (Section 9.4(B) of PUD)
- h) Perimeter Parking Area Landscaping (UDO)

36) Lighting Standards (Article 6.9, as amended by Section 9.8 of Ord. 17-03)

- a) All Light Fixtures shall be Fully Shielded and direct light downward toward the earth's surface. All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- b) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.
- c) Light meter readings shall not exceed one (1.0) foot candle at all Lot Lines.
- d) Ord. 17-03 requires the following additional restriction: Lighting shall be dimmed to Sixty-Five percent (65%) after 11pm. Illuminated building signage is excluded. Lighting used for landscaping or to highlight a building feature or art shall be permitted to be upward facing toward the element/building it is highlighting.

37) Lot Standards (Article 6.10)

38) Outside Storage and Display (Article 6.12)

39) Outdoor Café and Eating Areas (Article 6.13)

40) Parking and Loading Standards (Article 6.14)

41) Setback Standards (Article 6.16)

42) Sign Standards (Article 6.17)

43) Vision Clearance Standards (Article 6.19)

44) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

45) Block Standards (Article 8.1)

46) Easement Standards (Article 8.3)

47) Monument and Marker Standards (Article 8.5)



- 48) Open Space and Amenity Standards (Article 8.6)
- 49) Pedestrian Network Standards (Article 8.7 & PUD Section 11.2)
- 50) Storm Water Standards (Article 8.8)
- 51) Street and Right-of-Way Standards (Article 8.9)
- 52) Street Light Standards (Article 8.10)
- 53) Street Sign Standards (Article 8.11)
- 54) Surety Standards (Article 8.12)
- 55) Utility Standards (Article 8.13)

HITTLE AT THIRTYONE PUD (ORD. 17-45)

The plans comply.

- 56) Concept Plan
- 57) Illustrative Layout

Comment: The proposal varies from the Illustrative Layout in the PUD, but the ordinance states that the final layout may vary. The proposal also varies from the approved Overall Development Plan, but as presented, the plans constitute a 'minor amendment' because it does not (i) increase the buildable area or number of lots as compared to the ODP; (ii) increase the impervious surface area or intensity of the use as compared to the ODP; (iii) reduce the width or number of plantings in a perimeter yard; or (iv) change the standard or alignment of Streets or circulations, nor does it include additional driveways, Rights-of-way or access points.

- 58) Enhanced Entry (PUD, Section 11.1(A))
- 59) Public Art Node (PUD, Section 11.1(B))

DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) Action: Approve Detailed Development Plan 2304-DDP-08 with the following condition:
 - Approval of 2304-DDP-08 is contingent upon the recordation of the associated Secondary Plat, docket no. 2304-SFP-17; and
 - 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.



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

June 5, 2023

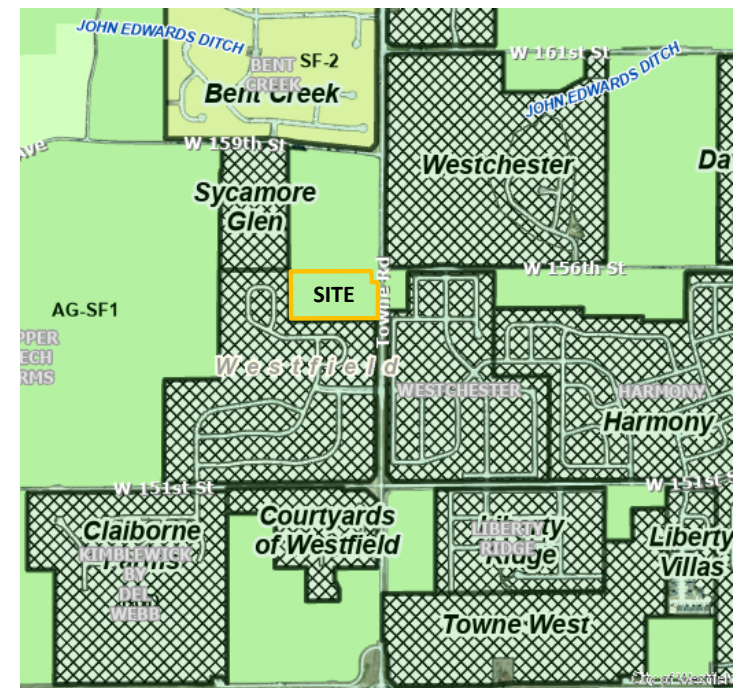
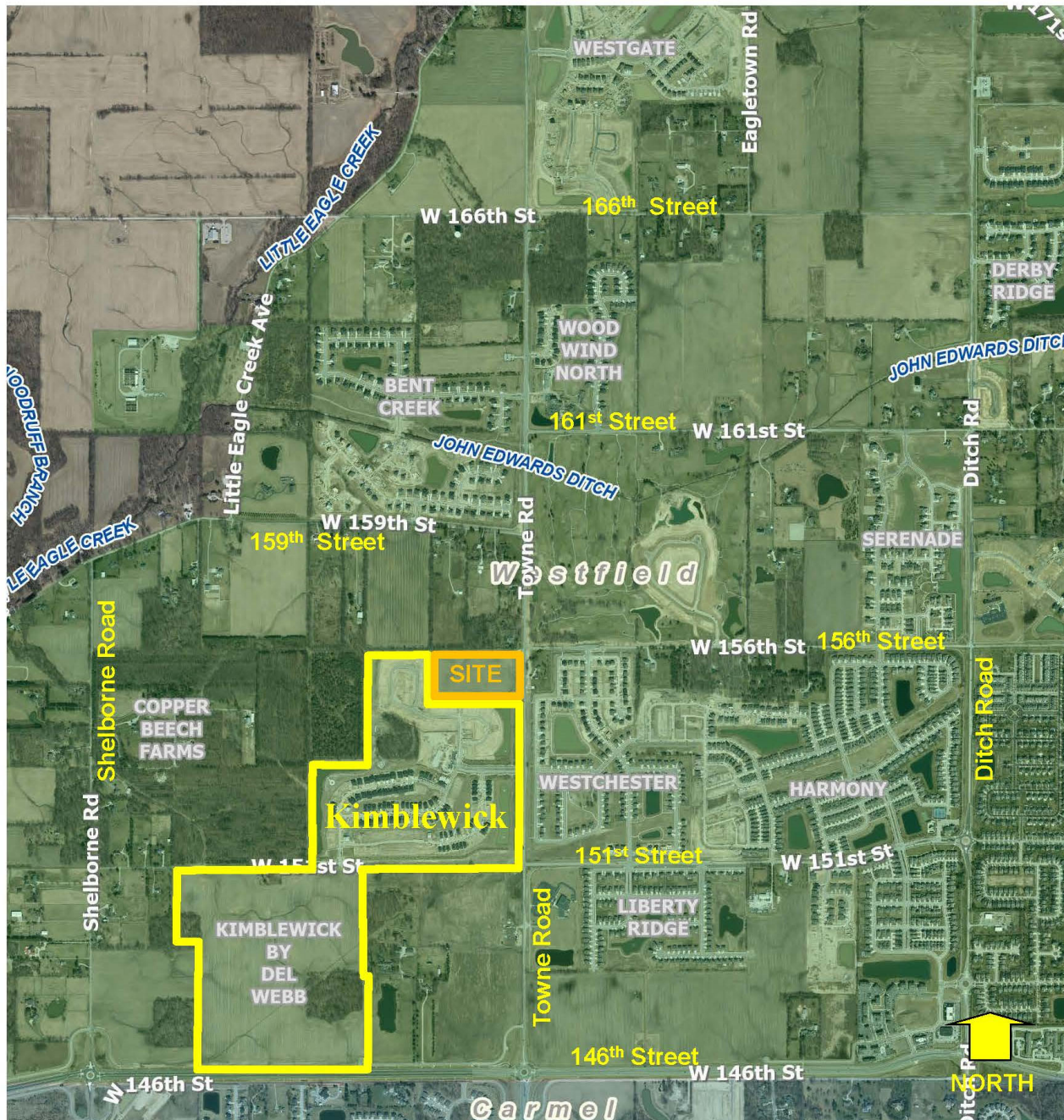
2304-DDP-08

3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at dcrabtree@westfield.in.gov or (317) 416-2586

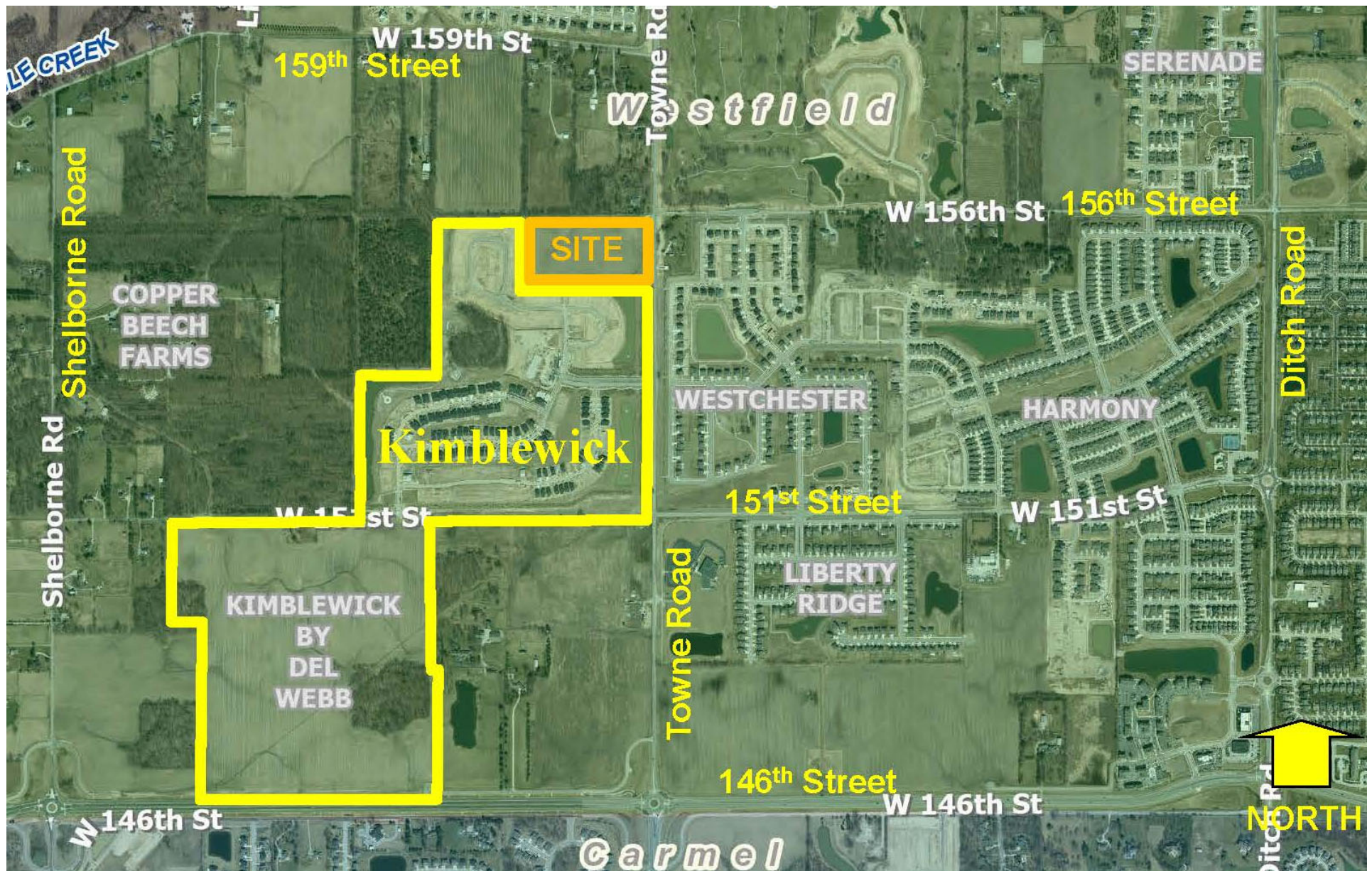
Kimblewick – Phase II

Site Location and Zoning

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

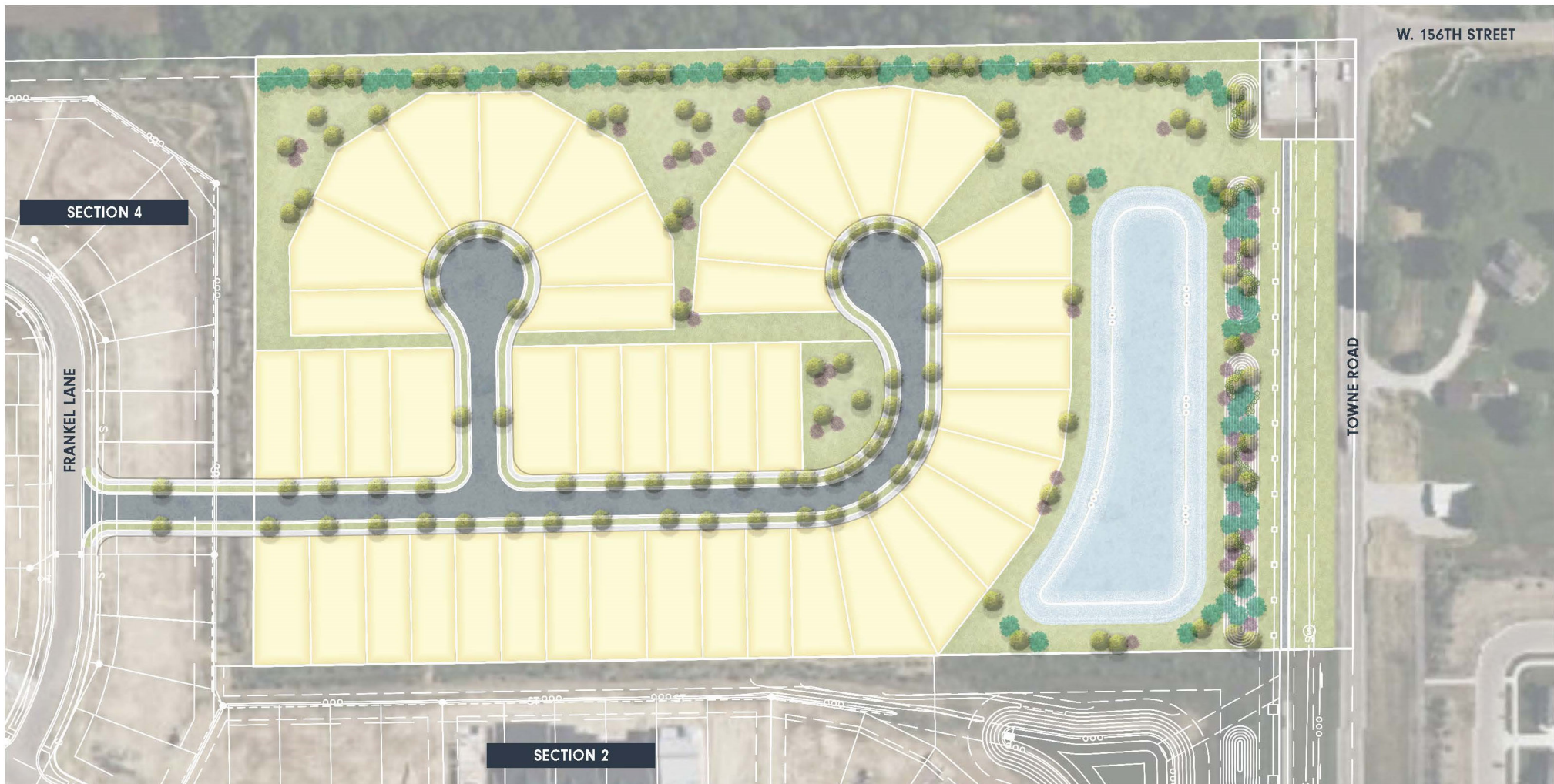


Kimblewick – Phase II Site Context Exhibit



Kimblewick – Phase II Concept Plan

- The community will consist of forty-three (43) single-family homes.
- Positioned along Towne Road with same landscaping treatment including mounding and 4-board fence;
- Buffers continued along the north perimeter.





**Kimblewick – Phase II
Landscape Exhibit**

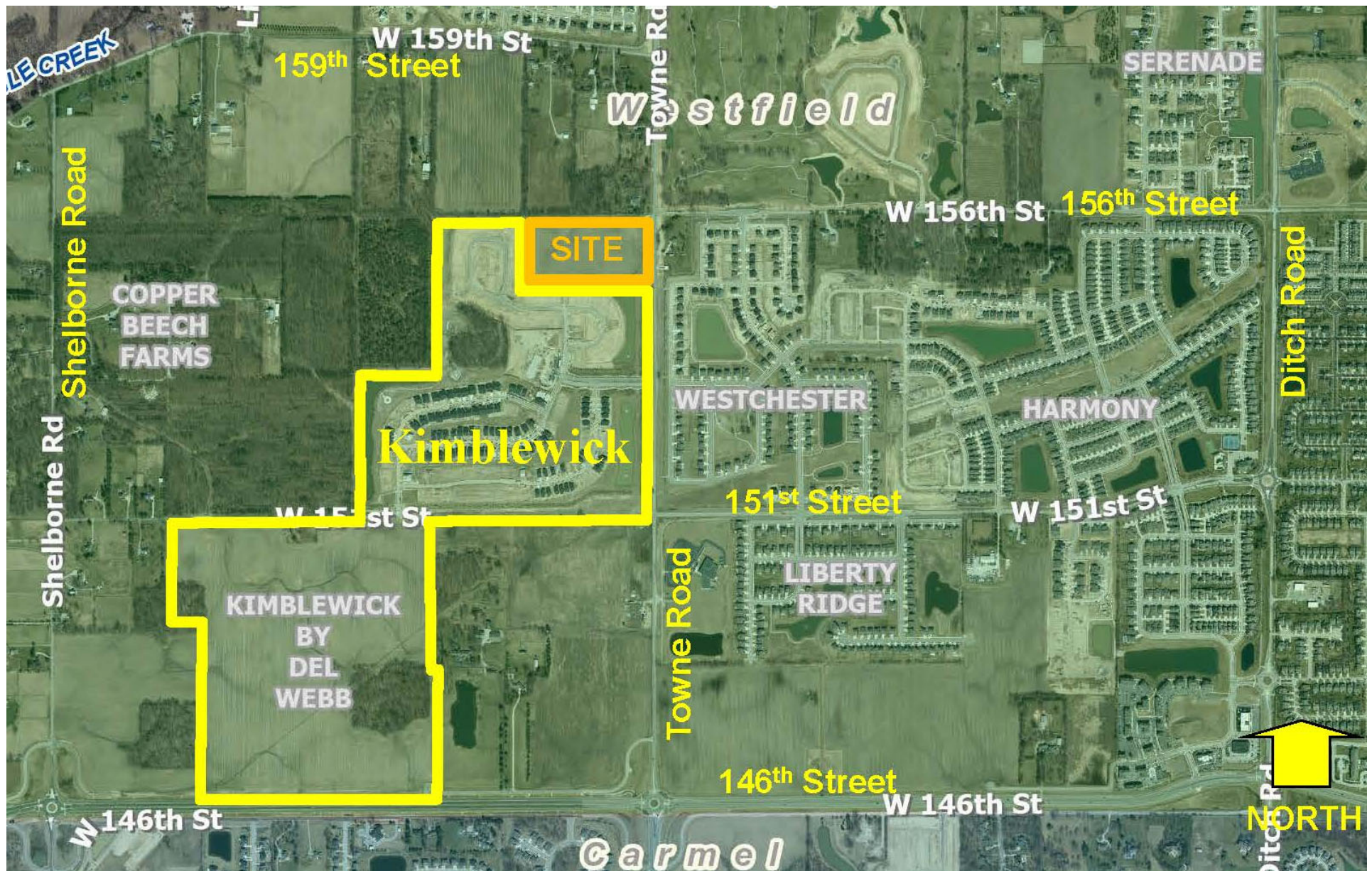


Kimblewick – Phase II Home Product

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

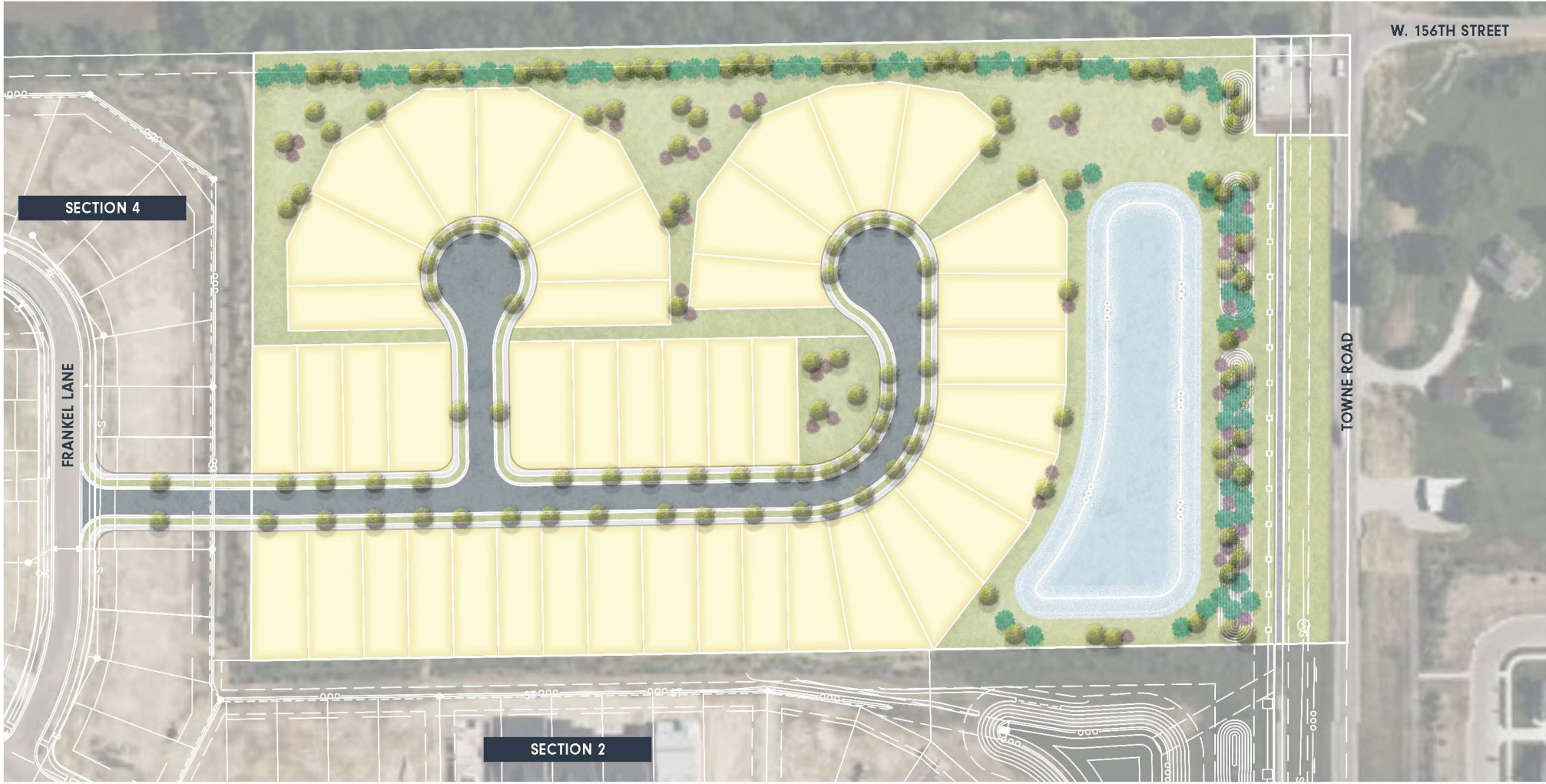


Kimblewick – Phase II Site Context Exhibit



Kimblewick – Phase II

Concept Plan



WRITTEN PUBLIC COMMENTS

Docket Number: 2306-PUD-07

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

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

Enclosed Attachments (as of 5:00pm., Monday, June 5)
June 5, 2023 Advisory Plan Commission Meeting

- | | | |
|------------------|-----|------------|
| 1. Patrick Heitz | N/A | (06/05/23) |
|------------------|-----|------------|

From: [Patrick Heitz](#)
To: [Ryan Collingwood](#)
Subject: Docket 2306-PUD-07
Date: Monday, June 5, 2023 4:02:24 PM

**WARNING: This external email is from
patrickgheitz@gmail.com.**

Ryan

Per our conversation earlier some of my biggest concerns is the water run off onto my property. I know you mentioned there will be a water retention system or a retention pond But this does not allow for the backyards chemicals grass fertilizer. Everything will wash through my property and we have gone to using no fertilizers Or chemicals of any kind on my farm land

The density of this property is extreme having forty three houses on sixteen acres. By the time they put in the retention pond, This leaves very little land for the remaining houses. I hope we are not at a point. We will continue to approve anything put in front of the planning department solely for taxes.

There is no infrastructure to continue to allow this type of growth in our community. At some point we need to say no. Town road was not designed to allow all of this traffic. Has anyone done a traffic study for the increase of population and motor vehicles?

You also mentioned that they would leave the existing tree growth at the property line but nowhere in their documentation. Does it specify this.

I understand this will be a big win for Del Webb/ Pulte homes that they will get sales of over 16 million dollars. The choices you make today will impact the best community for a lifetime.