



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda_05_15_2023

Monday, May 15, 2023 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, May 15, 2023 at 07:00 PM

MEETING PLACE: Westfield City Services Center- Main Level Conference

Westfield City Services Center
Main Level Meeting Room
2728 East 171st Street, Westfield, IN 46074

Live stream unavailable, will be posted 5/16/23

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

Announce Any Changes to the Agenda

Approval of Minutes - May 3, 2023 APC Minutes

Documents: [APC Minutes - May 3, 2023](#)

Review APC Rules & Procedures

CONSENT AGENDA

2305-DDP-13

Copper Trace Building Addition

1250 West 146th Street

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

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

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

WORKSHOP ITEMS

No Workshop Items

MISCELLANEOUS ITEMS

Plan Commission Discussion on Community Growth

ITEMS CONTINUED TO A FUTURE MEETING

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Road & West 146th Street

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

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

2212-PUD-20 [CONTINUED]

Wheeler Landing PUD Amendment VI

Southwest corner of 186th Street and Kinsey

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

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

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

May 15, 2023
2305-DDP-13
Exhibit 1

Petition Number: 2305-DDP-13

Subject Site Address: 1250 W. 146th Street

Petitioner: Senior Living from Cardon by Civil Site Group, Inc.

Request: Petitioner requests Development Plan review for approximately 20,336 square feet of building additions and parking lot and landscaping modifications to an existing Senior Living Facility (Copper Trace) on 12.66 +/- acres.

Current Zoning: CarDon Senior Living PUD ([Ord. 15-25](#))

Current Land Use: Vacant

Approximate Acreage: 12.66 acres +/-

Exhibits:

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

Staff Reviewer: Daine Crabtree, Senior Planner

PROCEDURAL

Approval of Detailed Development Plan 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, and variances associated with the site, and any commitments associated with the site.

PROJECT OVERVIEW

The CarDon Senior Living PUD (Ord. 15-25) was amended, restated, and approved at the April 28, 2014, City Council Meeting. The Development Plan for Copper Trace Senior Living Community was approved at the May 19, 2014, Advisory Plan Commission (APC) meeting.

This petition was reviewed by the Technical Advisory Committee at its April 18, 2023, meeting.



(CARDON SENIOR LIVING PUD (Ord. 15-25))

The plans comply.

- 1) Section 1: Applicability of Ordinance.
- 2) Section 2: District Intent.
- 3) Section 3: Definitions.
- 4) Section 4: District Areas.
- 5) Section 5: Conceptual Plan
Standard: Senior living related uses shall substantially comply with the Concept Plan.
- 6) Section 6: Underlying Zoning District.
- 7) Section 7: Permitted Uses
- 8) Section 8: General Regulations – Development Standards.
 - a. Minimum building setback along east property line – 30 feet
 - b. Minimum building setback along 146th Street – 30 feet
 - c. Minimum building setback along north property line – 60 feet
 - d. Maximum building height – two stories
 - e. Drive-thru facilities – N/A
- 9) Section 9: Off-Street Parking and Loading.
 - a. Nine by eighteen parking spaces
 - b. Minimum of 140 spaces
 - c. Loading doors located a minimum of 75 feet from north property line. Limited to 8AM to 6PM.
- 10) Section 10: Landscaping and Screening
 - a) Minimum buffer yard from north property line – 40 feet
 - b) Minimum buffer yard from east property line – 30 feet
 - c) Minimum buffer yard from 146th Street ROW – 10 feet
 - d) Minimum buffer yard from Ditch Road – N/A
 - e) Landscaping and mounding provided within north and east buffer yards
 - i. Mounding west of Montclair Drive – 5 feet tall
 - ii. Mounding east of Montclair Drive – 3 feet tall
 - f) Fence and berm required along north property line.
 - g) Fence may be replaced with Viburnum plantings, subject to Director approval.
- 11) Section 11: Sign Standards.
- 12) Section 12: Lighting Standards.

- Lighting structures within the parking and pedestrian area shall not exceed 20 feet in height.
- 13) Section 13: Pedestrian Amenities.
- Sidewalks or pathways shall be provided within the development to provide a pedestrian amenity generally as depicted on the Concept Plan, with connections to 146th Street and Ditch Road sidewalks and pathways subject to approval of the Hamilton County Highway Department.
- 14) Section 14: Architectural Design Standards.
- Building Materials
 - (i) 60% of facades facing 146th Street and Ditch Road shall be covered with masonry.
 - (ii) 50% of façade facing east shall be covered with masonry.
 - (iii) All remaining portions covered with fiber cement siding.
 - (iv) Garage facades shall use masonry or fiber cement.
- 15) Prohibited Materials – Aluminum and vinyl siding.
- 16) Character Exhibits – Building shall be constructed in substantial compliance
- 17) Dumpsters
- a. Completely and permanently screened from view of public rights-of-way and adjoining properties.
 - b. Screening methods: solid wall or fence enclosure of a material that matches/complements the structure.
- 18) Mechanical Equipment – Completely and permanently screened from view of public rights-of-way and adjoining residential properties.
- 19) Accessory Structures – Shall be architecturally compatible with the primary structure.

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

The plans comply.

- 20) 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.
- 21) Address and legal description of the property.
- 22) Boundary lines of the property including all dimensions.



- 23) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
 - 24) 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.
 - 25) 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.
 - 26) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
 - 27) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
 - 28) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
 - 29) Location and dimensions of all existing structures and paved areas.
 - 30) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - 31) Location of all Floodplain areas within the boundaries of the property.
 - 32) Names of legal ditches and streams on or adjacent to the site.
 - 33) 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.
 - 34) Identify buildings proposed for demolition.
 - 35) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 36) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
-



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

The plans comply.

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

- 37) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 38) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 39) 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.
- 40) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS: GB: GENERAL BUSINESS (CHAPTER 4.16 OF UDO)

The plans comply.

- 41) Minimum Lot Area: No Minimum
- 42) Minimum Lot Frontage: 80 Feet
- 43) Minimum Building Setback Lines:
 - a. Front Yard: 60 feet
 - b. Side Yard: 20 feet
 - B. Abutting a residential district: 60 feet
 - c. Rear Yard: 20 feet
- 44) Minimum Lot Width: No Minimum



- 45) Maximum Building Height: 60 feet
46) Minimum Building Size: No Minimum

DEVELOPMENT STANDARDS (CHAPTER 6 OF UDO)

The plans comply.

47) Accessory Use and Building Standards

48) Architectural Standards

- a. Mechanical Screening
- b. Building Facades
 - B. External Facades
 - 1. 60% Masonry
 - 2. Offsets
 - 3. No loading spaces/loading docks or service doors on External Façade
 - C. All Building Facades

49) Building Standards: Industrial and Business Uses

50) Fence Standards

- a. Location
- b. Height Limitations
- c. Opaque Fences

51) Height Standards: Non-Residential Districts

52) Landscaping Standards

- a. Content
- b. Preservation and Replacement of Trees
- c. Selection, Installation and Maintenance of Plant Materials
- d. General Design Standards
- e. General Screening Standards
- f. Detention/Retention Areas
- g. Street Trees
- h. Minimum Lot Requirements
- i. Foundation Plantings
 - B. External Street Frontage Requirements



- j. Buffer Yard Requirements
- k. Parking Area Landscaping
- 53) Lighting Standards
 - a. General Lighting Standards
 - b. Industrial Lighting Standards
 - B. Pole Lights
 - C. Parking Area Lighting
- 54) Lot Standards
- 55) Outside Storage and Display
 - a. Yards
 - b. Screening
 - c. Storage Surface
- 56) Parking and Loading Standards
 - a. Site Access and Circulation
 - b. Off-Street Parking
 - c. Bicycle Parking
- 57) Setback Standards
- 58) Sign Standards
- 59) Vision Clearance Standards
- 60) Yard Standards

DESIGN STANDARDS: CHAPTER 8 of UDO

- 61) Block Standards
- 62) Easement Standards
- 63) Monument and Marker Standards
- 64) Open Space and Amenity Standards
- 65) Pedestrian Network Standards
- 66) Storm Water Standards
- 67) Street and Right-of-Way Standards
- 68) Street Light Standards
- 69) Street Sign Standards
- 70) Surety Standards
- 71) Utility Standards



DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) Action: Approve Detailed Development Plan 2305-DDP-13 with the following condition:
 - That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at dcrabtree@westfield.in.gov or (317) 416-2586

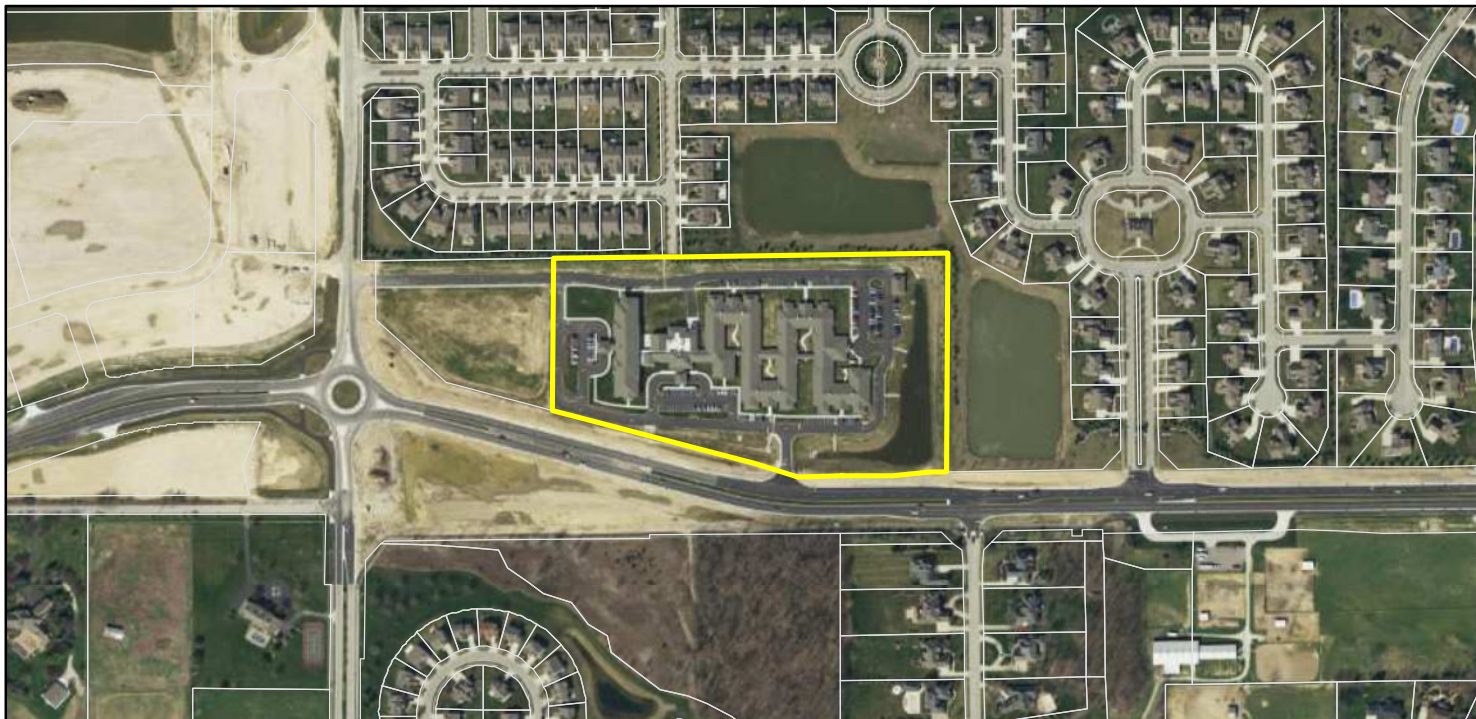
Property Location Map

1250 W. 146th Street

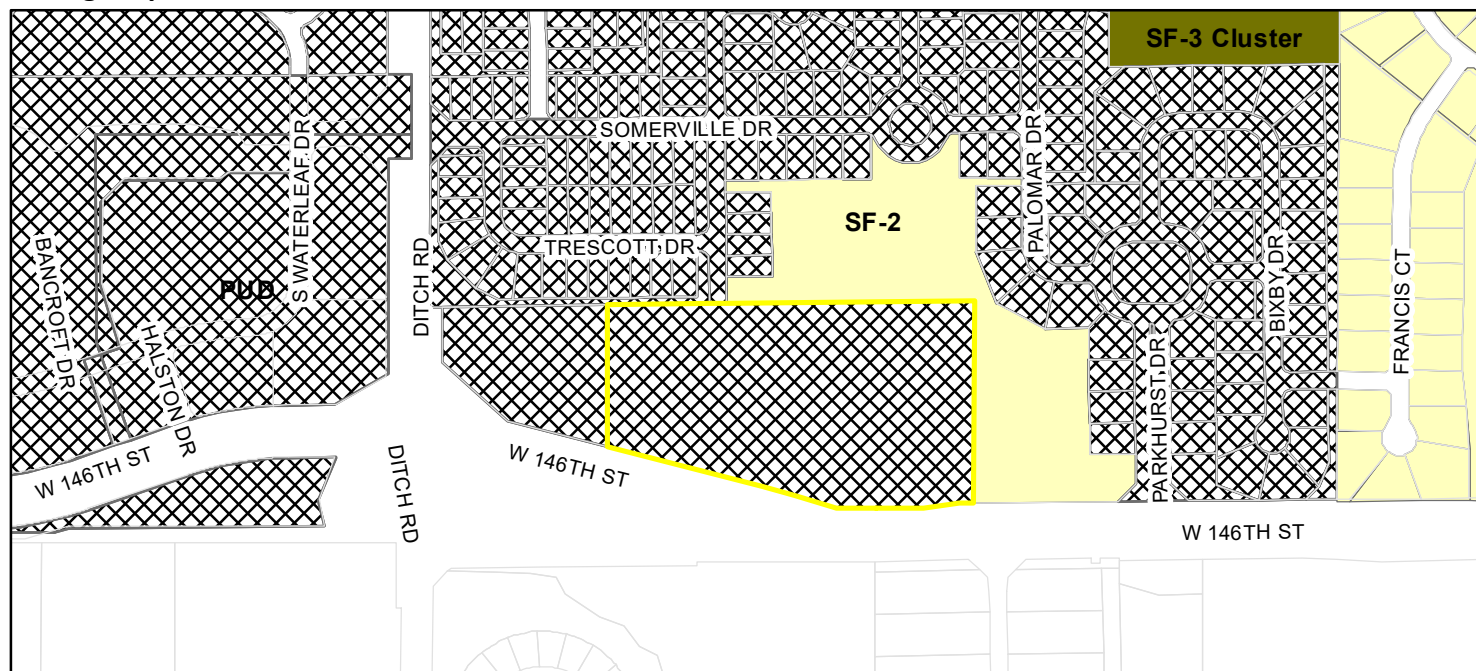
Not To Scale

Aerial Location Map

 Site

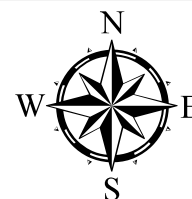


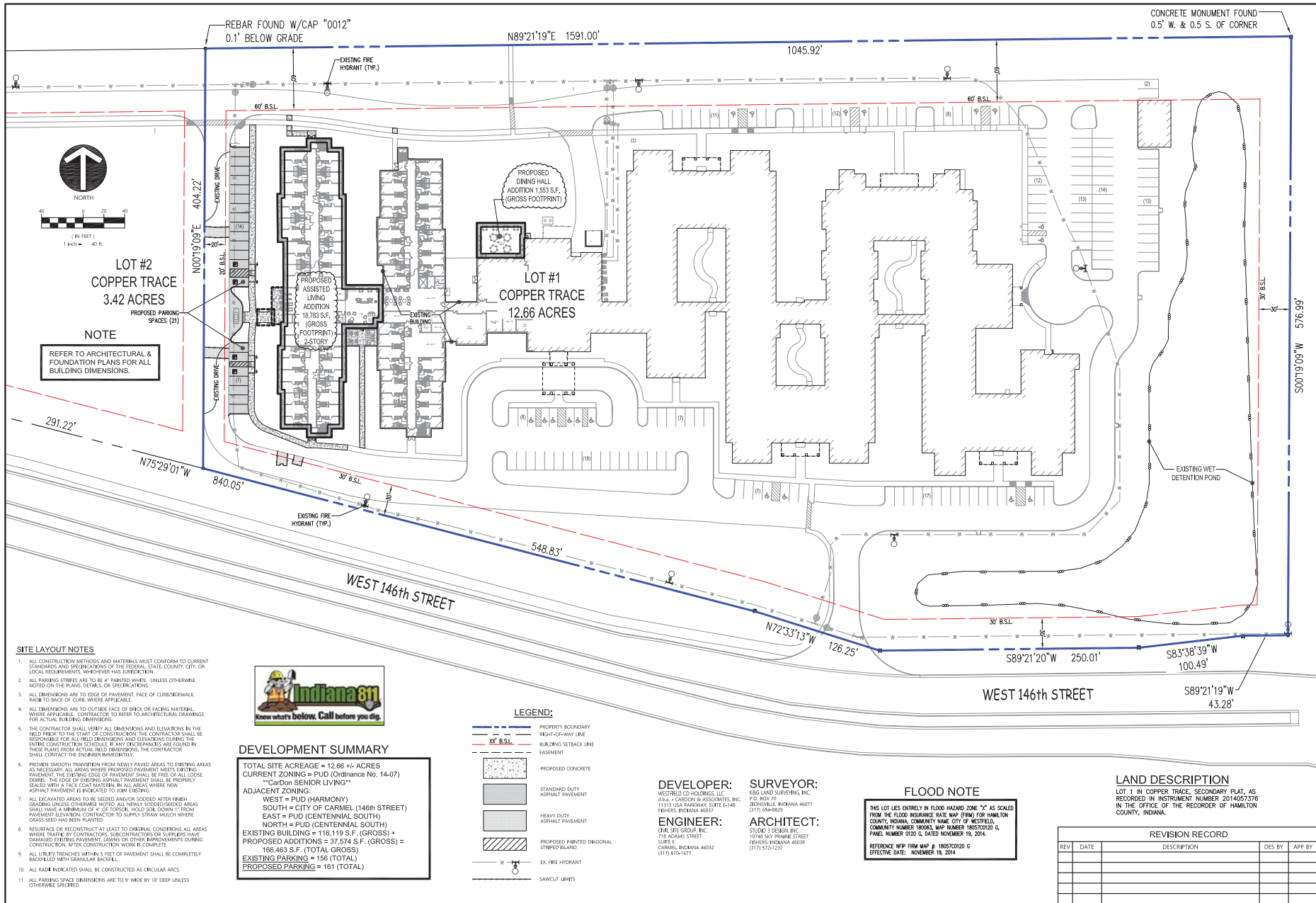
Zoning Map

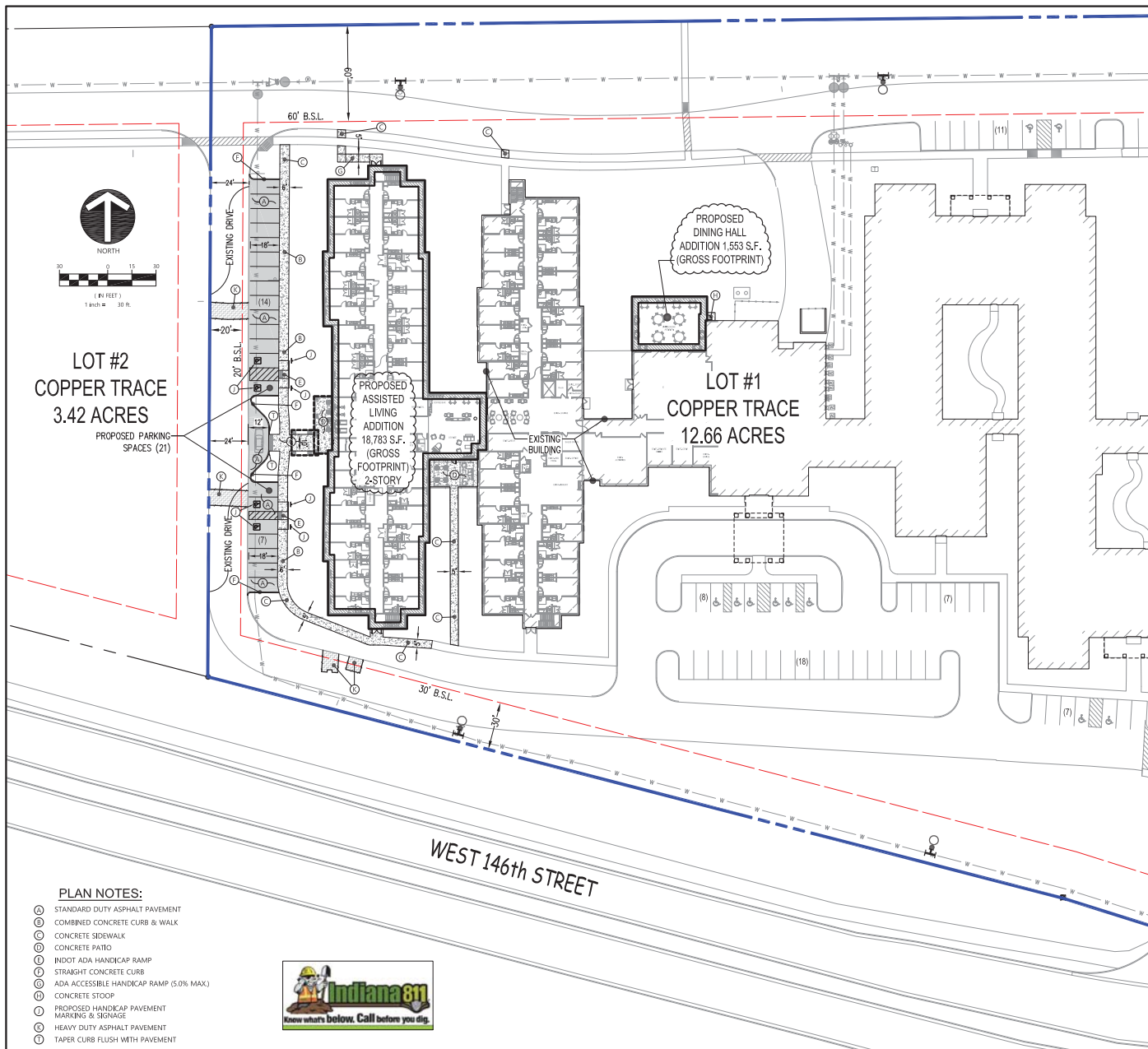


Legend

-  Parcel
-  PUD (Planned Unit Development)
-  SF-2 (Single Family - 2)
-  SF-3 Cluster







LEGEND:

- PROPERTY BOUNDARY
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EASEMENT
- PROPOSED CONCRETE
- STANDARD DUTY ASPHALT PAVEMENT
- HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED PAINTED DIAGONAL STRIPED ISLAND
- EX. FIRE HYDRANT
- SAWCUT LIMITS

FLOOD NOTE

THIS LOT LIES ENTIRELY IN FLOOD HAZARD ZONE "X" AS SHOWN FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HAMILTON COUNTY, INDIANA, COMMUNITY NAME CITY OF WESTFIELD, COUNTY NUMBER 10000, MAP NUMBER 180570020 G, PANEL NUMBER 0120 G, DATED NOVEMBER 19, 2014. REFERENCE NFP FIRM MAP # 180570020 G. EFFECTIVE DATE: NOVEMBER 19, 2014.

NOTE

REFER TO ARCHITECTURAL & FOUNDATION PLANS FOR ALL BUILDING DIMENSIONS.

EXISTING CONDITIONS NOTE

ALL EXISTING BOUNDARY, TOPOGRAPHIC, DRAINAGE & UTILITY INFORMATION HAS BEEN PROVIDED BY OTHERS; THEREFORE, CIVIL SITE GROUP, INC. CANNOT BE HELD RESPONSIBLE FOR INFORMATION FOUND IN THE FIELD DOES NOT AGREE WITH THESE PLANS. EXISTING INFRASTRUCTURE INCLUDING, BUT NOT LIMITED TO, PAVEMENT, CURBS, STORM SEWERS, SANITARY SEWERS, UTILITY SERVICES, AND WATER MAINS HAVE BEEN SHOWN PER DESIGN PLANS AND AUC/CAD FILES PROVIDED BY WEIHE ENGINEERS, INC. AND SURVEY DATA PROVIDED BY KUHN & GUSTAFSON LAND SURVEYING, INC. CONTRACTOR TO FIELD VERIFY ALL EXISTING INFORMATION PRIOR TO COMMENCING WITH CONSTRUCTION.

DEVELOPER:
WESTFIELD CO. ASSOCIATES, INC.
400 N. CARLSON & ASSOCIATES, INC.
11111 USA PARKWAY, SUITE 100
FISHERS, INDIANA 46038

ENGINEER:
CIVIL SITE GROUP, INC.
710 ADAMS STREET
SUITE E
CARMEL, INDIANA 46032
(317) 810-1677

SURVEYOR:
ERIC A. GLENN, INC.
P.O. BOX 70
ZENITH, INDIANA 46077
(317) 654-0829

ARCHITECT:
STUDIO 3 DESIGN, INC.
10000 SKY PRAIRIE STREET
FISHERS, INDIANA 46038
(317) 572-0107

NOTE

REFER TO ARCHITECTURAL & FOUNDATION PLANS FOR ALL BUILDING DIMENSIONS.

SITE LAYOUT NOTES

- ALL CONSTRUCTION METHODS AND MATERIALS MUST CONFORM TO CURRENT STANDARDS AND SPECIFICATIONS OF THE FEDERAL, STATE, COUNTY, CITY, OR LOCAL REQUIREMENTS, WHICHEVER HAS JURISDICTION.
- ALL PARKING STRIPES ARE TO BE 4" PAINTED WHITE, UNLESS OTHERWISE NOTED ON THE PLANS, DETAILS, OR SPECIFICATIONS.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT, FACE OF CURB/ROADEWAY, FACE TO BACK OF CURB, WHERE APPLICABLE.
- ALL DIMENSIONS ARE TO OUTSIDE FACE OF BRICK OR FACING MATERIAL, WHERE APPLICABLE. CONTRACTOR TO REFER TO ARCHITECTURAL DRAWINGS FOR ACTUAL BUILDING DIMENSIONS.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS AND ELEVATIONS DURING THE ENTIRE CONSTRUCTION SCHEDULE. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD DIMENSIONS, THE CONTRACTOR SHALL CONTACT THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE CURBS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL BY ALL AREAS WHERE NEW ASPHALT PAVEMENT IS ADJACENT TO EXISTING.
- ALL EXCAVATED AREAS TO BE SEEDED AND/OR SOODED AFTER FINISH GRADING UNLESS OTHERWISE NOTED. ALL NEWLY SOODED/SEEDED AREAS SHALL HAVE A MINIMUM OF 4" OF TOPSOIL, HOLD SOIL DOWN 1" FROM PAVEMENT ELEVATION. CONTRACTOR TO SUPPLY STRAW MULCH WHERE GRASS SEED HAS BEEN PLANTED.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE DAMAGED BY CONTRACTORS, SUBCONTRACTORS OR SUPPLIERS HAVE DAMAGED EXISTING PAVEMENT, LAWNS OR OTHER IMPROVEMENTS DURING CONSTRUCTION, AFTER CONSTRUCTION WORK IS COMPLETE.
- ALL UTILITY TRENCHES WITHIN 5 FEET OF PAVEMENT SHALL BE COMPLETELY BACKFILLED WITH GRANULAR BACKFILL.
- ALL RADIUS INDICATED SHALL BE CONSTRUCTED AS CIRCULAR ARCS.
- ALL PARKING SPACE DIMENSIONS ARE TO 9" WIDE BY 18' DEEP UNLESS OTHERWISE SPECIFIED.

REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY

PLAN NOTES:

- STANDARD DUTY ASPHALT PAVEMENT
- COMBINED CONCRETE CURB & WALK
- CONCRETE SIDEWALK
- CONCRETE PATIO
- INDOT ADA HANDICAP RAMP
- STRAIGHT CONCRETE CURB
- ADA ACCESSIBLE HANDICAP RAMP (5.0% MAX.)
- CONCRETE STOOP
- PROPOSED HANDICAP PAVEMENT MARKING & SIGNAGE
- HEAVY DUTY ASPHALT PAVEMENT
- TAPER CURB FLUSH WITH PAVEMENT

STUDIO 3 DESIGN, INC.
10748 SKY PRAIRIE STREET
FISHERS, INDIANA 46038

CIVIL SITE GROUP, INC.
710 Adams Street, Suite E
Carmel, Indiana 46032
Ph: (317) 810-1677

PROJECT NUMBER
S3D.009

DRAWING NUMBER
C2.1
SHEET 4 OF 21

COPPER TRACE by CarDon - BUILDING EXPANSION
1250 WEST 146th STREET (LOT #1 - COPPER TRACE)
WESTFIELD, INDIANA 46074

DETAILED SITE PLAN

DATE: 03/31/23

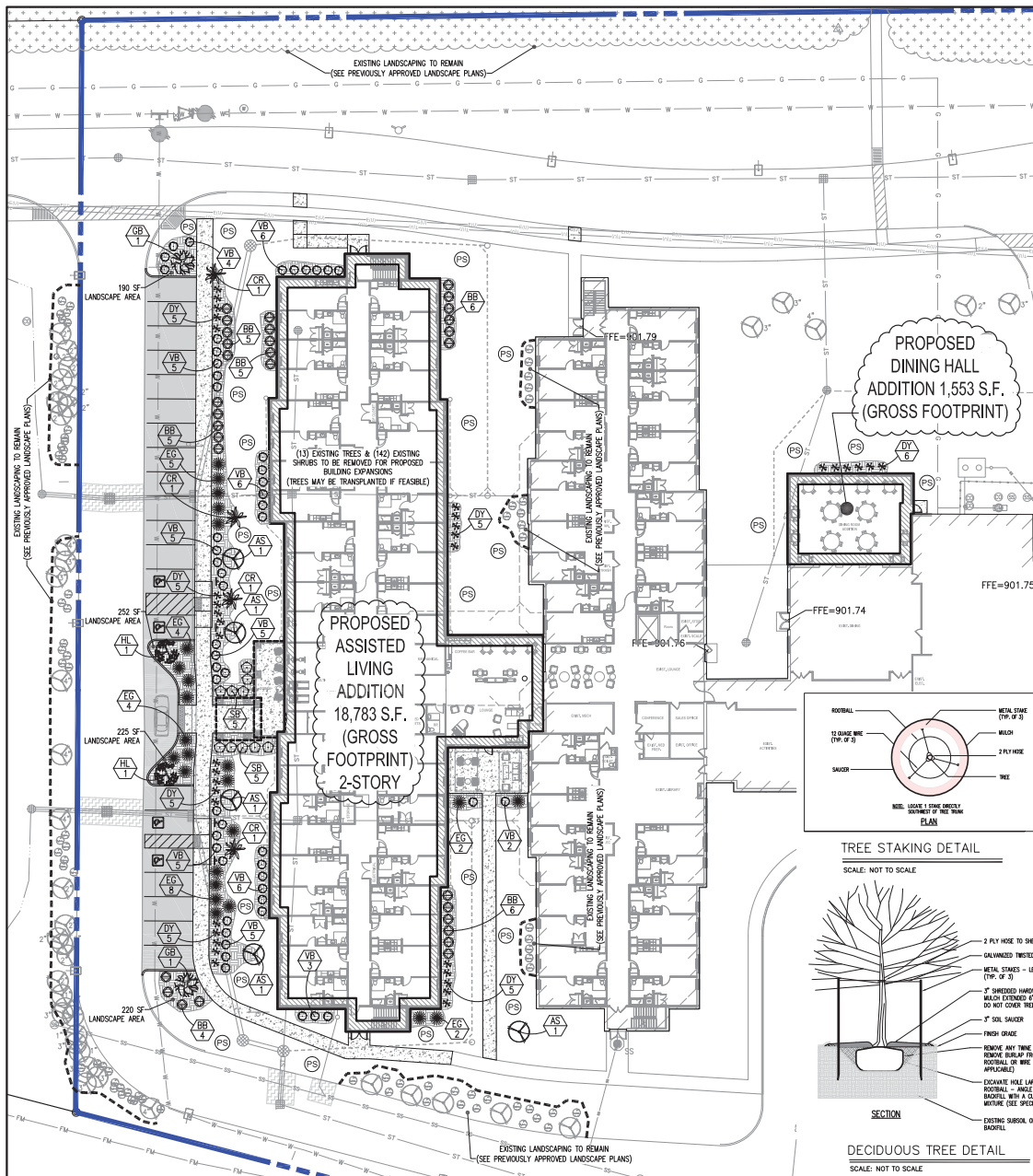
DWN BY: EAG

CHKD. BY: EAG

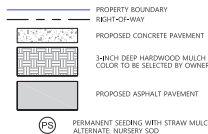
SCALE: 1" = 30'

DATE: 03/31/23





LEGEND:



REVISION RECORD

REV	DATE	DESCRIPTION	DES BY	APP BY

LANDSCAPE NOTES:

All species of plant materials and substitutions thereof are subject to acceptance by the City of Westfield Community Development Department and approval of the Owner(s) or a representative of the Owner(s).

All plant materials are to be warranted for a period of no less than one year from that acceptance by the Owner(s) or a representative of the Owner(s).

All plant material to be planted is to be a species that requires no special environmental or other type of attention that is noted by the Landscape Contractor that could potentially harm the plant or shorten its longevity. It is to be made known to the Owner(s) and potential substitutions or corrections to the situation can be made at no expense to the Contractor.

All materials falling the one year warranty period are to be replaced at the expense of the Landscape Contractor.

Any deviation from responsible landscape practices and the City of Westfield Ordinances will result in the immediate termination of the Landscape Contract and the Contractor will pay all costs associated with the corrections.

All plant material is to come from respectable sources within 100 miles of the site on which it is being installed. If no source for a plant species or comparable substitute is available within this area, the project Landscape Architect/Engineer is to be notified immediately to make a determination of possible options.

All plant material is subject to approval by the project Landscape Architect/Engineer prior to installation and may be rejected for reasons of health, aesthetics, size or other responsible cause.

The Landscape Contractor is responsible for the timely installation of all material in his contract. Should there be any delay to weather or other undesirable, natural circumstances, the timeline will be adjusted.

IRRIGATOR CONTRACTOR IS RESPONSIBLE TO SUPPLY WATER METER PLS, SPRINKLERS AT PUBLIC MAIN, AND ALL APPLIANCES REQUIRED BY THE WATER SERVICE PROVIDER.

SHRUB DETAIL

SCALE: NOT TO SCALE

IRRIGATION NOTE

SITE IRRIGATION IS NOT SHOWN ON THESE PLANS. IF SITE IRRIGATION IS REQUIRED, CONTRACTOR SHALL WORK WITH THE LOCAL WATER UTILITY TO DETERMINE THE REQUIREMENTS & LOCATION FOR THE IRRIGATION METER & SITE IRRIGATION SYSTEM.

CITY OF WESTFIELD STANDARDS

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

SPECIES NOTE

THE SPECIES OF THE TREES AND SHRUBS SHOWN ON THIS LANDSCAPE PLAN ARE SUBJECT TO CHANGE BASED ON SEASONAL AVAILABILITY. ALL SUBSTITUTIONS WILL BE OF SPECIES APPROVED BY THE CITY OF WESTFIELD DEPARTMENT OF COMMUNITY DEVELOPMENT.

UTILITY LOCATE NOTE

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

SHRUB PLANTING SCHEDULE

SYMBOL	Quantity	Species
HL	10	HL - SPIREA 'CHIEF LEAF' SPIREA X BURNALDA 'CREPA' (Min. 10' Height)
BB	31	BB - Myrica Pennsylvanica - "BABYBERRY" (Min. 10' Height)
ES	30	ES - THUA OCCIDENTALE "SABAROD" EMERALD GREEN ARBORVITAE (Min. 10' Height)
DY	36	DY - Taxus X Media 'Densiformis' "DENSE SPREADING YEW" (Min. 10' Height)
VB	52	VB - Buxus X Koreana "GREEN VELVET BOYWOOD" (Min. 10' Height)

TREE PLANTING SCHEDULE

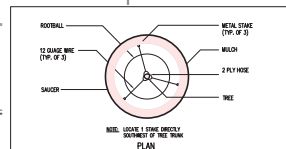
SYMBOL	Quantity	Species
HL	2	HL - Cerealis Tricantus - Thornless Honey Locust (Min. 2" Caliper @ 8' Min. Height) "Large Shade Tree"
HL	2	HL - Carpa liliifolia - Autumn Gold® (Min. 2" Caliper) "Large Shade Tree"
AS	5	AS - Amelanchier var. - Serviceberry (Min. 2" Caliper) "Ornamental Tree"
CR	4	CR - Cercis canadensis - Redbud (Min. 2" Caliper) "Ornamental Tree"

IRRIGATION NOTE

SITE IRRIGATION IS NOT SHOWN ON THESE PLANS. IF SITE IRRIGATION IS REQUIRED, CONTRACTOR SHALL WORK WITH THE LOCAL WATER UTILITY TO DETERMINE THE REQUIREMENTS & LOCATION FOR THE IRRIGATION METER & SITE IRRIGATION SYSTEM.

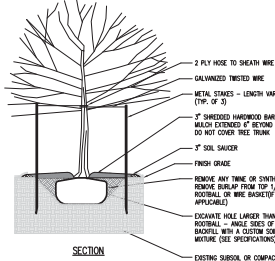
LANDSCAPE NOTE

ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE CITY OF WESTFIELD ZONING ORDINANCE. THE MINIMUM LANDSCAPING IMPROVEMENTS ARE SUBJECT TO FINAL INSPECTION.



TREE STAKING DETAIL

SCALE: NOT TO SCALE



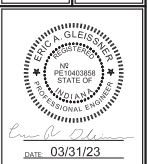
DECIDUOUS TREE DETAIL

SCALE: NOT TO SCALE

REQUIREMENT	MINIMUM REQUIRED	PROVIDED
MINIMUM LOT LANDSCAPING 10 shade trees + 10 evergreen or ornamental trees + 25 shrubs per acre - All other landscape plantings required may be credited toward minimum lot landscaping at a 1:1 ratio, with the exception of Street Trees	12.66 acres 12.66(10) = 127 shade trees 12.66(10) = 127 evergreen or ornamental trees 12.66(25) = 317 shrubs	127 shade trees 140 evergreen or ornamental trees 657 shrubs *REFERENCE PREVIOUSLY APPROVED LANDSCAPE PLANS BY MEH ENGINEERS*
FOUNDATION PLANTING (includes both building additions) - Front Building Facade = 11 ornamental tree or shrub per 12 LF of facade - Foundation plantings required approximately every 40 LF along long exposure (over 100 LF) of building facade	North Facade = 144 LF (144/12) = 12 ornamental trees or shrubs South Facade = 100 LF (100/12) = 9 ornamental trees or shrubs East Facade = 263 LF (263/12) = 22 ornamental trees or shrubs West Facade = 320 LF (320/12) = 27 ornamental trees or shrubs	North Facade 12 shrubs South Facade 9 shrubs East Facade 22 shrubs West Facade 27 shrubs
EXTERNAL STREET FRONTAGE 3 shade or evergreen trees + 2 ornamental trees + 25 shrubs per 100 LF - Requirement may be credited toward parking area landscaping if parking area landscaping is within 20 feet of ROW	NOT APPLICABLE	NOT APPLICABLE
PARKING LOT INTERIOR 5-24 spaces = 5% interior landscape area - Parking area islands shall include at least 1 tree + 4 shrubs per island 100% of landscape area shall be covered by permitted ground cover	New Asphalt Parking Lot Area = 4,267 SF 4,267(0.05) = 214 SF interior landscape 4 islands = 4 trees + 16 shrubs 100% of landscape area shall be covered by permitted ground cover	INTERIOR LANDSCAPE AREA = 887 SF 887 SF provided 4 trees + 16 shrubs 100% of landscape area shall be covered by permitted ground cover
PARKING LOT PERIMETER 1 tree per 20 LF + 1 shrub per 3 LF; minimum 5 feet in width - External street frontage requirement credited toward parking lot perimeter requirement per Section 6.8.M.2 of the Westfield UDO	Internal Road (WEST) = 202 LF 202/20 = 10 trees 202/3 = 68 shrubs	7 trees 68 shrubs

STUDIO 3 DESIGN, INC.
10748 SKY PRAIRIE STREET
FISHERS, INDIANA 46038

CIVIL SITE GROUP, INC.
710 Adams Street, Suite E
Carmel, Indiana 46032
Ph: (317) 810-1677



DWN BY: EAG
CHKD. BY: EAG
SCALE: 1" = 20'
DATE: 03/31/23

COPPER TRACE by CarDon - BUILDING EXPANSION
1250 WEST 146TH STREET (LOT #1 - COPPER TRACE)
WESTFIELD, INDIANA 46074

LANDSCAPE PLAN

PROJECT NUMBER
S3D.009

DRAWING NUMBER
L1.0
SHEET 15 OF 21



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the May 3, 2023, APC Meeting

Presented for approval: May 15, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Wednesday, May 3, 2023, at Westfield City Hall.

Active links for this meeting:

[May 3, 2023 APC Agenda & Exhibits](#)

[May 3, 2023 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:02](#)

Roll Call

Commissioners Members Present In-Person: Matt Deck, Robert Horkay, Mike Johns, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric. (Ginny Kelleher arrived at 7:12 p.m.)

Commissioners Present Virtually: None.

Commissioners Absent: Kristen Burkman.

City Staff Present In-Person: Kevin Todd, Director; Pam Howard, Assistant Director; Caleb Ernest, Senior Planner, Lauren Gillingham, Senior Planner; and Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

ANNOUNCE ANY CHANGES TO AGENDA

No Changes

APPROVAL OF MINUTES

Spoljaric motioned to approve the April 18, 2023 APC Minutes as written.
McCarty seconded. Motion passed. Vote 7-0. (Kelleher not yet present.)

REVIEW RULES AND PROCEDURES

Howard reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

2304-DDP-07

[YouTube Time: 3:25](#)

Taco Bell

15005 Thatcher Lane

Civil and Environmental Consultants, Inc, on behalf of Bell American Group, requests Detailed Development Plan approval of a 176 SF building addition and related architectural improvements, located on 1.02 acres in the Village Park Plaza II PUD District.

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

2305-DDP-12

Student Impact

536 North Union Street

Student Impact requests Detailed Development Plan approval of a +/- 2,400 square foot building addition and related exterior improvements to their existing facility, located on 0.5 acres and zoned SF3: Single-family Medium Density District.

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

McCarty motioned to approve the Consent Agenda as presented.

Maue seconded. Motion passed. Vote 7-0. (Kelleher not yet present.)

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

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

APC Minutes for May 3, 2023 Page 1 of 5

ITEMS OF BUSINESS

2108-PUD-21

[YouTube Time: 4:04](#)

Grand Millennium Center PUD Amendment II

North of David Brown Drive, East and West of Westfield Boulevard

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

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

Staff presentation / No Petitioner presentation / APC Comments & Questions / Petitioner & Staff responses.

Deck motioned to forward 2108-PUD-21 to the City Council with a favorable recommendation.

Johns seconded. Motion passed. Vote 7-0. (Kelleher not yet present.)

2209-ZOA-03

[YouTube Time: 8:50](#)

Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.

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

Staff presentation / APC Comments & Questions / Staff response.

Spoljaric motioned to forward 2209-ZOA-03 to the City Council with a favorable recommendation.

Kelleher seconded. Motion passed. Vote 8-0. (Ginny Kelleher arrived at 7:12 p.m.)

PUBLIC HEARING ITEMS

2305-PUD-04 [PUBLIC HEARING]

[YouTube Time: 13:46](#)

Maple Knoll PUD Amendment (Fire Station)

17001 Ditch Road

The City of Westfield on behalf of the Westfield Fire Department requests an amendment to the sign standards of the Maple Knoll PUD District.

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

Staff presentation.

Public Hearing for 2305-PUD-04 opened at 7:16 p.m.

- No public comments.

Public Hearing for 2305-PUD-04 closed at 7:19 p.m.

Kelleher motioned to waive the APC Workshop meeting for 2305-PUD-04.

Deck seconded. Motion passed. Vote 8-0.

McCarty motioned to forward 2305-PUD-04 to the City Council with a favorable recommendation.

Schmitz seconded. Motion passed. Vote 8-0.

2305-PUD-05 [PUBLIC HEARING]

[YouTube Time 18:29](#)

Wheeler Landing PUD Amendment (Wheelhouse Phase II)

Southeast corner of Grand Park Boulevard and Virginia Rose Avenue

J.C. Hart Company, Inc. by Church Church Hittle + Antrim requests an amendment to the landscaping standards of the Wheeler Landing PUD District.

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

Staff presentation.

Public Hearing for 2305-PUD-05 opened at 7:21 p.m.

- No public comments.

Public Hearing for 2305-PUD-05 closed at 7:23 p.m.

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

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

APC Minutes for May 3, 2023 Page 2 of 5

APC Comments & Questions / Petitioner & Staff responses.

Kelleher motioned to waive the APC Workshop meeting for 2305-PUD-05.

Spoljaric seconded. Motion passed. Vote 8-0.

Maue motioned to forward 2305-PUD-05 to the City Council with a favorable recommendation.

Deck seconded. Motion passed. Vote 8-0.

2305-PUD-06 [PUBLIC HEARING]

[YouTube Time 33:55](#)

The Trail PUD Amendment IV

801 & 837 East 175th Street

EdgeRock Development requests an amendment to The Trails PUD to amend the maximum dwelling-unit count on 11.72 acres +/- of the Real Estate.

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

Staff presentation / Petitioner presentation.

Public Hearing for 2305-PUD-06 opened at 7:39 p.m.

- No public comments.

Public Hearing for 2305-PUD-06 closed at 7:41 p.m.

APC comments / Petitioner & Staff responses.

Deck motioned waive the APC Workshop meeting for 2305-PUD-06.

Maue seconded. Motion passed. Vote 8-0.

McCarty motioned to forward 2305-PUD-06 to the City Council with a favorable recommendation with the condition stated in the motion.

Schmitz seconded. Motion passed. Vote 8-0.

ITEMS CONTINUED TO A FUTURE MEETING

2111-PUD-27

TowneRun PUD [CONTINUED]

Northwest corner of Towne Road and West 146th Street

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

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

2209-ZOA-03 [CONTINUED]

Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.

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

2212-PUD-20 [CONTINUED]

Wheeler Landing PUD Amendment VI

Southwest corner of 186th Street and Kinsey

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

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

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

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

REPORTS/COMMENTS:

[YouTube Time: 1:04:01](#)

- Plan Commission Comments
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department
 - Pam Howard announced that, as she will be moving to Colorado, this would be her final APC meeting.

ADJOURNMENT

Spoljaric motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 8-0.
The meeting adjourned at 8:16 p.m.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Signature Page for APC Minutes for May 3, 2023

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary