



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_05_06_2020

Wednesday, May 06, 2020 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Wednesday, May 06, 2020 at 07:00 PM

MEETING PLACE:

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

OPENING OF MEETING

Documents: [Click here to view meeting on YouTube](#)

Note the Presence of a Quorum

Approval of Minutes - April 20, 2020

Documents: [APC Minutes - April 20, 2020](#)

Review APC Rules & Procedures

CONSENT AGENDA

No Consent Agenda Items.

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

2004-ODP-06 & 2004-SPP-06 [PUBLIC HEARING]

Chatham Villages Phase 1

West of US 31, East of Tomlinson Rd, North of 196th St, South of 203rd St.

Chatham Hills LLP by Cripe requests a Primary Plat and Overall Development Plan review of 207 Lots on approximately 146.675 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.

(Planner: Corey Harris - charris@westfield.in.gov)

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

2005-ODP-07 & 2005-SPP-07 [PUBLIC HEARING]

Austrian Pine Subdivision

E Corner of SR 32 and Austrian Pine Way

Westfield Properties, LLC by Weihe Engineers, LLC requests Primary Plat and Overall Development Plan review for two (2) lots on 12.5 acres +/- in the Austrian Pine PUD District.

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

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

2005-ODP-08 & 2005-SPP-08 [PUBLIC HEARING]

Grand Central Subdivision

E 181st St & Sun Park Dr.

CH Group, LLC by Church, Church, Hittle & Antrim, LLP requests Primary Plat and Overall Development Plan review for five (5) lots on 24.47 acres +/- in the 181st Street PUD District.

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

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

2005-ODP-10 & 2005-SPP-10 [PUBLIC HEARING]

Hamilton Memorial Subdivision

4180 Westfield Road

Washington Park Cemetery Association by Marten Construction requests Overall Development Plan and Primary Plat review of 1 lot on 54.6 acres +/- in the AG-SF1: Agricultural Single-family Rural District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Overall Development Plan & Primary Plat](#)

2005-PUD-04 [PUBLIC HEARING]

Junction PUD Amendment IV

17655 Shamrock Blvd

Shamrock Land Acquisitions requests an amendment to the permitted uses and Building Height standards within District 3 of the Junction PUD.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Building Height Exhibit](#) | [Exhibit 4: Proposed Ord 20-13](#) | [Exhibit 5: Ord 14-22](#) | [Exhibit 6: Project Narrative](#) | [Exhibit 7: Neighbor Meeting Summary](#) | [Exhibit 8: GJTG Letter of Support](#) | [Exhibit 9: Public Comment](#)

ITEMS CONTINUED TO A FUTURE MEETING

2005-ODP-09 & 2005-SPP-09 [CONTINUED]

Monon Corner Subdivision

South of 206th Street and west of Horton Road

Arbor Homes by Stoeppelwerth & Associates Inc requests Primary Plat and Overall Development Plan review of 325 Lots on approximately 135.13 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.

(Planner: Corey Harris - charris@westfield.in.gov)

2003-PUD-02 [CONTINUED]

Wheeler Landing PUD Amendment III (Portillo's)

Northwest corner of Wheeler Road and SR 32

Portillo's Hot Dogs by HD Consulting Services Group, Inc. requests an amendment to the State Highway 32 Overlay District and the Development Standards of the Wheeler Landing PUD District.

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



Westfield–Washington Township Advisory Plan Commission

Minutes of the April 20, 2020 APC Meeting

Presented for approval: May 6, 2020

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, April 20, 2020 scheduled for 7:00 p.m. online via Skype.

ROLL CALL: Noted presence of a quorum.

Members Present: Kristen Burkman, Randy Graham, Robert Horkay, Mike Johns, Ginny Kelleher, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Members Absent: All Present

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

APPROVAL OF MINUTES

Motion: Horkay motioned to approve the April 6, 2020 meeting minutes.
Maue seconded. Motion passed. Vote 9-0.

CHANGE TO THE SCHEDULE OF MEETINGS

Howard explained the need to change the June 1, 2020 APC meeting to June 3, 2020 due to the election.

Horkay asked if the May meeting would return to Monday.

Howard replied no, that the May meeting would stay on the publicly noticed date of May 6.

Motion: Graham motioned to approve the Schedule of Meetings.

McCarty seconded. Motion passed. Vote 9-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA

2004-DDP-06

Chick-fil-A Expansion

14674 Thatcher Lane

Chick-fil-A, Inc. by GBC Design, Inc. requests Detailed Development Plan approval of a 471 square foot building addition to an existing Fast Food restaurant in the Village Park Plaza II PUD District.

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

2004-DDP-07

Commerce Drive Parking Expansion

17740 Commerce Drive

Northwest intersection of Dartown Road and State Road 32

Patch Development by American Structurepoint requests Detailed Development Plan review of a 16,500 square foot parking lot expansion on 1.96 acres +/- in the EI: Enclosed Industrial District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Motion: Approve Consent Agenda as presented.

Motion: McCarty; Second: Kelleher. Motion passed. Vote: 8-0. (Schmitz did not vote.)

Agendas for all City meetings are updated and available at our website.

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

ITEMS OF BUSINESS

2004-SPP-04 & 2004-ODP-04

Haworth Business Park

SE Corner of 169th Street & Oak Ridge Road

Wilcox Development, LLC by Keeler-Webb Associates, Inc. requests Primary Plat and Overall Development review of four (4) lots on 37.63 acres +/- in the Haworth Business Park PUD District.

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

Crabtree overviewed this petition and its request for Primary Plat and Overall Development Plan review. He stated that no public comments have been received regarding this petition.

No APC Comments

Motion: Approve 2004-SPP-04 & 2004-ODP-04 with the following Staff's condition:

- Approve the Primary Plat and Overall Development Plan (2004-SPP-04 & 2004-ODP-04) with the condition that all necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.

Motion: Horkay; Second: Kelleher. Motion passed. Vote: 9-0.

Plan Commission Order 20-01 Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution for the Grand Junction Economic Development Area approved and adopted by the Westfield Redevelopment Commission conforms to the Comprehensive Plan and approving the Amending Declaratory Resolution. Poplar Street Townhomes

Zaiger overviewed Plan Commission Order 20-01.

Randy Zentz, developer of the site involved, clarified the Order as it applies to this parcel.

Spoljaric commented about type of item and the purpose of this Order. She also asked about the demo cost and timeline.

Zentz responded and explained the timeline and cost.

McCarty asked for clarification on the demo costs.

Johns asked if a phase one environmental study had been conducted and its projected cost.

Zentz replied yes, that a Phase One and Two were both conducted and no environmental issues were discovered.

Motion: Approve Plan Commission Order 20-01.

Motion: Maue; Second: Horkay. Motion passed. Vote: 9-0

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2003-PUD-02

Wheeler Landing PUD Amendment III (Portillo's)

Northwest corner of Wheeler Road and SR 32

Portillo's Hot Dogs by HD Consulting Services Group, Inc. requests an amendment to the State Highway 32 Overlay District and the Development Standards of the Wheeler Landing PUD District.

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

**2004-SPP-05 &
2004-ODP-05**

Poplar Street Townhomes

Southwest corner of west Jersey Street and Poplar Street.

Roger Foster by Civil & Environmental Consultants, Inc requests a Primary Plat and Overall Development Plan review of 24 lots on 1.25 acres +/- within the Poplar Street Townhomes Planned Unit Development (PUD) District.

(Planner: Jonathan Dorsey ▪ jdorsey@westfield.in.gov)

**2004-ODP-06 &
2004-SPP-06**

Chatham Villages Phase 1

West of US 31, East of Tomlinson Rd, North of 196th St, South of 203rd St.

Chatham Hills LLP by Cripe requests a Primary Plat and Overall Development Plan review of 207 Lots on approximately 146.675 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.

(Planner: Corey Harris ▪ charris@westfield.in.gov)

REPORTS/COMMENTS

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

ADJOURNMENT

Motion: Adjourn Meeting

Motion: Graham; Second: Kelleher. Motion passed. Vote: 9-0.

Meeting adjourned at 7:21 p.m.

Randell Graham, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



Petition Number: 2005-ODP-10 & 2005-SPP-10
Project Name: Hamilton Memorial
Subject Site Address: 4180 Westfield Road (the “Property”)
Petitioner: Washington Park Cemetery Association
Representative: Martin Construction
Request: Overall Development Plan & Primary Plat review of 1 lot on 54.6 acres +/- in the AG-SF1: Agriculture / Single-family Rural District.
Current Zoning: AG-SF1 District
Current Land Use: Cemetery
Approximate Acreage: 54.6 acres +/-
Property History: 0310-DP-27 & 0310-SIT-14 Storage Building
2005-DDP-11 (*pending*)
2005-SFP-23 (*pending*)
Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

The Property is currently zoned the AG-SF1 District.

In October of 2003, a Development and Site Plan were reviewed and approved for a storage building on the Property.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the April 21, 2020, Technical Advisory Committee meeting.

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 April 21, 2020, meeting. This petition has been properly noticed for a public hearing at the Plan Commission’s May 6, 2020, meeting.



REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised secondary plat has been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office

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

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

- 5) Proposed name of subdivision.
- 6) Names and addresses of the owner, owners, land surveyor or land planner.
- 7) Title, scale, north arrow and date.
- 8) 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.
- 9) Easements (locations, widths and purposes). (Article 8.3)

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

- 10) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 11) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 12) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.



- 13) 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%).
- 14) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 15) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: Please see District Standards.

- 16) Legend and notes.
- 17) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: The Petitioner is coordinating with WPWD and HCSO to address outstanding issues.

- 18) Other features or conditions which would affect the subdivision favorable or adversely.
- 19) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 20) 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.
- 21) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

Comment: The Petitioner is coordinating with HCSO to address outstanding issues.

- 22) 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.
- 23) 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.
- 24) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

25) Title, scale, north arrow and date.

26) Proposed name of the development.

27) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

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

28) Address and legal description of the property.

29) Boundary lines of the property including all dimensions.

30) 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.

31) 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.

32) 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.

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

33) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

34) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.



35) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

36) Location and dimensions of all existing structures and paved areas.

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

37) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

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

38) Location of all Floodplain areas within the boundaries of the property.

39) Names of legal ditches and streams on or adjacent to the site.

40) 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.

41) Identify buildings proposed for demolition.

42) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

43) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

DISTRICT STANDARDS

The plans comply with Article 4.2 (AG-SF1 District), except for those items identified as outstanding below.

44) Minimum Lot Area: Three (3) acres



45) Minimum Lot Frontage: 250 feet

46) Minimum Building Setback Line:

a) Front Yard:

i) Expressways/Arterials: 100 feet

ii) On all other Streets: 80 feet

b) Side and Rear Yard: 30 feet

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

47) Minimum Lot Width: 100 feet

48) Maximum Building Height: Two and one-half (2 ½) stories

49) Minimum Living Area (Ground Floor):

a) Single-story: 1,350 square feet

b) All others: 800 square feet

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

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:

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

Comment: Please see District Standards.

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

a) State Highway 32 Overlay District (Article 5.3):

i) Setback Requirements:

1. Maximum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
2. Minimum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline. Signs shall be located a minimum of thirty (30) feet from the State Highway 32 right-of-way line.

ii) Architectural Design Requirements:

Comment: Will be reviewed during Detailed Development Plan review.

iii) Trail Corridor Requirement:

1. Trail Corridor Width: The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.

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

2. Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). Construction of the trail with a meandering design is encouraged.

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

3. Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced

above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also Article 8.3 Easement Standards).

4. Trail Corridor Plantings: The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.

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

- (a) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting.

- (b) Shade trees planted with the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.

- (c) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.

5. Trail Corridor Mounds/Berms: The construction of intermittent, undulating mounds or berms within the Trail Corridor is encouraged, but not required. If mounds or berms are installed, then they should be designed in a manner that complements other improvements in the vicinity and in no event shall such mounds or berms be installed in a manner that unsafely inhibits vehicular line of sight (see also Article 6.19 Vision Clearance Standards) or use of the alternative transportation trail.

52) 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.



- 53) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

- 54) Architectural Standards (Article 6.3)

Comment: Will be reviewed during Detailed Development Plan review.

- 55) Building Standards (Article 6.4)

- 56) Fence Standards (Article 6.5)

- 57) Height Standards (Article 6.6)

- 58) Landscaping Standards (Article 6.8)

- a) Preservation and Replacement of Trees:

- i) Tree Inventory: Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with this Article. Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.

- b) Minimum Lot Landscaping Requirements:

- c) Foundation Plantings:

Comment: Will be reviewed during Detailed Development Plan review.

- d) External Street Frontage Landscaping Requirements:

- i) Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way.

- e) Buffer Yard Requirements:

Comment: Not required for the Property as it is zoned AG-SF1.

- f) Parking Area Landscaping:

Comment: Will be reviewed during Detailed Development Plan review.

59) Lighting Standards (Article 6.9)

Comment: Will be reviewed during Detailed Development Plan review.

60) Lot Standards (Article 6.10)

Comment: Please see District Standards.

61) Setback Standards (Article 6.16)

Comment: Please see District Standards.

62) Vision Clearance Standards (Article 6.19)

63) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

64) Block Standards (Article 8.1)

65) Easement Standards (Article 8.3)



Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

66) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

67) Open Space and Amenity Standards (Article 8.6)

68) Pedestrian Network Standards (Article 8.7)

Comment: Please see comments under Comment 51.

69) Storm Water Standards (Article 8.8)

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

71) Street Light Standards (Article 8.10)

72) Street Sign Standards (Article 8.11)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

73) Surety Standards (Article 8.12)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

74) Utility Standards (Article 8.13)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

Continued on next page.

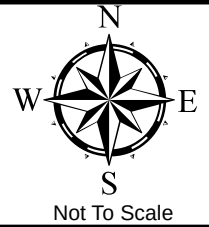


DEPARTMENT COMMENTS

- 1) Action: Hold a public hearing at the May 6, 2020, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



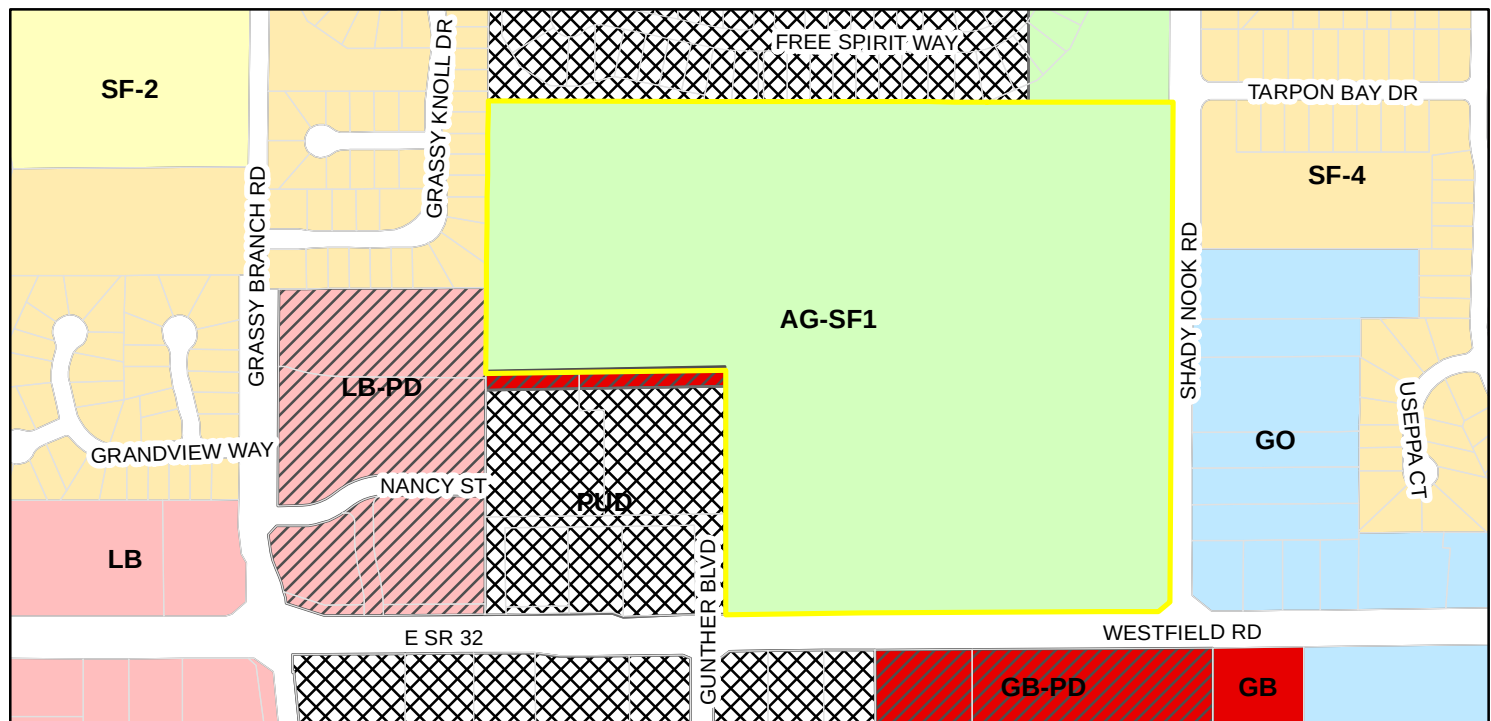
Property Location Map
Hamilton Memorial Subdivision
2005-ODP-10 & 2005-SPP-10



Aerial Location Map



Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)

GB (General Business)

GB-PD (General Business - Planned Development)

GO (General Office)

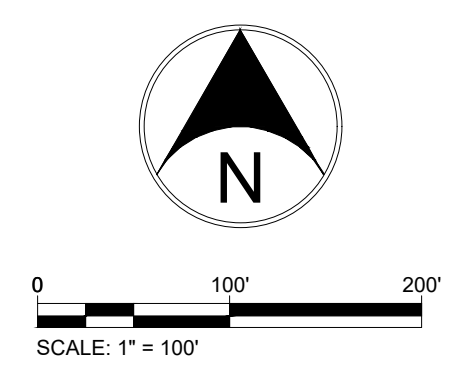
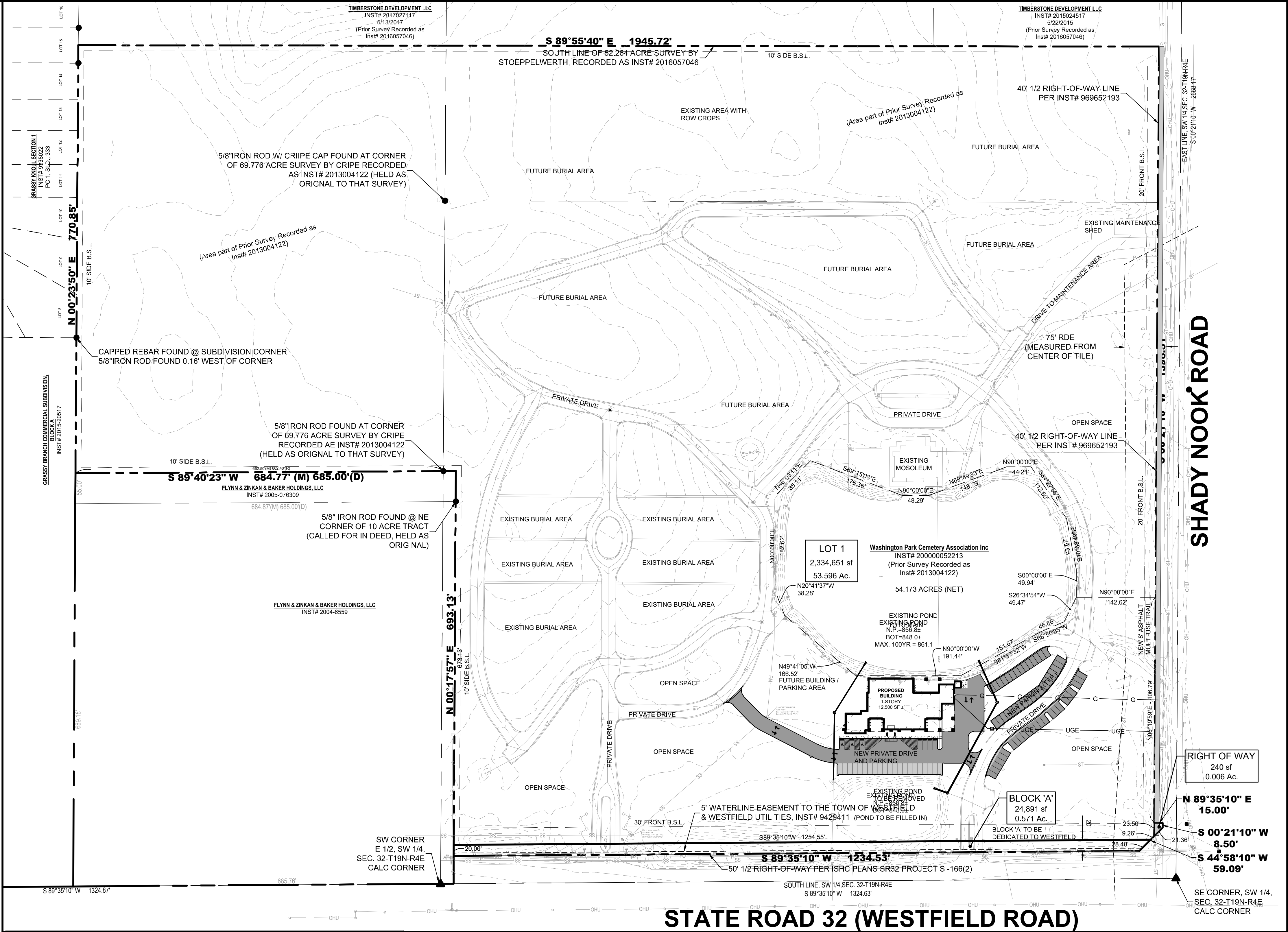
LB (Local Business)

LB-PD (Local Business - Planned Development)

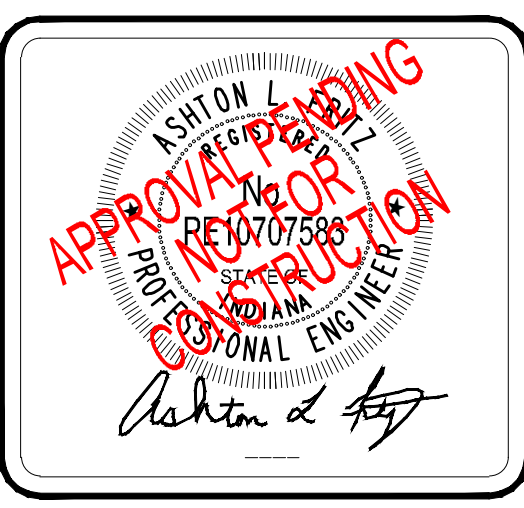
PUD (Planned Unit Development)

SF-2 (Single Family - 2)

SF-4 (Single Family - 4)



Fritz Engineering Services, LLC
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Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com
ashton@Fritz-Eng.com



REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

RECORD LEGAL DESCRIPTION (RECITED FROM INSTRUMENT #200000032213)

THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 4 EAST AND THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 4 EAST AND PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 4 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA BEING BOUNDED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 37 MINUTES 26 SECONDS EAST (ASSUMED BEARING) ON AND ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 25.00 FEET TO THE INTERSECTION OF SAID NORTH LINE WITH THE NORTHERLY PROLONGATION OF THE EAST RIGHT-OF-WAY LINE FOR SHADY NOOK ROAD; THENCE SOUTH (") 00 DEGREES 00 MINUTES 35 SECONDS EAST ON SAID NORTHERLY PROLONGATION AND SAID EAST RIGHT-OF-WAY LINE AND ITS SOUTHERLY PROLONGATION 2668.14 FEET TO SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 14 MINUTES 55 SECONDS WEST ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 32; THENCE SOUTH 89 DEGREES 18 MINUTES 38 SECONDS WEST 1325.17 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE SOUTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 89 18 MINUTES 38 SECONDS WEST 662.59 FEET ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER TO THE WESTWEST CORNER OF THE EAST HALF OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 02 MINUTES 05 SECONDS EAST, 2684.10 FEET ALONG THE WEST LINE OF THE EAST HALF OF THE WEST HALF OF SAID SOUTHWEST QUARTER TO THE NORTHWEST CORNER OF THE EAST HALF OF THE WEST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 45 MINUTES 56 SECONDS EAST 661.85 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 45 MINUTES 56 SECONDS EAST 1323.70 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER TO THE PLACE OF BEGINNING CONTAINING 112.050 ACRES, MORE OR LESS

EXCEPT THE FOLLOWING PARCELS:

10.803 ACRES TO FLYNN & ZINKAN & BAKER HOLDINGS, LLC, INSTRUMENT # 200400006559
0.86 ACRES TO FLYNN & ZINKAN & BAKER HOLDINGS, LLC, INSTRUMENT # 200500076309
22.264 ACRES TO TIMBERSTONE DEVELOPMENT LLC, INSTRUMENT # 2017027117
30.00 ACRES TO TIMBERSTONE DEVELOPMENT LLC, INSTRUMENT # 2015024517
1.413 ACRES DEDICATION OF PUBLIC RIGHT OF WAY, INSTRUMENT # 9609652193
1.484 ACRES DEDICATED RIGHT OF WAY PER ISHC PLANS FOR SR 32 PROJ. S-166(2)

CONTAINING HEREINAFTER SAID EXCEPTIONS 55.226 ACRES (NET), 54.173 ACRES AS SURVEYED.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, AND RIGHTS-OF-WAY OF RECORD

SURVEY NOTES:

ALTALAND TITLE: SURVEY AND TOPOGRAPHIC SURVEY PREPARED BY JD HALL LAND SURVEYING (PROJ. #18-003) DATED MARCH 2018.

BASIS OF BEARINGS: INDIANA STATE PLANE COORDINATES, EAST ZONE

BENCH MARK:
G-11, AN ISHC DISK SET IN THE TOP OF THE SW WINGWALL OF A CONCRETE SLAB CULVERT, OVER THE BOWMAN DRAIN, 293+/- WEST OF INTERSECTION OF S.R. 32 AND UNION STREET ON THE SOUTH SIDE OF S.R. 32 IN WESTFIELD. ELEV = 876.57

LANDSCAPE NOTES

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

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

3. THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SUB-SURFACE DRAINS.

FLOOD ZONE:

THE SUBJECT TRACT LIES WITHIN FLOOD HAZARD ZONE 'X' 'UN-SHADED'. AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN FLOOD HAZARD ZONE 'AE', AREAS WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SCALED OFF THE FEMA FIRM MAP NUMBER 18057C0136G, DATED NOVEMBER 19, 2014.

PROJECT:

HAMILTON MEMORIAL PARK EVENT CENTER

PROJECT LOCATION:
4180 WESTFIELD RD.
WESTFIELD, INDIANA 46062
HAMILTON COUNTY

SECTION, TOWNSHIP, RANGE:
SW 1/4, S32, T19N, R4E

CLIENT: **WASHINGTON PARK CEMETERY ASSOCIATION**

2020 MONTCALM ST.
INDIANAPOLIS, INDIANA 46202

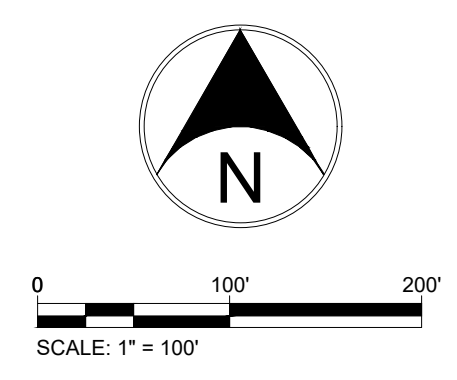
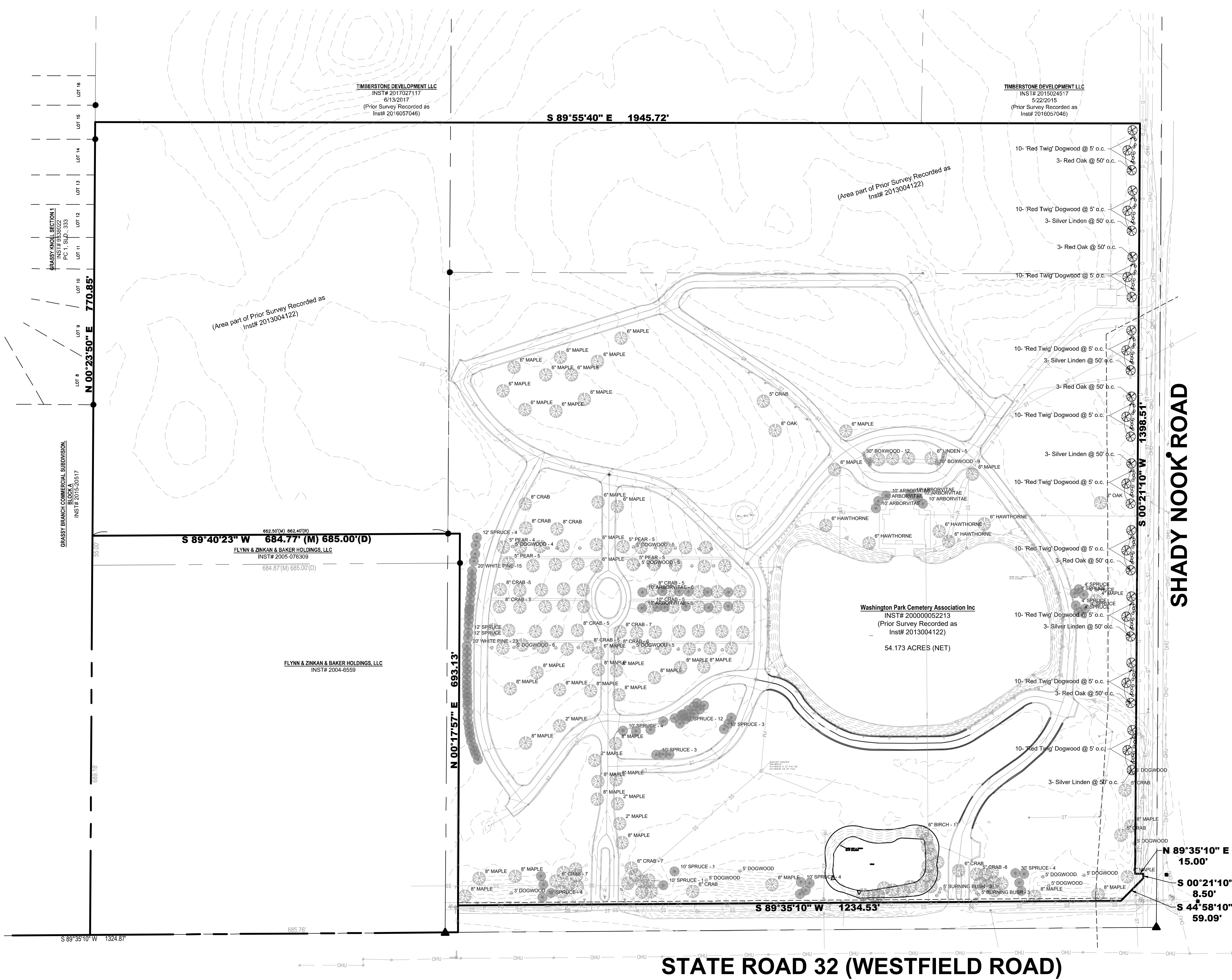
PLAN DATE:
4/3/2020

DESIGN: AF CHECK: AF DRAWN: KG

PROJECT NO.:
1801004

SHEET NAME:
OVERALL DEVELOPMENT PLAN

SHEET NO.:
ODP-1



- SYMBOL LEGEND**
- EXISTING TREE/ SHRUB
 - PROPOSED CANOPY TREE
 - PROPOSED SHRUB/ ORNAMENTAL GRASS
 - DECIDUOUS TREE
 - EVERGREEN TREE
 - SHRUB

Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com
ashton@Fritz-Eng.com



REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

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

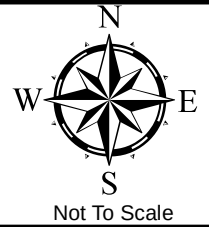
CLIENT: **WASHINGTON PARK CEMETERY ASSOCIATION**
2020 MONTCALM ST.
INDIANAPOLIS, INDIANA 46202

PLAN DATE:
4/3/2020
DESIGN: AF CHECK: AF DRAWN: KG
PROJECT NO.:
1801004
SHEET NAME:
OVERALL DEVELOPMENT LANDSCAPE PLAN
SHEET NO.:
ODP-2

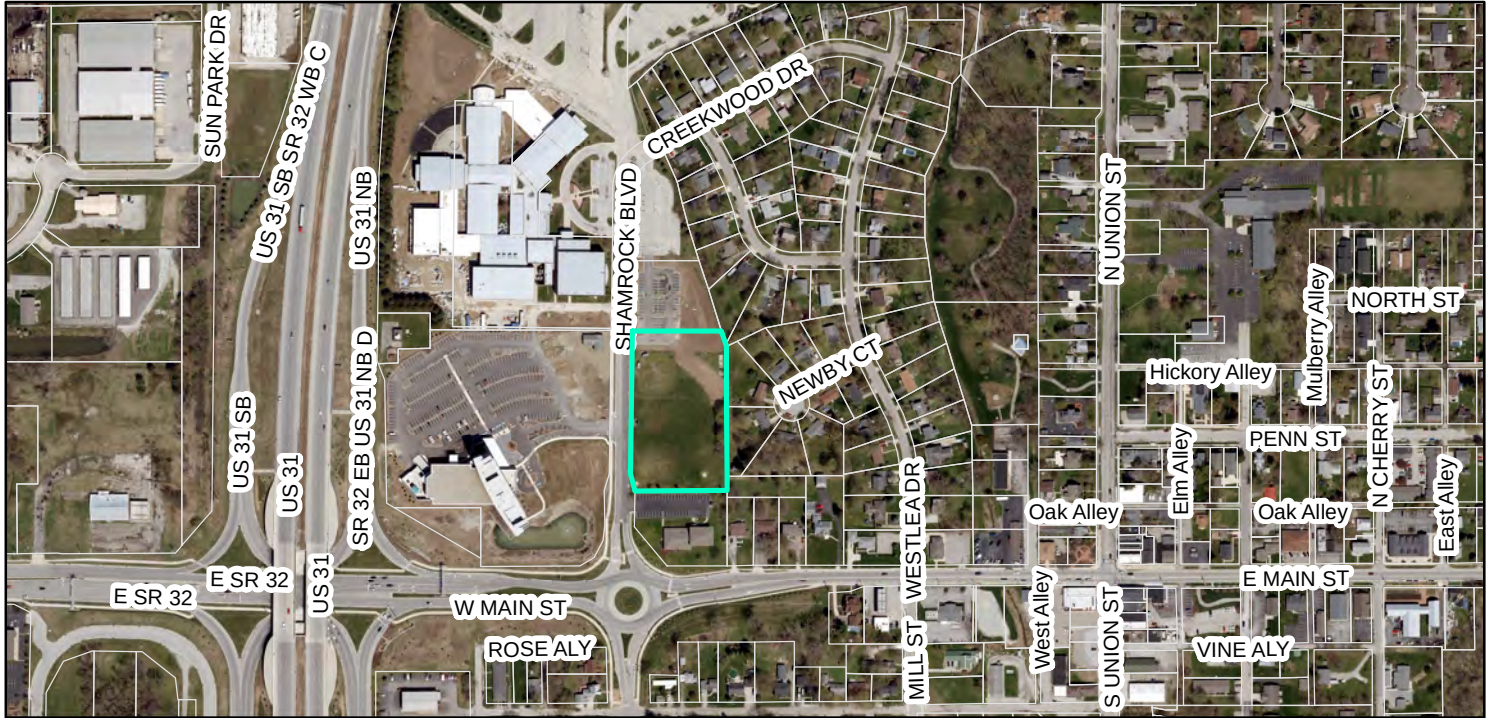
"IT'S THE LAW"
811
Know what's below.
Call before you dig.
2 WORKING DAYS BEFORE YOU DIG.



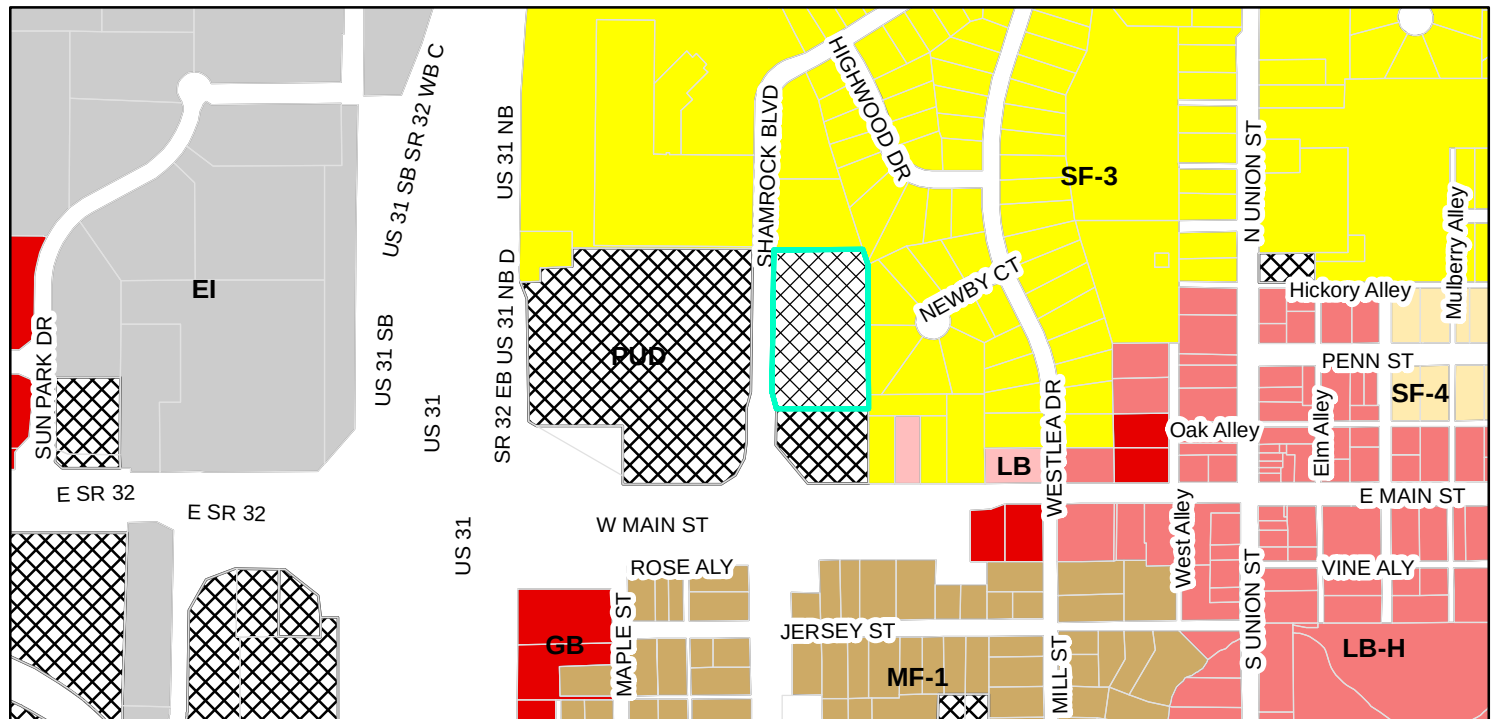
Property Location Map
Junction PUD Amendment IV
2005-PUD-04



Aerial Location Map



Zoning Map



Zoning

EI (Enclosed Industrial)	LB (Local Business)	PUD (Planned Unit Development)
GB (General Business)	LB-H (Local Business - Historical)	SF-3 (Single Family - 3)
MF-1 (Multiple Family - 1)		SF-4 (Single Family - 4)



ORDINANCE 20-13

Junction PUD Amendment IV

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

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

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

WHEREAS, the Common Council (the “Council”) enacted Ordinance No. 14-22, The Junction Planned Unit Development District on July 14, 2014; and amended by (i) Ordinance 15-41, enacted by the Council on December 14, 2015; (ii) Ordinance 18-12, enacted by the Council on April 23, 2018; and (iii) Ordinance 19-03, enacted by the council on February 11, 2019 (collectively, the “Junction PUD Ordinance”);

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Petition No. 2005-PUD-04), filed with the Commission requesting an amendment to the Unified Development Ordinance and the Junction PUD with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “Real Estate”);

WHEREAS, the Commission forwarded Petition No. 2005-PUD-04 to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a _____ **recommendation (vote)** in accordance with Indiana Code § 36-7-4-608, 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 _____, 2020; and,

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

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

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Junction PUD, as amended, and (iii) 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 Junction PUD.

- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-reference of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 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. **Permitted Uses:** The following additional use shall be permitted:

- 2.1 Dwelling, Multi-family

Section 3. **General Regulations:** The standards of Article 4: Zoning Districts of the UDO, as amended by the Junction PUD, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

- 3.1 **Building Height:** Section 4.1(B)(iii) of the Junction PUD shall be replaced with the following:
 - A. District 3 Building Height: Minimum height:18 feet. Maximum height is four (4) stories and will be substantially compliant with this PUD and Exhibit B.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2020.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I 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: Pam Howard

Prepared by: Pam Howard, Senior Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

I hereby certify **ORDINANCE 20-13** was delivered to the Mayor of Westfield on the _____ day of _____, 2020.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 20-13
this _____ day of _____, 2020.

I hereby VETO ORDINANCE 20-13
this _____ day of _____, 2020.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LAND DESCRIPTION

Lot 2B in Gateway Northeast Quadrant - a Secondary Plat, Hamilton County, Indiana, as per plat thereof recorded August 5, 2016 in Plat Cabinet 5, Slide 529, as Instrument Number 2016038710.

EXHIBIT B
BUILDING HEIGHT EXHIBIT

[See following page]



ORDINANCE 14-22

The Junction PUD

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
TITLE 16 – LAND USE CONTROLS**

This is a Planned Unit Development District Ordinance to amend the Westfield-Washington Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning 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 Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1406-PUD-09), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Docket 1406-PUD-09 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable 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 July 8, 2014; and,

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

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

Section 1. Applicability of Ordinance.

- 1.1 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate") and shall hereafter be referred to as the "**The Junction PUD**".
- 1.2 The provisions of the Zoning Ordinance as amended shall govern development of the Real Estate unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance shall be superseded by the terms of this Ordinance.
- 1.3 The underlying zoning district shall be the **GB – General Business District** (the "Underlying Zoning District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

COPY

- 1.4 Section ("WC §") cross-references of this Ordinance shall hereafter refer to the Section as specified and referenced in the Zoning Ordinance.

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

- 2.1 Site Concept Design Plan: The plan attached hereto and incorporated herein by reference as Exhibit B. Exhibit B is a general plan for the development of the Real Estate.
- 2.2 Illustrative Character Exhibit: A general representation of the intended architecture and character for the proposed development of the Real Estate attached hereto as Exhibit C.
- 2.3 Pedestrian & Vehicular Accessibility Plan:
- A. Pedestrian Accessibility Plan: A general representation of the intended pedestrian connectivity with surrounding developments and enhanced pedestrian connectivity internal to the Real Estate herein referenced as Exhibit E.
- B. Vehicular Accessibility Plan: A general representation of the intended vehicular connectivity with surrounding developments and enhanced vehicular connectivity internal to the Real Estate herein referenced as Exhibit F.
- 2.4 Assisted Living Facility: A commercial facility for persons having such disabilities as to require assistance with daily living tasks. Such facilities contain four (4) or more dwelling units and/or rooming units, provide a combination of housing, support services, personalized assistance, and healthcare, and respond to the individual needs of persons requiring assistance with the activities of daily living but may or may not require 24 hour skilled medical care.
- 2.5 Independent Senior Living Facility: A senior living community commonly providing apartments but some also offer cottages, condominiums, and single-family homes. Residents are seniors who do not require assistance with daily activities or 24/7 skilled nursing but may benefit from convenient services, senior-friendly surroundings, and increased social opportunities that independent senior living communities offer.
- 2.6 Multi-story Parking Garage: This is a building designed for car parking and where there are a number of floors or levels on which parking takes place.

Section 3. Permitted Uses.

- 3.1 Assisted Living Facilities and Independent Senior Living Facilities.
- 3.2 Multi-story Parking Garage
- 3.3 All uses permitted in the Underlying Zoning District shall be permitted, except the following:

Auto Parts Sales	Auto Rental	Auto Sales, New or Used
Bus Stations	Carwash	Casket and Casket Supplies
Cemetery Monument Sales	Charitable Donation Pickup	Drive-In Food & Beverage
Electrical Supply Store	Embalming School	Exterminators
Farm Implement Store	Feed Store	Frozen Food Store/Locker
Gasoline Service Station	Laundromats	Liquor Stores
Locksmith Shop	Millinery	Mortuaries

Motorcycle Sales & Service	Nursery – Plants, Retail	Roller & Ice Skating Rink
Self-Service Car Wash	Semi-Automatic Car Wash	Tire & Auto Service Center
Tobacco Shops	Trailer Rental	Tool/Equipment Rental
Travel Trailer Sales/Rental	Typewriter Sales/Rental	Upholsters

Section 4. Development Standards.

- 4.1 General Regulations The regulations of *WC § 16.04.050 Business Districts* applicable to the Underlying Zoning District shall apply except as modified herein:

A. Minimum Setback Lines

Front Yard: No minimum
Side Yard abutting road or street: No minimum
Side Yard internal to development: No minimum
Side Yard abutting residential: 15 Feet
Rear Yard: No minimum

- B. Building Height The PUD will have three districts for building height standards. District 1 shall be defined as the parcels adjacent to US 31. District 2 shall be defined as the balance of Parcel 1 from District 1 to Shamrock Boulevard. District 3 shall be defined as all of Parcel 2 which is the tract of land to the east of Shamrock boulevard to the residential neighborhood.

- (i) District 1 Building Height: Minimum of three (3) stories. No maximum.
- (ii) District 2 Building Height: Minimum of two (2) stories. No maximum.
- (iii) District 3 Building Height: No Minimum. Maximum height is three (3) stories.
- (iv) Architectural Height Standard: Buildings with five (5) or more stories are encouraged to step back the façade by a minimum of ten (10) feet every four (4) stories.

- C. Pedestrian & Bicycle Accessibility The following shall be required in order to encourage pedestrian connectivity with surrounding developments and enhance pedestrian connectivity internal to the Real Estate. Exhibit E

- (i) All walkways internal to the Real Estate that cross vehicular ways (e.g., drive lanes, parking lots) shall be delineated and distinguished from driving surfaces through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, asphalt, painted asphalt or brick.
- (ii) Sidewalks, no less than six (6) feet wide, shall be provided along the full length of a building façade featuring a customer entrance, and along any façade abutting a public parking area.
- (iii) A bicycle parking area that will accommodate a minimum of ten (10) bicycles shall be provided at each primary structure within the Junction PUD District.

- D. Trash Enclosures Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line.

- 4.2 Off-Street Loading and Parking Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.04.120*), with the exception that *WC § 16.04.120(2)(e) Size*, shall be modified to 9 feet x 18 feet.
- 4.3 Landscaping and Screening Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.06*) except as noted below; the Real Estate's minimum buffer yards are as illustrated in **Exhibit D** and additionally amended below.
- A. Buffer yard to any existing Single Family and all other zoning classifications to the south shall be none.
 - B. Buffer yard to any existing Single Family to the east shall be 15 feet.
 - C. All other buffer yard required minimums shall be 10 feet.
 - D. Perimeter parking lot landscaping may occupy the same space as required buffer yard areas and perimeter parking lot planting requirements shall supersede buffer yard planting requirements in those areas.
 - E. The buffer yard requirements in Zoning Ordinances for undulating mounds shall not apply.
 - F. If a masonry wall is constructed in the eastern buffer yard, then one (1) shrub every three (3) feet shall be installed on the eastern side of the wall. A minimum of two (2) shrub varieties shall be used.
- 4.4 Sign Standards Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.08*).
- 4.5 Lighting Shall be provided in accordance with the provisions of the Zoning Ordinance (*WC § 16.07.010*). The following additional restrictions shall apply:
- A. Uniformity All lighting fixtures and poles shall be consistent in style, color, size, height and design and shall be compatible with the architecture of the Real Estate's buildings.
 - B. Decorative Fixtures Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
 - C. Full Cut-Off Fixtures With the exception of low intensity architectural lighting and internally illuminated signage, all exterior wall mounted lights and pole-mounted lights shall utilize full cut-off fixtures that direct light downward.

Section 5. **Architectural and Design Standards** The regulations of *WC § 16.04.165 Development Plan Review* applicable to the Underlying Zoning District shall apply except for those sections modified and/or enhanced by this Ordinance.

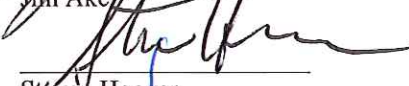
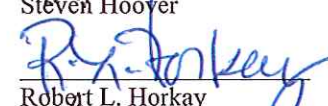
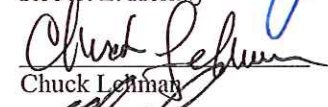
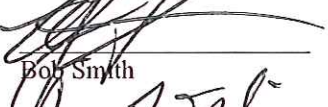
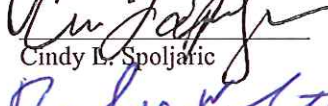
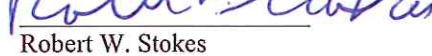
- 5.1 Special Requirements Buildings shall comply with *WC § 16.04.065(8) Architectural Design Requirements* of the State Highway 32 Overlay Zone (the "Overlay Zone"). Standards in the Overlay Zone that apply to the "State Highway 32 right-of-way line" shall be applied to the **The Junction**, with the following exceptions:

- A. *WC § 16.04.065(8)(h)(iii) Building Materials* shall allow textured or decorative tilt wall construction as a masonry material for buildings not adjacent to SR 32.
- B. Multi-story Parking Garage Standards
- (i) Multi-story Parking Garages shall be architecturally consistent with the primary structure to which they are associated, including roof lines, building elevation design, articulation, modulation and building materials.
 - (ii) Security grilles shall be architecturally consistent with and integrated with the overall design of the building. Chain link fencing is not permitted for parking structure fencing.
 - (iii) If a Multi-story Parking Garage is not associated with a specific primary structure, then the Multi-story Parking Garage shall be architecturally compatible with adjacent buildings.
 - (iv) If any part of the Multi-story Parking Garage building abuts Main Street (State Road 32) the Multi-story Parking Garage shall be designed for permitted business uses on the first floor.
- 5.2 Site Concept Design Plan Site shall be developed in substantial compliance with Exhibit B.
- 5.3 Character and Quality Representative character and quality of buildings are illustrated in Exhibit C.
- 5.4 US 31 Overlay Requirements The regulations of *WC § 16.04.070 US 31 Overlay*. Shall not apply.
- 5.5 Usable Outdoor Public and/or Semi-public Spaces These areas including but not limited to plazas, courtyards, gardens, and public squares, shall be encouraged for all primary structures within the Junction PUD District.
- 5.6 Public Art At least one (1) piece of public art is encouraged within the Junction PUD District. If public art is to be installed, then it shall be visually accessible to the public and visible from either U.S. Highway 31 or State Road 32.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS 14 DAY OF
July, 2014.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For


Jim Ake

Steven Hoover

Robert L. Horkay

Chuck Lehman

Bob Smith

Cindy L. Spoljaric

Robert W. Stokes

Voting Against

Jim Ake

Steven Hoover

Robert L. Horkay

Chuck Lehman

Bob Smith

Cindy L. Spoljaric

Robert W. Stokes

Abstain

Jim Ake

Steven Hoover

Robert L. Horkay

Chuck Lehman

Bob Smith

Cindy L. Spoljaric

Robert W. Stokes

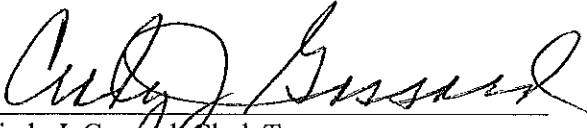
ATTEST:


Cindy J. Gossard, Clerk-Treasurer

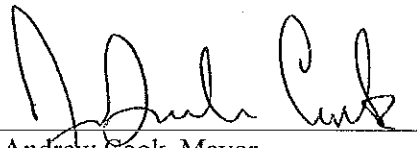
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Randy Zentz.

This Instrument prepared by: Randy Zentz
Westfield Community Investors, LLC.
111 Monument Circle, Suite 900
Indianapolis, IN 46204

I hereby certify **ORDINANCE 14-22** was delivered to the Mayor of Westfield on the 15 day of July, 2014.


Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 14-22
this 15 day of July, 2014.


J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 14-22
this _____ day of _____, 2014.

J. Andrew Cook, Mayor

ATTEST:

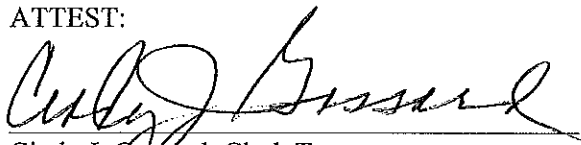

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LAND DESCRIPTION

DESCRIPTION OF REAL ESTATE: TRACT No. 1*

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 26 MINUTES 12 SECONDS EAST (ASSUMED BEARING) 856.74 FEET TO THE WEST LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200400013188; THENCE ON SAID WEST LINE THE FOLLOWING 3 COURSES: 1) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 36.10 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" TO THE POINT OF BEGINNING OF THIS DESCRIPTION; 2) NORTH 00 DEGREES 24 MINUTES 03 SECONDS WEST 166.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; 3) THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 245.24 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE EAST RIGHT OF WAY LINE OF STATE ROAD No. 31; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 60 DEGREES 12 MINUTES 13 SECONDS WEST 26.57 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID EAST RIGHT OF WAY LINE NORTH 01 DEGREES 17 MINUTES 53 SECONDS WEST 348.84 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE ON SAID RIGHT OF WAY LINE NORTH 20 DEGREES 11 MINUTES 31 SECONDS WEST 50.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 87 DEGREES 00 MINUTES 13 SECONDS EAST 55.72 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 49 MINUTES 59 SECONDS WEST 38.62 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 88 DEGREES 18 MINUTES 37 SECONDS EAST 91.54 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 03 MINUTES 54 SECONDS EAST 53.90 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 89 DEGREES 53 MINUTES 15 SECONDS EAST 526.08 FEET TO A MAG NAIL; THENCE SOUTH 00 DEGREES 17 MINUTES 53 SECONDS WEST 455.93 FEET TO A MAG NAIL; THENCE NORTH 89 DEGREES 58 MINUTES 28 SECONDS WEST 25.80 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 00 DEGREES 33 MINUTES 48 SECONDS EAST 99.00 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 06 DEGREES 04 MINUTES 09 SECONDS WEST 43.29 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 26 DEGREES 56 MINUTES 55 SECONDS WEST 54.12 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 58 DEGREES 28 MINUTES 22 SECONDS WEST 46.65 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 373.99 FEET TO THE POINT OF BEGINNING, CONTAINING 8.63 ACRES MORE OR LESS.

EXHIBIT A
LAND DESCRIPTION CONTINUED

DESCRIPTION OF REAL ESTATE: TRACT No. 2

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER NORTH 89 DEGREES 26 MINUTES 12 SECONDS EAST (ASSUMED BEARING) 1275.74 FEET; THENCE NORTH 00 DEGREES 17 MINUTES 53 SECONDS WEST 249.63 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION;
THENCE NORTH 00 DEGREES 17 MINUTES 53 SECONDS EAST 455.58 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 89 DEGREES 53 MINUTES 15 SECONDS EAST 256.37 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE EAST TO THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT No. 200400019188; THENCE ON THE SAID EAST LINE THE FOLLOWING FIVE COURSES:

1) SOUTH 18 DEGREES 01 MINUTES 29 SECONDS EAST 45.45 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

2) THENCE SOUTH 00 DEGREES 39 MINUTES 17 SECONDS EAST 370.40 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

3) THENCE SOUTH 00 DEGREES 37 MINUTES 48 SECONDS EAST 59.86 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

4) THENCE SOUTH 89 DEGREES 26 MINUTES 34 SECONDS WEST 0.32 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING";

5) THENCE SOUTH 00 DEGREES 37 MINUTES 48 SECONDS EAST 193.64 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 12 SECONDS WEST 172.21 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 39 DEGREES 54 MINUTES 32 SECONDS WEST 143.53 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 33 MINUTES 07 SECONDS EAST 102.76 FEET TO A 5/8 STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 89 DEGREES 26 MINUTES 08 SECONDS WEST 16.20 FEET TO THE POINT OF BEGINNING, CONTAINING 4.02 ACRES MORE OR LESS.

EXHIBIT B
SITE CONCEPT DESIGN PLAN

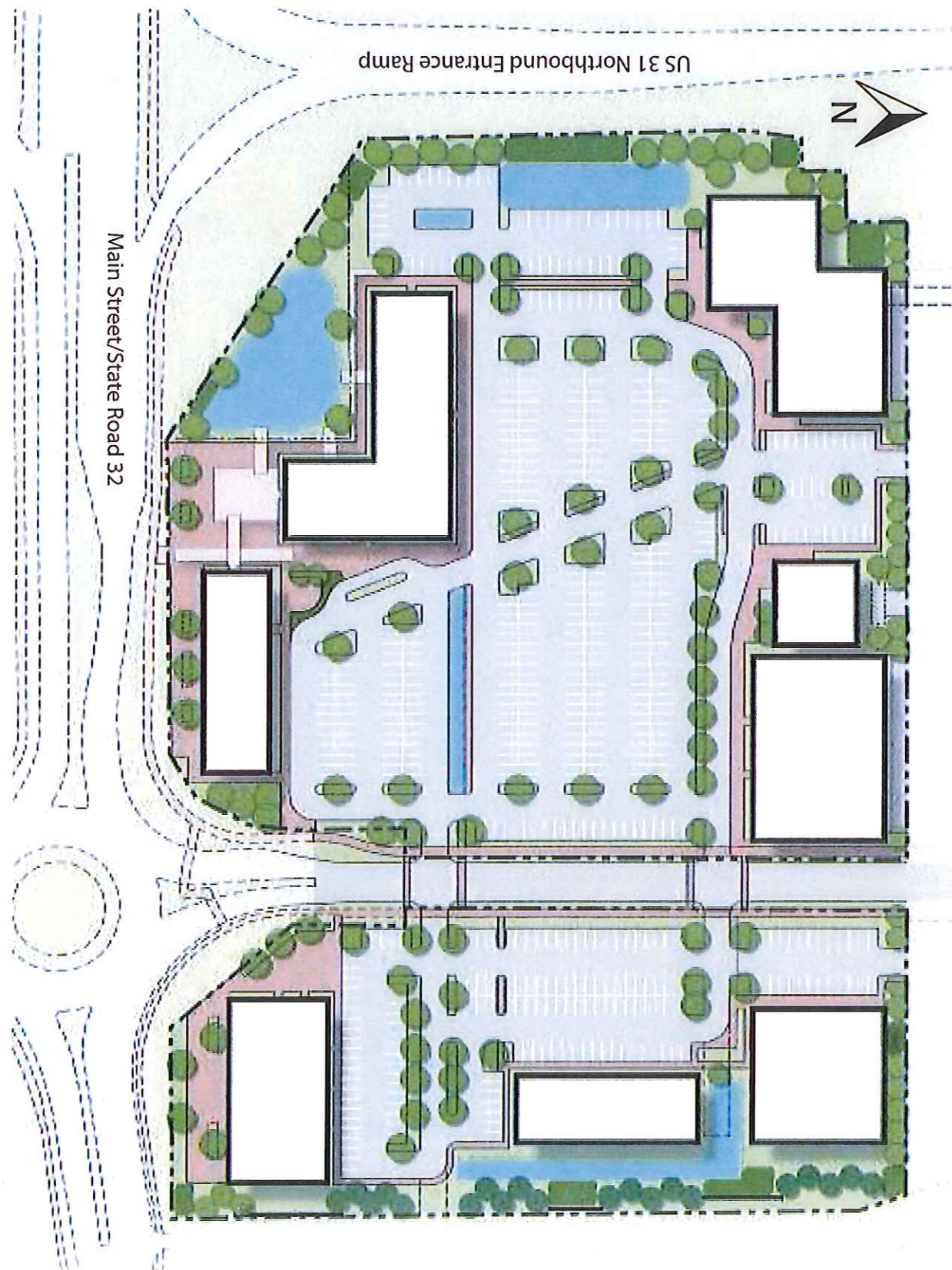


EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBITS



Representative Character - Aerial Future Raised Intersection Perspective



Representative Character - Streetview Future Roundabout Perspective

EXHIBIT D
LANDSCAPE BUFFERING EXHIBITS – OVERVIEW

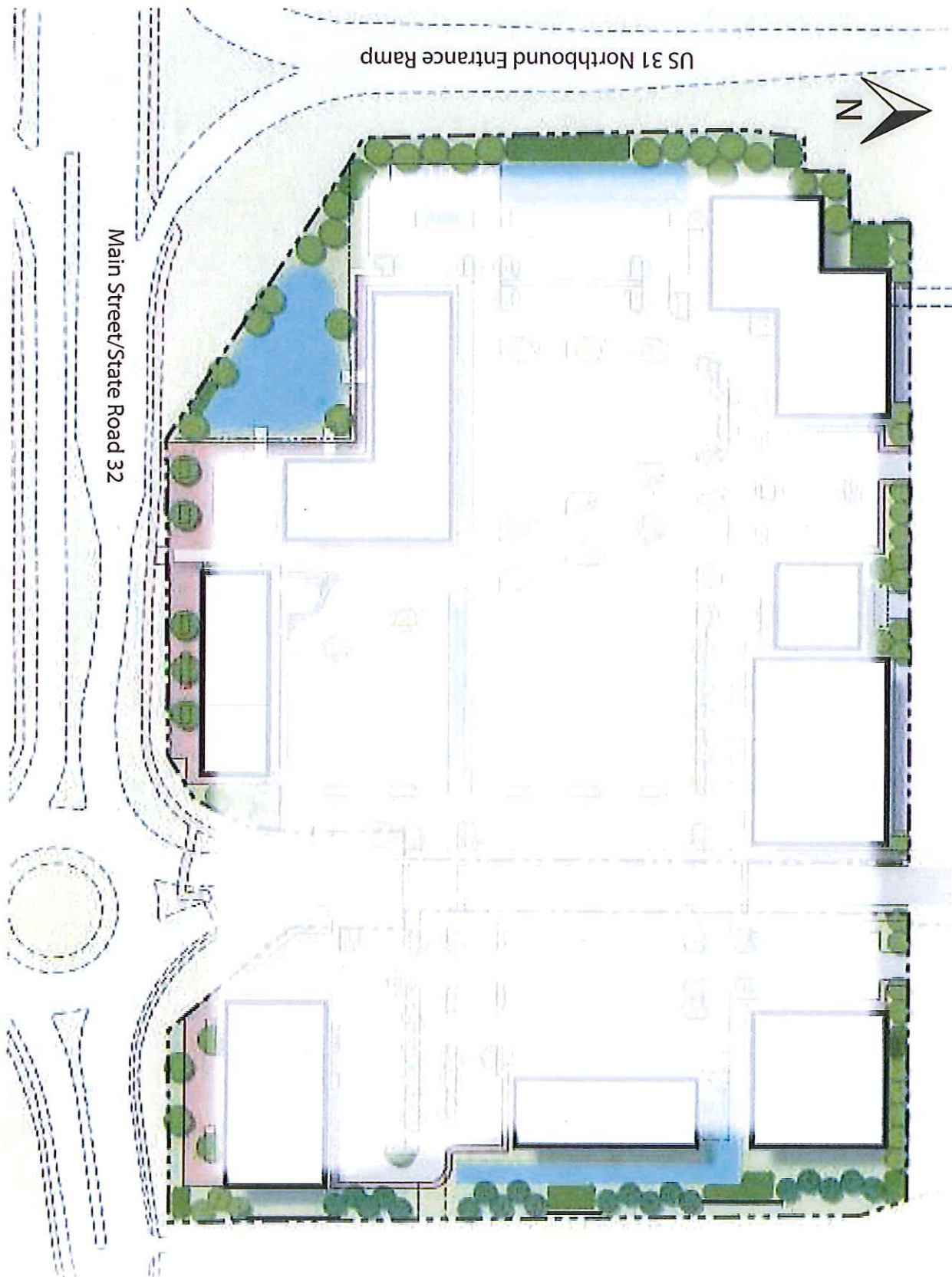
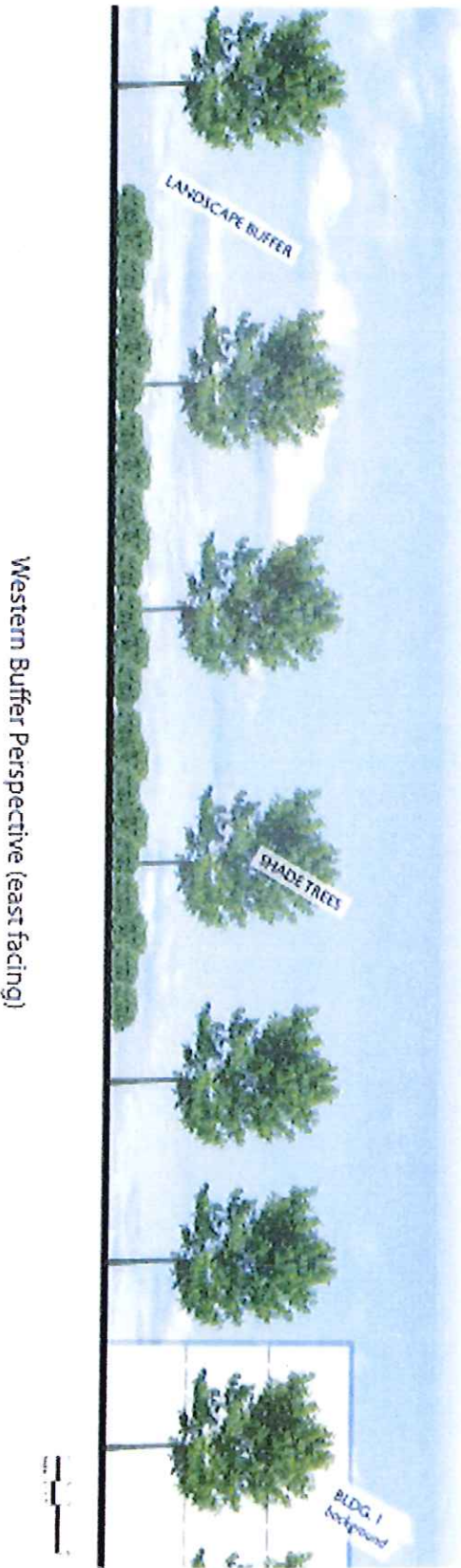
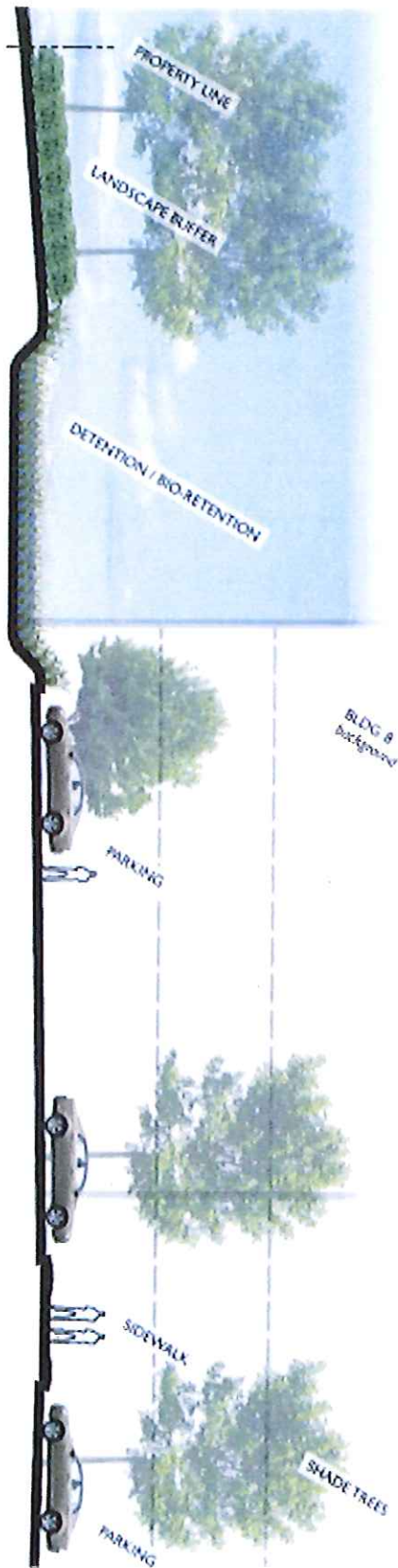


EXHIBIT D
LANDSCAPE BUFFERING EXHIBITS - WEST BUFFER



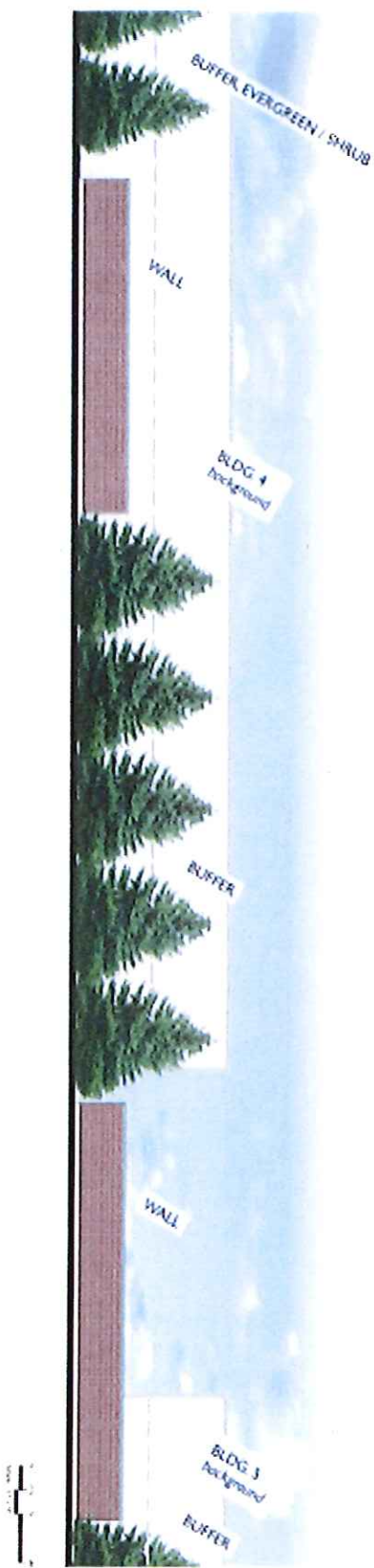
Western Buffer Perspective (east facing)



Western Buffer Cross Section (north facing)

EXHIBIT D
LANDSCAPE BUFFERING EXHIBITS - EAST BUFFER

Eastern Buffer Perspective (west facing from residential)



Eastern Buffer Cross Section (north facing)

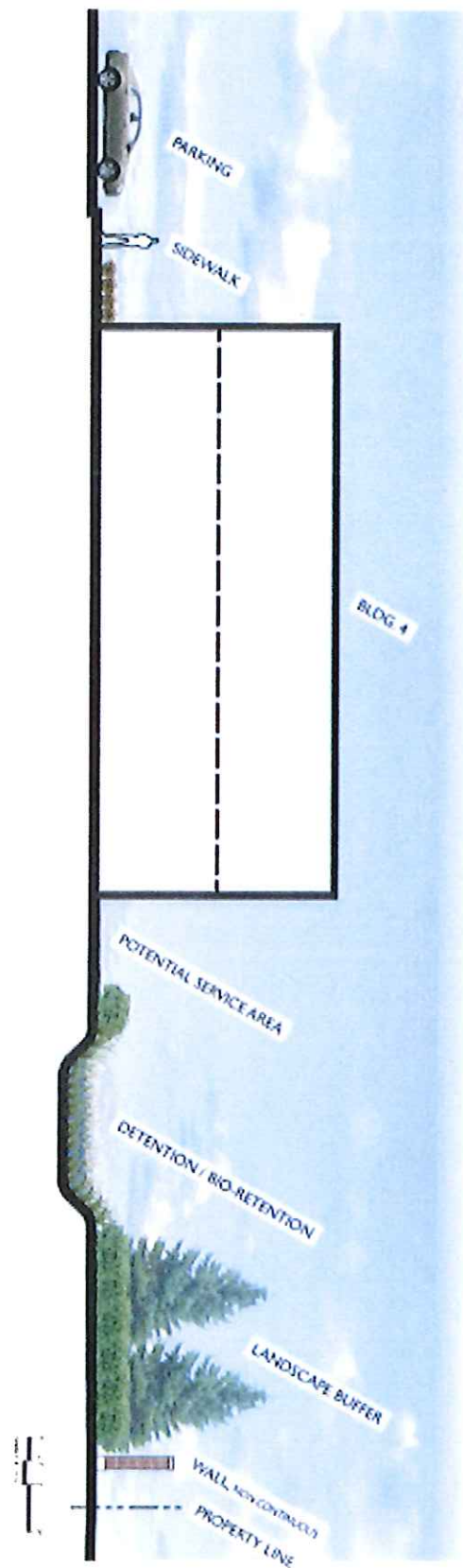


EXHIBIT E
PEDESTRIAN ACCESSIBILITY EXHIBIT

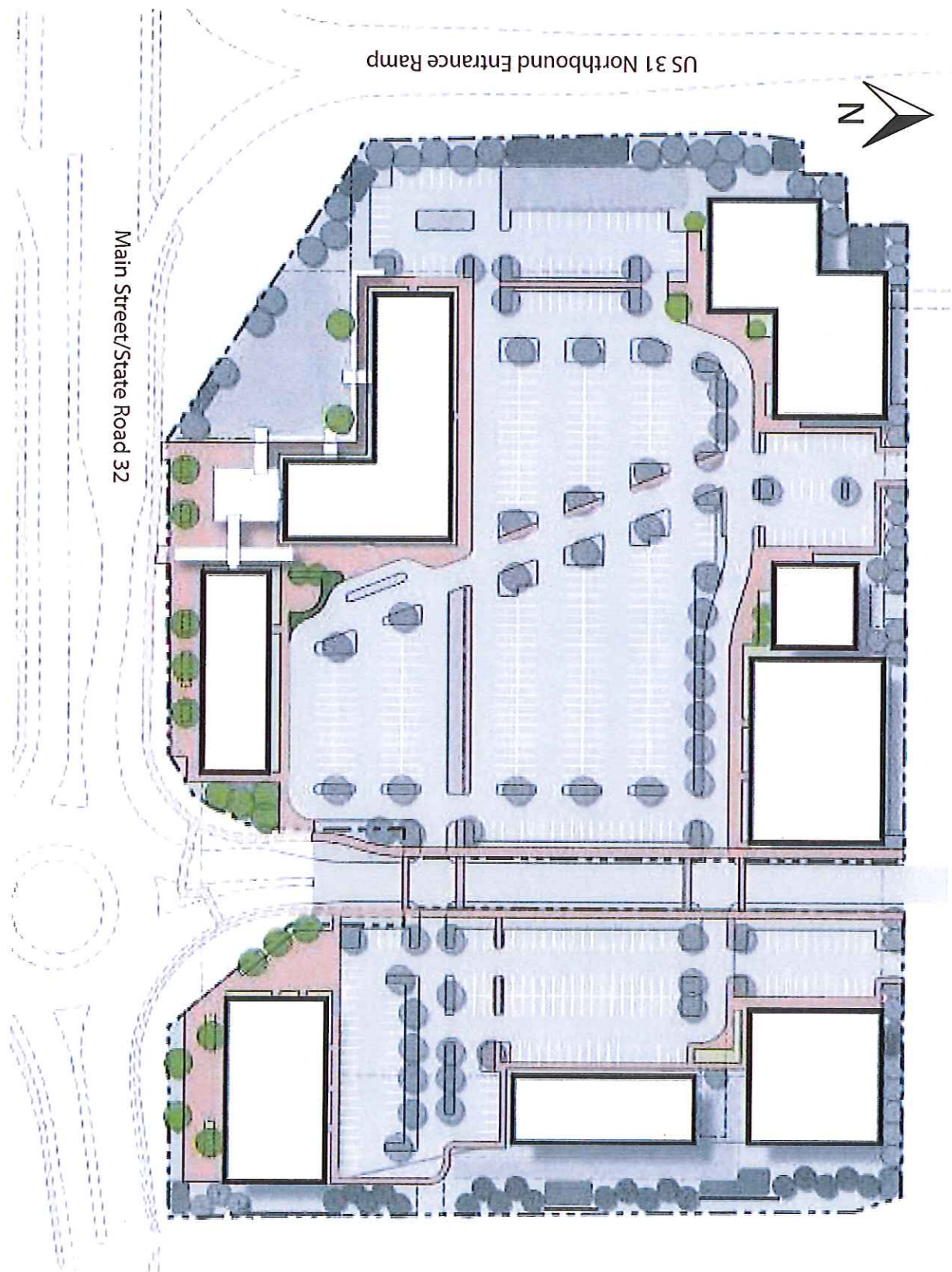
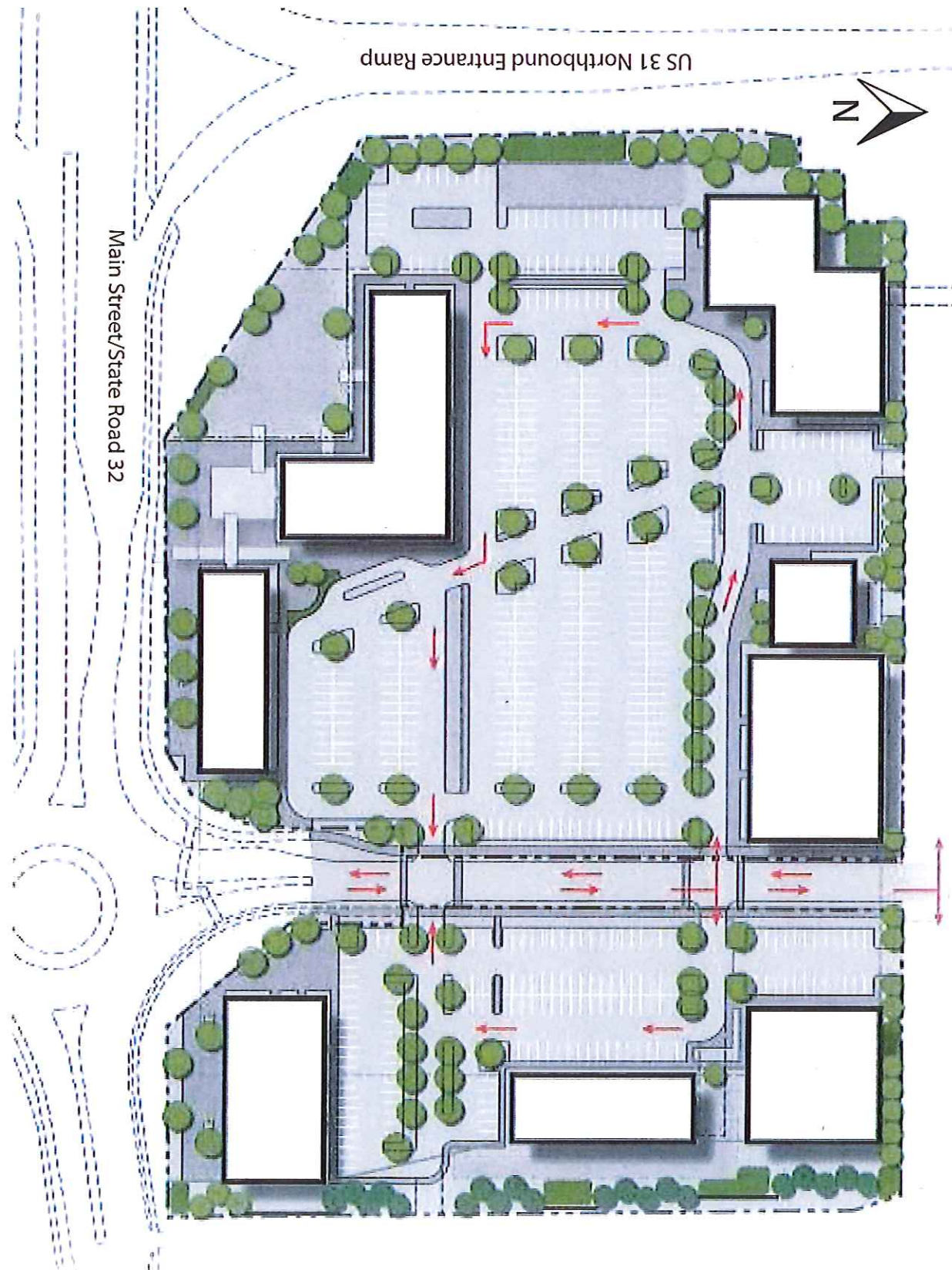


EXHIBIT F
VEHICULAR ACCESSIBILITY EXHIBIT



Shamrock Senior and Workforce Apartments (Junction PUD)

EdgeRock Development, LLC is the developer of a to be proposed four story mixed-use development adjacent to the Riverview Health Westfield Hospital. This proposed project will feature up to 30,000 square feet of first floor retail space beneath three full floors of senior and workforce apartments. The project serves to provide retail and dining options to both visitors and employees of the hospital, as well as to students, parents, and faculty of Westfield Intermediate and Westfield Middle Schools. The apartments above will aim to service seniors and large families at market rates, while offering the amenity of walkability to the schools, hospital, and downtown Westfield.

Ordinance 20-13 Junction Amendment IV Neighborhood Meeting

April 29, 2020

Virtual Zoom Meeting

Attendance: Birch Dalton Owner and Petitioner Edgerock Development
Jim Ake Representative
Parker Reiff Representative
Ben Carnes IT Edgerock Development
Mike Johns City Councilor
Cindy Spoljaric City Councilor
Approximately 4 members of the public

----- Meeting opened at 6:31 PM

Birch Dalton gives a detailed introduction and overview of the amendment stressing the only two changes to the original Zoning Ordinance 14-22. The first change is adding a fourth story on the building. This makes the project feasible. The second change is adding the description “multifamily” to the PUD. This allows for residential rentals or condominiums clarifying language and conforming with Westfield’s Unified Development Plan.

Dalton presented the concept image. He explained parking arrangements, roadway improvements, type of living spaces provided, and uses contemplated within the commercial first floor area. A project timeline was given starting this fall.

Dalton opened it up for public questions.

1. How many living units are anticipated?

Answer: 90 to 100 it depends on the mix of 1, 2, or 3 bedroom units we determine are necessary.

2. Will they be rental units or Condos?

Answer: Most likely they will be affordable apartments for workforce people and seniors. There is about a 20% chance they might be condos. The condo market is static and we do not intend to compete with the project approved to the south of us.

3. Does the heliport at Riverview Hospital affect your project?

Answer: No it does not.

4. In looking for commercial tenants, can you attract a grocery store which would serve our downtown?

Answer: I hadn’t thought about that one. I did look at an Ohio grocery concern. I’ll think about it. There are limits to the types of businesses I can recruit. I have a non-compete clause with Riverview Hospital.

Hearing no more questions, Birch concluded the meeting.

----- Meeting closed at 7:02PM



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 6, 2020
2005-SPP-07 & 2005-ODP-07

Petition Number: 2005-SPP-07 & 2005-ODP-07
Project Name: Austrian Pine SPP & ODP
Subject Site Address: SE Corner of State Road 32 & Austrian Pine Way (the "Property")
Petitioner: Westfield Properties, LLC by Weihe Engineers (the "Petitioner")
Request: The Petitioner requests Overall Development Plan and Primary Plat review for two (2) commercial lots on 12.5 acres +/- in the Austrian Pine PUD District
Current Zoning: Austrian Pine PUD (Ord. 19-12)
Current Land Use: Vacant
Approximate Acreage: 12.5 acres +/-
Staff Reviewer: Daine Crabtree, Associate Planner
Exhibits:
1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan

2005-SPP-07

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

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

- 1) Proposed name of subdivision.
Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 6, 2020
2005-SPP-07 & 2005-ODP-07

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

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

- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

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

- 8) 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.

- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (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.

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



- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 20) Block Standards (Article 8.1)
- 21) Easement Standards (Article 8.3)
- 22) Monument and Marker Standards (Article 8.5)
- 23) Open Space and Amenity Standards (Article 8.6)
- 24) Pedestrian Network Standards (Article 8.7)
 - a. Internal Pedestrian Network Standards
 - b. Perimeter/External Pedestrian Network Standards
- 25) Storm Water Standards (Article 8.8)
- 26) Street and Right-of-Way Standards (Article 8.9)
- 27) Street Light Standards (Article 8.10)
- 28) Street Sign Standards (Article 8.11)
- 29) Surety Standards (Article 8.12)
- 30) Utility Standards (Article 8.13)

AUSTRIAN PINE PUD (ORD. 19-12) & GB: GENERAL BUSINESS UNDERLYING ZONING

The plans comply except for those items identified as outstanding below

- 31) Section 8: General Regulations
 - a. Minimum Lot Frontage: 0 feet
 - b. Minimum Lot Area: No Minimum



- c. Minimum Lot Width: No Minimum
- d. Minimum Setback Lines
 - i. Front Yard – State Road 32/Midland Trace Trail Corridor: 0 feet
 - ii. Front Yard – Austrian Pine Way: 30 feet
 - iii. Side Yard (internal): 0 feet
 - iv. Side Yard (abutting district perimeter): 20 feet
 - v. Rear Yard (internal): 0 feet

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

32) Section 9: Overlay Districts

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

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

33) Section 10: Development Standards

- a. Landscaping Standards
 - i. External Street Frontage Landscaping requirements set forth in Article 6.8(M) of the UDO shall not apply. Trail Corridor planting requirements shall apply along State Highway 32.

34) Section 12: Design Standards

- a. The Midland Trace Trail shall be dedicated to the City as a twenty (20) foot wide block along 175th Street at the time of Secondary Plat approval.

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

- b. 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 percent (50%) or more of the Real Estate.

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



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

35) Setback Requirements

- a. Maximum Setback: 120 feet from the State Highway 32 Right-of-way line or edge of pavement, whichever results in a greater distance from the State Highway 32 centerline

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

- b. Minimum Setback: 30 feet from the State Highway 32 Right-of-way line or edge of pavement, whichever results in a greater distance from the State Highway 32 centerline

36) Trail Corridor Requirement

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

2005-ODP-07

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

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

- 37) 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.

- 38) Address and legal description of the property.

- 39) Boundary lines of the property including all dimensions.

- 40) 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.

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

- 41) 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.



- 42) 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.
- 43) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 44) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 45) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

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

- 46) Location and dimensions of all existing structures and paved areas.
- 47) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 48) Location of all Floodplain areas within the boundaries of the property.
- 49) Names of legal ditches and streams on or adjacent to the site.
- 50) 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.
- 51) Identify buildings proposed for demolition.
- 52) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

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

- 53) 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

- 54) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 55) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 56) 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.
- 57) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

- 58) Landscaping Standards (Article 6.8)
- 59) Lot Standards (Article 6.10)
- 60) Setback Standards (Article 6.16)

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

- 61) Vision Clearance Standards (Article 6.19)
 - 62) Yard Standards (Article 6.21)
-



DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those identified as outstanding below.

- 63) Block Standards (Article 8.1)
- 64) Easement Standards (Article 8.3)
- 65) Monument and Marker Standards (Article 8.5)
- 66) Open Space and Amenity Standards (Article 8.6)
- 67) Pedestrian Network Standards (Article 8.7)

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

- 68) Storm Water Standards (Article 8.8)
- 69) Street and Right-of-Way Standards (Article 8.9)
- 70) Street Light Standards (Article 8.10)

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

- 71) Street Sign Standards (Article 8.11)
- 72) Surety Standards (Article 8.12)
- 73) Utility Standards (Article 8.13)

AUSTRIAN PINE PUD (ORD. 19-12) & GB: GENERAL BUSINESS UNDERLYING ZONING

The plans comply except for those identified as outstanding below.

- 74) Section 8: General Regulations
 - a. Minimum Lot Frontage: 0 feet
 - b. Minimum Lot Area: No Minimum
 - c. Minimum Lot Width: No Minimum
 - d. Minimum Setback Lines
 - i. Front Yard – State Road 32/Midland Trace Trail Corridor: 0 feet
 - ii. Front Yard – Austrian Pine Way: 30 feet
 - iii. Side Yard (internal): 0 feet
 - iv. Side Yard (abutting district perimeter): 20 feet
 - v. Rear Yard (internal): 0 feet



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

75) Section 9: Overlay Districts

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

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

76) Section 10: Development Standards

- a. Landscaping Standards
 - i. External Street Frontage Landscaping requirements set forth in Article 6.8(M) of the UDO shall not apply. Trail Corridor planting requirements shall apply along State Highway 32.

77) Section 12: Design Standards

- a. The Midland Trace Trail shall be dedicated to the City as a twenty (20) foot wide block along 175th Street at the time of Secondary Plat approval.

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

- b. 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 percent (50%) or more of the Real Estate.

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

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

78) Setback Requirements

- a. Maximum Setback: 120 feet from the State Highway 32 Right-of-way line or edge of pavement, whichever results in a greater distance from the State Highway 32 centerline

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



- b. Minimum Setback: 30 feet from the State Highway 32 Right-of-way line or edge of pavement, whichever results in a greater distance from the State Highway 32 centerline

79) Trail Corridor Requirement

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

DEPARTMENT COMMENTS

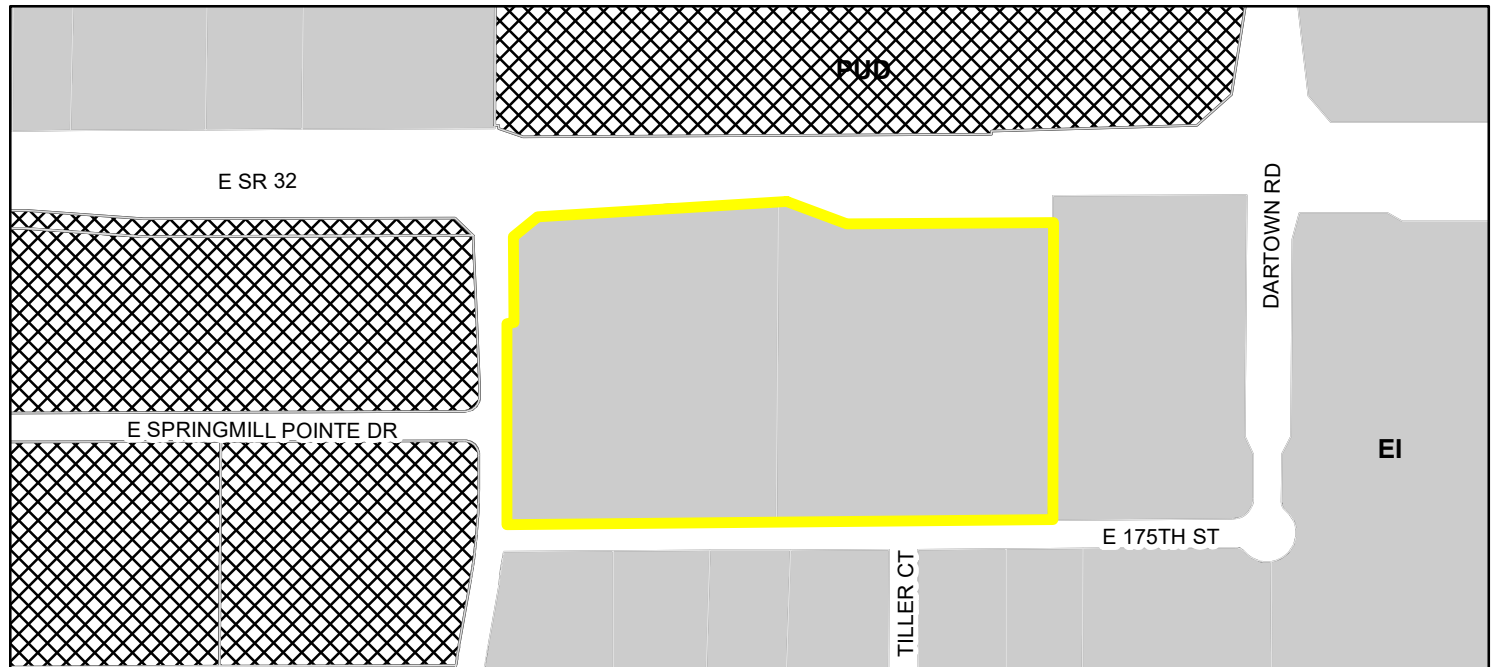
1. **Action: Hold a public hearing at the May 6, 2020, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



 Parcel

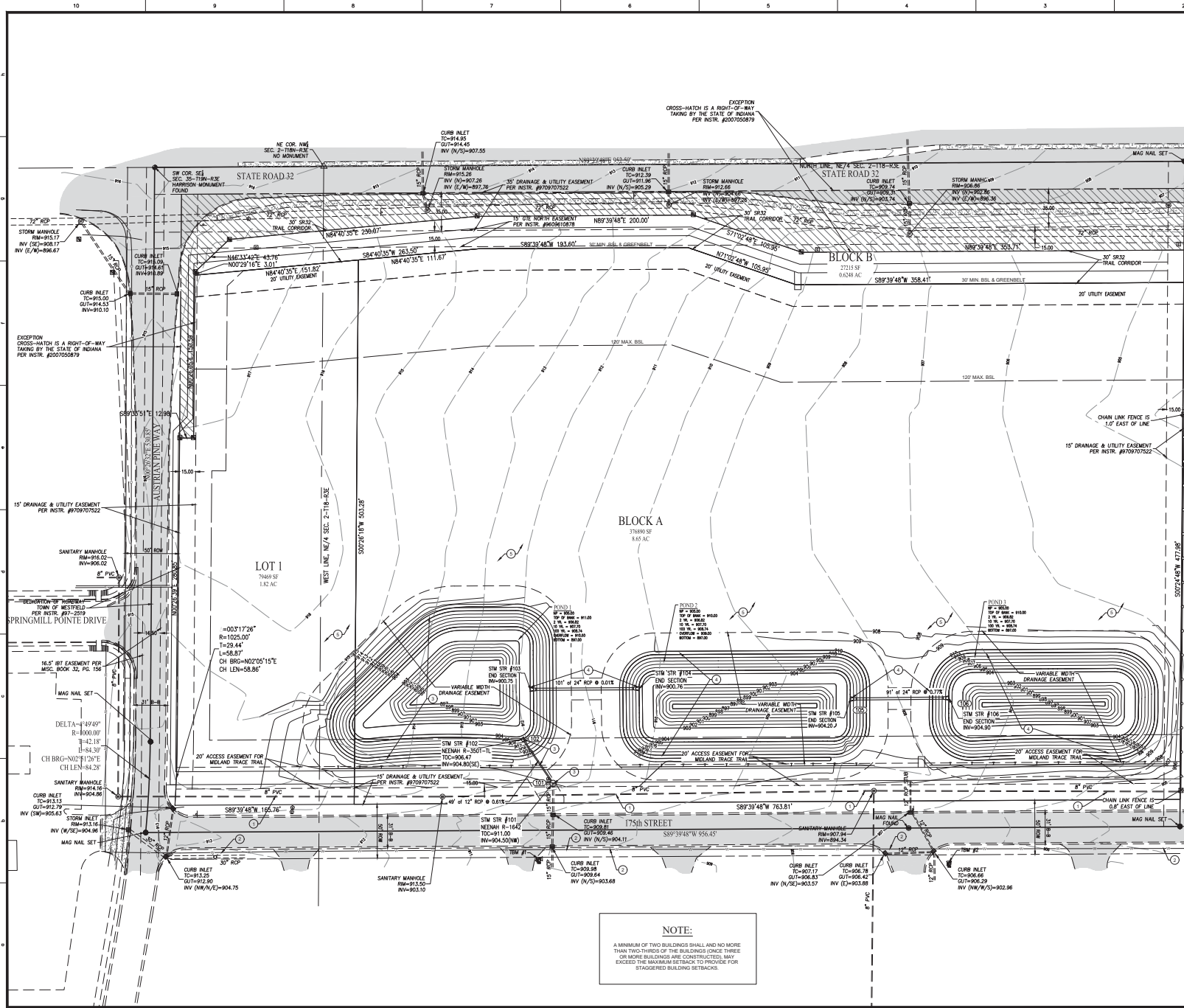
Zoning

 Zoning - All

 EI (Enclosed Industrial)

 PUD (Planned Unit Development)





NOTE:
 A MINIMUM OF TWO BUILDINGS SHALL AND NO MORE THAN TWO-THIRDS OF THE BUILDINGS (ONCE THREE OR MORE BUILDINGS ARE CONSTRUCTED), MAY EXCEED THE MAXIMUM SETBACK TO PROVIDE FOR STAGGERED BUILDING SETBACKS.

LEGEND
 PATCH PATTERNS

ASPHALT
 CONCRETE

NOTES

HARRISON MONUMENT FOUND
 PK OR MAG NAL FOUND
 MAG NAL WITH WADDER
 STAMPED "WIDE ENGR 05/27/87"
 RIGHT OF WAY MONUMENT FOUND
 TEMPORARY BENCH MARK
 WATER VALVE
 FIRE HYDRANT
 COMMUNICATIONS PEDESTAL
 COMMUNICATIONS RISER
 TRAFFIC CONTROL MANHOLE
 CURB INLET
 STORM MANHOLE
 SANITARY SEWER MANHOLE
 SIGN
 POST
 DEED DIMENSION
 ROW RIGHT OF WAY
 ROP REINFORCED CONCRETE PIPE
 PVC POLYVINYL CHLORIDE PIPE
 TC TOP OF CURB
 INVERT
 SPOT ELEVATION

LINE TYPES

UNDERGROUND GAS
 UNDERGROUND WATER
 UNDERGROUND ELECTRIC
 UNDERGROUND COMMUNICATIONS
 UNDERGROUND FIBER OPTIC CABLE
 SANITARY SEWER
 STORM SEWER
 RIGHT OF WAY LINE
 CHAIN LINK FENCE
 BOUNDARY LINE
 SECTION LINE
 NEAR CONTOUR
 INTERMEDIATE CONTOUR
 GUARDRAIL

DEVELOPMENT PLAN NOTES

- EACH LOT HAS FRONTAGE TO AN EXISTING SANITARY SEWER MAIN FOR A PRIVATE CONNECTION. PRIVATE LATERAL TAP TO BE PERMITTED WITH CITIZENS ENERGY GROUP AS EACH LOT IS DEVELOPED.
- EACH LOT HAS FRONTAGE TO AN EXISTING WATER MAIN FOR A CONNECTION. PRIVATE LATERAL TAP AND APPLICABLE FIRE SERVICE TO BE PERMITTED WITH CITIZENS ENERGY GROUP AS EACH LOT IS DEVELOPED.
- POND 1 AND ASSOCIATED DRAINAGE INFRASTRUCTURE TO BE CONSTRUCTED FOR THE FIRST DEVELOPMENT PROPOSED. THIS POND AND INFRASTRUCTURE HAS BEEN SIZED FOR THE PROPOSED BELLE TIRE DEVELOPMENT.
- POND 2 AND 3, AND ASSOCIATED DRAINAGE INFRASTRUCTURE TO BE CONSTRUCTED AS THE FUTURE DEVELOPMENTS ARE PERMITTED FOR CONSTRUCTION. THESE PONDS HAVE BEEN SIZED FOR THE REMAINDER OF THE CONTINUING WATERSHED ASSOCIATED WITH THE OVERALL PARCEL.
- WATER QUALITY TO BE PROVIDED BY EACH LOT PRIOR TO CONNECTING INTO THE PONDS.

PLAN GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURVES TO MATCH WITHIN A 0.1 FEET.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DIMENSIONS ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.

WESTFIELD REQUIRED NOTES

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

WESTFIELD PROPERTIES, LLC
 SOUTHEAST CORNER OF SR. 32 AND AUSTRIAN PINE WAY
 DEVELOPMENT PLAN

811
 Know what's below.
 Call before you dig.
 Within Indiana Call
 811 or 800-332-5544
 24 Hours a Day 7 Days a Week
 PLS REMEMBER THE LAW IS ENFORCEABLE
 VIOLATING THE LAW IS ILLEGAL
 LOCAL SERVICE: 317.433.4646
 TOLL FREE SERVICE: 800.332.5544

10
 PROJECT NO. W19.0611



LANDSCAPE PLAN NOTES

- 1 SR 32 OVERLAY TRAIL CORRIDOR PLANTINGS ARE TO BE INSTALLED AS EACH LOT IS DEVELOPED.
- 2 DETENTION POND 2 AND 3 PLANTINGS ARE TO BE INSTALLED AS EACH LOT IS DEVELOPED. ONLY POND 1 IS BEING INSTALLED AND LANDSCAPED IN THESE DEVELOPMENT PLANS.

- ### WESTFIELD REQUIRED NOTES

PLANT SCHEDULE									
ITEM	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	PLANTING DATE	PLANTING LOCATION	PLANTING METHOD	PLANTING STATUS	NATURE
1	<u>ACACIA DECAQUAULUS</u>								
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3	<u>ACACIA DECAQUAULUS</u>								
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LANDSCAPE ORDINANCE REQUIREMENTS	
REQUIREMENT:	REQUIRED: PROVIDED:
86.03 OVERLAP/ELECTION 1. TRAIL CORRIDOR PLANTINGS OR TREE VARIETY AND/or SPECIES ADAPT TO CLIMATE 3 SHADE TREES IN ORNAMENTAL TREES PER 100 LINEAR FEET PLANTED IN A ROW OF PLANTING AND 10% PLANTING ADAPT TO CLIMATE PLANTINGS SHALL BE COUNTED TOWARD MEETING THE REQUIREMENTS OF PAR 8.6 LANDSCAPING AND PLANTINGS SHALL BE COUNTED TOWARD MEETING THE REQUIREMENTS OF PAR 8.6 LANDSCAPING	967 ± 20 SHADE TREES 967 ± 20 SHADE TREES ORNAMENTAL ORNAMENTAL
SECTION 8. DETENTION AND RETENTION AREAS LOT PLANTINGS SHALL BE COUNTED TOWARD MEETING THE REQUIREMENTS OF PAR 8.6 LANDSCAPING AND PLANTINGS SHALL BE COUNTED TOWARD MEETING THE REQUIREMENTS OF PAR 8.6 LANDSCAPING SECTION 8. MINIMUM LOT LANDSCAPING OPEN SPACE/CORRIDOR AREA PLANTINGS SHALL BE COUNTED TOWARD MEETING THE REQUIREMENTS OF PAR 8.6 LANDSCAPING AND PLANTINGS SHALL BE COUNTED TOWARD MEETING THE REQUIREMENTS OF PAR 8.6 LANDSCAPING	TREES AROUND POND TREES AROUND POND SHALL BE SHALL BE

0505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

117 | 846 - 6611
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ALLAN H. WEIHE, P.E., L.S. • FOUNDER

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ENGINEERS
Land Surveying | Civil Engineering
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PROJECT NO.	DATE
PROJECT NAME	DATE
PROJECT ADDRESS	DATE
PROJECT CITY	DATE
PROJECT STATE	DATE
PROJECT ZIP	DATE
PROJECT PHONE	DATE
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PROJECT E-MAIL	DATE
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PROJECT AUTHOR	DATE
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WESTFIELD PROPERTIES, LLC
SOUTHEAST CORNER OF S.R. 32 AND AUSTRIAN PINE WAY
LANDSCAPE PLAN
SECTION 2, TOWNSHIP 16 N, RANGE 3E, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

SHEET NO.
13
PROJECT NO.
W19.0611



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 6, 2020
2005-SPP-08 & 2005-ODP-08

Petition Number: 2005-SPP-08 & 2005-ODP-08

Project Name: Grand Central SPP & ODP

Subject Site Address: South Side of 181st Street between Wheeler Road and US Highway 31 (the "Property")

Petitioner: CH Group, LLC by Church, Church, Hittle + Antrim, LLP (the "Petitioner")

Request: The Petitioner requests Overall Development Plan and Primary Plat review for five (5) lots on approximately 24.47 acres +/- in the 181st Street PUD

Current Zoning: 181st Street PUD (Ord. 14-03 (Original) & Amendments I-V (16-45, 16-50, 18-28, 18-53 & 19-34))

Current Land Use: Industrial, Commercial & Institutional

Approximate Acreage: 24.47 acres +/-

Staff Reviewer: Daine Crabtree, Associate Planner

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan

2005-SPP-08

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.

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 6, 2020
2005-SPP-08 & 2005-ODP-08

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

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

- 10) Easements (locations, widths and purposes). (Article 8.3)
- 11) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

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



- 20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 21) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 22) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 23) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 24) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 25) Block Standards (Article 8.1)
- 26) Easement Standards (Article 8.3)
- 27) Monument and Marker Standards (Article 8.5)
- 28) Open Space and Amenity Standards (Article 8.6)
- 29) Pedestrian Network Standards (Article 8.7)
- 30) Storm Water Standards (Article 8.8)
- 31) Street and Right-of-Way Standards (Article 8.9)
- 32) Street Light Standards (Article 8.10)
- 33) Street Sign Standards (Article 8.11)
- 34) Surety Standards (Article 8.12)
- 35) Utility Standards (Article 8.13)

181st STREET PUD (AND AMENDMENTS) & GB: GENERAL BUSINESS UNDERLYING ZONING

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 6, 2020
2005-SPP-08 & 2005-ODP-08

Ord. 14-03

36) US Highway Overlay Zone: Is inapplicable to the use & development of the Real Estate (Sec. 1.3 of Ord. 14-03)

37) Transportation Infrastructure (Sec. 1.5 of Ord. 14-03)

A. The Real Estate shall comply with the Westfield Thoroughfare Plan

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

B. All property necessary to construct a roundabout at the intersection of 181st Street and Wheeler Road shall be dedicated

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

38) Applicability (Sec 2.1 of Ord. 14-03)

A. Development and Use Sequence (superseded by Ord. 18-28)

B. Site/Concept Plan (as amended by Ord. 16-45, 16-50, 18-53 and 19-34)

39) Development Standards & Architectural Design Requirements (Sec. 2.3 of Ord. 14-03)

A. Setbacks

Comment: Please show building setbacks in all instances.

a. Front Yard Setbacks

i. Expressway, Primary or Secondary Arterial **(Applicable to US Highway 31, 181st Street & Wheeler Road)**

1. Building: 60 feet

a. Parcel E specifically: 20 feet

2. Signs: 10 feet

ii. All other Rights-of-way **(Applicable to Sun Park Drive)**

1. Buildings: 40 feet

a. Parcel E specifically: 20 feet

2. Signs: 10 feet

b. Side Yard Setbacks

i. Public street or Right-of-way

1. Buildings: 40 feet

a. Parcel E specifically: 20 feet

2. Signs: 10 feet

ii. Other property lines

1. Building (including Parcel E): 20 feet

2. Signs: 10 feet



- c. Rear Yard Setbacks
 - i. Buildings: 10 feet
- d. Separate building setbacks for an Outdoor Event Stage (Ord. 18-53)
 - i. 5 feet along 181st Street
 - ii. Permitted in Front Yard of 181st Street
- B. State Highway 32 Overlay Zone
 - a. Streetscape along 181st & Wheeler (superseded by Ord. 19-34)
 - i. External Landscaping requirements of UDO shall apply, except that in the event that a building façade is located 20 feet or closer to the right of way on Parcel E, trees shall not be required.
 - b. Pedestrian pathway
 - i. Shall be installed in the Right of way of Wheeler Road (east side)
 - ii. Shall be installed in the Right of Way of 181st Street (south side)
 - c. Access Control requirements shall not apply
 - d. Fencing shall not be allowed in the Front Yard except for security purposes, as approved by the Director, or as otherwise allowed by the 181st Street PUD.
 - e. Inapplicable to any Outdoor Event Stage (Ord. 18-53)

2005-ODP-08

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

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

40) 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.

41) Address and legal description of the property.

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

42) Boundary lines of the property including all dimensions.

43) 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.

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 6, 2020
2005-SPP-08 & 2005-ODP-08

- 44) 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.
- 45) 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.
- 46) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 47) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

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

- 48) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

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

- 49) Location and dimensions of all existing structures and paved areas.
- 50) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 51) Location of all Floodplain areas within the boundaries of the property.
- 52) Names of legal ditches and streams on or adjacent to the site.
- 53) 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.
- 54) Identify buildings proposed for demolition.
- 55) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 56) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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



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

The plans comply.

- 57) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 58) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 59) 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.
- 60) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

61) Landscaping Standards (Article 6.8)

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

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

- d) Buffer Yard Requirements

62) Lot Standards (Article 6.10)



63) Setback Standards (Article 6.16)

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

64) Vision Clearance Standards (Article 6.19)

65) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those identified as outstanding below.

66) Block Standards (Article 8.1)

67) Easement Standards (Article 8.3)

68) Monument and Marker Standards (Article 8.5)

69) Open Space and Amenity Standards (Article 8.6)

70) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards

b) Perimeter/External Pedestrian Network Standards

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

71) Storm Water Standards (Article 8.8)

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

73) Street Light Standards (Article 8.10)

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

74) Street Sign Standards (Article 8.11)

75) Surety Standards (Article 8.12)

76) Utility Standards (Article 8.13)



181st STREET PUD (ORD. 17-05) & GB: GENERAL BUSINESS UNDERLYING ZONING

The plans comply except for those identified as outstanding below.

Ord. 14-03

77) US Highway Overlay Zone: Is inapplicable to the use & development of the Real Estate (Sec. 1.3 of Ord. 14-03)

78) Transportation Infrastructure (Sec. 1.5 of Ord. 14-03)

- a) The Real Estate shall comply with the Westfield Thoroughfare Plan
- b) All property necessary to construct a roundabout at the intersection of 181st Street and Wheeler Road shall be dedicated

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

79) Applicability (Sec 2.1 of Ord. 14-03)

- a) Development and Use Sequence (superseded by Ord. 18-28)
- b) Site/Concept Plan (as amended by Ord. 16-45, 16-50, 18-53 and 19-34)

80) Development Standards & Architectural Design Requirements (Sec. 2.3 of Ord. 14-03)

a) Setbacks

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

Front Yard Setbacks

- i) Expressway, Primary or Secondary Arterial
 - (1) Building: 60 feet
 - (a) Parcel E specifically: 20 feet
 - (2) Signs: 10 feet
- ii) All other Rights-of-way
 - (1) Buildings: 40 feet
 - (a) Parcel E specifically: 20 feet
 - (2) Signs: 10 feet

Side Yard Setbacks

- iii) Public street or Right-of-way
 - (1) Buildings: 40 feet
 - (a) Parcel E specifically: 20 feet
 - (2) Signs: 10 feet
- iv) Other property lines
 - (1) Building (including Parcel E): 20 feet
 - (2) Signs: 10 feet



Rear Yard Setbacks

v) Buildings: 10 feet

Separate building setbacks for an Outdoor Event Stage (Ord. 18-53)

vi) 5 feet along 181st Street

vii) Permitted in Front Yard of 181st Street

81) State Highway 32 Overlay Zone

a) Streetscape along 181st & Wheeler (superseded by Ord. 19-34)

i) External Landscaping requirements of UDO shall apply, except that in the event that a building façade is located 20 feet or closer to the right of way on Parcel E, trees shall not be required.

b) Pedestrian pathway

i) Shall be installed in the Right of way of Wheeler Road (east side)

ii) Shall be installed in the Right of Way of 181st Street (south side)

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

c) Access Control requirements shall not apply

d) Fencing shall not be allowed in the Front Yard except for security purposes, as approved by the Director, or as otherwise allowed by the 181st Street PUD.

e) Inapplicable to any Outdoor Event Stage (Ord. 18-53)

DEPARTMENT COMMENTS

1. Action: Hold a public hearing at the May 6, 2020, Plan Commission meeting.

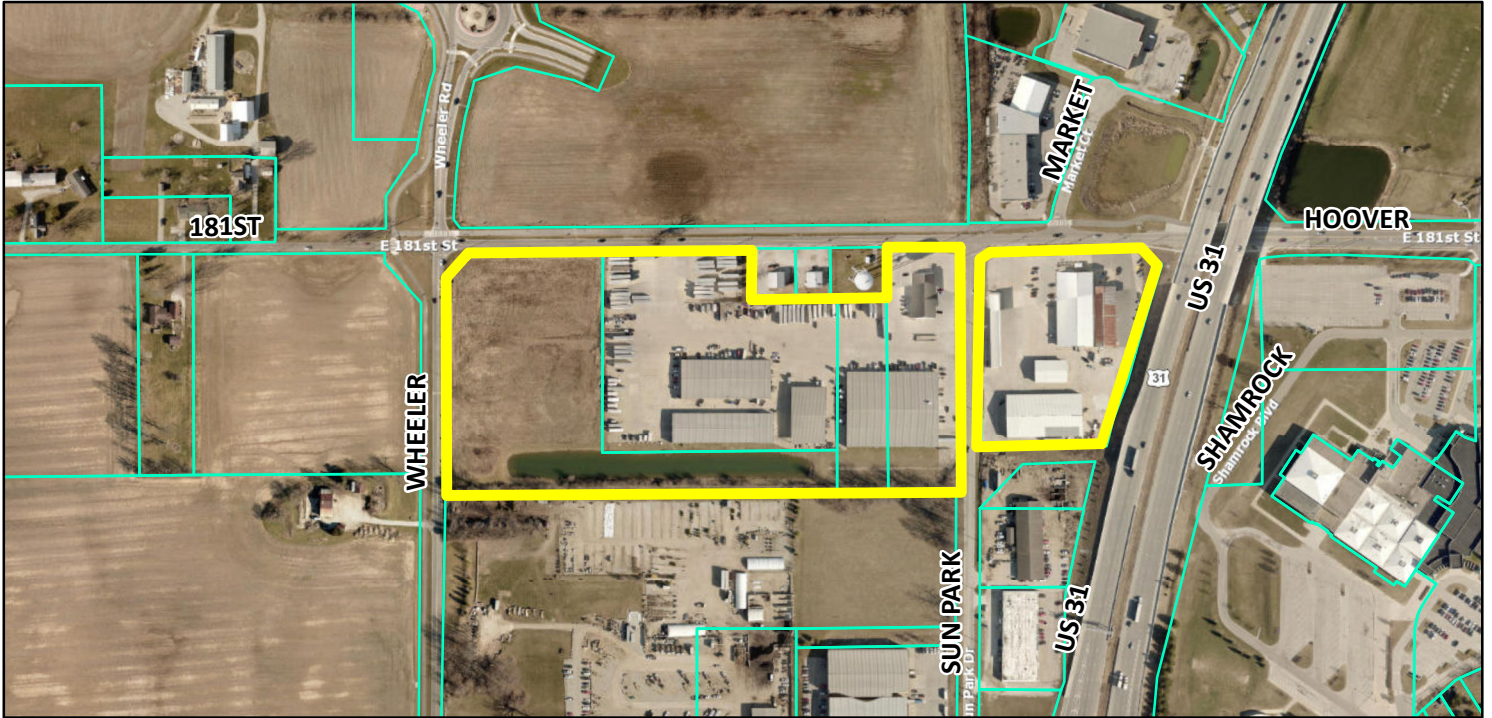
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.

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

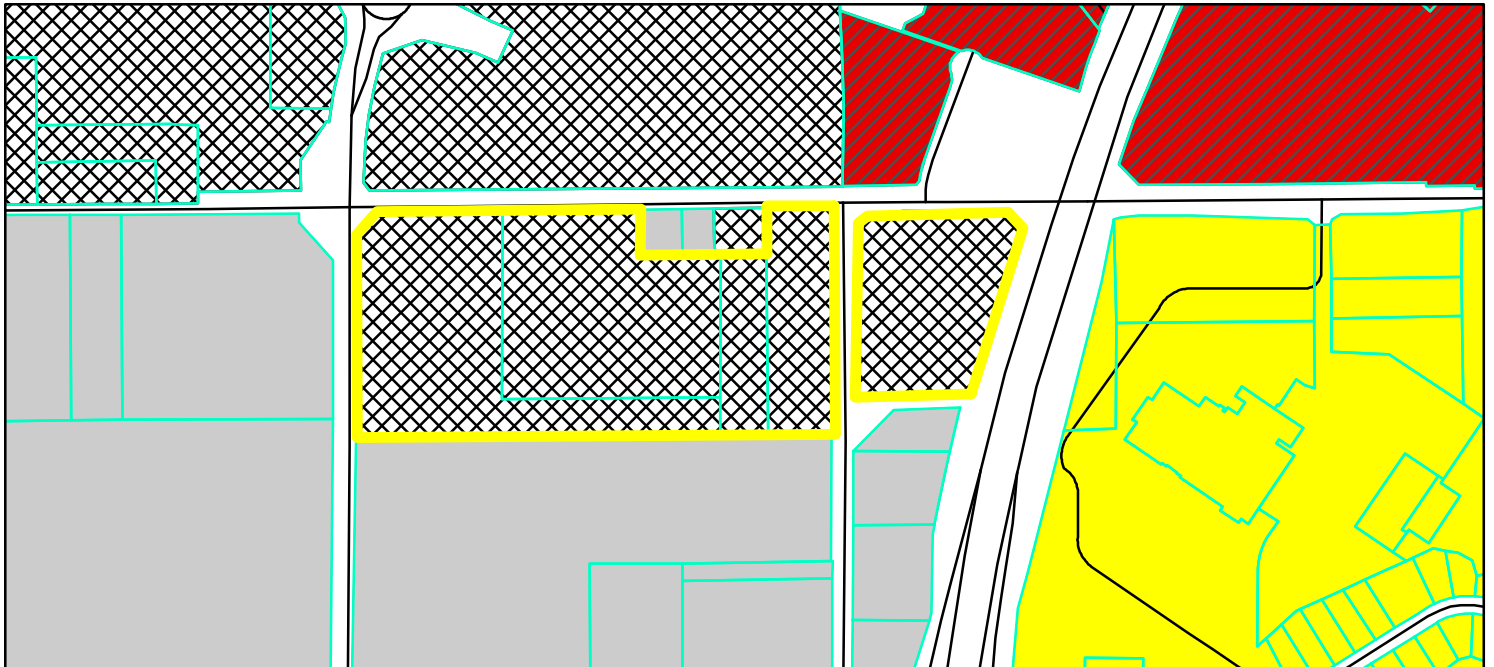
181st Street PUD

Aerial Location Map

 Site



Zoning Map



 Parcel
 GIS DBO, PW, Streets

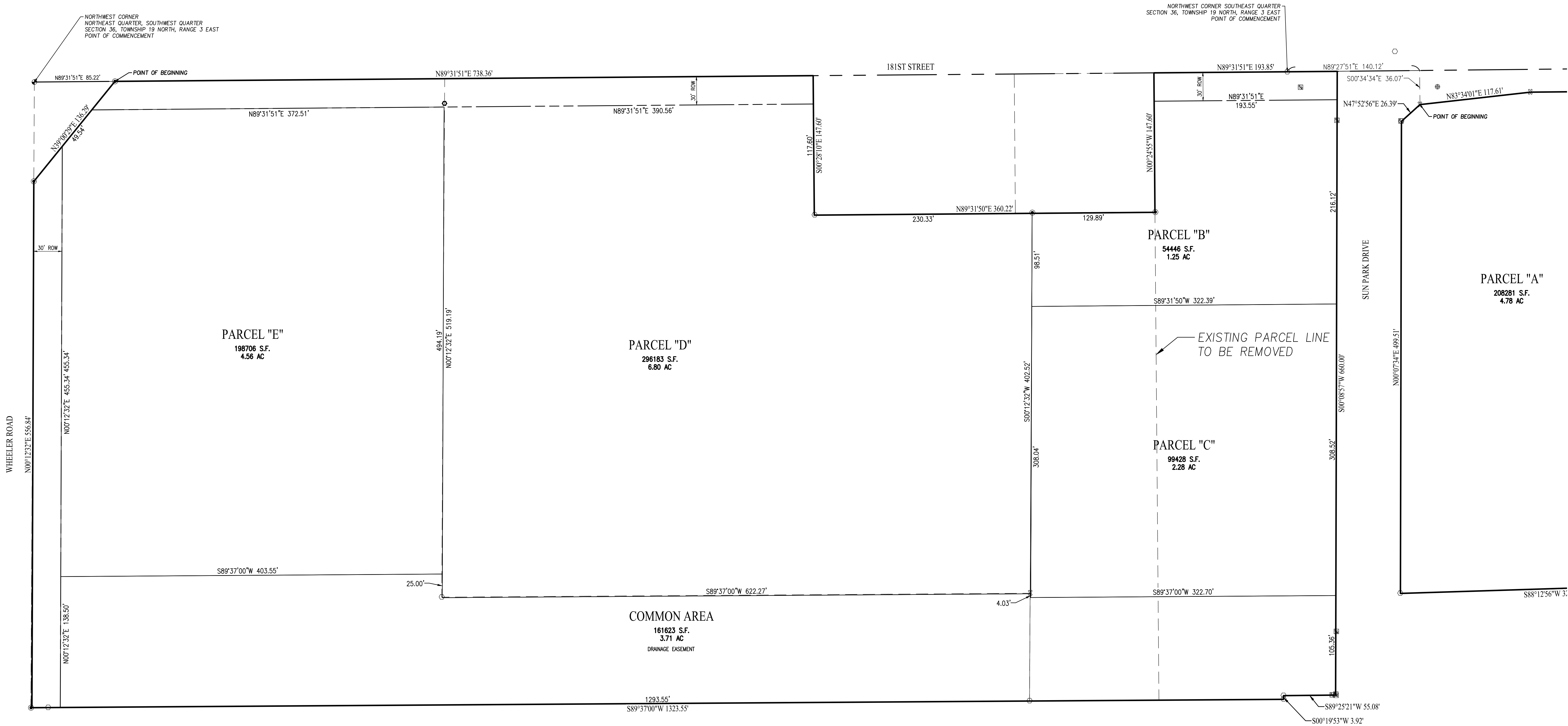
Zoning - All

 EI (Enclosed Industrial)
 GB-PD (General Business - Planned Development)
 PUD (Planned Unit Development)
 SF-3 (Single Family - 3)

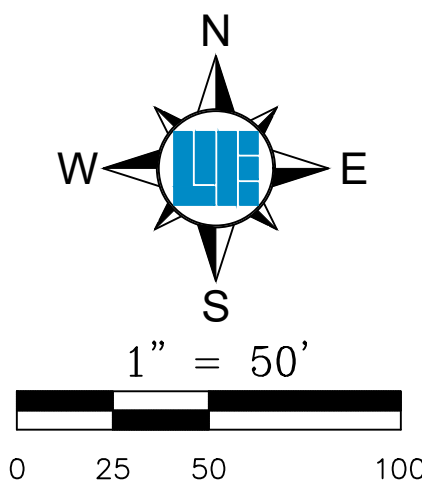
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Miles



PRIMARY PLAT
GRAND CENTRAL



LEGEND
● IRON PIN FOUND/SET (IPF)
● PK OR MAG NAIL FOUND/SET



This instrument prepared for:

CHURCH CHURCH HITTLE & ANTRIM
2 NORTH 9TH STREET
NOBLESVILLE, IN 46060
PHONE: 317-773-2190

THIS INSTRUMENT PREPARED BY: JOSEPH TRTAN, P.S.

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ENGINEERS

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

PRIMARY PLAT
GRAND CENTRAL

LAND DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, SITUATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 89 DEGREES 31 MINUTES 51 SECONDS EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 85.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 31 MINUTES 51 SECONDS EAST ALONG SAID NORTH LINE, 738.36 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 10 SECONDS EAST, 147.60 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 50 SECONDS EAST, 360.22 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 55 SECONDS WEST, 147.60 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, THENCE NORTH 89 DEGREES 31 MINUTES 51 SECONDS EAST ALONG SAID NORTH LINE, 193.85 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 57 SECONDS WEST, 660.00 FEET TO THE NORTH LINE OF WICKER RECORDED AS DEED RECORD 125, PAGE 465 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER ; THENCE SOUTH 89 DEGREES 25 MINUTES 21 SECONDS WEST ALONG THE NORTH LINE OF SAID PROPERTY, 55.08 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 53 SECONDS WEST ALONG SAID NORTH LINE, 3.92 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE, 1323.55 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 12 MINUTES 32 SECONDS EAST ALONG SAID WEST LINE, 556.84 FEET; THENCE NORTH 39 DEGREES 00 MINUTES 29 SECONDS EAST, 136.29 FEET TO THE POINT OF BEGINNING, CONTAINING 19.65 ACRES, MORE OR LESS

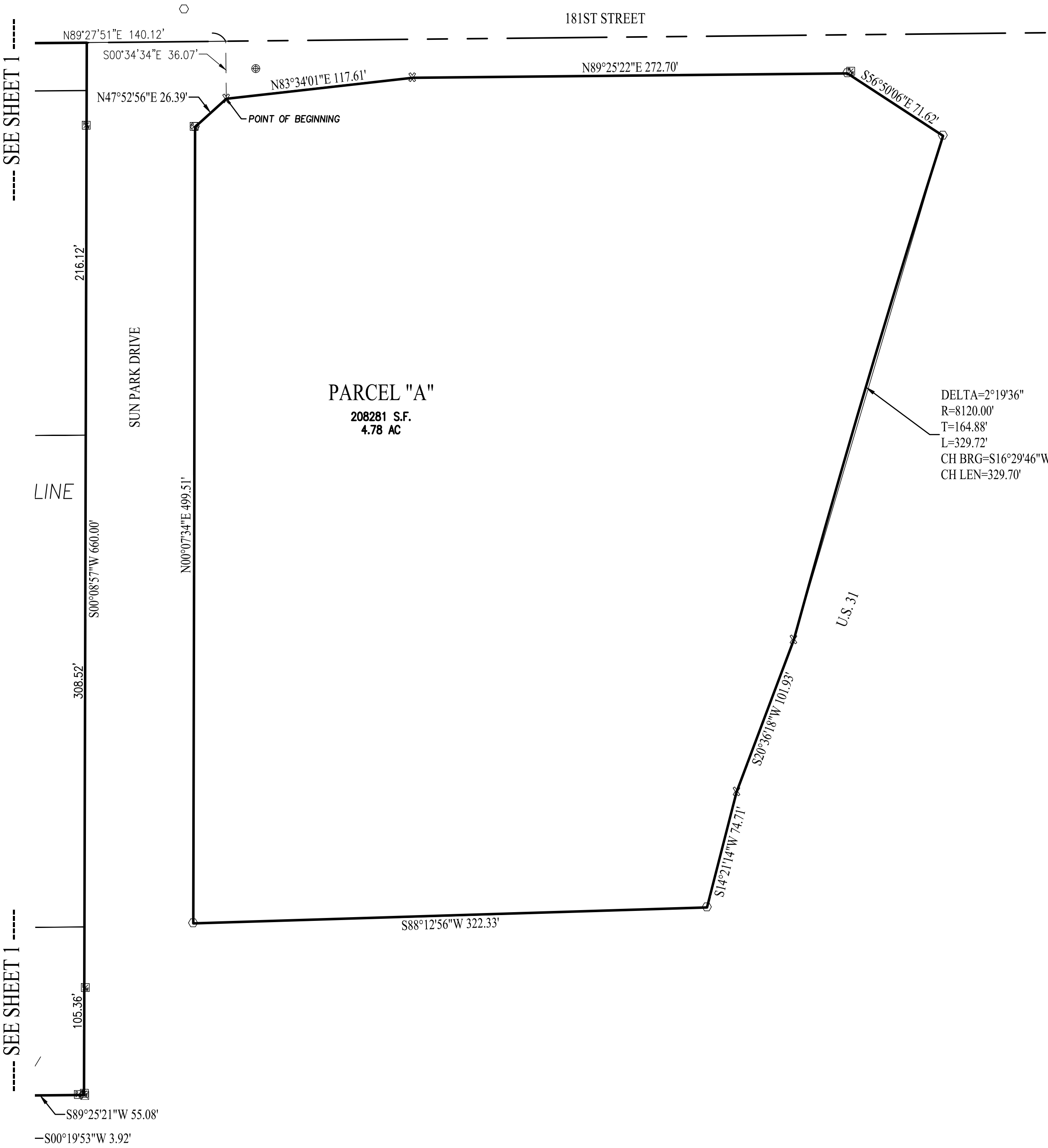
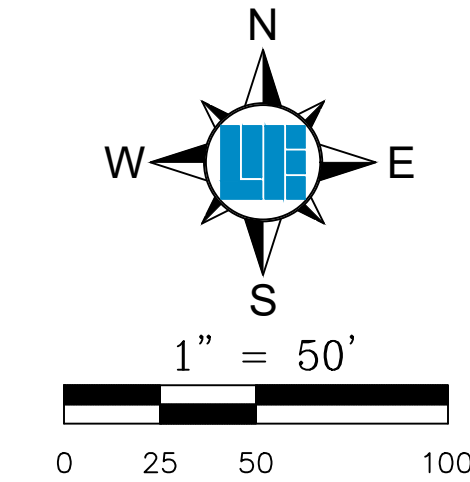
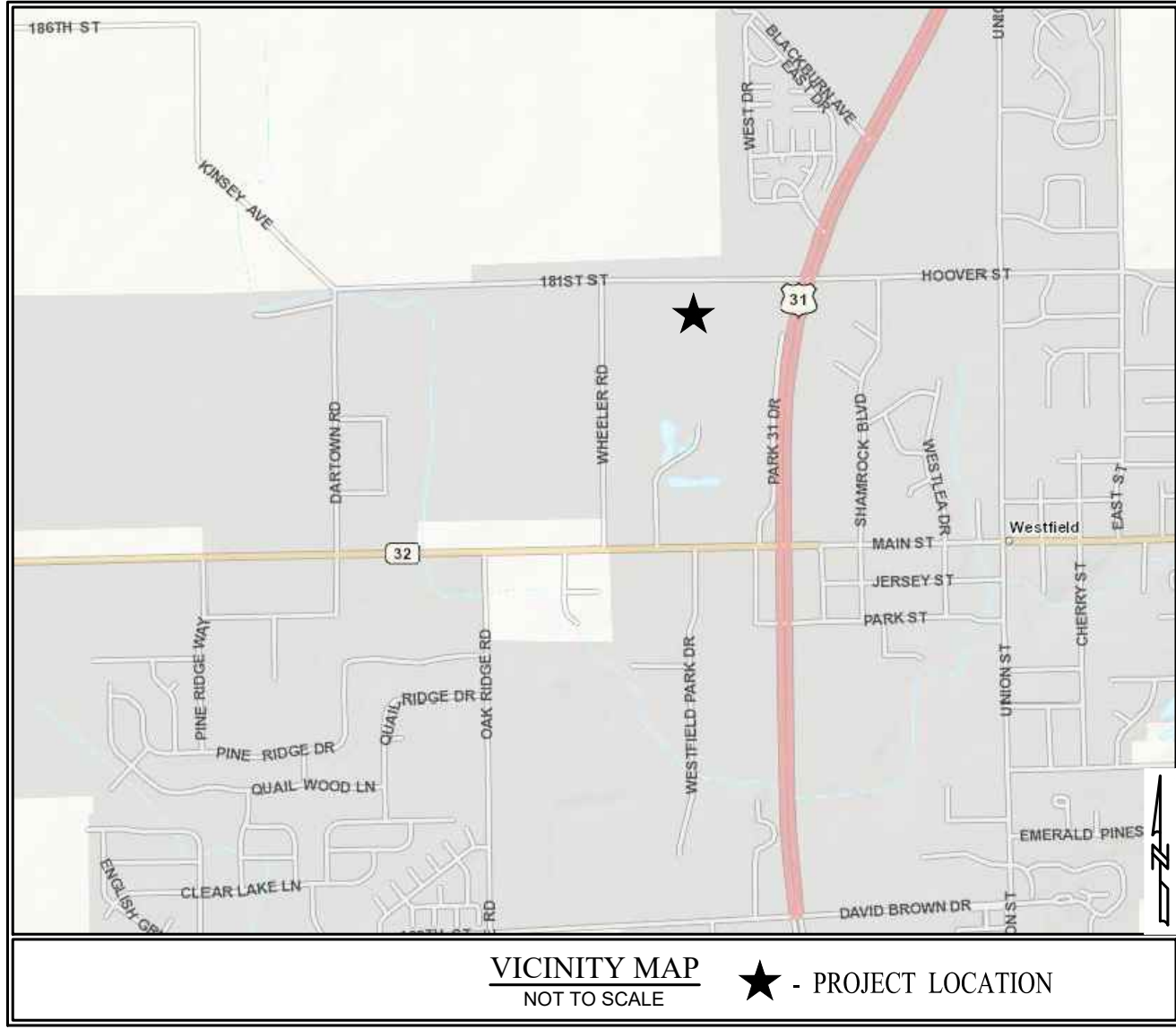
ALSO:

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION THENCE NORTH 89 DEGREES 27 MINUTES 51 SECONDS EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID QUARTER SECTION 140.12 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 43 SECONDS EAST 36.07 FEET TO A CUT "X" ALSO BEING THE SOUTH RIGHT-OF-WAY OF 181ST STREET AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THE NEXT THREE COURSES FOLLOW SAID RIGHT-OF-WAY; 1) THENCE NORTH 84 DEGREES 01 MINUTES 52 SECONDS EAST 117.61 FEET TO A CUT "X"; 2) THENCE NORTH 89 DEGREES 53 MINUTES 13 SECONDS EAST 272.70 FEET TO A 5/8" REBAR WITH A PINK CAP STAMPED "NPES 20100076"; 3) THENCE SOUTH 56 DEGREES 22 MINUTES 15 SECONDS EAST 71.62 FEET TO A 5/8" REBAR WITH PINK CAP STAMPED "NPES 20100076" BEING THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY #31, THE NEXT THREE (3) COURSES FOLLOW SAID RIGHT-OF-WAY; SAID POINT ALSO BEING A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 8120.00 AND A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 36 SECONDS BEING SUBTENDED BY A CHORD BEARING OF SOUTH 16 DEGREES 57 MINUTES 37 SECONDS WEST AND A CHORD LENGTH OF 329.70 FEET; 1) THENCE SOUTHWESTERLY ALONG SAID CURVE 329.72 FEET TO A CUT "X"; 2) THENCE SOUTH 21 DEGREES 04 MINUTES 09 SECONDS WEST 101.93 FEET TO A CUT "X"; 3) THENCE SOUTH 14 DEGREES 49 MINUTES 05 SECONDS WEST 74.71 FEET TO A 5/8" REBAR WITH A PINK CAP STAMPED "NPES 20100076"; THENCE SOUTH 88 DEGREES 40 MINUTES 47 SECONDS WEST 322.33 FEET TO A 5/8" REBAR WITH A PINK CAP STAMPED "NPES 20100076" BEING THE EAST RIGHT-OF-WAY OF SUN PARK DRIVE; THENCE NORTH 00 DEGREES 35 MINUTES 25 SECONDS EAST ALONG LAST SAID RIGHT-OF-WAY 499.51 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT ALSO BEING THE SOUTH RIGHT-OF-WAY OF SAID 181ST STREET; THENCE NORTH 48 DEGREES 21 MINUTES 27 SECONDS EAST ALONG SAID RIGHT-OF-WAY 26.39 FEET TO THE POINT OF BEGINNING CONTAINING 4.78 ACRES MORE OR LESS.



Ybva BROOKSTON SILTY CLAY LOAM-URBAN LAND COMPLEX, 0 TO 2 % SLOPES
Yc1A CROSBY SILT LOAM-URBAN LAND COMPLEX, 0 TO 2 % SLOPE
YmB2 MIAMI SILT LOAM-URBAN LAND COMPLEX, 2 TO 6 % SLOPES, ERODED
OR ORTHENTS



LEGEND
○● IRON PIN FOUND/SET (IPF)
●● PK OR MAG NAIL FOUND/SET

This instrument prepared for:

CHURCH CHURCH HITTLE & ANTRIM
2 NORTH 9TH STREET
NOBLESVILLE, IN 46060
PHONE: 317-773-2190

THIS INSTRUMENT PREPARED BY: JOSEPH TRTAN, P.S.

WEIHE
ENGINEERS

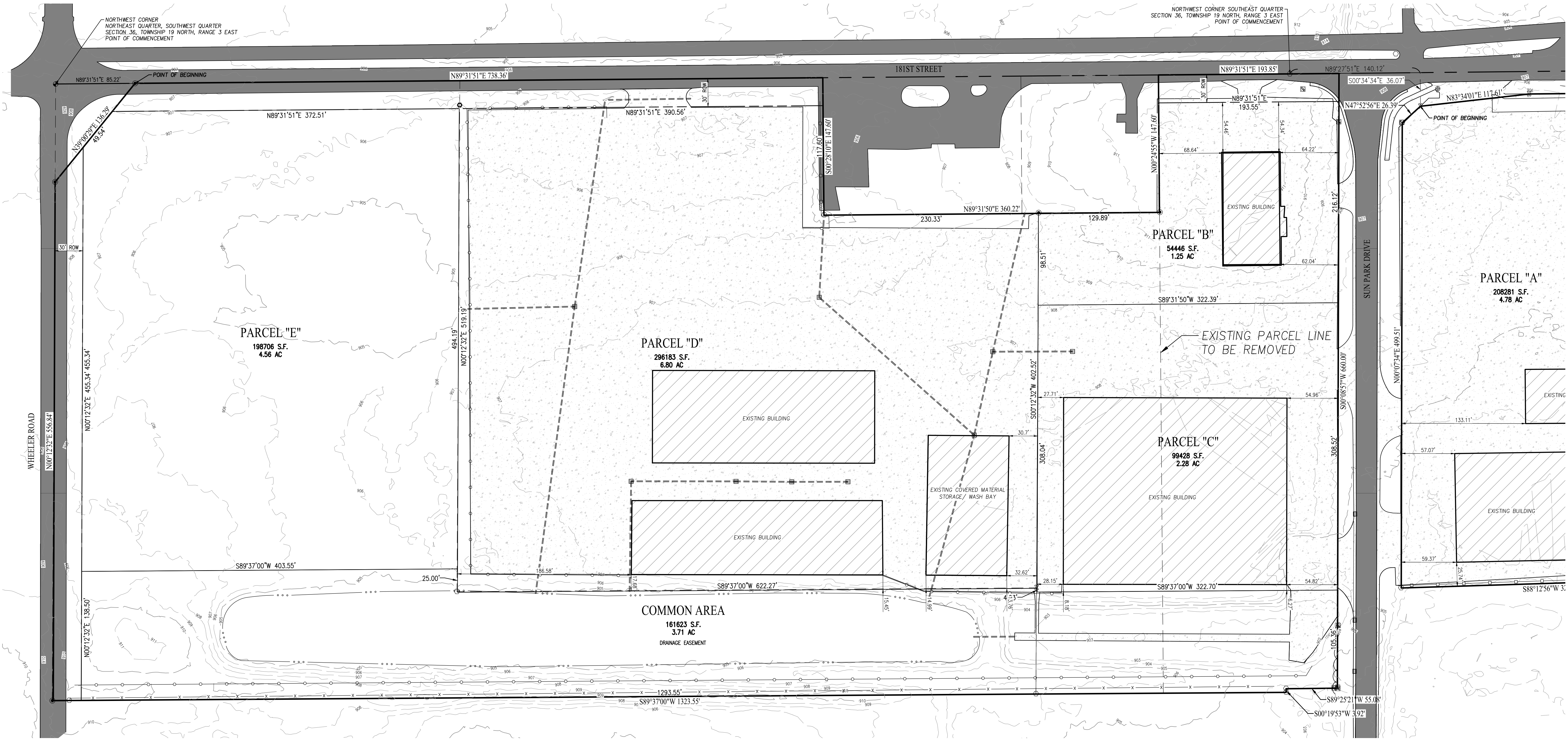
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317 | 843 - 0546/fax

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

PRELIMINARY
DEVELOPMENT PLAN
GRAND CENTRAL

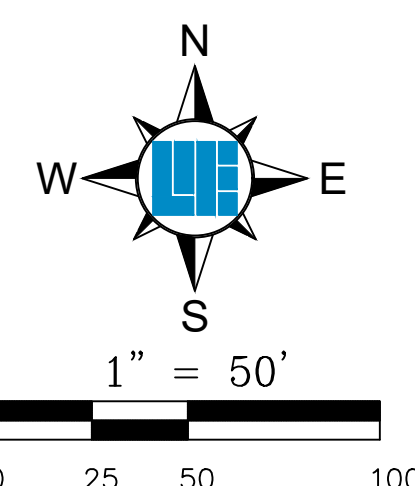


SEE SHEET 2

SEE SHEET 2

LEGEND

- IRON PIN FOUND/SET (IPF)
- PK OR MAG NAIL FOUND/SET
- BOARD FENCE
- FARM FENCE
- CHAIN LINK FENCE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- CONCRETE



This instrument prepared for:
CHURCH CHURCH HITTLE & ANTRIM
2 NORTH 9TH STREET
NOBLESVILLE, IN 46060
PHONE: 317-773-2190

THIS INSTRUMENT PREPARED BY: JOSEPH TRTAN, P.S.

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317 | 843 - 0546 fax

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

PRELIMINARY
DEVELOPMENT PLAN
GRAND CENTRAL

LAND DESCRIPTION

A PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN, SITUATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE NORTH 89 DEGREES 31 MINUTES 51 SECONDS EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER, 85.22 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 31 MINUTES 51 SECONDS EAST ALONG SAID NORTH LINE, 738.36 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 10 SECONDS EAST, 147.60 FEET; THENCE NORTH 89 DEGREES 31 MINUTES 50 SECONDS EAST, 360.22 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 55 SECONDS WEST, 147.60 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE NORTH 89 DEGREES 31 MINUTES 51 SECONDS EAST ALONG SAID NORTH LINE, 193.85 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 57 SECONDS WEST, 660.00 FEET TO THE NORTH LINE OF WICKER RECORDED AS DEED RECORD 125, PAGE 465 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER ; THENCE SOUTH 89 DEGREES 25 MINUTES 21 SECONDS WEST ALONG THE NORTH LINE OF SAID PROPERTY, 55.08 FEET; THENCE SOUTH 00 DEGREES 19 MINUTES 53 SECONDS WEST ALONG SAID NORTH LINE, 3.92 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 00 SECONDS WEST ALONG SAID NORTH LINE, 1323.55 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 12 MINUTES 32 SECONDS EAST ALONG SAID WEST LINE, 556.84 FEET; THENCE NORTH 39 DEGREES 00 MINUTES 29 SECONDS EAST, 136.29 FEET TO THE POINT OF BEGINNING, CONTAINING 19.65 ACRES, MORE OR LESS

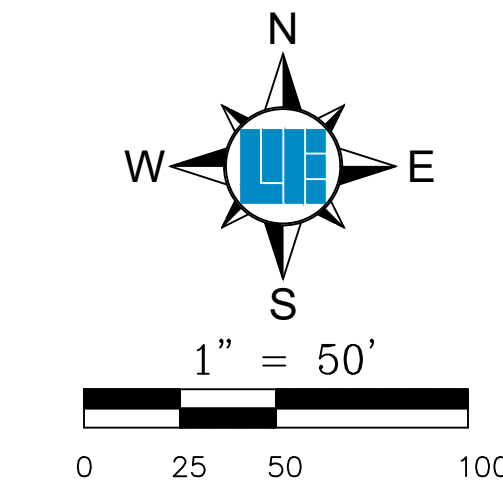
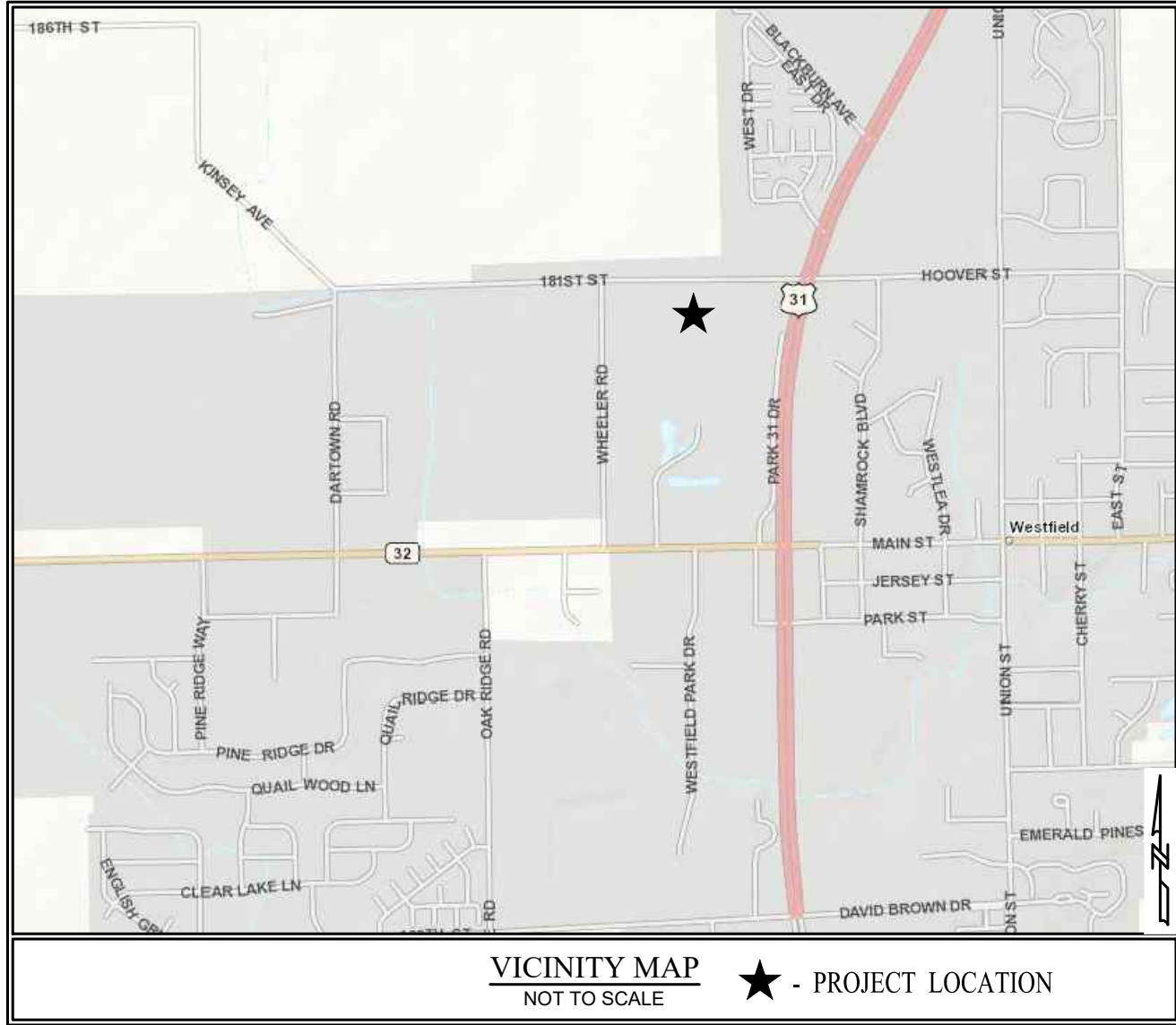
ALSO:

PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

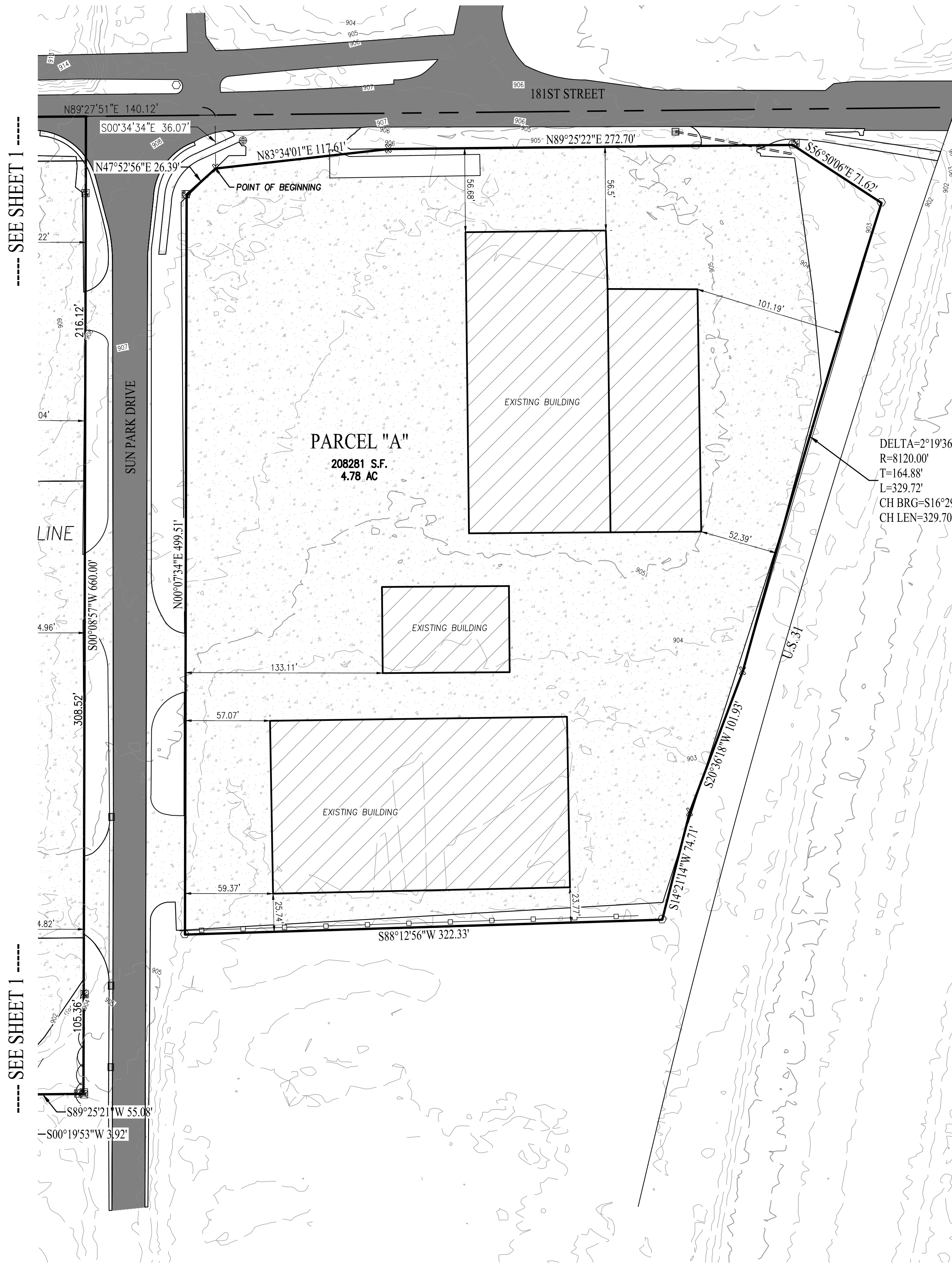
COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION THENCE NORTH 89 DEGREES 27 MINUTES 51 SECONDS EAST (BASIS OF BEARINGS) ALONG THE NORTH LINE OF SAID QUARTER SECTION 140.12 FEET; THENCE SOUTH 00 DEGREES 06 MINUTES 43 SECONDS EAST 36.07 FEET TO A CUT "X" ALSO BEING THE SOUTH RIGHT-OF-WAY OF 181ST STREET AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THE NEXT THREE COURSES FOLLOW SAID RIGHT-OF-WAY; 1) THENCE NORTH 84 DEGREES 01 MINUTES 52 SECONDS EAST 117.61 FEET TO A CUT "X"; 2) THENCE NORTH 89 DEGREES 53 MINUTES 13 SECONDS EAST 272.70 FEET TO A 5/8" REBAR WITH A PINK CAP STAMPED "NPES 20100076"; 3) THENCE SOUTH 56 DEGREES 22 MINUTES 15 SECONDS EAST 71.62 FEET TO A 5/8" REBAR WITH PINK CAP STAMPED "NPES 20100076" BEING THE WEST RIGHT-OF-WAY OF U.S. HIGHWAY #31. THE NEXT THREE (3) COURSES FOLLOW SAID RIGHT-OF-WAY; SAID POINT ALSO BEING A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 8120.00 AND A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 36 SECONDS BEING SUBTENDE BY A CHORD BEARING OF SOUTH 16 DEGREES 57 MINUTES 37 SECONDS WEST AND A CHORD LENGTH OF 329.70 FEET; 1) THENCE SOUTHWESTERLY ALONG SAID CURVE 329.72 FEET TO A CUT "X"; 2) THENCE SOUTH 21 DEGREES 04 MINUTES 09 SECONDS WEST 101.93 FEET TO A CUT "X"; 3) THENCE SOUTH 14 DEGREES 49 MINUTES 05 SECONDS WEST 74.71 FEET TO A 5/8" REBAR WITH A PINK CAP STAMPED "NPES 20100076"; THENCE SOUTH 88 DEGREES 40 MINUTES 47 SECONDS WEST 322.33 FEET TO A 5/8" REBAR WITH A PINK CAP STAMPED "NPES 20100076" BEING THE EAST RIGHT-OF-WAY OF SUN PARK DRIVE; THENCE NORTH 00 DEGREES 35 MINUTES 25 SECONDS EAST ALONG LAST SAID RIGHT-OF-WAY 499.51 FEET TO A CONCRETE RIGHT-OF-WAY MONUMENT ALSO BEING THE SOUTH RIGHT-OF-WAY OF SAID 181ST STREET; THENCE NORTH 48 DEGREES 21 MINUTES 27 SECONDS EAST ALONG SAID RIGHT-OF-WAY 26.39 FEET TO THE POINT OF BEGINNING CONTAINING 4.78 ACRES MORE OR LESS.



Ybva BROOKSTON SILTY CLAY LOAM-URBAN LAND COMPLEX, 0 TO 2 % SLOPES
Yc1A CROSBY SILT LOAM-URBAN LAND COMPLEX, 0 TO 2 % SLOPE
YmB2 MIAMI SILT LOAM-URBAN LAND COMPLEX, 2 TO 6 % SLOPES, ERODED
OR ORTHENTS



- LEGEND**
- IRON PIN FOUND/SET (IPF)
 - PK OR MAG NAIL FOUND/SET
 - BOARD FENCE
 - FARM FENCE
 - CHAIN LINK FENCE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - CONCRETE



This instrument prepared for:

CHURCH CHURCH HITTLE & ANTRIM
2 NORTH 9TH STREET
NOBLESVILLE, IN 46060
PHONE: 317-773-2190

THIS INSTRUMENT PREPARED BY: JOSEPH TRTAN, P.S.

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

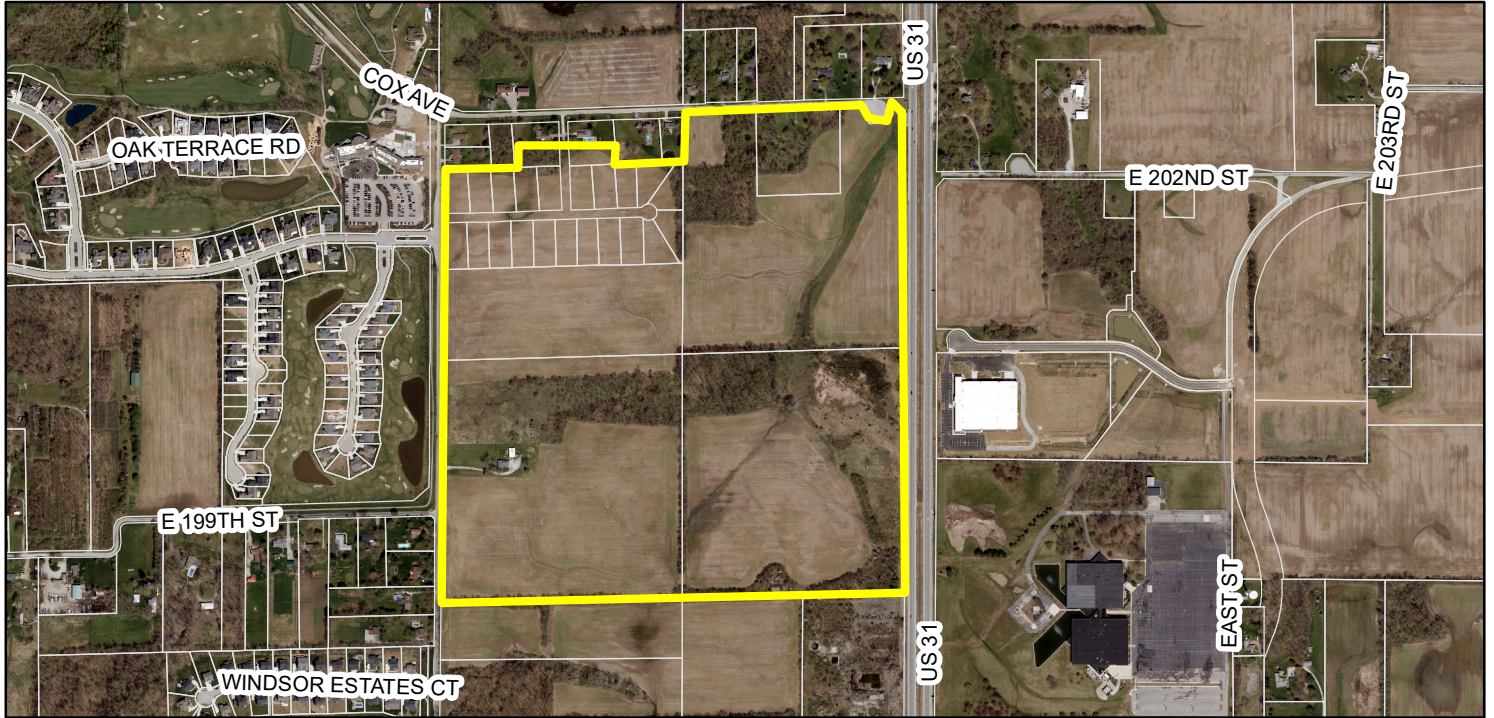
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

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

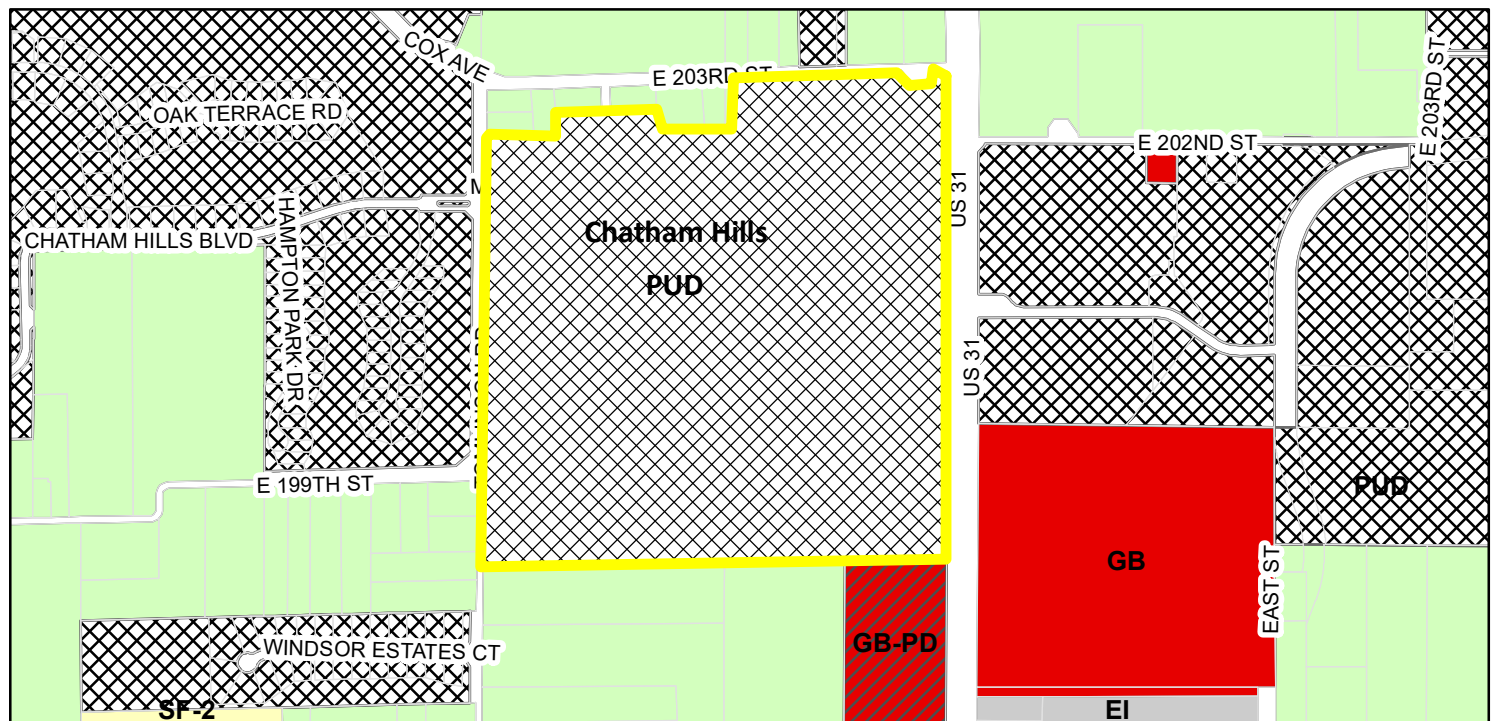
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

Aerial Location Map

 Site



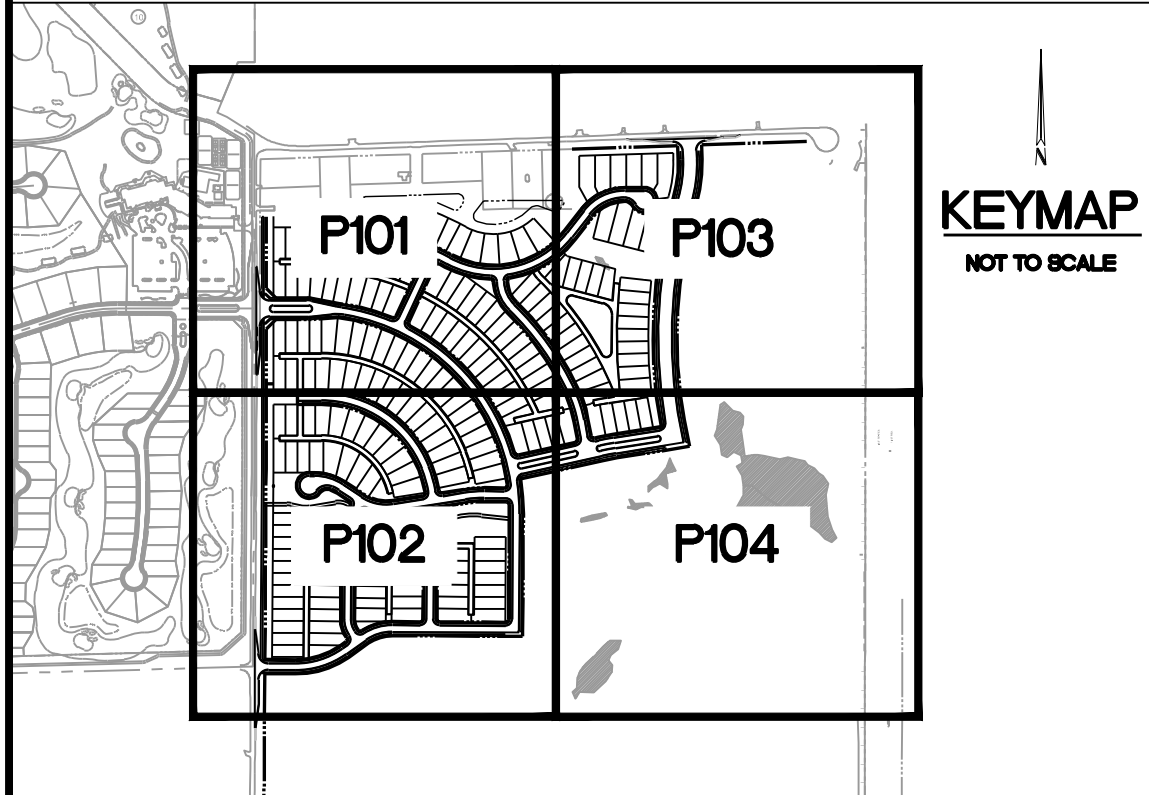
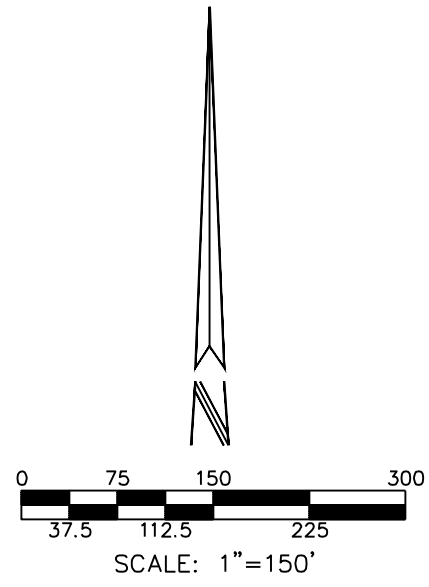
Zoning Map

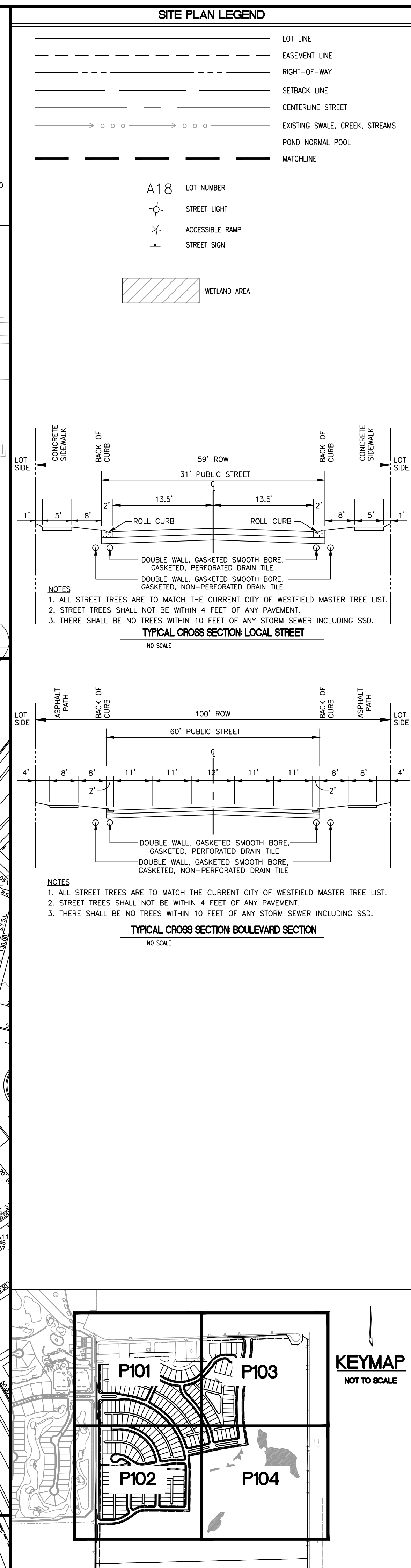


Zoning

-  AG-SF1 (Agriculture - Single Family - 1)
-  EI (Enclosed Industrial)
-  GB (General Business)

-  GB-PD (General Business - Planned Development)
-  PUD (Planned Unit Development)
-  SF-2 (Single Family - 2)

[illegible]



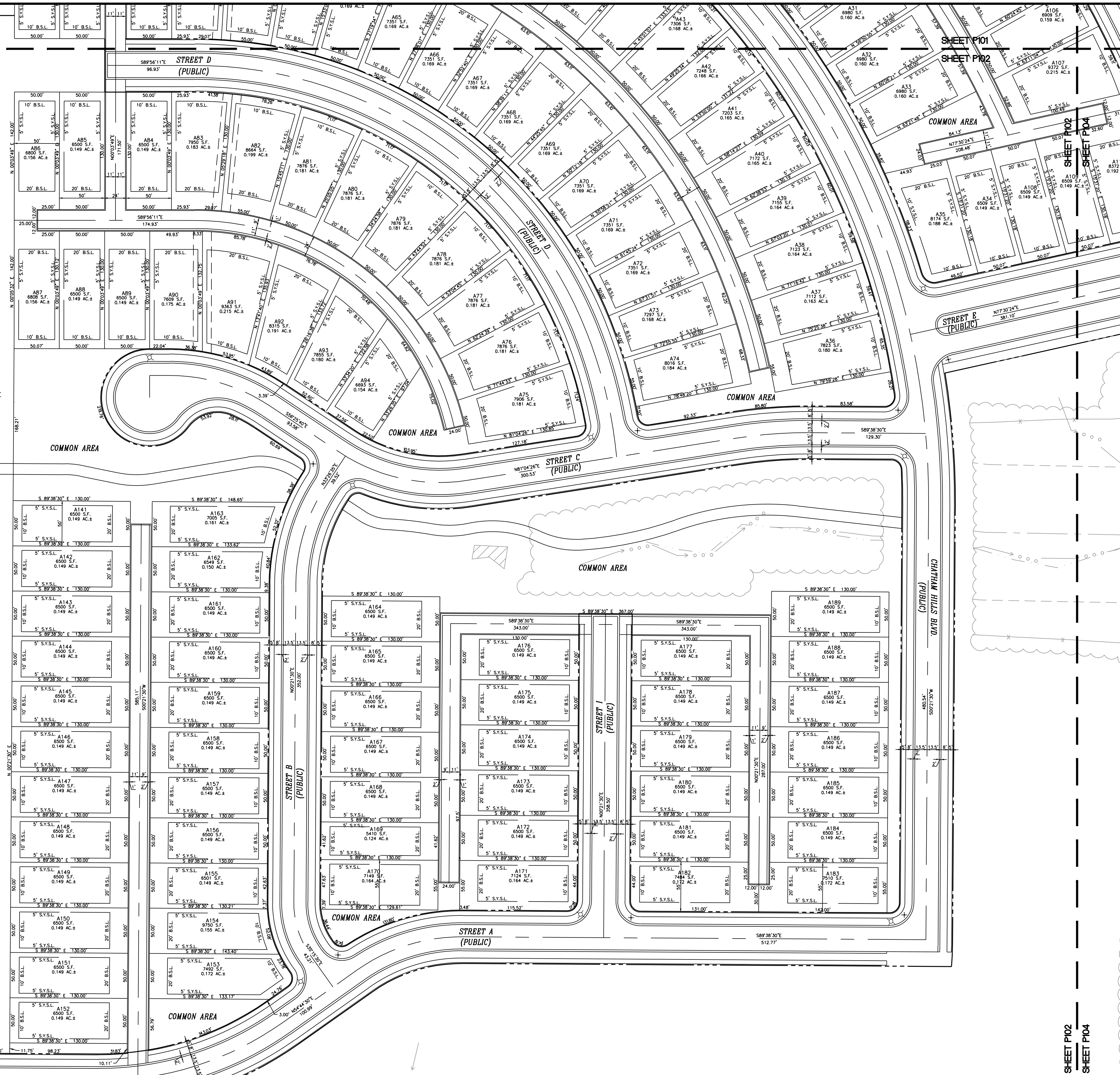
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E. 199TH STREET

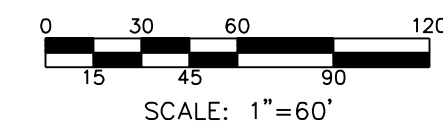
TOMLINSON ROAD

SHEET P101
SHEET P102

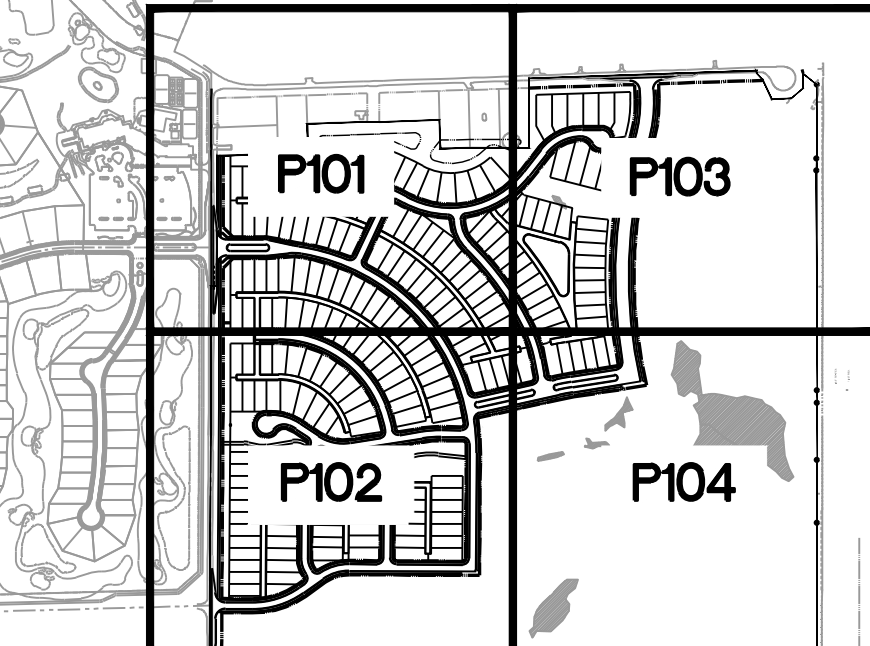
N 0003.49° E 501.61'



BLOCK A
343,763.32 S.F.
78.917 AC.±



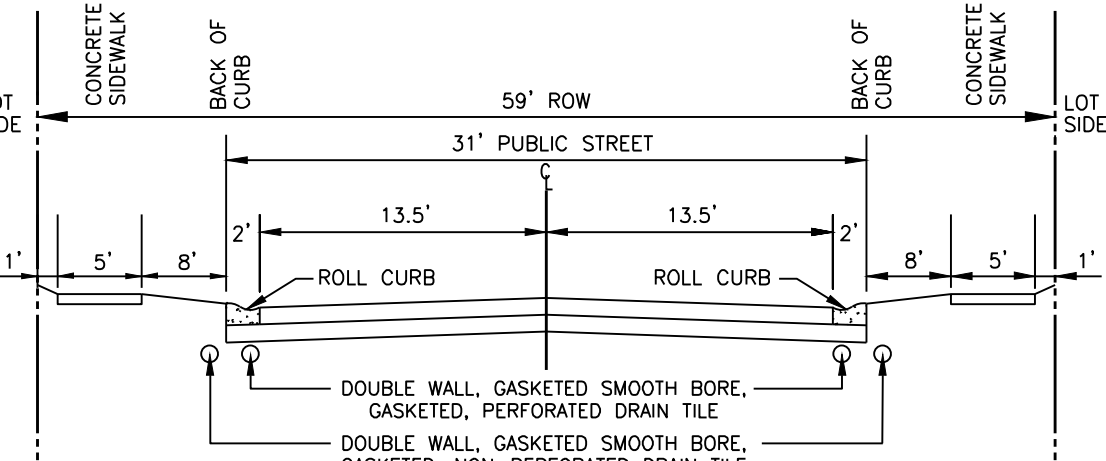
SHEET P102
SHEET P104



SITE PLAN LEGEND

- LOT LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- SETBACK LINE
- CENTERLINE STREET
- EXISTING SWALE, CREEK, STREAMS
- POND NORMAL POOL
- MATCHLINE

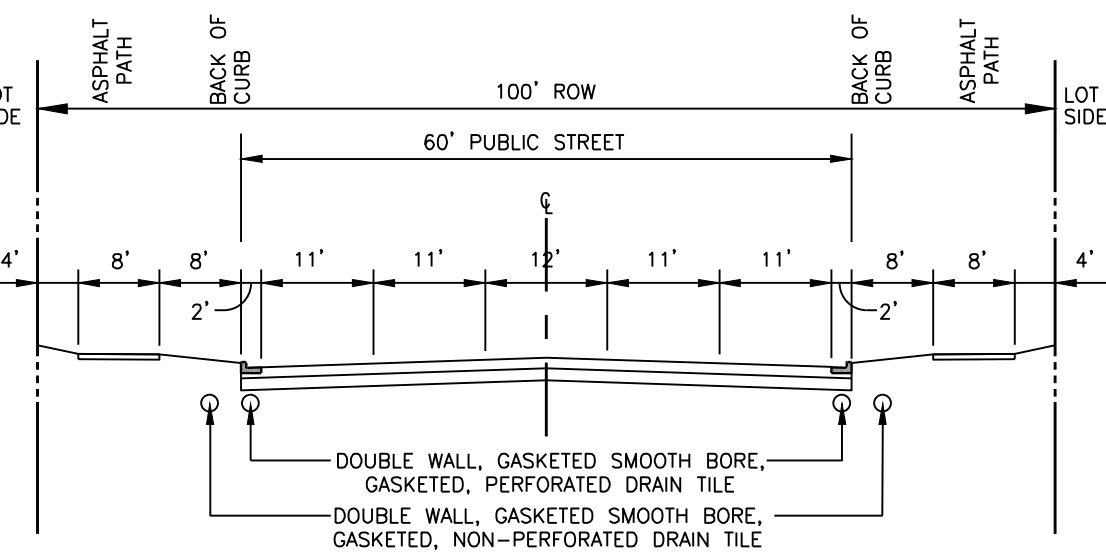
- A18 LOT NUMBER
- STREET LIGHT
- ACCESSIBLE RAMP
- STREET SIGN



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

TYPICAL CROSS SECTION - LOCAL STREET

NO SCALE



- NOTES
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
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 3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

TYPICAL CROSS SECTION - BOULEVARD SECTION

NO SCALE

Revisors	By	Date	Description

ARCHITECTURE & INTERIORS
CIVIL ENGINEERING
SURVEY & 3D LASER SCANNING
EQUIPMENT PLANNING
REAL ESTATE SERVICES

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



PRIMARY PLAT
CHATHAM VILLAGES - PHASE 1
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

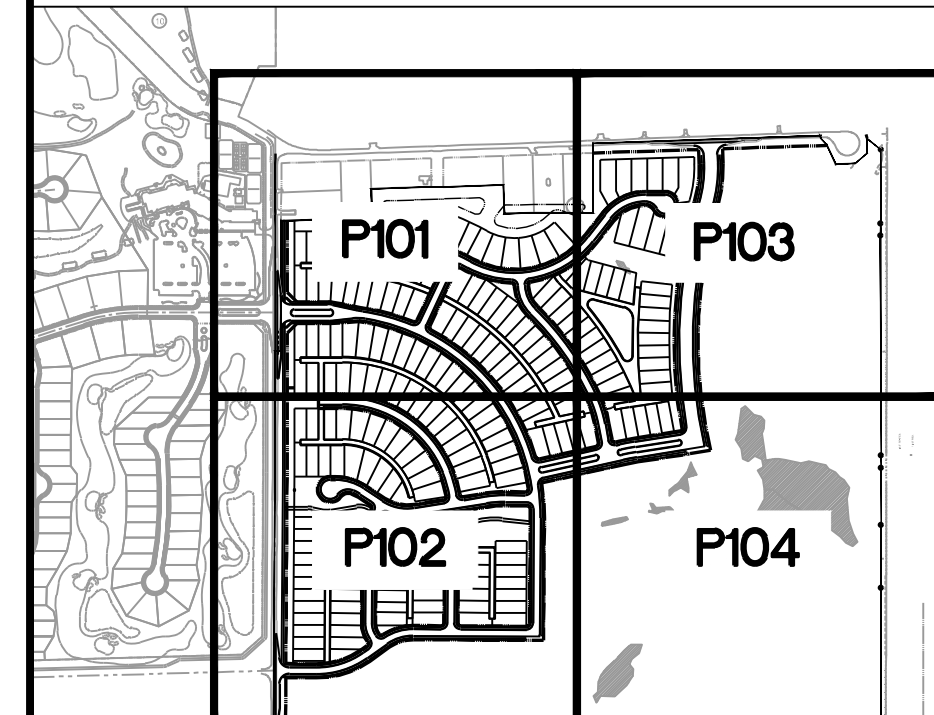
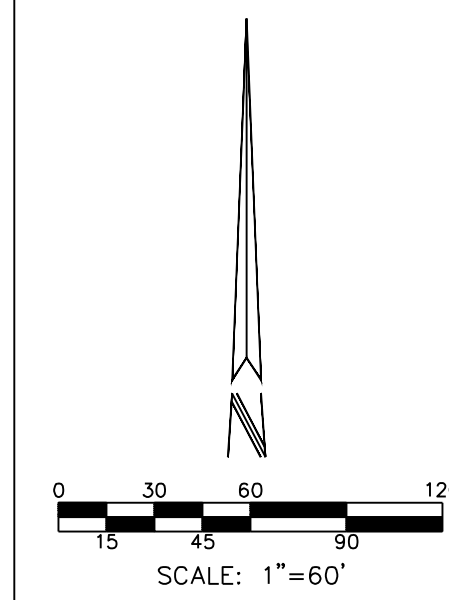
CERTIFIED BY: *Christopher M. Wells*
Professional Engineer
No. 02-28-2020

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

811 1-800-382-5544
FOR CALLS IN INDIANA CALL TOLL FREE

Drawn By: C. WELLS
Checked By: J. SWALD, EIT / S. MORRIS, EIT
Quality Assurance: C. WISEMAN, PE

Sheet: **P102**
Date: 02-28-2020
Project Number: 17050A-20300



CERTIFIED BY: *Chris M. Williams*

 Date: 03-28-2020



811
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CALL TOLL FREE

Drawn By:
C. WELLS

Checked By:
J. SVALDI, EI / S. NORRIS, EI

Quality Assurance:
C. WISEMAN, PE

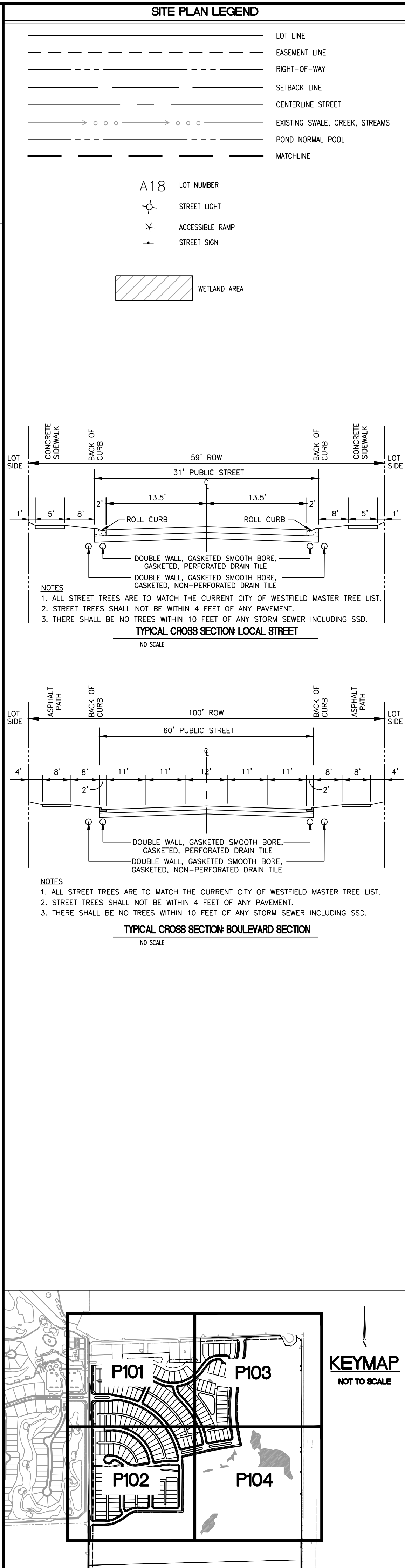
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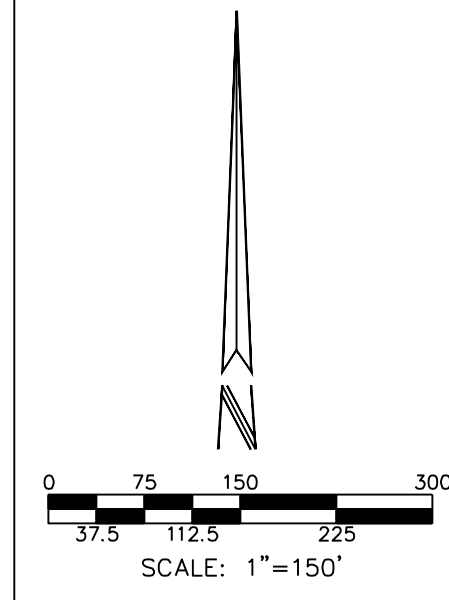
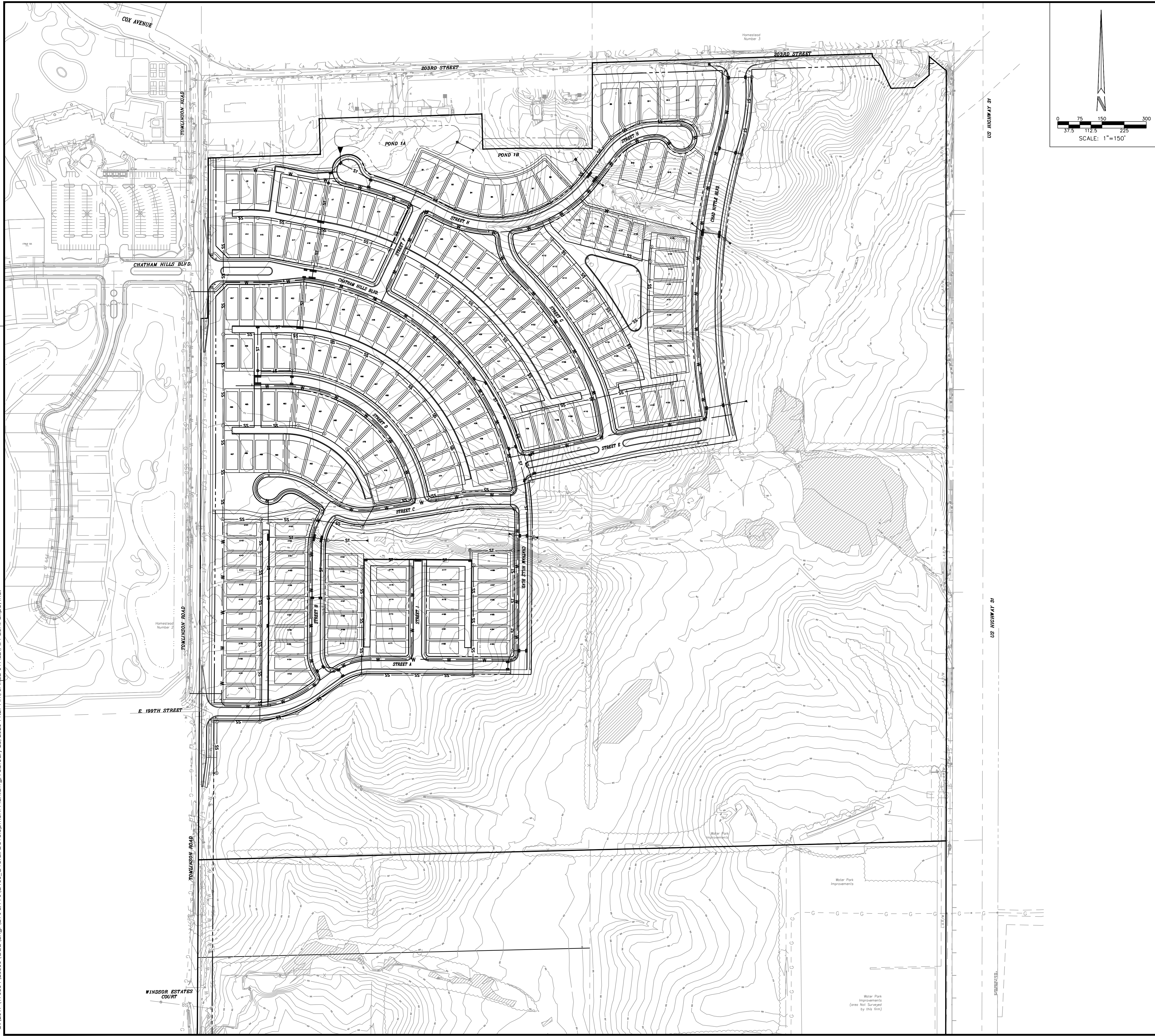


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Date
02-28-2020

Project Number
170504-20300





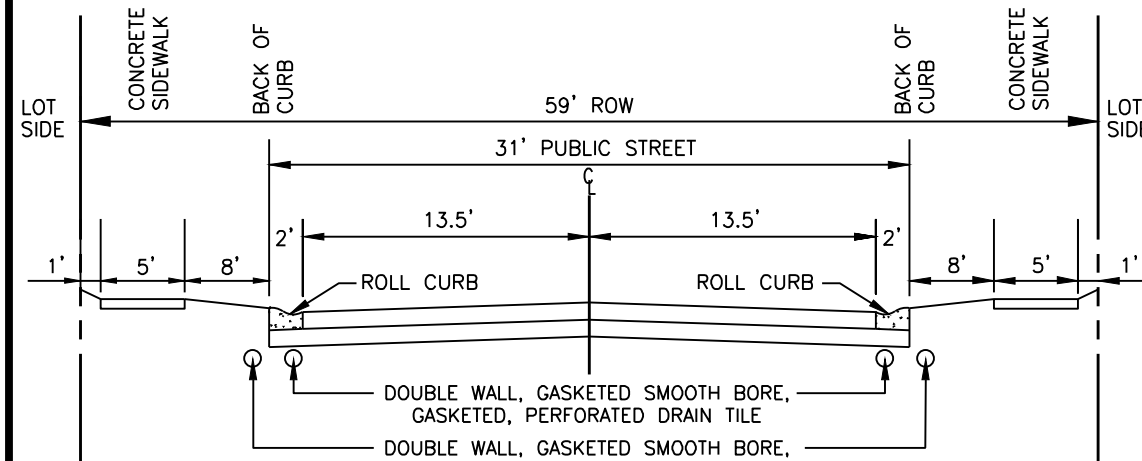
SITE PLAN LEGEND

	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	SETBACK LINE
	CENTERLINE STREET
	EXISTING SWALE, CREEK, STREAMS
	POND NORMAL POOL

	ST		STORM SEWER, MANHOLE, CURB INLET, END SECTION
	SD		SUBSURFACE DRAIN (SSD), CLEANOUT RISER
	RD		ROOF DRAIN, CLEANOUT
	WT		WATER LINE, METER, VALVE
	SS		SANITARY SEWER, MANHOLE
	E		OVERHEAD ELECTRIC, POLE
	BEC		BURIED ELECTRIC, MANHOLE
	G		GAS LINE, METER, VALVE

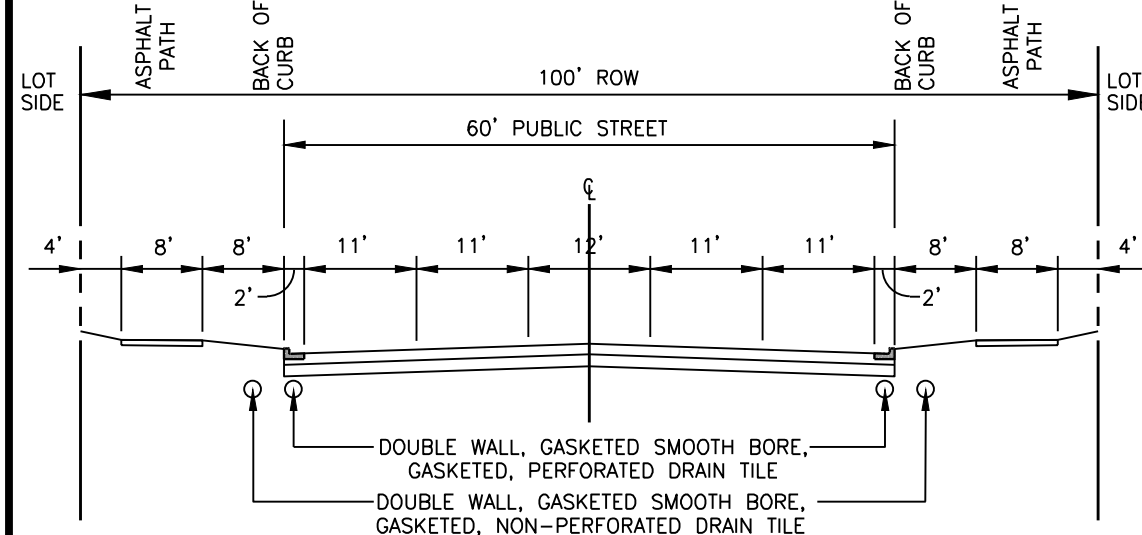
	A18		LOT NUMBER
	S		STREET LIGHT
	A		ACCESSIBLE MAP
	S		STREET SIGN
	F		FIRE HYDRANT ASSEMBLY

	WETLAND AREA
--	--------------



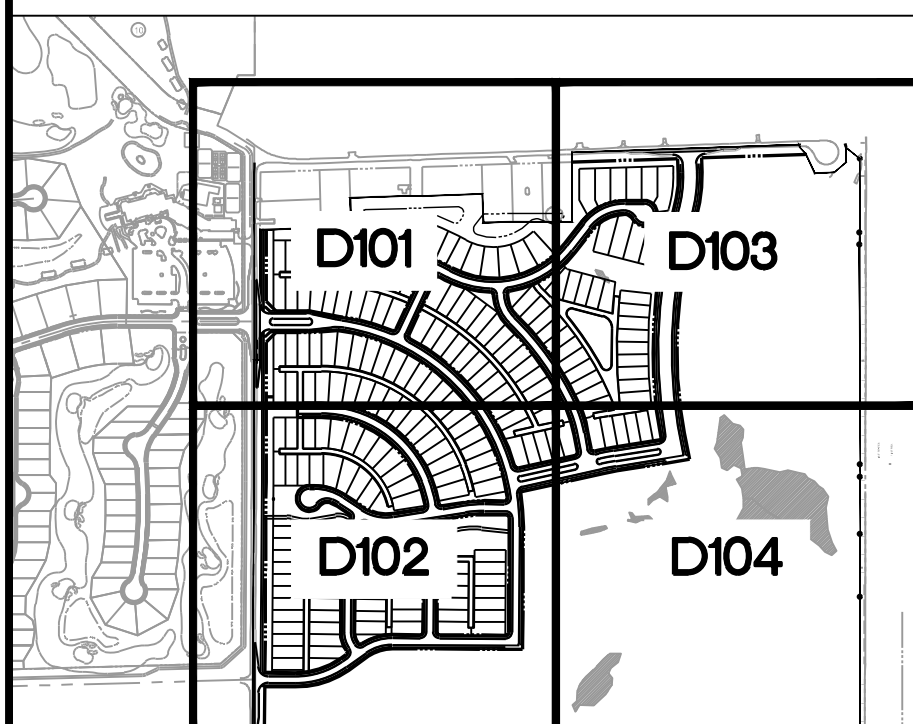
- NOTES
- GASKETED, NON-PERFORATED DRAIN TILE
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
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TYPICAL CROSS SECTION: LOCAL STREET

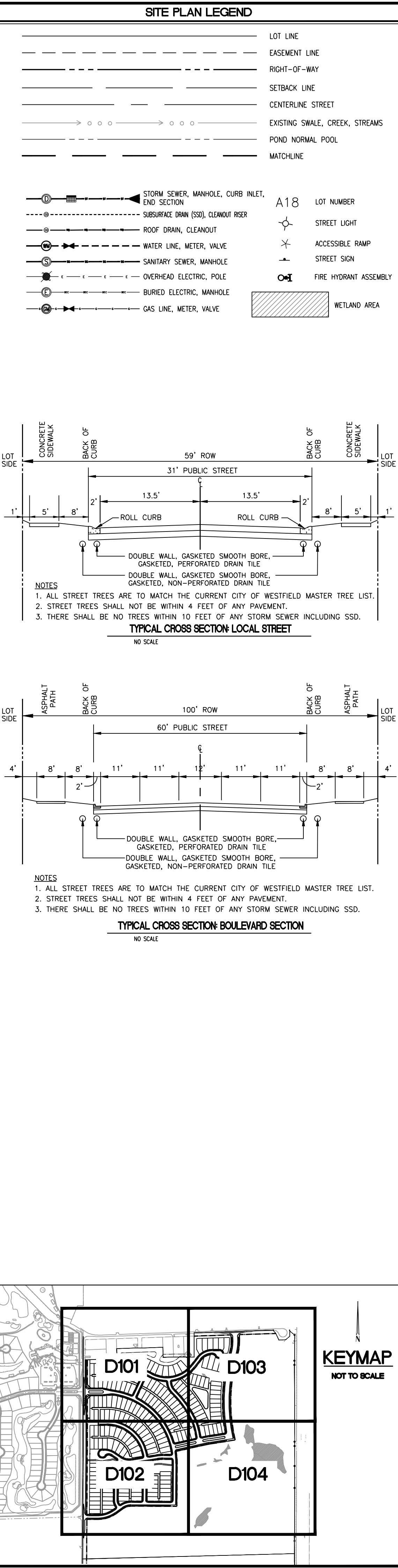
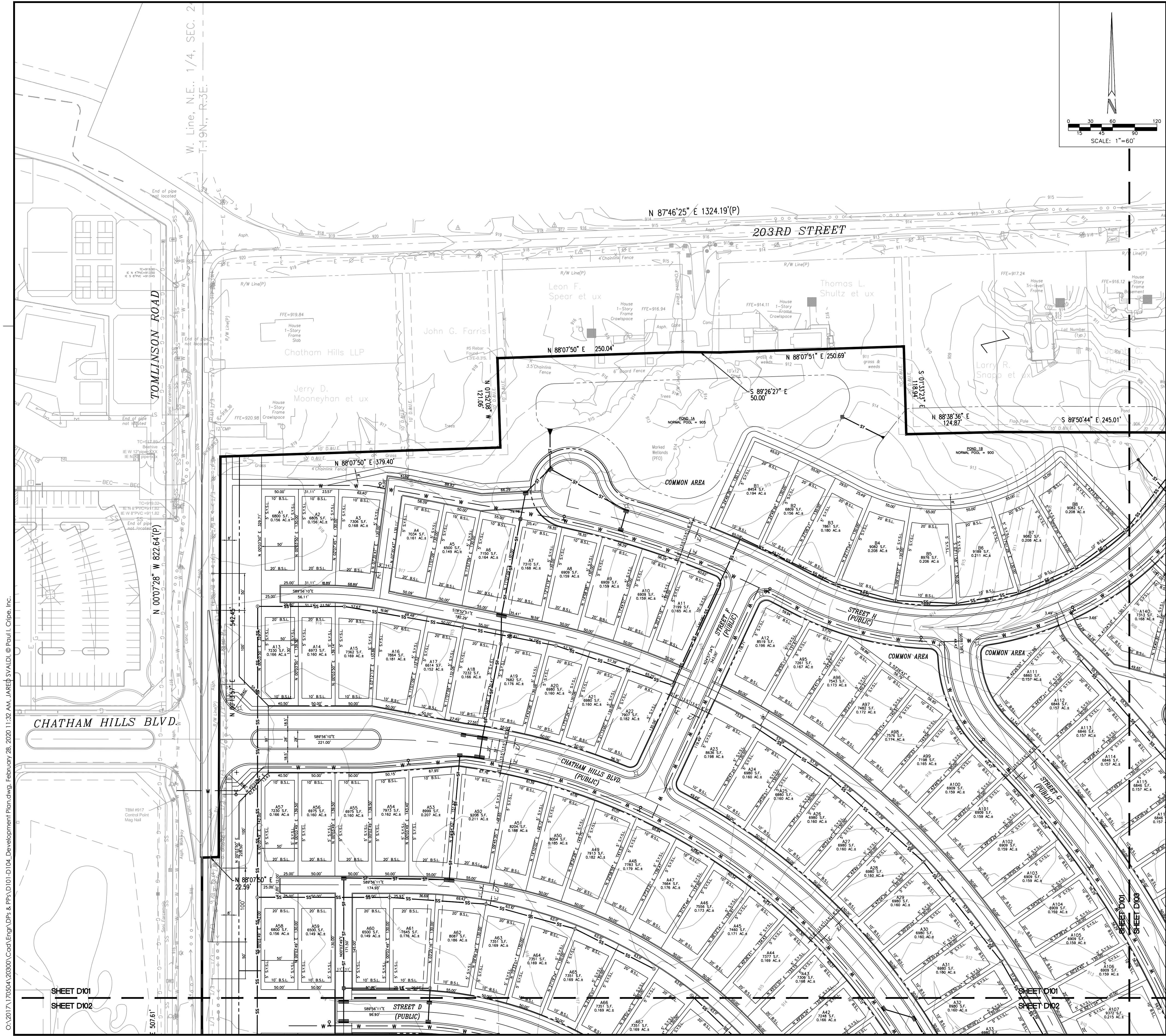


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TYPICAL CROSS SECTION: BOULEVARD SECTION



KEYMAP
NOT TO SCALE



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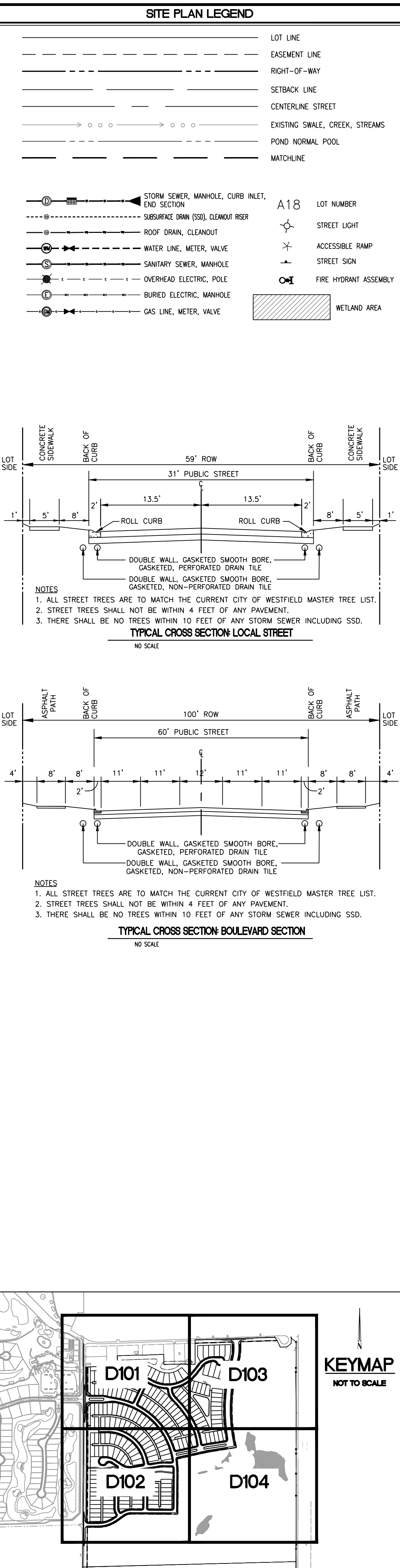
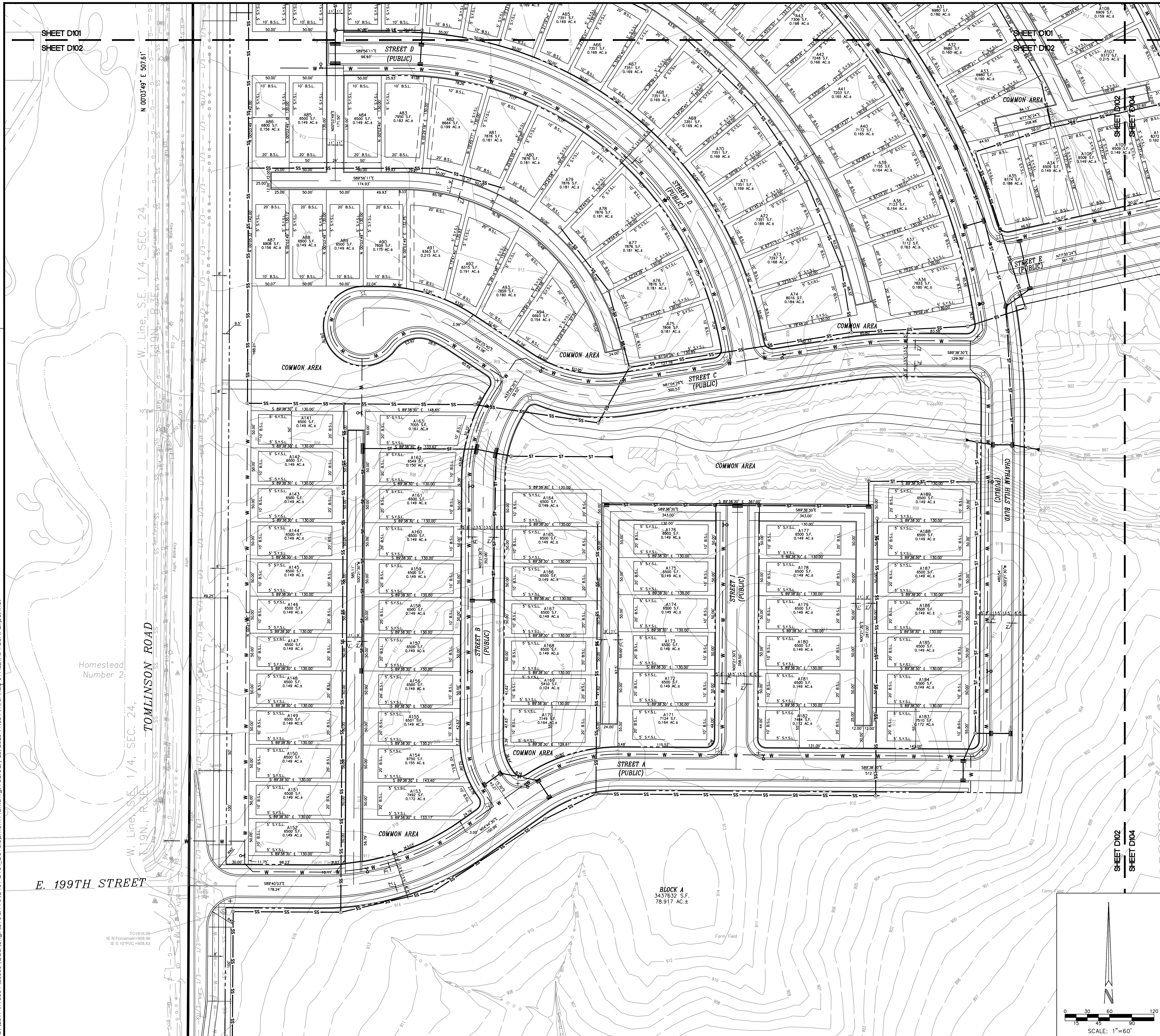
DEVELOPMENT PLAN
CHATHAM VILLAGES - PHASE 1
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY

DATE 02-28-2020

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CALL YOUR 811
C. WELLS
Checked by:
J. SVALDI, EIT / S. MORRIS, EIT
Quality Assurance:
C. WISEMAN, PE
Scale: 1" = 40'
Sheet
D101
Date
02-28-2020
Project Number
170504-20300

CR:2017170504 (20300) Civil Engr.DPs & PPS D101-D104 Development Plan.dwg, February 28, 2020 11:53 AM, JARED SVALDI, © Paul I. Cripe, Inc.



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DEVELOPMENT PLAN
CHATHAM VILLAGES - PHASE 1
CHATHAM HILLS LLP
1100 CHATHAM HILL BLVD
WESTFIELD, IN 46074

CERTIFIED BY: *Christopher M. Svaldi*
REGISTERED PROFESSIONAL ENGINEER
APPROVAL FOR CONSTRUCTION
INDIANA
NOT FOR CONSTRUCTION
Date: 02-28-2020

FOR CALLS IN INDIANA: 1-800-382-5544
FOR CALLS OUT OF INDIANA: CALL YOUR TRUSTED LOCAL ENGINEER
C. WELLS
Checked By: J. SVALDI, EIT / S. NORRIS, EIT
Quality Assurance: C. WISEMAN, PE
Scale: 1" = 40'
Sheet: D102
Date: 02-28-2020
Project Number: 170504-20300

ON: 2017, 70504, 20300, Coast Engr'g, DPs & PPs D101-D104, Development Plan.dwg, February 28, 2020 11:53 AM, JARED SVALDI, © Paul I. Cripe, Inc.



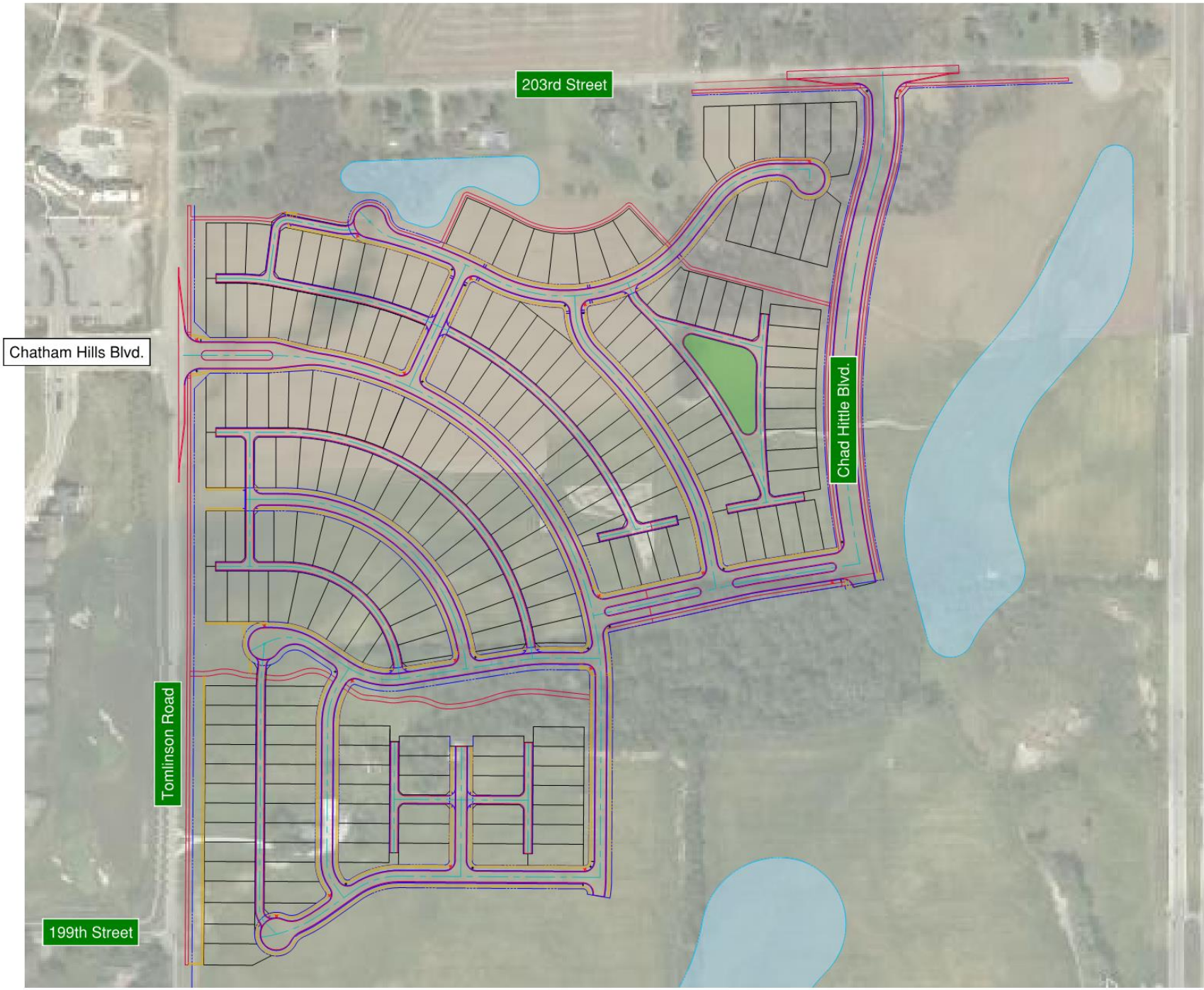


May 6, 2020



Chatham Hills

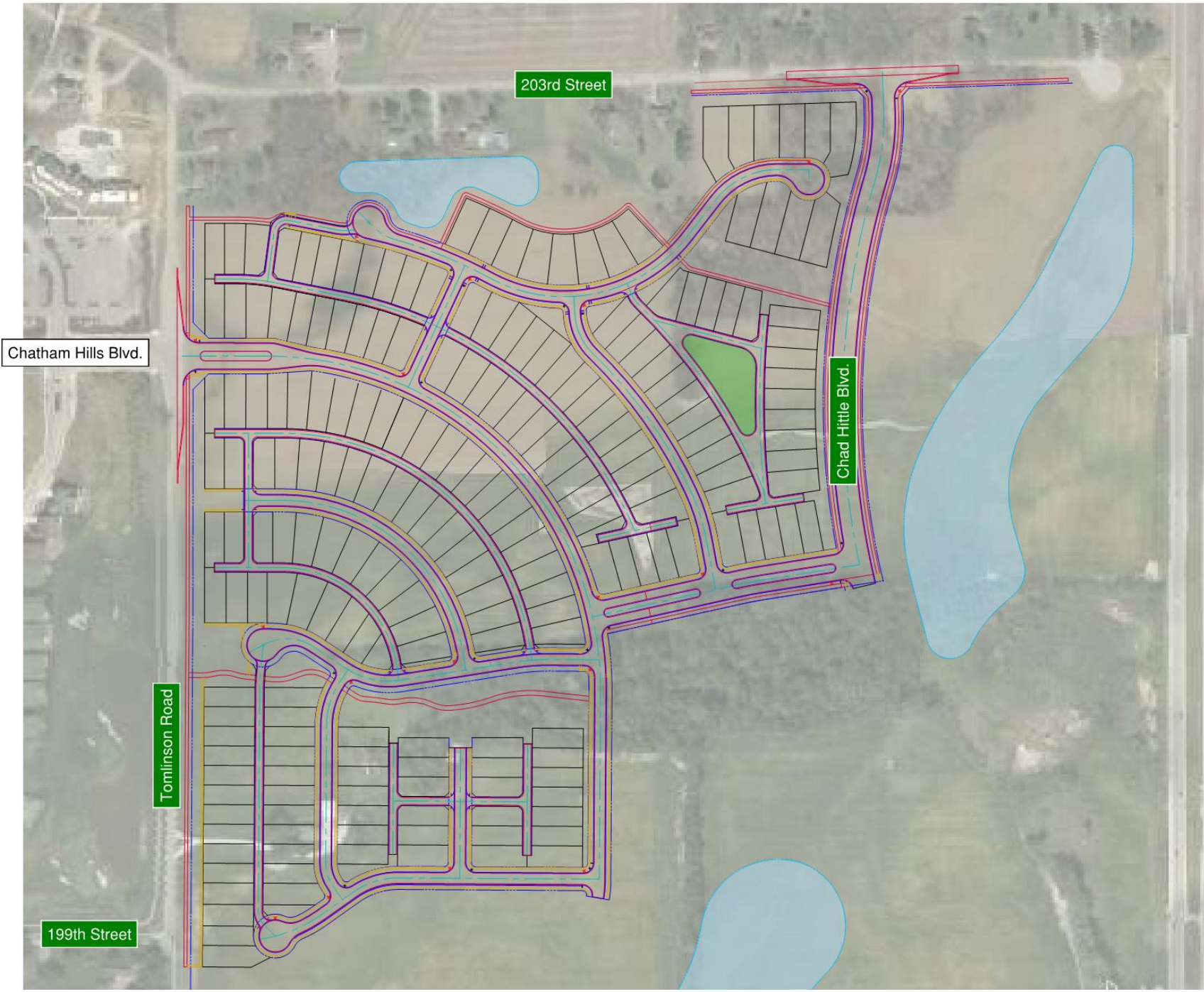
WESTFIELD













Petition Number: 2003-SPP-03 & 2003-ODP-03

Project Name: Chatham Village Phase 1

Subject Site Address: West of US 31, East of Tomlinson Road, North of 196th St, South of 203rd St.

Petitioner: Chatham Hills LLP by Cripe

Request: The Petitioner requests Primary Plat and Overall Development Plan review of 207 Single-Family Residential Lots and 1 Block on 147 acres +/- in the Chatham Hills Planned Unit Development (PUD) District

Current Zoning: Chatham Hills PUD

Current Land Use: Agricultural/Vacant

Approximate Acreage: 147 acres +/-

Property History: Style-Rite Meadows Subdivision, April 19, 1978
Chatham Hills PUD, Ordinance 13-24
Chatham Hills PUD Amendment VII, Ordinance 19-51

Exhibits:

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

Staff Reviewer: Corey Harris, Associate Planner

HISTORY AND PROCEDURAL

Secondary Plat approved on April 19, 1978 to create Style-Rite Meadows Subdivision.

The rezoning of the Property from the AG-SF1: Agricultural / Single-Family Rural District and GB: General Business District to the Chatham Hills PUD was approved at the November 11, 2019, City Council meeting.



Approval of a Primary Plat and Development Plan must be granted if 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 associate with the site.

The petition was reviewed at the March 24, 2020, Technical Advisory Committee (TAC) meeting.

PROJECT OVERVIEW

The 147 acres +/- site is located west of US31, east of Tomlinson Road, north of 196th Street and south of 203rd Street (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Development Plan for two hundred seven (207) Single-family Residential Lots.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised secondary plat has been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) Abbreviations:
 - a) WPWD: Westfield Public Works Department.
 - b) HCSO: Hamilton County Surveyor's Office.

PRIMARY PLAT STANDARDS (Article 10.12, J of UDO)

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

- 1) Proposed name of subdivision.



- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

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

- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines.
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.



- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- 20) Misc.

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

OVERALL DEVELOPMENT PLAN (Article 10.7(H) of UDO)

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

- 21) Title, scale, north arrow and date.
- 22) Proposed name of the development.
- 23) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

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

- 24) Address and legal description of the property.
- 25) Boundary lines of the property including all dimensions.

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

- 26) 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.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration. Location, centerline and width (at the Lot Line)



measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

- 27) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

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

- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

- 31) Location and dimensions of all existing structures and paved areas.

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

- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

- 33) Location of all Floodplain areas within the boundaries of the property.

- 34) Names of legal ditches and streams on or adjacent to the site.

- 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

- 36) Identify buildings proposed for demolition.

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

- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

- 38) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).



DISTRICT STANDARDS (UDO, Chatham Hills PUD (Ord. 13-24), and Chatham Hills PUD Amendment VII (Ord. 19-51)

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

40) Concept Plan and Illustrative Plan (Section 3 of Ord. 19-51):

- a) 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 within the District is hereby divided into four (4) subdistricts, as depicted on the Concept Plan (individually or collectively, “Subdistrict”). Development of each Subdivision shall be regulated as set forth in this Ordinance. The size and configuration of any subdistrict shall be permitted to increase or decrease but shall be as generally depicted on the Concept Plan.

41) Underlying Zoning District(s) (Section 4 of Ord. 19-51):

- a) District III (the “Single Family Subdistrict): SF-4: Single-Family District.

42) Permitted Uses (Section 5 of Ord. 19-51):

- a) Single Family Subdistrict:
 - i) All used permitted in District I of the Chatham Hills PUD. (Ord. 13-54)
 - ii) All uses permitted in the SFA: Single-Family Attached District
 - iii) Dwelling, Townhouse. No townhomes shall be located along Tomlinson Road.

43) General Regulations (Section 7 of Ord. 19-46 and UDO Article 4)

- a) Minimum Lot Area: No Minimum
- b) Minimum Lot Frontage: No Minimum
 - i) All Lots shall have vehicular access to a Street or Alley (e.g., via a shared ingress/egress easement).
- c) Minimum Lot Width:
 - i) Detached: 50 ft
 - ii) Attached: 24 ft



- d) Maximum Lot Coverage: No Maximum
- e) Minimum Front Yard Building Setback Lines:
- i) US Highway 31: 30 ft
 - ii) Tomlinson Road: 30 ft
 - iii) Chad Hittle Boulevard:
 - (1) Single Family Subdistrict: 10 ft
 - (2) Village Center Subdistrict: No Minimum
 - (3) Campus Office Subdistrict: 10 ft
 - (4) Southern Subdistrict: No Minimum
 - iv) 196th Street: 20 ft
 - v) 203rd Street: 20 ft
 - vi) All Other Streets (e.g., internal): 10 ft
- f) District Perimeter Setback Not Abutting a Street:
- i) Single Family Subdistrict: 20 ft
 - ii) Village Center Subdistrict: 20 ft
 - iii) Campus Office Subdistrict: 20 ft
 - (1) Or match preservation area widths, whichever is greater.
 - iv) Southern Subdistrict: 50 ft along east property line of Bokeelia Bend Neighborhood, otherwise 20 feet
- g) Minimum Internal Side Yard Setback Lines:
- i) Single Family Subdistrict: 5 ft
 - ii) Village Center Subdivision: 5 ft
 - (1) If abutting a residential district: 20 ft



iii) All Other Subdistricts: 20 ft

h) Minimum Rear Yard Building Line (UDO Chapter 4):

i) Single Family Subdistrict (SF4): 25 ft

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

i) Maximum Building Height: The Maximum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:

i) Single Family Subdistrict:

(1) Attached: 45 ft (Three Stories)

(2) All Others: No Maximum

ii) Village Center Subdistrict: No Maximum

iii) Campus Office Subdistrict:

(1) Dwelling, Multi-Family: 70 ft or Four Stories, whichever is less

(2) All Other Uses: No Maximum

iv) Southern Subdistrict:

(1) Any buildings, or portions of a building, along the East property line adjacent to Bokeelia Bend neighborhood shall be limited to two (2) stories within the first one hundred (100) feet from the property line as shown in **Exhibit E**;

(2) No building along the East property line adjacent to Bokeelia Bend neighborhood shall be greater than Sixty (60) feet in height as shown in **Exhibit E**;

(3) For all other locations: No Maximum

v) Maximum Number of Dwelling Units:

(1) Single Family Subdistrict:

(a) The Maximum Dwelling Units permitted in this Subdistrict in addition to District I, as identified in Section 9.5 of Ordinance 13-24 and as modified by Section 3.3 of Ordinance 19-11, shall be increased by ninety-five (95) Dwelling Units.



(2) Village Center Subdistrict:

- (a) The maximum number of Single Family Attached Dwelling within this Subdistrict shall not exceed three hundred (300).

(3) Campus Office Subdistrict:

- (a) The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).

(4) Southern Subdistrict:

- (a) The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).

- j) Variations: The Plan Commission may approve a fifteen percent (15%) reduction in any minimum development standard or fifteen percent (15%) increase in any maximum development standard specified in this Section, excluding maximum density standards.

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

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:

- 44) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 45) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 46) 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.



- 47) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Section 8 of Ord. 19-51)

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

48) Architectural Standards (Article 6.3)

49) Building Standards (Article 6.4)

50) Fence Standards (Article 6.5)

51) Height Standards (Article 6.6)

52) Landscaping Standards (Article 6.8 and Section 11 Ord. 13-24):

a) Preservation and Replacement of Trees (Section 11.1 Ord. 13-24):

- i) Preservation of Trees: The Developer shall only be required to provide a tree inventory for those trees of which tree preservation credits are being requested by the Developer; provided, however, that tree stands shall be generally outlined on any Development Plan.

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

- ii) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.

b) Selection, Installation, and Maintenance of Plant Materials (Section 11.2 of Ord. 13-24):

c) General Landscape Design Standards (Article 6.8(G)):

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

- ii) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
- d) Detention and Retention Areas (Article 6.8(I)): Plantings within the required perimeter easement shall be allowable granted areas for intermittent access to each facility for purposes of maintenance are accommodated.
 - i) Natural Appearance:
 - (1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
 - (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
 - (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
 - (4) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.
- e) Street Trees (Article 6.8(J)) :
 - i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.
- f) Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall not apply in the Village Center Subdistrict.
 - i) Open Space / Common Area (per acre): 10 trees.
- g) Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Front Building Façade.

- h) External Street Frontage Landscaping (Article 6.8(M)): Shall not apply if the Front Building Façade of the Lot's Principal Building is oriented towards the External Street. Shall not apply in the Village Center Subdistrict.
- i) Road Frontage Standards (Section 11.3 Ord. 13-24): The road frontage landscaping requirements of the Zoning Ordinance (Article 6.8 (M)) shall apply; however, it shall not apply along Golf Course areas adjoining or located along Internal or External Streets.
- ii) External Street Frontage Landscaping Requirements (Article 6.8(M)):
 - (1) Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

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

- (2) Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) linear feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

Comment: Please see above requirements for External Street Frontage Landscaping for Nonresidential Uses.

- i) Buffer Yard Requirements (Section 11.4 Ord. 13-24)
 - i) Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein.
 - ii) A minimum twenty (20) foot wide buffer yard shall be required between residential use(s) and any adjoining General Business (GB) District use. The buffer yard shall be



landscaped in accordance with the Unified Development Ordinance. No mounding shall be required.

- iii) A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance.
- iv) A Masonry wall or a combination of masonry and wood or iron fencing (which is entirely opaque and consistent with the design theme of other fencing or entrances in the District) may be substituted and replace any required buffer yard between uses or External Streets if said wall is: (i) a minimum height of six (6) feet; (ii) located within a minimum ten (10) foot wide easement, and (iii) supplemented with landscaping consistent with Zoning Ordinance's requirement for the softening of walls and fences.

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

53) Lighting Standards (Article 6.9): Shall apply, except as follows.

- a) Decorative Fixtures and Uniformity: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District. All light fixtures and poles shall be consistent in style, color, size, height and design throughout the District.
- b) Full Cut-off Fixtures: All light fixtures, with the exception of low-intensity architectural lighting and sign lighting shall be Fully Shielded and direct light downward toward the earth's surface.

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

- c) Maximum Light Levels: Article 6.9(F)(6) regarding maximum light meter reading standards shall apply. In addition, light meter readings from wall or pole-mounted light fixtures shall not exceed one-tenth (0.1) foot candles at the District's shared property lines with an Existing Neighborhood.
- d) Parking Area Lighting: Article 6.9(F)(6) regarding dimming of Parking Area lighting shall apply. In addition, light for Parking Areas on Lots abutting an Existing Neighborhood shall be reduced (e.g., turned off or dimmed) by a minimum of thirty-five (35%) no later than 11:00 p.m.



- e) Article 6.9(D) Prohibitions: Shall apply. In addition, neon lighting shall be prohibited within the District.

54) Article 6.12 Outdoor Storage and Display

55) Article 6.14 Parking and Loading Standards

56) Article 6.17 Sign Standards

57) Lot Standards (Article 6.10)

58) Setback Standards (Article 6.16)

59) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Forty (40) feet from intersections of Collectors, Private or Local Street.
 - ii) Seventy-five (75) feet from intersections of Expressways or Arterials.
- b) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

60) Dedication of Right-of-way

- a) The dedication of public right-of-way for Chad Hittle at the intersection of 203rd shall be done through the secondary platting process. The construction of this connection shall not occur with the development of the Real Estate.

61) Vacation of Rights of Way



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

62) Block Standards (Article 8.1)

63) Easement Standards (Article 8.3)

64) Monument and Marker Standards (Article 8.5)

65) Open Space and Amenity Standards (Article 8.6 and Section 12 Ord. 13-24)

- a) Natural Areas (Section 12.1 Ord. 13-24): The preservation of the natural landscape, terrain, topography and natural features of the Real Estate shall be preserved when possible and shall be a priority when constructing all residential, infrastructure, amenities and other aspects of the development.
- b) Minimum Open Space (Section 12.2 Ord. 13-24): The District shall provide a minimum of twenty percent (20%) of the Real Estate to be set aside for Open Space, which shall replace and superseded any open space or green belt space requirement of the Zoning Ordinance. All Open Space in the District shall be owned by the Master Developer, unless otherwise approved and transferred by the Master Developer to an Owners' Association.

66) Infrastructure Standards (Section 20 of PUD Ordinance)

- a) The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, 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.

67) Pedestrian Network Standards (Article 8.7)

- a) Pedestrian and bicycle access shall be provided throughout the District to permit and encourage pedestrian movement within the District and surrounding developments to: (i) provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii) provide for fitness and general recreational opportunities. (Section 15.1 Ord. 13-24).
- b) The District's pedestrian and bicycle network shall comply with the Zoning Ordinance and the City's construction standards, unless otherwise approved by the Department of Public Works. To the maximum extent practicable, land uses, amenities, parks, trails and other open spaces should be organized to create integrated systems of open space that connect both internal to the District and to development surrounding the District. (Section 15.2 Ord.



13-24).

- c) Golf carts shall be permitted on streets, Trails and amenities within the District. The operation of golf carts on public rights-of-way shall be subject to the City's Code of Ordinances (see Chapter 58-1), as amended, and any requirements of the Department of Public Works and Department of Parks and Recreation. (Section 15.3 Ord. 13-24).

68) Storm Water Standards (Article 8.8)

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

70) Street Light Standards (Article 8.10)

- a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.
- b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.
- c) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.

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

71) Street Sign Standards (Article 8.11)

72) Surety Standards (Article 8.12)

73) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

1. **ACTION: Hold a public hearing at the May 6, 2020, Advisory 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 comment, prior to the Plan Commission's further consideration.
3. If any APC member has questions prior to the public hearing, then please contact Corey Harris at 317.432.4883 or charris@westfield.in.gov.

Pamela Howard

From: Teresa Skelton <teresa.otis.skelton@gmail.com>
Sent: Tuesday, May 5, 2020 10:16 AM
To: Kevin M. Todd, AICP; Pamela Howard
Cc: Teresa Skelton; Jim Ake personal
Subject: GJTG Edgerock Development Ordinance 20-13 text amendment

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

The Grand Junction Task Group (GJTG) met via email, in respect to social distancing, April 28 2020. There were 12 members that attended.

Edgerock Development distributed materials showing site as well as renderings. The group unanimously supported this text amendment of ordinance 20-13.

We (the group)ask that this amendment be considered in a favorable vote.

Thank you for your support.

Teresa Otis Skelton, DWA, GJTG
317 508 3392

Sent from my iPhone



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

May 6, 2020
2005-PUD-04
Exhibit 1

Docket Number: 2005-PUD-04 (Ordinance No. 20-13)

Petitioner: Shamrock Land Acquisitions (the "Petitioner")

Request: An amendment to the permitted uses and Building Height standards within District 3 of the Junction PUD.

Current Zoning: Junction PUD District

Current Land Use: Vacant

Acreage: 2.81 acres +/-

Zoning History: 1406-PUD-09 Junction PUD District Ordinance 14-22 (07/14/14)
1507-SPP-06 Primary Plat (07/20/15)
1512-SFP-37 Secondary Plat (08/05/16)

Exhibits:

1. Staff Report
2. Location Map
3. Building Height Example
4. Proposed Ord. 20-13 (Junction PUD Amendment IV)
5. Ord. 14-22 (Junction PUD)
6. Project Narrative
7. Neighbor Meeting Summary
8. Grand Junction Task Group Letter of Support

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the April 13, 2020, City Council meeting. The petition will receive a public hearing at the May 6, 2020, Advisory Plan Commission (the "Plan Commission") meeting. The petitioner held a virtual neighbor meeting on April 28, 2020, a summary of that meeting has been included as **Exhibit 7**. The Grand Junction Task Group has reviewed this petition and provided a letter of support, which is attached as **Exhibit 8**.

PROJECT OVERVIEW

Location: This subject property (the "Property") is located at 17655 Shamrock Blvd (see **Exhibit 2**).

Property History: The original Junction PUD Ordinance was adopted by the Council in July 2014. Since that time, three (3) amendments have been approved specific to the Riverview Hospital

site. If the t proposed PUD amendment is approved, a subsequent Detailed Development Plan amendment would need to be approved.

REQUESTED MODIFICATIONS

Permitted Uses: The proposed Amendment would add Multi-family Dwellings as a permitted use.

General Regulations: The PUD Amendment proposes increasing the Maximum Building Height for District 3 from three (3) stories to four (4) stories. Additionally, the proposed Amendment adds a Minimum Building Height of eighteen (18) feet, District 3 does not currently have a Minimum Building Height.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as the “Gateway Sub-District” within the “Downtown” land use classification. The Downtown area was further studied in 2008 after the formation of the Grand Junction Task Group (the “GJTG”). The study resulted in an amendment to the Comprehensive Plan known as the Grand Junction Master Plan and Addendum, adopted in 2009. Subsequently, amendments to the Comprehensive Plan were adopted in 2013, for the [Grand Junction Implementation Plan](#) (the “Implementation Plan”), and in 2015 and 2016 with the adoption of chapters of the [Grand Junction Sub-District Addendum](#) (collectively, the “Grand Junction Plan”).

The Grand Junction Plan recommends that buildings on the east side of US 31 be pedestrian friendly and located closer to the street. This area of the sub-district is expected to integrate with the branding and themes of Downtown Westfield. Appropriate uses include hotels, office, multi-family residential, and parking structures. Ancillary uses including retail, restaurant, cultural, entertainment, or recreational uses are considered appropriate if included in a mixed-use building. Design requirements include a maximum building height of forty (40) feet against residential properties, footprints of greater than 10,000 square feet, massing along the road and away from existing single-family residences.

The petitioner is coordinating with the Grand Junction Task Group and we expect to have their recommendation prior to the next APC meeting.

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 6, 2020, 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 13, 2020, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the May 6, 2020, Plan Commission meeting. If the Plan Commission is satisfied with the petition, then the department recommends forwarding a recommendation to the City Council.
2. If the Plan Commission does not forward a recommendation this evening, then 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 Pam Howard (317) 531-3751 or poward@westfield.in.gov.

EXHIBIT 6: PUBLIC COMMENTS

1. Gerald and Constance Wilson Public Comment
2. Lisa and Chuck Dickinson Public Comment
3. Jon Constable Public Comment

Corey Harris

From: gwilson_26@comcast.net
Sent: Sunday, May 3, 2020 3:14 PM
To: planners
Subject: Petitions 2004-ODP-06 & 2004-SSP-06

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: This external email is from gwilson_26@comcast.net. Do not click on unexpected or untrusted links and attachments.

Dear sir/madam,

Re: Chatham Village Section 1

We have several concerns regarding this new development.

1. Seems to be denser than we were initially led to believe. As a result, we are very concerned that the additional traffic on Tomlinson road will create safety risks and congestion. It appears that consideration should be given to widening the Tomlinson Road. The road has deteriorated significantly over the past 3 years.
2. There does not appear to be any facilities in the development. Possibly one small park, no pool, clubhouse, etc. There should be more green space for the number of homes. It is **very** doubtful the Chatham Hills Club House can support this additional load without great frustration.
3. It is difficult for me to determine if there is a berm between the development and Tomlinson Road there should be a large berm to protect us from the dense housing development noise.
4. Given the current economic conditions makes sure there is adequate finances to complete the development.

Gerald and Constance Wilson
574.903.9366
20033 Prescott Place Drive
Westfield, IN 46074

Corey Harris

From: Lisa & Chuck Dickinson <dickinsonlc@gmail.com>
Sent: Wednesday, May 6, 2020 10:55 AM
To: planners
Subject: Petition 2004-ODP-06 & 2004-SSP-06 Chatham Village Section 1

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

We received a letter concerning the development plan for Chatham Village Section 1. Upon reviewing the online documents, we have a big concern. It appears there will be 207 single family lots in this PUD. Per an October 7, 2019 email (see below) from Phil Sundling, the plans were only 90 lots. This is a significant increase! Chatham has also offered membership to the Fischer home addition west of our neighborhood. We are concerned as the club facilities are becoming very crowded. We ask that Chatham restrict membership so we may enjoy our club facilities.

We also want to address Tomlinson Road. It has become very busy, noisy and unsafe. We hope Westfield will solve this issue by widening the road. We need higher berms and more trees to absorb the sound.

Respectfully,

Lisa and Chuck Dickinson
20011 Prescott Place
Chatham Hills

Sent from [Mail](#) for Windows 10

From: [Phil Sundling](#)
Sent: Monday, October 7, 2019 12:28 PM
Subject: RE: 1909 PUD-34

Good Morning Lisa and Chuck,

First of all, thank you for reaching out. Regarding your concern with townhomes along Tomlinson Road, this was also brought to our attention at the Neighborhood Meeting and note that we have modified our plan and have removed townhomes as an allowable use along Tomlinson Road. Regarding the membership concern, some of these homes but not all will come with social memberships. Note that the Clubhouse is not full at this point and we are planning to add additional amenities to this new ground. Please note that we're only adding 90 units to the PUD with the addition of this ground.

Regarding your concern with noise along Tomlinson, adding additional height to the existing berm is problematic in a few ways. We are limited to the east with the City's public right-of-way and trail and we are limited to the west with the existing pond. So adding height (which would require a larger footprint) would simply not be feasible. As the trees continue to grow in, this buffer will become more and more dense which will certainly help buffer the noise.

Also, we totally agree with you on the safety concern along Tomlinson and this has been relayed to the City. With this being a public roadway, these improvements would need to be performed by the City. We are hopeful something can be done soon and we will certainly continue to push.

Thank you again for reaching out and if you have any additional thoughts or concerns please do not hesitate to reach out.

Phil A. Sundling, PE

Henke Development Group, LLC

1100 Chatham Hills Blvd.

Westfield, IN 46074

Ph: (317) 517-1945

Email: phil.sundling@henkedevlopment.com

Corey Harris

From: Jon Constable <conjn@comcast.net>
Sent: Wednesday, May 6, 2020 2:09 PM
To: planners
Subject: Chatham Village Section 1

Warning: This external email is from conjn@comcast.net. Do not click on unexpected or untrusted links and attachments.

To the members of the Westfield-Washington Township Advisory Plan Commission:

We are writing in regard to the development of Chatham Village Section 1. We have some concerns we hope will be addressed at the public hearing this evening, May 6, 2020.

1. The conditions on Tomlinson Road, which appears to be the primary means of entry and exit from the development, are unacceptable. Tomlinson Road is too narrow for the traffic which it currently handles, as evidenced by the ruts alongside the road and frequently crumbling asphalt. It already feels unsafe to travel that route from Chatham Hills Boulevard to 191st Street. Adding considerably more traffic to that road from Chatham Village construction and residents would seem to be a recipe for trouble. Can widening of Tomlinson Road be considered in conjunction with this development?

2. We understand the residents of Chatham Village will receive social memberships to the Club at Chatham Hills upon purchase of a lot. We also understand that the development currently underway on Horton Road is offering social memberships to its new residents. Please share any information you have to assure that the amenities enjoyed by current members will not become so overcrowded as to be unusable. Will there be a cap on memberships?

Thank you for considering these comments. We look forward to hearing the presentation this evening.

Jon and Pam Constable
19989 Prescott Place Drive
Westfield, IN 46074

WRITTEN PUBLIC COMMENTS

Docket Number: 2005-PUD-04
Petitioner: Shamrock Land Acquisitions
Request: Petitioner requests an amendment to the permitted uses and Building Height standards within District 3 of the Junction PUD.

Enclosed Attachments:

May 6, 2019 Public Hearing

- | | |
|------------------|------------|
| 1. Naas, Linda | 05/06/2020 |
| 2. Shuck, Robert | 05/06/2020 |

May 6, 2020, APC
Linda Naas, comments on:

**2005-PUD-04 [PUBLIC HEARING]
Junction PUD Amendment IV
17655 Shamrock Blvd**

NO to a 4th story for District 3 that shares boundary lines with smaller single family homes. The current 3 story allowance should even be discouraged based on neighboring one-story residential and the 2-story dental building on SR32. This amendment was presented at the neighborhood meeting as not feasible without the 4th story – this means the vote should be NO.

NO to any additional multi-family residential (90-100 per Mr. Dalton) which brings too much additional traffic to the area of the hospital and schools and SR32/Poplar RAB that already has emergency vehicles and buses and would require crossing north bound lanes of Shamrock Blvd to exit to the south. Any traffic accompanying this PUD and especially District 3 should not be encouraged to travel north between the school buildings during school times. (See Exhibit F of Ord 14-22) (See aerial map attached)

- Offering right-in/right-outs would only exacerbate traffic issues.
- There is multi-family already at SR32 and Union, south and east at Union Street Flats, south at the Poplar Street Townhomes, and a little further south in the Grand Millenium PUD under the development of Edgerock = hundreds of MF units already approved.
- These locations are clearly within travel distance for workforce as is the existing neighborhood.
- The area is not conducive to amenities that would be required for multi-family residential living.
- With the current Covid-19 changes in how we live, multi-family and senior living and business may not go together in the same building.

This area should have less intense GB uses and include those in Section 3 of Ord 14-22 including Assisted Living and Independent Senior Living based on this being a hospital and school zone. Safety should be of concern.

Has the developer let the APC and Council know about the business limits and non-compete with the hospital? That information could be vital to this proposal. Clearly the developer willingly agreed to that knowing it could limit future development.

I do not agree with the GJTG endorsement that lacked any reasoning for their decision.

ORDINANCE 14-22

The Junction PUD

**AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON
TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO
TITLE 16 – LAND USE CONTROLS**

This is a Planned Unit Development District Ordinance to amend the Westfield-Washington Zoning Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Zoning 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 Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket 1406-PUD-09), filed with the Commission requesting an amendment to the Zoning Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Docket 1406-PUD-09 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable 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 July 8, 2014; and,

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

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

Section 1. Applicability of Ordinance.

- 1.1 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate") and shall hereafter be referred to as the "**The Junction PUD**".
- 1.2 The provisions of the Zoning Ordinance as amended shall govern development of the Real Estate unless specifically modified by the terms of this Ordinance. All provisions and representations of the Zoning Ordinance that conflict with the provisions of this Ordinance shall be superseded by the terms of this Ordinance.
- 1.3 The underlying zoning district shall be the **GB – General Business District** (the "Underlying Zoning District"). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

COPY

- 1.4 Section ("WC §") cross-references of this Ordinance shall hereafter refer to the Section as specified and referenced in the Zoning Ordinance.

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

- 2.1 Site Concept Design Plan: The plan attached hereto and incorporated herein by reference as Exhibit B. Exhibit B is a general plan for the development of the Real Estate.
- 2.2 Illustrative Character Exhibit: A general representation of the intended architecture and character for the proposed development of the Real Estate attached hereto as Exhibit C.
- 2.3 Pedestrian & Vehicular Accessibility Plan:
- A. Pedestrian Accessibility Plan: A general representation of the intended pedestrian connectivity with surrounding developments and enhanced pedestrian connectivity internal to the Real Estate herein referenced as Exhibit E.
- B. Vehicular Accessibility Plan: A general representation of the intended vehicular connectivity with surrounding developments and enhanced vehicular connectivity internal to the Real Estate herein referenced as Exhibit F.
- 2.4 Assisted Living Facility: A commercial facility for persons having such disabilities as to require assistance with daily living tasks. Such facilities contain four (4) or more dwelling units and/or rooming units, provide a combination of housing, support services, personalized assistance, and healthcare, and respond to the individual needs of persons requiring assistance with the activities of daily living but may or may not require 24 hour skilled medical care.
- 2.5 Independent Senior Living Facility: A senior living community commonly providing apartments but some also offer cottages, condominiums, and single-family homes. Residents are seniors who do not require assistance with daily activities or 24/7 skilled nursing but may benefit from convenient services, senior-friendly surroundings, and increased social opportunities that independent senior living communities offer.
- 2.6 Multi-story Parking Garage: This is a building designed for car parking and where there are a number of floors or levels on which parking takes place.

Section 3. Permitted Uses.

- 3.1 Assisted Living Facilities and Independent Senior Living Facilities.
- 3.2 Multi-story Parking Garage
- 3.3 All uses permitted in the Underlying Zoning District shall be permitted, except the following:

Auto Parts Sales	Auto Rental	Auto Sales, New or Used
Bus Stations	Carwash	Casket and Casket Supplies
Cemetery Monument Sales	Charitable Donation Pickup	Drive-In Food & Beverage
Electrical Supply Store	Embalming School	Exterminators
Farm Implement Store	Feed Store	Frozen Food Store/Locker
Gasoline Service Station	Laundromats	Liquor Stores
Locksmith Shop	Millinery	Mortuaries

Motorcycle Sales & Service	Nursery – Plants, Retail	Roller & Ice Skating Rink
Self-Service Car Wash	Semi-Automatic Car Wash	Tire & Auto Service Center
Tobacco Shops	Trailer Rental	Tool/Equipment Rental
Travel Trailer Sales/Rental	Typewriter Sales/Rental	Upholsters

Section 4. Development Standards.

- 4.1 General Regulations The regulations of *WC § 16.04.050 Business Districts* applicable to the Underlying Zoning District shall apply except as modified herein:

A. Minimum Setback Lines

Front Yard: No minimum
Side Yard abutting road or street: No minimum
Side Yard internal to development: No minimum
Side Yard abutting residential: 15 Feet
Rear Yard: No minimum

- B. Building Height The PUD will have three districts for building height standards. District 1 shall be defined as the parcels adjacent to US 31. District 2 shall be defined as the balance of Parcel 1 from District 1 to Shamrock Boulevard. District 3 shall be defined as all of Parcel 2 which is the tract of land to the east of Shamrock boulevard to the residential neighborhood.

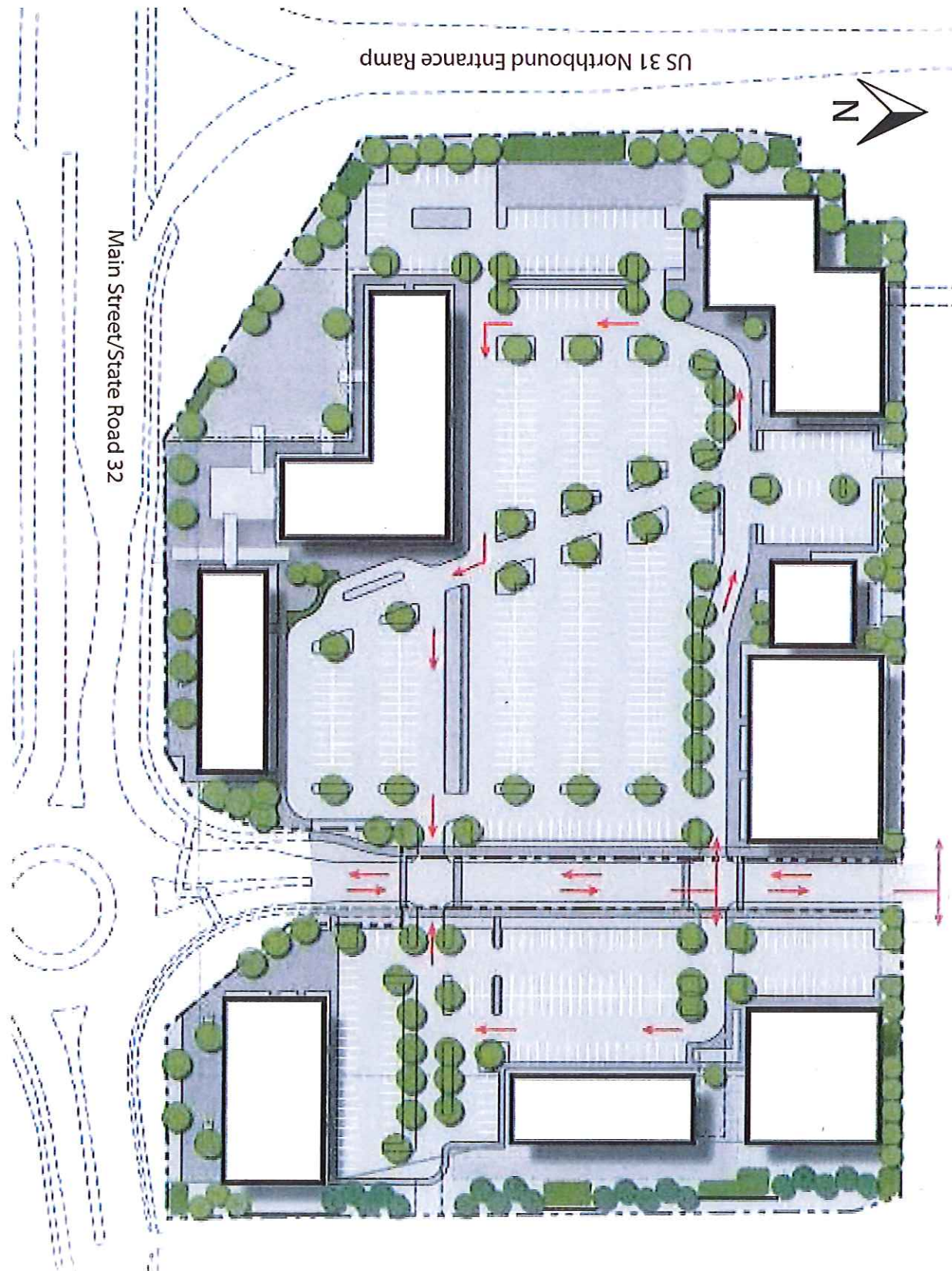
- (i) District 1 Building Height: Minimum of three (3) stories. No maximum.
- (ii) District 2 Building Height: Minimum of two (2) stories. No maximum.
- (iii) District 3 Building Height: No Minimum. Maximum height is three (3) stories.
- (iv) Architectural Height Standard: Buildings with five (5) or more stories are encouraged to step back the façade by a minimum of ten (10) feet every four (4) stories.

- C. Pedestrian & Bicycle Accessibility The following shall be required in order to encourage pedestrian connectivity with surrounding developments and enhance pedestrian connectivity internal to the Real Estate. Exhibit E

- (i) All walkways internal to the Real Estate that cross vehicular ways (e.g., drive lanes, parking lots) shall be delineated and distinguished from driving surfaces through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, asphalt, painted asphalt or brick.
- (ii) Sidewalks, no less than six (6) feet wide, shall be provided along the full length of a building façade featuring a customer entrance, and along any façade abutting a public parking area.
- (iii) A bicycle parking area that will accommodate a minimum of ten (10) bicycles shall be provided at each primary structure within the Junction PUD District.

- D. Trash Enclosures Trash containers shall: (i) be screened on all sides with a solid walled or fenced enclosure not less than six (6) feet in height above grade and equipped with wood covered gates; (ii) not be located between the front line of the primary building and the front lot line.

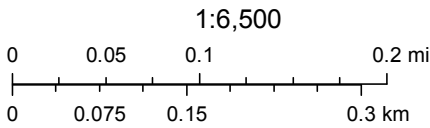
EXHIBIT F
VEHICULAR ACCESSIBILITY EXHIBIT



Traffic/Neighborhood The Junction PUD



May 6, 2020



Pamela Howard

From: grammiejrshuck@comcast.net
Sent: Wednesday, May 6, 2020 4:07 PM
To: planners
Cc: Robert Shuck
Subject: APC meeting 5/6/2020

Warning: This external email is from grammiejrshuck@comcast.net. Do not click on unexpected or untrusted links and attachments.

To the APC
Comments on 2005-PUD-04 (Public Hearing)
Junction PUD Amendment IV
17655 Shamrock Blvd.

1st of all any public building above 4 stories should not be built within the boundaries of Westfield Proper. There are single story homes in Newby Court to the East of this property. Putting a 4 story building that would be in cohesive to the landscape of Westfield Proper just wouldn't look good.

2nd Building a building with business and residential for seniors? Why, next to a school, hospital?

3rd The RAB at Main and Poplar/Shamrock Blvd. is an unbelievable nightmare for traffic. It is jammed up in the morning and evening. (especially during school session days) The hospital really has not gotten too many big emergencies yet. I can't imagine if they do.

4th Everyone wants people to walk downtown. Well, I can tell you first hand getting across Main Street is NOT SAFE or easily possible. When/if Main Street gets widened it will be a nightmare. The traffic going through the RAB goes speeding through and a 4 lane freeway is just going to make it worse.

It just does not seem sensible to build at that location. Westfield has so many different things all over crammed into the downtown area that it looks like someone spit out their lunch.

Why would anyone want to rent (especially seniors) an apartment in that location? Look at North Union and Hoover. That development seems to be slow. Maybe because of the school campus???

Please look at this closer. Have you thought about what Westfield looks like now and will look like in the future?

You can reach me at 317-370-5286 anytime.

Oh I have lived on West Main Street for 69 years and have seen everything. I am not against progress, I am for good progress that enhances our community for all of its citizens and guests.