CITY OF WESTFIELD, IN

AdvisoryPlanningComminssion_Meeting_Agenda_05_04_2022

Wednesday, May 04, 2022 at 07:00 PM

BOARD OR COMMISSION: **Advisory Plan Commission (APC)**
MEETING DATE: **Wednesday, May 04, 2022 at 07:00 PM**
MEETING PLACE: **Westfield City Hall, 130 Penn Street, Westfield, IN 46074**

This meeting is being held on Wednesday due to early voting at City Hall.

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION
Public input can be submitted in 1 of 2 ways:
• Email to planners@westfield.in.gov
• Show up at Westfield City Hall for an opportunity to participate in this public hearing. Staff will be present to help direct traffic inside the room.

OPENING OF MEETING

Documents: Online viewable @ https://www.youtube.com/user/CityofWestfieldIN

Note the Presence of a Quorum

Approval of Minutes
April 18, 2022 APC Minutes
Documents: April 18, 2022 APC Minutes

Review APC Rules & Procedures

CONSENT AGENDA

2205-DDP-14
Valvoline
3403 East State Road 32
Valvoline Instant Oil Change by Weihe Engineers requests Detailed Development Plan review for a 3,275 SF commercial building on 1.3 acres +/- in the Oak Manor PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Building Elevations | Exhibit 5: Landscape Plan

ITEMS OF BUSINESS

2111-PUD-27
TowneRun PUD
Northwest corner of Towne Rd & West 146th Street
LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.
(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Concept Plan | UPDATED 05/04/2022 - Exhibit 4: Proposed Ordinance 21-45 | Exhibit 4: Proposed Ordinance 21-45 | Exhibit 5: Mixed Use Character Exhibits | Exhibit 6: Townhome Character Exhibits | Exhibit 7: Paired Villa Character Exhibits | Exhibit 8: Buffer Exhibit | Exhibit 9: Typical Lot Landscaping | Exhibit 10: Amenity Plan | Exhibit 11: Narrative Statement | Exhibit 12: Issue List response | Exhibit 13: Public Comment | Exhibit 14: Neighbor Meeting Summary | UPDATED 05/04/2022 - Exhibit 15: Redlined Ordinance 21-45 | Exhibit 15: Redlined Ordinance 21-45

2203-ODP-03 & 2203-SPP-03
Harvest Trail
Generally, at 300 East 191st Street
CND-Wood Robinson, LLC by Weihe Engineers, Inc. requests Overall Development Plan and Primary Plat approval of 309 Single-family residential Lots and three (3) blocks on 157.53 acres +/- in the Woods-Robinson-Briggs PUD District.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat | Exhibit 4: Overall Development Plan | Exhibit 5: Overall Landscape Plan

2203-ODP-04 & 2203-SPP-04
Lantern Commons
Northwest corner of east 161st Street and south Union Street
Front Street Partners, LLC by Church Church Hittle + Antrim requests Overall Development Plan and Primary Plat review of 5 Blocks on 57.48 acres +/- in the Lantern Commons PUD District.
(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Primary Plat | Exhibit 3: Primary Plat | Exhibit 4: Overall Development Plan | Exhibit 5: Landscape Plan | Exhibit 6: Public Comment

2204-PUD-08-PUD
Grand Park Village PUD Amendment IV
North of Grand Park Boulevard & Wheeler Road
TWG Development, LLC by Nelson & Frankenberger, LLC requests an amendment to the Grand Park Village PUD to modify development standards on 12 acres +/-.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Petitioner's Revisions Narrative | Exhibit 4: Proposed Ord. 22-11 | Exhibit 5: Ord. 22-11 Redlined

Version | Exhibit 6: Overall Concept and Landscape Plan | Exhibit 7: Bike Hub & Commercial Space Character Exhibit | Exhibit 8 - Building, Landscape, and Screening Renderings | Petitioner's Presentation

PUBLIC HEARING ITEMS

2205-PUD-09 [PUBLIC HEARING]
iBeach31 at Grand Park PUD
724 East 181st Street
iBeach31, LLC by Church Church Hittle + Antrim request a change in zoning for 3 acres +/- from OI-PD: Open Industrial / Planned Development District to the iBeach 31 at Grand Park Planned Unit Development (PUD) District.
(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit: 2 Location Map | Exhibit 3: Concept Plan | Exhibit 4: Proposed Ordinance | Exhibit 5: Character Exhibits | Exhibit 6: Narrative Statement | Exhibit 7: Neighborhood Meeting Summary

2205-PUD-10 [PUBLIC HEARING]
Chatham Hills PUD Amendment IX
859 Chatham Ridge Lane
Tracy L. Haddad Trust by Church, Church, Hittle & Antrim requests an amendment to the Architectural and Landscaping Standards for two (2) proposed residential estate-style lots in the Chatham Hills PUD District.
(Planner: Weston Rogers - wrogers@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Draft Ordinance 22-15 | Exhibit 4: Concept Plan | Exhibit 5: Character Exhibits | Exhibit 6: Neighborhood Meeting Summary

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)

2108-PUD-21 [CONTINUED]
Grand Millennium Center PUD Amendment I
North of David Brown Drive, East and West of Westfield Blvd
31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.
(Presenting Planner: Pam Howard - phoward@westfield.in.gov)

2112-ODP-26 [CONTINUED]
Southpark Industrial
16465 Southpark Drive
CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

2203-PUD-05 [CONTINUED]
Towns at Union PUD
East of and adjacent to Union Street and south of David Brown Drive
Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC request a change of zoning of 12.85 acres +/- from the AG-SF1 District to the Towns at Union PUD District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

2204-PUD-07-PUD [CONTINUED]
Osborne Trails PUD Amendment V
West side of Horton Rd & North of 191st Street
Lennar Homes of Indiana, Inc by Nelson & Frankenberger, LLC requests an amendment to the Osborne Trails PUD to amend the permitted uses on 43.5 acres +/- of the Real Estate.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT

Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the April 18, 2022 APC Meeting
Presented for approval: May 04, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, April 18, 2022 at Westfield City Hall.

Active Links for this meeting:

April 18, 2022 APC Agenda & Exhibits **April 18, 2022 YouTube Video**

OPENING OF MEETING

You Tube Time: 0:12

Roll Call

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

Commissioners Present Virtually: None

Commissioners Absent: All present.

City Staff Present In-Person: Kevin Todd, Director; Pam Howard, Assistant Director; and Wes Rogers, Associate Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Kelleher motioned to approve the April 04, 2021 Minutes as presented.
Deck seconded. Motion passed. Vote 9-0.

REVIEW RULES AND PROCEDURES

Howard reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

2204-DDP-10 *YouTube Time: 2:43*

Cornerstone Bible Church Expansion

730 Liberty Drive

Cornerstone Bible Church by Webster & Garino LLC requests Detailed Development Plan review for a 5,454 SF building expansion on 4.10 acres +/- in the SF-3 Cluster: Single-Family Medium Density Cluster District.

(Planner: Weston Rogers – wrogers@westfield.in.gov)

Maue motioned to approve the Consent Agenda with Staff's recommended conditions.
McCarty seconded. Motion passed. Vote 9-0.

ITEMS OF BUSINESS

2203-PUD-03 *YouTube Time: 3:42*

Chatham Hills PUD Amendment VIII

Southeast corner of Tomlinson Road and 203rd Street

Chatham Hills, LLP by Henke Development Group requests an amendment to the Chatham Hills PUD to add 2 acres +/- of Real Estate to the PUD District.

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

Staff presentation / APC comments / Petitioner and Staff responses.

McCarty motioned to forward 2203-PUD-03 to the City Council with a favorable recommendation. Kelleher seconded. Motion passed. Vote 9-0.

2203-PUD-06 *YouTube Time: 16:55*

Woods-Robinson-Briggs PUD Amendment I

Generally, at 300 E. 191st Street

CND-Wood Robinson, LLC by Weihe Engineers, Inc. requests an amendment to the Woods-Robinson-Briggs PUD on 157.53 acres +/- to modify development standards.

(Planner: Daine Crabtree- dcrabtree@westfield.in.gov) (Presented by Kevin Todd- ktodd@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments / Petitioner responses.

Kelleher motioned to forward 2203-PUD-06 to the City Council with a favorable recommendation. Maue seconded. Motion passed. Vote 9-0.

2204-PUD-08 *YouTube Time: 28:24*

Grand Park Village PUD Amendment IV

North of Grand Park Boulevard and Wheeler Road

TWG Development, LLC by Nelson & Frankenberger, LLC requests an amendment to the Grand Park Village PUD to modify development standards on 12 acres+/-.

(Planner: Daine Crabtree- dcrabtree@westfield.in.gov) (Presented by Kevin Todd- ktodd@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments / Petitioner responses.

Following much discussion, this Petition was continued to May 4, 2022.

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

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

2203-ODP-03 & 2203-SPP-04 [CONTINUED]
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(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

REPORTS/COMMENTS: *YouTube Time: 2:00:06*

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

ADJOURNMENT

Spoljaric motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 9-0. The meeting adjourned at 9:08 p.m.

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Signature Page for APC Minutes for April 18, 2022

_____
Robert Horkay, President

_____
Ginny Kelleher, Vice President

_____
Kevin M. Todd, Secretary

Petition Number:	2205-DDP-14
Project Name:	Valvoline
Subject Property:	3403 E SR 32 (the "Property")
Petitioner:	Valvoline Instant Oil Change by Weihe Engineers
Request:	Petitioner requests Detailed Development Plan review for a new 3,275 SF instant oil change business on 1.3 acres +/- in the Oak Manor Planned Unit Development (PUD) District
Current Zoning:	Oak Manor PUD (Ord. 03-37)
Current Land Use:	Undeveloped
Approximate Acreage:	1.3 acres +/-
Exhibits:	1. Staff Report
	2. Location Map
	3. Site Plan
	4. Building Elevations
	5. Landscape Plan
Staff Reviewer:	Daine Crabtree, Senior Planner

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

The plans comply.

1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
2) Address and legal description of the property.
3) Boundary lines of the property including all dimensions.
4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

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

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

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

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

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

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

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

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

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

15) Identify buildings proposed for demolition.

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

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

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

The plans comply.

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

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

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

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

OAK MANOR PUD (ORD. 03-07 – Article III: Commercial Area)
The plans comply.

22) Uses (Section 3.2)
23) Development and Architectural Standards (Section 3.3)
    a) Building Height: 60 feet
    b) Building Setback Requirements
        i) Side Yard: No minimum
        ii) Rear Yard: 20 feet
        iii) External Streets: 30 feet from Carey Road Right of Way; 40 feet from SR 32 Right of Way
    c) Parking Standards: 1 space for every 300 gross square feet.
    d) Outdoor Dining
    e) Outdoor Storage and Sales
    f) Drive Thru Facilities
    g) Architectural Standards
        i) Design
        ii) Materials and Colors
            A. Predominant exterior building material shall be high quality, including but not limited to: glass, brick, Quik-Brik, EIFS, limestone, other native stone and tinted/textured concrete masonry units.
            B. Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels or prefabricated steel panels, except decorative accent metal panels are permissible.
            C. Façade colors shall be low reflectance, subtle, neutral, or earth tone colors

D. Building trim, awnings, canopies, and accent areas may feature brighter colors, including primary colors.

iii) Screening

iv) Façade Changes: Facades that are greater than two hundred (200) feet in length, measured horizontally, shall incorporate either awnings, wall plane projects or recesses of no less than twelve (12) inches in depth.

v) Repeating Patterns: Facades must include a repeating pattern that includes no less than two (2) of the following elements: color change, texture change, material change, change in plane of no less than twelve (12) inches such as an offset, cornice, awning, canopy, column, reveal, or projecting rib

vi) Entryways

vii) Anchor User Loading Dock/Other Loading Docks

viii) Walkways, Sidewalk Plaza & Screen Wall

24) Landscaping (Section 3.4): Exhibit 23, 'Area C Landscape Plan' of the PUD is the controlling Landscape Plan for the Property.

25) Signage (Section 3.5)

26) Outdoor Lighting (Section 3.6)

27) Trash Removal & Deliveries/Accessory Structures (Section 3.7)

28) Trail System (Section 3.8)

Underlying Zoning District Standards ("***GB-PD in force at the time of filing of the Oak Manor PUD***")

The plans comply.

29) GB-PD in force at the time of filing of the Oak Manor PUD

- Minimum Lot Area: No Minimum
- Minimum Lot Frontage: No Minimum
- Minimum Building Setback Lines: See District standards herein
- Minimum Lot Width at Building Line: No Minimum
- Maximum Building Height: See District standards herein
- Minimum Size of Structures: None

STATE HIGHWAY 32 OVERLAY DISTRICT (Article 5.3 of UDO)

Section 1.2 of the Oak Manor PUD (Ord. 03-37) states, "The development standards created by this Oak Manor PUD supercede (sic) the standards of the Zoning Ordinance."

"Zoning Ordinance" is defined by the Oak Manor PUD as, "the Zoning Ordinance of the Town of Westfield and Washington Township, Hamilton County, Indiana enacted by the Town of Westfield….*as amended*".

As such, the State Road 32 Overlay of the UDO does not apply to the Property.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

30) Accessory Use and Building Standards (Article 6.1)

31) Architectural Standards (Article 6.3)

32) Height Standards (Article 6.6)

33) Landscaping Standards (Article 6.8): **Superseded by Section 3.4 of PUD**

34) Lighting Standards (Article 6.9): **Superseded by Section 3.6 of PUD**

35) Lot Standards (Article 6.10)

36) Outside Storage and Display (Article 6.12): **Superseded by Section 3.3(E) of PUD**

37) Parking and Loading Standards (Article 6.14): **Superseded by Section 3.3(C) of PUD**

38) Setback Standards (Article 6.16): **Superseded by Section 3.3(B) of PUD**

39) Vision Clearance Standards (Article 6.19)

40) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

41) Block Standards (Article 8.1)

42) Easement Standards (Article 8.3)

43) Monument and Marker Standards (Article 8.5)

44) Open Space and Amenity Standards (Article 8.6)

45) Pedestrian Network Standards (Article 8.7)

46) Storm Water Standards (Article 8.8)

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

48) Street Light Standards (Article 8.10)

49) Street Sign Standards (Article 8.11)

50) Surety Standards (Article 8.12)

51) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) The plans as presented comply with the applicable zoning ordinances.
2) Action: Approve Detailed Development Plan 2205-DDP-14 with the following condition:

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

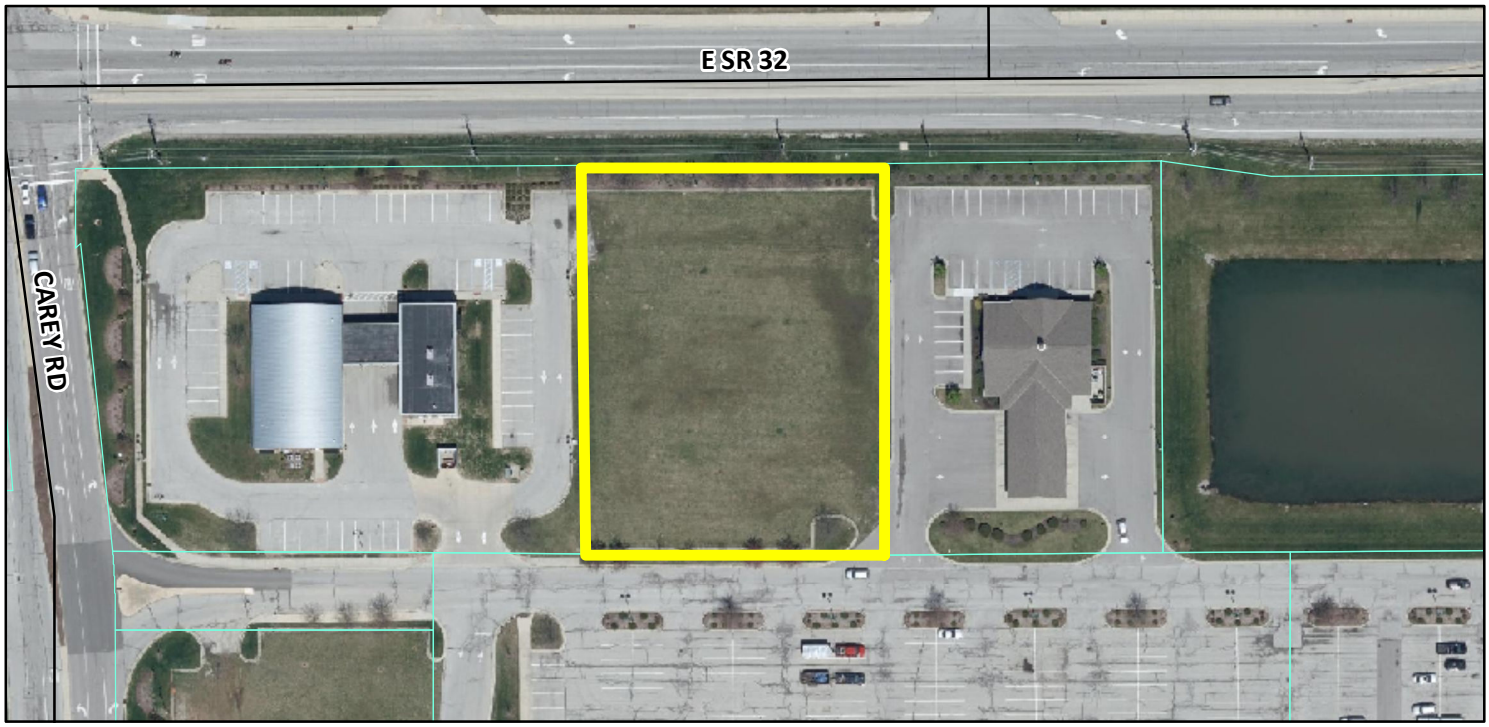
3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at dcrabtree@westfield.in.gov or (317) 416-2586

CITY OF Westfield INDIANA

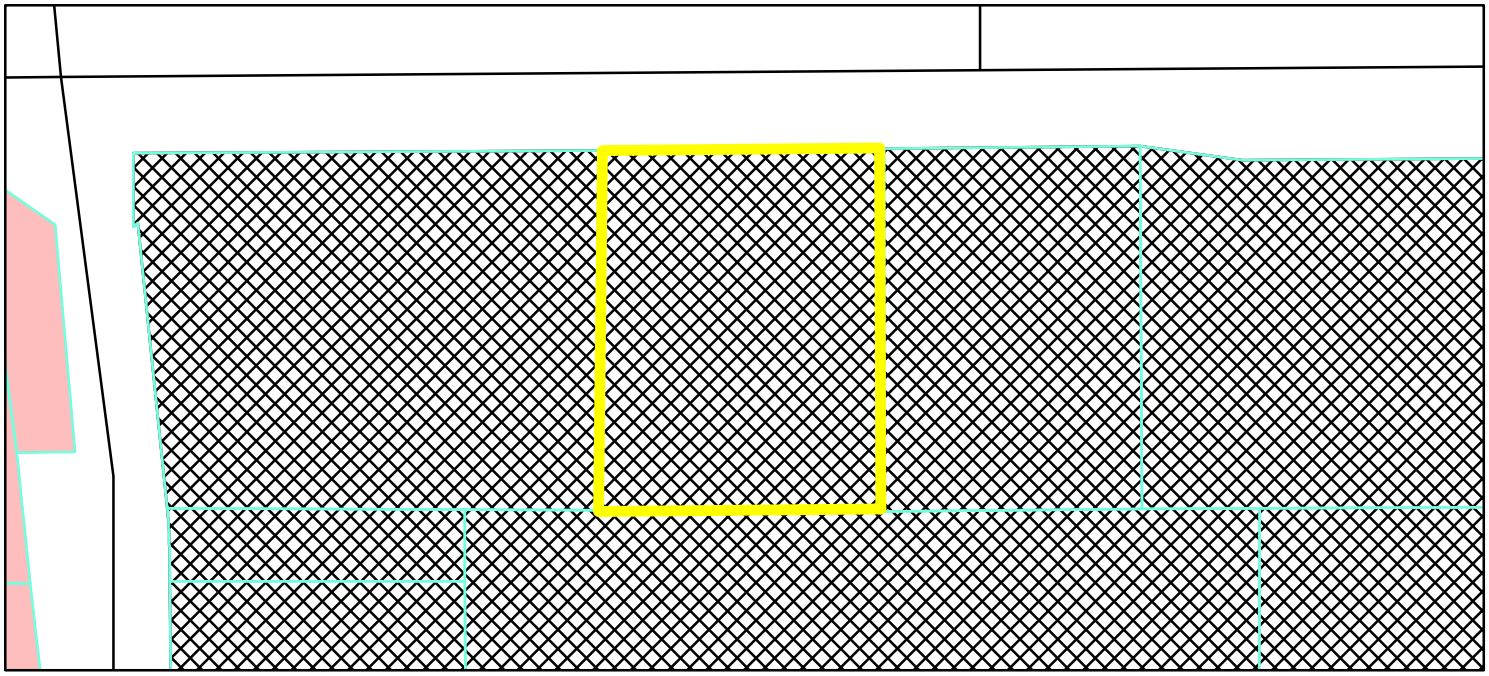
Valvoline

Aerial Location Map

Site



Zoning Map



GIS.DBO.PW_Streets
Parcel
Parcel
Zoning - All

Zoning
LB (Local Business)
PUD (Planned Unit Development)

0 0.01 0.02
Miles

N
W E
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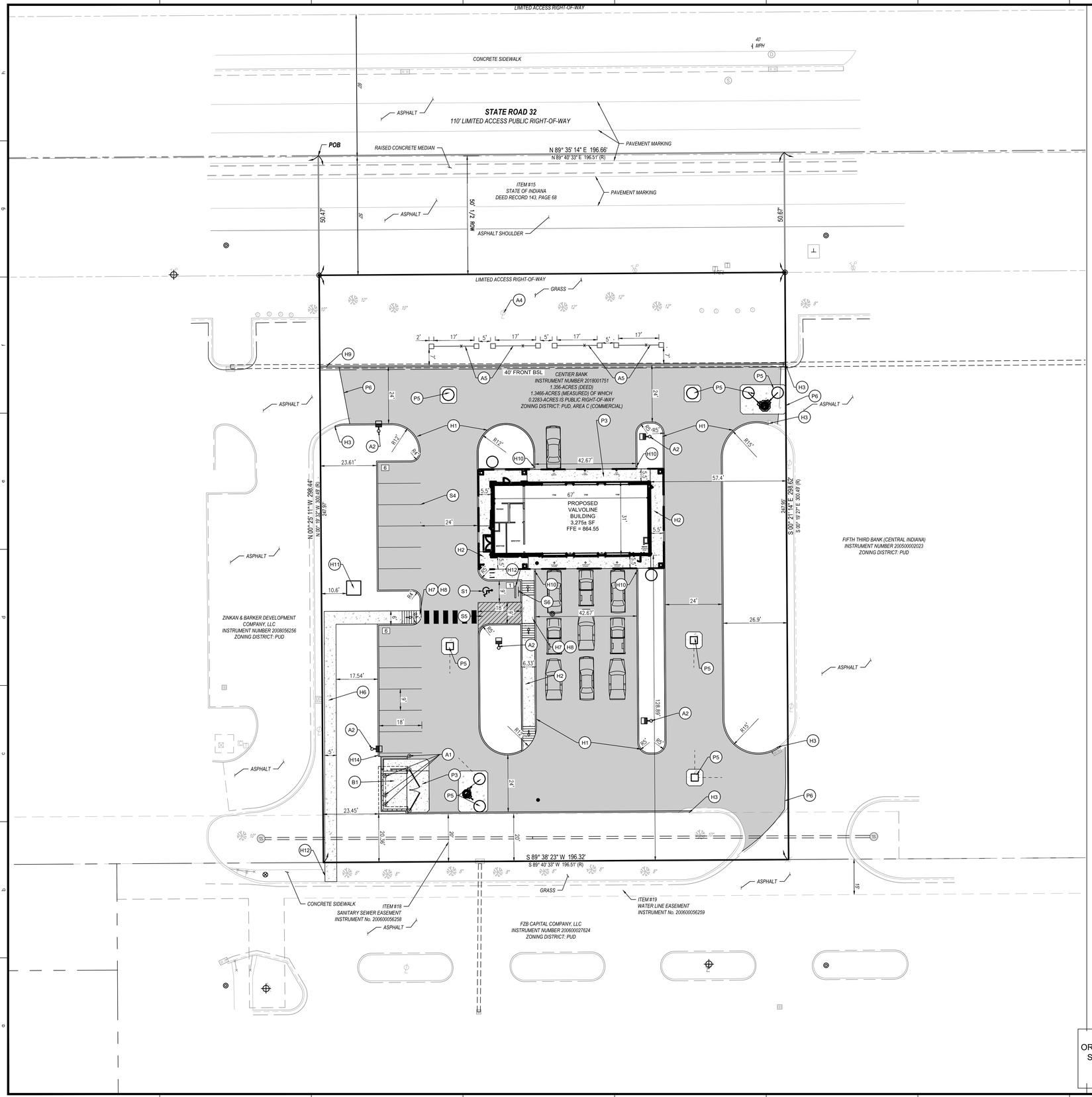

SITE PLAN NOTES

PAVEMENT

- (P1) STANDARD DUTY ASPHALT PAVING
- (P2) MODIFIED INDOT CLASS III APPROACH
- (P3) STANDARD DUTY CONCRETE
- (P4) BLACK DYED STAINED CONCRETE PAVEMENT
- (P5) STORM INLET WITH CONCRETE APRON
- (P6) MATCH EXISTING PAVEMENT

HARDSCAPE

- (H1) 6" STRAIGHT CURB
- (H2) INTEGRAL WALK AND CURB
- (H3) MATCH EXISTING CURB
- (H4) ALL CURB RADII TO BE 5' UNLESS OTHERWISE NOTED ON PLANS
- (H5) CONCRETE PARKING BARRIER
- (H6) CONCRETE SIDEWALK
- (H7) ADA RAMPS
- (H8) PAVEMENT FLUSH WITH CURB
- (H9) TAPER CURB WITHIN 3 FEET
- (H10) TRANSITION CURB FROM FLUSH TO FULL HEIGHT IN 12" (UNLESS TAPER LENGTH NOTED IN PLAN)
- (H11) TRANSFORMER PAD LOCATION
- (H12) MATCH EXISTING SIDEWALK
- (H13) CONCRETE PARKING BARRIER
- (H14) CURB TO BE FLUSH WITH PAVEMENT THE LAST 3' OF CURB ADJOINING THE DUMPSTER ENCLOSURE.

BUILDING ACCESSORIES

- (B1) DUMPSTER ENCLOSURE

ACCESSORIES

- (A1) BOLLARDS
- (A2) LIGHT POLE AND BASE (TO BE PLACED 2' FROM BACK OF CURB AS MEASURED FROM THE FACE OF POLE FOUNDATIONS)
- (A3) BIKE RACK
- (A4) EXISTING LIGHT TO REMAIN AND IS UNKNOWN IF IT IS FUNCTIONAL. COORDINATE WITH VIOC IF THIS POLE MAY ALSO REQUIRE REMOVAL AND REPLACEMENT.
- (A5) 5' TALL, 2'X2' BRICK COLUMNS WITH CAP WITH DECORATIVE ALUMINUM FENCING IN BETWEEN THE COLUMNS.

SIGNAGE & MARKINGS

- (S1) ACCESSIBLE PARKING SPACE
- (S2) STOP SIGN
- (S3) PEDESTRIAN CROSSWALK
- (S4) 4" PAINTED WHITE SOLID LINES (TYP)
- (S5) 4" PAINTED WHITE SOLID LINE ISLAND
- (S6) ACCESSIBLE PARKING SPACE SIGN
- (S7) 24" PAINTED WHITE STOP BAR
- (S8) PAINTED WHITE DIRECTIONAL TRAFFIC ARROWS

SITE PLAN GENERAL NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
2. ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
3. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS; FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
4. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
5. TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
6. BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
7. THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
8. ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
9. SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE BUILDING FROM THESE PLANS.
10. COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
11. FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
12. ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
13. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
14. PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
15. RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
16. THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
17. REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
18. REFER TO SHEET C202 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.
19. PROPOSED CURB TO BE 6" HIGH UNLESS OTHERWISE NOTED
20. HANDICAP REQUIREMENTS SHOWN ON THE DRAWINGS ARE MINIMUM REQUIREMENTS. DEVELOPMENT SHALL BE IN ACCORDANCE WITH FEDERAL AND LOCAL REQUIREMENTS FOR HANDICAP ACCESSIBILITY, INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES.
21. PRIOR TO FINAL ACCEPTANCE OF STORE BY OWNER, THE SITE SHALL BE CLEAN OF ALL DEBRIS AND TRASH.

SITE DATA

SITE AREA = 1.12± AC
BUILDING AREA = 3,275± SF
PERCENT IMPERVIOUS = 52%
ZONING = OAK MANOR PUD - AREA C - ZONE GB/PUD
FRONT YARD BSL REQUIRED = 40' FT
REAR YARD BSL REQUIRED = 20' FT
SIDE YARD BSL REQUIRED = 0' FT

PARKING REQUIRED:
PARKING DIMENSIONS = 9' x 18'
BIKE PARKING REQUIRED = YES
PARKING PROVIDED:
12 - STANDARD SPACES
1 - ADA SPACES
13 - TOTAL SPACES

SITE PLAN LEGEND

UTILITIES

- CISTERN
- DRINKING FOUNTAIN
- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- CHILLED WATER MANHOLE
- WATER MANHOLE
- SPRINKLER CONTROL BOX
- SPRINKLER CONTROL VALVE
- SPRINKLER
- SPIGOT
- WELL HEAD
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- GENERATOR
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER
- ORNAMENTAL LIGHT
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- PARKING LOT LIGHT (2 HEAD)
- PARKING LOT LIGHT (3 HEAD)
- PARKING LOT LIGHT (4 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- TRAFFIC SIGNAL POLE
- TRAFFIC SIGNAL
- STORM CLEANOUT
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- LIFT STATION
- SANITARY SEWER MANHOLE
- SANITARY STUB MARKER

OTHER

- FLAG POLE
- SIGN
- POST
- GATE POST
- BOLLARD
- PARKING METER
- PARKING WHEEL STOP
- ACCESSIBLE SPACE
- PARKING COUNT

PAVEMENT

- STANDARD DUTY ASPHALT
- CONCRETE PAVEMENT

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BUILDING SETBACK LINE
- BOUNDARY LINE
- SECTION LINE

ABBREVIATIONS

ROW	RIGHT OF WAY
BSL	BUILDING SETBACK LINE
ESMT	EASEMENT
D.&U.E.	DRAINAGE AND UTILITY EASEMENT
FFE	FINISH FLOOR ELEVATION

N
W E
S

SCALE: 1" = 20'

0 10 20 40

PLAN CERTIFICATE NOTE:
ORIGINAL ALTA/SURVEY, TOPOGRAPHY, UTILITIES, STORM SEWERS AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY CESO INC.
DATED 02/07/2022

Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26, IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
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800 | 452 - 6408
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REVISIONS AND ISSUES	DATE	BY
ISSUED FOR TAC REVIEW AND APPROVAL	03.31.2022	BJS
REVISED FOR TAC COMMENTS	04.25.2022	BJS

PROJECT NO.: W21.0448
DWG NAME: W210448-C200 site
DESIGNED BY: BJS
DRAWN BY: ALW
CHECKED BY: SSR
DATE: 04.25.2022

STEVEN SCOTT RUCKER — REGISTERED — PE11300279 — STATE OF INDIANA — PROFESSIONAL ENGINEER
04/25/2022
STEVEN SCOTT RUCKER P.E. 11300279

PREPARED FOR: Valvoline

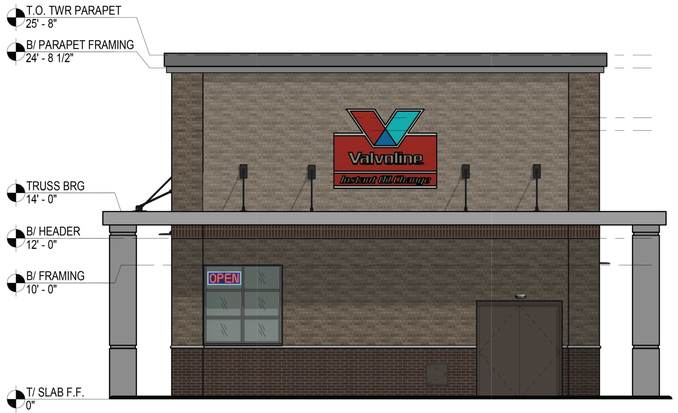
VALVOLINE
3403 EAST STATE ROUTE 32, WESTFIELD, IN 46074
Part of Section 5, Township 19 North, Range 4 East, Westfield-Washington Township, Hamilton County, Indiana

SITE PLAN

SHEET NO.
C200

PROJECT NO.
W21.0448

LOCATION: N:\2021\W21.0448\Engineering\Design\Consult\W210448-C200 site.dwg
USER: Brandon Schmidt
DATE/TIME: Apr 25, 2022 - 2:53pm
PLOTTED By: engineers



1 RE-10 BUILDING ELEVATION WEST

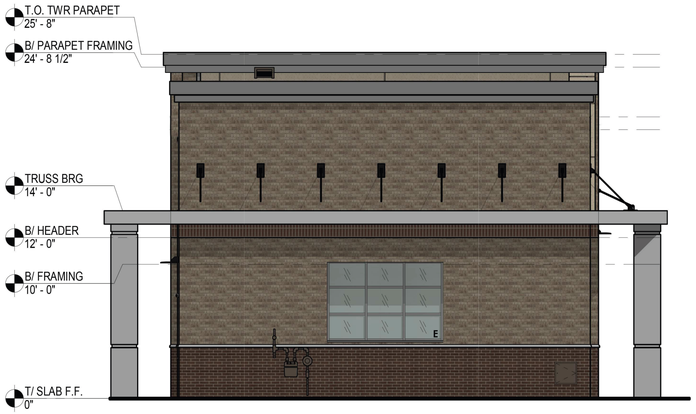
Scale: 3/16" = 1'-0"

Material Percentages:		
Brick	692 SF	100%
Total	692 SF	100%

2 RE-10 BUILDING ELEVATION NORTH

Scale: 3/16" = 1'-0"

Material Percentages:		
Brick	923 SF	89%
EIFS	111 SF	11%
Total	1,034 SF	100%



3 RE-10 BUILDING ELEVATION EAST

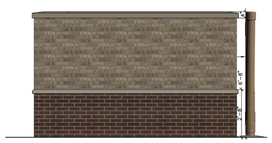
Scale: 3/16" = 1'-0"

Material Percentages:		
Brick	720 SF	100%
Total	720 SF	100%

4 RE-10 BUILDING ELEVATION SOUTH

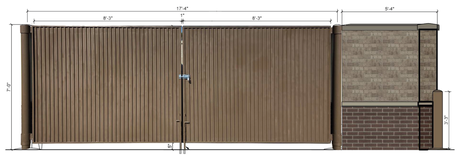
Scale: 3/16" = 1'-0"

Material Percentages:		
Brick	826 SF	85%
EIFS	151 SF	15%
Total	977 SF	100%



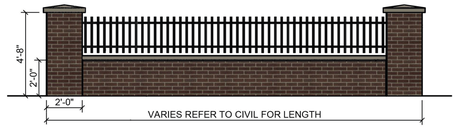
5 RE-10 TYP. DUMPSTER ENCLOSURE SIDE ELEVATION

Scale: 1/4" = 1'-0"



6 RE-10 DUMPSTER ENCLOSURE FRONT ELEVATION - RENDERING

Scale: 1/4" = 1'-0"



7 RE-10 DECORATIVE SCREEN WALL - RENDERING

Scale: 1/4" = 1'-0"

EXTERIOR FINISHES - Standard

EXTERIOR INSULATED FINISH SYSTEM :	DRYVIT (SANDPEBBLE FINE) COLOR: E.I.F.S. 1 = #113 AMARILLO WHITE	ROOF SHINGLES:	OWENS CORNING DURATION SERIES "DRIFTWOOD"
BRICK WAINSCOT: (GRADE TO PRECAST SILL)	BELDEN - "MODULAR MIDLAND BLEND A"	MISC. ROOF VENTS, FANS, ETC.:	PAINT TO MATCH SW7046 "ANONYMOUS"
FACE BRICK (ABOVE WAINSCOT):	BELDEN - "MODULAR HAMILTON BLEND A"	GUTTER, DOWNSPOUTS, FASCIA & EXPOSED TRIM:	BERRIDGE - "SIERRA TAN"
BRICK SOLDIER COURSE:	BELDEN - "MODULAR HAMILTON BLEND A"	STOREFRONT SYSTEM:	2x4 1/2" KAWNEER TRIFAB VG 451T SERIES CLEAR ANODIZED ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLAZING.
PRECAST SILL:	CUSTOM CAST STONE - "LIGHT BUFF" (REFER TO SILL PROFILE)	H.M. DOORS & FRAMES:	FIELD PAINT w/SHERWIN-WILLIAMS B66-310 PRO-CYRL PRIMER FOLLOWED BY (2) FINISH COATS OF B66-300 SHER-CYRL HPA. COLOR SHALL BE SW-7515 "HOMESTEAD BROWN". PROVIDE MOCK-UP AND VERIFY COLOR W/OWNER.
MORTAR:	LEHIGH - "BEIGE"		
MASONRY SEALER:	ALL MASONRY SURFACES SHALL BE TREATED w/ SEALER. REFER TO SPECIFICATIONS.	O.H. DOOR FINISH:	CLEAR ANODIZED ALUMINUM
STANDING SEAM AWNING:	FIRESTONE UNA-CLAD KYNAR 500 / HYLAR METAL 5000 FLUOROCARBON STEEL "CHAMPAGNE METALLIC" UNDERSIDE & FRAME TO BE PAINTED SW 6152 "SUPERIOR BRONZE"	PARKING LOT STRIPING:	SHERWIN-WILLIAMS #TM226 SETFAST TM PAINT. COLOR SHALL BE "WHITE".
		HANDICAP STALL STRIPING:	SHERWIN-WILLIAMS #TM2133 SETFAST TM PAINT. COLOR SHALL BE "ADA BLUE".

CESO
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Miamisburg, OH 45342
Phone: 937.435.8584 Fax: 888.208.4826

No.	Revisions/ Submissions	Date

VALVOLINE INSTANT OIL CHANGE
EAST SPRING MILL POINT RD
WESTFIELD, IN 46074

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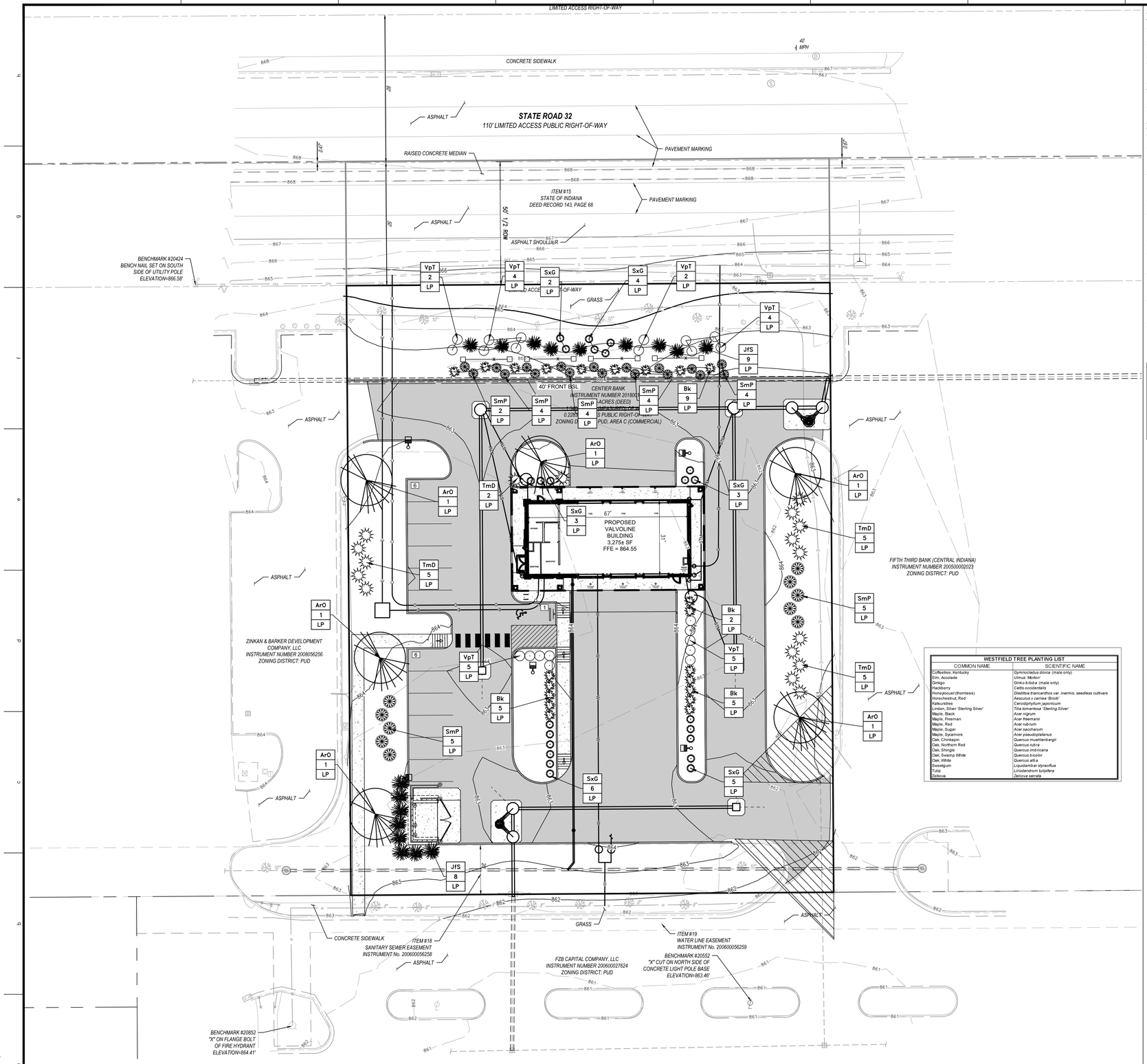
Project number:	758100-01
Scale:	As indicated
Drawn:	CESO
Checked:	
Date:	04.21.22
Issue:	

Drawing Title:

RENDERED ELEVATIONS

RE-10

BIM 360://VOC/CESO.ARCH.VOC WESTFIELD IN/REVIT2020.rvt
3/7/2022 1:41:02 PM



WESTFIELD TREE PLANTING LIST	
COMMON NAME	SCIENTIFIC NAME
Coffeetree, Kentucky	Gymnocladus dioica (male only)
Elm, Accolade	Ulmus 'Morton'
Ginkgo	Ginkgo biloba (male only)
Hackberry	Celtis occidentalis
Honeylocust (thornless)	Gleditsia triacanthos var. inermis, seedless cultivars
Horsechestnut, Red	Aesculus x carnea 'Briotii'
Katsuratree	Cercidiphyllum japonicum
Linden, Silver 'Sterling Silver'	Tilia tomentosa 'Sterling Silver'
Maple, Black	Acer nigrum
Maple, Freeman	Acer freemanii
Maple, Red	Acer rubrum
Maple, Sugar	Acer saccharum
Maple, Sycamore	Acer pseudoplatanus
Oak, Chinkapin	Quercus muehlenbergii
Oak, Northern Red	Quercus rubra
Oak, Shingle	Quercus imbricaria
Oak, Swamp White	Quercus bicolor
Oak, White	Quercus alba
Sweetgum	Liquidambar styraciflua
Tulip	Liriodendron tulipifera
Zelkova	Zelkova serrata

GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
4. ANY EXISTING TREE(S) AND/OR PLANTINGS THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE PROTECTED AND BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT TO DETERMINE IF TREE(S) AND/OR PLANTINGS SHOULD BE 1)REMOVED, 2)SAVED AND INTEGRATED INTO THE LANDSCAPE DESIGN, OR 3) RELOCATED.
5. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.
6. PLANTING BEDS AND PLANT MATERIAL SHALL BE LOCATED AS INDICATED ON LANDSCAPE PLAN. IN THE EVENT FIELD CHANGES OR CONDITIONS REQUIRE MODIFICATION TO THE LANDSCAPE DESIGN, THE CONTRACTOR SHALL CONSULT LANDSCAPE ARCHITECT AS TO PROPOSED MODIFICATIONS PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE IF NECESSARY.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
9. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
10. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
11. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED WITHOUT APPROVAL OF THE JURISDICTION HAVING AUTHORITY AND THE LANDSCAPE ARCHITECT. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. THE CONTRACTOR SHALL COMPENSATE THE LANDSCAPE ARCHITECT FOR THE TIME REQUIRED FOR REVIEW AND INSPECTION OF PROPOSED PLANT SUBSTITUTIONS BID AWARD.
12. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY. SUBMIT COLOR PHOTOGRAPHS OF PROPOSED PLANT MATERIAL TAKEN IN THE NURSERY WHERE THEY ARE GROWING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT PLANT MATERIALS AT NURSERY OR CONTRACTOR YARD PRIOR TO DELIVERY TO THE SITE. THE LANDSCAPE ARCHITECT MAY ALSO INSPECT AND APPROVED OR REJECTED PLANT MATERIAL ON THE JOB SITE. IN THE EVENT PLANT MATERIAL IS NOT THE SPECIFIED SIZE OR QUALITY, PLANTS WILL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.
13. PLANTS AND OTHER LANDSCAPE MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL BE PROTECTED AND NOT CONFLICT WITH CONSTRUCTION OPERATIONS.
14. COMPOST SHALL BE A WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE. IT SHALL BE DERIVED FROM: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS; BIOSOLIDS (TREATED SEWAGE SLUDGE); YARD TRIMMINGS; SOURCE-SEPARATED OR MIXED SOLID WASTE. THE PRODUCT SHALL CONTAIN NO SUBSTANCES TOXIC TO PLANTS AND SHALL BE REASONABLY FREE (< 1% BY DRY WEIGHT) OF MAN-MADE FOREIGN MATTER. THE COMPOST WILL POSSESS NO OBJECTIONABLE ODORS AND SHALL NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT WAS DERIVED.
15. SHRUB AND PERENNIAL BEDS SHALL BE PREPARED BY PLACING 3" OF APPROVED COMPOST OVER PULVERIZED TOPSOIL AND ROTOTILLING TO A DEPTH OF 6".
15. PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS PRIOR TO MULCHING AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT. PRE-EMERGENT HERBICIDE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
16. ALL TREE AND SHRUB PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE FREE OF STICKS, LEAVES, SOIL AND FOREIGN MATERIAL. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
17. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS AND PLANT MATERIAL UNTIL ALL PUNCH LIST WORK HAS BEEN COMPLETED AND WRITTEN FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS INSTALLED AND SHALL INCLUDE BUT NOT LIMITED TO, WATERING, WEEDING, PRUNING, DISEASE AND INSECT CONTROL, MOWING, RESETTING OF PLANTS TO PROPER GRADES OR UPRIGHT POSITION, AND ANY OTHER PROCEDURE CONSISTENT WITH GOOD HORTICULTURAL PRACTICES.
18. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL ACCEPTANCE AS DETERMINED BY LANDSCAPE ARCHITECT OR OWNER. AT THE END OF THIS PERIOD, PLANT MATERIAL DETERMINED TO BE DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT OR OWNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.

LANDSCAPE ORDINANCE REQUIREMENTS

REQUIREMENT:	REQUIRED:	PROVIDED:
OAK MANOR PUD- AREA C = - THE LANDSCAPE REQUIRED IN THE OAK MANOR PUD IS FULFILLED BY THE EXISTING LANDSCAPE ALREADY IN PLACE ACCORDING TO THE MASTER LANDSCAPE PLAN.		

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	B & B	POT	MATURE SIZE	SPECIAL INSTRUCTIONS
	CANOPY DECIDUOUS TREES							
ArO	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	6	X		50'T x 40'W	X
	DECIDUOUS SHRUBS							
SxG	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	#3	23		X	2'T x 3'W	X
VpT	VIBURNUM PLICATUM TOMENTOSUM 'NEWZAM'	NEWPORT VIBURNUM	#5	22		X	3'T x 3'W	X
SmP	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	#3	28		X	4'T x 5'W	X
	EVERGREEN SHRUBS							
Bk	BUXUS X KOREANA 'GREEN VELVET'	GREEN VELVET BOXWOOD	#3	21		X	3' x 3'W	X
JfS	JUNIPEROUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	#5	17		X	4'T x 6'W	X
TmD	TAXUS X MEDIA 'DENSIFORMIS'	DENSE JAPANESE YEW	#5	17		X	3'T x 4'W	X

LANDSCAPE PLAN NOTES

1. SEED / SOD (ALTERNATE) - FOR SEED, REFER TO PERMANENT SEEDING CHART ON SHEET L200 LANDSCAPE DETAIL SHEET. SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD: OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
2. LANDSCAPE BED EDGE (TYP.)
3. MULCH

LEGEND

SITE TRIANGLE

PLAN CERTIFICATE NOTE:
ORIGINAL ALTA/SURVEY, TOPOGRAPHY, UTILITIES, STORM SEWERS AND ALL OTHER EXISTING CONDITIONS ITEMS WERE PREPARED BY CESO INC.
DATED 02/07/2022

N W E S

SCALE: 1" = 20'
0 10 20 40

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REVISIONS / NON ISSUES	DATE	BY
ISSUED FOR TAC REVIEW	03.11.2022	BJS
REVISED FOR TAC COMMENTS	04.25.2022	BJS

PROJECT NO.: W21.0448
DWG NAME: W210448-L100
DESIGNED BY: BJS
DRAWN BY:
CHECKED BY: SSR
DATE: 04.25.2022

ERIC A. CARTER — REGISTERED LANDSCAPE ARCHITECT — No. 20300131 — STATE OF INDIANA
04/25/2022
ERIC A. CARTER RLA 20300131

PREPARED FOR: Valvoline
VALVOLINE
3403 EAST STATE ROUTE 32, WESTFIELD, IN 46074
LANDSCAPE PLAN
Part of Section 5, Township 19 North, Range 4 East, Westfield-Washington Township, Hamilton County, Indiana

SHEET NO.
L100
PROJECT NO.
W21.0448

LOCATION: H:\2021\W210448\Engineering\Landsk\conset\W210448-L100.dwg
LAYOUT: L100
DATE/TIME: April 25, 2022 - 3:08pm
PLOTTED BY: weihe

Petition Number:	2203-ODP-03 & 2203-SPP-03
Subject Site Address:	Generally, 300 E. 191st Street (the "Property")
Petitioner:	CND-Wood Robinson, LLC by Weihe Engineers, Inc. (the "Petitioner")
Request:	The Petitioner requests Primary Plat and Overall Development Plan approval for 309 single-family residential lots and three (3) blocks on 157.53 acres +/- in the Woods Robinson Briggs PUD District
Current Zoning:	Woods Robinson Briggs PUD (Ord. 21-10)
Proposed Amendment:	Woods Robinson Briggs PUD Amendment I (Harvest Trail) (Ord. 22-05)
Current Land Use:	Vacant
Approximate Acreage:	157.53 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat 4. Overall Development Plan 5. Overall Landscape Plan
Staff Reviewer:	Daine Crabtree, Senior Planner

HISTORY AND PROCEDURAL

The rezoning of the Property from the AG-SF1: Agriculture/Single-Family Rural District to the Woods Robinson Briggs PUD District was approved at the March 22, 2021, City Council meeting.

A proposed PUD Amendment to modify Buffer Yard requirements and Front and Rear Yard setback standards for District 3 within the PUD, Ord. 22-05, was introduced at the February 14, 2022, City Council meeting. The discussion for this petition can be found here.

PROJECT OVERVIEW

The 157.53 acre +/- site is located on the north side of 191st Street, west of Tomlinson Road across from Grand Park (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Detailed Development Plan for 309 Single-Family Residential Lots ("Harvest Trail at Westfield") and three (3) blocks (future commercial/institutional development as per the Woods Robinson Briggs PUD Concept Plan).

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 except for those items identified as outstanding below:

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)

Comment: 15 percent (15%) Open Space required.

16.97 acres (20.3%) of Open Space provided.

21.87 acres (27.3%) of Open Space provided including the park.

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)

Street Light Standards (Article 8.10)

66) Street Sign Standards (Article 8.11)

67) Surety Standards (Article 8.12)

68) Utility Standards (Article 8.13)

WOODS ROBINSON BRIGGS PUD (ORD. 21-10 & proposed ORD. 22-05)

The plans comply.

69) Concept Plan

Comment: The Director of Community Development has determined that, as currently presented, the SPP/ODP is compliant with the Concept Plan in Ord. 21-10.

- **The aggregate acreage of Districts 3 and 4 is 83.77 acres +/-. The Concept Plan indicated an aggregate 87 acres for Districts 3 and 4. This difference is approximately 3% of the entire PUD area.**
- **Though retention pond(s) have moved from their location between Districts 3 and 4 on the Concept Plan to north of the proposed church area in District 1 on the Overall Development Plan to due to engineering (runoff drains to the southeast on the Property), the amount of usable greenspace between Districts 3 and 4 is approximately the same. Additionally, a landscaped/mounded area approximately 90 feet in width is still proposed to buffer Districts 3 and 4.**
- **Note that the pond at the south end of the Property states that it will likely be developed as underground detention.**
- **The total number of residential lots proposed for the project is as follows:**

District	Permitted via PUD	Proposed
Small Lot Single-Family North (District 3)	175 60’ wide lots	127 lots (47 @ 90’ wide, 80 @ 65’ wide)
Small Lot Single-Family South (District 4)	235 36’ wide lots	182 36’ wide lots
TOTAL	410 lots	309 lots

70) District 3 (Small Lot Single-Family North) Standards

a) Minimum Lot Area: 7,500 SF
b) Minimum Lot Frontage: 30 feet
c) Minimum Building Setback (Front): 20 feet (proposed to be modified from 25 feet in Ord. 22-05)
d) Minimum Building Setback (Side): 5 feet
e) Minimum Building Setback (Rear) 20 feet (proposed to be modified from 25 feet in Ord. 22-05)
f) Minimum Lot Width: 60 feet
g) Number of Dwelling Units (1 per lot max): 175 units

Comment: 127 lots shown.

h) Minimum Building Separation: 10 feet

71) District 4 (Small Lot Single-Family South) Standards

a) Minimum Lot Area: 2,880 SF
b) Minimum Lot Frontage on Street: 30 feet
c) Minimum Building Setback (Front): 10 feet
d) Minimum Building Setback (Side): 3 feet
e) Minimum Building Setback (Rear): 5 feet
f) Minimum Lot Width at Building Line: 36 feet
g) Minimum Building separation: 6 feet
h) Maximum Number of Lots: 235 lots

Comment: 182 lots shown.

DEPARTMENT COMMENTS

1) **ACTION: 2203-ODP-03 & 2203-SPP-03 comply with the Woods Robinson Briggs PUD, proposed PUD Amendment (Ord. 22-05) and the UDO. The Department recommends approving the petition with the following conditions:**

   - **Approval of 2203-ODP-03 & 2203-SPP-03 is contingent upon Ord. 22-05 (the Woods Robinson Briggs PUD, Amendment I) being approved at a future Westfield City Council meeting; and**
   - **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

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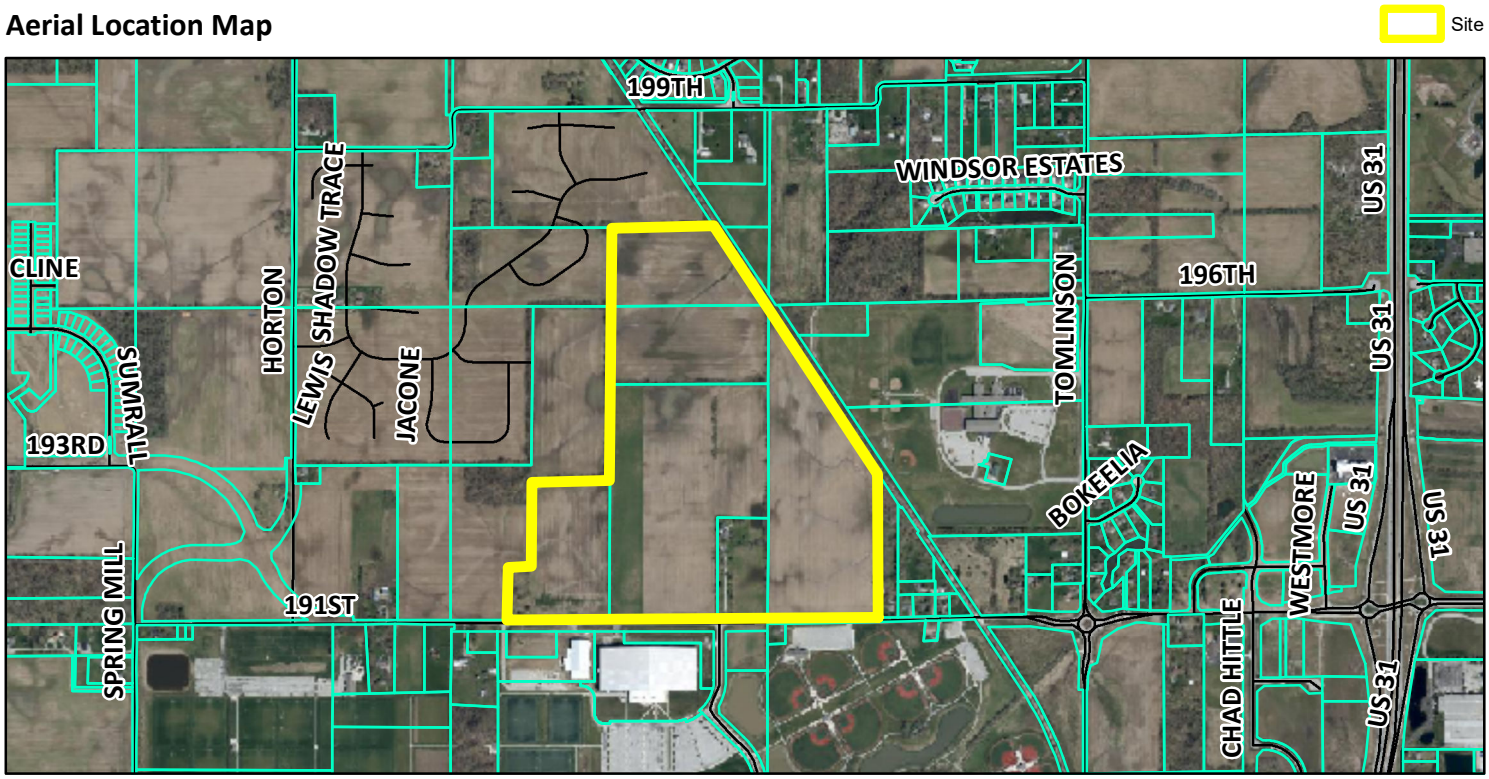
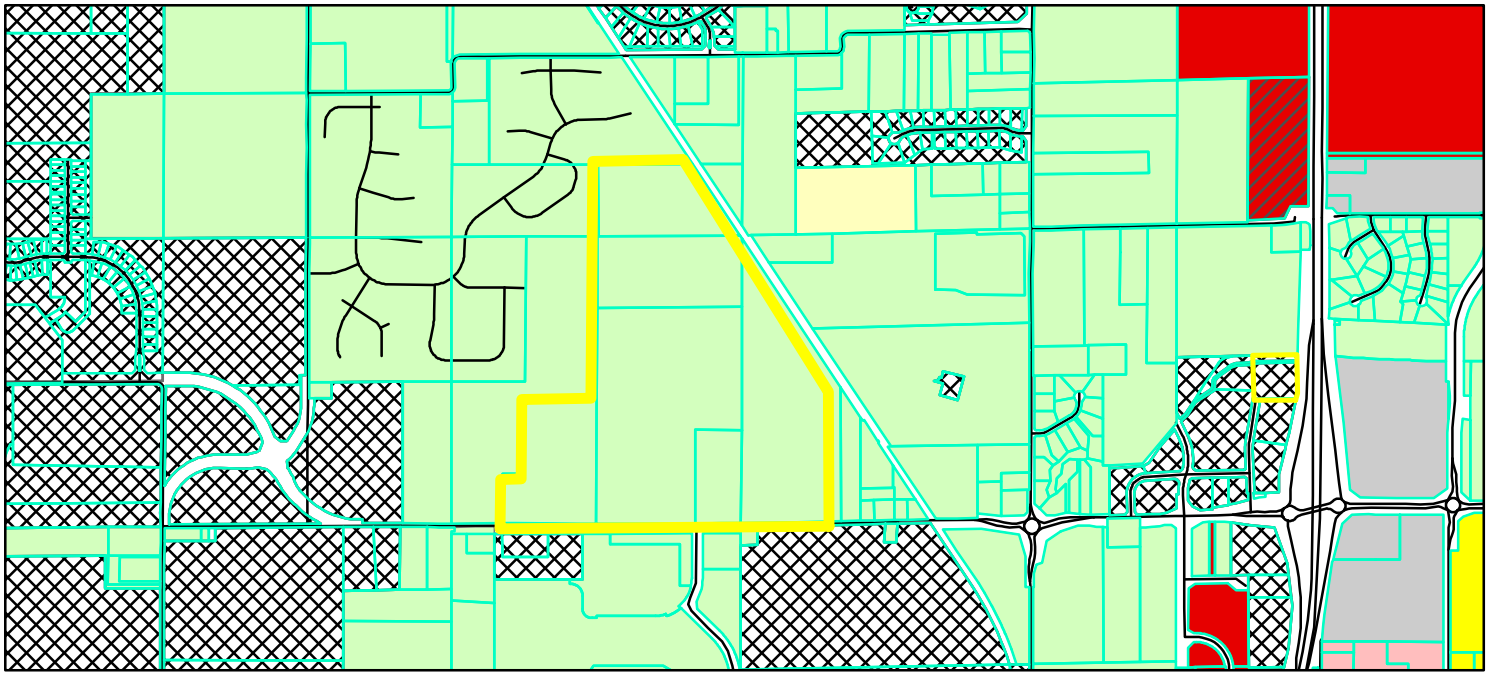
CITY OF Westfield INDIANA

Woods Robinson Briggs PUD

Aerial Location Map



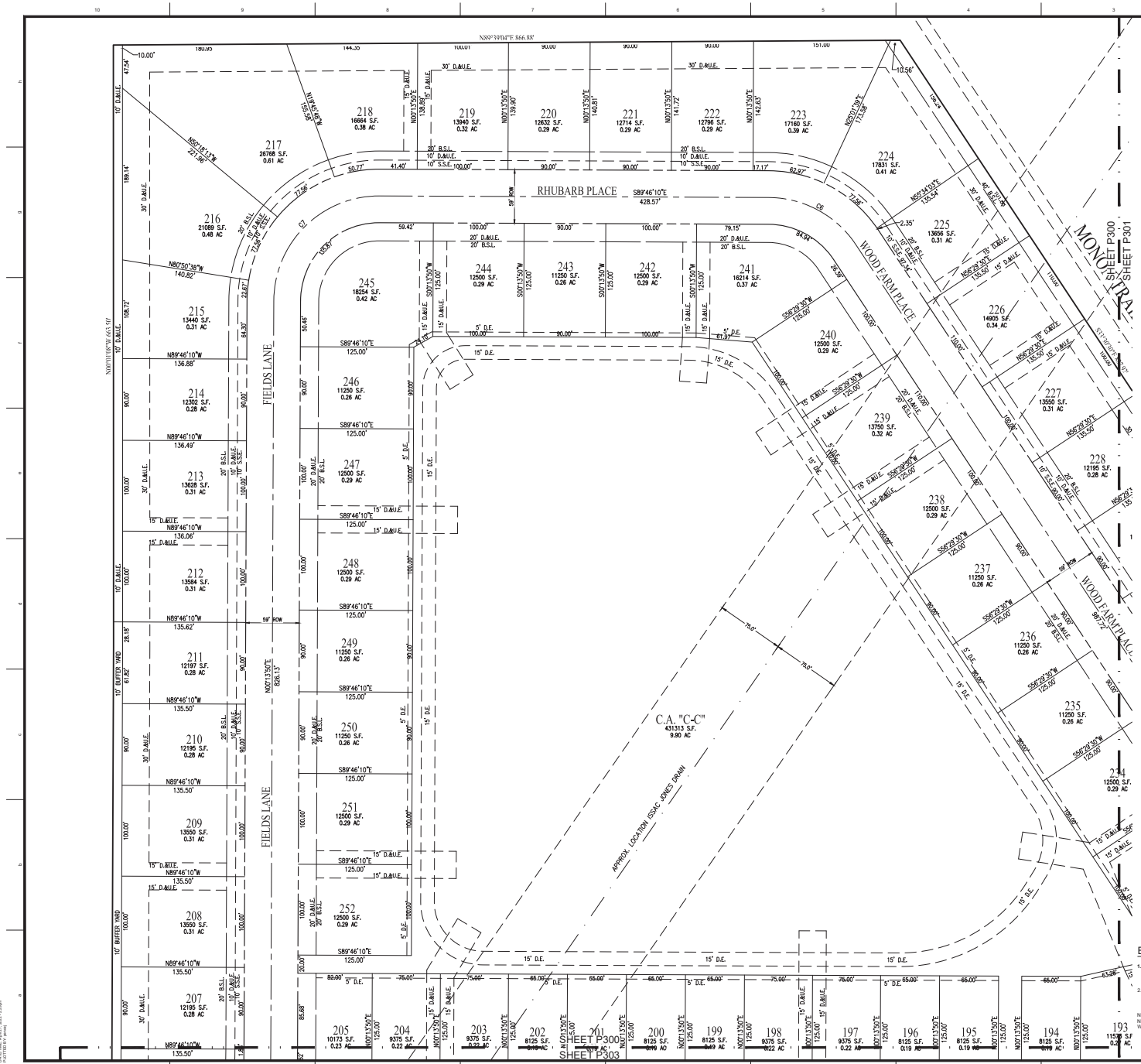
Zoning Map



Parcel
GIS.DBO.PW_Streets
Zoning - All
Zoning
AG-SF1 (Agriculture - Single Family - 1)
EI (Enclosed Industrial)
GB (General Business)
GB-PD (General Business - Planned Development)
LB (Local Business)
PUD (Planned Unit Development)
SF-2 (Single Family - 2)
SF-3 (Single Family - 3)

0 0.225 0.45 Miles

N W E S



LEGEND: PROPOSED CONDITIONS

	=	RIGHT-OF-WAY LINE
S.S.E.	=	SANITARY SEWER EASEMENT
D.A.U.E.	=	DRAINAGE, UTILITY AND SEWER EASEMENT
P.O.B.	=	POINT OF BEGINNING
AC	=	ACRE
SF	=	SQUARE FOOT
EX.	=	EXISTING
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B.S.L.	=	BUILDING SETBACK LINE
	=	ADA RAMP

NOTES:

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2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED. ALLEY STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OF WITH A 15' RADIUS.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED. ALLEY STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 15'.
5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
7. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
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CURVE TABLE

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C5	58.89'	100.00'	33°44'20"	N16°38'20"W	58.04'
C6	113.91'	116.00'	56°15'40"	N61°38'20"W	109.38'
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C11	37.73'	100.00'	21°36'54"	N79°25'23"E	37.50'
C12	176.66'	300.00'	33°44'20"	N73°21'40"E	174.12'
C13	235.54'	400.00'	33°44'20"	N73°21'40"E	232.15'
C14	51.23'	100.00'	29°21'14"	N75°33'13"E	50.67'
C15	39.27'	25.00'	90°00'00"	S44°46'10"E	35.36'
C16	39.27'	25.00'	90°00'00"	N45°13'50"E	35.36'
C17	39.27'	25.00'	90°00'00"	N44°46'10"W	35.36'
C18	39.27'	25.00'	90°00'00"	S45°13'50"W	35.36'
C19	313.04'	200.00'	89°40'47"	N45°03'50"E	282.05'
C20	125.09'	150.00'	47°46'49"	S24°06'51"W	121.50'
C21	125.09'	150.00'	47°46'49"	S24°06'51"W	121.50'

BUFFER YARD REQUIREMENTS:

1. **10' TYPE A** - 3 SHADE TREES, 10 EVERGREEN TREES, 20 SHRUBS PER 200 L.F. (NO MOUNDING OR FENCE REQUIRED)
2. **40' TYPE B** - 4 SHADE TREES, 4 EVERGREEN TREES, 10 SHRUBS PER 100 L.F. 4' TALL MOUND REQUIRED FOR AT LEAST 60% OF THE LENGTH OF THE SHARED LOT.

NOTE:
NO BUILDINGS, STRUCTURES OR DRIVEWAYS ARE ALLOWED WITHIN THE BUFFER YARDS.

N
W E
S

SCALE: 1" = 50'
0 25 50 100

Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
FOR DIGGING STAKE LINE 6' ALL DIRECTIONS FROM THE CENTER OF THE ROADWAY. WHERE NOT POSSIBLE, MARK ENTIRE LOCATION. SERVICE TAKES (2) WORKING DAYS BEFORE COMMENCING WORK.

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weihe.net
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800 | 452 - 6408
317 | 843 - 0546/fax
ALAN N. WEIHE, P.E., L.S., FOUNDER

REVISIONS AND ISSUES	DATE	BY
REVISED PLAN PER AGENCY COMMENTS	10/23/2020	JEP
REVISED PLAN PER AGENCY COMMENTS	12/07/2020	JEP

PRELIMINARY PLAT NOT FOR CONSTRUCTION	
DRAWN BY:	DWG
CHECKED BY:	JEP
SCALE:	1"=50'
DRAWING NO.	
APPROVED BY	JEP
DATE:	10-08-2020

HARVEST TRAIL OF WESTFIELD

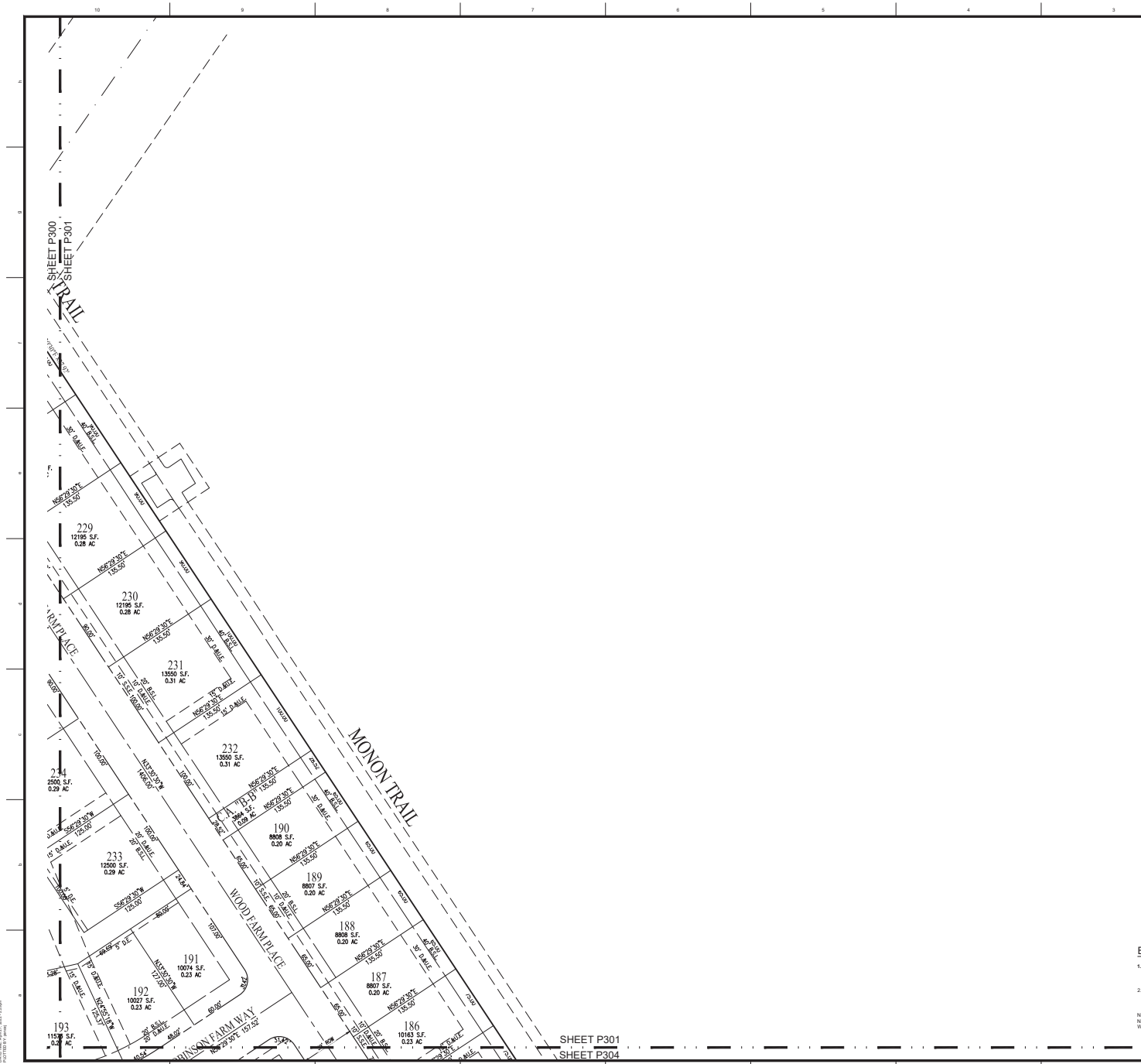
612 EAST 191ST STREET, WESTFIELD, IN 46074

PRIMARY PLAT

Part of the East Half of Section 23 T19N, R3E, Second Principal Meridian, Washington Township, HAMILTON County, Indiana

SHEET NO.
P300
PROJECT NO.
W20.0155

LOCATION: N:\2020\W20.0155\CAD\Engineering\preliminary layout\P300 Primary Plat.dwg
LAYOUT TAB: P300
DATE/TIME: Feb 22, 2022 - 2:05pm
PLOTTED BY: Jeffrey



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N
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317 | 843 - 0546 fax
ALAN R. WEIHE, P.E., L.S. - FOUNDER

DESCRIPTION OF ISSUE	DATE	BY
REVISED PLAN PER AGENCY COMMENTS	10/25/2022	JEP
REVISED PLAN PER AGENCY COMMENTS	12/27/2022	JEP

PRELIMINARY NOT TO BE USED FOR CONSTRUCTION
DWG NAME: P301 PRIMARY PLAT.dwg
SCALE: AS SHOWN
DRAWING VERSION: AS SHOWN
CHECKED BY: JEP
DATE: 03-08-2022

HARVEST TRAIL OF WESTFIELD
612 EAST 191ST STREET, WESTFIELD, IN 46074
PRIMARY PLAT
Part of the NE1/4 of Section 23, T.19 N., R.3 E., and the W1/2 of the SW1/4 of Section 24, T.19 N., R.3 E., Hamilton County, Indiana

SHEET NO.
P301
PROJECT NO.
W20.0155

LOCATION: N:\2020\W20.0155\Engineering\preliminary\preliminary plat\P301\Primary Plat.dwg
LAYOUT TAB: P301
DATE/TIME: 3/4/22 - 2022 - 2:05pm
PLOTTED BY: jeffrey

LEGEND: PROPOSED CONDITIONS

_____	=	RIGHT-OF-WAY LINE
S.S.E.	=	SANITARY SEWER EASEMENT
D.&U.E.	=	DRAINAGE, UTILITY AND SEWER EASEMENT
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B.S.L.	=	BUILDING SETBACK LINE
	=	ADA RAMP

NOTES:

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0109G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED. ALLEY STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OF WITH A 15' RADIUS.
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6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
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CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
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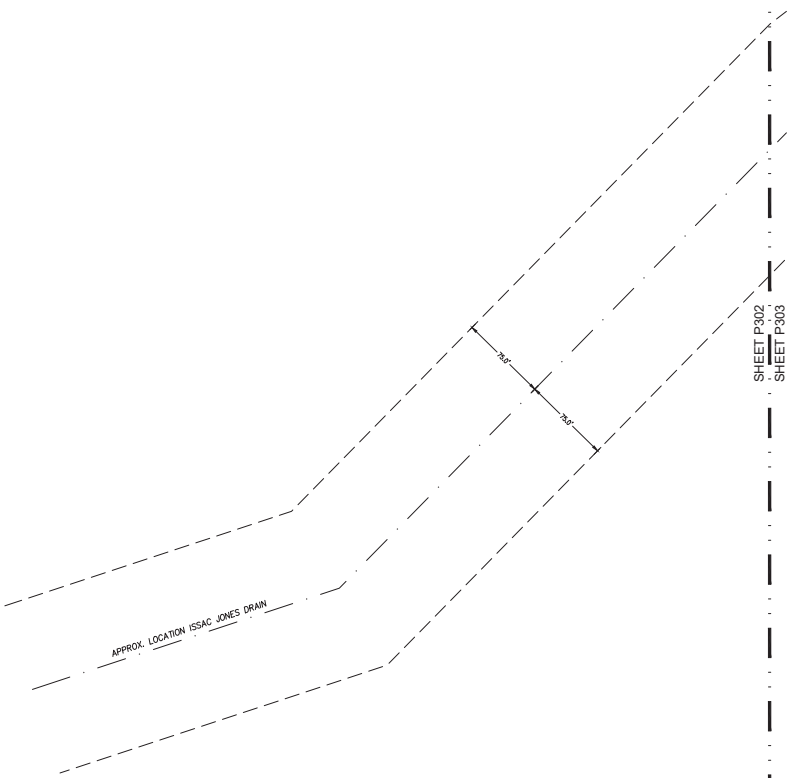

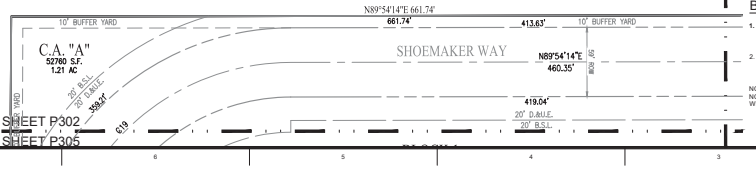

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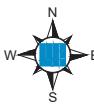

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PROJECT NO.	DESCRIPTION	BY
W20.0155	INITIAL SUBMITTAL	BK
	REVISED PLANS PER AGENCY COMMENTS	BK
	REVISED PLANS PER AGENCY COMMENTS	JEP

DRAWN BY:	BK
CHECKED BY:	JEP
DATE:	03-04-2022

HARVEST TRAIL OF WESTFIELD

612 EAST 191ST STREET, WESTFIELD, IN 46074

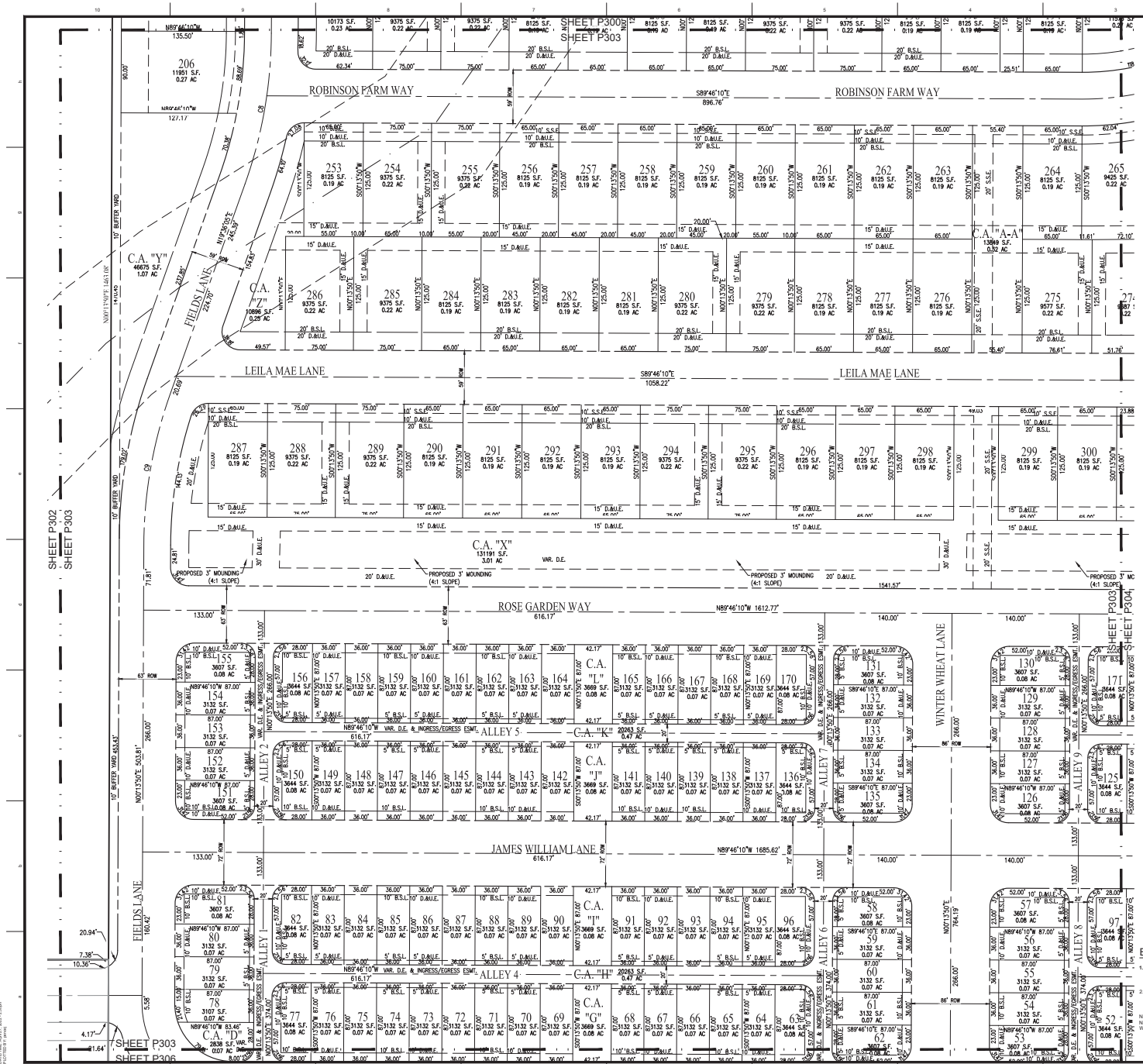
PRIMARY PLAT

Part of the NE1/4 of Section 23 (S19, R3E), Township 19 North, Range 3 East, WASHINGTON Township, HAMILTON County, Indiana

SHEET NO.
P302

PROJECT NO.
W20.0155

LOCATION: H:\2020\W20.0155\Engineering\Preliminary\Preliminary plat\P302 Primary Plat.dwg
LAST EDITED BY: JEP
LAST EDITED: Jul 27, 2022 - 2:00pm
PLOTTED BY: JEP
PLOTTED: Jul 27, 2022 - 2:00pm



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317 | 843 - 0546 fax
ALLAN R. WEIHE, P.E., L.S., FOUNDER

REVISIONS AND ISSUES	DATE	PREPARED FOR:	
REVISED PLAN PER AGENCY COMMENTS	10/25/2022	BS	
REVISED PLAN PER AGENCY COMMENTS	12/27/2022	JEP	
		PREPARED BY:	
		DESIGNED BY:	JEP
		DRAWN BY:	BS/MWG
		CHECKED BY:	JEP
		DATE:	10-04-2022

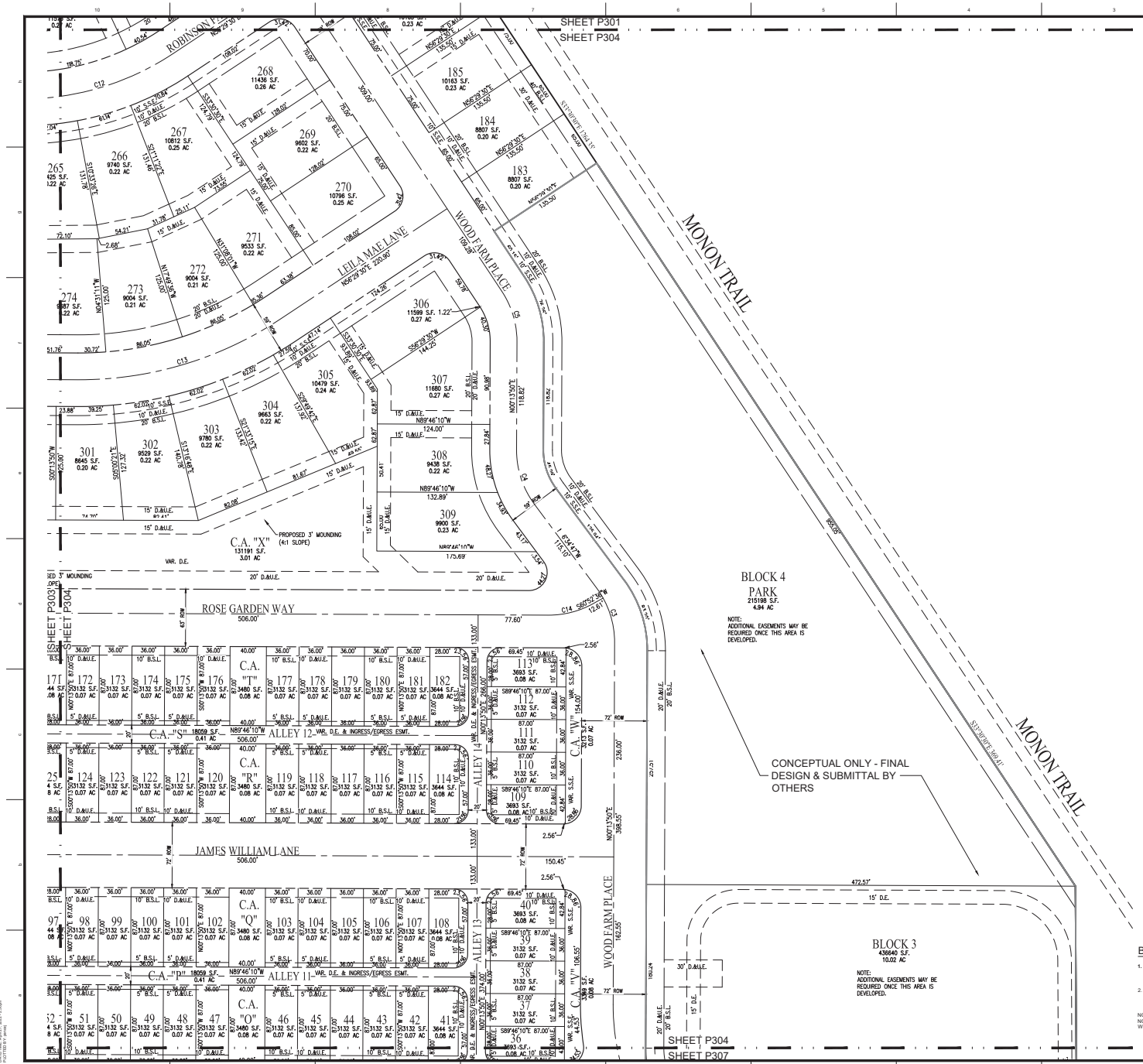
HARVEST TRAIL OF WESTFIELD

612 EAST 191ST STREET, WESTFIELD, IN 46074

PRIMARY PLAT

SHEET NO. P303

PROJECT NO. W20.0155



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11. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
12. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
13. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS
14. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
15. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
16. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
17. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
18. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P001.
19. ALL ALLEYS SHALL BE PRIVATE STREETS.
20. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	152.15'	300.00'	29°03'29"	N15°45'36"W	150.52'
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C5	58.89'	100.00'	33°44'20"	N16°38'20"W	58.04'
C6	113.91'	116.00'	56°15'40"	N61°38'20"W	109.38'
C7	182.21'	116.00'	90°00'00"	S45°13'50"W	164.05'
C8	169.04'	500.00'	19°22'15"	S09°54'58"W	168.24'
C9	169.04'	500.00'	19°22'15"	S09°54'58"W	168.24'
C10	157.08'	100.00'	90°00'00"	S44°46'10"E	141.42'
C11	37.73'	100.00'	21°36'54"	N79°25'23"E	37.50'
C12	176.66'	300.00'	33°44'20"	N73°21'40"E	174.12'
C13	235.54'	400.00'	33°44'20"	N73°21'40"E	232.15'
C14	51.23'	100.00'	29°21'14"	N75°33'13"E	50.67'
C15	39.27'	25.00'	90°00'00"	S44°46'10"E	35.36'
C16	39.27'	25.00'	90°00'00"	N45°13'50"E	35.36'
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C20	125.09'	150.00'	47°46'49"	S24°06'51"W	121.50'
C21	125.09'	150.00'	47°46'49"	S24°06'51"W	121.50'

BUFFER YARD REQUIREMENTS:

1. **10' TYPE A** - 3 SHADE TREES, 10 EVERGREEN TREES, 20 SHRUBS PER 200 L.F. (NO MOUNDING OR FENCE REQUIRED)
2. **40' TYPE B** - 4 SHADE TREES, 4 EVERGREEN TREES, 10 SHRUBS PER 100 L.F. 4' TALL MOUND REQUIRED FOR AT LEAST 60% OF THE LENGTH OF THE SHARED LOT.

NOTE:
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N
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SCALE: 1" = 50'
0 25 50 100

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PER INDIANA STATE LAW IC 8-1-26, EXCAVATOR MUST CONTACT UTILITIES AT LEAST TWO BUT NOT MORE THAN TEN WORKING DAYS BEFORE COMMENCING WORK.

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317 | 843 - 0546 fax
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DATE	DESCRIPTION
10.03.2022	PRELIMINARY PLAT SUBMITTAL
10.27.2022	REVISED PLAN PER AGENCY COMMENTS
12.01.2022	REVISED PLAN PER AGENCY COMMENTS
01.04.2023	REVISED PLAN PER AGENCY COMMENTS

PREPARED BY: DAVID WARE
CHECKED BY: ALLAN WEIHE, P.E.
SCB/DWG
DRAWN BY: DAVID WARE
CHECKED BY: JEP
DATE: 10.04.2022

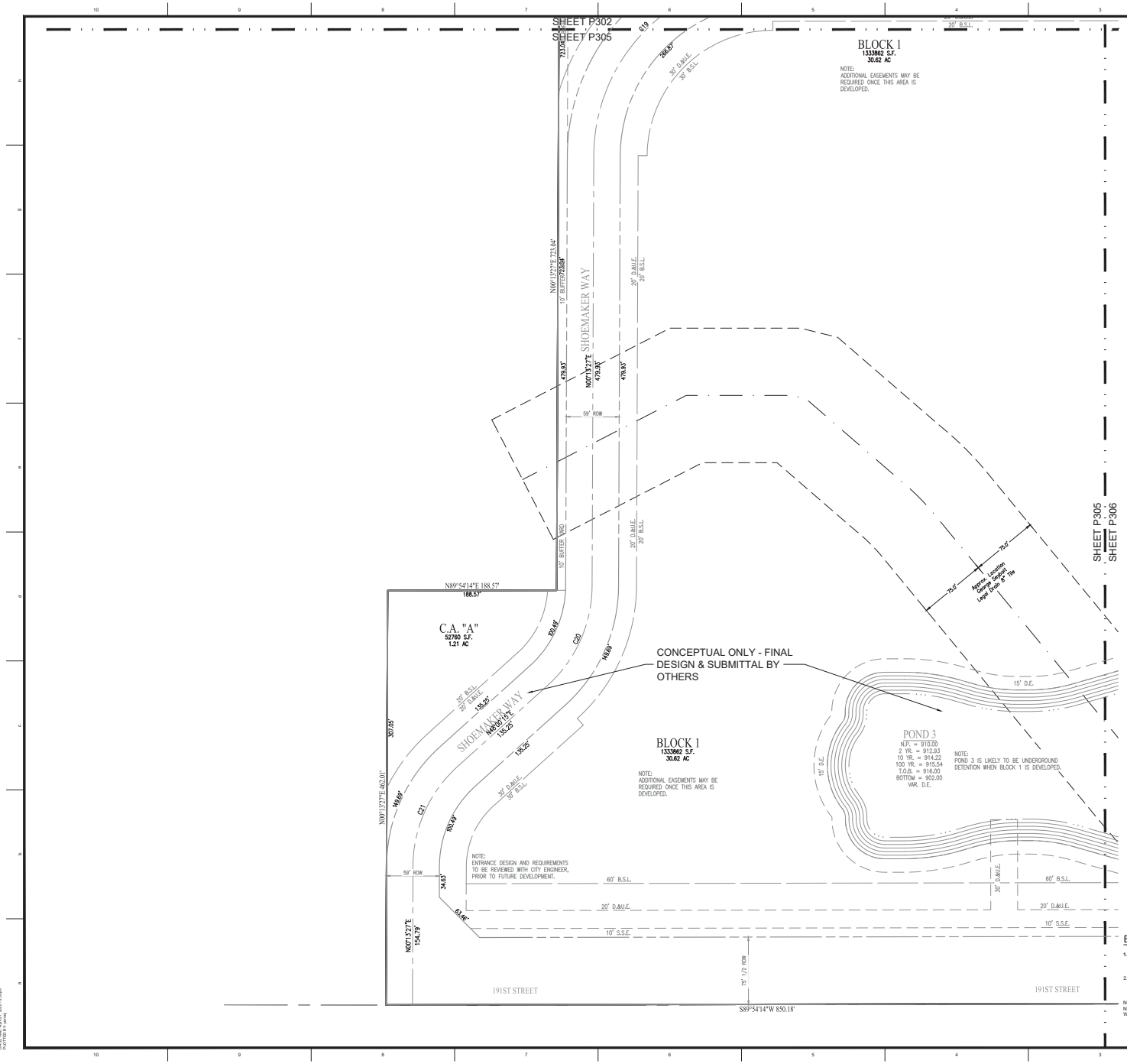
HARVEST TRAIL OF WESTFIELD

612 EAST 191ST STREET, WESTFIELD, IN 46074

PRIMARY PLAT

SHEET NO. P304

PROJECT NO. W20.0155



LEGEND: PROPOSED CONDITIONS

———	=	RIGHT-OF-WAY LINE
S.S.E.	=	SANITARY SEWER EASEMENT
D.&U.E.	=	DRAINAGE, UTILITY AND SEWER EASEMENT
P.O.B.	=	POINT OF BEGINNING
AC	=	ACRE
SF	=	SQUARE FOOT
EX.	=	EXISTING
V.W.	=	VARIABLE WIDTH
ROW	=	RIGHT-OF-WAY
B.S.L.	=	BUILDING SETBACK LINE
	=	ADA RAMP

NOTES:

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0109G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED. ALLEY STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OF WITH A 15' RADIUS.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED. ALLEY STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 15'.
5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
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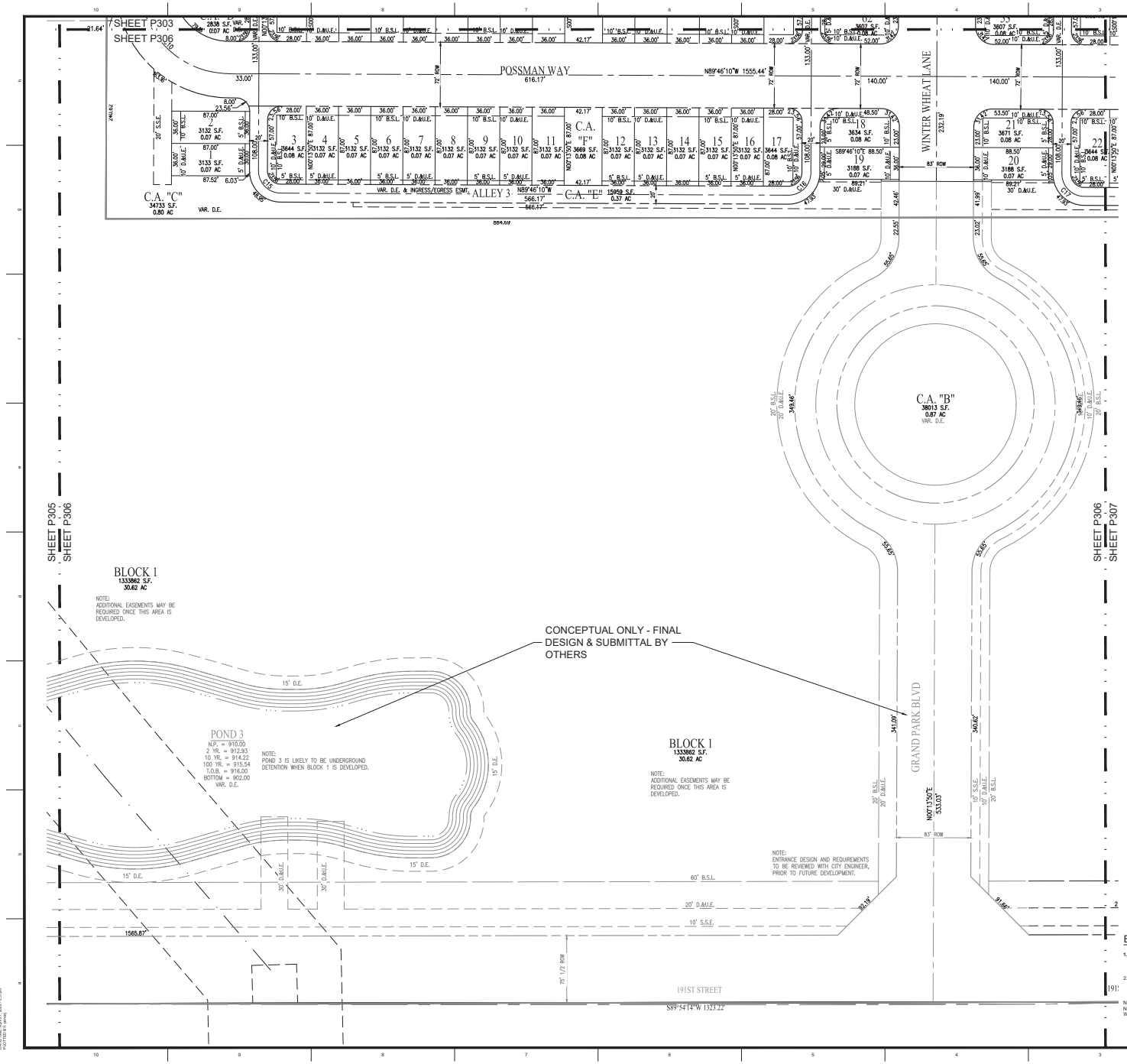
Building Relationships

DATE	ISSUE/REVISION	BY
10.03.2022	PRELIMINARY PLAT SUBMITTAL	JEP
10.27.2022	REVISED PLAN PER AGENCY COMMENTS	BLK
12.07.2022	REVISED PLAN PER AGENCY COMMENTS	JEP

PROJECT NO: W20.0155
DRAWN BY: BLK
CHECKED BY: JEP
DATE: 10.04.2022

HARVEST TRAIL OF WESTFIELD
612 EAST 191ST STREET, WESTFIELD, IN 46074
PRIMARY PLAT
Part of the NE1/4 of Section 23, T.19 N., R.3 E., Hamilton, IN Parcels, Plat Book 2, Page 3, Plat Book 2, Page 4, Plat Book 2, Page 5, Plat Book 2, Page 6, Plat Book 2, Page 7, Plat Book 2, Page 8, Plat Book 2, Page 9, Plat Book 2, Page 10, Plat Book 2, Page



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3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED. ALLEY STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OF WITH A 15' RADIUS.
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PROJECT NO.	DATE
W20.0155	03-04-2022

REVISIONS AND ISSUES	DATE	BY
REVISED PLAN PER AGENCY COMMENTS	05/25/2022	JEP
REVISED PLAN PER AGENCY COMMENTS	06/27/2022	JEP

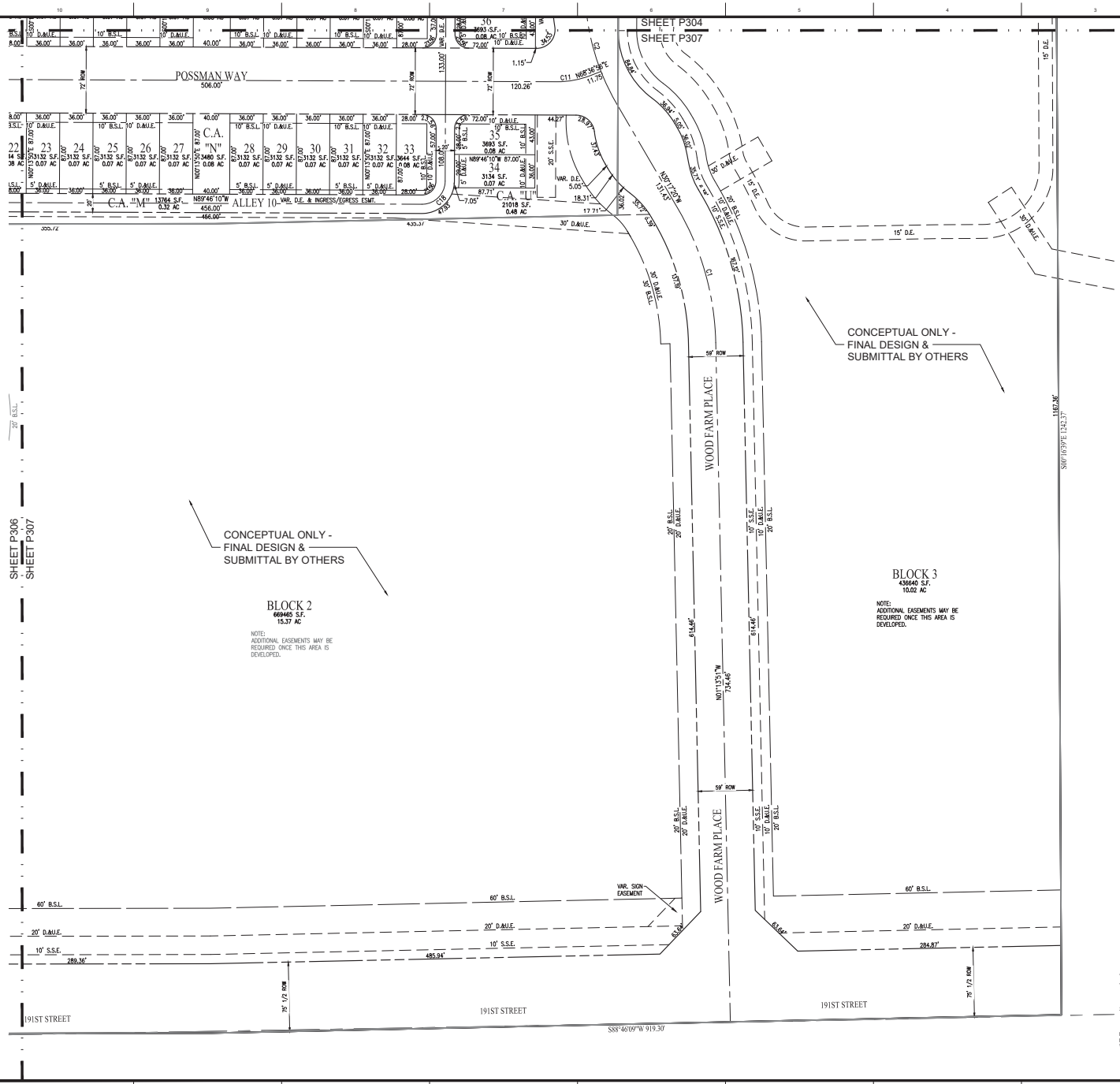
PROJECT NO: W20.0155
DWG NAME: P306 PRIMARY PLAT.dwg
SCALE: AS SHOWN
DRAWING VERSION: 4
CHECKED BY: JEP
DATE: 03-04-2022

HARVEST TRAIL OF WESTFIELD
612 EAST 191ST STREET, WESTFIELD, IN 46074
PRIMARY PLAT
Part of the E1/2 of Section 23, the E1/2 of Section 26, Township 19 North, Range 3 East, WASHINGTON Township, HAMILTON County, Indiana

SHEET NO.
P306

PROJECT NO.
W20.0155

LOGIN: TCH 03/29/2022 - 10:05:00
LAYOUT: P306 PRIMARY PLAT
DATE/TIME: 3/4/22 - 03/22 - 2:01pm
PLOTTED BY: TCH
PLOTTED: 3/29/2022



LEGEND: PROPOSED CONDITIONS

———	=	RIGHT-OF-WAY LINE
S.S.E.	=	SANITARY SEWER EASEMENT
D.A.U.E.	=	DRAINAGE, UTILITY AND SEWER EASEMENT
P.O.B.	=	POINT OF BEGINNING
AC	=	ACRE
SF	=	SQUARE FOOT
EX.	=	EXISTING
V.W.	=	VARIABLE WIDTH
ROW	=	RIGHT-OF-WAY
B.S.L.	=	BUILDING SETBACK LINE
	=	ADA RAMP

NOTES:

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0109G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
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CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	152.15'	300.00'	29°03'29"	N15°45'36"W	150.52'
C2	133.17'	250.00'	30°31'10"	N15°01'45"W	131.60'
C3	64.25'	100.00'	36°48'37"	N18°10'29"W	63.15'
C4	64.25'	100.00'	36°48'37"	N18°10'29"W	63.15'
C5	58.89'	100.00'	33°44'20"	N16°38'20"W	58.04'
C6	113.91'	116.00'	56°15'40"	N61°38'20"W	109.38'
C7	182.21'	116.00'	90°00'00"	S45°13'50"W	164.05'
C8	169.04'	500.00'	19°22'15"	S09°54'58"W	168.24'
C9	169.04'	500.00'	19°22'15"	S09°54'58"W	168.24'
C10	157.08'	100.00'	90°00'00"	S44°46'10"E	141.42'
C11	37.73'	100.00'	21°36'54"	N79°25'23"E	37.50'
C12	176.66'	300.00'	33°44'20"	N73°21'40"E	174.12'
C13	235.54'	400.00'	33°44'20"	N73°21'40"E	232.15'
C14	51.23'	100.00'	29°21'14"	N75°33'13"E	50.67'
C15	39.27'	25.00'	90°00'00"	S44°46'10"E	35.36'
C16	39.27'	25.00'	90°00'00"	N45°13'50"E	35.36'
C17	39.27'	25.00'	90°00'00"	N44°46'10"W	35.36'
C18	39.27'	25.00'	90°00'00"	S45°13'50"W	35.36'
C19	313.04'	200.00'	89°40'47"	N45°03'50"E	282.05'
C20	125.09'	150.00'	47°46'49"	S24°06'51"W	121.50'
C21	125.09'	150.00'	47°46'49"	S24°06'51"W	121.50'

BUFFER YARD REQUIREMENTS:

1. **10' TYPE A** - 3 SHADE TREES, 10 EVERGREEN TREES, 20 SHRUBS PER 200 L.F. (NO MOUNDING OR FENCE REQUIRED).
2. **40' TYPE B** - 4 SHADE TREES, 4 EVERGREEN TREES, 10 SHRUBS PER 100 L.F. 4' TALL MOUND REQUIRED FOR AT LEAST 60% OF THE LENGTH OF THE SHARED LOT.

NOTE:
NO BUILDINGS, STRUCTURES OR DRIVEWAYS ARE ALLOWED WITHIN THE BUFFER YARDS.

N
W E
S

SCALE: 1" = 50'
0 25 50 100

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Indianapolis, Indiana 46280
weihe.net
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800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN R. WEIHE, P.E., L.S. - FOUNDER

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DATE	ISSUED/REVISED
03.04.2022	PRELIMINARY PLAT
04.07.2022	REVISED PLAN/REFER AGENCY COMMENTS
05.05.2022	REVISED PLAN/REFER AGENCY COMMENTS

PROJECT NO: W20.0155
DRAWN BY: TWH
CHECKED BY: JBP
SCALE: 1" = 50'
SHEET NO: P307
DATE: 03.04.2022

HARVEST TRAIL OF WESTFIELD

612 EAST 191ST STREET, WESTFIELD, IN 46074

PRIMARY PLAT

Part of the East Half of Section 23 Zone 06, Township 18 North, Range 3 East, WASHINGTON Township, HAMILTON County, Indiana

SHEET NO. P307

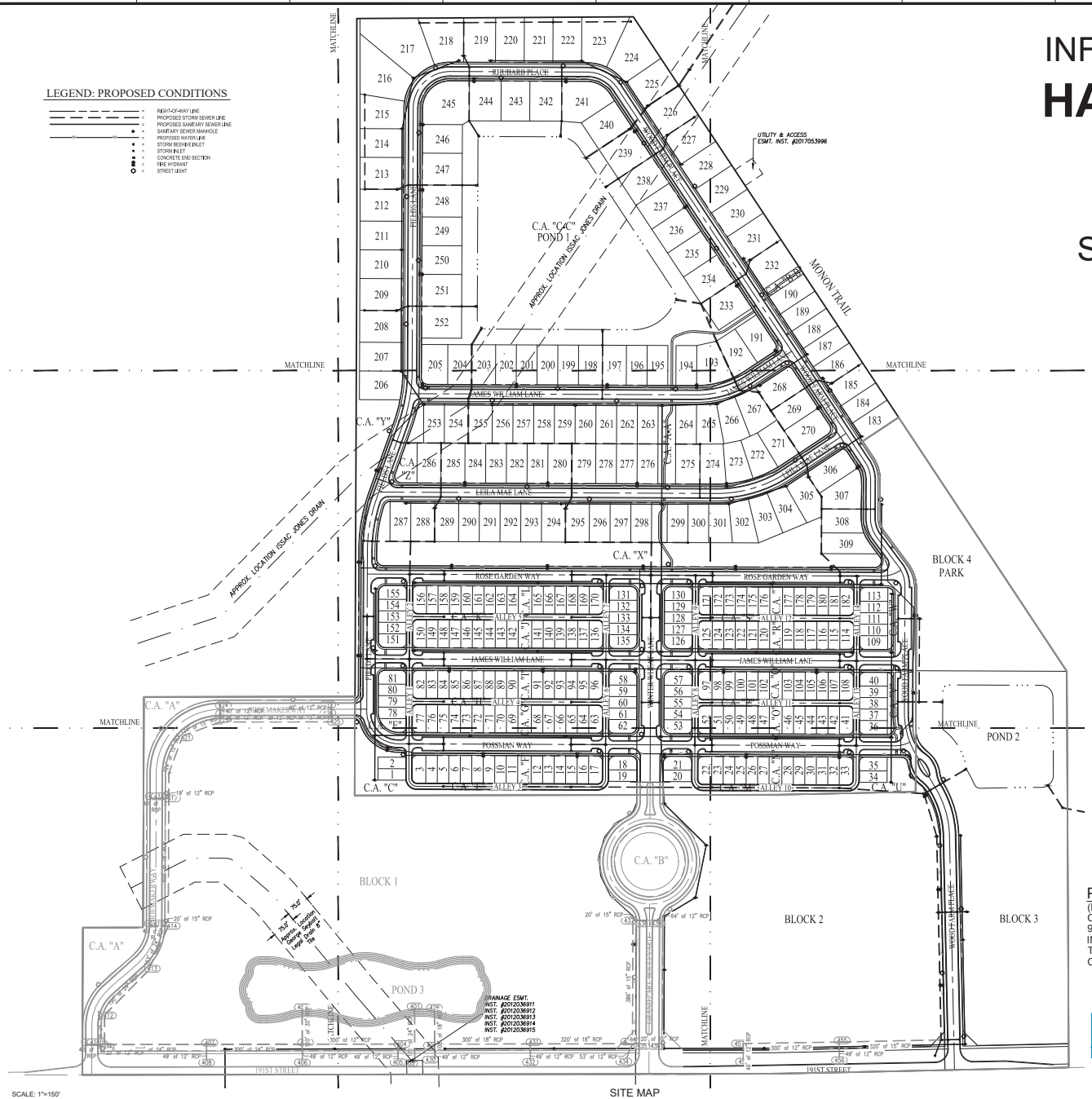
PROJECT NO. W20.0155

LOCATION: N:\2020\W20.0155\CAD\Engineering\preliminary plat\P307-Primary Plat.dwg
LAYOUT: P307
LAST SAVED: Jul 27, 2022 - 2:01pm
PLOTTED: Jul 27, 2022 - 2:01pm
PLOTTED BY: tomw

INFRASTRUCTURE EXHIBIT

HARVEST TRAIL OF WESTFIELD

NORTH SIDE OF 191 STREET, WEST OF AND ADJACENT TO THE MONON TRAIL — WESTFIELD, IN 46074



PLANS PREPARED FOR
(RESIDENTIAL PORTION)
CND-WOOD ROBINSON, LLC
9310 MERIDIAN STREET, SUITE 100
INDIANAPOLIS, INDIANA 46260
TELEPHONE: (317) 582-2431
CONTACT PERSON: ED FREEMAN

PLANS PREPARED FOR
(COMMERCIAL PORTION)
191ST LAND ACQUISITION LLC
555 E. MAIN ST.
WESTFIELD, INDIANA 46074
TELEPHONE: (317) 979-0538
CONTACT PERSON: R. BIRCH DALTON

PLANS PREPARED BY
WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: JIM PENCE
EMAIL: PENCEJ@WEIHE.NET

SCALE: 1" = 150'
0 75 150 300

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PROJECT NO.	DATE	BY
W20.0155	03-04-2022	JEP

REVISIONS AND ISSUE	DATE	BY
REVISED PLANS PER AGENCY COMMENTS	03/25/2022	SLS
REVISED PLANS PER AGENCY COMMENTS	06/27/2022	JEP

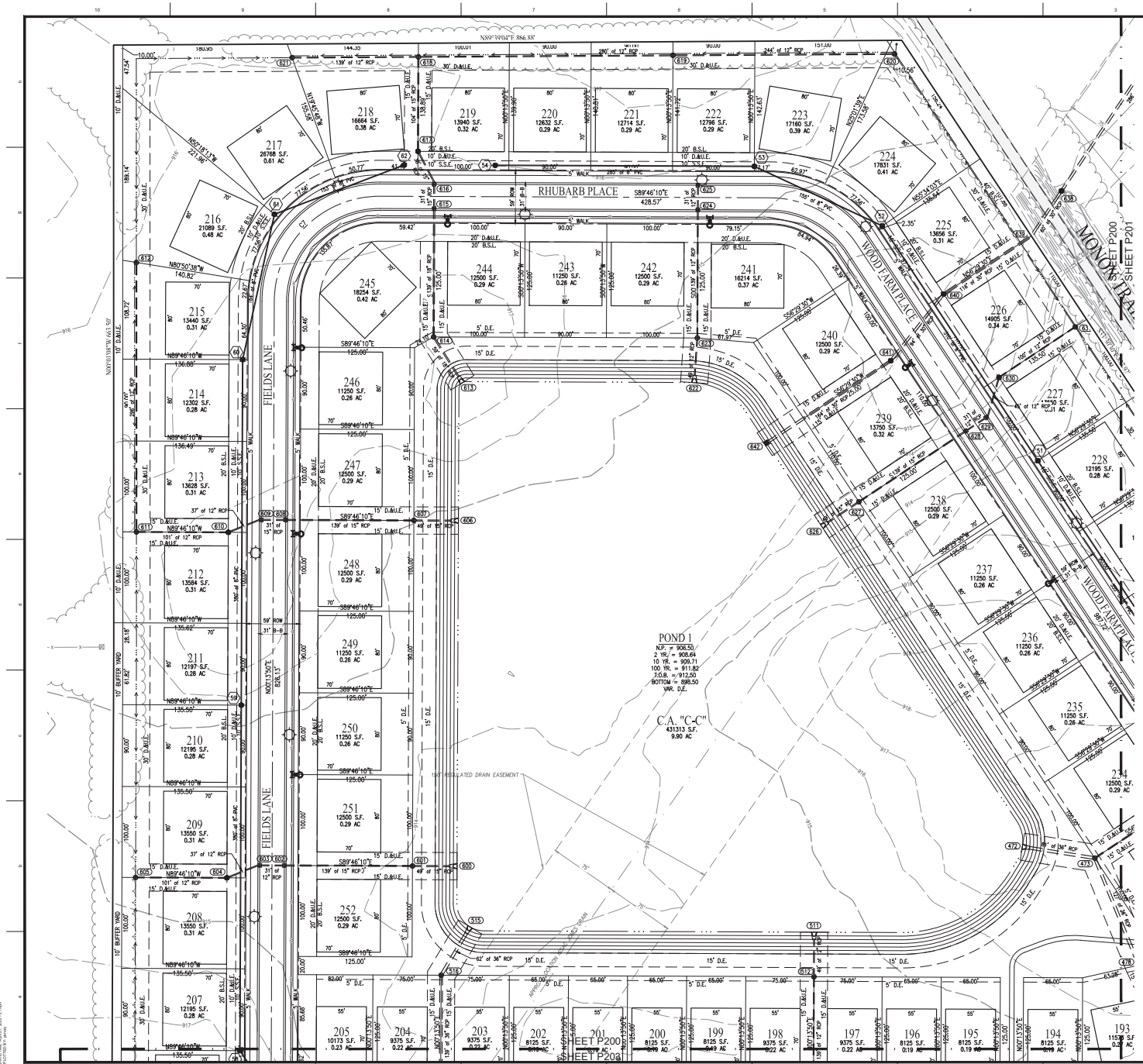
DRAWN BY	CHECKED BY
SLS/WMG	JEP
SLS/WMG	
MEM/WMG	

HARVEST TRAIL OF WESTFIELD
612 EAST 191ST STREET, WESTFIELD, IN 46074

INFRASTRUCTURE EXHIBIT

SHEET NO. P100

PROJECT NO. W20.0155



LEGEND: PROPOSED CONDITIONS

- RIGHT-OF-WAY LINE
- PROPOSED STORM SEWER LINE
- SWALE
- PROPOSED SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
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weihe.net
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800 | 452 - 6408
317 | 843 - 0546 fax
ALAN H. WEIHE, P.E., L.S., FOUNDER

DESCRIPTION OF ISSUE	DATE	BY
REVISED PLAN PER AGENCY COMMENTS	10/25/2022	JEP
REVISED PLAN PER AGENCY COMMENTS	10/27/2022	JEP

PREPARED FOR: NEXTHOME
OWN'S NAME: ADDRESS: CITY, STATE, ZIP:
DESIGNED BY: SCS/WAG
DRAWN BY: KEN/WAG
CHECKED BY: JEP
DATE: 10-04-2022

HARVEST TRAIL OF WESTFIELD
612 EAST 191ST STREET, WESTFIELD, IN 46074
OVERALL DEVELOPMENT PLAN
Part of the NW1/4 Section 26, T19N, R3E, 2nd PM of Washington Township, HAMILTON County, Indiana

SHEET NO. P200
PROJECT NO. W20.0155

LOCATION: N:\2020\W20.0155\Engineering\preliminary\preliminary.dwg MODIFIED: 10/27/2022 - 2:10pm PLOTTED: 10/27/2022 - 2:10pm PLOTTED BY: Wang

LEGEND: PROPOSED CONDITIONS

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- SWALE
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- SANITARY SEWER MANHOLE
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10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax
ALAN N. WEIHE, P.E., L.S., FOUNDER

REVISIONS AND ISSUES	DATE	BY
REVISED PLAN/PER AGENCY COMMENTS	03/25/2022	BLK
REVISED PLANS PER AGENCY COMMENTS	06/27/2022	JEP

PREPARED FOR: NEXTHOME
PREPARED BY: SCS/WAG
DRAWN BY: KEN/WAG
CHECKED BY: JEP
DATE: 02-04-2022

HARVEST TRAIL OF WESTFIELD

612 EAST 191ST STREET, WESTFIELD, IN 46074

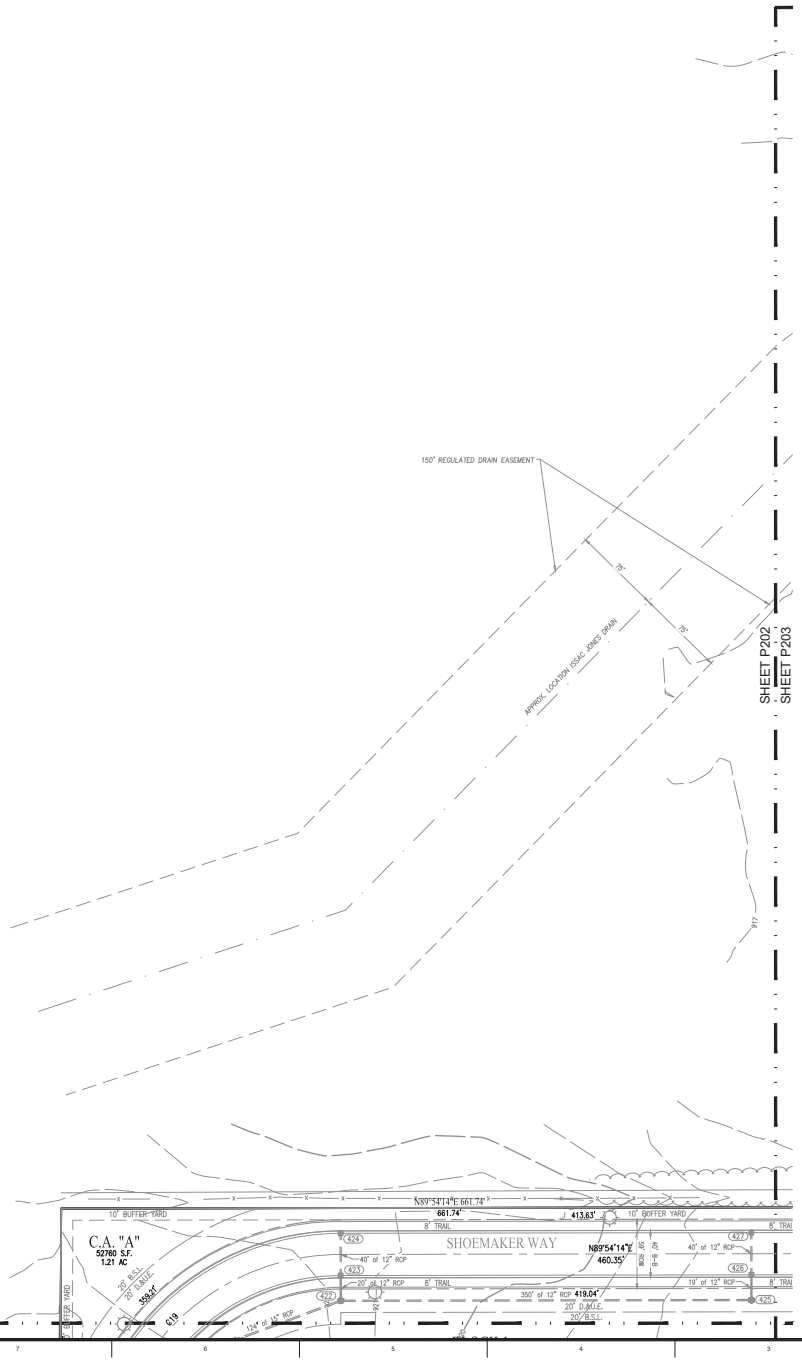
OVERALL DEVELOPMENT PLAN

Part of the NW1/4 Section 23 T19N, R3E, Washington Township, HAMILTON County, Indiana

SHEET NO.
P201

PROJECT NO.
W20.0155

LOCATION: N:\2020\W20.0155\Engineering\preliminary\preliminary.pat P200 Overall Development Planning
LAYOUT TAB: P201
DATE/TIME: 6/4/22 - 10:22 - 2:20pm
PLOTTED BY: jeffp



LEGEND: PROPOSED CONDITIONS

- = RIGHT-OF-WAY LINE
- = PROPOSED STORM SEWER LINE
- = SWALE
- = PROPOSED SANITARY SEWER LINE
- = SANITARY SEWER MANHOLE
- = PROPOSED WATER LINE
- = STORM BEEHIVE INLET
- = STORM INLET
- D.E. = DRAINAGE EASEMENT
- S.S.E. = SANITARY SEWER EASEMENT
- D.&U.E. = DRAINAGE, UTILITY AND SEWER EASEMENT
- = CONCRETE END SECTION
- ROW = RIGHT-OF-WAY
- B-B = BACK OF CURB
- = PAD
- B.S.L. = BUILDING SETBACK LINE
- = ADA RAMP
- = FIRE HYDRANT
- = STREET LIGHT

LEGEND: EXISTING CONDITIONS

- = EXISTING STORM SEWER LINE
- = EXISTING ROUND INLET
- = EXISTING SANITARY SEWER LINE
- = EXISTING SANITARY SEWER MANHOLE
- = INDEX CONTOUR
- = INTERMEDIATE CONTOUR
- = UNDERGROUND GAS
- = EXISTING WATER LINE
- = EXISTING FIRE HYDRANT
- = EXISTING WATER VALVE
- = EXISTING UNDERGROUND FIBER OPTIC CABLE
- OHU = MIXED OR UNIDENTIFIED OVERHEARD UTILITY
- = UTILITY POLE
- = BOARD FENCE
- = FARM FENCE
- = SPOT ELEVATION (GROUND)
- = SPOT ELEVATION (HARD SURFACE)
- = GAS PIPELINE MARKER
- = COMMUNICATIONS JUNCTION BOX
- = FIBER OPTIC MARKER

NOTES:

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0109G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED. ALLEY STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OF WITH A 15' RADIUS.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED. ALLEY STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 15'.
5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
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N
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PREPARED FOR:	DATE:
NEXTHOME	03.04.2022

REVISIONS AND ISSUES	DATE	BY
REVISED PLAN/REFER AGENCY COMMENTS	05/25/2022	SLK
REVISED PLAN/REFER AGENCY COMMENTS	06/27/2022	JEP

DRAWN BY:	CHECKED BY:
DWS/HAKE	NEXTHOME
SCS/WAG	Easement Lines
SAW/WAG	
KEW/WAG	

APPROVED BY: JEP

HARVEST TRAIL OF WESTFIELD

612 EAST 191ST STREET, WESTFIELD, IN 46074

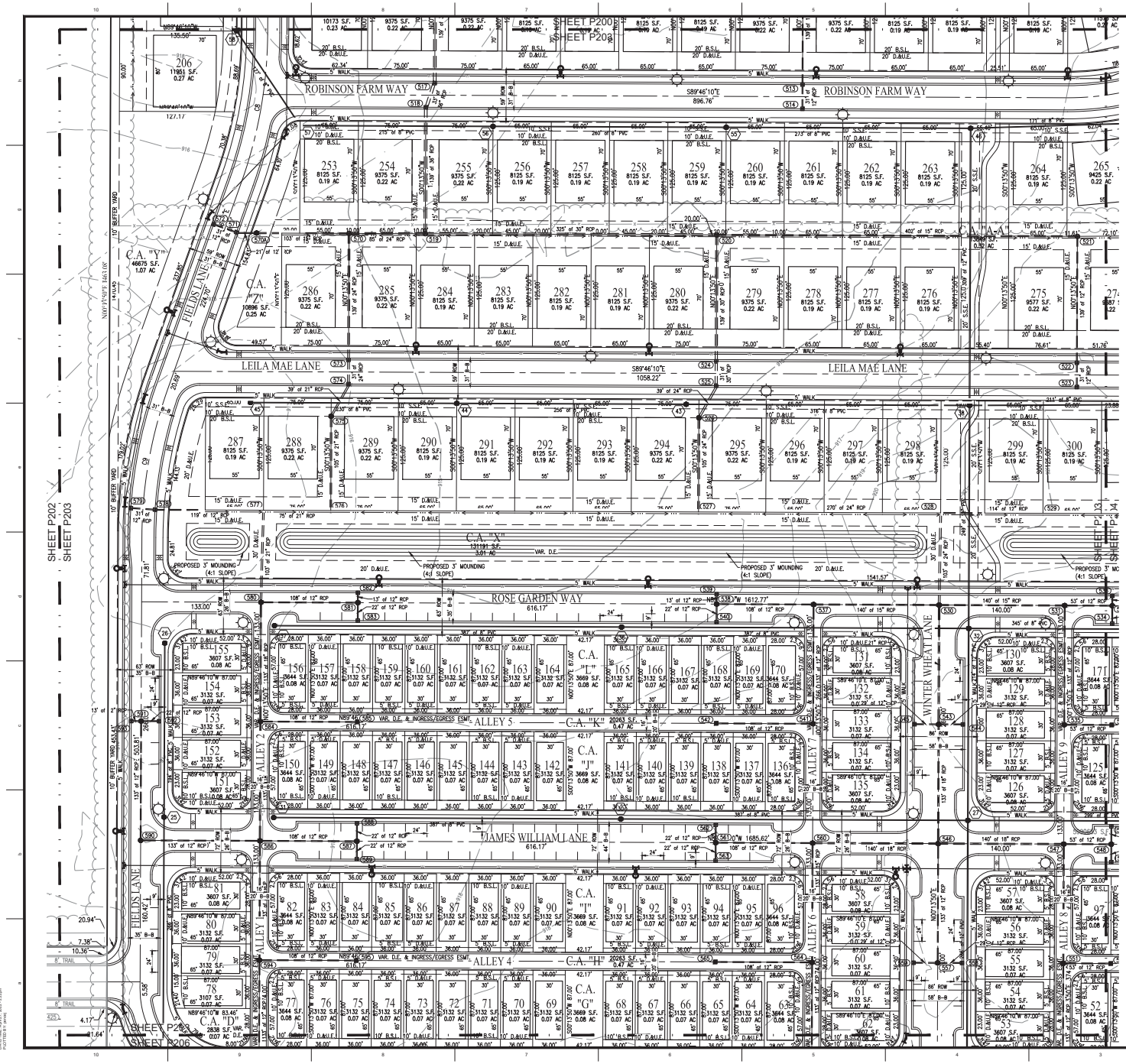
OVERALL DEVELOPMENT PLAN

Part of the NE1/4 Section 23 T19N, R3E, 2nd PM Delaware Township, HAMILTON County, Indiana

SHEET NO.
P202

PROJECT NO.
W20.0155

LOCATION: N:\2020\W20.0155\Engineering\preliminary set\P202 Overall Development Plan.dwg
LAST SAVED: Jun 27, 2022 - 2:21pm
LAST SAVE BY: jeffp
PLOTTED: Jun 27, 2022 - 2:21pm



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REVISIONS AND ISSUES	DATE	BY
REVISED PLAN PER AGENCY COMMENTS	10/23/2020	BLK
REVISED PLAN PER AGENCY COMMENTS	12/07/2020	JBP

PRELIMINARY NOT FOR CONSTRUCTION
DRAWN BY: DAN HAAS
CHECKED BY: BLK, MARCH 2020 (Updated) BLK
SCSWAG
SWAG
CHECKED BY: JBP
DATE: 02-04-2022

HARVEST TRAIL OF WESTFIELD

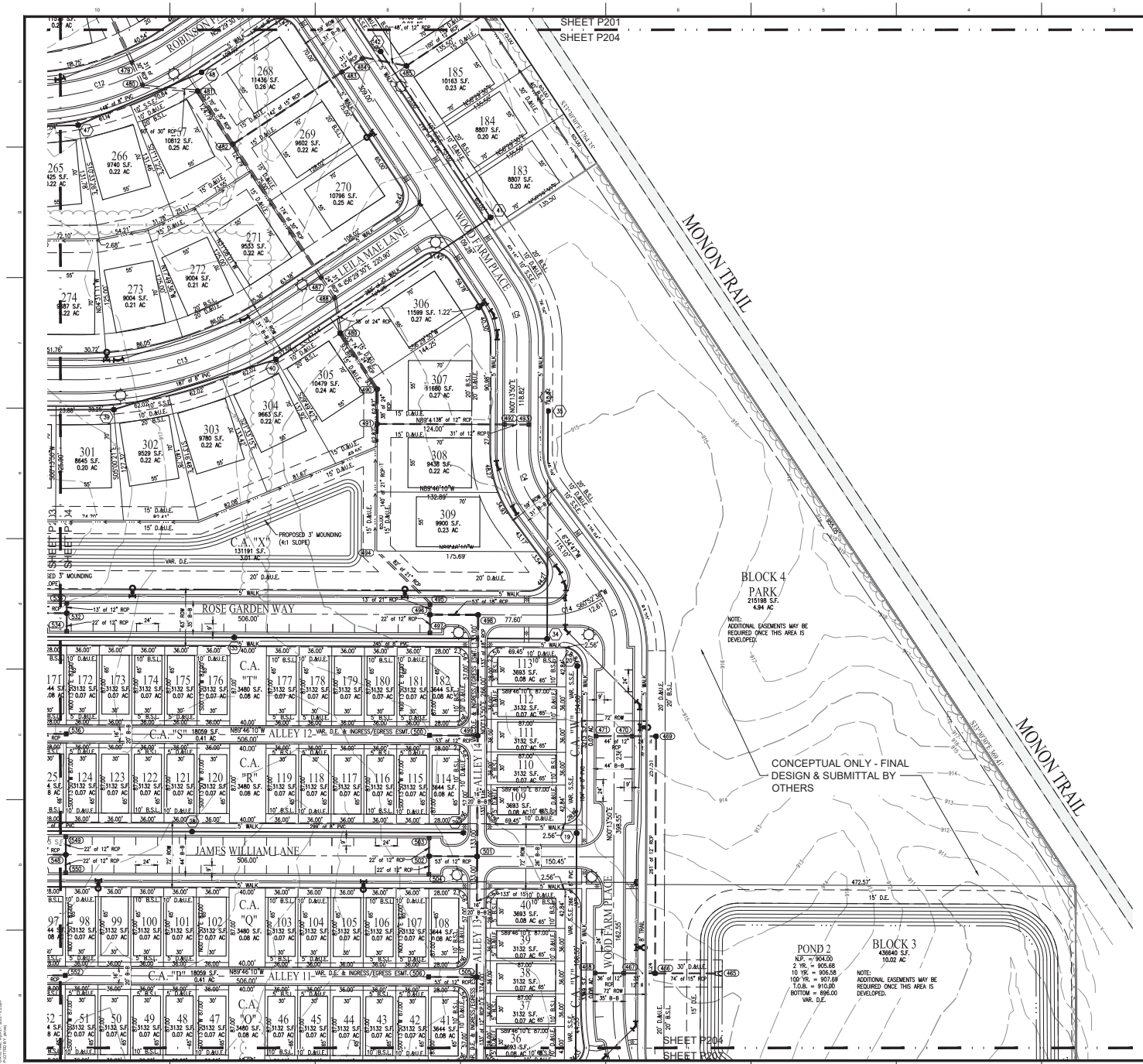
612 EAST 191ST STREET, WESTFIELD, IN 46074

OVERALL DEVELOPMENT PLAN

SHEET NO.
P203

PROJECT NO.
W20.0155

LOCATION: N:\2020\W20.0155\Engineering\preliminary\preliminary.pat
LAYOUT TAB: P-203
DATE: Feb 04, 2022 - 2:22pm
PLOTTED BY: dhaas



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DESCRIPTION OF ISSUE	DATE	BY
REVISED PLAN PER AGENCY COMMENTS	10/21/2022	JEP
REVISED PLAN PER AGENCY COMMENTS	12/07/2022	JEP

PREPARED BY: DAN HAAS, PE, CPESC
CHECKED BY: JEP
DATE: 02-04-2022

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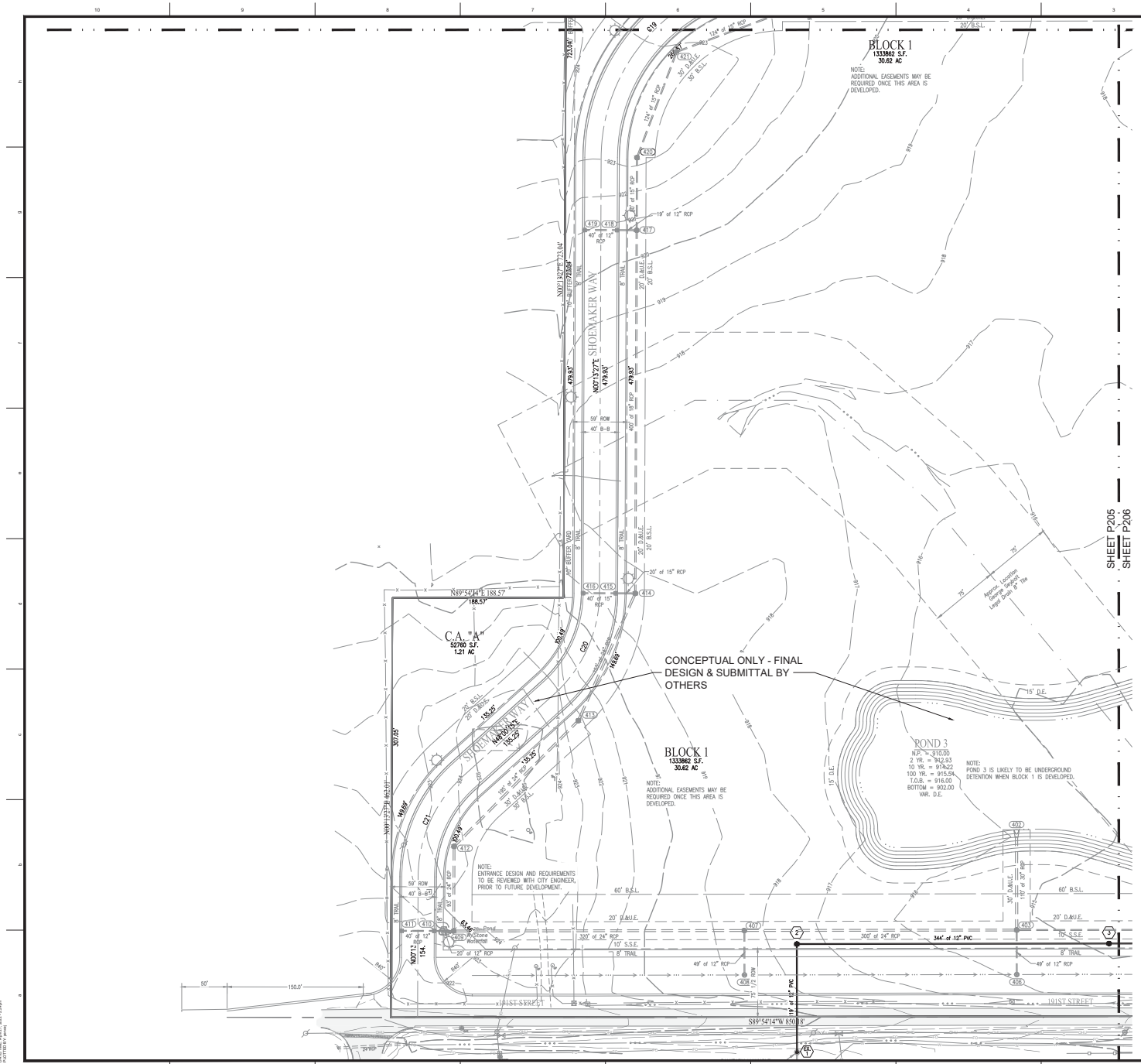
HARVEST TRAIL OF WESTFIELD

612 EAST 191ST STREET, WESTFIELD, IN 46074

OVERALL DEVELOPMENT PLAN

SHEET NO.
P204

PROJECT NO.
W20.0155



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- FIBER OPTIC MARKER

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2. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED. ALLEY STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OF WITH A 15' RADIUS.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED. ALLEY STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 15'.
5. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
6. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
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8. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 59' UNLESS OTHERWISE NOTED. SEE SHEET P209 FOR ADDITIONAL CROSS SECTIONS.
9. ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED. SEE SHEET P209 FOR ADDITIONAL CROSS SECTIONS.
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317 | 843 - 0546 fax
ALAN H. WEIHE, P.E., L.S., FOUNDER

DESCRIPTION OF ISSUE	DATE	BY
REVISED PLAN PER AGENCY COMMENTS	03/25/2022	BLK
REVISED PLAN PER AGENCY COMMENTS	06/27/2022	JEP

PRELIMINARY NOT FOR CONSTRUCTION
DRAWN BY: DAVID WARE
CHECKED BY: SCS/DWG
SAWMARK: AS/DWG
APPROVED BY: JEP
DATE: 03-04-2022

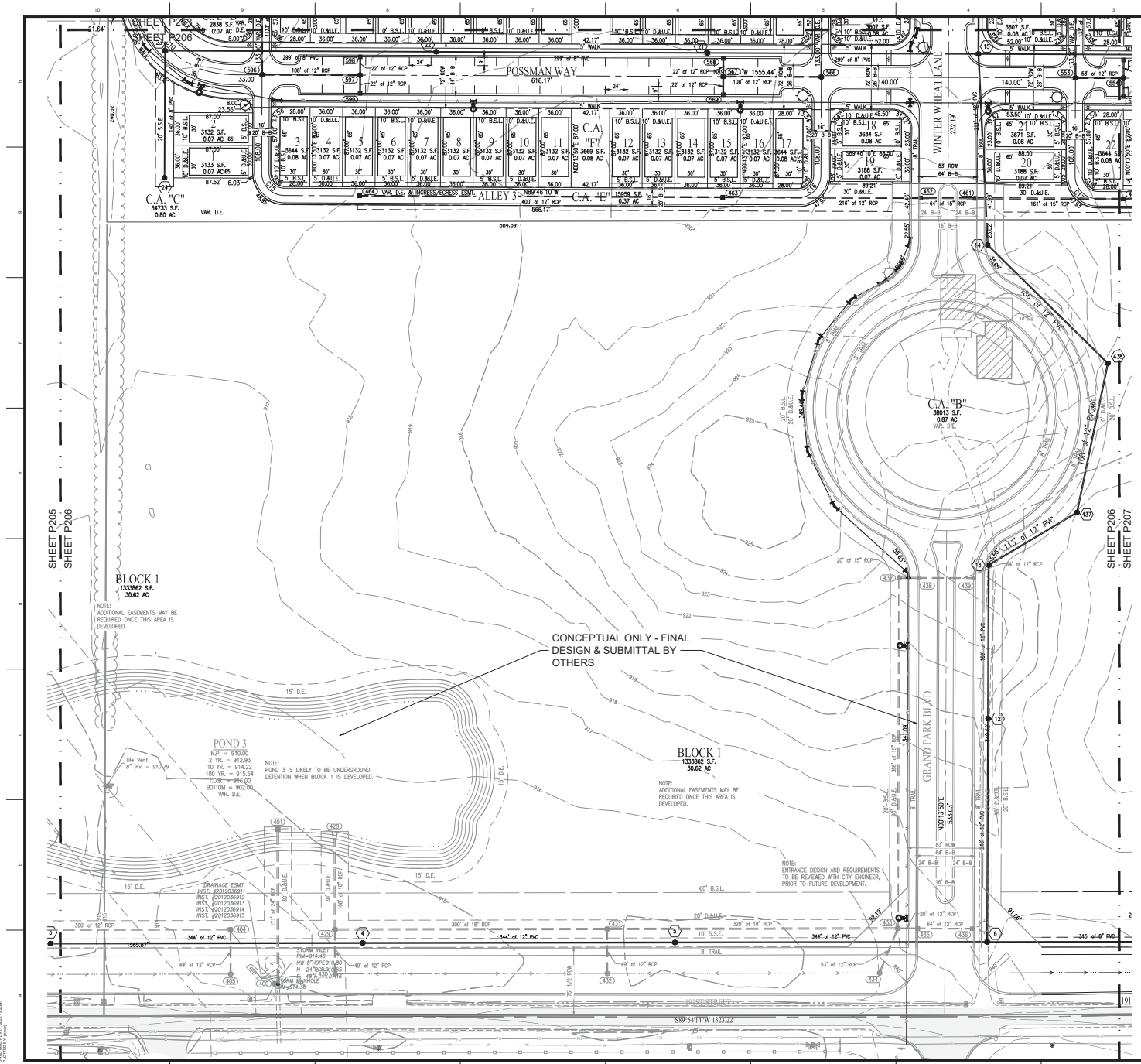
HARVEST TRAIL OF WESTFIELD

612 EAST 191ST STREET, WESTFIELD, IN 46074

OVERALL DEVELOPMENT PLAN

SHEET NO. P205

PROJECT NO. W20.0155



LEGEND: PROPOSED CONDITIONS

- RIGHT-OF-WAY LINE
- PROPOSED STORM SEWER LINE
- SWALE
- PROPOSED SANITARY SEWER LINE
- SANITARY SEWER MANHOLE
- PROPOSED WATER LINE
- STORM BEEHIVE INLET
- STORM INLET
- D.E. DRAINAGE EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- D.A.U.E. DRAINAGE, UTILITY AND SEWER EASEMENT
- CONCRETE END SECTION
- ROW RIGHT-OF-WAY
- B-B BACK OF CURB
- PAD
- B.S.L. BUILDING SETBACK LINE
- ADA RAMP
- FIRE HYDRANT
- STREET LIGHT

LEGEND: EXISTING CONDITIONS

- EXISTING STORM SEWER LINE
- EXISTING ROUND INLET
- EXISTING SANITARY SEWER LINE
- EXISTING SANITARY SEWER MANHOLE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- UNDERGROUND GAS
- EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING UNDERGROUND FIBER OPTIC CABLE
- MIXED OR UNIDENTIFIED OVERHEARD UTILITY
- UTILITY POLE
- BOARD FENCE
- FARM FENCE
- SPOT ELEVATION (GROUND)
- SPOT ELEVATION (HARD SURFACE)
- GAS PIPELINE MARKER
- COMMUNICATIONS JUNCTION BOX
- FIBER OPTIC MARKER

NOTES:

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0109G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
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N
W E
S

SCALE: 1" = 50'
0 25 50 100

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317 | 843 - 0546 fax
ALLAN N. WEIHE, P.E., L.S., FOUNDER

REVISIONS AND ISSUES	DATE	BY
REVISED PLAN PER AGENCY COMMENTS	10/20/2020	BJP
REVISED PLAN PER AGENCY COMMENTS	06/27/2020	JBP

PREPARED FOR: DAN HAKE, HARVEST TRAIL DEVELOPMENT, LLC
PREPARED BY: SCS/WAG, SAW/WAG, JBP
CHECKED BY: JBP
DATE: 02-04-2022

HARVEST TRAIL OF WESTFIELD

612 EAST 191ST STREET, WESTFIELD, IN 46074

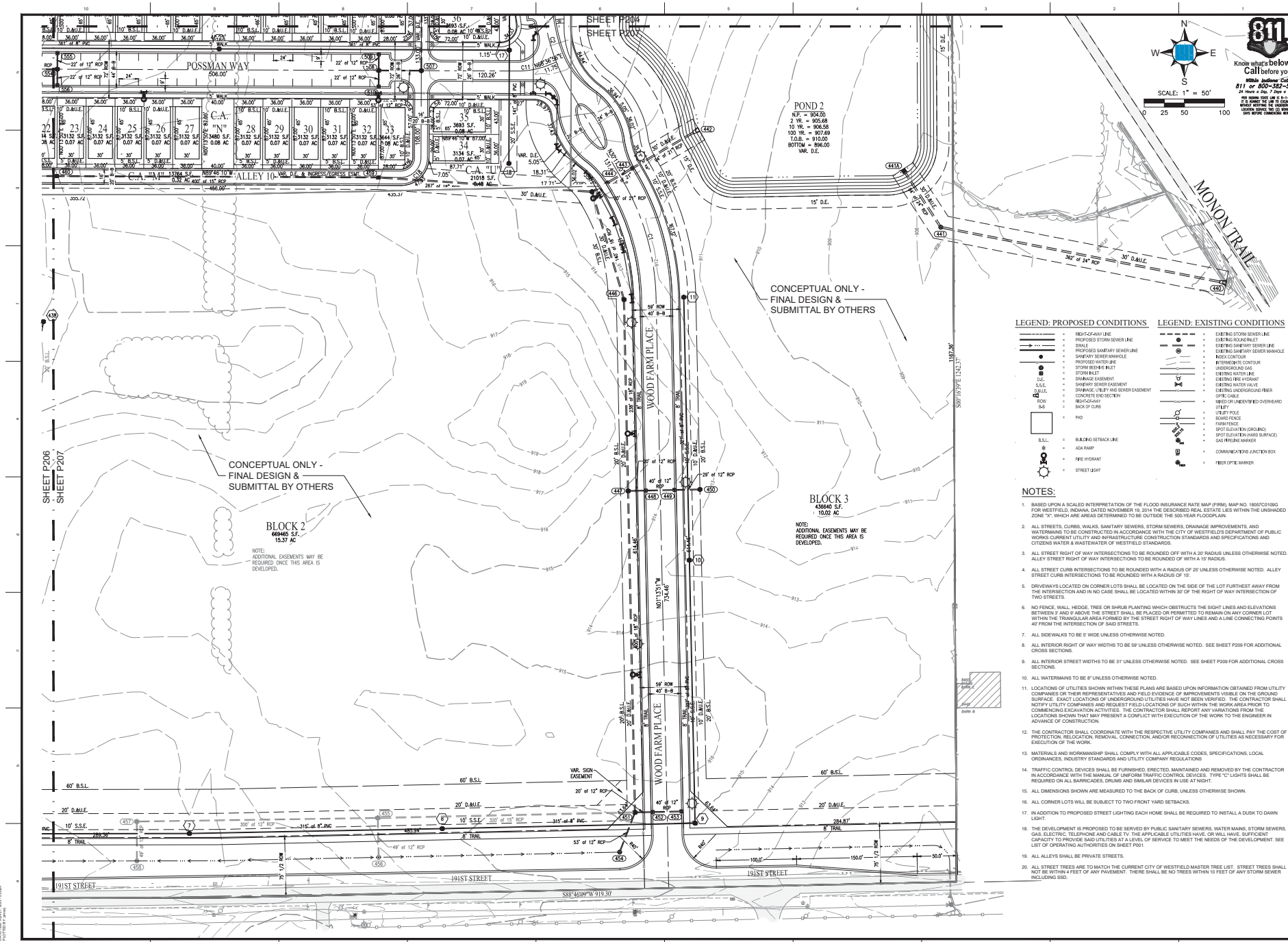
OVERALL DEVELOPMENT PLAN

Part of the NW1/4 Section 23, T19N, R3E, Washington Township, HAMILTON County, Indiana

SHEET NO.
P206

PROJECT NO.
W20.0155

LOCATION: N:\2020\W20.0155\Engineering\preliminary\preliminary.dwg#P206 Overall Development Plan.dwg
LAYOUT TAB: P-ARCH D - 22X34
LAST SAVED: 2/4/2022 - 2:25pm
PLOTTED BY: JBP



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PREPARED FOR:	DATE:
INITIAL SUBMITTAL	10/31/2022
1ST REVISED PLAN	12/21/2022
2ND REVISED PLAN	02/17/2023
3RD REVISED PLAN	04/07/2023

DRAWN BY:	CHECKED BY:	DATE:
DWS/MAE	SCS/MAG	10/31/2022
SCS/MAG	MEH/MAG	12/21/2022
SCS/MAG	JBP	02/17/2023
SCS/MAG	JBP	04/07/2023

HARVEST TRAIL OF WESTFIELD

612 EAST 191ST STREET, WESTFIELD, IN 46074

OVERALL DEVELOPMENT PLAN

Part of the NE1/4 Section 23 T19N, R3E, Washington Township, HAMILTON County, Indiana

SHEET NO.
P207

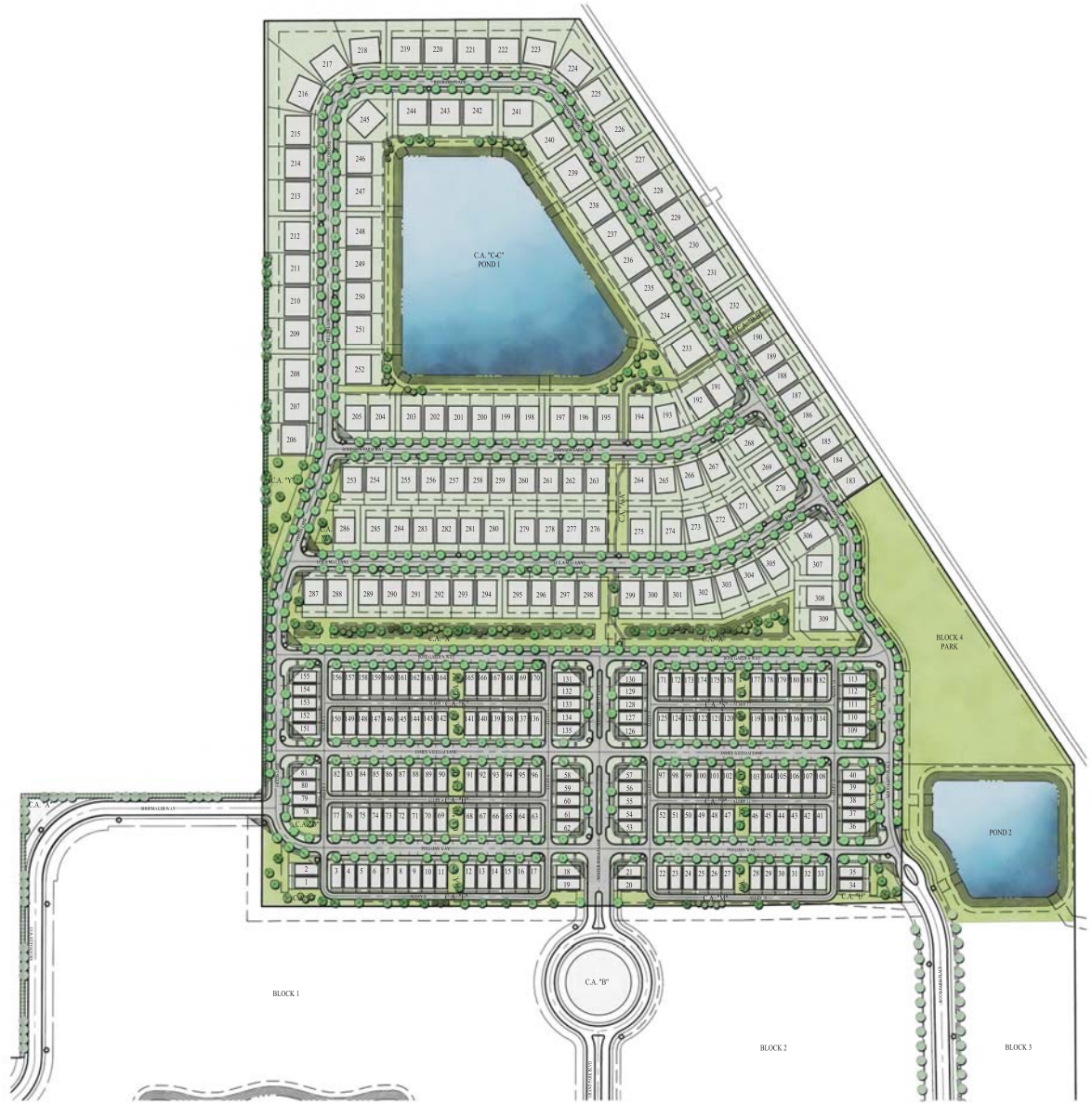
PROJECT NO.
W20.0155

199ST STREET
APPROX. LOCATION HINSHAW KEYS DRAIN
150' REGULATED DRAIN EASEMENT
75'
75'
APPROX. LOCATION ISAAC JONES DRAIN
APPROX. LOCATION HINSHAW KEYS DRAIN
150' REGULATED DRAIN EASEMENT
150' REGULATED DRAIN EASEMENT
75'
75'
75'
75'
278' of 30" RCP
257' of 30" RCP
257' of 30" RCP
289' of 30" RCP
30" RCP
30" RCP

OVERALL GREEN SPACE EXHIBIT

HARVEST TRAIL OF WESTFIELD

NORTH SIDE OF 191ST STREET, WEST OF AND ADJACENT TO THE MONON TRAIL WESTFIELD, IN 46074



SCALE: 1"=150'

OVERALL GREEN SPACE	
C.A. "A"	52,760 SF (1.21 AC)
C.A. "B"	38,013 SF (0.87 AC)
C.A. "C"	34,733 SF (0.80 AC)
C.A. "D"	2,838 SF (0.07 AC)
C.A. "E"	15,959 SF (0.37 AC)
C.A. "F"	3,669 SF (0.08 AC)
C.A. "G"	3,669 SF (0.08 AC)
C.A. "H"	20,263 SF (0.47 AC)
C.A. "I"	3,669 SF (0.08 AC)
C.A. "J"	3,669 SF (0.08 AC)
C.A. "K"	20,263 SF (0.47 AC)
C.A. "L"	3,669 SF (0.08 AC)
C.A. "M"	13,764 SF (0.32 AC)
C.A. "N"	3,480 SF (0.08 AC)
C.A. "O"	3,480 SF (0.08 AC)
C.A."P"	18,059 SF (0.41 AC)
C.A. "Q"	3,480 SF (0.08 AC)
C.A. "R"	3,480 SF (0.08 AC)
C.A. "S"	18,059 SF (0.41 AC)
C.A. "T"	3,480 SF (0.08 AC)
C.A. "U"	21,018 SF (0.48 AC)
C.A. "V"	3,349 SF (0.08 AC)
C.A. "W"	3,213 SF (0.07 AC)
C.A. "X"	131,191 SF (3.01 AC)
C.A. "Y"	46,675 SF (1.07 AC)
C.A. "Z"	10,896 SF (0.25 AC)
C.A. "A-A"	13,849 SF (0.32 AC)
C.A. "B-B"	3,864 SF (0.09 AC)
C.A. "C-C"	431,313 SF (9.90 AC)
TOTAL	935,824 SF (21.48 AC)

PLANS PREPARED FOR
(RESIDENTIAL PORTION)
CND-WOOD ROBINSON, LLC
9310 MERIDIAN STREET, SUITE 100
INDIANAPOLIS, INDIANA 46260
TELEPHONE: (317) 582-2431
CONTACT PERSON: ED FREEMAN

PLANS PREPARED FOR
(COMMERCIAL PORTION)
191ST LAND ACQUISITION LLC
555 E. MAIN ST.
WESTFIELD, INDIANA 46074
TELEPHONE: (317) 979-0538
CONTACT PERSON: R. BIRCH DALTON

PLANS PREPARED BY
WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: JIM PENCE
EMAIL: PENCEJ@WEIHE.NET

N
W E
S
SCALE: 1" = 150'
0 75 150 300

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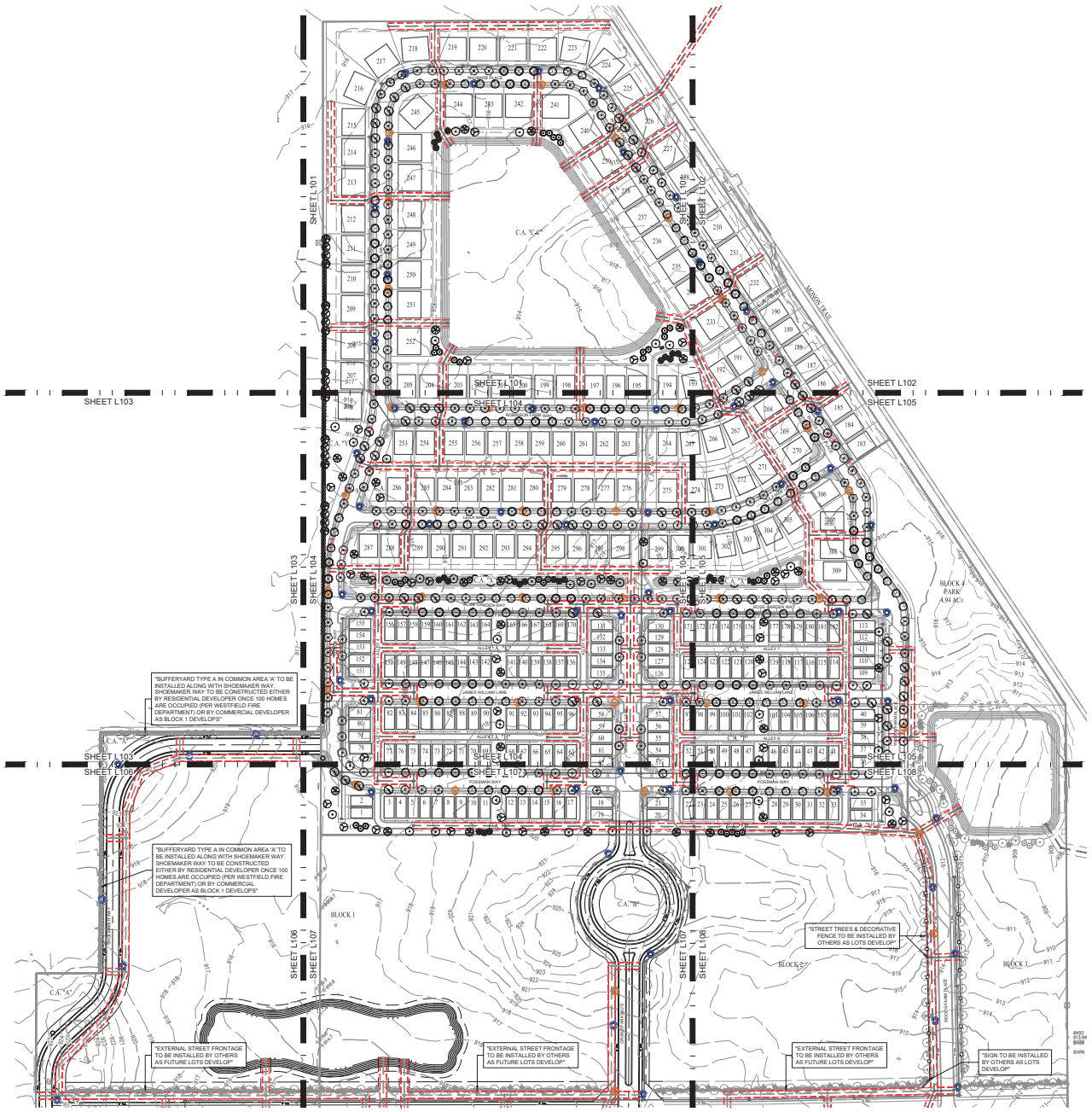
REVISION AND ISSUE	DATE	BY
REVISED PLANS PER AGENCY COMMENTS	10/25/2022	JEP
REVISED PLANS PER AGENCY COMMENTS	10/27/2022	JEP

PROJECT NO. W20.0155
DWG NAME: W20155 OVERALL GREEN SPACE EXHIBIT.DWG
DESIGNED BY: SCS/AWG
DRAWN BY: MEW/AWG
CHECKED BY: JEP
DATE: 10-04-2022

HARVEST TRAIL OF WESTFIELD
612 EAST 191ST STREET, WESTFIELD, IN 46074
OVERALL GREENSPACE EXHIBIT
Part of the NW1/4 Section 23 T18N, R4E, 2nd Principal Meridian, Washington Township, HAMILTON County, Indiana

SHEET NO. L001
PROJECT NO. W20.0155

LOCATION: N:\2020\W20155\Engineering\plans\overall green space exhibit.dwg
LAYOUT TAB: 24X36
DATE/TIME: 10-04-2022 - 2:02pm
PLOTTED BY: JEP



LANDSCAPE ORDINANCE REQUIREMENTS

	REQUIREMENT:	REQUIRED:	PROVIDED:
ST	CHAPTER 6.8 - LANDSCAPE STANDARDS - (J) STREET TREES - 1 TREE PER MAXIMUM SPACING BETWEEN STREET TREES SHALL BE FIFTY (50) FEET AND MINIMUM OF TWENTY-FIVE (25) FEET	- 24,615 LF -492.3 DECIDUOUS TREES	- 475 DECIDUOUS TREES
BY-A	CHAPTER 6.8 - LANDSCAPE STANDARDS - (N) BUFFER YARD REQUIREMENTS - BUFFER A: - REFER TO - WOODS ROBINSON PUD ORDINANCE FOR REQUIREMENTS	- 902 LF	- 20 DECIDUOUS TREES - 70 EVERGREEN TREES - 172 SHRUBS
BY-B	CHAPTER 6.8 - LANDSCAPE STANDARDS - (N) BUFFER YARD REQUIREMENTS - BUFFER B: - REFER TO ROBINSON WOODS PUD FOR REQUIREMENTS - TREES PLANTED ALONG STREET ARE TO COUNT TOWARDS BUFFERYARD REQUIREMENT	- 590 LF	- 30 EVERGREEN TREES - 72 SHRUBS - 13 STREET TREES
CA	CHAPTER 6.8 - LANDSCAPE STANDARDS - (K) MINIMUM LOT LANDSCAPING REQUIREMENTS - OPEN SPACE / COMMON AREA (PER ACRE): - 10 SHADE/ORNAMENTAL/EVERGREEN TREES PER ACRE	- 16.97 ACRES - 169.70 SHADE/EVERGREEN TREES - PARK COMMON AREA "BY OTHER"	- 170 SHADE/EVERGREEN TREES

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE CHAPTER 6.8 (J) STREET TREES (3) SPACING

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

STREET TREES SHALL ALSO BE PLANTED A MINIMUM OF TEN (10) FEET AWAY FROM DRIVEWAYS, ALLEYS, FIRE HYDRANTS, MAILBOXES AND OTHER SIMILAR IMPROVEMENTS.

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE CHAPTER

NOTE:
ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST

PLANT SCHEDULE

PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	B&B	CONT.	MATURE SIZE
	CANOPY DECIDUOUS TREES						
AaB	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	2" cal.	12	X		50'T x 40'W
AoG	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	2" cal.	76	X		50'T x 40'W
CoC	CELTIS OCCIDENTALIS 'CHICAGOLAND'	CHICAGOLAND COMMON HACKBERRY	2" cal.	34	X		50'T x 40'W
GaG	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2" cal.	35	X		45'T x 30'W
GiS	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2" cal.	56	X		45'T x 35'W
LiS	LIQUIDAMBAR STYRACIFLUA	AMERICAN SWEETGUM	2" cal.	66	X		60'T x 45'W
LiT	LIRIODENDRON TULIPIFERA	TULIP TREE	2" cal.	34	X		90'T x 50'W
TiO	TILIA TOMENTOSA	SILVER LINDEN	2" cal.	66	X		60'T x 35'W
QuA	QUERCUS ALBA	WHITE OAK	2" cal.	8	X		60'T x 60'W
QuR	QUERCUS RUBRUM	RED OAK	2" cal.	79	X		60'T x 60'W
UlM	ULMUS 'MORTON'	ACCOLADE ELM	2" cal.	76	X		50'T x 30'W
ZeS	ZELKOVA SERRATA	ZELKOVA	2" cal.	54	X		60'T x 60'W
	EVERGREEN TREES						
AbC	ABIES CONCOLOR	WHITE FIR	6' ht.	30	X		40'T x 15'W
PgD	PICEA GLAUCA VAR. DENSATA	BLACK HILLS SPRUCE	6' ht.	37	X		40'T x 15'W
PiA	PICEA ABIES	NORWAY SPRUCE	6' ht.	35	X		60'T x 30'W
PiO	PICEA OMORIKA	SERBIAN SPRUCE	6' ht.	35	X		20'T x 15'W
	DECIDUOUS SHRUBS						
ViJ	VIBURNUM X JUDDII	JUDD'S VIBURNUM	#5	43		X	6'T x 6'W
SmP	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	#3	44		X	5'T x 7'W
	EVERGREEN SHRUBS						
JpS	JUNIPEROUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	#5	78	X		4'T x 6'W

EXTERNAL STREET FRONTAGE (2,770 LF TO BE INSTALLED BY OTHERS AS LOTS DEVELOP)

	REQUIRED:	PROVIDED:
SHADE TREE	- 83.1 SHADE TREES	- 82 SHADE TREES
ORNAMENTAL	- 55.4 ORNAMENTAL TREES	- 55 ORNAMENTAL TREES
SHRUBS	- 692.5 SHRUBS	- 675 SHRUBS

10' BUFFERYARD (1,375 LF TO BE INSTALLED BY OTHERS AS LOTS DEVELOP)

	REQUIRED:	PROVIDED:
SHADE TREE / EVERGREEN TREE	- 55 SHADE TREE / EVERGREEN TREES	- 28 SHADE TREES - 65 EVERGREEN TREES
SHRUBS	- 137.5 SHRUBS	- 140 SHRUBS

LANDSCAPE LEGEND

- 10' TREE-FREE ZONE (LIGHT FIXTURES)
- 10' TREE-FREE ZONE (WATER HYDRANT)
- 10' TREE-FREE ZONE (STORM PIPE)

LANDSCAPE PLAN NOTES

GIS — PLANT NAME
1 — QUANTITY
P1 — PLANTING AREA

INTERSECTION SITE TRIANGLE
CITY OF WESTFIELD, INDIANA
FIGURE 2501-016
DATED: 02/12/16

N
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SCALE: 1" = 150'
0 75 150 300

811 Know what's below. Call before you dig.
Within Indiana Call 811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
FOR INDIANA STATE LAW IC 8-1-26, EXCAVATORS MUST CONTACT THE INDIANA UTILITY NOTIFICATION CENTER FOR LOCATIONS. LOCATION SERVICE TAKES (2) WORKING DAYS BEFORE COMMENCING WORK.

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PROJECT NO: W20.0155
DWG NAME: L100 Overall Plan
SCALE: 1" = 150'
DRAWN BY: MEW
CHECKED BY: JBP
DATE: 02-04-2022

DESCRIPTION OF ISSUE	DATE	BY
REVISED PLAN PER AGENCY COMMENTS	03/25/2022	BLK
REVISED PLAN PER AGENCY COMMENTS	04/27/2022	JBP

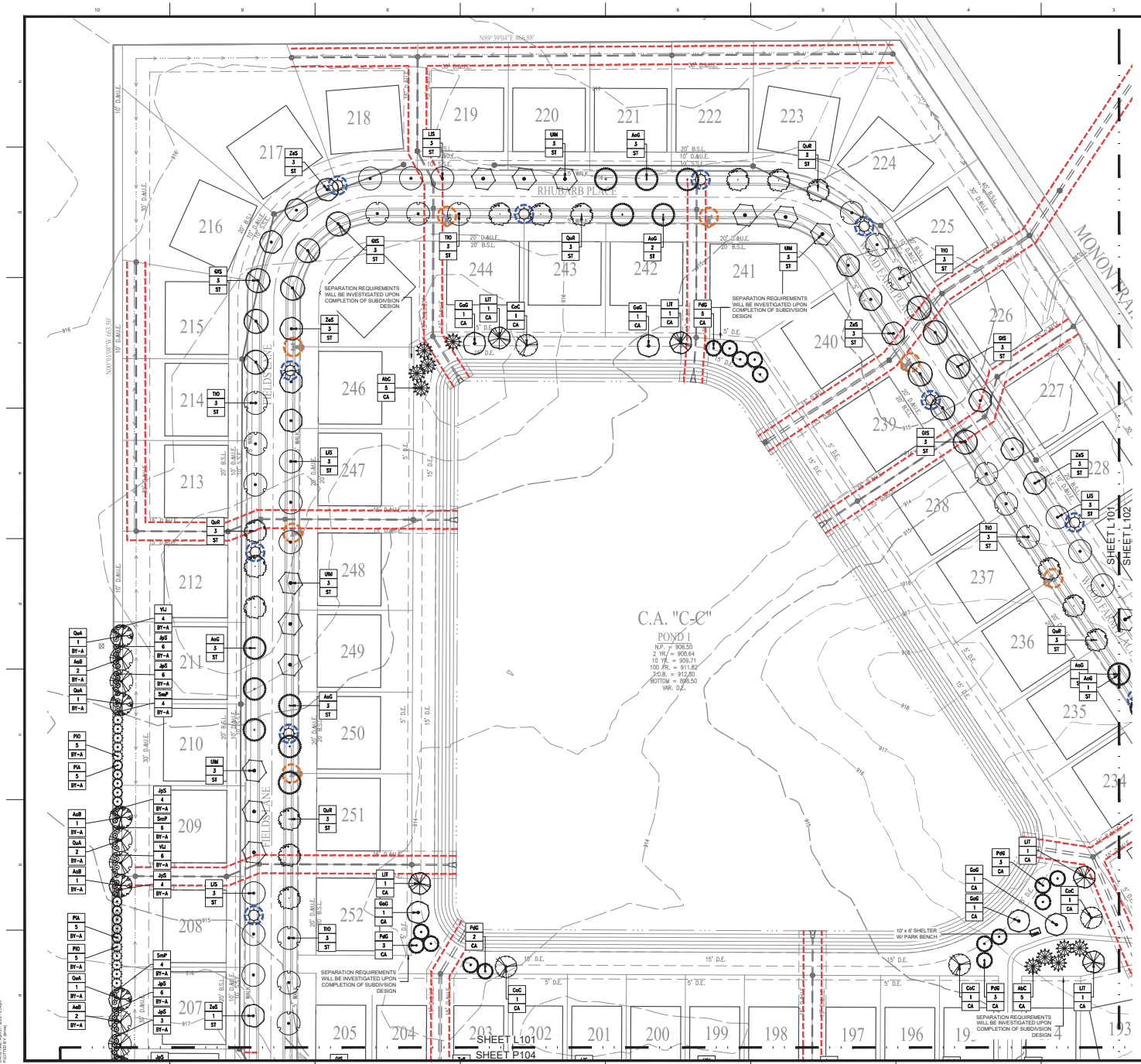
HARVEST TRAIL OF WESTFIELD

612 EAST 191ST STREET, WESTFIELD, IN 46074

OVERALL LANDSCAPE PLAN

SHEET NO. L100
PROJECT NO. W20.0155

LOCATION: N:\2020\W20.0155\Engineering\preliminary\preliminary plat\L100 Landscape Plan.dwg
LAYOUT TAB: 24x36
DATE/TIME: 4/4/22 - 10:22 - 2:54pm
PLOTTED BY: jbarker



LANDSCAPE LEGEND

- 10' TREE-FREE ZONE (LIGHT FIXTURES)
- 10' TREE-FREE ZONE (WATER HYDRANT)
- 10' TREE-FREE ZONE (STORM PIPE)

LANDSCAPE PLAN NOTES

GIS — PLANT NAME
1 — QUANTITY
P1 — PLANTING AREA

INTERSECTION SITE TRIANGLE
CITY OF WESTFIELD, INDIANA
FIGURE 2501-016
DATED: 02/12/16

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SCALE: 1" = 50'

0 25 50 100

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PREPARED FOR:	NEXTHOME
DWG NAME:	L101 Overall Landscape Plan
PLOTTED BY:	SCSWAG
DRAWN BY:	MERWAG
CHECKED BY:	JBP
DATE:	02-04-2022

REVISIONS AND ISSUES	DATE	BY
REVISED PLAN PER AGENCY COMMENTS	03/25/2022	JBP
REVISED PLAN PER AGENCY COMMENTS	04/27/2022	JBP

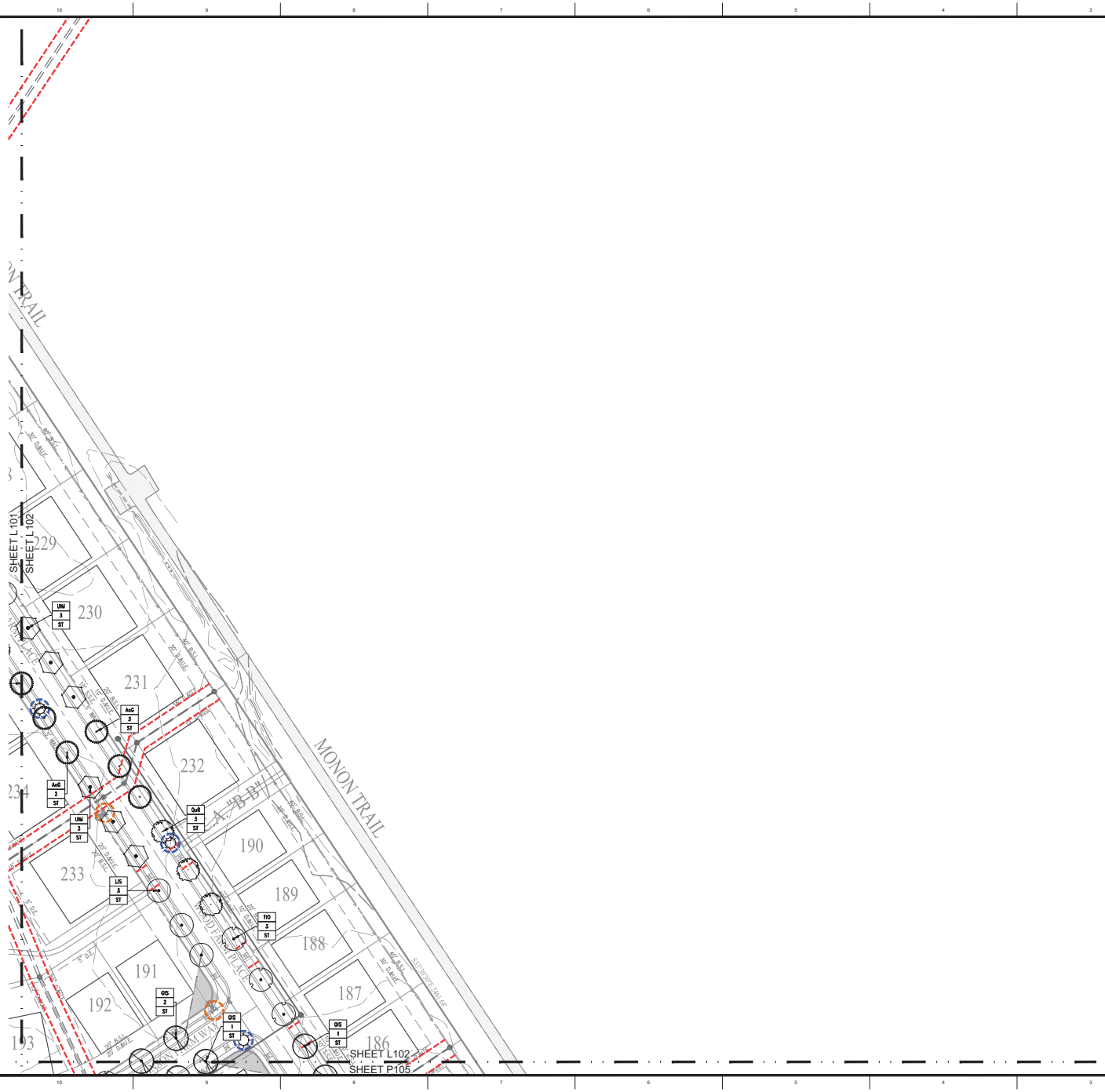
HARVEST TRAIL OF WESTFIELD

612 EAST 191ST STREET, WESTFIELD, IN 46074

OVERALL LANDSCAPE PLAN

SHEET NO. L101

PROJECT NO. W20.0155



LANDSCAPE LEGEND

- 10' TREE-FREE ZONE (LIGHT FIXTURES)
- 10' TREE-FREE ZONE (WATER HYDRANT)
- 10' TREE-FREE ZONE (STORM PIPE)

LANDSCAPE PLAN NOTES

QIS — PLANT NAME
1 — QUANTITY
P1 — PLANTING AREA

INTERSECTION SITE TRIANGLE
CITY OF WESTFIELD, INDIANA
FIGURE 2501-016
DATED: 02/12/16

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SCALE: 1" = 50'
0 25 50 100

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HAVE BEEN MARKED BY THE UTILITY
LOCATION SERVICE. TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

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REVISIONS AND ISSUES	DATE	BY
REVISED PLANS PER AGENCY COMMENTS	03/25/2022	SLK
REVISED PLANS PER AGENCY COMMENTS	06/27/2022	JEP

PROJECT NO. W20.0155
DWG NAME: L102 Overall Plan
ELEMENT: SD
DRAWN BY: MEW/MAG
CHECKED BY: JEP
DATE: 02-04-2022

HARVEST TRAIL OF WESTFIELD

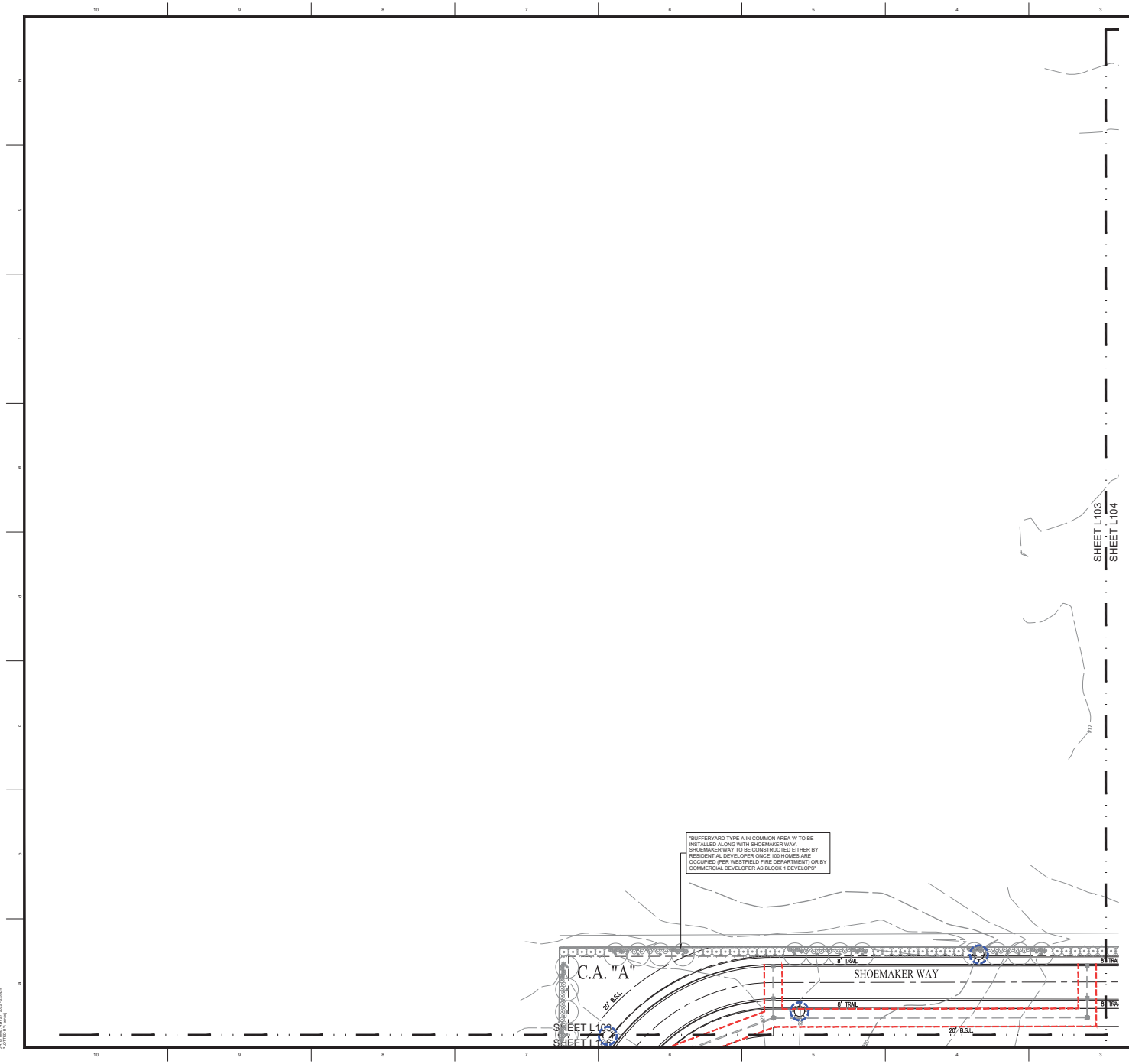
612 EAST 191ST STREET, WESTFIELD, IN 46074

OVERALL LANDSCAPE PLAN

Part of the NW1/4 Section 23 T19N, R3E, Washington Township, HAMILTON County, Indiana

SHEET NO. L102
PROJECT NO. W20.0155

LOCATION: N:\2020\W20.0155\Engineering\Landscape\Harvest Trail - Overall Landscape Plan.dwg
LAYOUT TAB: L102
DATE/TIME: Jul 27, 2022 - 2:54pm
PLOTTED BY: Mindy Gehrig



LANDSCAPE LEGEND

- 10' TREE-FREE ZONE (LIGHT FIXTURES)
- 10' TREE-FREE ZONE (WATER HYDRANT)
- 10' TREE-FREE ZONE (STORM PIPE)

LANDSCAPE PLAN NOTES

- PLANT NAME
- QUANTITY
- PLANTING AREA

INTERSECTION SITE TRIANGLE
CITY OF WESTFIELD, INDIANA
FIGURE 2501-016
DATED: 02/12/16

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SCALE: 1" = 50'
0 25 50 100

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PROJECT NO.	W20.0155
TOWN NAME:	WESTFIELD
ELEMENT:	Overall Plan
SCS/SWAG	
DRAWN BY:	MERA/SWAG
CHECKED BY:	JEP
DATE:	03-04-2022

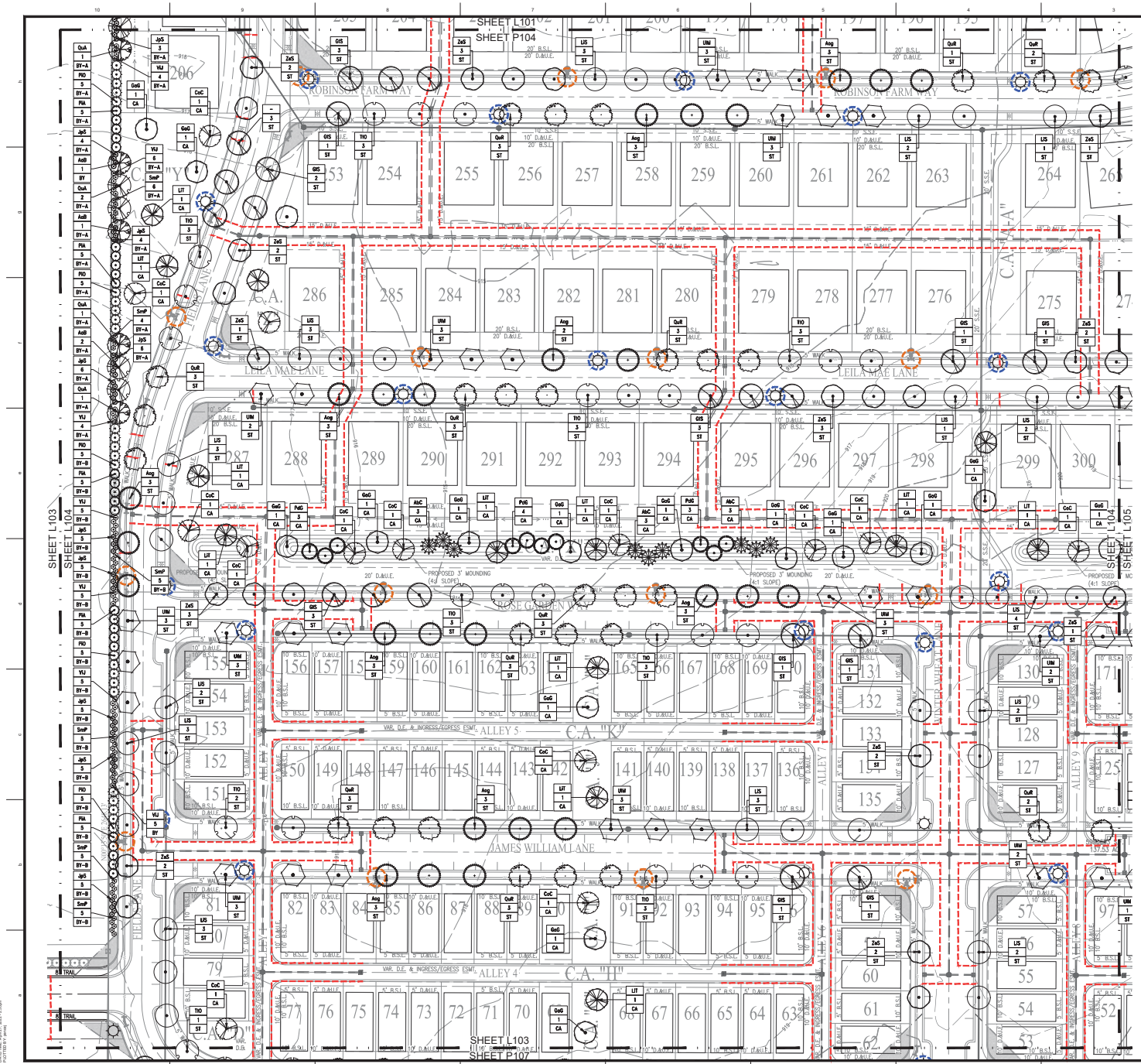
REVISION/ISSUANCE	DATE	BY
REVISED PLAN/PER AGENCY COMMENTS	05/25/2022	SLS
REVISED PLAN/PER AGENCY COMMENTS	06/27/2022	JEP
REVISED PLAN/PER AGENCY COMMENTS		

HARVEST TRAIL OF WESTFIELD
612 EAST 191ST STREET, WESTFIELD, IN 46074

OVERALL LANDSCAPE PLAN
Part of the NE1/4 Section 23 T18N, R4E, Washington Township, HAMILTON County, Indiana

SHEET NO. L103
PROJECT NO. W20.0155

LOCATION: N:\2020\W20.0155\Engineering\Landscape\Harvest Trail - Westfield\Sheet Files\Overall Plan.dwg
LAYOUT TAB: L103
DATE/TIME: 3/4/22 - 2022 - 2:00pm
PLOTTED BY: JEP



LANDSCAPE LEGEND

- 10' TREE-FREE ZONE (LIGHT FIXTURES)
- 10' TREE-FREE ZONE (WATER HYDRANT)
- 10' TREE-FREE ZONE (STORM PIPE)

LANDSCAPE PLAN NOTES

- PLANT NAME
- QUANTITY
- PLANTING AREA

INTERSECTION SITE TRIANGLE
CITY OF WESTFIELD, INDIANA
FIGURE 2501-016
DATED: 02/12/16

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SCALE: 1" = 50'
0 25 50 100

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PREPARED FOR:	NEXTGEN
DWG NAME:	L104 Overall Plan
PLOTTED BY:	SCSWAG
SAVED BY:	ABERWAG
CHECKED BY:	JEP
DATE:	02-04-2022

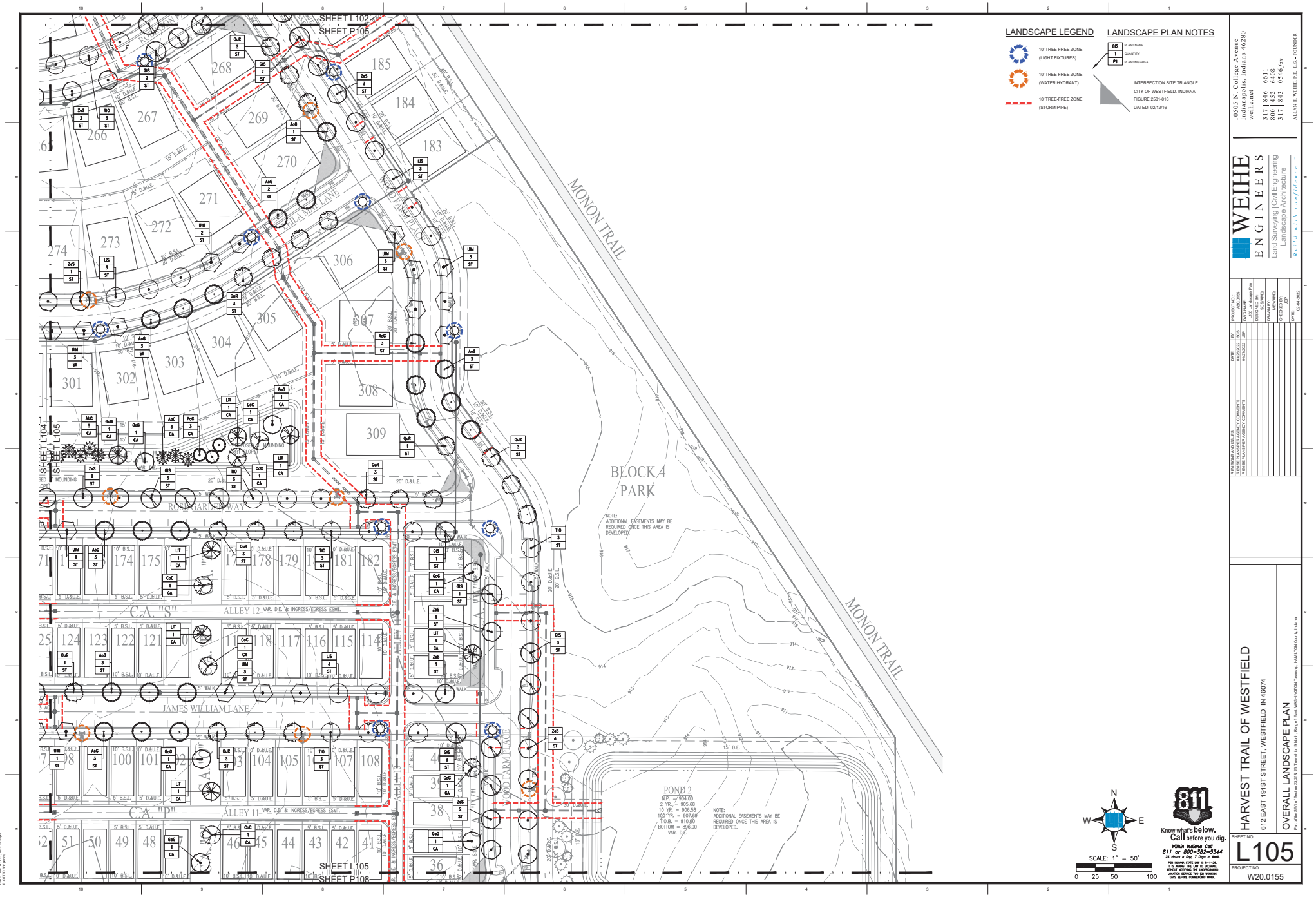
REVISIONS AND ISSUES	DATE	BY
REVISED PLAN PER AGENCY COMMENTS	03/25/2022	SCS
REVISED PLAN PER AGENCY COMMENTS	04/27/2022	JEP

HARVEST TRAIL OF WESTFIELD
612 EAST 191ST STREET, WESTFIELD, IN 46074

OVERALL LANDSCAPE PLAN
Part of the NW1/4 Section 25 T20N, R3E, Second PM/2700 Township, HAMILTON County, Indiana

SHEET NO.
L104

PROJECT NO.
W20.0155



LANDSCAPE LEGEND

- 10' TREE-FREE ZONE (LIGHT FIXTURES)
- 10' TREE-FREE ZONE (WATER HYDRANT)
- 10' TREE-FREE ZONE (STORM PIPE)

LANDSCAPE PLAN NOTES

GIS — PLANT NAME
1 — QUANTITY
P1 — PLANTING AREA

INTERSECTION SITE TRIANGLE
CITY OF WESTFIELD, INDIANA
FIGURE 2501-016
DATED: 02/12/16

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SCALE: 1" = 50'
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ISSUED FOR:	DATE:
REVISED PLAN PER AGENCY COMMENTS	10/25/2022
REVISED PLAN PER AGENCY COMMENTS	06/27/2022

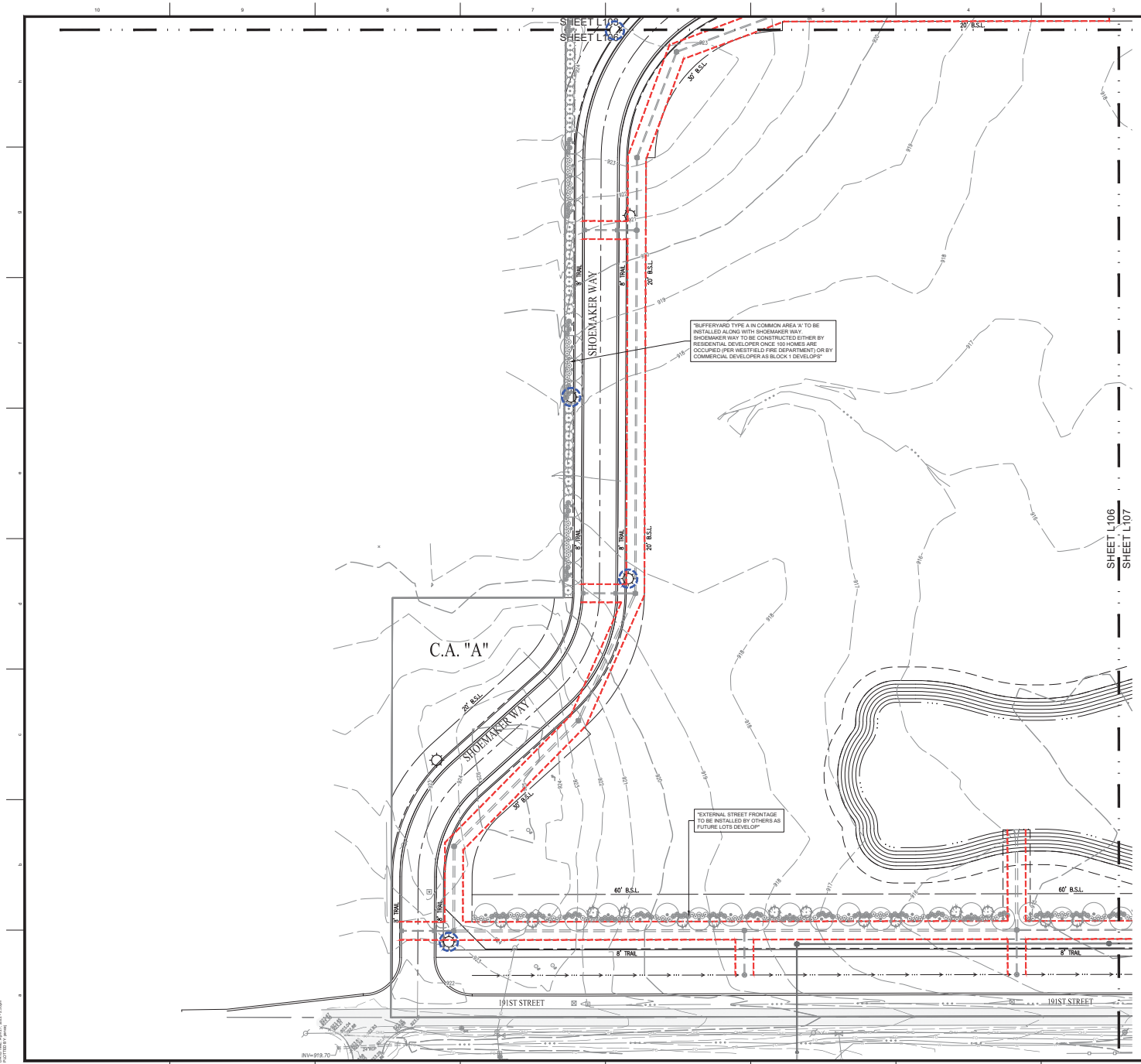
PROJECT NO: W20.0155
DWG NAME: L105 Overall Plan
PLOTTED BY: JEP
DRAWN BY: SCS/WMG
CHECKED BY: JEP
DATE: 02-04-2022

HARVEST TRAIL OF WESTFIELD

612 EAST 191ST STREET, WESTFIELD, IN 46074

OVERALL LANDSCAPE PLAN

SHEET NO. L105
PROJECT NO. W20.0155



LANDSCAPE LEGEND

- 10' TREE-FREE ZONE (LIGHT FIXTURES)
- 10' TREE-FREE ZONE (WATER HYDRANT)
- 10' TREE-FREE ZONE (STORM PIPE)

LANDSCAPE PLAN NOTES

- QTY — PLANT NAME
- 1 — QUANTITY
- P1 — PLANTING AREA

INTERSECTION SITE TRIANGLE
CITY OF WESTFIELD, INDIANA
FIGURE 2501-016
DATED: 02/12/16

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SCALE: 1" = 50'
0 25 50 100

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REVISIONS AND ISSUES	DATE	BY
REVISED PLAN PER AGENCY COMMENTS	10/25/2022	SLS
REVISED PLAN PER AGENCY COMMENTS	06/27/2022	JEP

PRELIMINARY NOT FOR CONSTRUCTION
TOWN NAME: 191ST & SHOEMAKER PKWY
ELEMENT REF: SC:SWMG
DRAWING NAME: WEIHE/SWMG
CHECKED BY: JEP
DATE: 03-04-2022

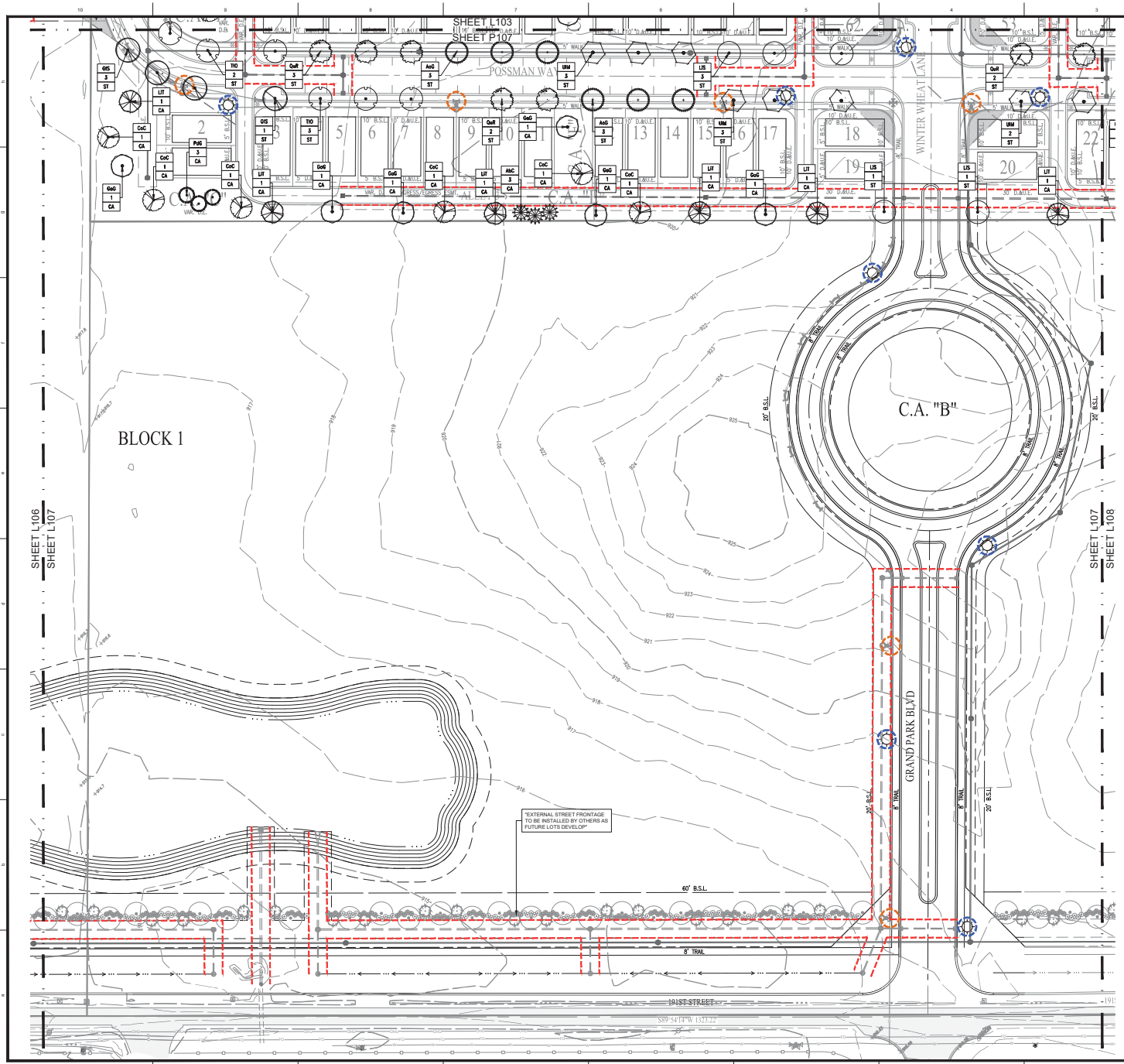
HARVEST TRAIL OF WESTFIELD
612 EAST 191ST STREET, WESTFIELD, IN 46074

OVERALL LANDSCAPE PLAN
Part of the NE1/4 Section 23 T19N, R3E, Washington Township, HAMILTON County, Indiana

SHEET NO.
L106

PROJECT NO.
W20.0155

LOCATION: N:\2020\W20.0155\Engineering\preliminary\preliminary plat\L106 Landscape Plan.dwg
LAYOUT TAB: 24x36
DATE/TIME: 6/27/2022 - 2:05pm
PLOTTED BY: JEP



LANDSCAPE LEGEND

- 10' TREE-FREE ZONE (LIGHT FIXTURES)
- 10' TREE-FREE ZONE (WATER HYDRANT)
- 10' TREE-FREE ZONE (STORM PIPE)

LANDSCAPE PLAN NOTES

- PLANT NAME
- QUANTITY
- PLANTING AREA

INTERSECTION SITE TRIANGLE
CITY OF WESTFIELD, INDIANA
FIGURE 2501-016
DATED: 02/12/16

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SCALE: 1" = 50'
0 25 50 100

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PROJECT NO.	DATE
W20.0155	03-04-2022
DWG NAME: L107 Landscape Plan	
ELEMENT:	
SCALE:	
DRAWN BY: MEW/AMG	
CHECKED BY: JBP	

REVISIONS AND ISSUES	DATE	BY
REVISED PLAN PER AGENCY COMMENTS	04/25/2022	JBP
REVISED PLAN PER AGENCY COMMENTS	06/27/2022	JBP

HARVEST TRAIL OF WESTFIELD

612 EAST 191ST STREET, WESTFIELD, IN 46074

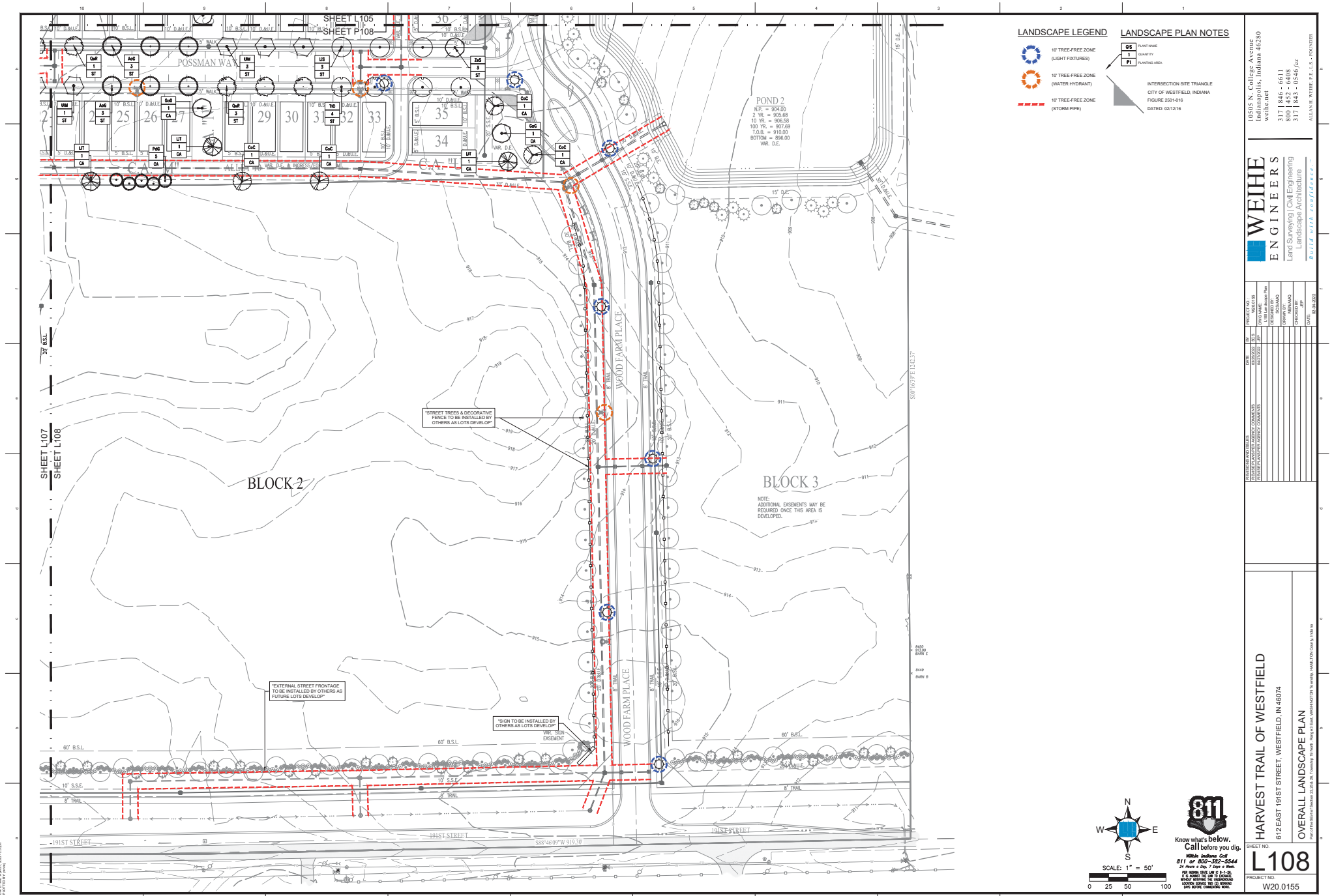
OVERALL LANDSCAPE PLAN

Part of the NW1/4 Section 23 T19N, R3E, Washington Township, HAMILTON County, Indiana

SHEET NO.
L107

PROJECT NO.
W20.0155

LOCATION: N:\2020\W20.0155\Engineering\Landscape\Harvest Trail - Westfield\Harvest Trail - Westfield - L107 Landscape Plan.dwg
LAYOUT TAB: L107
DATE/TIME: 3/4/22 - 2:02pm
PLOTTED BY: Alan Weihe



LANDSCAPE LEGEND

- 10' TREE-FREE ZONE (LIGHT FIXTURES)
- 10' TREE-FREE ZONE (WATER HYDRANT)
- 10' TREE-FREE ZONE (STORM PIPE)

LANDSCAPE PLAN NOTES

QIS — PLANT NAME
1 — QUANTITY
P1 — PLANTING AREA

INTERSECTION SITE TRIANGLE
CITY OF WESTFIELD, INDIANA
FIGURE 2501-016
DATED: 02/12/16

SCALE: 1" = 50'
0 25 50 100

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ISSUED FOR	DATE	BY
REVISED PLAN PER AGENCY COMMENTS	10/25/2022	BLK
REVISED PLAN PER AGENCY COMMENTS	06/27/2022	JBP

PROJECT NO: W20.0155
DWG NAME: L108 Landscape Plan
ELEMENT SET: SD
SCS/AAG
DRAWN BY: AAG/AAG
CHECKED BY: JBP
DATE: 02-04-2022

HARVEST TRAIL OF WESTFIELD

612 EAST 191ST STREET, WESTFIELD, IN 46074

OVERALL LANDSCAPE PLAN

SHEET NO. L108
PROJECT NO. W20.0155

LANDSCAPE LEGEND

- 10' TREE-FREE ZONE (LIGHT FIXTURES)
- 10' TREE-FREE ZONE (WATER HYDRANT)
- 10' TREE-FREE ZONE (STORM PIPE)

LANDSCAPE PLAN NOTES

- 6/5 — PLANT NAME
- I — QUANTITY
- P1 — PLANTING AREA

INTERSECTION SITE TRIANGLE
CITY OF WESTFIELD, INDIANA
FIGURE 2501-016
DATED: 02/12/16

GENERAL NOTES

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL EXISTING UTILITIES PERTAINING TO THEIR PHASE OF WORK. UTILITIES ARE SHOWN TO BE APPROXIMATE. CALL UTILITY LOCATE PRIOR TO ANY PLACEMENT OF PLANT MATERIAL OR OTHER LANDSCAPE MATERIAL.
3. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
4. ANY EXISTING TREE(S) AND/OR PLANTINGS THAT MAY REQUIRE REMOVAL BUT ARE NOT SHOWN ON THE PLAN AS BEING REMOVED SHALL BE PROTECTED AND BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT TO DETERMINE IF TREE(S) AND/OR PLANTINGS SHOULD BE 1)REMOVED, 2)SAVED AND INTEGRATED INTO THE LANDSCAPE DESIGN, OR 3) RELOCATED.
5. CONTRACTOR TO REVIEW THE SWPPP SERIES PLANS FOR STABILIZATION (SEEDING/SOD/MULCH) REQUIREMENTS.
6. PLANTING BEDS AND PLANT MATERIAL SHALL BE LOCATED AS INDICATED ON LANDSCAPE PLAN. IN THE EVENT FIELD CHANGES OR CONDITIONS REQUIRE MODIFICATION TO THE LANDSCAPE DESIGN, THE CONTRACTOR SHALL CONSULT LANDSCAPE ARCHITECT AS TO PROPOSED MODIFICATIONS PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE IF NECESSARY.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS SHALL BEAR A TAG SHOWING GENUS, SPECIES AND VARIETY. REMOVE AT TIME OF FINAL ACCEPTANCE.
9. PLANTS SHALL BE CERTIFIED BY THE STATE OF INDIANA DEPARTMENT OF NATURAL RESOURCES AND FREE FROM DISEASE OR HAZARDOUS INSECTS.
10. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THAT HE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED.
11. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED WITHOUT APPROVAL OF THE JURISDICTION HAVING AUTHORITY AND THE LANDSCAPE ARCHITECT. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. THE CONTRACTOR SHALL COMPENSATE THE LANDSCAPE ARCHITECT FOR THE TIME REQUIRED FOR REVIEW AND INSPECTION OF PROPOSED PLANT SUBSTITUTIONS AFTER BID IS AWARDED.
12. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY, SUBMIT COLOR PHOTOGRAPHS OF PROPOSED PLANT MATERIAL TAKEN IN THE NURSERY WHERE THEY ARE GROWING. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT PLANT MATERIALS AT NURSERY OR CONTRACTOR YARD PRIOR TO DELIVERY TO THE SITE. THE LANDSCAPE ARCHITECT MAY ALSO INSPECT AND APPROVED OR REJECTED PLANT MATERIAL ON THE JOB SITE. IN THE EVENT PLANT MATERIAL IS NOT THE SPECIFIED SIZE OR QUALITY, PLANTS WILL BE REMOVED AND REPLACED AT THE CONTRACTORS EXPENSE.
13. PLANTS AND OTHER LANDSCAPE MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL BE PROTECTED AND NOT CONFLICT WITH CONSTRUCTION OPERATIONS.
14. COMPOST SHALL BE A WELL DECOMPOSED, STABLE, WEED FREE ORGANIC MATTER SOURCE. IT SHALL BE DERIVED FROM: AGRICULTURAL, FOOD, OR INDUSTRIAL RESIDUALS; BIOSOLIDS (TREATED SEWAGE SLUDGE); YARD TRIMMINGS; SOURCE-SEPARATED OR MIXED SOLID WASTE. THE PRODUCT SHALL CONTAIN NO SUBSTANCES TOXIC TO PLANTS AND SHALL BE REASONABLY FREE (< 1% BY DRY WEIGHT) OF MAN-MADE FOREIGN MATTER. THE COMPOST WILL POSSESS NO OBJECTIONABLE ODORS AND SHALL NOT RESEMBLE THE RAW MATERIAL FROM WHICH IT WAS DERIVED.
15. SHRUB AND PERENNIAL BEDS SHALL BE PREPARED BY PLACING 3" OF APPROVED COMPOST OVER PULVERIZED TOPSOIL AND ROTOTILLING TO A DEPTH OF 6".
15. PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING AND GROUND COVER BEDS PRIOR TO MULCHING AT RATES SPECIFIED BY MANUFACTURER FOR EACH VARIETY OF PLANT. PRE-EMERGENT HERBICIDE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO APPLICATION.
16. ALL TREE AND SHRUB PLANTING AREAS TO BE COVERED WITH 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 1" SHREDDED HARDWOOD BARK MULCH. BARK MULCH SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE FREE OF STICKS, LEAVES, SOIL AND FOREIGN MATERIAL. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED.
17. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS AND PLANT MATERIAL UNTIL ALL PUNCH LIST WORK HAS BEEN COMPLETED AND WRITTEN FINAL ACCEPTANCE BY THE LANDSCAPE ARCHITECT OR OWNER. MAINTENANCE SHALL BEGIN IMMEDIATELY AFTER EACH PLANT IS INSTALLED AND SHALL INCLUDE BUT NOT LIMITED TO, WATERING, WEEDING, PRUNING, DISEASE AND INSECT CONTROL, MOWING, RESETTING OF PLANTS TO PROPER GRADES OR UPRIGHT POSITION, AND ANY OTHER PROCEDURE CONSISTENT WITH GOOD HORTICULTURAL PRACTICES.
18. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL ACCEPTANCE AS DETERMINED BY LANDSCAPE ARCHITECT OR OWNER. AT THE END OF THIS PERIOD, PLANT MATERIAL DETERMINED TO BE DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT OR OWNER SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR.

PERMANENT SEED MIX	
APPLICATION RATE: 3-4 lb./1,000 sq. ft.	
TURF-TYPE PERENNIAL RYEGRASS	34%
FINE FESCUE	33%
SHAMROCK KBG	33%
Sun & Shade Park Mix forms a durable turf for general use areas. Sun & Shade Park Mix will do well under a wide range of maintenance levels and can be established in full sun to partially shaded conditions. Sun & Shade Park Mix will provide turf with a fine texture, good mowing quality, and withstand moderate traffic. Sun & Shade Park Mix will establish quickly for maximum competition against annual weeds.	

PERMANENT SEEDING NOTES

NOTES
1. AN OAT OR WHEAT COMPANION OR NURSE CROP MAY BE USED WITH ANY OF THE ABOVE PERMANENT SEEDING MIXTURES, AT THE FOLLOWING RATES:
   a. SPRING OATS - ONE-FOURTH TO THREE-FOURTHS BUSHEL PER ACRE
   b. WHEAT - NO MORE THAN ONE-HALF BUSHEL PER ACRE
2. A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED

GRADOMG
1. GRADE THE SITE TO ACHIEVE PROPOSED GRADES AND POSITIVE DRAINAGE.
ADD TOPSOIL TO ACHIEVE NEEDED DEPTH FOR ESTABLISHMENT OF VEGETATION.

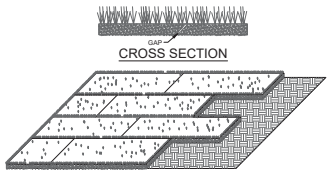
SEEDBED PREPARATION
1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
2. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE SOIL TEST AND WORK INTO THE UPPER TWO TO FOUR INCHES OF SOIL. IF TESTING IS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
3. TILL THE SOIL TO OBTAIN A UNIFORM SEEDBED. USE A DISK OR RAKE, OPERATED ACROSS THE SLOPE, TO WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF THE SOIL.

SEEDING
OPTIMUM SEEDING DATES: **MARCH 1 TO MAY 10 OR AUGUST 10 TO SEPTEMBER 30**

PERMANENT SEEDING DONE BETWEEN **MAY 10 TO AUGUST 10 -** SHALL BE IRRIGATED. SEEDING OUTSIDE OR BEYOND OPTIMUM SEEDING DATES IS STILL POSSIBLE WITH THE UNDERSTANDING THAT RESEEDING OR OVERSEEDING SHALL BE REQUIRED IF ADEQUATE SURFACE COVER IS NOT ACHIEVED. RESEEDING OR OVERSEEDING CAN BE EASILY ACCOMPLISHED IF THE SOIL SURFACE REMAINS WELL PROTECTED WITH MULCH.

1. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-FOURTH TO ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRMING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS. (IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.)
2. MULCH ALL SEEDED AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH IN PLACE. USE EROSION CONTROL BLANKETS ON SLOPING AREAS AND CONVEYANCE CHANNELS

MAINTENANCE
1. INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL THE VEGETATION IS SUCCESSFULLY ESTABLISHED.
2. CHARACTERISTICS OF A SUCCESSFUL STAND INCLUDE VIGOROUS DARK GREEN OR BLUISHGREEN SEEDLINGS WITH A UNIFORM VEGETATIVE COVER DENSITY OF 90 PERCENT OR MORE.
3. CHECK FOR EROSION OR MOVEMENT OF MULCH.
4. REPAIR DAMAGED, BARE, GULLIED, OR SPARSELY VEGETATED AREAS AND THEN FERTILIZE, RESEED, AND APPLY AND ANCHOR MULCH.
5. IF PLANT COVER IS SPARSE OR PATCHY, EVALUATE THE PLANT MATERIALS CHOSEN, SOIL FERTILITY, MOISTURE CONDITION, AND MULCH APPLICATION. REPAIR AFFECTED AREAS EITHER BY OVERSEEDING OR PREPARING A NEW SEEDBED AND RESEEDING. APPLY AND ANCHOR MULCH ON THE NEWLY SEEDED AREAS.
6. IF VEGETATION FAILS TO GROW, TEST SOIL TO DETERMINE SOIL PH OR NUTRIENT DEFICIENCY PROBLEMS. (CONTACT YOUR SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE.)
7. IF ADDITIONAL FERTILIZATION OR SOIL AMENDMENTS ARE NEEDED TO GET A SATISFACTORY STAND, DO SO ACCORDING TO SOIL TEST RECOMMENDATIONS.
8. ADD FERTILIZER THE FOLLOWING GROWING SEASON. FERTILIZE ACCORDING TO SOIL TEST RECOMMENDATIONS.
9. FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL-SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE HALF IN EARLY FALL. FOR WARM-SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING, AND THE REMAINING ONE-THIRD IN MIDDLE SUMMER.



1 SOD APPLICATION DETAIL

SCALE: N.T.S

SOD NOTES

SPECIFICATIONS
SITE PREPARATION
1. GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE.
2. PREPARE A SMOOTH, FIRM SOIL SURFACE AND APPLY SOIL AMENDMENTS. IRRIGATION IRRIGATE AS NEEDED TO ENSURE ROOTING OF SOD.

MATERIALS
1. SOIL AMENDMENTS - SELECT MATERIALS AND RATES AS DETERMINED BY A SOIL TEST (CONTACT YOUR COUNTY SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE AND SOIL INFORMATION, INCLUDING AVAILABLE SOIL TESTING SERVICES.) OR 400 TO 600 POUNDS OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
2. SOD - SELECT A HIGH QUALITY, HEALTHY, VIGOROUS VARIETY WELL ADAPTED TO THE REGION AND COMPATIBLE WITH THE INTENDED USE.

INSTALLATION
SOD SHOULD NOT BE INSTALLED DURING HOT WEATHER, ON DRY SOIL, FROZEN SOIL, COMPACTED CLAY, LOOSE SAND OR GRAVELLY SUBSTRATE SOILS, AGGREGATE, OR PESTICIDE TREATED SOIL. THE IDEAL TIME TO LAY SOD IS MAY 1 TO JUNE 1 OR SEPTEMBER 1 TO SEPTEMBER 30, ALTHOUGH IT CAN BE INSTALLED AS EARLY AS MARCH 15 IF AVAILABLE OR JUNE 1 TO SEPTEMBER 1 IF IRRIGATED.

SITE PREPARATION
1. APPLY TOPSOIL IF EXISTING SOIL CONDITIONS ARE UNSUITABLE FOR ESTABLISHING VEGETATION.
2. GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE AND CREATE A SMOOTH, FIRM SOIL SURFACE.
3. WHERE APPLICABLE, USE A CHISEL PLOW, DISK, HARROW, OR RAKE TO BREAK UP COMPACTED SOILS AND CREATE A FAVORABLE ROOTING DEPTH OF SIX TO EIGHT INCHES.

SOD BED PREPARATION
1. TEST SOIL TO DETERMINE PH AND NUTRIENT LEVELS.
2. IF SOIL PH IS TOO ACIDIC FOR THE GRASS SOD TO BE INSTALLED, APPLY LIME ACCORDING TO SOIL TEST RESULTS OR AT THE RATE RECOMMENDED BY THE SOD SUPPLIER.
3. APPLY FERTILIZER AS RECOMMENDED BY THE SOIL TEST. IF TESTING WAS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.
4. WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF SOIL WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.
5. RAKE OR HARROW THE AREA TO ACHIEVE A SMOOTH FINAL GRADE AND THEN ROLL OR CULTIPACK THE SOIL SURFACE TO CREATE A FIRM SURFACE ON WHICH TO LAY THE SOD.

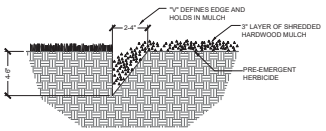
LAYING THE SOD
1. INSTALL SOD WITHIN THIRTY-SIX HOURS OF ITS CUTTING.
2. STORE THE SOD IN A SHADED LOCATION DURING INSTALLATION.
3. IMMEDIATELY BEFORE LAYING THE SOD, RAKE THE SOIL SURFACE TO BREAK ANY CRUST. (IF THE WEATHER IS HOT, LIGHTLY IRRIGATE THE SOIL SURFACE PRIOR TO LAYING THE SOD.)
4. LAY SOD STRIPS IN A BRICK-LIKE PATTERN.
5. BUTT ALL JOINTS TIGHTLY AGAINST EACH OTHER (DO NOT STRETCH OR OVERLAP THEM), USING A KNIFE OR MASON'S TROWEL TO TRIM AND FIT SOD INTO IRREGULARLY SHAPED AREAS.
6. ROLL THE SOD LIGHTLY AFTER INSTALLATION TO ENSURE FIRM CONTACT BETWEEN THE SOD AND SOIL.
7. IRRIGATE NEWLY SODDED AREAS UNTIL THE UNDERLYING SOIL IS WET TO A DEPTH OF FOUR INCHES, AND THEN KEEP MOIST UNTIL THE GRASS TAKES ROOT.

SLOPE APPLICATION
1. INSTALL THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO THE SLOPE.
2. WHERE SLOPES EXCEED A RATIO OF 3:1, STAPLE OR STAKE EACH STRIP AT THE CORNERS AND IN THE MIDDLE.

CHANNEL APPLICATION
(SODDING PROVIDES QUICKER PROTECTION THAN SEEDING AND MAY REDUCE THE RISK OF EARLY WASHOUT.)
1. EXCAVATE THE CHANNEL, ALLOWING FOR THE FULL THICKNESS OF THE SOD.
2. LAY THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO CHANNEL FLOW.
3. STAPLE OR STAKE EACH STRIP OF SOD AT THE CORNERS AND IN THE MIDDLE.
4. STAPLE JUTE OR BIODEGRADABLE POLYPROPYLENE NETTING OVER THE SODDED AREA TO MINIMIZE THE POTENTIAL FOR WASHOUT DURING ESTABLISHMENT.

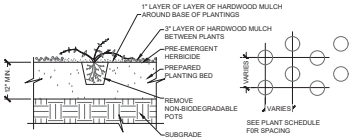
MAINTENANCE
1. INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL SOD IS WELL ROOTED.
2. KEEP SOD MOIST UNTIL FULLY ROOTED.
3. AFTER SOD IS WELL-ROOTED (TWO TO THREE WEEKS), MAINTAIN A PLANT HEIGHT OF TWO TO THREE INCHES.
4. TIME MOWING TO AVOID RUTS IN TURF.
5. FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE-HALF IN EARLY FALL. FOR WARM-SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING AND ONE-THIRD IN MIDDLE SUMMER.

REFERENCE IN CHAPTER 7 PAGES 47-50 IN THE INDIANA STORM WATER QUALITY MANUAL



2 V-CUT LANDSCAPE BED EDGE DETAIL

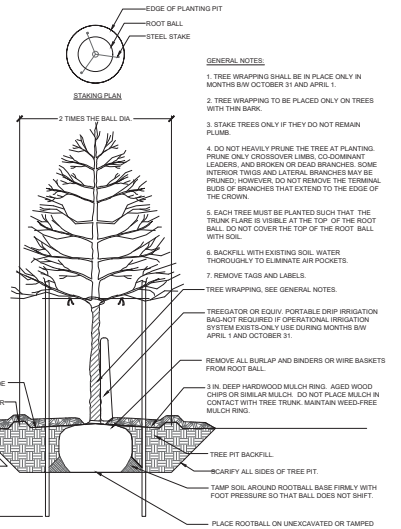
SCALE: N.T.S



SHRUB AND PERENNIAL BEDS SHALL BE PREPARED BY PLACING 3" OF APPROVED COMPOST OVER PULVERIZED TOPSOIL AND ROTOTILLING TO A DEPTH OF 6".

3 GROUNDCOVER PLANTING

SCALE: N.T.S

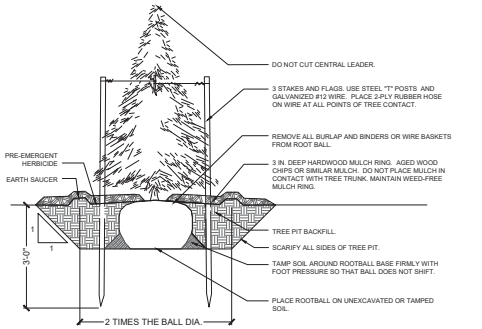


GENERAL NOTES:

1. TREE WRAPPING SHALL BE IN PLACE ONLY IN MONTHS B/W OCTOBER 31 AND APRIL 1.
2. TREE WRAPPING TO BE PLACED ONLY ON TREES WITH THIN BARK.
3. STAKE TREES ONLY IF THEY DO NOT REMAIN PLUMB.
4. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
5. EACH TREE MUST BE PLANTED SUCH THAT THE TRUNK FLARE IS VISIBLE AT THE TOP OF THE ROOT BALL. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL.
6. BACKFILL WITH EXISTING SOIL. WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
7. REMOVE TAGS AND LABELS.
8. TREE WRAPPING, SEE GENERAL NOTES.

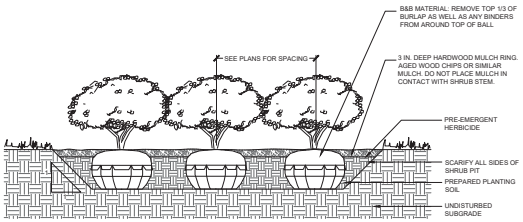
4 TREE PLANTING DETAIL

SCALE: N.T.S



5 EVERGREEN TREE PLANTING DETAIL

SCALE: N.T.S



6 SHRUB PLANTING DETAIL

SCALE: N.T.S

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

WEIHE ENGINEERS
Land Surveying | Civil Engineering
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ALAN H. WEIHE, P.E., L.S., FOUNDER

ISSUED/REVISED/DELETED	BY	DATE
PRELIMINARY NOT FOR CONSTRUCTION	SLK	10/20/2020
REVISED PLANS PER AGENCY COMMENTS	JEP	12/07/2020
REVISED PLANS PER AGENCY COMMENTS	JEP	01/04/2021

DRAWN BY: SLK
CHECKED BY: JEP
DATE: 10-04-2020

HARVEST TRAIL OF WESTFIELD

612 EAST 191ST STREET, WESTFIELD, IN 46074

OVERALL LANDSCAPE DETAILS

Part of the NW1/4 of Section 23 S.26 N., 3 W. Township, 19 Range, Range 3 East, Washington Township, HAMILTON County, Indiana

SHEET NO.
L109

PROJECT NO.
W20.0155

LOCATION: N:\2020\W20155\Engineering\Landscape\Harvest Trail Landscape Plan.dwg
LAYOUT TAB: Layout1
DATE/TIME: 10/4/2020 - 2:06pm
PLOTTED BY: JEP

Docket Number:	2204-PUD-08 (Ordinance No. 22-11)
Petitioner:	TWG Development, LLC by Nelson & Frankenberger, LLC
Request:	An amendment to the Grand Park Village PUD (the "Project") to modify development standards
Current Zoning:	Grand Park Village PUD (Ord. 12-46)
Current Land Use:	Vacant
Acreage:	12 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Petitioner Revision Narrative 4. Proposed Ord. 22-11 5. Ord. 22-11, Redlined Version 6. Overall Concept & Landscape Plan 7. Bike Hub Character Exhibit 8. Building, Landscape, and Screening Renderings
Staff Reviewer:	Daine Crabtree, Senior Planner

PETITION HISTORY

This petition was introduced at the March 14, 2022, City Council meeting. The petitioner held a neighborhood meeting on Wednesday, March 23, 2022.

The petition received a public hearing at the April 4, 2022, Advisory Plan Commission (the "APC") meeting where lack of parking, lack of mixed-use development in the Grand Park Village area as a whole, and the lack of a bike hub were the primary concerns. The petition returned at the April 18, 2022 APC meeting where further revisions were requested.

PROJECT OVERVIEW

Location: The petitioner is requesting an amendment to the Grand Park Village Planned Unit Development (PUD) specific to a 12 acre +/- area located north of the intersection of Wheeler Road and Grand Park Boulevard (see **Exhibit 2**).

The property is currently zoned as part of the Grand Park Village PUD. The Property is surrounded on all sides by other properties in the Grand Park Village PUD.

ZONING REQUEST

The petitioner requests this amendment to modify development standards – specifically maximum density and maximum number of dwelling units per building. The use of the property as Multi-Family is permitted.

960 dwelling units are permitted in the Grand Park Village PUD, of which 318 dwelling units have previously been approved via Primary Plat approval or Secondary Plat recordation (244 multi-family units in CharlesTown and 74 paired villa units in the Harbors at Grand Park Village). As currently proposed, the Petitioner is proposing 240 multi-family dwellings on the Property.

Density: The Grand Park Village PUD defaults to the MF2: Multi-Family Medium Density District zoning standards for density (units per acre) and maximum dwelling unit(s) per building standards.

As proposed, site-specific density in the Lake Village area of the Grand Park Village PUD or similar mixed-use areas shall not exceed twenty-one (21) units per acre. This is the same density per acre permitted by the Grand Park Village PUD Amendment (Ord. 18-33) for the neighboring CharlesTown Apartments.

Units Per Building: No Multi-Family building shall contain more than seventy-two (72) total units.

MODIFICATIONS SINCE PUBLIC HEARING

The Petitioner has modified the proposed PUD Amendment so that modifications to landscape standards and parking number standards are no longer necessary.

The Concept Plan has been revised; development is required to be in substantial compliance. The Concept Plan also doubles as the Landscape Plan; landscaping is also required to be in substantial compliance.

The Petitioner has added language that requires the Boardwalk to be constructed 100 percent (100%) adjacent to the lake frontage of the Real Estate as generally shown on the Concept Plan (**Exhibit 6**). The requirement that three (3) benches be provided along the Boardwalk has been added.

The Petitioner is proposing to add enough parking spaces to meet the UDO requirement for Multi-Family uses. Additionally, because the Grand Park Village PUD permits required on-site trees and plantings within the Lake Village area to be planted in Common Areas elsewhere in the Grand Park Village PUD (Article 9(A)(1)), the Petitioner is no longer proposing to amend landscape standards.

The Petitioner has added language to the PUD requiring a 3,000 aggregate square foot Bike Hub and Commercial Space structure (the "Structure") to be built on the Property near the

intersection of Grand Park Boulevard and Wheeler Road. The Certificate of Occupation for the Structure must be issued prior to or concurrently with the Certificate of Occupancy for the multi-family buildings on the Property. A rendering for the Structure has been added as **Exhibit B** of the PUD (**Exhibit 7**) and requires substantial compliance.

A specific list of uses for the Commercial Space portion of the Structure has been added. These uses are bike parking, bike lounge, bike repair, convenience snack store, coffee shop, ice cream shop, and pop-up shop space (temp/seasonal retail).

Due to the additional parking spaces and new requirement for the Bike Hub/Commercial Space building, the Petitioner has requested to modify the Maximum Number of Dwelling Units per Building from twenty-four (24) to seventy-two (72). The proposed site-specific density (21 dwelling units per acre) for the Project remains unchanged since the public hearing.

Parking areas that require screening shall be screened in accordance with **Exhibit D** of the PUD. A previous version of the PUD showed the same screening as proposed for The Trails PUD. This has been revised so that a picket-fence style screening is required.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the April 4, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

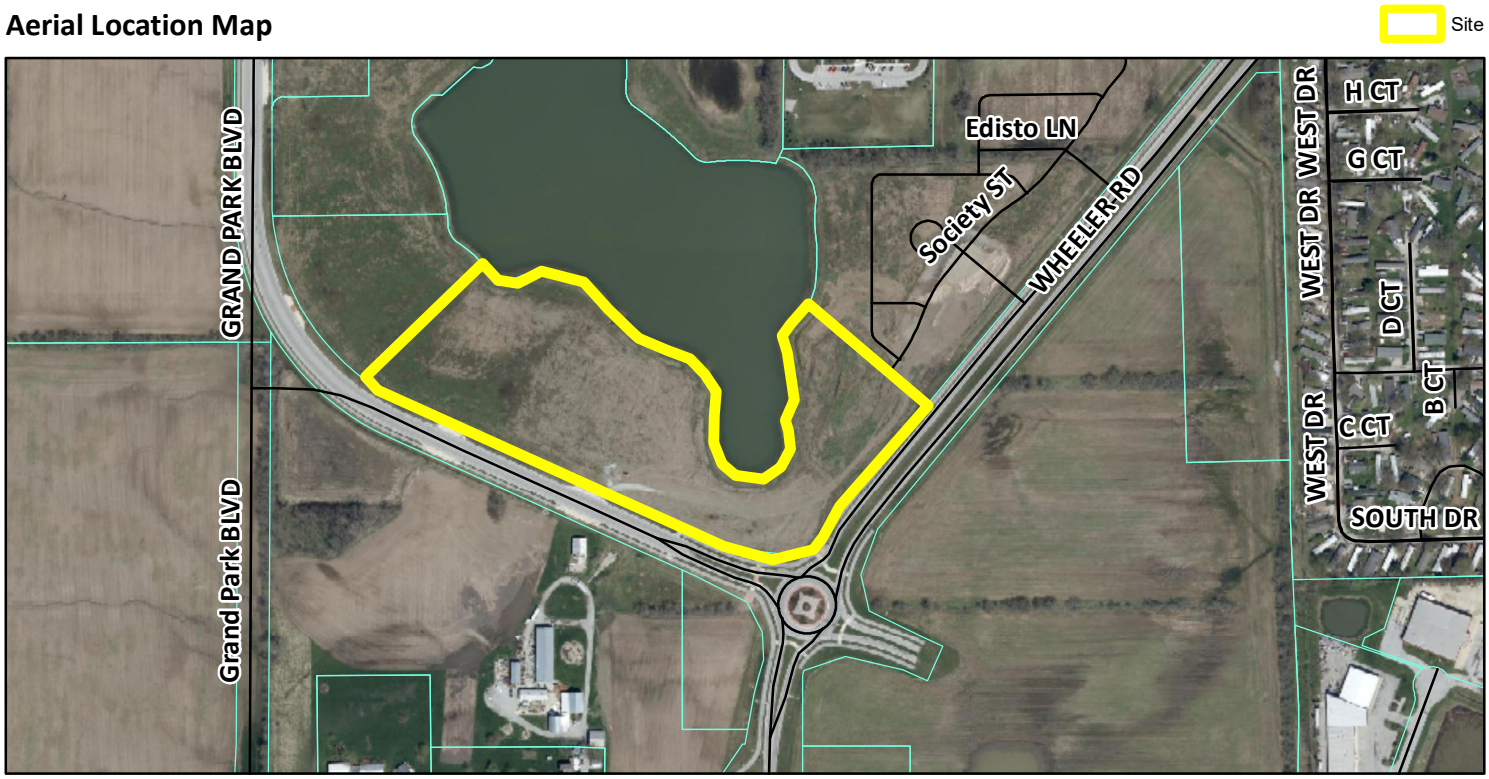
DEPARTMENT COMMENTS

1. **Action: Forward a recommendation to the City Council.**
2. 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.

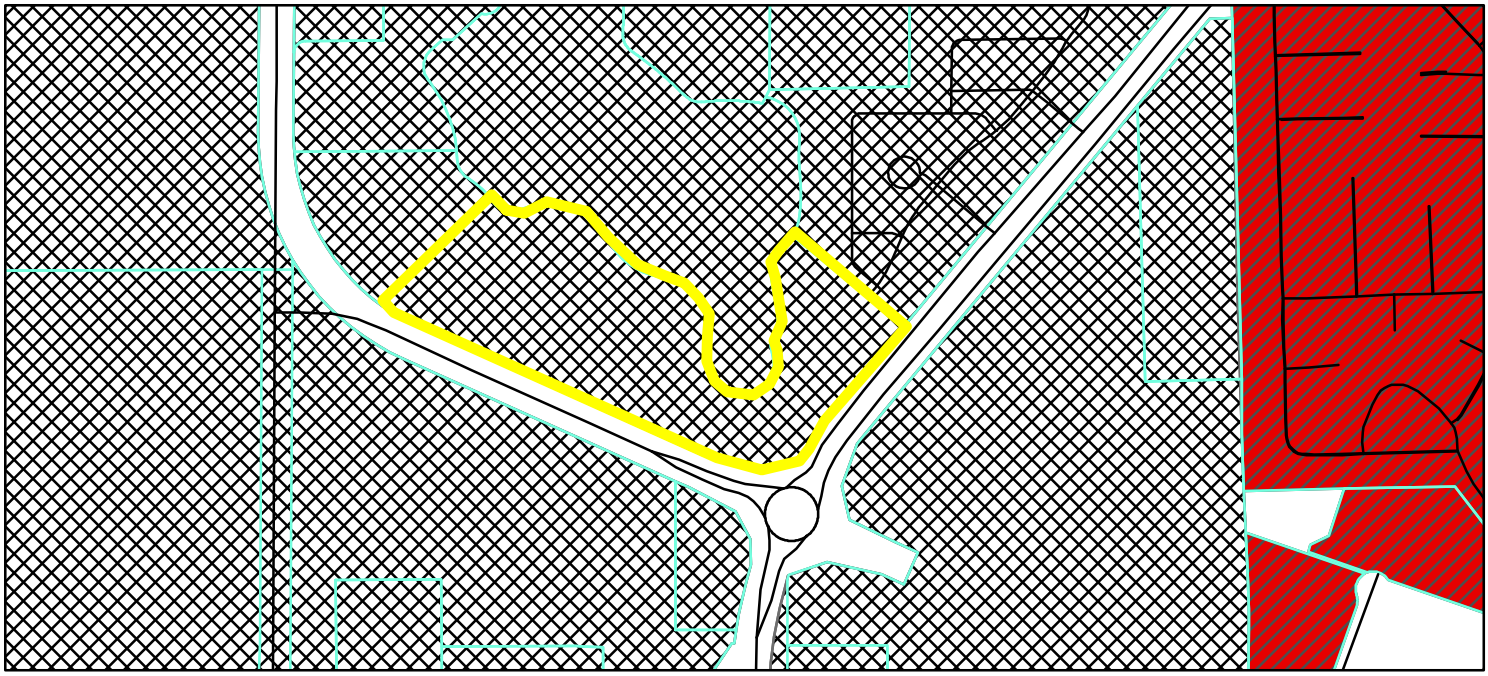
CITY OF Westfield INDIANA

Grand Park Village PUD Amendment IV

Aerial Location Map



Zoning Map



GIS.DBO.PW_Streets
Parcel
Parcel
Zoning - All

Zoning
GB-PD (General Business - Planned Development)
PUD (Planned Unit Development)

0 0.05 0.1 Miles

N
W E
S

TWG Development, LLC

1301 East Washington Street, Ste 100
Indianapolis, IN 46202
T 317.264.1833
www.twgdev.com

Grand Park Village – PUD Amendment IV, Updated 4.25.2022

We made the following changes to the project in response to concerns the Plan Commission voiced on 4/18:

1. **Architectural changes made to all buildings:**

    - Altered white trim, white patio railings
    - Added eave return + trim at roofline
    - Maintained dormers on all buildings
    - Added planter boxes on ground floor window units only (every other window)
    - Added shutters with hardware on the outward facing windows in sets of 2
    - Matched shutter colors to Bike Hub shutters
    - Matched entryway flat roof + white columns
    - Altered brick color on buildings to be consistent with Bike Hub color
    - Added shake-style fiber cement white on floors 1-2
    - Added white lap siding fiber cement on floors 3-4
    - Added New England-style light poles
    - Added in more landscaping in front of units and near entryways

2. **Bike Hub:**

    - Patio was added on south side of the Bike Hub to provide more gathering space
    - Screening wall + extensive landscaping was altered where parking lots front GP Blvd (*see character exhibit*)

3. **Landscaping:**

    - Additional landscaping was added between the parking on the northeast corner of the site and the lake/boardwalk to screen parking and buffer residents from those on the boardwalk.
    - Benches added along boardwalk

ORDINANCE NUMBER 22-__

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

"Grand Park Village PUD – Amendment IV"

This is an Ordinance (to be known as the "**Grand Park Village PUD - Amendment IV**") 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 UDO;

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 12-46 (the "Grand Park Village PUD Ordinance"), on December 10, 2012, and amended by (i) Ordinance 15-10, enacted by the City Council on May 26, 2015, and (ii) Ordinance 18-33, enacted by the City Council on September 24, 2018, and (iii) Ordinance 19-49, enacted by the City Council on November 19, 2019 (collectively, the "Grand Park Village PUD");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2204-PUD-08**), requesting an amendment to the UDO and the Grand park Village PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **2204-PUD-08** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ **recommendation** (_-_ vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2022; 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 UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 This ordinance shall amend the Grand Park Village PUD Ordinance, as applicable to the Real Estate.

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Grand Park Village PUD, and (iii) the provisions of the UDO, 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 PUD.

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. Development and Architectural Standards. The standards of Chapter 6: Development Standards of the Grand Park Village PUD shall apply to the development of the Real Estate, except as otherwise modified below:

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

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

2.2 Multi-family Residential: Article 6.K(2) Multi-Family Residential, shall include the following: Site-specific density in the Lake Village area shall not exceed twenty-one (21) units per acre. No Multi-Family building shall contain more than seventy-two (72) units.

2.3 Bike Hub and Commercial Space: The following shall be constructed on the Real Estate:

1. A single structure of the New England architectural style that contains the following:

   a. A Bike Hub, as contemplated in the Grand Park Village PUD, that is a minimum 1,000 square feet in size; and

   b. Commercial space that is a minimum of 2,000 square feet is size.

2. The Bike Hub and commercial space structure shall be constructed in substantial compliance with the architectural character and appearance as illustrated on (**Exhibit B**).

3. Permitted Uses: The following uses are the only uses permitted within the bike hub and commercial space:

   a. bike parking

   b. bike lounge

   c. bike repair

   d. convenience snack store

   e. coffee shop

   f. ice cream shop

   g. pop-up shop space (temporary / seasonal retail sales)

4. The Certificate of Occupancy for the Bike Hub and commercial space structure shall be issued prior to or concurrently with the Certificate of Occupancy for the multi-family buildings on the Real Estate.

2.4 Dwelling Architecture: All dwelling buildings constructed on the Real Estate shall be in substantial compliance with the architectural character and appearance as illustrated on (**Exhibit E**).

2.5 Boardwalk: The Boardwalk shall be constructed along one-hundred (100) percent of the lake frontage of the Real Estate as illustrated on (**Exhibit C**).

1. Three (3) benches shall be provided along the Boardwalk in locations as generally illustrated on (**Exhibit C**).

2. Additional landscaping as illustrated on (**Exhibit D**), page 1 of 2 shall be provided along the lakeside edge of parking areas.

2.6 Landscaping and Parking Screening: Landscaping and parking screening on the real estate shall comply with the following:

1. Landscape plantings shall be in substantial compliance with the landscaping illustrated on page 1 of 2 of (**Exhibit D**).

2. Parking area screening ("screen wall") shall be provided in the locations as identified on page 1 of 2 of (**Exhibit D**).

3. Parking area screening shall include a picket fence of a style and design in substantial compliance with the fence illustrated on page 2 of 2 of (**Exhibit D**).

Section 3. **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2028 (unless otherwise extended by the Director) shall automatically void this Ordinance.

Section 10. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2022.

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 22-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2022, at _____ ____ m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 22-__

this _____ day of _____, 2022.

_____
J. Andrew Cook, Mayor

I hereby VETO Ordinance 22-__

this _____ day of _____, 2022.

_____
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

Grand Park Village PUD Amendment IV - 8 042522

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Bike Hub – Illustrative Character Exhibits

Exhibit C Concept Plan

Exhibit D Landscaping and Parking Screening

Exhibit E Dwelling Architecture – Illustrative Character Exhibits

EXHIBIT A
REAL ESTATE

(Page 1 of 3 – Legal Description)

Part of the Northwest Quarter of Section 36, Township 19 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Quarter; thence South 00 degrees 19 minutes 12 seconds West along the West line of said Quarter section a distance of 703.99 feet to the easterly right of way line of Grand Park Boulevard, the following 7 courses being along said right of way line; 1) South 00 degrees 18 minutes 58 seconds West 228.91 feet to a tangent curve to the left having a radius of 600.00 feet, the radius point of which bears South 89 degrees 41 minutes 07 seconds East; 2) Southerly along said curve an arc distance of 641.48 feet to a point which bears South 25 degrees 41 minutes 20 seconds West from said radius point to the POINT OF BEGINNING; 3) Continuing tangent curve to the left having a radius of 600.00 feet, the radius point of which bears North 25 degrees 41 minutes 20 seconds East; thence southerly along said curve an arc distance of 14.47 feet to a point which bears South 24 degrees 18 minutes 40 seconds West from said radius point; 4) South 65 degrees 41 minutes 36 seconds East 891.48 feet; 5) South 74 degrees 37 minutes 16 seconds East 79.71 feet; 6) South 84 degrees 07 minutes 37 seconds East 110.37 feet; 7) North 74 degrees 42 minutes 18 seconds East 93.05 feet to the northerly right of way line of Wheeler Road and a tangent curve to the right having a radius of 1305.00 feet, the radius point of which bears South 57 degrees 55 minutes 21 seconds East, the following 2 courses being along said right of way line; 1) Northerly along said curve an arc distance of 172.60 feet to a point which bears North 50 degrees 20 minutes 41 seconds West from said radius point; 2) North 39 degrees 39 minutes 19 seconds East 301.33 feet to the southerly corner of Grand Park Village – Lake Village Section Four, Instr. No. 2018052980 in the Office of the Recorder of Hamilton County, Indiana; thence North 50 degrees 20 minutes 41 seconds West a distance of 410.08 feet along the southerly line thereof to the easterly line of Grand Park Village – Lake Village Section Three, Instr. No. 201562128, in the Office of the Recorder of Hamilton County, Indiana, the following twenty courses being along said plat line; 1) Non-tangent curve to the right having a radius of 114.33 feet, the radius point of which bears North 56 degrees 05 minutes 41 seconds West; thence westerly along said curve an arc distance of 30.20 feet to a point which bears South 40 degrees 58 minutes 00 seconds East from said radius point; 2) South 49 degrees 01 minutes 58 seconds West 17.02 feet; 3) Tangent curve to the left having a radius of 85.67 feet, the radius point of which bears South 40 degrees 58 minutes 04 seconds East; thence southerly along said curve an arc distance of 88.25 feet to a point which bears South 80 degrees 00 minutes 38 seconds West from said radius point; 4) South 09 degrees 59 minutes 24 seconds West 113.23 feet; 5) Tangent curve to the right having a radius of 64.33 feet, the radius point of which bears South 80 degrees 00 minutes 28 seconds West; thence southerly along said curve an arc distance of 33.99 feet to a point which bears South 69 degrees 42 minutes 54 seconds East from said radius point; 6) South 20 degrees 16 minutes 58 seconds West 42.65 feet; 7) Tangent curve to the left having a radius of 35.67 feet, the radius point of which bears South 69 degrees 42 minutes 53 seconds East; thence southerly along said curve an arc distance of 19.86 feet to a point which bears South 78 degrees 23 minutes 31 seconds West from said radius point; 8) South 11 degrees 36 minutes 21 seconds East 26.11 feet; 9) Tangent curve to the right having a radius of 86.53 feet, the radius point of which bears South 76 degrees 31 minutes 37 seconds West; thence southerly along said curve an arc distance of 46.21 feet to a point which bears South 72 degrees 52 minutes 36 seconds East from said radius point; 10) South 17 degrees 13 minutes 45 seconds West 0.06 feet; 11) Tangent curve to the right having a radius of 95.91 feet, the radius point of which bears North 72 degrees 39 minutes 25 seconds West; thence westerly along said curve an arc distance of 264.87 feet to a point which bears South 85 degrees 34 minutes 37 seconds West from said radius point; 12) Non-tangent curve to the right having a radius of 382.82 feet, the radius point of which

EXHIBIT A
REAL ESTATE

(Page 2 of 3 – Legal Description)

bears North 79 degrees 57 minutes 26 seconds East; thence northerly along said curve an arc distance of 115.26 feet to a point which bears North 82 degrees 47 minutes 28 seconds West from said radius point; 13) Non-tangent curve to the left having a radius of 77.85 feet, the radius point of which bears North 82 degrees 47 minutes 21 seconds West; thence northerly along said curve an arc distance of 45.44 feet to a point which bears South 63 degrees 45 minutes 59 seconds West from said radius point; 14) Non-tangent curve to the left having a radius of 183.33 feet, the radius point of which bears South 63 degrees 46 minutes 04 seconds West; thence northerly along said curve an arc distance of 103.61 feet to a point which bears North 31 degrees 23 minutes 08 seconds East from said radius point; 15) Non-tangent curve to the left having a radius of 85.67 feet, the radius point of which bears South 31 degrees 23 minutes 01 seconds West; thence westerly along said curve an arc distance of 38.34 feet to a point which bears North 05 degrees 44 minutes 33 seconds East from said radius point; 16) Non-tangent curve to the right having a radius of 214.33 feet, the radius point of which bears North 05 degrees 44 minutes 24 seconds East; thence westerly along said curve an arc distance of 207.02 feet to a point which bears South 61 degrees 04 minutes 58 seconds West from said radius point; 17) Non-tangent curve to the left having a radius of 195.38 feet, the radius point of which bears South 61 degrees 04 minutes 52 seconds West; thence westerly along said curve an arc distance of 287.18 feet to a point which bears North 23 degrees 08 minutes 13 seconds West from said radius point; 18) Non-tangent curve to the right having a radius of 64.30 feet, the radius point of which bears North 23 degrees 12 minutes 05 seconds West; thence westerly along said curve an arc distance of 87.96 feet to a point which bears South 55 degrees 12 minutes 43 seconds West from said radius point; 19) Non-tangent curve to the left having a radius of 240.44 feet, the radius point of which bears South 55 degrees 12 minutes 03 seconds West; thence northerly along said curve an arc distance of 36.25 feet to a point which bears North 46 degrees 33 minutes 47 seconds East from said radius point; thence South 28 degrees 36 minutes 31 seconds West a distance of 428.93 feet to the POINT OF BEGINNING containing 12.00 acres, more or less.

EXHIBIT A
REAL ESTATE

(Page 3 of 3 - Location Map)

EXHIBIT B

Bike Hub Character Exhibits

EXHIBIT C

Concept Plan

EXHIBIT D

Landscaping and Parking Screening
(page 1 of 2)

EXHIBIT D

Landscaping and Parking Screening
(page 2 of 2)

EXHIBIT E

Dwelling Architecture – Illustrative Character Exhibit

ORDINANCE NUMBER 22-__

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

"Grand Park Village PUD – Amendment IV"

This is an Ordinance (to be known as the "**Grand Park Village PUD - Amendment IV**") 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 UDO;

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 12-46 (the "Grand Park Village PUD Ordinance"), on December 10, 2012, and amended by (i) Ordinance 15-10, enacted by the City Council on May 26, 2015, and (ii) Ordinance 18-33, enacted by the City Council on September 24, 2018, and (iii) Ordinance 19-49, enacted by the City Council on November 19, 2019 (collectively, the "Grand Park Village PUD");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ~~22-__-~~2204-PUD-~~__);~~-08),** requesting an amendment to the UDO and the Grand park Village PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **2204-PUD-08** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ **recommendation** (_-_ vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2022; 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 UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 This ordinance shall amend the Grand Park Village PUD Ordinance, as applicable to the Real Estate.

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Grand Park Village PUD, and (iii) the provisions of the UDO, 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 PUD.

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. Development and Architectural Standards. The standards of Chapter 6: Development Standards of the Grand Park Village PUD shall apply to the development of the Real Estate, except as otherwise modified below:

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

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

~~2.1~~2.2 Multi-family Residential: Article 6.K(2) Multi-Family Residential, shall include the following: Site-specific density in the Lake Village area shall not exceed twenty-one (21) units per acre. No Multi-Family building shall contain more than seventy-two (72) units.

~~2.2~~2.3 Bike Hub and Commercial Space: The following shall be constructed on the Real Estate:

1. A single structure of the New England architectural style that contains the following:

   a. A Bike Hub, as contemplated in the Grand Park Village PUD, that is a minimum 1,000 square feet in size; and

   b. Commercial space that is a minimum of 2,000 square feet is size.

~~2. An illustrative character exhibit (**Exhibit B**) is attached hereto which establishes a benchmark for the quality and appearance of the Bike Hub and commercial space structure.~~

~~3.~~2. ~~A Concept Plan (**Exhibit C**) is attached hereto which identifies the location of the Bike Hub and commercial space structure. The location of the~~The Bike Hub and commercial space structure shall be constructed in substantial compliance with the ~~location~~ architectural character and appearance as illustrated on ~~the Concept Plan.~~(**Exhibit B**).

3. Permitted Uses: The following uses are the only uses permitted within the bike hub and commercial space:

   a. bike parking

   b. bike lounge

   c. bike repair

   d. convenience snack store

   e. coffee shop

   f. ice cream shop

   g. pop-up shop space (temporary / seasonal retail sales)

4. The Certificate of Occupancy for the Bike Hub and commercial space structure shall be issued prior to or concurrently with the Certificate of Occupancy for the multi-family buildings on the Real Estate.

2.4 Dwelling Architecture: All dwelling buildings constructed on the Real Estate shall be in substantial compliance with the architectural character and appearance as illustrated on (**Exhibit E**).

~~2.3~~2.5 Boardwalk: The Boardwalk shall be constructed along one-hundred (100) percent of the lake frontage of the Real Estate as ~~generally~~ illustrated on (**Exhibit C**).

1. Three (3) benches shall be provided along the Boardwalk in locations as generally illustrated on (**Exhibit C**).

2. Additional landscaping as illustrated on (**Exhibit D**), page 1 of 2 shall be provided along the lakeside edge of parking areas.

2.6 Landscaping and Parking Screening: ~~Parking areas requiring~~Landscaping and

parking screening~~, per~~ on the ~~terms of~~real estate shall comply with the ~~UDO,~~following:

1. Landscape plantings shall be ~~screened in a manner~~ in substantial compliance with the landscaping illustrated on page 1 of 2 of (**Exhibit D**).

2. Parking area screening ("screen wall") shall be provided in the locations as identified on page 1 of 2 of (**Exhibit D**).

~~2.4~~3. Parking area screening shall include a picket fence of a style and design in substantial compliance with the fence illustrated on page 2 of 2 of (**Exhibit D**).

Section 3. **Duration.** Failure to obtain Construction Plan approval for the Real Estate by January 1, 2028 (unless otherwise extended by the Director) shall automatically void this Ordinance.

Section 10. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2022.

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 22-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2022, at _____ ____ m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 22-__

this _____ day of _____, 2022.

_____
J. Andrew Cook, Mayor

I hereby VETO Ordinance 22-__

this _____ day of _____, 2022.

_____
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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Bike Hub – Illustrative Character Exhibits

Exhibit C Concept Plan

Exhibit D Landscaping and Parking Screening

Exhibit E Dwelling Architecture – Illustrative Character Exhibits

EXHIBIT A
REAL ESTATE

(Page 1 of 3 – Legal Description)

Part of the Northwest Quarter of Section 36, Township 19 North, Range 3 East of the Second Principal Meridian, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Quarter; thence South 00 degrees 19 minutes 12 seconds West along the West line of said Quarter section a distance of 703.99 feet to the easterly right of way line of Grand Park Boulevard, the following 7 courses being along said right of way line; 1) South 00 degrees 18 minutes 58 seconds West 228.91 feet to a tangent curve to the left having a radius of 600.00 feet, the radius point of which bears South 89 degrees 41 minutes 07 seconds East; 2) Southerly along said curve an arc distance of 641.48 feet to a point which bears South 25 degrees 41 minutes 20 seconds West from said radius point to the POINT OF BEGINNING; 3) Continuing tangent curve to the left having a radius of 600.00 feet, the radius point of which bears North 25 degrees 41 minutes 20 seconds East; thence southerly along said curve an arc distance of 14.47 feet to a point which bears South 24 degrees 18 minutes 40 seconds West from said radius point; 4) South 65 degrees 41 minutes 36 seconds East 891.48 feet; 5) South 74 degrees 37 minutes 16 seconds East 79.71 feet; 6) South 84 degrees 07 minutes 37 seconds East 110.37 feet; 7) North 74 degrees 42 minutes 18 seconds East 93.05 feet to the northerly right of way line of Wheeler Road and a tangent curve to the right having a radius of 1305.00 feet, the radius point of which bears South 57 degrees 55 minutes 21 seconds East, the following 2 courses being along said right of way line; 1) Northerly along said curve an arc distance of 172.60 feet to a point which bears North 50 degrees 20 minutes 41 seconds West from said radius point; 2) North 39 degrees 39 minutes 19 seconds East 301.33 feet to the southerly corner of Grand Park Village – Lake Village Section Four, Instr. No. 2018052980 in the Office of the Recorder of Hamilton County, Indiana; thence North 50 degrees 20 minutes 41 seconds West a distance of 410.08 feet along the southerly line thereof to the easterly line of Grand Park Village – Lake Village Section Three, Instr. No. 201562128, in the Office of the Recorder of Hamilton County, Indiana, the following twenty courses being along said plat line; 1) Non-tangent curve to the right having a radius of 114.33 feet, the radius point of which bears North 56 degrees 05 minutes 41 seconds West; thence westerly along said curve an arc distance of 30.20 feet to a point which bears South 40 degrees 58 minutes 00 seconds East from said radius point; 2) South 49 degrees 01 minutes 58 seconds West 17.02 feet; 3) Tangent curve to the left having a radius of 85.67 feet, the radius point of which bears South 40 degrees 58 minutes 04 seconds East; thence southerly along said curve an arc distance of 88.25 feet to a point which bears South 80 degrees 00 minutes 38 seconds West from said radius point; 4) South 09 degrees 59 minutes 24 seconds West 113.23 feet; 5) Tangent curve to the right having a radius of 64.33 feet, the radius point of which bears South 80 degrees 00 minutes 28 seconds West; thence southerly along said curve an arc distance of 33.99 feet to a point which bears South 69 degrees 42 minutes 54 seconds East from said radius point; 6) South 20 degrees 16 minutes 58 seconds West 42.65 feet; 7) Tangent curve to the left having a radius of 35.67 feet, the radius point of which bears South 69 degrees 42 minutes 53 seconds East; thence southerly along said curve an arc distance of 19.86 feet to a point which bears South 78 degrees 23 minutes 31 seconds West from said radius point; 8) South 11 degrees 36 minutes 21 seconds East 26.11 feet; 9) Tangent curve to the right having a radius of 86.53 feet, the radius point of which bears South 76 degrees 31 minutes 37 seconds West; thence southerly along said curve an arc distance of 46.21 feet to a point which bears South 72 degrees 52 minutes 36 seconds East from said radius point; 10) South 17 degrees 13 minutes 45 seconds West 0.06 feet; 11) Tangent curve to the right having a radius of 95.91 feet, the radius point of which bears North 72 degrees 39 minutes 25 seconds West; thence westerly along said curve an arc distance of 264.87 feet to a point which bears South 85 degrees 34 minutes 37 seconds West from said radius point; 12) Non-tangent curve to the right having a radius of 382.82 feet, the radius point of which

EXHIBIT A
REAL ESTATE

(Page 2 of 3 – Legal Description)

bears North 79 degrees 57 minutes 26 seconds East; thence northerly along said curve an arc distance of 115.26 feet to a point which bears North 82 degrees 47 minutes 28 seconds West from said radius point; 13) Non-tangent curve to the left having a radius of 77.85 feet, the radius point of which bears North 82 degrees 47 minutes 21 seconds West; thence northerly along said curve an arc distance of 45.44 feet to a point which bears South 63 degrees 45 minutes 59 seconds West from said radius point; 14) Non-tangent curve to the left having a radius of 183.33 feet, the radius point of which bears South 63 degrees 46 minutes 04 seconds West; thence northerly along said curve an arc distance of 103.61 feet to a point which bears North 31 degrees 23 minutes 08 seconds East from said radius point; 15) Non-tangent curve to the left having a radius of 85.67 feet, the radius point of which bears South 31 degrees 23 minutes 01 seconds West; thence westerly along said curve an arc distance of 38.34 feet to a point which bears North 05 degrees 44 minutes 33 seconds East from said radius point; 16) Non-tangent curve to the right having a radius of 214.33 feet, the radius point of which bears North 05 degrees 44 minutes 24 seconds East; thence westerly along said curve an arc distance of 207.02 feet to a point which bears South 61 degrees 04 minutes 58 seconds West from said radius point; 17) Non-tangent curve to the left having a radius of 195.38 feet, the radius point of which bears South 61 degrees 04 minutes 52 seconds West; thence westerly along said curve an arc distance of 287.18 feet to a point which bears North 23 degrees 08 minutes 13 seconds West from said radius point; 18) Non-tangent curve to the right having a radius of 64.30 feet, the radius point of which bears North 23 degrees 12 minutes 05 seconds West; thence westerly along said curve an arc distance of 87.96 feet to a point which bears South 55 degrees 12 minutes 43 seconds West from said radius point; 19) Non-tangent curve to the left having a radius of 240.44 feet, the radius point of which bears South 55 degrees 12 minutes 03 seconds West; thence northerly along said curve an arc distance of 36.25 feet to a point which bears North 46 degrees 33 minutes 47 seconds East from said radius point; thence South 28 degrees 36 minutes 31 seconds West a distance of 428.93 feet to the POINT OF BEGINNING containing 12.00 acres, more or less.

EXHIBIT A
REAL ESTATE

(Page 3 of 3 - Location Map)

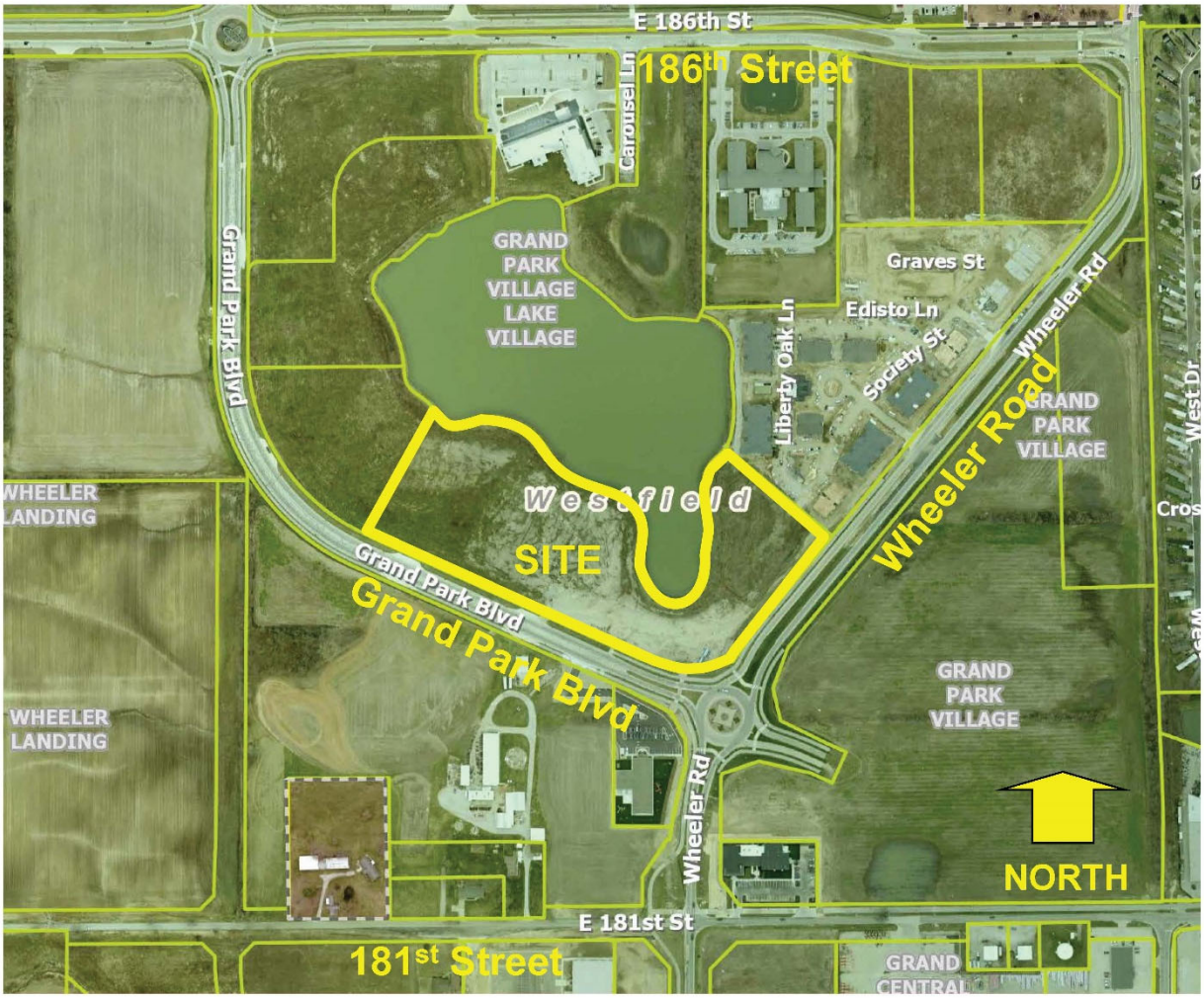


EXHIBIT B

Bike Hub Character Exhibits

EXHIBIT C

Concept Plan

LANDSCAPE QUANTITIES
TYPE
PROVIDED / REQUIRED
CANOPY TREES
181 / 240
EVERGREEN TREES
119 / 240
SHRUBS
1,178 / 960
BENCH
BENCH
BENCH
SCREEN WALL
SCREEN WALL
PATIO
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Kimley»Horn
GRAND PARK LAKE VILLAGE
COLOR SITE EXHIBIT

EXHIBIT D

Landscaping and Parking Screening

(page 1 of 2)

LANDSCAPE QUANTITIES
TYPE
PROVIDED / REQUIRED
CANOPY TREES
181 / 240
EVERGREEN TREES
119 / 240
SHRUBS
1,178 / 960
BENCH
BENCH
BENCH
SCREEN WALL
SCREEN WALL
PATIO
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GRAND PARK LAKE VILLAGE
COLOR SITE EXHIBIT

EXHIBIT D

Landscaping and Parking Screening
(page 2 of 2)

EXHIBIT E

Dwelling Architecture – Illustrative Character Exhibit

LANDSCAPE QUANTITIES

TYPE	PROVIDED / REQUIRED
CANOPY TREES	181 / 240
EVERGREEN TREES	119 / 240
SHRUBS	1,178 / 960

BENCH

BENCH

BENCH

GRAND PARK VILLAGE LAKE VILLAGE SECTION THREE LOT "4" (LAKE PARCEL) Heritage Lake LLC INSTR#2015-62128

GRAND PARK VILLAGE-LAKE VILLAGE SECTION FOUR - SECONDARY PLAT INSTR#2018049536 LOT "1" CharlesTowne LLC INSTR#2018052980

BUILDING A (MIRRORED) FFELEV: 906.59

BUILDING B FFELEV: 907.00

POOL AREA

BUILDING K CLUBHOUSE FFELEV: 906.50

LOT "K" 12.00 ACs

ENCLOSED DOG PARK ±2,500 SF

REMAINDER BLOCK "1A" 6.94 ACs

BUILDING D FFELEV: 907.50

BUILDING F FFELEV: 914.00

BIKE HUB & RETAIL

SCREEN WALL

BUILDING C (4-STORY) FFELEV: 906.60

BUILDING E FFELEV: 908.00

SCREEN WALL

PATIO

WHEELER ROAD (110' PUBLIC R/W)

GRAND PARK BLVD. (100' PUBLIC R/W)

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Kimley»Horn

GRAND PARK LAKE VILLAGE

COLOR SITE EXHIBIT

April 21, 2022

EXHIBIT B

Bike Hub Character Exhibits

Petition Number:	2203-ODP-04 & 2203-SPP-04
Project Name:	Lantern Commons
Subject Site Address:	Northwest corner of East 161st Street and South Union Street
Petitioner:	Front Street Partners, LLC
Representative:	Church Church Hittle + Antrim
Request:	Overall Development Plan and Primary Plat review of 5 Blocks on 57.48 acres +/- in the Lantern Commons PUD District.
Current Zoning:	Lantern Commons PUD
Current Land Use:	Vacant
Approximate Acreage:	57.48 acres +/-
Property History:	Lantern Commons PUD (Ordinance 21-04, April 12, 2021)
	Lantern Commons Secondary Plat (2203-SFP-22, *pending*)
	Lantern Commons Apartments (2203-DDP-09, *pending*)
Exhibits:	1. Staff Report
	2. Location Map
	3. Primary Plat
	4. Overall Development Plan
	5. Landscape Plan
	6. Public Comments
Staff Reviewer:	Rachel Riemenschneider, Associate Planner

BACKGROUND

The property is currently zoned Lantern Commons PUD District. Ordinance 21-04 Lantern Commons PUD (2102-PUD-04) was approved at the April 12, 2021 City Council Meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the February 22, 2022, Technical Advisory Committee meeting.

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

The plans comply.

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)

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

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

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

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

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

11) Building setback lines.

12) Legend and notes.

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

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

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

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

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

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

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

20) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

21) Title, scale, north arrow and date.

22) Proposed name of the development.

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

24) Address and legal description of the property.

25) Boundary lines of the property including all dimensions.

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

27) 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.

28) 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. 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 of all Floodplain areas within the boundaries of the property.

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

34) 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.

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).

DISTRICT STANDARDS (Chapter 4 of UDO and Ord. 21-04)

The plans comply with Chapter 4 of the UDO and Ordinance 21-04: Lantern Commons PUD.

19) Permitted Uses (Sec. 5 of PUD)

20) Area E Development Standards (Sec. 6.2 of PUD)

a) Maximum Number of Dwelling Units: 325 (375 if additional land is incorporated)

b) Minimum Living Area: 600sf

c) Minimum Road Frontage: 70’

d) Minimum BSL:

1. Area A, B, C, and D

(1) Area A - No Building shall be constructed within 50' of the north property line of Area A or within 15' of the west easement boundary of Natalie Wheeler Trail. There shall be no other zoning setback requirements within Area A.

(2) Area B - No Building shall be constructed within 50' of the west easement boundary of Natalie Wheeler Trail. There shall be no other zoning setback requirements within Area B.

(3) Area C - No Building shall be constructed within 15' of the south property line and the west easement boundary of Natalie Wheeler Trail. There shall be no other zoning setback requirements within Area C.

(4) 4. Area D - No Building shall be constructed within 50' of the south and west property lines of Area D. There shall be no other zoning setback requirements within Area D.

2. Area E:

(1) A minimum 50’ setback along the west perimeter of the District in Area E shall be provided.

(2) No Building shall be constructed within 200’ of the north perimeter of the District in Area E. Subject to review and approval by the City, the improvements to be installed between the north property line of the District and the Buildings in Area E shall be in substantial compliance with Exhibit D, attached hereto (“Area E Transition”), including, but not limited to, installation of a 5’ mound along the north property line of the District and installation of a decorative fence along the Westfield Boulevard right-of-way to deter pedestrians from entering the Area E Transition area.

(3) There shall be no other setback requirements within Area E.

e) Maximum Building Height:

f) Minimum Distance Between Buildings:

g) Development Plan Review: Required

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Ord. 21-04)

The plans comply.

21) Accessory Use and Building Standards (UDO Article 6.1 and Sec.8.1 of the PUD)

22) Architectural Standards (UDO Article 6.3(E) and Sec. 8.2 of the PUD)

23) Landscaping Standards (Article 6.8 of UDO and Section 8.4 of PUD)

a) Detention and Retention Areas

1. Natural Appearances:

(1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).

(2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then Landscape Plans shall be prepared and stamped by a licensed landscape architect.

(3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

2. Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).

3. Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.

b) Street Trees

1. Requirement: Street Trees shall be required within the Right-of-way of all new or re-developed Local Streets (public or private) in residential Major Subdivisions. Street Trees shall only be required on one (1) side of a Residential Frontage Road. Please note that the Westfield Code of Ordinance; Chapter 34-141 et seq., as amended, also applies within the City's corporate limits.

c) Minimum Lot Landscaping Requirements: Yards and Open Space areas of all Lots shall be landscaped in accordance with this section (the "Minimum Lot Landscaping Requirements"):

Chart: Minimum Lot Landscaping Requirements

Land Use	Plant Materials		
	Shade Trees	Ornamental or Evergreen Trees	Shrubs
Single-family Residential (per Lot under 8,000 sq. ft.)	2	1	4
Single-family Residential (per Lot over 8,000 sq. ft.)	4	2	4
Multi-family Residential (per Dwelling Unit)	1	1	4
Institutional Uses (per acre)	2	3	10
Business Uses (per acre)	10	10	25
Industrial Uses (per acre)	5	5	25
Open Space / Common Area (per acre)	10		0

1. Calculation for Recreational Areas: Acreage for athletic fields and courts (including adjacent perimeter areas for coaching and spectator viewing) and areas with playground equipment, may be subtracted from the gross acreage before computing the Minimum Lot Landscaping Requirements.

2. Calculation for Open Space/Common Areas: Plantings required for Open Space or Common Area may be calculated for an overall development, or phase of a development, and then installed and distributed throughout the development's various Open Spaces and Common Areas.

3. Credit: All other landscaping plantings required by this Article to be located on the subject Lot (e.g., Foundation Plantings, Parking Area Landscaping) or within an Open Space/Common Area (e.g., Buffer Yard Landscaping, External Street Frontage Landscaping) may be credited toward the individual Lot's or Open Space/Common Area's Lot Landscaping Requirement at a 1:1 ratio, with the exception of Street Trees, as otherwise set forth herein, which may not be credited.

d) External Street Frontage Landscaping

1. Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development, except as

exempted by Article 6.3(C)(1)(a) (i). 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.

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

Southern Common Area: **380.63ft**

	Per 100 LF	Required	Provided	Needed
Shade/evergreen	3	12	22	0
Ornamental	2	8	7	0
Shrubs	25	96	96	0

Northern Common Area: 402ft

	Per 100 LF	Required	Provided	Needed
Shade/evergreen	3	13	14	0
Ornamental	2	9	9	0
Shrubs	25	101	101	0

e) Buffer Yard Requirements

1. The boundaries of the Areas, the Open Space Plan (the Gateway), as well as major thoroughfares, shall be developed in substantial compliance with the Concept Plan, subject to City review and approval of the infrastructure elements included in the Concept Plan. The final layouts and site plans within the Areas shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan. (Ord. 21-04)

2. No Building shall be constructed within 200' of the north perimeter of the District in Area E. Subject to review and approval by the City, the improvements to be installed between the north property line of the District and the Buildings in Area E shall be in substantial compliance with Exhibit D attached hereto ("Area E Transition"), including, but not limited to, installation of a 5' mound along the north property line of the District Mid installation of a decorative fence along the Westfield Boulevard right-of-way to deter pedestrians from entering the Area E Transition area. (Ord. 21-04)

North Buffer Yard: 1431ft

	Per 100 LF	Required	Provided	Needed
Evergreen	10	144	144	0
Shade	3	43	43	0
Shrubs	20	287	287	0

f) Parking Area Landscaping

24) Lighting Standards (Article 6.9 of UDO)

25) Lot Standards (Article 6.10)

26) Parking and Loading Standards (Article 6.14 and Sec. 8.3 of PUD)

27) Setback Standards (Article 6.16)

28) Sign Standards (Article 6.17)

29) 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:

1. Forty (40) feet from intersections of Collectors or Local Streets.
2. Seventy-five (75) feet from intersections of Expressways or Arterials.
3. Ten (10) feet from intersections of Driveways or Alleys.
4. Twenty-five (25) feet from intersections of Private Streets.

30) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO and Section 8.5 of PUD)

The plans comply.

31) Easement Standards (Article 8.3)

32) Monument and Marker Standards (Article 8.5)

33) Open Space and Amenity Standards (Article 8.6)

a) Plantings: Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.

b) Open Space and Development Amenity Improvements:

1. Requirement: Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance (see also Article 10.4 Certificate of Compliance).

2. Approval: Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval of a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.

3. Timing of Installation: Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.

34) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

1. The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.

2. Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.

3. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.

4. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be

delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

b) External Pedestrian Network Standards

1. Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.

2. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.

3. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

35) Storm Water Standards (Article 8.8)

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

37) Street Light Standards (Article 8.10)

38) Street Sign Standards (Article 8.11)

39) Surety Standards (Article 8.12)

40) Utility Standards (Article 8.13)

INFRASTRUCTURE STANDARDS (Section 9 of PUD)

The plans comply.

41) The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.

42) Thematic elements consistent with the quality and character of those illustrated in Exhibit K. attached hereto ("Site Elements") will be incorporated throughout the District, subject to review and approval by the City.

43) The pedestrian bridge improvements for the Natalie Wheeler Trail depicted in Exhibit L ("Gateway Options"), have been designed to facilitate pedestrian movements in the vicinity of the District. The Gateway Options have been tentatively designed and are subject to approval of a mutually acceptable agreement between the City and the owner/developer to permit and finance the construction of these improvements.

DEPARTMENT COMMENTS

1. **Action:** 2203-ODP-04 & 2203-SPP-04 comply with the Lantern Commons PUD and the UDO. The Department recommends approving the petition with the following condition:
    a. All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.
2. If any Plan Commission member has questions prior to the meeting, then please contact Rachel Riemenschneider (463) 231-6649 or rriemenschneider@westfield.in.gov.

CITY OF Westfield INDIANA

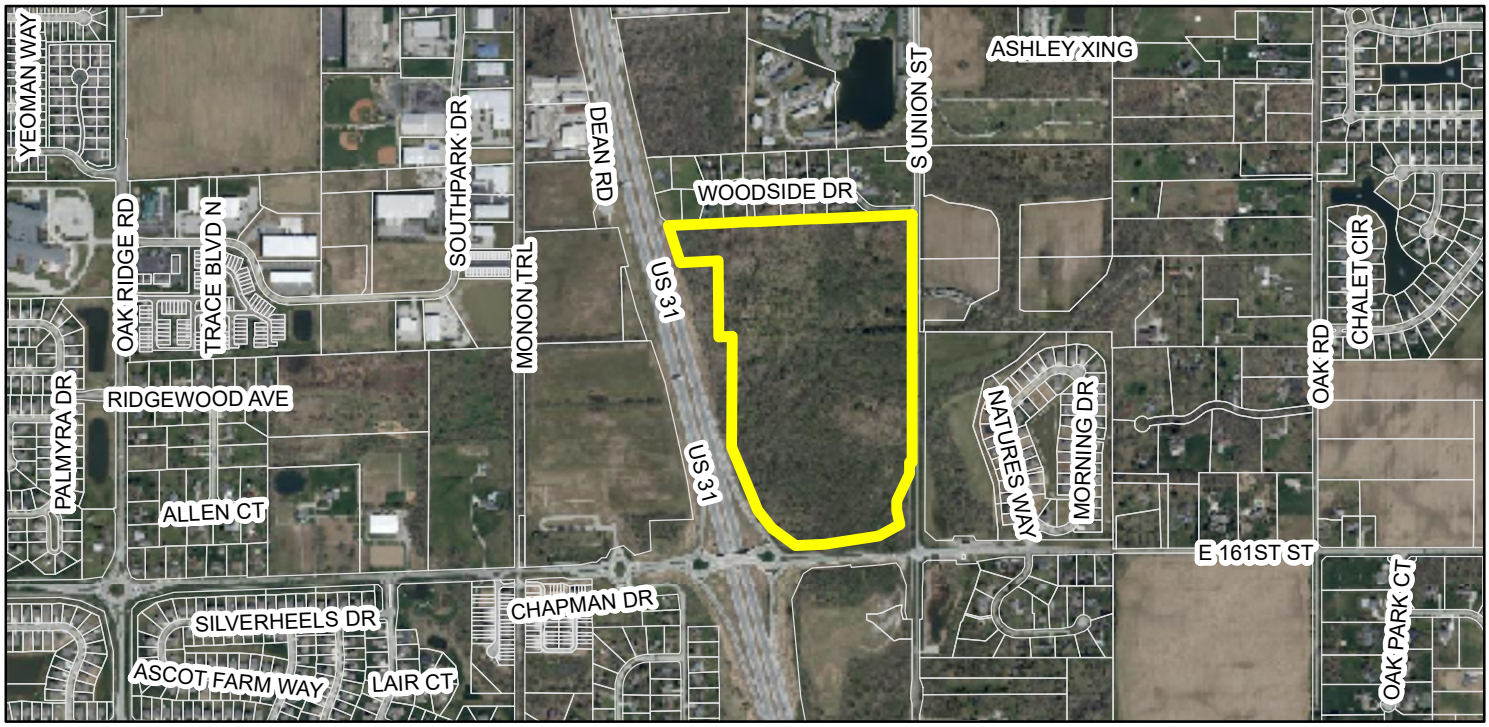
Property Location Map: Lantern Commons
Northwest Corner of S Union Street and E 161st Street
2203-ODP-04 and 2203-SPP-04

N W E S

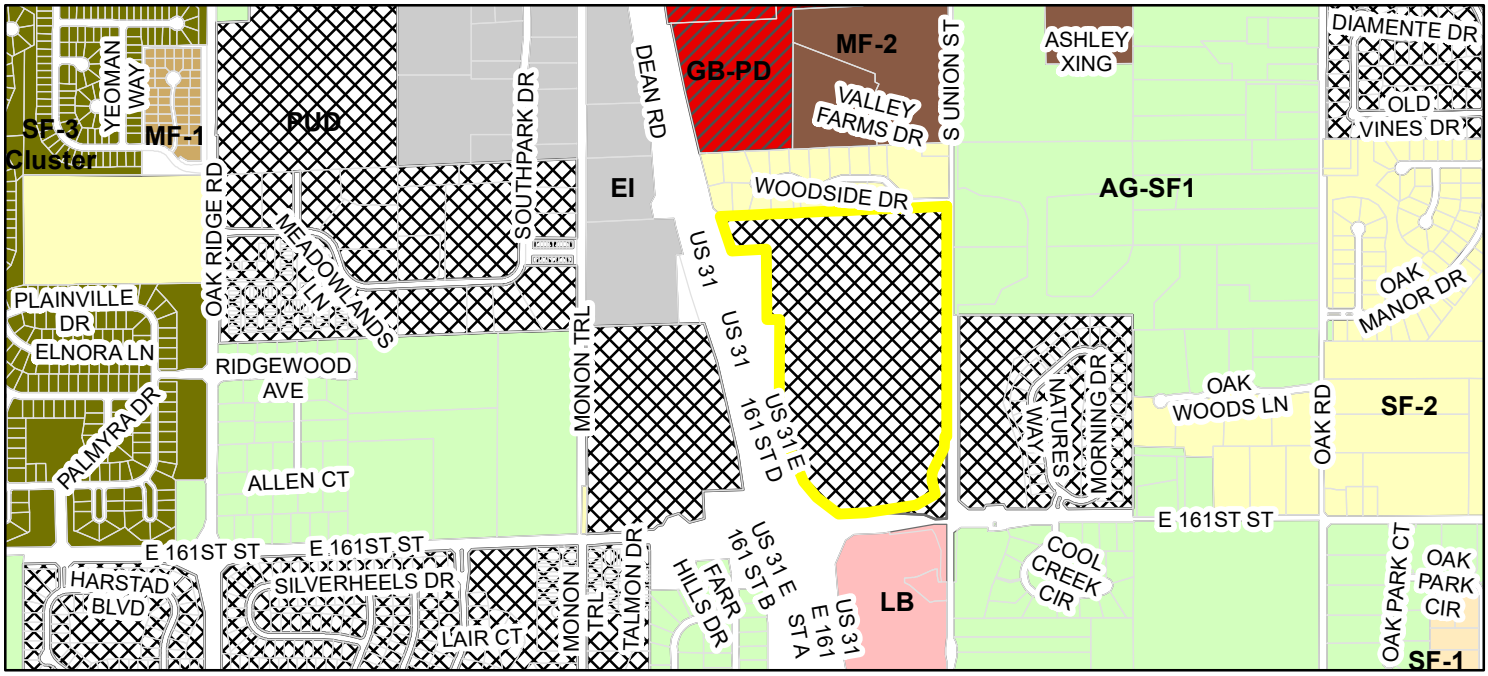
Not To Scale

Aerial Location Map

Site



Zoning Map



Site
Parcel

Zoning

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

LANTERN COMMONS SUBDIVISION

WESTFIELD, HAMILTON COUNTY, INDIANA
SECTION 12, TOWNSHIP 18N, RANGE 3E

Registered Land Surveyor's Certificate

I, Stephen M. Roeschlein, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana:

That this plat correctly represents a survey completed by me on _____, that all monuments show thereon actually exist or bond has been posted to cover the later installation of these monuments, and that all other requirements specified herein, done by me, have been met.

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.

Stephen M. Roeschlein, RLS

This subdivision consists of 3 Blocks numbered 'A', 'B' & 'C' and 2 Common Areas labeled C.A.#'A', C.A. #'B' (both inclusive). The size of Blocks and width of streets are shown in feet and decimal parts thereof.

I, the undersigned, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana and that the within plat represents a subdivision of the lands surveyed within the cross referenced survey plat, and that to the best of my knowledge and belief there has been no change from the matters of survey revealed by the cross-reference survey on any lines that are common with the new subdivision.

Witness my signature this _____ day of _____, 2022.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	20°07'26"	426.50'	149.80'	S40°47'41"E	149.03'
C2	24°54'27"	323.50'	140.63'	S38°24'10"E	139.53'
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SITE DATA TABLE

TOTAL ACREAGE:	51.8 AC
TOTAL BLOCKS:	3
TOTAL COMMON AREA:	2
FUTURE POND AREA:	65,587 SFT. (1.50 AC)
ZONING:	PUD

PROJECT CONTACTS

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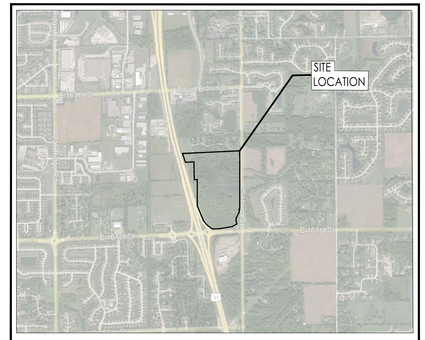
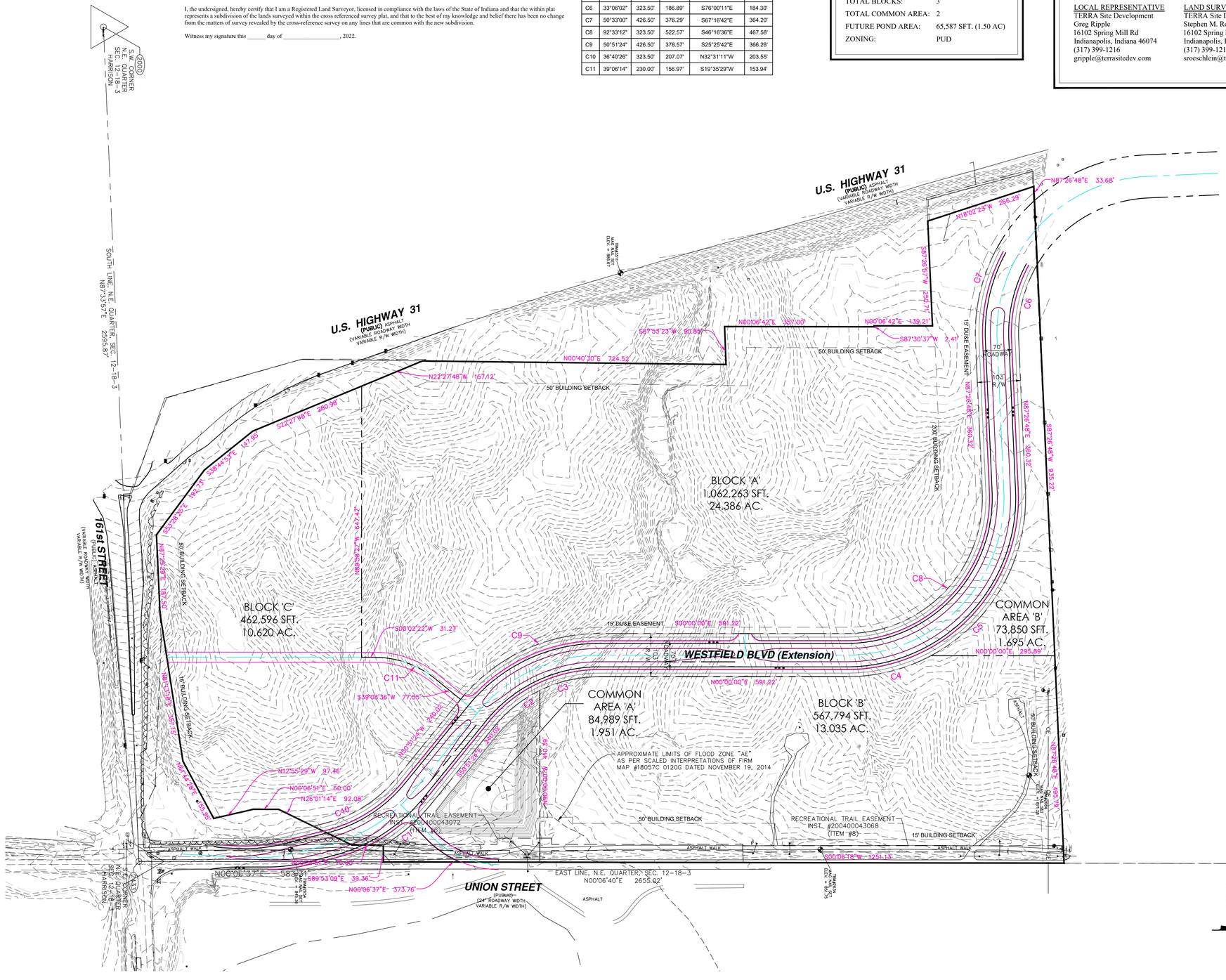


LOCATION MAP
NOT TO SCALE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(VARIABLE ROADWAY WIDTH
VARIABLE R/W WIDTH)
161st STREET
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1,062,263 SFT.
24.386 AC.
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50' BUILDING SETBACK
80' BUILDING SETBACK
15' BUILDING SETBACK
15' DUKE EASEMENT
200' BUILDING SETBACK
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INST. #200400043072
(ITEM #6)
RECREATIONAL TRAIL EASEMENT
INST. #200400043068
(ITEM #8)
APPROXIMATE LIMITS OF FLOOD ZONE "AE"
AS PER SCALED INTERPRETATIONS OF FIRM
MAP #18057C 0120G DATED NOVEMBER 19, 2014
SOUTH LINE, N.E. QUARTER, SEC. 12-18-3
N87°33'57"E 2593.87'
EAST LINE, N.E. QUARTER, SEC. 12-18-3
N00°06'40"E 2655.02'
S.W. CORNER N.E. QUARTER SEC. 12-18-3 HARRISON
N.E. CORNER N.E. QUARTER SEC. 12-18-3 HARRISON
(2000)
(5435)
N87°26'48"E 33.68'
N18°02'23"W 266.29'
S87°26'57"W 250.71'
N00°06'42"E 357.00'
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S87°30'37"W 2.41'
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TOTAL ACREAGE:	51.8 AC
TOTAL BLOCKS:	3
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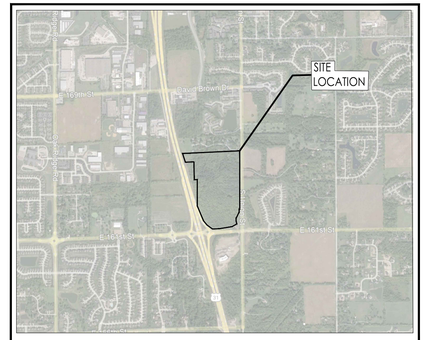

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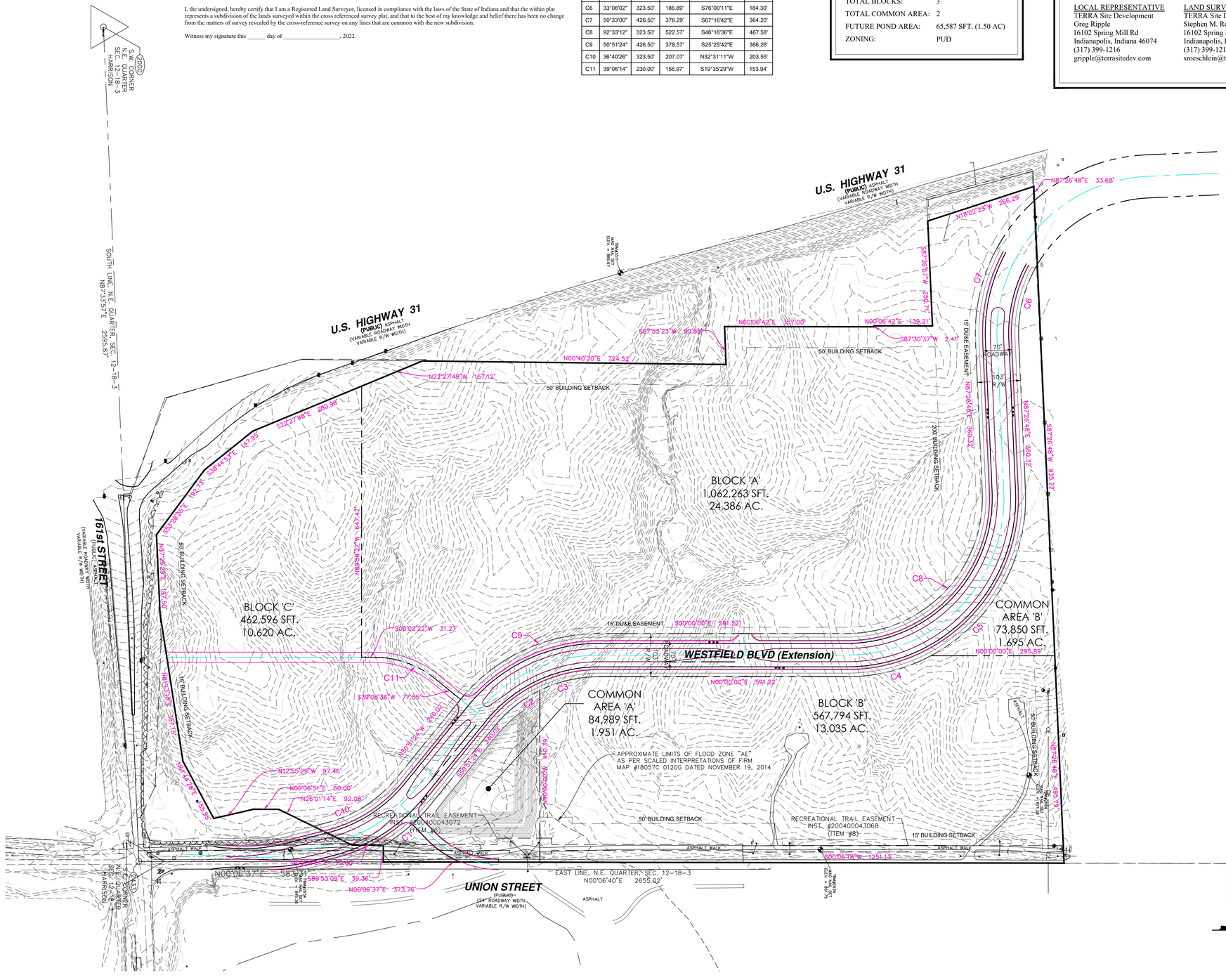
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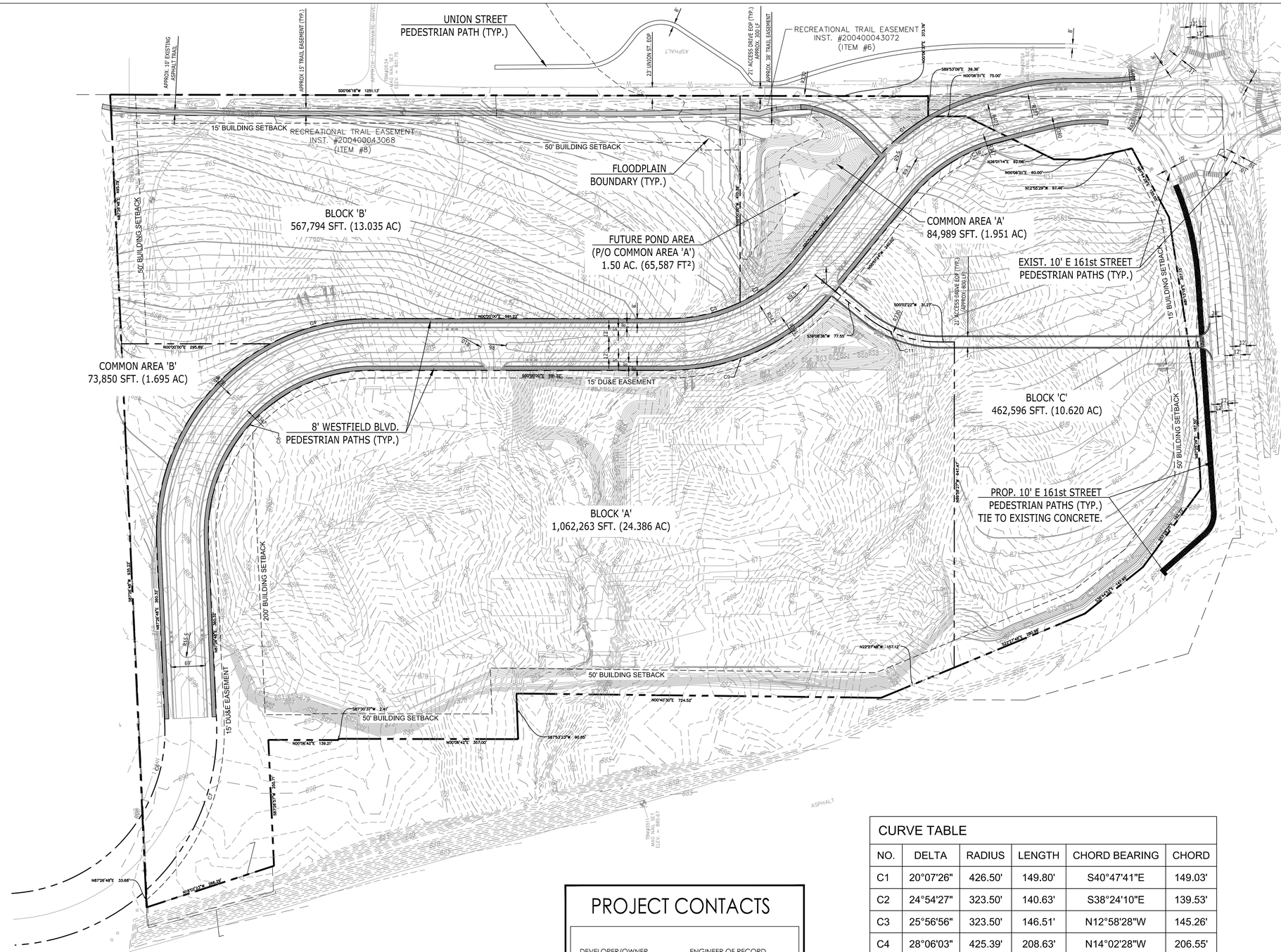

SITE DATA TABLE

TOTAL ACREAGE:	2,256,408 SFT. (51.8 AC)
TOTAL BLOCKS:	3
TOTAL COMMON AREA:	2 (MIN. 20% OPEN SPACE)
FUTURE POND AREA:	65,587 SFT. (1.50 AC)
ZONING:	PUD

BLOCK SUMMARY TABLE

(SEE CONCEPT PLAN FOR PREL. BLDG. LAYOUT)

BLOCK 'A'	1,062,263 SFT. (24.386 AC)
RESIDENTIAL (x3 LVLs)	
1-BR (43%)	138 UNITS
2-BR (46%)	150 UNITS
3-BR (11%)	36 UNITS
TOTAL	324 UNITS
PARKING REQUIRED	
x1.5 SP/UNIT	486 SPACES
PARKING PROVIDED	
SURFACE	500 SPACES
GARAGE	97 SPACES
TOTAL	597 SPACES
BLOCK 'B'	567,794 SFT. (13.035 AC)
BLDG. A1 (x2 LVLs)	66 UNITS
BLDG. A2 (x3LVLs)	49k GSF
BLDG. B1 (x3 LVLs)	60k GSF
BLDG. B2 (x3LVLs)	60k GSF
TOTAL	120k GSF +/-
PARKING REQUIRED	
108k NSF x 3.3/1000	356 SPACES
PARKING PROVIDED	360 SPACES +/-
BLOCK 'C'	462,596 SFT. (10.620 AC)
BLDG. C1-C4	29k SF +/-
PARKING DEMAND	
29k SF x 7.5/1000	218 SPACES
PARKING PROVIDED	219 SPACES +/-
BLDG. D1 (x5 LVLs)	158 KEYS
PARKING REQUIRED	
x1/RM + EMPLOYEE	160 SPACES +/-
PARKING PROVIDED	160 SPACES +/-

LEGEND

AG/BG	ABOVE/BELOW GRADE
℄	CENTERLINE
	CONCRETE SURFACE (CONC)
	CURB INLET
S	SANITARY SEWER MANHOLE
D	STORM DRAIN MANHOLE
	GAS VALVE
OHE	OVERHEAD ELECTRIC
E	ELECTRIC MANHOLE (EMH)
BSL	BUILDING SETBACK LINE
D&UE	DRAINAGE & UTILITY EASEMENT
	SIGN
T	TELEPHONE MANHOLE
	TELEPHONE PEDESTAL
	UTILITY POLE
POB/POC	POINT OF BEGINNING/COMMENCEMENT
	BARB WIRE FENCE
	REBAR/CAP
ROW	ROW MONUMENT
	INLET
	JUNCTION BOX

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

N

0 50 100 200 300
GRAPHIC SCALE

Catalyst DESIGN GROUP
5100 TENNESSEE AVENUE, NASHVILLE, TN 37209
(615) 622-7200 | WWW.CATALYST-DG.COM

FRONT STREET PARTNERS
3942 ELAM ROAD
MURFREESBORO, TENNESSEE 37127
931-473-1818

JACK J. PARKER
REGISTERED
No. PE19800382
STATE OF INDIANA
PROFESSIONAL ENGINEER
04/25/22

MASS GRADING & UTILITIES PLAN

WESTFIELD - OVERALL DEVELOPMENT PLAN

WESTFIELD, INDIANA, 46074
HAMILTON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
OVERALL DEVELOPMENT PLAN

PROJECT NUMBER
20210064

DRAWING NUMBER
C3.0

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NOTE: SEE L1.3 FOR LANDSCAPE SCHEDULE.

LANDSCAPE KEYNOTES

CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	-
L2	IRRIGATION LIMITS	-
L3	AREA TO BE SEEDED	-
L4	AREA TO BE SODDED	-
L5	AREA TO BE MULCH	3/L1.3

0 50 100 200 300

GRAPHIC SCALE

P:\2021\20210064\dwg\Construction\Mass Grading & Utilities\20210064_LAYH-O.dwg-L1.0 Apr 27, 2022 syang

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REGISTERED LANDSCAPE ARCHITECT
No. LA21800027
STATE OF INDIANA
04/27/2022

MASS GRADING & UTILITIES PLAN

WESTFIELD - OVERALL DEVELOPMENT PLAN

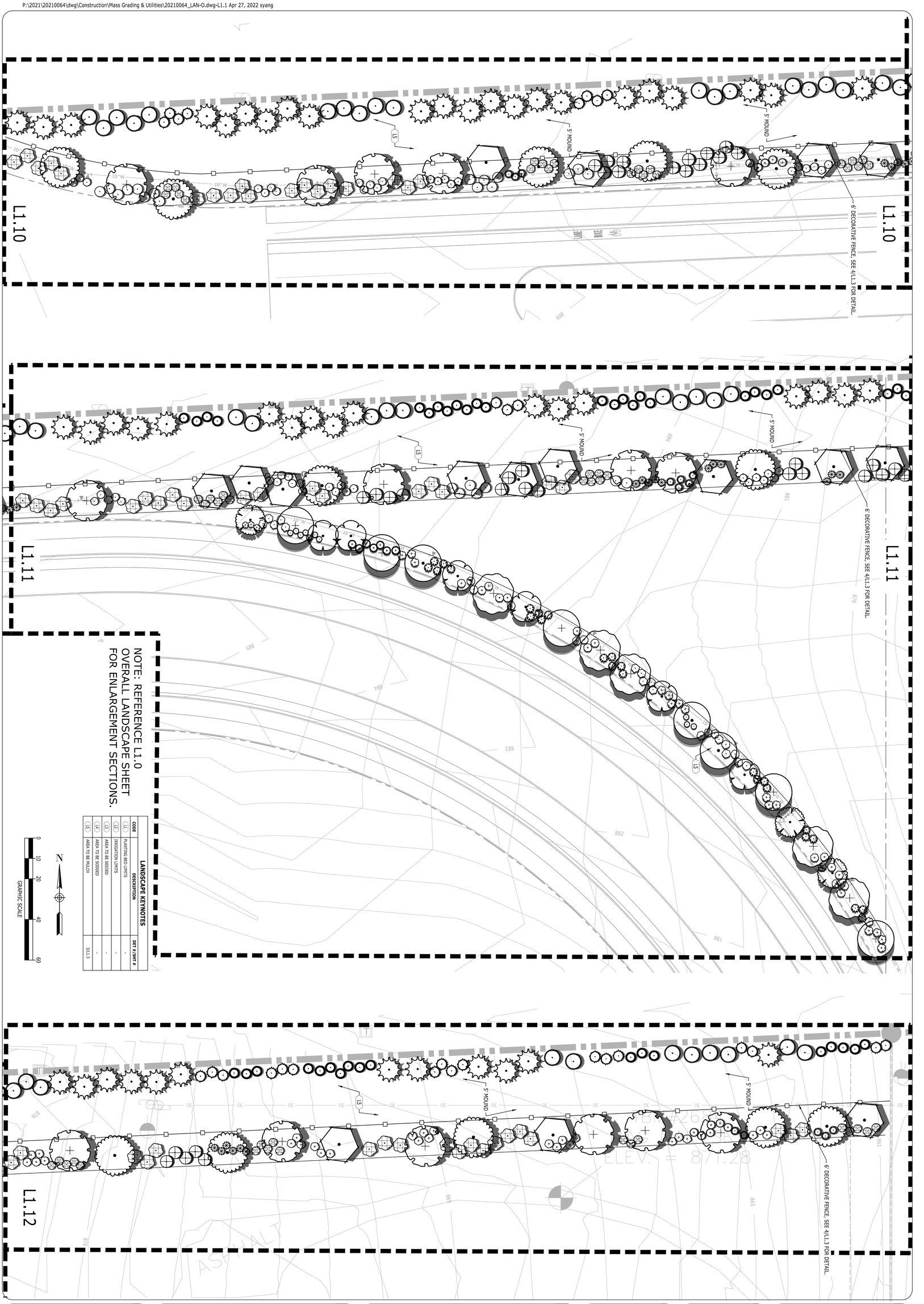
WESTFIELD, INDIANA, 46074
HAMILTON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
OVERALL LANDSCAPE PLAN/OVERALL DEVELOPMENT PLAN

PROJECT NUMBER
20210064

DRAWING NUMBER
L1.0



DRAWING TITLE	PROJECT NUMBER	DRAWING NUMBER
DETAILED LANDSCAPE PLAN	20210064	L1.1

NO.	DATE	DESCRIPTION

MASS GRADING & UTILITIES PLAN

WESTFIELD - OVERALL DEVELOPMENT PLAN

WESTFIELD, INDIANA, 46074
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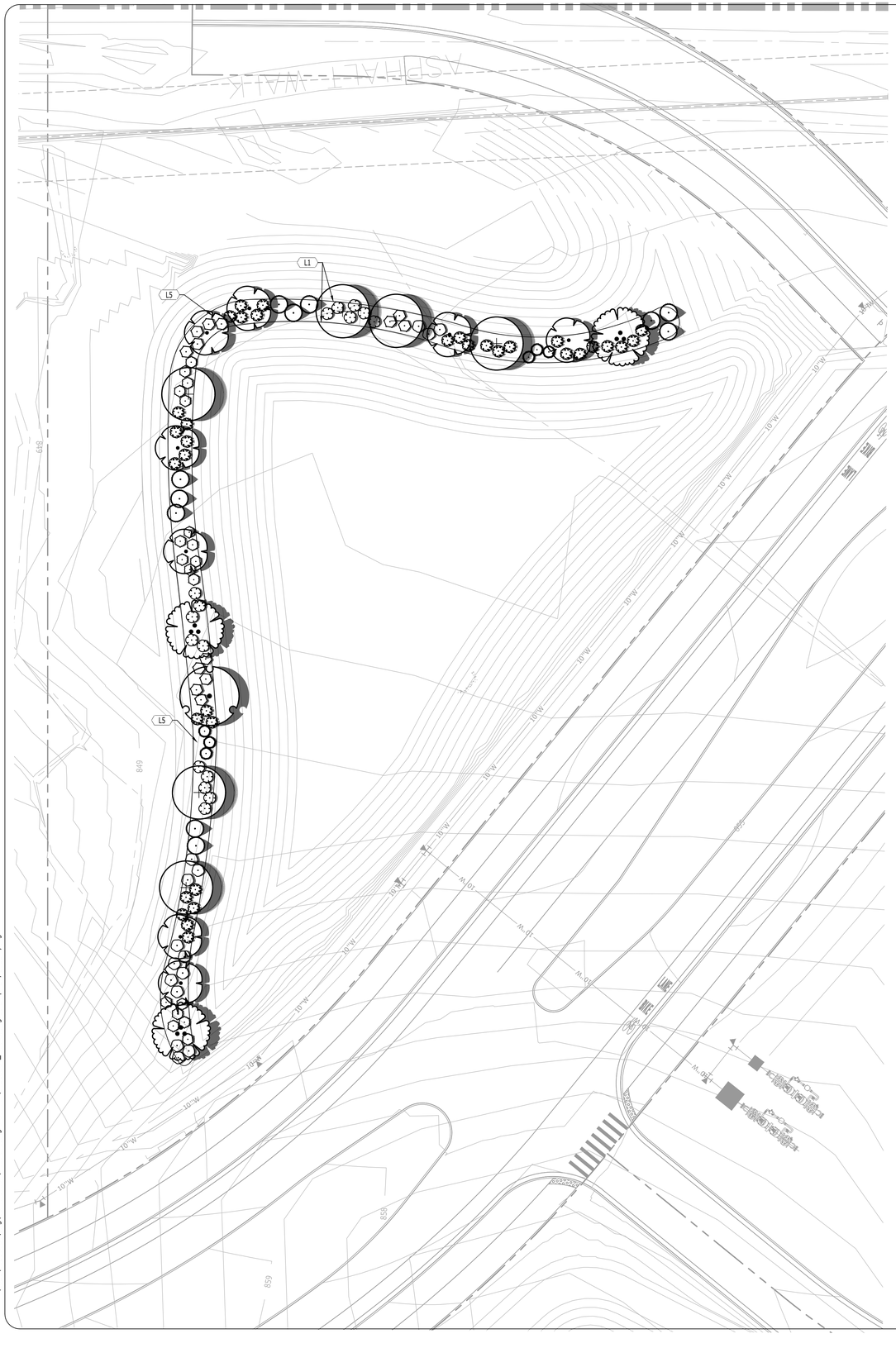
ASPHALT WAY
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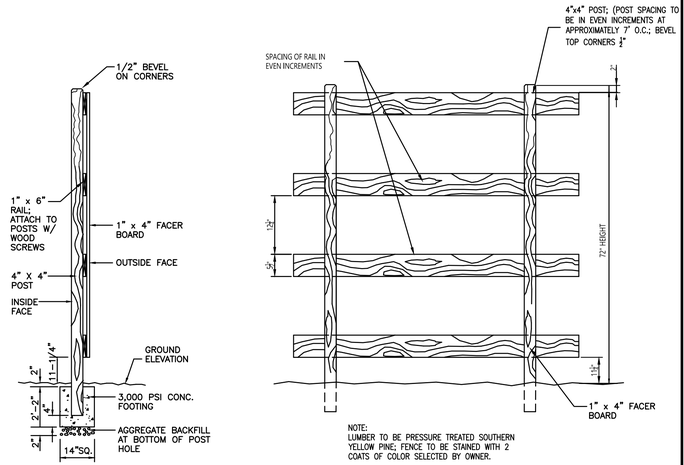
849
659
658
10'-0" W
10'-0" W
10'-0" W

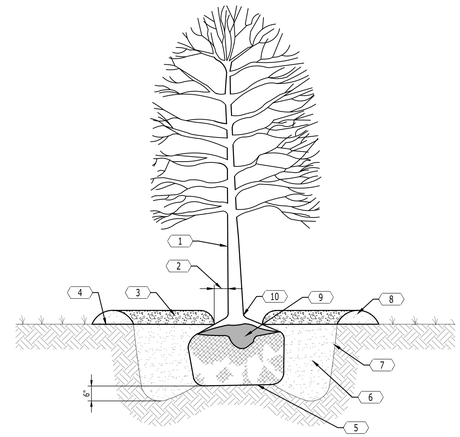
PLANTING NOTES

1. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO CONFIRM ALL MATERIAL QUANTITIES. IN THE EVENT OF A DISCREPANCY, THE QUANTITIES SHOWN ON THE PLAN SHALL TAKE PRECEDENCE OVER THE MATERIAL SCHEDULE.
2. NO SUBSTITUTIONS AS TO TYPE, SIZE, OR SPACING OF PLANT MATERIALS SPECIFIED ON THIS PLAN MAY BE MADE WITHOUT THE APPROVAL OF THE OWNER'S REPRESENTATIVE.
3. THE CONTRACTOR IS TO VERIFY THE EXACT LOCATION OF ALL EXISTING UTILITIES. TAKE CARE TO PROTECT UTILITIES THAT ARE TO REMAIN, REPAIR ANY DAMAGE ACCORDING TO LOCAL STANDARDS AND AT CONTRACTOR'S EXPENSE. COORDINATE ALL CONSTRUCTION WITH THE APPROPRIATE UTILITY COMPANY.
4. ALL PLANTING BEDS TO RECEIVE "CHANCELLOR" HARDWOOD MULCH. MULCH TO BE INSTALLED TO 3" DEPTH UNLESS OTHERWISE INDICATED ON THE PLANTING DETAILS.
5. DIMENSIONS LISTED FOR HEIGHTS, SPREAD AND TRUNK SPECIFICATIONS ON THE PLANT MATERIAL SCHEDULE ARE GENERAL GUIDE FOR THE MINIMUM REQUIRED SIZE OF EACH PLANT.
6. PRE-EMERGENT HERBICIDE SHALL BE APPLIED TO ALL PLANTING BEDS IMMEDIATELY PRIOR TO PLACEMENT OF MULCH FOR WEED CONTROL.
7. ALL DISTURBED AREAS OF THE SITE ARE TO BE SEEDED AND/OR SODDED IN ACCORDANCE WITH THE SPECIFICATIONS.
8. NO EXCAVATION OR PLANTING PIT SHALL BE LEFT OPEN OVERNIGHT.
9. THE LANDSCAPE CONTRACTOR SHALL OBTAIN ANY NECESSARY PERMITS, LICENSES, ETC. AND SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, CODES, RULES AND REGULATIONS DURING THE COURSE OF THE INSTALLATION OF THIS PROJECT.
10. ALL PLANT MATERIALS TO BE NURSERY GROWN AND TO COMPLY WITH THE AMERICAN STANDARD FOR NURSREY STOCK FOR SIZE AND QUALITY.
11. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIAL OR ANY DEFECTIVE WORKMANSHIP.
12. ALL PLANTS SHALL HAVE A WELL-FORMED HEAD WITH MINIMUM CALIPER, HEIGHT AND SPREAD OF THE SIDE BRANCHES AS SHOWN ON THE PLANT LIST. TRUNKS SHALL BE UNDAMAGED AND SHAPE SHALL BE TYPICAL OF THE SPECIES.
13. MEASUREMENT OF CONIFER HEIGHT SHALL INCLUDE NOT MORE THAN FIFTY PERCENT (50%) OF THIS YEARS VERTICAL GROWTH (TOP CANDLE).
14. THE LANDSCAPE CONTRACTOR WILL BE RESPONSIBLE FOR STAKING AND LAYOUT OF PLANTINGS ON THIS PROJECT. THE LANDSCAPE ARCHITECT OR OWNER SHALL BE ADVISED WHEN STAKES ARE READY FOR INSPECTION ON VARIOUS PLANTING AREAS. ALL LAYOUT WORK SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER PRIOR TO OPENING ANY PLANT PITS.
15. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY THAT EACH EXCAVATED TREE OR SHRUB PIT WILL PERCOLATE (DRAIN) PRIOR TO ADDING TOPSOIL AND INSTALLING TREES OR SHRUBS. THE CONTRACTOR SHALL FILL THE BOTTOM OF SELECTED HOLES WITH SIX INCHES OF WATER. THIS WATER SHOULD PERCOLATE OUT WITHIN A 24-HOUR PERIOD. THE OWNER OR LANDSCAPE ARCHITECT SHALL VERIFY ACCURACY AND EFFECT OF PERCOLATION TESTING. IF THE SOIL AT A GIVEN AREA DOES NOT DRAIN PROPERLY, A P V C DRAIN OR GRAVEL SUMP SHALL BE INSTALLED OR THE PLANTING RELOCATED.
16. SHOULD THE LANDSCAPE CONTRACTOR ENCOUNTER UNSATISFACTORY SURFACE OR OTHER SUBSURFACE DRAINAGE CONDITIONS, SOIL DEPTH, LATENT SOILS, HARD PAN, STEAM OF OTHER UTILITY LINES OR OTHER CONDITIONS THAT WILL JEOPARDIZE THE HEALTH AND VIGOR OF THE PLANTS, HE MUST ADVISE THE LANDSCAPE ARCHITECT IN WRITING OF THE CONDITIONS PRIOR TO INSTALLING THE PLANTS, OTHERWISE THE LANDSCAPE CONTRACTOR WARRANTS THAT THE PLANTING AREAS ARE SUITABLE PROPER GROWTH AND DEVELOPMENT OF THE PLANTS TO BE INSTALLED.
17. NO MATERIAL SHALL BE PLANTED BEFORE FINISH GRADING HAS BEEN COMPLETED.
18. EXISTING TREES TO BE PRESERVED ARE TO BE BARRICADED BEFORE BEGINNING CONSTRUCTION. IN ACCORDANCE WITH THE TREE PRESERVATION NOTES AND DETAILS ON THE LANDSCAPE PLAN.
19. SELECTIVE CLEARING CONSISTING OF REMOVAL OF VINES, SAPLINGS UNDER 1" DIAMETER AND UNDERBRUSH SHALL BE PERFORMED IN TREE PRESERVATION AREAS INTERNAL TO THE PROJECT AND NOTED ON PLANS.
20. PLANTS IDENTIFIED IN ALTERNATE AREAS ARE TO BE BID SEPARATELY.
21. ALL BEDS ARE TO BE TILLED TO A DEPTH OF 8" WITH THE ADDITION OF: (1) 6 CU. FT. BALE OR SPHAGNUM PEAT MOSS PER 40 SQ. FT. OF BED AREA: (25#) 10-10-10 FERTILIZER PER 1000 SQ. FT.
22. CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT WHEN THE PLANT MATERIALS ARE AVAILABLE AT THE JOB SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

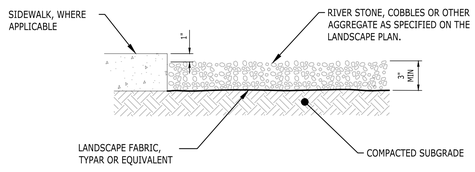


4 **DECORATIVE FENCE**
NOT TO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	CLEAR TRUNK TO HEIGHT SPECIFIED
2	6" CLEAR TO MULCH
3	3" DEEP LAYER OF MULCH
4	FINISH GRADE
5	SET ROOT BALL ON UNDISTURBED SOIL AT BOTTOM OF PIT.
6	BACKFILL WITH SOIL MIXTURE PER CITY REQUIREMENTS.
7	SLOPE AND SCARIFY SIDES OF PIT
8	FORM RAISED SOIL RING WITH TOPSOIL (MINIMUM 3" HIGH, CONTINUOUS AROUND TREE).
9	FOLD DOWN OR CUT AND REMOVE TOP THIRD OF BURLAP. IF NON-BIODEGRADABLE WRAP IS USED, REMOVED COMPLETELY. REMOVE WIRE BASKET COMPLETELY.
10	CROWN OF ROOT BALL SHALL INSTALLED 2" TO 4" ABOVE FINISHED GRADE ELEVATION.



1 **TREE PLANTING**
NOT TO SCALE



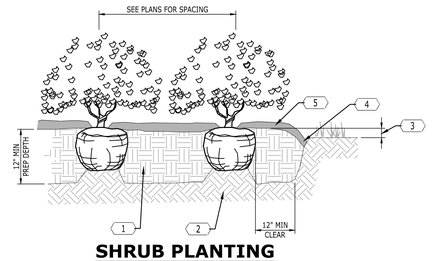
NOTE:

1. CONTRACTOR SHALL REMOVE AND ERADICATE ALL EXISTING GRASSES AND WEEDS IN D.S. AREAS AS REQUIRED WITH ROUND-UP OR OTHER APPROVED HERBICIDE.
2. SUB-GRADES SHALL BE THOROUGHLY COMNPACTED BEFORE GRAVEL IS INSTALLED.
3. CONTRACTOR SHALL SUBMIT A SAMPLE OF THE SPECIFIED AGGREGATE TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.
4. GRAVEL SHALL BE SPREAD TO A MINIMUM DEPTH OF 3", RAKED, DAMPENED, ROLLED AND BROOMED TO AN EVEN FINISH.
5. AGGREGATE SHALL BE RINSED THOROUGHLY TO REMOVE DEBRIS.
6. CONTRACTOR SHALL APPLY PRE-EMERGENT HERBICIDE TO WEED-FREE GRAVEL AREAS.

3 **GRAVEL MULCH BED**
NO SCALE

KEYNOTES	
CODE	DESCRIPTION
1	PLANTING MIX AS SPECIFIED
2	UNDISTURBED SUBGRADE. PROVIDE SUBGRADE PEDESTAL FOR EACH SHRUB INSTALLED, TO AVOID SETTLEMENT.
3	TOP OF ROOT BALL TO BE 1"-2" HIGHER THAN THE ADJACENT GRADE
4	"V" TRENCH AROUND PLANTING BED
5	3" HARDWOOD MULCH LAYER. CLEAR MULCH FROM WOODY SHRUB STEMS TO PREVENT FUNGAL GROWTH AND DECAY.

NOTES
1. TAMP PLANTING MIX AS PIT IS FILLED AROUND EACH PLANT BALL. 2. SOAK EACH PLANT BALL AND PIT IMMEDIATELY AFTER PLANTING. 3. SCARIFY THE ROOT BALL IF ROOT-BOUND IN ITS CONTAINER. 4. WHERE SHRUBS APPEAR IN BED AREAS, 3" OF MULCH SHALL BE SPREAD OVER THE ENTIRE AREA WITHIN THE BED EDGE AS INDICATED ON THE PLANS. 5. DO NOT PRUNE BEFORE ACCEPTANCE. 6. REMOVE BURLAP FROM TOP THIRD OF ROOT BALL OR CAREFULLY REMOVE THE PLASTIC CONTAINER, IF ONE IS USED. 7. BACKFILL WITH SOIL MIXTURE AS FOLLOWS: 1 PART COMPOSTED GARDEN SOIL; 1 PART SAND AND 2 PARTS NATIVE TOPSOIL.



2 **SHRUB PLANTING**
NOT TO SCALE

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MURFREESBORO, TENNESSEE 37127
931-473-1818

REGISTERED LANDSCAPE ARCHITECT
No. LA21800012
STATE OF INDIANA
04/27/2022

MASS GRADING & UTILITIES PLAN
WESTFIELD - OVERALL DEVELOPMENT PLAN
WESTFIELD, INDIANA, 46074
HAMILTON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
LANDSCAPE DETAILS

PROJECT NUMBER
20210064

DRAWING NUMBER
L1.3

P:\2021\2021006#1\dwg\Construction\Mass Grading & Utilities\20210064_LAN-D.dwg-L1.3 Apr 27, 2022 syang

OVERALL PLANT SCHEDULE

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	43	Chamaecyparis obtusa 'Compacta' / Compact Hinoki False Cypress	#15		6-8`	4-5`
	28	Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper	B&B		6-8`	4-5`
	11	Juniperus virginiana'Glauca' / Eastern Red Cedar	B&B		8-10`	4-5`
	51	Pinus strobus / White Pine	B&B		10-12`	6-8`
	42	Thuja occidentalis 'Hetz Wintergreen' / Hetz Wintergreen Arborvitae	B&B		8-10`	3-4`
	6	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B&B		6-8`	3-4`

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	14	Cercis canadensis / Eastern Redbud	B&B	2"	7-8`	6-7`
	3	Cornus florida 'rubra' / Pink Flowering Dogwood	B&B	2"	6-8`	4-5`

SHADE TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	11	Acer rubrum `Red Sunset` / Red Sunset Maple	B&B	2"	12-14`	3-4`
	3	Betula nigra `Heritage` / Heritage River Birch Multistem	B&B	2"	10-12`	5-7`
	16	Cladrastis kentukea / American Yellowwood	B&B	2"	10-12`	3-4`
	1	Liquidambar styraciflua / Sweet Gum	B&B	2"	12-14`	3-4`
	12	Nyssa sylvatica'Wildfire' / Wild Fire Black Gum	B&B	2"	12-14`	6-7`
	5	Prunus x yedoensis / Yoshino Cherry	B&B	2"	8-10`	6-8`
	15	Quercus muehlenbergii / Chinkapin Oak	B&B	2"	10-12`	4-5`
	3	Quercus rubrum / Red Oak	B&B	3"	12-14`	3-4`

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	59	Abelia x 'Rose Creek' / Rose Creek Abelia	#3		18-21"	30-36"
	3	Azalea x 'Girard's Pleasant White' / Girard's Pleasant White Azalea	#3		18-21"	18-21"
	21	Buxus x 'Green Gem' / Green Gem Boxwood	#3		18-21"	30-36"
	20	Ceanothus americanus / New Jersey Tea	#3		18-21"	24-36"
	16	Cornus stolonifera' Arctic Fire' / Red Twig Dogwood	#3		24-30"	24-30"
	16	Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Hydrangea	#3		24-30"	24-30"
	14	Ilex glabra 'Shamrock' / Inkberry	#3		24-30"	24-30"
	18	Ilex verticillata 'Red Sprite' / Red Sprite Winterberry	#3		30-36"	18-24"
	7	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	#3		30-36"	24-30"
	13	Rhododendron x 'P.J.M.' / PJM Rhododendron	#3		24-30"	30-36"
	10	Taxus × media 'Everlow' / Everlow Spreading Yew	#3		18-24"	24-36"

BUFFER SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	21	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	#3		18-24"	24-36"
	30	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood	#3		4-6`	4-5`
	56	Euonymus alatus 'Compactus' / Compact Burning Bush	#3		6-8`	6-8`
	35	Hydrangea quercifolia / Oakleaf Hydrangea	#3		18-24"	12-18"
	11	Ilex verticillata 'NCIV1' TM / Little Goblin Red Winterberry	#3		18-24"	18-21"
	12	Ilex x meserveae 'China Girl' TM / China Girl Holly	#3		18-21"	18-24"
	35	Physocarpus opulifolius 'SMPOTW' TM / Tiny Wine Ninebark	#3		30-36"	18-24"
	13	Picea abies 'Pumila' / Dwarf Globe Norway Spruce	#7		24-30"	30-36"
	22	Taxus cuspidata 'Capitata' / Japanese Pyramidal Yew	#7		8-10`	3-5`
	23	Viburnum carlesii / Koreanspice Viburnum	#7		21-24"	18-21"
	27	Viburnum x 'Burkwoodii' / Burkwood Viburnum	#5		6-8`	3-5`

PLANT SCHEDULE_ 50' TYPE C BUFFER YARD

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	43	Chamaecyparis obtusa 'Compacta' / Compact Hinoki False Cypress	#15		6-8`	4-5`
	28	Juniperus chinensis 'Keteleeri' / Keteleeri Chinese Juniper	B&B		6-8`	4-5`
	51	Pinus strobus / White Pine	B&B		10-12`	6-8`
	42	Thuja occidentalis 'Hetz Wintergreen' / Hetz Wintergreen Arborvitae	B&B		8-10`	3-4`

SHADE TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	16	Cladrastis kentukea / American Yellowwood	B&B	2"	10-12`	3-4`
	12	Nyssa sylvatica'Wildfire' / Wild Fire Black Gum	B&B	2"	12-14`	6-7`
	15	Quercus muehlenbergii / Chinkapin Oak	B&B	2"	10-12`	4-5`

BUFFER SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	21	Aronia melanocarpa 'Autumn Magic' / Autumn Magic Black Chokeberry	#3		18-24"	24-36"
	30	Cornus stolonifera 'Farrow' TM / Arctic Fire Red Twig Dogwood	#3		4-6`	4-5`
	56	Euonymus alatus 'Compactus' / Compact Burning Bush	#3		6-8`	6-8`
	35	Hydrangea quercifolia / Oakleaf Hydrangea	#3		18-24"	12-18"
	11	Ilex verticillata 'NCIV1' TM / Little Goblin Red Winterberry	#3		18-24"	18-21"
	12	Ilex x meserveae 'China Girl' TM / China Girl Holly	#3		18-24"	18-24"
	35	Physocarpus opulifolius 'SMPOTW' TM / Tiny Wine Ninebark	#3		30-36"	18-24"
	13	Picea abies 'Pumila' / Dwarf Globe Norway Spruce	#7		24-30"	30-36"
	22	Taxus cuspidata 'Capitata' / Japanese Pyramidal Yew	#7		8-10`	3-5`
	23	Viburnum carlesii / Koreanspice Viburnum	#7		21-24"	18-21"
	27	Viburnum x 'Burkwoodii' / Burkwood Viburnum	#5		6-8`	3-5`

PLANT SCHEDULE_ EXTERNAL STREET FRONTAGE PLANTING

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	6	Cercis canadensis / Eastern Redbud	B&B	2"	7-8`	6-7`
	3	Cornus florida 'rubra' / Pink Flowering Dogwood	B&B	2"	6-8`	4-5`

SHADE TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	5	Acer rubrum `Red Sunset` / Red Sunset Maple	B&B	2"	12-14`	3-4`
	5	Prunus x yedoensis / Yoshino Cherry	B&B	2"	8-10`	6-8`
	3	Quercus rubrum / Red Oak	B&B	3"	12-14`	3-4`

SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	25	Abelia x 'Rose Creek' / Rose Creek Abelia	#3		18-21"	30-36"
	3	Azalea x 'Girard's Pleasant White' / Girard's Pleasant White Azalea	#3		18-21"	18-21"
	21	Buxus x 'Green Gem' / Green Gem Boxwood	#3		18-21"	30-36"
	5	Ceanothus americanus / New Jersey Tea	#3		18-21"	24-36"
	16	Hydrangea quercifolia 'Ruby Slippers' / Ruby Slippers Hydrangea	#3		24-30"	24-30"
	14	Ilex glabra 'Shamrock' / Inkberry	#3		24-30"	24-30"
	7	Juniperus chinensis 'Gold Lace' / Gold Lace Juniper	#3		30-36"	24-30"
	10	Taxus × media 'Everlow' / Everlow Spreading Yew	#3		18-24"	24-36"

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MURFREESBORO, TENNESSEE 37127
931-473-1818

REGISTERED LANDSCAPE ARCHITECT
JARED ALAN CUNNINGHAM
No. LA21800012
STATE OF INDIANA
04/27/2022

MASS GRADING & UTILITIES PLAN

WESTFIELD - OVERALL DEVELOPMENT PLAN

WESTFIELD, INDIANA, 46074
HAMILTON COUNTY

NO.	DATE	DESCRIPTION

DRAWING TITLE
LANDSCAPE SCHEDULES

PROJECT NUMBER
20210064

DRAWING NUMBER
L1.4

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WRITTEN PUBLIC COMMENTS

Docket Number: 2203-ODP-04 & 2203-SPP-04

Petitioner: Front Street Partners, LLC by Church Church Hittle + Antrim

Request: An Overall Development Plan and Primary Plat review of 5 Blocks on 57.48 acres +/- in the Lantern Commons PUD District.

Enclosed Attachments: March 7, 2022, APC Public Hearing

1.	Hinshaw, Elaine	03/05/2022
2.	Marcum, Jeff and Deborah	03/06/2022
3.	Long, John	03/07/2022
4.	Behan, Lou Ann and William	03/07/2022
5.	Anonymous	03/07/2022
6.	Gapinski, Rebecca	03/07/2022
7.	Agee, Greg	03/07/2022
8.	Strobel, Laura	03/14/2022

From:	ELAINE Hinshaw
To:	APC; Robert Horkay; Cindy Spoljaric; Mike Johns; Jake Gilbert
Cc:	gkelleher@gmailcom; kburkman@gmail.com
Subject:	Lantern Commons PUD
Date:	Saturday, March 5, 2022 4:21:12 PM
Importance:	High

WARNING: This external email is from e_hinshaw@msn.com.

I live at 1530 Woodside Drive. I live in the residential neighborhood adjacent to this project. This is a neighborhood that has been part of the Westfield community for nearly 50 years. That said, **many, many** Westfield residents who are not adjacent to this project have expressed their heartbreak and frustration with the clear cut/ deforestation of the acreage as well as the negative impact on wildlife encompassed in the Lantern Commons project.

Request: If this is to be as special of a project for this property as the developer promised it would be then I would request that the developer landscape with some larger trees/shrubs, especially in the Open Space, in addition to the minimum required and listed in the current landscape plan. Even some partial restoration of the tree canopy would be beneficial not only to the Westfield community but also to the development and by default to the developer. I commend the proposed use of indigenous trees- redbud and acers.

We as a community must think not only of the immediate financial gain development *may or may not* bring to our community but also of the long term impact on our natural resources for the next generations. And the next generation is concerned! In addition to the positive environmental impact of trees (e.g. slowing water run-off, helping with soil erosion, noise pollution, clean/cool the air), trees increase property values and provide positive social benefit to the community.

Request: It is incumbent on Westfield City Leaders and residents to develop mechanisms and ordinances to protect our community natural resources in the current era and for the future.

Respectfully submitted,
Elaine Hinshaw

From:	jeff@themarcums.com
To:	APC; Robert Horkay; Cindy Spoljaric; MJohns@c21scheetz.com; Jake Gilbert
Cc:	"ELAINE Hinshaw"; "Jennifer Reed"; "Greg Agee"; paulpdesign@yahoo.com; "m.bruce.x"; "John Long"; rebeccagapinski@gmail.com; marlenepedigo@yahoo.com; "Heather Sommer"; leed2k3@gmail.com; mtnest322@gmail.com; "Martha Huber"; jennlawr@iu.edu; markalbright@sbcglobal.net; wabehan@gmail.com; lkbehan@gmail.com
Subject:	FW: Lantern Commons PUD-FYI
Date:	Sunday, March 6, 2022 8:38:46 PM

WARNING: This external email is from jeff@themarcums.com.

We want to include our support for the requests that Ms. Hinshaw presented to you in her email March 5th 2022 (attached below).

Like many of the people she refers to in her comments, we are appalled at the destruction of the property to be developed that has occurred so far. It is hard to see how this property can take on any of the attributes the developers claimed to be providing in the proposals we sat through and commented on. It is our hope that our representatives will take an active role in assuring that this project is better managed and that the result will be a valuable addition to Westfield. It doesn't look like that will be the case based on how it appears now. We look forward to hear how you represent our community in the March 7th APC meeting.

Sincerely,

Jeff and Deborah Marcum
Residents of Lantern Park
☏ home office phone: 419.584.5064 | mobile phone: 513.739.4031 | email: Jeff@TheMarcums.COM

From: ELAINE Hinshaw
Sent: Saturday, March 5, 2022 4:21 PM
To: APC@westfield.in.gov; Robert Horkay; Cindy Spoljaric; Mike Johns; Jake Gilbert
Cc: gkelleher@gmailcom; kburkman@gmail.com
Subject: Lantern Commons PUD
Importance: High

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We as a community must think not only of the immediate financial gain development *may or may not* bring to our community but also of the long term impact on our natural resources for the next generations. And the next generation is concerned! In addition to the positive environmental impact of trees (e.g. slowing water run-off, helping with soil erosion, noise pollution, clean/cool the air), trees increase property values and provide positive social benefit to the community.

Request: It is incumbent on Westfield City Leaders and residents to develop mechanisms and ordinances to protect our community natural resources in the current era and for the future.

Respectfully submitted,
Elaine Hinshaw

From:	John Long
To:	Lou Ann Behan
Cc:	Jeff Marcum; APC; Robert Horkay; Cindy Spoljaric; MJohns@c21scheetz.com; Jake Gilbert; ELAINE Hinshaw; Jennifer Reed; Greg Agee; paulpdesign@yahoo.com; m.bruce.x; rebeccagapinski@gmail.com; marlenepedigo@yahoo.com; Heather Sommer; leed2k3@gmail.com; Jan Kienholz; Martha Huber; Jennifer Lawrence; Mark And Julie Albright; William Behan
Subject:	Re: FW: Lantern Commons PUD-FYI
Date:	Monday, March 7, 2022 12:23:53 PM

WARNING: This external email is from jtlong2@gmail.com.

Dear Commission,

I too would like to voice my concern over the lack of trees kept on the property. Specifically the treeline bordering the Woodside Drive neighborhood. I am not sure if someone dropped the ball on overseeing this or what but there needs to be something done other than putting up a dirt mound as buffering.

I would also like for the commission to address the road noise now coming from US 31. Speaking as a homeowner in the Woodside Drive neighborhood, it is noticeably louder with the absence of the woods to the south.

I hope as leaders of this commission, these concerns and the ones outlined below, are appropriately addressed. So far, it doesn't seem the taxpayers' needs and concerns have been taken seriously.

John Long
1512 Woodside Drive

On Mon, Mar 7, 2022 at 9:04 AM Lou Ann Behan <lkbehan@gmail.com> wrote:

> Dear Westfield leaders, representatives and neighbors,
> We join with the other Westfield residents who are dismayed, disappointed and appalled at the destruction we have seen, and we offer our full support. We want assurance from our leaders and representatives that our environmental concerns will be seriously addressed, and that those who caused this will be compelled to make improvements and plant appropriately sized native trees and plants to replace what they destroyed.
> Sincerely,
> Lou Ann Kelly Behan
> 16201 Morning Drive
> Westfield, Indiana 46074
>
> On Sun, Mar 6, 2022 at 8:38 PM <jeff@themarcums.com> wrote:
>
> > We want to include our support for the requests that Ms. Hinshaw presented to you in her email March 5th 2022 (attached below).

Like many of the people she refers to in her comments, we are appalled at the destruction of the property to be developed that has occurred so far. It is hard to see how this property can take on any of the attributes the developers claimed to be providing in the proposals we sat through and commented on. It is our hope that our representatives will take an active role in assuring that this project is better managed and that the result will be a valuable addition to Westfield. It doesn't look like that will be the case based on how it appears now. We look forward to hear how you represent our community in the March 7th APC meeting.

Sincerely,

Jeff and Deborah Marcum

Residents of Lantern Park

☏ home office phone: 419.584.5064 | mobile phone: 513.739.4031 | email: Jeff@TheMarcums.COM

From: ELAINE Hinshaw
Sent: Saturday, March 5, 2022 4:21 PM
To: APC@westfield.in.gov; Robert Horkay; Cindy Spoljaric; Mike Johns; Jake Gilbert
Cc: gkelleher@gmailcom; kburkman@gmail.com
Subject: Lantern Commons PUD
Importance: High

I live at 1530 Woodside Drive. I live in the residential neighborhood adjacent to this project. This is a neighborhood that has been part of the Westfield community for nearly 50 years. That said, **many, many** Westfield residents who are not adjacent to this project have expressed their heartbreak and frustration with the clear cut/ deforestation of the acreage as well as the negative impact on wildlife encompassed in the Lantern Commons project.

Request: If this is to be as special of a project for this property as the developer promised it would be then I would request that the developer landscape with some larger trees/shrubs, especially in the Open Space, in addition to the minimum required and listed in the current landscape plan. Even some partial restoration of the tree canopy would be beneficial not only to the Westfield community but also to the development and by default to the developer. I commend the proposed use of indigenous trees- redbud and acers.

We as a community must think not only of the immediate financial gain development *may or may not* bring to our community but also of the long term impact on our natural

resources for the next generations. And the next generation is concerned! In addition to the positive environmental impact of trees (e.g. slowing water run-off, helping with soil erosion, noise pollution, clean/cool the air), trees increase property values and provide positive social benefit to the community.

Request: It is incumbent on Westfield City Leaders and residents to develop mechanisms and ordinances to protect our community natural resources in the current era and for the future.

Respectfully submitted,

Elaine Hinshaw

--
Lou Ann K. Behan

From:	Lou Ann Behan
To:	planners; Rachel Riemenschneider
Cc:	Jeff Marcum; e_hinshaw@msn.com
Subject:	Fwd: FW: Lantern Commons PUD-FYI
Date:	Monday, March 7, 2022 11:58:19 AM

WARNING: This external email is from lkbehan@gmail.com.

Dear Planners and Ms. Riemenschneider,
I have been told by Julie Sole that in order to get our comments on the agenda this evening, we need to email you.

Dear Westfield planners, representatives and neighbors,
My husband and I join with the other Westfield residents who are dismayed, disappointed and appalled at the destruction we have seen take place for the Lantern Commons development. We want assurance from planners and town leaders that our environmental concerns will be seriously addressed. We want assurances that this developer will make amends for the massive destruction and deforestation, by planting/replacing large, native trees.

We are at a loss to understand how such massive deforestation, even at the outer edges, benefits their "vision." We do, however, understand how this might benefit them in the short run financially. This was not what was presented to us initially. Eager to see and hear how our representatives will respond.
Thank you,
Lou Ann Kelly Behan and William A. Behan
16201 Morning Drive
Westfield, Indiana 46074

---------- Forwarded message ---------
From: **Lou Ann Behan** <lkbehan@gmail.com>
Date: Mon, Mar 7, 2022 at 9:04 AM
Subject: Re: FW: Lantern Commons PUD-FYI
To: Jeff Marcum <jeff@themarcums.com>
Cc: <APC@westfield.in.gov>, <rhorkay@gmail.com>, <cspoljaric@westfield.in.gov>, <MJohns@c21scheetz.com>, <jgilbert@westfield.in.gov>, ELAINE Hinshaw <e_hinshaw@msn.com>, Jennifer Reed <jennifer.thirdstory@gmail.com>, Greg Agee <gragee@gmail.com>, <paulpdesign@yahoo.com>, m.bruce.x <m.bruce.x@frontier.com>, John Long <jtlong2@gmail.com>, <rebeccagapinski@gmail.com>, <marlenepedigo@yahoo.com>, Heather Sommer <Sommer623@hotmail.com>, <leed2k3@gmail.com>, Jan Kienholz <mtnest322@gmail.com>, Martha Huber <marthajhuber@gmail.com>, Jennifer Lawrence <jennlawr@iu.edu>, Mark And Julie Albright <markalbright@sbcglobal.net>, William Behan <wabehan@gmail.com>

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Respectfully submitted,

Elaine Hinshaw

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Lou Ann K. Behan

--
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From:	fkf dkr
To:	John Long
Cc:	Lou Ann Behan; Jeff Marcum; APC; Robert Horkay; Cindy Spoljaric; MJohns@c21scheetz.com; Jake Gilbert; ELAINE Hinshaw; Jennifer Reed; Greg Agee; paulpdesign@yahoo.com; m.bruce.x; rebeccagapinski@gmail.com; marlenepedigo@yahoo.com; Heather Sommer; Jan Kienholz; Martha Huber; Jennifer Lawrence; Mark And Julie Albright; William Behan
Subject:	Re: FW: Lantern Commons PUD-FYI
Date:	Monday, March 7, 2022 1:55:46 PM

WARNING: This external email is from leed2k3@gmail.com.

To those who may be empowered to make a difference, while I don't have much stake on this, I had some comments that, if I say nothing, will wither into nothingness, so here they are:

Please note that while my notes here do not tie to ecology or environment directly; I do stand behind the comments that have been made already.

1. I will note that the increase in north-easterly wind within the Woodside Drive neighborhood and along the Natalie Wheeler trail has been (subjectively) notable. I do not have any data to understand if this is a result of the arguably bipolar weather we've been having, or simply a result of the lack of windbreak with the trees gone. There should be considerations made with respect to how wind will travel through the buildings placed on the property during construction and in their completed state, and be mindful of unintended consequences of such.. Of note, noise from turbulent flow around objects, location and protection of refuse bins from wind, as well as increased efforts to reduce or pick up after litter that have run away from home, especially since the victims of such runaway refuse will be practically everyone except those residing on this new development. I don't know if any attention was paid during the deforestation, but it was quite clear that much of the sawdust settled on Union, so I can only imagine the significant impact to air quality during the days of deforestation for the folks living in Lantern Park.

2. I have absolutely no experience with respect to property development; but I would hope that APC has really started to think about 'contingency plans' as developers buy land to develop. With supply chain issues reaching further and further every day; who is held accountable for the delay of construction finalization due to supply chain or supply chain costs? While I certainly don't expect the answer to be "tough luck, you need to complete your project on schedule", is there any accountability? Or can the duration of construction extend indefinitely? Will there be further plan reviews in place to understand the scope of adjustment when items are no longer available, and must change to meet the timeline?

3a. It has been discussed several times that there will be an extension of the Westfield Boulevard connector to 161. However, there have been no discussions of plans on when we plan to connect it, the expectation of priority is even less so since the petition to rezone the property south of 169 was recently agreed to deny due to what boiled down to business over residential. Both developments said "this is part of Westfield's plan, we just wanted to show we won't have a road to nowhere".

Notwithstanding, one can connect the dots here that traffic will increase on Union in the interim. Vehicles on Union are frequently in excess of the speed limit; while that may pose no significant danger at the moment, you can imagine if traffic through Union increases, the probability of danger may stay the same, but the risk density will increase, especially for drivers entering or leaving Woodside Drive or the adjacent properties. I know the city engineers will do their job, but just something to keep at the forefront.
3b. I noted that the Westfield boulevard connector has a walking path that runs on the west side of the connector. I haven't seen any details from Westfield with respect to his plan, but a couple things of note: US-31 at the level of the ground now is LOUD. Many trucks engine brake through this corridor daily between 161 and 169; and similarly, there are many muffler-less vehicles that pass by every second. That combined with the 'wanderer' concerns from the Woodside neighborhood, the wind, and the fumes from exhaust, you may strongly consider to protect pedestrian traffic from such nuisances or reallocate that expenditure and push pedestrian traffic down to the Natalie Wheeler Trail. This would greatly reduce underutilization of the pedestrian walkway on this section of the Westfield connector.

On Mon, Mar 7, 2022 at 12:23 PM John Long <jtlong2@gmail.com> wrote:

> Dear Commission,
>
> I too would like to voice my concern over the lack of trees kept on the property. Specifically the treeline bordering the Woodside Drive neighborhood. I am not sure if someone dropped the ball on overseeing this or what but there needs to be something done other than putting up a dirt mound as buffering.
>
> I would also like for the commission to address the road noise now coming from US 31. Speaking as a homeowner in the Woodside Drive neighborhood, it is noticeably louder with the absence of the woods to the south.
>
> I hope as leaders of this commission, these concerns and the ones outlined below, are appropriately addressed. So far, it doesn't seem the taxpayers' needs and concerns have been taken seriously.
>
> John Long
> 1512 Woodside Drive
>
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Jeff and Deborah Marcum

Residents of Lantern Park

☏ home office phone: 419.584.5064 | mobile phone: 513.739.4031 | email: Jeff@TheMarcums.COM

From: ELAINE Hinshaw
Sent: Saturday, March 5, 2022 4:21 PM
To: APC@westfield.in.gov; Robert Horkay; Cindy Spoljaric; Mike Johns; Jake Gilbert
Cc: gkelleher@gmailcom; kburkman@gmail.com
Subject: Lantern Commons PUD
Importance: High

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To:	Lou Ann Behan
Cc:	APC; ELAINE Hinshaw; Greg Agee; Heather Sommer; Jan Kienholz; Jeff Marcum; Jennifer Lawrence; Jennifer Reed; John Long; MJohns@c21scheetz.com; Mark And Julie Albright; Martha Huber; William Behan; Cindy Spoljaric; Jake Gilbert; leed2k3@gmail.com; m.bruce.x; marlenepedigo@yahoo.com; paulpdesign@yahoo.com; Robert Horkay
Subject:	Re: FW: Lantern Commons PUD-FYI
Date:	Monday, March 7, 2022 2:02:09 PM

WARNING: This external email is from rebeccagapinski@gmail.com.

Hello, I'm a life long resident of Westfield and part of the next generation.

First of all, let's not mince words, we were lied to. We were told at least a 60 foot buffer of trees along the property of Woodside Drive and that clearly didn't happen.
You took down mature trees which, more progressive and forward thinking communities like Zionsville are leading the way to highlight their value. But we were told "in the name of progress."
Second, we didn't just lose the trees. We lost our trust in these forums and this city's leaders. What is the point in expressing our feelings and concerns when even in the meetings you can feel a particular attitude; they are going to do what they want regardless of our input.

The rest of the development that's happening up Union and in the woods to the north of us had better get some more thoughtful, future thinking. And that includes what my neighbors have said; consideration for future climate, understanding the value of nature and green spaces, and listening to the people you're allegedly supposed to serve.

Thank you.
Rebecca Gapinski
1602 Woodside Dr, Westfield, IN 46074

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Elaine Hinshaw

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Lou Ann K. Behan

Rachel Riemenschneider

From: Greg Agee <gragee@gmail.com>
Sent: Monday, March 7, 2022 4:41 PM
To: APC; Cindy Spoljaric; Jake Gilbert; MJohns@c21scheetz.com; Robert Horkay
Cc: Lou Ann Behan; ELAINE Hinshaw; Heather Sommer; Jan Kienholz; Jeff Marcum; Jennifer Lawrence; Jennifer Reed; John Long; Mark And Julie Albright; Martha Huber; William Behan; leed2k3 @gmail.com; m.bruce.x; marlenepedigo@yahoo.com; paulpdesign@yahoo.com; Rebecca Gapinski
Subject: Re: FW: Lantern Commons PUD-FYI
Attachments: image0.jpeg

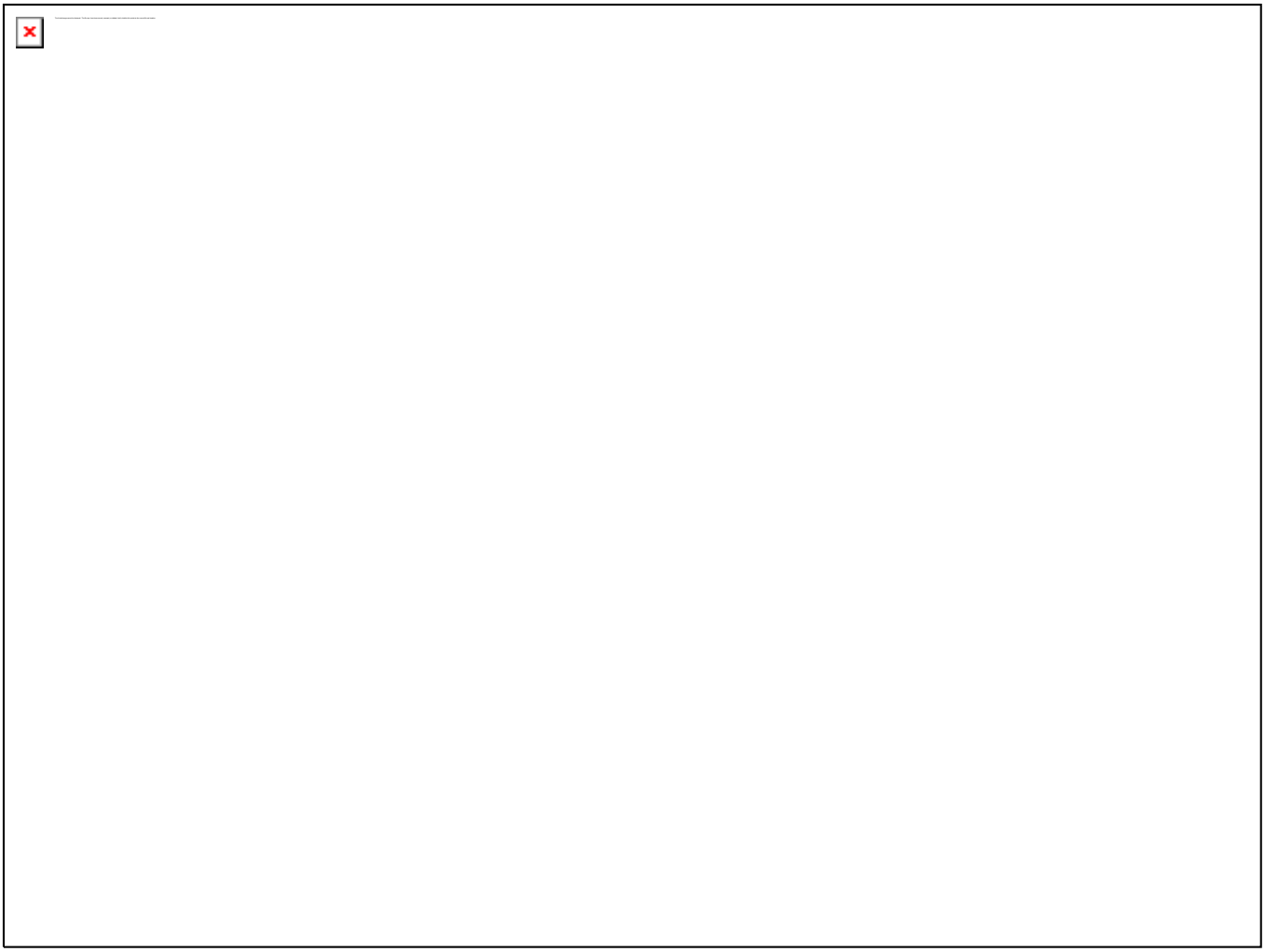
WARNING: This external email is from gragee@gmail.com.

Council members,

The atrocious eyesore at the corner of 161st and Union displays a truly pathetic ability to plan with an eye toward the future. Most of all, it's simply lazy. Clear cut the entire lot, up to the very edge. There was no attempt to work with the landscape and absolutely no regard given to the wishes of the community. I am sure that the next step is to flatten the entire property to a single grade that doesn't take into account existing elevation.

A year ago, when we uniformly expressed a dislike for this project, we were given assurances that "good trees would be kept" and that we would have at least a 50-60 foot buffer of trees. I watched from my backyard with horror as they indiscriminately ripped trees from the ground. Was someone out there doing their due diligence, clearing bad trees out for specific sites of development in a responsible manner? No. It was some guy in a monstrosity of a machine just doing the job that someone told him to do.

Tell me, council members: does this look like 50 feet?



“But the *road* will be 50 feet away with a **nice berm**.” If that was the case, leave the trees up to that point. This whole operation was carried out in the laziest way possible.

A year ago, our entire community expressed dislike for these plans. We lodged complaints and spoke at meetings. For this to be the result after all of that - after a community spoke with a uniform voice - is despicable. You have lost our trust. My neighbors have already enumerated several ways to start regaining it. We have all said what we want as a community. As representatives of this city, please figure out how to salvage this situation.

Greg Agee
1527 Woodside Dr., Westfield IN

On Mon, Mar 7, 2022 at 2:02 PM Rebecca Gapinski <rebeccagapinski@gmail.com> wrote:

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Elaine Hinshaw

--
Lou Ann K. Behan

From: Westfield CRM Alert
To: Rachel Riemenschneider
Subject: Information Service Request SR15477 has been assigned to Rachel Riemenschneider CRM:0001962
Date: Monday, March 14, 2022 7:49:36 AM

Information Service Request SR15477 has been assigned to Rachel Riemenschneider. Please login to CRM and use the following information to access the request:

https://crmprod.westfield.in.gov

Service Request Number: SR15477

Description: What are they building/"developing" here in Westfield on S. Union from Woodside Dr. all the way to 161st St? I have tried to Google it several times without any results!?! I live on Woodside Dr. and I'm extremely disappointed in the nature that has been destroyed & all the animals that have been displaced because of this destruction right in our backyards … A family of deer that visited daily have now disappeared or probably have been killed!?! Across the end of Woodside Dr. the open field has also been left with a very thin layer of trees??? WHY must y'all destroy the beauty that IS - WAS Westfield … So UNBELIEVABLY SAD!!!

Petition Number:	2205-PUD-09
Project Name:	iBeach31 at Grand Park
Subject Site Address:	724 E. 181st Street (the "Property")
Petitioner:	iBeach31, LLC
Representative:	Church Church Hittle + Antrim
Request:	A change in zoning for 3 acres +/- from OI-PD: Open Industrial / Planned Development to the iBeach31 at Grand Park Planned Unit Development (PUD) District.
Current Zoning:	OI-PD: Open Industrial / Planned Development
Current Land Use:	Agriculture/Residential
Approximate Acreage:	3 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan 4. Proposed Ordinance 22-16 5. Character Exhibits 6. Narrative Statement 7. Neighborhood Meeting Summary
Staff Reviewer:	Rachel Riemenschneider, Associate Planner

PETITION HISTORY

The petition was introduced at the April 11, 2022, City Council meeting. The discussion for this petition can be viewed here. The petitioner hosted a virtual neighbor meeting on Wednesday, April 27, 2022. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 7**. The petition will receive a public hearing at the May 4, 2022, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at 724 E. 181st Street, generally North of 181st Street and East of the future Grand Park Boulevard extension (**Exhibit 2**). The property is currently zoned as OI-PD: Open Industrial / Planned Development.

Project History: This Petitioner previously began the PUD process for a site located at 360 E 186th St in 2019 (1904-PUD-05). That petition was withdrawn after public hearing. The business is currently located at 17341 Westfield Park Rd.

Concept Plan: The proposed ordinance incorporates a Concept Plan (**Exhibit 3**). The development of the Property may vary from the Concept Plan.

Underlying Zoning District: The PUD Ordinance proposes an underlying zoning of GB: General Business.

Permitted Uses: Only the following uses would be permitted by the proposed ordinance:

A. Indoor multi-sport athletic facility* and associated uses
B. Outdoor multi-sport athletic facility*
C. Ancillary Uses to an indoor multi-sport athletic facility
    a. Restaurant and Bar
    b. Office
    c. Retail sales
    d. Locker rooms*
    e. Strength and conditioning services*
    f. Rehabilitation and recovery services*

    * Not defined by UDO and therefore not permitted in underlying zoning district by UDO (Article 13.2).

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

Standard	PUD	UDO (GB)
Minimum Front Yard Setback	20 ft	60 feet; however, in established areas shall be the average setback of established buildings within the same Block and within three hundred (300) feet in either direction of the proposed building.
Minimum Side Yard Setback	10 ft	20 feet; however, in established areas where it is customary that businesses abut one another, the Side Yard Building Setback Lines may be reduced.
Minimum Rear Yard Setback	10 ft	20 ft

Development Standards: The ordinance proposes the following modifications to Development Standards:

Architectural Standards: Article 6.3(F) shall apply, with the following exceptions:

- Article 6.3(F)(7)(a)(ii) of the UDO requires "three (3) or more sloped roof planes". This standard would not apply per the proposed PUD.
- Article 6.3(F)(7)(a)(iii) of the UDO requires specific roofing materials. Per the proposed PUD, this standard would not apply and instead a PVC membrane roof shall be permitted.

The Character Exhibit (**Exhibit 5**) is provided to show the approximate massing of the structure, not the architecture of the building.

Landscape Standards:

- Tree Preservation: Tree Preservation standards would not apply per the proposed ordinance.
- Foundation Plantings: Foundation Planting Requirements shall apply as described in the UDO, with the following modifications:
    - 5ft planting beds would be required, instead of the 8ft planting beds required by the UDO (Article 6.8(L)(4))
    - Primary planting types would be shrubs and ornamental grasses; the UDO also includes ornamental trees as a primary planting type, in addition to shrubs and ornamental grasses (Article 6.8(L)(3))
    - 4 shrubs or grasses would be provided per 12 lineal feet of building façade, as opposed to 1 shrub or tree required every 12 lineal feet per the UDO (Article 6.8(L)(2)).
- External Street Frontage: External Street Frontage requirements would apply, with the exception of the shrub requirement. The UDO would require 25 shrubs per 100 lineal feet.
- Buffer Yards: The UDO's Buffer Yard standards shall not apply. The underlying zoning in the proposed PUD is GB: General Business. It is surrounded on all sides by the Grand Park Village PUD District, which also has an underlying zoning of GB: General Business. Per the UDO, buffer yards would not be required here.
- Parking Area Landscaping: Parking area landscaping would apply with the following changes:
    - Interior Parking Area Landscaping: 1 island would be required per 20 parking spaces. The UDO requires the parking space to island ratio listed below:

Chart: Percentage of Parking Area Landscaping

Number of Parking Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

    - Perimeter Parking Area Landscaping: Required plantings in Perimeter Parking Area Landscaping would be 1 tree and 10 shrubs per 60 lineal feet. The UDO (Article 6.8(O)(2)(b) requires 1 tree per 30 feet, and 1 shrub per 3 feet (or 10 shrubs per 30 feet). Clustering is permitted by both the proposed PUD and UDO.

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.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies this site as part of the Business Park area. Manufacturing, subordinate office, retail, and services, research and development and warehousing uses are contemplated as appropriate uses within the Business Park area.

The Property also falls within the Grand Park Sports Campus. In addition to the sports-related uses within the Sports Campus, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses.

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.

PROCEDURAL

Council Introduction: The petition was introduced at the April 11, 2022, City Council meeting.

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 4, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

DEPARTMENT COMMENTS

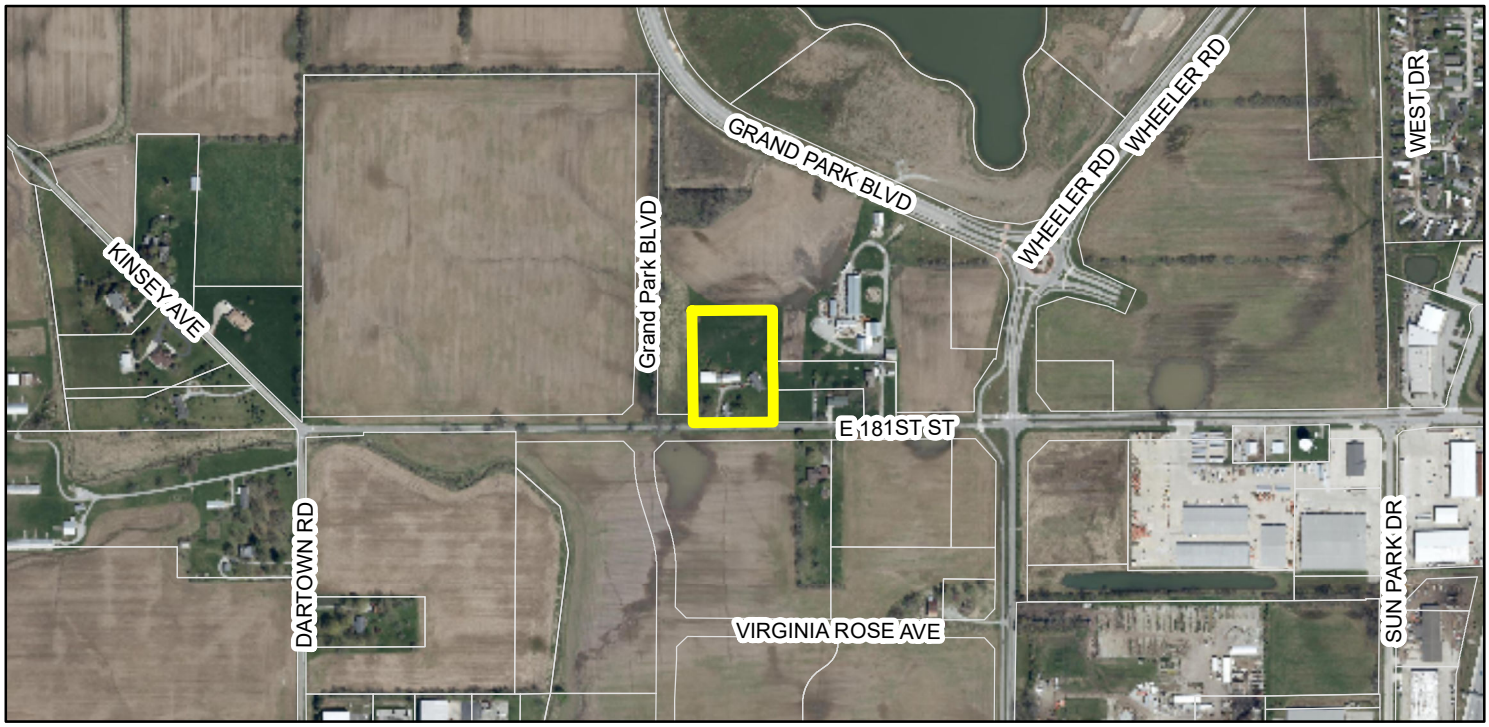
1. **Action:** Hold a public hearing at the May 4, 2022, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Rachel Riemenschneider at 463-231-6649 or rriemenschneider@westfield.in.gov.

Property Location Map
iBeach 31 at Grand Park PUD
724 E. 181st Street
2205-PUD-09

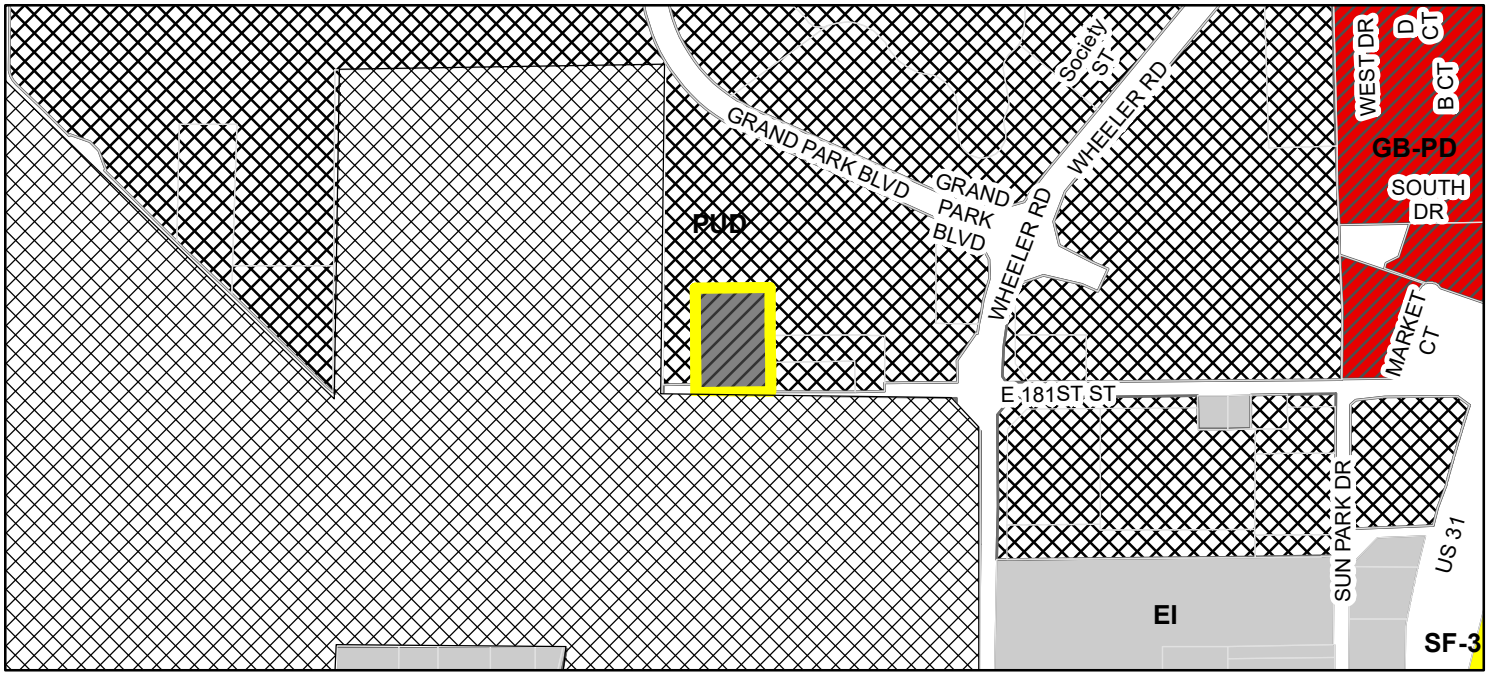
N
W E
S
Not To Scale

Aerial Location Map

Site



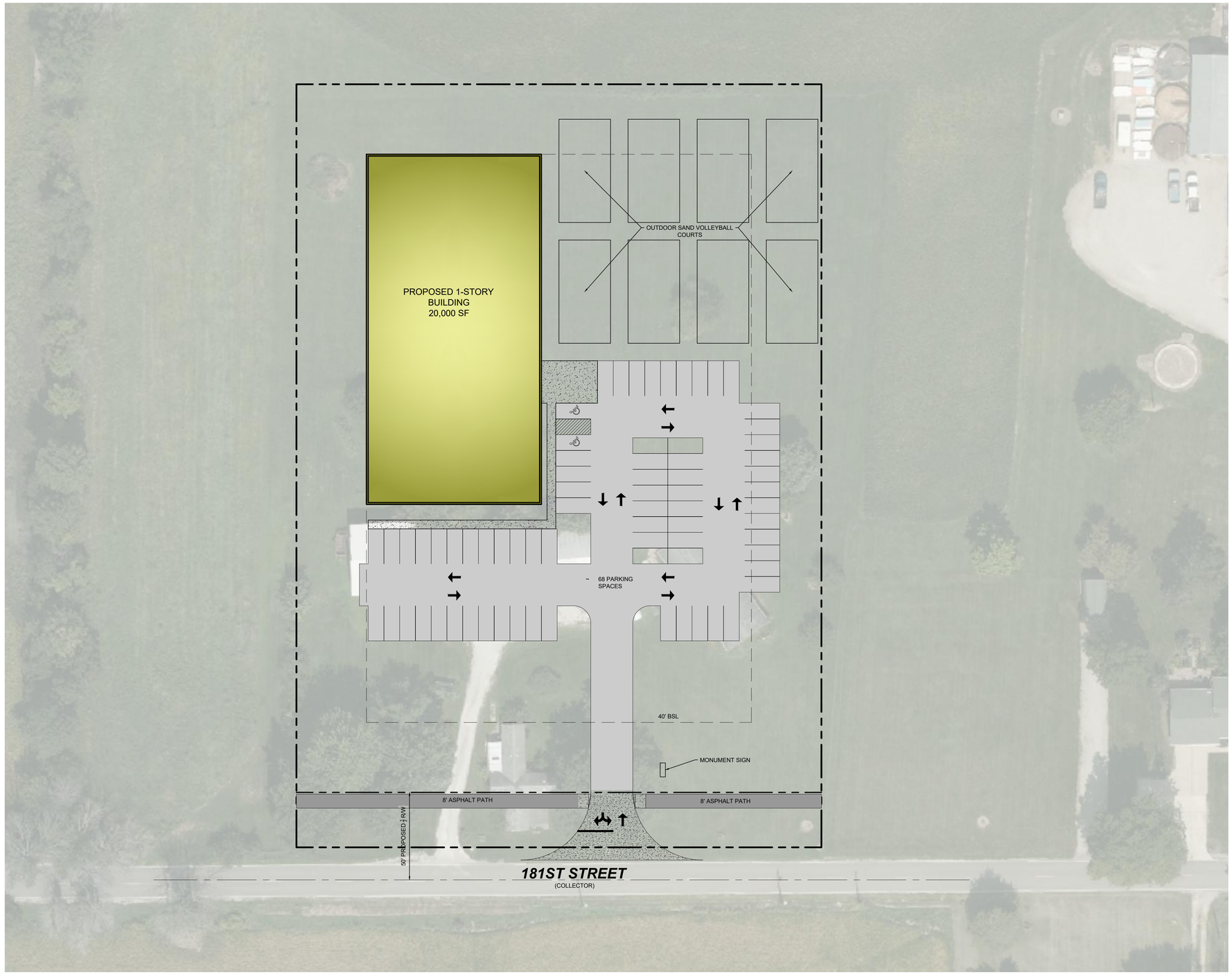
Zoning Map



Site
Parcel

Zoning

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



N

0 30' 60'

SCALE: 1" = 30'

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

ASHTON FRITZ
STATE OF INDIANA
PROFESSIONAL ENGINEER
PRELIMINARY NOT FOR CONSTRUCTION

REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

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

PROJECT:
iBEACH 31
WESTFIELD

PROJECT LOCATION:
724 E 181ST ST
WESTFIELD, INDIANA 46074
HAMILTON COUNTY

SECTION, TOWNSHIP, RANGE:
NW ¼, S36, T19N, R3E

CLIENT:
iBEACH 31
17341 WESTFIELD PARK ROAD
WESTFIELD, INDIANA 46074

PLAN DATE: 2/18/2022

DESIGN:	CHECK:	DRAWN:
AF	AF	KG

PROJECT NO. 2201004

SHEET NAME
CONCEPTUAL PLAN

SHEET NO.
EXH-1

© 2022 FRITZ ENGINEERING SERVICES, LLC

PRINTED BY: Andrew Fritz
DATE: 2/18/2022, 8:59 AM
USER NAME: C:\Users\AF\Desktop\FULL BLEED D CAD 20.5 X 22.5 IN (INCHES) 1:1
FILE NAME: P:\2022\2201004 - iBEACH 31\02 CIVIL\PLANSHEET BASE DWG, LAYOUT: Layout1

ORDINANCE NUMBER 22-16

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

"iBeach31 at Grand Park PUD"

This is a Planned Unit Development District Ordinance, to be known as the iBEACH31 AT GRAND PARK PLANNED UNIT DEVELOPMENT (the "**Ordinance**"), 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. 2205-PUD-09), 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. 2205-PUD-09 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "**Council**") with a favorable recommendation (Vote: _____ in favor, _____ opposed) in accordance with Indiana Code § 36-7-4-608, as required by IndianaCode§ 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____ ___, 2022;

WHEREAS, the 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 Council, meeting in regular session, that the UDO 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 "iBeach31 at Grand Park Planned Unit Development District" (the "**District**").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, 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 UDO.

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

3.1 The final layout and site plan shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the GB: General Business District, (the "**Underlying Zoning District**").

Section 5. Permitted Uses. The uses identified in this Section (the "**Permitted Uses**"), shall be the only uses permitted: .

5.1 Indoor multi-sport athletic facility for which the primary focus is beach volleyball and other beach sports.

5.2 Outdoor multi-sport sand courts for which the primary focus is beach volleyball and other beach sports.

5.3 Uses ancillary to an indoor multi-sport athletic facility, as determined by the City of Westfield Director of Community Development (the "Director"), which may include but are not limited to: Restaurant & Bar, Office, , retail sales, locker rooms, strength and conditioning services, rehabilitation and recovery services.

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

6.1 Minimum Front Yard Setbacks: 20 feet.

6.2 Minimum Side Yard Setbacks: 10 feet.
6.3 Minimum Rear Yard Setbacks: 10 feet.

Section 7. Development Standards. The standards of Chapter 6 Development Standards of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 Article 6.3 Architectural Standards:

A. Article 6.3(F)(7)(a)(ii) shall not apply.

B. Article 6.3(F)(7)(a)(iii) shall not apply. A PVC membrane, high strength roof shall be a permitted roofing material.

C. The Illustrative Character Exhibit attached hereto as Exhibit C, is representative of the massing of the building and does not represent the final product in terms of architectural detail.

7.2 Article 6.8 Landscaping Standards: Shall apply, except as modified below:

A. Article 6.8(E) Preservation and Replacement of Trees shall not apply.

B. Article 6.8(K) Minimum Lot Landscaping Requirements: Shall not apply; rather, the following minimum plant materials shall be required per one (1) acre: ten (10) shade trees; five (5) ornamental or evergreen trees; and twenty-five (25) shrubs.

C. Article 6.8 (L)(4) Foundation Planting Requirements: Shall apply in accordance with the UDO except Foundation Planting bed width shall be 5 feet minimum. The primary plant material used shall be shrubs and ornamental grasses planted at a rate of 4 shrubs/grasses per 12 lineal feet of building façade.

D. Article 6.8(M)(2) External Street Frontage Landscaping: All requirements shall adhere to the UDO except that shrub requirements will not apply.

E. Article 6.8(N) Buffer Yard Requirements: Shall not apply.

F. Article 6.8(O) Parking Area Landscaping: Shall apply with the following modifications:

1. Interior Parking Area Landscaping: A minimum of one (1) interior parking area island shall be required per twenty (20) parking spaces.
2. Perimeter Parking Area Landscaping: If perimeter parking area landscaping is required, then the minimum number of plantings shall be one (1) tree and ten (10) shrubs per sixty (60) linear feet of parking area length. Plantings may be clustered in an aesthetically pleasing manner.

Section 8. Infrastructure Standards. The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.

Section 9. Duration. Failure to obtain a Secondary Plat / Construction Plan approval in 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 OI-PD Open Industrial-Planned Development District.

Section 10. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS ___ DAY OF _____, 2022.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
James Edwards	James Edwards	James 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 22-16** was delivered to the Mayor of Westfield

on the_____ day of _____, 2022, at ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 22-16**

this_____day of _____, 2022.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 22-16**

this_____day of _____, 2022.

_____
J. Andrew Cook, Mayor

This document prepared by: Eric M. Douthit, Church Church Hittle + Antrim, Two NorthNinth Street, Noblesville, Indiana 46074, (317) 773-2190.

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each SocialSecurity Number in this document, unless required by law: Eric M. Douthit.

EXHIBIT A

Legal Description

The Northwest Quarter of Section 36, Township 19 North, Range 3 East of the Second Principal Meridian in Hamilton County Indiana being described as follows:

Considering the south line of the Northwest Quarter as bearing North 90°00'00" East with all other bearings herein contained relative thereto; Beginning at a found PK Nail at the Southwest Corner of the Northwest Quarter of Section 36; thence on and along the South line of said Quarter North 90°00'00" East 132.79 feet to a set PK nail at the true place of beginning; thence North 0°00'00" East 436.0 feet to a set rebar; thence North 90°00'00" East 300.00 feet to a set rebar; thence South 0°00'00" West 436.00 feet to a set PK Nail on the South line of the Northwest Quarter of Section 36; thence on and along said South line South 90°00'00" West 300.00 feet to the true place of beginning, containing 3.00 acres and being subject to all easements of record and rights of ways.

EXHIBIT B

Concept Plan

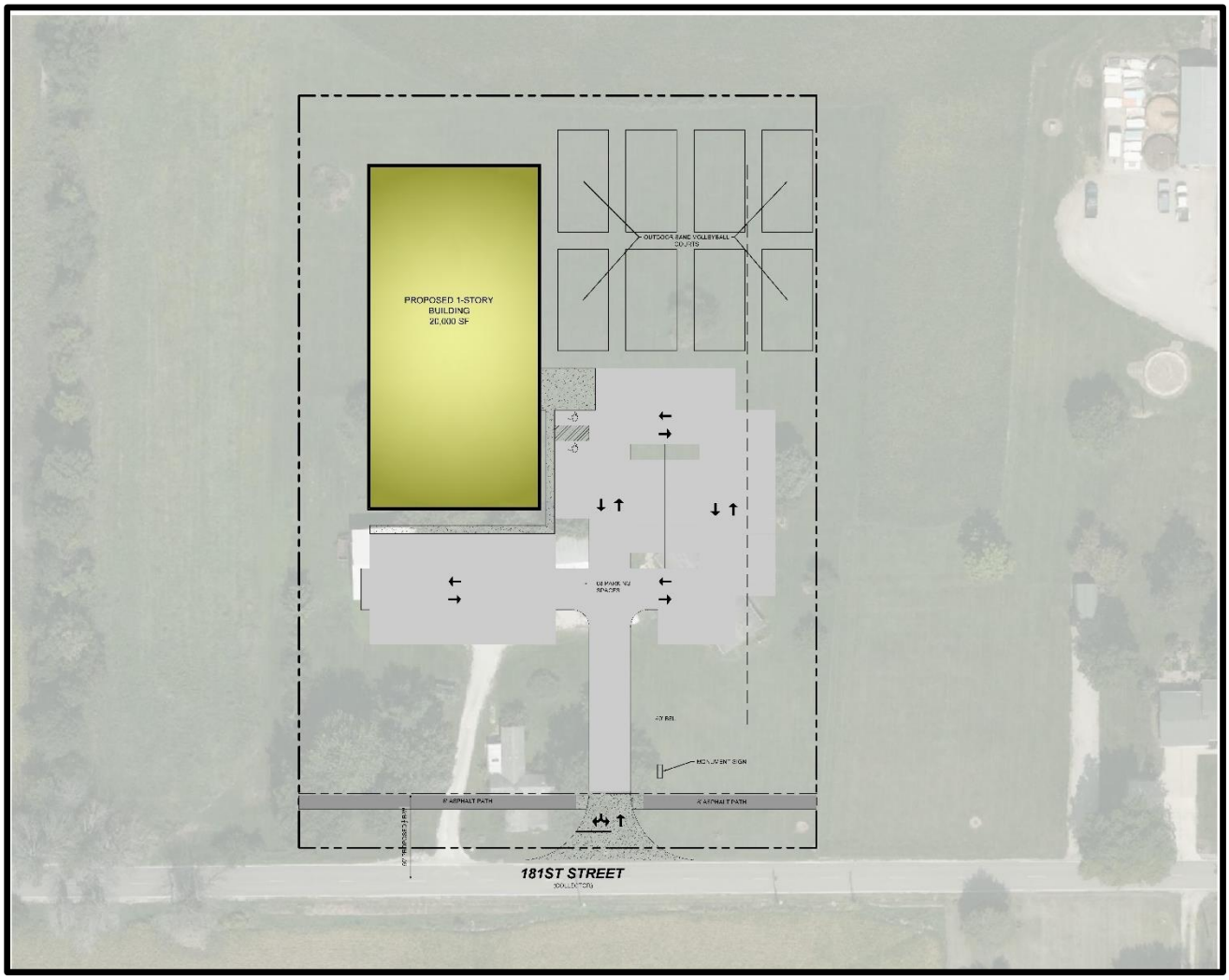


EXHIBIT C

Illustrative Character Exhibit

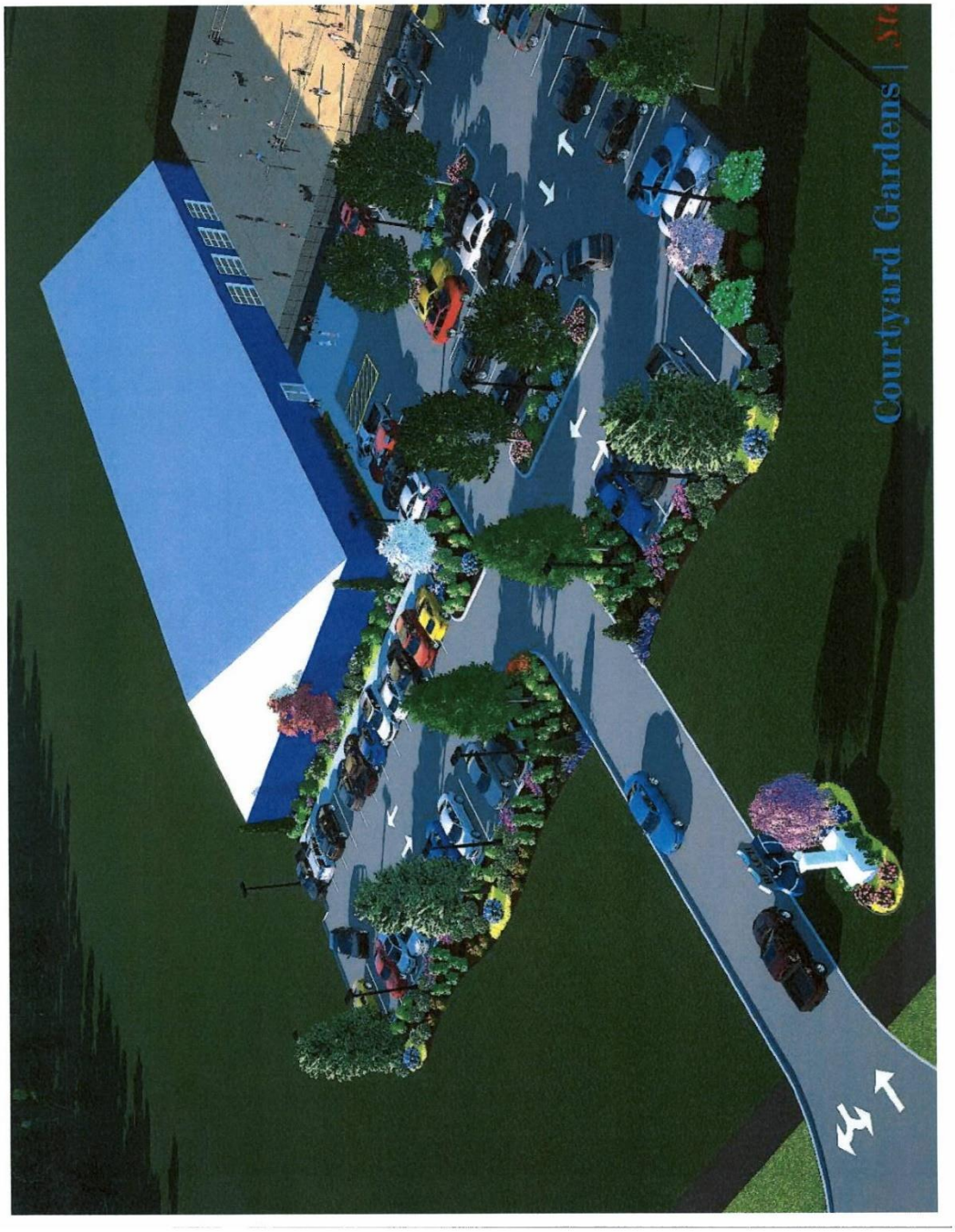


EXHIBIT C

Illustrative Character Exhibit

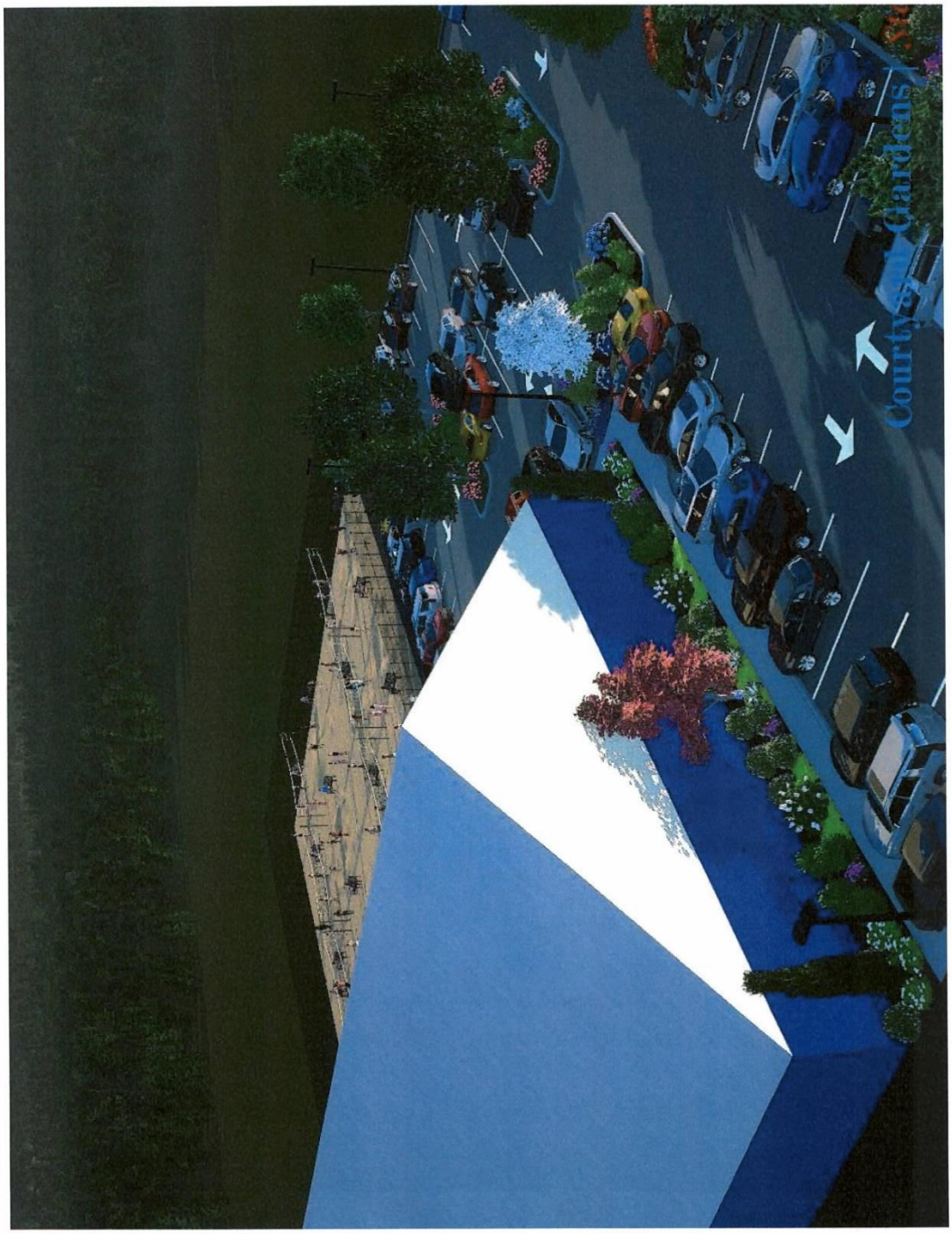


EXHIBIT C

Illustrative Character Exhibit

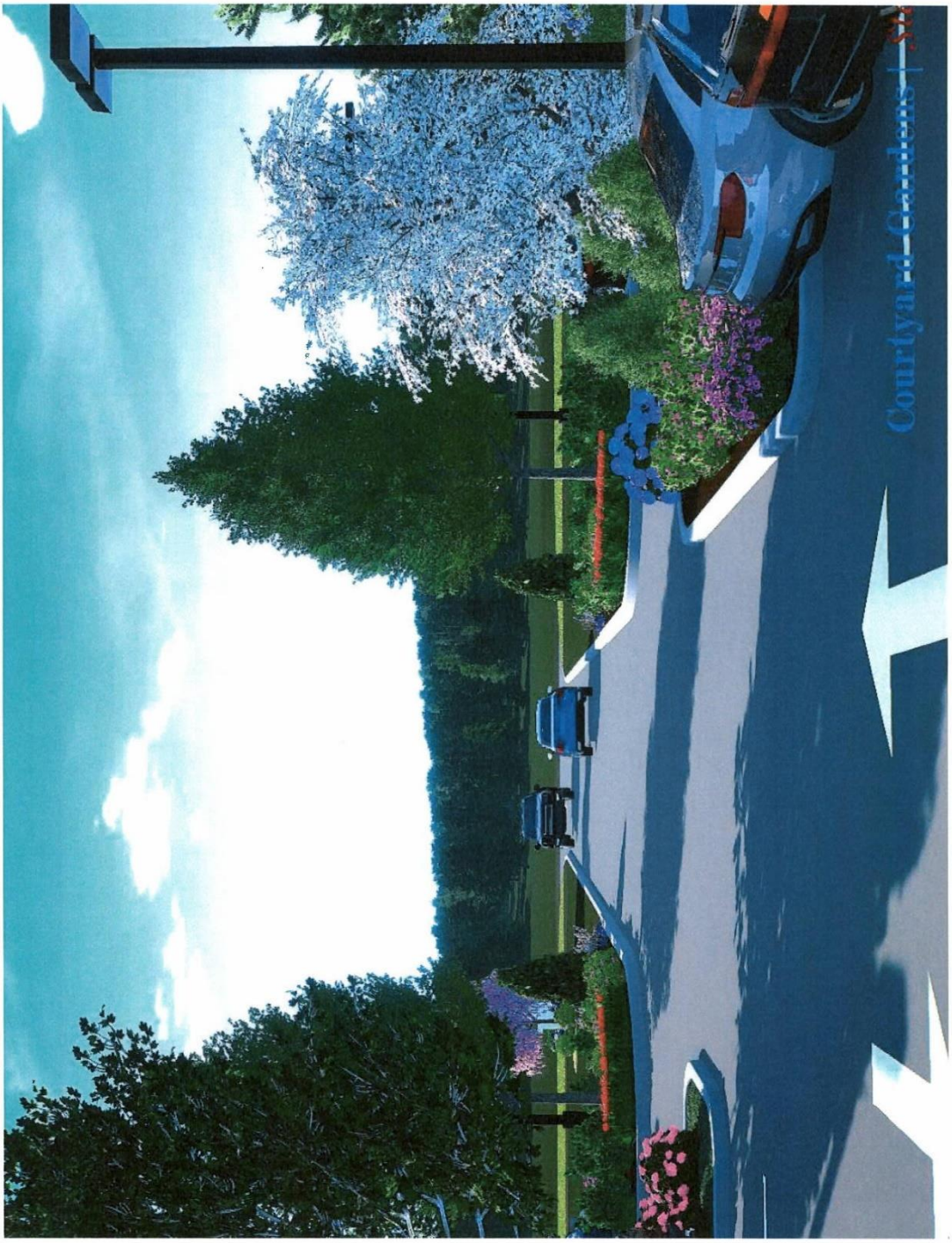
EXHIBIT C

Illustrative Character Exhibit

EXHIBIT C

Illustrative Character Exhibit

(Page 5 of 5)



artistic conception
VIP3D
BEACH
Courtyard Gardens | Stephen Myers

artistic conception
VIP3D
Courtyard Gardens | Stephen Myers

artistic conception
VIP3D
Courtyard Gardens | Stephen Myers

artistic conception
VIP3D
Courtyard Gardens | Stephen Myers

artistic conception
VIP3D
Courtyard Gardens | Stephen Myers

Narrative Statement
IBeach, LLC

IBeach, LLC desires to add to the Grand Park experience by moving its exiting beach volleyball operation to a dedicated facility located at 2501 West 193rd Street, Westfield, IN 46074

The property is situated on the north side of 181st Street between Wheeler Road to the east and the future Grand Park Blvd. extension the west. The real estate is presently zoned OI-PD Open Industrial-Planned Development. The intention is to create a Planned Unit Development District overlay to a Government Use overlay district known as the "iBeach31 at Grand Park Planned Unit Development District" with GB: General Business District as the underlying zoning district.

The petitioner plans to construct multi-sport athletic facility including but not limited to Beach Volleyball and additional beach sports. Beyond the beach sports component, the facility would house a Restaurant & Bar, Office, and Health Fitness & Exercise Center.

We are pleased to be a partner in what will prove to be another outstanding recreational amenity and sports based business that fits both the long and short term visions of the City of Westfield.

Memorandum

Date: April 28, 2022

To: Rachel Riemenschneider, Associate Planner
Economic and Community Development Department

From: Andrew Wert
Church Church Hittle + Antrim
116 N. Union Street, Westfield, IN 46074

Re: iBeach31at Grand Park PUD amendment (2205-PUD-09)
Summary of Neighborhood Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Church Church Hittle + Antrim hosted a Neighborhood Meeting on Wednesday, April 27, 2022 on behalf of their client, iBeach31, LLC. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as Westfield Planning staff and Westfield Council persons. Below is a brief written report of the meeting.

The Neighborhood Meeting was held virtually via Microsoft Teams. It began at 6:30 p.m. Petitioner representatives included petitioner Katie Conner, and attorney Eric Douthit and Andrew Wert of Church Church Hittle + Antrim.

Attendees included Rachel Reimenschnieder of the Westfield planning staff. A summary of the meeting follows.

Mr. Douthit gave a brief summary of the proposed project. Ms. Conner stated that there will be eight (8) outdoor courts and five to six (5-6) indoor courts. Ms. Riemenschneider asks if the courts will be fenced. Ms. Conner replies that the eight outdoor courts will be fenced, one perimeter fence around all eight. There will be three fence sections and the building will serve as the fourth side. Ms. Riemenschneider advises that the Westfield foundation landscaping standards require plantings along the fence.

Mr. Douthit stated that he has reached out to the developer of Wheeler Landing to the south. Wheeler Landing, in an email communication, had a question about the architectural standards and parking spots for the building. Mr. Douthit advised that the petitioner intends to meet the architectural standards set forth in the Westfield Unified Development Ordinance. The building will have between 150-180 parking spots.

There being no further questions or comments from attendees, the meeting concluded around 6:40 p.m.

Docket Number: 2205-PUD-10 (Ordinance No. 22-15)

Petitioner: Tracy L. Haddad Trust

Request: An amendment to the architectural and landscaping standards for two (2) proposed residential estate-style lots in the Chatham Hills PUD District.

Current Zoning: Chatham Hills PUD District, as amended (Ord.13-24 compiled)

Current Land Use: Residential

Acreage: 21.00 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Draft Ord. 22-15
4. Concept Plan
5. Character Exhibits
6. Neighborhood Meeting Summary

Staff Reviewer: Weston Rogers, Associate Planner

PETITION HISTORY

This petition was introduced at the April 11, 2022, City Council meeting. The discussion for this petition can be viewed here. The petitioner held a neighbor meeting on April 26, 2022. A summary this meeting has provided by the petitioner and included as **Exhibit 6**. The petition will receive a public hearing at the May 4, 2022 Advisory Plan Commission (the "Plan Commission") meeting.

This filed petition is related to the following previous applications associated with the subject 21.00-acre real estate.

- 12/19/2016
  - Real estate incorporated into Chatham Hills PUD Zoning District
  - Docket No. 1612-PUD-24 / Ordinance No. Ord.16-46
- 12/19/2016
  - Recording of Primary Plat (Original Sec. 3)
  - Docket No.1612-SPP-12
- 03/07/2017
  - Recording of Secondary Plat (Original Sec.3)
  - Docket No. 1701-SFP-01
- 06/24/2020
  - Recording of Secondary Plat (Re-Plat of Sec. 3 – forming Lot K1a)

  - Docket No. 2007-SFP-39
- 12/03/2021
  - Submittal of Secondary Plat / (Re-Plat – forming Lot K1a -and- Lot K2a)
  - Docket No. 2201-SFP-01

PROJECT OVERVIEW

Location: This subject real estate is approximately 21.00 acres in size and is located between Chatham Ridge Ct. and Oak Ridge Rd., north of E 206th St. (see **Exhibit 2**). The Property is currently zoned the Chatham Hills PUD District, which was originally adopted at the January 13, 2014 City Council meeting. Adjacent zoning districts include AGSF-1 and PUD containing Agriculture and Single-Family land uses.

Project Description: The petitioner is requesting an amendment to the architectural and landscaping standards for two (2) proposed residential estate-style lots in the Chatham Hills PUD District.

ORDINANCE DETAILS

Concept Plan: The proposed amendment will incorporate an updated concept plan illustrating two (2) individual estate style single-family residential lots proposed for development on the 21-acres subject to this PUD amendment.

Development Standards: The proposed amendment modifies some standards of the Original Ordinance, as described below:

- Architectural Standards
  - The original PUD ordinance contained residential architectural standards outlined in Section 16 “Single-Family Architectural and Streetscape Design Standards”. The proposed PUD amendment would replace these standards with the architectural design and material selections as shown in Exhibit C – “Lot 1 Elevations” and Exhibit D – “Lot 2 Elevations”.
- Landscape Standards
  - The original PUD ordinance required external street frontage landscaping along Oak Ridge Road and a 20’ width “Type A” perimeter buffer yard along the remainder of the subject parcel. The proposed PUD amendment would omit these landscaping standards.

COMPREHENSIVE PLAN

The property falls within the “New Suburban” land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms, and equestrian uses are

contemplated as appropriate uses within the "New Suburban" area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the May 4, 2022, 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 11, 2022, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the May 4, 2022, 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 Commissions' further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov

CITY OF Westfield INDIANA

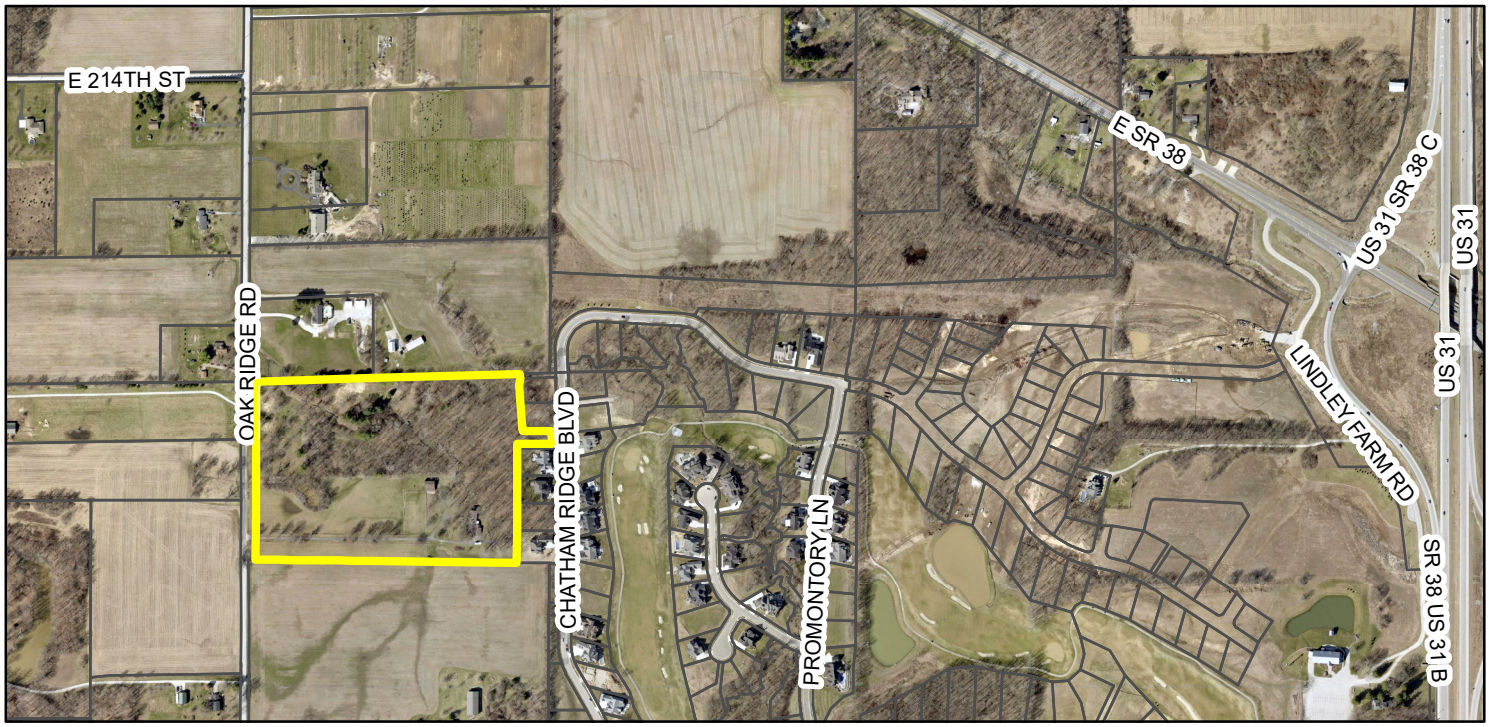
Property Location Map
859 Chatham Ridge Lane
Planned Unit Development Amendment
2205-PUD-10

N W E S

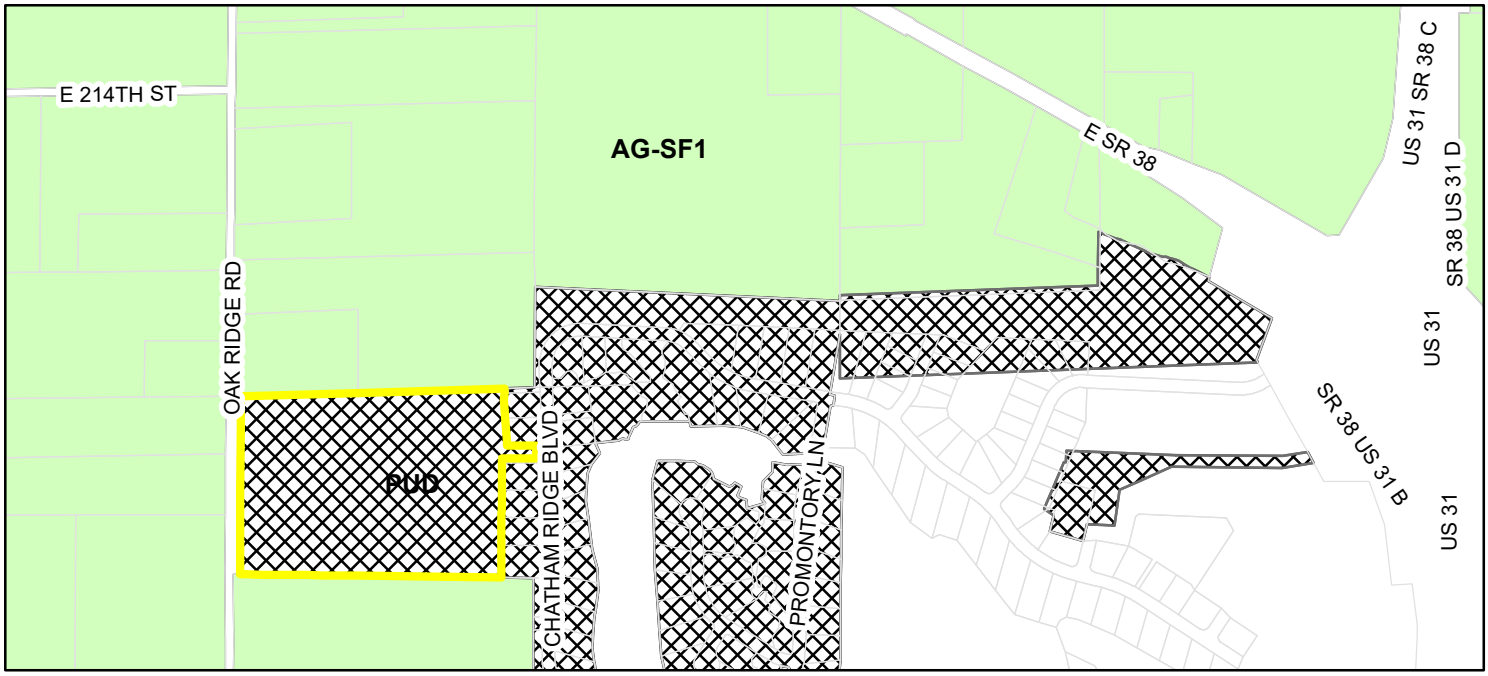
Not To Scale

Aerial Location Map

Site



Zoning Map



Parcel selection

Parcel

Zoning - All

Zoning

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

ORDINANCE NUMBER __-__

AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE CHATHAM HILLS PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE ____, ORDINANCE ____, ORDINANCE ____, ORDINANCE ____, ORDINANCE ____, ORDINANCE ____, ORDINANCE ____ AND TITLE 16 – LAND USE CONTROLS

"Chatham Hills PUD Amendment – Lot K1A"

This is an amendment to a Planned Unit Development District Ordinance, known as the CHATHAM HILLS PLANNED UNIT DEVELOPMENT (the "**Amendment**"), 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 UDO;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Docket ____-PUD-__), filed with the Commission requesting an amendment to Ordinance __-__, enacted by the Westfield Town Council on _____, 20__, and amended by (i) Ordinance __-__, enacted by the City Council on _____, 20__ (ii) Ordinance __-__, enacted by the City Council on _____, 20__; (iii) Ordinance __-__, enacted by the City Council on _____, 20__; (iv) Ordinance __-__, enacted by the City Council on _____, 20__; (v) Ordinance __-__ enacted by the City Council on _____, 20__; (vi) Ordinance __-__, enacted by the City Council on _____, 20__; (vii) Ordinance __-__, enacted by the City Council on _____, 20__; (vii) Ordinance __-__, enacted by the City Council on _____, 20__; (viii) Ordinance __-__, enacted by the City Council on _____, 20__; (ix) Ordinance __-__, enacted by the City Council on _____, 20__; (x) Ordinance __-__, enacted by the City Council on _____, 20__; (xi) Ordinance __-__, enacted by the City Council on _____, 20__; (xii) Ordinance __-__, enacted by the City Council on _____, 20__; (xiii) Ordinance __-__, enacted by the City Council on _____, 20__; (xiv) Ordinance __-__, enacted by the City Council on _____, 20__; (xv) Ordinance __-__, enacted by the City Council on _____, 20__; (xvi) Ordinance __-__, enacted by the City Council on _____, 20__; (xvii) and Ordinance __-__, enacted by the City Council on _____, 20__ (collectively, the "**Chatham Hills PUD Ordinance**");

WHEREAS, the Amendment pertains to the subject real estate more particularly identified by legal description in Exhibit A, attached hereto and incorporated herein (the "**Real Estate**");

WHEREAS, the Commission forwarded Petition No. ____-PUD-__ to the Common Council of the City of Westfield, Hamilton County, Indiana (the "**Council**") with a _____

recommendation (Vote: ___ in favor, ___ opposed) 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 Council on _____, 2022;

WHEREAS, the 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 Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 The Chatham Hills PUD Ordinance is hereby amended for the Real Estate. In all other respects, the Chatham Hills PUD Ordinance shall remain in effect and unchanged. To the extent that the provisions of the UDO or the Chatham Hills PUD Ordinance conflict with the provisions of this Amendment, the provisions of this Amendment shall prevail.

1.2 Development of the Real Estate shall be governed by: (i) the provisions of this Amendment and its exhibits, (ii) the Chatham Hills PUD Ordinance, and (iii) the provisions of the UDO, as amended and applicable to the Real Estate, except as modified, revised, supplemented or expressly made inapplicable by this Amendment.

1.3 Chapter ("**Chapter**") and Article ("**Article**") cross-references of this Amendment 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 Amendment are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Amendment.

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

2.1 The Real estate will be divided into two Lots ("**Lot 1**" and "**Lot 2**").

2.2 Development of the Lots shall be regulated as set forth in this Amendment.

2.3 Accessory Buildings shall be permitted and constructed in accordance with the applicable standards of the UDO.

Section 3. Development Standards. The standards of Chapter 6 Development Standards of the UDO shall apply to the development of the Real Estate unless otherwise modified by

the Chatham Hills PUD Ordinance or the standards of this Amendment. Dwelling Units on the Real Estate shall be constructed under the provisions set forth below.

3.1 Architectural Standards:

A. The Dwelling Unit on Lot 1 shall be constructed and enhanced in substantial compliance with the architectural elevations attached hereto as Exhibit C ("**Lot 1 Elevations**").

B. The Dwelling Unit on Lot 2 shall be constructed and enhanced in substantial compliance with the architectural elevations attached hereto as Exhibit D ("**Lot 2 Elevations**").

C. To the extent that the architectural standards set for in this Section conflict with the requirements of the Catham Hills PUD Ordinance or the UDO, the standards of this Amendment shall prevail.

3.2 Landscaping Standards.

A. External Street Frontage Landscaping Requirements. Article 6.8(M) shall not apply to the District.

B. Buffer Yard Requirements. Article 6.8(N) shall not apply to the District.

Section 4. Duration. Failure to obtain approval of an amended Secondary Plat for the Real Estate by June 1, 2027 (unless otherwise extended by the Director) shall automatically void this Amendment and cause the zoning classification of the Real Estate to revert to the AG-SF1 District.

Section 5. Severability. If any term or provision of this Amendment is held to be illegal or unenforceable, the validity or enforceability of the remainder of this Amendment will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2022.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
James Edwards	James Edwards	James 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 __-__** was delivered to the Mayor of Westfield on the _____ day of _____, 2022, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE __-__**

this _____day of _____, 2022.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE __-__**

this _____day of _____, 2022.

_____
J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

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: Matthew S. Skelton.

EXHIBIT A

"Real Estate"

LEGAL DESCRIPTION – CHATHAM HILLS PUD AMENDMENT

Land situated in the County of Hamilton, State of Indiana

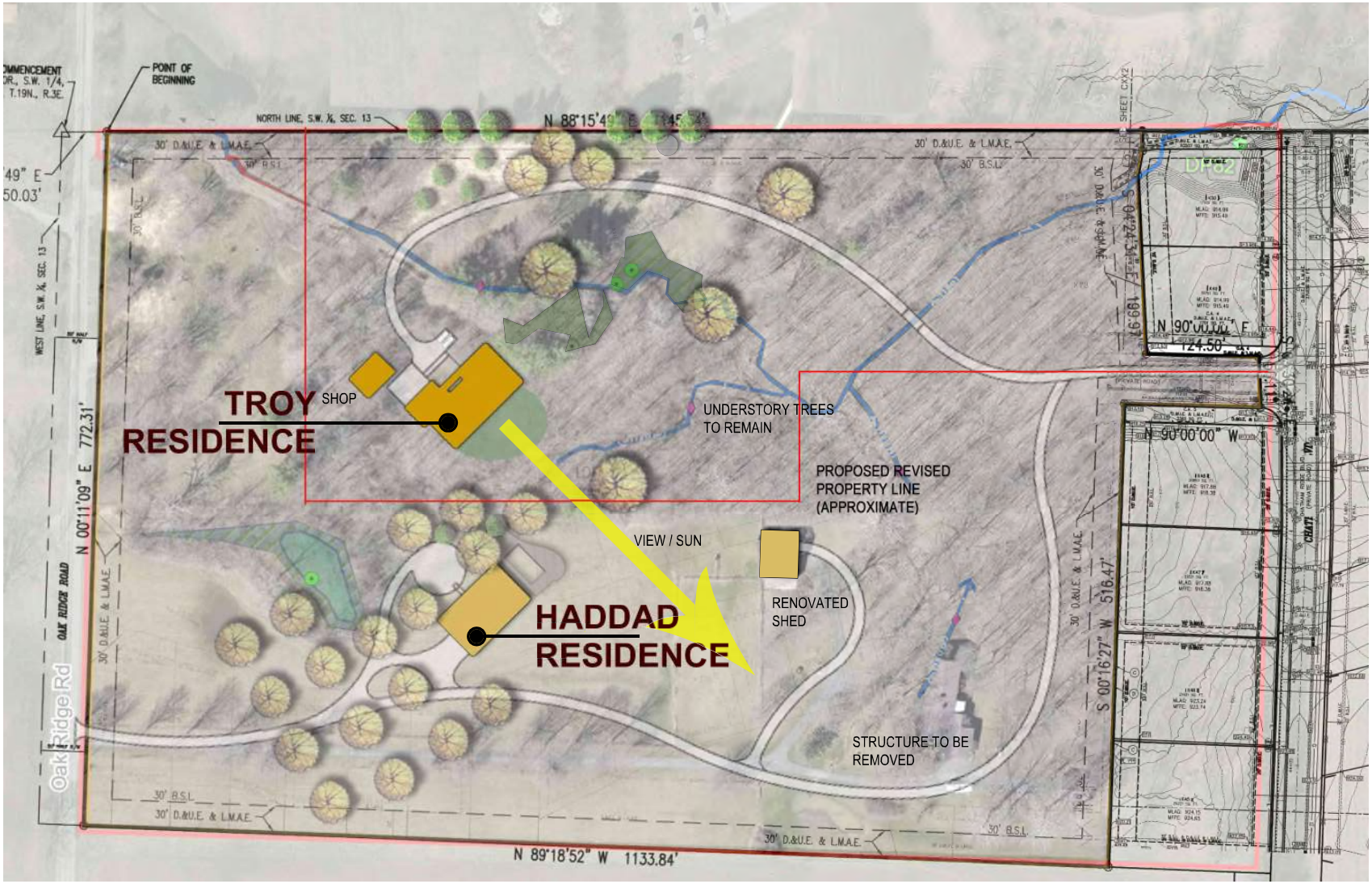
All of Lots K1 through K44 inclusive, Block 2, Common Areas 2 through 3 inclusive, part of Common Area 1 , and a part of Common Area 12 in Chatham Hills Section 3, as per Secondary Plat thereof, recorded as Instrument Number 2017009750 in Plat Cabinet 5, Slide 648 in the Office of the Recorder of Hamilton County, Indiana, and being a part of Section 13, Township 19 North, Range 3 East, more particularly described as follows:

Commencing at the Northwest corner of the Southwest Quarter of said Section 13; thence North 88 degrees 15 minutes 49 seconds East (basis of bearings is Indiana State Plane grid bearing, East Zone) along the North line of said Southwest Quarter 50.03 feet to the East right of way of Oak Ridge Road as dedicated in said Chatham Hills Section 3 and the POINT OF BEGINNING; thence continuing North 88 degrees 15 minutes 49 seconds East along the North line of said Southwest Quarter and along the North line of Common Area 1 in said Chatham Hills Section 3 a distance of 1145.34 feet; thence South 01 degrees 44 minutes 11 seconds East 22.10 feet to the Northwest corner of Lot K50 in said Chatham Hills Section 3; thence South 08 degrees 56 minutes 45 seconds West along the West line of said Lot K50 a distance of 26.97 feet to the Northeast corner of Lot K28 in said Chatham Hills Section 3; thence South 04 degrees 24 minutes 31 seconds East along the East line of said Lot K28 a distance of 199.97 feet to the Southeast corner thereof; thence North 90 degrees 00 minutes 00 seconds East along the South line of Common Area 4 in said Chatham Hills Section 3 a distance of 124.50 feet; thence South 03 degrees 30 minutes 24 seconds East 56.11 feet to the North line of Common Area 5 in said Chatham Hills Section 3; thence North 90 degrees 00 minutes 00 seconds West along said North line 150.87 feet to the Northwest corner thereof; thence South 00 degrees 16 minutes 27 seconds West along the West lines of Common Area 5, and Lots K48, K47, K46, and K45 in said Chatham Hills Section 3 a distance of 516.47 feet to the Southwest corner of said Lot K45; thence North 89 degrees 18 minutes 52 seconds West along a the South lines of Lot K40, Common Area 3, Block 2, and Lots K34, K33, K32, K31, K30, K29 and Common Area 2 in said Chatham Hills Section 3 a distance of 1133.84 feet to the East right of way of Oak Ridge Road as dedicated in said Chatham Hills Section 3; thence North 00 degrees 11 minutes 09 seconds East 772.31 feet along said East right of way to the POINT OF BEGINNING, containing 21.006 acres, more or less.

EXHIBIT B

“Concept Plan”

The Concept Plan appears on the following page of this Ordinance.



1118' - 6"

SITE PLAN

SCALE: NTS=1'-100" @ 11X17

2021-08-31 | 30 NOVEMBER 2021
02 APRIL 2022

HADDAD RESIDENCE
TROY RESIDENCE
OAK RIDGE ROAD, WESTFIELD, INDANA

DAVID RAUSCH STUDIO
Architecture & Interiors
THE ART of BUILDING™

EXHIBIT C

“Lot 1 Elevations”

The Lot 1 Elevations appear on the following two (2) pages of this Ordinance.

SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

TROY RESIDENCE

OAK RIDGE ROAD, WESTFIELD, INDIANA

ELEVATIONS

SCALE: 1 /16" = 1'=0"

31 AUGUST 2021 | 30 NOVEMBER 2021

02 APRIL 2022

DAVID RAUSCH STUDIO
Architecture & Interiors
THE ART of BUILDING™

EXPOSED CONCRETE

THERMALLY MODIFIED ASH 1X6 SIDING

SHOU SUGI BAN SIDING

MULTI SLIDE GLASS DOOR

TILT & TURN ALUMINUM CLAD WINDOWS

EAST ELEVATION

TROY RESIDENCE

OAK RIDGE ROAD, WESTFIELD, INDIANA

MATERIALS

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

31 AUGUST 2021 | 30 NOVEMBER 20021

02 APRIL 2022

DAVID RAUSCH STUDIO
Architecture & Interiors
THE ART of BUILDING™

EXHIBIT D

“Lot 2 Elevations”

The Lot 2 Elevations appear on the following three (3) pages of this Ordinance.

HADDAD RESIDENCE

OAK RIDGE ROAD, WESTFIELD, INDIANA

VIGNETTE | EAST ELEVATION

NOT TO SCALE

31 AUGUST 2021

02 APRIL 2022

DAVID RAUSCH STUDIO
Architecture & Interiors
THE ART of BUILDING™

HADDAD RESIDENCE
OAK RIDGE ROAD, WESTFIELD, INDIANA

ELEVATIONS
SCALE: 1 /16" = 1'=0"

31 AUGUST 2021 | 30 NOVEMBER 2021
02 APRIL 2022

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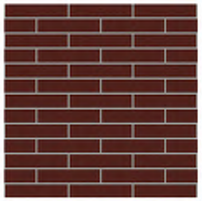

GLAZED BRICK FOUNDATOIN

STANDING SEAM METAL SIDING AND ROO

TRANSLUCENT ACRYLIC FACADE

MULTISLIDE GLASS DOOR

TRANSLUCENT ACRYLIC FACADE

TILT AND TURN WINDOW

HEAVY TIMBER STRUCTURE

SOUTH ELEVATION

MASONRY
4.4 LIMESTONE - THICKNESS AS INDICATED

STEEL
5.21 GUARDRAIL

ROUGH CARPENTRY AND EXTERIOR TRIM
6.2 WOOD FRAMING

FINISH CARPENTRY AND INTERIOR TRIM
6.20 EXTERIOR WOOD SIDING
6.21 EXTERIOR WOOD TRIM
6.26 FIBER CEMENT SIDING
6.40 METAL TRIM

INSULATION AND ROOFING
7.10 ASPHALT SHINGLES
7.15 STANDING SEAM METAL SIDING
7.16 STANDING SEAM METAL ROOF
7.22 METAL FLASHING
7.23 GUTTER
7.28 DOWNSPOUT

DOORS, HARDWARE AND WINDOWS
8.0 DOOR
8.2 ENTRY DOOR
8.3 SLIDING GLASS DOOR
8.8 TRANSOM PANEL
8.9 OVERHEAD GARAGE DOOR
8.20 ALUMINUM CLAD WOOD WINDOW
8.21 TILT AND TURN WINDOW
8.42 TRANSLUCENT ACRYLIC FACADE

HADDAD RESIDENCE
OAK RIDGE ROAD, WESTFIELD, INDIANA

MATERIALS
SCALE: 1 /8" = 1'=0"

31 AUGUST 2021 30 NOVEMBER 2021
02 APRIL 2022

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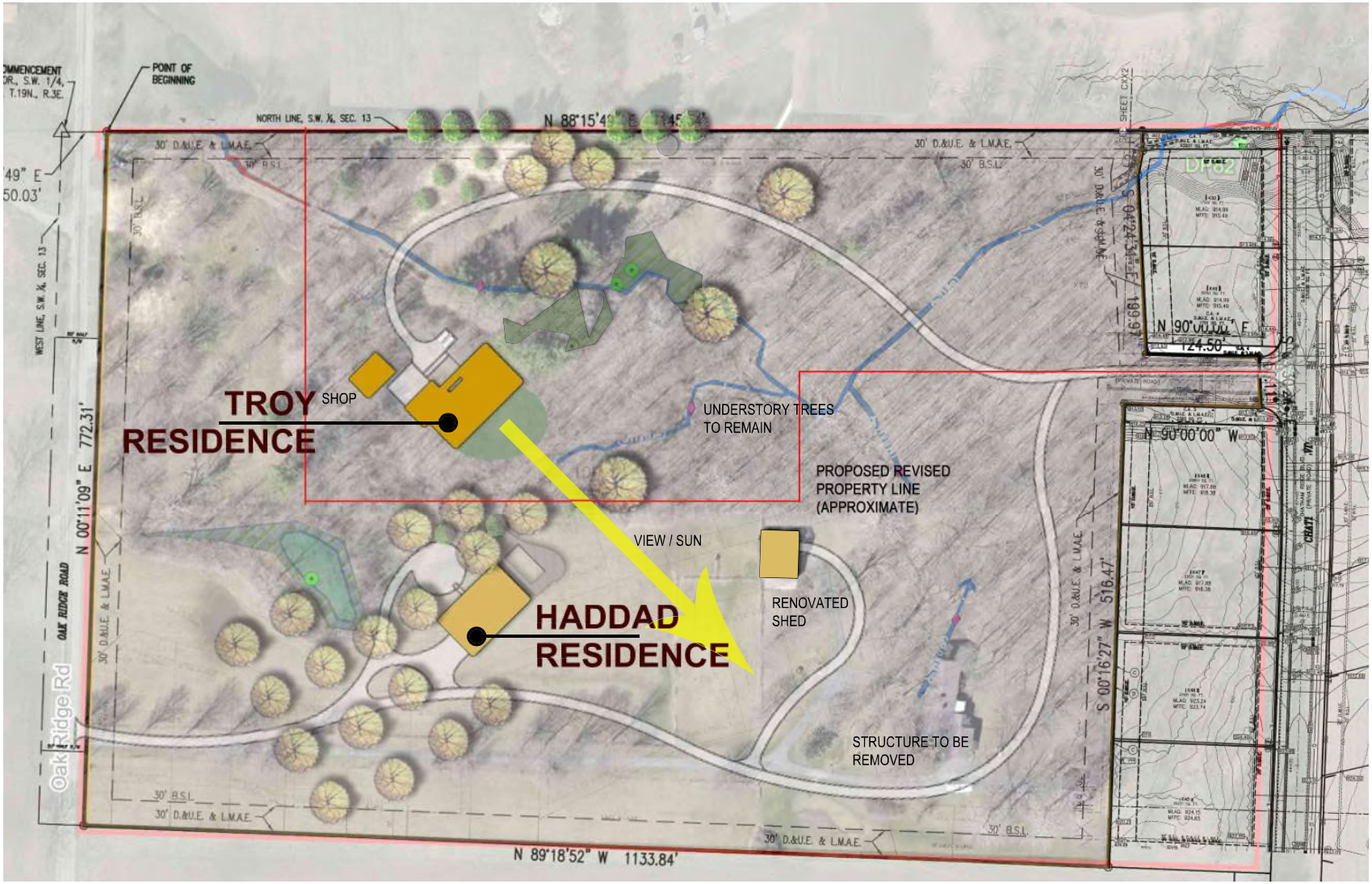

1118' - 6"

SITE PLAN

SCALE: NTS=1'-100" @ 11X17

2021-08-31 | 30 NOVEMBER 2021
02 APRIL 2022

HADDAD RESIDENCE
TROY RESIDENCE
OAK RIDGE ROAD, WESTFIELD, INDANA

DAVID RAUSCH STUDIO
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EXHIBIT C

“Lot 1 Elevations”

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SOUTH ELEVATION

EAST ELEVATION

WEST ELEVATION

NORTH ELEVATION

TROY RESIDENCE

OAK RIDGE ROAD, WESTFIELD, INDIANA

ELEVATIONS

SCALE: 1 /16" = 1'=0"

31 AUGUST 2021 | 30 NOVEMBER 2021

02 APRIL 2022

DAVID RAUSCH STUDIO
Architecture & Interiors
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EXPOSED CONCRETE

THERMALLY MODIFIED ASH 1X6 SIDING

SHOU SUGI BAN SIDING

MULTI SLIDE GLASS DOOR

TILT & TURN ALUMINUM CLAD WINDOWS

EAST ELEVATION

TROY RESIDENCE

OAK RIDGE ROAD, WESTFIELD, INDIANA

MATERIALS

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

31 AUGUST 2021 | 30 NOVEMBER 20021

02 APRIL 2022

DAVID RAUSCH STUDIO
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EXHIBIT D

“Lot 2 Elevations”

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HADDAD RESIDENCE

OAK RIDGE ROAD, WESTFIELD, INDIANA

VIGNETTE | EAST ELEVATION

NOT TO SCALE

31 AUGUST 2021

02 APRIL 2022

DAVID RAUSCH STUDIO
Architecture & Interiors
THE ART of BUILDING™

HADDAD RESIDENCE
OAK RIDGE ROAD, WESTFIELD, INDIANA

ELEVATIONS
SCALE: 1 /16" = 1'=0"

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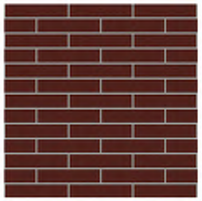

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HADDAD RESIDENCE
OAK RIDGE ROAD, WESTFIELD, INDIANA

MATERIALS
SCALE: 1 /8" = 1'=0"

31 AUGUST 2021 30 NOVEMBER 2021
02 APRIL 2022

DAVID RAUSCH STUDIO
Architecture & Interiors
THE ART of BUILDING™

Memorandum

Date: April 27, 2022

To: Weston Rogers, Associate Planner
Economic and Community Development Department

From: Andrew Wert
Church Church Hittle + Antrim
116 N. Union Street, Westfield, IN 46074

Re: Tracy L. Haddad Trust, PUD amendment (2205-PUD-10)
Summary of Neighborhood Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Church Church Hittle + Antrim hosted a Neighborhood Meeting on Tuesday, April 26, 2022 on behalf of their client, Tracy L. Haddad Trust. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as Westfield Planning staff and Westfield Council persons. Below is a brief written report of the meeting.

The Neighborhood Meeting was held virtually via Microsoft Teams. It began at 6:30 p.m.

Petitioner representatives included architect David Rausch, and attorney Kathleen Boaz and Andrew Wert of Church Church Hittle + Antrim.

Attendees included Weston Rogers of the Westfield planning staff, Cindy Spoljaric of the Westfield City Council and interested neighbor Lauren Lofthus.

A summary of the meeting follows.

Mr. Wert gave a brief summary of the proposed project. He explained how this section of Chatham Hills was replatted, combining 44 lots into one. The current proposal is to replat the parcel into two lots that will include two new estate-style residences. The proposal would modify certain road frontage landscaping and buffering standards, and the default architectural standards set forth in the Chatham Hills PUD.

One attendee inquired as to whether the owner would be able to cut the existing trees. Mr. Wert replied that these are custom lots and that the petitioner desired to keep as much of the natural landscaping as possible. In addition, the landscaping and buffer standards set forth in the Westfield UDO are less appropriate for large estate lots. There was a question about the drives shown on the site plan and if they would be gated. It was explained that the site plan shows private driveways internal to the property, no public roads. A gate is planned near the east entrance to the property.

There was also a question about the Renovated Shed identified on the site plan. Mr. Rausch explained that the structure is an old horse barn that the owners hope to salvage..

One attendee asked about when the homes would be built and about the gate. Mr. Rausch explained that the Haddad residence would likely commence construction this year. The planned gate will likely be constructed of a black metal and setback approximately 100 feet from the east property line of the subject property. The construction entrance for the two homes will be off of Oak Ridge Road.

There being no further questions or comments from attendees, the meeting concluded around 6:50 p.m.

Petition Number:	2111-PUD-27
Project Name:	TowneRun
Subject Site Address:	Northwest corner of West 146th Street and Towne Road (the "Property")
Petitioner:	LOR Corporation
Representative:	Church Church Hittle + Antrim
Request:	A change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.
Current Zoning:	AG-SF1: Agriculture / Single-family
Current Land Use:	Agriculture
Approximate Acreage:	26.94 acres +/-
Exhibits:	1. Staff Report 2. Location Map 3. Concept Plan & Hub Layout 4. Proposed Ordinance 21-45 5. Mixed Use Character Exhibits 6. Townhome Character Exhibits 7. Paired Villas Character Exhibits 8. Buffer Yard Exhibit 9. Typical Lot Landscaping Exhibit 10. Amenity Plan 11. Updated Narrative Statement 12. Issue List Response 13. Public Comment 14. Neighborhood Meeting Summary 15. Redlined Ordinance 21-45 (changes since December 6, 2021, Advisory Plan Commission Meeting)
Staff Reviewer:	Rachel Riemenschneider, Associate Planner

PETITION HISTORY

The petition was introduced at the October 11, 2021, City Council meeting. The petitioner hosted a neighbor meeting on Monday, October 25, 2021. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 14**. The petition received a public hearing at the November 1, 2021, Advisory Plan Commission (the "Plan Commission") meeting. The project was last before the Plan Commission at the December 6, 2021, Advisory Plan Commission meeting, where they received additional feedback on the project.

PROJECT OVERVIEW

Location: The Property is located generally at the Northwest corner of West 146th Street and Towne Road (see **Exhibit 2**).

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**) which divides the District into three areas. The boundaries of the areas are required to be in substantial compliance with the Concept Plan, but the layout of each area may vary from the plan.

Underlying Zoning District: The proposed PUD Ordinance contains three different areas, for which the underlying zoning is:

Area	Underlying Zoning
Mixed Use Hub	LB: Local and Neighborhood Business District
Townhome Hub	SFA: Single-family Attached District
Paired Villa Hub	SFA: Single-family Attached District

Permitted Uses: The proposed ordinance permits only the following uses:

Mixed Use Hub:

A. Bed and Breakfast (B&B) *
B. Childcare / daycare centers
C. Health, fitness and exercise center
D. Office, General Services
E. Office, Medical
F. Office, Professional
G. Restaurant, Sit Down
H. Restaurant, Specialty
I. Restaurant, Takeout and Deli-style
J. Retail, Low Intensity
K. Retail, Medium Intensity
L. Development Amenities

* Not permitted in Local Business districts by UDO (13.2)

Townhome Hub: A maximum of 60 Townhouse Dwelling Units. The UDO permits Duplex Dwelling, triplex Dwelling, Quadraplex Dwelling, and Development Amenities in Single-family Attached districts (UDO 4.9(B).

Paired Villa Hub: A maximum of 25 Duplex Dwelling buildings (or 50 Duplex Dwelling Units).

General Regulations for the Mixed Use Hub: UDO Article 4.14 shall apply to the district except as modified below. The table below outlines the proposed modified lot standards as compared to the UDO's requirements for Local Business district lots (the proposed underlying zoning).

Standard	Mixed Use Hub	UDO (LB)	
Minimum Building Setback	No setback requirements	Front	60 ft
		Side Adjacent to Residential District: 60 feet; however, if the Side Yard abuts an Alley, then the Side Yard setback shall be 40 feet from the Alley's edge of pavement of Right-of-way line, whichever is greater.	15 ft
		Rear	20 ft
Maximum Building Height	2 stories	45 ft	

General Regulations for the Townhome Hub: UDO Article 4.9 shall apply to the district except as modified below. The table below outlines the proposed modified lot standards as compared to the UDO's requirements for Single-family Attached district lots (the proposed underlying zoning).

Standard	Townhome Hub		UDO (SFA)	
Minimum Lot Area	No minimum		No minimum	
Minimum Lot Frontage	No minimum		No minimum	
Maximum Dwellings	Five (5) per building		Four (4) per building	
Minimum Building Setback Lines	Front Yard	0 ft	Front Yard (Collectors, Local and Private streets)	20 ft
	Side Yard	0 ft	Side Yard	No equivalent standard
	Rear Yard	0 ft	Rear Yard	No equivalent standard
Staggered Front Building Setback	Shall Not Apply		Buildings with more than one adjacent unit shall stagger the Front Building	

		Setback Line for each unit by at least four (4) feet.	
Minimum Distance Between Structures	15 ft	Structures with no vinyl exterior siding	25 ft
Project Perimeter Setback	Shall Not Apply	No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.	
Maximum Lot Coverage	No maximum	No equivalent standard	
Minimum Lot Width	No minimum	No equivalent standard	
Maximum Building Height	3 stories	35 feet	
Minimum Living Area	1,500 sf	A minimum of seventy-five percent (75%) of the Dwelling Units within a project shall be 1,500 square feet or greater.	
		Single-story	1,300 sf
		Story and one-half	1,600 sf
		Two-story	1,800 sf

Each Townhouse Dwelling would have a 20 ft driveway. Additional parking for visitors, at least 16 spaces, shall be provided in addition to the driveways.

General Regulations for the Paired Villa Hub: UDO 4.9 shall apply to the district except as modified below. The table below outlines the proposed modified lot standards as compared to the UDO's requirements for Single-family Attached district lots (the proposed underlying zoning).

Standard	**Paired Villa Hub**		**UDO (SFA)**	
Minimum Lot Area	10,000 sq ft (per Duplex Dwelling building)		No minimum	
Minimum Lot Frontage	50' (per Duplex Dwelling building)		No minimum	
Minimum Building Setback Lines	Front Yard	20 ft	Front Yard (Collectors, Local and Private streets)	20 ft
	Side Yard	7.5 ft	Side Yard	No equivalent standard

	Rear Yard	15 ft**	Rear Yard	No equivalent standard
	**No Duplex Dwelling shall be constructed within 105' of the west property line.			
Staggered Front Building Setback	Shall Not Apply		Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) feet.	
Minimum Distance Between Structures	15 ft		Structures with no vinyl exterior siding	25 ft
Minimum Lot Width	85' (per Duplex Dwelling building)		No equivalent standard	
Maximum Building Height	Story and one-half		35 feet	
Minimum Living Area	1,400 sf per dwelling unit, ground floor		A minimum of seventy-five percent (75%) of the Dwelling Units within a project shall be 1,500 square feet or greater.	
			Single-story	1,300 sf
			Story and one-half	1,600 sf
			Two-story	1,800 sf

Overlay Districts: Architectural standards that apply to properties in the State Highway 32 Overlay District (UDO 5.3) would also apply to the Mixed Use Hub, per the proposed ordinance. For the purposes of the proposed ordinance, any reference to State Highway 32 shall apply to 146th Street and Towne Road.

Development Standards: The ordinance proposes the following modifications to Development Standards:

Accessory Buildings: Receptacles and Loading Areas would be permitted in Established Front Yards, except along 146th Street and Towne Road. The UDO (6.1(H)(2)) does not permit garbage enclosures in any Established Front Yard.

Architectural Standards:

- **Mixed Use Hub:** Article 6.3 Architectural Standards shall not apply. Instead, the architectural standards of the State Highway 32 Overlay District (UDO 5.3(K)) would apply to the Mixed Use Hub instead of UDO 6.3(F). The Mixed Use Hub character exhibit (**Exhibit 5**) illustrates the character and quality of the buildings. The State Highway 32 Overlay District makes several references to standards application as they relate to State Highway 32; the PUD specifies that these references will apply to both Towne Road and 146th Street.
- **Residential Areas:** Article 6.3 Architectural Standards shall not apply. Instead, the following standards shall apply:
    - Townhome Hub:
        - Townhome Dwellings would be constructed in substantial compliance with the Townhome Elevations (**Exhibit 6**).

- The PUD's permitted building materials would be brick, cast stone, stone, cultured stone, cement fiberboard, or engineered wood siding (e.g., LP SmartSide). The UDO (6.3(E)(2) permits these materials. The PUD also prohibits vinyl and aluminum siding.
- As proposed, the PUD requires masonry on the first floor front façade of each Building and a 24" masonry wainscot on all other facades. The UDO (6.3(E)(2) requires 75% of each building façade, excluding windows and doors, be Masonry Materials.
- Wood or vinyl soffits would be permitted. The UDO (6.3(E)) does not address soffit material.
- Vinyl windows would be permitted. The UDO (6.3(E)) does not address window material.
- The PUD proposes that the main roof would have a 6:12 pitch; secondary roof areas may have less than a 6:12 pitch. This is consistent with the UDO standards (6.3(E)(4)(a)).
- Per the PUD, windows would have a 4 inch trim around all four sides, unless surrounded by masonry. The UDO (6.3(E)(3) requires 3.5 inches of trim on windows that are not surrounded by masonry.

o Paired Villa Hub:

- Paired Villas would be constructed in substantial compliance with the Paired Villa elevations (**Exhibits 7**).
- The Paired Villas would be configured for one-story living with an optional loft area no larger than 50% of the main floor. This would be in compliance with the height limit of a story and one-half.
- The PUD's permitted building materials would be brick, cast stone, stone, cultured stone, cement fiberboard, or engineered wood siding (e.g., LP SmartSide). The UDO (6.3(E)(2) permits these materials. The PUD also prohibits vinyl and aluminum siding.
- As proposed, the PUD requires at least an 18" masonry wainscot on the front façade of each Building. The UDO (6.3(E)(2) requires 75% of each building façade, excluding windows and doors, be Masonry Materials.
- Wood or vinyl soffits would be permitted. The UDO (6.3(E)) does not address soffit material.
- Vinyl windows would be permitted. The UDO (6.3(E)) does not address window material.
- The PUD proposes that the main roof would have a 6:12 pitch; secondary roof areas may have less than a 6:12 pitch. This is consistent with the UDO standards (6.3(E)(4)(a)).
- Per the PUD, windows would have a 4 inch trim around all four sides, unless surrounded by masonry. The UDO (6.3(E)(3) requires 3.5 inches of trim on windows that are not surrounded by masonry.
- The proposed ordinance requires a minimum 70 square foot rear covered patio area for each Dwelling Unit.

Landscape Standards:

- Street Trees: The PUD specifies that Street Trees would be required within the Townhome Hub and Paired Villa Hub, which are the only places that the UDO would require Street Trees (i.e., not in the Mixed Use Hub, UDO 6.8(J)(1)). The PUD provides clarification that Street Trees would not be required along Alleys. It also would permit street trees to be located outside of, but within ten feet of, the right-of-way. The UDO requires Street Trees to be placed within the right-of-way, but does give the Director discretion to allow Street Trees be placed on the adjacent Lot or Common Area within ten feet of the Right-of-way (6.8(J)(2)).
- External Street Frontage: External Street Frontage requirements would not apply, per the PUD. Instead, the PUD requires a 30 foot deep landscaped area along 146th Street in the Paired Villas Hub. This area would consist of a minimum of 4 evergreens, 3 shade trees, 3 ornamental trees, and 25 shrubs per 100 lineal feet, as well as a 3-foot undulating mound. The UDO (6.8(M)) would require:
    - Residential uses: A landscaped area at least 30 feet deep with a minimum of 4 evergreen trees, 3 shade trees, 3 ornamental trees, and 25 shrubs per 100 lineal feet.
    - Nonresidential uses: A landscaped area at least 10 feet deep with a minimum of 3 shade or evergreen trees, 2 ornamental trees, and 25 shrubs per 100 lineal feet.
- Buffer Yards: Buffer Yard standards would not apply. Instead, a buffer yard would be provided abutting existing AG-SF1 districts in substantial compliance with the Buffer Yard Exhibit (**Exhibit 8**), which provides a 90 foot buffer with a 6-8 ft mound and 4 shade trees, 4 evergreen trees, 2 ornamental trees, and 10 shrubs per 100 lineal feet. The UDO would require Buffer Yard B (40 feet wide with a 4 ft mound and 4 shade trees, 4 evergreen trees, 10 shrubs per 100 lineal feet) between AG-SF1 and the Paired Villa Hub (SFA: Single Family Attached).
- Tree Preservation: Viable trees within 10 feet of the west and north boundary shall be preserved in accordance with the tree preservation standards in UDO 6.8(E), which requires developers to "take reasonable measures to…minimize the destruction of significant tree specimens" and sets standards for preservation.
- Minimum Lot Landscaping: Minimum Lot Landscaping would not apply, but instead the following shall apply:
    - Front yards would be sodded, the remainder of the Lot shall be seeded.
    - The Townhome Hub would be landscaped in substantial compliance with the Townhome Typical Lot Landscaping exhibit (**Exhibit 9**); including at least 4 shrubs and 1 tree per Dwelling Unit. Corner Lot units shall have 1 additional Shade Tree adjacent to the Side Façade. The UDO (6.8(K)) would require 1 shade tree, 1 ornamental or evergreen tree, and 4 shrubs per dwelling unit in multi-family residential districts.
    - The Paired Villa Hub would be landscaped in substantial compliance with the Paired Villa Typical Lot Landscaping exhibit (**Exhibit 9**); including 8 shrubs and 1 tree per Dwelling Unit. Corner Lot units shall have 1 additional Shade Tree adjacent to the Side Façade. The UDO (6.8(K)) would require 2 Shade trees, 1 ornamental or evergreen tree, and 4 shrubs.

Sign Standards:

- Mixed Use Hub:
    - Monument sign: One monument sign would be permitted in compliance with the UDO (6.17(J)(2)(a)(ii).

- Wall Signs: Wall signs for all buildings would follow the Center In-Line Tenant sign standards of the UDO (6.17(J)(5). The PUD modifies the Center In-Line Tenant sign standards to say that a "Front Façade" can be either the façade with the primary entrance or the façade facing the External Street or frontage road. The UDO defines the "Front Façade" as the façade with the primary entrance. The UDO also includes standards for Outlot signage (6.17(J)(8), however those standards would not apply.

- Townhome Area Hub: One monument sign would be permitted in compliance with the UDO (6.17(G)(1)). The UDO permits one monument sign per subdivision entrance.
- Paired Villa Hub: One monument sign would be permitted in compliance with the UDO (6.17(G)(1)). The UDO permits one monument sign per subdivision entrance.

Parking and Loading Standards: 20% of parking spaces would be reduced in size, from 9 feet by 18 feet per the UDO (6.14(G)(5) to 8 feet by 18 feet. The number of spaces would be determined by the Director based on data from the applicant, which is in accordance with the UDO's Parking Space requirements for "other uses" (6.14(G)(11)(n).

Design Standards: The ordinance proposed the following modifications to Design Standards:

Open Space and Amenity Standards: Article 8.6 would not apply. Amenities and Open Space would be provided in substantial compliance with the Amenity Plan (**Exhibit 10**). Amenities would include passive recreation open space, two seating areas, bocce ball, pickleball, and a dog park.

The UDO would require 35% Open Space (8.6(B)(1)) and 5 Qualifying Amenities (8.6(H)(2)) for SFA: Single-family Attached Districts.

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.

CHANGES SINCE PUBLIC HEARING

Areas: When this item first received its public hearing, it consisted of three areas: the Mixed Use Hub, the Lifestyle Amenities Hub, and the Townhome Hub. After several revisions to the proposed hubs – including a draft presented at the December 6, 2021, Plan Commission Meeting which included two Single Family Hubs – the current draft of the ordinance includes the following hubs: The Mixed Use Hub, the Townhome Hub, and the Paired Villas Hub. This has resulted in significant changes to the concept plan.

Uses: The number of Townhouse Dwelling Units has also decreased from 130 Units to 60 Units, with the addition of 50 Paired Villa Units.

General Regulations: For the Mixed Use Hub, maximum building height has been reduced from 3 stories to 2 stories. In the Townhome Hub, the maximum dwelling units per building has been reduced from 6 units to 5 units. With the addition of the Paired Villa Hub, associated development standards have been added to the PUD.

Development Standards:

The petitioner has provided details regarding the Buffer Yard adjacent to AG-SF1 properties (**Exhibit 8**). and External Street frontage in the Paired Villas Hub. Initially Street Tree standards did not apply, but now these standards would apply with modifications. Lot Landscaping standards have also been refined in the most recent draft of the ordinance.

There is also further clarification on the number of monument signs.

Design Standards: In the previous ordinance, the Lifestyle and Amenities Hub shown on the concept plan counted toward the required Open Space. Now the Lifestyle and Amenities Hub has been eliminated, and instead Open Space and Amenities will be provided in substantial compliance with the Amenity Plan exhibit (**Exhibit 10**).

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies this Property within the "Local Commercial" land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zoning 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 land uses contemplated for "Local Commercial" are: Community and local retail, Office, Services, Institutional uses, and Attached residential dwellings.

Development Policies for "Local Commercial" include:

(i) locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map;
(ii) require the size, materials, color, and design of buildings to be unique to Westfield;
(iii) break up parking areas with landscaping or buildings;
(iv) encourage signs that (a) are easy to locate and read and (b) are sized and designed in relation to the buildings and the traffic conditions in which they are viewed;
(v) encourage pedestrian connections between local commercial areas and adjacent residential areas;
(vi) use attached residential, offices, and similar uses as transitions between more intensive and less intensive uses;
(vii) require buffering between commercial and residential uses; and
(viii) utilize frontage roads to minimize traffic conflicts.

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.

PROCEDURAL

Council Introduction: The petition was introduced at the October 11, 2021, City Council meeting.

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 occurred at the November 1, 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.

DEPARTMENT COMMENTS

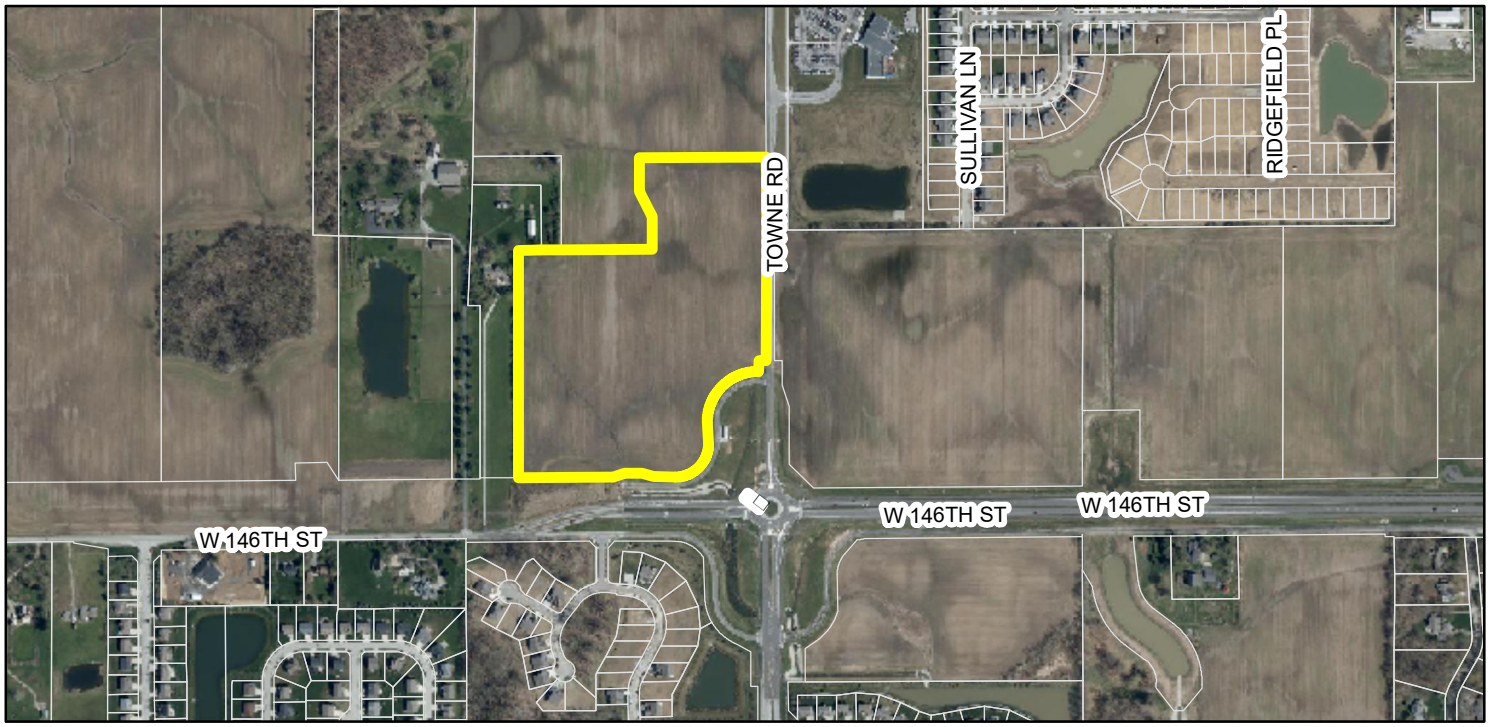
1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the meeting, please contact Rachel Riemenschneider at 463-231-6649 or rriemenschneider@westfield.in.gov.

Property Location Map
TowneRun PUD
Northwest Corner of Towne Road and 146th Street
2111-PUD-27

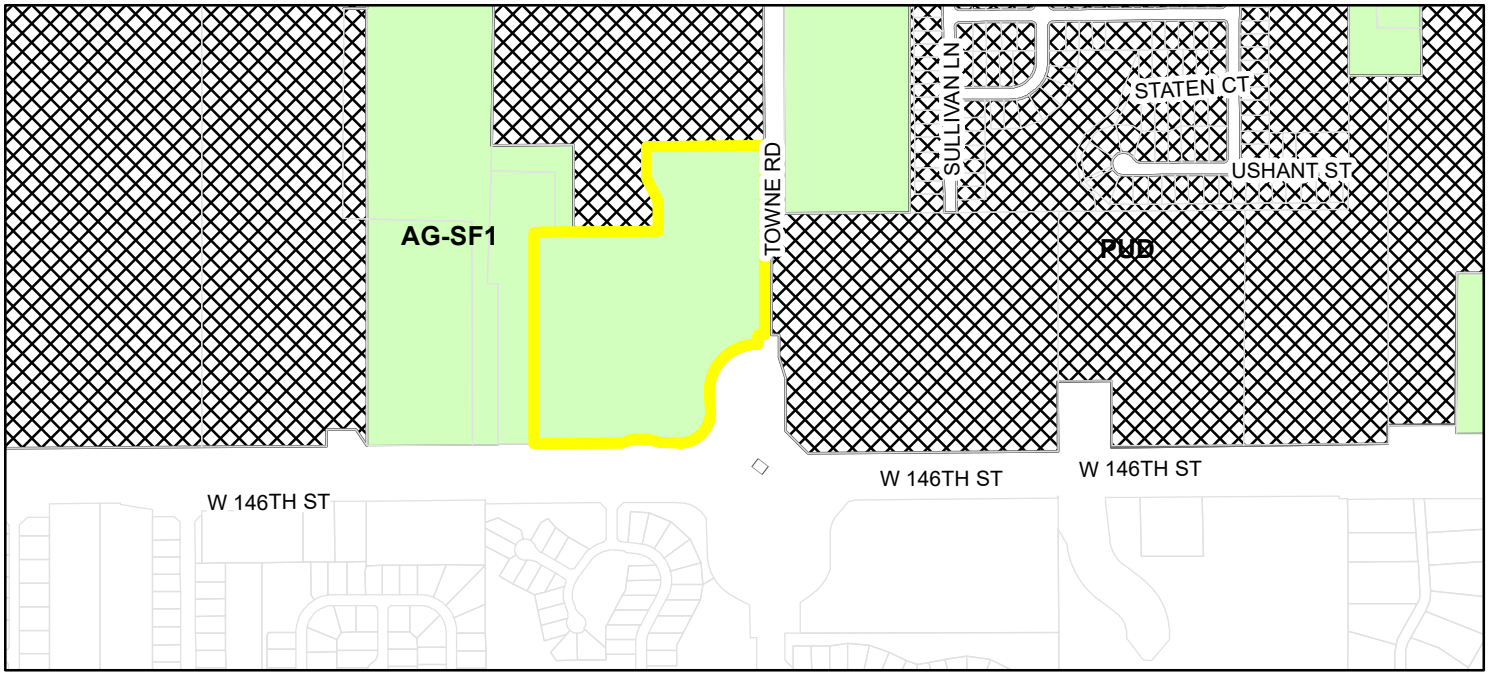
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map

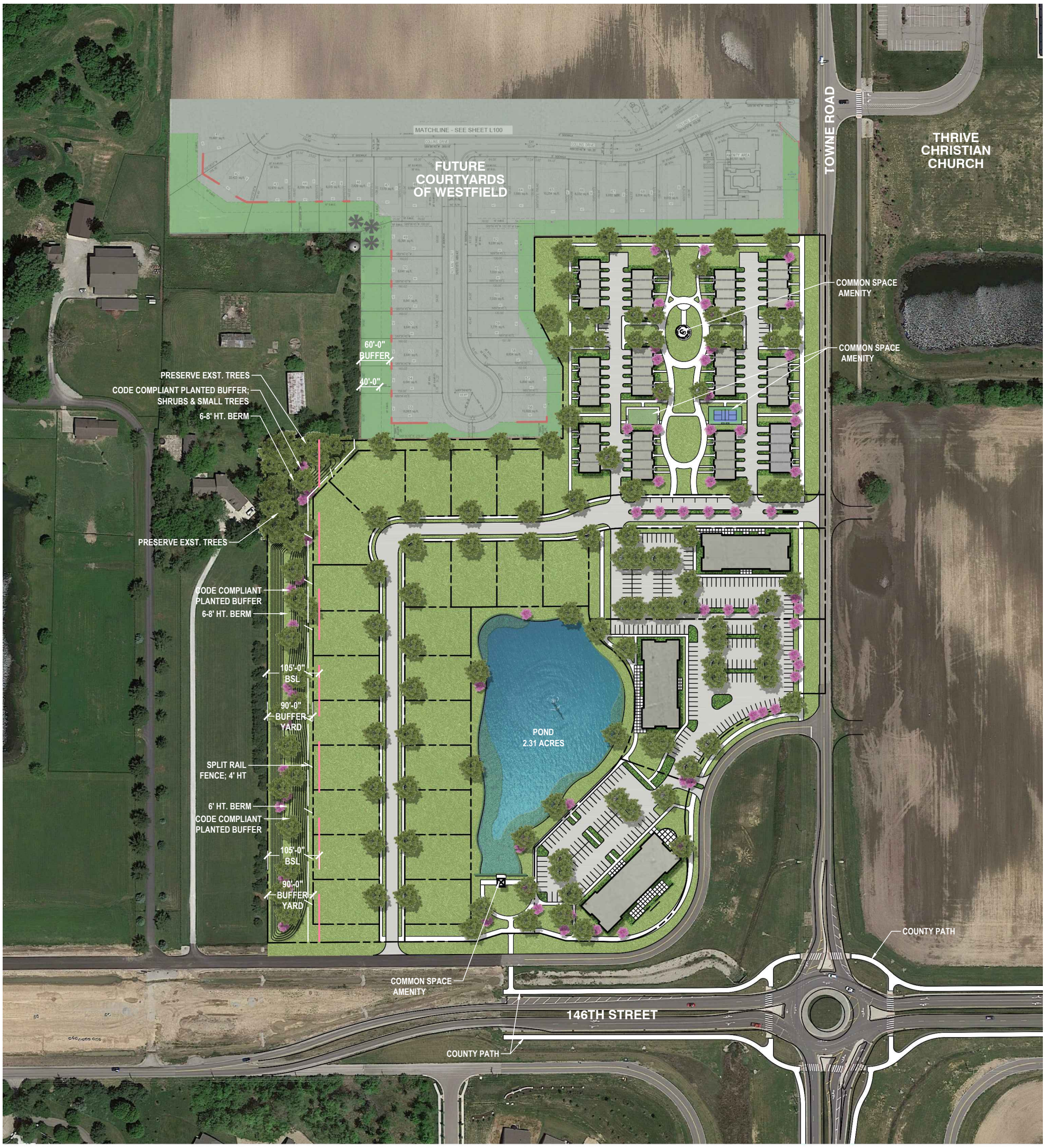


Site
Parcel

Zoning

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

NORTH



SCALE IN FEET

0 200 400

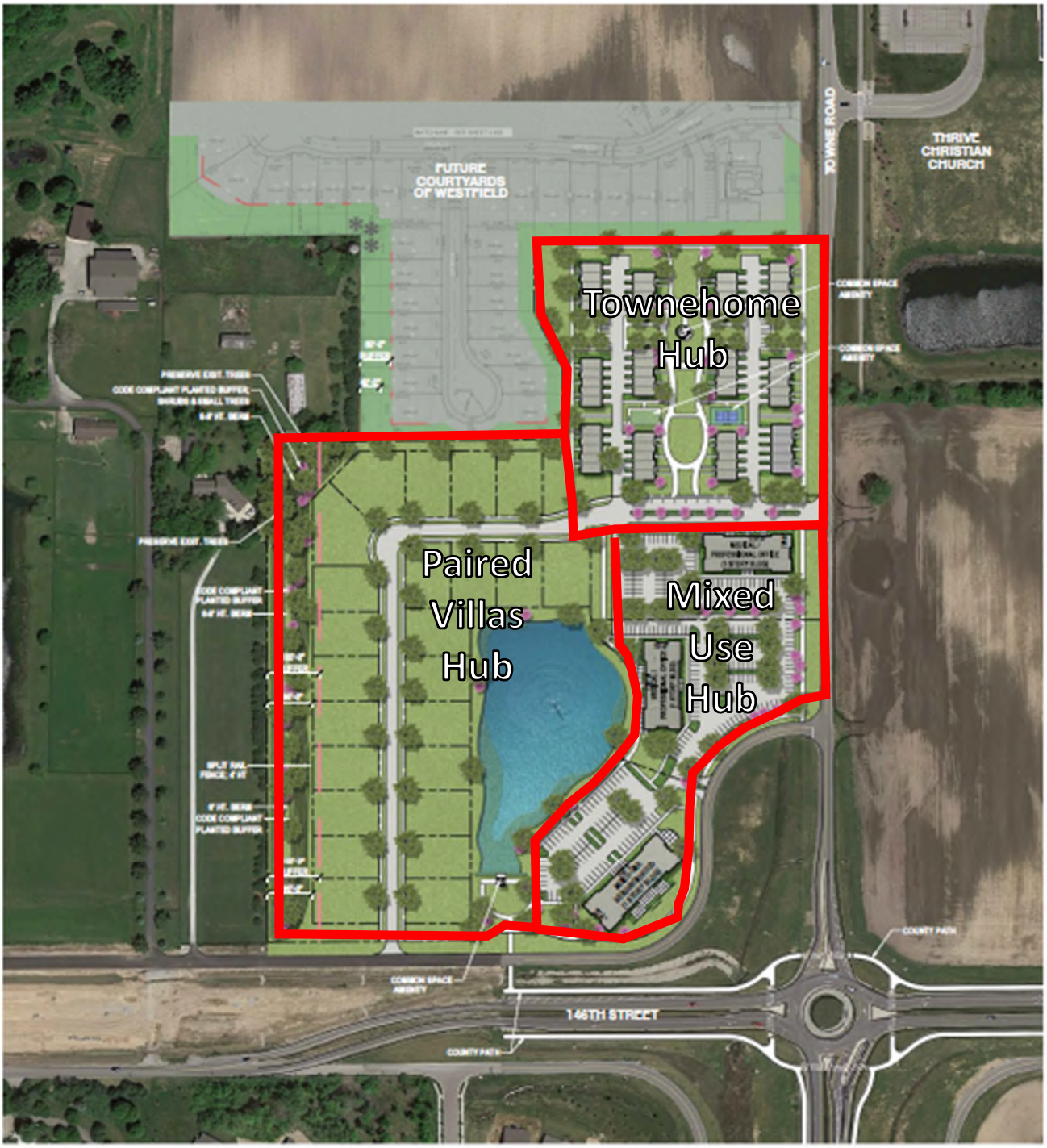
Civil & Environmental Consultants, Inc.
530 E. Ohio Street, Suite G - Indianapolis, IN 46204
317-655-7777 · 877-746-0749
www.cecinc.com

LOR Corporation
TowneRun
Mixed-Use Development
Westfield, Indiana

SCHEMATIC LAYOUT PLAN

DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:	**EXHIBIT #1**
DATE:	APRIL 26, 2022	DWG SCALE:	1"=200'	PROJECT NO:	316-844		

NORTH



SCALE IN FEET

0 200 400

Civil & Environmental Consultants, Inc. 530 E. Ohio Street, Suite G - Indianapolis, IN 46204 317-655-7777 - 877-746-0749 www.cecinc.com				LOR Corporation TowneRun Mixed-Use Development Westfield, Indiana	
				SCHEMATIC LAYOUT PLAN - NO. 8	
DRAWN BY:	DGJ	CHECKED BY:	ACH	APPROVED BY: ACH	FIGURE NO.: EXHIBIT #1
DATE:	APRIL 12, 2022	DWG SCALE:	1"=200'	PROJECT NO: 316-844	

ORDINANCE NUMBER 21-45

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

"TowneRun PUD"

This is a Planned Unit Development District Ordinance, to be known as the TOWNERUN PLANNED UNIT DEVELOPMENT (the "**Ordinance**"), 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. 2111-PUD-27), 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. 2111-PUD-27 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "**Council**") with a favorable recommendation (Vote: X in favor, X opposed) 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 Council on XXXX X, 2022;

WHEREAS, the 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 Council, meeting in regular session, that the UDO 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 "TowneRun Planned Unit Development District" (the "**District**").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, 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 UDO.

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

3.1 The District is hereby divided into three (3) areas, as depicted on the Concept Plan and labeled as "**Mixed Use Hub**," "**Townhome Hub,**" and "**Paired Villas Hub**" (individually or collectively, the "**Area**" or "**Areas**").

3.2 Development of each Area shall be regulated as set forth in this Ordinance.

3.3 The boundaries of the Areas shall be developed in substantial compliance with the Concept Plan. The final layouts and site plans within the Areas shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of the Townhome Hub and Paired Villas Hub shall be the SFA: Single-family Attached District, and the Mixed Use Hub shall be the LB: Local and Neighborhood Business District (the "**Underlying Zoning Districts**").

Section 5. Permitted Uses. The uses identified in this Section (the "**Permitted Uses**"), shall be the only uses permitted in the Areas.

5.1 The following uses shall be permitted in Mixed Use Hub:

A. Bed and Breakfast (B&B)
B. Childcare / daycare centers
C. Health, fitness and exercise center
D. Office, General Services
E. Office, Medical
F. Office, Professional
G. Restaurant, Sit Down
H. Restaurant, Specialty
I. Restaurant, Takeout and Deli-style
J. Retail, Low Intensity
K. Retail, Medium Intensity
L. Development Amenities

5.2 Townhome Hub: A maximum number of 60 Townhouse Dwelling Units shall be permitted.

5.3 Paired Villas Hub: A maximum of 25 Duplex Dwellings (50 Dwelling Units) shall be permitted.

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

6.1 Mixed Use Hub Development Standards: The following development standards shall be applicable to any Building within the Mixed Use Hub:

A. Article 4.14(E) shall not apply. There shall be no zoning setback requirements within the Mixed Use Hub Area.

B. Article 4.14(F) shall not apply. Instead the following Maximum Building Height standards shall apply: Two (2) Stories.

6.2 Townhome Hub Development Standards: The following development standards shall be applicable to any Building constructed within the Townhome Hub Area:

Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback*	
Front Yard	0’
Side Yard	0’
Rear Yard	0’
Minimum Distance Between Buildings	20’
Maximum Lot Coverage	No Maximum
Minimum Lot Width	No Minimum

Maximum Dwelling Units Per Building	5
Maximum Building Height	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,500 SF

*Each Townhouse Dwelling shall provide a driveway with a minimum length of twenty (20) feet as measured between the garage door and : (i) the Street right-of-way line, if the driveway is accessed from a Street; or (ii) the edge of pavement, if the driveway is accessed from an Alley. A minimum of sixteen (16) additional visitor parking spaced shall be provided in addition to the two (2) off-street spaces being provided in each driveway. Article 4.9(H)(2) Building Staggering Requirement shall not apply. Article 4.9(J) Project Perimeter Setback shall not apply.

6.3 Paired Villas Hub Development Standards: The following development standards shall be applicable to any Duplex Dwelling constructed within the Paired Villas Hub Area:

Minimum Lot Area (per Duplex Dwelling Building)	10,000 SF
Minimum Lot Frontage (per Duplex Dwelling Building)	50’
Minimum Building Setback Lines	
Front Yard	20’
Side Yard	7.5’
Rear Yard*	15’
Minimum Building Separation	15’
Minimum Lot Width (per Duplex Dwelling Building)	85’
Maximum Building Height	Story, and one-half
Minimum Living Area (Ground Floor) per Dwelling Unit	1400 SF

* No Duplex Dwelling shall be constructed within 105’ of the west property line of the District. Article 4.9(H)(2) Building Staggering Requirement shall notapply.

Section 7. Overlay District. The Architectural Design Requirements of the State Highway 32 Overlay Zone, Article 5.3(K) of the UDO (the “**Overlay Architectural Standards**”), shall apply to the Mixed Use Hub. References of the Overlay Architectural Standards to the State Highway 32 Right-of-way line shall apply to the 146th Street and Towne Road Rights-of-way lines.

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

8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures to be located within an Established Front Yard along a Street other than 146th Street and Towne Road.

8.2 Article 6.3 Architectural Standards:

A. Mixed Use Hub. Article 6.3 Architectural Standards shall not apply to the Mixed Use Hub. Instead, the Overlay Architectural Standards (incorporated in Section 7 of this Ordinance) shall be supplemented by the images attached hereto as Exhibit C, which are intended to conceptually illustrate the anticipated character and quality of the Buildings to be constructed within Mixed use Hub. References of the Overlay Architectural Standards to the State Highway 32 right-of-way line shall apply to the 146th Street and Towne Road right-of-way lines.

B. Townhome Hub and Paired Villas Hub. Article 6.3 Architectural Standards shall not apply. Instead, the following architectural standards shall apply in the Townhome Hub and Paired Villas Hub Areas:

1. Elevations and Architectural Requirements:

i. Townhome Hub.

1. The Townhouse Dwellings shall be constructed in substantial compliance with Exhibit D (the "**Townhome Elevations**").
2. Building Materials: The Townhouse Dwellings shall be comprised of any mix, proportion and combination of the following exterior building materials: brick, cast stone, stone, cultured stone, cement fiberboard, or engineered wood siding (e.g., LP SmartSide).
3. Masonry shall be provided on the first floor of the front façade of each Building. Side and rear façades shall include at least a 24" masonry wainscot.
4. Wood or vinyl soffits shall be permitted.
5. Vinyl windows shall be permitted.
6. Vinyl and aluminum siding shall not be permitted.
7. A minimum of 6:12 roof pitch shall be provided on main roof; other roof areas other than the main roof may be less than 6:12 as shown on the Townhome Elevations.
8. All windows not surrounded by masonry shall have a 1" x 4" trim board around all 4 sides of the window.

ii. Paired Villas Hub.

1. The Dwellings in the Paired Villas Hub Area shall be constructed in substantial compliance with Exhibit E (the "**Paired Villa Elevations**").
2. The Dwellings shall be configured for one-story living with optional upstairs loft area no larger than 50% of the main floor.
3. Building Materials: The exterior building materials of the Dwellings shall be comprised of any mix, proportion and combination of the following materials: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP SmartSide).
4. Front façades shall include at least an 18" masonry wainscot.
5. Wood or vinyl soffits shall be permitted.
6. Vinyl windows shall be permitted.
7. Vinyl and aluminum siding shall not be permitted.
8. A minimum of 6:12 roof pitch shall be provided on main roof; other roof areas other than the main roof may be less than 6:12 as shown on the Paired Villa Elevations.
9. All windows not surrounded by masonry shall have a 1" x 4" trim board around all 4 sides of the window.
10. Each Dwelling Unit shall include at least seventy (70) square feet of rear covered patio area.

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

A. Street Trees: Article 6.8(J) Street Trees shall only apply within the Townhome Hub and Paired Villas Hub Areas, as modified below:
   1. Street Trees shall not be required along Alleys.
   2. Street trees shall be permitted to be located outside the public Right-of-way, but within ten (10) feet of the Right-of-way.

B. External Street Frontage: Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply. The Paired Villas Hub shall include the following External Street Frontage landscaping: (i.) landscaping area with a minimum depth of thirty (30) feet along 146th Street frontage road; (ii) 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; and (iii) a minimum three-foot (3') tall undulating mound unless there are drainage or utility conflicts that would prohibit such mounding.

C. Buffer Yard Landscaping. Article 6.8(N) Buffer Yard Requirements shall not apply. Instead, Buffer Yard landscaping along the west and north boundaries of the District abutting the existing AG-SF1 zoning district shall be provided in substantial compliance with Exhibit F.

D. Tree Preservation. Any trees within ten (10) feet of the west and north boundary of the District, that are in good health and not otherwise required to be removed for environmental reasons, shall be preserved in accordance with Article 6.8, Landscaping Standards of the UDO. Existing trees in this area shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation.

E. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall not apply. Instead the following standards shall apply:

1. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
2. Townhouse Dwelling Buildings shall be landscaped in compliance with Exhibit G of this Ordinance (including at least 4 shrubs and 1 shade, evergreen or ornamental tree per Dwelling Unit). Each Townhouse Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Dwelling.
3. Buildings in the Paired Villas Hub Area shall be landscaped in compliance with Exhibit H of this Ordinance (including at least 8 shrubs and 1 shade, evergreen or ornamental tree per Dwelling Unit). Each Building on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Building.

8.4 Sign Standards.

A. One (1) Nonresidential Center Monument Sign, in compliance with the standards set for in Article 6.17(J)(2)(a)(ii), shall be permitted within the Mixed Use Hub Area.

B. One (1) Residential Monument Sign, in compliance with Article 6.17(G)(1), shall be permitted at the entrance of the Townhome Hub Area.

C. One (1) Residential Monument Sign, in compliance with Article 6.17(G)(1), shall be permitted at the entrance of the Paired Villas Hub Area.

D. Wall Signs shall be permitted in accordance with Article 6.17(J)(5) of the UDO for Buildings in the Mixed Use Hub. For purposes of this Section, a Front Façade may be either a Building Façade possessing the primary entrance of a Building or a Building Façade facing an External Street (or frontage road thereto).

8.5 Parking and Loading Standards.

A. Article 6.14(G)(5) is hereby modified to permit up to 20% of all parking spaces required in the District to be a minimum of 8’ wide and 18’ deep to accommodate compact cars.

B. Parking Space requirements shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan.

Section 9. Open Space and Amenity Standards. Article 8.6 shall not apply. Instead, the amenities and open space shall be provided in substantial compliance with Exhibit I of this Ordinance (the "**Amenity Plan**"). The amenities shall include the following: passive recreation open space; two seating areas at locations indicated on the Concept Plan (including a shelter, gazebo or trellis structure), bocce ball court, pickleball court and dog park.

Section 10. Infrastructure Standards. The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.

Section 11. Duration. Failure to obtain a Secondary Plat / Construction Plan approval in 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.

Section 12. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS XX DAY OF XXXX, 2022.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
James Edwards	James Edwards	James 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 21-45** was delivered to the Mayor of Westfield on the XX day of XXXX, 2022, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-45**

this _____day of XXXX, 2022.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-45**

this _____day of XXXX, 2022.

_____
J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

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: Matthew S. Skelton.

EXHIBIT A
Legal Description

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 03 EAST, OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA, BEING THAT TRACT OF LAND SHOWN ON THE PLAT OF SURVEY CERTIFIED BY TERRY D. WRIGHT, INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR LS#9700013 ON APRIL 23, 2021 BY HAMILTON DESIGNS, LLC PROJECT NUMBER 2021-0106 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN AS SHOWN ON SAID PLAT OF SURVEY) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST 750.00 FEET ON AND ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THE FOLLOWING 11 CALLS FOLLOW THE NORTH LINE OF THE RIGHT OF WAY GRANT DESCRIBED IN INSTRUMENT # 2016013973 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY;

1) THENCE SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST 50.58 FEET;

2) THENCE SOUTH 00 DEGREES 03 MINUTES 13 SECONDS EAST 45.85 FEET;

3) THENCE SOUTH 89 DEGREES 48 MINUTES 55 SECONDS WEST 5.39 FEET;

4) THENCE IN A SOUTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 219.87 FEET, HAVING A CHORD BEARING OF SOUTH 44 DEGREES 56 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 311.07, HAVING A CENTRAL ANGLE OF 90 DEGREES 02 MINUTES 38 SECONDS AND AN ARC LENGTH OF 345.55;

5) THENCE SOUTH 03 DEGREES 06 MINUTES 12 SECONDS EAST 93.98 FEET;

6) THENCE IN A SOUTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 145.10 FEET, HAVING A CHORD BEARING OF SOUTH 44 DEGREES 46 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 204.44, HAVING A CENTRAL ANGLE OF 89 DEGREES 34 MINUTES 20 SECONDS AND AN ARC LENGTH OF 226.84;

7) THENCE NORTH 88 DEGREES 35 MINUTES 56 SECONDS WEST 95.30 FEET;

8) THENCE NORTH 73 DEGREES 42 MINUTES 13 SECONDS WEST 52.20 FEET;

9) THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST 75.00 FEET;

10) THENCE SOUTH 72 DEGREES 53 MINUTES 53 SECONDS WEST 52.20 FEET;

11) THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST 409.99 FEET TO THE EAST LINE OF INSTRUMENT #200100027371 IN SAID RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 03 MINUTES 20 SECONDS WEST 985.64 FEET ALONG SAID EAST LINE; THENCE

NORTH 89 DEGREES 30 MINUTES 46 SECONDS EAST 183.94 FEET TO THE SOUTHEAST CORNER OF INSTRUMENT #200200010702; THENCE NORTH 89 DEGREES 30 MINUTES 14 SECONDS EAST 396.72 FEET TO A SOUTHEASTERN CORNER OF INSTRUMENT #2021015916; THE FOLLOWING 4 CALLS FOLLOW AN EASTERN AND SOUTHERN LINE OF SAID INSTRUMENT;

1) THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST 141.35 FEET;

2) THENCE NORTH 27 DEGREES 18 MINUTES 29 SECONDS WEST 121.54 FEET;

3) THENCE NORTH 00 DEGREES 00 MINUTES 46 SECONDS WEST 146.55 FEET;

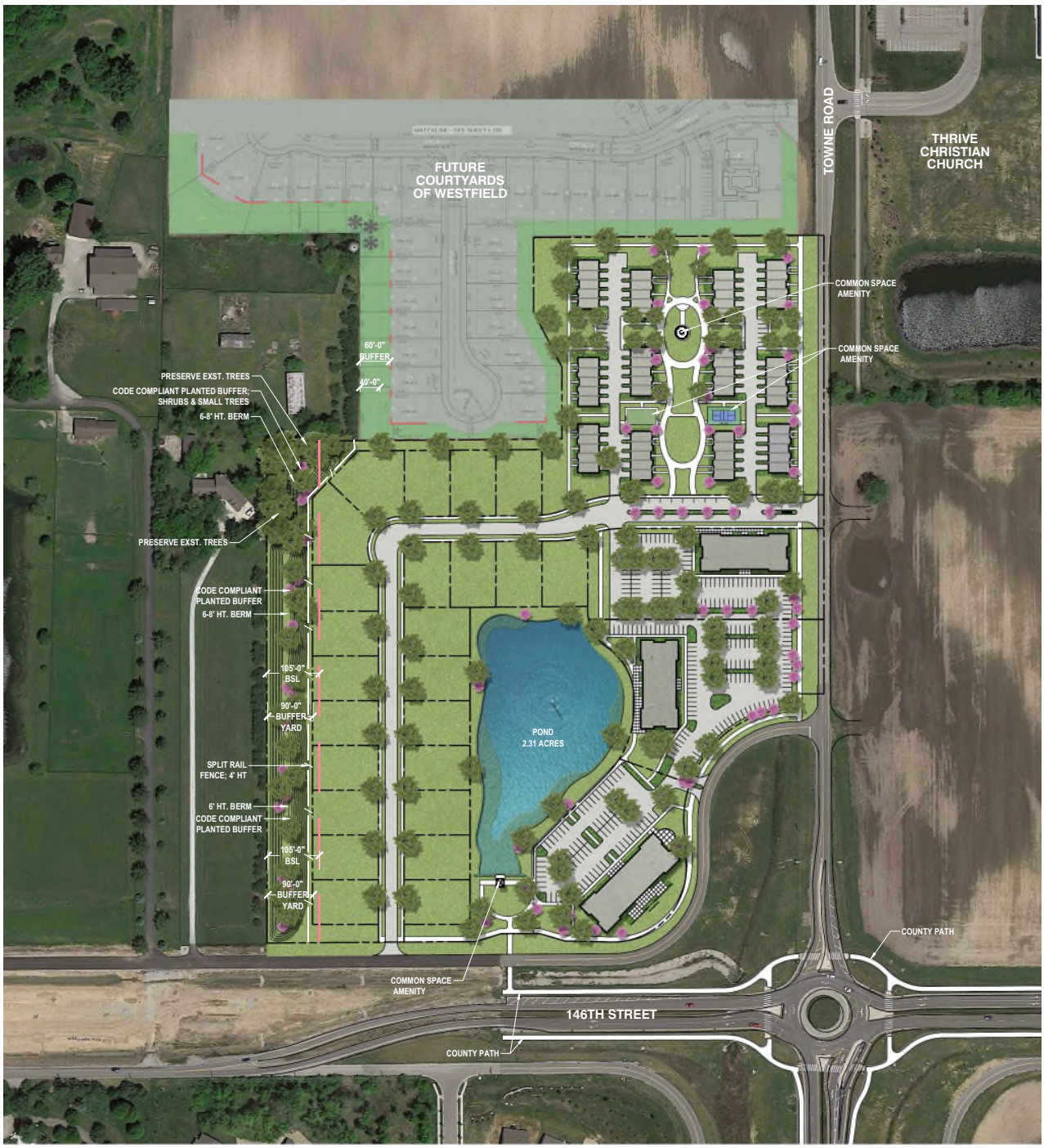
4) THENCE NORTH 89 DEGREES 33 MINUTES 30 SECONDS EAST 570.80 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS EAST 884.07 FEET ON AND ALONG SAID SECTION LINE TO THE POINT OF BEGINNNING; CONTAINING 26.94 ACRES MORE OR LESS.

EXHIBIT B

Concept Plan

The “Concept Plan” appears on the following two (2) pages of this exhibit.

NORTH



SCALE IN FEET

0 200 400

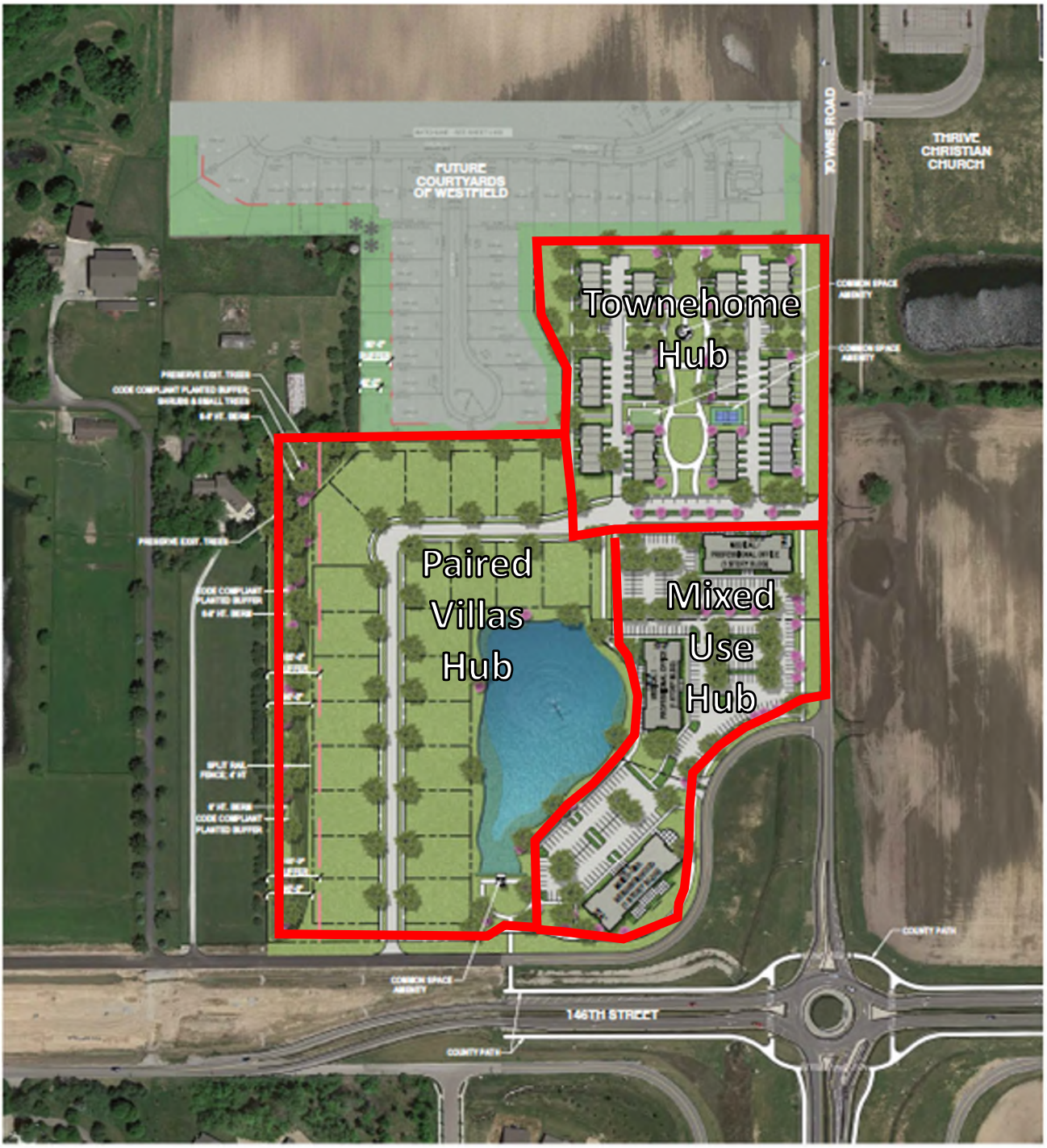
CEC
Civil & Environmental Consultants, Inc.
530 E. Ohio Street, Suite G - Indianapolis, IN 46204
317-655-7777 · 877-746-0749
www.cecinc.com

LOR Corporation
TowneRun
Mixed-Use Development
Westfield, Indiana

SCHEMATIC LAYOUT PLAN

DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:	EXHIBIT #1
DATE:	APRIL 26, 2022	DWG SCALE:	1"=200'	PROJECT NO:	316-844		

NORTH



SCALE IN FEET

0 200 400

Civil & Environmental Consultants, Inc. 530 E. Ohio Street, Suite G - Indianapolis, IN 46204 317-655-7777 - 877-746-0749 www.cecinc.com				LOR Corporation TowneRun Mixed-Use Development Westfield, Indiana	
				SCHEMATIC LAYOUT PLAN - NO. 8	
DRAWN BY:	DGJ	CHECKED BY:	ACH	APPROVED BY: ACH	FIGURE NO.: EXHIBIT #1
DATE:	APRIL 12, 2022	DWG SCALE:	1"=200'	PROJECT NO: 316-844	

EXHIBIT C

Mixed Use Hub Illustrative Images (Page 1 of 3)

EXHIBIT C

Mixed Use Hub Illustrative Images (Page 2 of 3)

EXHIBIT C

Mixed Use Hub Illustrative Images (Page 3 of 3)

EXHIBIT D

Townhome Elevations

The “Townhome Elevations” appear on the following six (6) pages of this exhibit.

5 - UNIT
FRONT ELEVATION

M/I HOMES

M/I HOMES of INDIANAPOLIS
TOWNHOME CONCEPT

CŌBŪ ARCHITECTURE STUDIO
111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260
August 2, 2021

5 - UNIT
REAR ELEVATION

M/I HOMES

M/I HOMES of INDIANAPOLIS
TOWNHOME CONCEPT

CŌBŪ ARCHITECTURE STUDIO
111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260
August 2, 2021

5 - UNIT
SIDE ELEVATIONS

M/I HOMES

M/I HOMES of INDIANAPOLIS
TOWNHOME CONCEPT

CŌBŪ ARCHITECTURE STUDIO
111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260
August 2, 2021

Front Elevation Composite

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

T1800 | T1600 R | T1500 | T1600 | T1800 R

TYPICAL EXTERIOR TRIM FINISH

THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM FINISH AND MATERIAL.

1	= 4" TRIM (1x4, 5/4x4, 3½" VINYL LINEAL)
2	= 6" TRIM (1x6, 5/4x6, 5" VINYL LINEAL)
3	= 8" TRIM (1x8, 5/4x8, 7" VINYL LINEAL)
4	= 10" TRIM
5	= 12" TRIM
6	FRONT CORNERS = 5" TRIM PER DIVISION - SEE SPECS
7	REAR CORNERS = 3" TRIM PER DIVISION - SEE SPECS

DIVISION NOTE:

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TRIM PIECES; WHETHER PAINTED, VINYL, OR ALUMINUM WRAPPED.

WINDOW GRID NOTE:

- FRONT WINDOW GRIDS ARE STANDARD
- SIDE AND REAR GRIDS ARE OPTIONAL PER DIVISION
- *GRID PATTERNS TO MATCH FRONT ELEVATION

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Issued Date: --

BASE PLAN REVISION:

1 ---
2 ---
3 ---
4 ---

M/I Homes Indianapolis Region
Architecture Department
8425 Woodfield Crossing Blvd.
Indianapolis, IN 46240
Ph 317.255.9900

M/I HOMES

TOWNHOME SERIES

TOWNHOMES

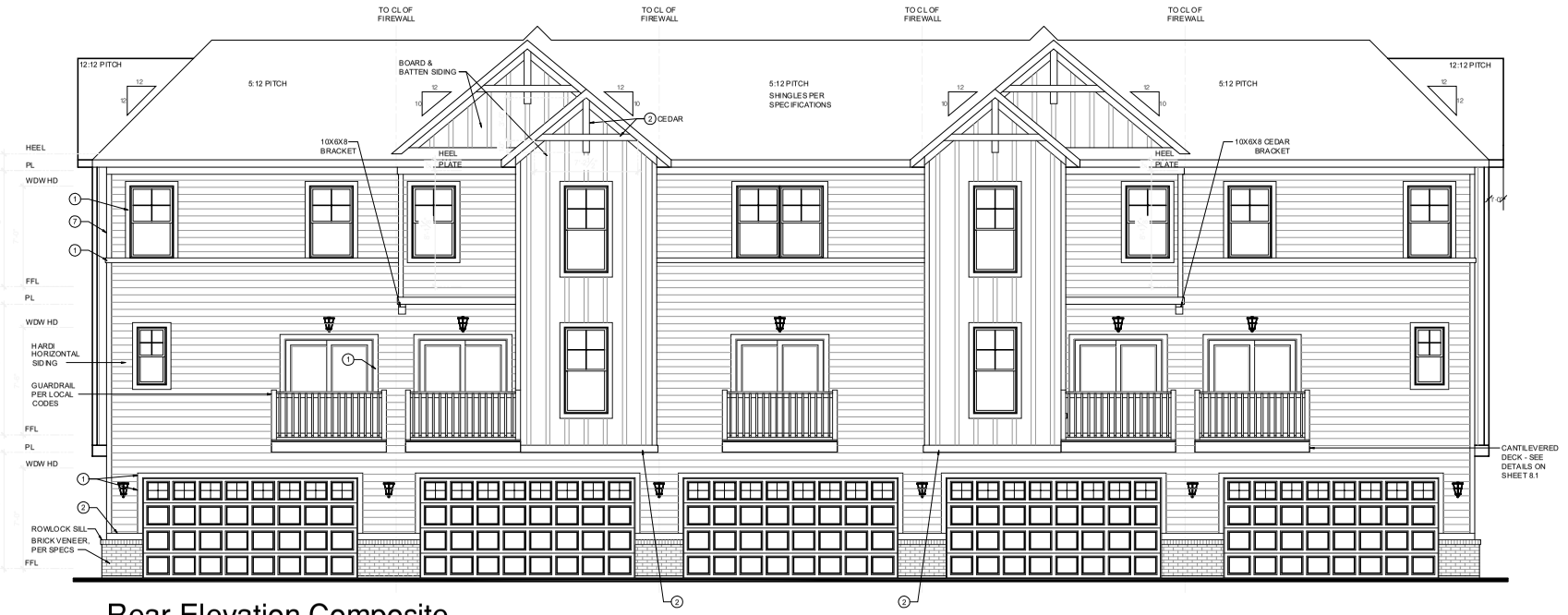
Construction Set
12/09/2021

11x17 PRINTS ARE ½ SCALE

Job #: —
LSP Date: ---
LSP By: ---
LSP Rev: ---

Sheet Title : Front Elevation

Sheet: 1.0



Rear Elevation Composite

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

T1800 R | T1600 | T1500 | T1600 R | T1800

TYPICAL EXTERIOR TRIM FINISH

THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM FINISH AND MATERIAL.

1	= 4" TRIM (1x4, 5/4x4, 3½" VINYL LINEAL)
2	= 6" TRIM (1x6, 5/4x6, 5" VINYL LINEAL)
3	= 8" TRIM (1x8, 5/4x8, 7" VINYL LINEAL)
4	= 10" TRIM
5	= 12" TRIM
6	FRONT CORNERS = 5" TRIM PER DIVISION - SEE SPECS
7	REAR CORNERS = 3" TRIM PER DIVISION - SEE SPECS

DIVISION NOTE:

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TRIM PIECES; WHETHER PAINTED, VINYL, OR ALUMINUM WRAPPED.

WINDOW GRID NOTE:

- FRONT WINDOW GRIDS ARE STANDARD
- SIDE AND REAR GRIDS ARE OPTIONAL PER DIVISION
- *GRID PATTERNS TO MATCH FRONT ELEVATION

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Issued Date: --
BASE PLAN REVISION:
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M/I HOMES

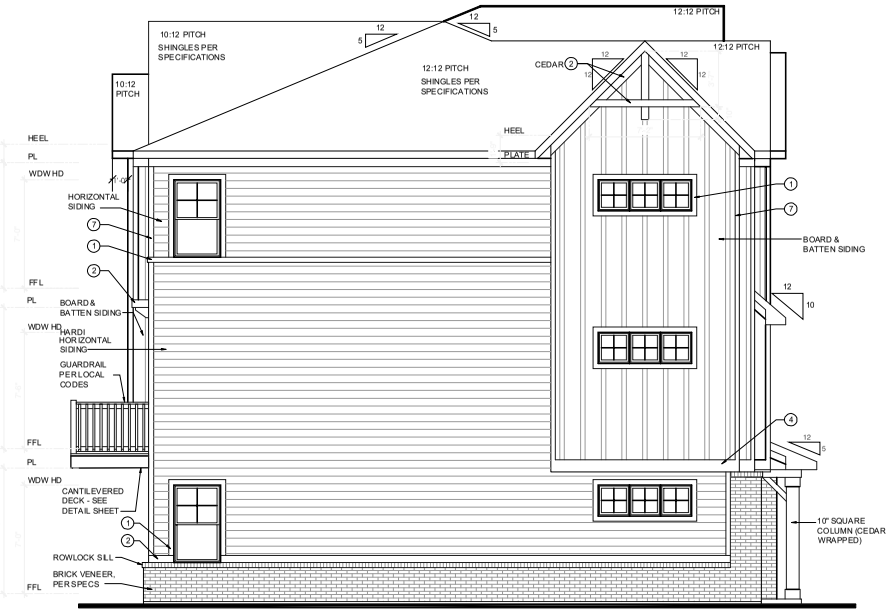
TOWNHOME SERIES

TOWNHOMES

Construction Set
12/09/2021

11x17 PRINTS ARE ½ SCALE

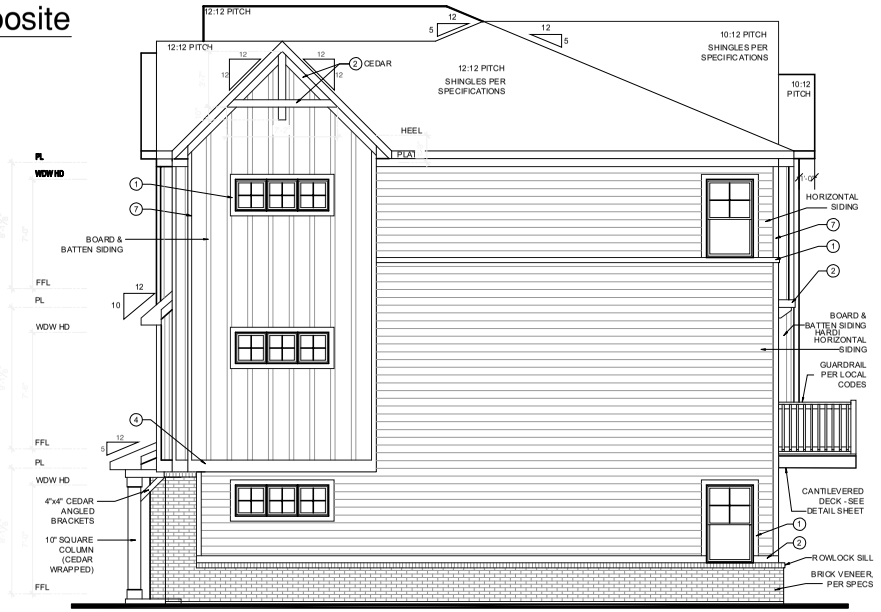
Job #: —
LSP Date: ---
LSP By: ---
LSP Rev: ---
Sheet Title : Rear Elevation
Sheet: 1.1



Left Elevation Composite

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

T1800



Right Elevation Composite

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

T1800 R

TYPICAL EXTERIOR TRIM FINISH

THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM FINISH AND MATERIAL.

1	= 4" TRIM (1x4, 5/4x4, 3½" VINYL LINEAL)
2	= 6" TRIM (1x6, 5/4x6, 5" VINYL LINEAL)
3	= 8" TRIM (1x8, 5/4x8, 7" VINYL LINEAL)
4	= 10" TRIM
5	= 12" TRIM
6	FRONT CORNERS = 5" TRIM PER DIVISION - SEE SPECS
7	REAR CORNERS = 3" TRIM PER DIVISION - SEE SPECS

DIVISION NOTE:

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TRIM PIECES; WHETHER PAINTED, VINYL, OR ALUMINUM WRAPPED.

WINDOW GRID NOTE:

- FRONT WINDOW GRIDS ARE STANDARD
- SIDE AND REAR GRIDS ARE OPTIONAL PER DIVISION
- *GRID PATTERNS TO MATCH FRONT ELEVATION

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TOWNHOME SERIES

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TOWNHOMES

Construction Set
12/09/2021

11x17 PRINTS ARE ½ SCALE

Job #:	---
LSP Date:	---
LSP By:	---
LSP Rev:	---

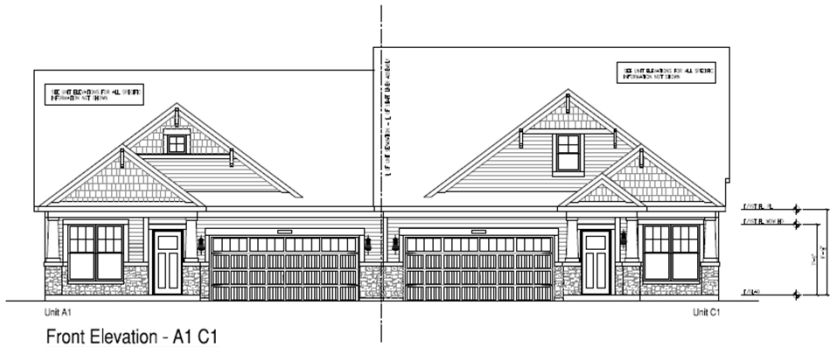
Sheet Title : Side Elevations

Sheet: 1.2

EXHIBIT E

Paired Villa Elevations

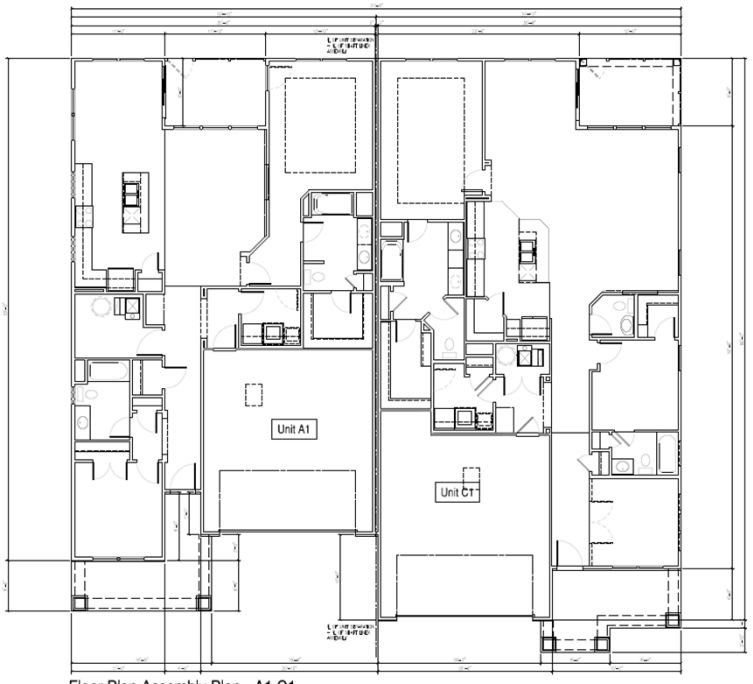
The “Paired Villa Elevations” appear on the following five (5) pages of this exhibit.



Front Elevation - A1 C1

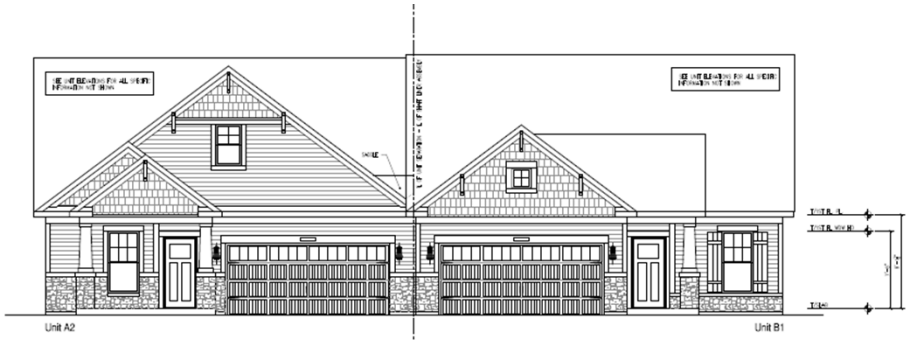
Rear Elevation - A1 C1

Side Elevation - A1



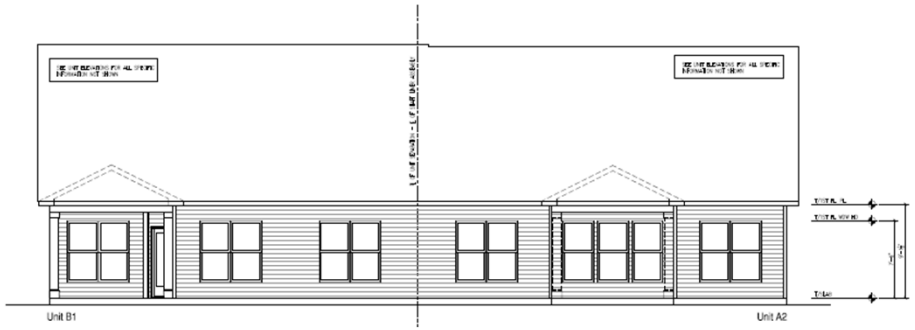
Floor Plan Assembly Plan - A1 C1

Side Elevation - C1



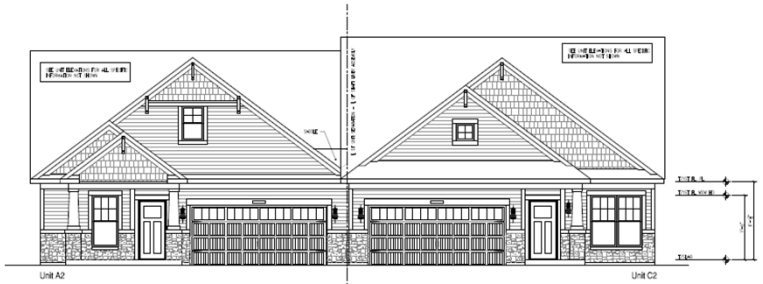
Front Elevation - A2 B1

Side Elevation - A2

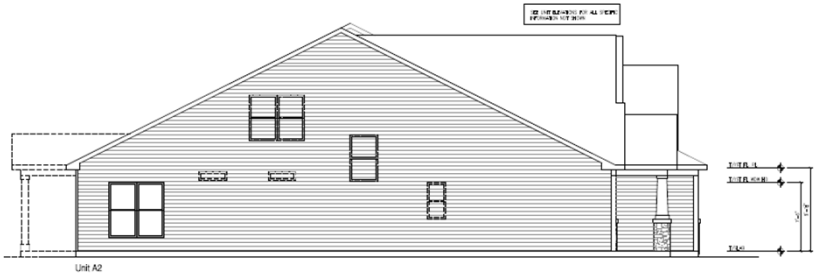


Side Elevation - B1

Floor Plan Assembly Plan - A2 B1



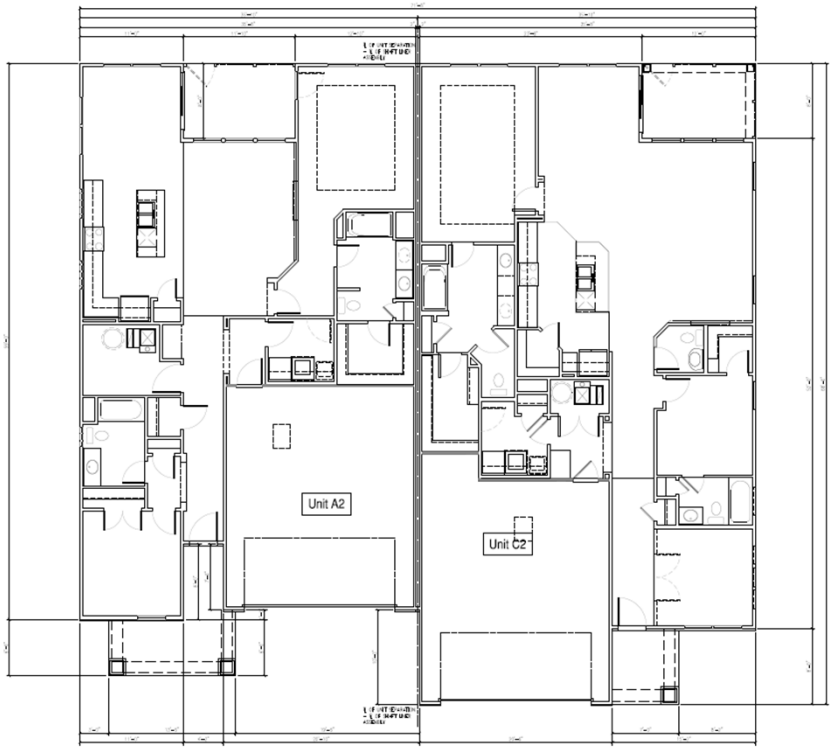
Front Elevation - A2 C2



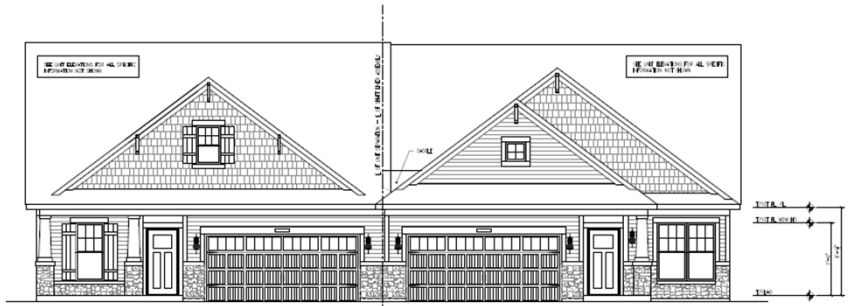
Side Elevation - A2

Rear Elevation - A2 C2

Side Elevation - C2



Floor Plan Assembly Plan - A2 C2



Front Elevation - B2 C2

Side Elevation - B2

Rear Elevation - B2 C2

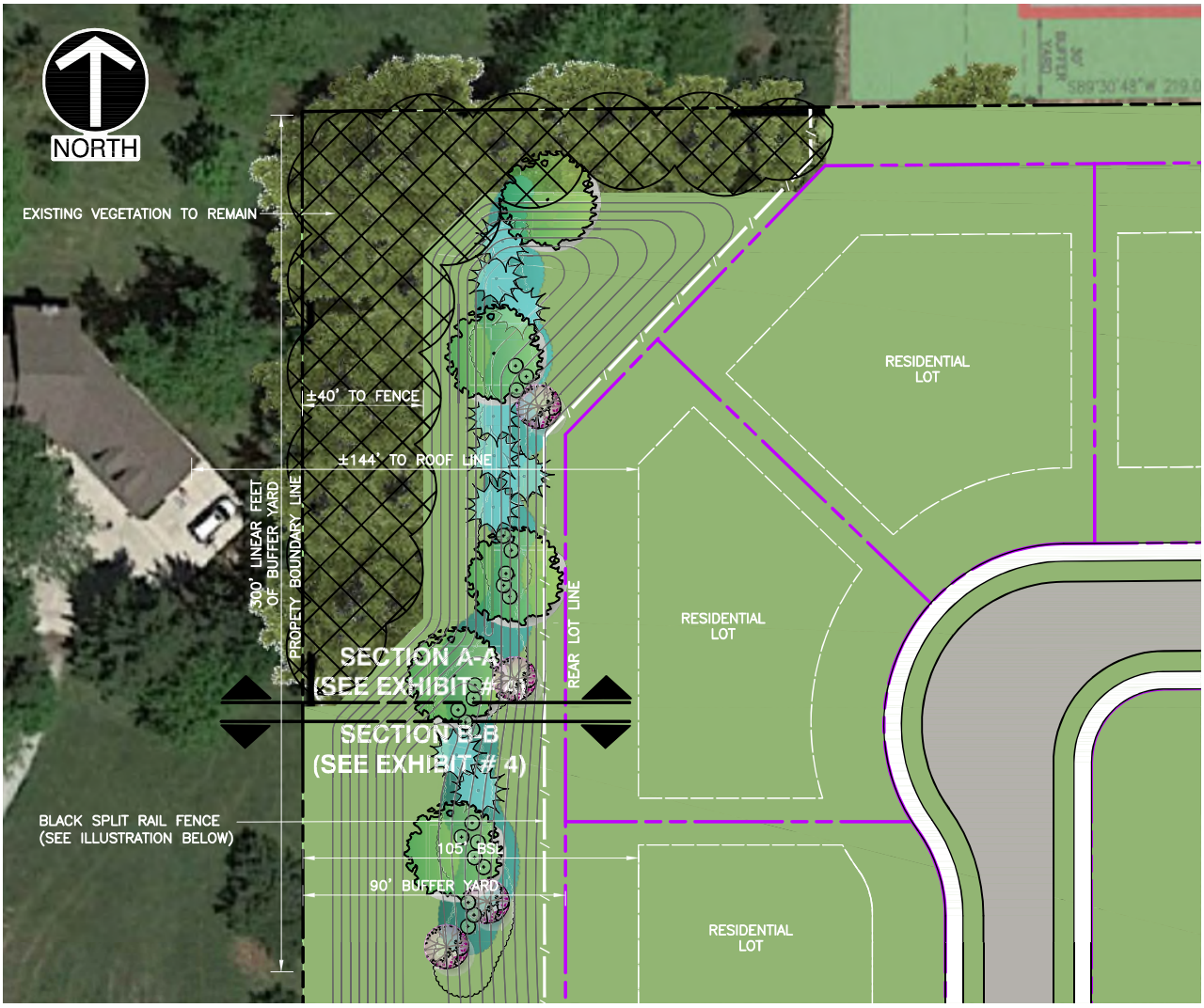
Side Elevation - C2

Floor Plan Assembly Plan - B2 C2

EXHIBIT F

Buffer Yard Landscaping

The Buffer Yard Landscaping details appear on the following two (2) pages of this exhibit.



BUFFER YARD - SCHEMATIC PLANTING PLAN

SCALE IN FEET

0 40 80

ILLUSTRATION - TYPICAL SPLIT RAIL FENCING

BUFFER YARD - TABULATIONS

DESCRIPTION:	
SHADE TREES:	(4 TREES PER 100 LF OF BUFFER YARD)
EVERGREEN TREES:	(4 TREES PER 100 LF OF BUFFER YARD)
ORNAMENTAL TREES:	(2 TREES PER 100 LF OF BUFFER YARD)
SHRUBS:	(10 SHRUBS PER 100 LF OF BUFFER YARD)

SCHEMATIC PLANT LIST

NOTE: THE FOLLOWING PLANT LIST IS TO CONVEY DESIGN INTENT ONLY. FINAL LANDSCAPE PLANS MAY INCLUDE BUT ARE NOT LIMITED TO SPECIES LISTED BELOW. FINAL LANDSCAPE PLANS SHALL COMFORM TO THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE.

COMMON NAME / SCIENTIFIC NAME	
CANOPY SHADE TREE > 20 FT SPREAD @ MATURITY	
ELM, PRINCETON	ULMUS AMERICANA 'PRINCETON'
MAPLE, ARMSTRONG (COLUMNAR)	ACER RUBRUM, 'JEFFS RED'
MAPLE, RED	ACRE RUBRUM
OAK, BEACON (COLUMNAR)	QUERCUS BICOLOR 'BONNIE & MIKE'
OAK, WHITE	QUERCUS BICOLOR
ORNAMENTAL SHADE TREE > 20 FT SPREAD @ MATURITY	
HORNBEAM, AMERICAN	CARPINUS CAROLINIANA
MAGNOLIA, SWEETBAY	MAGNOLIA VIRGINIANA
REDBUD, EASTERN	CERCIS CANADENSIS
SERVICEBERRY	AMELANCHIER X GRANDIFLORA
EVERGREEN TREE > 20 FT SPREAD @ MATURITY	
HORNBEAM, AMERICAN	CARPINUS CAROLINIANA
MAGNOLIA, SWEETBAY	MAGNOLIA VIRGINIANA
REDBUD, EASTERN	CERCIS CANADENSIS
SERVICEBERRY	AMELANCHIER X GRANDIFLORA
SHRUBS - DECIDUOUS	
FOTHERGILLA, DWARF	FOTHERGILLA GARDENII 'MOUNT AIRY'
HYDRANGEA, OAKLEAF	QUERCUS VIRGINIANA
SUMMERSWEET	CLETHRA ALNIFOLIA 'RUBY SPICE'
LILAC, DWARF	SYRINGA PATULA 'MISS KIM'
VIBURNUM, CRANBERRY BUSH	VIBURNUM TRILOBUM
CHOKEBERRY, BLACK	ARONIA MELANOCARPA
PLANTING BEDS / TURF	
MULCH - SHREDDED CYPRESS, PINE STRAW, OR FOREST FINES	
TURF - RTF RHIZOMATOUS TALL FESCUE, & "NO MOW" FESCUE	

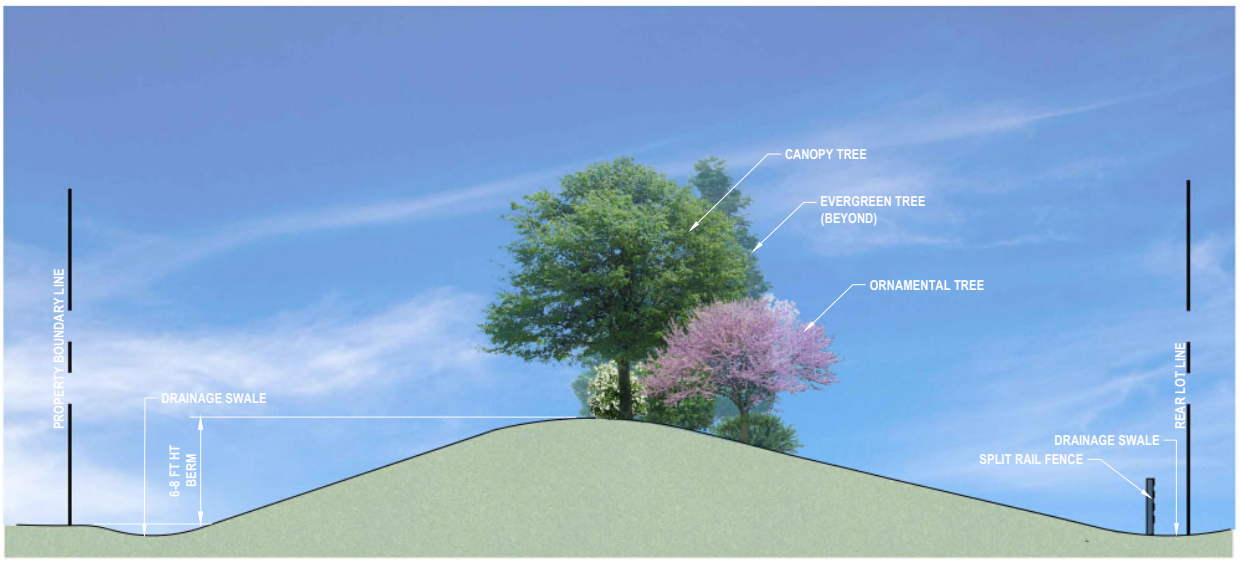
Civil & Environmental Consultants, Inc.
530 E. Ohio Street, Suite G - Indianapolis, IN 46204
317-655-7777 · 877-746-0749
www.cecinc.com

LOR CORPORATION
146TH STREET & TOWNE ROAD
MIXED USE DEVELOPMENT
WESTFIELD, INDIANA

TYPICAL BUFFER - SCHMATIC PLANTING PLAN

DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:
DATE:	JAN. 24, 2022	DWG SCALE:	1"=40'	PROJECT NO:	316-844	**EXHIBIT 3**

BUFFER YARD - CROSS SECTION A-A



BUFFER YARD - CROSS SECTION B-B

SCALE IN FEET

0 10 20

Civil & Environmental Consultants, Inc.
530 E. Ohio Street, Suite G - Indianapolis, IN 46204
317-655-7777 · 877-746-0749
www.cecinc.com

LOR CORPORATION
146TH STREET & TOWNE ROAD
MIXED USE DEVELOPMENT
WESTFIELD, INDIANA

BUFFER YARD CROSS SECTIONS

DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:	EXHIBIT 4
DATE:	JAN. 24, 2022	DWG SCALE:	1"=10'	PROJECT NO:	316-844		

EXHIBIT G

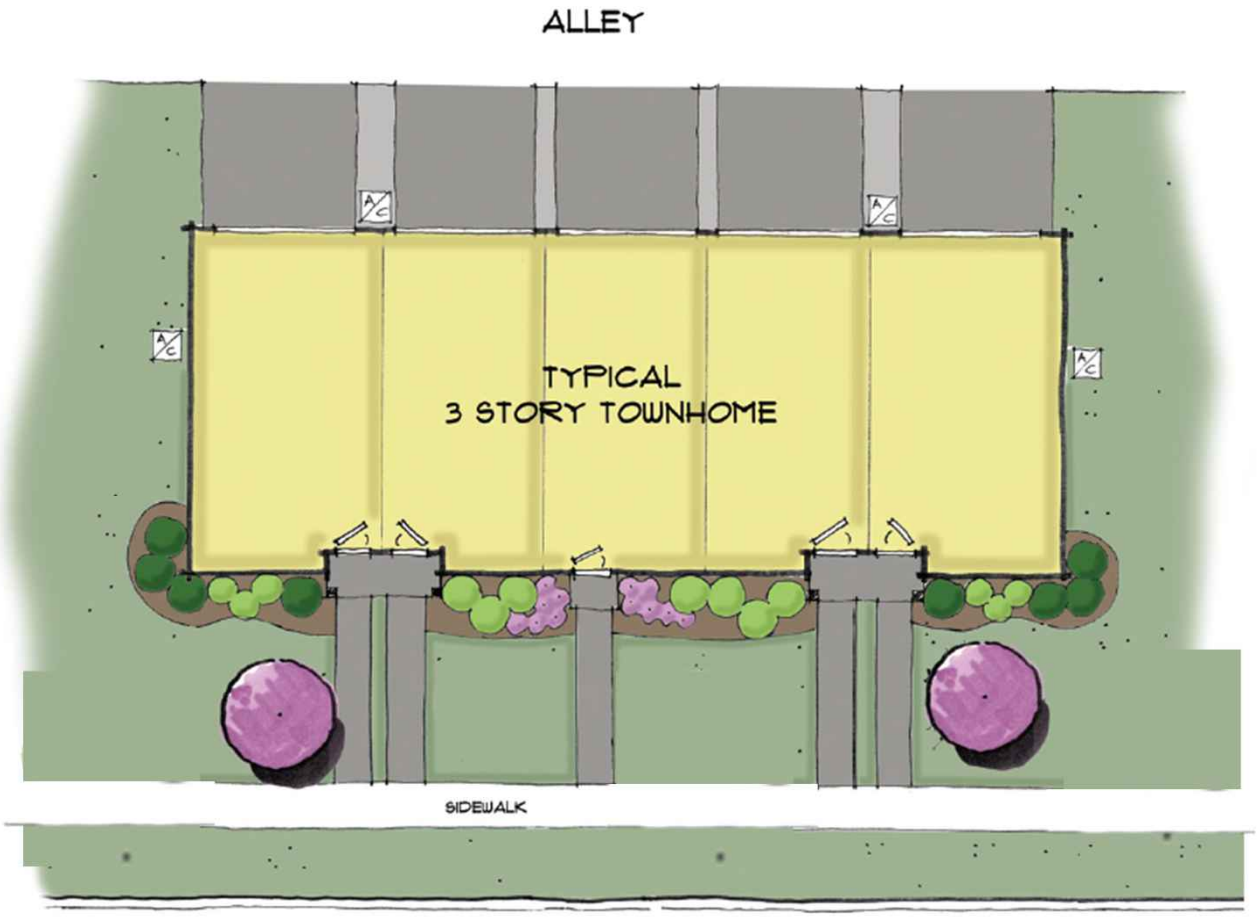
Townhome Hub – Typical Building Landscaping

The typical Building landscaping applicable the Townhome Hub Area appears on the following page of this exhibit.

Typical Lot Landscaping

Typical Townhome

Each building shall include at least 4 shrubs and 1 tree (shade, evergreen or ornamental) per unit



M/I HOMES
Welcome to Better

EXHIBIT H

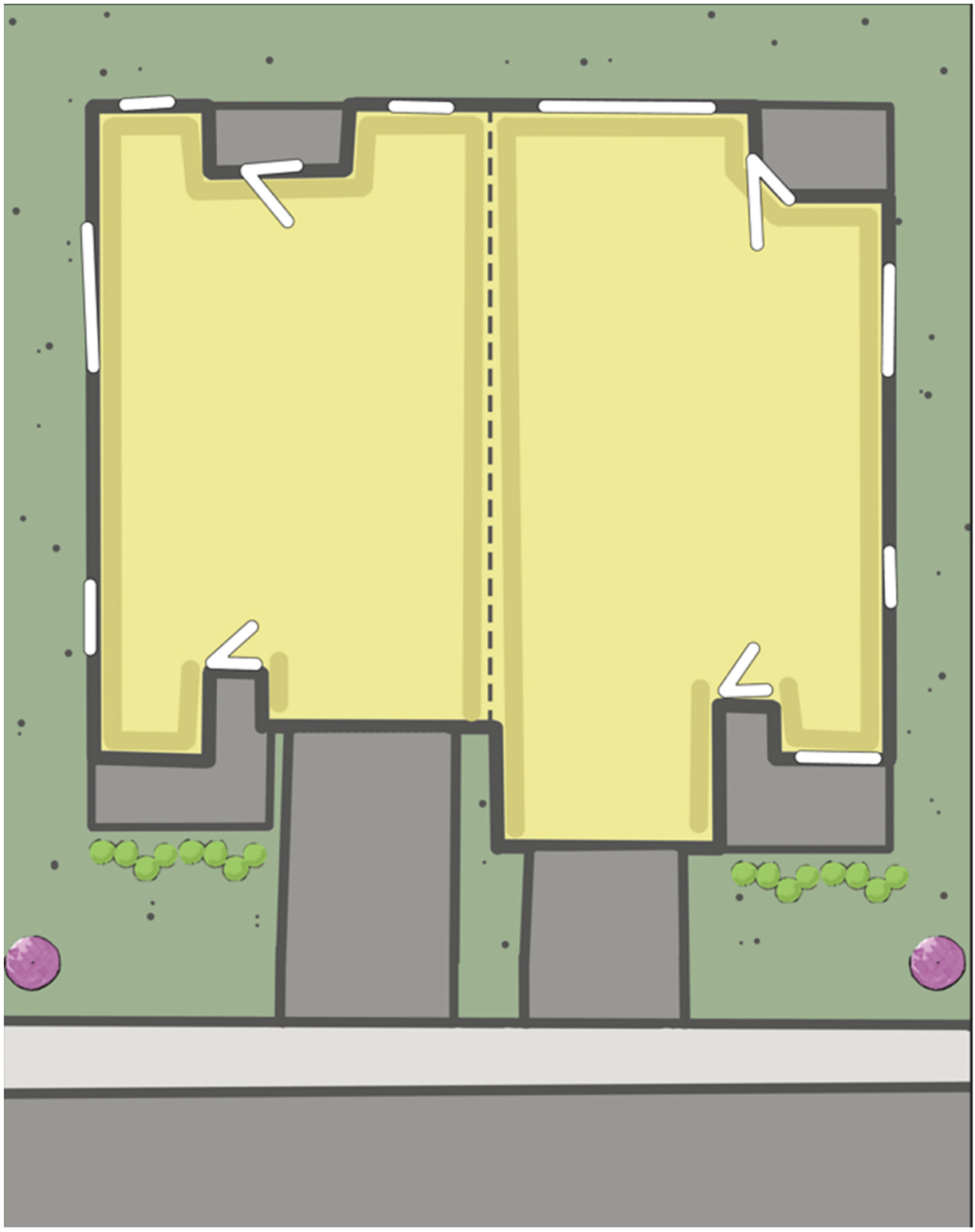
Paired Villa Hub – Typical Lot Landscaping

The typical Lot landscaping applicable the Paired Villa Hub Area appears on the following page of this exhibit.

Typical Lot Landscaping

Typical Paired Villa

Each Building shall include at least 8 shrubs and 1 tree (shade, evergreen or ornamental) per Dwelling Unit



M/I HOMES

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EXHIBIT I

Amenity Plan

The Amenity Plan applicable the District appears on the following page of this exhibit.

NORTH

SCALE IN FEET

0 200 400

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LOR Corporation
TowneRun
Mixed-Use Development
Westfield, Indiana

SCHEMATIC LAYOUT PLAN

DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:	EXHIBIT #1
DATE:	JAN. 24, 2022	DWG SCALE:	1"=200'	PROJECT NO:	316-844		

EXHIBIT C

Mixed Use Hub Illustrative Images (Page 1 of 3)

EXHIBIT C

Mixed Use Hub Illustrative Images (Page 2 of 3)

EXHIBIT C

Mixed Use Hub Illustrative Images (Page 3 of 3)

5 - UNIT
FRONT ELEVATION

M/I HOMES of INDIANAPOLIS
TOWNHOME CONCEPT

M/I HOMES

CōBŪ ARCHITECTURE STUDIO
111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260
August 2, 2021

CŌBŪ ARCHITECTURE STUDIO

5 - UNIT
REAR ELEVATION

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M/I HOMES of INDIANAPOLIS
TOWNHOME CONCEPT

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5 - UNIT
SIDE ELEVATIONS

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Front Elevation Composite

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

T1800 | T1600 R | T1500 | T1600 | T1800 R

TYPICAL EXTERIOR TRIM FINISH

THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM FINISH AND MATERIAL.

1	= 4" TRIM (1x4, 5/4x4, 3½" VINYL LINEAL)
2	= 6" TRIM (1x6, 5/4x6, 5" VINYL LINEAL)
3	= 8" TRIM (1x8, 5/4x8, 7" VINYL LINEAL)
4	= 10" TRIM
5	= 12" TRIM
6	FRONT CORNERS = 5" TRIM PER DIVISION - SEE SPECS
7	REAR CORNERS = 3" TRIM PER DIVISION - SEE SPECS

DIVISION NOTE:

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TRIM PIECES; WHETHER PAINTED, VINYL, OR ALUMINUM WRAPPED.

WINDOW GRID NOTE:

- FRONT WINDOW GRIDS ARE STANDARD
- SIDE AND REAR GRIDS ARE OPTIONAL PER DIVISION
- *GRID PATTERNS TO MATCH FRONT ELEVATION

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Issued Date: ---

BASE PLAN REVISION:

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Indianapolis, IN 46240
Ph 317.255.9900

M/I HOMES

TOWNHOME SERIES

TOWNHOMES
Construction Set
12/09/2021

11x17 PRINTS ARE ½ SCALE

Job #:	---
LSP Date:	---
LSP By:	---
LSP Rev:	---
Sheet Title :	Front Elevation
Sheet:	1.0

Rear Elevation Composite

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

T1800 R | T1600 | T1500 | T1600 R | T1800

TYPICAL EXTERIOR TRIM FINISH

THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM FINISH AND MATERIAL.

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3	= 8" TRIM (1x8, 5/4x8, 7" VINYL LINEAL)
4	= 10" TRIM
5	= 12" TRIM
6	FRONT CORNERS = 5" TRIM PER DIVISION - SEE SPECS
7	REAR CORNERS = 3" TRIM PER DIVISION - SEE SPECS

DIVISION NOTE:

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TRIM PIECES; WHETHER PAINTED, VINYL, OR ALUMINUM WRAPPED.

WINDOW GRID NOTE:

- FRONT WINDOW GRIDS ARE STANDARD
- SIDE AND REAR GRIDS ARE OPTIONAL PER DIVISION

*GRID PATTERNS TO MATCH FRONT ELEVATION

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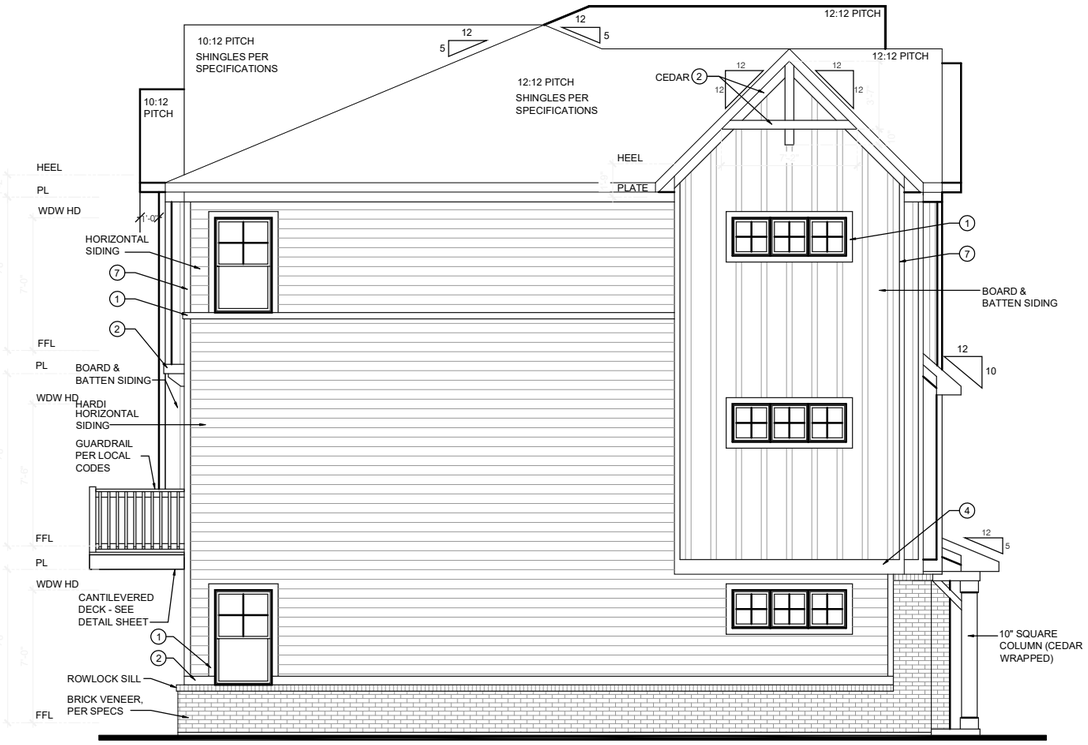
12/09/2021

11x17 PRINTS ARE ½ SCALE

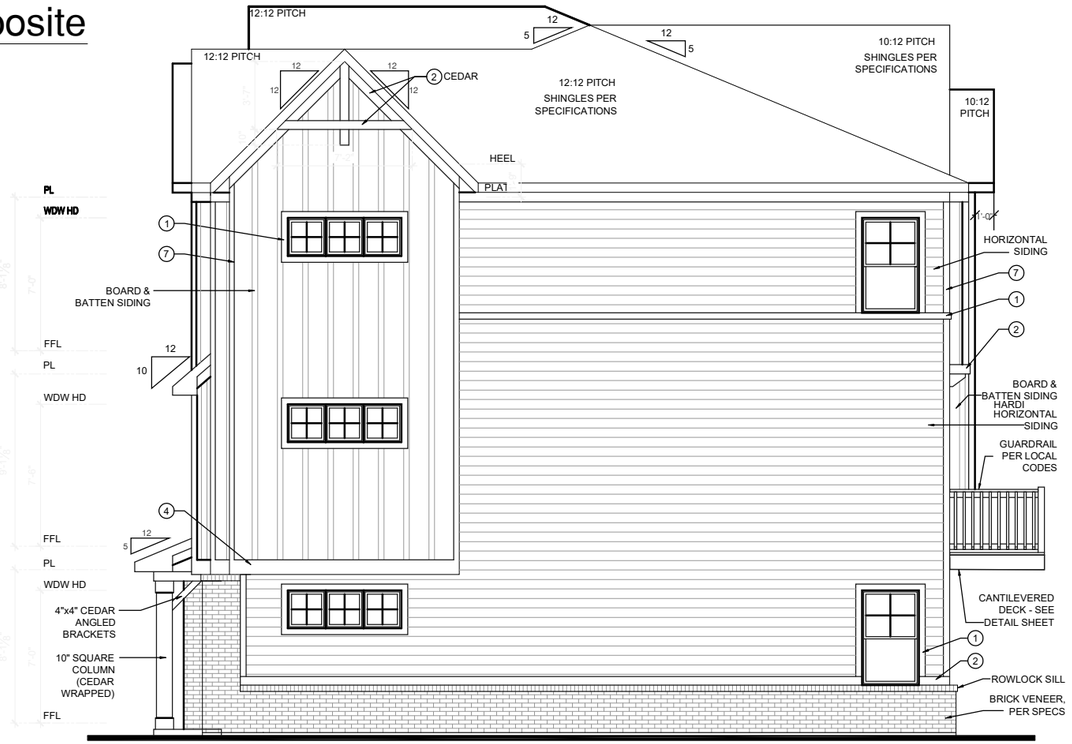
Job #:	---
LSP Date:	---
LSP By:	---
LSP Rev:	---
Sheet Title :	Rear Elevation
Sheet:	1.1



Left Elevation Composite

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

T1800



Right Elevation Composite

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

T1800 R

TYPICAL EXTERIOR TRIM FINISH

THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM FINISH AND MATERIAL.

1	= 4" TRIM (1x4, 5/4x4, 3½" VINYL LINEAL)
2	= 6" TRIM (1x6, 5/4x6, 5" VINYL LINEAL)
3	= 8" TRIM (1x8, 5/4x8, 7" VINYL LINEAL)
4	= 10" TRIM
5	= 12" TRIM
6	FRONT CORNERS = 5" TRIM PER DIVISION - SEE SPECS
7	REAR CORNERS = 3" TRIM PER DIVISION - SEE SPECS

DIVISION NOTE:

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TRIM PIECES; WHETHER PAINTED, VINYL, OR ALUMINUM WRAPPED.

WINDOW GRID NOTE:

- FRONT WINDOW GRIDS ARE STANDARD
- SIDE AND REAR GRIDS ARE OPTIONAL PER DIVISION

*GRID PATTERNS TO MATCH FRONT ELEVATION

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TOWNHOME SERIES

11x17 PRINTS ARE ½ SCALE

TOWNHOMES
Construction Set
12/09/2021

Job #:	---
LSP Date:	----
LSP By:	----
LSP Rev:	----

Sheet Title : Side Elevations

Sheet: 1.2

Floor Plan Assembly Plan - A1 B2

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

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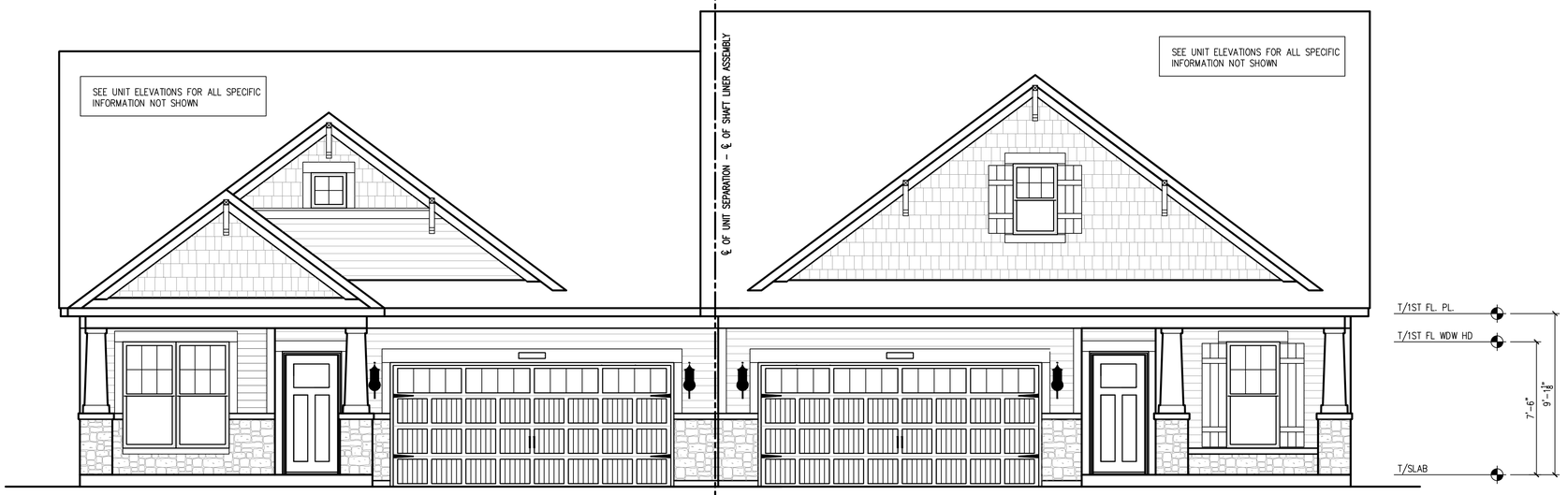
M/I HOMES

11x17 PRINTS ARE ½ SCALE

Villa Series

Subdivision
Owner's Address

Job #:	Ranch Duplexes
LSP Date:	Date-Start
LSP By:	Name
LSP Rev:	
Sheet Title :	
Sheet:	A1.1



Front Elevation - A1 B2

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

Rear Elevation - A1 B2

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

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M/I HOMES

11x17 PRINTS ARE ½ SCALE

Villa Series

Subdivision
Owner's Address

Job #: Ranch Duplexes
LSP Date: Date-Start
LSP By: Name
LSP Rev:
Sheet Title :

Sheet:

A1.2

Unit A1

Side Elevation - A1

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

Unit B2

Side Elevation - B2

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

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11x17 PRINTS ARE ½ SCALE

Villa Series

Subdivision
Owner's Address

Job #:	Ranch Duplexes
LSP Date:	Date-Start
LSP By:	Name
LSP Rev:	
Sheet Title :	
Sheet:	A1.3

Floor Plan Assembly Plan - A1 B2

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

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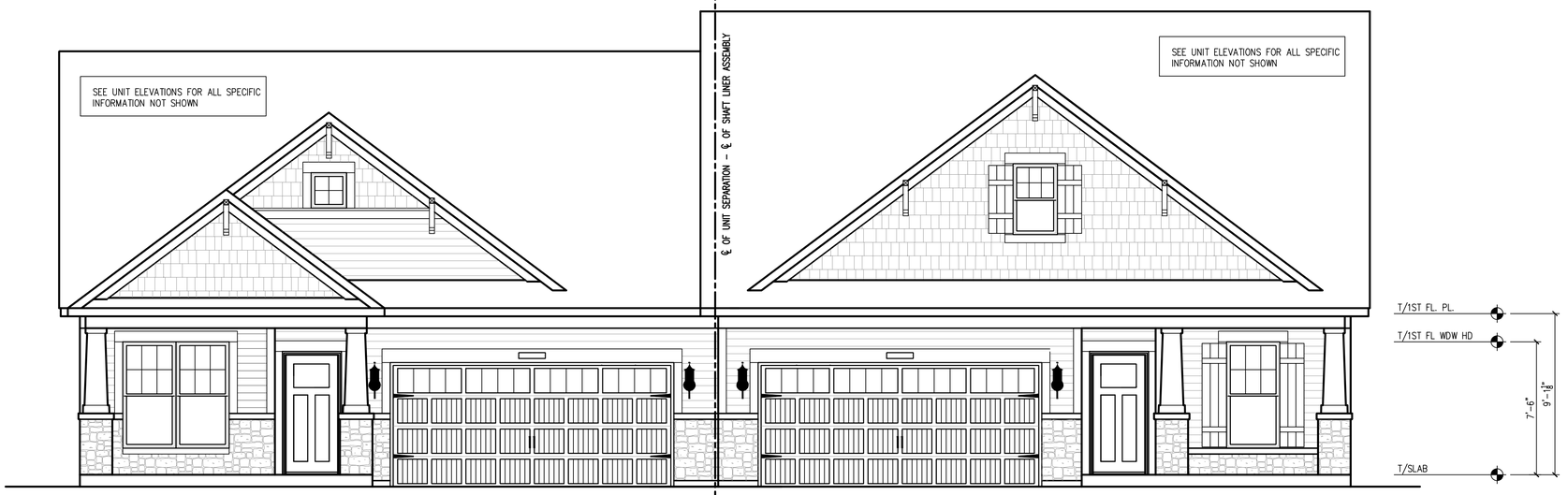
11x17 PRINTS ARE ½ SCALE

Villa Series

Subdivision
Owner's Address

Job #:	Ranch Duplexes
LSP Date:	Date-Start
LSP By:	Name
LSP Rev:	
Sheet Title :	
Sheet:	A1.1



Front Elevation - A1 B2

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

Rear Elevation - A1 B2

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

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M/I HOMES

11x17 PRINTS ARE ½ SCALE

Villa Series

Subdivision
Owner's Address

Job #: Ranch Duplexes
LSP Date: Date-Start
LSP By: Name
LSP Rev:
Sheet Title :

Sheet:

A1.2

Unit A1

Side Elevation - A1

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

Unit B2

Side Elevation - B2

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

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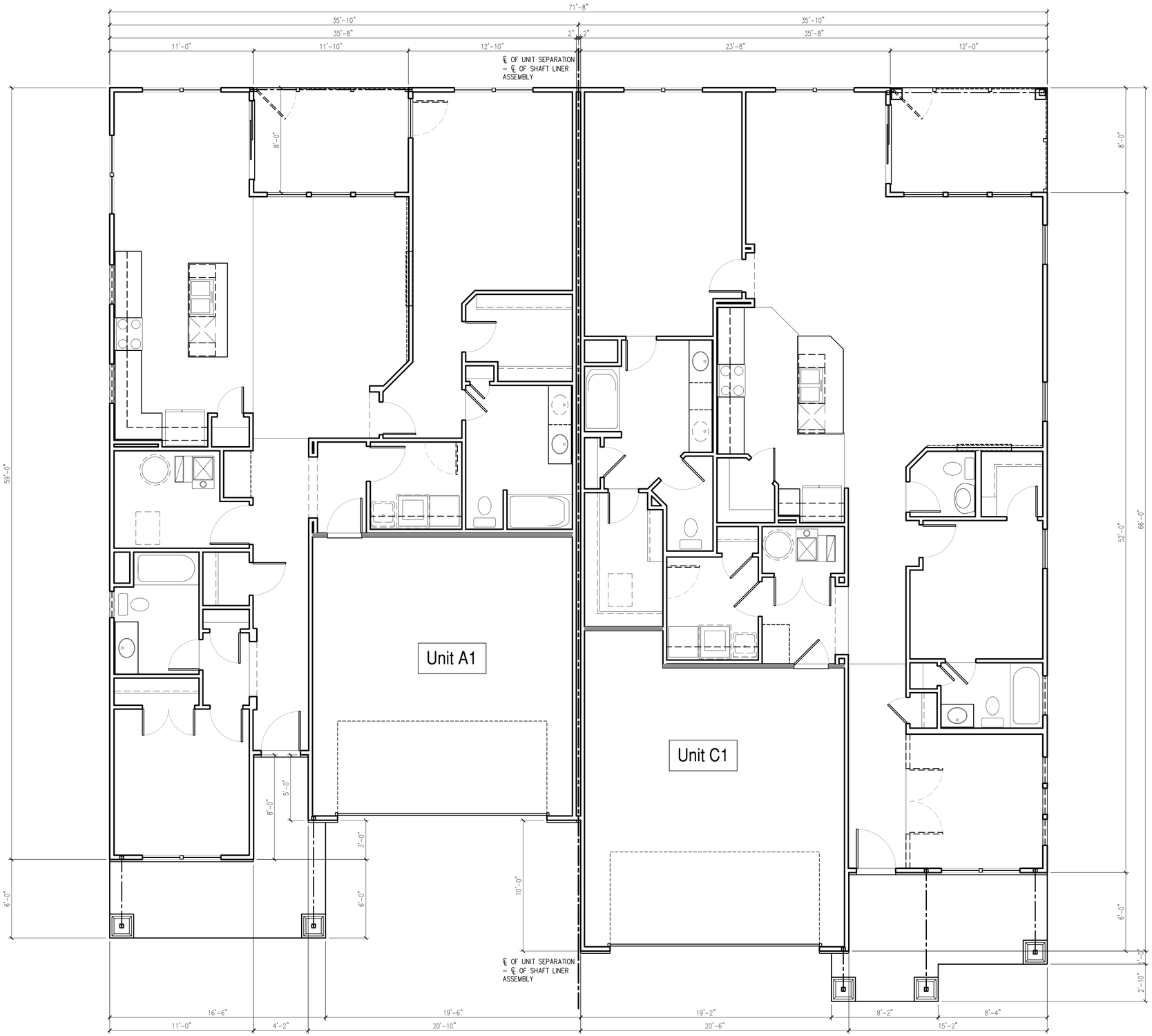
M/I HOMES

11x17 PRINTS ARE ½ SCALE

Villa Series

Subdivision
Owner's Address

Job #:	Ranch Duplexes
LSP Date:	Date-Start
LSP By:	Name
LSP Rev:	
Sheet Title :	
Sheet:	A1.3



Floor Plan Assembly Plan - A1 C1

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

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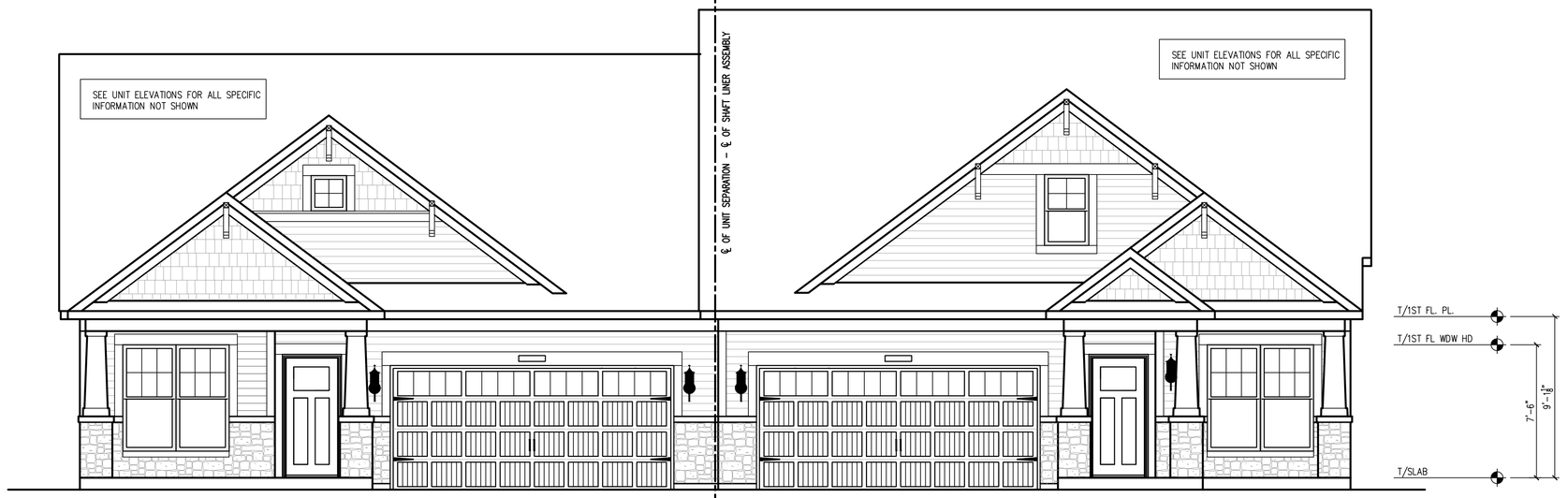
M/I HOMES

11x17 PRINTS ARE ½ SCALE

Villa Series

Subdivision
Owner's Address

Job #:	Ranch Duplexes
LSP Date:	Date-Start
LSP By:	Name
LSP Rev:	
Sheet Title :	
Sheet:	A1.6



Front Elevation - A1 C1

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

Rear Elevation - A1 C1

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

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M/I HOMES

11x17 PRINTS ARE ½ SCALE

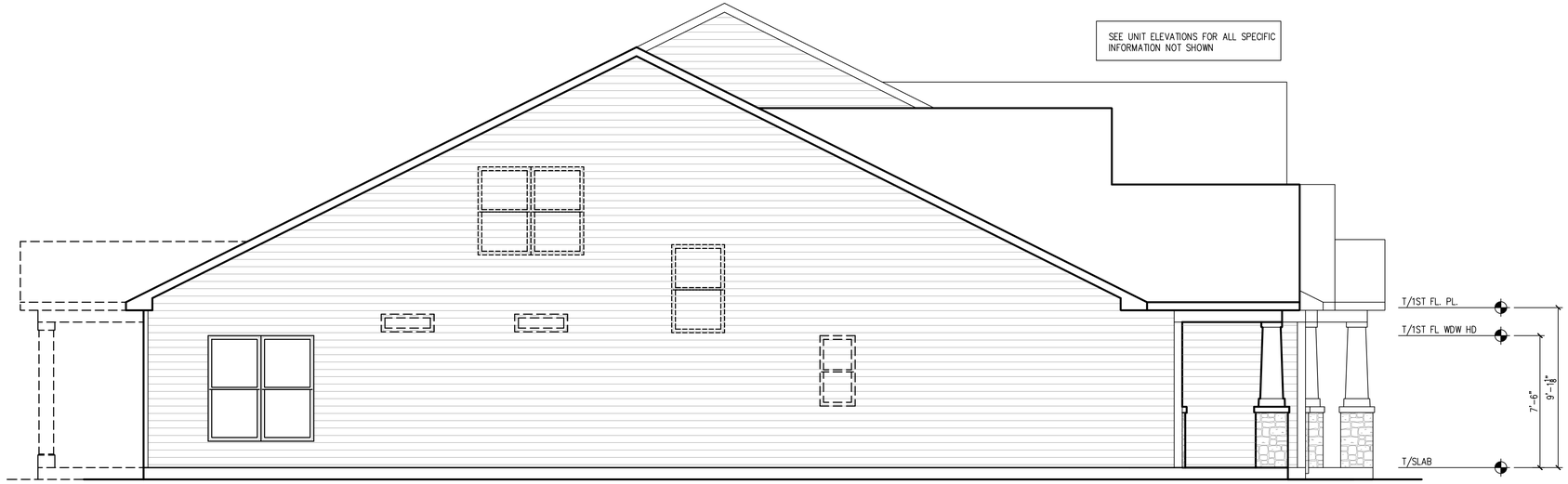
Villa Series

Subdivision
Owner's Address

Job #: Ranch Duplexes
LSP Date: Date-Start
LSP By: Name
LSP Rev:
Sheet Title :

Sheet:

A1.7



Unit A1

Side Elevation - A1

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

Unit C1

Side Elevation - C1

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

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M/I HOMES

11x17 PRINTS ARE ½ SCALE

Villa Series

Subdivision
Owner's Address

Job #: Ranch Duplexes

LSP Date: Date-Start

LSP By: Name

LSP Rev:

Sheet Title :

Sheet:

A1.8

Floor Plan Assembly Plan - A2 B1

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

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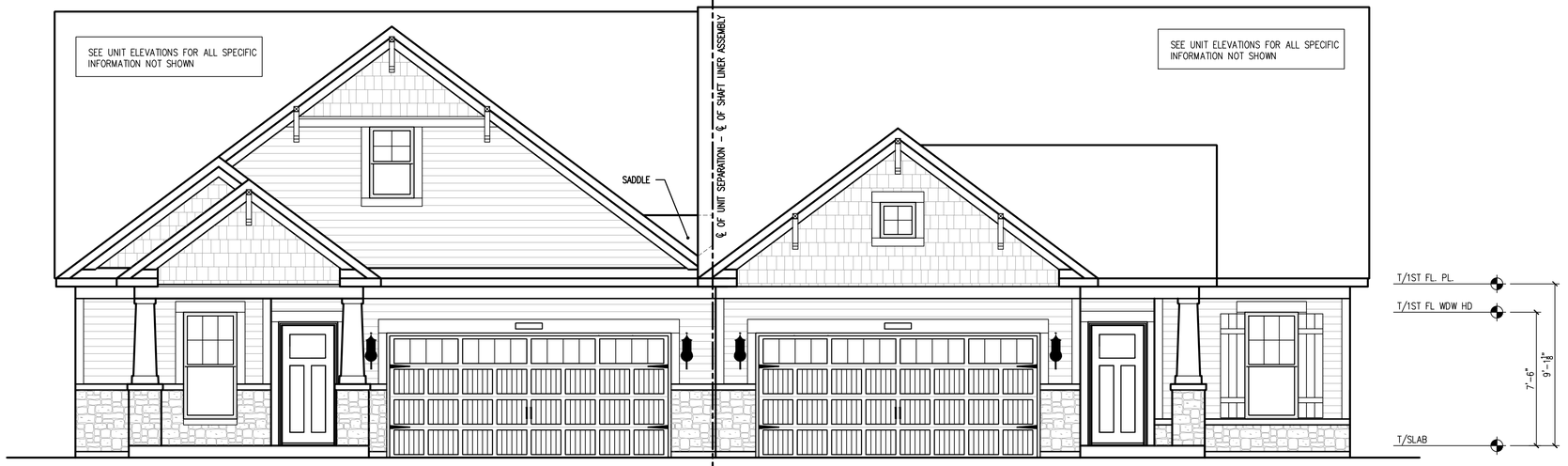
M/I HOMES

11x17 PRINTS ARE ½ SCALE

Villa Series

Subdivision
Owner's Address

Job #:	Ranch Duplexes
LSP Date:	Date-Start
LSP By:	Name
LSP Rev:	
Sheet Title :	
Sheet:	A1.11



Front Elevation - A2 B1

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

Rear Elevation - A2 B1

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

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11x17 PRINTS ARE ½ SCALE

Villa Series

Subdivision
Owner's Address

Job #ranch Duplexes

LSP Date: Date-Start

LSP By: Name

LSP Rev:

Sheet Title :

Sheet:

A1.12

Unit A2

Side Elevation - A2

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

Unit B1

Side Elevation - B1

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

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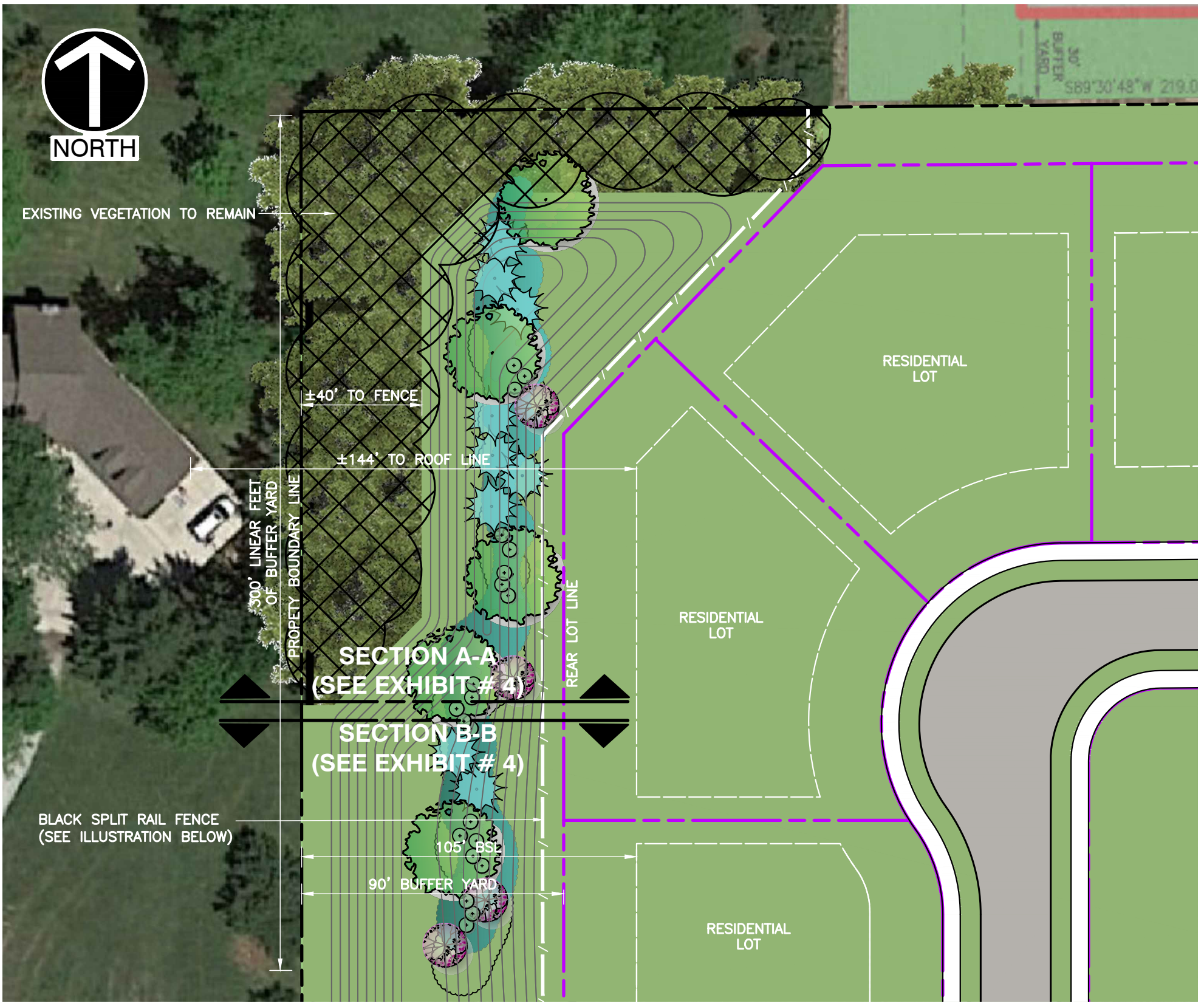
M/I HOMES

11x17 PRINTS ARE ½ SCALE

Villa Series

Subdivision
Owner's Address

Job #:	Ranch Duplexes
LSP Date:	Date-Start
LSP By:	Name
LSP Rev:	
Sheet Title :	
Sheet:	A1.13



BUFFER YARD - SCHEMATIC PLANTING PLAN

SCALE IN FEET

0 40 80

ILLUSTRATION - TYPICAL SPLIT RAIL FENCING

BUFFER YARD - TABULATIONS

DESCRIPTION:	
SHADE TREES:	(4 TREES PER 100 LF OF BUFFER YARD)
EVERGREEN TREES:	(4 TREES PER 100 LF OF BUFFER YARD)
ORNAMENTAL TREES:	(2 TREES PER 100 LF OF BUFFER YARD)
SHRUBS:	(10 SHRUBS PER 100 LF OF BUFFER YARD)

SCHEMATIC PLANT LIST

NOTE: THE FOLLOWING PLANT LIST IS TO CONVEY DESIGN INTENT ONLY. FINAL LANDSCAPE PLANS MAY INCLUDE BUT ARE NOT LIMITED TO SPECIES LISTED BELOW. FINAL LANDSCAPE PLANS SHALL COMFORM TO THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE.

COMMON NAME / SCIENTIFIC NAME

CANOPY SHADE TREE > 20 FT SPREAD @ MATURITY

ELM, PRINCETON	ULMUS AMERICANA 'PRINCETON'
MAPLE, ARMSTRONG (COLUMNAR)	ACER RUBRUM, 'JEFFS RED'
MAPLE, RED	ACRE RUBRUM
OAK, BEACON (COLUMNAR)	QUERCUS BICOLOR 'BONNIE & MIKE'
OAK, WHITE	QUERCUS BICOLOR

ORNAMENTAL SHADE TREE > 20 FT SPREAD @ MATURITY

HORNBEAM, AMERICAN	CARPINUS CAROLINIANA
MAGNOLIA, SWEETBAY	MAGNOLIA VIRGINIANA
REDBUD, EASTERN	CERCIS CANADENSIS
SERVICEBERRY	AMELANCHIER X GRANDIFLORA

EVERGREEN TREE > 20 FT SPREAD @ MATURITY

HORNBEAM, AMERICAN	CARPINUS CAROLINIANA
MAGNOLIA, SWEETBAY	MAGNOLIA VIRGINIANA
REDBUD, EASTERN	CERCIS CANADENSIS
SERVICEBERRY	AMELANCHIER X GRANDIFLORA

SHRUBS - DECIDUOUS

FOTHERGILLA, DWARF	FOTHERGILLA GARDENII 'MOUNT AIRY'
HYDRANGEA, OAKLEAF	QUERCUS VIRGINIANA
SUMMERSWEET	CLETHRA ALNIFOLIA 'RUBY SPICE'
LILAC, DWARF	SYRINGA PATULA 'MISS KIM'
VIBURNUM, CRANBERRY BUSH	VIBURNUM TRILOBUM
CHOKEBERRY, BLACK	ARONIA MELANOCARPA

PLANTING BEDS / TURF

MULCH - SHREDDED CYPRESS, PINE STRAW, OR FOREST FINES

TURF - RTF RHIZOMATOUS TALL FESCUE, & "NO MOW" FESCUE

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WESTFIELD, INDIANA

TYPICAL BUFFER - SCHMATIC PLANTING PLAN

DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:	**EXHIBIT 3**
DATE:	JAN. 24, 2022	DWG SCALE:	1"=40'	PROJECT NO:	316-844		

BUFFER YARD - CROSS SECTION A-A

BUFFER YARD - CROSS SECTION B-B

SCALE IN FEET

0 10 20

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WESTFIELD, INDIANA

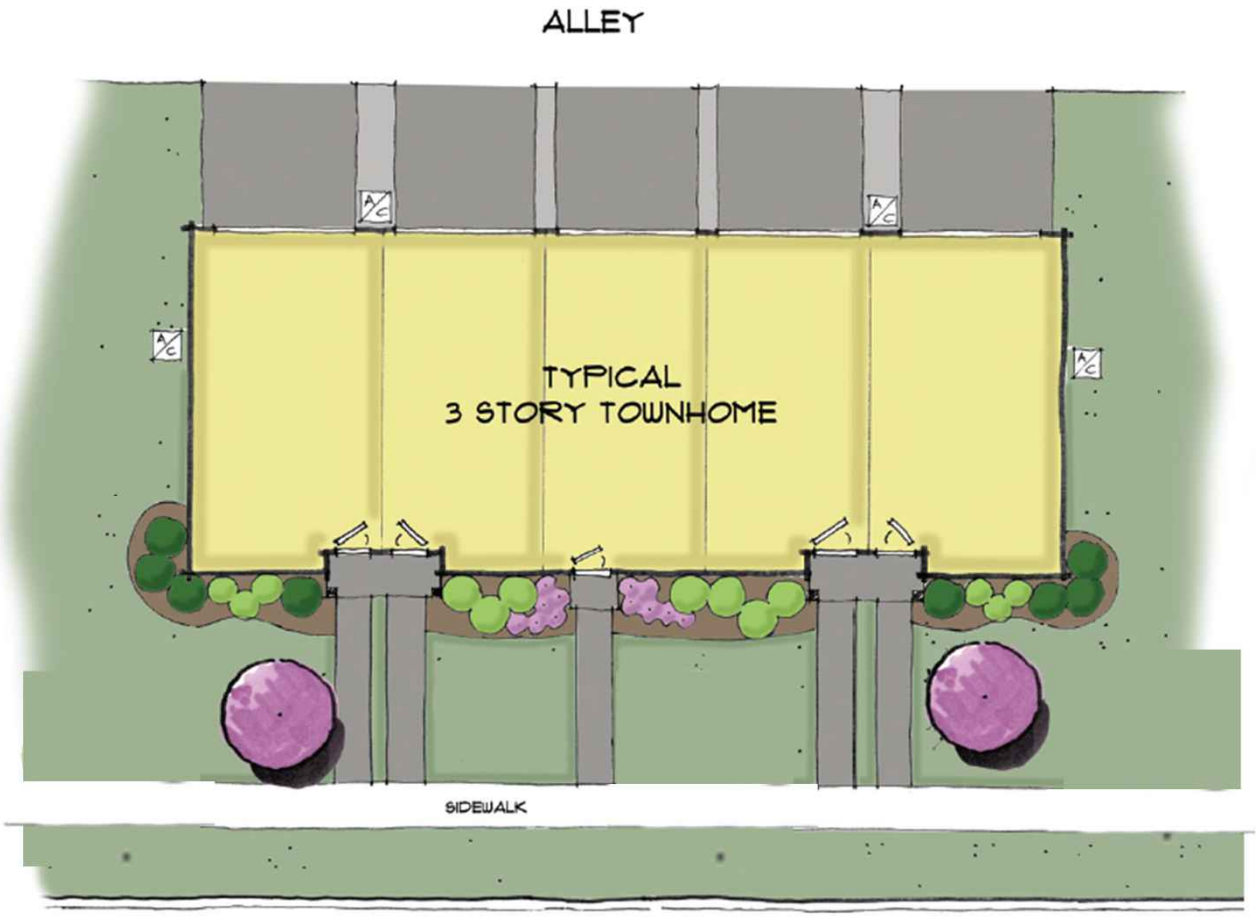
BUFFER YARD CROSS SECTIONS

DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:	EXHIBIT 4
DATE:	JAN. 24, 2022	DWG SCALE:	1"=10'	PROJECT NO:	316-844		

Typical Lot Landscaping

Typical Townhome

Each building shall include at least 4 shrubs and 1 tree (shade, evergreen or ornamental) per unit



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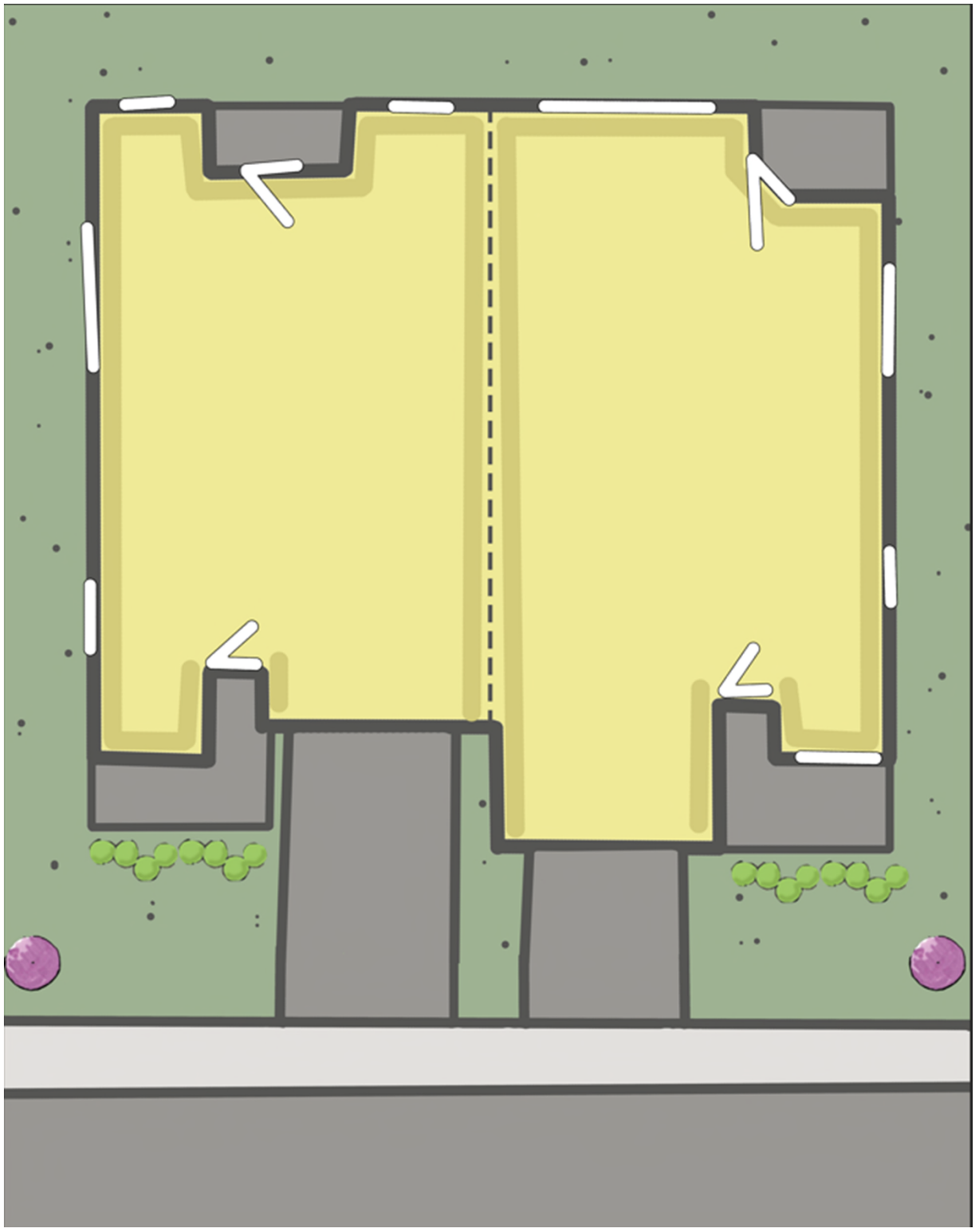
Typical Lot Landscaping

Typical Paired Villa

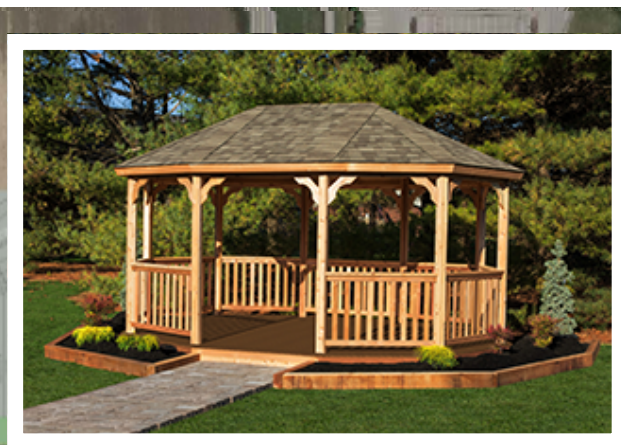
Each Building shall include at least 8 shrubs and 1 tree (shade, evergreen or ornamental) per Dwelling Unit



M/I HOMES

Welcome to Better

NORTH

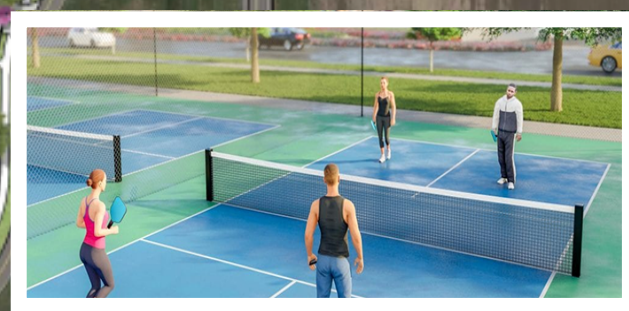


GAZEBO

DOG PARK

BOCCE BALL COURT

PICKLEBALL COURT



SITTING AREA

SCALE IN FEET

0 200 400

Civil & Environmental Consultants, Inc.
530 E. Ohio Street, Suite G - Indianapolis, IN 46204
317-655-7777 · 877-746-0749
www.cecinc.com

LOR Corporation
TowneRun
Mixed-Use Development
Westfield, Indiana

SCHEMATIC LAYOUT PLAN

DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:	**EXHIBIT #1**
DATE:	JAN. 24, 2022	DWG SCALE:	1"=200'	PROJECT NO:	316-844		

Narrative Statement

TowneRun PUD

Northwest corner 146th Street and Towne Road

LOR Commercial Development is proud to introduce Towne Run, a proposed Planned Unit Development on 27 acres at the northwest corner of Towne Road and West 146th Street. Towne Run will feature a diverse mixture of local / neighborhood commercial, townhomes and single-family uses, containing amenities for the community, visitors, and residents.

The mixed-use hub will offer local / neighborhood commercial uses and and restaurants with outdoor dining and may also include health, wellness, medical, and professional offices. The residential components will feature owner-occupied townhomes and paired villa homes. The Towne Run amenities will contain recreational open spaces; two seating areas (including a shelter, gazebo or trellis structure), a bocce ball court, a pickleball court and a dog park.

Towne Run will become an impressive part of Westfield's southwestern gateway. It is designed to complement surrounding uses and will offer much desired live-work opportunities while creating synergy, vibrancy, and promoting social interaction and long-term sustainability.

Updates since the December 6, 2021 APC meeting.

Since LOR's last appearance before the APC on December, 2021, the project team has worked extensively on refinements to the PUD proposal. The revised proposal is the result of a lot of hard work and effort on behalf of MI Homes and LOR. Significant changes have been incorporated into the PUD Ordinance and exhibits in response to the input received. Below is a summary of those changes:

1. Land Use Transition: The homes to be located along the west property line of the District will be paired villas, designed for main floor living with an optional loft area. This change results in a significantly enhanced land use transition to the site's single-family neighbors to the west, including a significant reduction building height.

2. Buffer Yard Enhancements: The buffer yard along the west property line of the District is the same as previously presented which was agreed upon with the abutting neighbors. As a refresher, the western buffer includes: (i) a 105' area between the west property line and the nearest villa (the normal UDO buffer requirement is 40'); (ii) a 6' to 8' mound has been incorporated into the buffer area; (iii) a split rail fence will be installed along the rear (western) property lines of the villas; and (iv) plantings within the buffer area will exceed the City's otherwise applicable buffer yard planting requirements. Details and cross-sections illustrating the buffer plantings, widths, mounding and fencing are included in the Concept Plan and additional Buffer Yard Landscaping exhibits included at Exhibit F of the PUD Ordinance.

3. Design: The Townhome Hub area has been significantly redesigned to provide open spaces, community amenities and an additional neighborhood commercial area. In doing so, the number of homes proposed in this area has been substantially reduced, from a maximum of 130 townhomes to 60.

4. Amenities. Significant enhancements to the number and types of amenities to be located in the District have been incorporated into the revised PUD Ordinance. These are provided for in the PUD Ordinance as well as Exhibit I.

MI Homes and LOR are excited to begin work on the site and would appreciate the APC's favorable consideration this proposal.

ISSUES RAISED REGARDING THE TOWNERUN PUD PROPOSAL

LOR COMMERCIAL DEVELOPMENT - RESPONSES

The list below includes issues that were raised during the November 1, 2021, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. How can a larger, more effective buffer be incorporated to protect neighbors from light and sound? How can existing trees and vegetation be preserved to enhance the buffer area?

   LOR is preserving the existing trees and vegetation in the northwest corner of the TowneRun property. Pictures of the existing trees that will be preserved appear below. LOR has revised the TowneRun Concept Plan to incorporate single-family homes, which will significantly assist in transitioning to the neighbors' property. Additionally, LOR has extensively redesigned the buffer area along the west property line to incorporate a 6-8' high berm and landscaping, as requested by the neighbors. The berm will look similar to the picture below, which was provided by the neighbors. The buffer width along the west property line has been widened – now, at least 105' wide.

   Picture of existing trees along west property line (below). These trees will be preserved and an additional landscaping buffer, including a 6-8' high berm will be provided.

6-8' High Berm example, as provided by the neighbors (below).

2. Are townhomes an appropriate transition from single family to commercial? Would a less dense and/or 1-2 story product provide a smoother transition?

   LOR has incorporated 2-story single-family homes and an expanded/enhanced buffer along the west property line of the site. The townhomes have been relocated along Towne Road, further east away from the neighbors.

3. How does the proposed ordinance address the goals of the Comprehensive Plan? Is there demand for additional commercial uses in this node?

   The Comprehensive Plan calls out 8 goals for "Local Commercial." TowneRun satisfies each of those 8 goals.

   i. locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map;

      LOR has reduced the number of commercial buildings from 6 to 2 buildings. The buildings front on arterial/frontage roads.

   ii. require the size, materials, color, and design of buildings to be unique to Westfield;

      Below is a rendering of one of the commercial buildings.

iii. break up parking areas with landscaping or buildings;

Because there are only 2 commercial buildings on the 27-acre parcel, there is not a significant portion of parking area. The parking areas that do exist are located behind the buildings and broken up by landscaping, walking paths, and the amenity area.

iv. encourage signs that (a) are easy to locate and read and (b) are sized and designed in relation to the buildings and the traffic conditions in which they are viewed;

The centralized commercial sign will be oriented to be aesthetically pleasing and visible without impeding visibility.

v. encourage pedestrian connections between local commercial areas and adjacent residential areas;

LOR is continuing the adjacent trail connections onto the subject site so that connectivity will be further enhanced to the surrounding parcels and beyond. The goal is to make TowneRun a walkable/livable community that further connects adjacent properties.

vi. use attached residential, offices, and similar uses as transitions between more intensive and less intensive uses;

The Concept Plan has been significantly revised to incorporate single-family uses to transition to neighbors. These changes exceed the recommendations of the comprehensive plan.

vii. require buffering between commercial and residential uses; and

The Lifestyle and Amenities Hub has been designed to buffer the single-family areas from the neighborhood commercial area. A significant landscape buffer area (including a 6' to 8' mound) and single-family uses have been designed to transition to the neighbor's property to the west.

viii. utilize frontage roads to minimize traffic conflicts.

There is an existing frontage road that will remain in place to minimize traffic conflicts.

4. How does orienting commercial along Towne Road only, and not along 146th Street, impact the function and viability of the site?

   LOR has significantly reduced the number of neighborhood commercial buildings from 6 to 2. The commercial buildings will be at the southeast corner of the site. This is the furthest point away from neighbors/residential and best location for accessibility.

5. What measures will be taken to mitigate off-site consequences of the development, such as increased traffic, drainage, and other issues?

   Reducing the number of commercial buildings within TowneRun from 6 to 2 buildings will significantly lessen the number of trips to and from the site. The drainage facilities within TowneRun will be installed in compliance with all City and County requirements which will ensure any drainage impacts are fully mitigated.

Memorandum

Date: October 26, 2021

To: Rachel Riemenschneider, Associate Planner
Economic and Community Development Department

From: Andrew Wert
Church Church Hittle + Antrim
116 N. Union Street, Westfield, IN 46074

Re: TowneRun PUD amendment (2111-PUD-27)
Summary of Neighbor Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, LOR Corporation hosted a Neighborhood Meeting on Monday, October 25, 2021. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as Westfield Planning staff and Westfield Council persons. Below is a brief written report of the meeting.

The Neighborhood Meeting began at 6:30 p.m. at Thrive Christian Church, 15091 Towne Road.

Petitioner representatives included Dale Pfeifer and Adam Hill of LOR Commercial Development, Jonathan Isaacs of M/I Homes, Matthew Skelton and Andrew Wert of CCH+A.

Attendees included Rachel Riemenschneider of the Westfield planning staff. Also, among the attendees were twelve interested neighbors.

A summary of the meeting follows.

Matt gave a brief summary of the proposed project. Adam, Dale, Matt, Jon and Andy then met with the neighbors and discussed various points of interest.

There was interest in the construction start date and duration of construction. It is estimated that construction would begin in April 2022. Site build-out will likely take place over 2-3 years.

Adam explained that his company will not construct buildings on speculation. He anticipates strong demand for the proposed commercial buildings.

One neighbor expressed an interest in having the proposed detention pond running north-south along the northwest portion of the property. It was explained that this is not possible due to the topography of the site and fixed location of drainage outlets. There were questions about site

lighting on the site. The project team explained the City's lighting standards and fixture requirements.

There were questions about the condominium units. Mr. Isaacs explained that there would be 153 units. Price points will be in the $300Ks and $400Ks.

Neighbors seemed generally pleased with the idea of fronting the commercial buildings along external roadways with parking situated to the rear. They also asked about a roadside sidewalks along Towne Road, which the developer is required to construct.

There being no further questions or comments from attendees, the meeting concluded around 7:30 p.m.

ORDINANCE NUMBER 21-45

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

"TowneRun PUD"

This is a Planned Unit Development District Ordinance, to be known as the TOWNERUN PLANNED UNIT DEVELOPMENT (the "**Ordinance**"), 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. 2111-PUD-27), 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. 2111-PUD-27 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "**Council**") with a favorable recommendation (Vote: X in favor, X opposed) 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 Council on XXXX X, ~~2021~~2022;

WHEREAS, the 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 Council, meeting in regular session, that the UDO 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 "TowneRun Planned Unit Development District" (the "**District**").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, 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 UDO.

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

3.1 The District is hereby divided into ~~five~~ three (~~5~~3) areas, as depicted on the Concept Plan and labeled as "**Mixed Use Hub**," "**Townhome Hub,**" ~~"Lifestyle Amenities Hub," "Single-Family A"~~ and "~~Single-Family B~~**Paired Villas Hub**" (individually or collectively, the "**Area**" or "**Areas**").

3.2 Development of each Area shall be regulated as set forth in this Ordinance.

3.3 The boundaries of the Areas shall be developed in substantial compliance with the Concept Plan. The final layouts and site plans within the Areas shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of the Townhome Hub and ~~the Lifestyle Amenities~~Paired Villas Hub shall be the SFA: Single-family Attached District, and the Mixed Use Hub shall be the LB: Local and Neighborhood Business District~~, and the Single-Family A and Single-Family B Areas shall be SF4: Single Family High Density District~~ (the "**Underlying Zoning Districts**").

Section 5. Permitted Uses. The uses identified in this Section (the "**Permitted Uses**"), shall be the only uses permitted in the Areas.

5.1 The following uses shall be permitted in Mixed Use Hub:

A. Bed and Breakfast (B&B)
B. Childcare / daycare centers
C. Health, fitness and exercise center
D. Office, General Services
E. Office, Medical
F. Office, Professional
G. Restaurant, Sit Down
H. Restaurant, Specialty
I. Restaurant, Takeout and Deli-style
J. Retail, Low Intensity
K. Retail, Medium Intensity
L. Development Amenities

5.2 Townhome Hub: A maximum number of ~~130~~ 60 Townhouse ~~Dwellings~~ Dwelling Units shall be permitted.

5.3 ~~Lifestyle Amenities Hub: Development Amenities.~~Paired Villas Hub: A maximum of 25 Duplex Dwellings (50 Dwelling Units) shall be permitted.

~~5.4 Single-Family A: A maximum number of 26 Single-Family Dwellings shall be permitted.~~

~~5.5 Single-Family B: A maximum number of 26 Single-Family Dwellings shall be permitted.~~

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

6.1 Mixed Use Hub Development Standards: The following development standards shall be applicable to any Building within the Mixed Use Hub:

A. Article 4.14(E) shall not apply. There shall be no zoning setback requirements within the Mixed Use Hub Area.

B. Article 4.14(F) shall not apply. Instead the following Maximum Building Height standards shall apply: Two (2) Stories.

6.2 Townhome Hub Development Standards: The following development standards shall be applicable to any Building constructed within the Townhome Hub Area:

Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback*	

Front Yard	0’
Side Yard	0’
Rear Yard	0’
Minimum Distance Between Buildings	~~15’~~20’
Maximum Lot Coverage	No Maximum
Minimum Lot Width	No Minimum
Maximum Dwelling Units Per Building	~~6~~5
Maximum Building Height	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,500 SF

*Each Townhouse Dwelling shall provide a driveway with a minimum length of ~~ten~~ twenty (~~10~~20) feet as measured between the garage door and : (i) the Street right-of-way line, if the driveway is accessed from a Street; or (ii) the edge of pavement, if the driveway is accessed from an Alley. A minimum of sixteen (16) additional visitor parking spaced shall be provided in addition to the two (2) off-street spaces being provided in each driveway. Article 4.9(H)(2) Building Staggering Requirement shall not apply. Article 4.9(J) Project Perimeter Setback shall not apply.

~~6.4 Lifestyle Amenities Hub Development Standards: The following development standards shall be applicable to any Building within the Lifestyle Amenities Hub.~~

~~A. Article 4.9(H) shall not apply. Instead, the following minimum setbacks shall apply: There shall be no other zoning setback requirements within the Lifestyle Amenities Hub Area.~~

~~B. Buildings within the Lifestyle Amenities Hub shall be limited to gazebos, picnic shelters and other similar amenity structures.~~

6.~~5~~3 ~~Single Family A~~Paired Villas Hub Development Standards: The following development standards shall be applicable to any Duplex Dwelling constructed within the ~~Single Family A Area~~Paired Villas Hub Area:

Minimum Lot Area (per Duplex Dwelling Building)	~~4,000~~10,000 SF
Minimum Lot Frontage (per Duplex Dwelling Building)	~~32’~~50’
Minimum Building Setback Lines	
Front Yard	~~10’~~20’
Side Yard	~~5’~~7.5’
Rear Yard*	~~10’~~15’
Minimum Building Separation	15’
Minimum Lot Width (per Duplex Dwelling Building)	~~32’~~85’
Maximum Building Height	~~2 Stories~~Story, and one-half

Minimum Living Area (Ground Floor) per Dwelling Unit	~~750~~ 1400 SF

* ~~Each Dwelling shall provide an Alley-load garage with a minimum of ten (10) feet as measured between the garage door and the edge of the Alley pavement.~~No Duplex Dwelling shall be constructed within 105’ of the west property line of the District. Article 4.9(H)(2) Building Staggering Requirement shall notapply.

~~6.6 Single-Family B Development Standards: The following development standards shall be applicable to any Dwelling constructed within the Single-Family B Area:~~

~~Minimum Lot Area~~	~~5,500 SF~~
~~Minimum Lot Frontage~~	~~40'~~
~~Minimum Building Setback Lines~~	
~~Front Yard~~	~~10'~~
~~Side Yard~~	~~5'~~
~~Rear Yard*~~	~~15'~~
~~Minimum Lot Width~~	~~52'~~
~~Maximum Building Height~~	~~2 Stories~~
~~Minimum Living Area (Ground Floor)~~	~~750 SF~~

~~*No Dwelling shall be constructed within 105' for the west property line of the District.~~

Section 7. Overlay District. The Architectural Design Requirements of the State Highway 32 Overlay Zone, Article 5.3(K) of the UDO (the "**Overlay Architectural Standards**"), shall apply to the Mixed Use Hub. References of the Overlay Architectural Standards to the State Highway 32 Right-of-way line shall apply to the 146th Street and Towne Road Rights-of-way lines.

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

8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures to be located within an Established Front Yard along a Street other than 146th Street and Towne Road.

8.2 Article 6.3 Architectural Standards:

A. Mixed Use Hub. Article 6.3 Architectural Standards shall not apply to the Mixed Use Hub. Instead, the Overlay Architectural Standards (incorporated in Section 7 of this Ordinance) shall be supplemented by the images attached hereto as Exhibit C, which are intended to conceptually illustrate the anticipated character and quality of the Buildings to be constructed within Mixed use Hub. References of the Overlay Architectural Standards to the State Highway 32 right-of-way line shall apply to the 146th Street and Towne Road right-of-way lines.

B. Townhome Hub~~, Single-Family A and Single-Family B Areas~~ and Paired Villas Hub. Article 6.3 Architectural Standards shall not apply~~, except as~~

~~modified below~~. ~~The~~ Instead, the following architectural standards shall apply in the Townhome Hub~~, Single-Family A and Single-Family B~~ and Paired Villas Hub Areas:

1. Elevations and Architectural Requirements:

   i. Townhome Hub.
      1. The Townhouse Dwellings shall be constructed in substantial compliance with Exhibit D (the "**Townhome Elevations**"). ~~To the extent the applicable architectural standards of the UDO conflict with the Townhome Elevations, the Townhome Elevations shall prevail.~~
      ~~2. Siding shall be Fiber Cement Siding, Wood or similar product.~~
      2. Building Materials: The Townhouse Dwellings shall be comprised of any mix, proportion and combination of the following exterior building materials: brick, cast stone, stone, cultured stone, cement fiberboard, or engineered wood siding (e.g., LP SmartSide).
      3. Masonry shall be provided on the first floor of the front façade of each Building. Side and rear façades shall include at least a 24" masonry wainscot.
      4. Wood or vinyl soffits shall be permitted.
      5. Vinyl windows shall be permitted.
      ~~3.~~6. Vinyl and aluminum siding shall not be permitted~~Masonry shall be constructed as shown on the Townhome Elevations~~.
      ~~4.~~7. A minimum of 6:12 roof pitch shall be provided on main roof; other roof areas other than the main roof may be less than 6:12 as shown on the Townhome Elevations.
      ~~5.~~8. All windows not surrounded by masonry shall have a 1" x 4" trim board around all 4 sides of the window.

   ii. ~~Single-Family A~~Paired Villas Hub.
      1. The ~~Single-Family A Dwellings~~Dwellings in the Paired Villas Hub Area shall be constructed in substantial compliance with Exhibit E (the "~~**Single-Family A**~~**Paired Villa Elevations**"). ~~To the extent the applicable architectural standards of the UDO conflict with the Single-Family A Elevations, the Single-Family A Elevations shall prevail.~~
      2. The Dwellings shall be configured for one-story living with optional upstairs loft area no larger than 50% of the main floor~~Siding shall be Fiber Cement Siding, Wood or similar product~~.
      3. Building Materials: The exterior building materials of the Dwellings shall be comprised of any mix, proportion and

combination of the following materials: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP SmartSide).

4. Front façades shall include at least an 18" masonry wainscot.
5. Wood or vinyl soffits shall be permitted.
6. Vinyl windows shall be permitted.
3.7. Vinyl and aluminum siding shall not be permitted~~Masonry shall be constructed as shown on the Single-Family A Elevations~~.
4.8. A minimum of 6:12 roof pitch shall be provided on main roof; other roof areas other than the main roof may be less than 6:12 as shown on the ~~Single-Family A~~Paired Villa Elevations.
9. All windows not surrounded by masonry shall have a 1" x 4" trim board around all 4 sides of the window.
5.10. Each Dwelling Unit shall include at least seventy (70) square feet of rear covered patio area.

~~iii. Single-Family B.~~

~~1. The Single-Family A Dwellings shall be constructed in substantial compliance with Exhibit F (the "**Single-Family B Elevations**"). To the extent the applicable architectural standards of the UDO conflict with the Single-Family B Elevations, the Single-Family B Elevations shall prevail.~~
~~2. Siding shall be Fiber Cement Siding, Wood or similar product.~~
~~3. Masonry shall be constructed as shown on the Single-Family B Elevations.~~
~~4. A minimum of 6:12 roof pitch shall be provided on main roof; other roof areas other than the main roof may be less than 6:12 as shown on the Single-Family B Elevations.~~
~~5. All windows not surrounded by masonry shall have a 1" x 4" trim board around all 4 sides of the window.~~

~~2. Building Materials Prohibited: Vinyl and aluminum siding shall be prohibited.~~

~~3. Garages: All Dwellings shall have a minimum two (2) car attached garage. The garages in Single-Family A shall be Alley-load garages. The front façade of all garages in the Single-Family B Area shall be setback a minimum distance of 15' behind the front elevation of the Dwelling on each Lot.~~

~~C. Lifestyle and Amenities Hub. Article 6.3 Architectural Standards shall not apply to the Lifestyle and Amenities Hub Area.~~

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

A. Street Trees: Article 6.8(J) Street Trees shall ~~not~~ only apply within the Townhome Hub and Paired Villas Hub Areas, as modified below:

1. Street Trees shall not be required along Alleys.

~~1.~~ Street trees shall be permitted to be located outside the public Right-of-way, but within ten (10) feet of the Right-of-way.

2.

~~A.~~B. External Street Frontage: Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply. The Paired Villas Hub shall include the following External Street Frontage landscaping: (i.) landscaping area with a minimum depth of thirty (30) feet along 146th Street frontage road; (ii) 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; and (iii) a minimum three-foot (3') tall undulating mound unless there are drainage or utility conflicts that would prohibit such mounding.

~~B.~~C. Buffer Yard Landscaping. Article 6.8(N) Buffer Yard Requirements shall not apply. Instead, Buffer Yard landscaping along the west and north boundaries of the District abutting the existing AG-SF1 zoning district shall be provided in substantial compliance with Exhibit ~~G~~F.

~~C.~~D. Tree Preservation. Any trees within ten (10) feet of the west and north boundary of the District, that are in good health and not otherwise required to be removed for environmental reasons, shall be preserved in accordance with Article 6.8, Landscaping Standards of the UDO. Existing trees in this area shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation.

~~D.~~E. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall not apply. Instead the following standards shall apply:

1. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
2. Townhouse Dwelling Buildings shall be landscaped in compliance with Exhibit ~~H~~ G of this Ordinance (including at least 4 shrubs and 1 shade, evergreen or ornamental tree per Dwelling Unit). Each Townhouse Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Dwelling.~~.~~
3. ~~Dwellings~~ Buildings in the ~~Single Family A~~Paired Villas Hub Area shall be landscaped in compliance with Exhibit ~~I~~H of this Ordinance (including at least

8 shrubs and 1 shade, evergreen or ornamental tree per Dwelling Unit). Each ~~Dwelling~~ Building on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the ~~Dwelling~~Building.

~~4. Dwellings in the Single-Family B Area shall be landscaped in compliance with Exhibit J of this Ordinance. Each Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Dwelling.~~

8.4 Sign Standards.

A. One (1) Nonresidential Center Monument Sign, in compliance with the standards set for in Article 6.17(J)(2)(a)(ii), shall be permitted within the Mixed Use Hub Area.

B. One (1) Residential Monument Sign, in compliance with Article 6.17(G)(1), shall be permitted at the entrance of the Townhome Hub Area.

C. One (1) Residential Monument Sign, in compliance with Article 6.17(G)(1), shall be permitted at the entrance ~~between the Single-Family B and Lifestyle and Amenities Hub Areas~~of the Paired Villas Hub Area.

D. Wall Signs shall be permitted in accordance with Article 6.17(J)(5) of the UDO for Buildings in the Mixed Use Hub. For purposes of this Section, a Front Façade may be either a Building Façade possessing the primary entrance of a Building or a Building Façade facing an External Street (or frontage road thereto).

8.5 Parking and Loading Standards.

A. Article 6.14(G)(5) is hereby modified to permit up to 20% of all parking spaces required in the District to be a minimum of 8’ wide and 18’ deep to accommodate compact cars.

B. Parking Space requirements shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan.

Section 9. Open Space and Amenity Standards. Article 8.6 shall not apply. Instead, the amenities and open space shall be provided in substantial compliance with Exhibit I of this Ordinance (the “**Amenity Plan**”). The amenities shall include the following: passive recreation open space; two seating areas at locations indicated on the Concept Plan (including a shelter, gazebo or trellis structure), bocce ball court, pickleball court and dog park.

~~A. The Lifestyle and Amenities Hub and improvements contained therein shall be creditable toward the requirements of Article 8.6 of the UDO for the District. No additional Open Space or Amenities shall be required.~~

~~B. Article 8.6(H), Multi-Family Amenity Standards, shall not apply. Instead, the Lifestyle and Amenities Hub and the "Common Space Amenity" areas identified in the Concept Plan (one located within the Lifestyle and Amenities Hub Area and one located in the Townhome Hub Area) (collectively, the "**TowneRun Amenities**") shall be provided in substantial compliance with the Concept Plan. The TowneRun Amenities shall include at least the following: passive recreation open space; 2 seating areas at locations indicated on the Concept Plan, including benches or swings, sidewalk pathways, and a shelter (Gazebo or Trellis).~~

Section 10. Infrastructure Standards. The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.

Section 11. Duration. Failure to obtain a Secondary Plat / Construction Plan approval in 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.

Section 12. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS XX DAY OF XXXX, ~~2021~~2022.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
James Edwards	James Edwards	James 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 ~~XX-XX~~21-45** was delivered to the Mayor of Westfield on the XX day of XXXX, ~~2021~~2022, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-~~XX~~45**

this _____day of XXXX, ~~2021~~2022.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-~~XX~~45**

this _____day of XXXX, ~~2021~~2022.

_____
J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

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: Matthew S. Skelton.

WRITTEN PUBLIC COMMENTS

Docket Number: 2111-PUD-27

Petitioner: LOR Corporation by Church Church Hittle + Antrim

Request: A change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

Enclosed Attachments:

May 4, 2022: APC Recommendation

1. Corcoran, James & Amy 10/25/2021
2. Moore, John 10/31/2021
3. Laufter, Ross & Tina 11/01/2021
4. Compton, David (Pulte) 11/30/2021
5. Laufter, Tina 12/06/2021
6. Laufter, Ross 12/06/2021
7. Laufter, Ross & Tina 05/03/2022

Rachel Riemenschneider

From: amy corcoran <gingeramyc@yahoo.com>
Sent: Monday, October 25, 2021 4:30 PM
To: APC
Cc: Council Members
Subject: LOR development proposal for 146th and Towne

WARNING: This external email is from gingeramyc@yahoo.com.

Hello,
I live in a development that will be greatly affected by what is being proposed for the northwest corner of 146th and Towne rd. I live in shadow Wood. We just built our house a year ago and recently went through the long road construction for 146th. Now we hear you may approve retail and three story townhomes within eyesight of us?! This is a residential area and we are against this proposed development. Now that 146th is a four lane road it's like a racetrack, add retail to the mix and it will be unbearable. This has always been a peaceful quiet area. Please do not allow this to happen.
Sincerely,
Lt. Col. and Mrs. James Corcoran
2606 Lacewood Ct

Sent from my iPhone

Rachel Riemenschneider

From: John Moore <jdmoore1618@gmail.com>
Sent: Sunday, October 31, 2021 8:18 PM
To: planners
Subject: TowneRun Pud Facade Concern

WARNING: This external email is from jdmoore1618@gmail.com.

Hello,

I live at 156th and Ditch and I'm excited for the new commerical that this Pud brings to the area. However, I have a concern about the townhome exterior. From the rendering, the townhomes lack brick. I believe that with the addition of brick the development would fit in better and look more visually appealing.

Thank you for allowing me to voice my concern,

John Moore

Rachel Riemenschneider

From: Ross Laufter <rosslauft@hotmail.com>
Sent: Monday, November 1, 2021 3:30 PM
To: APC; Pamela Howard; Tina Laufter; Council Members
Subject: Towne Run PUD
Attachments: Laufter presentation for APC 11.1.2021 (1).pdf

WARNING: This external email is from rosslauft@hotmail.com.

Hello,

We plan to remonstrate the Towne Run PUD at tonight's APC meeting.
Attached to this email is the presentation we will speak to.

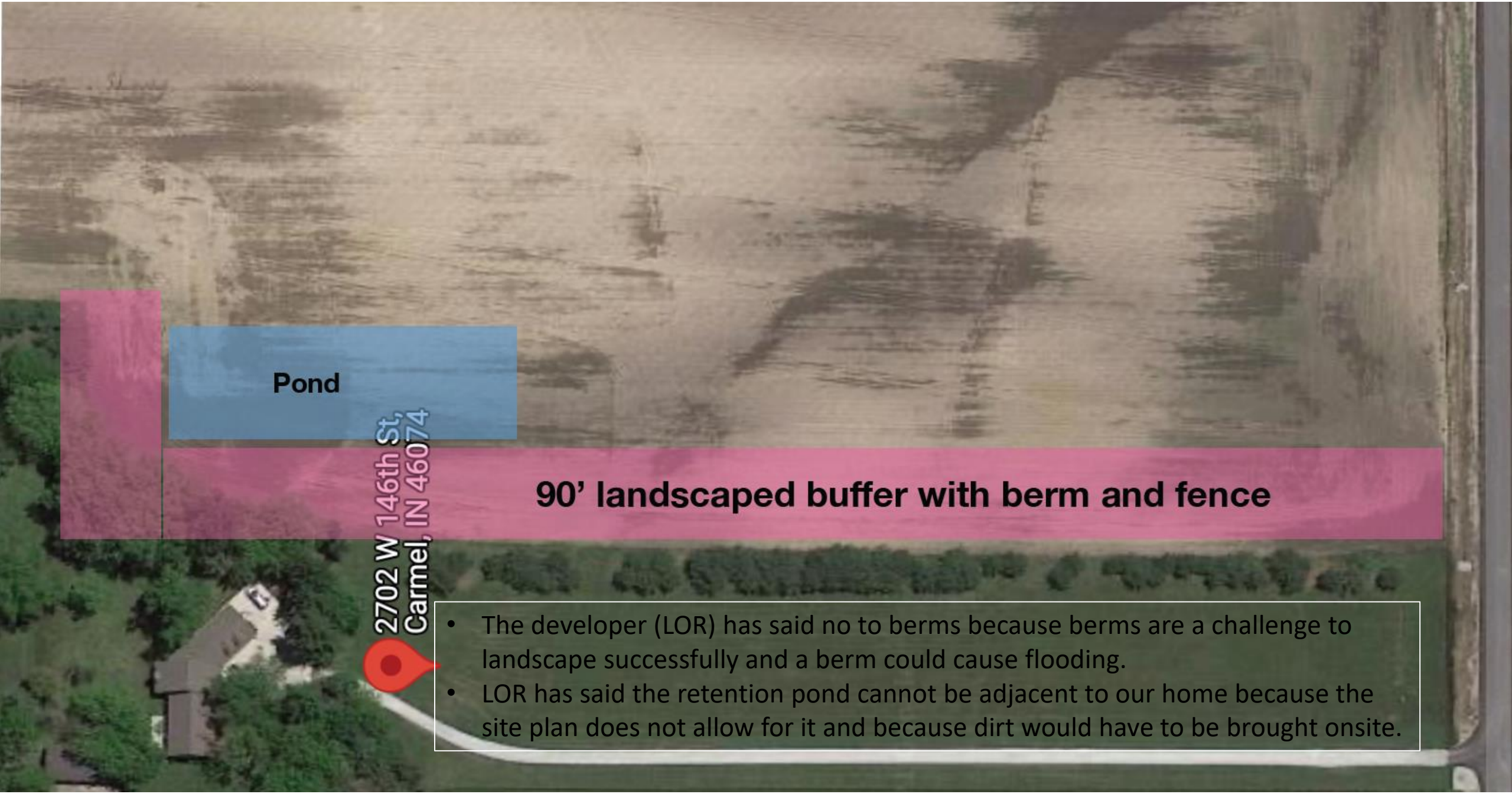
Thanks,
Ross and Tina Laufter

Actual and approved commercial development is **more than the comprehensive plan in size and scope**

- Exceeds Westfield Comprehensive Plan
- Area was only supposed to be local business
- Very large scale retail with big box and fast food
- Retention ponds border homes

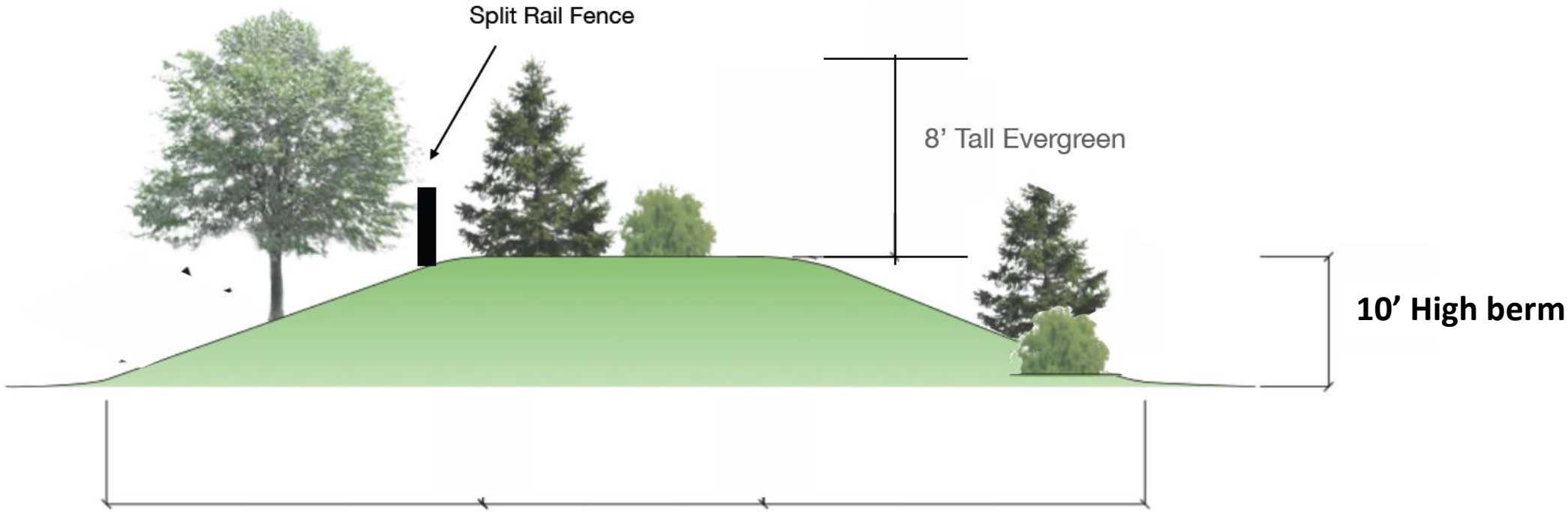
Keep this area residential

Keep commercial in this area



- The developer (LOR) has said no to berms because berms are a challenge to landscape successfully and a berm could cause flooding.
- LOR has said the retention pond cannot be adjacent to our home because the site plan does not allow for it and because dirt would have to be brought onsite.

- Buffer transition helps reduce the impact to our home from commercial development
  - Helps with more greenspace, reduces light from development and vehicle headlights, deflects noise, softens transition, protects our property value, etc.



90’ Landscaped berm with split rail fence

- 90’ buffer along Laufter property line
- Amenity pond adjacent to buffer and Laufter residence

2 story condos

3 story condos less dense

Keep commercial on Towne Road

- Medical / professional offices with Monday to Friday 9-5 type business
- Carmel does not have commercial across 146th

Berms of Westfield

From: Kevin M. Todd, AICP
To: Rachel Riemenschneider
Subject: Fwd: Kimblewick South of 151st Street - Status
Date: Tuesday, November 30, 2021 10:41:19 AM
Attachments: image001.png

For Towne Run public comments.

Kevin M. Todd, AICP | Director

Community Development | 2728 East 171st Street | Westfield, IN 46074
ktodd@westfield.in.gov | 317-379-6467

Need to send me a file over 25MB?

Begin forwarded message:

From: David Compton <David.Compton@pultegroup.com>
Date: November 6, 2021 at 4:09:32 PM EDT
Subject: Kimblewick South of 151st Street - Status

WARNING: This external email is from David.Compton@PulteGroup.com.

Kevin:

Please forward this email onto Kristen Burkman. Pulte Homes is in the process of filing for the first phase of construction plans for the area South of 151st street. Our expectation is to break ground on this phase of development in the Spring of 2022. The Kimblewick by Del Webb project is on schedule and we are excited to start construction on the part of the development south of 151st street in the spring of 2022.

Please email me with any additional questions.

Best always

David Compton

David Compton
VP of Land Acquisition : : Indianapolis Division
Office (317) 814-2251 Mobile (317) 281-4177
David.Compton@Pultegroup.com
11590 N. Meridian Street #530
Carmel, IN 46032
Pultegroup.com

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From:	Tina Laufter
To:	APC
Cc:	Rachel Riemenschneider; Council Members
Subject:	Towne Run PUD
Date:	Monday, December 6, 2021 2:27:01 PM

WARNING: This external email is from Tinalaufter@sbcglobal.net.

Hello,

My name is Tina Laufter and I live at 2702 West 146th Street. Our home is west of the proposed Towne Run development.

When Epcon proposed a development northeast of our home we were initially opposed. After reaching an agreement on the buffer and understanding the quality of the product we supported this development. I have learned from the sales team at Epcon that these homes have sold for $650,000-&950,000. Similarly across the street on the south west corner of 146th and Towne road the Pulte development has homes in the 500,000-600,000 range.

I would think the city would want the homes built on this property to be more inline with those in the immediate area.

In an effort to protect our property value I am opposed to the MI product proposed at Town Run. I feel that the product and the price point would have a significant negative impact to our property value.

Thank you,
Tina Laufter

Sent from my iPhone

From: Ross Laufter
To: APC; Council Members; Rachel Riemenschneider; Tina Laufter
Subject: Towne Run PUD
Date: Monday, December 6, 2021 2:59:21 PM

WARNING: This external email is from rosslauft@hotmail.com.

Hello,

We are not in favor of this PUD.

Please do not undersell the value of this area.

The low price point of the homes will negatively impact our home's value. We'd like a premium product here.

The pricing of the Epcon homes next-door to Towne Run is $650K to $950K. How would you like to buy a premium Epcon home for $950K and, surprise!, have a 3-story townhome pop-up in your back yard?

Please reduce the number of homes and townhomes in the PUD. Make the lot sizes larger along with larger yards.

Please add beauty and diversity with more green space.

On a separate topic, we have collaborated with MI Homes on the buffer area and have agreed upon on the buffer specs and dimensions. We would like to have the agreement memorialized and added to the PUD.

Best Regards,
Ross Laufter

From:	Ross Laufter
To:	APC; Council Members; Rachel Riemenschneider; Tina Laufter
Subject:	Townerun PUD - APC meeting 5.4.22
Date:	Tuesday, May 3, 2022 12:35:20 PM
Attachments:	Townerun PUD - APC meeting 5.4.22.pdf

WARNING: This external email is from rosslauft@hotmail.com.

Hi,

Please do not approve the current PUD. Westfield and this affected area are worthy of much better.

This plan is too dense and undersells the value of the area.
It will lower the neighboring property values.

Please change the homes back to single story - single family and do not allow paired villas (low price point) in the PUD. Please make the lot sizes bigger and add more greenspace.

This latest plan increases commercial development from the last update and exceeds the comprehensive plan for commercial development.

Please remove the commercial area from Townerun. Leave commercial development in the large Towne West commercial development on the east side of Towne road.

Best Regards,
Ross and Tina Laufter

Actual and approved commercial development is **more than the comprehensive plan in size and scope**

Keep this area residential

Keep commercial in this area

- Exceeds Westfield Comprehensive Plan
- Area was only supposed to be local business
- Very large scale retail with big box and fast food

SUMMARY

	SF	Parking Ratio	Parking Required
Grocery Store	95 K	4/1K	380
Retail/ Restaurants	69 K	5/1K	345
Restaurants/ Service	18.2 K	5/1K	91
Total Parking Required:			816
Total Parking Provided:			823

Outparcels (Restaurant/ Service)
Total Acres: 5.67

0 40′ 120′ 200′

DORSKY + YUE INTERNATIONAL LLC
ARCHITECTURE

PROPOSED DEVELOPMENT

GERSHMAN

Date: 02.22.2021
Project No: DY202101
Page 2

ORDINANCE NUMBER 21-45

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

"TowneRun PUD"

This is a Planned Unit Development District Ordinance, to be known as the TOWNERUN PLANNED UNIT DEVELOPMENT (the "**Ordinance**"), 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. 2111-PUD-27), 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. 2111-PUD-27 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "**Council**") with a favorable recommendation (Vote: X in favor, X opposed) 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 Council on XXXX X, ~~2021~~2022;

WHEREAS, the 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 Council, meeting in regular session, that the UDO 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 "TowneRun Planned Unit Development District" (the "**District**").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, 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 UDO.

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

3.1 The District is hereby divided into ~~five~~ three (~~5~~3) areas, as depicted on the Concept Plan and labeled as "**Mixed Use Hub**," "**Townhome Hub,**" ~~"Lifestyle Amenities Hub," "Single-Family A"~~ and "~~Single-Family B~~**Paired Villas Hub**" (individually or collectively, the "**Area**" or "**Areas**").

3.2 Development of each Area shall be regulated as set forth in this Ordinance.

3.3 The ~~boundaries~~ boundary of the ~~Areas~~ Mixed Use Hub shall be developed in substantial compliance with the Concept Plan. The final layouts and site plans within the ~~Areas~~ Mixed Use Hub shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.

3.4 The Paired Villa Hub and the Townhome Hub shall be developed in substantial compliance with the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of the Townhome Hub and ~~the Lifestyle Amenities~~Paired Villas Hub shall be the SFA: Single-family Attached District, and the Mixed Use Hub shall be the LB: Local and Neighborhood Business District~~, and the Single-Family A and Single-Family B Areas shall be SF4: Single Family High Density District~~ (the "**Underlying Zoning Districts**").

Section 5. Permitted Uses. The uses identified in this Section (the "**Permitted Uses**"), shall be the only uses permitted in the Areas.

5.1 The following uses shall be permitted in Mixed Use Hub:

A. Bed and Breakfast (B&B)
B. Childcare / daycare centers
C. Health, fitness and exercise center
D. Office, General Services
E. Office, Medical
F. Office, Professional
G. Restaurant, Sit Down
H. Restaurant, Specialty
I. Restaurant, Takeout and Deli-style
J. Retail, Low Intensity
K. Retail, Medium Intensity
L. Development Amenities

5.2 Townhome Hub: A maximum number of ~~130~~ 60 Townhouse ~~Dwellings~~ Dwelling Units shall be permitted.

5.3 ~~Lifestyle Amenities Hub: Development Amenities.~~Paired Villas Hub: A maximum of 25 Duplex Dwellings (50 Dwelling Units) shall be permitted.

~~5.4 Single-Family A: A maximum number of 26 Single-Family Dwellings shall be permitted.~~

~~5.5 Single-Family B: A maximum number of 26 Single-Family Dwellings shall be permitted.~~

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

6.1 Mixed Use Hub Development Standards: The following development standards shall be applicable to any Building within the Mixed Use Hub:

A. Article 4.14(E) shall not apply. There shall be no zoning setback requirements within the Mixed Use Hub Area.

B. Article 4.14(F) shall not apply. Instead the following Maximum Building Height standards shall apply: Two (2) Stories.

6.2 Townhome Hub Development Standards: The following development standards shall be applicable to any Building constructed within the Townhome Hub Area:

Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback*	
Front Yard	0’
Side Yard	0’
Rear Yard	0’
Minimum Distance Between Buildings	~~15’~~20’
Maximum Lot Coverage	No Maximum
Minimum Lot Width	No Minimum
Maximum Dwelling Units Per Building	~~6~~5
Maximum Building Height	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,500 SF

*Each Townhouse Dwelling shall provide a driveway with a minimum length of ~~ten~~ twenty (~~10~~20) feet as measured between the garage door and : (i) the Street right-of-way line, if the driveway is accessed from a Street; or (ii) the edge of pavement, if the driveway is accessed from an Alley. A minimum of sixteen (16) additional visitor parking spaced shall be provided in addition to the two (2) off-street spaces being provided in each driveway. Article 4.9(H)(2) Building Staggering Requirement shall not apply. Article 4.9(J) Project Perimeter Setback shall not apply.

~~6.4 Lifestyle Amenities Hub Development Standards: The following development standards shall be applicable to any Building within the Lifestyle Amenities Hub.~~

~~A. Article 4.9(H) shall not apply. Instead, the following minimum setbacks shall apply: There shall be no other zoning setback requirements within the Lifestyle Amenities Hub Area.~~

~~B. Buildings within the Lifestyle Amenities Hub shall be limited to gazebos, picnic shelters and other similar amenity structures.~~

6.~~5~~3 ~~Single-Family A~~Paired Villas Hub Development Standards: The following development standards shall be applicable to any Duplex Dwelling constructed within the ~~Single-Family A Area~~Paired Villas Hub Area:

Minimum Lot Area (per Duplex Dwelling Building)	~~4,000~~10,000 SF
Minimum Lot Frontage (per Duplex Dwelling Building)	~~32’~~50’
Minimum Building Setback Lines	
Front Yard	~~10’~~20’
Side Yard	~~5’~~7.5’
Rear Yard*	~~10’~~15’
Minimum Building Separation	15’
Minimum Lot Width (per Duplex Dwelling Building)	~~32’~~85’

Maximum Building Height	~~2~~ ~~Stories~~Story, and one-half
Minimum Living Area (Ground Floor) per Dwelling Unit	~~750~~ 1400 SF

* ~~Each Dwelling shall provide an Alley-load garage with a minimum of ten (10) feet as measured between the garage door and the edge of the Alley pavement.~~No Duplex Dwelling shall be constructed within 105' of the west property line of the District. Article 4.9(H)(2) Building Staggering Requirement shall notapply.

~~6.6 Single-Family B Development Standards: The following development standards shall be applicable to any Dwelling constructed within the Single-Family B Area:~~

~~Minimum Lot Area~~	~~5,500 SF~~
~~Minimum Lot Frontage~~	~~40'~~
~~Minimum Building Setback Lines~~	
~~Front Yard~~	~~10'~~
~~Side Yard~~	~~5'~~
~~Rear Yard*~~	~~15'~~
~~Minimum Lot Width~~	~~52'~~
~~Maximum Building Height~~	~~2 Stories~~
~~Minimum Living Area (Ground Floor)~~	~~750 SF~~

~~*No Dwelling shall be constructed within 105' for the west property line of the District.~~

Section 7. Overlay District. The Architectural Design Requirements of the State Highway 32 Overlay Zone, Article 5.3(K) of the UDO (the "**Overlay Architectural Standards**"), shall apply to the Mixed Use Hub. References of the Overlay Architectural Standards to the State Highway 32 Right-of-way line shall apply to the 146th Street and Towne Road Rights-of-way lines.

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

8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures to be located within an Established Front Yard along a Street other than 146th Street and Towne Road.

8.2 Article 6.3 Architectural Standards:

A. Mixed Use Hub. Article 6.3 Architectural Standards shall not apply to the Mixed Use Hub. Instead, the Overlay Architectural Standards (incorporated in Section 7 of this Ordinance) shall be supplemented by the images attached hereto as Exhibit C, which are intended to conceptually illustrate the anticipated character and quality of the Buildings to be constructed within Mixed use Hub. References of the Overlay Architectural Standards to the State Highway 32 right-of-way line shall apply to the 146th Street and Towne Road right-of-way lines.

B. Townhome Hub~~, Single-Family A and Single-Family B Areas~~ and Paired Villas Hub. Article 6.3 Architectural Standards shall not apply~~, except as~~

~~modified below~~. ~~The~~ Instead, the following architectural standards shall apply in the Townhome Hub~~, Single-Family A and Single-Family B~~ and Paired Villas Hub Areas:

1. Elevations and Architectural Requirements:

   i. Townhome Hub.
      1. The Townhouse Dwellings shall be constructed in substantial compliance with Exhibit D (the "**Townhome Elevations**"). ~~To the extent the applicable architectural standards of the UDO conflict with the Townhome Elevations, the Townhome Elevations shall prevail.~~
      ~~2. Siding shall be Fiber Cement Siding, Wood or similar product.~~
      2. Building Materials: The Townhouse Dwellings shall be comprised of any mix, proportion and combination of the following exterior building materials: brick, cast stone, stone, cultured stone, cement fiberboard, or engineered wood siding (e.g., LP SmartSide).
      3. Masonry shall be provided on the first floor of the front façade of each Building. Side and rear façades shall include at least a 24" masonry wainscot.
      4. Wood or vinyl soffits shall be permitted.
      5. Vinyl windows shall be permitted.
      ~~3.~~6. Vinyl and aluminum siding shall not be permitted~~Masonry shall be constructed as shown on the Townhome Elevations~~.
      ~~4.~~7. A minimum of 6:12 roof pitch shall be provided on main roof; other roof areas other than the main roof may be less than 6:12 as shown on the Townhome Elevations.
      ~~5.~~8. All windows not surrounded by masonry shall have a 1" x 4" trim board around all 4 sides of the window.

   ii. ~~Single-Family A~~Paired Villas Hub.
      1. The ~~Single-Family A Dwellings~~Dwellings in the Paired Villas Hub Area shall be constructed in substantial compliance with Exhibit E (the "**~~Single-Family A~~Paired Villa Elevations**"). ~~To the extent the applicable architectural standards of the UDO conflict with the Single-Family A Elevations, the Single-Family A Elevations shall prevail.~~
      2. The Dwellings shall be configured for one-story living with optional upstairs loft area no larger than 50% of the main floor~~Siding shall be Fiber Cement Siding, Wood or similar product~~.
      3. Building Materials: The exterior building materials of the Dwellings shall be comprised of any mix, proportion and

combination of the following materials: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP SmartSide).

4. Front façades shall include at least an 18" masonry wainscot.
5. Wood or vinyl soffits shall be permitted.
6. Vinyl windows shall be permitted.
~~3.~~7. Vinyl and aluminum siding shall not be permitted~~Masonry shall be constructed as shown on the Single-Family A Elevations~~.
~~4.~~8. A minimum of 6:12 roof pitch shall be provided on main roof; other roof areas other than the main roof may be less than 6:12 as shown on the ~~Single-Family A~~Paired Villa Elevations.
9. All windows not surrounded by masonry shall have a 1" x 4" trim board around all 4 sides of the window.
~~5.~~10. Each Dwelling Unit shall include at least seventy (70) square feet of rear covered patio area.

~~iii. Single-Family B.~~

~~1. The Single-Family A Dwellings shall be constructed in substantial compliance with Exhibit F (the "**Single-Family B Elevations**"). To the extent the applicable architectural standards of the UDO conflict with the Single-Family B Elevations, the Single-Family B Elevations shall prevail.~~
~~2. Siding shall be Fiber Cement Siding, Wood or similar product.~~
~~3. Masonry shall be constructed as shown on the Single-Family B Elevations.~~
~~4. A minimum of 6:12 roof pitch shall be provided on main roof; other roof areas other than the main roof may be less than 6:12 as shown on the Single-Family B Elevations.~~
~~5. All windows not surrounded by masonry shall have a 1" x 4" trim board around all 4 sides of the window.~~

~~2. Building Materials Prohibited: Vinyl and aluminum siding shall be prohibited.~~

~~3. Garages: All Dwellings shall have a minimum two (2) car attached garage. The garages in Single-Family A shall be Alley-load garages. The front façade of all garages in the Single-Family B Area shall be setback a minimum distance of 15' behind the front elevation of the Dwelling on each Lot.~~

~~C. Lifestyle and Amenities Hub. Article 6.3 Architectural Standards shall not apply to the Lifestyle and Amenities Hub Area.~~

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

A. Street Trees: Article 6.8(J) Street Trees shall ~~not~~ only apply within the Townhome Hub and Paired Villas Hub Areas, as modified below:

1. Street Trees shall not be required along Alleys.

~~1.~~ Street trees shall be permitted to be located outside the public Right-of-way, but within ten (10) feet of the Right-of-way.

2.

~~A.~~B. External Street Frontage: Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply. The Paired Villas Hub shall include the following External Street Frontage landscaping: (i.) landscaping area with a minimum depth of thirty (30) feet along 146th Street frontage road; (ii) 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; and (iii) a minimum three-foot (3') tall undulating mound unless there are drainage or utility conflicts that would prohibit such mounding.

~~B.~~C. Buffer Yard Landscaping. Article 6.8(N) Buffer Yard Requirements shall not apply. Instead, Buffer Yard landscaping along the west and north boundaries of the District abutting the existing AG-SF1 zoning district shall be provided in substantial compliance with Exhibit ~~G~~F.

~~C.~~D. Tree Preservation. Any trees within ten (10) feet of the west and north boundary of the District, that are in good health and not otherwise required to be removed for environmental reasons, shall be preserved in accordance with Article 6.8, Landscaping Standards of the UDO. Existing trees in this area shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation.

~~D.~~E. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall not apply. Instead the following standards shall apply:

1. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
2. Townhouse Dwelling Buildings shall be landscaped in compliance with Exhibit ~~H~~ G of this Ordinance (including at least 4 shrubs and 1 shade, evergreen or ornamental tree per Dwelling Unit). Each Townhouse Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Dwelling.~~.~~
3. ~~Dwellings~~ Buildings in the ~~Single-Family A~~Paired Villas Hub Area shall be landscaped in compliance with Exhibit ~~I~~H of this Ordinance (including at least

8 shrubs and 1 shade, evergreen or ornamental tree per Dwelling Unit). Each ~~Dwelling~~ Building on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the ~~Dwelling~~Building.

~~4. Dwellings in the Single-Family B Area shall be landscaped in compliance with Exhibit J of this Ordinance. Each Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Dwelling.~~

8.4 Sign Standards.

A. One (1) Nonresidential Center Monument Sign, in compliance with the standards set for in Article 6.17(J)(2)(a)(ii), shall be permitted within the Mixed Use Hub Area.

B. One (1) Residential Monument Sign, in compliance with Article 6.17(G)(1), shall be permitted at the entrance of the Townhome Hub Area.

C. One (1) Residential Monument Sign, in compliance with Article 6.17(G)(1), shall be permitted at the entrance ~~between the Single-Family B and Lifestyle and Amenities Hub Areas~~of the Paired Villas Hub Area.

D. Wall Signs shall be permitted in accordance with Article 6.17(J)(5) of the UDO for Buildings in the Mixed Use Hub. For purposes of this Section, a Front Façade may be either a Building Façade possessing the primary entrance of a Building or a Building Façade facing an External Street (or frontage road thereto).

8.5 Parking and Loading Standards.

A. Article 6.14(G)(5) is hereby modified to permit up to 20% of all parking spaces required in the District to be a minimum of 8’ wide and 18’ deep to accommodate compact cars.

B. Parking Space requirements shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan.

Section 9. Open Space and Amenity Standards. Article 8.6 shall not apply. Instead, the amenities and open space shall be provided in substantial compliance with Exhibit I of this Ordinance (the “**Amenity Plan**”). The amenities shall include the following: passive recreation open space; two seating areas at locations indicated on the Concept Plan (including a shelter, gazebo or trellis structure), bocce ball court, pickleball court and dog park.

~~A. The Lifestyle and Amenities Hub and improvements contained therein shall be creditable toward the requirements of Article 8.6 of the UDO for the District. No additional Open Space or Amenities shall be required.~~

~~B. Article 8.6(H), Multi-Family Amenity Standards, shall not apply. Instead, the Lifestyle and Amenities Hub and the "Common Space Amenity" areas identified in the Concept Plan (one located within the Lifestyle and Amenities Hub Area and one located in the Townhome Hub Area) (collectively, the "**TowneRun Amenities**") shall be provided in substantial compliance with the Concept Plan. The TowneRun Amenities shall include at least the following: passive recreation open space; 2 seating areas at locations indicated on the Concept Plan, including benches or swings, sidewalk pathways, and a shelter (Gazebo or Trellis).~~

Section 10. Infrastructure Standards. The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.

Section 11. Duration. Failure to obtain a Secondary Plat / Construction Plan approval in 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.

Section 12. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS XX DAY OF XXXX, ~~2021~~2022.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
James Edwards	James Edwards	James 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 ~~XX-XX~~21-45** was delivered to the Mayor of Westfield on the XX day of XXXX, ~~2021~~2022, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-~~XX~~45**

this _____day of XXXX, ~~2021~~2022.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-~~XX~~45**

this _____day of XXXX, ~~2021~~2022.

_____
J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

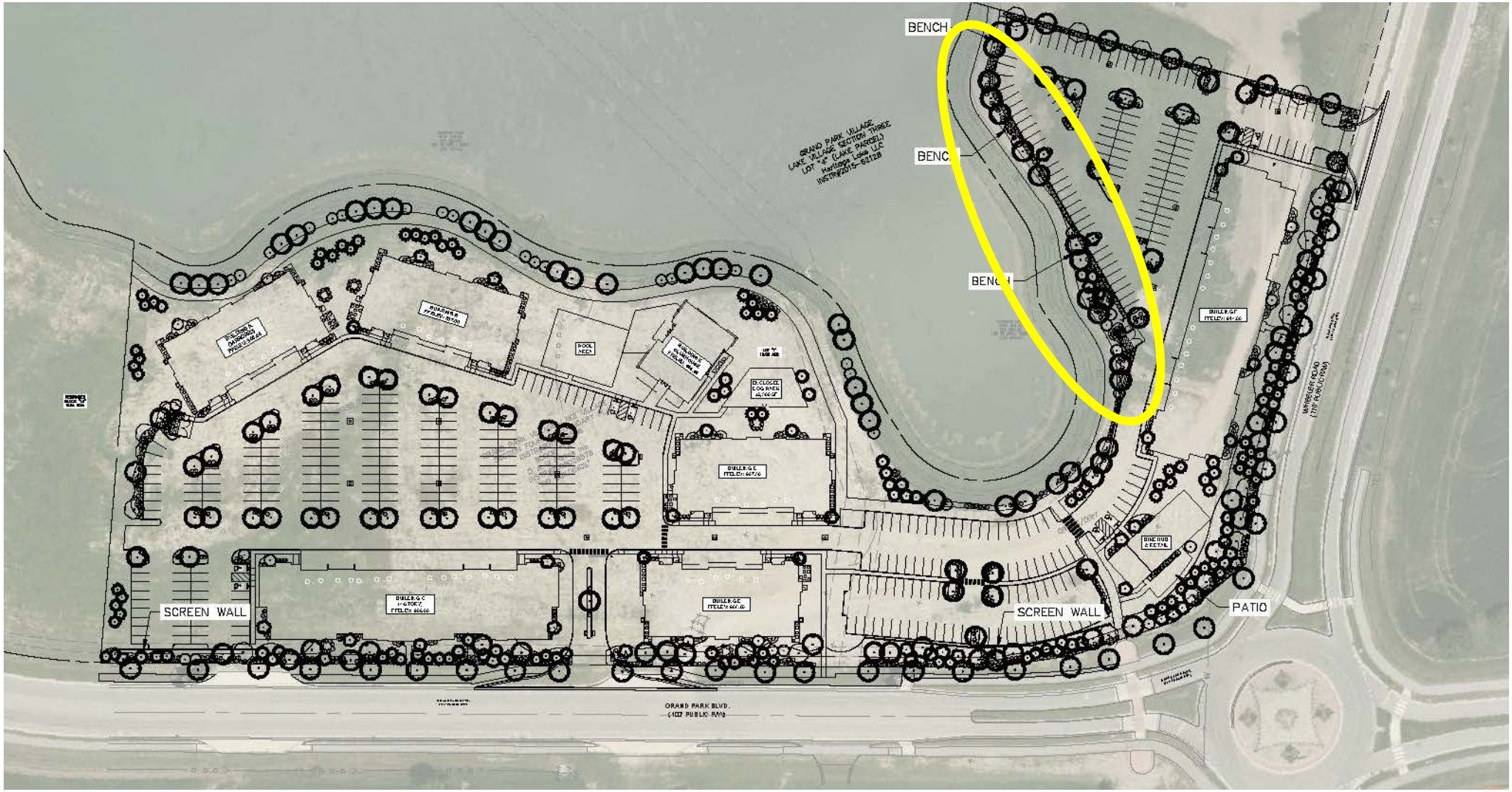
I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matthew S. Skelton.

Grand Park Village
Site Location Map

- 12 acre site at Grand Park Boulevard and Wheeler Road.
- Part of the Lake District of the Grand Park Village PUD.

Grand Park Village
Site Enhancements

- Extended Boardwalk along 100% of lake frontage.
- Removed parking and landscaping Amendments from the request.
- Parking to meet UDO and eliminated parking conflicts noted previously.
- Added seating and landscaping along Boardwalk adjacent to parking providing a barrier between the lake and parking area.
- Enhanced landscaping screening of dumpster enclosure and screening along parking at Bike Hub.
- Added trees along Boardwalk.



Grand Park Village
Bike Hub Perspective

- Added Bike Hub as required in the development of the site that will be constructed at same time as apartments.
- The Bike Hub creates a destination for full time residents of neighboring cities – Carmel, Indianapolis, and cycling enthusiasts from all over the area, bicycles for rent for the youth sports travelers looking to step away from sports games and explore the city of Westfield.
- Uses have been limited to bike parking, bike lounge, bike repair, convenience snack store, coffee shop, ice cream shop, and pop-up shop space (temp/seasonal retail).
- Amendment requires substantial compliance with architectural character as shown.
- Patio was added to provide additional public gathering area.

Grand Park Village

Building Design

- View of 3-story building from lake
- Enhancements include shutters, shake siding, new England light fixtures, and dormers, roof line trim, and entry details.
- The Amendment requires substantial compliance with architectural character as shown as well as compliance the Grand Park Village PUD architectural standards. All building elevations are required to carry across the same level of architectural detailing.
- Landscaping now buffers residents form Boardwalk and lake.

Grand Park Village

Building Design

- View of Bike Hub to the left.
- View of 4-story building from Wheeler Road below.
- The dwelling design compliments Bike Hub architecture.

Grand Park Village
Building Design

- View of fence and landscaping along Grand Park Boulevard with 3-story building in background.
- Confirmed with the Landscape Architect that this is a plan that works and not shoehorning in added plantings.
- The white scalloped fence compliments the Cape Cod feel of the site architecture.
- Fence will provide a buffer but it is not dominating or intimidating.

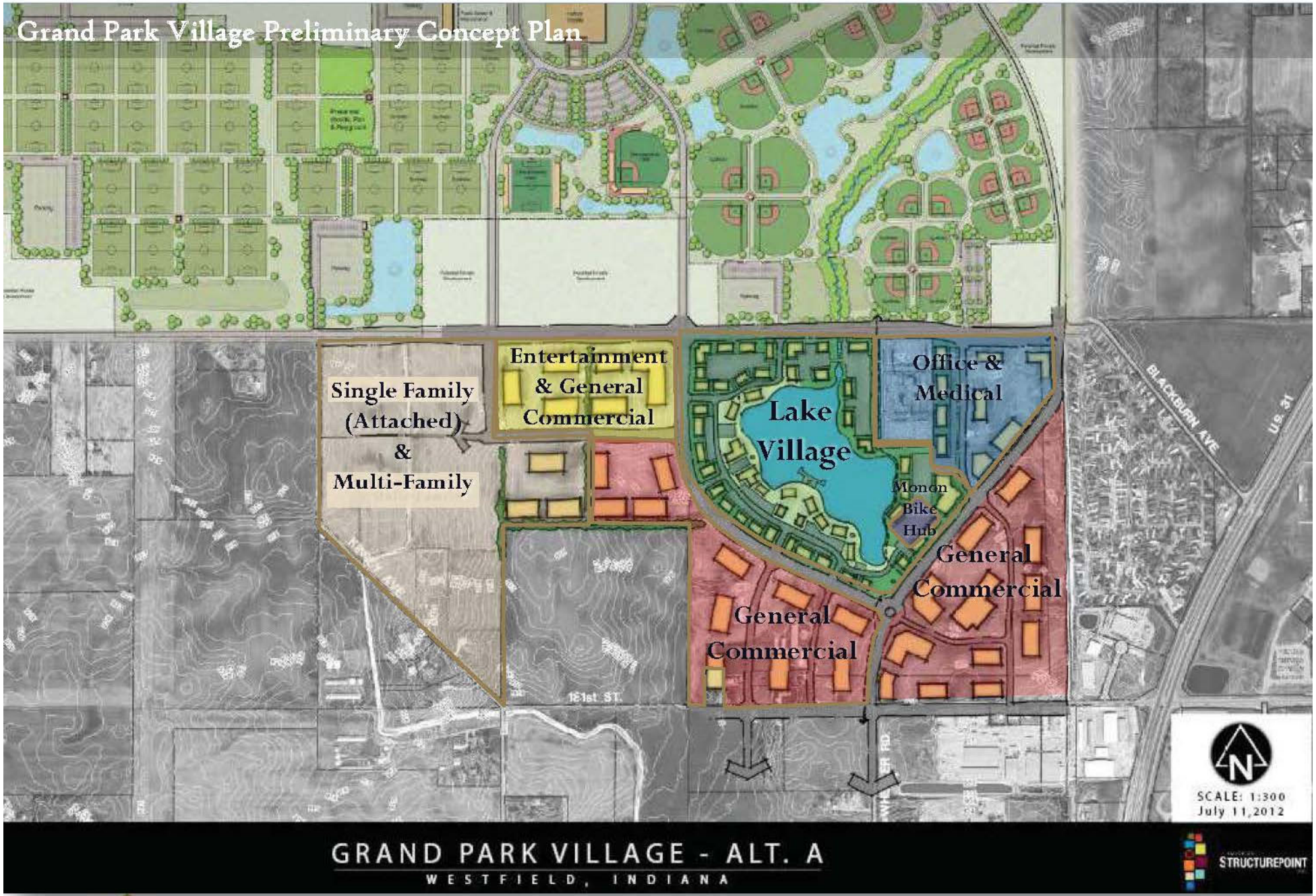
Grand Park Village
Commitment

- Multifamily Limitation. At the previous meeting, a request was made to limit additional multifamily being built at the remaining acreage bordering the lake.

Both the Day Family and Henke Development have agreed that if this Amendment is approved, each would record a covenant on their remaining land adjacent to Grand Park Village Lake that no multifamily rental units will be built "at grade" on any land touching Grand Park Village Lake. This commitment would not limit (would permit) multi-family dwellings above future retail and office on the remaining real estate.

Therefore, the applicant is requesting a recommendation form the Plan Commission subject to a Commitment requiring execution and recording of the covenant as outlined above.

Grand Park Village
Original PUD Concept Plan



Grand Park Village
Aerial Photos

ORDINANCE NUMBER 21-45

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

"TowneRun PUD"

This is a Planned Unit Development District Ordinance, to be known as the TOWNERUN PLANNED UNIT DEVELOPMENT (the "**Ordinance**"), 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. 2111-PUD-27), 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. 2111-PUD-27 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "**Council**") with a favorable recommendation (Vote: X in favor, X opposed) 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 Council on XXXX X, 2022;

WHEREAS, the 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 Council, meeting in regular session, that the UDO 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 "TowneRun Planned Unit Development District" (the "**District**").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, 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 UDO.

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

3.1 The District is hereby divided into three (3) areas, as depicted on the Concept Plan and labeled as "**Mixed Use Hub**," "**Townhome Hub,**" and "**Paired Villas Hub**" (individually or collectively, the "**Area**" or "**Areas**").

3.2 Development of each Area shall be regulated as set forth in this Ordinance.

3.3 The boundary of the Mixed Use Hub shall be developed in substantial compliance with the Concept Plan. The final layouts and site plans within the Mixed Use Hub shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.

3.4 The Paired Villa Hub and the Townhome Hub shall be developed in substantial compliance with the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of the Townhome Hub and Paired Villas Hub shall be the SFA: Single-family Attached District, and the Mixed Use Hub shall be the LB: Local and Neighborhood Business District (the "**Underlying Zoning Districts**").

Section 5. Permitted Uses. The uses identified in this Section (the "**Permitted Uses**"), shall be the only uses permitted in the Areas.

5.1 The following uses shall be permitted in Mixed Use Hub:

A. Bed and Breakfast (B&B)
B. Childcare / daycare centers
C. Health, fitness and exercise center
D. Office, General Services
E. Office, Medical
F. Office, Professional
G. Restaurant, Sit Down
H. Restaurant, Specialty
I. Restaurant, Takeout and Deli-style
J. Retail, Low Intensity
K. Retail, Medium Intensity
L. Development Amenities

5.2 Townhome Hub: A maximum number of 60 Townhouse Dwelling Units shall be permitted.

5.3 Paired Villas Hub: A maximum of 25 Duplex Dwellings (50 Dwelling Units) shall be permitted.

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

6.1 Mixed Use Hub Development Standards: The following development standards shall be applicable to any Building within the Mixed Use Hub:

A. Article 4.14(E) shall not apply. There shall be no zoning setback requirements within the Mixed Use Hub Area.

B. Article 4.14(F) shall not apply. Instead the following Maximum Building Height standards shall apply: Two (2) Stories.

6.2 Townhome Hub Development Standards: The following development standards shall be applicable to any Building constructed within the Townhome Hub Area:

Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Minimum Building Setback*	
Front Yard	0'
Side Yard	0'
Rear Yard	0'

Minimum Distance Between Buildings	20’
Maximum Lot Coverage	No Maximum
Minimum Lot Width	No Minimum
Maximum Dwelling Units Per Building	5
Maximum Building Height	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,500 SF

*Each Townhouse Dwelling shall provide a driveway with a minimum length of twenty (20) feet as measured between the garage door and : (i) the Street right-of-way line, if the driveway is accessed from a Street; or (ii) the edge of pavement, if the driveway is accessed from an Alley. A minimum of sixteen (16) additional visitor parking spaced shall be provided in addition to the two (2) off-street spaces being provided in each driveway. Article 4.9(H)(2) Building Staggering Requirement shall not apply. Article 4.9(J) Project Perimeter Setback shall not apply.

6.3 Paired Villas Hub Development Standards: The following development standards shall be applicable to any Duplex Dwelling constructed within the Paired Villas Hub Area:

Minimum Lot Area (per Duplex Dwelling Building)	10,000 SF
Minimum Lot Frontage (per Duplex Dwelling Building)	50’
Minimum Building Setback Lines	
Front Yard	20’
Side Yard	7.5’
Rear Yard*	15’
Minimum Building Separation	15’
Minimum Lot Width (per Duplex Dwelling Building)	85’
Maximum Building Height	Story, and one-half
Minimum Living Area (Ground Floor) per Dwelling Unit	1400 SF

* No Duplex Dwelling shall be constructed within 105’ of the west property line of the District. Article 4.9(H)(2) Building Staggering Requirement shall notapply.

Section 7. Overlay District. The Architectural Design Requirements of the State Highway 32 Overlay Zone, Article 5.3(K) of the UDO (the “**Overlay Architectural Standards**”), shall apply to the Mixed Use Hub. References of the Overlay Architectural Standards to the State Highway 32 Right-of-way line shall apply to the 146th Street and Towne Road Rights-of-way lines.

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

8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures to be located within an Established Front Yard along a Street other than 146th Street and Towne Road.

8.2 Article 6.3 Architectural Standards:

A. Mixed Use Hub. Article 6.3 Architectural Standards shall not apply to the Mixed Use Hub. Instead, the Overlay Architectural Standards (incorporated in Section 7 of this Ordinance) shall be supplemented by the images attached hereto as Exhibit C, which are intended to conceptually illustrate the anticipated character and quality of the Buildings to be constructed within Mixed use Hub. References of the Overlay Architectural Standards to the State Highway 32 right-of-way line shall apply to the 146th Street and Towne Road right-of-way lines.

B. Townhome Hub and Paired Villas Hub. Article 6.3 Architectural Standards shall not apply. Instead, the following architectural standards shall apply in the Townhome Hub and Paired Villas Hub Areas:

1. Elevations and Architectural Requirements:

i. Townhome Hub.

1. The Townhouse Dwellings shall be constructed in substantial compliance with Exhibit D (the "**Townhome Elevations**").
2. Building Materials: The Townhouse Dwellings shall be comprised of any mix, proportion and combination of the following exterior building materials: brick, cast stone, stone, cultured stone, cement fiberboard, or engineered wood siding (e.g., LP SmartSide).
3. Masonry shall be provided on the first floor of the front façade of each Building. Side and rear façades shall include at least a 24" masonry wainscot.
4. Wood or vinyl soffits shall be permitted.
5. Vinyl windows shall be permitted.
6. Vinyl and aluminum siding shall not be permitted.
7. A minimum of 6:12 roof pitch shall be provided on main roof; other roof areas other than the main roof may be less than 6:12 as shown on the Townhome Elevations.
8. All windows not surrounded by masonry shall have a 1" x 4" trim board around all 4 sides of the window.

ii. Paired Villas Hub.

1. The Dwellings in the Paired Villas Hub Area shall be constructed in substantial compliance with Exhibit E (the "**Paired Villa Elevations**").
2. The Dwellings shall be configured for one-story living with optional upstairs loft area no larger than 50% of the main floor.
3. Building Materials: The exterior building materials of the Dwellings shall be comprised of any mix, proportion and combination of the following materials: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP SmartSide).
4. Front façades shall include at least an 18" masonry wainscot.
5. Wood or vinyl soffits shall be permitted.
6. Vinyl windows shall be permitted.
7. Vinyl and aluminum siding shall not be permitted.
8. A minimum of 6:12 roof pitch shall be provided on main roof; other roof areas other than the main roof may be less than 6:12 as shown on the Paired Villa Elevations.
9. All windows not surrounded by masonry shall have a 1" x 4" trim board around all 4 sides of the window.
10. Each Dwelling Unit shall include at least seventy (70) square feet of rear covered patio area.

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

A. Street Trees: Article 6.8(J) Street Trees shall only apply within the Townhome Hub and Paired Villas Hub Areas, as modified below:
   1. Street Trees shall not be required along Alleys.
   2. Street trees shall be permitted to be located outside the public Right-of-way, but within ten (10) feet of the Right-of-way.

B. External Street Frontage: Article 6.8(M) External Street Frontage Landscaping Requirements shall not apply. The Paired Villas Hub shall include the following External Street Frontage landscaping: (i.) landscaping area with a minimum depth of thirty (30) feet along 146th Street frontage road; (ii) 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; and (iii) a minimum three-foot (3') tall undulating mound unless there are drainage or utility conflicts that would prohibit such mounding.

C. Buffer Yard Landscaping. Article 6.8(N) Buffer Yard Requirements shall not apply. Instead, Buffer Yard landscaping along the west and north boundaries of

the District abutting the existing AG-SF1 zoning district shall be provided in substantial compliance with Exhibit F.

D. Tree Preservation. Any trees within ten (10) feet of the west and north boundary of the District, that are in good health and not otherwise required to be removed for environmental reasons, shall be preserved in accordance with Article 6.8, Landscaping Standards of the UDO. Existing trees in this area shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation.

E. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall not apply. Instead the following standards shall apply:

1. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
2. Townhouse Dwelling Buildings shall be landscaped in compliance with Exhibit G of this Ordinance (including at least 4 shrubs and 1 shade, evergreen or ornamental tree per Dwelling Unit). Each Townhouse Dwelling on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Dwelling.
3. Buildings in the Paired Villas Hub Area shall be landscaped in compliance with Exhibit H of this Ordinance (including at least 8 shrubs and 1 shade, evergreen or ornamental tree per Dwelling Unit). Each Building on a Corner Lot shall have one (1) additional Shade Tree in the Front Yard adjacent to the side elevation of the Building.

8.4 Sign Standards.

A. One (1) Nonresidential Center Monument Sign, in compliance with the standards set for in Article 6.17(J)(2)(a)(ii), shall be permitted within the Mixed Use Hub Area.

B. One (1) Residential Monument Sign, in compliance with Article 6.17(G)(1), shall be permitted at the entrance of the Townhome Hub Area.

C. One (1) Residential Monument Sign, in compliance with Article 6.17(G)(1), shall be permitted at the entrance of the Paired Villas Hub Area.

D. Wall Signs shall be permitted in accordance with Article 6.17(J)(5) of the UDO for Buildings in the Mixed Use Hub. For purposes of this Section, a Front Façade may be either a Building Façade possessing the primary entrance of a Building or a Building Façade facing an External Street (or frontage road thereto).

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A. Article 6.14(G)(5) is hereby modified to permit up to 20% of all parking spaces required in the District to be a minimum of 8’ wide and 18’ deep to accommodate compact cars.

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Section 11. Duration. Failure to obtain a Secondary Plat / Construction Plan approval in 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.

Section 12. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

ALL OF WHICH IS ORDAINED/RESOLVED THIS XX DAY OF XXXX, 2022.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
_____	_____	_____
James Edwards	James Edwards	James 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 21-45** was delivered to the Mayor of Westfield on the XX day of XXXX, 2022, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-45**

this _____day of XXXX, 2022.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-45**

this _____day of XXXX, 2022.

_____
J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

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: Matthew S. Skelton.

EXHIBIT A
Legal Description

A PART OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 03 EAST, OF THE SECOND PRINCIPAL MERIDIAN, IN HAMILTON COUNTY, INDIANA, BEING THAT TRACT OF LAND SHOWN ON THE PLAT OF SURVEY CERTIFIED BY TERRY D. WRIGHT, INDIANA REGISTERED PROFESSIONAL LAND SURVEYOR LS#9700013 ON APRIL 23, 2021 BY HAMILTON DESIGNS, LLC PROJECT NUMBER 2021-0106 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN AS SHOWN ON SAID PLAT OF SURVEY) MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A HARRISON MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION; THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST 750.00 FEET ON AND ALONG THE EAST LINE OF SAID QUARTER SECTION TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THE FOLLOWING 11 CALLS FOLLOW THE NORTH LINE OF THE RIGHT OF WAY GRANT DESCRIBED IN INSTRUMENT # 2016013973 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY;

1) THENCE SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST 50.58 FEET;

2) THENCE SOUTH 00 DEGREES 03 MINUTES 13 SECONDS EAST 45.85 FEET;

3) THENCE SOUTH 89 DEGREES 48 MINUTES 55 SECONDS WEST 5.39 FEET;

4) THENCE IN A SOUTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE LEFT WITH A RADIUS OF 219.87 FEET, HAVING A CHORD BEARING OF SOUTH 44 DEGREES 56 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 311.07, HAVING A CENTRAL ANGLE OF 90 DEGREES 02 MINUTES 38 SECONDS AND AN ARC LENGTH OF 345.55;

5) THENCE SOUTH 03 DEGREES 06 MINUTES 12 SECONDS EAST 93.98 FEET;

6) THENCE IN A SOUTHWESTERLY DIRECTION WITH A NON-TANGENT CURVE TURNING TO THE RIGHT WITH A RADIUS OF 145.10 FEET, HAVING A CHORD BEARING OF SOUTH 44 DEGREES 46 MINUTES 18 SECONDS WEST AND A CHORD DISTANCE OF 204.44, HAVING A CENTRAL ANGLE OF 89 DEGREES 34 MINUTES 20 SECONDS AND AN ARC LENGTH OF 226.84;

7) THENCE NORTH 88 DEGREES 35 MINUTES 56 SECONDS WEST 95.30 FEET;

8) THENCE NORTH 73 DEGREES 42 MINUTES 13 SECONDS WEST 52.20 FEET;

9) THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST 75.00 FEET;

10) THENCE SOUTH 72 DEGREES 53 MINUTES 53 SECONDS WEST 52.20 FEET;

11) THENCE SOUTH 89 DEGREES 35 MINUTES 50 SECONDS WEST 409.99 FEET TO THE EAST LINE OF INSTRUMENT #200100027371 IN SAID RECORDER'S OFFICE; THENCE NORTH 00 DEGREES 03 MINUTES 20 SECONDS WEST 985.64 FEET ALONG SAID EAST LINE; THENCE

NORTH 89 DEGREES 30 MINUTES 46 SECONDS EAST 183.94 FEET TO THE SOUTHEAST CORNER OF INSTRUMENT #200200010702; THENCE NORTH 89 DEGREES 30 MINUTES 14 SECONDS EAST 396.72 FEET TO A SOUTHEASTERN CORNER OF INSTRUMENT #2021015916; THE FOLLOWING 4 CALLS FOLLOW AN EASTERN AND SOUTHERN LINE OF SAID INSTRUMENT;

1) THENCE NORTH 00 DEGREES 00 MINUTES 33 SECONDS WEST 141.35 FEET;

2) THENCE NORTH 27 DEGREES 18 MINUTES 29 SECONDS WEST 121.54 FEET;

3) THENCE NORTH 00 DEGREES 00 MINUTES 46 SECONDS WEST 146.55 FEET;

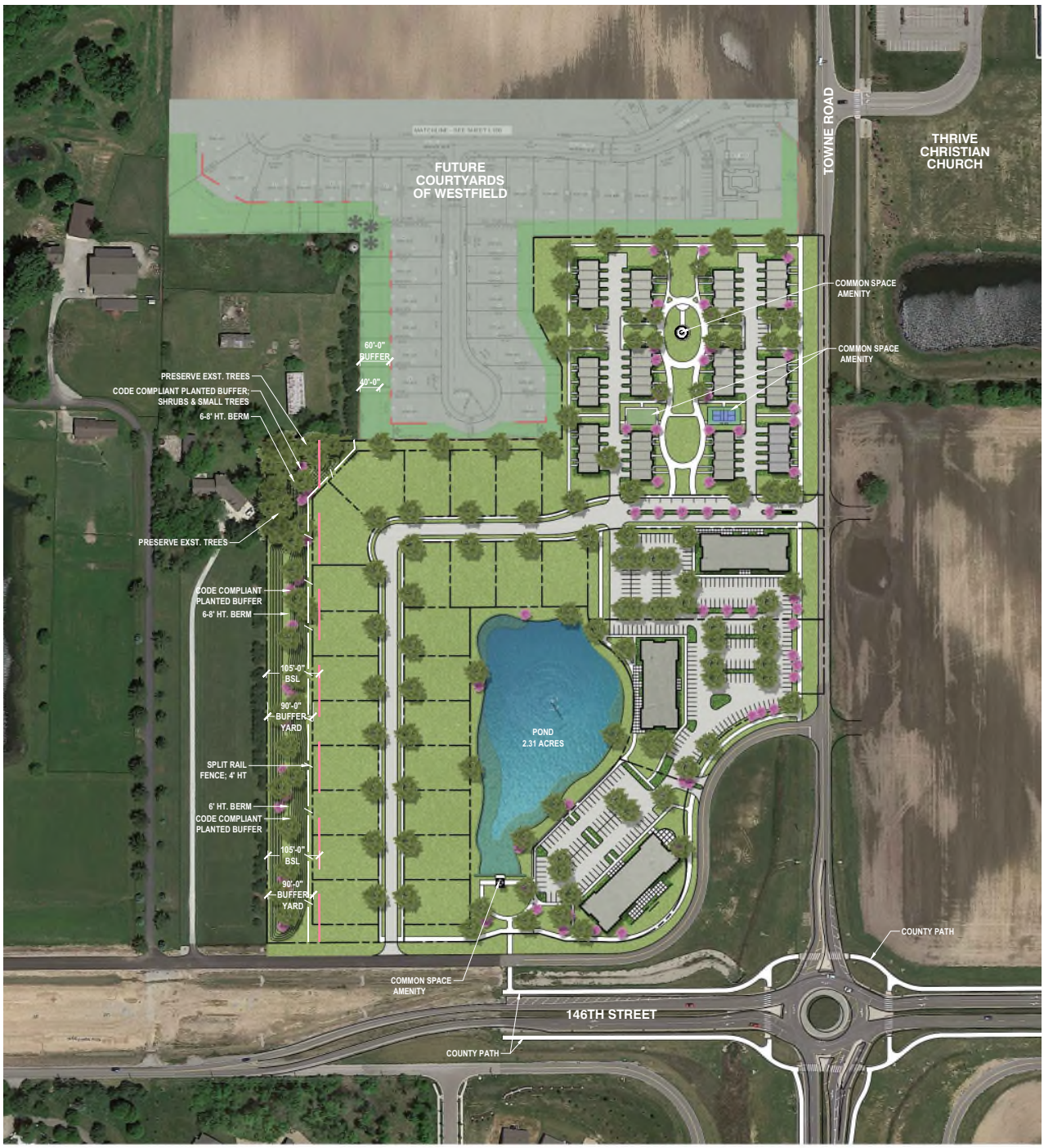
4) THENCE NORTH 89 DEGREES 33 MINUTES 30 SECONDS EAST 570.80 FEET TO THE EAST LINE OF SAID QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS EAST 884.07 FEET ON AND ALONG SAID SECTION LINE TO THE POINT OF BEGINNNING; CONTAINING 26.94 ACRES MORE OR LESS.

EXHIBIT B

Concept Plan

The “Concept Plan” appears on the following two (2) pages of this exhibit.

NORTH



SCALE IN FEET

0 200 400

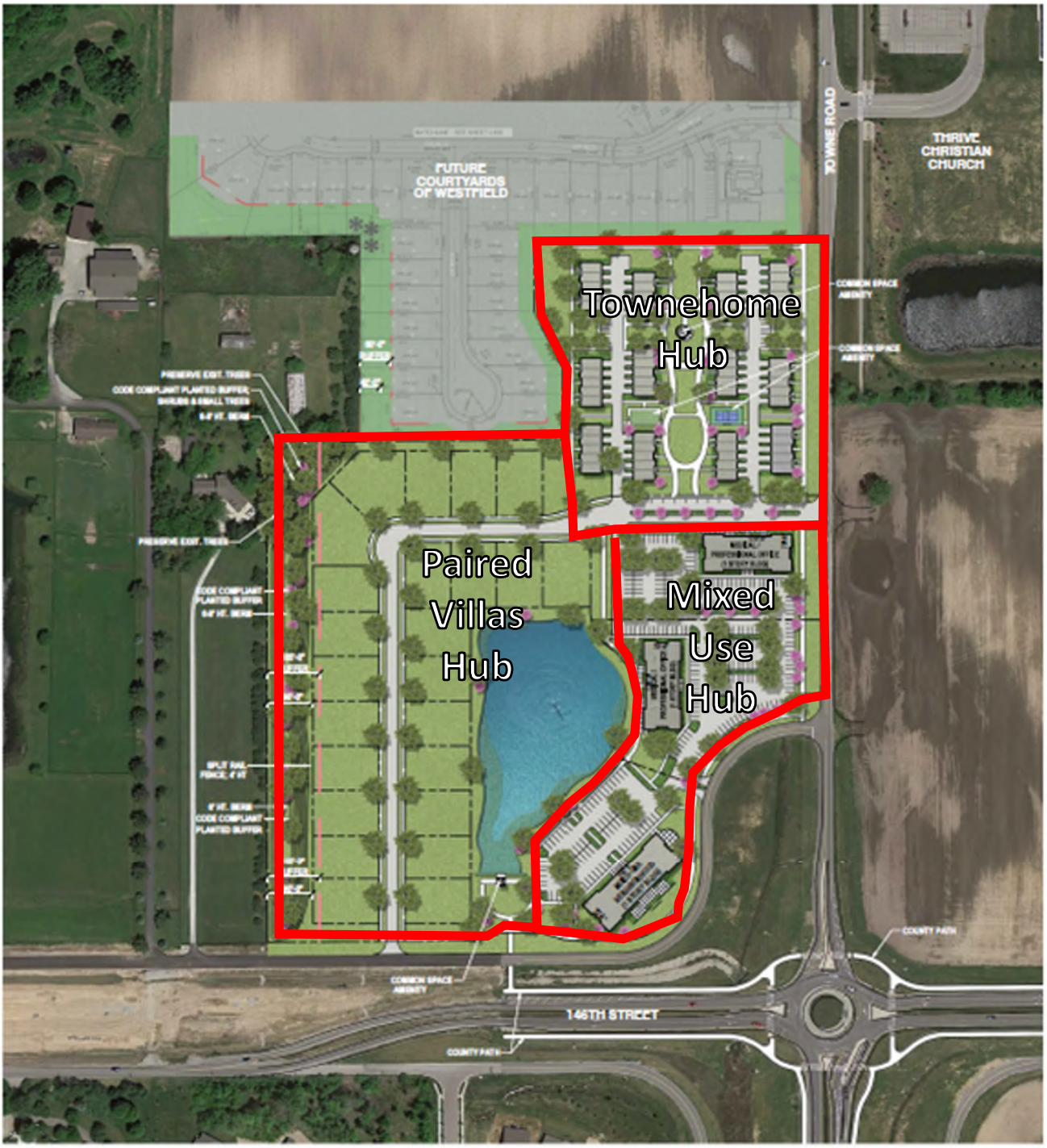
CEC
Civil & Environmental Consultants, Inc.
530 E. Ohio Street, Suite G - Indianapolis, IN 46204
317-655-7777 · 877-746-0749
www.cecinc.com

LOR Corporation
TowneRun
Mixed-Use Development
Westfield, Indiana

SCHEMATIC LAYOUT PLAN

DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:	EXHIBIT #1
DATE:	APRIL 26, 2022	DWG SCALE:	1"=200'	PROJECT NO:	316-844		

NORTH



SCALE IN FEET

0 200 400

Civil & Environmental Consultants, Inc. 530 E. Ohio Street, Suite G - Indianapolis, IN 46204 317-655-7777 - 877-746-0749 www.cecinc.com				LOR Corporation TowneRun Mixed-Use Development Westfield, Indiana	
				SCHEMATIC LAYOUT PLAN - NO. 8	
DRAWN BY:	DGJ	CHECKED BY:	ACH	APPROVED BY: ACH	FIGURE NO.: EXHIBIT #1
DATE:	APRIL 12, 2022	DWG SCALE:	1"=200'	PROJECT NO: 316-844	

EXHIBIT C

Mixed Use Hub Illustrative Images (Page 1 of 3)

EXHIBIT C

Mixed Use Hub Illustrative Images (Page 2 of 3)

EXHIBIT C

Mixed Use Hub Illustrative Images (Page 3 of 3)

EXHIBIT D

Townhome Elevations

The “Townhome Elevations” appear on the following six (6) pages of this exhibit.

5 - UNIT
FRONT ELEVATION

M/I HOMES

M/I HOMES of INDIANAPOLIS
TOWNHOME CONCEPT

CŌBŪ ARCHITECTURE STUDIO
111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260
August 2, 2021

5 - UNIT
REAR ELEVATION

M/I HOMES

M/I HOMES of INDIANAPOLIS
TOWNHOME CONCEPT

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111 North Avenue, Suite 207
Barrington, IL 60010
312-410-1260
August 2, 2021

5 - UNIT
SIDE ELEVATIONS

M/I HOMES

M/I HOMES of INDIANAPOLIS
TOWNHOME CONCEPT

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Barrington, IL 60010
312-410-1260
August 2, 2021

Front Elevation Composite

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

T1800 | T1600 R | T1500 | T1600 | T1800 R

TYPICAL EXTERIOR TRIM FINISH

THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM FINISH AND MATERIAL.

1	= 4" TRIM (1x4, 5/4x4, 3½" VINYL LINEAL)
2	= 6" TRIM (1x6, 5/4x6, 5" VINYL LINEAL)
3	= 8" TRIM (1x8, 5/4x8, 7" VINYL LINEAL)
4	= 10" TRIM
5	= 12" TRIM
6	FRONT CORNERS = 5" TRIM PER DIVISION - SEE SPECS
7	REAR CORNERS = 3" TRIM PER DIVISION - SEE SPECS

DIVISION NOTE:

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TRIM PIECES; WHETHER PAINTED, VINYL, OR ALUMINUM WRAPPED.

WINDOW GRID NOTE:

- FRONT WINDOW GRIDS ARE STANDARD
- SIDE AND REAR GRIDS ARE OPTIONAL PER DIVISION
- *GRID PATTERNS TO MATCH FRONT ELEVATION

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Issued Date: --

BASE PLAN REVISION:

1 ---
2 ---
3 ---
4 ---

M/I Homes Indianapolis Region
Architecture Department
8425 Woodfield Crossing Blvd.
Indianapolis, IN 46240
Ph 317.255.9900

M/I HOMES

TOWNHOME SERIES

TOWNHOMES

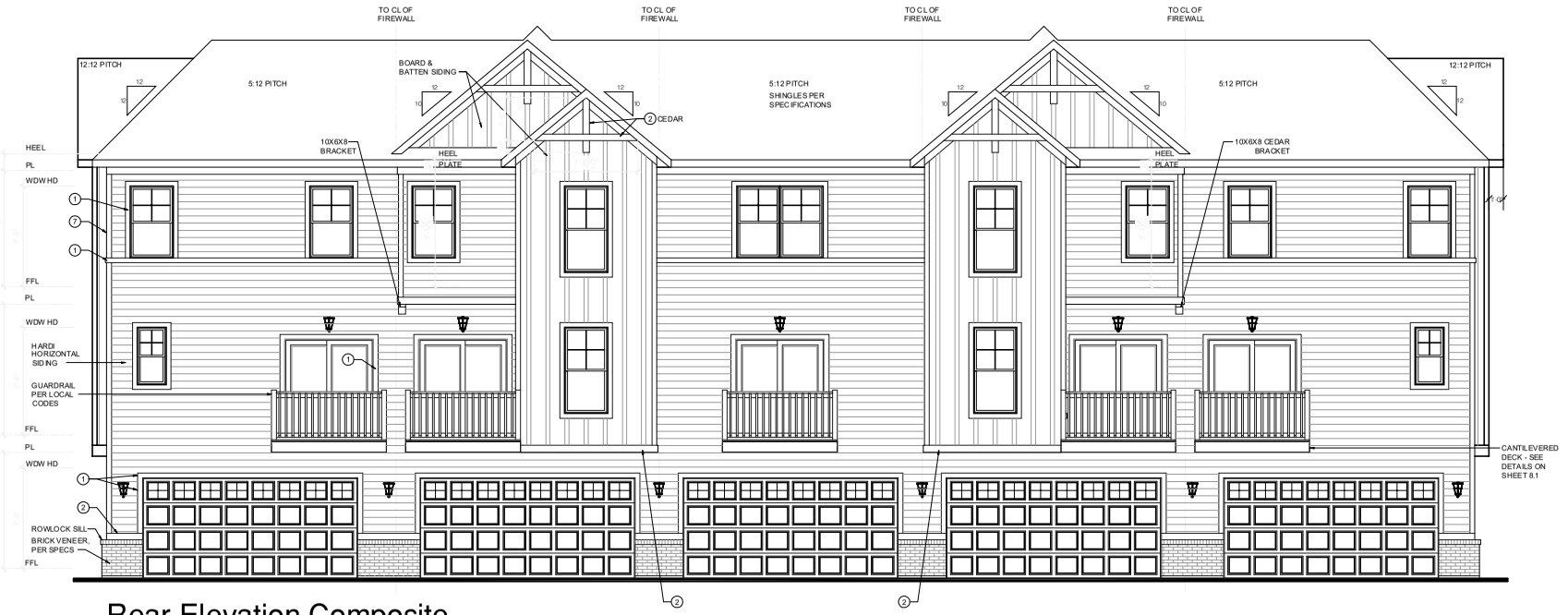
Construction Set
12/09/2021

11x17 PRINTS ARE ½ SCALE

Job #: —
LSP Date: ---
LSP By: ---
LSP Rev: ---

Sheet Title : Front Elevation

Sheet: 1.0



Rear Elevation Composite

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

T1800 R | T1600 | T1500 | T1600 R | T1800

TYPICAL EXTERIOR TRIM FINISH

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7	REAR CORNERS = 3" TRIM PER DIVISION - SEE SPECS

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WINDOW GRID NOTE:

- FRONT WINDOW GRIDS ARE STANDARD
- SIDE AND REAR GRIDS ARE OPTIONAL PER DIVISION
- *GRID PATTERNS TO MATCH FRONT ELEVATION

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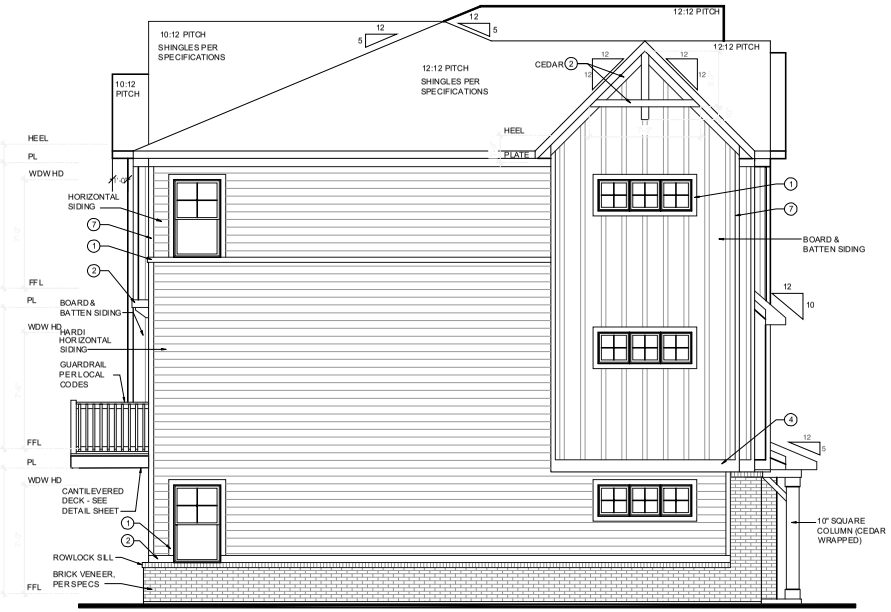
Construction Set
12/09/2021

11x17 PRINTS ARE ½ SCALE

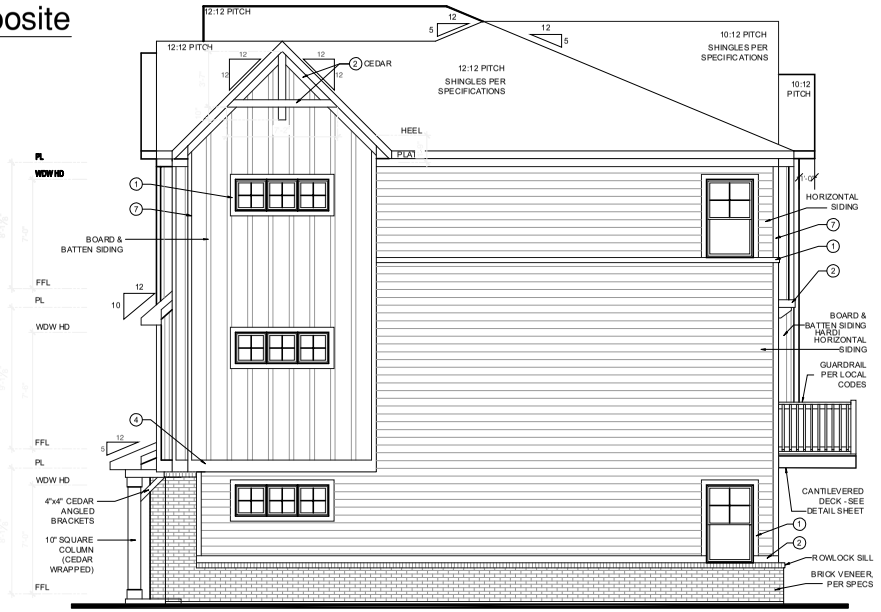
Job #: —
LSP Date: ---
LSP By: ---
LSP Rev: ---
Sheet Title : Rear Elevation
Sheet: 1.1



Left Elevation Composite

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

T1800



Right Elevation Composite

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

T1800 R

TYPICAL EXTERIOR TRIM FINISH

THE TRIM NOTED ON THE ELEVATIONS IS PROVIDED SOLELY AS A GUIDE FOR TRIM SIZES. ALL TRIM NOTED ON THE ELEVATIONS IS NOMINAL. SEE SPECIFICATIONS FOR TRIM FINISH AND MATERIAL.

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5	= 12" TRIM
6	FRONT CORNERS = 5" TRIM PER DIVISION - SEE SPECS
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DIVISION NOTE:

IT IS THE RESPONSIBILITY OF EACH DIVISION TO DETERMINE, AT A DIVISIONAL LEVEL AS WELL AS COMMUNITY SPECIFIC LEVEL, THE DESIRED FINISH REQUIREMENTS OF SPECIFIC TRIM PIECES; WHETHER PAINTED, VINYL, OR ALUMINUM WRAPPED.

WINDOW GRID NOTE:

- FRONT WINDOW GRIDS ARE STANDARD
- SIDE AND REAR GRIDS ARE OPTIONAL PER DIVISION
- *GRID PATTERNS TO MATCH FRONT ELEVATION

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TOWNHOME SERIES

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TOWNHOMES

Construction Set
12/09/2021

11x17 PRINTS ARE ½ SCALE

Job #:	---
LSP Date:	---
LSP By:	---
LSP Rev:	---

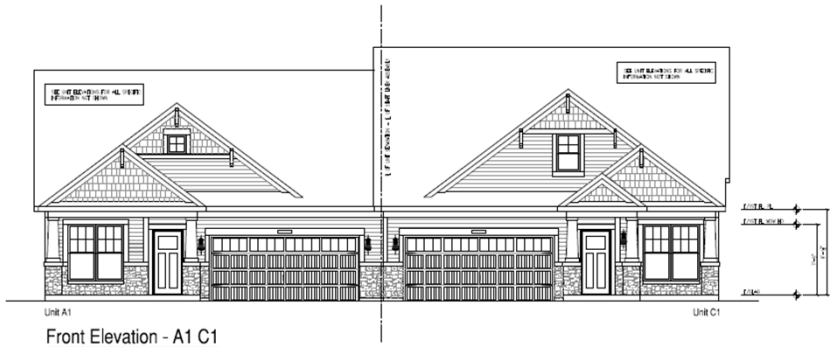
Sheet Title : Side Elevations

Sheet: 1.2

EXHIBIT E

Paired Villa Elevations

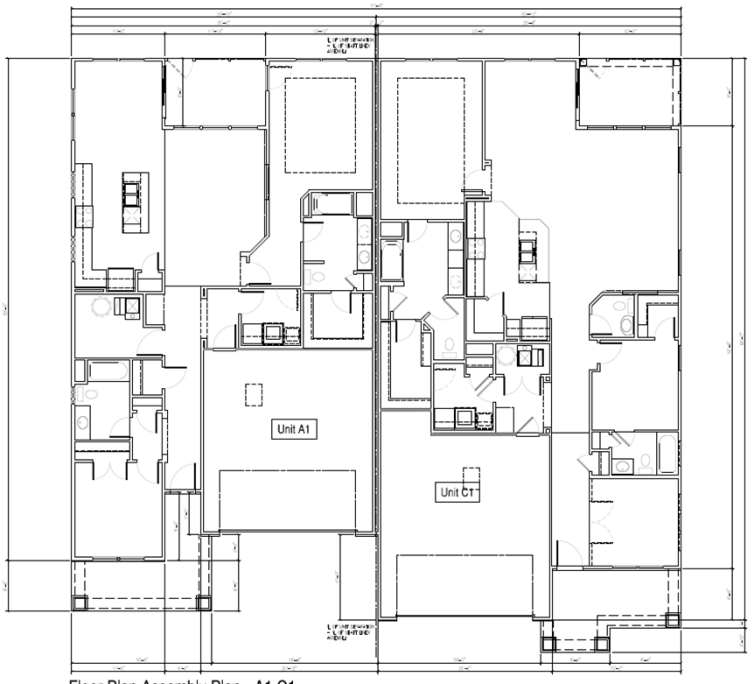
The “Paired Villa Elevations” appear on the following five (5) pages of this exhibit.



Front Elevation - A1 C1

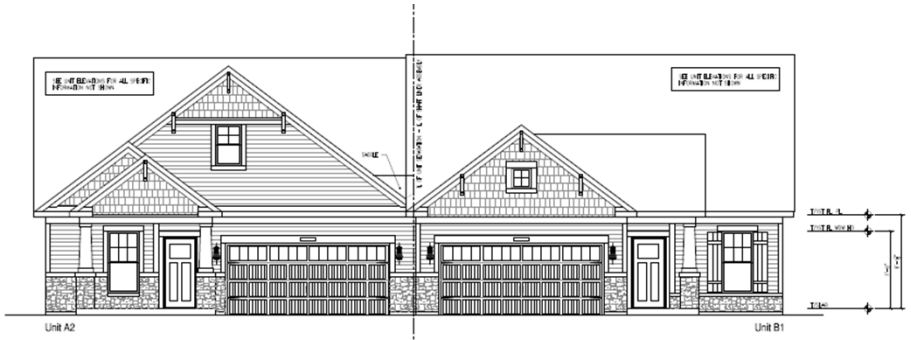
Rear Elevation - A1 C1

Side Elevation - A1



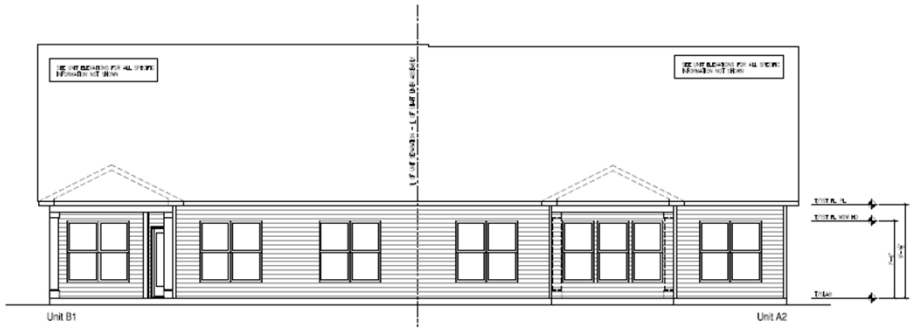
Floor Plan Assembly Plan - A1 C1

Side Elevation - C1



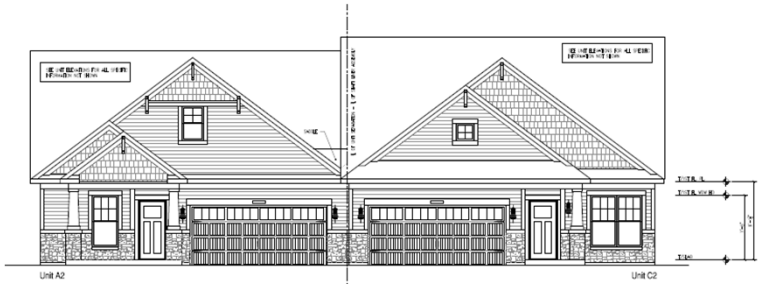
Front Elevation - A2 B1

Side Elevation - A2

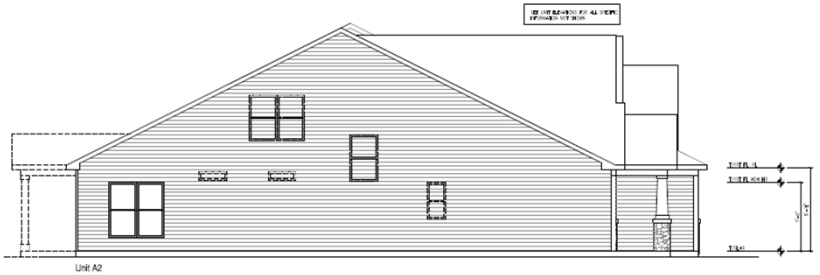


Side Elevation - B1

Floor Plan Assembly Plan - A2 B1



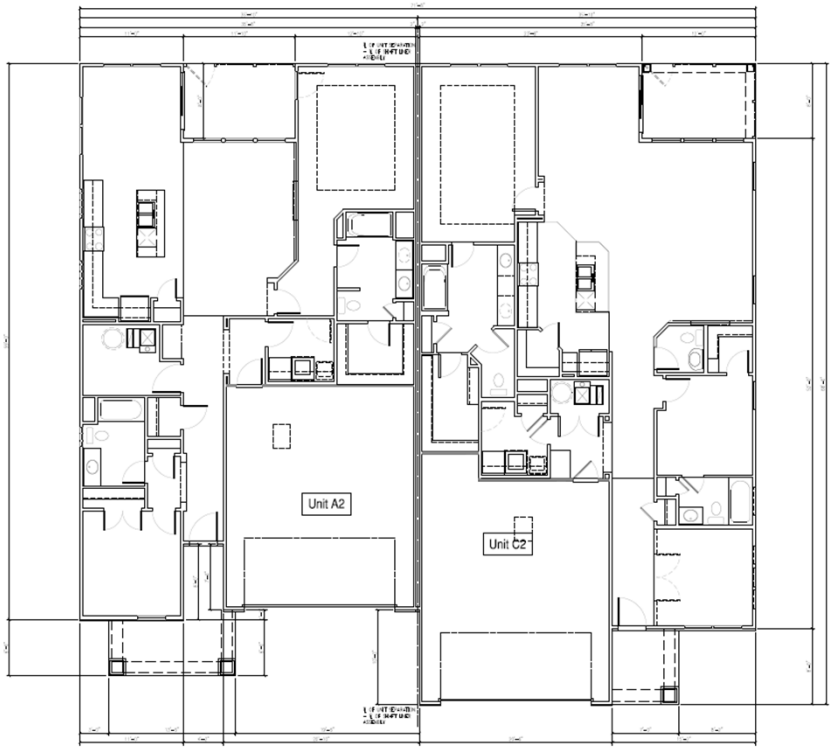
Front Elevation - A2 C2



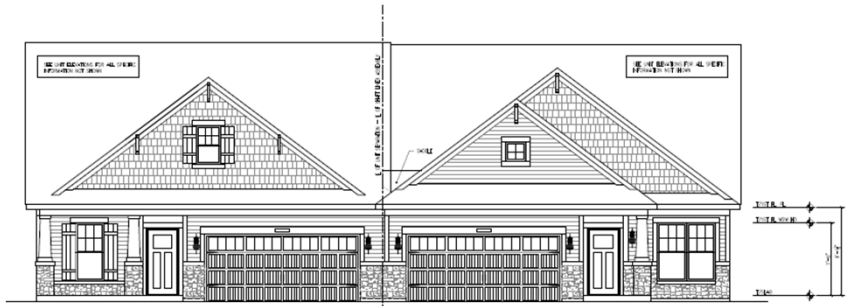
Side Elevation - A2

Rear Elevation - A2 C2

Side Elevation - C2



Floor Plan Assembly Plan - A2 C2



Front Elevation - B2 C2

Side Elevation - B2

Rear Elevation - B2 C2

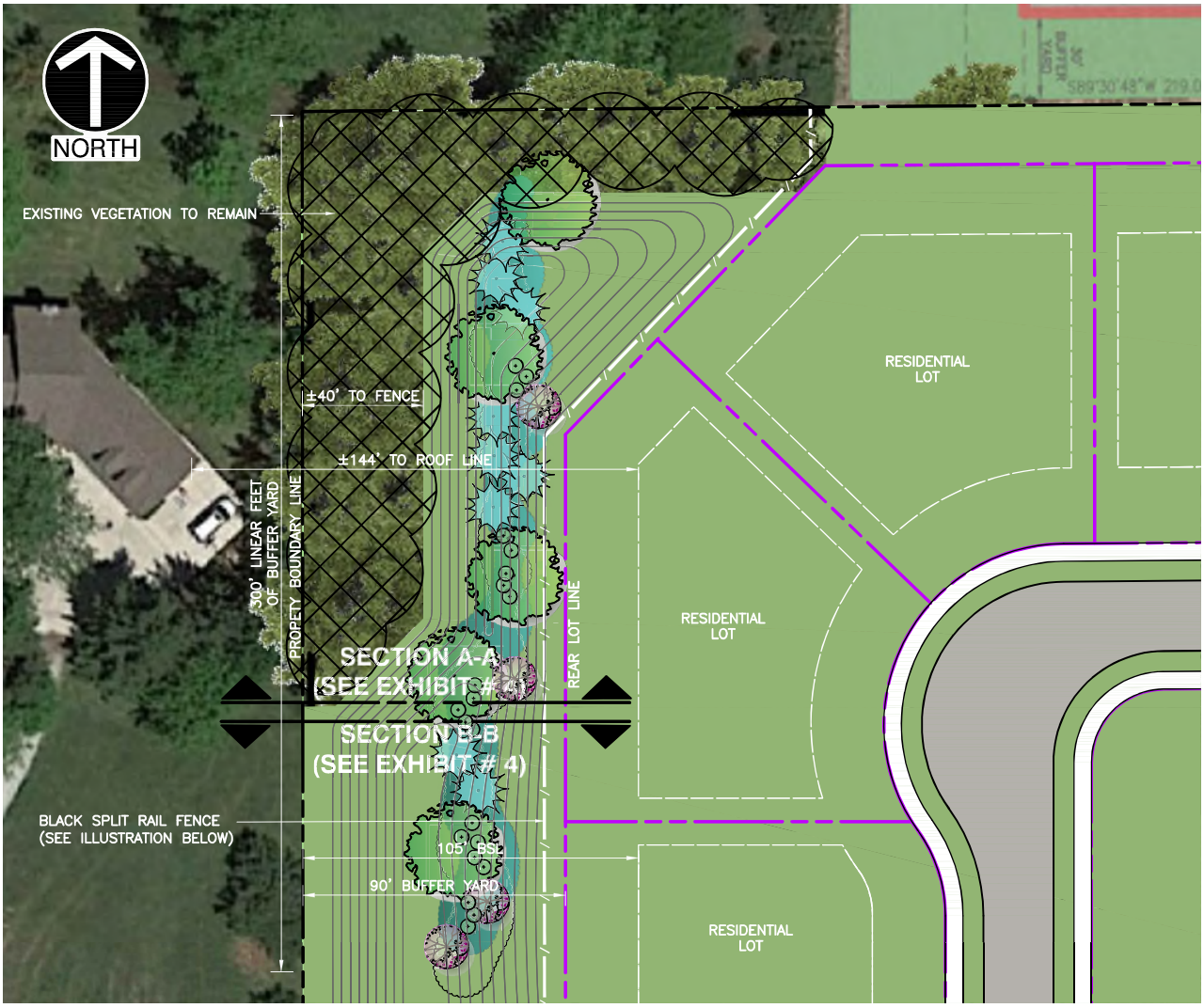
Side Elevation - C2

Floor Plan Assembly Plan - B2 C2

EXHIBIT F

Buffer Yard Landscaping

The Buffer Yard Landscaping details appear on the following two (2) pages of this exhibit.



BUFFER YARD - SCHEMATIC PLANTING PLAN

SCALE IN FEET

0 40 80

ILLUSTRATION - TYPICAL SPLIT RAIL FENCING

BUFFER YARD - TABULATIONS

DESCRIPTION:	
SHADE TREES:	(4 TREES PER 100 LF OF BUFFER YARD)
EVERGREEN TREES:	(4 TREES PER 100 LF OF BUFFER YARD)
ORNAMENTAL TREES:	(2 TREES PER 100 LF OF BUFFER YARD)
SHRUBS:	(10 SHRUBS PER 100 LF OF BUFFER YARD)

SCHEMATIC PLANT LIST

NOTE: THE FOLLOWING PLANT LIST IS TO CONVEY DESIGN INTENT ONLY. FINAL LANDSCAPE PLANS MAY INCLUDE BUT ARE NOT LIMITED TO SPECIES LISTED BELOW. FINAL LANDSCAPE PLANS SHALL COMFORM TO THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE.

COMMON NAME / SCIENTIFIC NAME	
CANOPY SHADE TREE > 20 FT SPREAD @ MATURITY	
ELM, PRINCETON	ULMUS AMERICANA 'PRINCETON'
MAPLE, ARMSTRONG (COLUMNAR)	ACER RUBRUM, 'JEFFS RED'
MAPLE, RED	ACRE RUBRUM
OAK, BEACON (COLUMNAR)	QUERCUS BICOLOR 'BONNIE & MIKE'
OAK, WHITE	QUERCUS BICOLOR
ORNAMENTAL SHADE TREE > 20 FT SPREAD @ MATURITY	
HORNBEAM, AMERICAN	CARPINUS CAROLINIANA
MAGNOLIA, SWEETBAY	MAGNOLIA VIRGINIANA
REDBUD, EASTERN	CERCIS CANADENSIS
SERVICEBERRY	AMELANCHIER X GRANDIFLORA
EVERGREEN TREE > 20 FT SPREAD @ MATURITY	
HORNBEAM, AMERICAN	CARPINUS CAROLINIANA
MAGNOLIA, SWEETBAY	MAGNOLIA VIRGINIANA
REDBUD, EASTERN	CERCIS CANADENSIS
SERVICEBERRY	AMELANCHIER X GRANDIFLORA
SHRUBS - DECIDUOUS	
FOTHERGILLA, DWARF	FOTHERGILLA GARDENII 'MOUNT AIRY'
HYDRANGEA, OAKLEAF	QUERCUS VIRGINIANA
SUMMERSWEET	CLETHRA ALNIFOLIA 'RUBY SPICE'
LILAC, DWARF	SYRINGA PATULA 'MISS KIM'
VIBURNUM, CRANBERRY BUSH	VIBURNUM TRILOBUM
CHOKEBERRY, BLACK	ARONIA MELANOCARPA
PLANTING BEDS / TURF	
MULCH - SHREDDED CYPRESS, PINE STRAW, OR FOREST FINES	
TURF - RTF RHIZOMATOUS TALL FESCUE, & "NO MOW" FESCUE	

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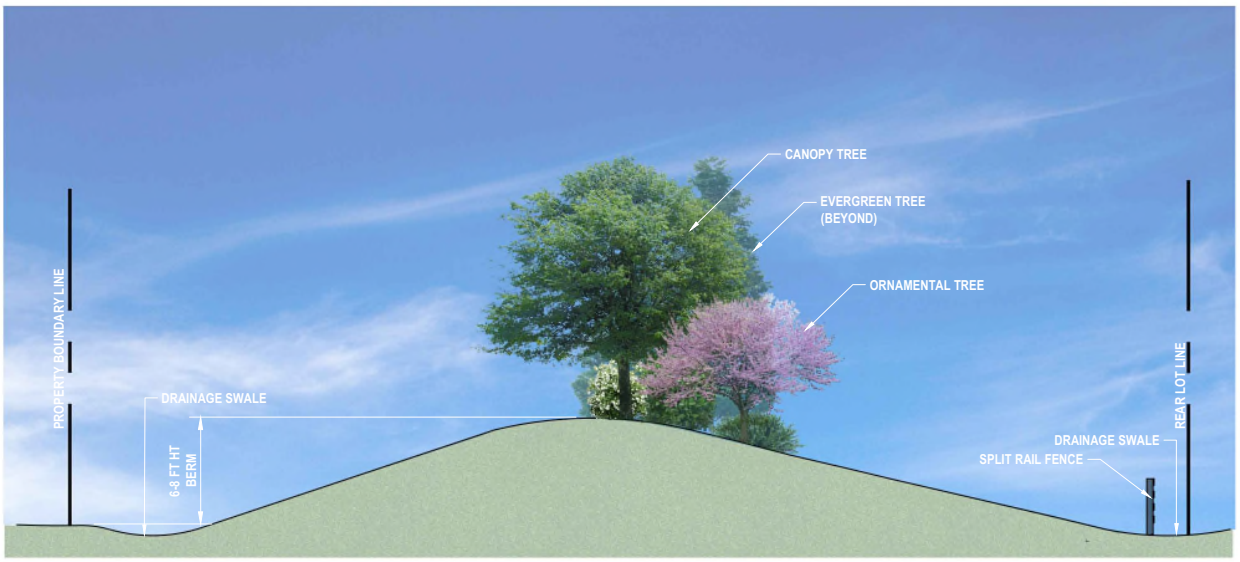
LOR CORPORATION
146TH STREET & TOWNE ROAD
MIXED USE DEVELOPMENT
WESTFIELD, INDIANA

TYPICAL BUFFER - SCHMATIC PLANTING PLAN

DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:
DATE:	JAN. 24, 2022	DWG SCALE:	1"=40'	PROJECT NO:	316-844	**EXHIBIT 3**

BUFFER YARD - CROSS SECTION A-A



BUFFER YARD - CROSS SECTION B-B

SCALE IN FEET

0 10 20

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MIXED USE DEVELOPMENT
WESTFIELD, INDIANA

BUFFER YARD CROSS SECTIONS

DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:	EXHIBIT 4
DATE:	JAN. 24, 2022	DWG SCALE:	1"=10'	PROJECT NO:	316-844		

EXHIBIT G

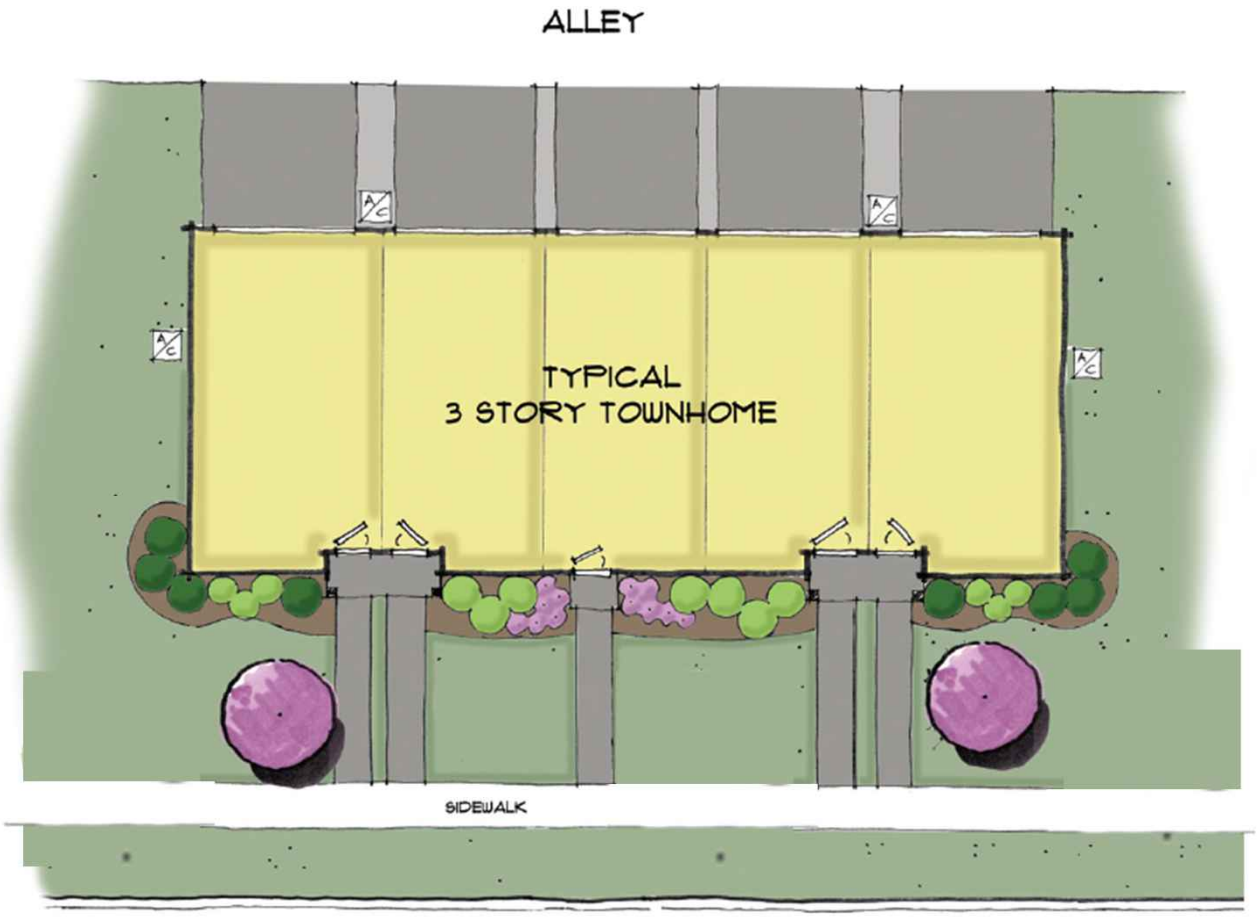
Townhome Hub – Typical Building Landscaping

The typical Building landscaping applicable the Townhome Hub Area appears on the following page of this exhibit.

Typical Lot Landscaping

Typical Townhome

Each building shall include at least 4 shrubs and 1 tree (shade, evergreen or ornamental) per unit



M/I HOMES
Welcome to Better

EXHIBIT H

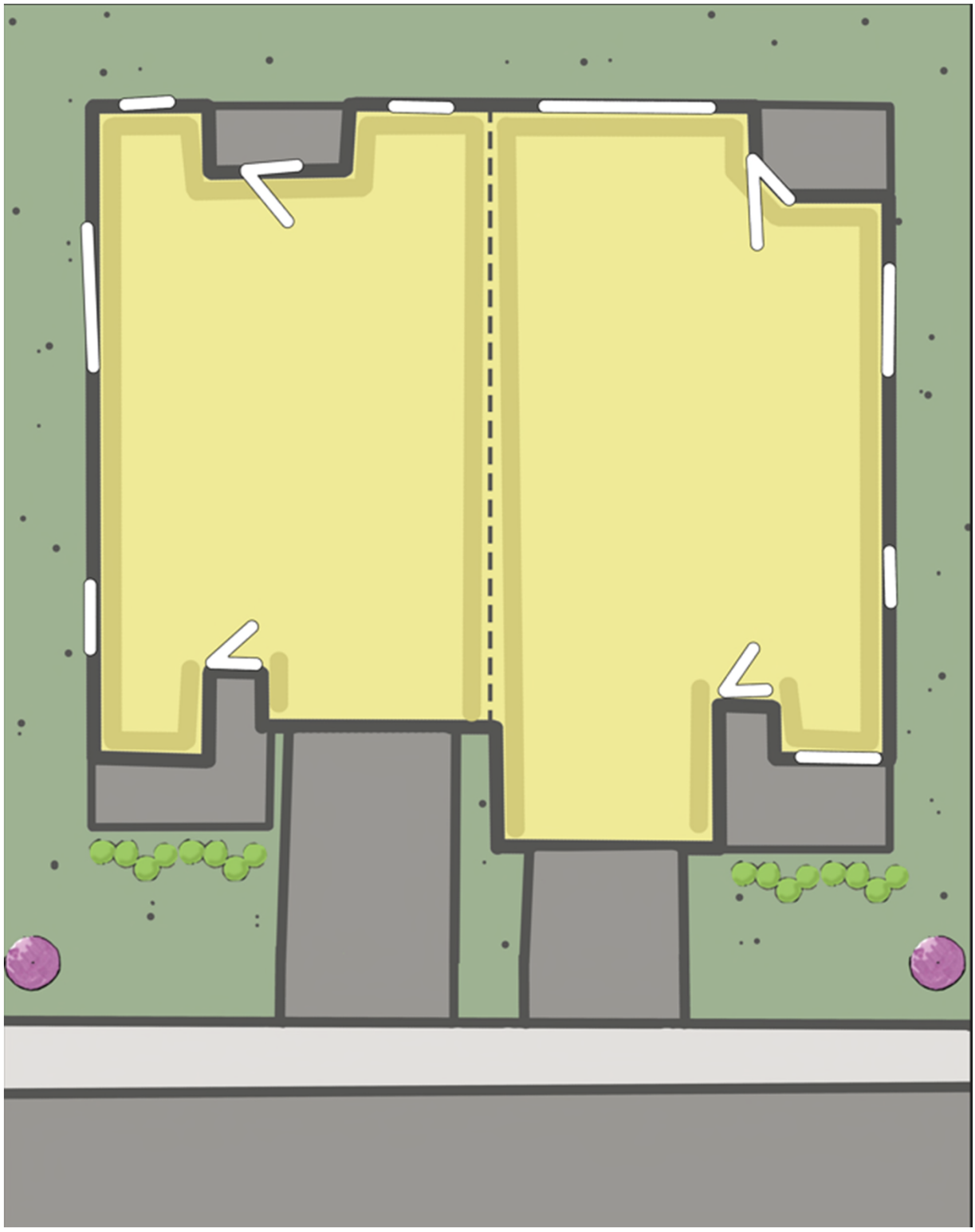
Paired Villa Hub – Typical Lot Landscaping

The typical Lot landscaping applicable the Paired Villa Hub Area appears on the following page of this exhibit.

Typical Lot Landscaping

Typical Paired Villa

Each Building shall include at least 8 shrubs and 1 tree (shade, evergreen or ornamental) per Dwelling Unit



M/I HOMES

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EXHIBIT I

Amenity Plan

The Amenity Plan applicable the District appears on the following page of this exhibit.

NORTH

SCALE IN FEET

0 200 400

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Mixed-Use Development
Westfield, Indiana

SCHEMATIC LAYOUT PLAN

DRAWN BY:	SGJ	CHECKED BY:	ACH	APPROVED BY:	ACH	FIGURE NO.:	EXHIBIT #1
DATE:	JAN. 24, 2022	DWG SCALE:	1"=200'	PROJECT NO:	316-844		