CITY OF WESTFIELD, IN

AdvisoryPlanningCommission_Meeting_Agenda_05_05_2021

Wednesday, May 05, 2021 at 07:00 PM

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

MEETING DATE: **Wednesday, May 05, 2021 at 07:00 PM**

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

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

Public input can be submitted in 1 of 2 ways:
• Email to planners@westfield.in.gov
• Show up at Westfield City Hall for an opportunity to participate in this public hearing.
o Masks and social distancing are required.
o Maximum capacity is 22 people at a time.
o Staff will be present to help direct traffic inside the room.

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes
April 19, 2021 APC Minutes

Documents: APC Minutes - April 19, 2021

Review APC Rules & Procedures

CONSENT AGENDA

No Consent Agenda Items

ITEMS OF BUSINESS

2104-ODP-07 & 2104-SPP-07
The Courtyards of Westfield
Southwest corner of Towne Road and 151st Street
Epcon Westfield, LLC by Kimley-Horn & Associates, Inc. requests Primary Plat and Overall Development Plan approval for 89 Single-family residential lots on 37.03 acres

+/- in The Courtyards of Westfield PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat and Overall Development Plan

PUBLIC HEARING ITEMS

2102-PUD-06 [PUBLIC HEARING]
Grand Park Village PUD Amendment IV
South Side of 186th Street, ENE of Kinsey Avenue
D&W Farms, Inc. by Henke Development Group requests an amendment to a 68 acre +/- portion of the Grand Park Village PUD to permit Townhome and Single-Family Detached dwelling units.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ord. 21-06 | Exhibit 4: Site Plan | Exhibit 5: Townhome Character Exhibits | Exhibit 6: Detached Cottage Exhibits | Exhibit 7: Single-Family Attached Exhibits

2105-ODP-10 & 2105-SPP-10 [PUBLIC HEARING]
Chatham Hills Sec. 6B
Northeast corner of 199th Street and Horton Road
Chatham Hills, LLP by Kimley-Horn and Associates, Inc requests Overall Development Plan and Primary Plat review of 66 lots on 34.42 acres +/- in Chatham Hills PUD District.
(Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)
(Presenting Planner: Pam Howard - phoward@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat | Exhibit 4: Overall Development Plan | Exhibit 5: Landscape Plan

2105-ODP-11 & 2105-SPP-11 [PUBLIC HEARING]
Sogility
16466 Southpark Drive
Design and Build Corporation requests Overall Development Plan and Primary Plat review of 2 lots on 5.11 acres +/- in Southoak PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat and Overall Development Plan

2105-PUD-16 [PUBLIC HEARING]
Winterburg PUD
South of and adjacent to 193rd Street, west of and adjacent to Casey Road
Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 154 acres +/- from the AG-SF1: Agriculture / Single-family District to the Winterburg PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Narrative Statement | Exhibit 4: Proposed Ord. 21-22 | Exhibit 5: Context Map | Exhibit 6: District

Map | Exhibit 7: Concept Plan | Exhibit 8: Home Character Exhibits | Exhibit 9: Amenity Exhibits | Exhibit 10: Summary of Neighborhood Meeting | Exhibit 11: Public Comment Exhibit | Presentation Slides

2105-PUD-16 [PUBLIC HEARING]
Osborne Trails Phase II PUD
Southwest corner of 199th Street and Horton Road
Lennar Homes of Indiana, Inc. by Nelson and Frankenberger, LLC requests a change in zoning of 60 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Osborne Trails Phase II PUD District
(Planner: Pam Howard - phoward@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Ordinance 21-23 | Exhibit 4: Context Map | Exhibit 5: Concept Plan | Exhibit 6: Character Exhibit | Exhibit 7: Project Narrative | Exhibit 8: Neighbor Meeting Summary | Petitioner's Presentation

2105-PUD-18 [PUBLIC HEARING]
Maple Knoll PUD Amendment
Southeast corner of SR 32 and Spring Mill Road
Panda Restaurant Group, Inc. by Nelson & Frankenberger, LLC requests an amendment to the Maple Knoll Planned Unit Development (PUD) District modifying the Accessory Use and Building Standards.
(Planner: Caleb Ernest - phoward@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ordinance 21-24 | Exhibit 4: Site Location Exhibit | Exhibit 5: Example Site Plan | Exhibit 6: Project Description

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]
Northpoint II PUD
North side of SR 38 between Anthony Road and Hinkle Road
Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

2102-ZOA-01 [CONTINUED]
Unified Development Ordinance Amendment
Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.
(Planner: Kevin Todd - ktodd@westfield.in.gov)

22104-ODP-06 & 2104-SPP-06[CONTINUED]
Ackerson Farms
West Side of Ditch Road between State Road 32 and 166th Street

Estridge Development Management, LLC by Innovative Engineering requests Primary Plat and Overall Development Plan approval for 423 residential lots on 236.78 acres +/- in the Ackerson Farms PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2104-ODP-08 [CONTINUED]
West Fork Whiskey
Northeast Corner of 191st St. and Horton Road
West Fork Whiskey by Cripe requests Overall Development Plan review of 1 lot on 12.83 acres +/- in the Osborne Trails PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

2104-PUD-11 [CONTINUED]
Bonterra PUD
South side of State Road 32, 1/4 mile west of Gray Road
M/I Homes of Indiana, LP by Church Church Hittle + Antrim request a Change of Zoning for 28.22 acres +/- from the GO: General Office District to the Bonterra PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

2104-PUD-13 [CONTINUED]
Sycamore Glen PUD
South of and adjacent to 159th Street and west of Towne Road
Coronado Development Corporation by Nelson & Frankenberger, LLC requests a change in zoning for 28.5 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Sycamore Glen PUD District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

<u>ADJOURNMENT</u>

Petition Number:	2105-ODP-10 and 2105-SPP-10
Project Name:	Chatham Hills, Sec. 6B
Subject Site Address:	NEW of 199th Street and Horton Road
Petitioner:	Chatham Hills LLC
Representative:	Kimley-Horn and Associates
Request:	Overall Development Plan & Primary Plat review of 66 Single Family
Current Zoning:	Chatham Hills PUD
Current Land Use:	Vacant
Approximate Acreage:	34.42 +/-
Property History:	Chatham Hills PUD, Ordinance 13-24 Chatham Hills PUD Amendment, Ordinance 15-28 Chatham Hills PUD Amendment, Ordinance 19-11 Chatham Hills PUD Amendment, Ordinance 19-51

Exhibits:

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

Staff Reviewer:	Corrie Meyer, AICP, PLA, Planning Consultant
Staff Presenter:	Pam Howard, Senior Planner

Procedural

• TAC Meeting	4/20/21
• APC Notice Deadline	4/23/21
• APC First Meeting (Public Hearing)	5/5/21
• Revised Plan Submittal & APC Packet Materials	5/7/21
• APC Second Meeting	5/17/21

BACKGROUND

The majority of the Property was zoned with the Original Chatham Hills PUD (Ord. 13-24), which was approved at the January 13, 2014, City Council meeting. A 2015 amendment (Ord. 15-28) added the remainder of the real estate. Two amendments (Ord. 19-11 & Ord. 19-51) in 2019 increased the number of dwellings permitted in the district.

Project Overview

The current proposal is an Overall Development Plan and Primary Plat for 66 single-family residential lots on 34.42 acres in the Chatham Hills PUD District.

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

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

1) Proposed name of subdivision.

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

3) Title, scale, north arrow and date.

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

5) Easements (locations, widths and purposes). (Article 8.3) **COMMENT: The Petitioner is coordinating with WPWD to address outstanding issues.**

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

7) Layout of Lots (showing dimensions, numbers and square footage). See PUD Standards

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

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

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

11) Building setback lines. See PUD Standards.

12) Legend and notes.

13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage. **COMMENT: The Petitioner is coordinating with WPWD to address outstanding issues.**

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

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

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

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

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

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

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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

20) Title, scale, north arrow and date.

21) Proposed name of the development.

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

23) Address and legal description of the property.

24) Boundary lines of the property including all dimensions.

25) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

26) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

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

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

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

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

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

32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching). **COMMENT: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**

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.

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

telephone and cable. **COMMENT: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.**

35) Identify buildings proposed for demolition.

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

37) 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 Chatham Hills PUD **except for those items identified as outstanding below:**

38) Single-family Detached Residential Uses:

District Subarea	Minimum Lot			Minimum Setbacks				Max. Bldg. Height[1]	Maximum Number of Dwelling Units in Subarea[2]
	Width	Lot Frontage	Area (SF)	Front	Side	Rear	Building Separation		
1-A	150’	30’	20,000	25’	8’	30’	16’	45’	1,500
1-B	120’	30’	15,000	25’	8’	30’	16’	45’	1,500
1-C	110’	30’	12,500	25’	8’	30’	16’’	45’	1,500
1-D	105’	30’	12,500	25’	8’	30’	16’	45’	1,500
1-E	90’	30’	10,000	25’	8’	25’	16’	40’	1,500
1-F	80’	25’	10,000	25’	8’	25’	16’	40’	975
1-G	70’	20’	7,750	20’	5’	10’	10’	35’	750
1-H	65’	20’	7,750	20’	5’	10’	10’	35’	600
1-I	60’	20’	7,500	20’	5’	10’	10’	35’	600

39) Single-family Attached Residential Uses:

Attached Residential Type	Minimum Building Setbacks				Minimum Dwelling Unit Size (SF)	Maximum Density	Max. Bldg. Height[3]
	Private Street	Public Street	Garage from Street	Building Separation			
Duplex	10’	20’	20’	12’	1,500	6 du/acre	50’
Triplex	10’	20’	20’	12’	1,500	10 du/acre	50’
Quadraplex	10’	20’	20’	12’	1,500	10 du/acre	50’
Townhome	10’	20’	20’	12’	1,200	12 du/acre	50’[4]
Condo-minimum	10’	20’	20’	12’	1,200	12 du/acre	50’

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:

40) Architectural Standards (Article 6.3)

41) Building Standards (Article 6.4)

42) Fence Standards (Article 6.5)

43) Height Standards (Article 6.6)

44) 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.

<u>Comment:</u> Items 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 Ord. 13-24)

c) General Landscape Design Standards:
   i) <u>Minimum Distance from Sidewalk and Curb:</u> Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
   ii) <u>Easements</u>: 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:
   i) <u>Natural Appearance:</u>
      (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).

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

      (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
      (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
   ii) <u>Side Slopes</u>: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.

   <u>Comment:</u> The Petitioner is coordinating with WPWD to address outstanding issues

e) Street Trees:
   i) <u>Spacing:</u> 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- reviewed at permit stage.

g) External Street Frontage Landscaping
   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)): 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 required along the entire External Street frontage. Meandering mounds are encouraged.

h) Buffer Yard Requirements (Section 11.4 Ord. 13-24)
   i) Buffer yards shall not be required along Golf Course areas adjoining or located along Internal or External Streets.
   ii) Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein.
   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.

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

j) Lighting Standards (Article 6.9)

k) The District's lighting shall comply with the Unified Development Ordinance (Article 6.9) with the following exceptions: (Section 14 Ord. 13-24).
   i) Architectural lighting may be directed upward on Golf Course Use buildings for the softening of walls and entryways and shall be directed in a manner as to direct

light away from residential adjacent property and public rights-of-way and shall otherwise comply with the lighting standards of the Zoning Ordinance.

ii) Architectural lighting may be located below and directed upward or onto the surface(s) of the Red Barn or Lindley House and shall not be required to be shielded but shall be permitted for the softening of the buildings and to highlight architectural details and shall otherwise comply with the lighting standards of the Zoning Ordinance.

iii) Dusk to Dawn Lights for Single-family Residential Uses: A light shall be installed on each home lot at a location, height, type, style and manufacturer approved by the Owners' Association Architectural Review Committee. The light m a y be either pole mounted in the front yard or attached as a carriage light to the residence. The light shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn and shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to one hundred sixty (160) watts for incandescent bulbs or an equivalent illumination for other types ofbulbs.

iv) Decorative street lights may differ from the City's standards if approved by the Department of Public Works. Decorative street lights shall be consistent with the development theme and shall be installed at the expense of the Developer and maintained by the Owners' Association. **COMMENT: The Petitioner is coordinating with WPWD to address outstanding issues**

v) Real or faux gas lights may be used without shielding.

vi) Lighting (e.g., pole lighting) of the Golf Course for playing a round of golf at night shall be prohibited (does not include lighting for pathways, security or practice areas).

45) Lot Standards (Article 6.10) **<u>COMMENT:</u> see District Standards.**

46) Setback Standards (Article 6.16) **<u>COMMENT:</u> see District Standards.**

47) 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:

48) Block Standards (Article 8.1)

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

50) Monument and Marker Standards (Article 8.5) **COMMENT: Will be reviewed on Secondary Plat.**

51) 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.

52) 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.

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

53) 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).

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

54) Storm Water Standards (Article 8.8)

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

56) Street Light Standards (Article 8.10) **COMMENT: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.**

a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.

b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.

c) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.

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

57) Street Sign Standards (Article 8.11) **COMMENT: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.**

58) Surety Standards (Article 8.12) **COMMENT: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.**

59) Utility Standards (Article 8.13) **COMMENT: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.**

DEPARTMENT COMMENTS

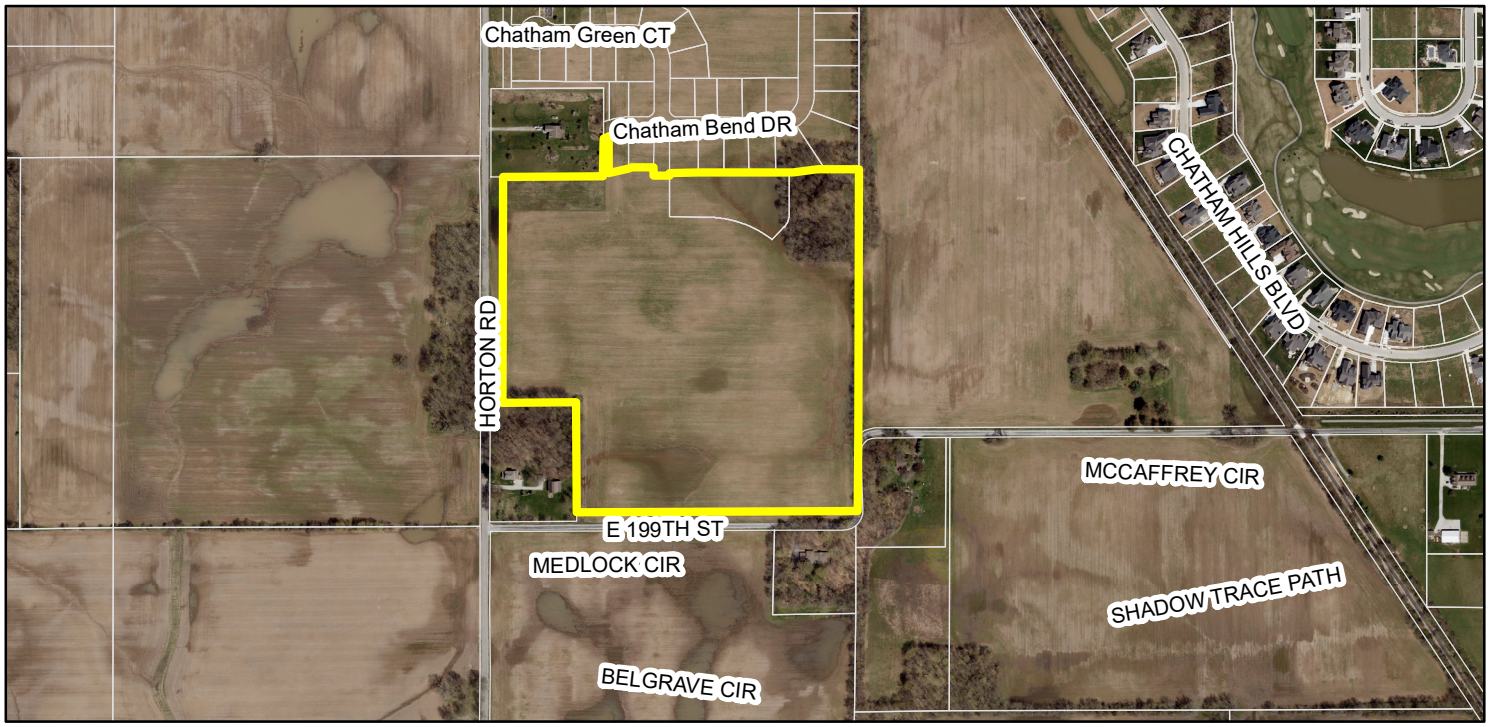
1. **Action: Hold a public hearing at the May 5, 2021, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Corrie Meyer at 317-660-1762 or cmeyer@westfield.in.gov.

Property Location Map
Chatham Hills Sec. 6B
2105-ODP-10 & 2105-SPP-10

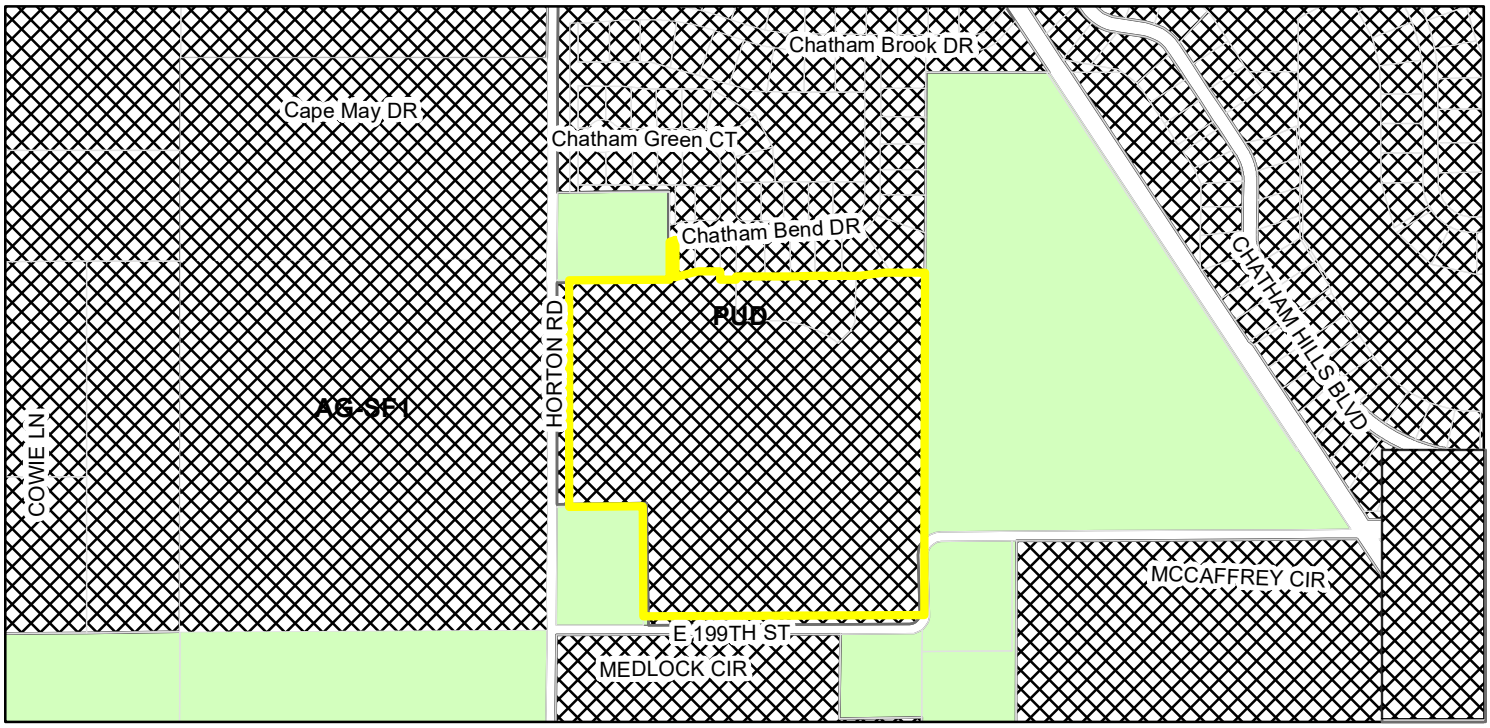
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

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

CHATHAM HILLS SECTION 6B

PRIMARY PLAT/DEVELOPMENT PLAN
HENKE DEVELOPMENT

CHATHAM HILLS PUD ZONING

NORTHEAST CORNER OF HORTON ROAD AND 199TH STREET

PLANS PREPARED BY:

KIMLEY-HORN & ASSOCIATES
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
CONTACT: BRETT HUFF
PHONE: (317) 912-4129
EMAIL: BRETT.HUFF@KIMLEY-HORN.COM

PLANS PREPARED FOR:

CHATHAM HILLS, LLP
20288 TOMLINSON RD.
WESTFIELD, IN 46074
CONTACT: STEVE HENKE
PHONE: (317) 439-8803
EMAIL: steve.henke@henkedevelopment.com

LOCATION MAP
(N.T.S.)

UTILITY AND GOVERNING AGENCY CONTACTS

ELECTRIC
DUKE ENERGY
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, IN 46062
CONTACT: BILL OLDHAM
TEL: (317) 776-5331
EMAIL: WILLIAM.OLDHAM@DUKE-ENERGY.COM

GAS
CITIZENS ENERGY GROUP
3150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, IN 46202
CONTACT: RICHARD MILLER
TEL: (317) 924-3341
EMAIL: MILLER@CITIZENSENERGYGROUP.COM

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533 EAST 65TH STREET
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EMAIL: EARL.SMALL@CABLE.COMCAST.COM

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FRONTIER COMMUNICATION
20905 HAGUE ROAD
NOBLESVILLE, IN 46060
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SANITARY SEWER
CITIZENS ENERGY GROUP
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PUBLIC WORKS
WESTFIELD PUBLIC WORKS DEPARTMENT
2706 EAST 171ST STREET
WESTFILED, IN 46074
CONTACT: JOHN RANKIN
TEL: (317) 804-3147
EMAIL: JRANKIN@WESTFIELD.IN.GOV

PLANNING AND ZONING DEPARTMENT
WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT
2728 EAST 171ST STREET
WESTFIELD, IN 46074
CONTACT: KEVIN TODD
TEL: (317) 804-3170
EMAIL: ECONOMICDEVELOPMENT@WESTFILED.IN.GOV

FIRE DEPARTMENT
WESTFIELD FIRE DEPARTMENT
17535 DARTOWN ROAD
WESTFIELD, IN 46074
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EMAIL: JROBERTS@WESTFIELD.IN.GOV

WATER COMPANY
CITIZENS ENERGY GROUP
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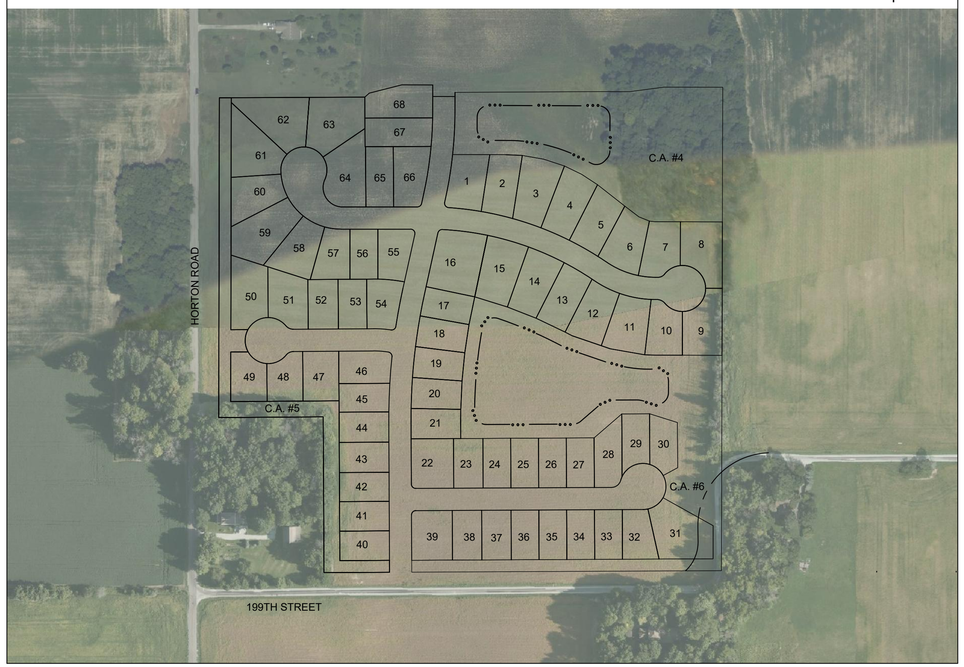
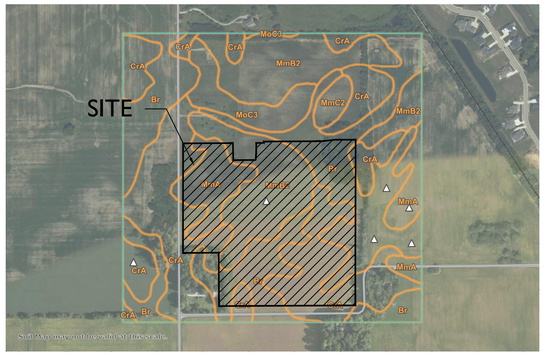
CONTACT: MITCH HOUSE
TEL: (317) 917-5294
EMAIL: MHOUSE@CITIZENSENERGYGROUP.COM

LOCATION MAP
(NOT TO SCALE)





SOILS MAP
N.T.S.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	31.7	31.3%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	33.7	33.2%
MmA	Miami silt loam, 0 to 2 percent slopes	7.9	7.8%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	21.6	21.3%
MmC2	Miami silt loam, 6 to 12 percent slopes, eroded	1.5	1.5%
MoC3	Miami clay loam, 6 to 12 percent slopes, severely eroded	5.0	5.0%
Totals for Area of Interest		**101.4**	**100.0%**

LEGAL DESCRIPTION

PART OF THE SOUTHWEST QUARTER OF SECTION 23, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, SAID PART BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 89 DEGREES 43 MINUTES 16 SECONDS EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1,326.33 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND RECORDED AS INSTRUMENT NUMBER 92-13960 IN THE OFFICE OF THE RECORDER FOR HAMILTON COUNTY, INDIANA, SAID POINT ALSO BEING THE POINT OF BEGINNING FOR THIS DESCRIPTION; THENCE NORTH 00 DEGREES 17 MINUTES 03 SECONDS WEST ALONG THE EAST LINE OF SAID PARCEL OF LAND 442.31 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 49 SECONDS WEST ALONG THE NORTH LINE OF THE AFORESAID PARCEL OF LAND 323.02 FEET TO A POINT ON THE CENTERLINE OF HORTON ROAD; THENCE NORTH 00 DEGREES 06 MINUTES 27 SECONDS EAST ALONG SAID CENTERLINE 805.49 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND RECORDED AS INSTRUMENT NUMBER 2014-041588 IN SAID RECORDER'S OFFICE; THENCE NORTH 89 DEGREES 44 MINUTES 06 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND 426.05 FEET; THENCE NORTH48 DEGREES 24 MINUTES 04 SECONDS EAST 15.05 FEET; THENCE NORTH 75 DEGREES 44 MINUTES 57 SECONDS EAST 84.70 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 22 SECONDS EAST 77.98 FEET; THENCE SOUTH 00 DEGREES 12 MINUTES 38 SECONDS WEST 28.93 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 20 SECONDS EAST 56.00 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 38 SECONDS EAST 10.62 FEET; THENCE NORTH 89 DEGREES 46 MINUTES 43 SECONDS EAST 439.65 FEET; THENCE NORTH 82 DEGREES 31 MINUTES 11 SECONDS EAST 88.18 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 01 SECONDS EAST 146.91 FEET TO A POINT OF THE WEST BOUNDARY OF A PARCEL OF LAND RECORDED AS INSTRUMENT NUMBER 2018-012560 IN THE AFORESAID RECORDER'S OFFICE; THENCE SOUTH 00 DEGREES 08 MINUTES 59 SECONDS WEST ALONG THE WEST LINE OF SAID PARCEL OF LAND 1,267.46 FEET TO A POINT ON THE SOUTH BOUNDARY ON THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 23; THENCE SOUTH 89 DEGREES 43 MINUTES 16 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER 1,000.29 FEET TO THE POINT OF BEGINNING, CONTAINING 34.99 ACRES, MORE OR LESS.

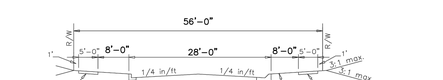
MINIMUM OPEN SPACE REQUIRED = 15.0%

OPEN SPACE PROVIDED

OPEN SPACE AREA = 9.8 AC.
TOTAL ACREAGE = 34.99 AC. =28.0%

PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	CHATHAM HILLS LLP	20288 TOMLINDON RD., WESTFIELD, IN 46074	(317) 439-8803	steve.henke@henkedevelopment.com	STEVE HENKE
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 912-4129	brett.huff@kimley-horn.com	BRETT HUFF



TYPICAL SECTION - LOCAL STREET

NOTES:
1. The curb & gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
2. For curb and gutter detail, see Figure 2500-008
3. 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield street tree planting specifications for additional details. For approved species, see Master Tree List.

TYPICAL CROSS SECTION: LOCAL STREET

CITY OF WESTFIELD INDIANA

BRIAN A. SANDERS REGISTERED No. 11500022 STATE OF INDIANA PROFESSIONAL ENGINEER

2/26/16
DATE

CITY OF WESTFIELD
INDIANA

FIGURE 2501-001

SHEET LIST INDEX

SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C101	EXISTING CONDITIONS
C102	PRIMARY PLAT
C103	PRIMARY PLAT
C200	DEVELOPMENT PLAT
C201	DEVELOPMENT PLAT
L100	LANDSCAPE PLAN

NOTE: ALL LOTS WITHIN SECTION 6B WILL FOLLOW DISTRICT SUBAREA 1-G DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS MATRIX

DISTRICT SUBAREA	MINIMUM LOT			MINIMUM SETBACKS				MAX BUILDING HEIGHT (FT.)	MAX # OF DWELLING UNITS IN SUBAREA	MINIMUM LOT PLANTINGS		
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR	BUILDING SEPARATION			SHADE TREES	ORNAMENTAL EVERGREENS	SHRUBS
C.A.	–	–	–	–	–	–	–	–	–	10/ACRE		
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

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No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

Chatham Hills
WESTFIELD

COVER SHEET

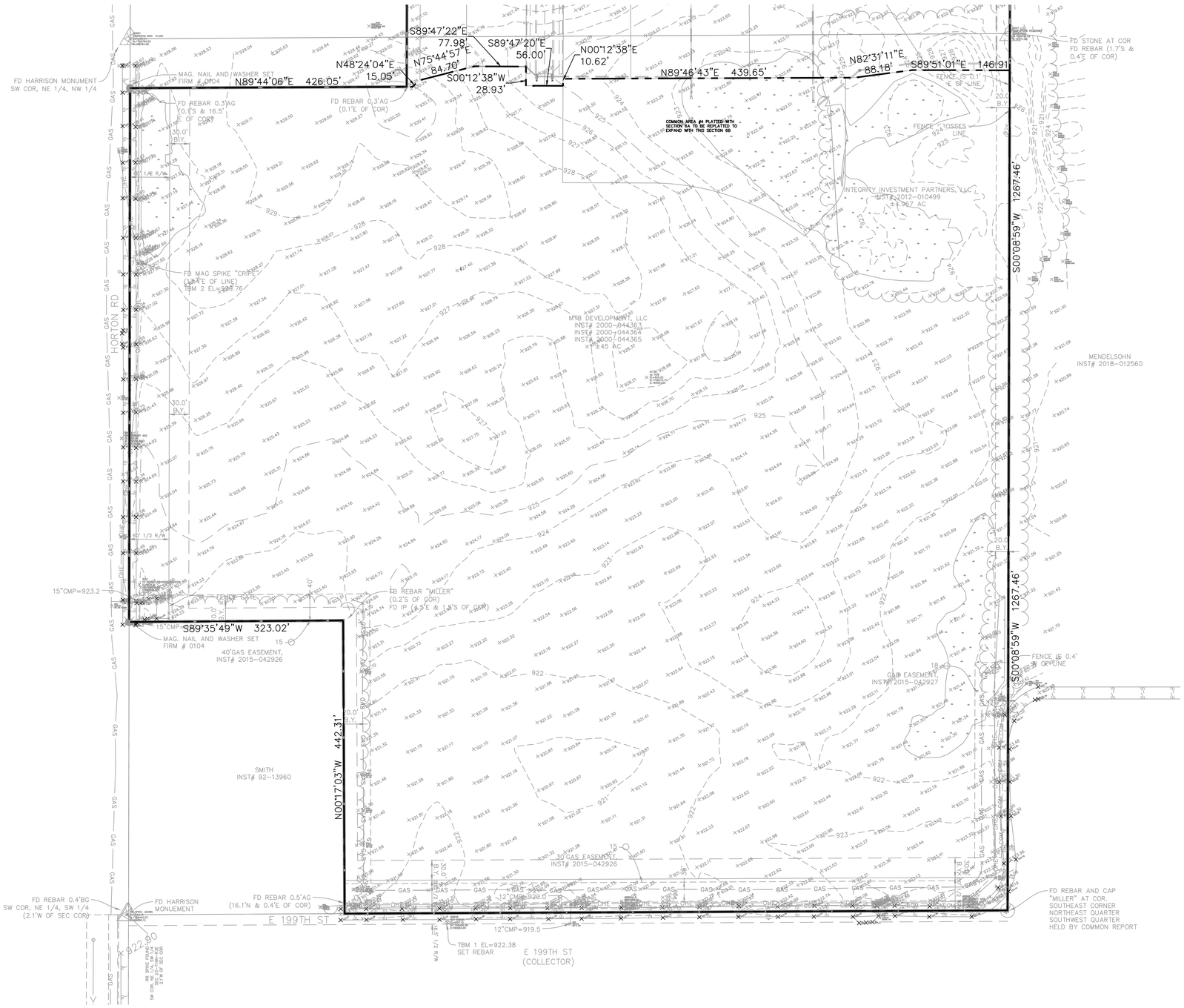
CHATHAM HILLS
SECTION 6B

ORIGINAL ISSUE: 04/02/2021
KHA PROJECT NO. 170236000
SHEET NUMBER
C100

CHATHAM HILLS SECTION 6B

PRIMARY PLAT

CHATHAM HILLS PUD ZONING



NORTH

GRAPHIC SCALE IN FEET
0 40 80 160

LEGEND

- ITEM TO BE REMOVED
- FLOW LINE
- BURIED ELECTRIC LINE
- OVERHEAD ELECTRIC LINES
- BURIED CABLE T.V. LINE
- CABLE T.V. LINE
- BURIED TELEPHONE LINE
- TELEPHONE LINE
- WATER LINE
- GAS LINE
- SANITARY SEWER LINE; MANHOLE
- STORM SEWER LINE; MANHOLE, CURB INLET, YARD INLET & ENDSECTION
- FENCE LINE
- POWER POLES
- LIGHT POLE
- ELECT. TRANSFORMER
- ELECT. PEDESTAL
- ELECT. METER
- GUY WIRE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- GAS VALVE
- CLEANOUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX
- PK NAIL SET
- CAPPED REBAR

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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

Chatham Hills
WESTFIELD

EXISTING CONDITIONS

CHATHAM HILLS SECTION 6B

ORIGINAL ISSUE: 04/02/2021
KHA PROJECT NO. 170236000
SHEET NUMBER
C101

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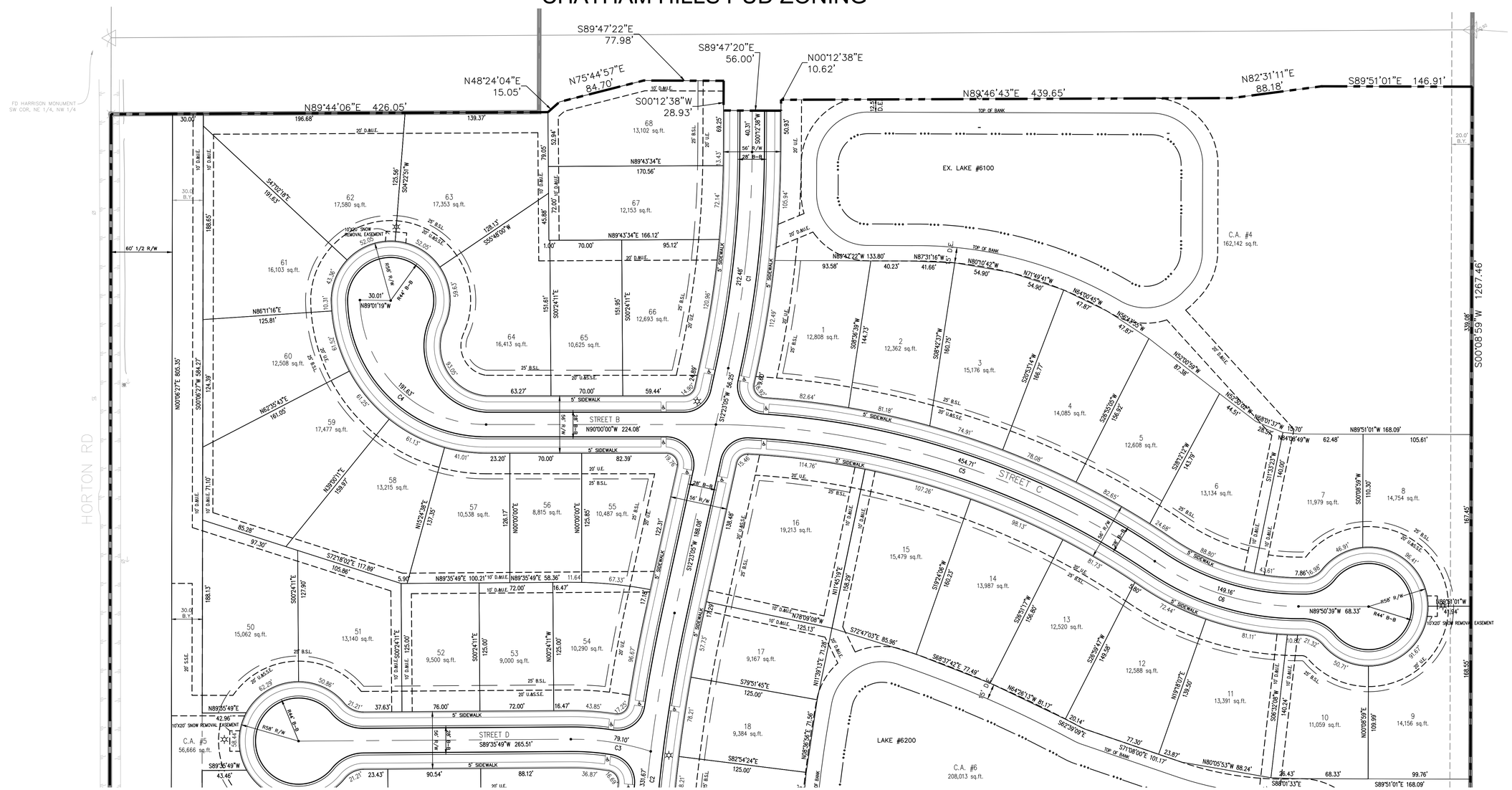
CHATHAM HILLS SECTION 6B

PRIMARY PLAT

CHATHAM HILLS PUD ZONING

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100



LEGEND

21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
☼	STREET LIGHT

LANDSCAPING 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 SUBSURFACE DRAINS.

NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
3. PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
4. PROPOSED STORM PIPES WILL RANGE FROM 12"–36".
5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8"

No.	REVISIONS	DATE	BY

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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

Chatham Hills WESTFIELD

PRIMARY PLAT

CHATHAM HILLS SECTION 6B

ORIGINAL ISSUE: 04/02/2021
KHA PROJECT NO. 170236000
SHEET NUMBER
C102

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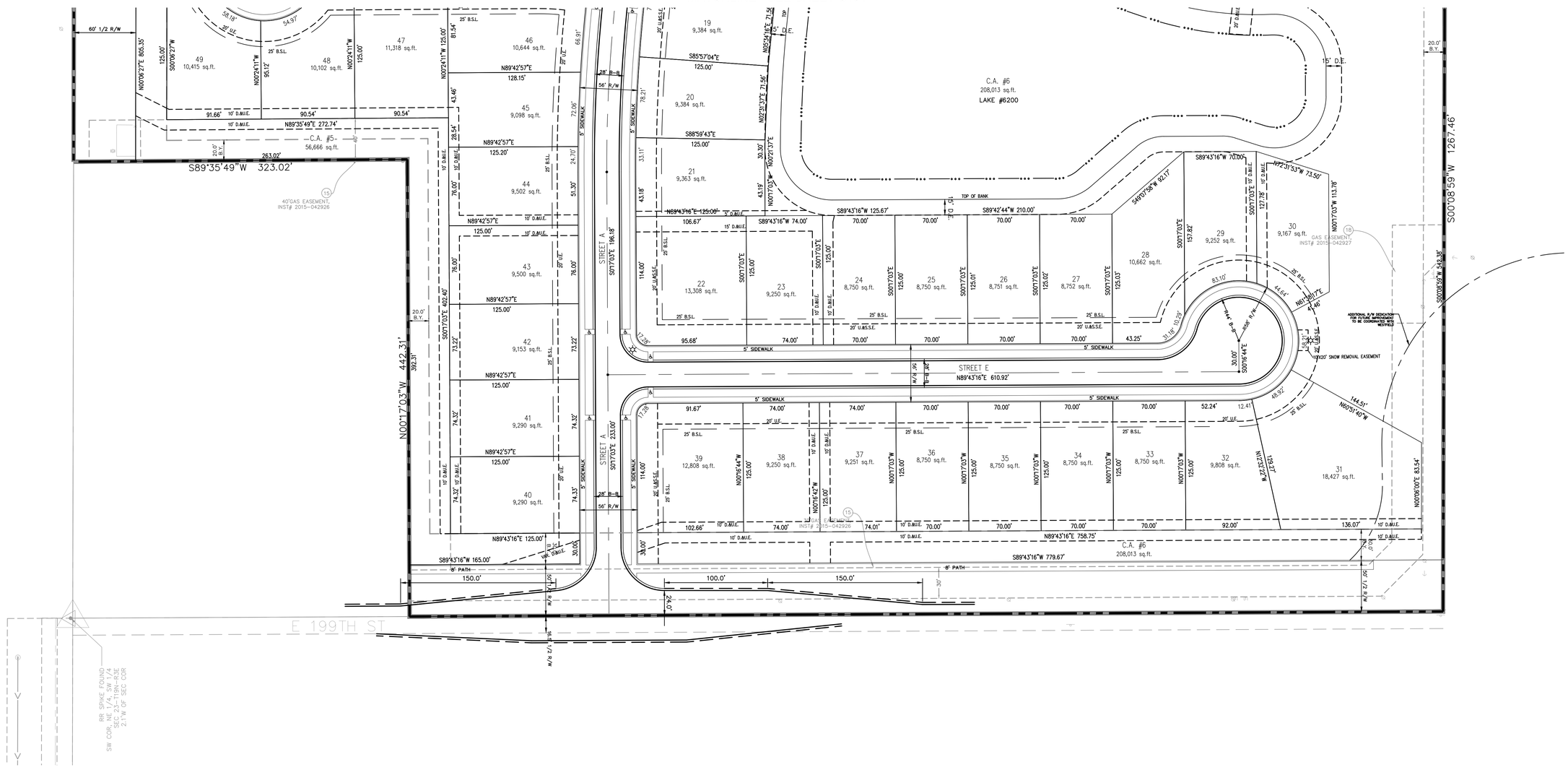
CHATHAM HILLS SECTION 6B

PRIMARY PLAT

CHATHAM HILLS PUD ZONING

MATCHLINE - SEE SHEET C101



LEGEND

21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
	STREET LIGHT

LANDSCAPING NOTES:
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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 SUBSURFACE DRAINS.

CURVE TABLE: ALIGNMENTS

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	1000.00'	212.48'	S6°17'51"W	212.08'	12°10'27"	106.64'
C2	1500.00'	331.67'	S6°03'01"W	330.99'	12°40'08"	166.51'
C3	250.00'	79.10'	N81°20'19"W	78.77'	18°07'43"	39.88'
C4	123.07'	191.63'	N45°23'36"W	172.85'	89°12'48"	121.39'
C5	774.13'	454.71'	N72°42'29"W	448.20'	33°39'16"	234.12'
C6	247.10'	149.16'	N72°33'03"W	146.90'	34°35'11"	76.93'

NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

Chatham Hills WESTFIELD

PRIMARY PLAT

CHATHAM HILLS SECTION 6B

ORIGINAL ISSUE: 04/02/2021
KHA PROJECT NO. 170236000
SHEET NUMBER
C103

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CHATHAM HILLS SECTION 6B

PRIMARY PLAT

CHATHAM HILLS PUD ZONING

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GRADE
- PROPOSED CONTOUR
- PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- ADA RAMP TO BE INSTALLED
- RIP-RAP
- LOT NUMBER / PAD ELEVATION
- PROPOSED 6" UNDERDRAINS
- 21 — LOT NUMBER
- B.S.L. — BUILDING SETBACK LINE
- D.&U.E. — DRAINAGE & UTILITY EASEMENT
- S.S.E. — SANITARY SEWER EASEMENT
- R/W — RIGHT OF WAY
- VAR. — VARIABLE
- STREET LIGHT

LANDSCAPING NOTES:
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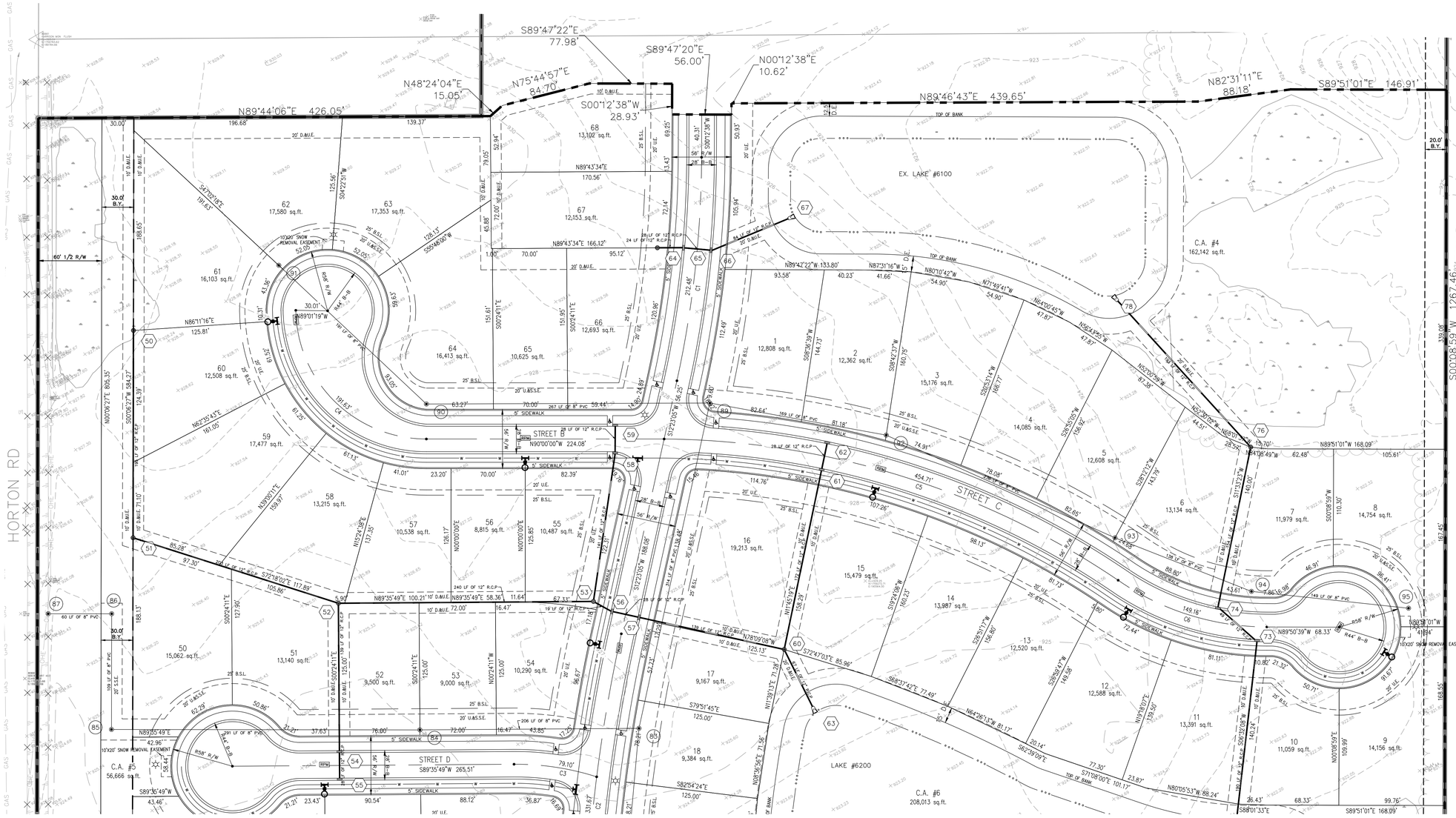

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5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8"

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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

Chatham Hills WESTFIELD

DEVELOPMENT PLAT

CHATHAM HILLS SECTION 6B

ORIGINAL ISSUE: 04/02/2021
KHA PROJECT NO. 170236000
SHEET NUMBER
C201

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CHATHAM HILLS SECTION 6B

PRIMARY PLAT

CHATHAM HILLS PUD ZONING

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

MATCHLINE - SEE SHEET C201

LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GRADE (848.0)
- PROPOSED CONTOUR (870)
- PROPOSED WATER LINE (W)
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- ADA RAMP TO BE INSTALLED
- RIP-RAP
- XX / XXX.X — LOT NUMBER / PAD ELEVATION
- PROPOSED 6" UNDERDRAINS

21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE

- STREET LIGHT

LANDSCAPING NOTES:
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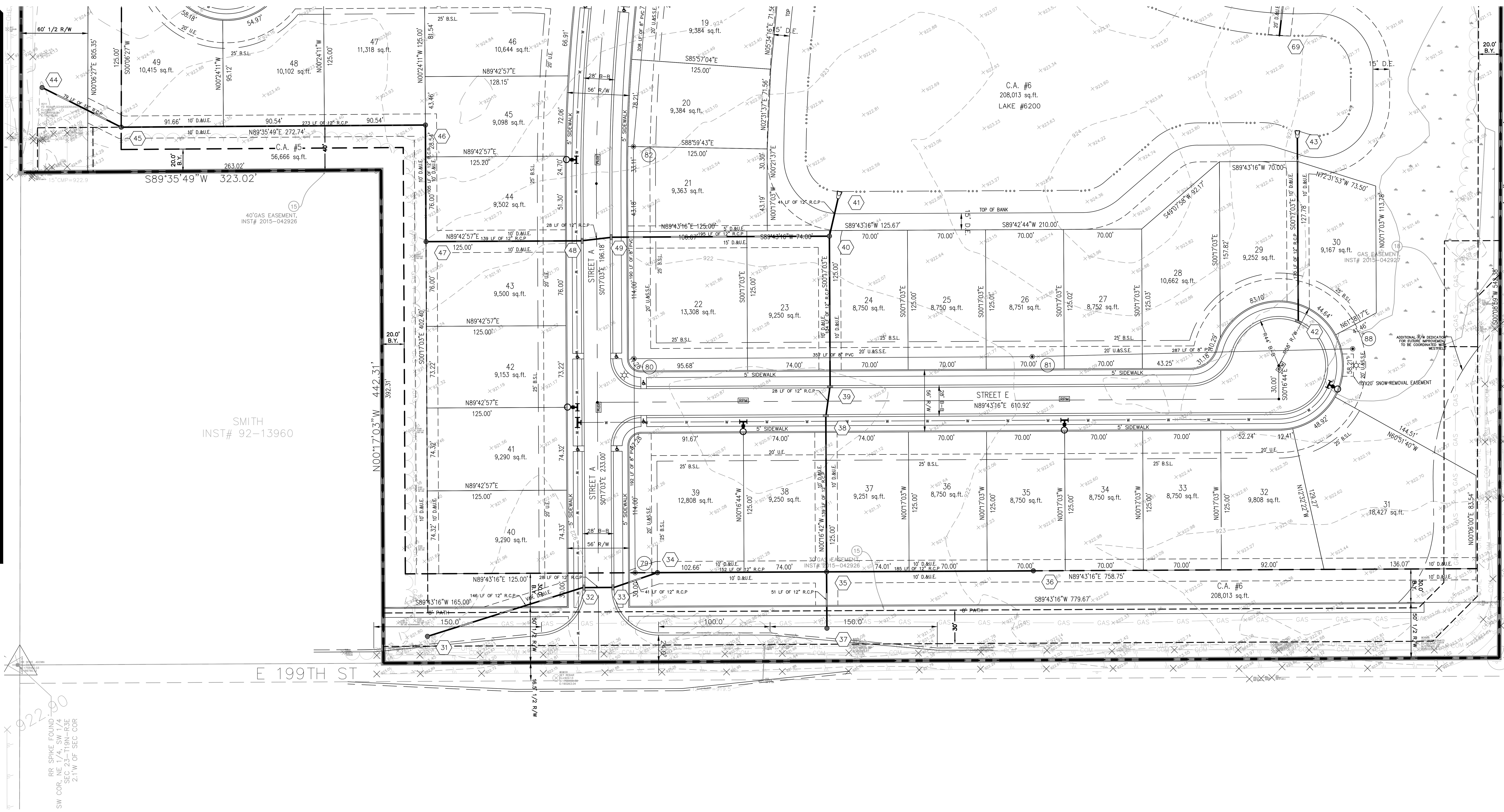

NOTES

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No.	REVISIONS	DATE	BY

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

Kimley»Horn

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Chatham Hills
WESTFIELD

DEVELOPMENT PLAT

CHATHAM HILLS SECTION 6B

ORIGINAL ISSUE: 04/02/2021
KHA PROJECT NO. 170236000
SHEET NUMBER
C202

Drawing name: K:\IND_LDEV\170236000_Chatham Hills_Sec 6B_Westfield_IN\2. Design\CADD\PlanSheets\DEVELOPMENT PLAN.dwg C202 Apr 02, 2021 10:25am by: Pete.White
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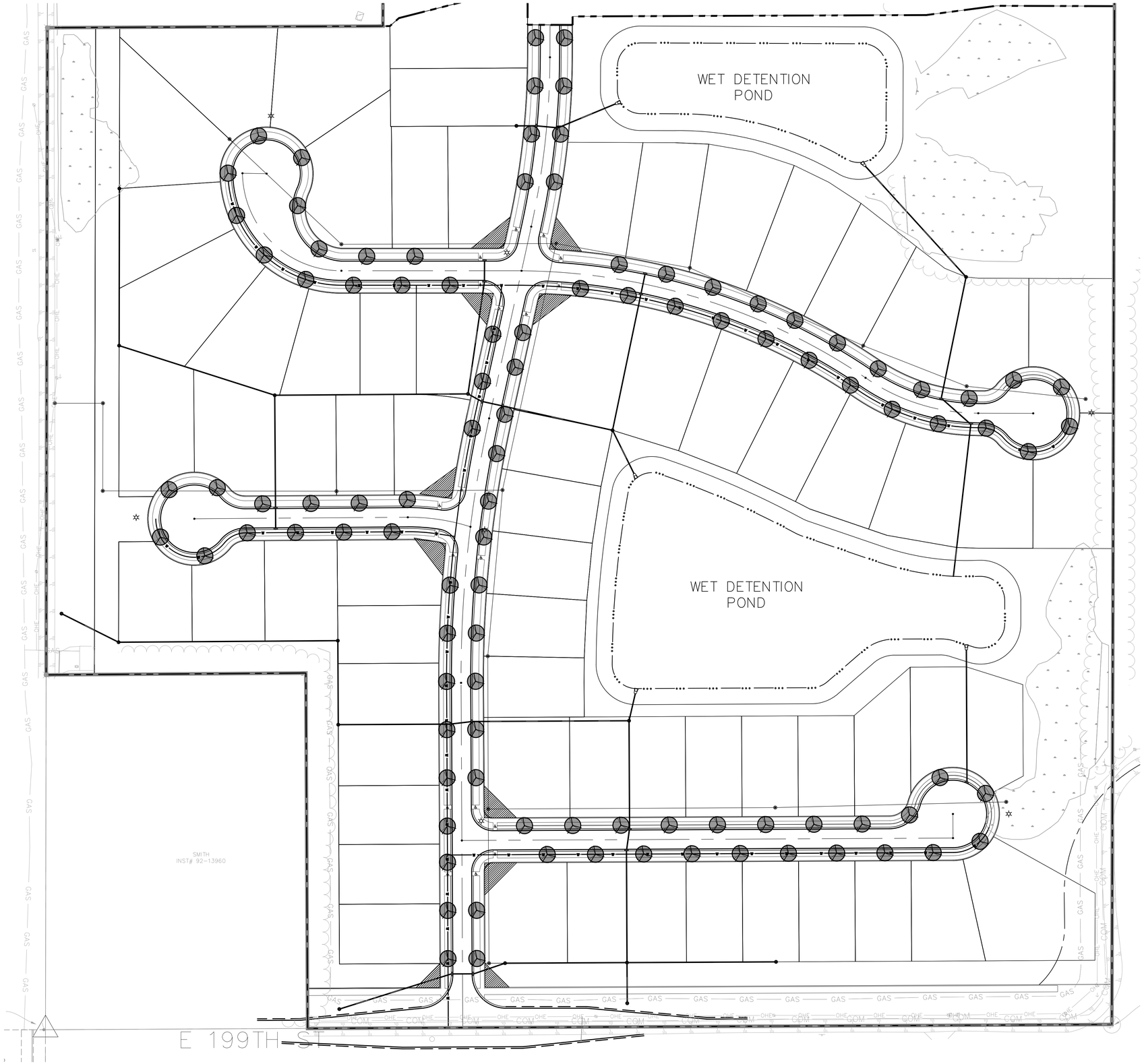

Indiana Utilities Protection Service

Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 30 60 120

LANDSCAPING 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 SUBSURFACE DRAINS.

BUFFER YARD LANDSCAPE NOTES:
1. BUFFER YARDS SHALL NOT BE REQUIRED ALONG GOLF COURSE AREAS ADJOINING OR LOCATED ALONG INTERNAL OR EXTERNAL STREETS.
2. BUFFER YARDS SHALL NOT BE REQUIRED BETWEEN DISTRICT AREAS AND SHALL NOT BE REQUIRED ADJACENT TO DEVELOPMENT AMENITIES, EXCEPT AS OTHERWISE REQUIRED HEREIN.
3. 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.
4. BUFFER YARD PLANTINGS ARE DETAILED IN ENLARGED LANDSCAPE PLANS. BUFFER YARDS NOT DETAILED WILL HAVE EXISTING VEGETATION MAINTAINED AND ASSESSED BY SITE WALK WITH CITY OF WESTFIELD PLANNING DEPARTMENT IN SPRING TO ASSESS IF VEGETATION IS ADEQUATE TO ADDRESS BUFFER YARD REQUIREMENTS.

EXTERNAL STREET FRONTAGE LANDSCAPE NOTES:
1. THE ROAD FRONTAGE LANDSCAPING REQUIREMENTS OF THE ZONING ORDINANCE (ARTICLE 6.8M)) SHALL APPLY; HOWEVER, IT SHALL NOT APPLY ALONG GOLF COURSE AREAS ADJOINING OR LOCATED ALONG INTERNAL OR EXTERNAL STREETS.
2. A LANDSCAPING AREA WITH A MINIMUM DEPTH OF THIRTY (30) FEET SHALL BE REQUIRED ABUTTING AN EXTERNAL STREET ALONG ANY RESIDENTIAL DEVELOPMENT. THE LANDSCAPING AREA SHALL INCLUDE A MINIMUM OF FOUR (4) EVERGREEN TREES, THREE (3) SHADE TREES, THREE (3) ORNAMENTAL TREES AND TWENTY-FIVE (25) SHRUBS PER ONE HUNDRED (100) LINEAL FEET. IN ADDITION, A MINIMUM THREE-FOOT (3') TALL UNDULATING MOUND SHALL BE REQUIRED ALONG THE ENTIRE EXTERNAL STREET FRONTAGE. MEANDERING MOUNDS ARE ENCOURAGED.

No.	REVISIONS	DATE	BY

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CHECKED BY: BAH

Chatham Hills WESTFIELD

OVERALL LANDSCAPE PLAN

CHATHAM HILLS SECTION 6B

ORIGINAL ISSUE: 04/02/2021
KHA PROJECT NO. 170236000
SHEET NUMBER
L100

Drawing name: K:\IND_LDEV\170236000_Chatham Hills_Sec 6B_Westfield_IN\2. Design\CADD\PlanSheets\L100.OVERALL LANDSCAPE PLAN.dwg L100 Apr 02, 2021 10:20am by: Pete.White
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Docket Number:	2105-ODP-11 & 2105-SPP-11
Project Name:	Sogility
Subject Site Address:	16466 Southpark Drive
Petitioner:	Design and Build Corporation
Representative:	Scott Eiker
Request:	Overall Development Plan & Primary Plat review 2 lots on 5.11 acres +/- in Southoak PUD District.
Current Zoning:	Southoak PUD District (Ord. 03-12)
Current Land Use:	Undeveloped
Approximate Acreage:	5.11 +/-
Property History:	0303-PUD-01 (Ord. 03-12, adopted 06/09/2003)
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat and Overall Development Plan
Staff Reviewer:	Pam Howard, Senior Planner

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.

BACKGROUND

The Property was zoned the Southoak PUD on June 9, 2003.

Project Overview

The current proposal is an Overall Development Plan and Primary Plat for 2 lots on 5.11 acres +/- in Southoak PUD District. Vertical improvements proposed for the site are being reviewed as a Detailed Development Plan. Those plans will be placed on a future Consent Agenda once compliant.

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

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

1) Proposed name of subdivision.
2) Names and addresses of the owner, owners, land surveyor or land planner.
3) Title, scale, north arrow and date.
4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
5) Easements (locations, widths and purposes). (Article 8.3)

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

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

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

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. (Article 4.23)

    Comment: Items 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.

    Comment: Please coordinate with WPWD and HCSO.

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.

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

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

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

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

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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

20) Title, scale, north arrow and date.

21) Proposed name of the development.

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

23) Address and legal description of the property.

24) Boundary lines of the property including all dimensions.

25) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

26) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

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

    Comment: Items 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.

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

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

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

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

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

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

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

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

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

36) Identify buildings proposed for demolition.

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

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

DISTRICT AND DEVELOPMENT STANDARDS

The plans comply with the Southoak PUD District (Ord. 03-12) **except for those items identified as outstanding below:**

SECTION 5. MODIFICATIONS TO UNDERLYING ZONING.

39) Standards applicable to all areas:

    a) Minimum Lot Area: 1.3 acres

    b) With respect to the Real Estate, Section 16.04.165(D)(4)(f) of the DPR provisions is hereby replaced and superseded by what is attached hereto and incorporated herein by reference as Exhibit 8

    c) Except as set forth in Section S.B.3 & 5.0.3 below, the Real Estate shall be exempt from the application of the U.S. Highway 31 Overlay Zone provisions, now codified under Section 16.04.070 of the Zoning Ordinance (the "Overlay Zone'') and, therefore, the Overlay Zone shall be inapplicable to the Real Estate, except as set forth in Section 5.B.3 and 5.D.3 below.

    d) With respect to the Real Estate, outdoor sales and storage are prohibited, and all Monon Uses, Internal Uses and Southern Uses permitted as set forth in Exhibit 3 attached hereto shall be conducted only inside buildings constructed upon the Real Estate.

40) Additional Provisions for Internal Area:

    a) The uses permitted in the Internal Area shall include only the Internal Uses.

    b) For each lot within the Internal Area upon which a building is constructed, the maximum building height shall be forty (40) feet. The term "Building Height" shall be as described by the Zoning Ordinance.

    c) For each lot within the Internal Area, upon which a building is constructed having more than 50% of its gross area lying within the US 31 Overlay Zone (i) a minimum, of three (3) materials shall be used for building exteriors, and will include stone or brick, (ii) buildings shall be designed with a

minimum of eight (8) external corners, and (iii) sloped roofs of 100 feet or more will include a gable, dormer or other change in roof plane.

d) Chimneys, cooling towers, elevator bulkheads, fire towers, scenery lofts, power transmission lines or towers and distribution poles and lines, and essential mechanical appurtenances may be erected to a height not to exceed fifteen (15) feet above the highest point of the roof.

EXHIBIT 3: ENCLOSED INDUSTRIAL (EI) PROVISIONS OF THE ZONING ORDINANCE:

41) Minimum Lot Frontage: 70 feet

42) Minimum Building Setback Lines:

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

a) Front Yard: 40 feet

b) Side Yard: 20 feet

c) Rear Yard: 20 feet

43) Maximum Building Height: 40 feet for Internal Area

44) Minimum Ground Floor Square Footage: None

45) Parking:

Comment: To be reviewed with Detailed Development Plan.

46) Loading and Unloading Berths:

Comment: To be reviewed with Detailed Development Plan.

EXHIBIT 4: DEVELOPMENT PLAN REVIEW

47) Any Industrial District

a) Site Access and Site Circulation:

i) All proposed site access locations shall comply with the requirements of the Indiana Department of Transportation, Driveway Permit Manual (1996 Version) and any amendments thereto, which is hereby incorporated into and made a part of this Ordinance by this reference;

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

ii) All proposed site access locations shall provide for the safe and efficient movement of vehicular and pedestrian movement to and from the proposed development; and,

iii) Site circulation patterns shall be designed to minimize conflicts between vehicular and pedestrian traffic, and create a safe and efficient movement of both vehicular and pedestrian traffic in and around the subdivision.

b) Landscaping – See “Exhibit 5, Landscaping Standards” below.

c) Lighting – See “Exhibit 6, Lighting Standards” below.

d) Signs

Comment: To be reviewed with Sign Permit application.

48) Building Orientation

Comment: To be reviewed with Detailed Development Plan.

49) Building Materials –See Exhibit 8, Building Materials below

EXHIBIT 5: LANDSCAPING STANDARDS

Comment: To be reviewed with Detailed Development Plan.

EXHIBIT 6: LIGHTING STANDARDS

Comment: To be reviewed with Detailed Development Plan.

EXHIBIT 8: BUILDING MATERIALS

Comment: To be reviewed with Detailed Development Plan.

OTHER STANDARDS

50) Comprehensive Plan Compliance: When the Southoak PUD was approved, it was determined that it was compliant with the Comprehensive Plan. The PUD includes areas in the Business Park and Employment Corridor on the Future Land Use Concept Map in the Westfield-Washington Township Comprehensive Plan. The Property lies entirely within the Business Park Area.

51) Street and Highway Access

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

52) Street and Highway Capacity

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

53) Utility Capacity

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

54) Traffic Circulation Compatibility

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

DEPARTMENT COMMENTS

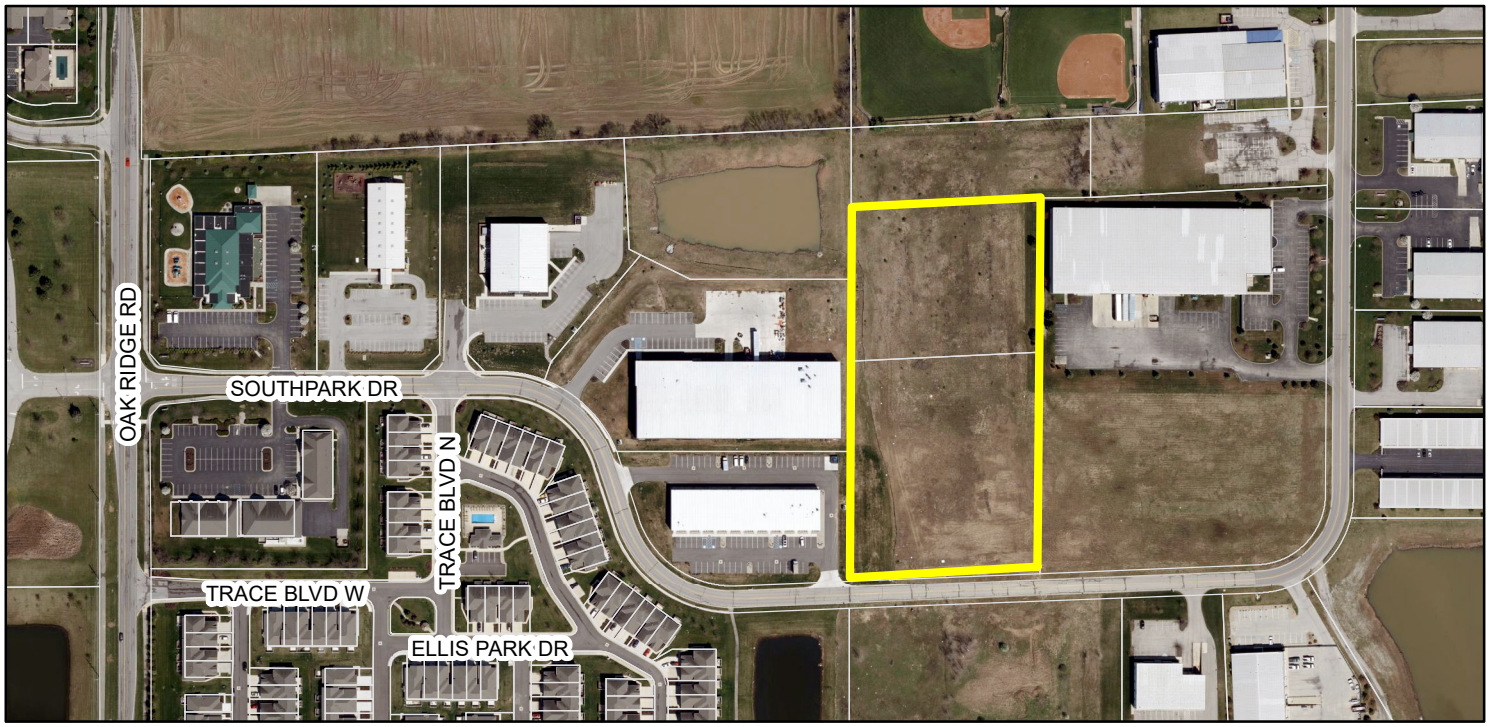
1. **Action: Hold a public hearing at the May 5, 2021, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard (317) 531-3751 or phoward@westfield.in.gov.

Property Location Map
Sogility
2105-ODP-11 & 2105-SPP-01

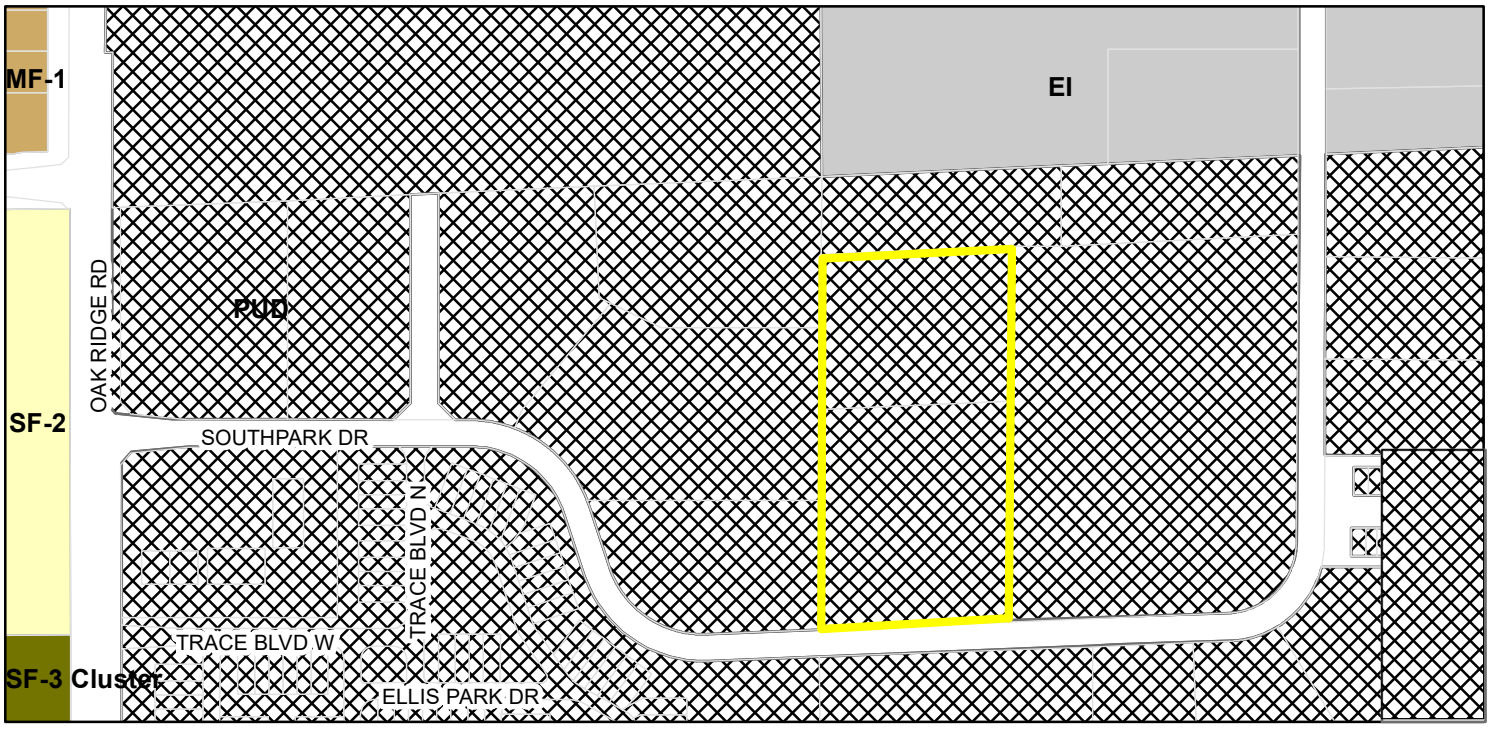
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map

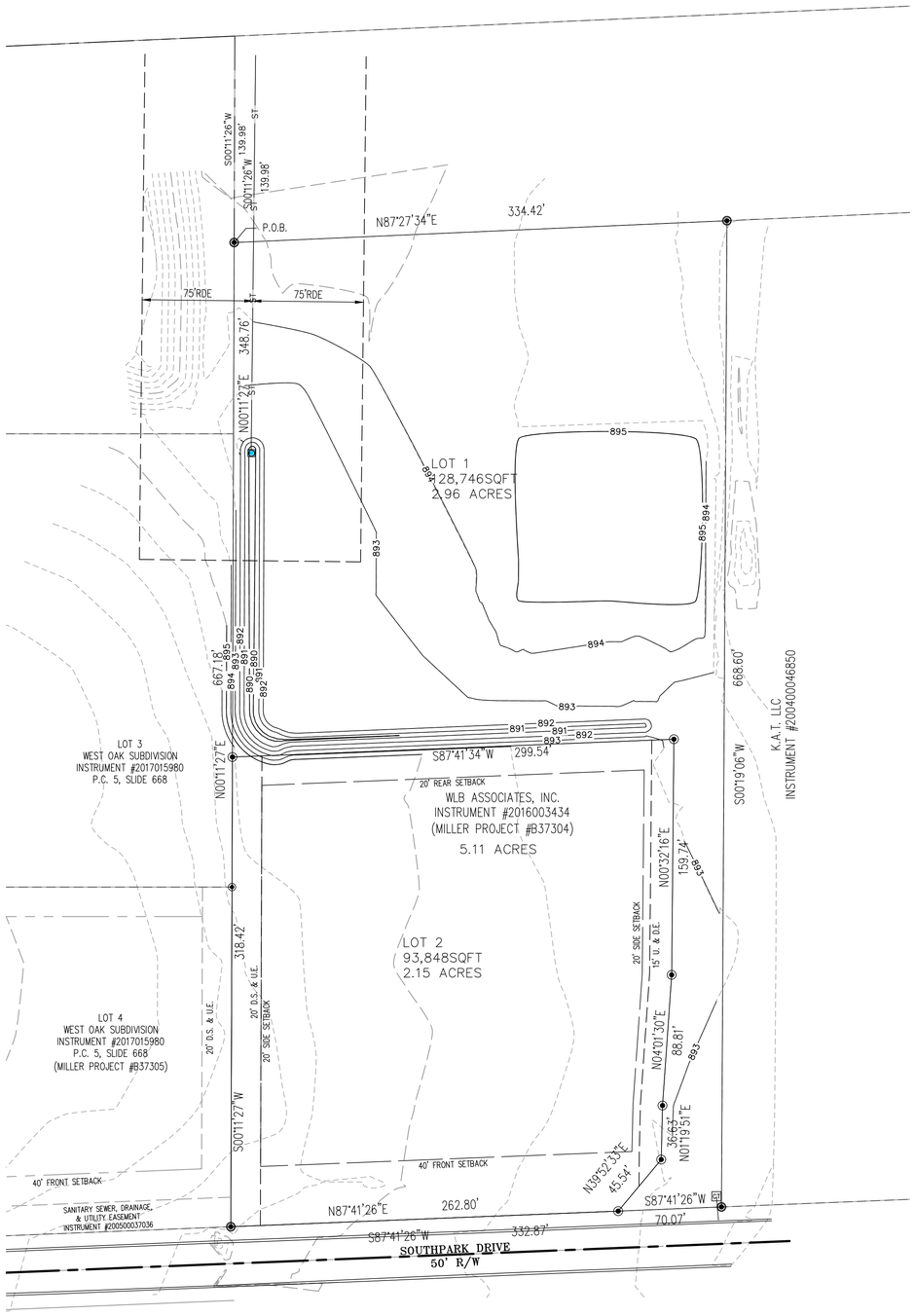


Zoning

- EI (Enclosed Industrial)
- MF-1 (Multiple Family - 1)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)
- SF-3 Cluster

PRIMARY PLAT/DEVELOPMENT PLAN
for SOGILITY COMMERCIAL PARK

WESTFIELD, INDIANA
ZONING: PUD



ASSUMED NORTH
SCALE: 1"=50'
50' 0 50'

LAND DESCRIPTION

BOUNDARY INFORMATION/DESCRIPTION TAKEN FROM SURVEY PREPARED BY OTHERS

PART OF THE NORTHWEST QUARTER OF SECTION 12,TOWNSHIP 18 NORTH, RANGE 3 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 87 DEGREES 27 MINUTES 34 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER A DISTANCE OF 1.293.23 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF SAID QUARTER; THENCE SOUTH 00 DEGREES 11 MINUTES 26 SECONDS WEST ALONG THE WEST LINE OF SAID HALF A DISTANCE OF 139.98 FEET TO THE POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT #2005–32988 IN THE OFFICE OF THE RECORDER IN HAMILTON COUNTY, INDIANA; THENCE NORTH 87 DEGREES 27 MINUTES 34 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL AND PARALLEL WITH THE NORTH LINE OF SAID QUARTER A DISTANCE OF 334·42 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT #2004–46850; THENCE SOUTH 00 DEGREES 19 MINUTES 06 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT A DISTANCE OF 668.60 FEET TO THE NORTH LINE OF SOUTHPARK DRIVE AS DESCRIBED IN INSTRUMENT #2004–22996; THENCE SOUTH 87 DEGREES 41 MINUTES 26 SECONDS WEST ALONG SAID LINE A DISTANCE OF 332.87 FEET TO SAID WEST LINE OF THE EAST HALF; THENCE NORTH 00 DEGREES 11 MINUTES 26 SECONDS EAST ALONG SAID LINE A DISTANCE OF 667.18 FEET TO THE POINT OF BEGINNING, CONTAINING 5.11 ACRES, MORE OR LESS.

ZONING: PUD - SOUTHOAK INDUSTRIAL PARK

Front Yard Setback: Not less than 100 feet on expressways, primary arterials, and secondary arterials. not less than 40 on all other street.

Side Yard Setback: Not less than 20 feet in width except a side yard abutting a street or road shall be not less than 40 feet in width.

Rear Yard Setback: not less than 20 feet in depth.

Minimum Lot Width at Building Line: None

Maximum Building Height: Shall not exceed 60 feet.

NOTE:

All proposed Utility locations are approximate and subject to change during construction plans.

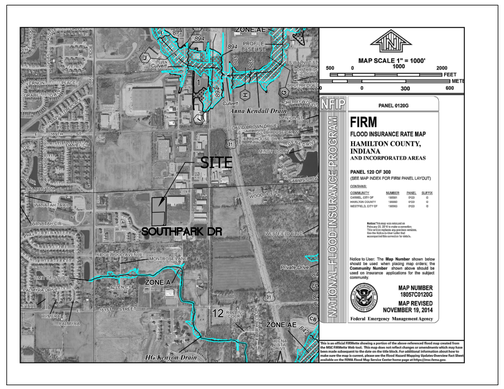
Proposed Sanitary laterals shall be 8"
Proposed Storm pipes will vary in size from 12" to 36".
Proposed Water lines will be 6".

Existing water along Southpark Drive will service this site.

Proposed Sanitary lateral will connect to the sanitary main on the south side of Southpark Drive.

LEGEND:

D.S. & U.E. – Drainage Sanitary & Utility Easement
U. & D.E. – Utility & Drainage Easement



FLOOD STATEMENT:

THIS SITE DOES NOT LIE IN WITHIN A FLOOD HAZARD ZONE PER FIRM MAP 18057C0120G DATED NOVEMBER 19, 2014.

ROGER C. WARD Jr. *4/6/2021*
REGISTERED ENGINEER *DATE*
NO. PE19800489

ROGER C. WARD JR. REGISTERED No. PE19800489 STATE OF INDIANA PROFESSIONAL ENGINEER

PLANS PREPARED BY:

ROGER WARD ENGINEERING INCORPORATED

CIVIL ENGINEERS - LAND PLANNERS - DEVELOPMENT CONSULTANTS
6555 CARROLLTON AVENUE
INDIANAPOLIS, INDIANA 46220
(317) 251-1738 (FAX) 251-1923
www.rw-engineering.com

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

Docket Number: 2105-PUD-17 (Ordinance No. 21-23)

Petitioner: Lennar Homes of Indiana, Inc. by Nelson and Frankenberger, LLC

Request: A change of zoning of 60 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Osborne Trails Phase II PUD District.

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

Current Land Use: Agriculture

Acreage: 60 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 21-23
4. Context Map
5. Concept Plan
6. Character Exhibit
7. Project Narrative
8. Neighbor Meeting Summary

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the April 12, 2021, City Council meeting. The petition will receive a public hearing at the May 5, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

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

PROJECT OVERVIEW

Location: This subject real estate is approximately 60 acres in size and is located at the southwest corner of 199th Street and Horton Road (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture/Single-family Rural District. Adjacent zoning districts include Osborne Trails PUD to the south and west, Chatham Hills PUD to the east and a portion of the north, and Carramore PUD to the north. Adjacent approved land uses include Single-Family Residential to the north, east, west, and a portion of the south; most of which is currently under development or review. The remainder of the land to the south is approved for Single-Family Attached, though currently undeveloped.

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to the Osborne Trails Phase II PUD District to accommodate Single-Family Residential, as described in the Project Narrative (see **Exhibit 7**).

ORDINANCE DETAILS

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 5**) and requires that the Real Estate be developed in substantial compliance with the Concept Plan.

Underlying Zoning: As proposed, the PUD Ordinance assigns SF4: Single-Family High Density District as the Underlying Zoning District.

Permitted Uses: The proposed ordinance defaults to the underlying zoning districts, also prohibiting any uses listed as Special Exceptions in the UDO. Additionally, the proposed ordinance limits the number of Dwellings to 192, and requires that the Developer complies with the Housing for Older Persons Act of 1995 to achieve and maintain status as an age restricted community.

General Regulations: The table below outlines the proposed lot standards as compared to the UDO's requirements for SF4 lots (the proposed underlying zoning district).

	PUD	**UDO (SF4)**
Min. Lot Area	5,850 square feet	9,000 square feet
Min. Lot Frontage	35'	40'
Min. Front Yard Setback	21'	25'
Min. Side Yard Setback	5'	8'
Min. Rear Yard Setback	20'	25'
Min. Lot Width	45'	50'
Max. Building Height	2 ½ stories	25'
Min. Living Area (Single-story)	1,200 square feet	1,000 square feet
Min. Living Area (Two-story)	1,800 square feet (total)	750 square feet (Ground Floor)

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

Architectural Standards: The proposed PUD Ordinance defaults to the UDO's single-family architectural standards (Article 6.3(C)) and includes additional architectural requirements for single-family homes. The additional requirements address prohibited building materials; exterior trim width and materials; windows; roof overhangs, pitches, and materials; garages; and side elevation architecture when a gable is present. The PUD Ordinance also incorporates a Character Exhibit (see **Exhibit 6**) that is "designed to capture the intended architecture of Dwellings".

Landscaping Standards: The PUD Ordinance defaults to the Landscaping Standards for the UDO and includes additional requirement related to Lot Landscaping and External Street Frontage Landscaping.

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

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

Minimum Open Space: As proposed, the PUD Ordinance alters the 15% Minimum Open Space standard to instead require Open Space to be provided as generally shown on the Concept Plan. In the Project Narrative (see **Exhibit 7**), the petitioner estimates this to be approximately 25%.

Amenities: The PUD Ordinance proposes providing trail in substantial compliance with the Concept Plan (see **Exhibit 5**), with alternative locations approved by the Director if needed. Additionally, the proposed Ordinance subjects the Real Estate to the covenants and restrictions of the Osborne Trails association, to ensure the use and shared maintenance of the Active Amenities constructed in the Osborne Trails PUD District.

Duration: As proposed, the PUD Ordinance includes a provision stating that the zoning will revert back to AG-SF1 if Secondary Plat / Construction Plan approval has not been obtained by January 1, 2027.

Annexation: The proposed Ordinance includes a standard which requires Annexation prior to Secondary Plat approval.

COMPREHENSIVE PLAN

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

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

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

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

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 2: Horton Road, (ii) Proposed Local: other proposed streets internal to the development, and (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

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

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

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

Council Introduction: The petition was introduced at the April 12, 2021, City Council meeting.

DEPARTMENT COMMENTS

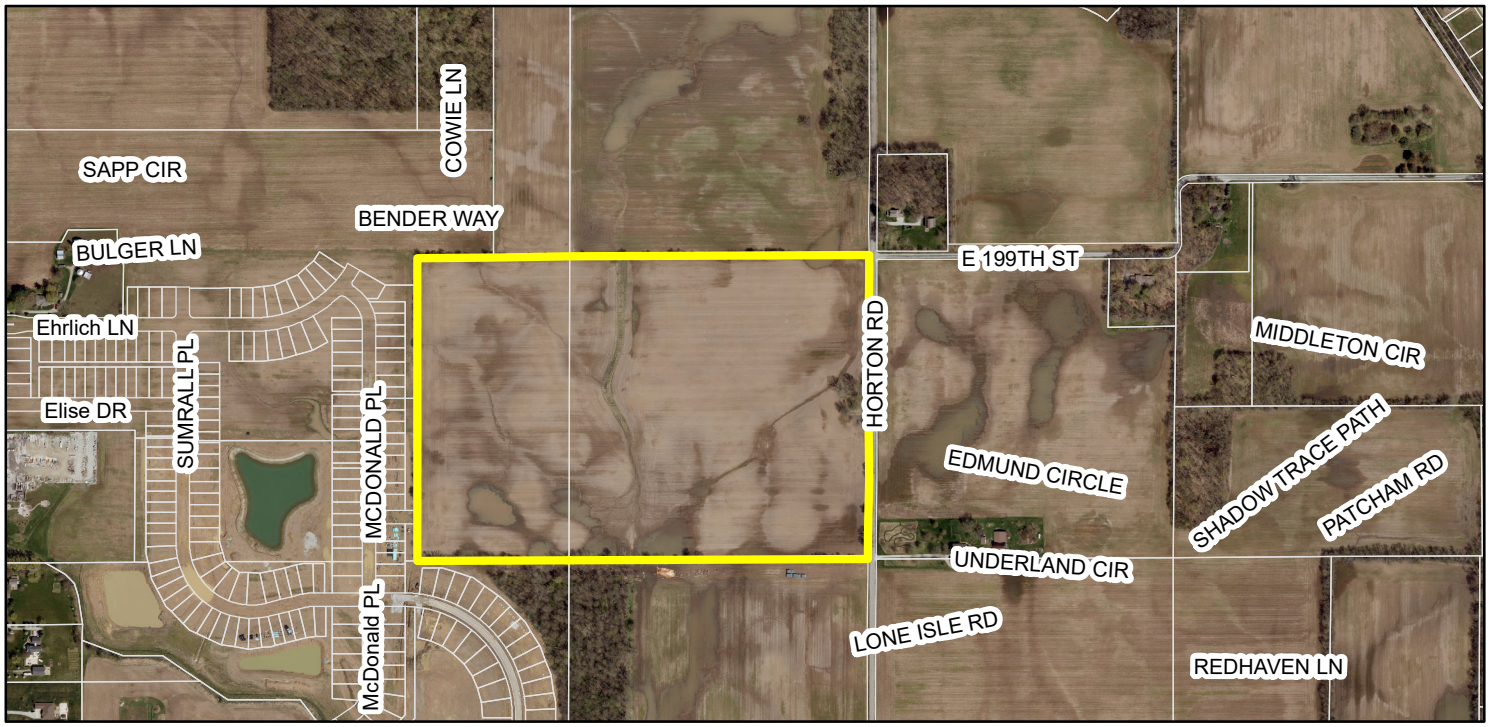
1. **Action:** Hold a public hearing at the May 5, 2021, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

Property Location Map
Osborne Trails, Phase II PUD
2105-PUD-17

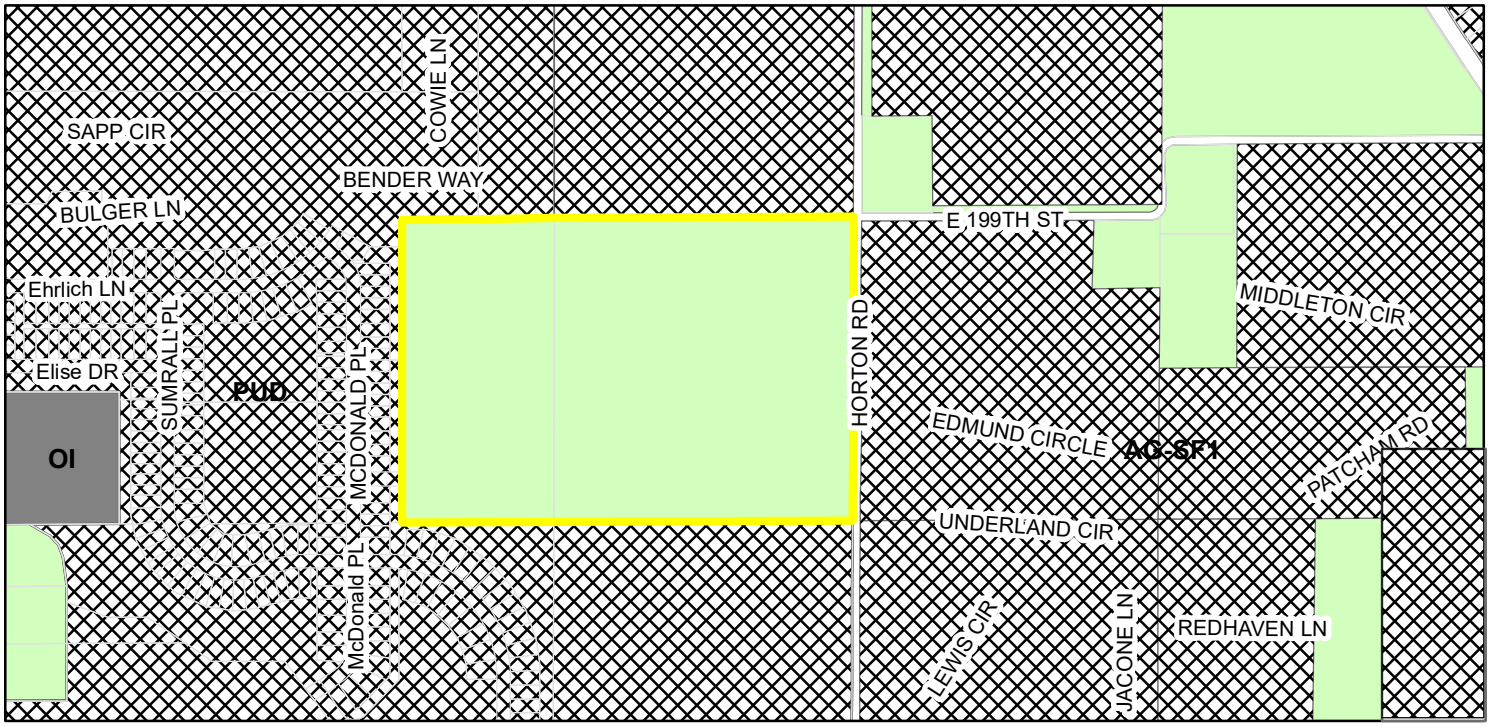
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- OI (Open Industrial)
- PUD (Planned Unit Development)

ORDINANCE NUMBER 21-__

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

"Osborne Trails – Phase II"

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 16-44 (the "Osborne Trails PUD Ordinance"), on February 27, 2016;

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

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

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

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

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

Section 1. Applicability of Ordinance.

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

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

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

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

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

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

2.1 The Real Estate shall be developed in substantial compliance with the Concept Plan.

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

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

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

4.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.

4.3 The total number of Dwellings permitted shall not exceed one-hundred and ninety-two (192) Single-family Dwellings.

4.4 The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) ("HOPA"), as they may be amended, to qualify the Dwellings as "housing intended and operated for occupancy by persons 55 years of age or older", as such phrase is defined in Section 2 of HOPA, in order to exempt Developer and future owners of the Dwellings from The Fair Housing Act's (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the "Act") prohibition against discrimination because of familial status.

4.5 The development of Single-family Dwellings iis intended to provide housing primarily for persons 55 years of age or older. The Real Estate shall be operated as an age restricted community in compliance with all applicable state and federal laws. The provisions of this Section 4.5 shall be enforced by the Association by an action in law or in equity, including, without limitation, an injunction requiring specific performance hereunder. No person under 19 years of age shall stay overnight in any Dwelling Unit for more than ninety (90) days in any consecutive twelve (12) month period. Each Dwelling Unit, if occupied, shall be occupied by at least one (1) individual 55 years of age of older; provided, however, that once a Dwelling Unit is occupied by an Age-Qualified Occupant, other Qualified Residents as the same is defined by HOPA of that Dwelling Unit may continue to occupy the Dwelling Unit, regardless of the termination of the Age-Qualified Occupant's occupancy, Notwithstanding the above, at all times, at least eighty percent (80%) of the Dwelling Units within the Real Estate shall be occupied by at least one (1) individual 55 years of age or older. An "Association" (established by the Owner of the Real Estate) shall establish, and may amend or revise, policies and procedures, from time to time, as necessary to maintain its status as an age restricted community under state or federal law.

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

5.1 Article 4.7 shall apply to the Real Estate except as modified below:

A.	Minimum Lot Area	5,850 square feet
B.	Minimum Lot Frontage	35'
C.	Minimum Building Setback Lines	
	i. Front Yard	21'
	ii. Side Yard	5'
	iii. Rear Yard	20'
D.	Minimum Lot Width	45'
E.	Maximum Building Height	2 ½ stories
F.	Minimum Living Area (total):	
	Single-story	1,200 square feet
	Two-story	1,800 square feet

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

6.1 Article 6.3 Architectural Standards: Shall apply to all dwellings in Area C, except as modified below:

A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings. It is not the intent to limit the

architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings.

B. Building Materials: Vinyl siding shall be prohibited as an exterior siding material.

C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of five and one-half inches (5-1/2") wide.

D. Windows: All homes shall have a minimum of one (1) window on all four (4) sides of the home, except the garage side of a ranch style home may have no windows provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.

E. Minimum Overhangs: All homes shall have a minimum of 8" roof overhangs.

F. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 6/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.

G. Shingles: All homes shall have dimensional or architectural grade shingles.

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

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

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

i. A masonry material a minimum of thirty-six (36) inches tall;
ii. A change in the exterior color separated by trim;
iii. A change in the Exterior Material pattern separated by trim;
iv. A change in the Exterior Material separated by trim;
v. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
vi. A minimum of ten (10) square foot gable window;
vii. A gable peak with a change in Exterior Material; or
viii. A projecting chimney running the fill height of the side Building Façade constructed with Masonry Material.

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

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

i. A minimum of ten (10) shrubs will be provided at the foundation of the home in the front yard.

ii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod must be planted in both "front" yards.

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

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

C. Buffer Yard Requirements: Article 6.8(N) shall apply.

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

of the natural topography and environment and in consideration to the unique design intent of the District.

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

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

A. Minimum Open Space: Open Space area shall be as generally shown on the Concept Plan.

B. Amenities: The following amenities shall include, but shall not be limited to the following:

i. Passive Amenities: Open space including trails shall be provided for passive recreation opportunities in substantial compliance with the trail locations illustrated on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as shown, then alternative trail locations may be approved by the Director that still provide comparable access and connectivity to the District's Open Space.

ii. Osborne Trails Amenities: Section 9(B)(ii) of the Osborne Trials PUD established requirements for Active Amenities (the "Osborne Trails Amenities"). The Real Estate shall be subject to any covenants and restrictions applicable to the Osborne Trails Amenities in order to ensure the enjoyment and shared maintenance costs of the Osborne Trails Amenities by the residents of the Real Estate.

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

Section 10. **Annexation:** The Real Estate, or parts thereof that may be the subject of a secondary plat approval shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for the Real Estate.

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Scott Frei	Scott Frei	Scott Frei
_____	_____	_____
Jake Gilbert	Jake Gilbert	Jake Gilbert
_____	_____	_____
Mike Johns	Mike Johns	Mike Johns
_____	_____	_____
Troy Patton	Troy Patton	Troy Patton
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Scott Willis	Scott Willis	Scott Willis

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2021, at _____ ____ m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-__

this _____ day of _____, 2021.

_____
J. Andrew Cook, Mayor

I hereby VETO Ordinance 21-__

this _____ day of _____, 2021.

_____
J. Andrew Cook, Mayor

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

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

Osborne Trails - Phase II PUD District 3 040221.docx

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Single Family Dwelling Character Exhibit

EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

The East Half of the Southeast Quarter of the Southeast Quarter of Section 22, and the Southwest Quarter of the Southwest Quarter of Section 23, all in Township 19 North, Range 3 East of the Second Principal Meridian, Washington Township, Hamilton County, Indiana, based upon a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering Job Number 2020-277-S, dated March 10, 2021, more particularly described as follows:

BEGINNING at the southeast corner of said Southwest Quarter of said Southwest Quarter of said Section 23, marked by a mag nail with washer stamped "CRIPE 0055"; thence North 00 degrees 06 minutes 21 seconds East (assumed bearing per Osborne Trails, Section 1, per plat recorded in Plat Cabinet 5, Slide 1052 as Instrument Number 2019051344 in the Office of the Recorder of Hamilton County, Indiana) along the east line of said Southwest Quarter of said Southwest Quarter a distance of 1321.70 feet to the northeast corner of said Quarter-Quarter Section; thence South 89 degrees 43 minutes 45 seconds West along the north line of said Quarter-Quarter Section a distance of 1326.42 feet to the northwest corner thereof, marked by a 5/8-inch rebar with cap stamped "MILLER S0083"; thence South 89 degrees 44 minutes 37 seconds West along the north line of said East Half of said Southeast Quarter of said Southeast Quarter of said Section 22 a distance of 661.87 feet to a corner of Osborne Trails, Section 3, per plat recorded in Plat Cabinet 6, Slide 45 as Instrument Number 2021004908 in said Recorder's Office, said corner marked by a 5/8-inch rebar with cap stamped "S&A FIRM 0008"; thence South 00 degrees 02 minutes 47 seconds West along an east line of said Osborne Trails, Section 3 and an east line of said Osborne Trails, Section 1 a distance of 1322.09 feet to the southeast corner of Common Area #6 in said Osborne Trails, Section 1, marked by a 5/8-inch rebar with cap stamped "S&A FIRM 0008"; thence North 89 degrees 43 minutes 26 seconds East along a north line of said Osborne Trails, Section 1 a distance of 661.94 feet to the southwest corner of said Southwest Quarter of said Section 23, marked by a stone; thence North 89 degrees 43 minutes 18 seconds East along the south line of said Southwest Quarter of said Southwest Quarter of said Section 23 a distance of 1324.98 feet to the POINT OF BEGINNING, containing 60.314 acres, more or less.

EXHIBIT A
REAL ESTATE

(Page 2 of 2 - Location Map)

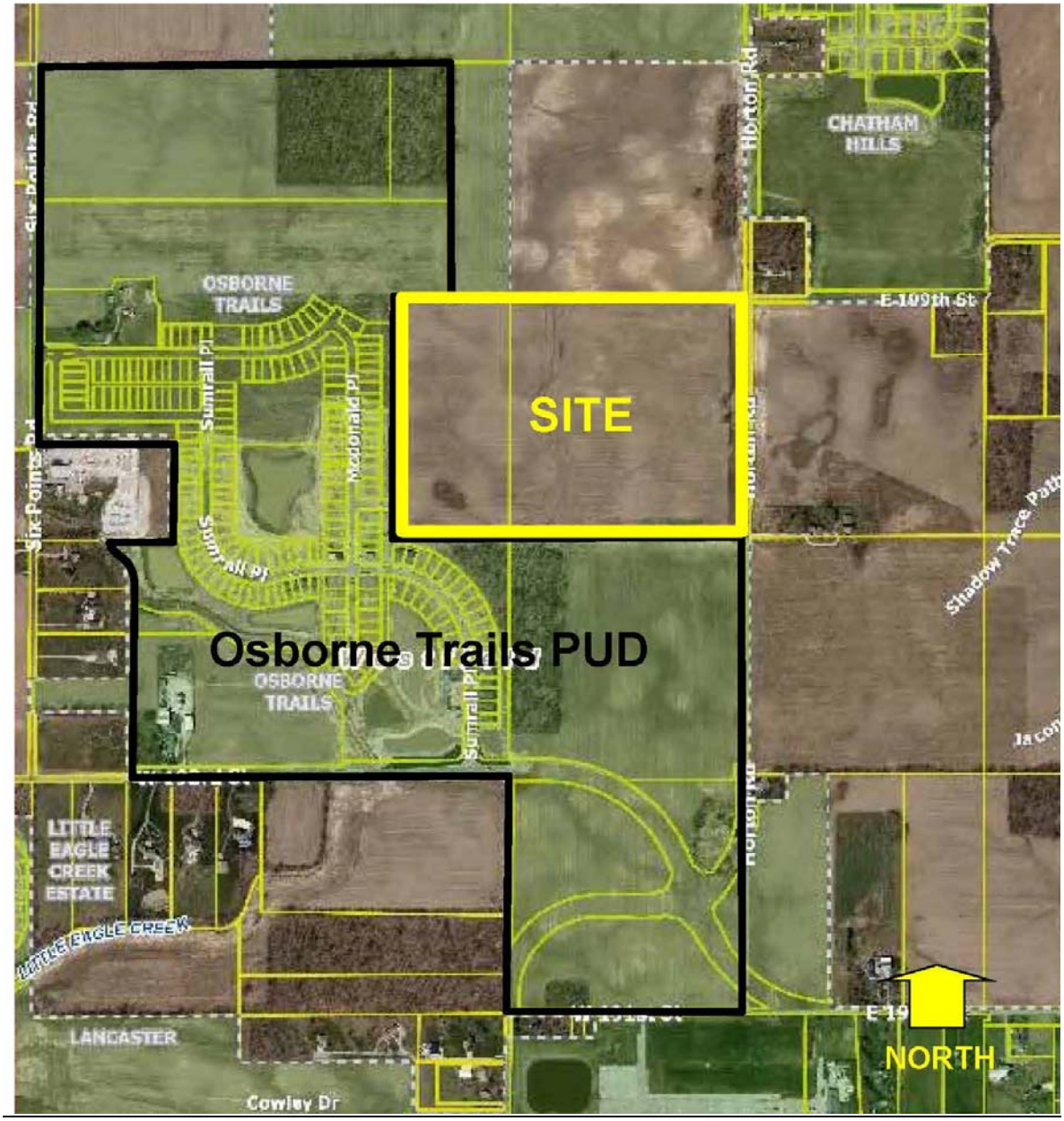
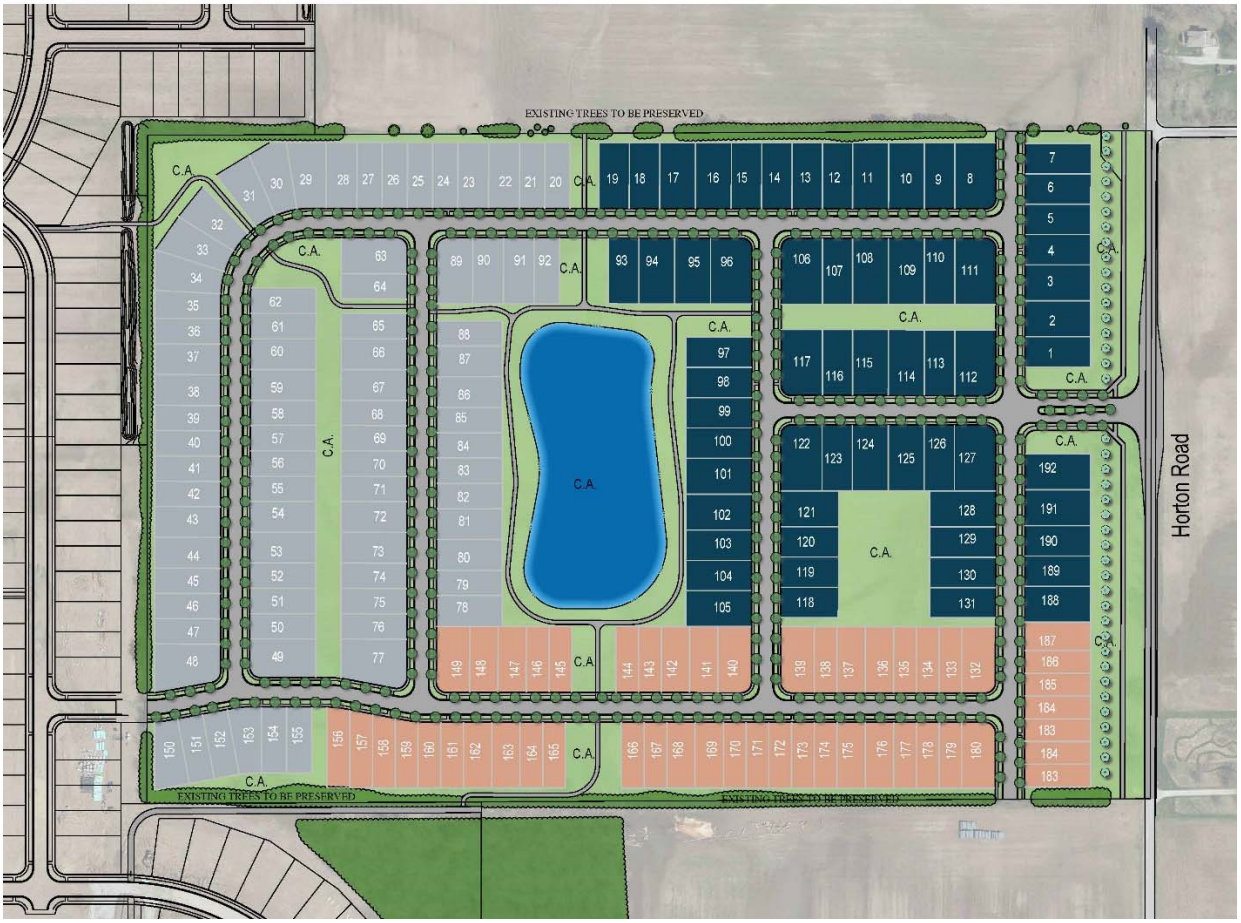


EXHIBIT B

Concept Plan



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

EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT

EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT

EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT

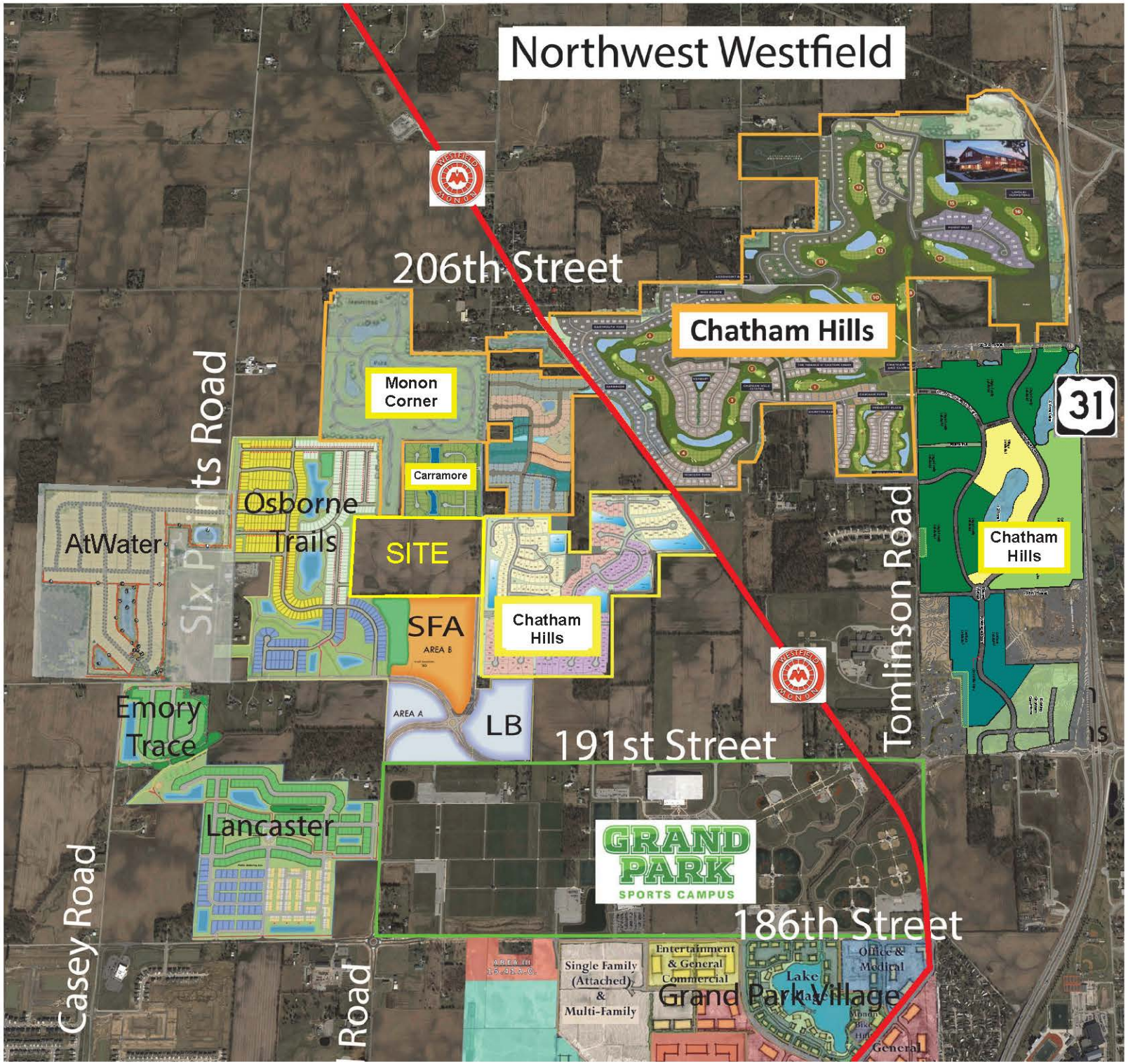
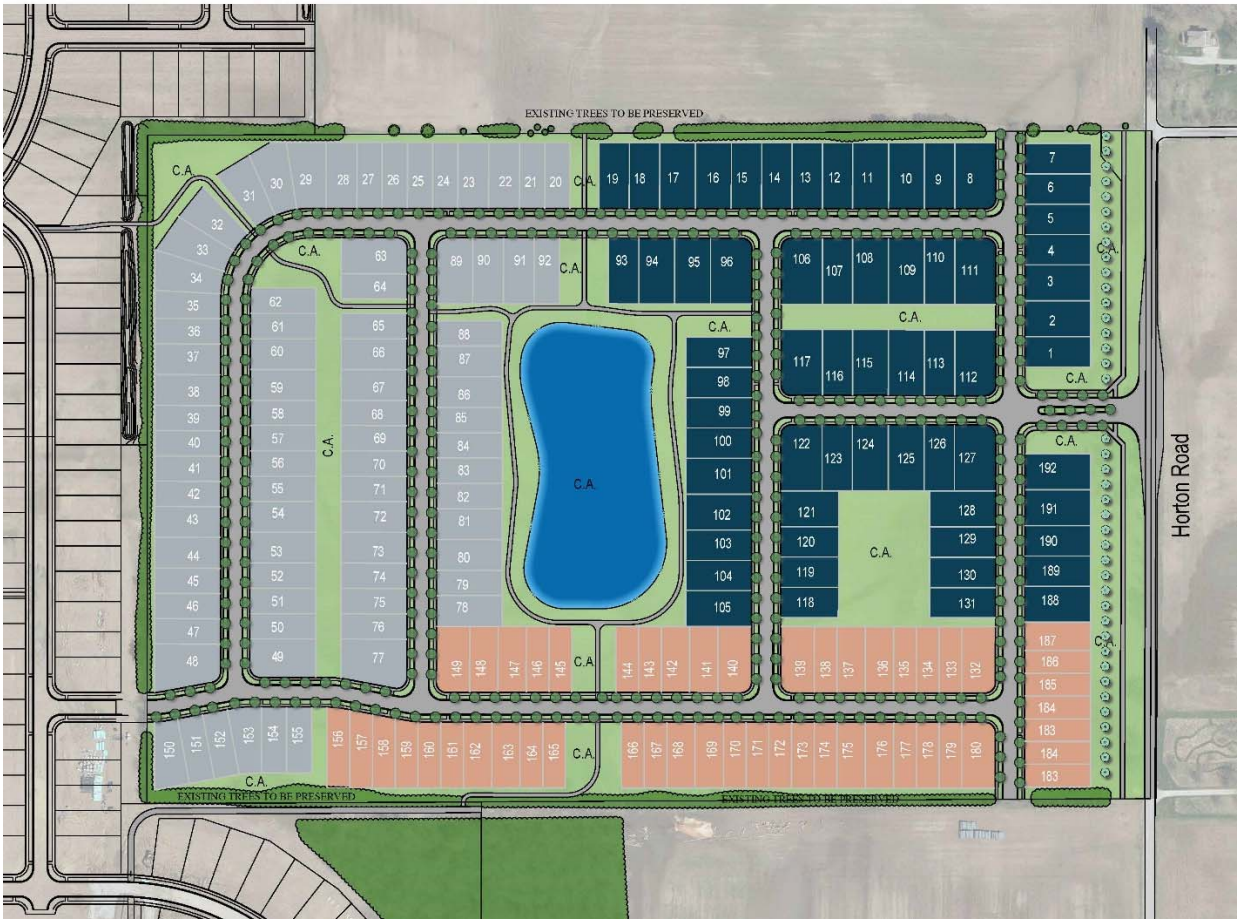

Northwest Westfield
206th Street
Chatham Hills
Monon Corner
Carramore
Six Points Road
Osborne Trails
AtWater
SITE
SFA
AREA B
AREA A
Chatham Hills
LB
Tomlinson Road
31
Chatham Hills
Emory Trace
191st Street
Lancaster
GRAND PARK
SPORTS CAMPUS
186th Street
Casey Road
Single Family (Attached) & Multi-Family
Entertainment & General Commercial
Grand Park Village
Office & Medical
Lake
General

EXHIBIT B

Concept Plan



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

EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT

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SINGLE FAMILY DWELLING CHARACTER EXHIBIT

Exhibit "D"

Osborne Trails – Phase II PUD Project Description

The applicant, Lennar Homes of Indiana, Inc. ("Lennar"), has filed a rezone application for the "Osborne Trails – Phase II PUD District" in order to extend and continue the existing Osborne Trails residential community that Lennar is currently developing north of 193rd Street and east of Six Points Road. In this regard, the original Osborne Trails PUD District, Ordinance Number 16-44, was adopted by the City Council on February 28, 2017. Osborne Tails is an age-restricted (55 and older) residential community that caters to buyers seeking to combine a social and active lifestyle with a one-of-a-kind home designs. The home product offerings and various elevations in Osborne Tails were specifically designed for this community and these homes are not being built anywhere else in the central Indiana market. Osborne Tails includes significant open space with passive and active amenities, 6 lakes that are integrated into the community, 3-plus miles of walking/bicycling trails and paths that meander throughout the site, and a 10,000 square foot state of the art club house which includes a workout room, craft room, large indoor gathering space and kitchen as well as other amenities. Since its opening, homes in Osborne Trails have been selling a brisk rate and the community is being embraced by the buying public.

The subject real estate to be included in the amended Osborne Trails neighborhood consists of approximately 60 acres, located on the west side of Horton Road and north of 191st Street and is identified as parcel numbers 08-05-22-00-00-016.000 and 08-05-23-00-00-024.000 (the "Real Estate"). The Real Estate is entirely surrounded by residential neighborhoods including: (i) Osborne Trails to the immediate west and south; (ii) Atwater further west; (iii) Carramore to the immediate north; (iv) portions of Chatham Hills to the immediate east and north (Monon Corner). The location of the Real Estate is shown on the enclosed aerial site location exhibit and is zoned AG-SF1. The Real Estate is also depicted on the enclosed site aerial context exhibit that identifies surrounding residential communities.

Lennar envisions an additional one-hundred and ninety-two (192) lots on the Real Estate serving as an extension and continuation of the existing Osborne Trails community which will include the same development amenities, architectural standards and home product offerings. To this end, and as shown on the enclosed color concept plan, Osborne Trails – Phase II will continue to offer the same three (3) product offerings as is being built in Osborne Trails today, which includes a variety of single family detached home designs and elevations. Lennar anticipates the average sales prices to be approximately $290,000 (Northern Collection; $360,000 Central Collection, and $415,000 (Southern Collection) based on the three (3) product offerings.

The concept plan has been designed so that nearly every lot backs up to common area. In this regard, the Common Area proposed for Osborne Tails – Phase II is approximately 25%. Further, it should also be noted that the amenities provided in the existing Osborne Trails were designed to accommodate and absorb the development of the proposed additional lots in the Osborne Tails – Phase II PUD proposal. The homes on the Real Estate will be subject to the same covenants and restrictions applicable to the existing Osborne Tails in order to ensure the enjoyment and shared maintenance costs of the significant and beneficial Osborne Trails amenities by the residents of the community.

Westfield–Washington Township Advisory Plan Commission (APC)
Minutes of the April 19, 2021 APC Meeting
Presented for approval: May 5, 2021

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, April 19, 2021 scheduled for 7:00 p.m. in person and online.

ROLL CALL: Noted presence of a quorum.

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

Members Absent: Randy Graham.

City Staff Present: Kevin Todd, Director; Pam Howard, Senior Planner; and Caleb Ernest, Associate Planner.
Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

- April 5, 2021 minutes
  - Motion**:** Graham motioned to approve the minutes as written.
  - Kelleher seconded. Motion passed. Vote 8-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA ITEMS

2103-DDP-10 **Sunbelt**
16915 Westfield Park Road
Detailed Development Plan review for an existing Outside Storage Area on 2.63 acres+/- in the EI: Enclosed Industrial District and US Highway 31 Overlay District.
(Planner: Pam Howard - phoward@westfield.in.gov)

2103-DDP-11 **Wheeler Landing Apartments**
Southwest corner of Virginia Rose Ave and Wheeler Rd
JC Hart Company, Inc. requests Detailed Development Plan review of 7 multi-story multi-family buildings on 7.65 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

Motion**:** Maue motioned to approve the Consent Agenda as presented:
McCarty seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS

2102-PUD-01 **Sanders Glen PUD**
2432 South Street
Patch Development, LLC requests a change of zoning for approximately 9.07 acres +/- from the Kalorama Park PUD to the Sanders Glen PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)
(Presenting Planner: Kevin Todd - ktodd@westfield.in.gov)

Todd overviewed this request for a change of zoning. He said that since its Public Hearing, several changes had been made to the ordinance

The Petitioners, Andrew Greenwood and Pat Chittenden with Patch Development, summarized the changes, modifications, and enhancements made to this PUD ordinance. Greenwood said that they had several meetings with the Neighbors that resulted in several modifications. Greenwood said that these modifications included lower density, age restriction for the cottages, addition of a park area, reduction in the number of home style products that would be offered, tree preservation and tree replanting if necessary. He said any traffic congestion would be mitigated by the reduction of density.

Burkman thanked the Petitioner for lowering the density. She said she was glad the development would be age restricted. She mentioned that all garages were all side-load, but this was not committed to in the PUD text. She asked if there had been a response received that the neighbors were satisfied with the changes.

- The Petitioner said they would add language committing to all side-load or courtyard garages. He added that they did not have anything in writing from the neighbors.

Johns said he appreciated the changes and the park location in the front. He said he understood that page 25 contained actually renderings instead of those on page 23. He said he appreciated the reduction in density and the tree preservation.

Kelleher said she liked that the renderings showed what they are going to build. She said she liked that they would commit to no front-load garages.

McCarty said that his concerns from the last meeting were addressed. He said he thought that the changes made were good including the park being located in the front of the development and the lower density. He said it seemed that the neighbors' concerns were addressed.

Schmitz stated that he liked the changes that were made, especially those at the north and south sides of the development.

Spoljaric agreed with others and also mentioned that the PUD says that vinyl aluminum siding was not permitted, and that it should be have an "and" or an "or".

Howard read an email comment that was received.

- The Petitioner said that they would reach out to the sender.

Attorney Copeland asked if the Petitioner would consider adding a severability clause.

The Petitioner said that that they would add such a clause.

Motion**:** Schmitz motioned to send 2102-PUD-01 to the City Council with a favorable recommendation subject to the commitments:

- Garages for single-family detached residences shall be side-load or courtyard only;
- Section 7.1(B)(i) shall say "Vinyl and aluminum" rather than "Vinyl aluminum"; and
- A severability clause shall be added

Burkman seconded. Motion passed. Vote 8-0.

2103-PUD-07 **Midland South PUD**

Generally near 321 South Cherry Street

Old Town Companies requests a change in zoning of 3.67 acres +/- from the SFA: Single-family Attached District to the Midland South PUD District.

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

Ernest overviewed this request for a change in zoning. He said that since its Public Hearing, this plan has been updated along with Petitioner responses to the issue list. He said Staff had received one public comment on this item that was included in the public comment exhibit on the agenda.

The Petitioner, Justin Moffett with Old Town Companies, summarized the updates made since the project's Public Hearing including setback language in the PUD text. He also addressed the referenced trail's "tree canopy" and explained that it was not actually a healthy canopy and would be approached more like a future planting area. He addressed the tree lawn area between the development and the church, and also spoke to road infrastructure and drainage. He said one nuance not yet vetted was appropriate sight distance at the corner of Roosevelt and Cherry Streets, and that item would be treated as a special study area. He addressed product types, end-cap facades, streetscape view, and planting strips/buffers.

Kelleher asked if the building height limitation was 35-feet.

- The Petitioner replied yes.

Maue said he appreciated the attention to detail.

McCarty said he appreciated the effort that was made with the video at the Petitioner's previous presentation. He added that he also appreciated the tree lawn buffer between the project and the church.

Schmitz said he appreciated the effort put in at this stage of planning.

Burkman asked what would be planted in the 15-foot buffer. She asked Staff how to capture this in writing. She also said she had architectural comments yet felt like language was too open-ended. She said she did not want to see something drastically different built than what was presented.

- The Petitioner said he felt that the parks department should dictate what needed to be planted in the buffer.
  - Howard replied that Staff was looking into that.
- The Petitioner stated that there may be some adjustments with how floor plans are articulated with the facades.
- The Petitioner said he would be comfortable adding a 5-year sunset on the PUD.

Johns thanked the Petitioner for bringing the opportunity for home ownership to the downtown.

The city attorney asked the Petitioner to add a severability clause.

Motion**:** Kelleher motioned to send 2103-PUD-07 to the City Council with a positive recommendation with the following conditions:

- Provide a twenty-five (25) foot setback from the north property line;
- Provide a fifteen (15) foot landscape buffer from the north property line;
- Provide at a minimum, in accordance with UDO Article 6.8(M), Buffer Yard A along the north property line;
- Provide a buffer from the west property line;
- Include language for using the character exhibits as the intended architecture of the townhouse product;
- Incorporate a sunset clause;
- Incorporate a severability clause.

Motion**:** Burkman seconded. Motion passed 8-0.

2103-PUD-08 **Union Square at Grand Junction PUD Text Amendment**

Generally near 305 South Cherry Street

Old Town Companies requests an amendment to add an additional 5 acres +/- and modify the concept plan, character exhibits, development and design standards of the Union Square at Grand Junction Planned Unit Development (PUD) District.

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

Ernest overviewed this request for a PUD Text Amendment. He said that since its Public Hearing, this plan has been updated along with Petitioner responses to the issue list. He said Staff had received public comments on this item that were included in the public comment exhibit on the agenda.

The Petitioner, Justin Moffett with Old Town Companies, overviewed some of the Petitioner's responses to public comments and also addressed public parking. He addressed the collaboration with the City for a parking garage. He said they received positive public feedback on the Union restaurant building. He said the many comments addressed trails and

landscaping. He spoke about the green belt along the creek and said that they understood the desire for this connection and will continue to study along with the Parks Department. He spoke about the buildings along Union Street and parking counts. He talked about the building heights of the proposed buildings with the maximum being 4-stories.

McCarty said he loved the design, architecture and the Union restaurant and thought that it was necessary to Westfield's future to have a thriving downtown. He asked how the State Road 32 discussion would affect the Petitioner's main structure.

- The Petitioner said he thought that whatever happens to State Road 32 needs to take place sooner rather than later. He said that they could not comment on design but said he did not think delaying was a good idea. He said he thought that a delay could negatively impact the development; however, they would likely still build the project. He said he thought that there would be economic development damage done to the City if State Road 32 wasn't widened within the next five years.

Spoljaric asked about the loading berths exemption in the original PUD. She asked where the loading berths would be placed. She also asked about the character exhibit language versus public design process. She asked what the intention was for the public design process.

- The Petitioner said that other buildings would not necessarily need loading berths and that they would find a good way to manage trash. He said that there would be no exposed dumpsters as dumpsters would be pulled out for pickup. He said that the Union's berth design would be similar to what was done at Sun King in Carmel.
- The Petitioner said there had been a 3-year public design process and had asked the community at open houses for feedback. He said the public feedback related to the need for a parking garage resulted in the Petitioner incorporating additional land and go through that process. He said that massing (size, height, roofline) shown on the plans would not change, but the architecture could.

Burkman said she was confused on what the Commission (APC) would be voting on architecturally, if the community did not like what was shown in PUD it could completely change. She asked what Westfield could do as a community to make the Petitioner more comfortable showing what they were going to build and have the APC vote on that.

- The Petitioner said there was no legal definition of a community feedback requirement. He said they were not going to hugely change the massing on the plans just because a few people didn't like it. He said the architecture might change.

Horkay reminded APC members that they were only voting on a text amendment.

- Todd and Ernest said that the Petitioner was also updating the concept plan and the character exhibits of the original PUD with this request.

Kelleher asked about removing the community feedback language.

- Todd said that he was fine with that.

Burkman asked about the labeling on the concept plan asking if the APC would only be permitting those uses as they are labeled on the building, or just the location. She said she would like to see retail along the trail.

- The Petitioner replied that permitted uses were not changing from the original PUD.
- He said that retail uses struggle when they don't have a street presence and he would be reluctant to put retail along the trail.

Johns stated that the Council had not yet decided on the parking garage in respect to its financing.

Kelleher asked if the Petitioner would be limiting building height.

- The Petitioner replied yes, that it would be 4-stories for the expansion area only.

Motion**:** McCarty motioned to send 2103-PUD-08 to the City Council with a favorable recommendation with the following conditions:

- Provide a twenty-five (25) foot setback from the north property line;
- Provide a fifteen (15) foot landscape buffer from the north property line;
- Provide at a minimum, in accordance with UDO Article 6.8(M), Buffer Yard A along the north property line;
- Incorporate a Maximum Height of four (4) stories for the additional real estate only;
- Incorporate a sunset clause;
- Incorporate a severability clause.

Motion**:** Kelleher seconded. Motion passed 8-0.

2103-PUD-09 **Harmony PUD Amendment (Signage)**
1367 S. Waterleaf Drive
Woodmont Westfield Ditch Academy LLC by American Structurepoint, Inc. requests an amendment to the Harmony PUD District modifying the sign standards.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

Ernest overviewed this request for an amendment to the Harmony PUD District. He said that since this item's Public Hearing that Staff had received public comments that had been uploaded to the agenda. He said the Petitioner had made updates based on those comments.

Josh Rogers, with American Structurepoint, on behalf of the Petitioner stated that the Petitioner responded to public comments including lighting, lighting fixtures, and the addition of language to the amendment tying the monument sign to the lot not the business.

Grant Gary, with the Woodmont Company, spoke to the lighting modifications.

McCarty said he did not remember seeing any lights on the sign at the location on 191st. He added that he did not see a need for additional lighting on the sign.

Spoljaric asked how late the business would be open and if anyone would be going in to the building after closing. She asked if a requirement could be added that the light on the sign would be turned off at 8:00 p.m.

The Petitioner replied:

- Sometimes people arrive at 6:30 p.m. and sometimes at 7:00 p.m. and that the cleaning staff would arrive after closing.
- This is a 2-tenant sign and would be just as important to the adjacent parcel. He said the adjacent user was not yet determined, but they may have different hours of operation.
- He said that they would consider requiring the sign lights to be turned off at 8:00 p.m.

Johns agreed with Spoljaric's comment and added that he would support an 8:00 p.m. shut off time.

Kelleher said she was fine with the monument sign lights staying on, but she added that she would like to see a requirement that the wall sign lights be turned off at 8:00 p.m.

Maue said he thought the lighting on the monument sign was adequate and that he appreciated having lighted signage at night.

Schmitz agreed with Maue and added that he liked Kelleher's suggestion about the wall sign.

Horkay asked if there could be a condition regarding the wall sign lighting on this petition.

- The city attorney said they were not comfortable with such a condition unless the Petitioner willingly agreed.
- The Petitioner was not comfortable making a commitment at that time.

Motion**:** Maue motioned to send 2103-PUD-09 to the City Council with a favorable recommendation.
Horkay seconded. Motion failed. Vote 3-5 (Kelleher, McCarty, Spoljaric, Burkman, Johns)

New Motion**:**
Spoljaric motioned to send 2103-PUD-09 to the City Council with a favorable recommendation with the following condition/amendment:

- Turn off the lighting on the proposed Monument Sign no later than thirty (30) minutes after the closing for the later of the two (2) businesses.

Horkay seconded. Motion passed. Vote 8-0

2104-ODP-09 &
2104-SPP-09

Northpoint Plat Amendment
Southeast corner of 202nd Street and East Street
Holladay Properties by Stoeppelwerth & Associates, Inc. requests a Primary Plat and Overall Development Plan amendment for 1 lot on 21.25 acres +/- in Northpoint PUD District.
(Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)
(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

Howard overviewed this request for a Primary Plat and Overall Development Plan amendment. She said that Staff had received no public comments on this item, and that it is compliant and ready for approval.

Motion Maue motioned to approve 2104-ODP-09 & 2104-SPP-09 with the following condition:

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

Motion**:** Maue Schmitz seconded. Motion passed 8-0.

2104-PUD-12

Northpoint PUD Amendment IV
South side of SR 38, east and west of Grassy Branch Road
Northpoint Owners, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Architectural Standards of the Northpoint PUD.
(Planner: Pam Howard - phoward@westfield.in.gov)

Howard overviewed this request for an amendment to the Architectural Standards of the Northpoint PUD. She said since this items public Hearing the Petitioner had made modifications.

Chris Wilkes, with Holladay Properties, presented the background for this request and summarized the changes and modifications made as a result of comments made at the previous APC meeting.

Spoljaric said she had concerns about this applying to primary facades. She said the look along East Street and State Road 38 was important.

Johns said he understood the need for the Petitioner's request and thought it made sense.

Maue said he was satisfied with the modified language.

Motion**:** McCarty motioned to send 2104-PUD-12 to the City Council with a favorable recommendation.
Motion**:** Schmitz seconded. Motion passed 8-0.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09
[CONTINUED]

Northpoint II PUD
North side of SR 38 between Anthony Road and Hinkle Road
Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

2101-ZOA-01
[CONTINUED]

Unified Development Ordinance Amendment
Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.
(Planner: Kevin Todd - ktodd@westfield.in.gov)

2104-ODP-06 &
2104-SPP-06
[CONTINUED]

Ackerson Farms
West Side of Ditch Road between State Road 32 and 166th Street
Estridge Development Management, LLC by Innovative Engineering requests Primary Plat and Overall Development Plan approval for 423 residential lots on 236.78 acres +/- in the Ackerson Farms PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2104-ODP-07 &
2104-SPP-07
[CONTINUED]

The Courtyards of Westfield
Southwest corner of Towne Road and 151st Street
Epcon Westfield, LLC by Kimley-Horn & Associates, Inc. requests Primary Plat and Overall Development Plan approval for 89 Single-family residential lots on 37.03 acres +/- in The Courtyards of Westfield PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

2104-ODP-08
[CONTINUED]

Fork Whiskey
NEC of 191st St. and Horton Road
West Fork Whiskey by Cripe requests Overall Development Plan review of 1 lot on 12.83 acres +/- in the Osborne Trails PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

2104-PUD-11
[CONTINUED]

Bonterra PUD
South side of State Road 32, 1/4 mile west of Gray Road
M/I Homes of Indiana, LP by Church Church Hittle + Antrim request a Change of Zoning for 28.22 acres +/- from the GO: General Office District to the Bonterra PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

2104-PUD-13
[CONTINUED]

Sycamore Glen PUD
South of and adjacent to 159th Street and west of Towne Road
Coronado Development Corporation by Nelson & Frankenberger, LLC requests a change in zoning for 28.5 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Sycamore Glen PUD District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

REPORTS/COMMENTS

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

ADJOURNMENT

Motion: Adjourn Meeting.
Motion: McCarty; Second: Burkman.
Motion passed. Vote: 8-0.
Meeting adjourned at 9:12 p.m.

Petition Number:	2104-SPP-07 & 2104-ODP-07
Subject Site Address:	SW Corner of 151st Street & Towne Road (the "Property")
Petitioner:	Epcon Westfield, LLC by Kimley-Horn and Associates (the "Petitioner")
Request:	The Petitioner requests Primary Plat and Overall Development Plan review for eighty-nine (89) single-family residential lots on 37.03 acres +/- in the Courtyards of Westfield PUD District
Current Zoning:	Courtyards of Westfield PUD (Ord. 20-39)
Current Land Use:	Vacant
Approximate Acreage:	37.03 acres +/-
Staff Reviewer:	Daine Crabtree, Associate Planner
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat and Overall Development Plan

HISTORY AND PROCEDURAL

The rezoning of the Property from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards of Westfield PUD District was approved at the January 11, 2021, City Council meeting. A public hearing for this petition occurred at the April 5, 2021 Advisory Plan Commission (APC) meeting.

PROJECT OVERVIEW

The 37.03 acre +/- site is at the southwest corner of 151st Street & Towne Road (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Detailed Development Plan for 89 Single-Family Residential Lots (see **Exhibit 3**).

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

The plans comply.

6) Proposed name of subdivision.

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

8) Title, scale, north arrow and date.

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

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

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

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

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

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

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

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

17) Legend and notes.

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

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

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

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

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

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

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

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

The plans comply.

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

26) Address and legal description of the property.

27) Boundary lines of the property including all dimensions.

28) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

29) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

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

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

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

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

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

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

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

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

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

39) Identify buildings proposed for demolition.

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

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

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

The plans comply.

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

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

44) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

    a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.

    b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.

    c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

46) Accessory Use and Building Standards (Article 6.1)

47) Architectural Standards (Article 6.3)

48) Building Standards (Article 6.4)

49) Fence Standards (Article 6.5)

50) Height Standards (Article 6.6)

51) Landscaping Standards (Article 6.8)

    a) Street Trees

b) Minimum Lot Landscaping Requirements

c) External Street Frontage Landscaping

d) Parking Area Landscaping

e) Buffer Yard Requirements

52) Lighting Standards (Article 6.9)
53) Lot Standards (Article 6.10)

54) Outdoor Café and Eating Areas (Article 6.13)

55) Parking and Loading Standards (Article 6.14)

56) Setback Standards (Article 6.16)

57) Vision Clearance Standards (Article 6.19)

58) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

59) Block Standards (Article 8.1)

60) Easement Standards (Article 8.3)

61) Monument and Marker Standards (Article 8.5)

62) Open Space and Amenity Standards (Article 8.6)

63) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards

b) Perimeter/External Pedestrian Network Standards

64) Storm Water Standards (Article 8.8)

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

66) Street Light Standards (Article 8.10)

67) Street Sign Standards (Article 8.11)

68) Surety Standards (Article 8.12)

69) Utility Standards (Article 8.13)

COURTYARDS OF WESTFIELD PUD (ORD. 20-39)

The plans comply.

70) Concept Plan (Section 3)

71) Permitted Uses (Section 5)

a) Maximum number of Dwelling Units permitted: 94

72) General Regulations (Section 6)

a) Minimum Lot Area: 6,000 square feet

b) Minimum Lot Frontage: 35 feet

c) Building Setbacks

i) Front Yard

(1) Garage door to Right of Way: 20 feet

(2) Front Porch, Front Door, or Courtyard Fence: 10 feet

ii) Side Yard: 5 feet (Min. 10 feet between Dwelling Units)

iii) Rear Yard: 20 feet

d) Minimum Lot Width: 52 feet

73) Development Standards (Section 7)

a) Perimeter/External Street Frontage Landscaping/Buffer Yard Requirements

i) Buffer Yard and External Street Frontage Landscaping shall be as generally depicted on Exhibit E, the "Buffer Yards Plan"

ii) External Street Frontage Landscape Area Minimum Width: 30 feet; may be included within Lots as shown in Exhibit F, Buffer Yards A & B of the "Conceptual Perimeter Street Buffer Landscape Treatment"

iii) Black, four-rail horse fence shall be installed along the right-of-way

iv) Per 100 feet of external street frontage, the following plantings are required: four (4) evergreen trees, three (3) shade trees, and three (3) ornamental trees.

v) Street trees along external streets shall be required subject to approval by the Department of Public Works

vi) Buffer yard landscaping between required adjacent residential land uses (along portions of south and west property lines) shall be provided in accordance with the buffer widths shown on the Buffer Yards Plan, specifically shown in Exhibit G, Buffer Yard C, incorporated within the "Conceptual Residential Buffer Landscape

Treatment". Buffer may be included within the Lots. Per 100 lineal feet of this buffer treatment, four (4) shade trees, four (4) evergreen trees, and ten (10) shrubs are required.

vii) Three (3) additional evergreen trees shall be installed in substantial compliance with the location identified on the Concept Plan

viii) Buffer yard landscaping required along the southernmost property line (closest to the Clubhouse amenity area) and the east property line (along the rear property lines of the southernmost cul-de-sac lots) shall include a minimum buffer width of 30 feet. Buffer may be included within the lots. Two options for buffer plantings shall be installed per 100 lineal feet of buffer yard:

(1) Four (4) shade trees, four (4) evergreen trees and ten (10) shrubs; or

(2) Eight (8) evergreen trees

ix) No mounds shall be required in a Buffer Yard or External Street Frontage Landscape Area

x) If a provision of Article 6.8 Landscaping Standards is in conflict with the Buffer Plan, Conceptual Street Buffer Landscape Treatment or the Conceptual Residential Buffer Landscape Treatment, then Ord. 20-39 shall prevail.

xi) Relocation of plant materials shall be permitted as a part of the Development Plan approval subject to the Director's approval.

b) Entry Features

74) Design Standards (Section 8)

a) Amenities

i) Landscaped open space and ponds identified in Exhibit I, "Conceptual Open Space and Pedestrian Connectivity Plan" and exhibit J, "Conceptual Amenities Plan"

ii) Minimum of three (3) parkettes which may include, but are not limited to open areas, seating, landscaping, walking paths, meeting areas as identified in the Conceptual Open Space and Connectivity Plan and Conceptual Amenities Plan

iii) Clubhouse amenity area, as identified in the Conceptual Amenity Plan and Exhibit K, the "Conceptual Clubhouse Amenity Enlargement. The clubhouse amenity area shall include:

(1) 2,500 SF + clubhouse including a fitness center, restrooms, community room and outdoor fireplace gathering area

(2) Parking Lot

(3) Swimming Pool adjacent to clubhouse

(4) Pickleball Court

75) Duration (Section 9)

DEPARTMENT COMMENTS

1) **ACTION: 2104-SPP-07 & 2104-ODP-07** comply with the Courtyards of Westfield PUD and the UDO. The Department recommends approving the petition with the following condition:

   - **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.**

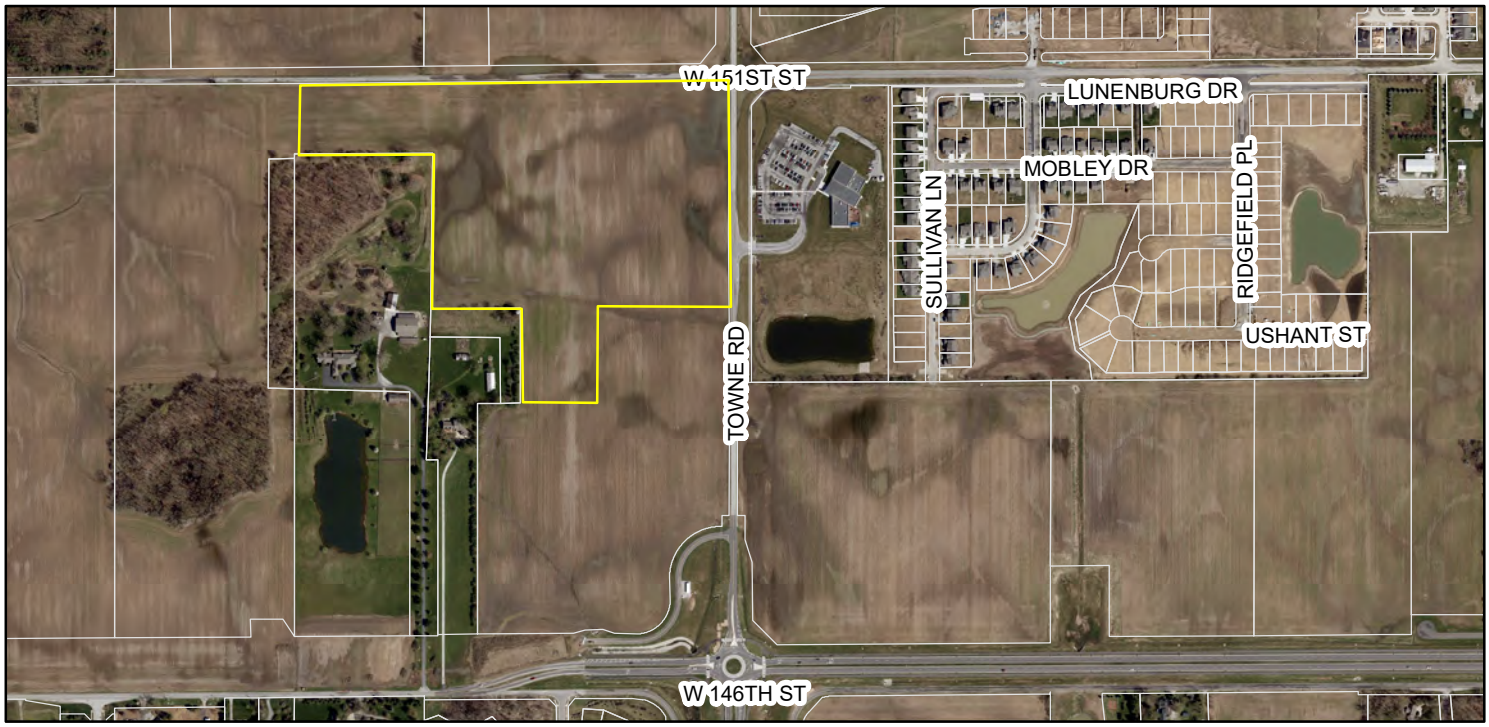
2) If any APC member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov

Courtyards at Westfield PUD

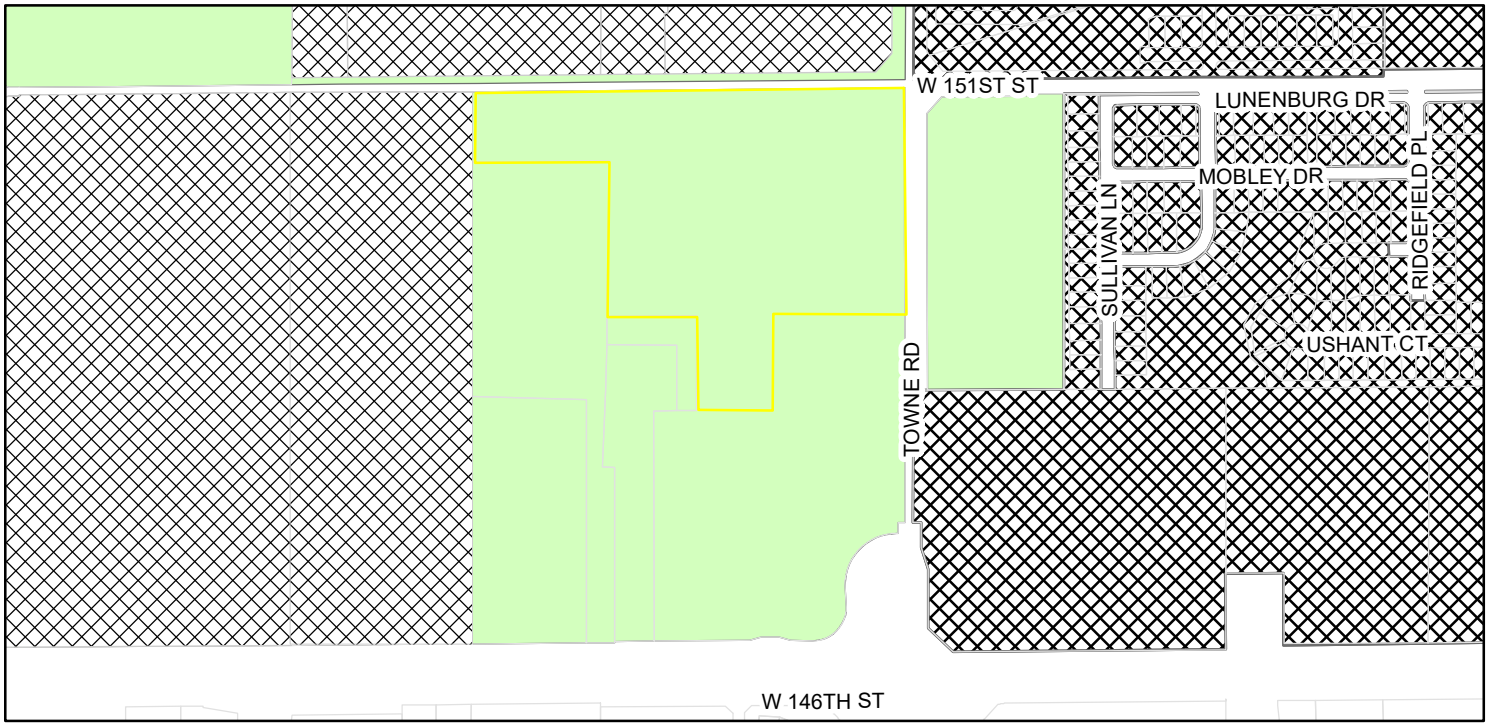
Not To Scale

Aerial Location Map

Site



Zoning Map



Zoning

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

PLANS PREPARED BY:

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EMAIL: BRETT.HUFF@KIMLEY-HORN.COM

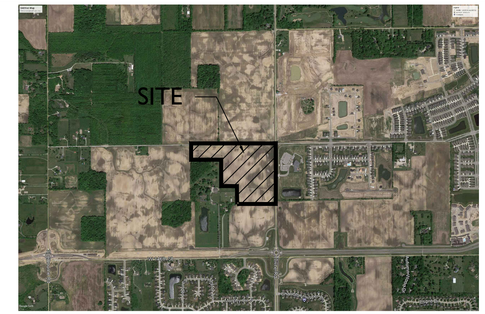
PLANS PREPARED FOR:

EPCON WESTFIELD, L.L.C.
500 STONEHENGE PARKWAY
DUBLIN, OH 43015
CONTACT: BROOKS LONGFELLOW
PHONE: (317) 507-0328
EMAIL: blongfellow@epconcommunities.com

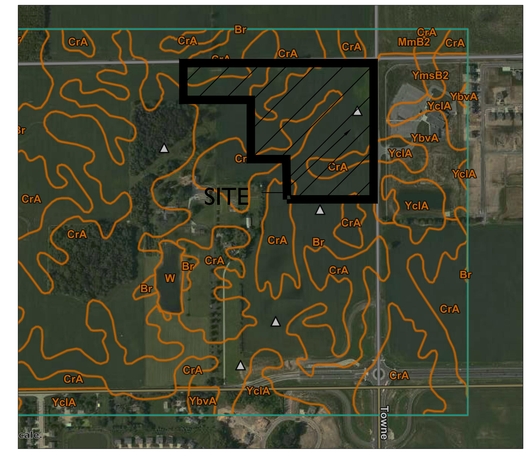
COURTYARDS OF WESTFIELD

PRIMARY PLAT/DEVELOPMENT PLAN
EPCON WESTFIELD, L.L.C.

COURTYARDS OF WESTFIELD PUD ZONING
SW CORNER OF 151ST AND TOWNE ROAD



LOCATION MAP
(N.T.S.)



SOILS MAP
N.T.S.

UTILITY AND GOVERNING AGENCY CONTACTS

ELECTRIC
DUKE ENERGY
100 SOUTH MILL CREEK ROAD
NOBLESVILLE, IN 46062
CONTACT: BILL OLDHAM
TEL: (317) 776-5331
EMAIL: WILLIAM.OLDHAM@DUKE-ENERGY.COM

GAS
CITIZENS ENERGY GROUP
3150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, IN 46202
CONTACT: RICHARD MILLER
TEL: (317) 924-3341
EMAIL: MILLER@CITIZENSENERGYGROUP.COM

CABLE
COMCAST CABLE
533 EAST 65TH STREET
INDIANAPOLIS, IN 46220
CONTACT: EARL SMALL JR.
TEL: (317) 275-6493
EMAIL: EARL.SMALL@CABLE.COMCAST.COM

TELECOM
FRONTIER COMMUNICATION
20905 HAGUE ROAD
NOBLESVILLE, IN 46060
CONTACT: STEVE COSTLOW
TEL: (317) 987-9010
EMAIL: STEVE.COSTLOW@FTR.COM

SANITARY SEWER
CITIZENS ENERGY GROUP
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, IN 46202
CONTACT: MITCH HOUSE
TEL: (317) 917-5294
EMAIL: MHOUSE@CITIZENSENERGYGROUP.COM

PUBLIC WORKS
WESTFIELD PUBLIC WORKS DEPARTMENT
2706 EAST 171ST STREET
WESTFILED, IN 46074
CONTACT: JOHN RANKIN
TEL: (317) 804-3147
EMAIL: JRANKIN@WESTFIELD.IN.GOV

PLANNING AND ZONING DEPARTMENT
WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT
2728 EAST 171ST STREET
WESTFIELD, IN 46074
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TEL: (317) 804-3170
EMAIL: ECONOMICDEVELOPMENT@WESTFILED.IN.GOV

FIRE DEPARTMENT
WESTFIELD FIRE DEPARTMENT
17535 DARTOWN ROAD
WESTFIELD, IN 46074
CONTACT: JIM ROBERTS
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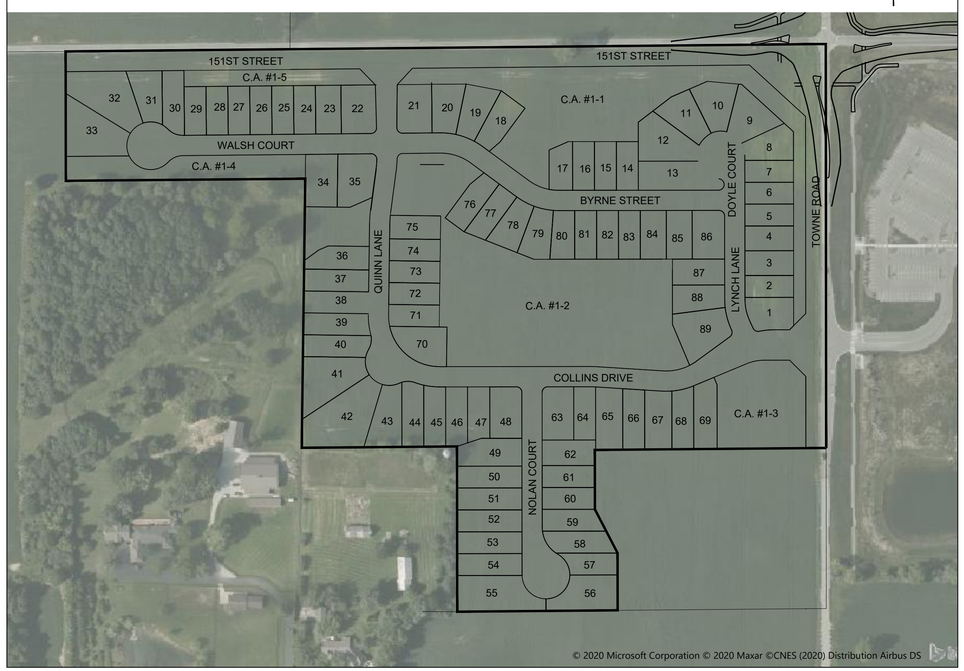
EMAIL: JROBERTS@WESTFIELD.IN.GOV

WATER COMPANY
CITIZENS ENERGY GROUP
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, IN 46202
CONTACT: MITCH HOUSE
TEL: (317) 917-5294
EMAIL: MHOUSE@CITIZENSENERGYGROUP.COM

LOCATION MAP
(NOT TO SCALE)



LEGAL DESCRIPTION

The following description was prepared by Joseph Trtan, PS – Indiana #LS21500003 of Schneider Geomatics as part of a survey performed under project no. 12454, dated December 18, 2020.

Part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, said part being more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter; thence South 00 degrees 03 minutes 15 seconds East along the East line of said Southeast Quarter, 996.93 feet; thence South 89 degrees 30 minutes 48 seconds West, 570.79 feet; thence South 00 degrees 03 minutes 15 seconds East, 146.55 feet; thence South 27 degrees 21 minutes 11 seconds East, 121.54 feet; thence South 00 degrees 03 minutes 15 seconds East, 141.35 feet; thence South 89 degrees 30 minutes 48 seconds West, 395.78 feet; thence North 00 degrees 03 minutes 15 seconds West along said East line, 407.77 feet to the Northeast corner of said Instrument Number 2002000010702; thence South 89 degrees 30 minutes 48 seconds West along the North line of said Instrument Number 2002000010702, 383.41 feet to the East line of Instrument Number 9709730812; thence North 00 degrees 46 minutes 03 seconds East along said East line, 664.11 feet to the North line of said Instrument Number 9709730812; thence South 89 degrees 30 minutes 48 seconds West along said North line, 591.14 feet; thence North 00 degrees 03 minutes 15 seconds West, 319.24 feet to the North line of said Southeast Quarter; thence 89 degrees 26 minutes 39 seconds East along said North line, 1875.87 feet to the Point of beginning, containing 37.03 acres, more or less.

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.

SHEET LIST INDEX

SHEET NUMBER	SHEET TITLE
C100	COVER SHEET
C101	EXISTING CONDITIONS
C102	PRIMARY PLAT
C103	PRIMARY PLAT
C104	PRIMARY PLAT
C200	DEVELOPMENT PLAT
C201	DEVELOPMENT PLAT
C202	DEVELOPMENT PLAT
L100	LANDSCAPE BUFFER PLAN
L101	LANDSCAPE BUFFER PLAN
L102	LANDSCAPE BUFFER PLAN
L200	STREET TREE PLAN
L201	STREET TREE PLAN
L202	STREET TREE PLAN
L300	AMENITY AREA ENLARGEMENT
L301	TOWNE ROAD ENTRY ENLARGEMENT
L302	151ST STREET ENTRANCE ENLARGEMENT
L303	SEATING AREA ENLARGEMENTS
L400	LANDSCAPE DETAILS

DEVELOPMENT STANDARDS

COURTYARDS OF WESTFIELD	
ZONING: PUD ORDINANCE 20-39 ADOPTED JANUARY 6, 2021	
LOTS:	89
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	52 FEET
MIN. FRONT STEBACK	DISTANCE FROM GARAGE DOOR TO RIGHT-OF-WAY LINE - 20 FEET. DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET
MIN. LOT FRONTAGE	35 FEET
MIN. SIDE SETBACK	5 FEET (10 FEET BETWEEN DWELLING UNITS)
MIN. REAR SETBACK	20 FEET
MAX. BUILDING HEIGHT	1-1/2 STORIES

MINIMUM OPEN SPACE REQUIRED = 15.0%

OPEN SPACE PROVIDED

OPEN SPACE AREA = 8.8 AC.
TOTAL ACREAGE = 37.03 AC. =23.8%

PROJECT TEAM

ROLE	COMPANY	ADDRESS	PHONE NUMBER	EMAIL	CONTACT
DEVELOPER/OWNER	EPCON WESTFIELD, L.L.C.	500 STONEHENGE PARKWAY DUBLIN, OH 43015	(317) 507-0328	blongfellow@epconcommunities.com	BROOKS LONGFELLOW
CIVIL ENGINEER	KIMLEY-HORN & ASSOCIATES, INC.	250 E. 96TH ST., STE 580, INDIANAPOLIS, IN 46240	(317) 912-4129	brett.huff@kimley-horn.com	BRETT HUFF
GEOTECHNICAL ENGINEER					
ENVIRONMENTAL ENGINEER					
LANDSCAPE ARCHITECT	EMH&T	5500 NEW ALBANY ROAD COLUMBUS, OH 43054	(614) 775-4710	lmenerey@emht.com	LINDA MENEREY
LAND SURVEYOR	SCHNEIDER GEOMATICS	8901 OTIS AVENUE, STE 100, INDIANAPOLIS, IN 46216	(317) 826-7121	sreeves@schneidergeomatics.com	STEVEN REEVES

CURVE TABLE

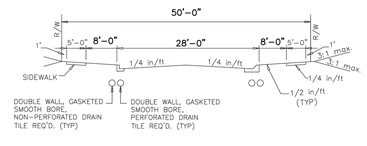
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C39	150.00'	96.77'	S72°04'28"E	95.10'	36°57'47"	50.14'
C40	150.00'	73.90'	S75°49'58"W	73.15'	28°13'34"	37.71'
C41	150.00'	59.57'	S11°25'52"E	59.18'	22°45'14"	30.18'
C42	150.00'	95.46'	S71°49'25"E	93.85'	36°27'41"	49.41'
C43	250.00'	35.52'	S3°30'52"W	35.49'	8°08'26"	17.79'
C44	250.00'	29.77'	S4°10'25"W	29.75'	6°49'20"	14.90'
C45	150.00'	112.80'	S20°46'48"E	110.16'	43°05'05"	59.21'
C46	150.00'	83.39'	S77°38'43"W	82.32'	31°51'04"	42.80'
C47	350.00'	22.14'	N88°14'30"W	22.14'	3°37'29"	11.08'
C48	150.00'	124.96'	N66°11'18"W	121.38'	47°43'55"	66.36'

STREETS

NAME	LENGTH (LF±)
WALSH COURT	583
BYRNE STREET	898
DOYLE COURT	112
LYNCH LANE	368
COLLINS DRIVE	1,099
NOLAN COURT	489
QUINN LANE	773

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
Br	Brookston silty clay loam, 0 to 2 percent slopes	132.9	40.8%
CrA	Crosby silt loam, fine-loamy subsoil, 0 to 2 percent slopes	146.2	44.9%
MmB2	Miami silt loam, 2 to 6 percent slopes, eroded	4.5	1.4%
W	Water	2.5	0.8%
YbvA	Brookston silty clay loam-Urban land complex, 0 to 2 percent slopes	14.9	4.6%
YclA	Crosby silt loam, fine-loamy subsoil-Urban land complex, 0 to 2 percent slopes	23.2	7.1%
YmsB2	Miami silt loam-Urban land complex, 2 to 6 percent slopes, eroded	1.2	0.4%
Totals for Area of Interest		**325.3**	**100.0%**



TYPICAL SECTION – LOCAL STREET

NOTES:
1. The curb & gutter shall be Type I or Type II as shown on the Curb & Gutter standard sheets. Type II curb & gutter shall be used adjacent to, and in, non-residential or multi-family residential areas and on entrances of residential development along thoroughfares.
2. For curb and gutter detail, see Figure 2500-008
3. 8'-0" tree buffers are required for all local streets. Refer to the City of Westfield street tree planting specifications for additional details. For approved species, see Master Tree List.

TYPICAL CROSS SECTION: LOCAL STREET

CITY OF Westfield INDIANA

PHILIP A. SCHNEIDER REGISTERED No. 11300022 STATE OF INDIANA PROFESSIONAL ENGINEER

2/26/16
DATE

CITY OF WESTFIELD
INDIANA

FIGURE 2501-001

Indiana Utilities Protection Service
Call 811 before you dig

Drawing name: K:\IND_LDEV\170177002_Courtyards_of_Westfield_Westfield_IN\2. Design\CADD\PlanSheets\Cover Sheet.dwg C100 Apr 20, 2021 10:42am by: PeteWhite
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No.	REVISIONS	DATE	BY
	REVISED PER TAC COMMENTS	04/01/21	PCW

Kimley»Horn
© 2019 KIMLEY-HORN AND ASSOCIATES, INC.
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INDIANAPOLIS, IN 46240
PHONE: 317-912-4129
EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

EPCON Communities

COVER SHEET

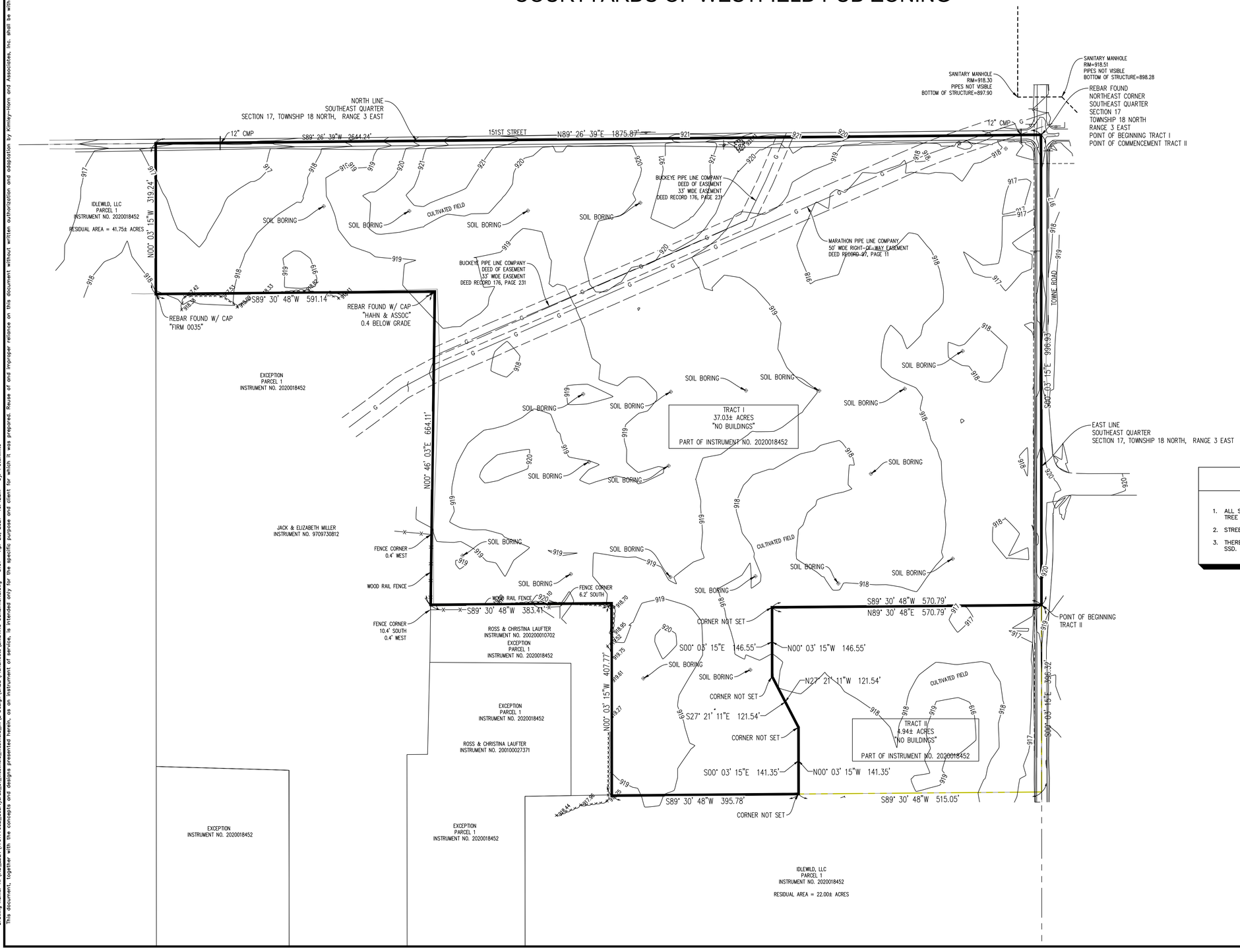
COURTYARDS OF WESTFIELD

ORIGINAL ISSUE: 4/30/2021
KHA PROJECT NO. 170177002
SHEET NUMBER
C100

COURTYARDS OF WESTFIELD

PRIMARY PLAT

COURTYARDS OF WESTFIELD PUD ZONING



NORTH

GRAPHIC SCALE IN FEET
0 50 100 200

LEGEND

- ITEM TO BE REMOVED
- FLOW LINE
- BEC — BURIED ELECTRIC LINE
- E — OVERHEAD ELECTRIC LINES
- BCTV — BURIED CABLE T.V. LINE
- CTV — CABLE T.V. LINE
- BTC — BURIED TELEPHONE LINE
- T — TELEPHONE LINE
- W — WATER LINE
- GAS — GAS LINE
- S — SANITARY SEWER LINE; MANHOLE
- D — STORM SEWER LINE; MANHOLE, CURB INLET, YARD INLET & ENDSECTION
- x — FENCE LINE
- P.W.P. — POWER POLES
- LIGHT POLE
- E.T. — ELECT. TRANSFORMER
- E.P. — ELECT. PEDESTAL
- E.M. — ELECT. METER
- GUY WIRE
- T.P. — TELEPHONE PEDESTAL
- T — TELEPHONE MANHOLE
- GAS VALVE
- C.O. — CLEANOUT
- M — WATER METER
- W.V. — WATER VALVE
- FIRE HYDRANT
- M.B. — MAILBOX
- PK NAIL SET
- CAPPED REBAR
- LIMITS OF DISTURBANCE

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.

Indiana Utilities Protection Service
Call 811 before you dig

No.	REVISIONS	DATE	BY
	REVISED PER TAC COMMENTS	04/01/21	PCW

Kimley»Horn
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EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

EPCON Communities

EXISTING CONDITIONS

COURTYARDS OF WESTFIELD

ORIGINAL ISSUE: 4/30/2021
KHA PROJECT NO. 170177002
SHEET NUMBER
C101

Drawing name: K:\IND_LDEV\170177002_Courtyards_of_Westfield_Westfield_IN\2 Design\CADD\PlanSheets\EXISTING CONDITIONS.dwg C101 Apr 20, 2021 10:42am by: Pete.White
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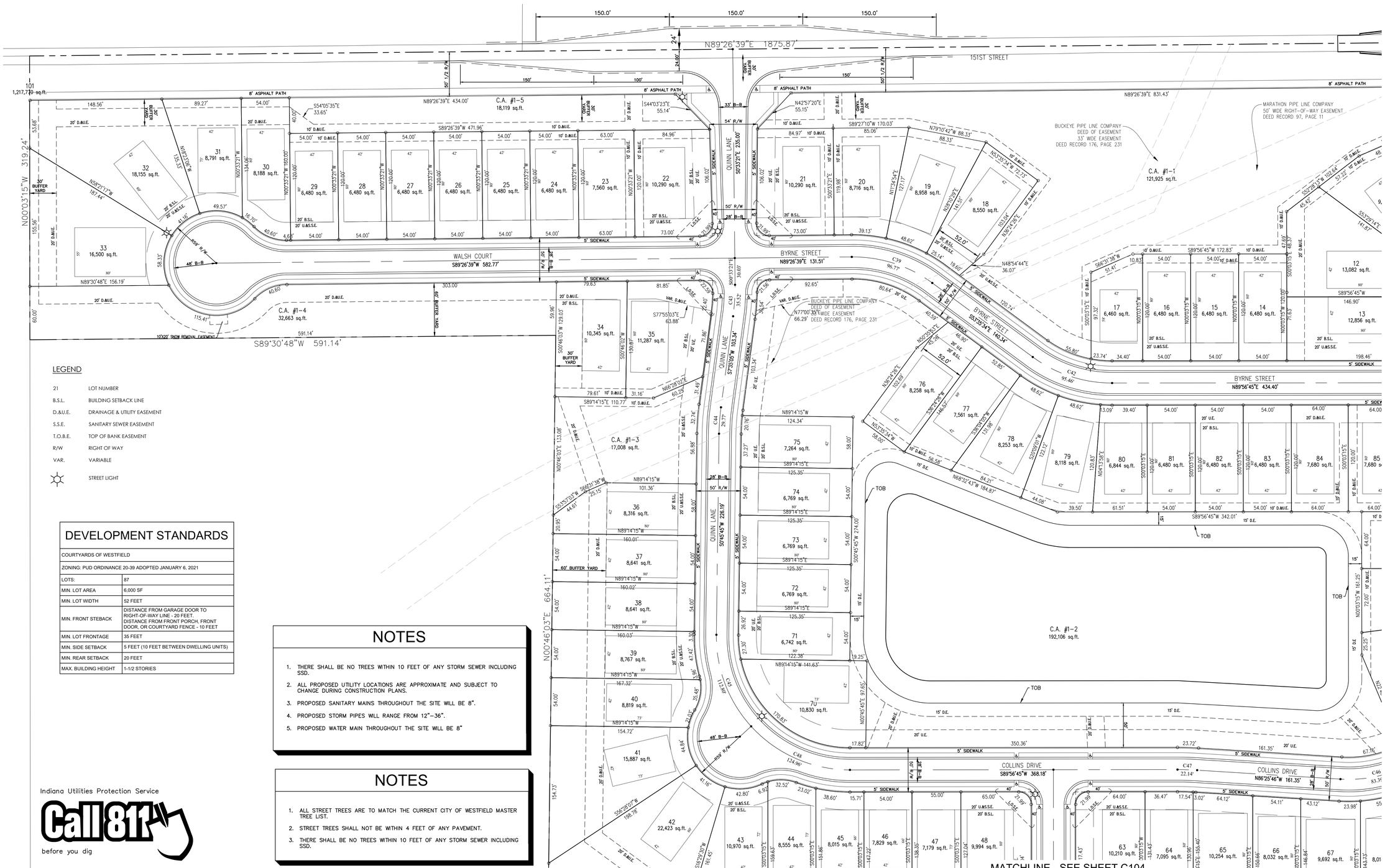
COURTYARDS OF WESTFIELD

PRIMARY PLAT

COURTYARDS OF WESTFIELD PUD ZONING

SW CORNER OF 151ST AND TOWNE ROAD



LEGEND

21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
☼	STREET LIGHT

DEVELOPMENT STANDARDS

COURTYARDS OF WESTFIELD	
ZONING: PUD ORDINANCE 20-39 ADOPTED JANUARY 6, 2021	
LOTS:	87
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	52 FEET
MIN. FRONT STEBACK	DISTANCE FROM GARAGE DOOR TO RIGHT-OF-WAY LINE - 20 FEET. DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET
MIN. LOT FRONTAGE	35 FEET
MIN. SIDE SETBACK	5 FEET (10 FEET BETWEEN DWELLING UNITS)
MIN. REAR SETBACK	20 FEET
MAX. BUILDING HEIGHT	1-1/2 STORIES

NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
3. PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
4. PROPOSED STORM PIPES WILL RANGE FROM 12"–36".
5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8"

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.

Indiana Utilities Protection Service
Call 811
before you dig

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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

EPCON Communities

PRIMARY PLAT

COURTYARDS OF WESTFIELD

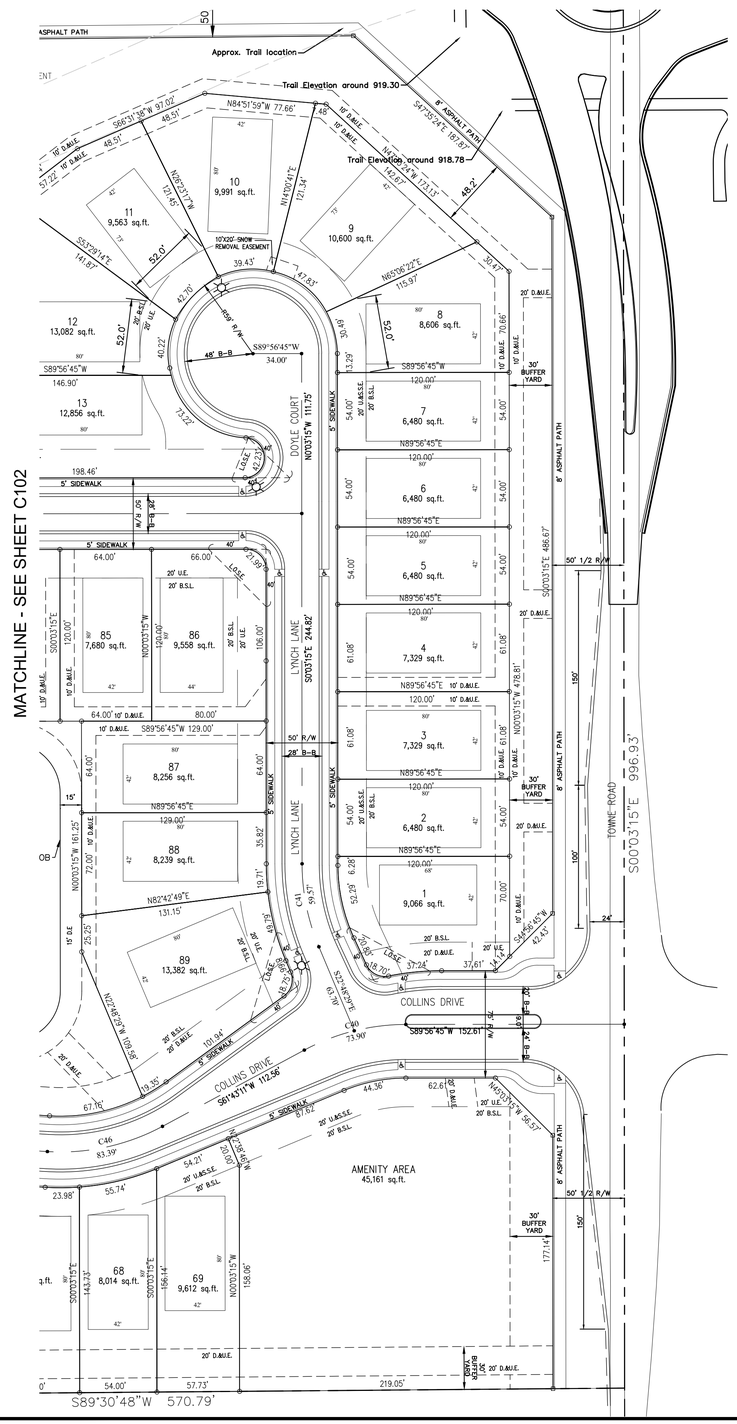
ORIGINAL ISSUE: 4/30/2021
KHA PROJECT NO. 170177002
SHEET NUMBER
C102

COURTYARDS OF WESTFIELD

PRIMARY PLAT

COURTYARDS OF WESTFIELD PUD ZONING

SW CORNER OF 151ST AND TOWNE ROAD



NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

DEVELOPMENT STANDARDS

COURTYARDS OF WESTFIELD	
ZONING: PUD ORDINANCE 20-39 ADOPTED JANUARY 6, 2021	
LOTS:	87
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	52 FEET
MIN. FRONT STEBACK	DISTANCE FROM GARAGE DOOR TO RIGHT-OF-WAY LINE - 20 FEET. DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET
MIN. LOT FRONTAGE	35 FEET
MIN. SIDE SETBACK	5 FEET (10 FEET BETWEEN DWELLING UNITS)
MIN. REAR SETBACK	20 FEET
MAX. BUILDING HEIGHT	1-1/2 STORIES

NOTES

1. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
2. ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
3. PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
4. PROPOSED STORM PIPES WILL RANGE FROM 12"–36".
5. PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8"

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.
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LEGEND

21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
☼	STREET LIGHT

Indiana Utilities Protection Service
Call 811 before you dig

No.	REVISIONS	DATE	BY
	REVISED PER TAC COMMENTS	04/01/21	PCW

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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

EPCON Communities

PRIMARY PLAT

COURTYARDS OF WESTFIELD

ORIGINAL ISSUE: 4/30/2021
KHA PROJECT NO. 170177002
SHEET NUMBER
C103

Drawing name: K:\IND_LDEV\170177002_Courtyards_of_Westfield_JN\2 Design\CADD\PlanSheets\PRIMARY PLAT.dwg C103 Apr 20, 2021 10:42am by: Pete.Wille
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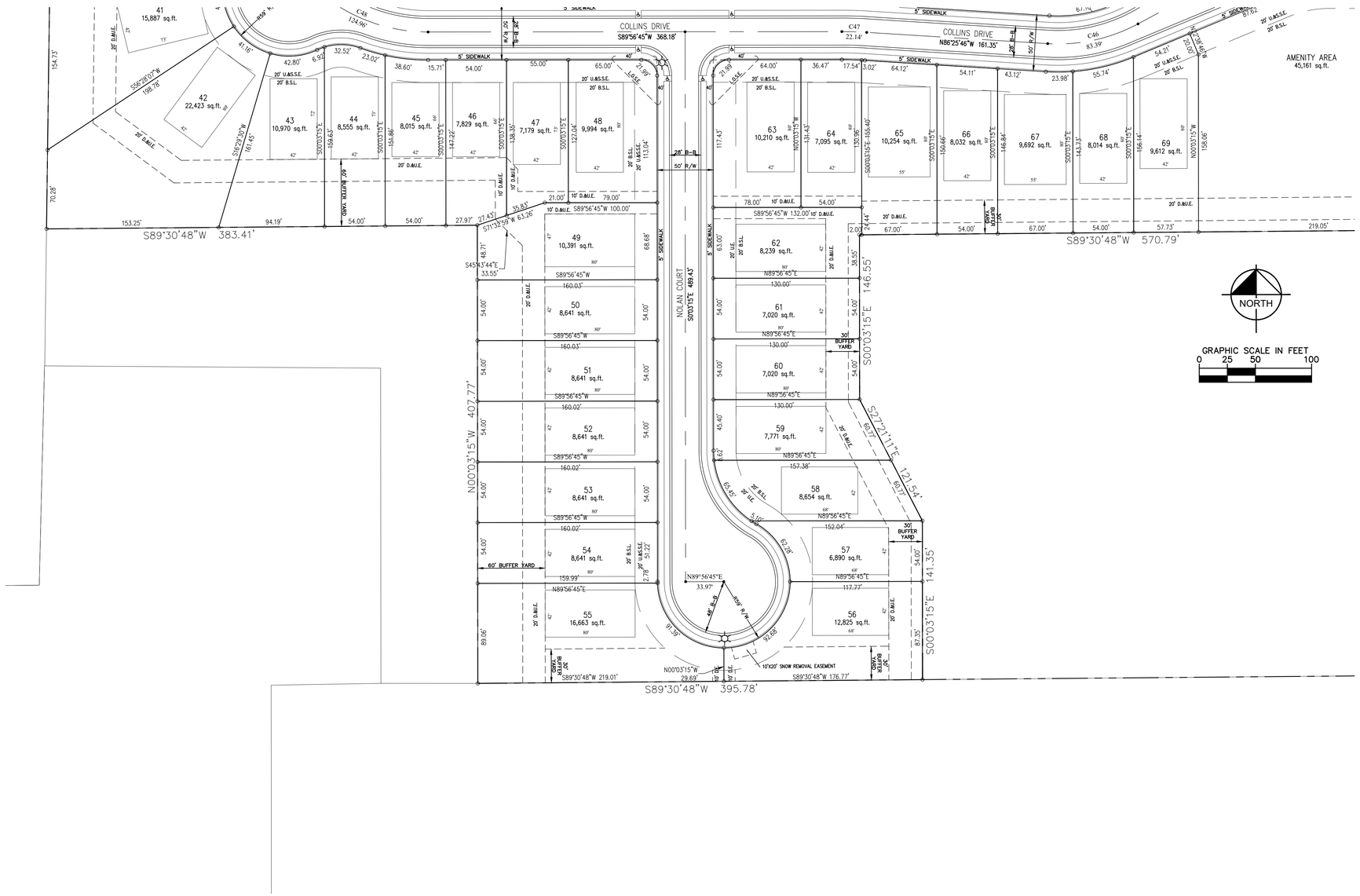
COURTYARDS OF WESTFIELD

PRIMARY PLAT

COURTYARDS OF WESTFIELD PUD ZONING

SW CORNER OF 151ST AND TOWNE ROAD

MATCHLINE - SEE SHEET C102



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DEVELOPMENT STANDARDS

COURTYARDS OF WESTFIELD	
ZONING: PUD ORDINANCE 20-39 ADOPTED JANUARY 6, 2021	
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MAX. BUILDING HEIGHT	1-1/2 STORIES

LEGEND

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S.S.E.	SANITARY SEWER EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
	STREET LIGHT

Indiana Utilities Protection Service

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No.	REVISIONS	DATE	BY
	REVISED PER TAC COMMENTS	04/01/21	PCW

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PHONE: 317-218-9560
EMAIL: Brett.Huff@kimley-horn.com
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

EPCON Communities

PRIMARY PLAT

COURTYARDS OF WESTFIELD

ORIGINAL ISSUE: 4/30/2021
KHA PROJECT NO. 170177002
SHEET NUMBER
C104

Drawing name: K:\IND_LDEV\170177002_Courtyards_at_Westfield_Westfield_IN\2 Design\CADD\PlanSheets\PRIMARY PLAT.dwg C104 Apr 20, 2021 10:42am by: Pete.White
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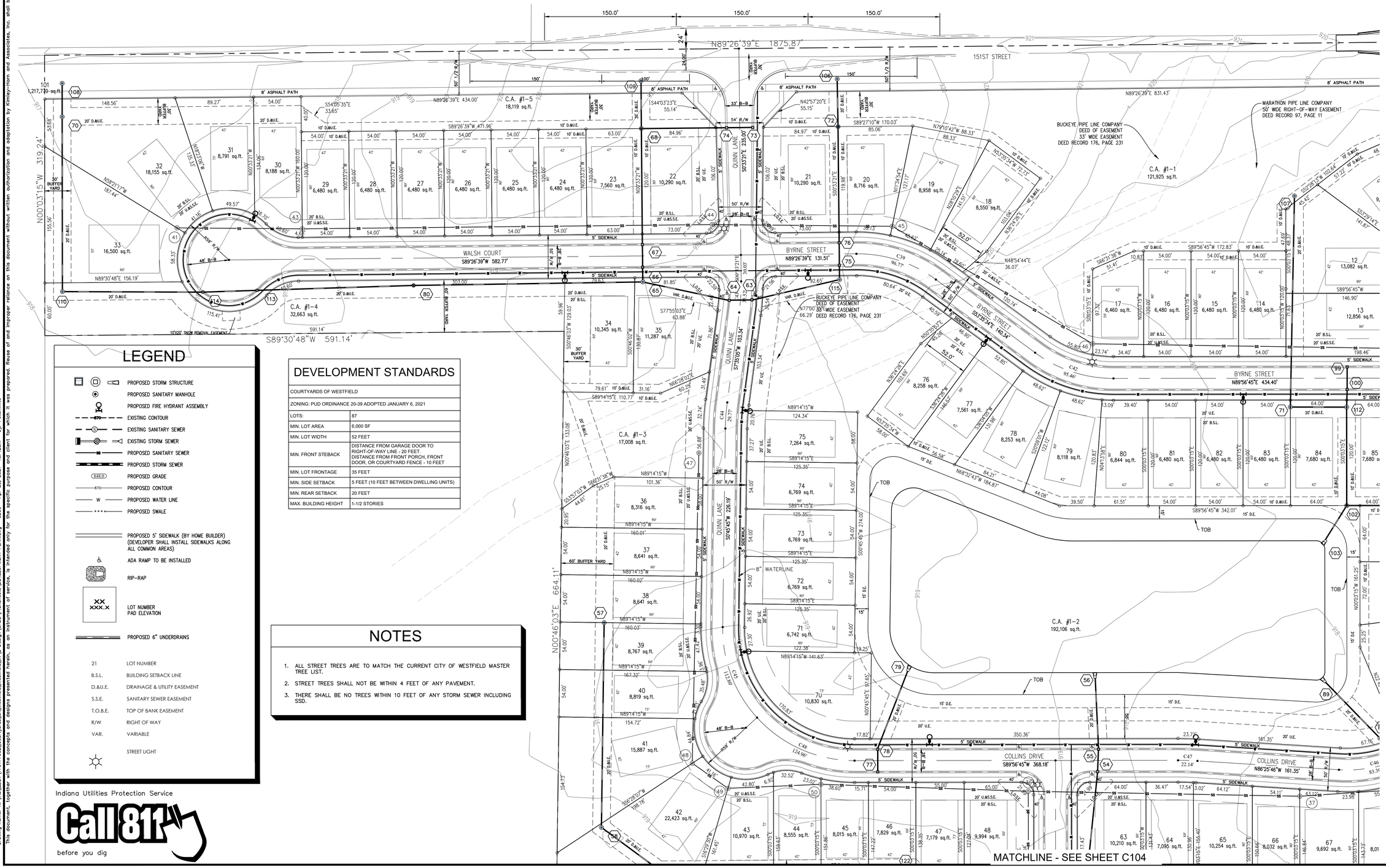
COURTYARDS OF WESTFIELD

DEVELOPMENT PLAN

COURTYARDS OF WESTFIELD PUD ZONING

SW CORNER OF 151ST AND TOWNE ROAD



LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- 870 EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- 848.11 PROPOSED GRADE
- 870 PROPOSED CONTOUR
- W PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER) (DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- ADA RAMP TO BE INSTALLED
- RIP-RAP
- XX XXX.X LOT NUMBER PAD ELEVATION
- PROPOSED 6" UNDERDRAINS

21	LOT NUMBER
B.S.L.	BUILDING SETBACK LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
T.O.B.E.	TOP OF BANK EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
	STREET LIGHT

DEVELOPMENT STANDARDS

COURTYARDS OF WESTFIELD	
ZONING: PUD ORDINANCE 20-39 ADOPTED JANUARY 6, 2021	
LOTS:	87
MIN. LOT AREA	6,000 SF
MIN. LOT WIDTH	52 FEET
MIN. FRONT STEBACK	DISTANCE FROM GARAGE DOOR TO RIGHT-OF-WAY LINE - 20 FEET. DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET
MIN. LOT FRONTAGE	35 FEET
MIN. SIDE SETBACK	5 FEET (10 FEET BETWEEN DWELLING UNITS)
MIN. REAR SETBACK	20 FEET
MAX. BUILDING HEIGHT	1-1/2 STORIES

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.

Indiana Utilities Protection Service

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No.	REVISIONS	DATE	BY
	REVISED PER TAC COMMENTS	04/01/21	PCW

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

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DEVELOPMENT PLAN

COURTYARDS OF WESTFIELD

ORIGINAL ISSUE: 4/30/2021
KHA PROJECT NO. 170177002
SHEET NUMBER
C200

Drawing name: K:\IND_LDEV\170177002_Courtyards_of_Westfield_IN\2 Design\CADD\PlanSheets\DEVELOPMENT PLAN.dwg C200 Apr 20, 2021 10:42am by: Pete.White
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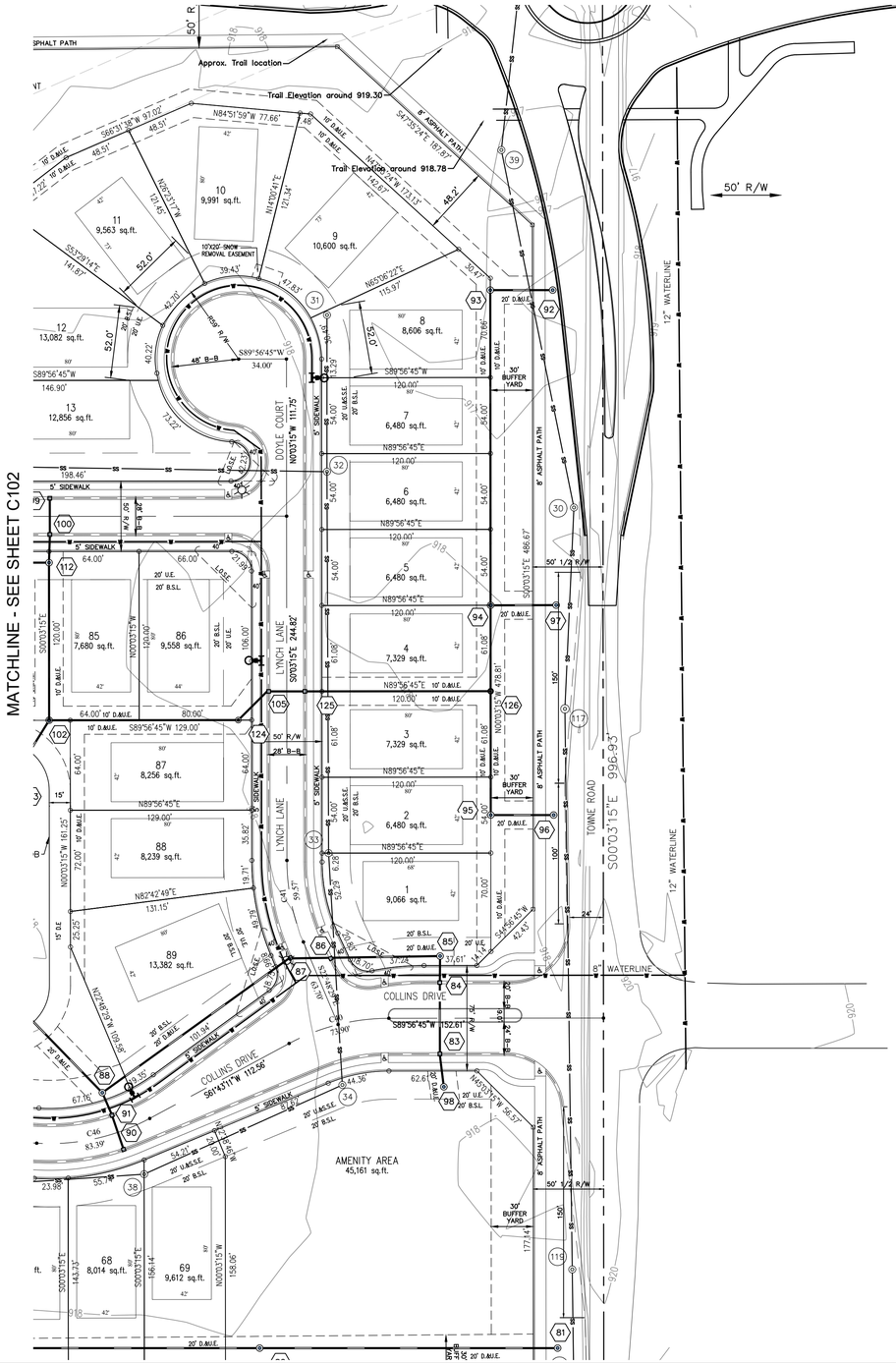
COURTYARDS OF WESTFIELD

DEVELOPMENT PLAN

COURTYARDS OF WESTFIELD PUD ZONING

SW CORNER OF 151ST AND TOWNE ROAD



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- PROPOSED STORM STRUCTURE
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- PROPOSED FIRE HYDRANT ASSEMBLY
- 870 — EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
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- PROPOSED STORM SEWER
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- 870 — PROPOSED CONTOUR
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- RIP-RAP
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T.O.B.E.	TOP OF BANK EASEMENT
R/W	RIGHT OF WAY
VAR.	VARIABLE
	STREET LIGHT

DEVELOPMENT STANDARDS

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Indiana Utilities Protection Service
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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

EPCON Communities

DEVELOPMENT PLAN

COURTYARDS OF WESTFIELD

ORIGINAL ISSUE: 4/30/2021
KHA PROJECT NO. 170177002
SHEET NUMBER
C201

Drawing name: K:\IND_LDEV\170177002_Courtyards_of_Westfield_IN\2 Design\CADD\PlanSheets\DEVELOPMENT PLAN.dwg C201 Apr 20, 2021 10:43am by: Pete.White
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COURTYARDS OF WESTFIELD

DEVELOPMENT PLAN

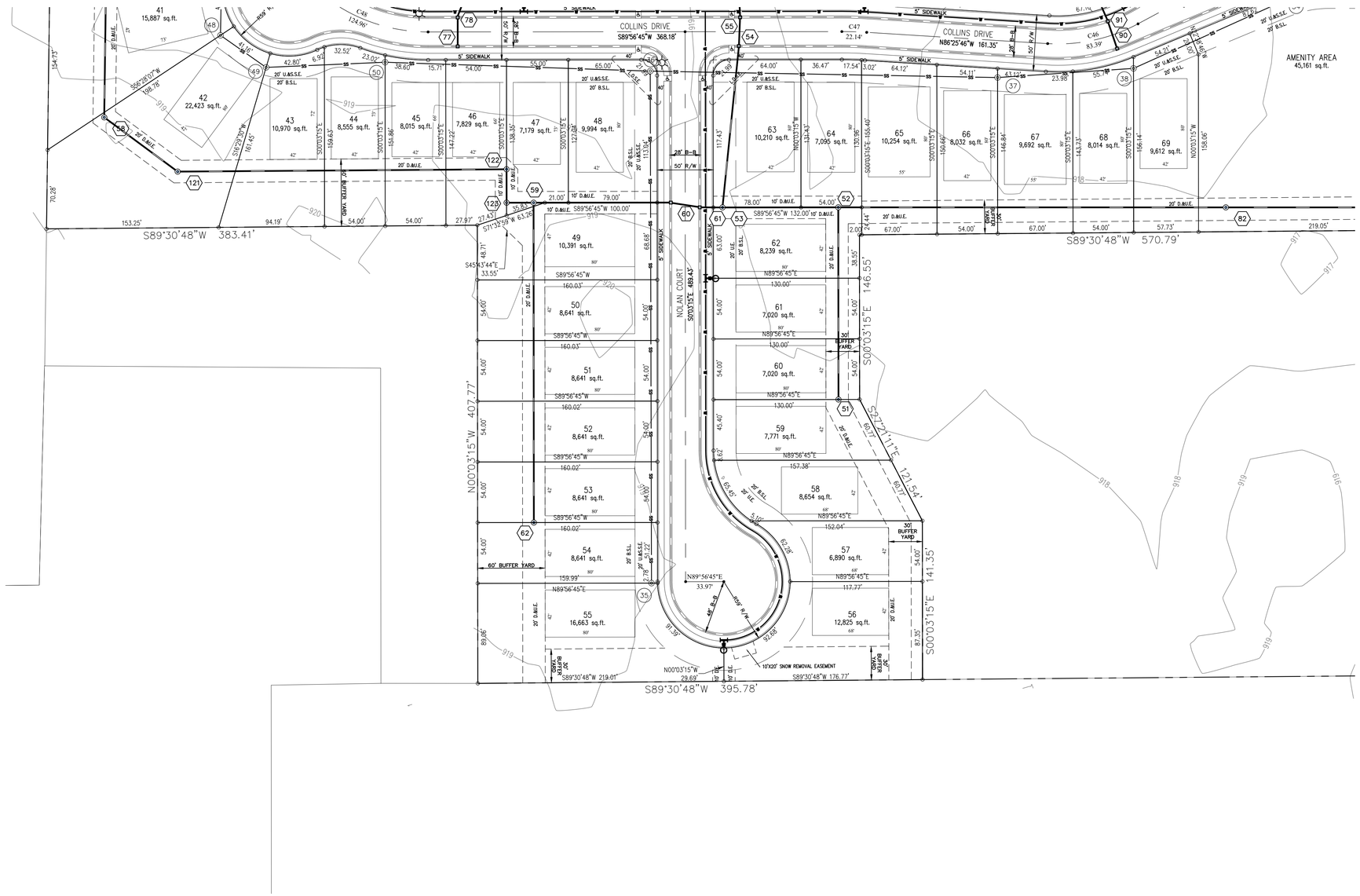
COURTYARDS OF WESTFIELD PUD ZONING

SW CORNER OF 151ST AND TOWNE ROAD

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

MATCHLINE - SEE SHEET C102



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- STREET LIGHT

DEVELOPMENT STANDARDS

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No.	REVISIONS	DATE	BY
	REVISED PER TAC COMMENTS	04/01/21	PCW

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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

EPCON Communities

DEVELOPMENT PLAN

COURTYARDS OF WESTFIELD

ORIGINAL ISSUE: 4/30/2021
KHA PROJECT NO. 170177002
SHEET NUMBER
C202

Drawing name: K:\IND_LDEV\170177002_Courtyards_at_Westfield_Westfield_IN\2 Design\CADD\PlanSheets\DEVELOPMENT PLAN.dwg C202 Apr 20, 2021 10:43am by: Pete.White
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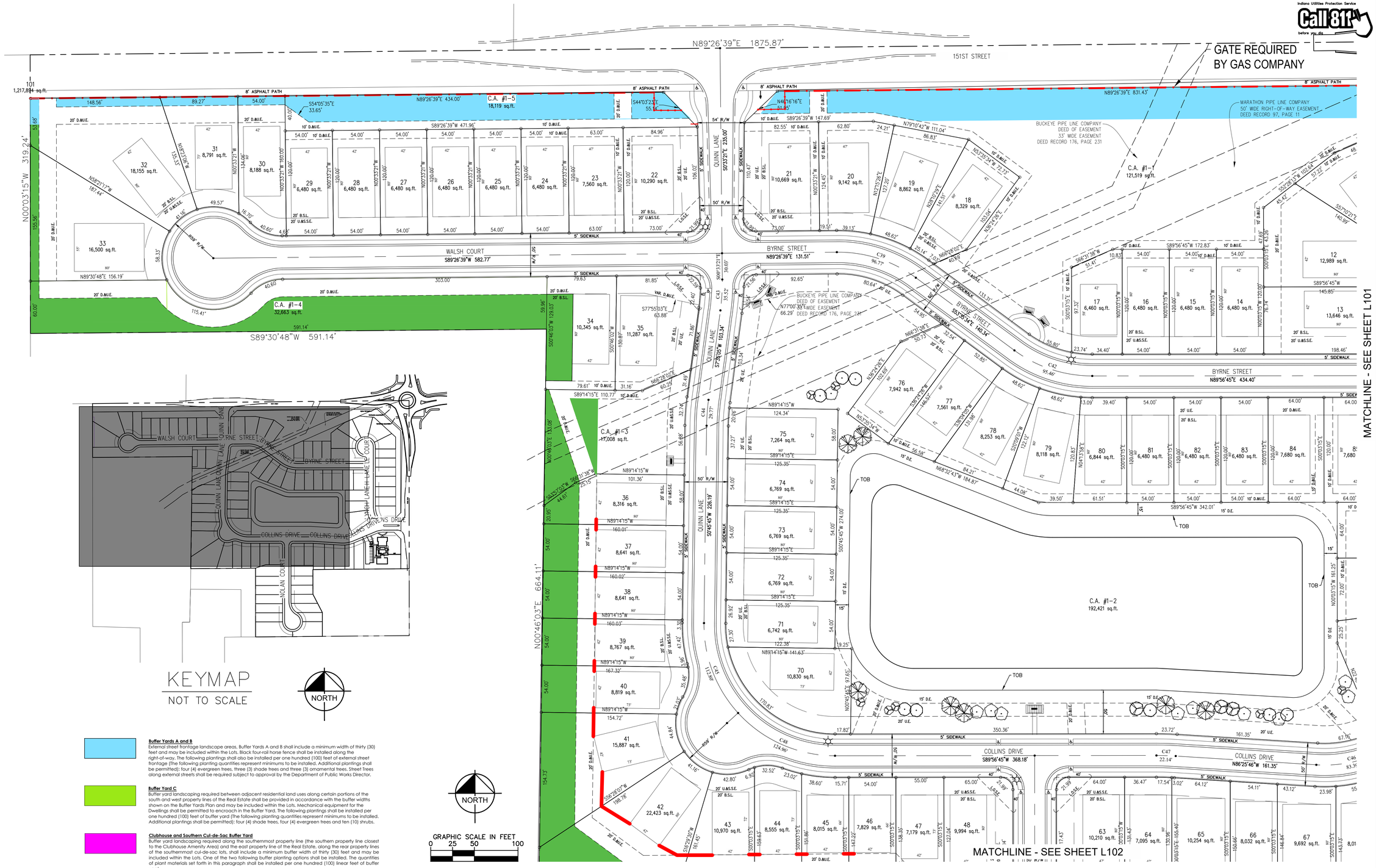

KEYMAP
NOT TO SCALE

NORTH

Buffer Yards A and B
External street frontage landscape areas. Buffer Yards A and B shall include a minimum width of thirty (30) feet and may be included within the Lots. Black four-rail horse fence shall be installed along the right-of-way. The following plantings shall also be installed per one hundred (100) feet of external street frontage (The following planting quantities represent minimums to be installed. Additional plantings shall be permitted): four (4) evergreen trees, three (3) shade trees and three (3) ornamental trees. Street Trees along external streets shall be required subject to approval by the Department of Public Works Director.

Buffer Yard C
Buffer yard landscaping required between adjacent residential land uses along certain portions of the south and west property lines of the Real Estate shall be provided in accordance with the buffer widths shown on the Buffer Yards Plan and may be included within the Lots. Mechanical equipment for the Dwellings shall be permitted to encroach in the Buffer Yard. The following plantings shall be installed per one hundred (100) feet of buffer yard (The following planting quantities represent minimums to be installed. Additional plantings shall be permitted): four (4) shade trees, four (4) evergreen trees and ten (10) shrubs.

Clubhouse and Southern Cul-de-Sac Buffer Yard
Buffer yard landscaping required along the southernmost property line (the southern property line closest to the Clubhouse Amenity Area) and the east property line of the Real Estate, along the rear property lines of the southernmost cul-de-sac lots, shall include a minimum buffer width of thirty (30) feet and may be included within the Lots. One of the two following buffer planting options shall be installed. The quantities of plant materials set forth in this paragraph shall be installed per one hundred (100) linear feet of buffer yard.

- Option 1: four (4) shade trees, four (4) evergreen trees and ten (10) shrubs.
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Additional plantings shall be permitted.

Additional Landscaping
Three (3) additional evergreen trees shall be installed in substantial compliance with the location identified on the Concept Plan and Limited access to adjoining property.

Cross Buck Fence - (See Detail Sheet L302)

4- Rail Black Horse Fence - (See Detail Sheet L400)

6' Tall Privacy Fence - (See Detail Sheet L400) No rear doors on units or rear courtyard gates permitted.

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NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

PLANT SCHEDULE OPEN SPACE

OPEN SPACE/YARD	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	AS	7	Amelanchier alnifolia	Serviceberry	2" Cal.	B&B
	CI	10	Cercis canadensis	Eastern Redbud	2" Cal.	B&B
	CT	3	Crataegus punctata 'Ohio Pioneer'	Ohio Pioneer Hawthorn	2" Cal.	B&B
	LR	7	Liquidambar styraciflua	Sweet Gum	2" Cal.	B&B
	MP	8	Malus x 'Prairifire'	Prairifire Crabapple	2" Cal.	B&B

Minimum Landscaping Requirements Open Space/Common Area		
AC	Required 10 Trees/AC*	Provided*
± 9.5 AC	95 Trees	± 650 Trees
*Street Buffer Frontage Yards and Buffer Yard Landscaping is permitted to be credited towards this calculation and is included in provided calculation.		

NO.	REVISIONS	DATE	BY
	BUFFER AND OPEN SPACE TREE LOCATIONS	04/13/21	MN

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

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WILLIAM A. BUTTZ, JR. REGISTERED No. PE10606045 STATE OF INDIANA PROFESSIONAL ENGINEER

EPCON Communities

LANDSCAPE BUFFER PLAN

COURTYARDS OF WESTFIELD PRIMARY PLAT

ORIGINAL ISSUE: 2/26/2021
KHA PROJECT NO. 170177002
SHEET NUMBER
L100

Drawing name: \\cmhdata01\project01\20200080\correspondence\submittals\tak 2000 westfield 151 and towne\Dwg\045sheets\2021-04-12 primary plat updates\20200080-Westfield Primary Plat-100.dwg L100 Apr 16, 2021 11:21am by: mnerici
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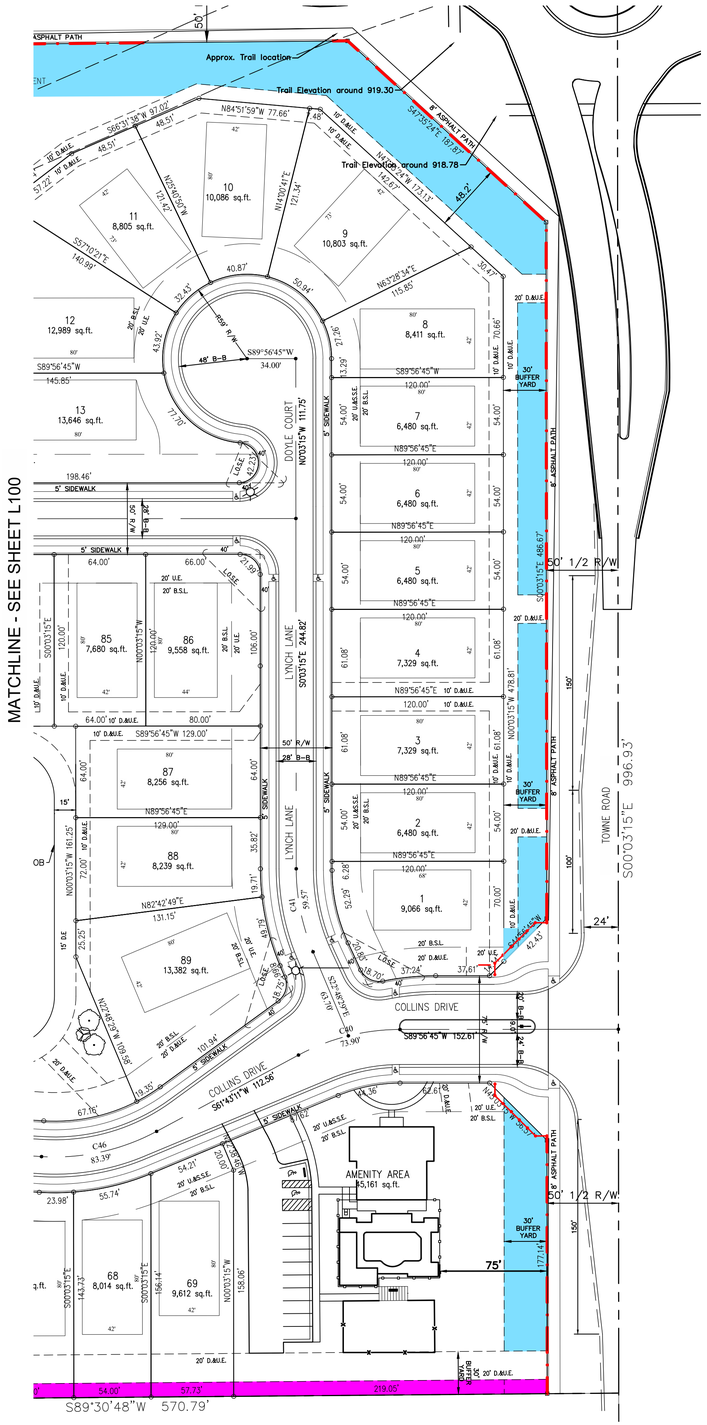

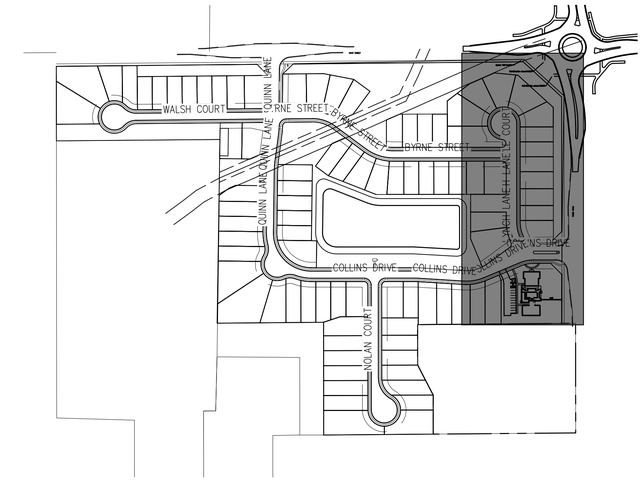

KEYMAP
NOT TO SCALE

NORTH

Buffer Yards A and B
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NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

Indiana Utilities Protection Service
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No.	REVISIONS	DATE	BY
	BUFFER AND OPEN SPACE TREE LOCATIONS	04/13/21	MN

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

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225 E. SOUTH STREET, SUITE 500,
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WILLIAM A. BUTZ, JR.
REGISTERED No. PE10606045
STATE OF INDIANA
PROFESSIONAL ENGINEER

EPCON® Communities

LANDSCAPE BUFFER PLAN

COURTYARDS OF WESTFIELD PRIMARY PLAT

ORIGINAL ISSUE: 2/26/2021
KHA PROJECT NO. 170177002
SHEET NUMBER
L101

Drawing name: \\cmindat01\project01\20200080\correspondence\submittals\task 2000 westfield 151 and towne\Dwg\04Sheets\2021-04-12 primary plat updates\20200080-Westfield Primary Plat-100.dwg L101 Apr 16, 2021 11:22am by: mmerici
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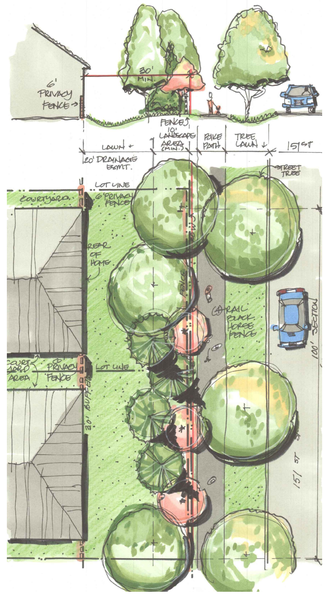
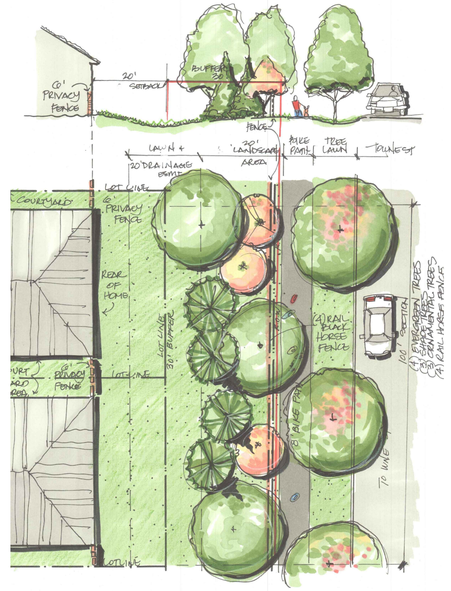


BUFFER YARD A
TYPICAL -NOT TO SCALE

PROPOSED PER 100' :
(3) SHADE TREES
(4) EVERGREEN TREEES
(3) ORNAMENTAL TREES

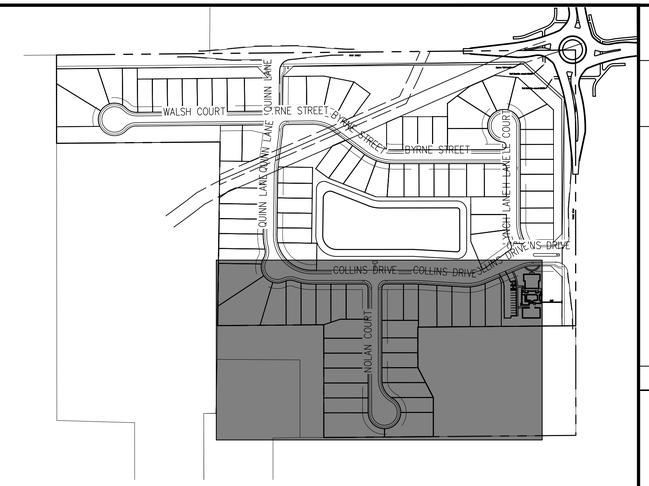


BUFFER YARD B
TYPICAL-NOT TO SCALE

PROPOSED PER 100' :
(4) RAIL HORSE FENCE
(3) SHADE TREES
(4) EVERGREEN TREEES
(3) ORNAMENTAL TREES

BUFER YARD C
TYPICAL-NOT TO SCALE

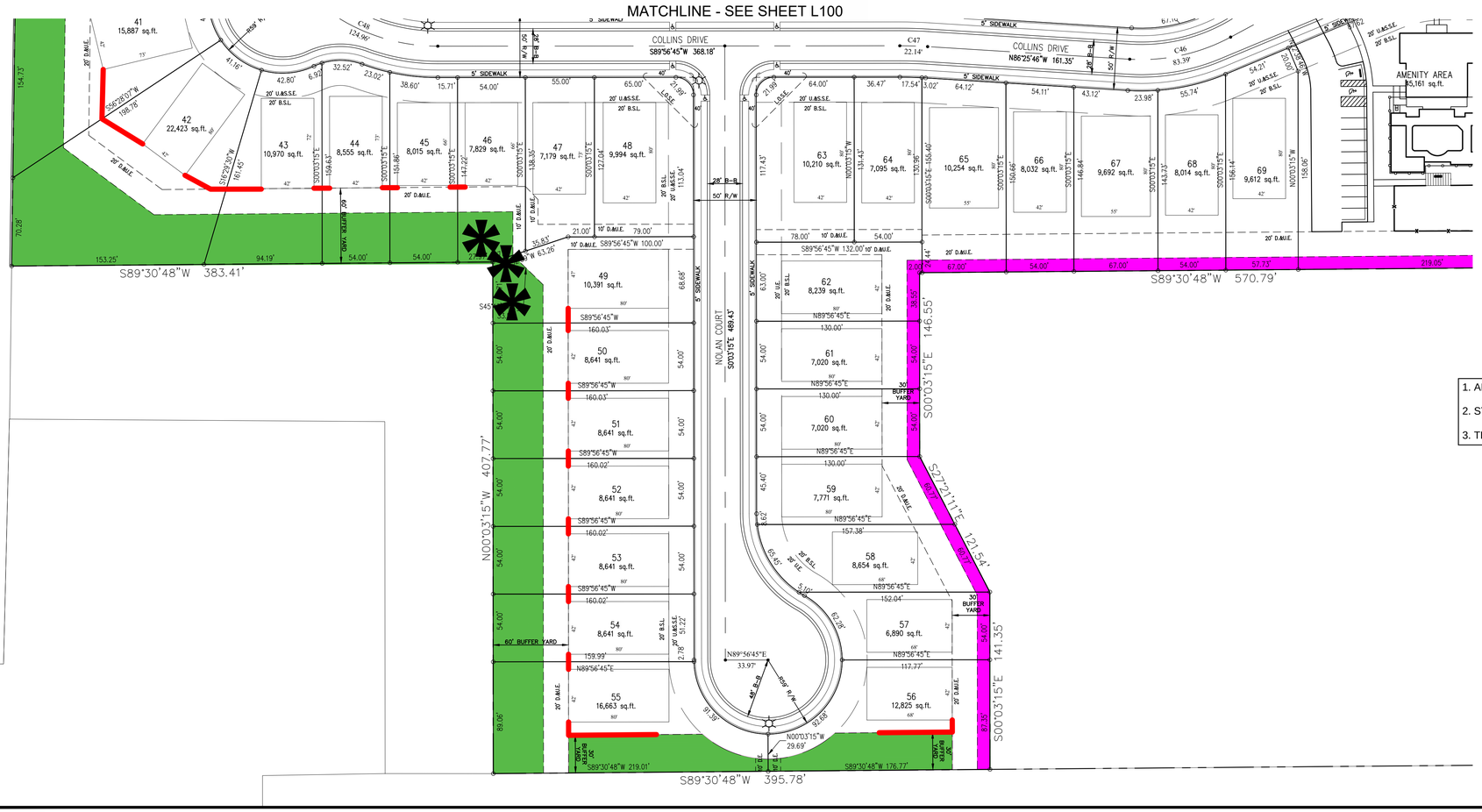
PROPOSED PER 100':
(4) SHADE TREES
(4) EVERGREEN TREEES
(10) SHRUBS
6' PRIVACY FENCING BETWEEN HOMES



KEYMAP
NOT TO SCALE

NORTH

MATCHLINE - SEE SHEET L100



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Buffer yard landscaping required between adjacent residential land uses along certain portions of the south and west property lines of the Real Estate shall be provided in accordance with the buffer widths shown on the Buffer Yards Plan and may be included within the Lots. Mechanical equipment for the Dwellings shall be permitted to encroach in the Buffer Yard. The following plantings shall be installed per one hundred (100) feet of buffer yard (The following planting quantities represent minimums to be installed. Additional plantings shall be permitted): four (4) shade trees, four (4) evergreen trees and ten (10) shrubs.

Clubhouse and Southern Cul-de-Sac Buffer Yard
Buffer yard landscaping required along the southernmost property line (the southern property line closest to the Clubhouse Amenity Area) and the east property line of the Real Estate, along the rear property lines of the southernmost cul-de-sac lots, shall include a minimum buffer width of thirty (30) feet and may be included within the Lots. One of the two following buffer planting options shall be installed. The quantities of plant materials set forth in this paragraph shall be installed per one hundred (100) linear feet of buffer yard.

- Option 1: four (4) shade trees, four (4) evergreen trees and ten (10) shrubs.
- Option 2: eight (8) evergreen trees. The planting quantities represented herein are the minimums to be installed.

Additional plantings shall be permitted.

Additional Landscaping
Three (3) additional evergreen trees shall be installed in substantial compliance with the location identified on the Concept Plan and Limited access to adjoining property.

Cross Buck Fence - (See Detail Sheet L302)

4- Rail Black Horse Fence - (See Detail Sheet L400)

6' Tall Privacy Fence - (See Detail Sheet L400) No rear doors on units or rear courtyard gates permitted.

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.

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

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LANDSCAPE BUFFER PLAN

COURTYARDS OF WESTFIELD PRIMARY PLAT

ORIGINAL ISSUE: 2/26/2021
KHA PROJECT NO. 170177002
SHEET NUMBER
L102

Drawing name: \\cmhdata01\projects01\20200080\correspondence\submittals\task 2000 westfield 151 and town\Dwg\04Sheets\2021-04-12 primary plat updates\20200080-Westfield Primary Plat-100.dwg L102 Apr 16, 2021 11:22am by: mmerici
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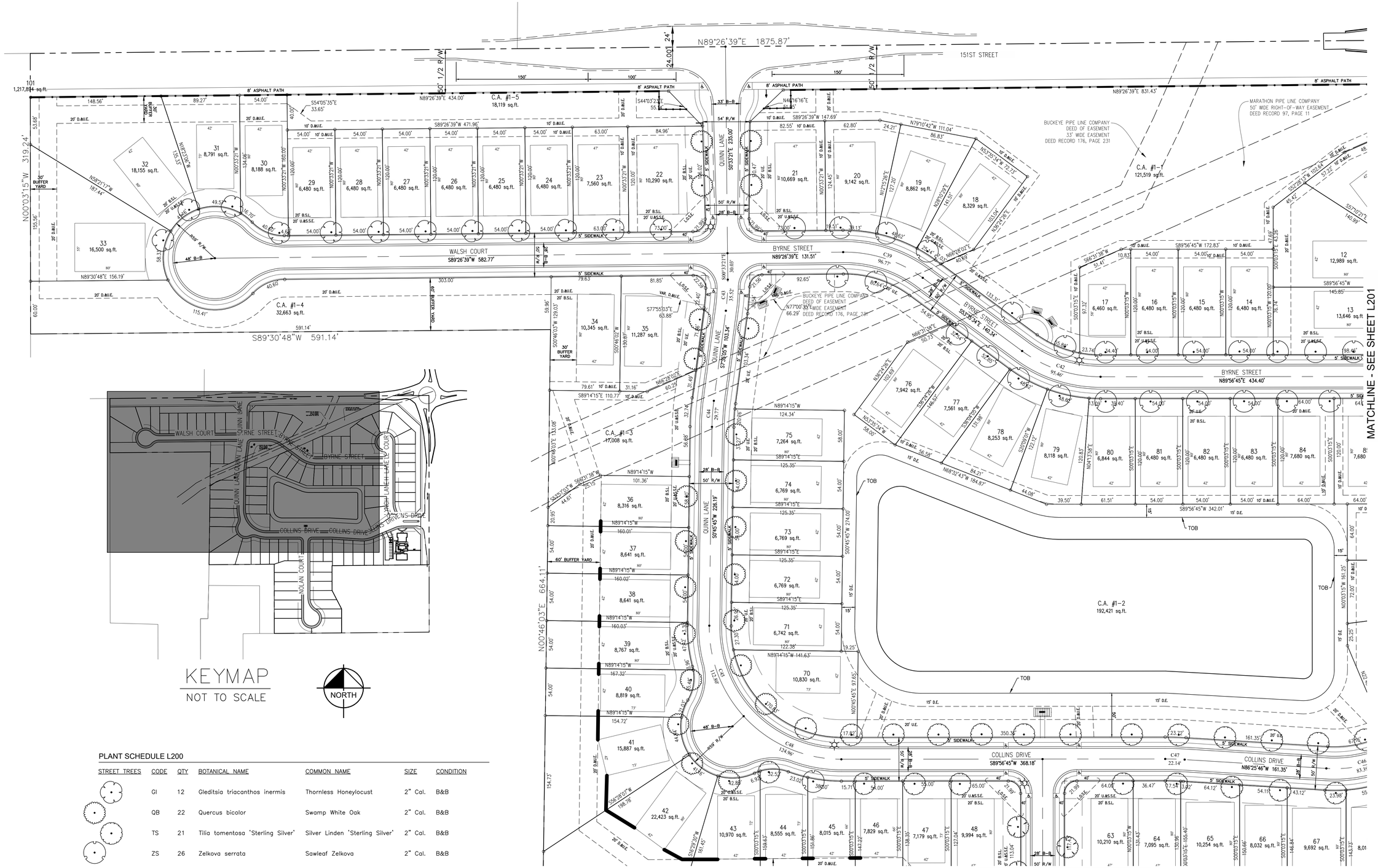

PLANT SCHEDULE L200

STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	GI	12	Gleditsia triacanthos inermis	Thornless Honeylocust	2" Cal.	B&B
	QB	22	Quercus bicolor	Swamp White Oak	2" Cal.	B&B
	TS	21	Tilia tomentosa 'Sterling Silver'	Silver Linden 'Sterling Silver'	2" Cal.	B&B
	ZS	26	Zelkova serrata	Sawleaf Zelkova	2" Cal.	B&B

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No.	REVISIONS	DATE	BY
	STREET TREE REVISIONS	04/13/21	MN

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STREET TREE PLAN

COURTYARDS OF WESTFIELD PRIMARY PLAT

ORIGINAL ISSUE: 2/26/2021
KHA PROJECT NO. 170177002
SHEET NUMBER
L200

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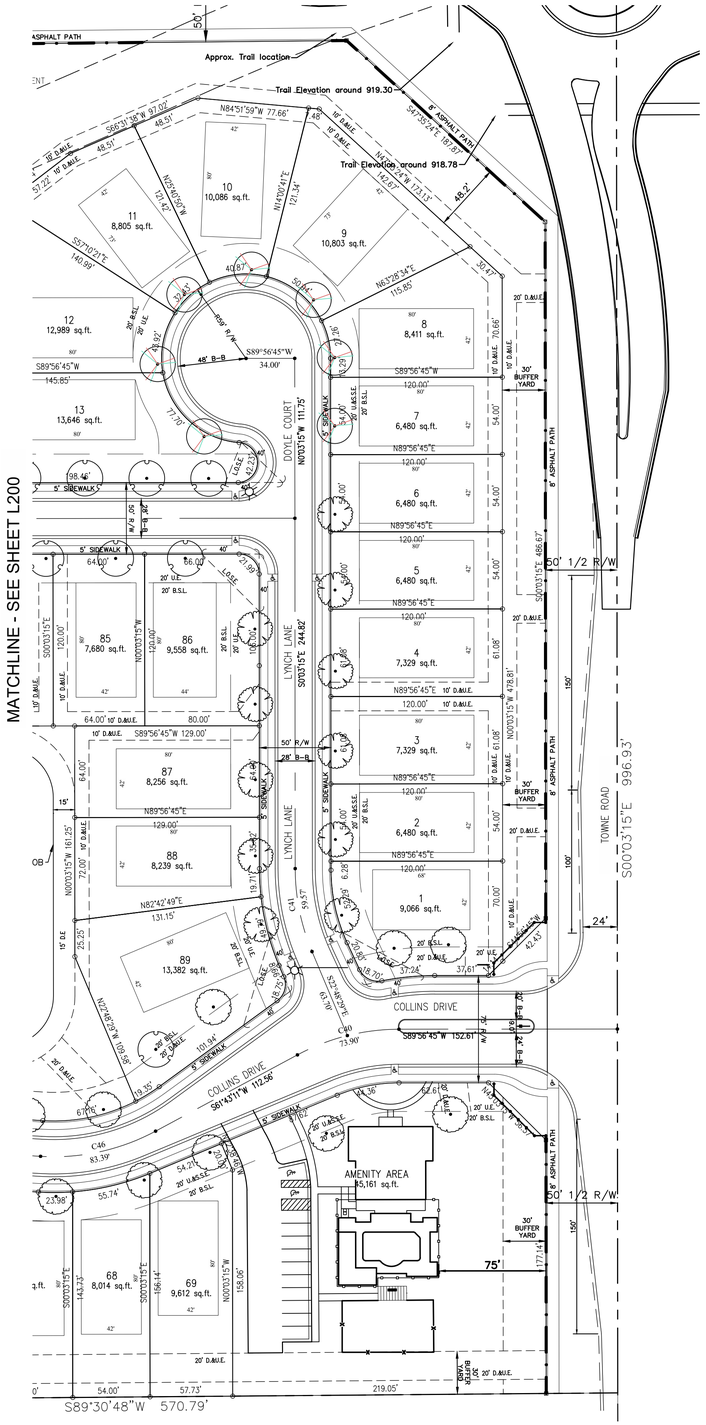

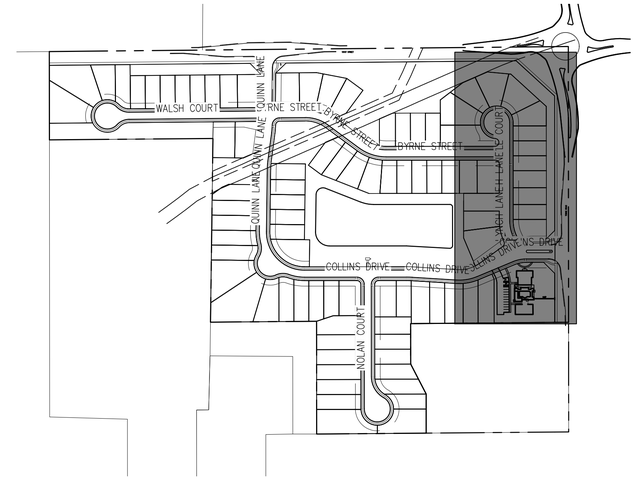

KEYMAP
NOT TO SCALE

NORTH

STREET

TREE LAWN

SIDEWALK

R/W

4' MIN

50'

Typical Street Tree Location Detail

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

PLANT SCHEDULE L201

STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	AR	7	Acer rubrum	Red Maple	2" Cal.	B&B
	LT	11	Liriodendron tulipifera	Tulip Poplar	2" Cal.	B&B
	TS	8	Tilia tomentosa 'Sterling Silver'	Silver Linden 'Sterling Silver'	2" Cal.	B&B
	ZS	5	Zelkova serrata	Sawleaf Zelkova	2" Cal.	B&B

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3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

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	STREET TREES REVISIONS	04/13/21	MN

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STREET TREE PLAN

COURTYARDS OF WESTFIELD PRIMARY PLAT

ORIGINAL ISSUE: 2/26/2021
KHA PROJECT NO. 170177002
SHEET NUMBER
L201

Drawing name: \\cmhdata01\project01\20200080\correspondence\submittals\task 2000 westfield 151 and towne\Dwg\04Sheets\2021-04-12 primary plat update\20200080-Westfield Primary Plat-200.dwg L201 Apr 15, 2021 11:23am by mnerici
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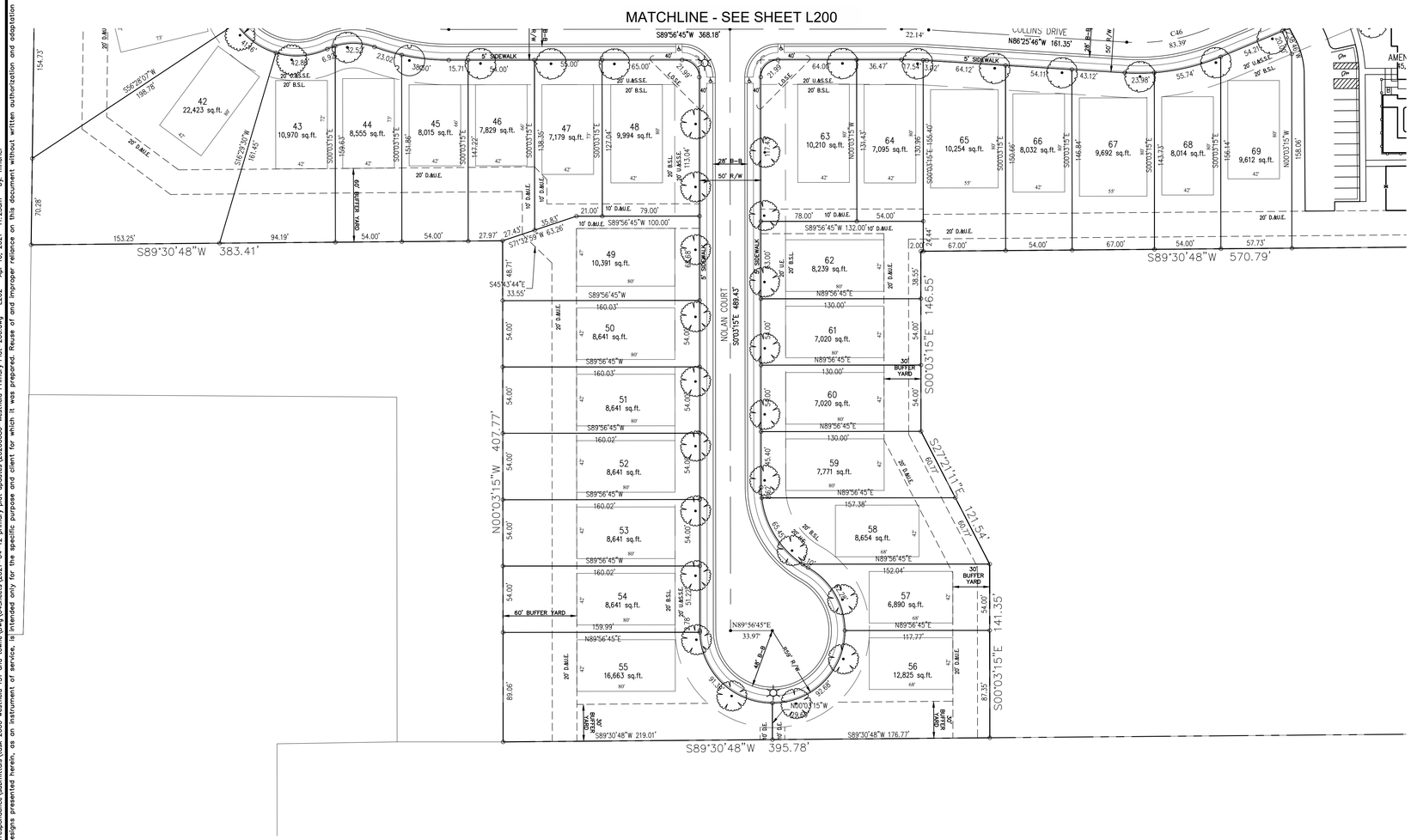

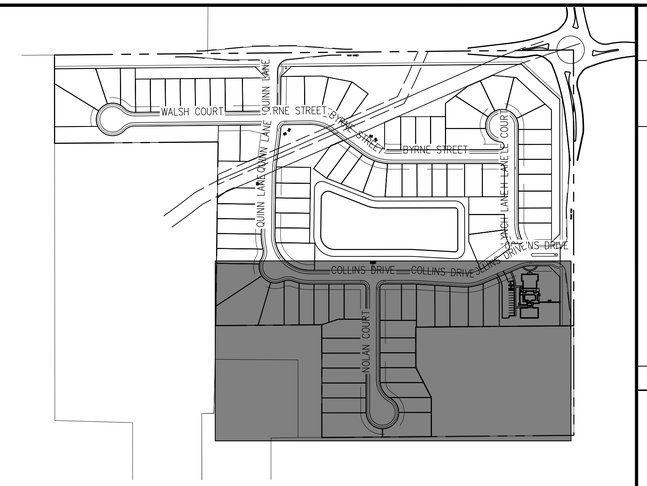

KEYMAP
NOT TO SCALE

NORTH

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NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

PLANT SCHEDULE L202

STREET TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	LT	20	Liriodendron tulipifera	Tulip Poplar	2" Cal.	B&B

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EPCON Communities

STREET TREE PLAN

COURTYARDS OF WESTFIELD PRIMARY PLAT

ORIGINAL ISSUE: 2/26/2021
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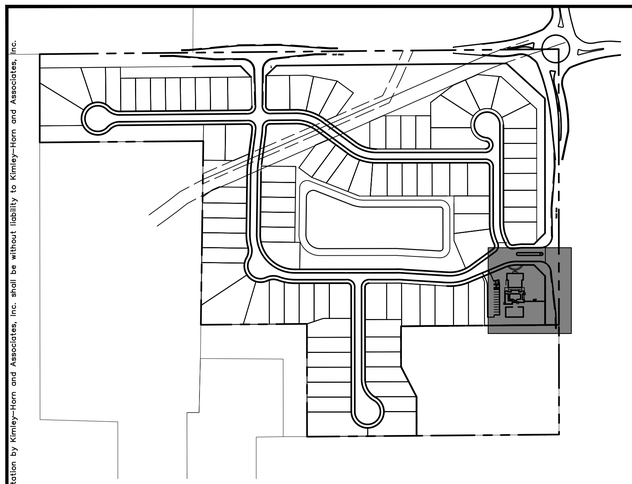
SHEET NUMBER
L202



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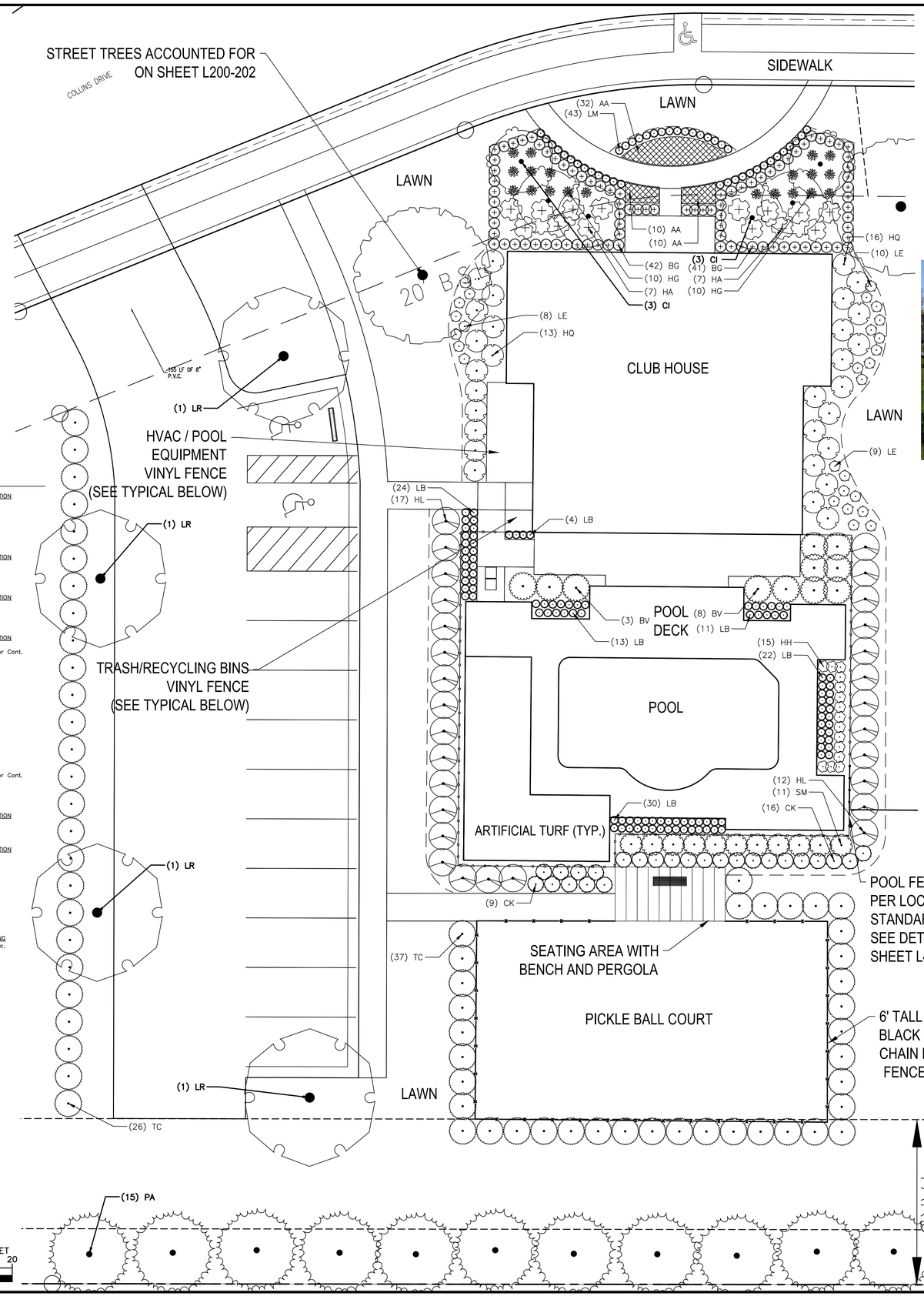
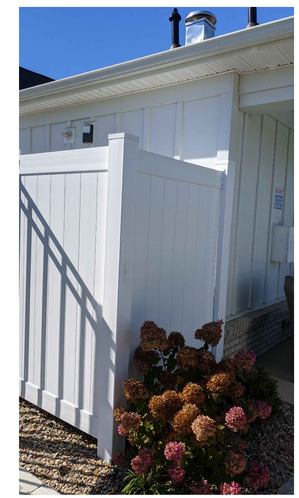


ARTIFICIAL TURF (TYP.)

HVAC/POOL EQUIPMENT ENCLOSURE (TYP.)



TRASH ENCLOSURE (TYP.)

PICKLEBALL (TYP.)

PLANT SCHEDULE AMENITY AREA

OPEN SPACE/YARD	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CI	6	Cercis canadensis	Eastern Redbud	2" Cal.	B&B
	LR	4	Liquidambar styraciflua	Sweet Gum	2" Cal.	B&B
EVERGREEN TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
	PA	15	Picea abies	Norway Spruce	10' Ht.	B&B
STREET TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
	TS	2	Tilia tomentosa 'Sterling Silver'	Silver Linden 'Sterling Silver'	2" Cal.	B&B
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
	BG	89	Buxus x 'Green Gem'	Green Gem Boxwood	24" Ht.	B&B or Cont.
	BV	11	Buxus x 'Green Velvet'	Green Velvet Boxwood	24" Ht.	Cont.
	HA	14	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	18" Ht.	Cont.
	HL	29	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	24" Ht.	B&B
	HQ	29	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea	24" Ht.	B&B
	LM	43	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1	Cont.
	SM	11	Syringa patula 'Miss Kim'	Miss Kim Lilac	24" Ht.	B&B or Cont.
	TC	63	Taxus x media "Adams"	Adams Yew	5' Ht.	Cont.
GRASS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
	CK	25	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
PERENNIALS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**
	HH	15	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	#2	Cont.
	HG	20	Hosta x 'Gold Standard'	Gold Standard Hosta	#2	Cont.
	LE	27	Leucanthemum x superbum 'Becky'	Becky Shasta Daisy	24" Ht.	Cont.
	LB	104	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1	Cont.

SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
AA	52	Annuals Area	Annuals	#2	Cont.	18" o.c.

NOTE: ALL PLANT BEDS TO BE MULCHED WITH GRAVEL

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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.

NORTH

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GRAPHIC SCALE IN FEET
0 5 10 20

No.	REVISIONS	DATE	BY
	TREE BUFFER/STREET TREE LOCTION	04/13/21	MN

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EPCON Communities

AMENITY AREA ENLARGEMENT

COURTYARDS OF WESTFIELD PRIMARY PLAT

ORIGINAL ISSUE: 2/26/2021
KHA PROJECT NO. 170177002
SHEET NUMBER
L300

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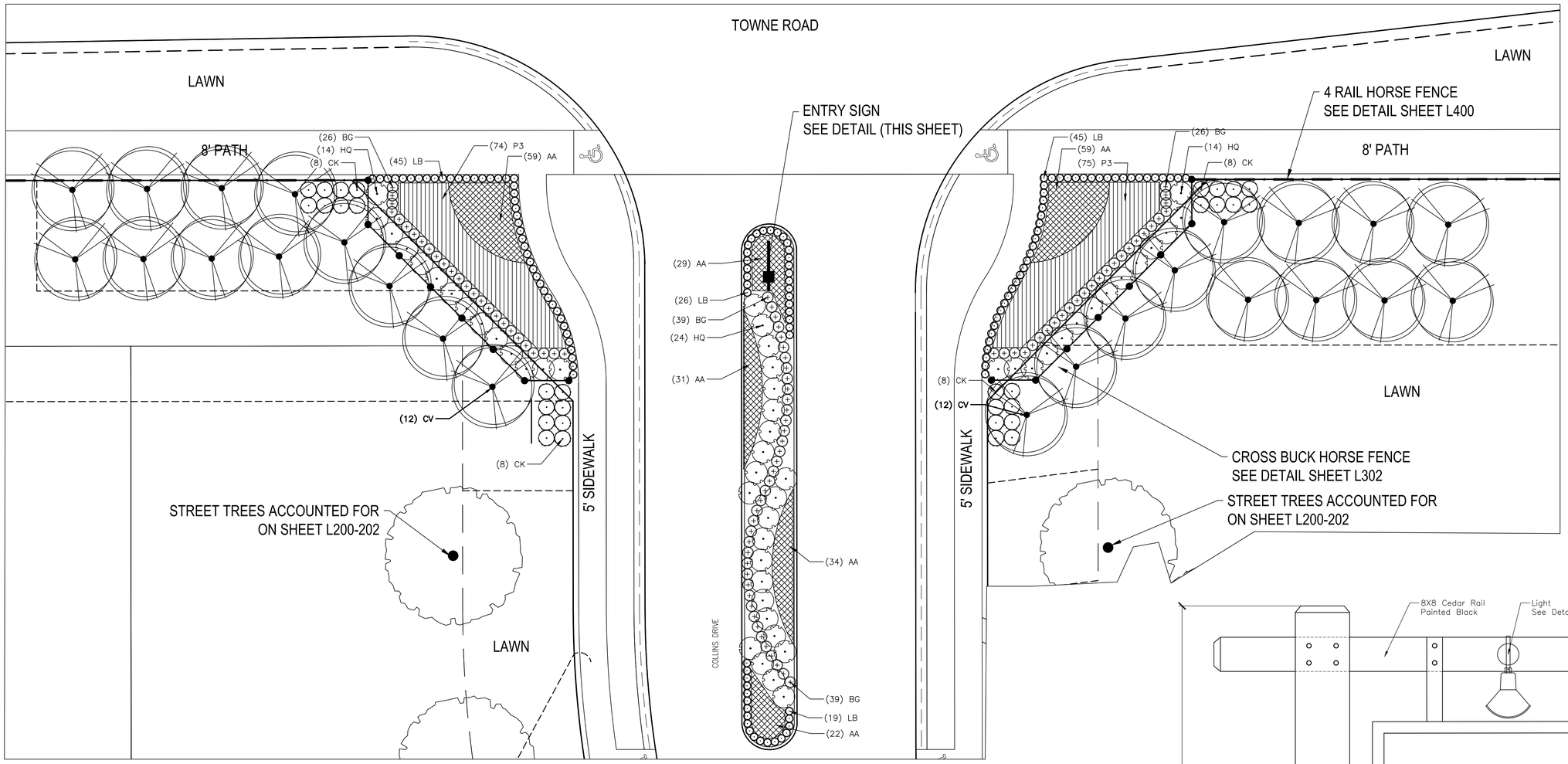

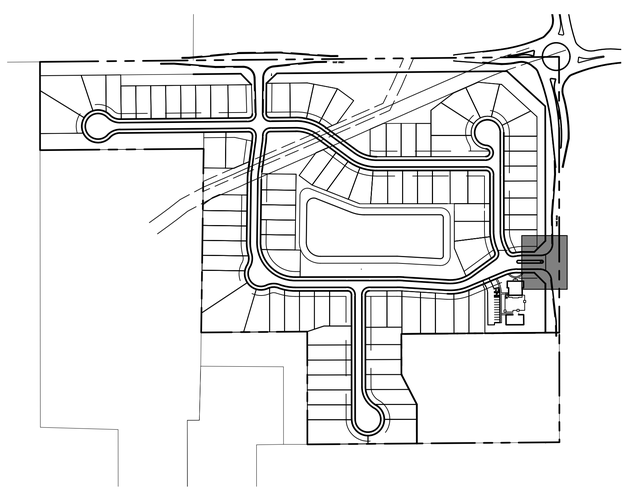

KEYMAP
NOT TO SCALE

NORTH

PLANT SCHEDULE TOWN ROAD ENTRY

ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
	CV	24	Crataegus viridis 'Winter King'	Winter King Hawthorn	1.5" Cal.	B&B	
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**	
	BG	91	Buxus x 'Green Gem'	Green Gem Boxwood	24" Ht.	B&B or Cont.	
	HQ	52	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea	24" Ht.	B&B	
GRASS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**	
	CK	29	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.	
PERENNIALS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**	
	LB	135	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**	**SPACING**
	AA	234	Annuals Area	Annuals	#2	Cont.	18" o.c.
	P3	149	Perenials Area		#2	Cont.	24" o.c.

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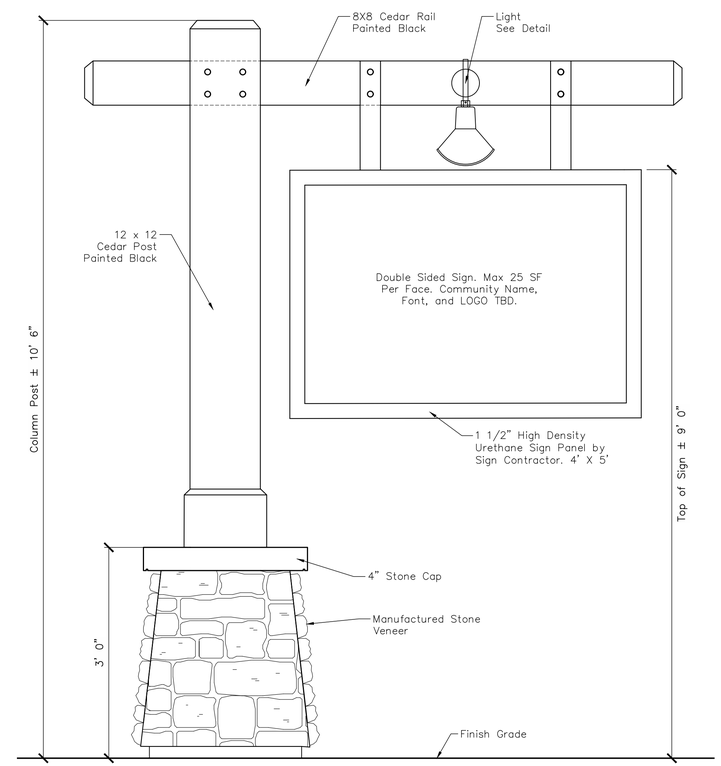

SIGN DETAIL
NO SCALE

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	ENTRY REVISIONS	04/13/21	MN

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TOWNE ROAD ENTRY ENLARGEMENT

COURTYARDS OF WESTFIELD PRIMARY PLAT

ORIGINAL ISSUE: 2/26/2021
KHA PROJECT NO. 170177002
SHEET NUMBER
L301

Drawing name: \\cmhdata01\projects01\20200080\correspondence\submittals\task 2000 westfield 151 and towne\Dwg\04Sheets\2021-04-12 primary plat updates\20200080-Westfield Primary Plat-300.dwg L301 Apr 16, 2021 11:23am by: mnerici
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PLANT SCHEDULE 151ST STREET ENTRY

ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	
	CV	18	Crataegus viridis 'Winter King'	Winter King Hawthorn	1.5" Cal.	B&B	
STREET TREES	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**	
	QB	2	Quercus bicolor	Swamp White Oak	2" Cal.	B&B	
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**	
	HQ	36	Hydrangea paniculata 'Little Quick Fire'	Little Quick Fire Hydrangea	24" Ht.	B&B	
PERENNIALS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**	
	LB	116	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
SHRUB AREAS	**CODE**	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONDITION**	**SPACING**
	AA	66	Annuals Area	Annuals	#2	Cont.	18" o.c.
	P3	98	Perenials Area		#2	Cont.	24" o.c.

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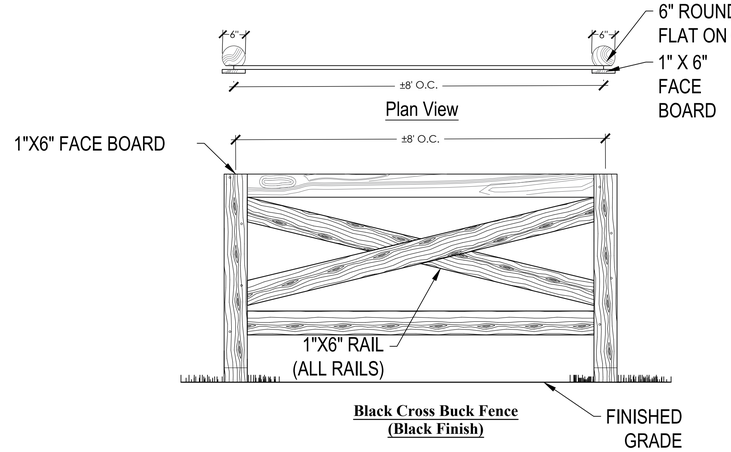

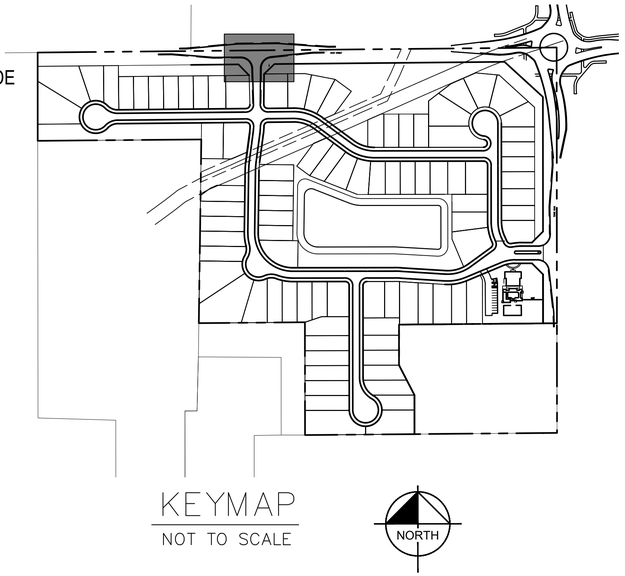

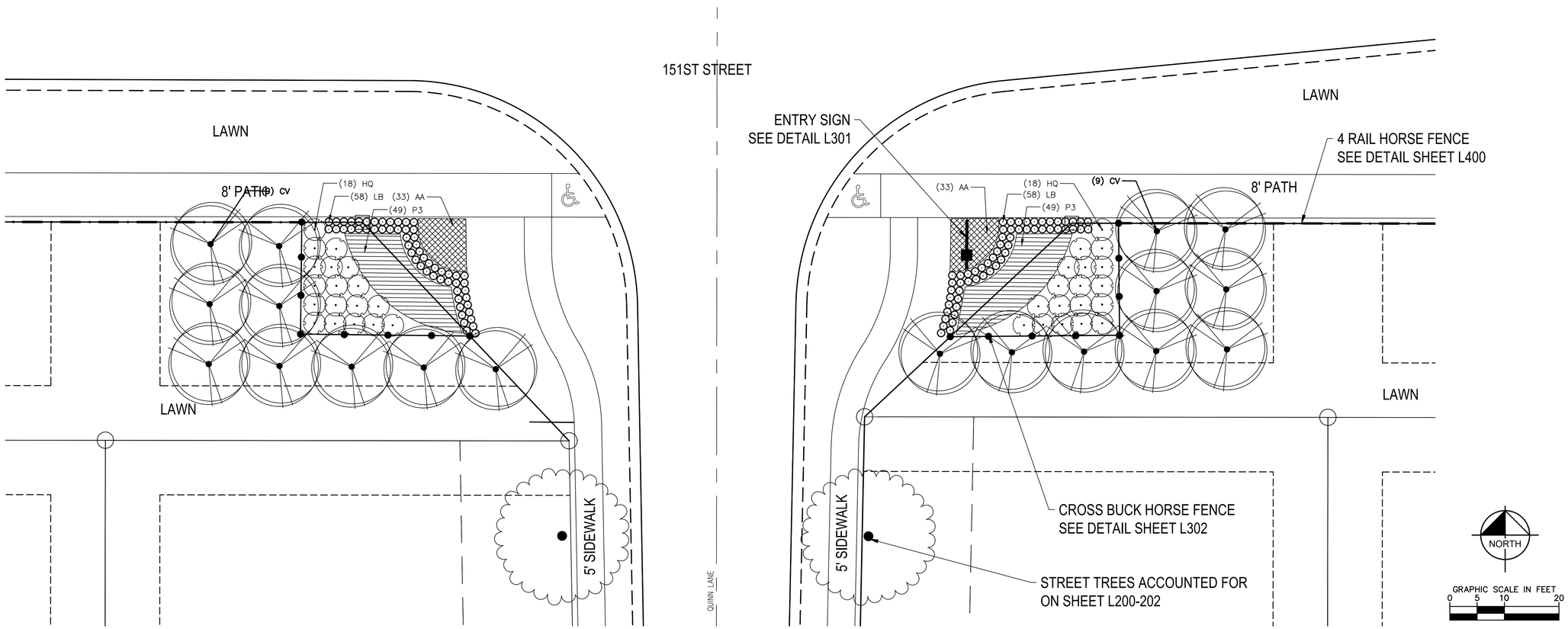

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	ENTRY REVISIONS	04/13/21	MN

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DRAWN BY: PCW
CHECKED BY: BAH

WILLIAM A. BUTZ, JR.
REGISTERED
No. PE10606045
STATE OF INDIANA
PROFESSIONAL ENGINEER

EPCON Communities

151ST STREET ENTRANCE ENLARGEMENT

COURTYARDS OF WESTFIELD PRIMARY PLAT

ORIGINAL ISSUE: 2/26/2021
KHA PROJECT NO. 170177002
SHEET NUMBER
L302

Indiana Utilities Protection Service
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Drawing name: \\cmhdata01\projects1\20200080\correspondence\submittals\task 2000 westfield 151 and towne\Dwg\04Sheets\2021-04-12 primary plat updates\20200080- Westfield Primary Plat-300.dwg L302 Apr 16, 2021 11:23am by: mnertel
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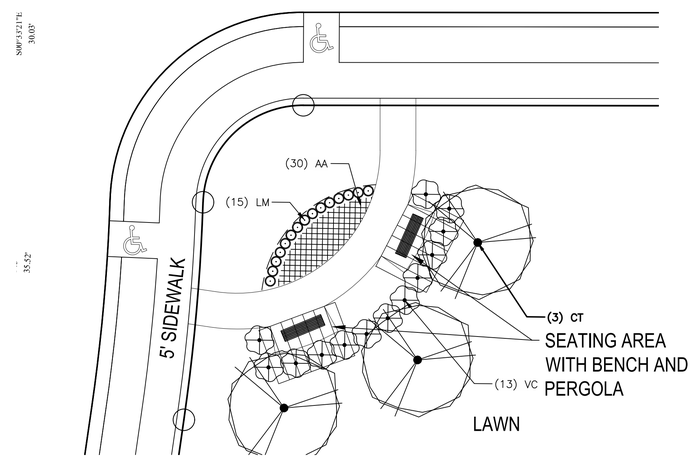
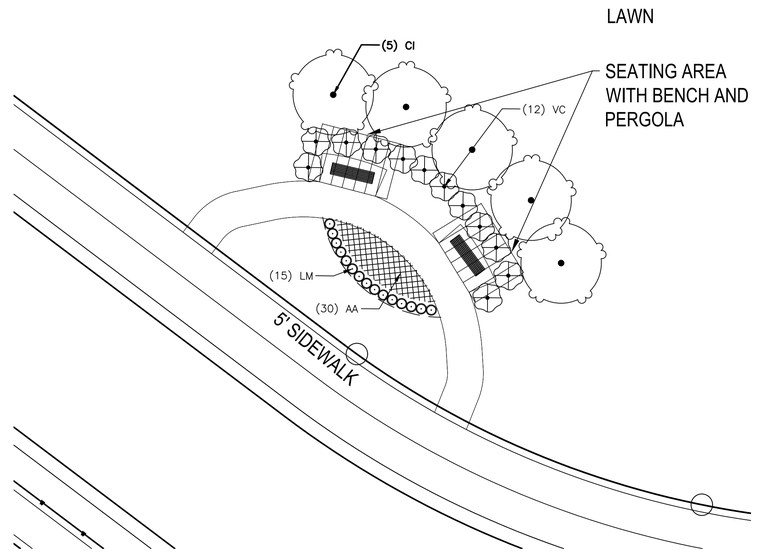
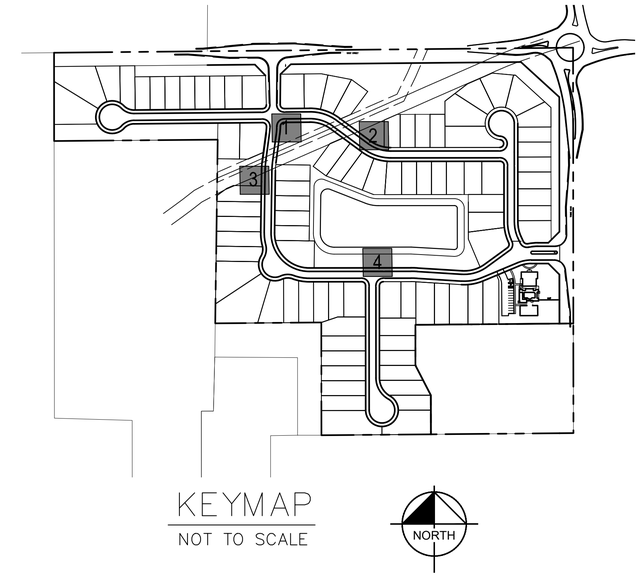






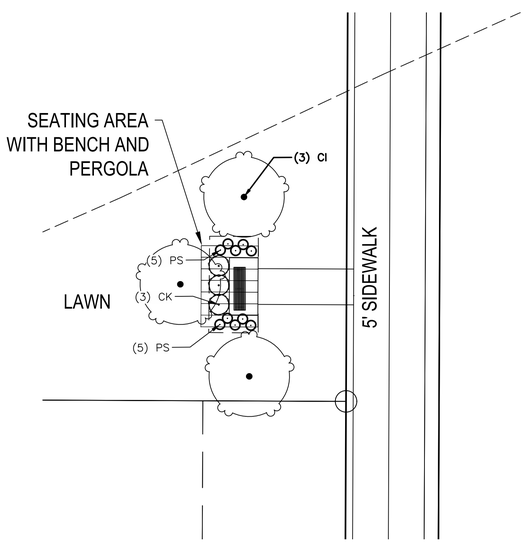
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

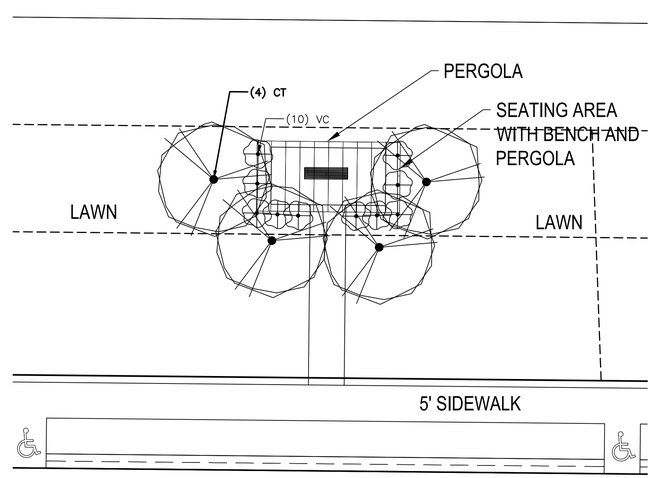
PLANT SCHEDULE SEATING AREA 1

OPEN SPACE/YARD	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CT	3	Crataegus punctata 'Ohio Pioneer'	Ohio Pioneer Hawthorn	2" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	LM	15	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1	Cont.
	VC	15	Viburnum carlesii	Korean Spice Viburnum	24" Ht.	B&B or Cont.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
AA	30	Annuals Area	Annuals	#2	Cont.	18" o.c.

PLANT SCHEDULE SEATING AREA 2

OPEN SPACE/YARD	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CI	5	Cercis canadensis	Eastern Redbud	2" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	LM	15	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1	Cont.
	VC	12	Viburnum carlesii	Korean Spice Viburnum	24" Ht.	B&B or Cont.
SHRUB AREAS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	SPACING
AA	30	Annuals Area	Annuals	#2	Cont.	18" o.c.





PLANT SCHEDULE SEATING AREA 3

OPEN SPACE/YARD	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CI	3	Cercis canadensis	Eastern Redbud	2" Cal.	B&B
GRASS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CK	14	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
	PS	14	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	24" Ht.	Cont.

PLANT SCHEDULE SEATING AREA 4

OPEN SPACE/YARD	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CT	4	Crataegus punctata 'Ohio Pioneer'	Ohio Pioneer Hawthorn	2" Cal.	B&B
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	VC	10	Viburnum carlesii	Korean Spice Viburnum	24" Ht.	B&B or Cont.

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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No.	REVISIONS	DATE	BY

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

WILLIAM A. BUTZ, JR.
REGISTERED
No. PE10606045
STATE OF INDIANA
PROFESSIONAL ENGINEER

EPCON Communities

SEATING AREA ENLARGEMENTS

COURTYARDS OF WESTFIELD PRIMARY PLAT

ORIGINAL ISSUE: 2/26/2021
KHA PROJECT NO. 170177002
SHEET NUMBER
L303

Drawing name: \\cmhdata01\project01\20200080\correspondence\submittals\task 2000 westfield 151 and towne\Dwg\245Sheets\2021-04-12 primary plat updates\20200080-Westfield Primary Plat-300.dwg L303 Apr 16, 2021 11:23am by: mmerici
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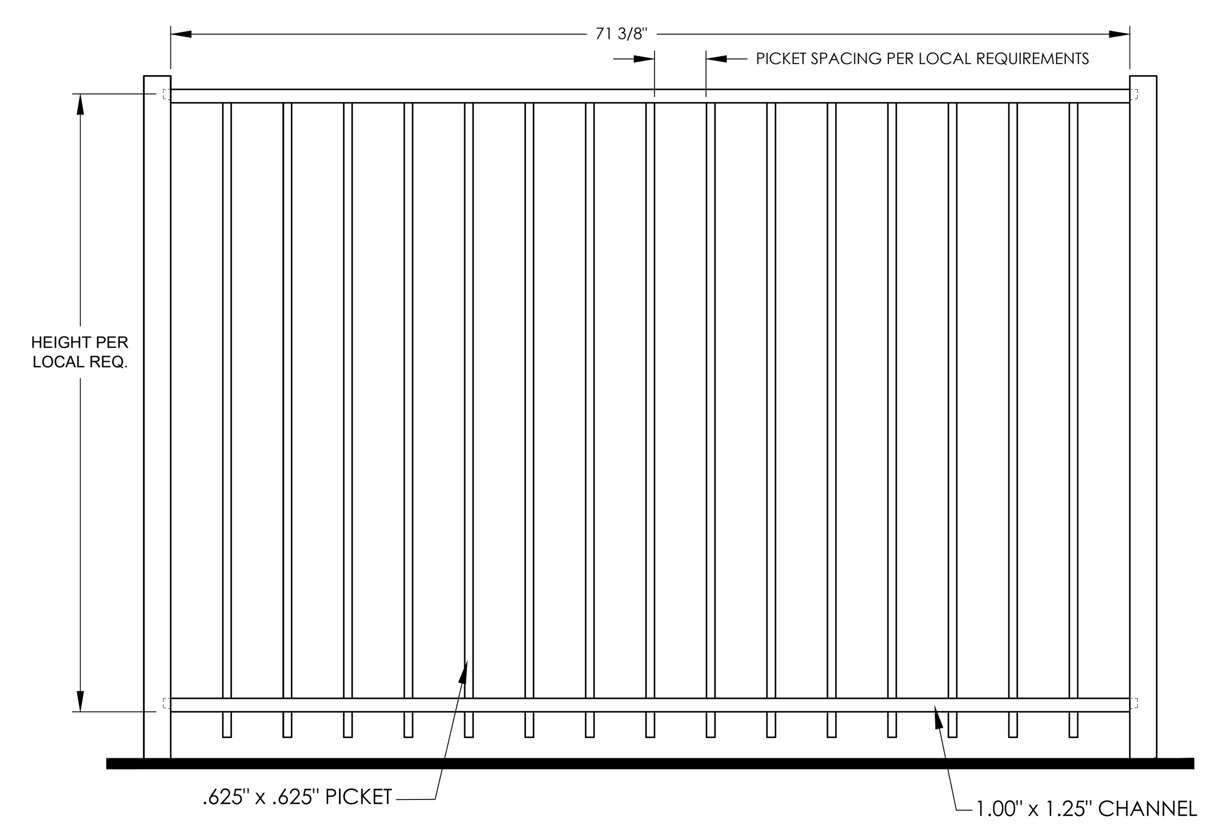
Manufacturer: Global Industrial Outdoor Steel Slat Park Bench or equal

Product ID: WG694855GY
Finish: Black
www.globalindustrial.com

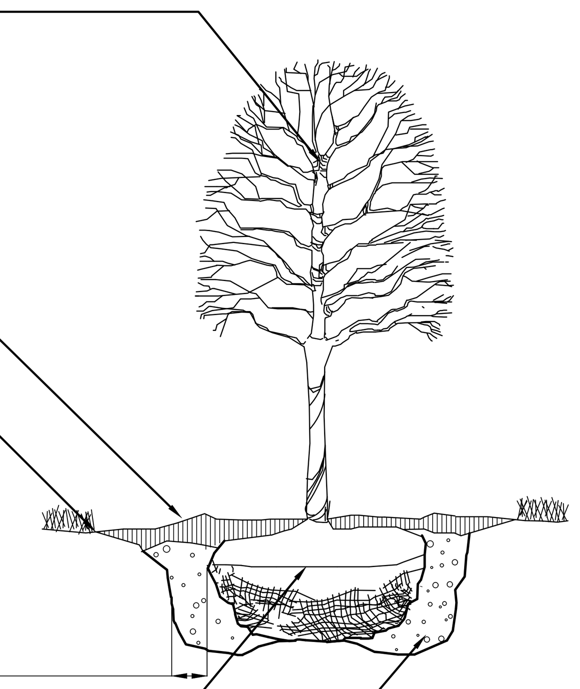
Typical 6' Bench
(Benches Shall not be Mounted to Concrete Pad Under Powerline Easement)
No Scale



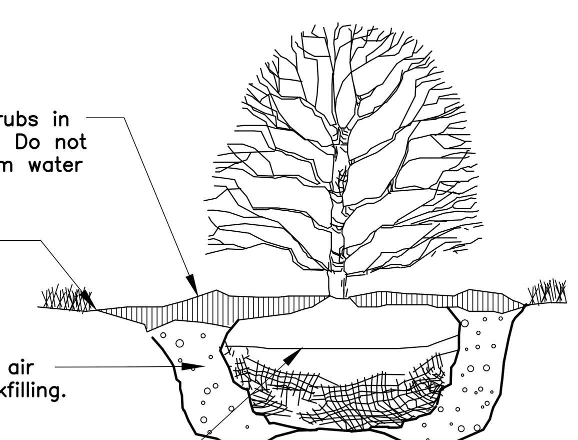
Manufacturer: Alumi–Guard or equal
Product ID: Residential Ascot
Finish: Black
www.alumi–guard.com

Decorative Pool Aluminum Fence (At Clubhouse)
No Scale

Artificial Turf
No Scale



Deciduous Tree Planting
No Scale



Shrub Planting
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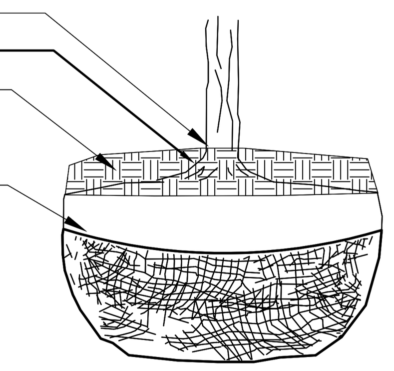

Rootball Preparation
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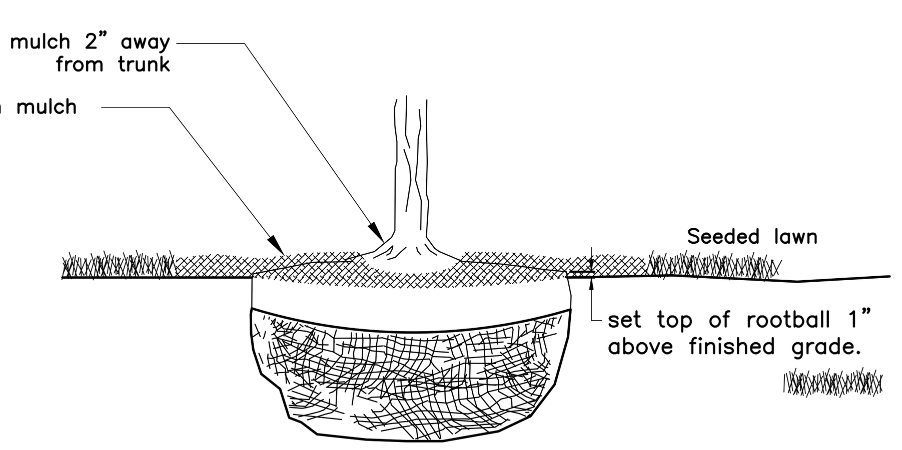

Rootball Setting
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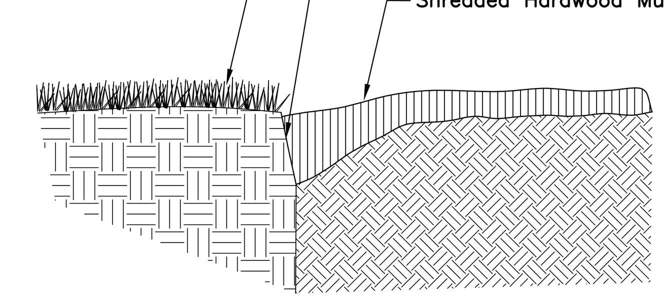
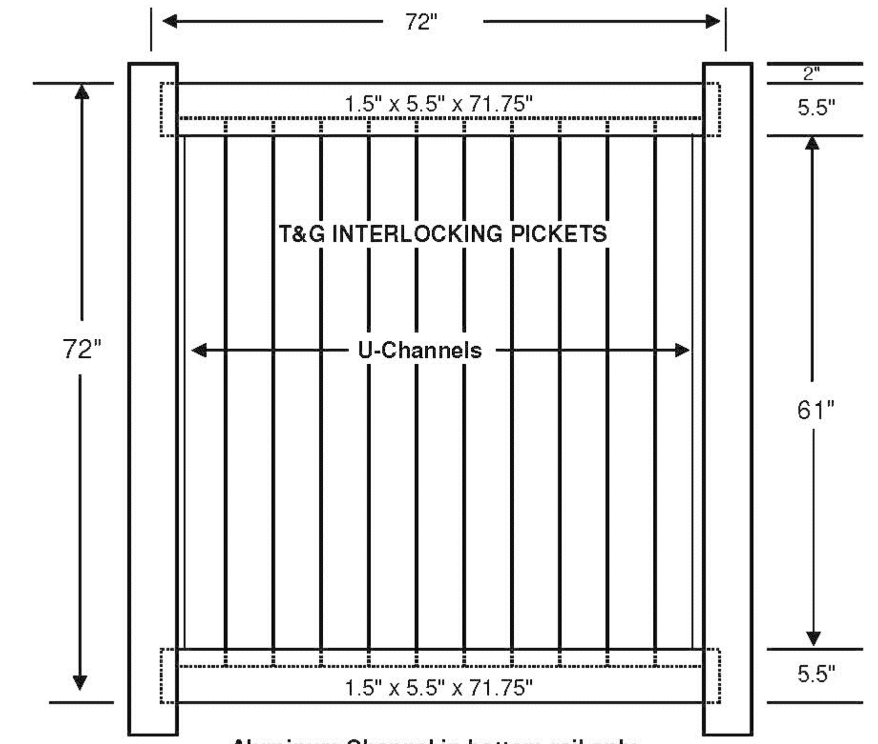


Planting Bed Edge
No Scale

GENERAL NOTES

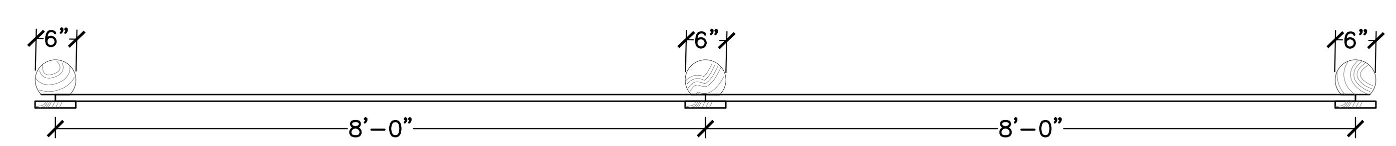
1. Prior to installation, the landscape contractor shall inspect the general site conditions and verify the subgrade, elevations, utility locations and topsoil provided by general contractor. The landscape contractor shall notify the general contractor of any unsatisfactory conditions and work shall not proceed until such conditions have been corrected and are acceptable to the landscape contractor.
2. All plants shall meet or exceed standards set in the American Standard for Nursery Stock, ANSI Z60.1, current edition. All plants shall equal or exceed the measurements and sizes specified in the schedule.
3. Substitutions shall only be permitted with notification and written approval from the Owner. Substituted material shall be equivalent or greater in size than the specified plant. Substituted plants shall have the same essential characteristics and growth habit of the specified plant.
4. Confirm location of all utilities and subsurface drain lines prior to plant installation.
5. A pre-installation conference shall be conducted prior to planting operations with Owner and Contractor present.
6. Contractor may slightly field adjust plant locations as necessary to avoid utilities. Finished planting beds shall be graded to provide positive drainage.
7. Irrigation system, if applicable, shall be complete and operational prior to landscape planting.
8. Contractor shall repair all lawn areas disturbed during construction with seed and warrant a healthy, weed free lawn prior to project acceptance.
9. Seed all areas within contract limits that are not covered by paving, buildings or planting beds unless otherwise noted. Seeding shall not begin until area has received topsoil and finished grade.
10. Mulch planting beds with shredded hardwood mulch of uniform dark brown color. It shall be free of twigs, leaves, disease, pest or other material unsightly or injurious to plants. Average applied thickness shall be 3" depth. Mulch hedges in a continuous bed.
11. Planting beds shall be covered with pre-emergent herbicide applied at product specified rate unless otherwise noted.
12. Bed edge shall be smooth, consistent, hand trenched 4" deep and "V" shaped unless otherwise noted. All excavated material shall be removed from the bed edge and planting bed.
13. All planting bed edges to be smooth flowing arcs or straight lines as shown on plan. Plant locations and layout of beds shall be located by Contractor and approved by Landscape Architect prior to planting.
14. Install all plants in accordance with planting details and specifications.
15. Parking lot and street trees shall have a clear canopy height of 6' min.
16. Trees shall be placed a minimum of 3' from sidewalks and curbs.
17. Planting Mix shall be blended, manufactured soil consisting of three (3) parts topsoil, one (1) part compost, one (1) part sand. Topsoil shall be per ASTM D5268, ph range of 5.5 to 7, min. 4 percent organic material, free of stones and soil clumps 3/4 inch and larger. Compost shall be yard waste compost from an EPA rated Class IV compost facility or Com-til compost from City of Columbus Department of Public Utilities. Sand shall be per Item ASTM C33. Proprietary manufactured Planting Mix such as Kurtz Bros. Professional Blend or Jones SuperSoil may be used. Submit product data for review by Owner. Place Planting Mix in settled 6 inch lifts.
18. Mix Mycorrhizal Fungi into Planting Mix during placement of Planting Mix. Application rate shall be according to manufacturer's written recommendations. Mycorrhizal Fungi shall be a dry, granular inoculant containing vesicular-arbuscular mycorrhizal fungi and ectomycorrhizal fungi.
19. Excavate planting beds to a depth of 12 inches, unless otherwise indicated. Roto-til subgrade of excavation to a depth of 4 inches, unless otherwise indicated. Incorporate a 6 inch lift of planting mix into subrade. Place remaining Planting Mix in settled 6 inch lifts.
20. Planting beds, including mulch, shall be no higher than 6 inches above adjacent grade and shall not impede surface drainage.
21. Lawn areas shall be backfilled with Planting Mix to a minimum settled thickness of 6 inches. Roto-Til subgrade below lawns to a depth of 4 inches, unless otherwise indicated, prior to placement of Planting Mix.
22. Composition and application rate of lawn fertilizer shall be sufficient to amend soil according to recommendations of a qualified soil testing agency. Submit soil test results and amendment recommendations to Owner. Lawn fertilizer shall be in a dry granular form.
23. Contractor to determine plant list quantities from the plan. Graphic representation on plan supersedes in case of discrepancy with quantities on schedule.
24. Any item or areas damaged during construction shall be repaired or replaced to its original condition at the contractor expense.
25. Contractor shall thoroughly water all plants at time of installation and as needed until project acceptance by owner. Contractor shall guarantee all plants installed (except annuals) for one full year from date of acceptance by the Owner. All plants shall be alive and at a vigorous rate of growth at the end of the guarantee period.
26. All annuals to be provided by Contractor from available seasonal stock.
27. Lawn seed mix shall proportioned by weight as follows: 10 percent NuBlue or Blue Chip Kentucky Bluegrass; 10 percent Caddieshack or GoalKeeper Perennial Ryegrass; 80 percent Quest, Inferno, Arid 3 and/or Pixie Tall Fescue (select 2). Sodded lawns shall match seeded lawns. Seeding rate shall be 8 to 10 pounds per 1000 square feet.
28. Lawn seed shall not have less than 98 percent purity and not have less than 90 percent germination.



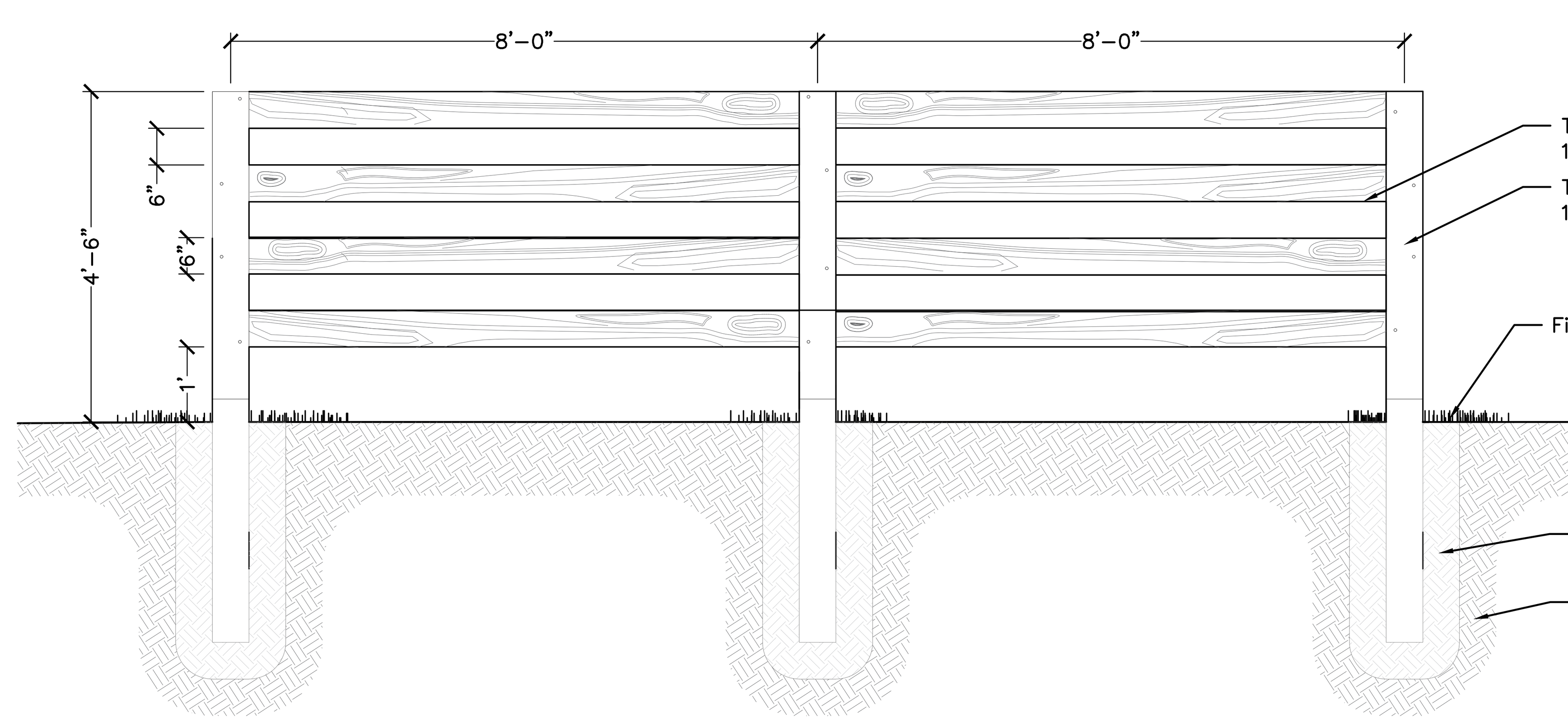
Post in ground 30-33"*

Panel can accommodate a slope of 3.75" over 6' using the racking method

Vinyl Privacy Fence (On Rear of Lots)

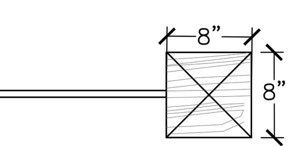


Plan View

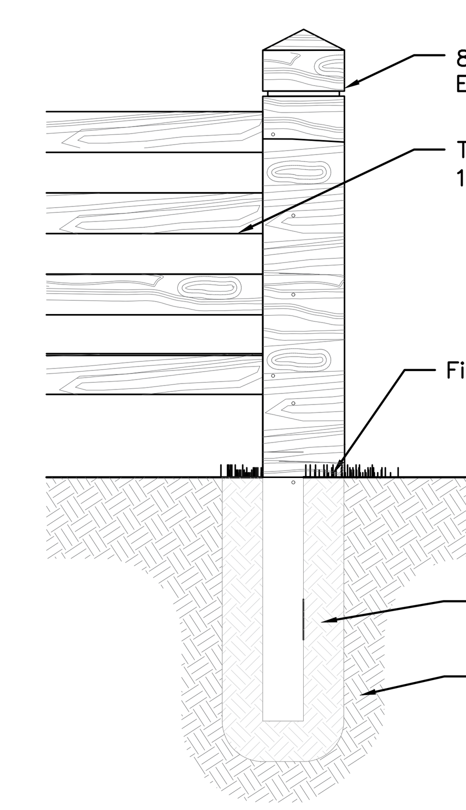


Elevation

4 Rail Horse Fence
Painted Black
NO SCALE



Plan View



Elevation

4 Rail Horse Fence
8" X 8" Post Condition Painted Black
NO SCALE

No.	REVISIONS	DATE	BY

SCALE: AS NOTED
DESIGNED BY: JSM
DRAWN BY: PCW
CHECKED BY: BAH

Kimley»Horn
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CONTACT: BRETT HUFF
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WWW.KIMLEY–HORN.COM

WILLIAM A. BUTZ, JR. REGISTERED No. PE10606045 STATE OF INDIANA PROFESSIONAL ENGINEER

EPCON® Communities

LANDSCAPE DETAILS

COURTYARDS OF WESTFIELD PRIMARY PLAT

ORIGINAL ISSUE: 2/26/2021

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Petition Number:	2102-PUD-06
Project Name:	Grand Park Village PUD, Amendment IV (Ord. 21-06) (the "Proposed Ordinance")
Subject Site Address:	South of 186th Street, ENE of Kinsey Avenue (the "Property")
Petitioner:	D&W Farms, Inc. by Henke Development Group (the "Petitioner")
Request:	The Petitioner requests an amendment to a 68 acre +/- portion of the Grand Park Village PUD to permit Townhomes and Single-Family Detached Homes in an area currently designated for Multi-Family.
Current Zoning:	Grand Park Village PUD (Ord. 12-46) (the "Existing PUD")
Current Land Use:	Vacant
Approximate Acreage:	68 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 21-06 4. Concept Plan 5. Townhome Character Exhibits 6. Detached Cottage Exhibits 7. Single-Family Attached Exhibits
Staff Reviewer:	Daine Crabtree, Associate Planner

PETITION HISTORY

The petition was introduced at the April 12, 2021, City Council meeting. The petition will receive a public hearing at the May 5, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located south of 186th Street ENE of and adjacent to Kinsey Avenue (see **Exhibit 2**).

The Property is currently zoned as a portion of the Grand Park Village PUD, specifically the area designated for Multi-Family.

Adjacent properties to the west and south are zoned AG-SF1: Agriculture/Single-Family while properties to the east are zoned both AG-SF1 and the Grand Park Village PUD. The Pacers Athletic Center and parking for Grand Park exist to the north.

Project Description: The Petitioner is requesting an amendment to the Grand Park Village PUD, specific to a 68-acre +/- portion designated as an area for Multi-Family in the Existing PUD. In the Existing PUD, this Multi-Family designated area permits Single-Family Attached and Multi-Family Dwelling Units and defaults to the MF2: Multi-Family Medium Density zoning district of the UDO.

As MF2 zoned areas do not permit Townhomes nor do they permit Single-Family Detached Dwellings, the Petitioner is requesting the amendment to add these uses. In addition, the Petitioner is proposing modifications to other standards as highlighted below.

Concept Plan: A Concept Plan (the "Plan") has been included in the PUD (see **Exhibit B** of the PUD or **Exhibit 4**) for which substantial compliance must be met.

Illustrative Character Exhibits: Illustrative Character Exhibits have been added to the PUD (see **Exhibits C** and **D** of the PUD or **Exhibits 5** through **7**)

Permitted Uses: In addition to the uses already permitted on the Real Estate by the Existing PUD, Townhome Dwellings and Single-Family Detached Dwellings are proposed to be permitted. The single-family detached dwellings shall only be permitted if in substantial compliance with the Illustrated Character Exhibits and developed in compliance with SF4 standards of the UDO unless otherwise modified by the Proposed Ordinance.

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the MF2 District as originally written in the Grand Park Village PUD.

However, it is anticipated that the final version of the Amendment will repeal and replace the underlying zoning for the Property from MF2, a zoning district where none of the proposed dwelling units are permitted, so that the Townhome area instead defaults to MF1: Multi-Family Low Density while the Single-Family Attached area instead defaults to SFA: Single Family Attached and the Single-Family Detached area instead defaults to SF4: Single-Family High Density. Each of these districts are briefly highlighted below in comparison to the proposed standards within the Proposed Ordinance. Note that as the Proposed Ordinance is written today, any of the categories with an **N/A** would be required to default to the standard shown in the underlying zoning district:

TOWNHOMES		
	GPV Amendment IV	**MF1: Multi-Family Low-Density**
Minimum Lot Size	No Minimum	N/A
Minimum Lot Frontage	No Minimum	70 feet*
Minimum Lot Width	**N/A**	45 feet

Maximum Dwelling Units Per Building	7 Dwelling Units	N/A
Minimum Front Yard Setback	10 feet	20 feet
Minimum Side Yard Setback	10 feet	20 feet
Minimum Rear Yard Setback	25 feet	20 feet
Minimum Distance Between Buildings	20 feet	20 feet
Maximum Building Height	3 stories	35 feet
Minimum Living Area (Ground Floor)	No Minimum	1,000 SF (Cumulative)
Maximum Number of Dwelling Units	**N/A**	48 per project/district
Maximum Density	**N/A**	6 dwelling units/acre

*UDO does not contemplate that attached townhomes may be for sale by the individual unit, which results in a lot width requirement significantly greater than what would/should otherwise be required.

SINGLE-FAMILY DETACHED		
	GPV Amendment IV	**SF4: Single-Family High Density**
Minimum Lot Area	**N/A**	9,000 SF
Minimum Lot Width	28 feet	50 feet
Minimum Lot Frontage	**N/A**	40 feet
Minimum Front Yard Setback	10 Feet	25 feet
Minimum Side Yard Setback	4 Feet	8 feet
Minimum Rear Yard Setback	25 Feet	25 feet
Minimum Distance Between Buildings	8 Feet	16 feet
Maximum Building Height	3 Stories	25 feet
Minimum Living Area (Ground Floor)	No Minimum	750 to 1,000 SF (Ground Floor) depending on height

SINGLE-FAMILY ATTACHED		
	GPV Amendment IV	**SFA: Single-Family Attached**
Maximum Density	**N/A**	Four (4) Dwelling Units/Acre
Minimum Dwellings	**N/A**	Four (4) Per Building
Maximum Project Size Within District	33 Acres	30 acres
Minimum Front Yard Building Setback	**N/A**	20-50 feet depending on road classification
Minimum Side Yard Building Setback	5 Feet	N/A*
Minimum Rear Yard Building Setback	25 Feet	N/A
Minimum Distance Between Buildings	10 Feet	25-30 feet depending on vinyl/no vinyl siding
Minimum Living Area (Ground Floor)	No Minimum	1,300 SF to 1,800 SF depending on height
Maximum Building Height	**N/A**	35 feet
Project Perimeter Setback	**N/A**	No structure erected above 1:2 Proximity Slope line

*UDO does not provide Side Yard Setback requirement for SFA lots, only a Distance Between Buildings requirement

Additional Standards for the Entire Development

- Maximum Project Size Within the Development: Sixty-Eight (68) acres
- Maximum Density: 16 Dwelling Units per Acre
- Maximum Number of Dwelling Units on the Real Estate: 280 Dwelling Units
- For the Townhomes, buildings with more than one (1) adjacent unit shall not require staggering of the Front Building Setback Line. Rather, architectural features along the Front Building Facades shall be implemented to provide anti-monotony as depicted in **Exhibit C** of the PUD (**Exhibit 5**)
- If there is a conflict between the Architectural Requirements set forth in the Existing Ordinance and the Illustrative Character Exhibits (collectively, **Exhibits C** & **D** of the PUD or **Exhibits 5** through **7**), the Illustrative Character Exhibits shall control.

- The Proposed Ordinance would allow all 280 Dwelling Units permitted within this Plan to not count towards the 960 Dwelling Unit maximum for the Grand Park Village PUD.
  Comment: Not including this proposal, the Grand Park Village PUD currently has two hundred and forty-four (244) dwelling units approved through the Development Plan Process (the currently under construction CharlesTowne apartments). If this project were to be approved, it would leave the Grand Park Village PUD with still 436 available dwelling units. It has been suggested to the Petitioner by Staff that they should only request additional Dwelling Units when the current allowance has been exhausted.

COMPREHENSIVE PLAN

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

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the "New Suburban" and "Employment Corridor" land uses as the appropriate land use for the Property. However, the Property also falls within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan (the "Addendum"), which supersedes the Comprehensive Plan to the extent that policies and recommendations conflict. The Addendum sets forth the following goals:

• Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments

• Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and

• Pursue economic development opportunities to capitalize on Westfield's already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative.

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 will be held at the May 5, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

1. The Comprehensive Plan.

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

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

4. The conservation of property values throughout the jurisdiction.

5. Responsible growth and development.

Council Introduction: The petition was introduced at the April 12, 2021, Council meeting.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the May 5, 2021, Plan Commission meeting.**

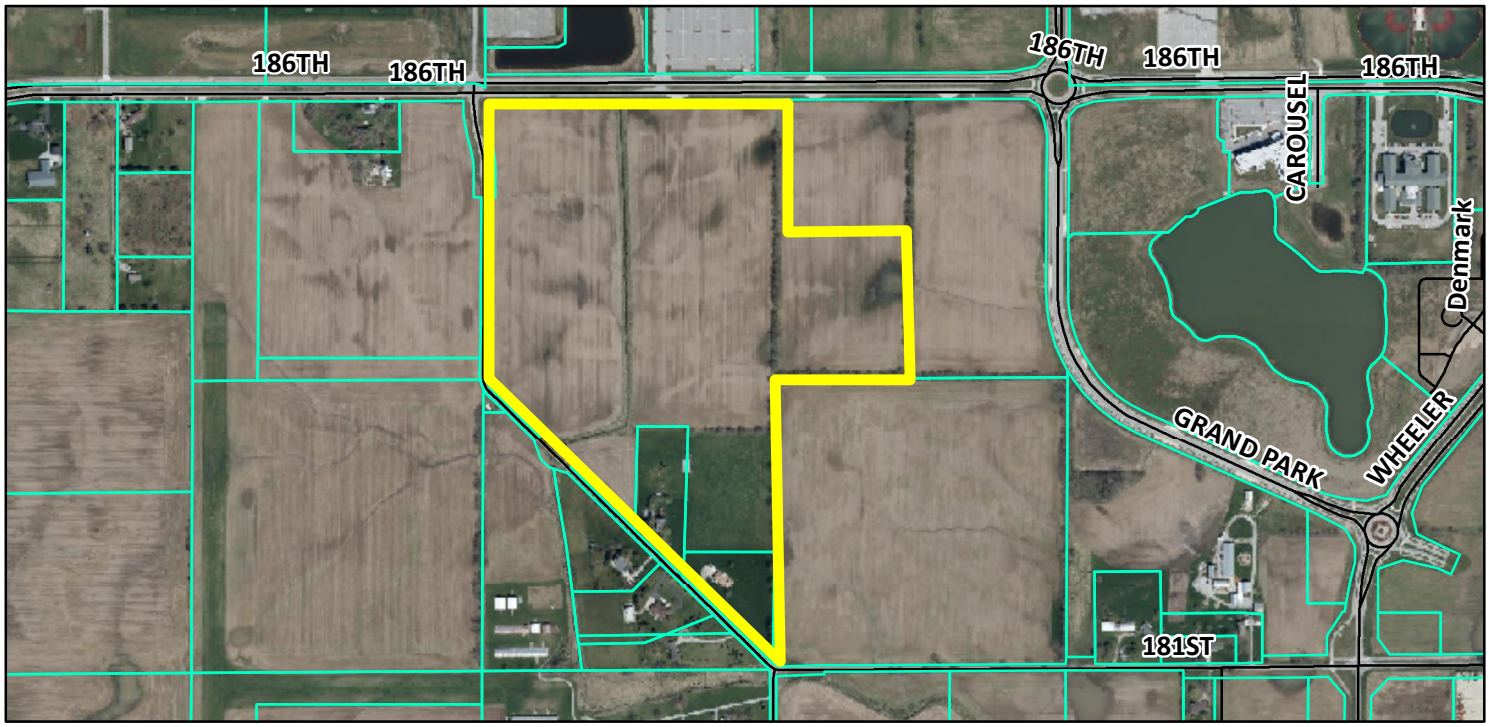
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.

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.

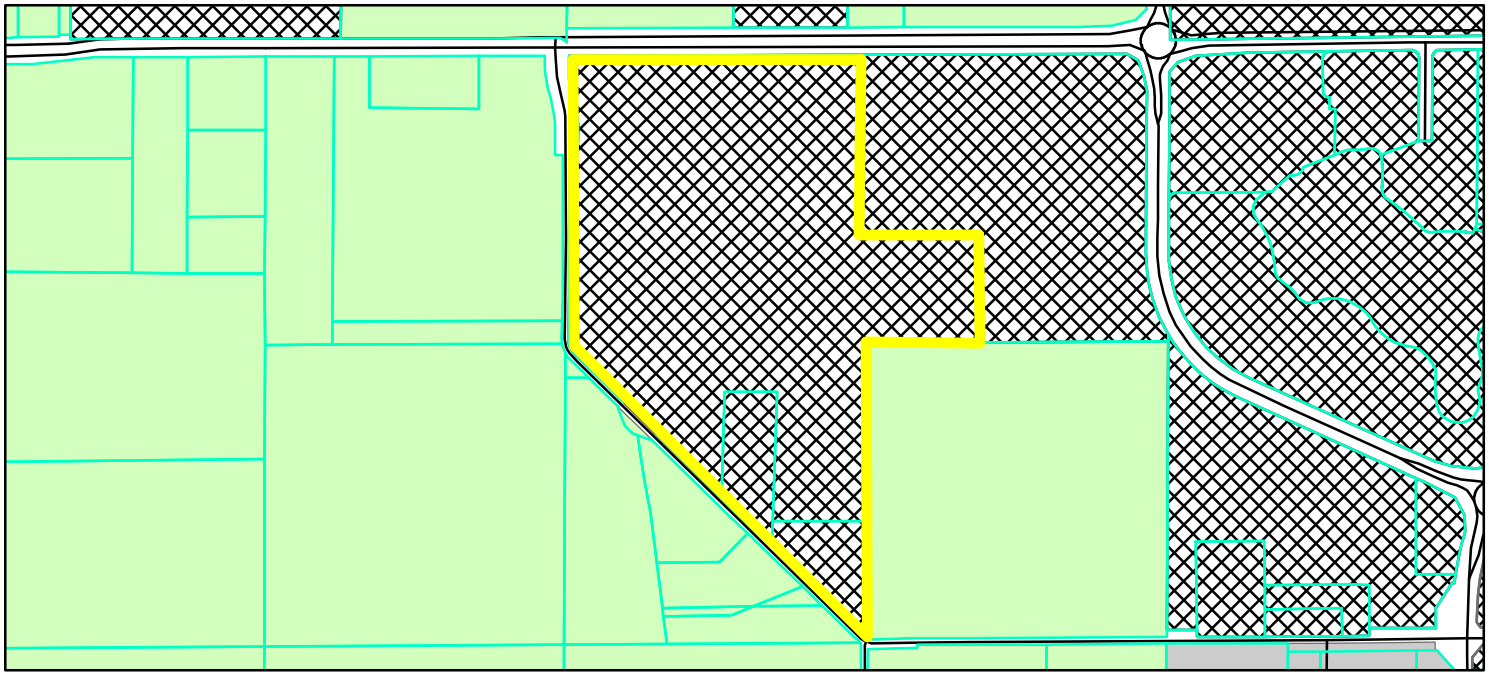
Grand Park Village PUD
Amendment IV

Aerial Location Map

Site



Zoning Map



Parcel
GIS.DBO.PW_Streets
Zoning - All

Zoning
AG-SF1 (Agriculture - Single Family - 1)
EI (Enclosed Industrial)
PUD (Planned Unit Development)

0 0.1 0.2 Miles

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ORDINANCE NUMBER 21-06

Grand Park Village PUD District Amendment IV

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE GRAND PARK VILLAGE PLANNED UNIT DEVELOPMENT DISTRICT AND THE UNIFIED DEVELOPMENT ORDINANCE

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

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

WHEREAS, the Council enacted Ordinance 12-46, Grand Park Village Planned Unit Development Ordinance on December 12, 2012;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 2102-PUD-06), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded Petition No. 2102-PUD-06 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **favorable** recommendation (X-X) 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 June 14, 2021;

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana meeting in regular session, that the Grand Park Village Planned Unit Development, Unified Development 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, (ii) the Grand Park Village Planned Unit Development; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Grand Park Village Planned Unit Development.

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

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

- Illustrative Character Exhibits: The architectural building elevations, attached hereto as **Exhibit C** and **D**.

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

Section 4. **Development and Architectural Standards.** The Development and Architectural Standards of Article 6(L) shall be replaced with the following:

4.1 Permitted Uses: In addition to the uses permitted on the Real Estate set forth in Ordinance 12-46, the following use shall also be permitted:

- Townhome Dwelling
- Single-Family Detached Dwelling
    - Shall only be permitted if in substantial compliance with the Illustrative Character Exhibits shown in **Exhibit D**

and geographically located in compliance with the Concept Plan.

- Shall be developed in compliance with the SF4: Single-Family High-Density District standards of the UDO, unless otherwise modified by this Ordinance

4.2 Development Standards: The following standards shall apply to any Townhomes, Single-Family Detached or Single-Family Attached Dwelling Unit located on the Real Estate.

TOWNHOMES	
Minimum Lot Size,	No Minimum
Minimum Lot Frontage	No Minimum
Maximum Dwelling Units Per Building	7 Dwelling Units
Minimum Building Setback: Front	10 Feet
Minimum Building Setback: Side	10 Feet
Minimum Building Setback: Rear	25 Feet
Minimum Distance Between Buildings	20 Feet
Maximum Building Height	3 Stories
Minimum Living Area (Ground Floor)	No Minimum

SINGLE-FAMILY DETACHED	
Minimum Lot Width	28 Feet
Minimum Building Setback: Front	10 Feet
Minimum Building Setback: Side	4 Feet
Minimum Building Setback: Rear	25 Feet
Minimum Distance Between Buildings	8 Feet
Maximum Building Height	3 Stories
Minimum Living Area (Ground Floor)	No Minimum

SINGLE-FAMILY ATTACHED	
Maximum Project Size within District	33 Acres
Minimum Building Setback: Side	5 Feet
Minimum Building Setback: Rear	25 Feet
Minimum Distance Between Buildings	10 Feet
Minimum Living Area (Ground Floor)	No Minimum

4.3 Maximum Project Size within Development: Sixty-Eight (68) acres.

4.4 Maximum Density: 16 Dwelling Units/Acre

4.5 Maximum Number of Dwelling Units on the Real Estate: 280 Dwelling Units

- Any Townhome Dwelling Unit, Single-Family Detached or Single-Family Attached Dwelling Unit located on the Real Estate shall not count towards the 960 Dwelling Unit Maximum as originally set forth in Section 6(K)(2) of the Grand Park Village PUD Ordinance (Ord. 12-46)

4.6 Buildings with more than one (1) adjacent unit shall not require staggering of the Front Building Setback Line for each unit. Rather, architectural features along the front façades will be implemented to provide anti-monotony as depicted in **Exhibit C** (the "Illustrative Character Exhibits").

4.7 Buildings shall be in substantial compliance with those shown in the Illustrative Character Exhibits. If there is a conflict between the Architectural Requirements of Ordinance 12-46 and the Illustrative Character Exhibits, the Illustrative Character Exhibits shall control.

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ALL OF WHICH IS ORDAINED/RESOLVED THIS _____TH DAY OF JUNE, 2021.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Scott Frei	Scott Frei	Scott Frei
_____	_____	_____
Jake Gilbert	Jake Gilbert	Jake Gilbert
_____	_____	_____
Mike Johns	Mike Johns	Mike Johns
_____	_____	_____
Troy Patton	Troy Patton	Troy Patton
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Scott Willis	Scott Willis	Scott Willis

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 21-06** was delivered to the Mayor of Westfield on the _____ day of June, 2021, at _____ ____ m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-06** this _____ day of June, 2021.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-06** this _____ day of June, 2021.

_____
J. Andrew Cook, Mayor

This document prepared by: Phil A. Sundling, P.E.
Henke Development Group, LLC
1415 E. 196th Street
Westfield, IN 46074

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: Phil A. Sundling

EXHIBIT A-1
LEGAL DESCRIPTION

A portion of the land as described in Instrument Numbers 2008029578, 9508905, and 200300112350 in the Office of the Recorder of Hamilton County, Indiana, and being a part of the Northeast Quarter of Section 35, Township 19 North, Range 3 East of the Second Principal Meridian in Hamilton County, Indiana more particularly described as follows:

Commencing at the Northeast corner of said Northeast Quarter; thence South 89 degrees 37 minutes 22 Seconds West along the North line of said Northeast Quarter 1324.74 feet to the West line of the East Half of said Northeast Quarter; thence South 00 degrees 11 minutes 53 seconds West along said West line 60.01 feet to the South line of 186th Street as recorded as Instrument Number 2015009376 in said Recorder's Office and the POINT OF BEGINNING; thence continuing South 00 degrees 11 minutes 53 seconds West along said West line 631.20 feet; thence North 89 degrees 37 minutes 22 seconds East 655.69 feet; thence South 00 degrees 28 minutes 01 seconds East 631.17 feet to the South boundary of said Instrument 2008029578 and the South line of the Northeast Quarter of the Northeast Quarter of said Section 35; thence South 89 degrees 31 minutes 59 seconds West along said South boundary and said South line 663.03 feet to the Southwest corner of said Quarter Quarter; thence South 00 degrees 11 minutes 53 seconds West along the East boundary of said Instruments 2008029578 and 200300112350 and along the West line of the East Half of said Northeast Quarter 1316.87 feet to the Southwest corner of said East Half and the centerline of Kinsey Avenue; thence North 45 degrees 50 minutes 25 seconds West along the centerline of Kinsey Avenue and along the Southwest boundary of said Instruments 200300112350, 9508905, and 2008029578 a distance of 1296.75 feet to the southeast boundary of Instrument Number 2019054142 (the following five courses are along said Instrument); (1) thence North 43 degrees 51 minutes 09 seconds East 20.52 feet; (2) thence North 21 degrees 07 minutes 50 seconds West 82.76 feet; (3) thence North 46 degrees 08 minutes 51 seconds West 50.00 feet; (4) thence North 71 degrees 09 minutes 52 seconds West 82.76 feet; (5) thence South 43 degrees 52 minutes 38 seconds West 20.00 feet to the centerline of Kinsey Avenue and the Southwest boundary of said Instrument Number 2008029578 (the following two courses are along the Southwest and West boundaries of said Instrument); (1) thence North 46 degrees 08 minutes 51 seconds West 342.24 feet; (2) thence North 00 degrees 13 minutes 37 seconds East 855.22 feet to the South boundary of said Instrument Number 2015009376 (the following six courses are along the South, East, and South boundaries of said Instrument); (1) thence South 89 degrees 37 minutes 29 seconds East 51.52 feet; (2) thence North 00 degrees 22 minutes 31 seconds East 100.00 feet to a tangent curve to the left having a radius of 612.00 feet, the radius point of which bears North 89 degrees 37 minutes 29 seconds West; (3) thence northerly along said curve 185.37 feet to a point of reverse curve having a radius of 488.00 feet, the radius point of which bears North 73 degrees 01 minutes 17 seconds East; (4) thence Northerly along said curve 54.55 feet to a point which bears South 79 degrees 25 minutes 33 seconds West from said radius point; (5) thence North 00 degrees 21 minutes 09 seconds East 101.67 feet; (6) thence North 89 degrees 37 minutes 22 seconds East 1313.35 feet to the POINT OF BEGINNING, containing 67.887 acres, more or less.

EXHIBIT A-2
REAL ESTATE

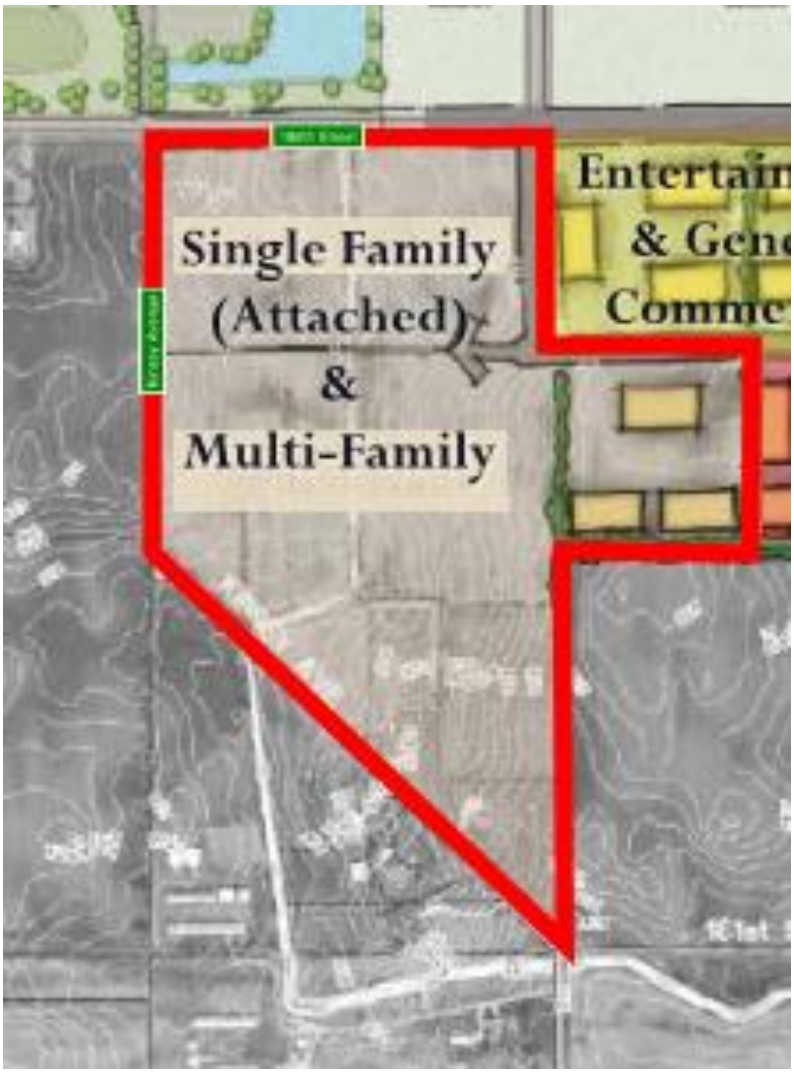


EXHIBIT B
CONCEPT PLAN

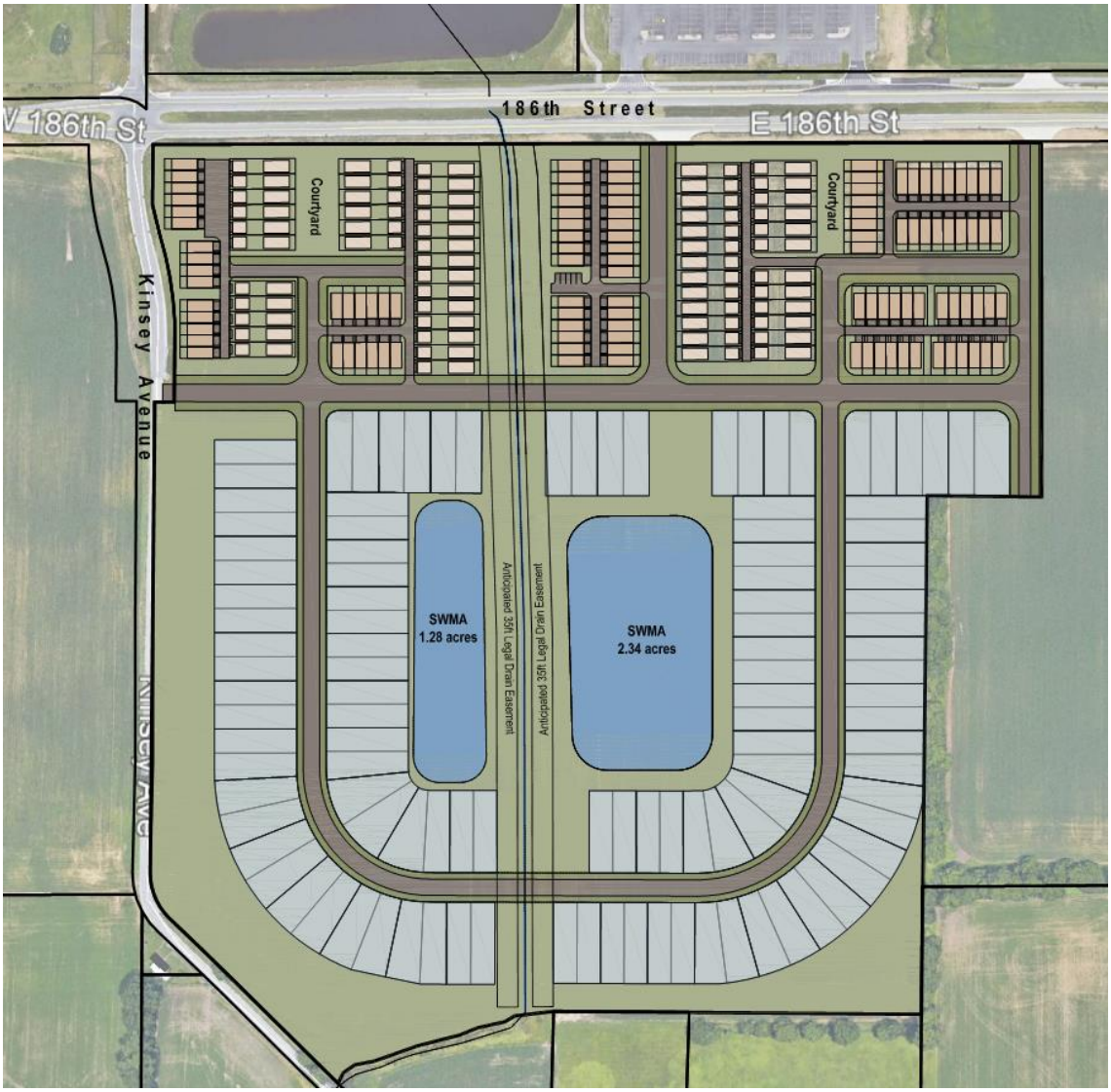
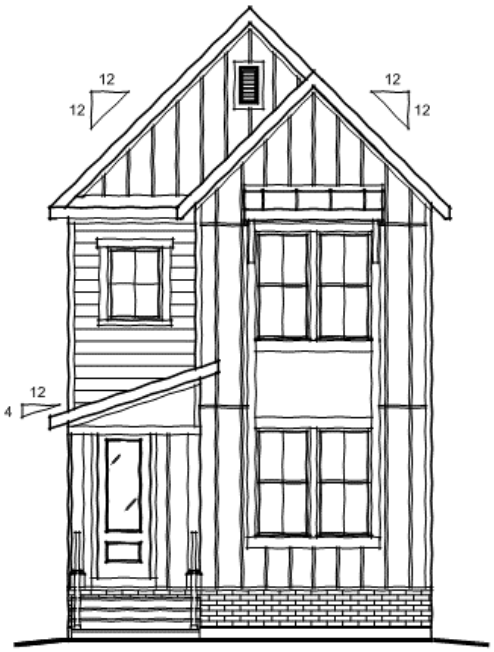
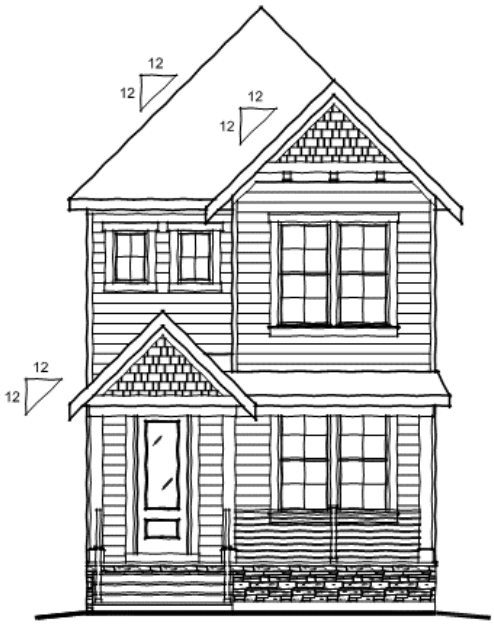


EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBITS
TOWNHOMES

EXHIBIT D-1
ILLUSTRATIVE CHARACTER EXHIBITS
DETACHED COTTAGE HOMES



Cape Cod Farmhouse



Coastal Classic

EXHIBIT D-2
ILLUSTRATIVE CHARACTER EXHIBITS
ATTACHED COTTAGE HOMES

EXHIBIT B
CONCEPT PLAN

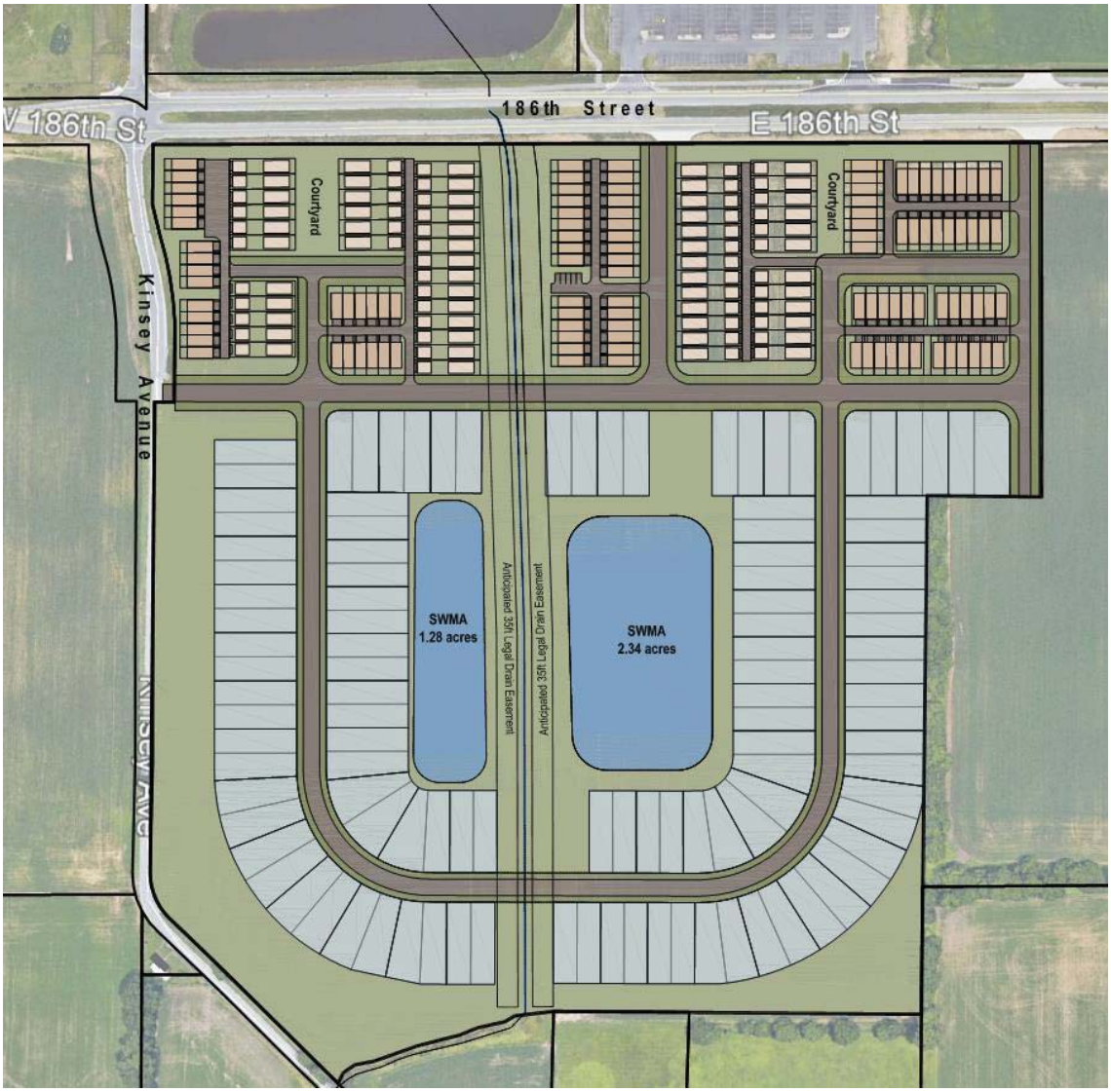
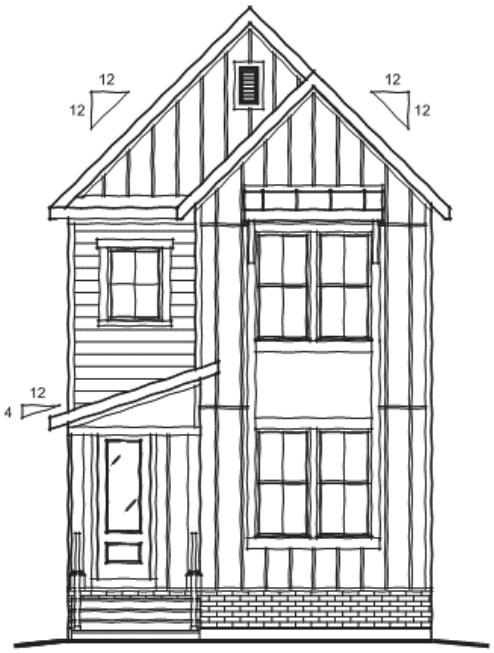
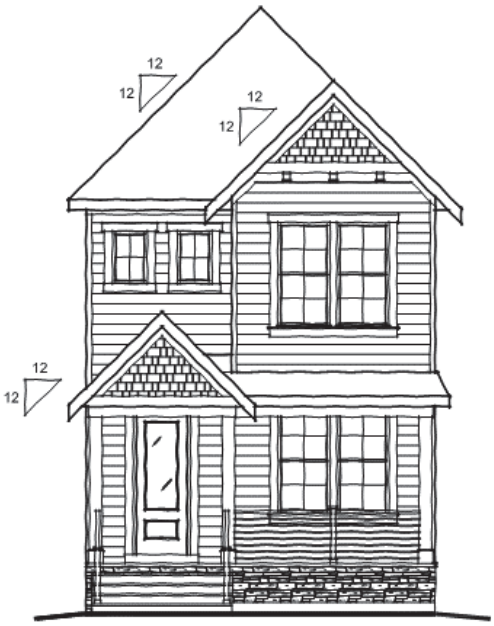


EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBITS
TOWNHOMES

EXHIBIT D-1
ILLUSTRATIVE CHARACTER EXHIBITS
DETACHED COTTAGE HOMES



Cape Cod Farmhouse



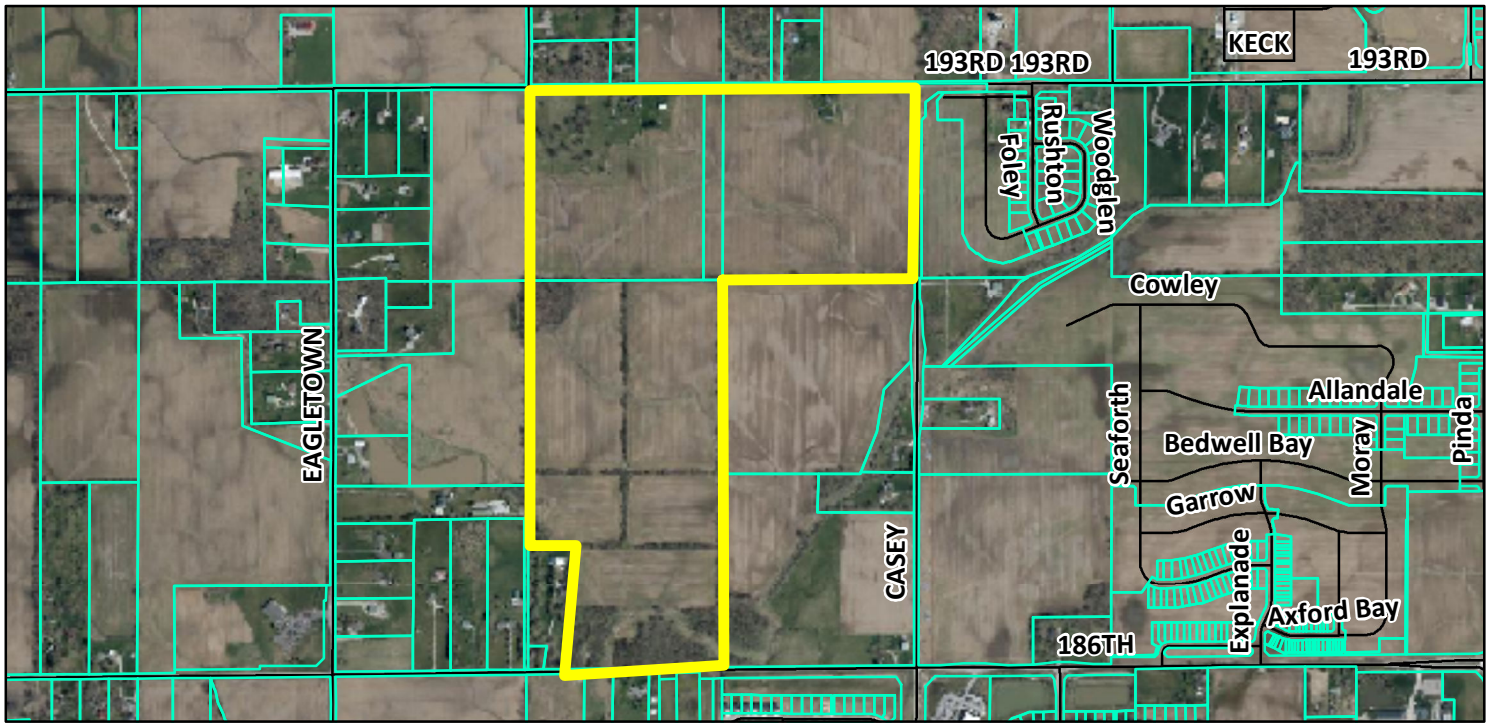
Coastal Classic

EXHIBIT D-2
ILLUSTRATIVE CHARACTER EXHIBITS
ATTACHED COTTAGE HOMES

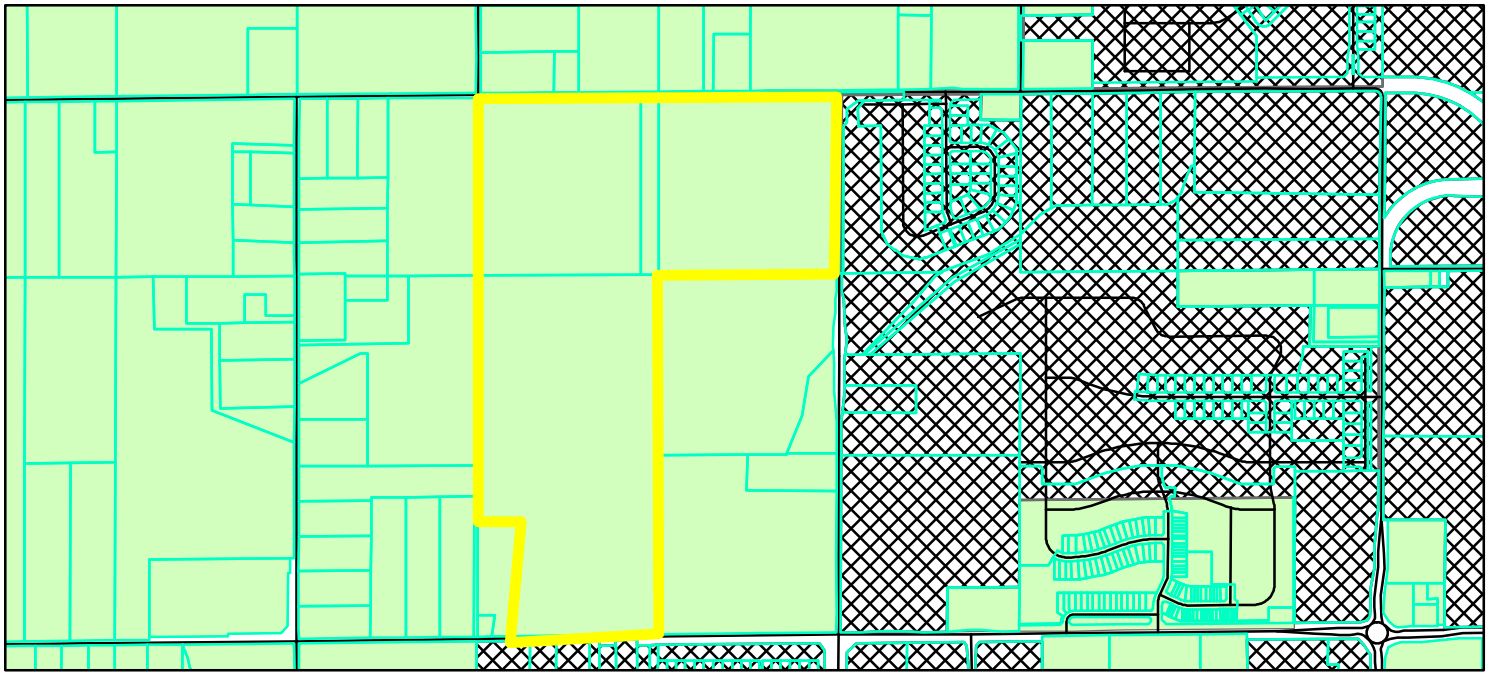
Winterburg PUD
(Ord. 21-22)

Aerial Location Map

Site



Zoning Map



Parcel
GIS.DBO.PW_Streets
Zoning - All

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

0 0.175 0.35 Miles

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NARRATIVE STATEMENT

"Winterburg" is a proposed residential community by Platinum Properties Management Company ("Platinum"). The real estate which is the subject the proposal consists of approximately 154 acres located north of 186th street, east of and adjacent to Casey Road, and south of and adjacent to 193rd Street in Westfield, IN as shown on the attached site aerial exhibit (the "Real Estate"). To the north of the Real Estate is the Atwater community, to the east are the Emory Trace and Lancaster communities, to the south is the William Trace and Waters Edge communities and to the west are single family lots and agricultural uses. The current zoning of the Real Estate is AG-SF1 and Platinum is seeking to rezone the Real Estate to the "Winterburg Planned Unit Development District" to permit the development of a residential community which will have SF3 Single Family and SF4 Single Family as the underlying zoning classifications.

Winterburg boasts over 30% open space within the neighborhood which includes a network of open space and trails structured to allow greater connectivity and walkability north and south connecting developments south of 186th Street with those north of 193rd Street and east of Six Points Road. Active amenities are proposed, in addition to large natural open spaces including trails and pocket parks for passive recreation opportunities. Active amenities will include a community swimming pool and bath house, and a large playground. These amenities, examples of which can be found in the PUD, will be open to the entire development and maintained by the HOA.

Platinum is seeking approval of this residential neighborhood to accommodate construction of homes by Beazer Homes as the proposed builder. Today Beazer Homes builds similar home product in the West Rail Community along 161st Street and Ditch Road. Beazer plans for development and construction of homes in Winterburg as a follow up to their West Rail community with homes standards patterned off the requirements in West Rail.

Winterburg will consist of two (2) residential districts (Area A and Area B). Area A is generally closer to Casey Road with smaller lots and Area B is located in the western and southern areas of the Real Estate as a transition in terms of lot and homes sizes with larger lots along the west perimeter of the site. The neighborhood will include approximately 325 homes as shown on the Concept Plan. Winterburg also requires specific development and written architectural design requirements with character imagery examples depicting the intended home architecture included in the PUD. Both Area A and Area B will include a mix of ranches and two-story homes with high architectural standards and are anticipated to sell for an average of $390,000 (Area A) and $460,000 (Area B).

ORDINANCE NUMBER 21-22

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

"Winterburg"

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

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

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

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

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

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

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

Section 1. Applicability of Ordinance.

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

1.2 Development of the Real Estate shall be governed by (i) the provisions of this

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

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

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

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

2.1 Area: A discrete geographic area within the District. The District contains two (2) Areas, "Area A" and "Area B", which are conceptually represented on the Concept Plan. The Areas are regulated accordingly by the terms of this Ordinance.

2.2 Different Color Package. If an Existing Home's Dominant Exterior Material is a Masonry Material, then the Subject Home's Masonry Material shall be a different color to be a Different Color Package. If the Existing Home's Dominant Exterior Material is not a Masonry Material, then the Subject Home's Dominant Exterior Material color shall be at least two (2) shades different to be a Different Color Package. Color shades shall be identified according to the "Sherwin Williams Color Prime System" or its successor system consistent with the "Munsell Color Theory."

2.3 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.

2.4 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).

2.5 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.

2.6 Subject Home. A Single-family Dwelling that is the subject of an application for an improvement location permit.

2.7 Same Elevation: The same architectural style for the Front Building Façade, as referenced in the Character Exhibits that includes: Arts and Crafts, Costal,

Farmhouse, and Traditional.

2.8 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

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

3.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.

3.2 The Real Estate shall be developed in substantial compliance with the Concept Plan.

3.3 Area A and Area B are conceptually represented on page 2 of the Concept Plan and regulated further by the terms of this Ordinance.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be as set forth below.

4.1 Area A: SF4: Single Family High Density District.

4.2 Area B: SF3: Single Family Medium Density District.

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

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

5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed three hundred and twenty-five (325); however, a maximum of one hundred and seventy (170) Lots may be developed pursuant to Area A standards.

5.3 **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below. The standards for Area A and Area B shall be applied to the areas as depicted on the Concept Plan.

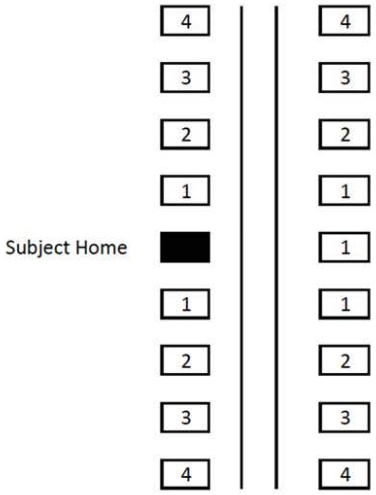
Standard	**Area A**	**Area B**
Minimum Lot Area	7,800 SF	9,450 SF
Minimum Building Setback Lines		
Front Yard	20’	20’
Side Yard	6’	7’
Rear Yard	20’	20’
Minimum Lot Width	60'	70'*
Maximum Building Height	2 ½ stories	
Minimum Living Area (Total)		
One Story Dwellings	1,800 SF	2,000 SF
Two Story Dwellings	2,000 SF	2,200 SF

*A minimum of twenty (20) Lots in Area B shall be a minimum of 80’ in width.

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

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

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



1 Homes shall not be of the Same Elevation of the same plan as the Subject Home and shall be a Different Color Package.

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

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

4 Homes may be identical to the Subject Home.

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

i. Minimum Overhang: The roof overhang or eaves shall be a minimum of six (6) inches, as measured prior to the installation of Masonry Materials.

ii. Garage Composition and Orientation: All Dwellings shall have a minimum two (2) car attached garage.

iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

iv. Front Building Façade Requirements: Each Dwelling shall utilize a minimum of three (3) of the following architectural elements on the Front Building Façade. All of the below architectural elements shall count as one (1) unless otherwise indicated:

a) Side load or angled garage.
b) Covered front porch (with a minimum of twenty-one square feet).
c) Roofline direction change or roofline height change greater than sixteen (16) inches.
d) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
e) Decorative shutters or other enhanced architectural window treatment on all windows (e.g., minimum three and one-half inch (3-1/2") wide trim), where feasible (a minimum of three (3) windows with shutters are required to meet this provision).
f) A minimum of a four-foot (4') deep offset at one (1) or more points along the front elevation or a two-foot (2') deep offset at two (2) or more points along the front elevation.
g) A minimum roof pitch of 6/12 for the primary roof and 8/12 for secondary roof. The primary roof shall be the portion of the structure's roof structure that most contributes to the mass of the building due to its predominance in height, width, length, bulk, or volume of area covered.
h) Masonry Materials on a minimum of twenty-five percent (25%) of the first floor Front Building Facade, exclusive of windows and doors.
i) Separate overhead garage door per garage bay.
j) Roof design featuring one of the following: a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.

k) Architecturally-treated entranceways (for homes without a front porch) as illustrated on Page 3 and 9 of 16 of Exhibit C.
l) Bay window (a minimum of six (6) feet wide).
m) Transom window, palladium window or at least one front door sidelight.
n) Garage doors containing decorative windows.
o) Architecturally-enhanced trim a minimum of three and one-half inches (3-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Facade.
p) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.

v. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade.

a) Side load or angled garage.
b) Hip roof.
c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
e) Masonry Materials on a minimum of eighteen (18) inches in height the entire length of the Side Building Façade, or a minimum four (4) foot deep return from the corner of the Front Building Façade that is a minimum height of the first floor.
f) A minimum of two (2) or more windows with an aggregate minimum of twenty-one (21) square feet in size, on the Side Building Façade.
g) Bay window (a minimum of six (6) feet wide).
h) Architecturally-enhanced trim a minimum of three and one-half inches (3-1/2") wide. Alternative decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments) may be considered by the Director if the trim otherwise results in a comparable visual contrast that enhances the architectural interest of the Front Building Facade.
i) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
j) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
k) Covered porch, sunroom or screened porch (a minimum of one hundred and twenty (120) square feet in size).

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

A. General Design Standards: Landscaping shall be as generally depicted on **Exhibit B.** If a provision of Article 6.8 Landscaping Standards is in conflict with **Exhibit B**, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.

B. Street Trees: Article 6.8(J) Street Trees shall apply, however, a minimum spacing requirement of twenty feet (20') shall apply.

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

i. Lots in Area A shall be subject to the Single-family Residential (per Lot under 8,000 sq. ft.) Plant Materials provisions.

ii. Lots in Area B shall be subject to the Single-family Residential (per Lot over 8,000 sq. ft.) Plant Materials provisions.

iii. At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

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

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

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

A. Minimum Open Space: Open Space shall be enhanced to require a minimum of thirty percent (30%) of the Real Estate which includes all common areas as generally shown on the Concept Plan.

B. Amenities: The following amenities shall be provided:

i. Passive Amenities: Pocket parks throughout the District shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan.

ii. Active Amenities: An amenity center shall be provided in the District in the location as generally depicted on the Concept Plan. The amenity center shall include, at a minimum: a pool; bath house; and playground. These amenities are generally illustrated on the Amenity Area Concept Plan, attached hereto as **Exhibit D**.

iii. Trails: Trails shall be provided including an eight-foot (8') wide multi-use path as generally depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.

Section 10. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the AG-SF1 District.

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Scott Frei	Scott Frei	Scott Frei
_____	_____	_____
Jake Gilbert	Jake Gilbert	Jake Gilbert
_____	_____	_____
Mike Johns	Mike Johns	Mike Johns
_____	_____	_____
Troy Patton	Troy Patton	Troy Patton
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Scott Willis	Scott Willis	Scott Willis

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21-22** was delivered to the Mayor of Westfield

on the _____ day of _____, 2021, at _____ ____ m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-22

this _____ day of _____, 2021.

_____
J. Andrew Cook, Mayor

I hereby VETO Ordinance 21-22

this _____ day of _____, 2021.

_____
J. Andrew Cook, Mayor

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

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

Winterburg PUD 5 042821.docx

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan Concept Plan – Area Map
Exhibit C	Character Exhibits
Exhibit D	Amenity Plan

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Tract I

A part of the Southeast Quarter of Section 33, Township 18 North, Range 3 East, described as follows: Begin at the Northwest corner of said Quarter Section, running thence East 1732.3 feet; thence South 682.43 feet; thence West 574.4 feet; thence North 188.57 feet; thence West 1155 feet; thence North 493.86 feet to the place of beginning, containing 22.12 acres, more or less, in Clay Township, Hamilton County, Indiana.

ALSO, a strip 398.06 feet in width off of the entire East side of the following described portion of the Southeast Quarter of Section 33, Township 18 North, Range 3 East, described as follows: Beginning at a point 871 feet South of the Northwest corner of said Quarter Section; run thence East 1155 feet; thence North 188.57 feet; thence East 574.4 feet; thence South 847.97 feet; thence West 398.06 feet; thence North 215.7 feet; thence West 1328 feet; thence North 446.65 feet to the place of beginning, the portion of said real estate being hereby conveyed contained 8.62 acres, more or less, in Clay Township, Hamilton County, Indiana;

(No. 17-09-33-00-00-013.000)

Tract II

Part of the East Half of the Southeast Quarter of Section 28, Township 19 North, Range 3 East in Hamilton County, Indiana, and being more particularly described as follows: Beginning at the Southeast corner of said Half-Quarter Section; thence South 90°00'00" West (assumed bearing) along the South line of said Half-Quarter Section 1063.45 feet to a point being North 90°00'00" East 260.74 feet from the Southwest corner thereof; thence North 4°44'17" East 860.92 feet; thence North 89°42'32" West 320.39 feet to the West line of said Half-Quarter Section; thence North 0°45'49" East along said West line 1797.23 feet to the Northwest corner of said Half-Quarter Section; thence South 89°49'22" East along the North line of said Half-Quarter Section 1327.48 feet to the Northeast corner thereof; thence South 0°50'08" West along the East line of said Half-Quarter Section 2653.16 feet to the point of beginning. (No. 08-05-28-00-00-013.000)

Tract III

Thirty-six (36) acres off of the West end of the Southeast Quarter of the Northeast Quarter of Section 28, Township 19 North, Range 3 East.

Also, a strip of even width off of the East end of the Southeast Quarter of the Northeast Quarter of Section Twenty-Eight (28), Township (19) North, of Range Three (3) East, of the 2nd Principal Meridian, containing four (4) acres.

Also, the Southwest Quarter of the Northwest Quarter of Section Twenty-Seven (27), Township Nineteen (19) North, Range Three (3) East, of the 2nd Principal Meridian, containing forty (40) acres.

<u>EXHIBIT A</u>
REAL ESTATE
(Page 2 of 2)

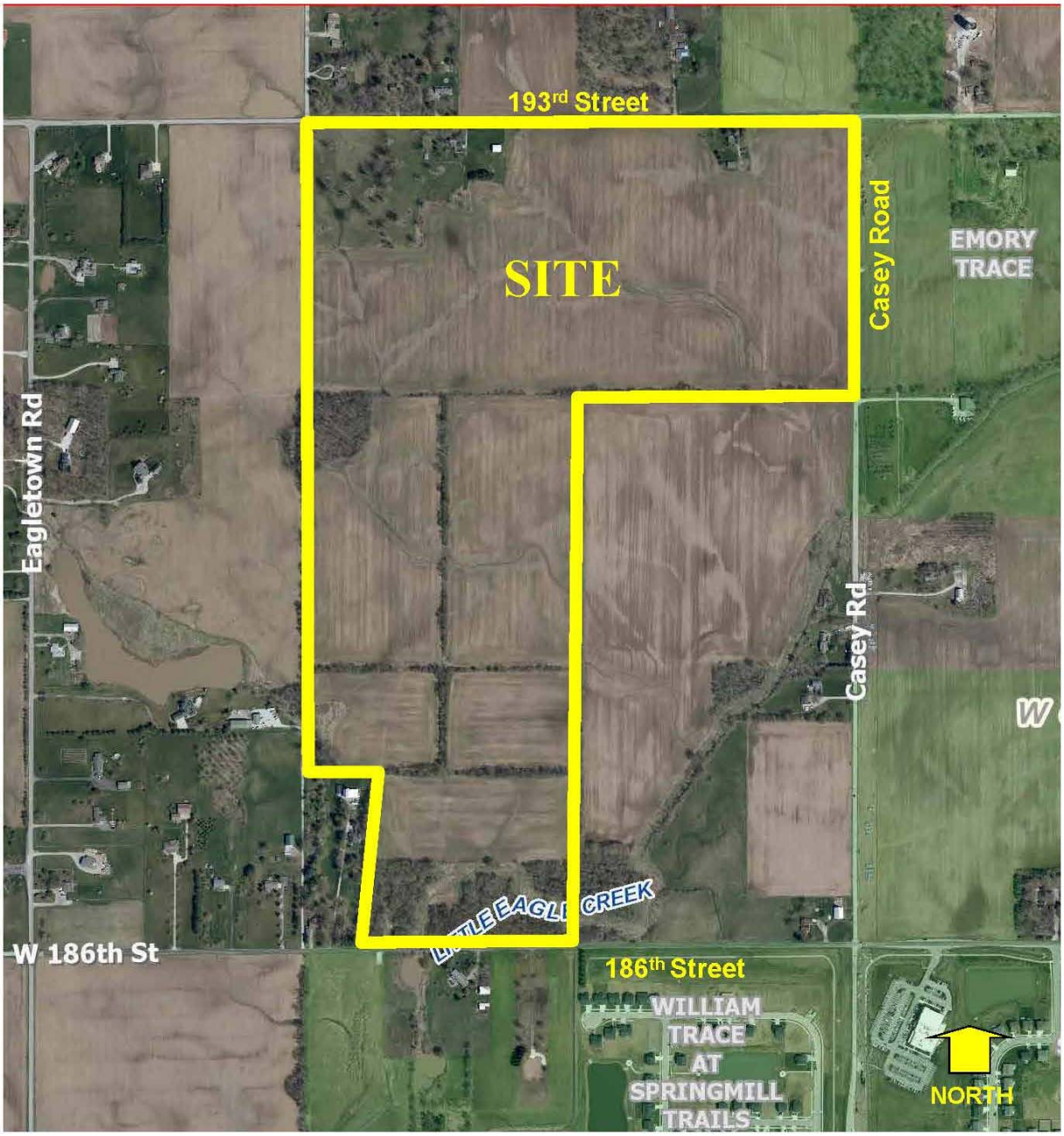
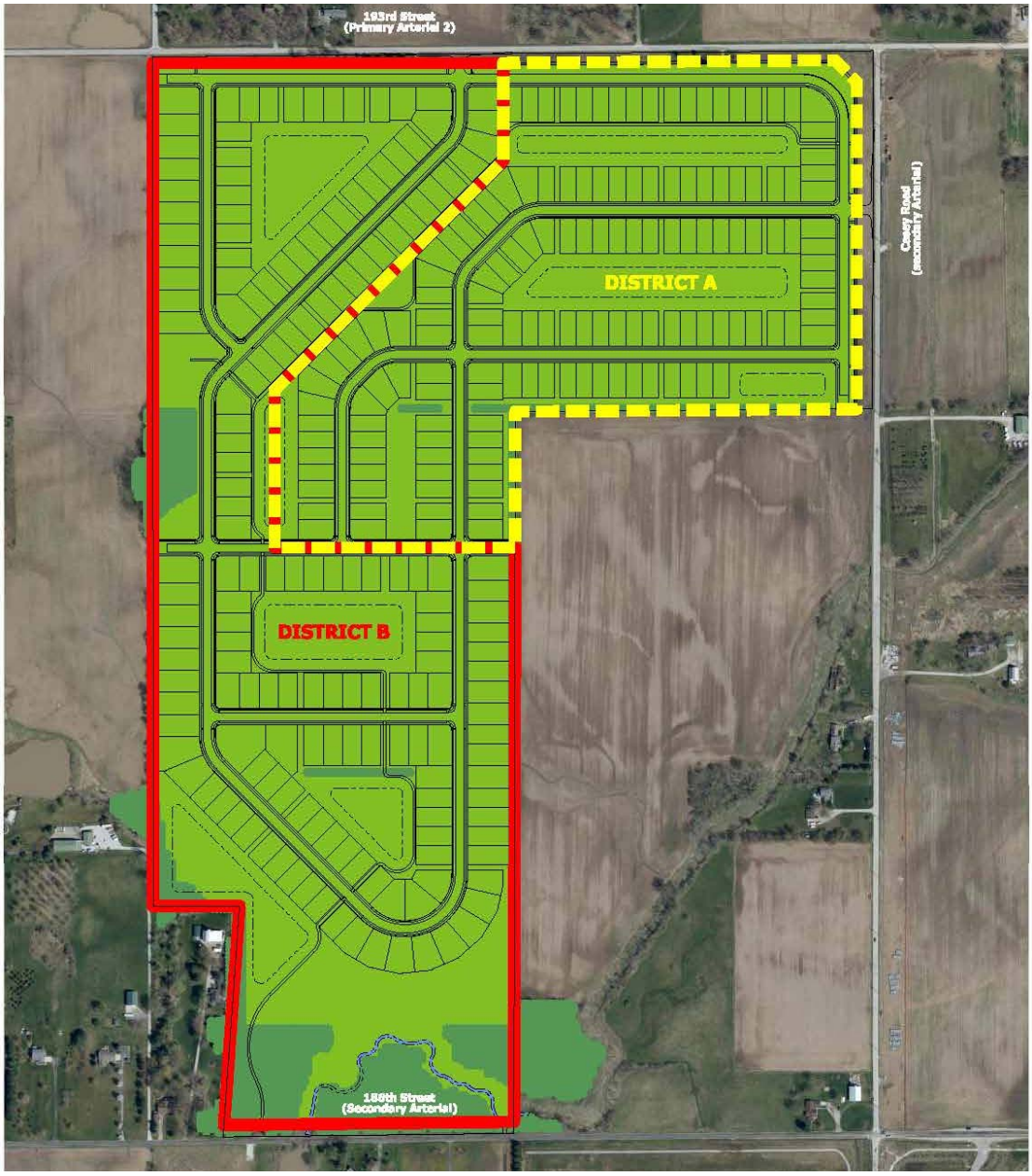


EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)

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

<u>EXHIBIT B</u>
CONCEPT PLAN – AREA MAP
(Page 2 of 2)



<u>EXHIBIT C</u>
CHARACTER EXHIBITS
(Page 1 of 4)

EXHIBIT C

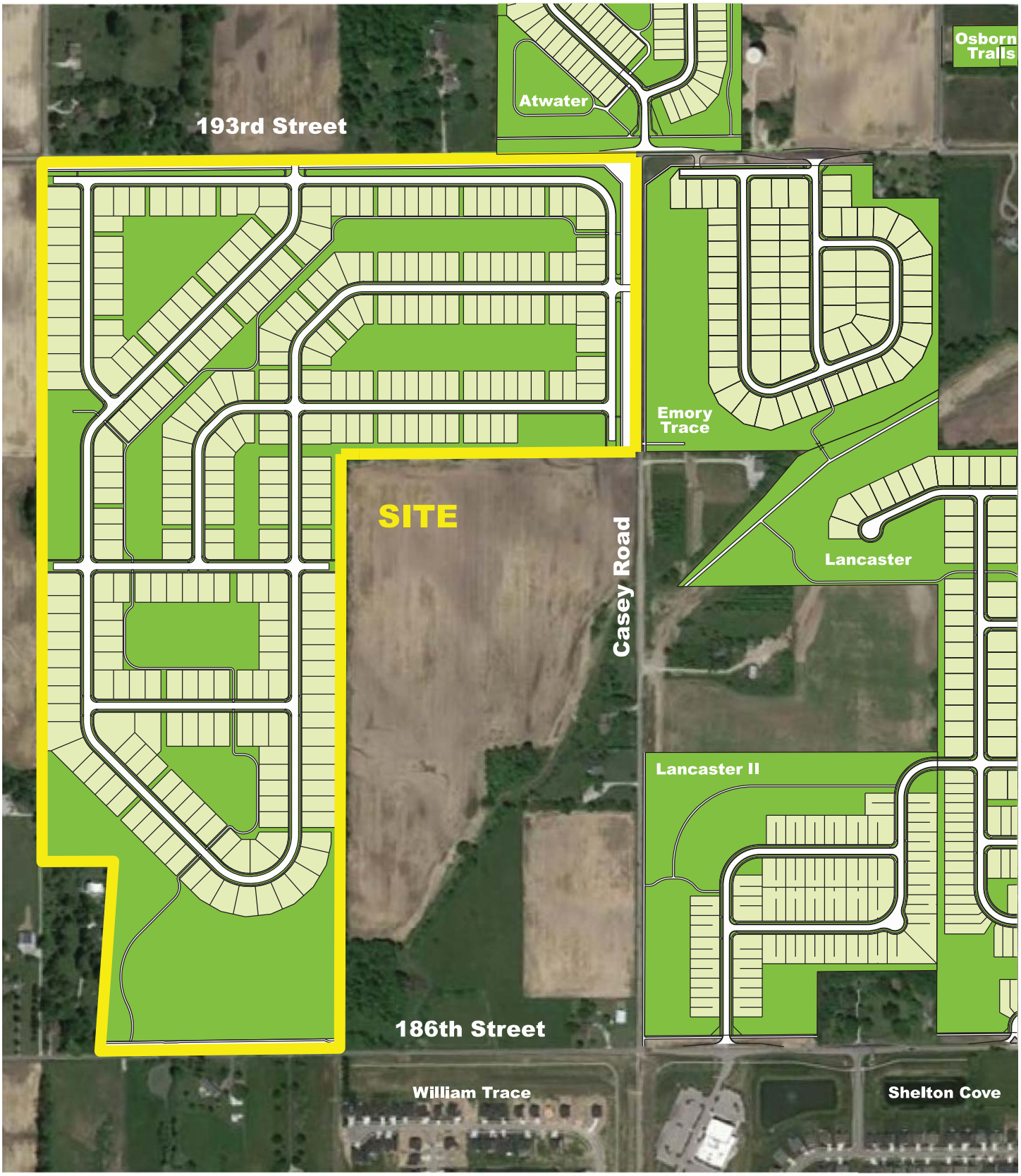
CHARACTER EXHIBITS

(Page 2 of 4)

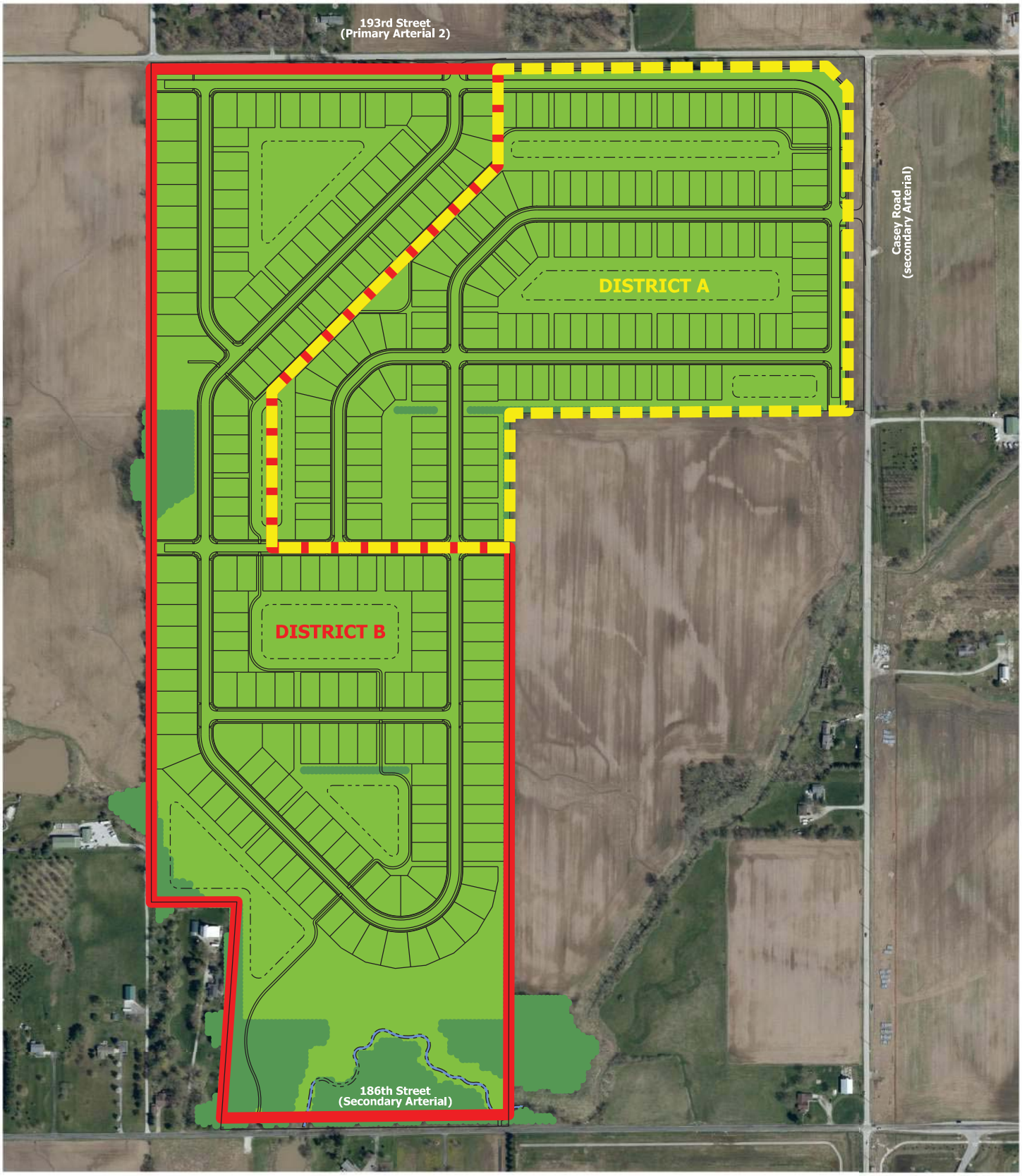
<u>EXHIBIT C</u>
CHARACTER EXHIBITS
(Page 3 of 4)

<u>EXHIBIT C</u>
CHARACTER EXHIBITS
(Page 4 of 4)

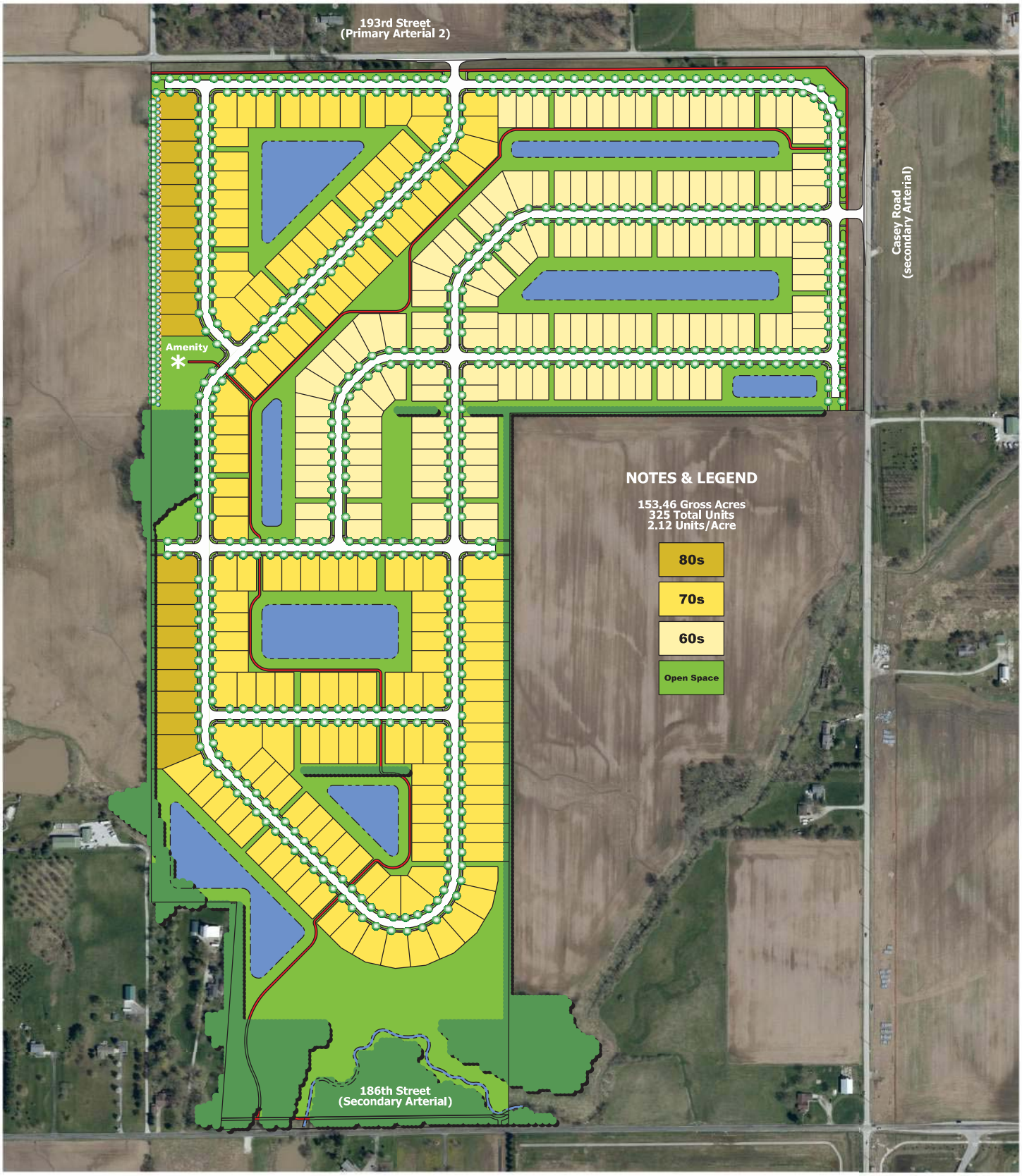
<u>EXHIBIT D</u>
AMENITY PLAN
(Page 1 of 1)



WINTERBURG
Context



WINTERBURG
Zoning Districts



WINTERBURG
Concept Plan

EXHIBIT C
CHARACTER EXHIBITS
(Page 1 of 4)

EXHIBIT C

CHARACTER EXHIBITS

(Page 2 of 4)

EXHIBIT C
CHARACTER EXHIBITS
(Page 3 of 4)

EXHIBIT C
CHARACTER EXHIBITS
(Page 4 of 4)

EXHIBIT D
AMENITY PLAN
(Page 1 of 1)

Osborne Trails Phase II PUD Zoning Request

Neighborhood Meeting Summary – April 26, 2021

Project: **Osborne Trails Phase II PUD Zoning Request**

Docket Number: **2105-PUD-17**

Date: **April 26, 2021 at 6:30pm**

Location: **Osborne Trails Community Clubhouse**
19360 Sumrall Place, Westfield, IN 46074

Attendees: **Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger, LLC**
Keith Lash and Ty Rinehart – Lennar Homes of Indiana, Inc.
Pam Howard- Department of Community Development, City of Westfield
See Exhibit A Attached – Sign-in Sheet for List of Attendees

The Neighborhood Meeting began at 6:30 pm and Jon Dobosiewicz (JD) provided an overview summary of the Osborne Trails Phase II PUD proposal**.**

Neighbor Comments and Questions:

1. General questions about wooded areas:

   Response: JD explained that the large woods was south of and adjacent ot the subject real estate. Any trees that are *not* on the subject site would not be removed or disturbed by the Developer. JD also explained the areas around the perimeter of the subject site that would be subject to tree preservation requirements via the PUD Ordinance.

2. Will the new area of Osborne Trails that is the subject of this zoning request be part of the current Osborne Trails HOA and CCRs?

   Response: JD explained that yes, if approved, the subject site would: (i) become part of the Osborne Trails HOA; (ii) be subject to the Osborne Trails CCR's; and, (iii) any new residents living in the new section of Osborne Trails will pay HOA dues to the Osborne Trails HOA, like all other Osborne Trails lot owners.

3. Are apartments part of this request?

   Response: JD explained that no, apartments are not part of the zoning request.

4. What is the size of the current Osborne Trails Clubhouse?

   Response: JD and Keith Lash of Lennar explained that the current Osborne Trails Clubhouse is approximately 10,000 square feet and was "sized" to accommodate this new section for Osborne Trails, if this zoning approval is approved.

5. A general discussion occurred regarding current Osborne Trails amenities and amenities that may be added in the future.

6. When would construction start if the zoning request is approved?

   Response: Keith Lash explained that site development may begin around Spring of 2023 and first homes may be constructed around Spring or Summer 2024.

7. Are the homes you are proposing to build in this new section of Osborne Trails the same as the types of homes currently being constructed in Osborne Trails?

   Response: JD explained that yes, the homes planned for this new section of Osborne Trails will be the same as the homes currently being built in Osborne Trails.

8. General question about the "SFA" area of the Osborne Trails PUD?

   Response: JD explained that the "SFA" area for the Osborne Trails PUD referred to the "single family attached" home area and that the SFA area for the Osborne Trails PUD is not part of the subject site.

The meeting ended at approximately 7:15 p.m.

Neighborhood Meeting Sign In-Sheet

Osborne Trails Phase II PUD Zoning Request

Project: Osborne Trails Phase II PUD Zoning Request

Docket Number: 2105-PUD-17

Date: April 26, 2021 at 6:30pm

Location: Osborne Trails Community Clubhouse, 19360 Sumrall Place, Westfield, IN 46074

NAME	ADDRESS
1. Susan + Mike Grant	
2. John Gemmill	
3. Teri Gemmill	
4. Barbara & Scott Armstrong	
5. GARY + KRIS DENHART	
6. Doreen Smith	
7. EUGENE KAMINSKI	
8. Mike Lee	
9. George Thompson	
10. Charles Arvin	
11.	
12.	
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14.	
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16.	
17.	
18.	
19.	

EXHIBIT
tabbies
A

Docket Number:	2105-PUD-08
Project Name:	Maple Knoll PUD Amendment (Outlots)
Subject Site Address:	Southeast corner of SR 32 and Spring Mill Road (the "Property")
Petitioner:	Panda Restaurant Group, Inc.
Representative:	Nelson & Frankenberger, LLC
Request:	An amendment to the Maple Knoll Planned Unit Development (PUD) District modifying the Accessory Use and Building Standards.
Current Zoning:	Maple Knoll PUD District
Current Land Use:	Commercial
Acreage:	6.00 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 21-24 4. Site Location Exhibit 5. Example Site Plan 6. Project Description
Staff Reviewer:	Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the April 12, 2021, City Council meeting. The petition will receive a public hearing at the May 5, 2021, Advisory Plan Commission (the "Plan Commission") meeting and is requesting a recommendation at the May 5, 2021, Plan Commission meeting.

PROJECT OVERVIEW

Location: The Property is located generally at the southeast corner of SR 32 and Spring Mill Road (see **Exhibit 2**).

Project Description: The Property is zoned the Maple Knoll PUD District. The petitioner is requesting an amendment modifying the Accessory Use and Building Standards to permit dumpster enclosures within the Established Front Yard along the Frontage Road (see **Exhibit 6**).

Accessory Buildings: The Accessory Building requirements of the UDO shall apply; however, Article 6.1(H)(2) and Article 6.1(H)(5) Screening of Receptacles and Loading areas shall be modified to permit trash enclosures to be located within the Established Front Yard of the Frontage Road. If an enclosure is oriented toward the Right-of-Way, then the opaque gates may be oriented towards the Right-of-Way.

COMPREHENSIVE PLAN

The majority of the Property falls within the Employment Corridor land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses are contemplated as appropriate uses within the Employment Corridor area.

The remainder of the Property falls within the Suburban Residential land use are of the Comprehensive Plan. Detached dwellings, attached dwellings, institutional uses and recreational uses are contemplated as appropriate uses within the Suburban Residential area.

The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions. The Comprehensive Plan was adopted after the Maple Knoll PUD was adopted, therefore, the Maple Knoll PUD contemplated the area east of Spring Mill Road as Mixed Use and Employment uses.

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 5, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the April 12, 2021, City Council meeting.

DEPARTMENT COMMENTS

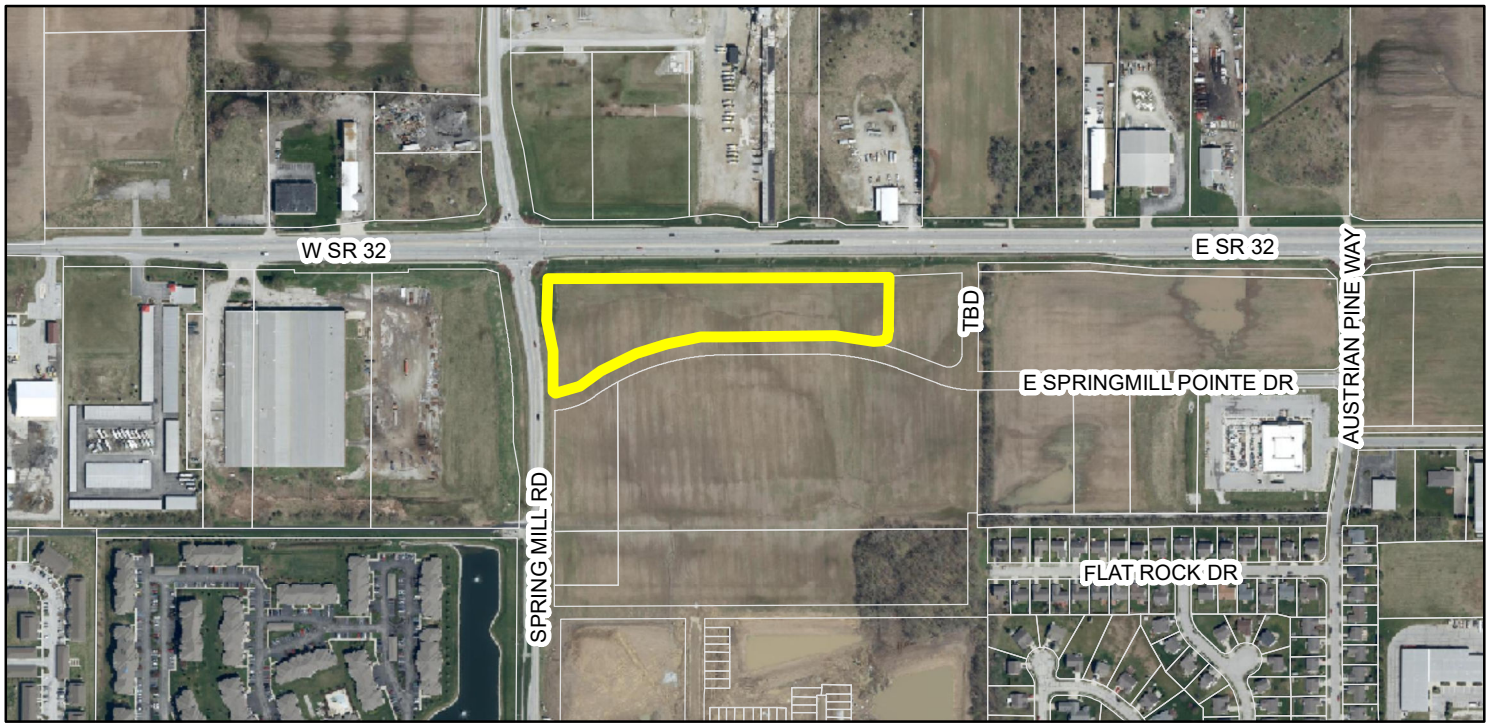
1. **Action: Hold a public hearing at the May 5, 2021, Plan Commission meeting.**
2. **Action: If the APC is otherwise satisfied with the proposal, then forward a recommendation to the City Council for Docket No. 2105-PUD-08.**
3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.

Property Location Map
Maple Knoll PUD Amendment
Planned Unit Development
2105-PUD-18

N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map

Parcel
Zoning - All
Zoning
EI (Enclosed Industrial)
OI (Open Industrial)
PUD (Planned Unit Development)
SF-3 (Single Family - 3)
SF-4 (Single Family - 4)

Docket Number:	2105-PUD-08
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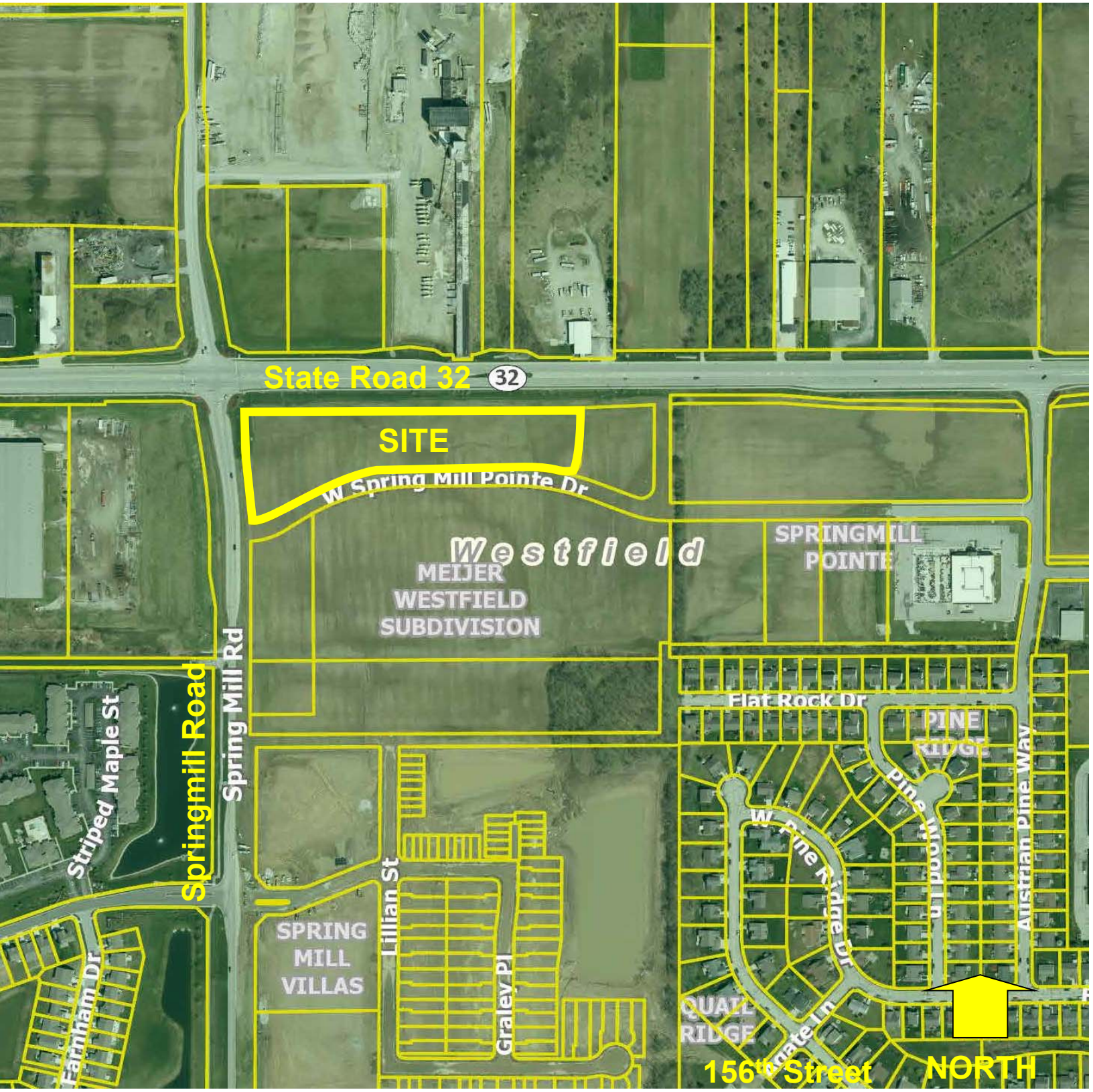
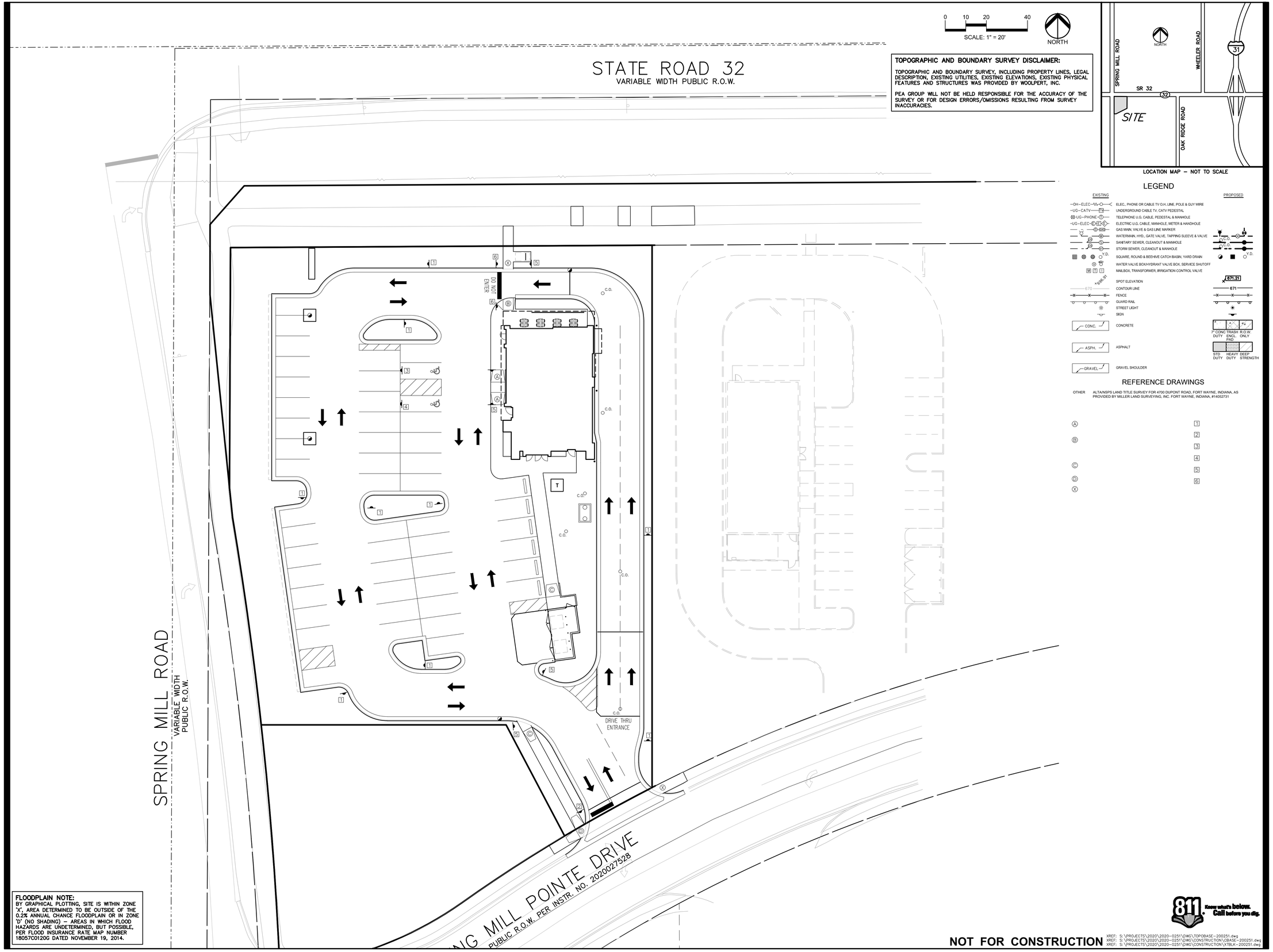


Meijer Block A

Site Location Map / Aerial Photograph



TOPOGRAPHIC AND BOUNDARY SURVEY DISCLAIMER:

TOPOGRAPHIC AND BOUNDARY SURVEY, INCLUDING PROPERTY LINES, LEGAL DESCRIPTION, EXISTING UTILITIES, EXISTING ELEVATIONS, EXISTING PHYSICAL FEATURES AND STRUCTURES WAS PROVIDED BY WOOLPERT, INC.

PEA GROUP WILL NOT BE HELD RESPONSIBLE FOR THE ACCURACY OF THE SURVEY OR FOR DESIGN ERRORS/OMISSIONS RESULTING FROM SURVEY INACCURACIES.

LOCATION MAP – NOT TO SCALE

LEGEND

EXISTING		PROPOSED
OH–ELEC	ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE	
UG–CATV	UNDERGROUND CABLE TV, CATV PEDESTAL	
UG–PHONE	TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE	
UG–ELEC	ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE	
	GAS MAIN, VALVE & GAS LINE MARKER	
	WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE	
	SANITARY SEWER, CLEANOUT & MANHOLE	
	STORM SEWER, CLEANOUT & MANHOLE	
	SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN	Y.D.
	WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF	
	MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE	
671.21	SPOT ELEVATION	671.21
670	CONTOUR LINE	671
	FENCE	
	GUARD RAIL	
	STREET LIGHT	
	SIGN	
CONC.	CONCRETE	7" CONC DUTY / TRASH ENCL. PAD / R.O.W. ONLY
ASPH.	ASPHALT	STD DUTY / HEAVY DUTY / DEEP STRENGTH
GRAVEL	GRAVEL SHOULDER	

REFERENCE DRAWINGS

OTHER ALTA/NSPS LAND TITLE SURVEY FOR 4700 DUPONT ROAD, FORT WAYNE, INDIANA, AS PROVIDED BY MILLER LAND SURVEYING, INC. FORT WAYNE, INDIANA, #14052731

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1 2 3 4 5 6

FLOODPLAIN NOTE:
BY GRAPHICAL PLOTTING, SITE IS WITHIN ZONE 'X', AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN OR IN ZONE 'D' (NO SHADING) – AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, PER FLOOD INSURANCE RATE MAP NUMBER 18057C0120G DATED NOVEMBER 19, 2014.

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

NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2020\2020-0251\DWG\TOPOBASE-200251.dwg
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XREF: S:\PROJECTS\2020\2020-0251\DWG\CONSTRUCTION\XTBLK-200251.dwg

PANDA EXPRESS, INC.
1683 Walnut Grove Ave.
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REVISIONS:

ISSUE DATE:

	DEVELOPMENT PLAN	02-24-2021

DRAWN BY: LGD

PANDA PROJECT #: D8060
CIVIL PROJECT #: 2020-0251

RACHEL LYNN SMITH
REGISTERED
No. 12000492
STATE OF INDIANA
PROFESSIONAL ENGINEER

PEA GROUP
t: 844.813.2949
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PANDA EXPRESS

TRUE WARM & WELCOME
SR 32 & SPRING MILL ROAD (MEIJER #319)
WESTFIELD, IN, 46074

SITE LAYOUT PLAN

C03.0

SCALE: 1"=20'

Exhibit "D"

Maple Knoll PUD Text Amendment – Meijer Westfield Outlot Dumpster Location
Project Description

By way of general background, the Maple Knoll Planned Unit Development District (the "Maple Knoll PUD") was adopted on February 9, 2004, as Ordinance Number 04-02. The Applicant has filed a text amendment application pertaining to a parcel of real estate that is within the Maple Knoll PUD District, which parcel is located at the southeast corner of SR 32 and Springmill Road, which parcel is shown on the enclosed site aerial map (the "SR 32 Outlots").

The Applicant is seeking text amendment approval to the Maple Knoll PUD as it pertains to the location of a proposed trash enclosure on the SR 32 outlots. To this end, the requested Text Amendment seeks the following change:

> Article 6.1 Accessory Buildings: The Accessory Building requirements of the UDO (Article 6.1 Accessory Use and Building Standards) shall apply; however, Article 6.1(H)(2) and Article 6.1(H)(5) Screening of Receptacles and Loading areas shall be modified to permit trash enclosures to be located within the Established Front Yard of the Frontage Road. If an enclosure is oriented toward the right-of-way, then the opaque gates may be oriented towards the right-of-way.

The Text Amendment only applies to the Real Estate and is not applicable to any other area of the Maple Knoll development. If approved the amendment will permit the location of a trash enclosure on the Frontage Road side of outlots (not along SR 32) where the UDO prohibits locating a trash enclosure between the building and the street where in this case the trash enclosure would be on the parking lot side internal to the commercial center. The unintended application of this provision has been addressed in many of the recent commercial developments along SR 32 and Community Development staff is in support of the Amendment to address development on the subject SR 32 Outlots.

Winterburg PUD Zoning Request
Neighborhood Meeting Summary – April 28, 2021

Project: **Winterburg PUD Zoning Request**

Docket Number: **2105-PUD-16 (Ordinance No. 21-22)**

Date: **April 28, 2021 at 6:30pm**

Location: **Virtual Zoom Meeting**

Attendees: **Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger, LLC**
Paul Rioux – Platinum Properties
Ann Kloc – Beazer Homes
Daine Crabtree - Department of Community Development, City of Westfield
See Exhibit A – List of Attendees on Zoom Call

The Neighborhood Meeting began at 6:30 pm and Jon Dobosiewicz (JD) provided an overview summary of the proposal**.**

Neighbor Comments and Questions:

1. Mr. Inman, who explained that he lived a property removed on the west side from the subject site, asked if this zoning request would change the zoning of his property or if the City would change the zoning of his property in the future.

   Response: JD explained that no, our zoning request would have no effect on the zoning of Mr. Inman's property and that it would be very uncommon for the City to rezone an individual parcel without the property owner's consent. Daine Crabtree of the Department of Community Development agreed with JD's response.

2. Emman Kooy, who explained that she was asking questions on behalf of her grandfather who owned property at the corner of 193rd Street and Freemont Moore Road to the north, asked a general question about annexation and if her grandfather's property were annexed what would the address be?

   Response: JD explained that the subject zoning request would have no effect on the zip code status of her grandfather's property. Regarding her question, JD explained that the Postmaster makes all decisions regarding addressing. JD also explained that if her grandfather's property has a Sheridan address now and if it were ever annexed into the City of Westfield in the future, it would continue to have a Sheridan address after annexation.

3. Emman Kooy offered some observations about drainage in the area and asked general questions about drainage.

   Response: JD provided responses on how drainage for the subject site is addressed through the zoning and development process. JD also explained that if the site is developed, the developer has to continuing receiving all water currently coming to the subject property from off-site, pick up that off-site water, retain it and transmit it to the on-site drainage infrastructure and ponds within the development and then release it at an approved outlet location.

4. Mr. Inman asked general questions about distances pertaining to property lines, location of homes and retention pond within the proposed development in the context of his property, which is a property removed from the subject site to the west.

   Response: JD provided responses to these questions.

5. Emman Kooy asked the breakdown between ranch homes and two-story homes.

   Response: Ann Kloc of Beazer Homes, the proposed builder, explained that the homes proposed for the Winterburg community would be the same home products that Beazer is currently constructing in West Rail. Specifically, Ms. Kloc explained that Beazer expected approximately 30% of the homes in Winterburg to be ranch homes and approximately 70% to be two-story homes based on their experience elsewhere.

The meeting ended at approximately 7:00 p.m.

Exhibit "A"

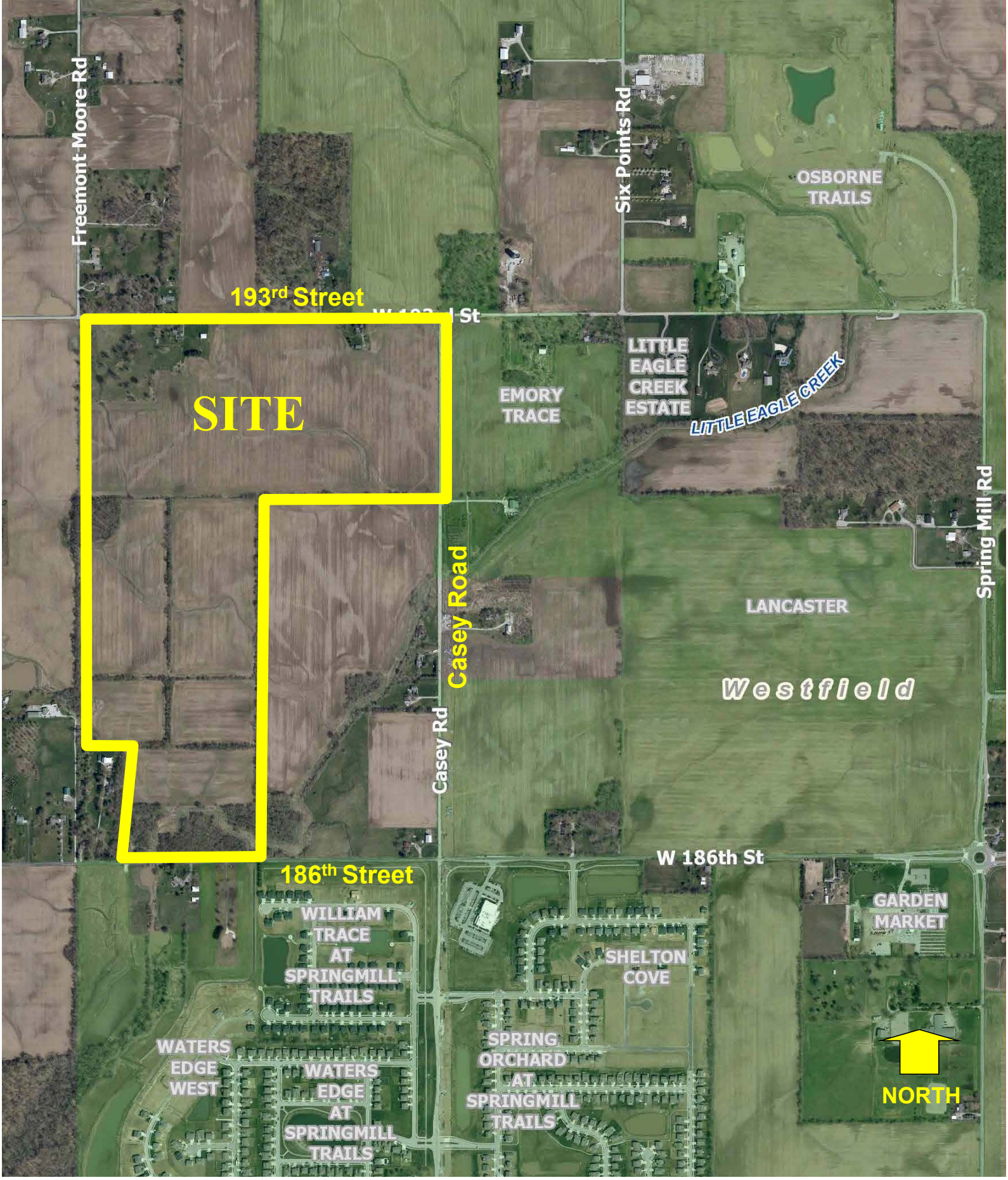
Attendees on Zoom Meeting April 28, 2021

(in addition to Staff and Applicant)

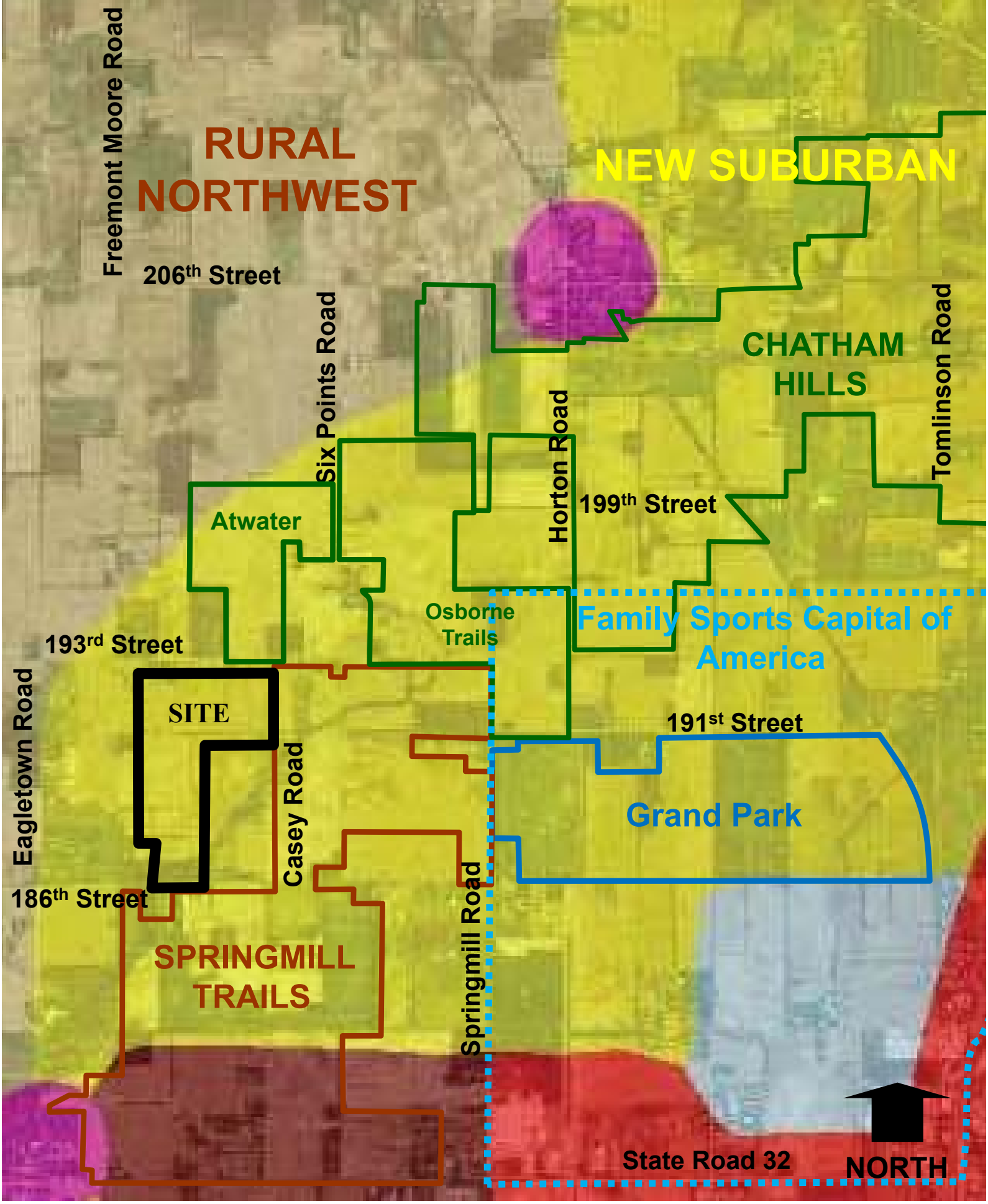
1. Randy Inman
2. Cindy Rastonic
3. Jeff Lauer
4. Donna Stakehouse
5. Bryan R.
6. Emma Kooy
7. Mark Newell
8. Reba Simons
9. Cindy's I-Phone
10. Phone Number
11. Phone Number

- *The above list is based on the names as they appeared on the Zoom Meeting format*.

- *We have not listed the three (2) phone numbers that appeared on the Zoom Call to respect privacy considerations.*

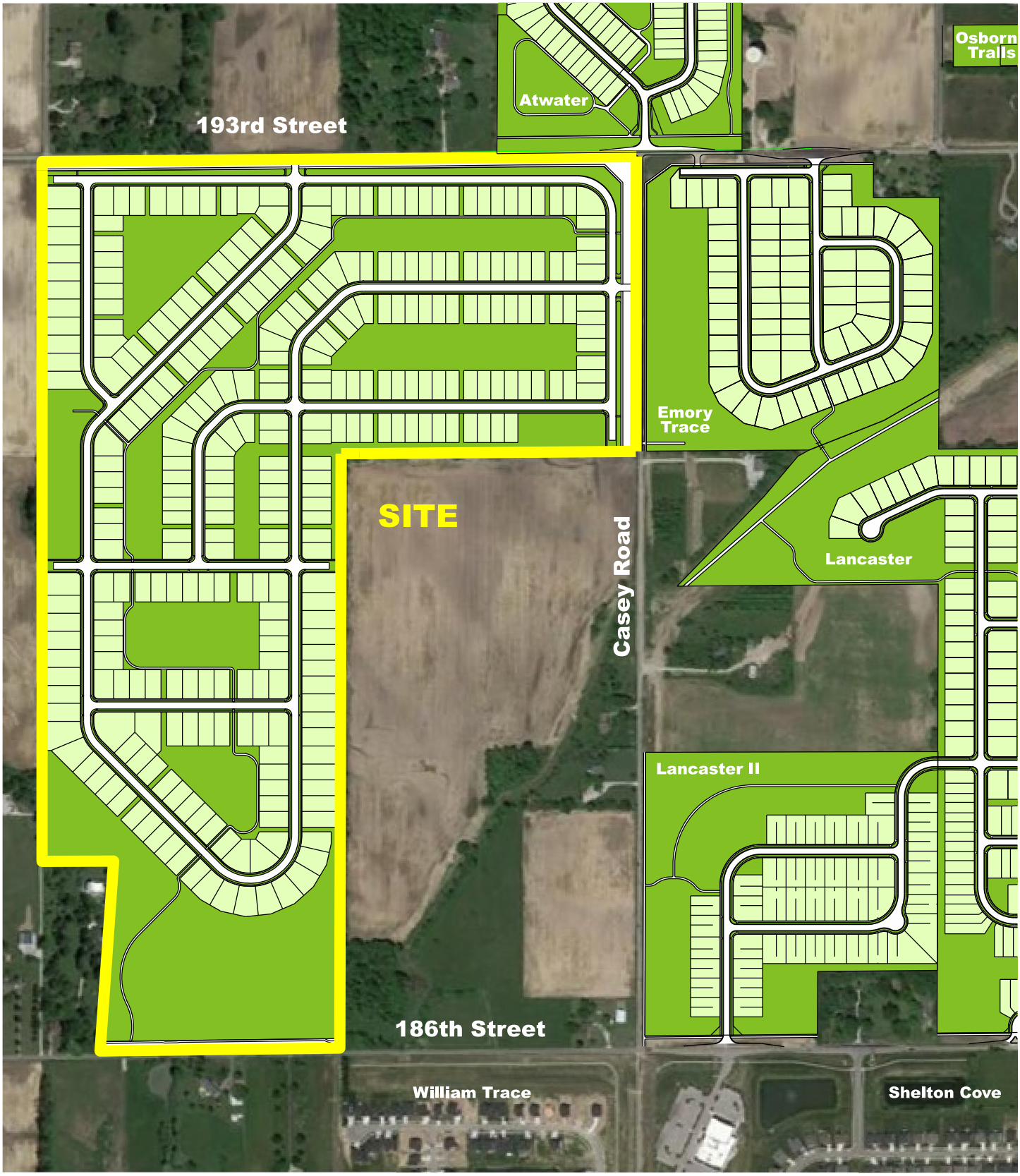


Winterburg
Site Location Map

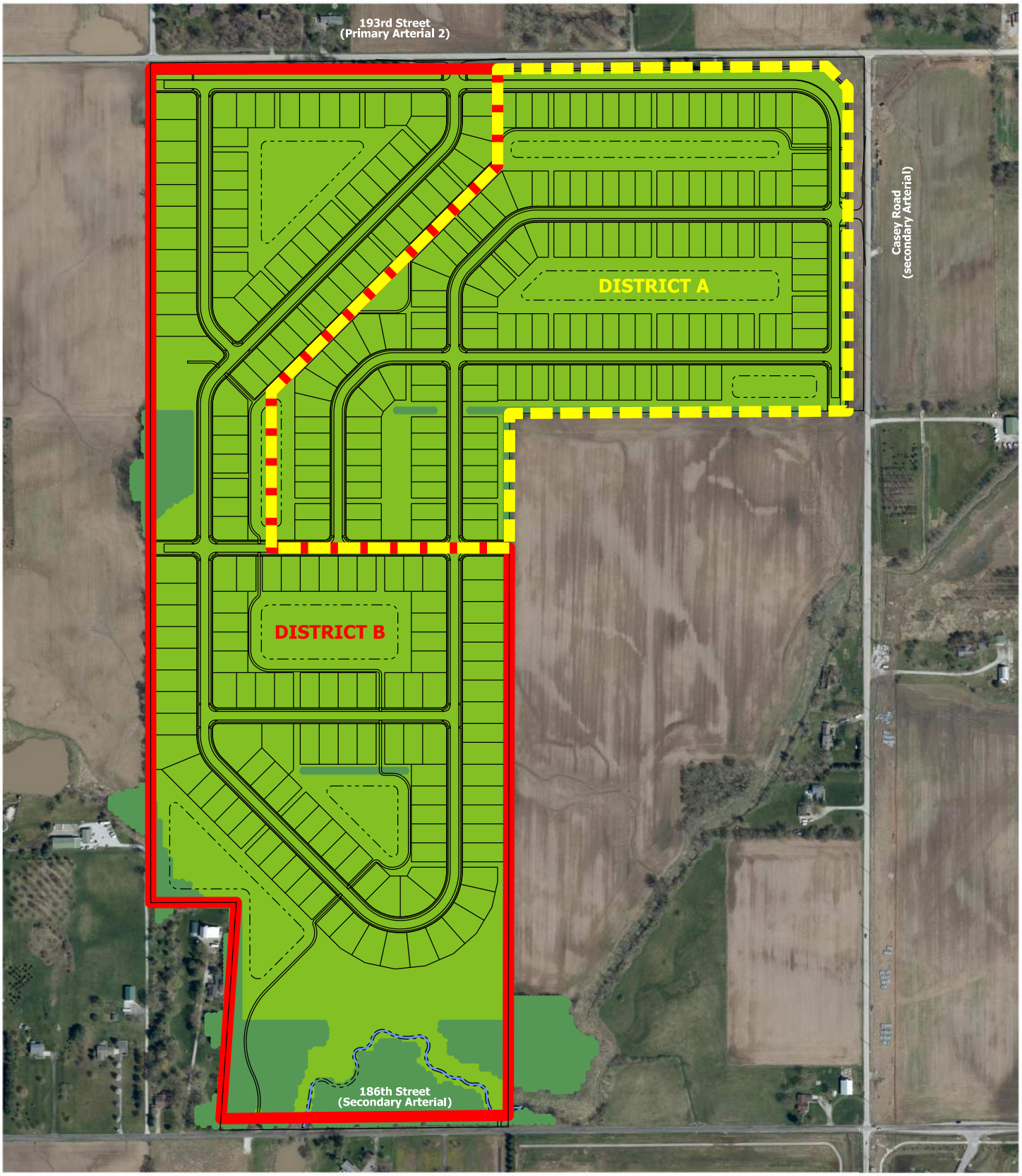


Winterburg

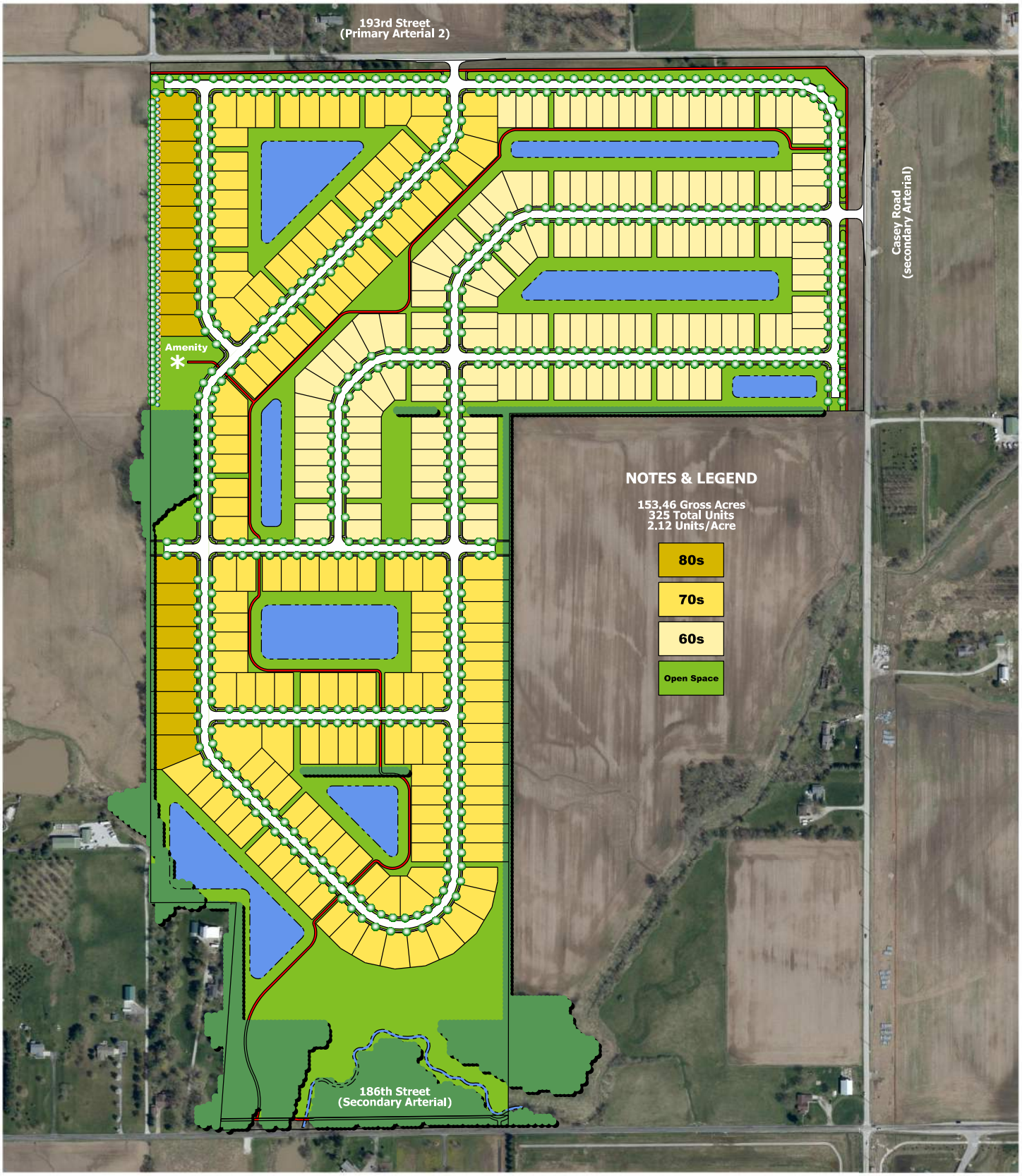
Comprehensive Plan Analysis



WINTERBURG
Context



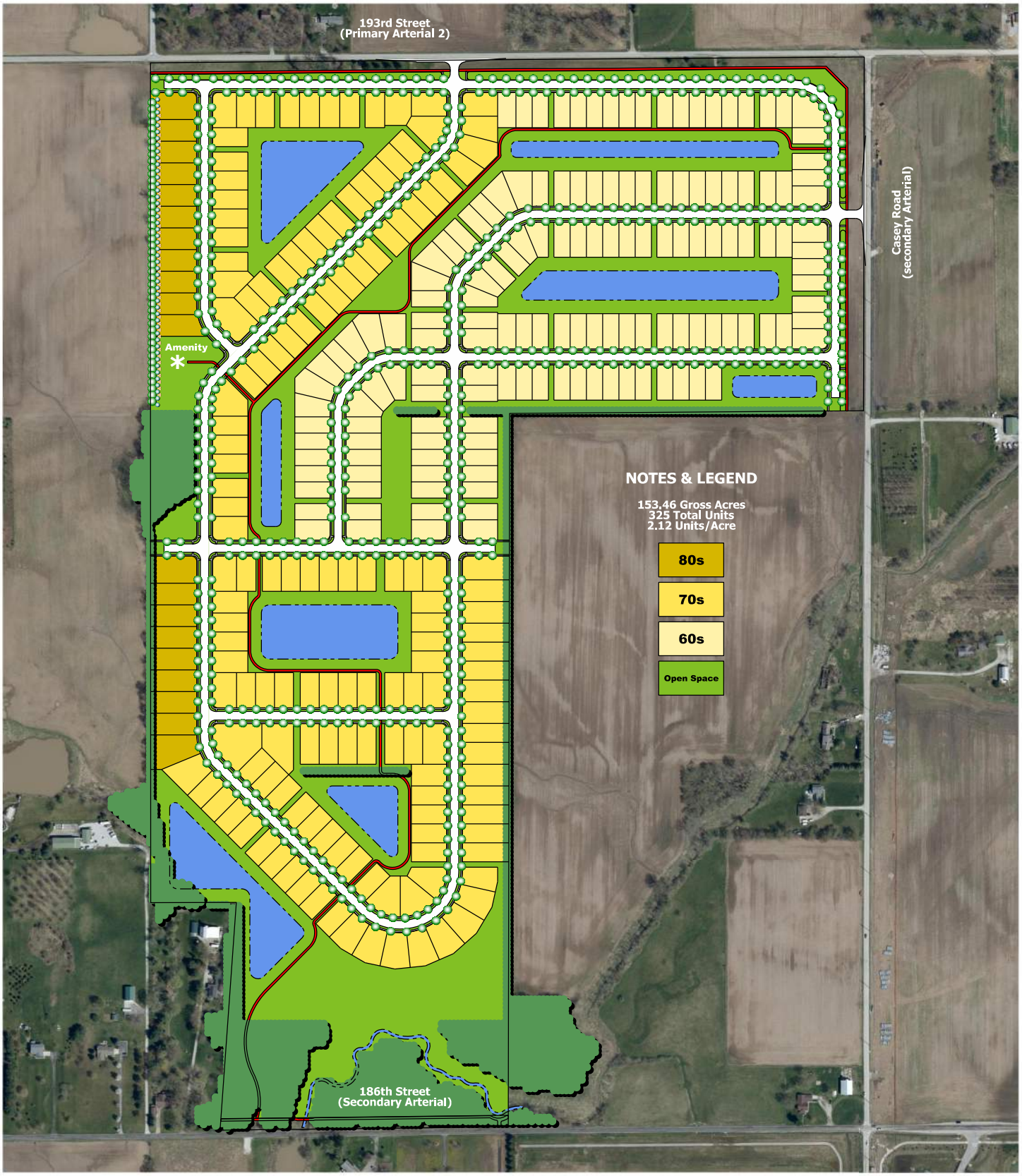
WINTERBURG
Zoning Districts



WINTERBURG
Concept Plan

<u>EXHIBIT C</u>
CHARACTER EXHIBITS
(Page 1 of 4)

<u>EXHIBIT C</u>
CHARACTER EXHIBITS
(Page 3 of 4)



WINTERBURG
Concept Plan

<u>EXHIBIT D</u>
AMENITY PLAN
(Page 1 of 1)

Petition Number:	2015-PUD-16
Project Name:	Winterburg PUD (Ord. 21-22)
Subject Site Address:	South of and adjacent to 193rd Street, west of and adjacent to Casey Road (the "Property")
Petitioner:	Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC (the "Petitioner")
Request:	The Petitioner requests a change of zoning for approximately 154 acres +/- from the AG-SF1: Agriculture/Single-Family District to the Winterburg PUD District.
Current Zoning:	AG-SF1: Agriculture/Single-Family Rural
Current Land Use:	Vacant/Agriculture
Approximate Acreage:	154 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Narrative Statement 4. Proposed Ord. 21-22 5. Context Map 6. District Map 7. Concept Plan 8. Home Character Exhibits 9. Amenity Exhibits 10. Neighborhood Meeting Summary 11. Public Comment Exhibit
Staff Reviewer:	Daine Crabtree, Associate Planner

PETITION HISTORY

The petition was introduced at the April 12, 2021, City Council meeting. The Petitioner held a virtual neighborhood meeting on April 28, 2021. The petition will receive a public hearing at the May 5, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located between 186th Street and 193rd Street and west of and adjacent to Casey Road (see **Exhibit 2**).

The Property is currently zoned the AG-SF1: Agriculture Single-Family Rural

Adjacent properties to the east include the Emory Trace and Lancaster Subdivisions as well as AG-SF1 zoned property. The Atwater subdivision exists to the north as well as additional AG-SF1 zoned property. The William Trace subdivision exists to the south as well as additional AG-SF1 zoned property. Lastly, to the west exists AG-SF1 property. Note that the Location Map (**Exhibit 2)** may not accurately reflect the adjacent zoning districts or adjacent developments as well as the Context Map (**Exhibit 5**) since the Geographic Information Systems (GIS) layer used by Staff to create the location maps have not been recently updated.

Project Description: The Petitioner is requesting a change of zoning for 154 acres +/- from AG-SF1: Agriculture/Single-Family Rural to the Winterburg PUD, a single-family detached residential project with two (2) distinct areas that default to SF3: Single-Family Medium Density and SF4: Single-Family High Density.

Permitted Uses: All underlying zoning uses for the SF3 and SF4 sections of Winterburg would be permitted.

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

DISTRICTS A & B				
STANDARD	**Area A**	**SF4**	**Area B**	**SF3**
Minimum Lot Area	7,800 Sf	9,000 SF	9,450 SF	12,000 SF
Minimum Lot Width	60 feet	50 feet	70 feet*	80 feet
Minimum Setbacks				
Front Yard	20 feet	25 feet	20 feet	20 feet
Side Yard	6 feet	8 feet	7 feet	10 feet
Rear Yard	20 feet	25 feet	20 feet	30 feet
Minimum Living Area				
One Story Dwellings	1,800 SF	1,000 SF	2,000 SF	1,200 SF
Two Story Dwellings	2,000 SF (Cumulative)	750 SF (Ground Floor)	2,200 SF (Cumulative)	800 SF (Ground Floor)

Maximum Building Height	2 ½ stories	25 feet	2 ½ stories	25 feet

* A minimum of twenty (20) lots in Area B shall be a minimum of 80 feet in width

Maximum Dwelling Units: The maximum number of dwelling units on the Property is proposed to be set at 325. A maximum of 170 of these lots may be pursuant to Area A (SF4 underlying) standards.

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

- Streetscape Diversity – The Petitioner proposes a Streetscape Diversity plan commonly seen in modern PUDs that differs from the UDO standards.
- Architectural Standards – Overhang, Garage Composition/Orientation, Building Materials, Front Building Façade Requirements, and Side Building Façade Requirements that differ from and/or are more restrictive than the UDO, are proposed.
- Landscape Standards – As the development proposes Front Facades of homes to face the External Streets adjacent to the Property, no External Street Frontage Landscaping (including mounding) is proposed beyond what is shown on the Concept Plan.
  Street Tree requirements shall apply, albeit a minimum spacing of 20 feet is proposed instead of the UDO standard of a 50-foot average spacing.
  Both Areas A and B are proposed to be subject to the Single-Family Residential (per Lot over 8,000 SF) Plant Materials provision.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, which are briefly highlighted below:

- The PUD proposes a minimum of 30 percent (30%) Open Space requirement, greater than the UDO requirements of 12 percent (12%) and fifteen percent (15%) for SF3 and SF4 zoning districts.
- Passive Amenities, Active Amenities and Trails shall be provided. An Amenity Area Concept Plan is attached to the PUD (see **Exhibit D** of the PUD or **Exhibit 9**).
  Comment: It has been relayed to the Petitioner that the current placement of the amenity area seems odd as amenity areas are typically centrally located, though it is not a requirement.
  The Petitioner has also been made aware that if the intent of the placement of the proposed amenity area, locating on the far west side of the Property, is to serve additional residents if/when the adjacent properties to the west develop as well, that this would not be viewed favorably by the Department.
  The Winterburg PUD sets a maximum of 325 dwelling units which is more than sufficient to sustain a clubhouse/swimming pool amenity area. If/when the adjacent properties to the west develop, consideration for an additional amenity area that serves new development should be considered instead.

Duration Requirement: If Secondary Plat/Construction Plan approval for the Property is not approved by January 1, 2027 (unless extended by the Director), Ordinance 21-22 shall be voided and cause the zoning classification to revert to the AG-SF1: Agriculture/Single-Family Rural District.

COMPREHENSIVE PLAN

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

PROCEDURAL

Neighborhood Meeting: A virtual neighborhood meeting was held on April 28, 2021. Two members of the public spoke. The only subjects of inquiry were general zoning questions and those related to drainage, the distance of proposed homes to existing AG-SF1 lots, and the likely ratio of ranch to 2-story homes. See **Exhibit 10** for a summary of the meeting produced by the Petitioner.

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 will be held at the May 5, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the April 12, 2021, Council meeting.

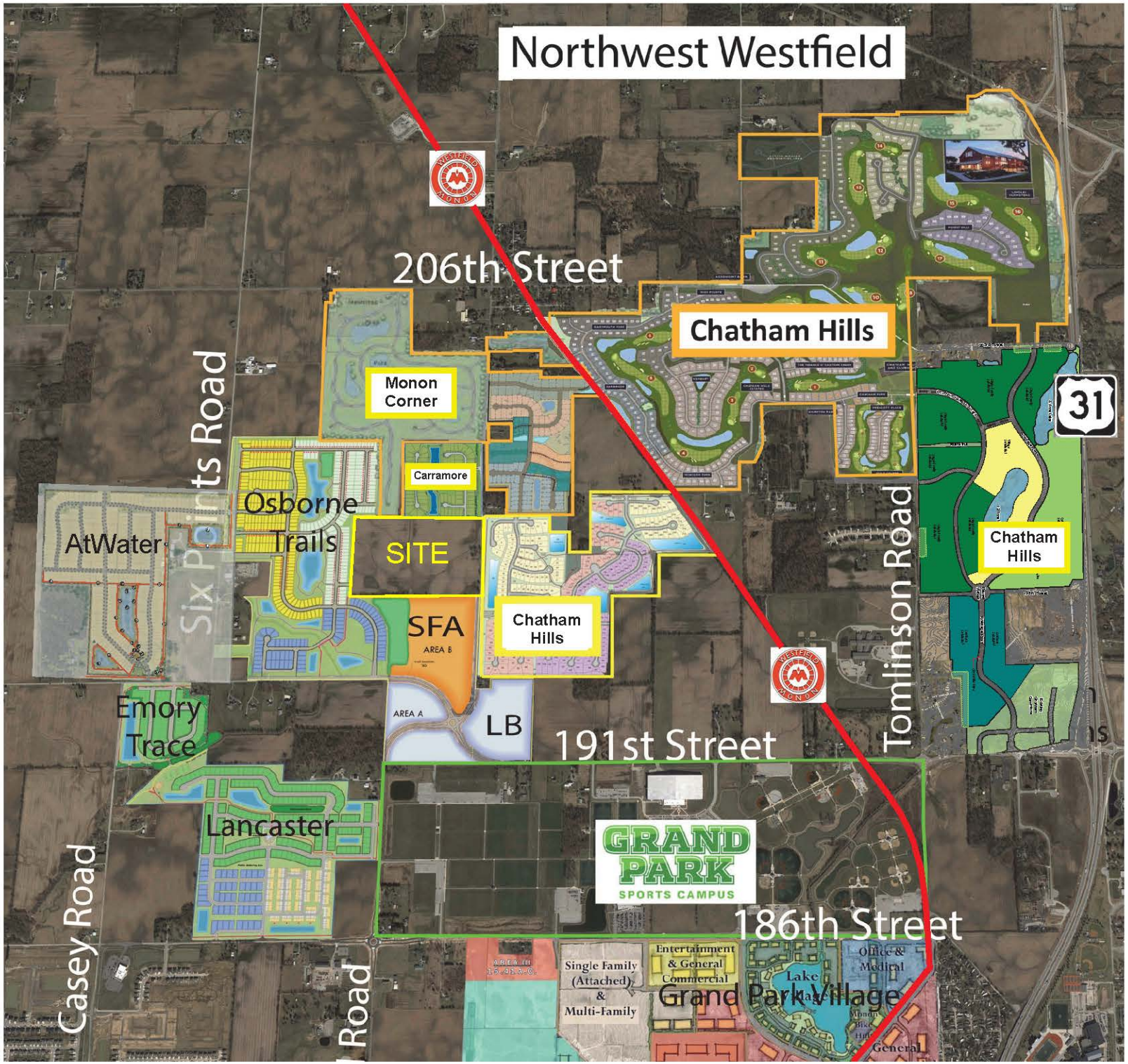
DEPARTMENT COMMENTS

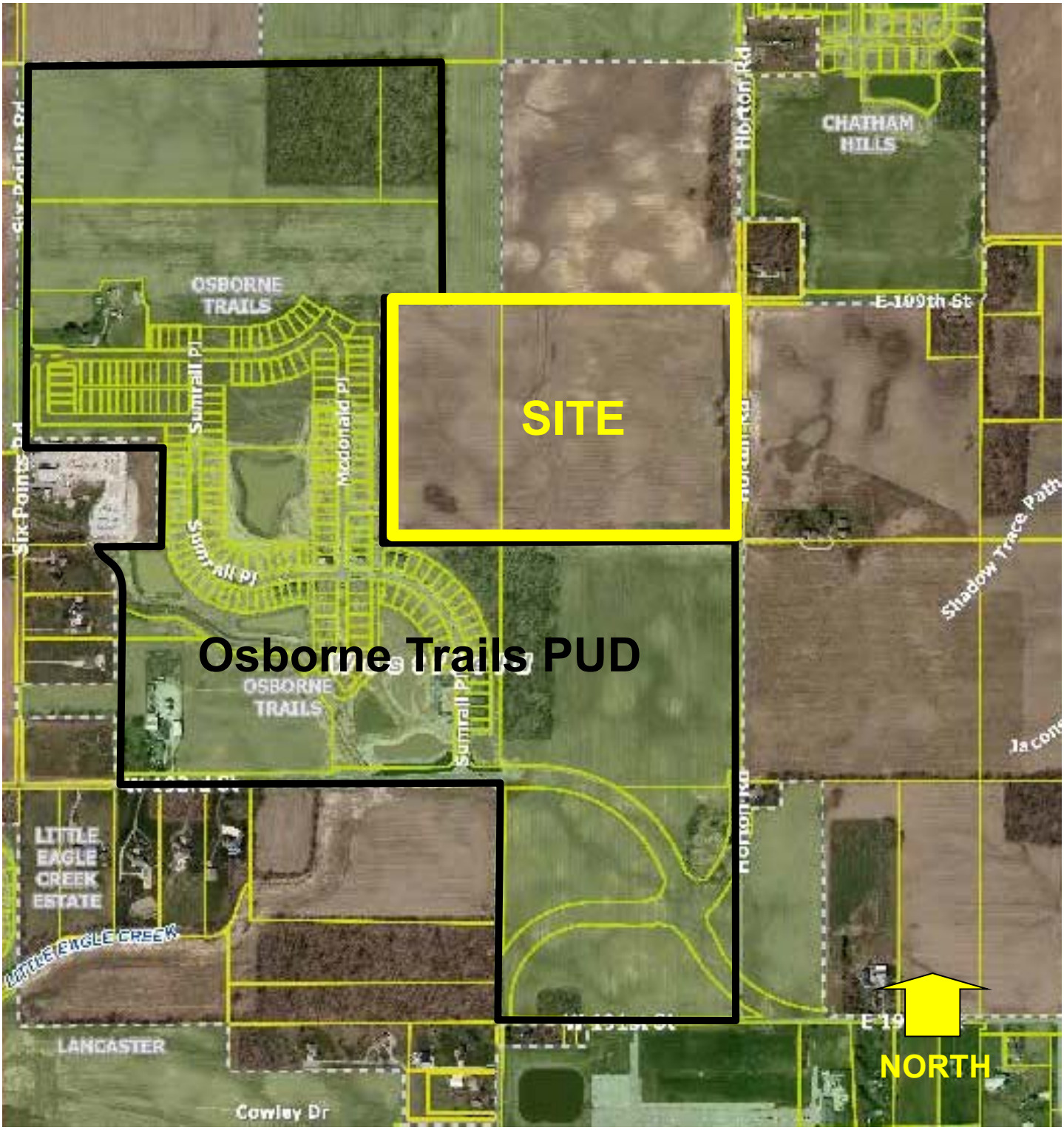
1. **Action: Hold a public hearing at the May 5, 2021, Plan Commission meeting.**

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.

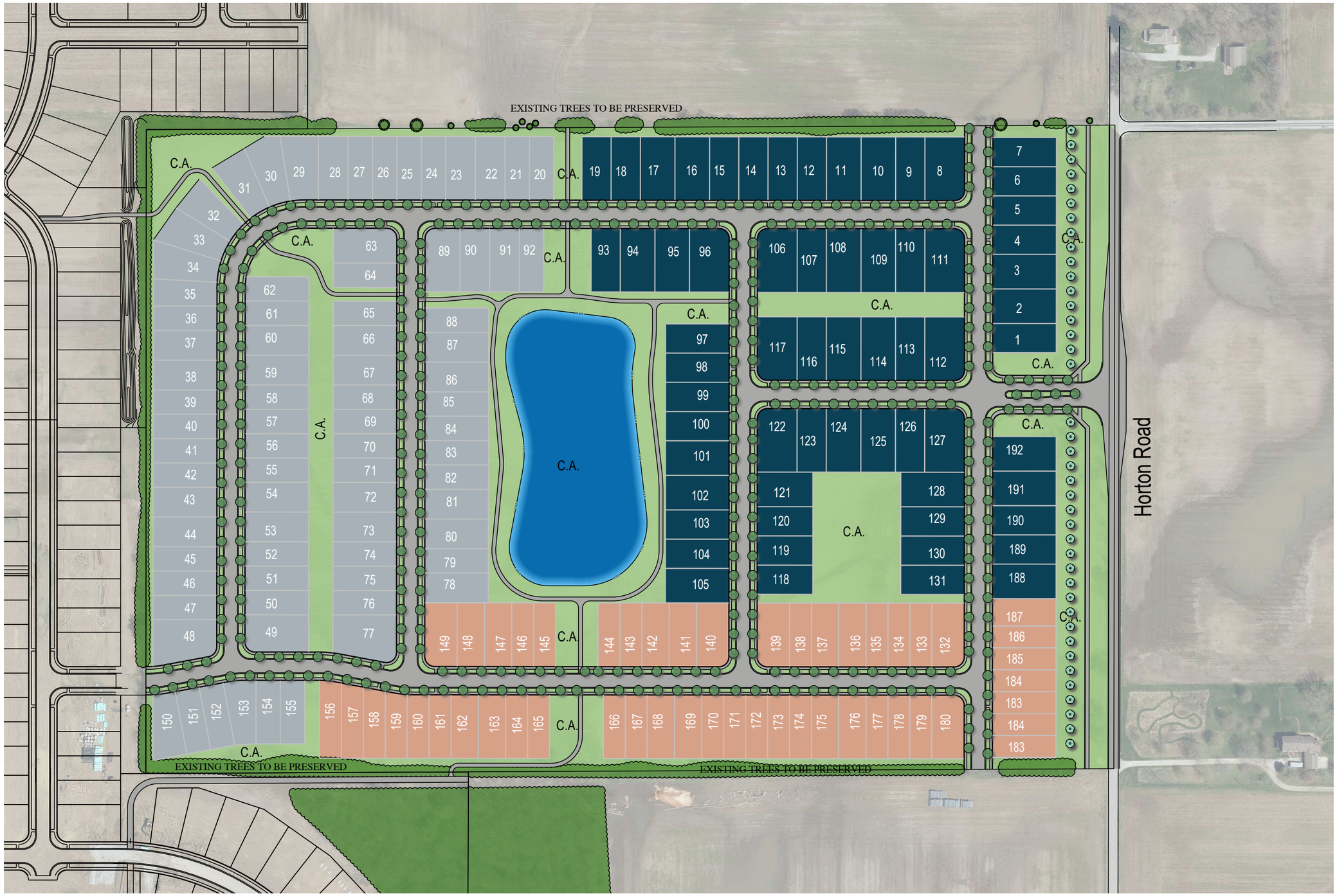
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

OSBORNE TRAILS


Northwest Westfield
206th Street
Chatham Hills
Monon Corner
Carramore
Six Points Road
Osborne Trails
AtWater
SITE
SFA
AREA B
AREA A
Chatham Hills
LB
Tomlinson Road
31
Chatham Hills
Emory Trace
191st Street
Lancaster
GRAND PARK
SPORTS CAMPUS
186th Street
Casey Road
Single Family (Attached) & Multi-Family
Entertainment & General Commercial
Grand Park Village
Office & Medical
Lake
General



Osborne Trails – Phase II – Site Location Exhibit



GRAPHIC SCALE

0' 100' 200' 300'

SCALE: 1" = 200'

HWC ENGINEERING

60' x 130' = 63 LOTS
50' x 130' = 79 LOTS
45' x 130' = 50 LOTS

TOTAL = 192 LOTS

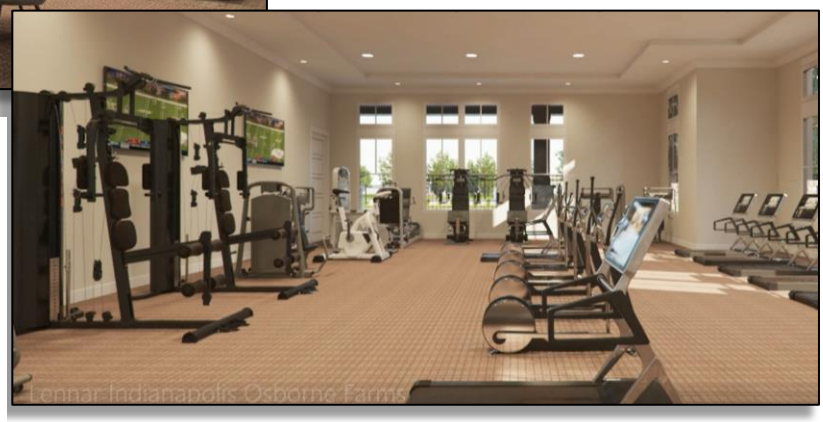
BANAS PROPERTY
(OSBORN TRAILS)
LAYOUT E COLOR EXHIBIT 2

WESTFIELD, INDIANA
APRIL 1, 2021

Plot Date: Apr 01, 2021 Plot Time: 6:06pm File Name: W:\Lennar\2020-277-S Lennar- Banas Property\Design\Renderings\MColor - Banas Property - Layout E - Exhibit 2.dwg, Layout: MColor Exhibit #2 By: dchesterfield

The Retreat

Opening Spring 2021



- Gathering Room with 2-story fireplace
- Gourmet Kitchen for entertaining
- State of the Art Fitness Center
- Pilates, Yoga, Private Training Studio
- Arts and Crafts multi-purpose room
- Billiards Room and TV Lounge
- Resort-style outdoor pool and lannai.

WRITTEN PUBLIC COMMENTS

Docket Number: 2105-PUD-16

Petitioner: Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC

Request: A change of zoning for approximately 154 acres +/- from the AG-SF1: Agriculture/Single-Family Rural district to the Winterburg PUD District

Enclosed Attachments (as of 5:00 pm Wednesday, May 5, 2021):

May 5, 2021 Advisory Plan Commission Meeting

1. Randy Inman		(5/5/21)
2. Joshua Eblen	19019 Eagletown Road	(5/5/21)

From: Inman, Randy
To: planners
Subject: Winterburg Proposal - Docket Number 2015-PUD-16
Date: Wednesday, May 5, 2021 11:16:57 AM
Attachments: image001.png

Warning: This external email is from J.Randy.Inman@CNOinc.com. Do not click on unexpected or untrusted links and attachments.

Planning Commission,

I live in one of the adjoining properties to the proposed Winterburg addition and I asked the question last week whether my property's zoning would be affected in any way by this request for the Winterburg addition. I was told it would not change unless I requested a change. Can you please confirm that Westfield would not change my property zoning without me requesting a change?

This additional question I would like addressed in the meeting this evening. Has the planning commission considered the affect of these new additions on the wildlife in the area? The property that Winterburg is being proposed for has been a leased hunting property for at least 7 years so animals seek refuge in this area. Is there any plan for how this would affect that property and how the planning commission would address this concern?

Thanks,

Randy Inman, PMP/CSM
IT Release Planning Consultant
O: 317.817.4811 | C: 317.698.7422
J.Randy.Inman@CNOinc.com

CNO FINANCIAL GROUP

From: Joshua Eblen
To: Daine Crabtree; planners
Subject: Resident Commentary / Proposed Winterburg PUD
Date: Wednesday, May 5, 2021 4:10:34 PM

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

Dear Planners,
I am a Westfield resident, father, husband, who lives directly west of the proposed Winterburg development. As an engineering director, I am a firm believer that growth and development are good for our community, and when both are managed appropriately they maintain and build upon the desirable characteristics of our area. All residents know that our area is growing quickly, and we must ensure that appropriate diligence and best efforts are in place prior to changing our quaint local environment.

Ordinance 21-22 as proposed does not appropriately satisfy the Comprehensive Plan's intent to contain 'New Suburban' development and densification to areas fronting on Casey Road. It is within the proposed Winterburg development that a transition must be made between current AG/SF-1 land use to the west, and the high-density development that is allowed along Casey Road and to the east. Just as any site plan requires preservation and respect of the adjacent land use, so should the proposed PUD. Lots within the development which front on Casey Road should comply with the UDO and be no smaller than SF-4 (9,000SF), and any lots which are not near Casey Road should comply with UDO and be no smaller than SF-2 (15,000SF). Land use and layout should also be considered, and deep perimeter buffers may be appropriate to transition between the proposed use and the existing AG-SF1 properties.

Secondly, the proposed ordinance falls short of comprehensively addressing the imminent use of the smaller parcels east and west of the proposed Winterburg development. While Winterburg's 150 acre tract is not the largest of developments underway in Westfield, it is a large area and the vast majority of a contiguous section of fields within the block. As such, development of this block should be designed as a unit rather than individual unrelated proposals. Because this tract is the majority of land, the majority of the design must be accommodated on site. As proposed the development is laid out long and slender (North-South) with a few indiscript stubs to address the inevitable neighboring other PUDs. This configuration is not the nature of the land's use constraints, and does not appropriately reflect the foreseeable use of the land.

Thirdly, the character of the proposed development overlooks the natural wetland and major feature opportunity for a large meandering pond with waterfront properties or parks, as well as leveraging an interconnection to the Little Eagle Creek Trail. The Westfield Comprehensive Plan contains guidance for Conservation Subdivision developments, and while those provisions may not be necessary for the entirety of Winterburg, they would seem appropriate for the southern wetlands portion and a likely extension northward, should a pond be incorporated. The location and natural geometry of this land is unique in Westfield, where the opportunity to develop a large pond with linear parks interconnecting to a major trail are not available in other areas.

It is with a vested interest in the outcome for our neighborhood, I request that the proposed ordinance be tabled for revision.

Thank you
Josh Eblen
19019 Eagletown Road