CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_05_20_2019

Monday, May 20, 2019 at 07:00 PM

BOARD OR COMMISSION: **Advisory Plan Commission (APC)**

MEETING DATE: **Monday, May 20, 2019 at 07:00 PM**

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - May 8, 2019

Documents: APC Minutes - May 8, 2019

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

No Consent Agenda Items.

ITEMS OF BUSINESS

1905-PUD-09
Chatham Hills PUD Amendment VI
East and adjacent to Horton Road, south and adjacent to 199th Street
Henke Development Group, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 153.2 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chatham Hills PUD District.
(Planner: Caleb Ernest - CErnest@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Color Concept Exhibit | Exhibit 5: Proposed Ordinance 19-11 | Exhibit 6: Neighborhood Meeting Summary (4-23-19) | Exhibit 7: Public Comment

1905-PUD-11

Austrian Pines PUD
Southeast Corner of State Road 32 and Austrian Pine Way
Westfield Properties, LLC by Nelson & Frankenberger, LLC requests a change in zoning of approximately 12.53 acres +/- from the EI: Enclosed Industrial District to the Austrian Pine PUD District.
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ord. 19-12 | Exhibit 4: Comprehensive Plan Map | Exhibit 5: Concept Plan | Exhibit 6: Illustrative Layout | Exhibit 7: Character Exhibits

PUBLIC HEARING ITEMS

1905-PUD-10 [PUBLIC HEARING]
Westfield Center PUD
701 E. Main Street
WestCreek Partners LLC by SEA Group LLC requests a change in zoning of 13.285 acres +/- from the LB: Local and Neighborhood Business District to the Westfield Center PUD District.
(Planner: Kevin Todd - KTodd@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Westfield Center PUD District Ordinance

1812-ODP-23 & 1812-SPP-23 [PUBLIC HEARING]
Westfield Center Subdivision
701 E. Main Street
Evergreen Investment Corp by Sea Group LLC requests Overall Development Plan and Primary Plat review of 6 commercial lots on approximately 13.285 acres +/- in the (pending) Westfield Center PUD District.
(Planner: Kevin Todd - KTodd@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat and Overall Development Plan

1904-PUD-06 [PUBLIC HEARING]
Westfield High School PUD
18250 N. Union Street
Westfield Washington Schools requests a change in zoning of 88.73 acres +/- from the GB-PD District and EI District to the Westfield High School PUD District.
(Planner: Kevin Todd - KTodd@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | Exhibit 4: Westfield High School Campus PUD Ordinance

ITEMS CONTINUED TO A FUTURE MEETING:

1904-PUD-05 [CONTINUED]
iBeach31 at Grand Park PUD
North side of 186th Street, west of Grand Park Boulevard

iBeach31 requests a change in zoning of 3 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the iBeach31 at Grand Park PUD District to accommodate a Commercial Recreational Facility.
(Planner: Pam Howard - PHoward@westfield.in.gov)

1904-PUD-08 [CONTINUED]
Urban Vines PUD
303 East 161st Street
Urban Vines, LLC requests a change in zoning of 5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Urban Vines PUD District to accommodate an existing Agritourism Use.
(Planner: Pam Howard - PHoward@westfield.in.gov)

1905-ZOA-01 [CONTINUED]
Unified Development Ordinance Amendment
The City of Westfield requests approval of an ordinance to amend various provisions of the Westfield-Washington Township Unified Development Ordinance.
(Planner: Pam Howard - PHoward@westfield.in.gov)

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT

Petition Number:	1905-PUD-09
Project Name:	Chatham Hills PUD District
Subject Site Address:	East and adjacent to Horton Road, south and adjacent to 199th Street (the "Property")
Petitioner:	Henke Development Group, LLC
Representative:	Nelson & Frankenberger, LLC
Request:	Requests a change in zoning review of 153.2 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chatham Hills Planned Unit Development (PUD) District.
Current Zoning:	AG-SF1
Current Land Use:	Agriculture / Residential
Approximate Acreage:	153.2 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Proposed Ordinance 19-11
Staff Reviewer:	Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the April 8, 2019, City Council meeting. The petitioner held a neighborhood meeting at the Chatham Hills clubhouse on April 23, 2019. The petition received a public hearing at the May 8, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located generally east and adjacent to Horton Road and south and adjacent to 199th Street (see **Exhibit 2**).

Property Description: The Property is currently in the process of being rezoned to the Chatham Hills PUD District (Ordinance 19-11, *pending*). The proposed PUD Ordinance assigns the standards and Underlying Zoning District from the Chatham Hills PUD (Ordinance 13-24) which establishes the SF4: Single-Family High Density District as the Underlying Zoning District.

District Area Assignment: The proposed PUD Ordinance assigns the District I: Residential District of Ordinance 13-24 to the Property. The standards of the Chatham Hills PUD applicable to the Property shall apply to the Development of the Property.

Bulk and Density Standards: The standards in Section 9 of Ordinance 13-24 shall apply to the Property, except as otherwise modified below:

- Maximum Dwelling Units (District Subarea 1-G): The Maximum Dwelling Units permitted in District Subarea 1-G shall be increased to two-hundred and ninety (290) Dwelling Units.
- Minimum Side Yard Setback (District Subarea 1-G): The Minimum Side Yard Setback shall be three (3) feet for lots occupied by a dwelling with a side-load garage. The minimum Building Separation shall remain ten (10) feet.
- Maximum Density (District I): With the addition of the Property, in no case shall the number of Single-family Residential dwellings in District I exceed one-thousand seven hundred and ninety (1,790) Dwelling Units.

MODIFICATIONS SINCE PUBLIC HEARING

No modifications were made since the public hearing.

COMPREHENSIVE PLAN

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

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held on the May 8, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

1. The Comprehensive Plan.

2. Current conditions and the character of current structures and uses.

3. The most desirable use for which the land is adapted.

4. The conservation of property values throughout the jurisdiction.

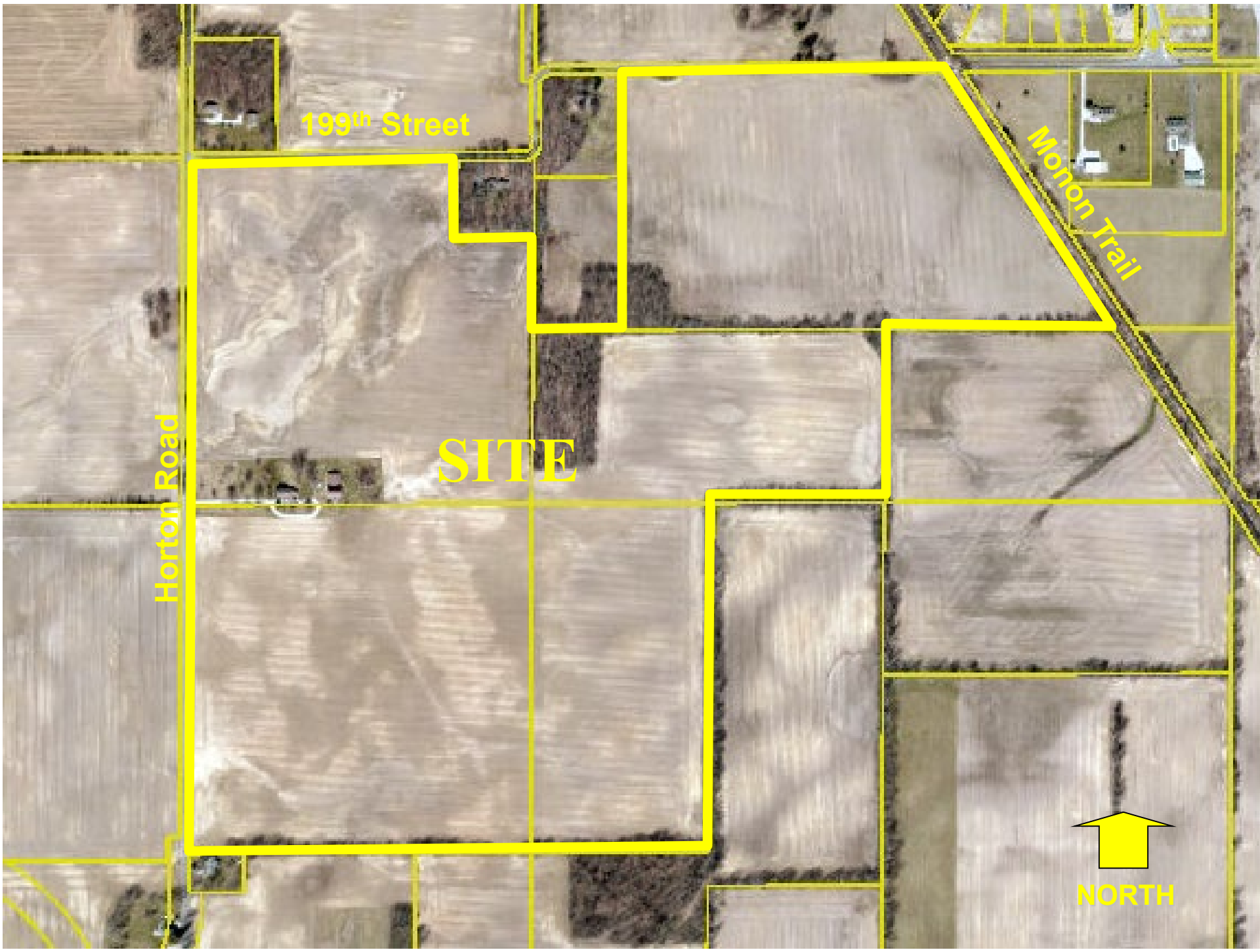
5. Responsible growth and development.

Council Introduction: The petition was introduced at the April 8, 2019, Council meeting.

DEPARTMENT COMMENTS

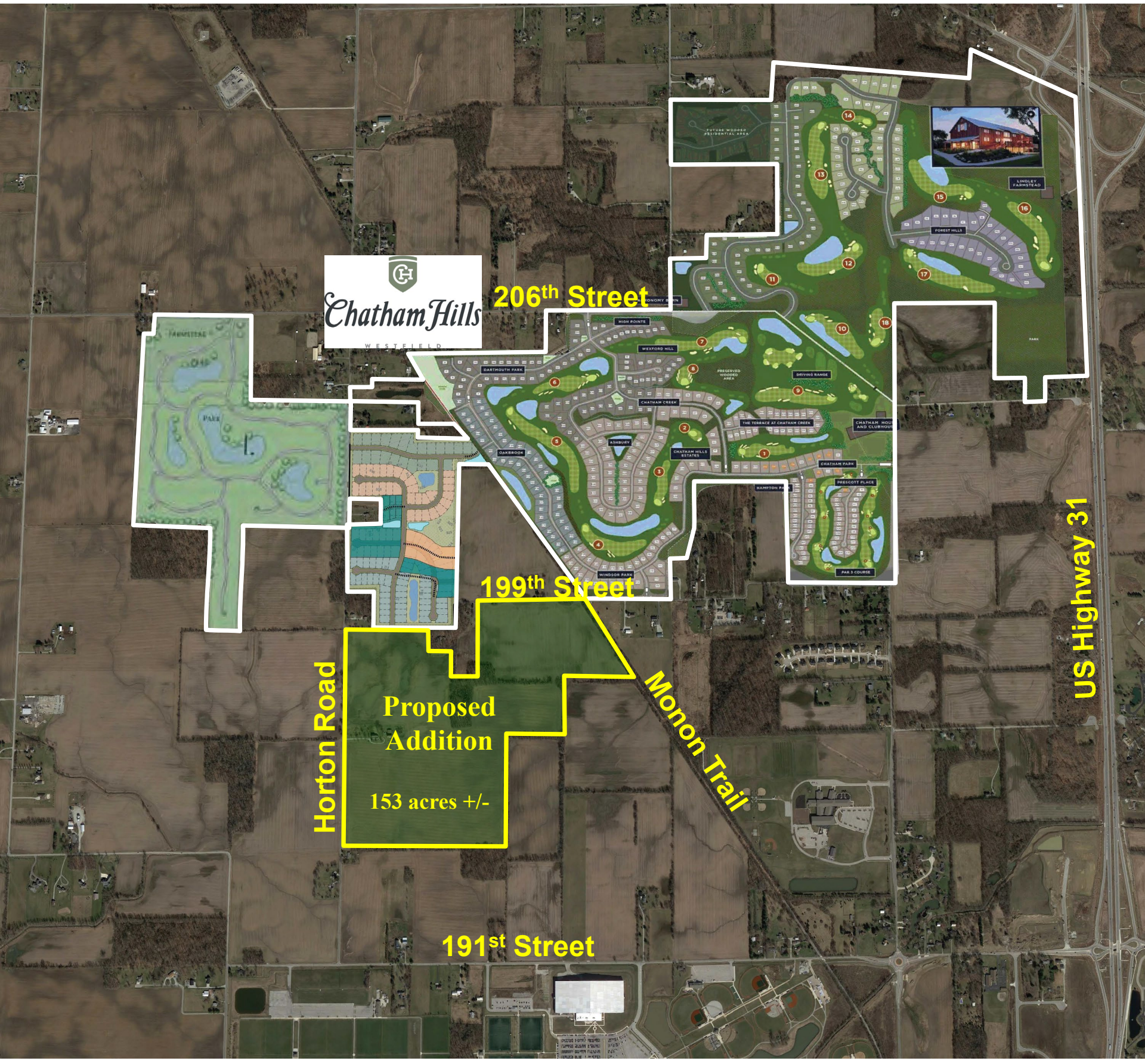
1. **Action: If the APC is otherwise satisfied with the proposal, then forward a favorable recommendation to the City Council for Docket No. 1905-PUD-09.**

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



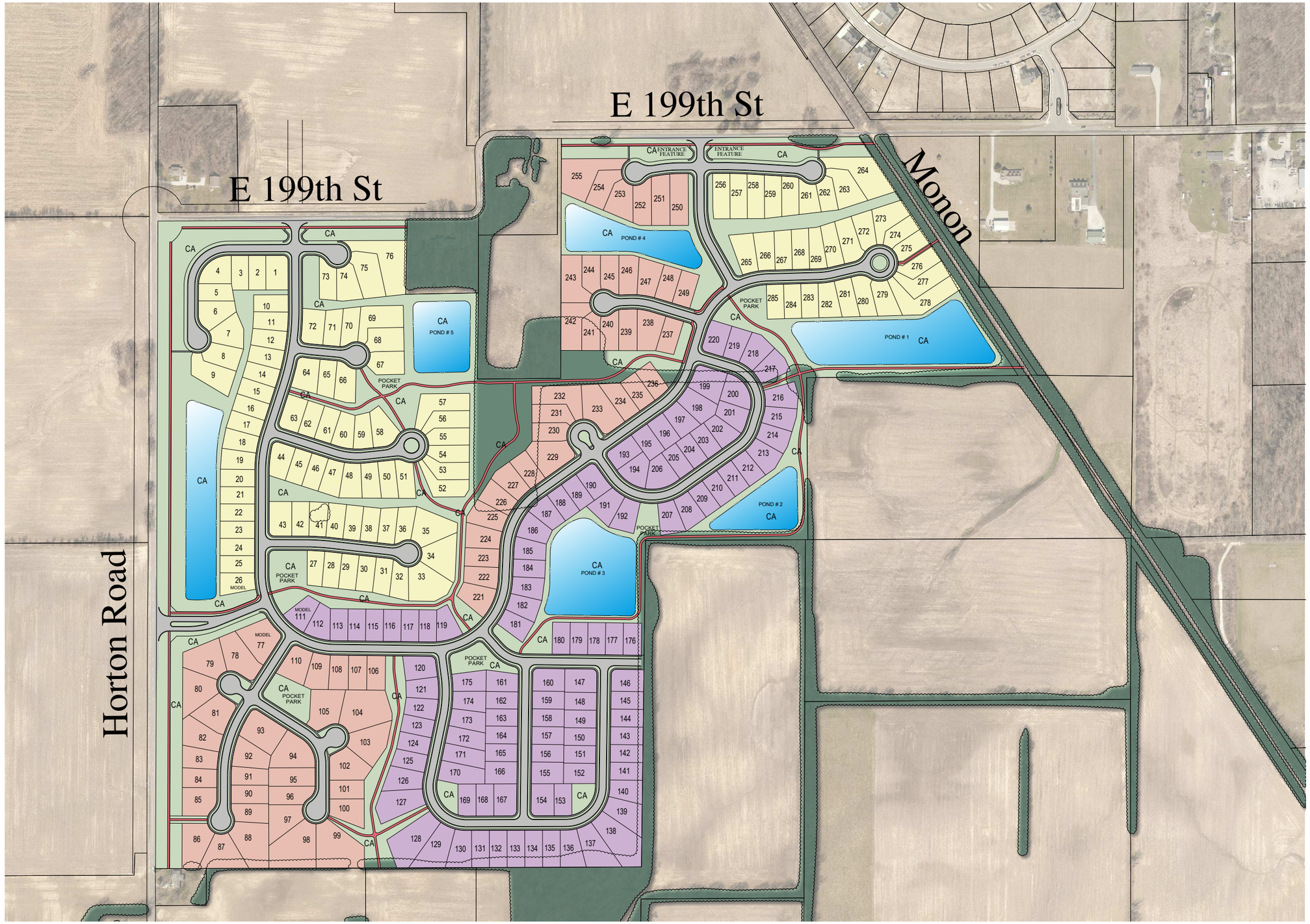
Chatham Amendment VI

Site Location Map



Chatham Amendment VI

Concept Plan



GRAPHIC SCALE

0' 200' 400' 600'

SCALE: 1" = 400'
(11x17)

CHATHAM HILLS

WESTFIELD, INDIANA
APRIL 23, 2019

HWC ENGINEERING

Plot Date: Apr 23, 2019 Plot Time: 3:12pm File Name: W:\Pulte Homes\2019-117-A Pulte- Westfield Chatham Hills\Design\Renderings\19117-A.Chatham - MColor Exhibit.dwg, Layout: Overall Plan (No summary) By: dchesterfield

ORDINANCE NUMBER 19-11

Chatham Hills PUD District Amendment VI

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

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

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

WHEREAS, The Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 13-24, Chatham Hills Planned Unit Development Ordinance on January 23, 2014 amended by (i) Ordinance 15-28, enacted by the Common Council on October 12, 2015; and (ii) Ordinance 16-46, enacted by the Common Council on December 12, 2016; and (iii) Ordinance 17-24, enacted by the Common Council on September 11, 2017; and (iv) Ordinance 18-51, enacted by the Common Council on February 11, 2019 (collectively, the "Chatham Hills Planned Unit Development);

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1905-PUD-09**), 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") and graphically depicted in **Exhibit B** attached hereto (the "Concept Plan");

WHEREAS, the Commission forwarded **Petition No**. **1905-PUD-09** to the Common Council with a _____ recommendation (_-_) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate into the Chatham Hills Planned Unit Development District (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Chatham Hills Planned Unit Development, and (iii) 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 or the Chatham Hills Planned Unit Development.

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. **District Area Assignment.** The Real Estate is hereby assigned to District I: Residential District of Ordinance 13-24 (the "Assigned Area"). The standards of the Chatham Hills Planned Unit Development applicable to the Assigned Area shall apply to the Development of the Real Estate.

2.1 Illustrative Exhibits: Illustrative Exhibits are attached hereto and incorporated by reference as **Exhibit C**. The Illustrative Exhibits are a compilation of images designed to capture the intended quality of structures to be constructed in the added Real Estate. Although the Illustrative Exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the Real Estate's intent and vision.

Section 3. **Bulk and Density Standards.** The standards of Section 9 of Ordinance 13-24 shall apply to the Development of the Real Estate, except as otherwise modified below:

3.1 Maximum Dwelling Units (District Subarea 1-G): The Maximum Dwelling Units permitted in District Subarea 1-G, as identified in Section 9.1 of Ordinance 13-24 shall be increased by two-hundred and ninety (290) Dwelling Units.

3.2 Minimum Side Yard Setback (District Subarea 1-G): The Minimum Side Yard Setback shall be three (3) feet for lots occupied by a dwelling with a side-load

garage. The minimum Building Separation shall remain ten (10) feet.

3.3 Maximum Density (District I): With the addition of Real Estate, in no case shall the number of single-family residential dwellings in District I, as identified in Section 9.5 of Ordinance 13-24, exceed one-thousand seven hundred and ninety (1,790) Dwelling Units.

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

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

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I 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: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 19-11** was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-11**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-11**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver, Jon C. Dobosiewicz, and
Matt Pleasant, AICP; Nelson & Frankenberger
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 Illustrative Exhibits

EXHIBIT A
REAL ESTATE
(Page 1 of 3)

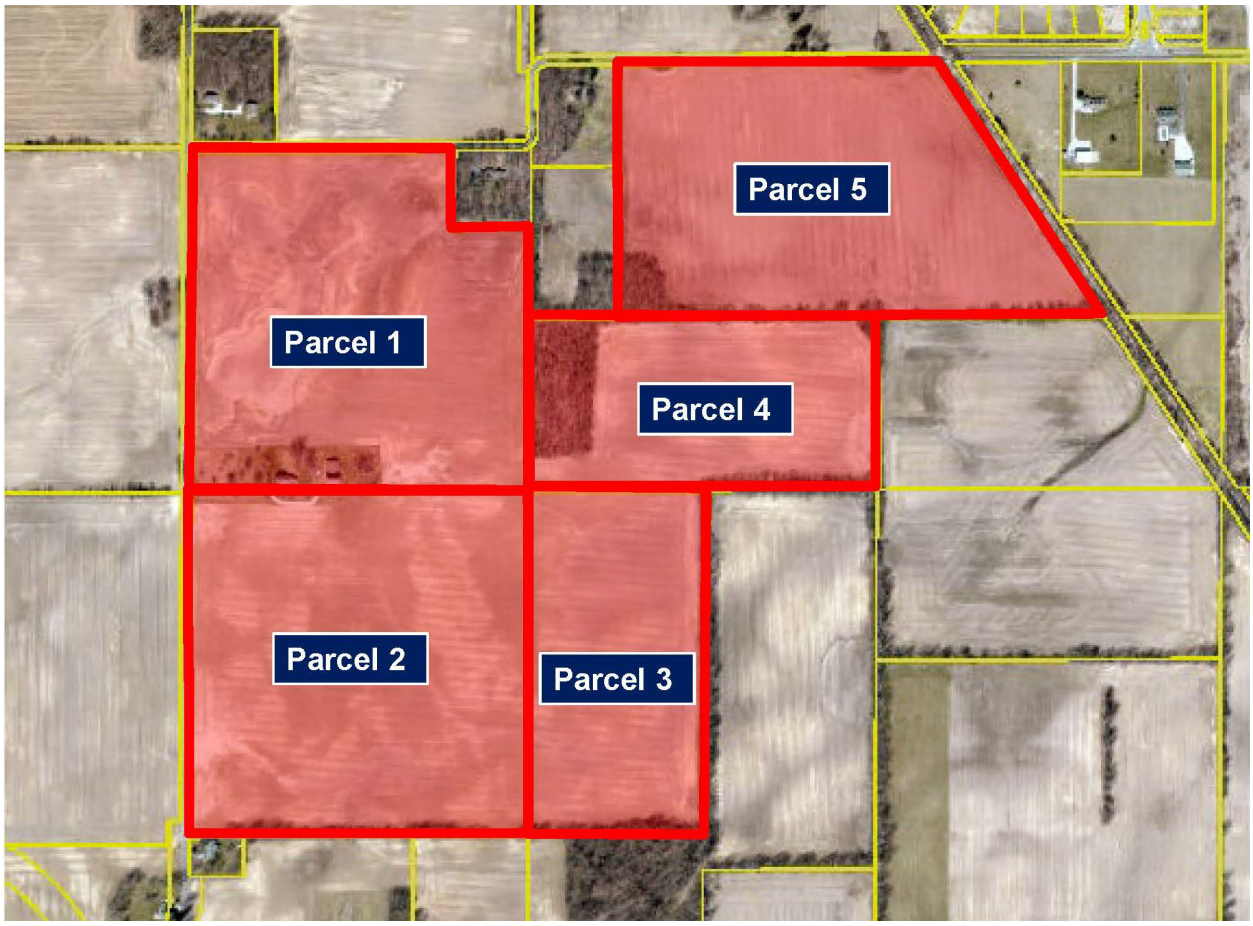


EXHIBIT A
REAL ESTATE
(Page 2 of 3)

Overall Legal Description

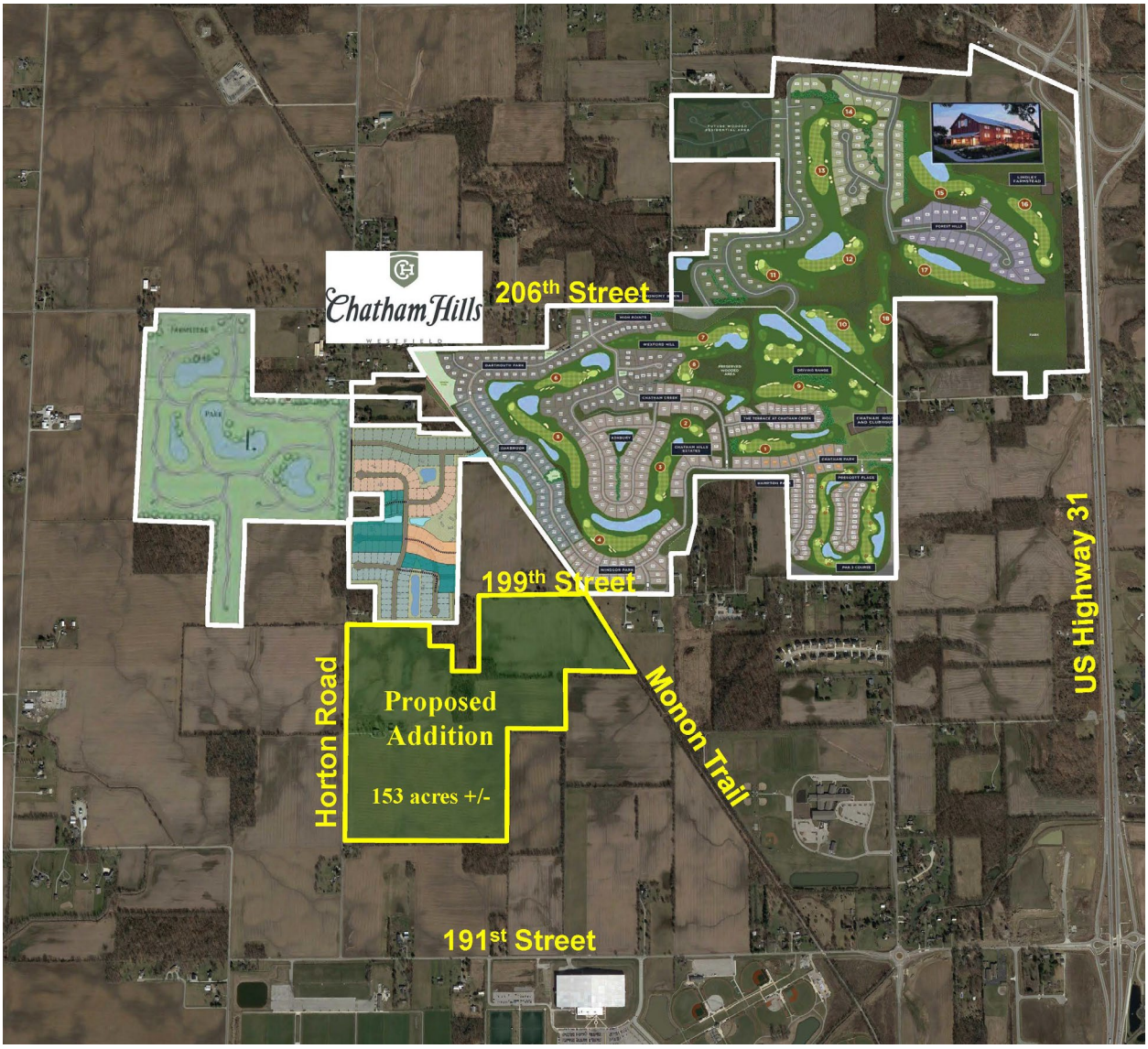
A part of the Northeast and Northwest Quarters of Section 26, and a part of the Southeast and Southwest Quarters of Section 23, all in Township 19 North, Range 3 East, Hamilton County, Indiana being that 153.208 acre parcel surveyed by Paul E. Klodzen, PS #20400015 and shown on a survey certified January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

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

EXHIBIT A
REAL ESTATE
(Page 3 of 3)

Quarter of said Section 23 a distance of 991.95 feet to the Northeast corner of said Instrument and the North line of 10 acres off the South side of the Northwest Quarter of the Southeast Quarter of said Section 23; thence North 89 degrees 32 minutes 47 seconds East along said north line 1193.20 feet to the Northwest corner of Instrument Number 2015055336, recorded in said Recorder's Office; thence South 33 degrees 30 minutes 39 seconds East along the West boundary of said Instrument 1187.67 feet to the North line of the South Half of the Southeast Quarter of the Southeast Quarter of said Section 23; thence South 89 degrees 39 minutes 19 seconds West along said North line 866.04 feet to the Northwest corner of said South Half; thence South 00 degrees 01 minutes 56 seconds East along the West line of said South Half 663.26 feet to the Point of Beginning, containing 153.208 acres, more or less.

EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



Chatham Hills
WESTFIELD

EXHIBIT C
Illustrative Exhibits
(Page 1 of 2)

Chatham Hills
WESTFIELD

EXHIBIT C
Illustrative Exhibits
(Page 2 of 2)

Chatham Hills
WESTFIELD

April 23, 2019 Chatham Hills VI PUD - Neighborhood Meeting Summary

Project:	**Proposed Chatham Hills PUD Amendment VI**
Docket Number:	**1905-PUD-09**
Date:	**April 23, 2019 at 6:30pm**
Location:	**Chatham Hills Clubhouse, Sky Room, 1100 Chatham Hills Boulevard, Westfield, IN 46074**
Attendees:	**Steve Henke, Phil Sundling, Brad Henke – Henke Development Group, LLC** **Jon Dobosiewicz, Jim Shinaver, and Matt Pleasant – Nelson & Frankenberger** **Steve Hoover, Chuck Lehman – Westfield City Council** **Daine Crabtree – Staff** **See Exhibit A: Sign In Sheet**

Meeting began at 6:30pm. Jon Dobosiewicz provided an overview summary of the proposal including the review of the attached plans**.**

Neighbor Comments and Questions:

1. What kind of housing types will be permitted in the neighborhood?

   Response: The home products will be all single-family detached housing. Attached housing is not permitted or proposed.

2. Where will there be access to the neighborhood? Will they be public streets or private?

   Response: There will be an entrance on Horton Road and two entrances on 199th Street. All street will be public streets.

3. Will this development be annexed into the City?

   Response: The property is currently not annexed but the plan is to annex the Real Estate into the City of Westfield.

4. Where will the utilities come from?

   Response: There is a sanitary line coming from the southwest and gas will come from the south generally along Horton Road. There is a possibility that some utilities could come from the current Chatham development if timing is of the essence.

5. Our property is on top of a gas line. Will this development effect our property?

   Response: If the developer needs access to the gas line, easements will need to be in place to access it. You should receive notification and specific site details at the time of Primary Plat approval in the event easements are necessary.

6. There are considerable drainage issues on the location.

Response: The development will require the site to manage all storm water on the property and discharge at a controlled rate in the form of detention and retention ponds or a legal drain. The Hamilton County Surveyor's office and the City of Westfield will review and approve the details at the time of Primary Plat and Overall Development Plan approval.

7. Will you be keeping the woods that are existing?

   Response: Yes, the woods will be preserved as much as possible and buffering is required.

8. What is the buffer plan?

   Response: There is a requirements under the PUD and the UDO that we must meet. A definitive buffer plan will be submitted at the time of Primary Plat review.

9. Will there be a road extension to 191st Street?

   Response: The property abutting to the south is zoned commercial and the east could potentially be residential. The City visions more commercial along 191st Street therefore no stub street is contemplated to connect to the south.

10. How long until the development meets our property?

    Response: The development will start along Horton Road and is expected to be a multi-year buildout generally form west to east.

11. What are the prices of the homes?

    Response: The average sales price of homes is anticipated to be in the $400,000s.

12. 199th Street is a problem and dangerous.

    Response: Henke Development has dedicated additional extra Right-of-Way with their previous zoning approval to allow the City to amend the "S Curve" of the road.

13. 199th Street from the Monon and east is a major issue and needs to be addressed.

    Response: The Road Impact Fees provided by this development will be available to assist in road improvements to the area. The City will assess road design and improvements.

14. There are already too many cars traveling on 199th Street when the infrastructure is already crumbling.

    Response: We anticipate the majority of people will exit to Horton Road and travel south to 191st Street.

15. Will there be an extension of Grand Park Boulevard?

    Response: The City of Westfield's Thoroughfare Plan does not contemplate an extension of Grand Park Blvd thru the subject parcel.

16. Will this neighborhood be gated or open to the public?

    Response: This development will not include gates and all streets are planned to be public.

17. How many homes are being proposed?

    Response: There will be approximately 280 +/- homes on 153 acres.

18. Will the City put up a sign for safety at the current S-curves?

    Response: Please contact the City Public Works department for any suggested signs on the roads.

Meeting ended at 7:00p

Neighborhood Meeting Sign In-Sheet

Zoning Proposal: Chatham Hills PUD Amendment VI

Petitioner: Henke Development Group, LLC

Docket Number: 1905-PUD-09

Neighborhood Meeting: Tuesday, April 23, 2019, at 6:30 p.m. at the Chatham Hills Clubhouse, Sky Room, located at 1100 Chatham Hills Boulevard, Westfield, IN 46074.

NAME	ADDRESS	PHONE	EMAIL
1. Jack E Kruse	725 EAST 199TH ST	317-376-2282	JackKruseSR@gmail.com
2. Aileen Kruse	725 E 199th St	317-258-4301	AileenKruse@gmail.com
3. Dorothy J. Kruse - 20540 Horton Rd		317-431-9307	joannkruse@comcast.net
4. Jennifer Cole	10184 Partridge Place		
5. Joe Manis	9248 Creekside Race		
6. Doug & Kristi Wiley	19323 Horton Rd.	317-446-0823	Kwiley@SCILLC MI
7. Marc Bugg	4450 W 196th	46069	
8. Kristen Mendelsohn	219 E 199th St	317 694 0281	Kristendmeza@gmail.com
9. Karl Mandeen	728 E 199	Westfield	
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11.			
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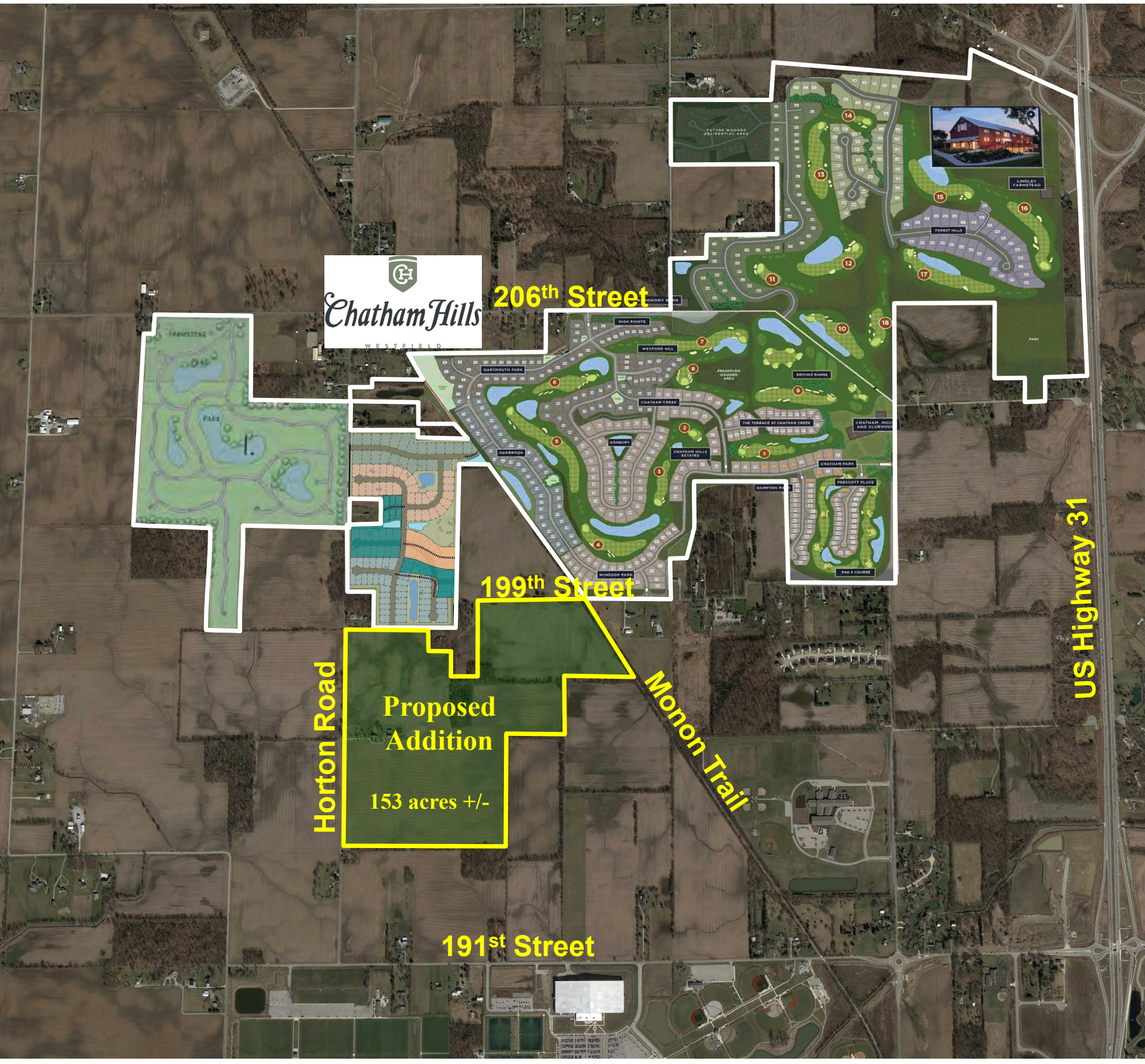
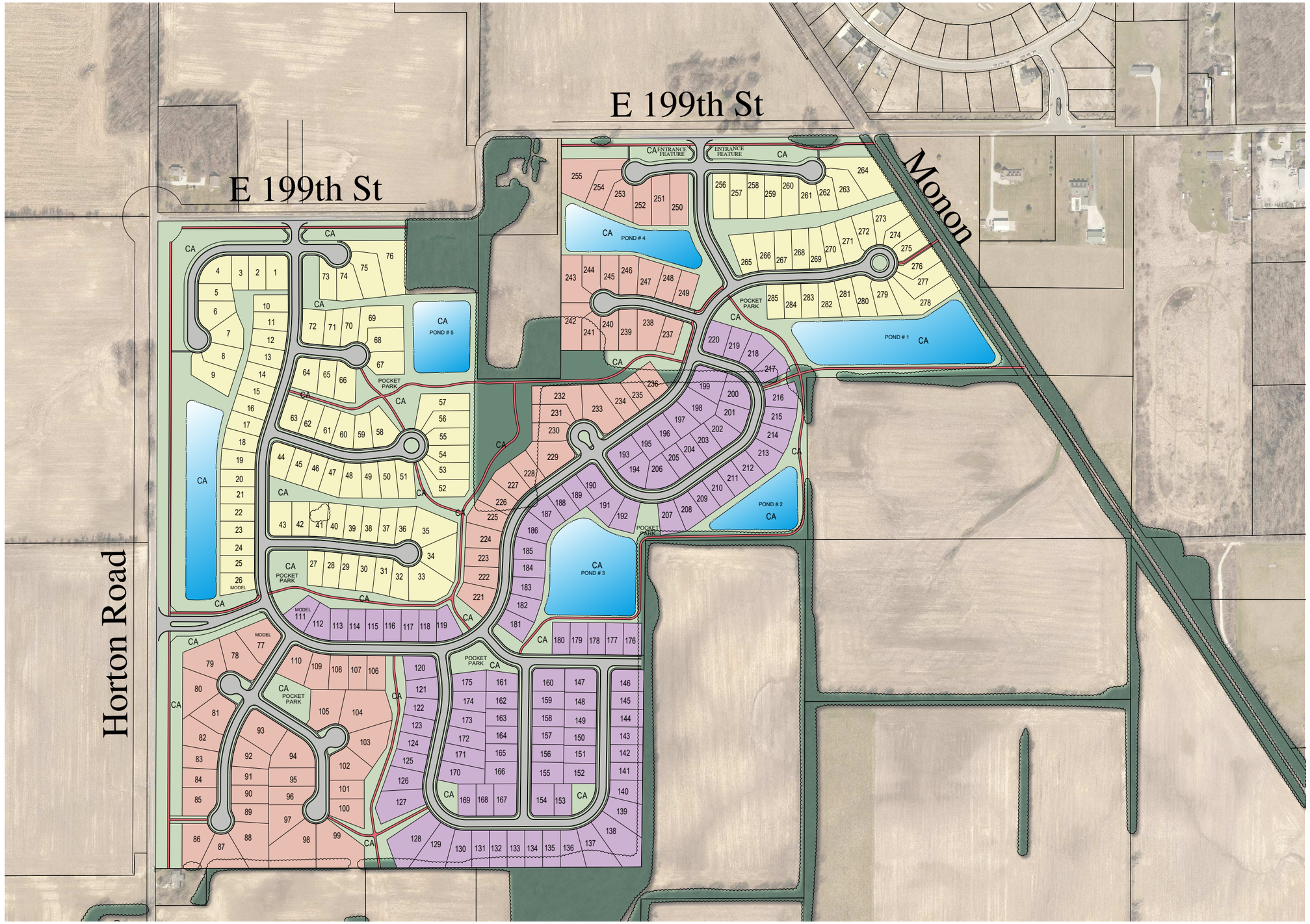
19.			



Chatham Amendment VI

Concept Plan



GRAPHIC SCALE

0' 200' 400' 600'

SCALE: 1" = 400'
(11x17)

CHATHAM HILLS

WESTFIELD, INDIANA
APRIL 23, 2019

HWC ENGINEERING

Plot Date: Apr 23, 2019 Plot Time: 3:12pm File Name: W:\Pulte Homes\2019-117-A Pulte- Westfield Chatham Hills\Design\Renderings\19117-A.Chatham - MColor Exhibit.dwg, Layout: Overall Plan (No summary) By: dchesterfield

Docket Number:	1905-PUD-10 (Ordinance No. 19-15)
Petitioner:	WestCreek Partners LLC (the "Petitioner")
Request:	A change in zoning of approximately 13.285 acres +/- from the LB: Local and Neighborhood Business District to the Westfield Center PUD District.
Current Zoning:	LB: Local and Neighborhood Business District
Current Land Use:	Commercial Center
Acreage:	13.285 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Proposed Ord. 19-15 (Westfield Center PUD)
Staff Reviewer:	Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the April 4, 2019, City Council meeting. The petition is scheduled to receive a public hearing at the May 20, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The subject properties (collectively, the "Property") encompass approximately 13.285 acres +/- and includes real estate located generally at 701 E. Main Street, commonly known today as Creekside Center (see **Exhibit 2**). The Property is currently zoned a combination of the LB: Local and Neighborhood Business District.

Property History: The existing commercial center was built in three phases between 2001 and 2005 (APC Docket Numbers: 0105-DP-11; 0303-DP-05; and 0505-DP-24).

Project Description: The Petitioner desires to subdivide the property in a conventional manner that would result in existing buildings being located on individual lots. The development and construction of the center occurred prior to the City requiring non-residential platting, and as a result, a few of today's lot and development standards would not allow the property to be platted in a manner that would result in individual buildings on individual lots. This proposed PUD Ordinance would address those issues so that the property can be properly subdivided.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**), which includes all existing buildings on the Property. No further building/development is contemplated by this project. The Property would be required to remain in substantial compliance with that exhibit.

Permitted Uses: As proposed, the PUD Ordinance would default to the underlying LB: Local and Neighborhood Business District uses. Special Exceptions would not be permitted.

General Standards: The underlying LB standards would apply, except that there would not be a Minimum Front Yard Setback requirement along the internal Private Street.

State Highway 32 Overlay: The State Highway 32 Overlay Standards would apply to this site, except that the Access Road requirement (Article 5.3(F)(3)) and the Trail Corridor requirement (Article 5.3(K)) would not be applicable. After review with the Westfield Public Works Department, it has been determined that neither of these improvements are feasible on this Property.

Development Standards: As proposed, the PUD Ordinance would default to the UDO's development standards, except the following modification:

> Landscaping Standards: The Perimeter Parking Area Landscaping requirements (Article 6.8(O)(2)) would not apply to adjoining parking lots that share a Lot Line.

Design Standards: As proposed, the PUD Ordinance would default to the UDO's design standards, except the following modification:

> Private Streets: Because the existing internal drive/private street was built under a different set of construction standards and likely was not considered a private street when it was constructed, this proposal would give the Public Works Director the ability to waive or modify the current design specifications, if necessary.
>
> Cool Creek Trail Corridor: This proposal requires the land needed for the Cool Creek Trail to be provided along the creek. This requirement will be satisfied through the platting process.
>
> Midland Trace Trail Connection: During the previous development plan processes, a pedestrian connection to the Midland Trace Trail was discussed, agreed-to, and ultimately required as a condition of approval for 0303-DP-05. Since the Midland Trace Trail was not yet built adjacent to this Property at that time, the construction of this connection pathway was allowed to be delayed. There is now something to connect to, as the Trial now exists adjacent to this Property. This proposed standard would codify in this PUD Ordinance, the Plan Commission's previous requirement for the pedestrian connection. The proposed standard would allow a material other than asphalt or concrete, as long as the pathway met ADA standards.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Employment Corridor". Office and service uses are identified as appropriate land uses within a highway/employment corridor. Retail and institutional land uses are subordinate to and supportive of office and service uses are identified in the Comprehensive Plan as appropriate land uses within a highway/employment corridor. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the May 20, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the April 4, 2019, City Council meeting.

DEPARTMENT COMMENTS

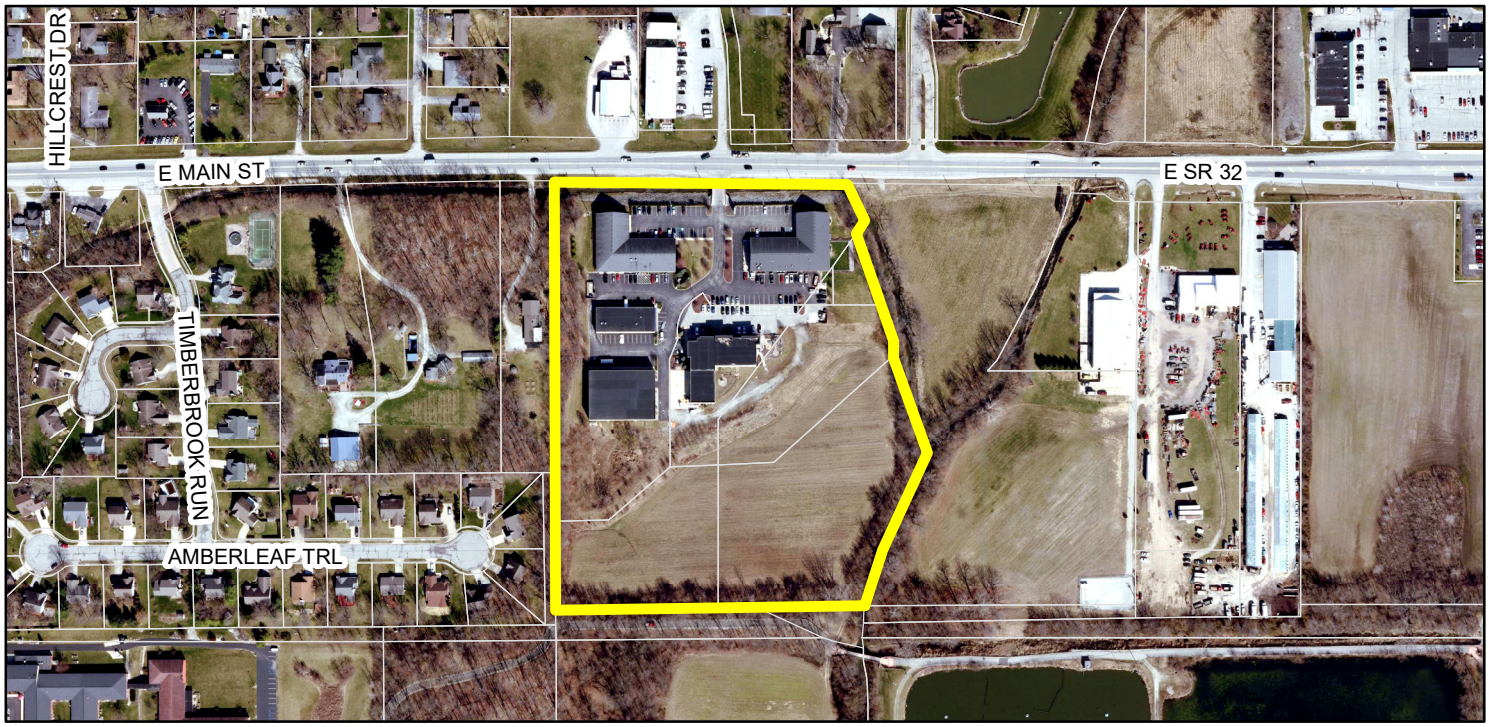
1. **Action: Hold a public hearing at the May 20, 2019, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at (317) 379-6467 or ktodd@westfield.in.gov.

Property Location Map
Westfield Center PUD
Planned Unit Development
1905-PUD-10

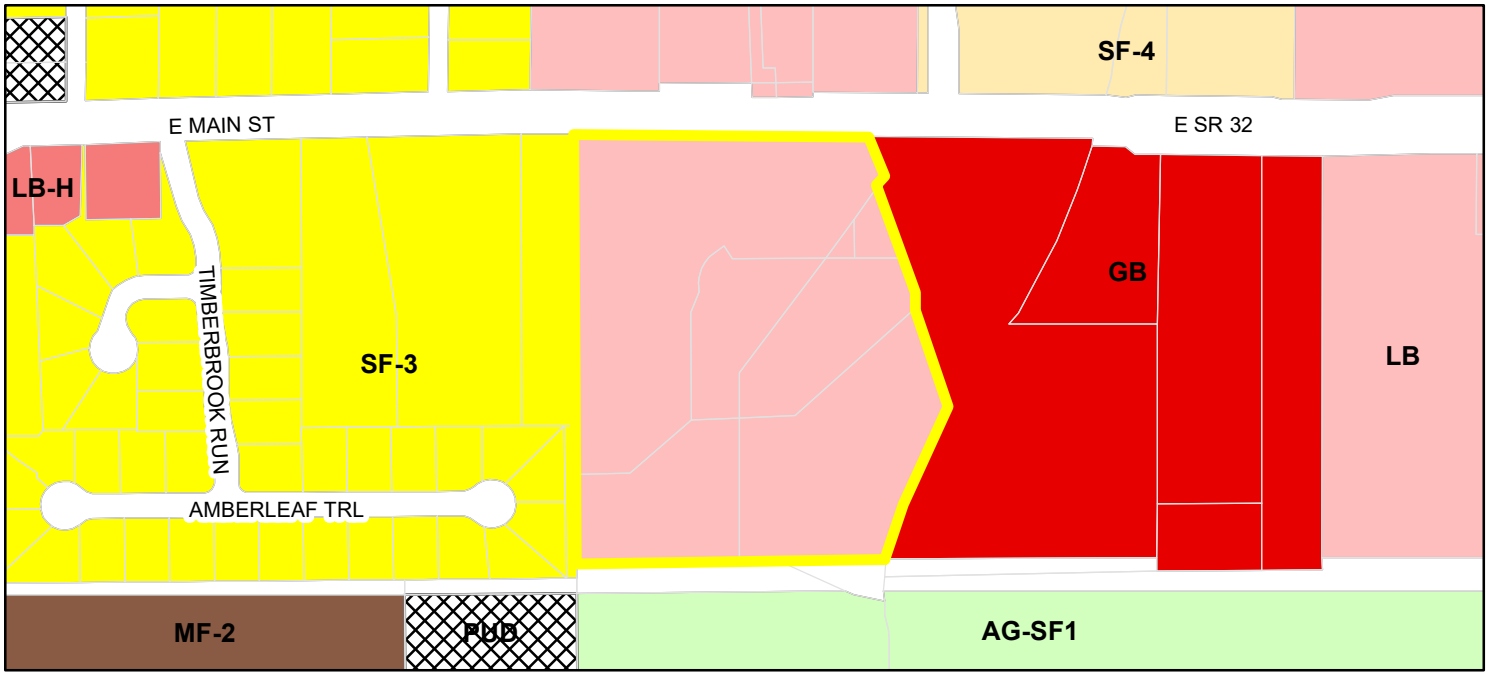
Not To Scale

Aerial Location Map

Site



Zoning Map



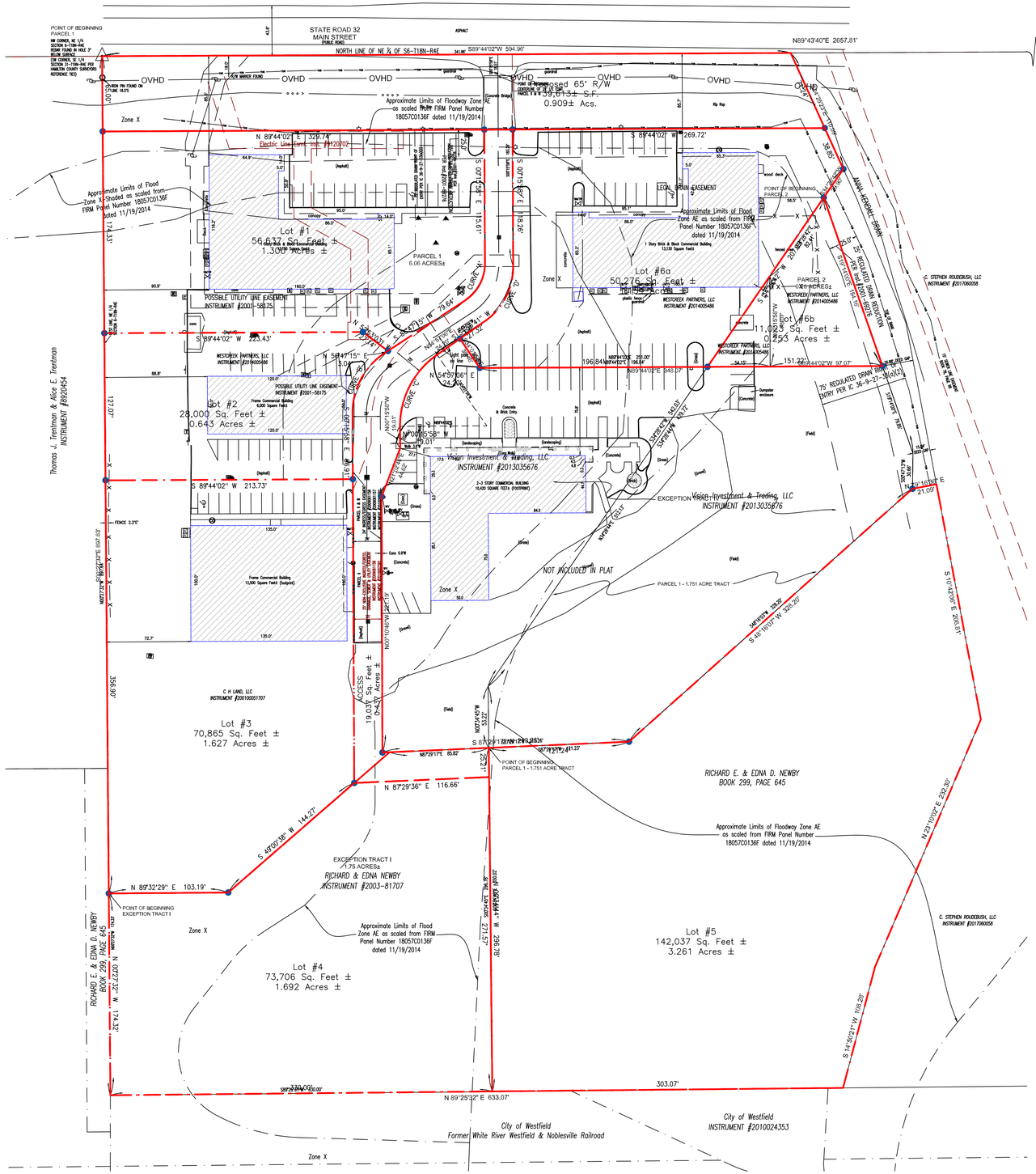
Parcel

Zoning - All

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- GB (General Business)
- LB (Local Business)
- LB-H (Local Business - Historical)
- MF-2 (Multiple Family - 2)
- PUD (Planned Unit Development)
- SF-3 (Single Family - 3)
- SF-4 (Single Family - 4)

CONCEPT PLAN
Westfield Center
10.367 ACRES±



Land Descriptions
WestCreek Partners – Instrument Number 2014-05486

PARCEL 1:

Part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the 5/8" iron rod at the Northwest corner of the Northeast Quarter of Section 6, Township 18 North, Range 4 East; thence North 89 degrees 44 minutes 02 seconds East (assumed bearing) 594.96 feet on and along the North line of said Northeast Quarter at the Northwest corner of a tract of real estate described in Instrument #9729874, in the Office of the Recorder of Hamilton County, Indiana; thence South 24 degrees 25 minutes 23 seconds East 110.09 feet on and along a Westerly line of said tract to an 5/8" iron rod with yellow cap stamped "Miller Surveying"; thence South 34 degrees 28 minutes 42 seconds West 542.03 feet to a 5/8" iron rod with a yellow cap stamped Miller Surveying; thence South 00 degrees 34 minutes 45 seconds East 350.02 feet to a 5/8" iron rod with yellow cap stamped Miller Surveying on the North right-of-way line of the Central Indiana Railroad; thence South 89 degrees 25 minutes 31 seconds West 330.00 feet to a 5/8" iron rod with yellow cap stamped Miller Surveying, at the Point of Intersection of said North right-of-way line and the West line of the Northeast Quarter; thence North 00 degrees 27 minutes 32 seconds West 897.64 feet to the Point of Beginning, containing 9.03 acres, more or less.

AND

Part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, more described as follows: Commencing at the Northwest corner of said Quarter Section; thence South 00 degrees 27 minutes 32 seconds East (assumed bearing) along the West line of said Quarter Section 723.31 feet; thence North 89 degrees 32 minutes 28 seconds East 103.19 feet; thence North 49 degrees 00 minutes 38 seconds East 184.75 feet; thence North 87 degrees 29 minutes 17 seconds East 85.82 feet to the Beginning Point of this description; thence North 00 degrees 34 minutes 45 seconds West 53.22 feet; thence North 34 degrees 28 minutes 42 seconds East 512.13 feet; thence South 19 degrees 14 minutes 00 seconds East 234.01 feet; thence South 00 degrees 47 minutes 13 seconds West 30.66; thence South 48 degrees 16 minutes 03 seconds West 328.20 feet; thence South 87 degrees 29 minutes 17 seconds West 121.23 feet to the Point of Beginning, containing 1.751 acres, more or less.

EXCEPTING FROM THE ABOVE PARCEL 1 the following two (2) tracts described as follows:

Tract I: Part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, more described as follows: Commencing at the Northwest corner of said Quarter Section; thence South 00 degrees 27 minutes 32 seconds East (assumed bearing) along the West line of said Quarter Section 723.31 feet to the Beginning Point of this description; thence North 89 degrees 32 minutes 28 seconds East 103.19 feet; thence North 49 degrees 00 minutes 38 seconds East 184.75 feet; thence North 87 degrees 29 minutes 17 seconds East 85.82 feet; thence South 00 degrees 34 minutes 45 seconds East 296.78 feet to the North right-of-way line of the abandoned Central Indiana Railroad; thence South 89 degrees 25 minutes 15 seconds West along said right-of-way line 330.00 feet to a point on said West line; thence North 00 degrees 27 minutes 32 seconds West along said West line 174.33 feet to the Point of Beginning, containing 1.751 acres, more or less.

AND FURTHER EXCEPTING Tract IV: Part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Beginning at the 5/8" iron rod at the Northwest corner of said Section; thence North 89 degrees 44 minutes 02 seconds East (assumed bearing), along the North line of the Northeast Quarter of said Section, a distance of 594.96 feet; thence South 24 degrees 25 minutes 23 seconds East, a distance of 110.09 feet; thence South 34 degrees 28 minutes 42 seconds West, a distance of 29.90 feet, to the Point of Beginning; thence South 19 degrees 14 minutes 00 seconds East, a distance of 234.01 feet; thence South 00 degrees 47 minutes 13 seconds West, a distance of 30.66 feet; thence South 48 degrees 16 minutes 03 seconds West, a distance of 328.20 feet; thence South 87 degrees 29 minutes 17 seconds West, a distance of 221.19 feet; thence North 21 degrees 02 minutes 46 seconds East, a distance of 44.62 feet; thence North 00 degrees 15 minutes 58 seconds West, a distance of 19.01 feet, to a point on a curve to the right the radius point of which lies North 89 degrees 44 minutes 02 East, a distance of 75.00 feet; thence along said curve an arc distance of 72.28 feet, to a point lying North 34 degrees 01 minute 59 seconds West, a distance of 75.00 feet from said radius point; thence North 54 degrees 57 minutes 06 seconds East, a distance of 24.20 feet; thence South 34 degrees 01 minute 59 seconds East, a distance of 30.46 feet; thence North 89 degrees 44 minutes 02 seconds East, a distance of 251.00 feet; thence North 00 degrees 15 minutes 58 seconds West, a distance of 78.07 feet; thence North 34 degrees 28 minutes 42 seconds East, a distance of 82.41 feet, to the Point of Beginning, containing 2.972 acres, more or less.

AND

PARCEL 2:

Part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the ⅝ inch iron rod at the Northwest corner of the Northeast Quarter of said Section; thence North 89 degrees 44 minutes 02 seconds East (assumed bearing), along the North line of Northeast Quarter of said Section, a distance of 594.96 feet; thence South 24 degrees 25 minutes 23 seconds East, a distance of 110.09 feet; thence South 34 degrees 28 minutes 42 seconds West, a distance of 29.90 feet, to the Point of Beginning; thence South 19 degrees 14 minutes 00 seconds East, a distance of 154.16 feet; thence South 89 degrees 44 minutes 02 seconds West, a distance of 97.07 feet; thence North 00 degrees 15 minutes 58 seconds West, a distance of 78.07 feet; thence North 34 degrees 28 minutes 42 seconds East, a distance of 82.41 feet, to the Point of Beginning, containing 0.54 acres, more or less.

Newby – Instrument Number 2003-081707

Part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, more described as follows: Commencing at the Northwest corner of said Quarter Section; thence South 00 degrees 27 minutes 32 seconds East (assumed bearing) along the West line of said Quarter Section 723.31 feet; thence North 89 degrees 32 minutes 28 seconds East 103.19 feet; thence North 49 degrees 00 minutes 38 seconds East 184.75 feet; thence North 87 degrees 29 minutes 17 seconds East 85.82 feet to the Beginning Point of this description; thence North 00 degrees 34 minutes 45 seconds West 53.22 feet; thence North 34 degrees 28 minutes 42 seconds East 512.13 feet; thence South 19 degrees 14 minutes 00 seconds East 234.01 feet; thence South 00 degrees 47 minutes 13 seconds West 30.66; thence South 48 degrees 16 minutes 03 seconds West 328.20 feet; thence South 87 degrees 29 minutes 17 seconds West 121.23 feet to the Point of Beginning, containing 1.751 acres, more or less.

A part of Newby – Book 299, Page 645

A part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, bounded as follows: Beginning at the Northwest corner of said Northeast Quarter and run thence East 72 rods 16 links, South 64 rods, West 72 rods 16 links, North 64 rods to the place of beginning, containing 28 acres, more or less.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Know what's below. Call before you dig.

SEA Group
Land Surveyors ▲ Civil Design
Construction Layout
494 Gradle Drive Carmel, Indiana 46032
Phone: 317.844.3333 Fax: 317.844.3383
www.seagroupllc.com info@seagroupllc.com

701-789 EAST MAIN STREET
WESTFIELD, INDIANA 46074

PROJECT LOCATED IN:

SECTION 6 - TOWNSHIP 18 NORTH - RANGE 4 EAST

WASHINGTON TOWNSHIP, HAMILTON COUNTY

PRELIMINARY PLAT

PREPARED FOR:

WESTCREEK PARTNERS, LLC
34 W RAMPART STREET
SHELBYVILLE, IN 46176

REV. #	DATE	REV. DESC.
.	..	...

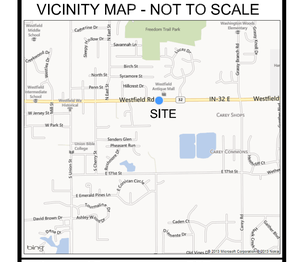
DRAWING LEGEND

EXISTING METAL-TYPE FENCE
EXISTING WOOD-TYPE FENCE
WTR = UNDERGROUND WATER LINES
STM = UNDERGROUND STORM SEWER
SAN = UNDERGROUND SANITARY SEWER
OVHD = OVERHEAD UTILITY
SECTION LINE (AS NOTED)
CENTERLINE AS NOTED
B.S.L. - BUILDING SETBACK LINE
EASEMENT (AS NOTED)
REAL ESTATE LINES (AS NOTED)
SUBJECT REAL ESTATE SURVEY LINE (AS NOTED)
EXISTING CONC. CURB (AS NOTED)
TOB = TOP OF BANK
EXISTING FLOWLINE

SEA GROUP MONUMENT SET
RIGHT OF WAY MARKER
SURVEY MARKER FOUND
SECTION CORNER (AS NOTED)
BEE-HIVE INLET
CURB INLET
DRAINAGE INLET
STORM SEWER MANHOLE
MANHOLE
SANITARY SEWER MANHOLE
CLEAN OUT
HANDICAPPED PARKING SPOT

GAS VALVE
GAS METER
SIGN
AIR CONDITONER
UTILITY POLE
ELECTRIC METER
ELECTRIC UTILITY
FIRE HYDRANT
WATER METER
WATER VALVE
MAIL BOX

VICINITY MAP - NOT TO SCALE



Approved By:	BCR
Drawn By:	Br/HMP
Date of Last Field Work:	
Date Plotted:	

Reference #: C13-7978

Project Number:

C18-4169

Sheet Number :

1 of 1

ORDINANCE NUMBER 19-15

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1905-PUD-10**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1905-PUD-10** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. **Applicability of Ordinance.**

1.1 The Unified Development Ordinance (the "UDO") and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Westfield Center PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

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

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

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

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

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the LB: Local and Neighborhood Business District (the "Underlying Zoning District").

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

5.1 All uses permitted in the Underlying Zoning District shall be permitted unless otherwise prohibited below.

5.2 Prohibited Uses: All uses listed as Special Exceptions in the Underlying Zoning District shall not be permitted.

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

6.1 Minimum Front Yard Building Setback Lines (along a Private Street). None.

Section 7. **Overlay Districts.** The standards of Chapter 5 Overlay Districts, as applicable, shall apply to the development of the District, except as otherwise modified below.

7.1 Article 5.3(F)(3) Access Road. Shall not apply to the Real Estate.

7.2 Article 5.3(K) Trail Corridor. Shall not apply to the Real Estate.

Section 8. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

8.1 Article 6.8(O)(2) Perimeter Parking Area Landscaping. Shall apply, except when a Parking Area on the Real Estate shares a common Lot Line with an adjacent Parking Area on the Real Estate, then Perimeter Parking Area Landscaping shall not be required.

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

Section 10. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the District, except as otherwise modified below.

10.1 Article 8.9(E)(1) Private Street Construction Standards. Shall apply, unless otherwise modified or waived by the Westfield Public Works Director.

10.2 Cool Creek Trail Corridor. A linear green space for the Cool Creek Trail shall be provided along Cool Creek, pursuant to the Westfield Thoroughfare Plan. This linear green space shall be a minimum of thirty (30) feet in width, unless otherwise determined by the Westfield Public Works Director to be less.

10.3 Midland Trace Trail Connection. A pedestrian pathway shall be installed connecting the development's existing pedestrian facilities to the Midland Trace Trail. This pathway shall be at least five (5) feet in width. This pathway shall not be required to be constructed with concrete or asphalt, but shall meet all ADA requirements.

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

WESTFIELD CITY COUNCIL

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

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-15** was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-15**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-15**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

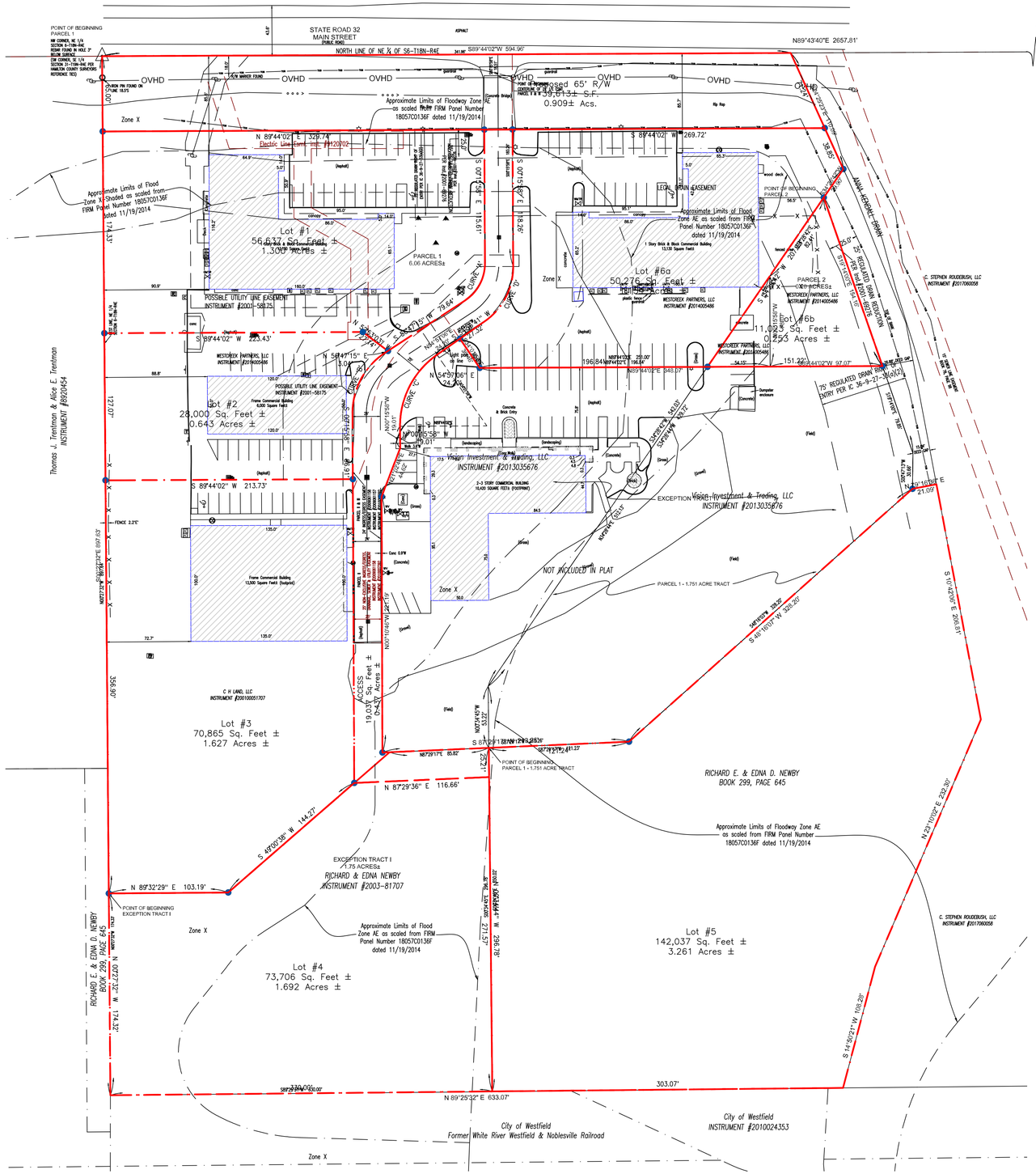
Exhibit B Concept Plan

EXHIBIT A
REAL ESTATE

[insert legal description]

EXHIBIT B
CONCEPT PLAN

CONCEPT PLAN
Westfield Center
10.367 ACRES±



Land Descriptions
WestCreek Partners – Instrument Number 2014-05486

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AND FURTHER EXCEPTING Tract IV: Part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

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AND

PARCEL 2:

Part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:

Commencing at the ⅝ inch iron rod at the Northwest corner of the Northeast Quarter of said Section; thence North 89 degrees 44 minutes 02 seconds East (assumed bearing), along the North line of Northeast Quarter of said Section, a distance of 594.96 feet; thence South 24 degrees 25 minutes 23 seconds East, a distance of 110.09 feet; thence South 34 degrees 28 minutes 42 seconds West, a distance of 29.90 feet, to the Point of Beginning; thence South 19 degrees 14 minutes 00 seconds East, a distance of 154.16 feet; thence South 89 degrees 44 minutes 02 seconds West, a distance of 97.07 feet; thence North 00 degrees 15 minutes 58 seconds West, a distance of 78.07 feet; thence North 34 degrees 28 minutes 42 seconds East, a distance of 82.41 feet, to the Point of Beginning, containing 0.54 acres, more or less.

Newby – Instrument Number 2003-081707

Part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, more described as follows: Commencing at the Northwest corner of said Quarter Section; thence South 00 degrees 27 minutes 32 seconds East (assumed bearing) along the West line of said Quarter Section 723.31 feet; thence North 89 degrees 32 minutes 28 seconds East 103.19 feet; thence North 49 degrees 00 minutes 38 seconds East 184.75 feet; thence North 87 degrees 29 minutes 17 seconds East 85.82 feet to the Beginning Point of this description; thence North 00 degrees 34 minutes 45 seconds West 53.22 feet; thence North 34 degrees 28 minutes 42 seconds East 512.13 feet; thence South 19 degrees 14 minutes 00 seconds East 234.01 feet; thence South 00 degrees 47 minutes 13 seconds West 30.66; thence South 48 degrees 16 minutes 03 seconds West 328.20 feet; thence South 87 degrees 29 minutes 17 seconds West 121.23 feet to the Point of Beginning, containing 1.751 acres, more or less.

A part of Newby – Book 299, Page 645

A part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, bounded as follows: Beginning at the Northwest corner of said Northeast Quarter and run thence East 72 rods 16 links, South 64 rods, West 72 rods 16 links, North 64 rods to the place of beginning, containing 28 acres, more or less.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

Know what's below. Call before you dig.

SEA Group
Land Surveyors ▲ Civil Design
Construction Layout
494 Gradle Drive Carmel, Indiana 46032
Phone: 317.844.3333 Fax: 317.844.3383
www.seagroupllc.com info@seagroupllc.com

701-789 EAST MAIN STREET
WESTFIELD, INDIANA 46074

PROJECT LOCATED IN:

SECTION 6 - TOWNSHIP 18 NORTH - RANGE 4 EAST

WASHINGTON TOWNSHIP, HAMILTON COUNTY

PRELIMINARY PLAT

PREPARED FOR:

WESTCREEK PARTNERS, LLC
34 W RAMPART STREET
SHELBYVILLE, IN 46176

REV. #	DATE	REV. DESC.
.	..	...

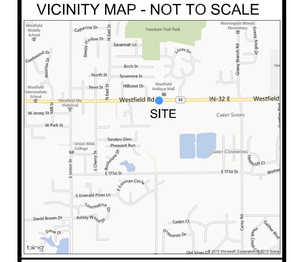
DRAWING LEGEND

EXISTING METAL-TYPE FENCE
EXISTING WOOD-TYPE FENCE
WTR = UNDERGROUND WATER LINES
STM = UNDERGROUND STORM SEWER
SAN = UNDERGROUND SANITARY SEWER
OVHD = OVERHEAD UTILITY
SECTION LINE (AS NOTED)
CENTERLINE AS NOTED
B.S.L. - BUILDING SETBACK LINE
EASEMENT (AS NOTED)
REAL ESTATE LINES (AS NOTED)
SUBJECT REAL ESTATE SURVEY LINE (AS NOTED)
EXISTING CONC. CURB (AS NOTED)
TOB = TOP OF BANK
EXISTING FLOWLINE

SEA GROUP MONUMENT SET
RIGHT OF WAY MARKER
SURVEY MARKER FOUND
SECTION CORNER (AS NOTED)
BEE-HIVE INLET
CURB INLET
DRAINAGE INLET
STORM SEWER MANHOLE
MANHOLE
SANITARY SEWER MANHOLE
CLEAN OUT
HANDICAPPED PARKING SPOT

GAS VALVE
GAS METER
SIGN
AIR CONDITONER
UTILITY POLE
ELECTRIC METER
ELECTRIC UTILITY
FIRE HYDRANT
WATER METER
WATER VALVE
MAIL BOX

VICINITY MAP - NOT TO SCALE



Approved By:	BCR
Drawn By:	Br/HMP
Date of Last Field Work:	
Date Plotted:	

Reference #: C13-7978

Project Number:

C18-4169

Sheet Number :

1 of 1

Petition Number:	1812-ODP-23 & 1812-SPP-23
Subject Site Address:	701 E. Main Street
Petitioner:	Evergreen Investment Corp
Representative:	Sea Group LLC
Request:	Overall Development Plan and Primary Plat review of 6 commercial lots on approximately 13.285 acres +/- in the (pending) Westfield Center PUD District.
Current Zoning:	LB: Local and Neighborhood Business District – pending change to Westfield Center PUD District (1905-PUD-10)
Current Land Use:	Commercial (Retail)
Approximate Acreage:	13.285 acres +/-
Property History:	0105-DP-11/0105-SIT-10 Ph. I Development Plan (May 29, 2001) 0303-DP-05/0303-SIT-02 Ph. II Development Plan (March 24, 2003) 0505-DP-24/0505-SIT-18 Ph. III Development Plan (July 25, 2005)
Staff Reviewer:	Kevin M. Todd, AICP

BACKGROUND

The subject property is zoned LB: Local and Neighborhood Business District, and is pending a change to the Westfield Center PUD District (1905-PUD-10). The property was developed between 2001-2005 before platting was required for non-residential developments. The proposal is to formally plat the existing commercial center.

PROCEDURAL

Approval of an Overall Development Plan and Primary Plat must be granted if the submitted plans demonstrate 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.

The petition was reviewed by the Technical Advisory Committee at its November 20, 2018, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's May 20, 2019, meeting.

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

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

6) Proposed name of subdivision.

   Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

7) Names and addresses of the owner, owners, land surveyor or land planner.

8) Title, scale, north arrow and date.

   Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

9) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

10) Easements (locations, widths and purposes). (Article 8.3)

    Comment: Petitioner is coordinating with Public Works and utility providers.

11) Statement concerning the location and approximate size or capacity of utilities to be installed.

12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

    Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

    Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

14) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

    Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

16) Building setback lines. (Article 4.23 & Article 5.3(G))

    Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

17) Legend and notes.

18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

<u>Comment:</u> Petitioner is coordinating with Public Works and Hamilton County Surveyor's Office.

19) Other features or conditions which would affect the subdivision favorable or adversely.

20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

<u>Comment:</u> Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

21) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

<u>Comment:</u> Petitioner is coordinating with Public Works.

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

23) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

<u>Comment:</u> Petitioner is coordinating with the Hamilton County Surveyor's Office.

24) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

<u>Comment:</u> Petitioner is coordinating with DNR.

<u>DEVELOPMENT PLAN DOCUMENTATION REQUIREMENTS (Article 10.7(H) of UDO)</u>

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

1) <u>Development Plan Scope</u>: A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application.

2) Scale not more than 1"=100'

3) Title, scale, north arrow and date.

<u>Comment:</u> Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

4) Proposed name of the development.

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.

   <u>Comment:</u> Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

7) Boundary lines of the property including all dimensions.
   <u>Comment:</u> Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

8) 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.

    <u>Comment:</u> Petitioner is coordinating with Public Works.

12) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;
    <u>Comment:</u> Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

13) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
    <u>Comment:</u> Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

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.
Comment: Petitioner is coordinating with Public Works and utility providers.

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 (Article 10.7(E) of the UDO)

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

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

   Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

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

3) 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.

   Comment: Petitioner is coordinating with Public Works.

4) 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.

WESTFIELD UNIFIED DEVELOPMENT ORDINANCE

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

Zoning Districts (Chapter 4)

22) LB District (Article 4.14)
   a) Minimum Lot Area: No minimum
   b) Minimum Lot Frontage: 50'
   c) Minimum Building Setback Lines:
      i) Front Yard (along SR 32): 60'
      ii) Side Yard (abutting non-residential): 15'
      iii) Side Yard (abutting residential): 60'
      iv) Rear Yard: 20'
      v) Rear Yard (abutting residential): 60'
   d) Maximum Building Height: 45'
   e) Project Perimeter Setback: No structures shall be erected above the projected 1:3 Proximity Slope line
   f) Building Size Requirements:
      i) Minimum Business Size: 800 SF
      ii) Maximum Business Size: 30,000 SF
      iii) Maximum Aggregate of all Buildings (within a single development): 90,000 SF
   g) Development Pattern: Developments may be either: (i) a freestanding individual building; or (ii) an integrated development without outlots and containing more than one (1) business in one (1) or more buildings.

Overlay Districts (Chapter 5)

23) State Highway 32 Overlay District (Article 5.3)
   a) Access Control Requirements
   Comment: If Westfield Center PUD (1905-PUD-10) is approved, then this section will not be required.
   b) Maximum Setback Requirement: 120 feet
   c) Minimum Setback Requirement: 30 feet

d) Trail Corridor Requirement

24) **Comment: If Westfield Center PUD (1905-PUD-10) is approved, then this section will not be required.**

25) Floodplain Overlay District (Article 5.5)
Comment: Petitioner is coordinating with the Hamilton County Surveyor's Office and DNR.

26) Wellhead Protection District Overlay (Article 5.7)

Comment: The Property is not within a Wellhead Protection District.

Development Standards (Chapter 6)

27) Accessory Use and Building Standards (Article 6.1)
28) Architectural Standards (Article 6.3)
29) Building Standards (Article 6.4)
30) Height Standards (Article 6.6)
31) Landscaping Standards (Article 6.8)
32) Lighting Standards (Article 6.9)
21) Lot Standards (Article 6.10)
22) Outdoor Storage and Display (Article 6.21)
24) Outdoor Café and Eating Areas (Article 6.13)
25) Parking Standards (Article 6.14)
26) Performance Standards (Article 6.15)
27) Setback Standards (Article 6.16)
28) Sign Standards (Article 6.17)
29) Vision Clearance Standards (Article 6.19)
30) Yard Standards (Article 6.21)

Design Standards (Chapter 8)

31) Block Standards (Article 8.1)

32) Easement Standards (Article 8.3)
Comment: Petitioner is coordinating with Public Works, the Hamilton County Surveyor's Office, and utility providers.

33) Monument and Marker Standards (Article 8.5)
Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

34) Open Space and Amenity Standards (Article 8.6)
35) Pedestrian Network Standards (Article 8.7)

a) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.

b) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.

c) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

d) Internal Pedestrian Network Standards: 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.

e) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.

f) 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.

g) 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.

h) 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: 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.

i) 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.

j) 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).

36) Storm Water Standards (Article 8.8)

37) Streets and Right-of-Way Standards (Article 8.9)

38) Street Light Standards (Article 8.10)

39) Street Sign Standards (Article 8.11)

40) Surety Standards (Article 8.12)

WESTFIELD CENTER PUD STANDARDS (Pending Approval)

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

41) Minimum Front Yard Setback (along Private Street): None

42) Private Street Construction Standards:

Comment: Petitioner is coordinating with Public Works.

43) Cool Creek Trail Corridor

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

44) Midland Trace Trail Connection

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

DEPARTMENT COMMENTS

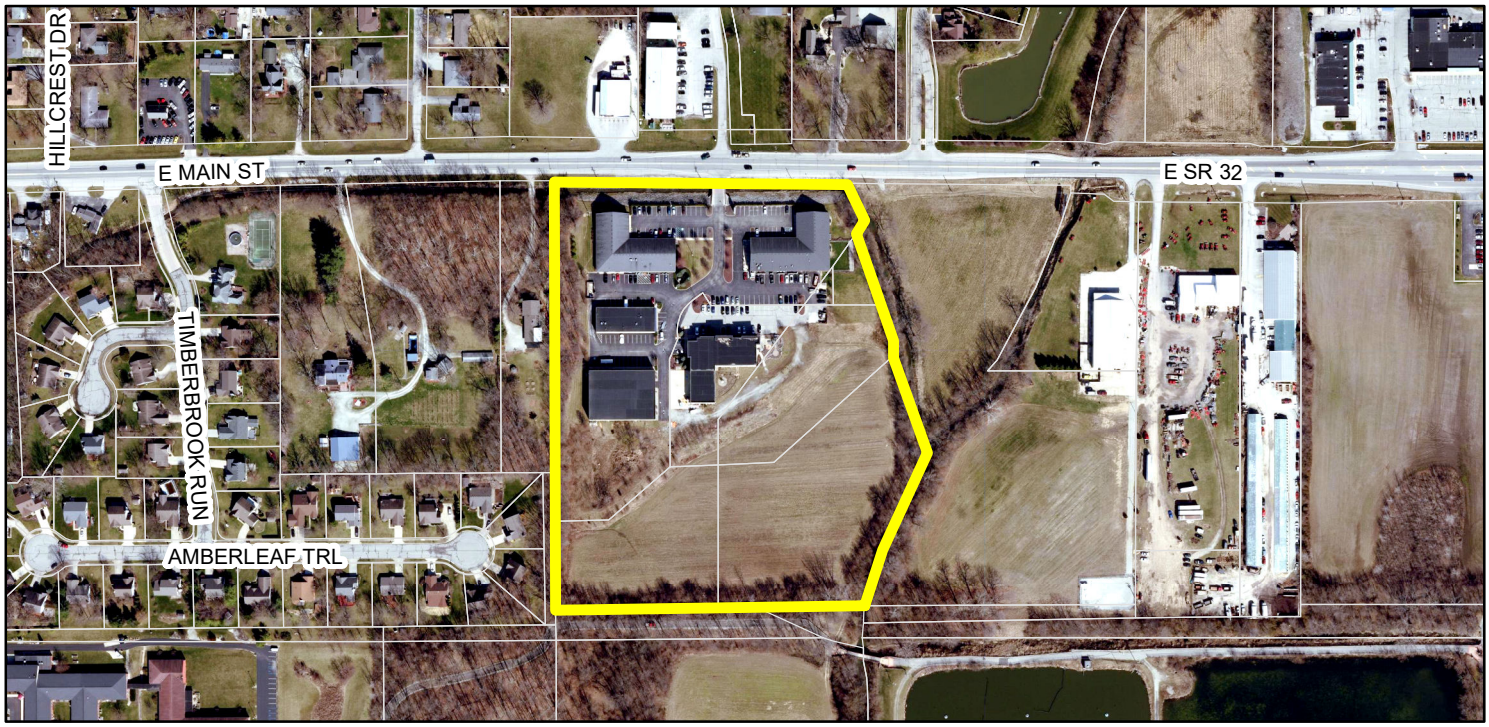
1. **Action: Hold a public hearing at the May 20, 2019, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at (317) 379-6467 or ktodd@westfield.in.gov.

Property Location Map
Westfield Center PUD
1812-SPP-23 & 1812-ODP-23

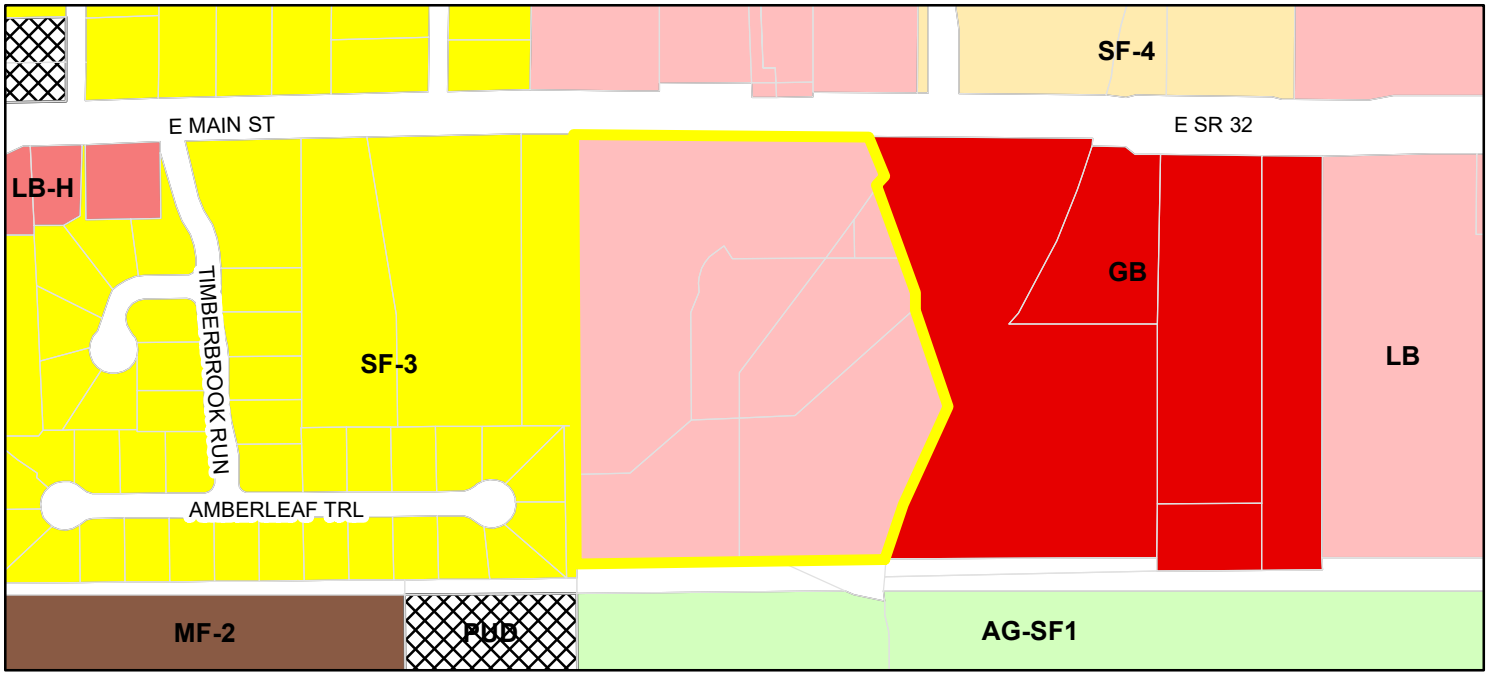
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



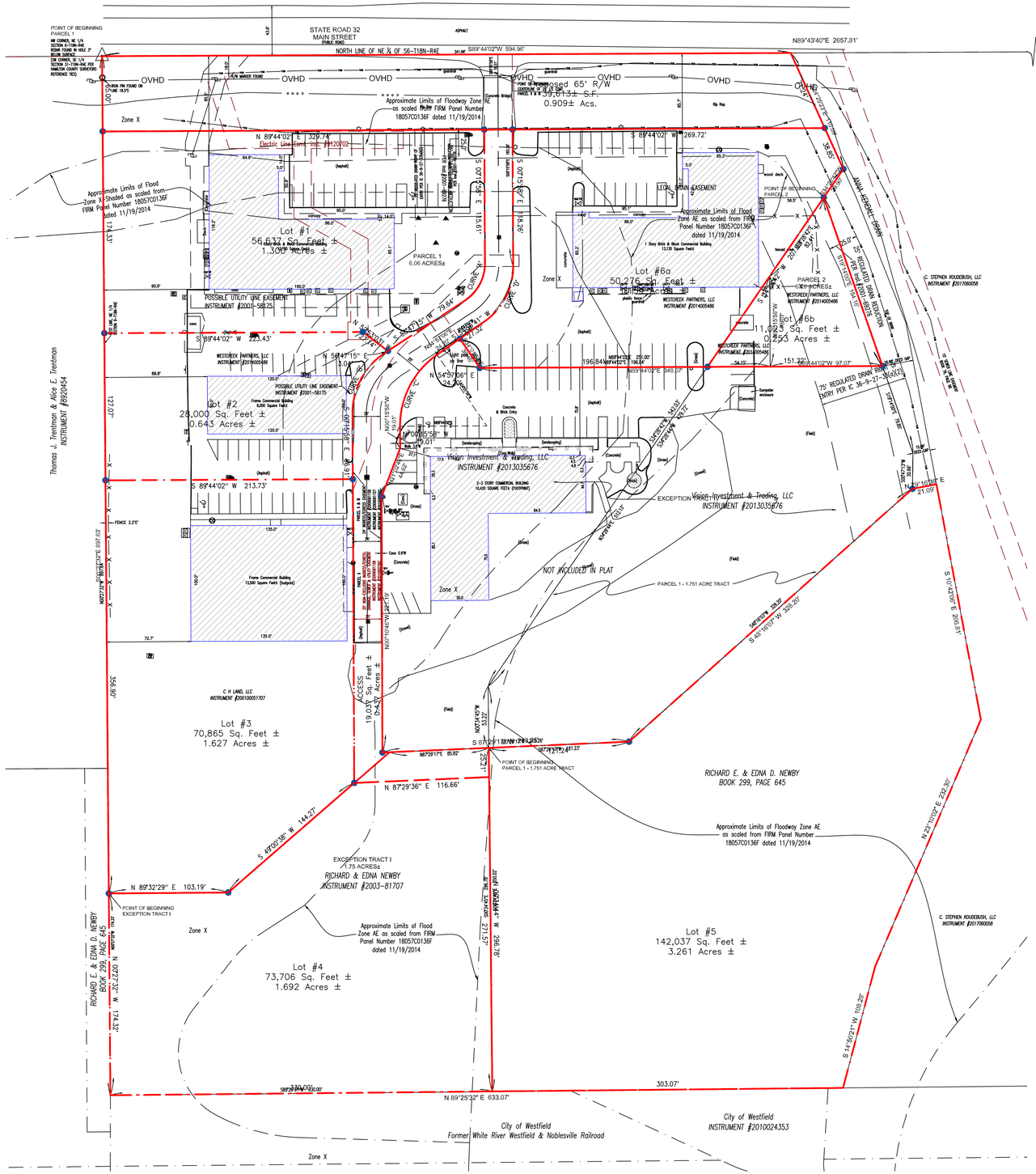
Parcel

Zoning - All

Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- GB (General Business)
- LB (Local Business)
- LB-H (Local Business - Historical)
- MF-2 (Multiple Family - 2)
- PUD (Planned Unit Development)
- SF-3 (Single Family - 3)
- SF-4 (Single Family - 4)

Westfield Center
10.367 ACRES±



Land Descriptions
WestCreek Partners – Instrument Number 2014-05486

PARCEL 1:
Part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:
Beginning at the 5/8" iron rod at the Northwest corner of the Northeast Quarter of Section 6, Township 18 North, Range 4 East; thence North 89 degrees 44 minutes 02 seconds East (assumed bearing) 594.96 feet on and along the North line of said Northeast Quarter at the Northwest corner of a tract of real estate described in Instrument #9729874, in the Office of the Recorder of Hamilton County, Indiana; thence South 24 degrees 25 minutes 23 seconds East 110.09 feet on and along a Westerly line of said tract to an 5/8" iron rod with yellow cap stamped "Miller Surveying"; thence South 34 degrees 28 minutes 42 seconds West 542.03 feet to a 5/8" iron rod with a yellow cap stamped Miller Surveying; thence South 00 degrees 34 minutes 45 seconds East 350.02 feet to a 5/8" iron rod with yellow cap stamped Miller Surveying on the North right-of-way line of the Central Indiana Railroad; thence South 89 degrees 25 minutes 31 seconds West 330.00 feet to a 5/8" iron rod with yellow cap stamped Miller Surveying, at the Point of Intersection of said North right-of-way line and the West line of the Northeast Quarter; thence North 00 degrees 27 minutes 32 seconds West 897.64 feet to the Point of Beginning, containing 9.03 acres, more or less.

AND
Part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, more described as follows: Commencing at the Northwest corner of said Quarter Section; thence South 00 degrees 27 minutes 32 seconds East (assumed bearing) along the West line of said Quarter Section 723.31 feet; thence North 89 degrees 32 minutes 28 seconds East 103.19 feet; thence North 49 degrees 00 minutes 38 seconds East 184.75 feet; thence North 87 degrees 29 minutes 17 seconds East 85.82 feet to the Beginning Point of this description; thence North 00 degrees 34 minutes 45 seconds West 53.22 feet; thence North 34 degrees 28 minutes 42 seconds East 512.13 feet; thence South 19 degrees 14 minutes 00 seconds East 234.01 feet; thence South 00 degrees 47 minutes 13 seconds West 30.66; thence South 48 degrees 16 minutes 03 seconds West 328.20 feet; thence South 87 degrees 29 minutes 17 seconds West 121.23 feet to the Point of Beginning, containing 1.751 acres, more or less.

EXCEPTING FROM THE ABOVE PARCEL 1 the following two (2) tracts described as follows:
Tract I: Part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, more described as follows: Commencing at the Northwest corner of said Quarter Section; thence South 00 degrees 27 minutes 32 seconds East (assumed bearing) along the West line of said Quarter Section 723.31 feet to the Beginning Point of this description; thence North 89 degrees 32 minutes 28 seconds East 103.19 feet; thence North 49 degrees 00 minutes 38 seconds East 184.75 feet; thence North 87 degrees 29 minutes 17 seconds East 85.82 feet; thence South 00 degrees 34 minutes 45 seconds East 296.78 feet to the North right-of-way line of the abandoned Central Indiana Railroad; thence South 89 degrees 25 minutes 15 seconds West along said right-of-way line 330.00 feet to a point on said West line; thence North 00 degrees 27 minutes 32 seconds West along said West line 174.33 feet to the Point of Beginning, containing 1.751 acres, more or less.

AND FURTHER EXCEPTING Tract IV: Part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being described as follows:
Beginning at the 5/8" iron rod at the Northwest corner of said Section; thence North 89 degrees 44 minutes 02 seconds East (assumed bearing), along the North line of the Northeast Quarter of said Section, a distance of 594.96 feet; thence South 24 degrees 25 minutes 23 seconds East, a distance of 110.09 feet; thence South 34 degrees 28 minutes 42 seconds West, a distance of 29.90 feet, to the Point of Beginning; thence South 19 degrees 14 minutes 00 seconds East, a distance of 234.01 feet; thence South 00 degrees 47 minutes 13 seconds West, a distance of 30.66 feet; thence South 48 degrees 16 minutes 03 seconds West, a distance of 328.20 feet; thence South 87 degrees 29 minutes 17 seconds West, a distance of 78.07 feet; thence North 34 degrees 28 minutes 42 seconds East, a distance of 82.41 feet, to the Point of Beginning, containing 2.972 acres, more or less.

AND
PARCEL 2:
Part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows:
Commencing at the ⅝ inch iron rod at the Northwest corner of the Northeast Quarter of said Section; thence North 89 degrees 44 minutes 02 seconds East (assumed bearing), along the North line of Northeast Quarter of said Section, a distance of 594.96 feet; thence South 24 degrees 25 minutes 23 seconds East, a distance of 110.09 feet; thence South 34 degrees 28 minutes 42 seconds West, a distance of 29.90 feet, to the Point of Beginning; thence South 19 degrees 14 minutes 00 seconds East, a distance of 154.16 feet; thence South 89 degrees 44 minutes 02 seconds West, a distance of 97.07 feet; thence North 00 degrees 15 minutes 58 seconds West, a distance of 78.07 feet; thence North 34 degrees 28 minutes 42 seconds East, a distance of 82.41 feet, to the Point of Beginning, containing 0.54 acres, more or less.

Newby – Instrument Number 2003-081707
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A part of Newby – Book 299, Page 645
A part of the Northeast Quarter of Section 6, Township 18 North, Range 4 East, bounded as follows: Beginning at the Northwest corner of said Northeast Quarter and run thence East 72 rods 16 links, South 64 rods, West 72 rods 16 links, North 64 rods to the place of beginning, containing 28 acres, more or less.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

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

SEA Group
Land Surveyors ▲ Civil Design
Construction Layout
494 Gradle Drive Carmel, Indiana 46032
Phone: 317.844.3333 Fax: 317.844.3383
www.seagroupllc.com info@seagroupllc.com

701-789 EAST MAIN STREET
WESTFIELD, INDIANA 46074

PROJECT LOCATED IN:

SECTION 6 - TOWNSHIP 18 NORTH - RANGE 4 EAST

WASHINGTON TOWNSHIP, HAMILTON COUNTY

PRELIMINARY PLAT

PREPARED FOR:

WESTCREEK PARTNERS, LLC
34 W RAMPART STREET
SHELBYVILLE, IN 46176

REV. #	DATE	REV. DESC.
.	..	...

DRAWING LEGEND

- EXISTING METAL-TYPE FENCE
- EXISTING WOOD-TYPE FENCE
- WTR = UNDERGROUND WATER LINES
- STM = UNDERGROUND STORM SEWER
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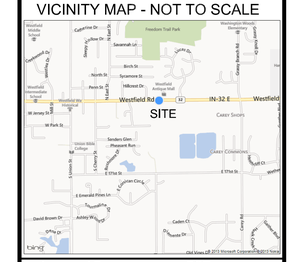
- REAL ESTATE LINES (AS NOTED)
- SUBJECT REAL ESTATE SURVEY LINE (AS NOTED)
- EXISTING CONC. CURB (AS NOTED)
- TOB = TOP OF BANK
- EXISTING CONTOURS
- SEA GROUP MONUMENT SET
- RIGHT OF WAY MARKER
- SURVEY MARKER FOUND
- SECTION CORNER (AS NOTED)
- BEE-HIVE INLET
- CURB INLET
- DRAINAGE INLET
- STORM SEWER MANHOLE
- MANHOLE
- SANITARY SEWER MANHOLE
- CLEAN OUT
- HANDICAPPED PARKING SPOT
- GAS VALVE
- GAS METER
- SIGN
- AIR CONDITONER
- UTILITY POLE
- ELECTRIC METER
- ELECTRIC UTILITY
- FIRE HYDRANT
- WATER METER
- WATER VALVE
- MAIL BOX

VICINITY MAP - NOT TO SCALE



Approved By:	BCR
Drawn By:	Br/HMP
Date of Last Field Work:	
Date Plotted:	

Reference #: C13-7978

Project Number:

C18-4169

Sheet Number :

1 of 1

Docket Number:	1904-PUD-06 (Ordinance No. 19-14)
Petitioner:	Westfield-Washington Schools (the "Petitioner")
Request:	A change in zoning of 88.73 acres +/- from the GB-PD District and EI District to the Westfield High School PUD District.
Current Zoning:	GB-PD: General Business/Planned Development District, and EI: Enclosed Industrial District
Current Land Use:	Educational Institution (Westfield High School)
Acreage:	88.73 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Proposed Ord. 19-14 (Westfield High School PUD)
Staff Reviewer:	Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the May 13, 2019, City Council meeting. The petition is scheduled to receive a public hearing at the May 20, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The subject properties (collectively, the "Property") encompass approximately 88.73 acres +/- and includes real estate located at the northwest corner of Union Street and Hoover Street (see **Exhibit 2**). The Property is currently zoned a combination of the GB-PD General Business/Planned Development District, and the EI: Enclosed Industrial District.

Project Description: The proposed PUD Ordinance would address any existing non-conformities that have occurred on the Property as changes to the zoning ordinance have been made over time. The PUD Ordinance would also establish a new, more contemporary baseline of standards for future improvements on the school campus.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**), which includes all expansion projects to-date. The Property would be required to remain in substantial compliance with that exhibit.

Legally Established Pre-Existing Improvements: As proposed, the PUD Ordinance legally establishes all previously constructed improvements on the property. Any new improvements will be subject to the provisions of the PUD Ordinance, as amended.

Permitted Uses: The proposed PUD Ordinance would only allow Educational Institutions and ancillary uses as permitted on the Property. All other underlying GB uses and all Special Exception uses would be prohibited.

Development Standards: As proposed, the PUD Ordinance would default to the UDO's development standards, except the following modifications:

Architectural Standards: New buildings/additions would be required to be substantially similar in quality and character with the Existing Character Exhibit of the PUD Ordinance, which depicts the existing architectural character of the high school campus.

Sign Standards: As proposed, the signage standards of the UDO would apply. In addition, all signs on the Property would need to be consistent with those in the Signage Character Exhibit of the PUD Ordinance, which depicts existing signage on the campus.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Employment Corridor". Institutional land uses are subordinate to and supportive of office and service uses are identified in the Comprehensive Plan as appropriate land uses within a highway/employment corridor. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the May 20, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

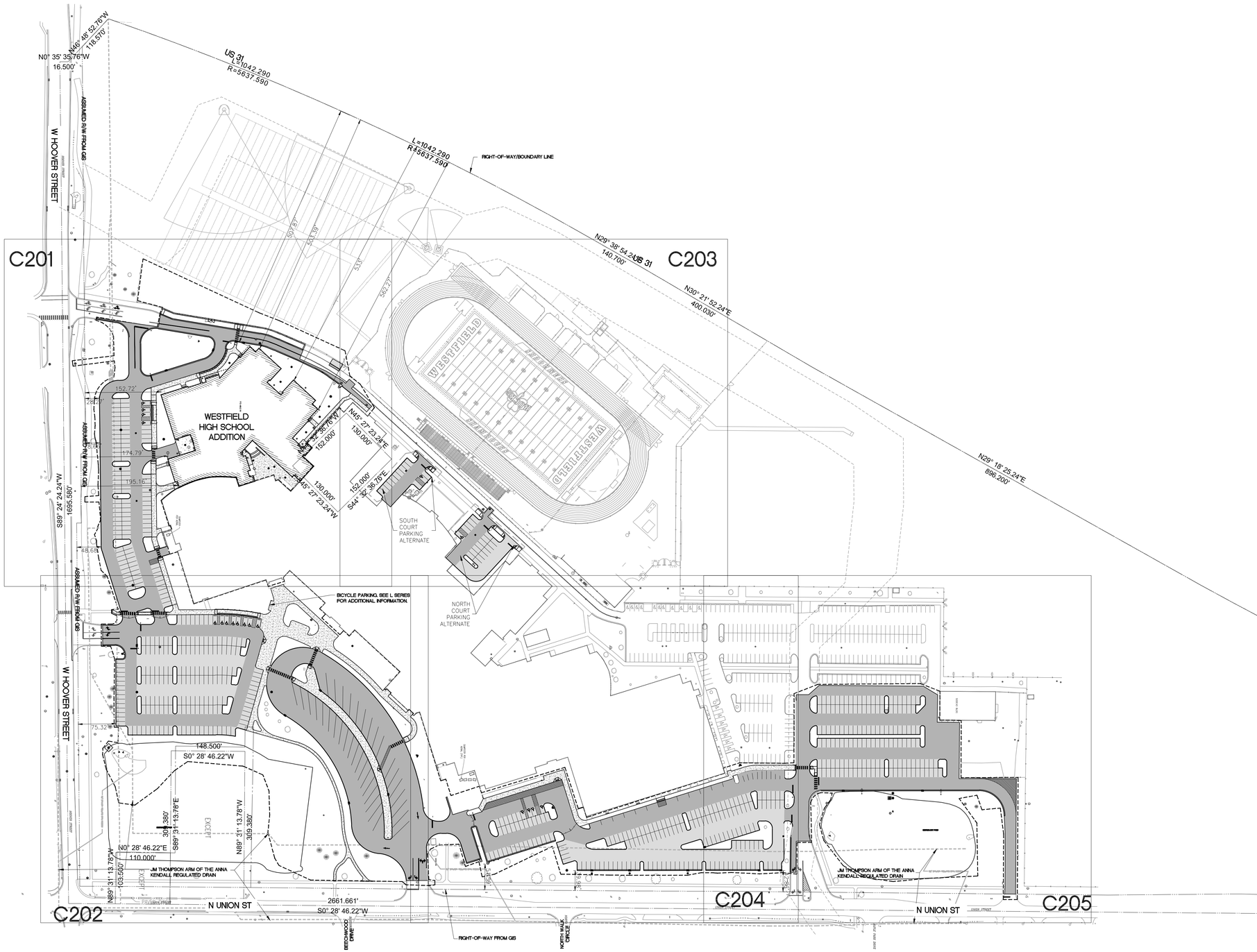
Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

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

Council Introduction: The petition was introduced at the May 13, 2019, City Council meeting.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the May 20, 2019, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at (317) 379-6467 or ktodd@westfield.in.gov.



CITY OF WESTFIELD NOTES:
ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED:
HTTP://WWW.WESTFIELD.IN.GOV/EGOV/APPS/DOCUMENT/CENTER.EGOV?VIEW=ITEM;ID=50

THE PRESENCE OF A CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

DEVELOPMENT PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- FENCE
- CONSTRUCTION LIMITS
- ALTERNATE CONSTRUCTION LIMITS
- MATCH LINE
- BUILDING LIMITS

ALTERNATIVES

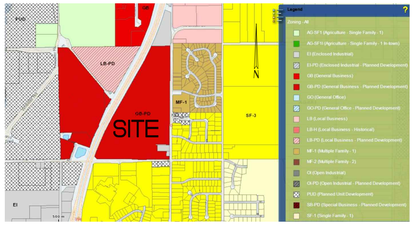
NORTH COURT PARKING ALTERNATE
PROVIDE DEMO AS NOTED IN EXISTING CONDITIONS AND DEMOLITION PLAN, C100 SERIES. PROVIDE NEW CURB, STANDARD DUTY ASPHALT AND HEAVY DUTY ASPHALT PAVING AS NOTED IN VEHICULAR DEVELOPMENT PLANS, C200 SERIES. REVISE UTILITIES AS NOTED.

SOUTH COURT PARKING ALTERNATE
PROVIDE DEMO AS NOTED IN EXISTING CONDITIONS AND DEMOLITION PLAN, C100 SERIES. PROVIDE NEW CURB, STANDARD DUTY ASPHALT AND HEAVY DUTY ASPHALT PAVING AS NOTED IN VEHICULAR DEVELOPMENT PLANS, C200 SERIES. REVISE UTILITIES AS NOTED.

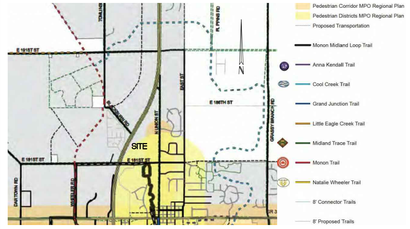
LOCATION AND SECTION MAP

18250 UNION STREET, WESTFIELD, IN

ZONING MAP



ALTERNATIVE TRANSPORTATION PLAN



Cripe Project Number
040338-20210

Revisions		
Mark	Date	Description
1	08/14/18	ADDRESS TAC COMMENTS AND ADDRESS DM #2
2	08/27/18	ADDRESS TAC COMMENTS

ARCHITECTURE + INTERIORS
CIVIL ENGINEERING
SURVEYING + GEOSPATIAL PLANNING
ENERGY + FACILITIES
EQUIPMENT PLANNING
REAL ESTATE SERVICES

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777
www.cripe.biz

OVERALL DEVELOPMENT PLAN
WESTFIELD HIGH SCHOOL
ADDITIONS AND RENOVATIONS

WESTFIELD WASHINGTON SCHOOL CORP.
18250 UNION ST, WESTFIELD, IN 46074

CERTIFICATE OF AUTHORITY
JAMES M. LASCHI
STATE OF INDIANA
APPROVAL FOR PERMITTING NOT FOR CONSTRUCTION
Date 08-27-18

COVERING
OVERALL VEHICULAR DEVELOPMENT PLAN DESIGN

Indiana 811
Know what's below. Call before you dig.
811 FOR CALLS IN INDIANA
1-800-382-5544 CALL TOLL FREE

Drawn By: JDA
Checked By: EBI
Quality Assurance: JML
Scale: 1" = 100'

Sheet C200
Date 08-27-18
Client Project Number 17075

O:\2004\040338\20210\cad\Engr\CD's\C201_Site Plan.dwg, September 13, 2018 11:46 AM, JENNIFER LASCHI, © Paul | Cripe, Inc.

ORDINANCE NUMBER 19-14

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1904-PUD-06**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **1904-PUD-06** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. **Applicability of Ordinance.**

1.1 The Unified Development Ordinance (the "UDO") and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Westfield High School Campus PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

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

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

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

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

Section 4. **Legally Established Pre-Existing Improvements.** The Real Estate has been developed as an educational/institutional campus, as generally depicted on the Concept Plan and the Existing Character Exhibit, attached hereto as **Exhibit C** (the "Existing Character Exhibit"), in compliance with the zoning ordinance in effect at the time that each improvement was made to the Real Estate (collectively, the "Existing Improvements"). All existing structures and conditions of the Real Estate are hereby legally-established. Improvements after the effective date of this Ordinance shall be subject to the terms of this Ordinance, as amended.

Section 5. **Underlying Zoning District.** The Underlying Zoning District of this District shall be the GB: General Business District (the "Underlying Zoning District").

Section 6. **Overlay Districts.** The U.S. Highway 31 Overlay District (Article 5.2) shall not

apply to the Real Estate.

Section 7. **Permitted Uses.** The permitted uses shall be as set forth below.

7.1 Educational Institution and ancillary uses

7.2 Prohibited Uses:

A. All other uses listed as Permitted in the Underlying Zoning District shall not be permitted.

B. All uses listed as Special Exceptions in the Underlying Zoning District shall not be permitted.

Section 8. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District.

Section 9. **Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

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

A. Character Exhibit. New building(s) or building additions shall be substantially similar in quality and character with the Existing Character Exhibit, **Exhibit C**. If a provision of Article 6.3 Architectural Standards is in conflict with the Existing Character Exhibit, then the Existing Character Exhibit shall control.

9.2 Article 6.17 Sign Standards: Shall apply to the Real Estate. In addition, the following signage shall also be permitted on the Real Estate:

A. Signs that are substantially similar to the signage depicted in **Exhibit D** (the "Signage Character Exhibit") shall be permitted.

B. Temporary Signs, as approved by the Director.

Section 10. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 11. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the District.

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

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-14** was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-14**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-14**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

Prepared by:

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Existing Character Exhibit

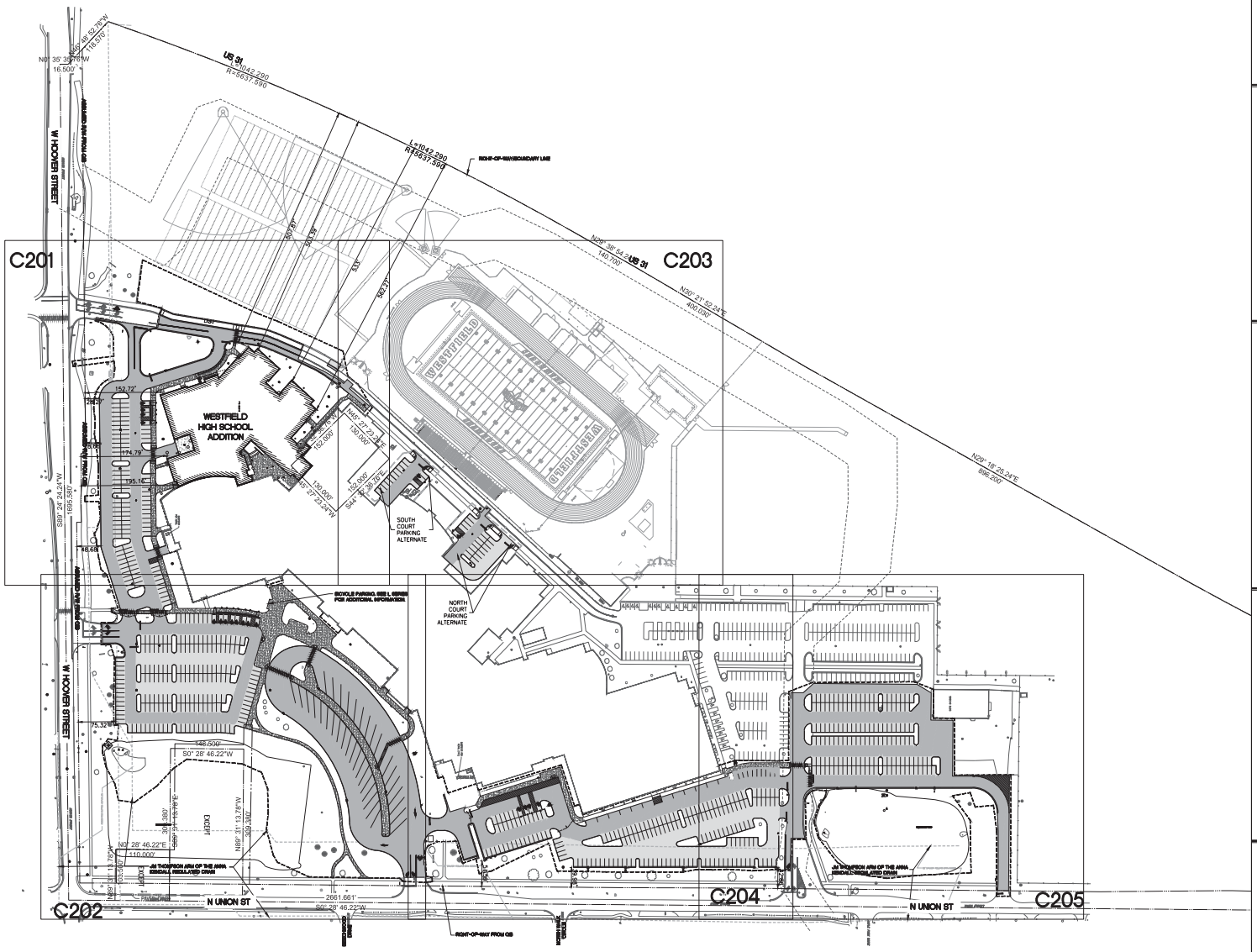
Exhibit D Signage Character Exhibit

EXHIBIT A

REAL ESTATE

EXHIBIT B

CONCEPT PLAN



DEVELOPMENT PLAN LEGEND

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- FENCE
- CONSTRUCTION LIMITS
- ALTERNATE CONSTRUCTION LIMITS
- MATCH LINE
- BUILDING LIMITS

ALTERNATIVES

NORTH COURT PARKING ALTERNATE
PROVIDE DEMO AS NOTED IN EXISTING CONDITIONS AND DEMOLITION PLAN, C100 SERIES. PROVIDE NEW CURB, STANDARD DUTY ASPHALT AND HEAVY DUTY ASPHALT PAVING AS NOTED IN VEHICULAR DEVELOPMENT PLANS, C200 SERIES. REVISE UTILITIES AS NOTED.

SOUTH COURT PARKING ALTERNATE
PROVIDE DEMO AS NOTED IN EXISTING CONDITIONS AND DEMOLITION PLAN, C100 SERIES. PROVIDE NEW CURB, STANDARD DUTY ASPHALT AND HEAVY DUTY ASPHALT PAVING AS NOTED IN VEHICULAR DEVELOPMENT PLANS, C200 SERIES. REVISE UTILITIES AS NOTED.

LOCATION AND SECTION MAP

18250 UNION STREET, WESTFIELD, IN

ZONING MAP

ALTERNATIVE TRANSPORTATION PLAN

CITY OF WESTFIELD NOTES:
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HTTP://WWW.WESTFIELD.IN.GOV/EGOV/APPS/DOCUMENT/CENTER.EGOV?VIEW=ITEM;ID=50

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Cripe Project Number 040338-20210

Date	Description
08/17/18	ADDED NO COMMENTS AND ADDENDUM #2
08/17/18	ADDED NO COMMENTS

ARCHITECTURE + INTERIORS
CIVIL ENGINEERING
GEOTECHNICAL ENGINEERING
ENERGY + FACILITIES
EQUIPMENT PLANNING
MEP + CONSTRUCTION

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
INDIANAPOLIS, INDIANA 46240
(317) 844-6777
www.cripe.biz

OVERALL DEVELOPMENT PLAN
WESTFIELD HIGH SCHOOL
ADDITIONS AND RENOVATIONS
WESTFIELD WASHINGTON SCHOOL CORP.
18250 UNION ST, WESTFIELD, IN 46074

APPROVAL PENDING NOT FOR CONSTRUCTION

Date

COVERING
OVERALL VEHICULAR DEVELOPMENT PLAN DESIGN

811 1-800-382-5544

Drawn By: JDA
Checked By: RB
Quality Assurance: JML
Scale: 1" = 100'

Sheet: C200
Date: 08-27-18
Client Project Number: 17075

O:\2040\040338\30210\cad\Eng\C3d\C201_Site Plan.dwg, September 13, 2018 11:46 AM, JENNIFER LASCH, © Paul | Cripe, Inc.

EXHIBIT C

EXISTING CHARACTER EXHIBIT

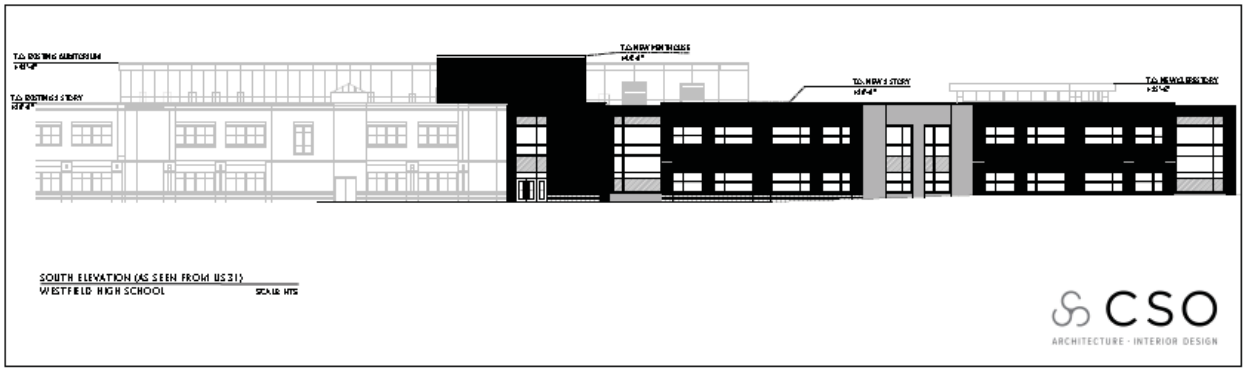


EXHIBIT D

SIGNAGE CHARACTER EXHIBIT

Welcome to
WESTFIELD HIGH SCHOOL
Please Use
DOOR #13
FOR ALL ATHLETIC EVENTS
STOP

STAFF ONLY PARKING
NO STUDENTS
Gym - Pool Parking Entrance
Lot A

B

WELCOME TO
SOFTBALL

TICKETS
TICKETS

SECTIONAL CHAMPS
REGIONAL CHAMPS
STATE RUNNER UP
SEMI-STATE CHAMPS
CONFERENCE CHAMPS
2006

HOME OF THE SHAMROCKS
AT BAT
BALL
STRIKE
OUT
GUESTS
SHAMROCKS
1998 STATE RUNNER-UP 2009
375

SOFTBALL
BALL
STRIKE
OUT
1 2 3 4 5 6 7 TOTAL
VISITORS
SHAMROCKS

SHAMROCKS
GUEST
SHOTS
PERIOD
SHOTS
McGavic

Looking for an Advantage?
McGavic
OUTDOOR POWER

WESTFIELD HIGH SCHOOL
RIVERVIEW HEALTH STADIUM

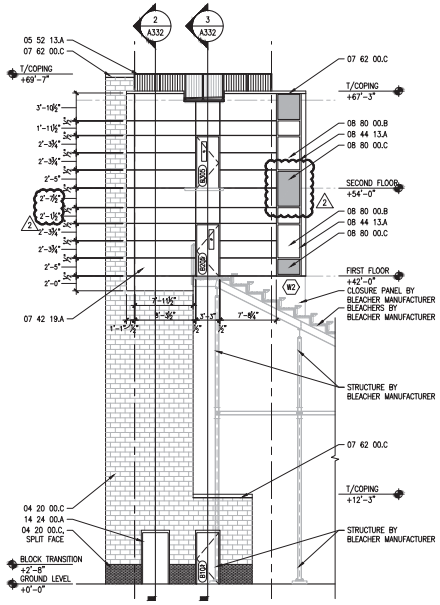
WESTFIELD
HIGH SCHOOL
INDIANA UNIVERSITY
McGavic
OUTDOOR POWER

CARX TIRE & AUTO
TICKETS
WESTFIELD HIGH SCHOOL SHAMROCKS
TICKETS

WOMEN
CONCESSIONS

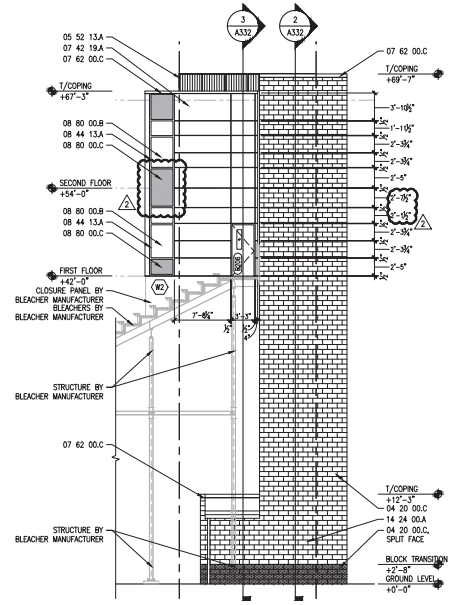
ESTRIDGE FAMILY FOUNDATION
WESTFIELD SHAMROCKS
INDIANA UNIVERSITY
KOKOMO
iuk.edu
RUNYON
EQUIPMENT RENTAL
(317) 566-8888
www.runyonrental.com
"Don't be a tool - Rent One"
GORMAN & BUNCH
ORTHODONTICS

ESTRIDGE FAMILY FOUNDATION
WESTFIELD SHAMROCKS
DOWN
TO GO
BALL ON
QTR
T.O.L.
T.O.L.



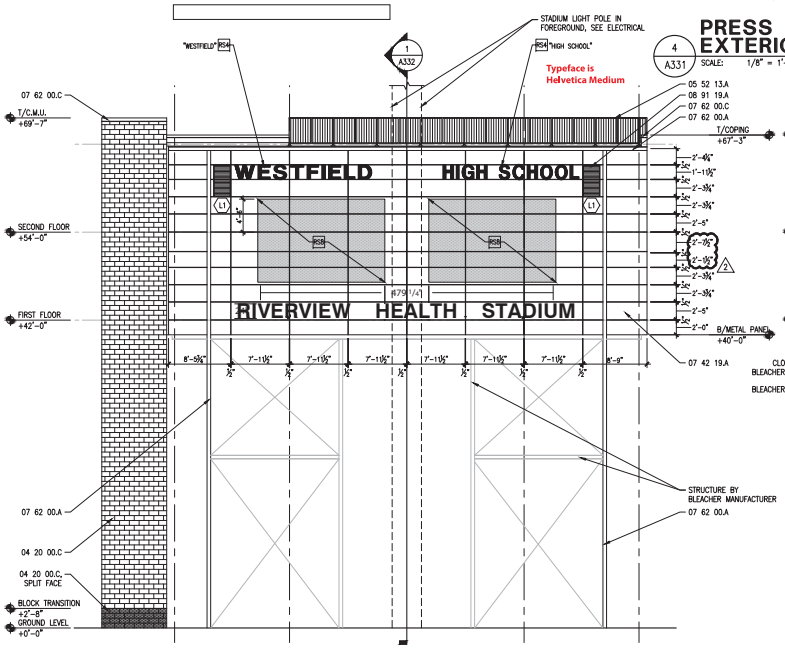
PRESS BOX EXTERIOR ELEVATION

4 A331 SCALE: 1/8" = 1'-0"



PRESS BOX EXTERIOR ELEVATION

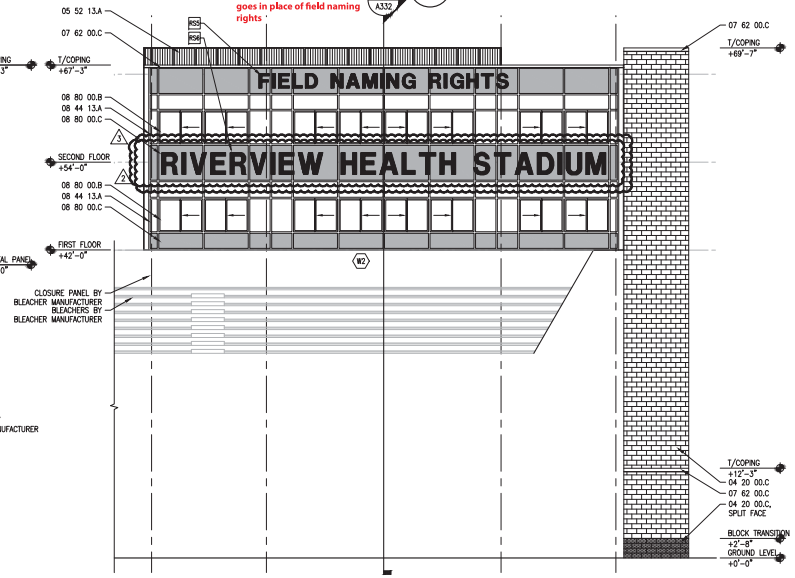
3 A331 SCALE: 1/8" = 1'-0"



PRESS BOX EXTERIOR ELEVATION

2 A331 SCALE: 1/8" = 1'-0"

WESTFIELD HIGH SCHOOL goes in place of field naming rights



PRESS BOX EXTERIOR ELEVATION

1 A331 SCALE: 1/8" = 1'-0"

KEYNOTES

DIVISION 1 – GENERAL REQUIREMENTS
01 10 00 THESE KEYNOTES ARE ORGANIZED BASED UPON THE CONSTRUCTION SPECIFICATIONS INSTITUTE'S MASTERFORMAT 2004 EDITION. THE ORGANIZATION OF THESE NOTES INTO DIVISIONS CONFORMS IN GENERAL WITH THE PROJECT MANUAL PREPARED FOR THIS PROJECT.

DIVISION 2 – EXISTING CONDITIONS
NOT USED

DIVISION 3 – CONCRETE
03 30 00.A CONCRETE SLAB OVER VAPOR BARRIER ON DRAINAGE FILL, REFERENCE STRUCTURAL DRAWINGS
03 30 00.B CONCRETE SLAB ON METAL DECK, REFERENCE STRUCTURAL DRAWINGS
03 30 00.C CONCRETE FOOTING, REFERENCE STRUCTURAL DRAWINGS
03 30 00.D CONSTRUCTION JOINT
03 30 00.E ISOLATION JOINT PREFORMED JOINT FILLER AND SEALANT

DIVISION 4 – MASONRY
04 20 00.A 8x8x16 NOMINAL CONCRETE MASONRY UNIT
04 20 00.B 8x8x16 NOMINAL CONCRETE MASONRY UNIT
04 20 00.C 12x8x16 NOMINAL CONCRETE MASONRY UNIT
04 20 00.D HORIZONTAL JOINT REINFORCEMENT AT 16" O.C. VERTICALLY
04 20 00.E CONCRETE MASONRY BOND BEAM
04 20 00.F CONCRETE MASONRY BOND BEAM HEADER, SEE STRUCTURAL DRAWINGS
04 20 00.G BULLNOSE UNIT
04 20 00.H SILL UNIT
04 20 00.J SOLID UNIT
04 20 00.K GROUT UNIT FULL
04 20 00.L NON-SHRINK GROUT, REFERENCE STRUCTURAL DRAWINGS
04 20 00.M FOAM-IN-PLACE CORE INSULATION
04 20 00.N 4x8x16 NOMINAL CONCRETE MASONRY UNIT
04 72 00.A CAST STONE

DIVISION 5 – METALS
05 12 00.A STRUCTURAL STEEL FRAMING MEMBER, REFERENCE STRUCTURAL DRAWINGS
05 12 00.B STRUCTURAL STEEL ANGLE, REFERENCE STRUCTURAL DRAWINGS
05 21 00.A STEEL JOIST, REFERENCE STRUCTURAL DRAWINGS
05 31 00.A STEEL DECKING, REFERENCE STRUCTURAL DRAWINGS
05 31 00.B HEAVY GAUGE BENT STEEL DECK EDGE
05 40 00.A 2½" STEEL STUDS AT 16" O.C., CROSS BRACE AS REQUIRED
05 40 00.B 3⅝" STEEL STUDS AT 16" O.C., CROSS BRACE AS REQUIRED
05 40 00.C 4" STEEL STUDS AT 16" O.C., CROSS BRACE AS REQUIRED
05 40 00.D STEEL DEFLECTION TRACK
05 40 00.E STEEL CONNECTION CLIP
05 50 00.A MISCELLANEOUS STEEL FABRICATION, REFERENCE STRUCTURAL DRAWINGS
05 52 13.A ALUMINUM GUARDRAIL

DIVISION 6 – WOOD, PLASTICS AND COMPOSITES
06 10 53.A WOOD BLOCKING/NAILER
06 10 53.B CONTINUOUS 1x4 CLEAT
06 16 00.A ¾" EXTERIOR PLYWOOD
06 16 00.B ½" EXTERIOR PLYWOOD
06 16 00.C ¾" FIRE TREATED PLYWOOD WITH NON-CORROSIVE FASTENERS
06 17 53.A PREFABRICATED WOOD TRUSS
06 40 00.A HARDWOOD TRIM
06 40 00.B FASCIA BOARD

DIVISION 7 – THERMAL AND MOISTURE PROTECTION
07 21 00.A 2" PERIMETER EXTRUDED POLYSTYRENE INSULATION, EXTENDING HORIZONTALLY 48" MINIMUM
07 21 00.B FULL THICKNESS MINERAL-FIBER BATT INSULATION
07 21 00.C EAVE VENTILATION TROUGH
07 21 00.D FOIL-FACED (VAPOR BARRIER) BATT INSULATION, R-20
07 21 00.E FULL THICKNESS CRAFT FACE GLASS FIBER BATT INSULATION
07 25 00.A WEATHER BARRIER
07 27 26.A FLUID APPLIED VAPOR PERMEABLE AIR BARRIER
07 31 13.A ASPHALT SHINGLES ON 15# ROOFING PAPER
07 31 13.B ICE AND WATER SHIELD, REFERENCE ROOF PLAN FOR MORE INFORMATION
07 42 13.A ROOF WALL
07 42 19.A COMPOSITE METAL PANEL WITH NON-CORROSIVE FASTENERS
07 42 21.A PRE-FINISHED METAL SOFFIT PANEL
07 54 23.A TPO MEMBRANE ROOFING OVER ¾" COVER BOARD OVER 4" HIGH DENSITY RIGID INSULATION OVER 6 MIL VAPOR BARRIER
07 54 23.B TAPERED INSULATION
07 54 23.C WALKWAY PADS
07 62 00.A PREFINISHED METAL DOWNSPOUTS AND GUTTERS, REFERENCE ROOF PLANS FOR MORE INFORMATION
07 62 00.B PREFINISHED METAL FASCIA
07 62 00.C PREFINISHED COPING WITH CONTINUOUS HOLD-DOWN CLIP EACH SIDE
07 62 00.D PREFINISHED METAL FLASHING
07 84 13.A PENETRATION FIRESTOPPING
07 84 46.A FIRE-RESISTIVE JOINT SYSTEMS
07 92 00.A SEALANT WITH BACKER ROD
07 92 00.B SEALANT JOINT
07 95 00.A EXTERIOR WALL EXPANSION JOINT SYSTEM
07 95 00.B FLOOR EXPANSION JOINT SYSTEM
07 95 00.C WALL EXPANSION SYSTEM
07 95 00.D CEILING EXPANSION JOINT SYSTEM
07 95 00.E ROOF EXPANSION JOINT SYSTEM

DIVISION 8 – DOORS AND WINDOWS
08 11 13.A HOLLOW METAL DOOR – PAINT
08 11 13.B INSULATED HOLLOW METAL DOOR – PAINT
08 11 13.C HOLLOW METAL DOOR FRAME – PAINT
08 11 13.D THERMALLY BROKEN HOLLOW METAL DOOR FRAME – PAINT
08 11 13.E MASONRY FRAME ANCHOR
08 14 16.A FLUSH WOOD DOOR
08 33 13.A OVERHEAD COILING COUNTER DOOR WITH INTEGRAL FRAME
08 44 13.A ALUMINUM CURTAIN WALL
08 44 13.B ALUMINUM SILL FLASHING, FINISHED TO MATCH CURTAIN WALL
08 44 13.C ALUMINUM FLUSH PANEL, FINISHED TO MATCH CURTAIN WALL
08 56 80.A ALUMINUM VERTICAL SLIDING SERVICE WINDOW
08 71 00.A DOOR HARDWARE – SCHEDULED
08 71 00.B EXTRUDED ALUMINUM THRESHOLD
08 80 00.A ¼" CLEAR TEMPERED GLASS
08 80 00.B 1" CLEAR INSULATED LOW-E GLASS
08 91 19.A FIXED-EXTRUDED SELF DRAINING ALUMINUM ARCHITECTURAL LOUVER WITH INSECT SCREEN AND ALL REQUIRED SHIMS AND ANCHORAGES – COORDINATE WITH MECHANICAL

DIVISION 9 – FINISHES
09 22 16.A 2½" STEEL STUDS @ 16" O.C.
09 22 16.B 3⅝" STEEL STUDS @ 16" O.C.
09 22 16.C 4" STEEL STUDS @ 16" O.C.
09 22 16.D STUD RUNNER TRACK
09 22 16.E DEFLECTION TRACK
09 22 16.F GYPSUM BOARD CEILING SUSPENSION SYSTEM
09 22 16.G ⅝" TYPE "X" GYPSUM WALLBOARD
09 22 16.H SOUND ATTENUATION INSULATION
09 51 13.A ACOUSTICAL PANEL CEILING AND SUSPENSION SYSTEM
09 65 13.A RESILIENT BASE – SEE FINISH SCHEDULE
09 91 23.A INTERIOR PAINTING – SEE FINISH SCHEDULE
09 96 00.A HIGH-PERFORMANCE COATING – SEE FINISH SCHEDULE

DIVISION 10 – SPECIALTIES
10 44 13.A FIRE EXTINGUISHER CABINET
10 75 00.A FLAG POLE

DIVISION 11 – EQUIPMENT
NOT USED

DIVISION 12 – FURNISHINGS
12 32 16.A INSTITUTIONAL CASEWORK

DIVISION 13 – SPECIAL CONSTRUCTION
NOT USED

DIVISION 14 – CONVEYING SYSTEMS
14 24 00.A HYDRAULIC ELEVATOR

DIVISION 22 – PLUMBING
22 14 16.A RAIN WATER LEADER

DIVISION 31 – EARTHWORK
31 20 00.A FINISH GRADE, REFERENCE CIVIL DRAWINGS
31 20 00.B DRAINAGE FILL, REFERENCE CIVIL DRAWINGS
31 20 00.C COMPACTED EARTH, REFERENCE CIVIL DRAWINGS
31 20 00.D COMPACTED GRANULAR FILL, REFERENCE CIVIL DRAWINGS

DIVISION 32 – EXTERIOR IMPROVEMENTS
32 13 13.A CONCRETE SIDEWALK, REFERENCE CIVIL DRAWINGS

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Architecture · Interiors · Planning
Fort Wayne, Indiana · Tel: 260.424.3080 · Fax: 260.424.1807

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WESTFIELD WASHINGTON SCHOOLS
322 West Main Street
Westfield, Indiana 46074

PROJECT:
WESTFIELD HIGH SCHOOL
COMMUNITY STADIUM
18250 NORTH UNION STREET
Westfield, Indiana 46074

Scope Drawings:
These drawings indicate the general scope of the project in terms of architectural design, concept, the dimensions of the building, the major architectural elements and the type of construction and finishes to be provided.
The drawings do not necessarily indicate or describe all work required for full performance and completion of the requirements of the Contract.
On the basis of the general scope indicated or described, the Contractor shall provide all work required for the proper execution and completion of the work.

Revisions:

1	ADDENDUM #1	2014-06-12
2	ASI #1	2014-07-24
3	ASI #10	2014-10-13

Issue Date	Drawn By	Checked By
08/01/14	NVW	JRO

Drawing Title:
PRESS BOX EXTERIOR ELEVATIONS

Certified By:
WORKING SET

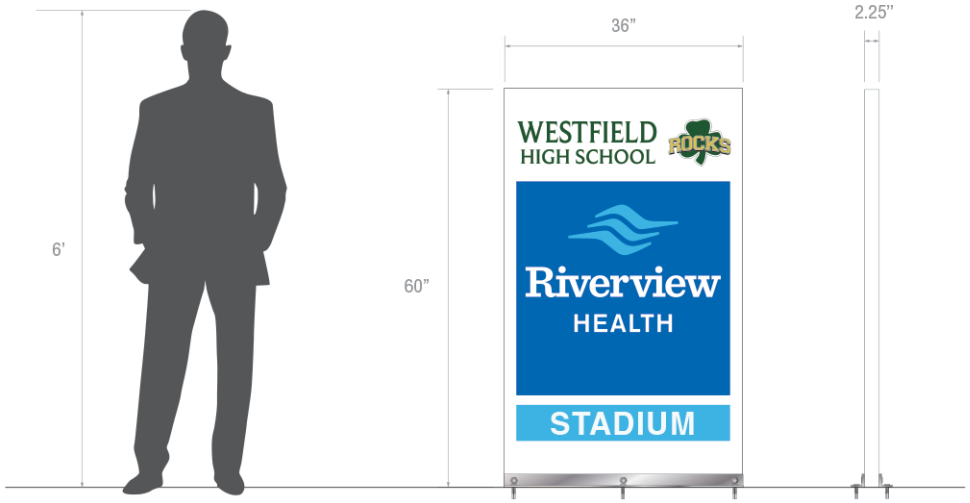
Drawing Number:
A331

Project Number:
14014

WHS // Riverview Health Stadium Box Sign

CSI Contact: **Amber Willis** | Office: 317-867-2737 x4000 | cell: 317-473-4322 | amber@csi-signs.com

DESIGN. FABRICATION. INSTALLATION



Sign Info
Qty: 1
5' x 3'
2" x 2" X .125" Internal Aluminum Frame
.125" Aluminum Faces
Painted: Westfield Green
Digitally Printed Vinyl Logos
Mounting Hardware: TBD

Version: **12**

Date: **07.12.2018**

Approval: Signature Printed Date

By approving this artwork, customer is also approving all spelling and grammar, therefore relinquishing CSI from any fault for typo's not corrected by customer before production.

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File Path: WHS/Designs/Riverview Stadium/36x60_Riverview_Stadium_wl12.ai

HL

Westfield–Washington Township Advisory Plan Commission
Minutes of the May 8, 2019 APC Meeting

Presented for approval: May 20, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Wednesday, May 8, 2019 scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Ginny Kelleher, Dave Schmitz, Robert Smith, and Chris Woodard.

Members Absent: Scott Willis and Andre Maue.

City Staff Present: Pam Howard, Senior Planner; Kevin Todd, Senior Planner; Daine Crabtree, Associate Planner; Caleb Ernest, Associate Planner; and Brian Zaiger with Krieg DeVault.

APPROVAL OF MINUTES:
Motion: Approve April 15, 2019 meeting minutes as written.
Motion: Kelleher; Second: Woodard. Motion passed. Vote: 7-0.

REVIEW OF RULES AND PROCEDURES
Todd reviewed the meeting rules and procedures.

OPENING OF MEETING

CONSENT AGENDA ITEMS

1904-DDP-04 — **Westfield Playhouse**
220 N. Union Street
Main Street Productions, Inc. requests Detailed Development Plan approval of a 6,800 square foot theater on 0.3 acres +/- in the Westfield Playhouse PUD District.
(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

1904-DDP-06 — **Kiddie Academy (Chatham Commons)**
Northwest Corner of U.S. 31 and 191st Street
Woodmont Land Company by American Structurepoint, Inc. requests Detailed Development Plan approval of a 10,500 square foot daycare on 1.98 acres +/- in the Chatham Commons PUD District.
(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

1903-DDP-02 — **Hoosier Market at Gristmill Crossing**
Northwest Corner of SR 32 and Ditch Road
William Tres Development by Weihe Engineers requests Detailed Development Plan approval of a fuel and convenience store on approximately 1.6 acres +/- in the Spring Mill Trails PUD District.
(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

1904-DDP-07 — **Monon Crossing**
Southwest Corner of State Road 32 and Spruce Lane

Midland Atlantic Properties by Kimley-Horn & Associates, Inc. requests Detailed Development Plan approval of a 12,000 square-foot commercial building on approximately 3.18 acres +/- in the Monon Crossing PUD District.
(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

Motion: Approve Consent Agenda as presented.
Motion: Horkay; Second: Kelleher. Motion passed. Vote: 7-0

ITEMS OF BUSINESS

1904-PUD-07 **Southoak PUD Amendment**
16465 Southpark Drive
16465 Southpark Dr, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Southoak PUD District to modify the permitted use list on approximately 3.70 acres +/-.
(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this request for a Primary Plat and Overall Development Plan.

Russell Brown with Clark Quinn Moses Scott & Grahn, LLP, on behalf of the petitioner, summarized modifications made to this updated request. He addressed a scaling down of uses and proposed limitations. He stated that the petitioner feels that the update proposal would result in less traffic impact. He stated that the petitioner feels that this project would create a place for small businesses in Westfield to incubate and grow.

Hoover said that based on the feedback that was received from the neighbors he was willing to consider some of the proposed uses. However, he said he would not support a dance studio, health & fitness, or inside sports uses due to the traffic those would generate.

Kelleher said she feels this agreement has been followed by previous businesses. She said she has no problem with office space but is concerned that indoor storage would result in overhead doors.

Smith said he can't support this proposal as present as it is not consistent with the existing 2003 plans that were created based on the adjacent neighbors' input.

Motion: Send 1904-PUD-07 to the City Council with a negative recommendation
Motion: Kelleher; Second: Schmitz. Motion passed. Vote: 7-0.

PUBLIC HEARING ITEMS

1904-ODP-07 **Wheeler Landing, Section 1**
1904-SPP-07 *Southwest Corner of Wheeler Road and 181st Street*
[PUBLIC HEARING] Westfield Washington Schools and YMCA of Greater Indianapolis by Kimley-Horn & Associates, LLC requests Overall Development Plan and Primary Plat review of 3 lots on 36 acres +/- in the Wheeler Landing PUD District.
(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Ernest introduced and overviewed this request. He turned the presentation over to the petitioner's representative Andy Taylor with Kinley-Horn & Associates, LLC.

Taylor summarized the components of this updated proposal which includes additional property.

Public Hearing for 1904-ODP-07 and 1904-SPP-07 opened at 7:27 p.m.

No public comments.

Public Hearing for 1904-ODP-07 and 1904-SPP-07 closed at 7:28 p.m.

No APC comments.

Motion: Approve 1904-ODP-07 and 1904-SPP-07 subject to the 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.
Motion: Schmitz; Second: Kelleher. Motion passed. Vote: 7-0.

1904-PUD-08 [PUBLIC HEARING]	**Urban Vines PUD** *303 East 161st Street* Urban Vines, LLC requests a change in zoning of 5 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Urban Vines PUD District to accommodate an existing Agritourism Use. *(Planner: Pam Howard ▪ PHoward@westfield.in.gov)*

Howard overviewed this request for a change in zoning. She said the petitioner had held two neighbor meetings and also three public comments had been received, both were added to the agenda as exhibits.

Petitioner Noah Herron, owner of Urban Vines, said he was requesting this change of zoning to allow for food trucks and tent events. He said that he had received no concerns regarding food trucks; however, there were a few concerns voiced over the outdoor concerts. To address those concerns Herron said he had hired a sound engineer and a sound technician who have offered several solutions to address noise issues. He requested for this PUD that the UDO's allowable noise ordinance be reduced from 90 decibels 6 feet off the property line to 70 decibels at the same distance. He added that Urban Vines would consider limiting the number of outdoor concerts if the APC requested a reduction.

Public Hearing for 1904-PUD-08 opened at 7:32 p.m.

Ken Tomlinson, 15841 Gateshead Drive; stated he is a supporter of Urban Vines, yet has some concerns with the noise. He stated would like more definition in regard to special/temp events, and noise limits.

Allison Owens, 15725 Wildrye Drive; said she had similar concerns as Mr. Tomlinson. She would like to know the decibel range of past events and proposed limits. She said her neighborhood was not included in any neighbor meetings She asked if Urban Vines were to sell, would the proposed decibel limits remain or revert to the current UDO standards.

Linda Nass, 1122 E. 161st Street on behalf of the 161st Street Neighbors; stated she has concerns that the original site plan shows something different than what is currently built. She addressed the lack of grape vines and other landscaping. She addressed that she feels the signage is different than what was approved. She voiced concerns about the time limits of the events as well as the lifespan and maintenance of the sound barriers.

Public Hearing for 1904-PUD-08 closed at 7:39 p.m.

The Petitioner replied that the current layout of the Winery resulted from the need to add a retention pond. He said that the Winery has drawn more patrons than anticipated. He stated that he is a neighbor as well, and is sensitive to the Winery's impact. He said the signage had been approved through the BZA process and that he was not aware of problems related to signage. He said he was unsure of the lifespan of the sound barriers adding that they were industrial strength, designed for outside use, and that he would have no problem with maintaining or replacing the the barriers when/if needed.

Smith said he feels the plan, in its currently state, is not a good fit for that area of the township. He said there is a need for more specific limitations.

The Petitioner said that he is requesting to reduce the sound even more than is currently allowed in the UDO Standards.

Kelleher said she supports agritourism, but feels there needs to be great care and definitions surrounding the nature of the Winery's special and temporary events. She suggested that the petitioner meet with the neighbors regarding events and create a detailed list of limitations/definitions.

Howard said she could work with the petitioner on firming up the events language.

Woodard said he had no issues with the petitioners request to lowering the levels. He stated he was happy with this proposal.

Schmitz asked about decibel counts and especially those in the past.

The Petitioner said that moving forward all musical acts will sign off on the expectations including noise levels. He added that the Winery employs a police officer at each of the concerts.

Kelleher said she is in support of the plan, but feels it needs more details and definitions.

Hoover said he wants more definitions and limitations related to special events.

Horkay spoke to including the length of the special events season and reasonable limits and the definition of special events.

Graham suggested that the Petitioner work with staff and bring back their best proposal.

Kelleher suggested the Petitioner reach out to and meet with the neighbors who attended this APC meeting.

1905-PUD-09 [PUBLIC HEARING]	**Chatham Hills PUD Amendment VI** *East and adjacent to Horton Road, south and adjacent to 199th Street* Henke Development Group, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 153.2 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chatham Hills PUD District. *(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)*

Ernest overviewed this request for a change of zoning in the Chatham Hills PUD District.

Jon Dobosiewicz with Nelson & Frankenberger, on behalf of the petitioner, summarized the details of this amendment request including that the additional real estate will exclusively provide for up to 290 single family, detached dwellings and would be subject to the Chatham Hill PUD Standards. He also addressed connectivity including road access and the trail network.

Public Hearing for 1905-PUD-09 opened at 8:04 p.m.

Karl Manders, 728 East 199th Street; asked if the concept plan shows the woods remaining and asked if this is binding and could this change. He asked how locked in is the concept plan. He said the neighbors had good response to the development and from the developer.

Kristi Wiley, 19323 Horton Road; said would like definition on what the buffer will be against her property. She stated that drainage is an issue and is concerned about how this affect her property. She addressed her concerns about added traffic, construction noise and traffic, and road conditions.

Julie Jones, 1500 Waterleaf Drive; stated, that as a realtor, she is concerned about pricing of new developments and the ability to provide good homes at a rate people can afford. She said that the average price of new homes is going

up and asked that Westfield be careful not to out-price the average person and be conscious of residential price points.

Public Hearing for 1905-PUD-09 closed at 8:12 p.m.

Dobosiewicz responded that the petitioner will work with Manders and Wiley to further explain and commit to buffers. He also said, that later in the process, more detailed drainage plans will be provided. He said the location of the pond is based on where the drainage needs to be collected and discharged through approved legal drains at an approved location by the County Surveyor. He said that any water neighbors are currently getting from this property will no longer be an issue. He did not feel it was necessary to respond to pricing in this petition but will continue to work with staff to address other concerns.

1905-PUD-11 [PUBLIC HEARING]

Austrian Pine PUD
Southeast Corner of State Road 32 and Austrian Pine Way
Westfield Properties, LLC by Nelson & Frankenberger, LLC requests a change in zoning of approximately 12.53 acres +/- from the EI: Enclosed Industrial District to the Austrian Pine PUD District.
(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

Crabtree overviewed this request for a change of zoning within this newly proposed PUD development.

Jon Dobosiewicz with Nelson & Frankenberger, on behalf of the petitioner, summarized this project which would include a rezone to Commercial/GB properties excluding heliports and Special Exceptions.

Public Hearing for 1905-PUD-11 opened at 7:20 p.m.

No public comments.

Public Hearing **for 1905-PUD-11** closed at 7:22 p.m.

Graham stated he was happy to see Midland Trail Corridor included in this plan. He said he would like to see enhancements along Midland as they currently do not exist on the west side.

1905-ZOA-01 [PUBLIC HEARING]

Unified Development Ordinance Amendment
The City of Westfield requests approval of an ordinance to amend various provisions of the Westfield-Washington Township Unified Development Ordinance.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Howard overviewed the proposed amendment standards which include:

- Mechanical Screening
- Landscaping Standards
- Infrastructure and Utility Standards
- Miscellaneous Items including
- Duplex Standards in the SF3 District
- Pitched Roofs
- Vision Clearance Standards
- Open Space Access
- Nonconforming Lots of Record
- Foundation Release Permit
- Nonresidential Center

Public Hearing for 1905-ZOA-01 opened at 8:31 p.m.

Mark LaBarr, 1005 Mill Creek Road, Noblesville on behalf of Duke Energy; he said that requiring utilities underground is costly, and he feels the Utility Standards go too far in the areas of engineering and costs. He said he feels this cost should not be paid by users in other communities, the requester should need to pay for this. He said the state statue permits utilities in ROW, local government cannot take this right away. He stated that the City of Avon, Indiana passed a similar ordinance and IURC ruled that the mandate is not permitted. He acknowledged the need for safety and Duke Energy's shared concerns.

Steve Rogers, 240 N. Meridian Street., Indianapolis on behalf of AT&T; he said that he agreed with Mr. LaBarr. He said that this standard would open the City to significant financial issues. He said that easements are not always obtainable or affordable. He said that the high costs would have to be passed on to customers. He stated that there needs to be a well-defined process to locate in ROW.

Public Hearing for 1905-ZOA-01 closed at 8:38 p.m.

Kelleher asked if acquiring ROW would be eminent domain.

Zaiger responded yes.

Woodard asked who drafts the standards.

Howard responded the EDC department drafts the standards.

ITEMS CONTINUED TO A FUTURE MEETING

1904-PUD-05 **iBeach31 at Grand Park PUD**

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

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

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

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Economic and Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting.
Motion: Graham; Second: Kelleher. Motion passed. Vote: 7-0

Meeting adjourned at 8:40 p.m.

_____
Randell Graham, President

_____
Andre Maue, Vice President

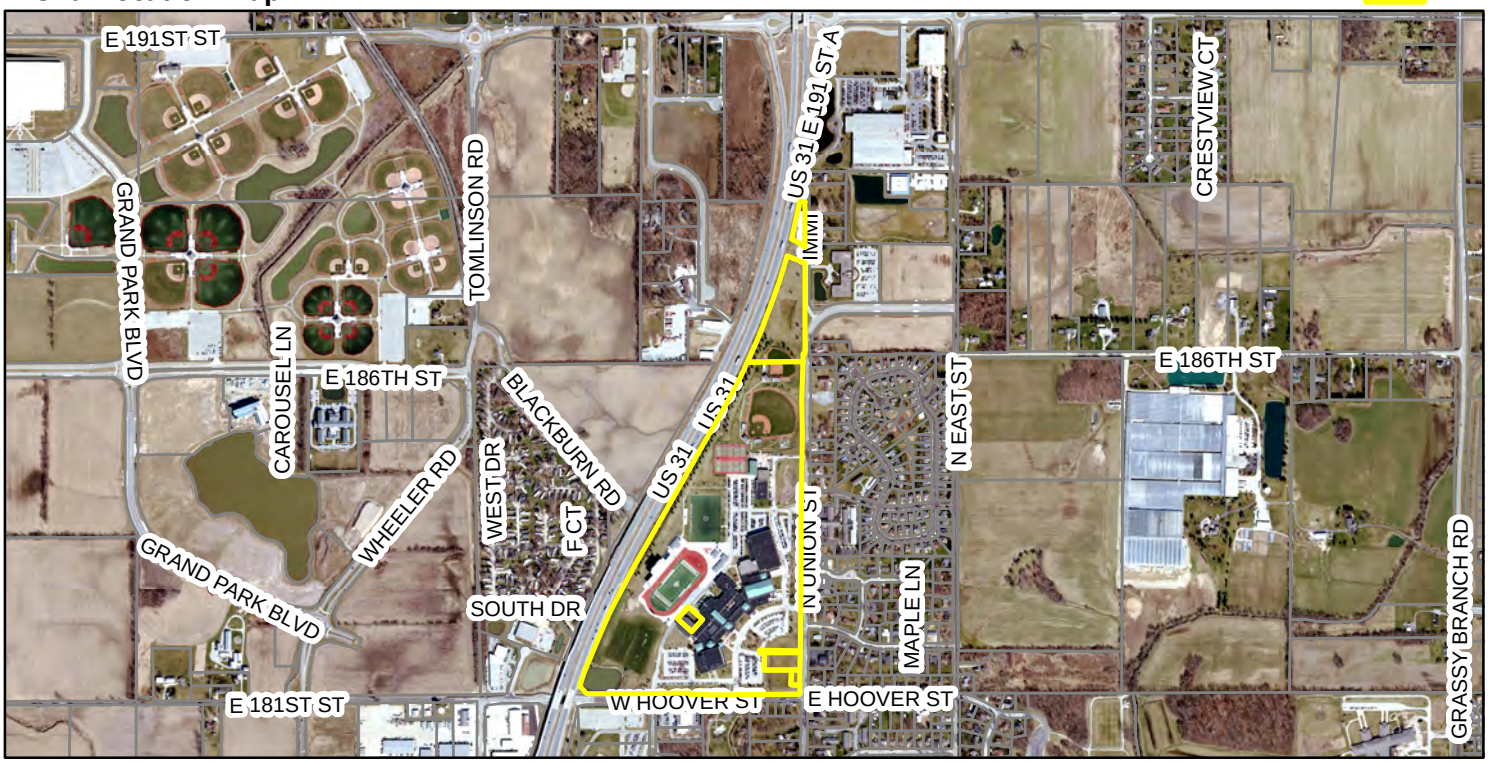
_____
Matthew S. Skelton, Esq., Secretary

Property Location Map
Westfield High School PUD
1904-PUD-06

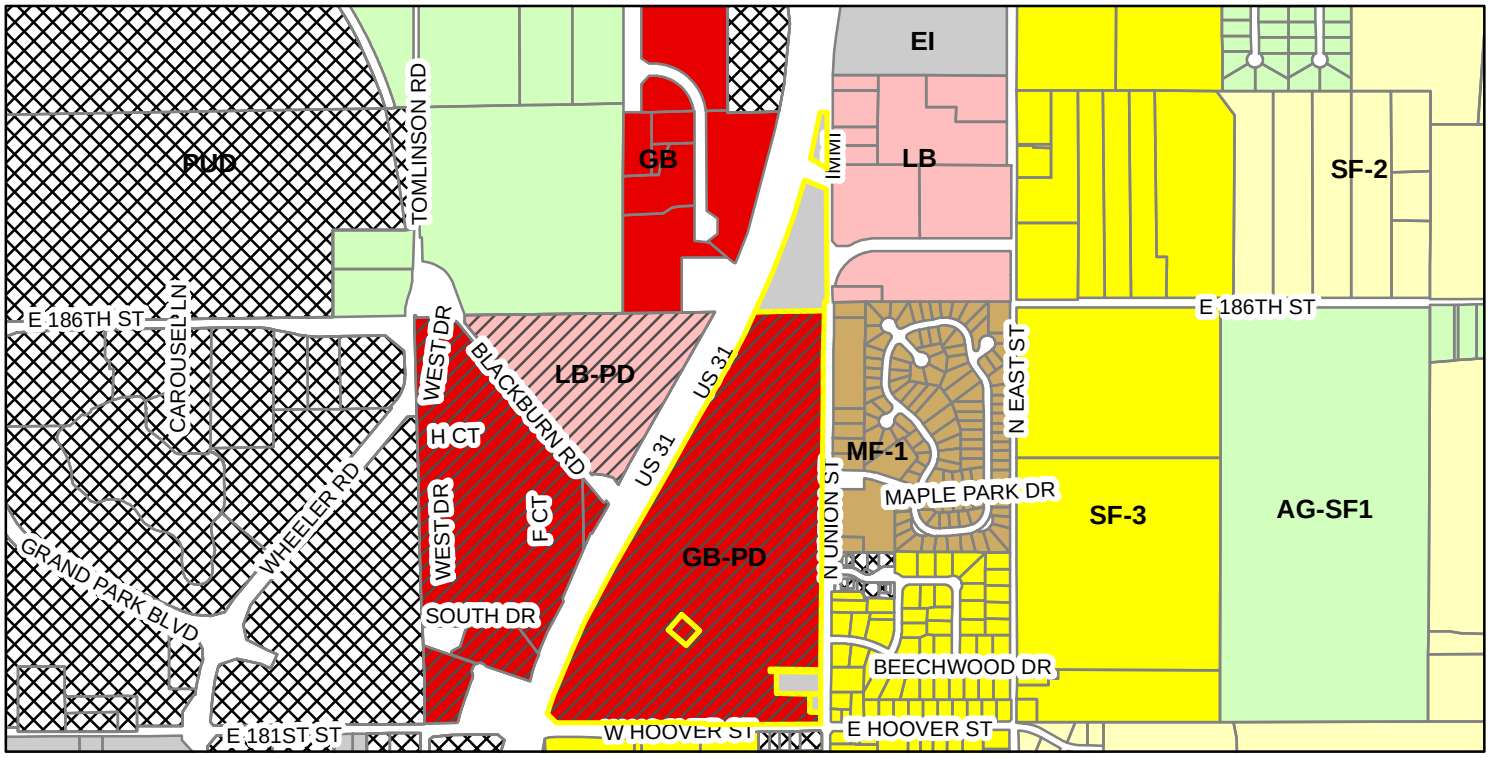
Not To Scale

Aerial Location Map

Site



Zoning Map



- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- GB (General Business)
- GB-PD (General Business - Planned Development)
- LB (Local Business)
- LB-PD (Local Business - Planned Development)
- MF-1 (Multiple Family - 1)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)

Docket Number:	1905-PUD-11 (Ord. 19-12)
Petitioner:	Westfield Properties, LLC by Nelson & Frankenberger, LLC (the "Petitioner")
Subject Site Address:	SE Corner of State Road 32 and Austrian Pine Way
Request:	Westfield Properties LLC by Nelson & Frankenberger, LLC requests a change in zoning on 12.53 acres +/- from the EI: Enclosed Industrial District to the Austrian Pine Planned Unit Development (PUD) District
Current Zoning:	EI: Enclosed Industrial
Current Land Use:	Vacant
Approximate Acreage:	12.53 acres+/- (the "Property")
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 19-12 4. Comprehensive Plan Map 5. Concept Plan 6. Illustrative Layout 7. Character Exhibits
Staff Reviewer:	Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the April 9, 2019, City Council meeting. The petitioner held a neighborhood meeting on Wednesday, April 24, 2019. The petition received a public hearing the May 8, 2019, Advisory Plan Commission (the "APC") meeting. There were no public comments.

PROJECT OVERVIEW

Location: The petitioner is requesting a change in zoning to the Austrian Pine PUD District (the "District") for approximately 12.53 acres +/- (the "Property") located at the southeast corner of State Road 32 & Austrian Pine Way (see **Exhibit 2**).

The Property is currently zoned EI: Enclosed Industrial. Properties to the north are zoned the Dartown Crossing PUD. Properties to the east and south are zoned Enclosed Industrial; Properties west are zoned the Maple Knoll PUD.

This petition received a public hearing at the May 8, 2019, Plan Commission meeting.

ZONING REQUEST

The petitioner requests this change in zoning to allow for commercial development not currently permitted on the subject property as well as relief from various development standards.

Concept Plan: A Concept Plan (see **Exhibit 5** or **Exhibit B** of the PUD) is made a part of the PUD.

Illustrative Layout: An Illustrative Layout (see **Exhibit 6** or **Exhibit C** of the PUD) is made a part of the PUD which provides a possible site layout for parking, internal drives and building locations. The final layout is subject to change.

Underlying Zoning: The proposed underlying zoning of the GB: General Business.

Character Exhibits: The PUD sets forth Character Exhibits (see **Exhibit 7** or **Exhibit D** of the PUD) which provides a visual representation of the quality of proposed architecture within the PUD.

Permitted Uses: All uses permitted in the underlying zoning shall be permitted with the exception of heliports and Special Exception uses.

General Regulations: The PUD proposes modifications to lot frontage and building setback requirements.

Overlay Districts: The PUD proposes to clarify the required Access Road requirement set forth by the State Road 32 Overlay and modify setback, building height, and mechanical/utility screening.

Development Standards: Clarification regarding the architectural standards for the Property is given while modifications to development standards of the UDO have been requested including accessory building placement and landscaping standards.

Other: The PUD proposes dedicating land on the Property for the Midland Trail as well as a pocket park which will have connection to either the State Road 32 Trail Corridor or the Midland Trail Corridor.

CHANGES SINCE THE PUBLIC HEARING

The petitioner has added language to the proposed ordinance that defines a timeline for when the required pocket park must be installed.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Employment Corridor" (aka 'Highway Corridor'). The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions. Appropriate land uses in Highway Corridors are office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. The Property is also located within the 2010 Family Sports Capital Addendum II to the Westfield-Washington Township Comprehensive Plan.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the May 8, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

DEPARTMENT COMMENTS

1. **Action: Staff recommends sending a recommendation to City Council for 1905-PUD-11 (Ord. 19-12).**

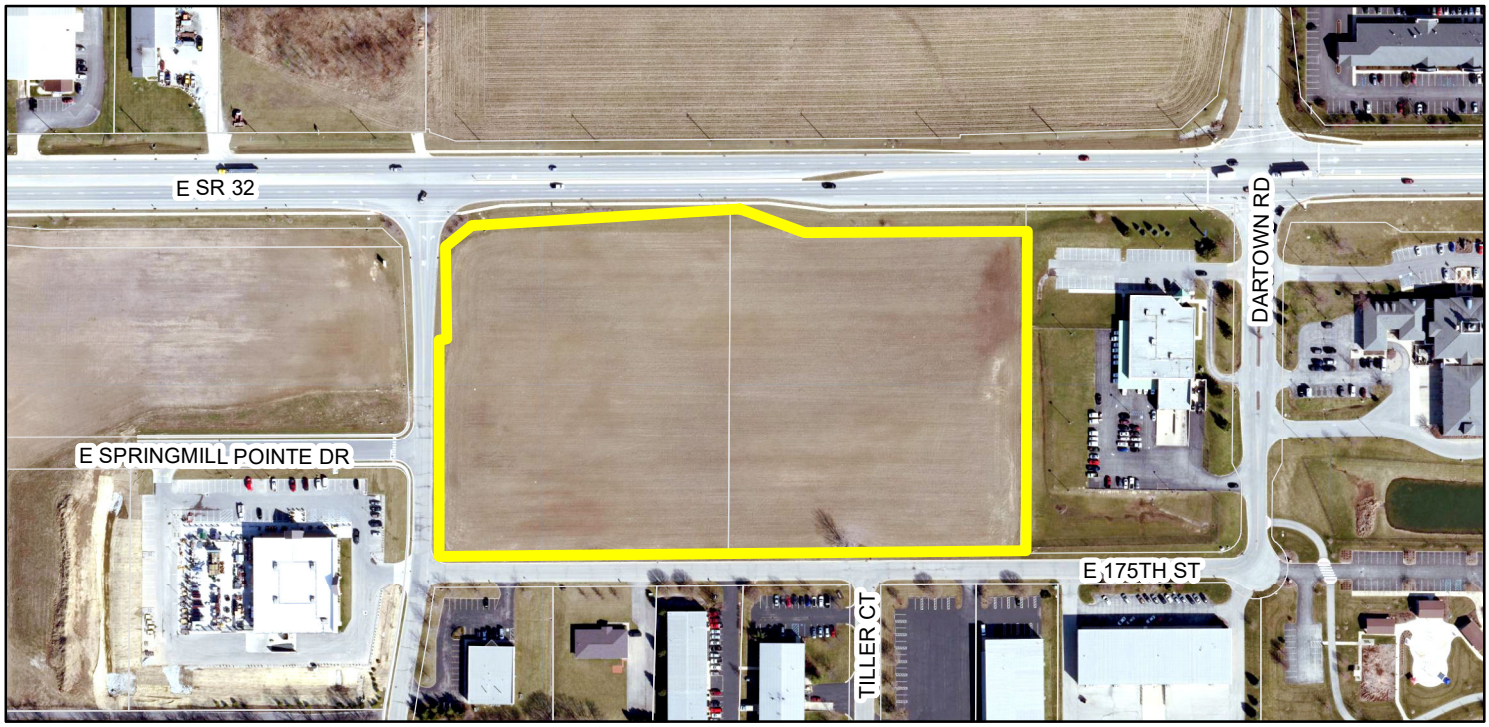
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dccrabtree@westfield.in.gov

Austrian Pine PUD

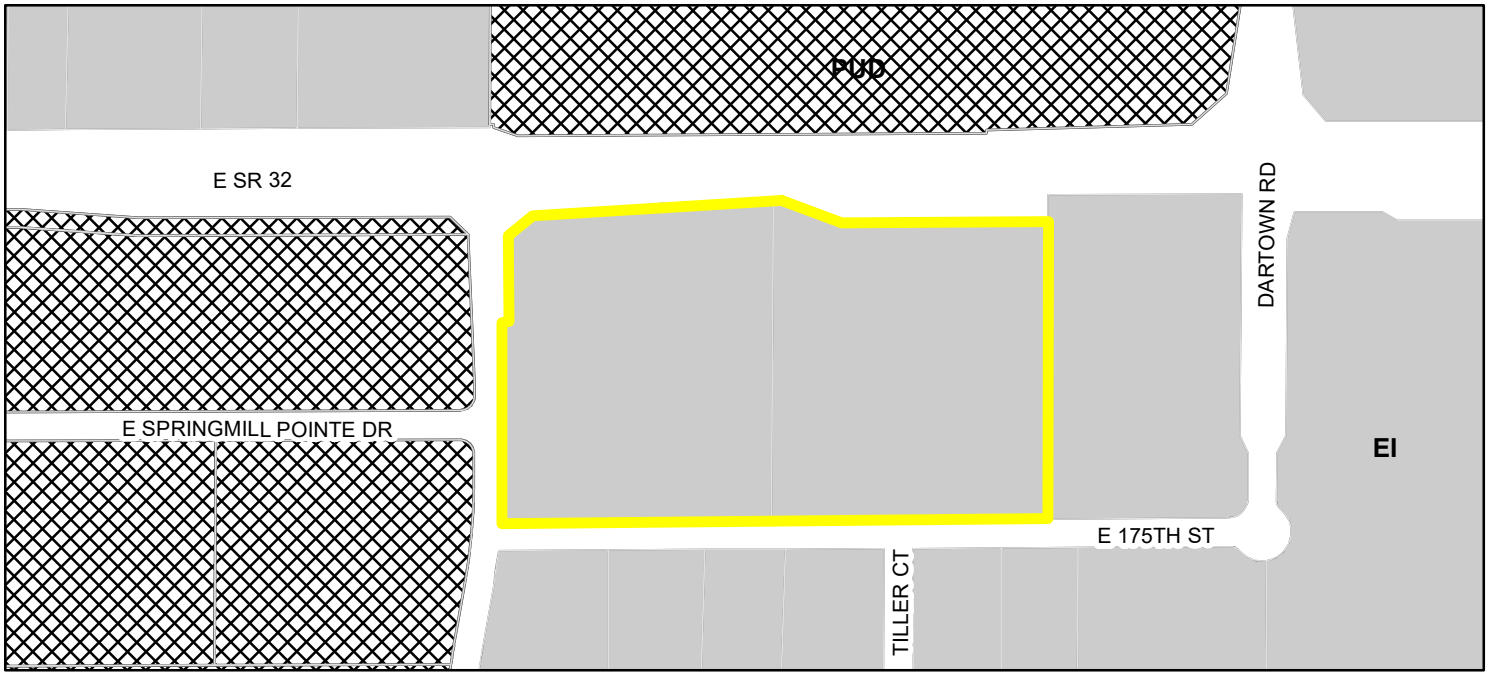
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel **Zoning**

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

N
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ORDINANCE NUMBER 19-12

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1905-PUD-11**), 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**. **1905-PUD-11** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation **(-)** in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Austrian Pine PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

or expressly made inapplicable by this Ordinance.

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

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

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

2.1 Access Road: 175th Street is the Access Road for the purpose of this Ordinance.

Section 3. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The final layout and site plans shall be subject to the regulations of this Ordinance.

Section 4. **Illustrative Layout.** The "Illustrative Layout", attached hereto as **Exhibit C**, provides one possible site layout for parking, internal drives, and building locations of new improvements. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Illustrative Layout.

Section 5. **Character Exhibit.** The "Character Exhibit" attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture within the District.

Section 6. **Underlying Zoning District(s).** The Underlying Zoning District shall be the GB: General Business District.

Section 7. **Permitted Uses.** All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

7.1 Prohibited Uses: The following shall be explicitly prohibited:

A. Heliport

B. Special Exception Uses

Section 8. **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:

8.1 Minimum Lot Frontage: 0 feet

8.2 Minimum Building Setback Lines:

A. Front Yard

i. State Road 32 Right-of-Way and Midland Trail Corridor: 0 feet

ii. Austrian Pine Way: 30 feet

B. Side Yard (Internal to District): 0 feet

C. Side Yard (Abutting District perimeter): 20 feet

D. Rear Yard (Internal to District): 0 feet

Section 9. **Overlay Districts.** The standards of Article 5.3 State Highway 32 Overlay District (the "32 Overlay") shall apply except as modified below:

9.1 Article 5.3(F) Access Control Requirements: Shall be satisfied by 175th Street which shall meet and satisfy the Access Road Requirement of the State Highway 32 Overlay District.

9.2 Article 5.3(G) Setback Requirements: Shall apply except as modified below:

A. A minimum of two (2) buildings shall, and no more than two-thirds of the buildings (once three or more building are constructed), may exceed the Maximum Setback to provide for staggered building setbacks.

9.3 Article 5.3(I) Building Height Standards: Shall apply except as modified below:

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

9.4 Article 5.3(L) Miscellaneous Requirements: Shall apply, except as modified below:

A. Mechanical / Utility Meter Screening: Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints and are encouraged to be clustered. Clearance for proper functioning of the equipment and access to equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, or fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a

combination of trees and shrubs; or (iii) a combination of the aforementioned.

Section 10. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below:

10.1 Article 6.1 Accessory Buildings: The Accessory Building requirements of the UDO (Article 6.1 Accessory Use and Building Standards) shall apply; however, Article 6.1(H)(2) and Article 6.1(H)(5) Screening of Receptacles and Loading areas shall be modified to permit trash enclosures to be located within the Established Front Yard of the Access Road. If the enclosures are attached to the Principal Building(s), then the opaque gates may be oriented towards the Access Road.

10.2 Article 6.3 Architectural Standards: Shall not apply; rather, the Architectural Design Requirements of the 32 Overlay Shall apply.

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

A. Foundation Plantings: Article 6.8(L) Foundation Plantings requirement shall not apply (i) to the Building Façade oriented toward the Access Road, and (ii) where a drive-thru aisle is located. Additional planters located at the base of a building or attached to a façade shall be counted to meet the requirement.

B. External Street Frontage Landscaping Requirements: Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply; however, the Trail Corridor Requirements of the 32 Overlay shall apply along State Highway 32.

C. Buffer Yard Requirements: Article 6.8(N) Buffer Yard Requirements shall not apply.

D. Parking Area Landscaping: Article 6.8(O) Parking Area Landscaping shall apply, except as modified below:

i. Perimeter Parking Area Landscaping: Article 6.8(O)(2) shall apply; however, if adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping; rather, the combined Parking Area shall be designed as a single parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.

Section 11. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan

Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 12. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District except as modified below:

12.1 Midland Trace Trail. A Twenty (20) foot wide block shall be dedicated to the City of Westfield for the Midland Trace Trail along 175th Street at the time of Secondary Plat approval.

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

[Remainder of page intentionally left blank]

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

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I 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: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 19-12** was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-12**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-12**

this _____ day of _____, 2019.

_____
J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver, Jon C. Dobosiewicz, and
Matt Pleasant, AICP; Nelson & Frankenberger
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	Illustrative Layout
Exhibit D	Character Exhibits

EXHIBIT A
REAL ESTATE

LEGAL DESCRIPTION

PARCEL I

PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST THAT IS 1862.55 FEET SOUTH 88 DEGREES 40 MINUTES 35 SECONDS WEST (ASSUMED BEARING) MEASURED ON SAID NORTH LINE FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 40 MINUTES 35 SECONDS WEST ON SAID NORTH LINE 464.00 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 25 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER 615.00 FEET; THENCE NORTH 88 DEGREES 40 MINUTES 35 SECONDS EAST PARALLEL WITH SAID NORTH LINE 464.00 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 25 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID NORTHEAST QUARTER 615.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.550 ACRES, MORE OR LESS.

PARCEL II

PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST THAT IS 2326.55 FEET SOUTH 88 DEGREES 40 MINUTES 35 SECONDS WEST (ASSUMED BEARING) MEASURED ON SAID NORTH LINE FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 88 DEGREES 40 MINUTES 35 SECONDS WEST ON SAID NORTH LINE 332.22 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 2; THENCE SOUTH 88 DEGREES 40 MINUTES 35 SECONDS WEST ON THE NORTH LINE OF SAID NORTHWEST QUARTER 156.37 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 00 DEGREES 32 MINUTES 41 SECONDS EAST 530.85 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, THE RADIUS POINT OF WHICH LIES 1000.00 FEET SOUTH 89 DEGREES 27 MINUTES 19 SECONDS WEST FROM SAID POINT OF CURVATURE; THENCE SOUTHWESTERLY, CURVING TO THE RIGHT OF SAID CURVE, AN ARC DISTANCE OF 83.99 FEET TO A POINT ON A LINE THAT IS PARALLEL WITH AND 615.00 FEET SOUTH 00 DEGREES 34 MINUTES 25 SECONDS

EAST OF THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 88 DEGREES 40 MINUTES 35 SECONDS EAST ON SAID LINE 492.43 FEET TO A LINE THAT BEARS SOUTH 00 DEGREES 34 MINUTES 25 SECONDS EAST FROM THE PLACE OF BEGINNING; THENCE NORTH 00 DEGREES 34 MINUTES 25 SECONDS WEST ON SAID LINE 615.00 FEET TO THE PLACE OF BEGINNING, CONTAINING 6.902 ACRES, MORE OR LESS.

EXCEPTING FROM SAID PARCELS I AND II THAT PART CONVEYED TO THE STATE OF INDIANA BY WARRANTY DEED RECORDED SEPTEMBER 6, 2007 AS INSTRUMENT NO. 2007050879, DESCRIBED AS FOLLOWS:

A PART OF THE NORTH HALF OF SECTION 2, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING THAT PART OF THE GRANTOR'S LAND LYING WITHIN THE RIGHT-OF-WAY DEPICTED ON THE ATTACHED RIGHT-OF-WAY PARCEL PLAT MARKED EXHIBIT "B,"
DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION; THENCE SOUTH 89 DEGREES 58 MINUTES 50 SECONDS WEST 1,862.55 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE PROLONGED EAST LINE OF THE GRANTOR'S LAND; THENCE SOUTH 00 DEGREES 43 MINUTES 08 SECONDS WEST 25.00 FEET ALONG SAID EAST LINE PROLONGED TO THE SOUTH BOUNDARY OF 32 AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING SOUTH 00 DEGREES 43 MINUTES 08 SECONDS WEST 57.01 FEET ALONG THE EAST LINE OF THE GRANTOR'S LAND; THENCE SOUTH 89 DEGREES 57 MINUTES 47 SECONDS WEST 353.70 FEET TO THE POINT DESIGNATED 1037 ON SAID EXHIBIT "B," THENCE NORTH 70 DEGREES 44 MINUTES 49 SECONDS WEST 105.95 FEET TO THE POINT DESIGNATED 1036 ON SAID EXHIBIT "B," THENCE SOUTH 89 DEGREES 57 MINUTES 47 SECONDS WEST 200.00 FEET TO THE POINT DESIGNATED 1035 ON SAID EXHIBIT "B," THENCE SOUTH 84 DEGREES 58 MINUTES 34 SECONDS WEST 230.07 FEET TO THE POINT DESIGNATED 1034 ON SAID EXHIBIT "B"; THENCE SOUTH 46 DEGREES 51 MINUTES 41 SECONDS WEST 43.76 FEET TO THE POINT DESIGNATED 1033 ON SAID EXHIBIT "B"; THENCE SOUTH 00 DEGREES 44 MINUTES 08 SECONDS WEST 153.60 FEET TO THE POINT DESIGNATED 1032 ON SAID EXHIBIT "B"; THENCE NORTH 89 DEGREES 15 MINUTES 52 SECONDS WEST 12.98 FEET TO THE POINT DESIGNATED 1031 ON SAID EXHIBIT "B" ON THE EAST BOUNDARY OF AUSTRIAN PINE WAY; THENCE NORTH 00 DEGREES 44 MINUTES 31 SECONDS EAST 225.34 FEET ALONG THE BOUNDARY OF SAID AUSTRIAN PINE WAY TO THE SOUTH BOUNDARY OF S.R. 32; THENCE NORTH 89 DEGREES 57 MINUTES 47 SECONDS EAST 927.59 FEET ALONG THE BOUNDARY OF SAID S.R. 32 TO THE POINT OF BEGINNING AND CONTAINING 0.931 ACRES, MORE OR LESS.

<u>EXHIBIT B</u>
CONCEPT PLAN
(Page 1 of 1)

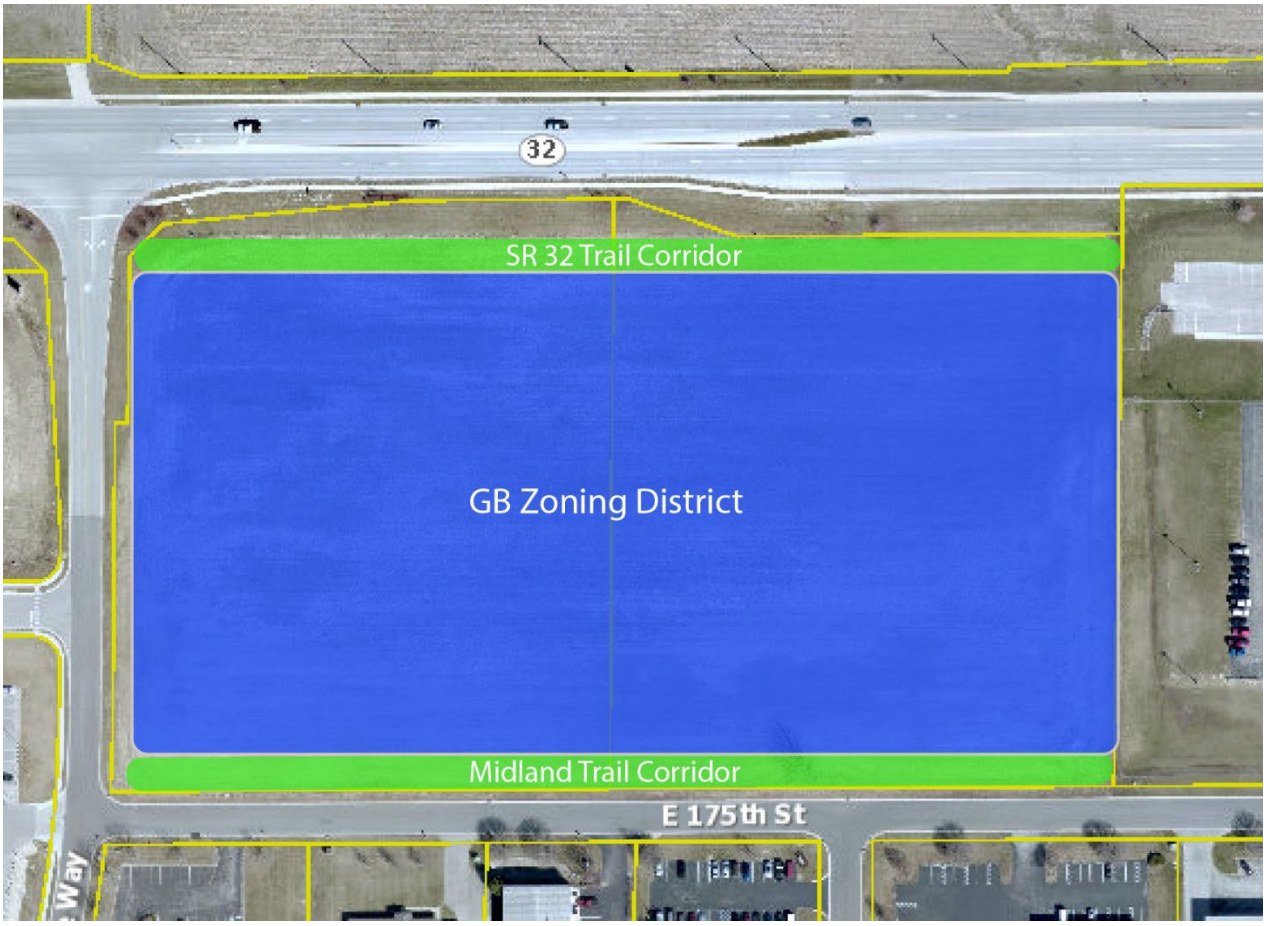
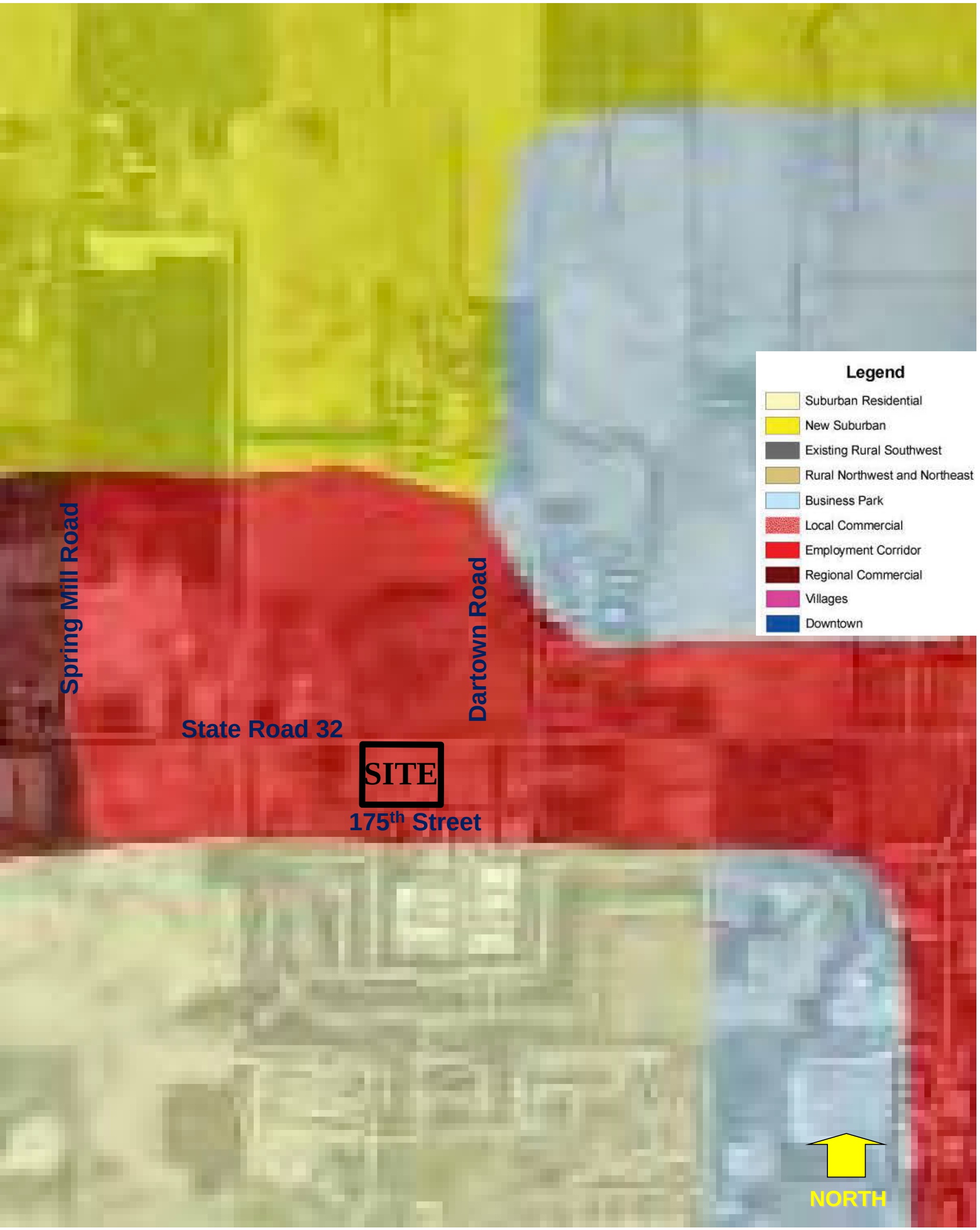


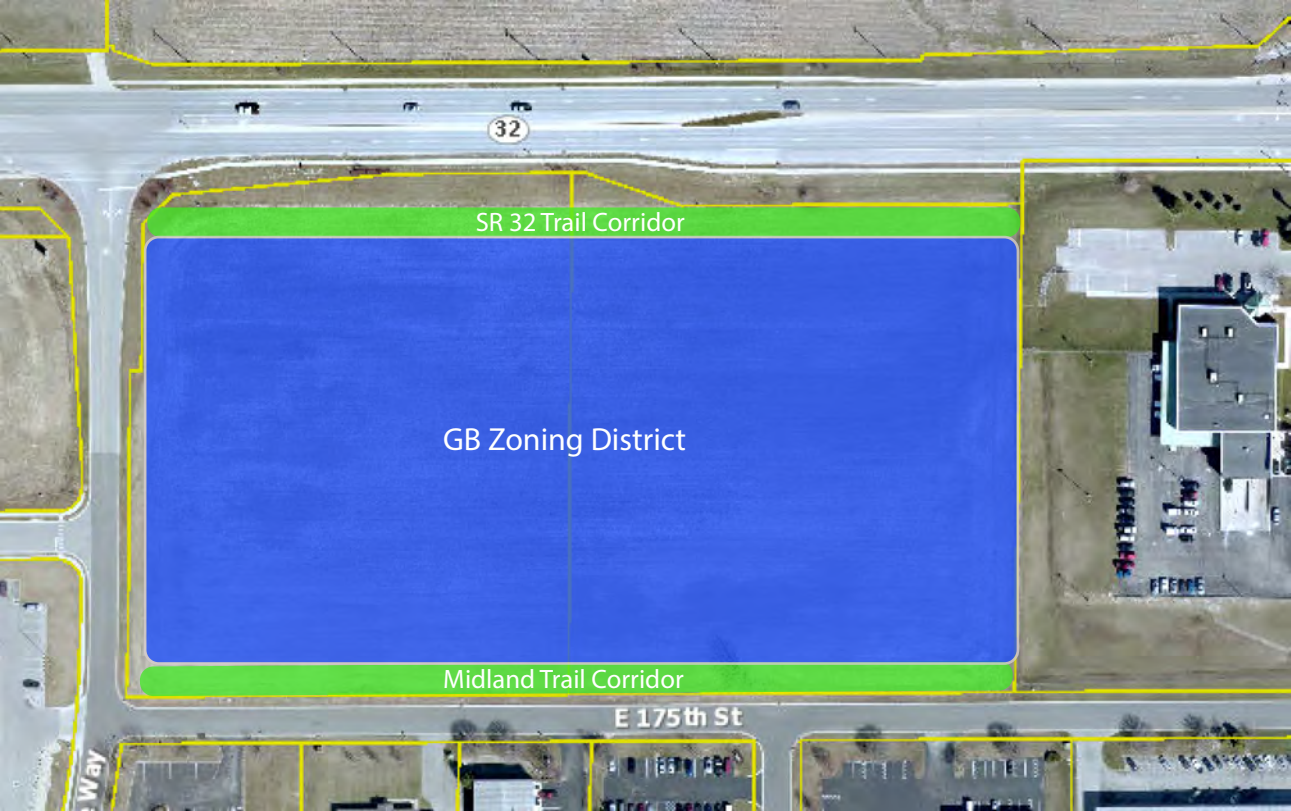
EXHIBIT C
Illustrative Layout
(Page 1 of 1)

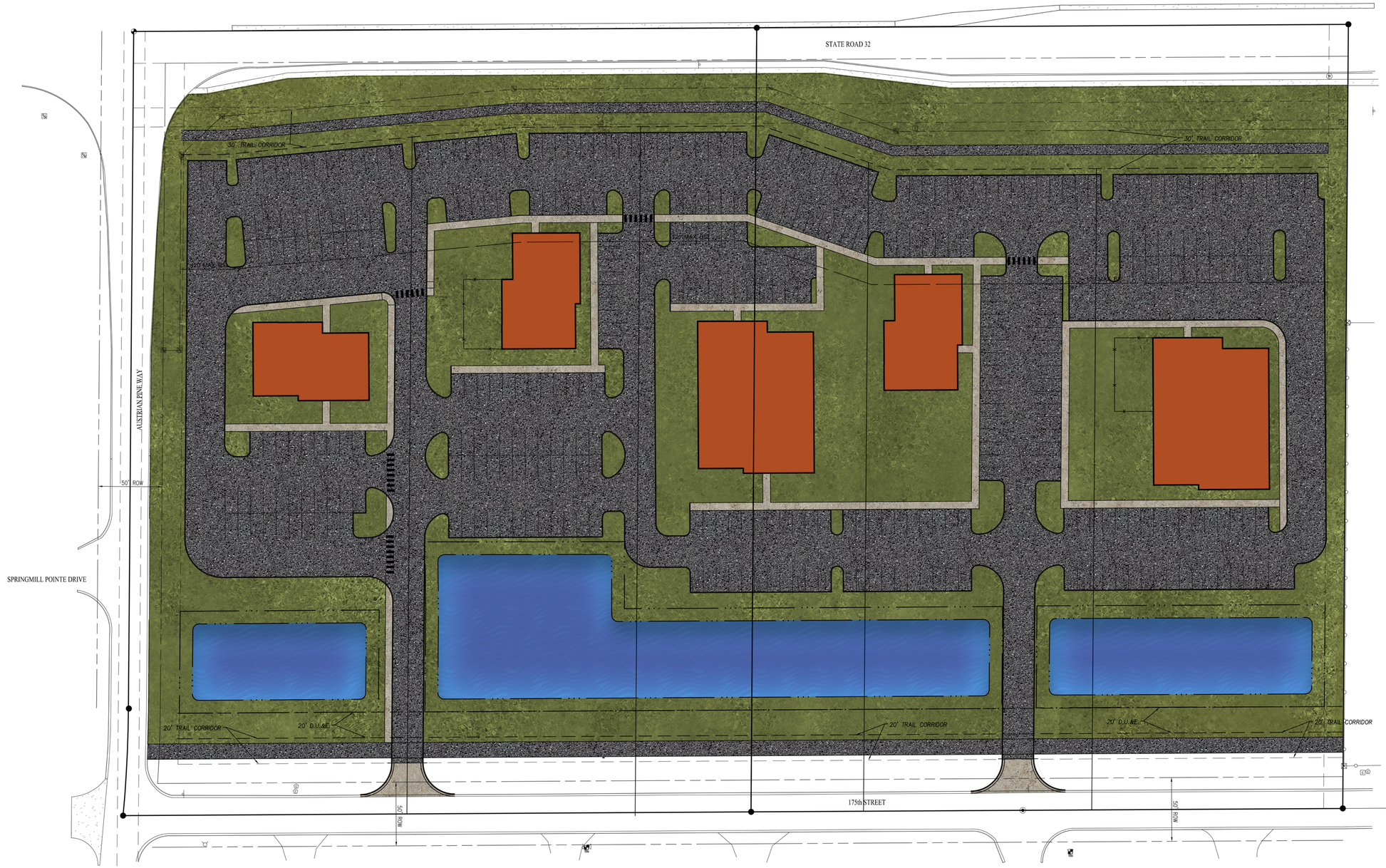
EXHIBIT D
Character Exhibits
(Page 1 of 2)

EXHIBIT D
Character Exhibits
(Page 2 of 2)



Westfield Comprehensive Plan


32
SR 32 Trail Corridor
GB Zoning District
Midland Trail Corridor
E 175th St
Way



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DATE/TIME: April 30, 2019 – 9:37am
PLOTTED BY: wagnera

WEIHE ENGINEERS
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611

SCALE: 1" = 40'
0 20 40 80

N
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AUSTRIAN PINE CONCEPT PLAN

Date: 04/30/19

EXHIBIT D
Character Exhibits
(Page 1 of 2)

EXHIBIT D
Character Exhibits
(Page 2 of 2)

WRITTEN PUBLIC COMMENTS

Docket Number: 1905-PUD-09

Petitioner: Henke Development Group, LLC

Request: Petitioner requests zoning review of 153.2 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Chatham Hills Planned Unit Development (PUD) District.

Enclosed Attachments:

May 20, 2019 Plan Commission Meeting

1. Gallagher, Jennifer (05/20/19)

Hi Caleb,
I have a question on the Henke development. Will the developer or partners apply for any HUD grants or loans when building this housing project? If you are unsure, would you ask the developer. According to HUD this is public information.
Thanks
Jennifer

Sent from my iPad