CITY OF WESTFIELD, IN

AdvisoryPlanningComminssion_Meeting_Agenda_04_18_2022

Monday, April 18, 2022 at 07:00 PM

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

MEETING DATE: **Monday, April 18, 2022 at 07:00 PM**

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

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

OPENING OF MEETING

Documents: Viewable online at: https://www.youtube.com/user/CityofWestfieldIN

Note the Presence of a Quorum

Approval of Minutes
April 4, 2022 APC Minutes
Documents: April 04, 2022 APC Minutes

Review APC Rules & Procedures

CONSENT AGENDA

2204-DDP-10
Cornerstone Bible Church Expansion
720 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)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Landscape Plan | Exhibit 5: Building Elevation | Exhibit 6: Statement from City Engineer | Exhibit 7: Public Comments

ITEMS OF BUSINESS
No Items of Business

2203-PUD-03
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)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Ord. 22-07 (clean) | Exhibit 4: Concept Plan | Exhibit 5: Ord. 22-07 (redlined) | Exhibit 6: Narrative Statement | Exhibit 7: Public Comment

2203-PUD-06
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)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Project Narrative | Exhibit 4: Proposed Ord. 22-05 | Exhibit 5: Buffer Yard Plan | Exhibit 6: Buffer Yard Example | Exhibit 7: Public Comment Exhibit | Petitioner's Presentation

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: Project Narrative | Exhibit 4: Ord. 22-11 | Exhibit 5: Ord. 22-11 Redline | Exhibit 6: Concept Plan | Exhibit 7: Bike Hub & Commercial Structure Exhibit | Exhibit 8: Public Comment | Petitioner's Presentation

PUBLIC HEARING ITEMS
No Public Hearing Items

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)

2111-PUD-27 [CONTINUED]
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)

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-ODP-04 &2203-SPP-04 [CONTINUED]
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)

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)

2203-ODP-03 & 2203-SPP-03 [CONTINUED]
Harvest Trail
Generally, at 300 E. 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)

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

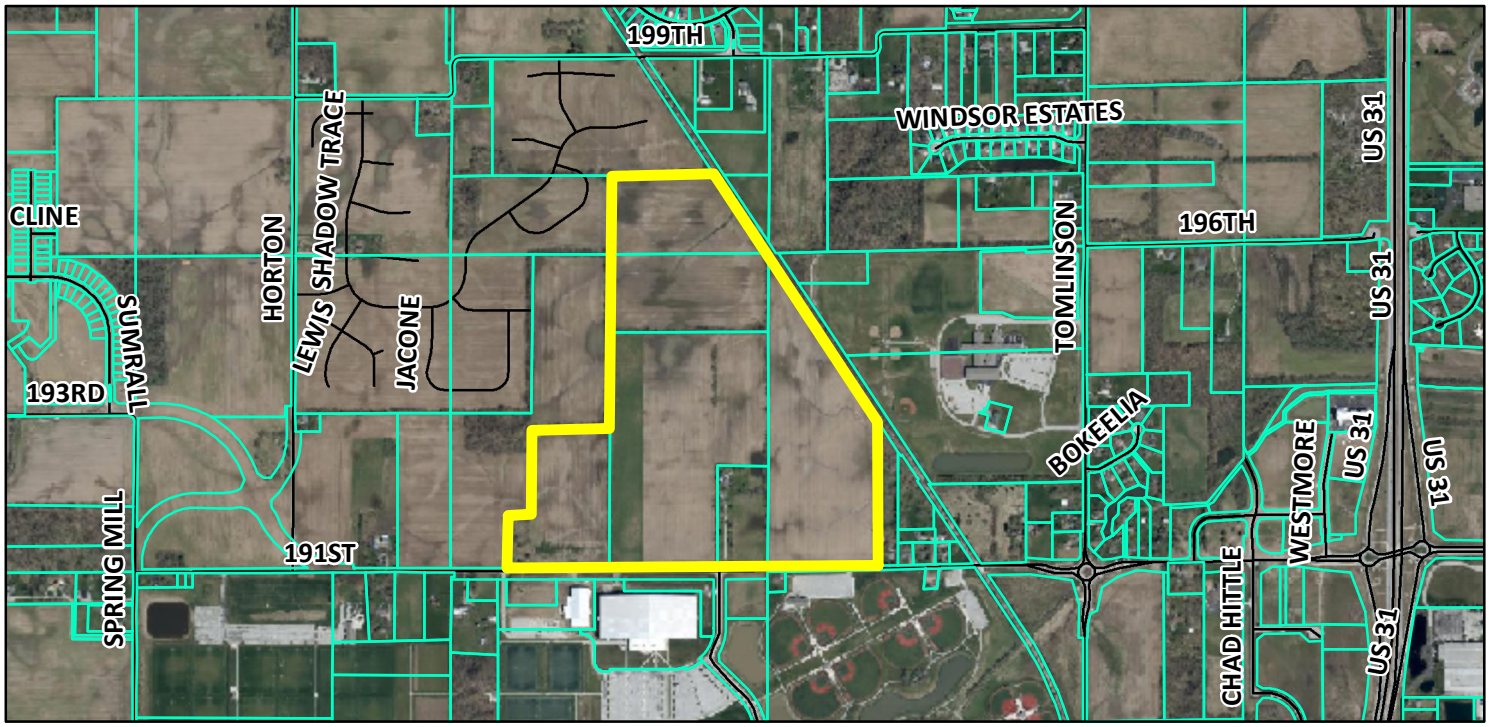
Community Development Department

<u>ADJOURNMENT</u>

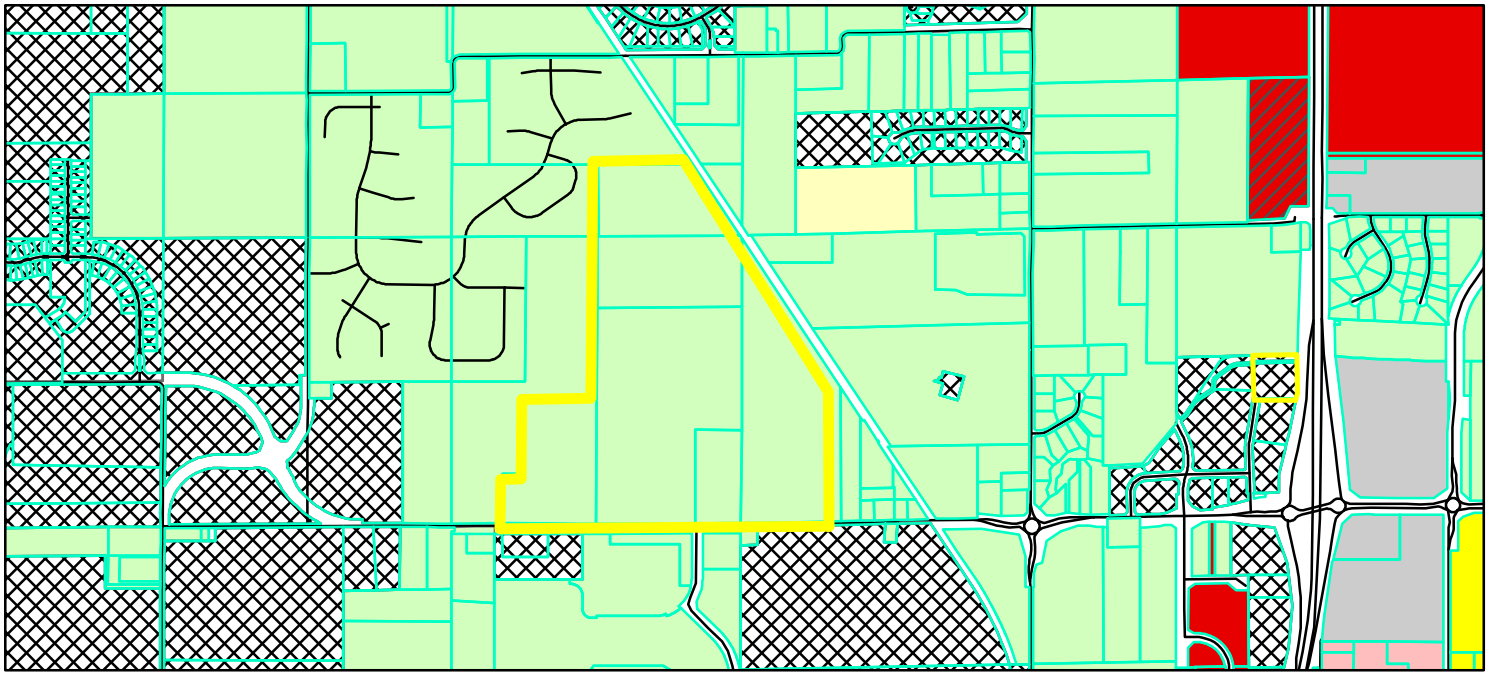
Woods Robinson Briggs PUD

Aerial Location Map

Site



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

WEIHE ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture
Build with confidence.℠

February 3, 2022

Westfield Community Development
Attn: Kevin Todd
2728 E. 171st Street
Westfield, IN 46074

RE: Woods-Robinson-Briggs PUD
Ordinance 21-10
Instrument #2021027349

Mr. Todd,

On behalf of CND-Woods Robinson LLC, we are submitting a request for a text modification of Ordinance 21-10, Woods-Robinson-Briggs PUD. The modifications to Ordinance 21-10 would be as follows:

1. Overall Legal Description and acreage.
   We would like to replace the existing Exhibit A with the one included herein to update the legal description and total acreage based on the latest description by survey This description is included herein as Exhibit A.

2. Request changes to the Table contained in Section 8.3: Small Lot Single-Family (North) District.

   a. Reduce the Minimum Building Setback (Front) from 25 feet to 20 feet.
   b. Reduce the Minimum Building Setback (Rear) from 25 feet to 20 feet.

   The five-foot front and rear setback reductions will allow CND to fit larger homes that have been extremely popular in other existing communities such as The Lakes at Shady Nook in Westfield.

3. Add a Buffer Yard Amendment.
   We would like to add an Overall Buffer Yard Amendment based on the attached Exhibit B. We are requesting that no buffer yards be required adjacent to the Monon Trail – due to the tree lined Monon Trail already providing a significant buffer. We are also requesting that the buffer between the PUD's residential uses and the adjacent agricultural use be 10' wide with plantings as noted on attached Exhibit C. Finally, we are requesting no buffer be required between the PUD's commercial uses and adjacent

agricultural land due to the likelihood that the future use of the agricultural land will be commercial as well.

We respectfully request approval of these amendments to Ordinance 21-10, Woods-Robinson-Briggs PUD at the next available Westfield Plan Commission and City Council.

Thanks,

Jim Pence
Project Manager

ORDINANCE NUMBER 22-05

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

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

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

WHEREAS, the City previously approved Ordinance 21-10 (the "Woods Robinson Briggs PUD") on March 22, 2021, adopting a change in zoning;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 2203-PUD-06)** requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No**. **2203-PUD-06** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. **Applicability of Ordinance.**

1.1 This PUD District Ordinance Amendment (this "Ordinance") applies to the subject Real Estate.

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

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

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

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

Section 3. **Concept Plan.** The Buffer Yard Plan, attached hereto as **Exhibits B-1** and **B-2**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

Section 4. **Real Estate.**

The subject Real Estate described in **Exhibit A** of this Ordinance shall supersede and replace the legal description in **Exhibit A** of the Woods Robinson Briggs PUD.

- The Real Estate in **Exhibit A** of this Ordinance is a more accurate legal description than provided in the Woods Robinson Briggs PUD. It is not the intent of this modification to add additional property than originally contemplated in the Woods Robinson Briggs PUD.

Section 5. **General Regulations.** The standards of Article 8.3 of the Woods Robinson Briggs PUD, District 3 Small Lot Single-Family (North) District, shall be amended as follows, only if said District 3 is developed in substantial compliance with lot sizes shown in the District 3 Small Lot Single Family (North) District noted in the attached Overall Development Plan Exhibit (**Exhibit C)** as determined by the Director of Community Development Department:

- Minimum Building Setback (Front) shall be amended from twenty-five (25) feet to twenty (20) feet; and
- Minimum Building Setback (Rear) shall be amended from twenty-five (25) feet to twenty (20) feet.

Section 6. **Development Standards.** The standards of Article 6.8(N) of the UDO, Buffer Yard Requirements, shall not apply. Instead, a Buffer Yard Plan provided as **Exhibits B-1** and **B-2** shall apply.

Section 7. Duration. Failure to obtain the first Improvement Location Permit for a new Building on the Real Estate by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification to revert to the Agriculture/Single-Family Rural District (AG-SF1).

Section 8. 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.

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SIGNATURE PAGE FOLLOWS

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

WESTFIELD CITY COUNCIL

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

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

I 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: R. Birch Dalton

This Instrument prepared by: Birch Dalton, EdgeRock Development, 555 E. Main Street, Westfield, IN 46074

I hereby certify that **ORDINANCE 22-05** was delivered to the Mayor of Westfield

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

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 22-05**

this _____ day of _____, 2022.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 22-05**

this _____ day of _____, 2022.

_____
J. Andrew Cook, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibits B-1 and B-2	Buffer Yard Plan
Exhibit C	Overall Development Plan Exhibit

EXHIBIT A
REAL ESTATE

A part of the Southeast Quarter of Section 23, part of the Northwest Quarter of Section 25, and part of the Northeast Quarter of Section 26 all in Township 19 North, Range 3 East Hamilton County, Indiana, described as follows:

BEGINNING at the Southeast Corner of the Northeast Quarter of Section 26; thence along the south line of said Quarter South 89 degrees 54 minutes 14 seconds West (bearings are derived from coordinates based on the Indiana State Plane Coordinate System East Zone NAD 83 (2011) epoch 2010.0) a distance of 1323.22 feet to the Southeast Corner of the West Half of said northeast Quarter; thence continue along the south line of said Quarter Section South 89 degrees 54 minutes 14 seconds West 850.18 feet to a point 188.57 feet west of the Southwest Corner of the East Half of said Half Quarter Section; thence parallel with the west line of said East Half of said West Half Quarter Section North 00 degree 13 minutes 27 seconds East 462.01 feet; thence parallel with aforesaid south line North 89 degrees 54 minutes 14 seconds East 188.57 feet to the west line of the East Half of said West Half; thence along said west line North 00 degree 13 minutes 27 seconds East 723.04 feet to the northwest corner of 18 acres off the entire south end of said Half Half Quarter Section; thence along the north line of said 18 acres North 89 degrees 54 minutes 14 seconds East 661.74 feet to the northeast corner of said 18 acres; thence along the west line of the East Half of said Northeast Quarter North 00 degrees 13 minutes 50 seconds East 1463.08 feet to the Southwest Corner of the South Half of the of the Southeast Quarter of the Southeast Quarter of said Section 23; thence along the west line of said Half Quarter Quarter of said Section 23 North 00 degrees 01 minute 08 seconds West 663.50 feet to the Northwest Corner of the South Half of the Southeast Quarter of said Southeast Quarter; thence along the north line of said Half Quarter Quarter Section North 89 degrees 39 minutes 04 seconds East 866.88 feet to the westerly line of the lands of the City of Westfield (Former Monon Railroad); thence along said westerly line South 33 degrees 30 minutes 30 seconds East 2461.68 feet to the east northeast corner of the lands of the Wood Family Farm of Hamilton County, LLC as described in Instrument No. 2015012811; thence along the east line of Wood South 00 degrees 16 minutes 39 seconds East 1242.37 feet to the south line of the Northwest Quarter of said Section 25; thence along said south line South 88 degrees 46 minutes 09 seconds West 919.30 feet to the place of beginning, containing 157.53 acres, more or less.

EXHIBIT B-1

BUFFER YARD PLAN

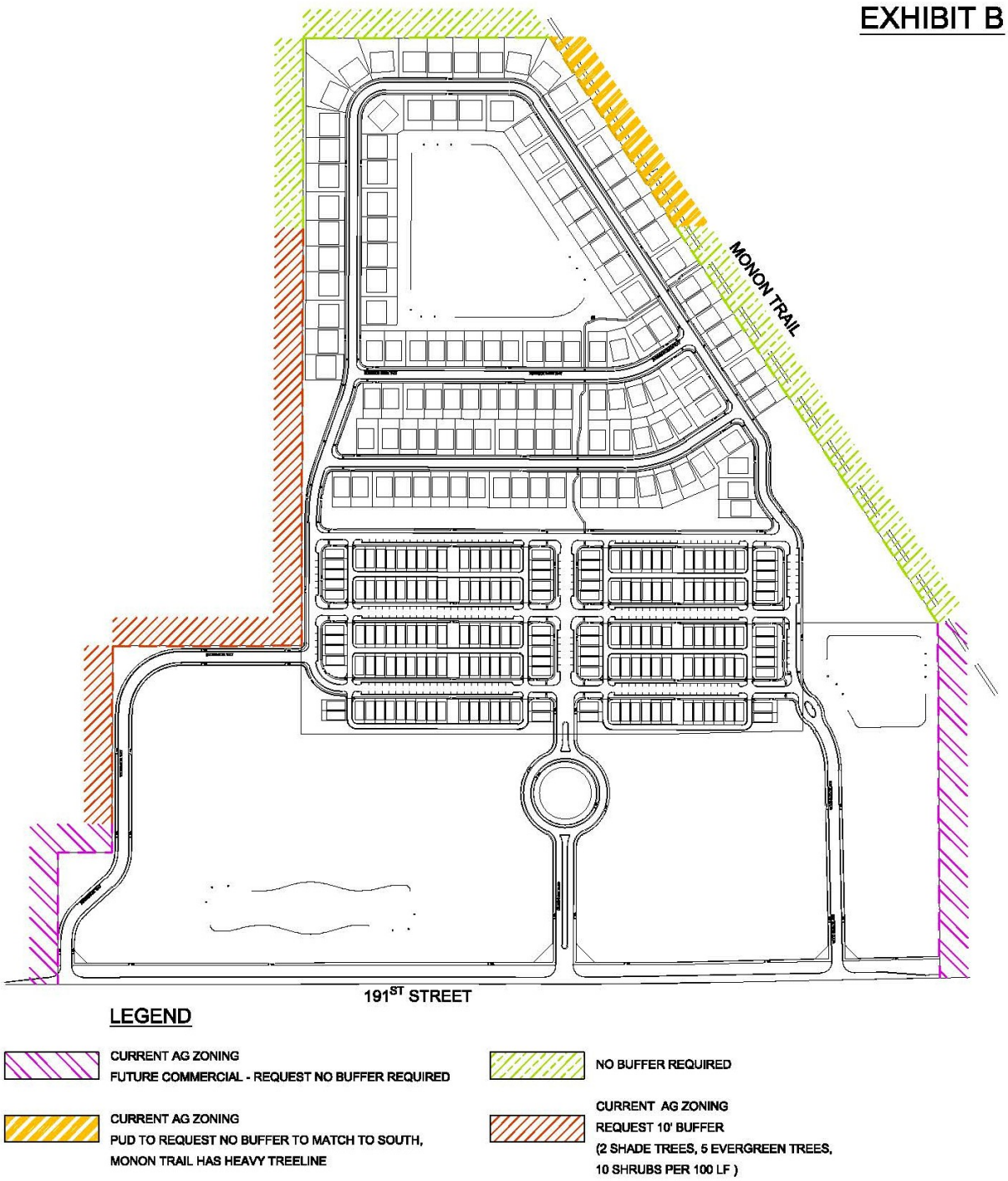
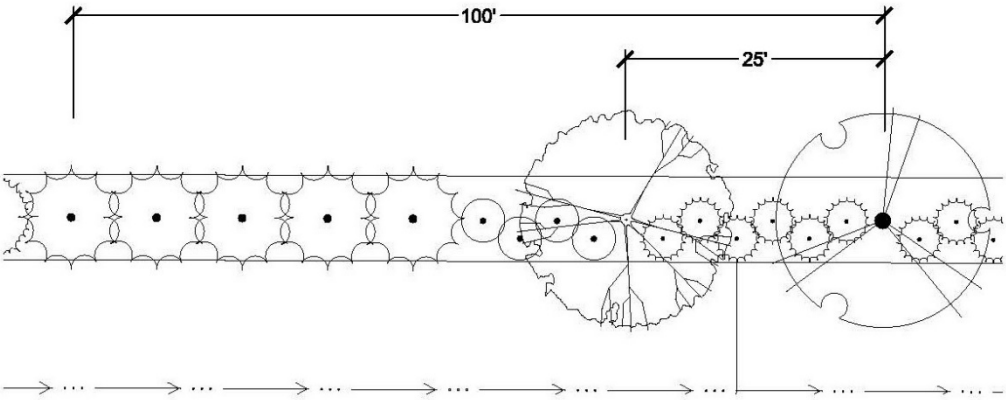
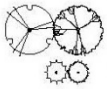


EXHIBIT B-2

BUFFER YARD DETAILS



LEGEND



SHADE TREE

EVERGREEN TREE

SHRUB

BUFFERYARD REQUIREMENTS:

CURRENT AG ZONING
REQUEST 10' BUFFER
(2 SHADE TREES, 5 EVERGREEN TREES,
10 SHRUBS PER 100 LF)

EXHIBIT C

OVERALL DEVELOPMENT PLAN EXHIBIT

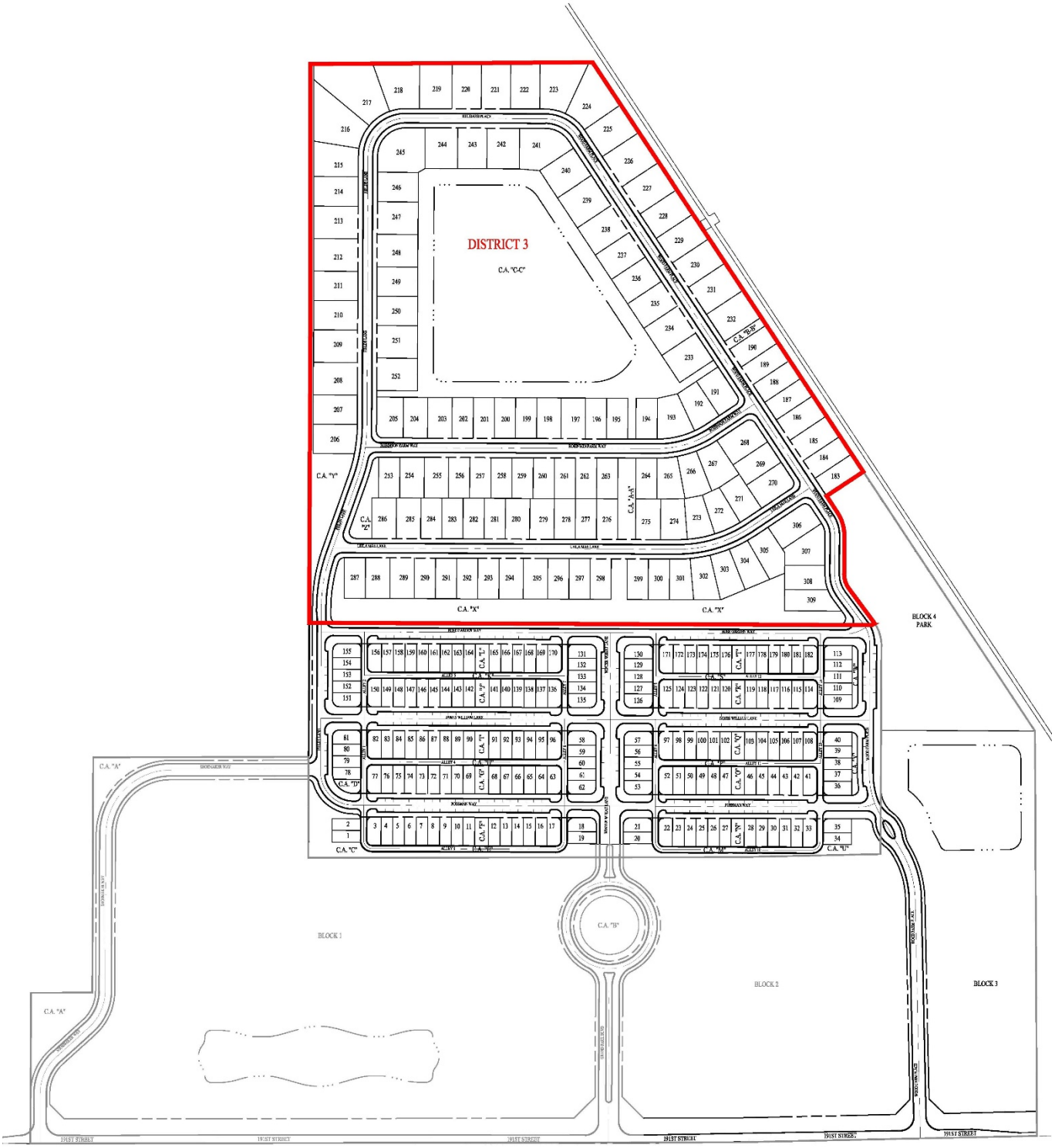
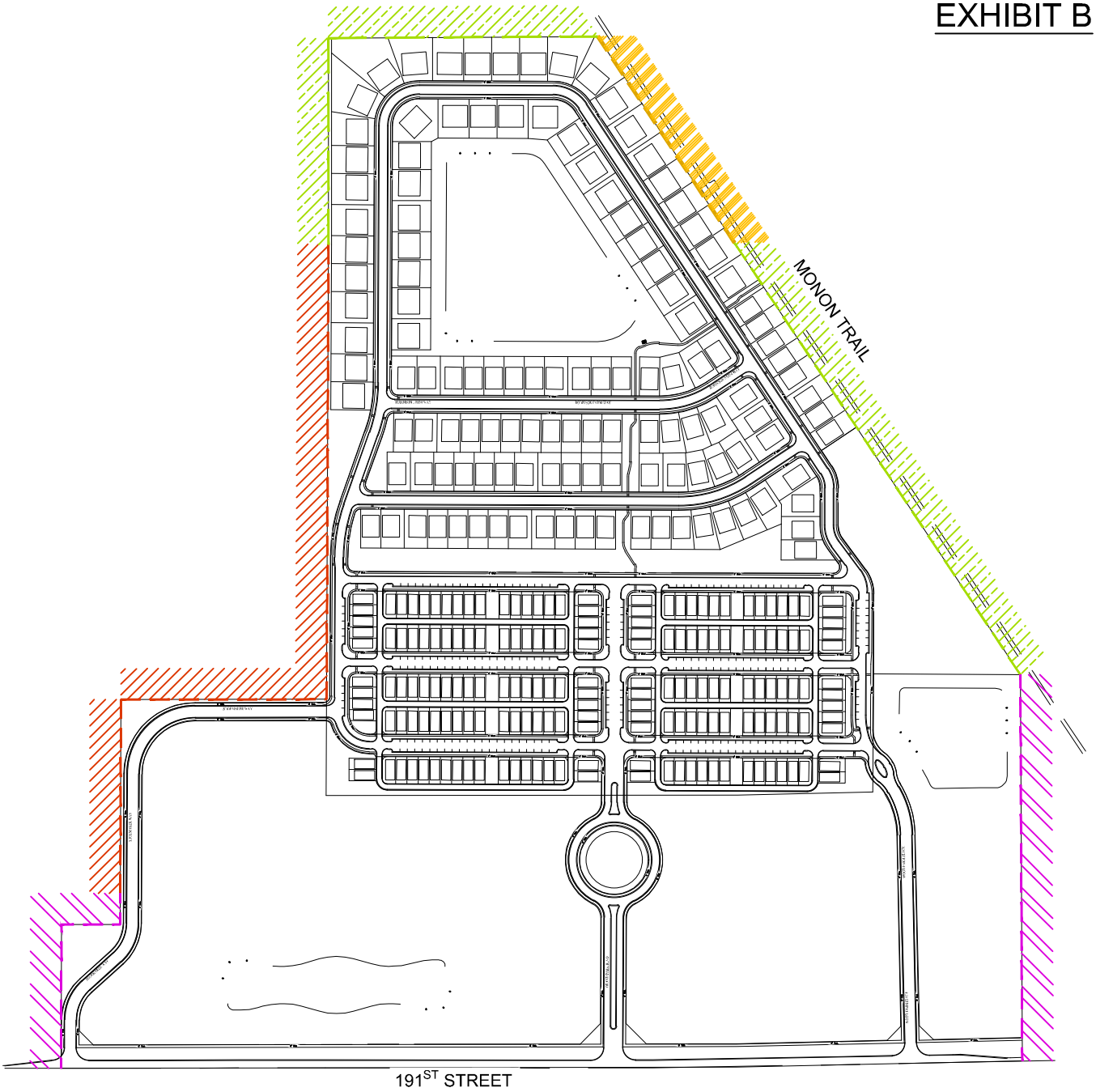


EXHIBIT B



LEGEND

- CURRENT AG ZONING
  FUTURE COMMERCIAL - REQUEST NO BUFFER REQUIRED
- NO BUFFER REQUIRED
- CURRENT AG ZONING
  PUD TO REQUEST NO BUFFER TO MATCH TO SOUTH,
  MONON TRAIL HAS HEAVY TREELINE
- CURRENT AG ZONING
  REQUEST 10' BUFFER
  (2 SHADE TREES, 5 EVERGREEN TREES,
  10 SHRUBS PER 100 LF)

HARVEST TRAIL OF WESTFIELD

910 E. 191ST ST.
WESTFIELD, IN 46074

PAGE 1 OF 2

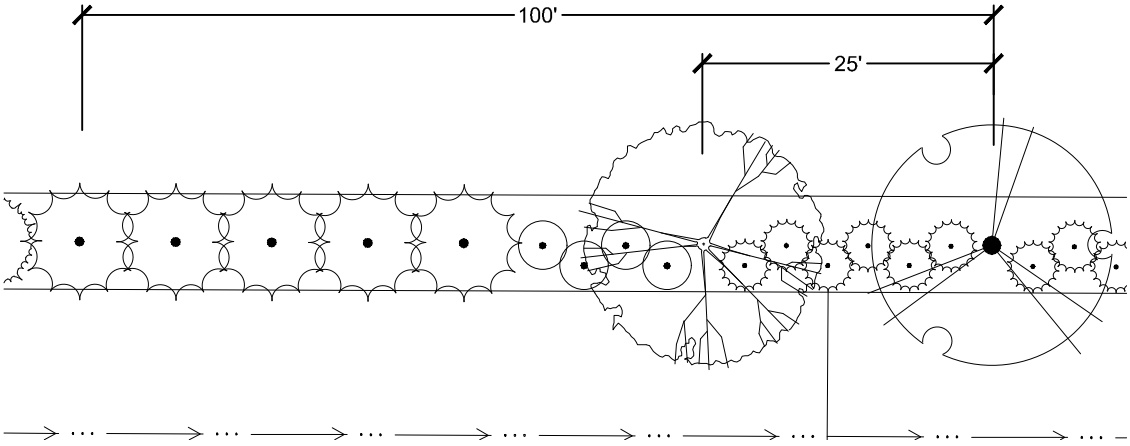
DATE: MARCH 31, 2022

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

SCALE: 1" = 500'
0 250 500 1000

N W E S

EXHIBIT C



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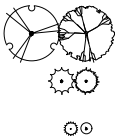


SHADE TREE

EVERGREEN TREE

SHRUB

BUFFERYARD REQUIREMENTS:

CURRENT AG ZONING
REQUEST 10' BUFFER
(2 SHADE TREES, 5 EVERGREEN TREES,
10 SHRUBS PER 100 LF)

HARVEST TRAIL OF WESTFIELD

910 E. 191ST ST.
WESTFIELD, IN 46074

PAGE 2 OF 2

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

SCALE: 1" = 20'

0 10 20 40

N W E S

DATE: FEBRUARY 04, 2022

WRITTEN PUBLIC COMMENTS

Docket Number: 2203-PUD-06

Petitioner: CND-Wood Robinson LLC by Weihe Engineers

Request: An amendment to the Woods Robinson Briggs PUD to modify development standards

Enclosed Attachments (as of 5:00 pm Monday, April 18, 2022):
April 18, 2022 Advisory Plan Commission Meeting

1. Todd Robinson		(2/9/22)
2. Marla Ailor	1602 E 203rd Street	(3/7/22)
3. Marla Ailor	1602 E 203rd Street	(3/7/22)
4. Patricia Gerth	904 E 191st Street	(3/28/22)

February 9, 2022

Kevin Todd – Director Community Development
Daine Crabtree – Planner
City of Westfield
2728 East 171st Street
Westfield, IN 46074

Re: Harvest Trail of Westfield Buffer Yard Modification Request
Westfield, IN

Dear Mr. Todd and Mr. Crabtree:

My property abuts the Monon Trail along the Northeast corner of the Harvest Trails of Westfield property and I do not object to the Buffer Yard request they have submitted to the City for approval with their other petitions. With the extensive tree-lined setbacks on both sides of the Monon Trail including my property and Harvest Trails, I do not believe a deeper buffer is necessary along my property line within the Harvest Trail Property Development.

Thanks for your time and consideration.

Todd Robinson

Todd Robinson , representative for the Carolyn A. Robinson Revocable Trust

From: Kurt Ailor
To: APC; planners@westifeld.in.gov
Subject: Woods-Robinson-Briggs PUD
Date: Monday, March 7, 2022 12:14:24 PM

WARNING: This external email is from kurtailor@aol.com.

Dear Planners and Commission members,

Dense housing developments aren't often worthy of newspaper healines. The Wood-Robinson-Briggs PUD, however, made plenty of them under a year ago, when it was marketed as a $30+ million dollar pickleball facility.

https://www.ibj.com/articles/estimated-30-million-pickleball-tennis-center-planned-for-development-in-westfield
https://www.wishtv.com/news/local-news/whats-the-big-dill-plans-unveiled-for-30m-pickleball-project-next-to-grand-park/
https://youarecurrent.com/2021/06/22/grand-national-pickleball-center-planned-in-westfield/

The Amendment to the development standards seeks to modify buffer yards located adjacent to the Monon Trail and Monon Trail Elementary School. The setbacks in the original PUD protected people from the developers according the UDO. Because no one can buffer their own yard with their neighbors property, nor should a developer be allowed to do so. Furthermore, the developer shouldn't pontificate or sepctulate that commercial property would be approved adjacent to their own single-family development. In fact, **the very buffer they don't want it is the exact reason properties should be buffered! (For the protection of development in the future that often changes over time.)** The Monon Trail isn't protected just because its a trail, nor should its features be used to relieve the developers from their obligations. As the Planning Commission, you need to protect the trail, the users, and the nearby residents. A developer's PUD and/or bottomline should not be enhanced simply because they think the trail provides the necessary buffer for the furture. Please vote to give this amendment a negative reccomendation.

As an aside, I have many concerns about the future of this PUD. Birch Dalton of EdgeRock informed me (following the amendment's introduction) that the pickleball portion of the project lacks the necessary funding at this time. This area didn't need another housing development. I assume it was the mixed-use development and the pickleball courts that led to the advancement of this project. It's noteworthy and sad that we're only talking about houses today with a density that is, quite frankly, disgusting for this area.

Thank you for your time and consideration,
Marla Ailor
1602 E 203rd Street
317-402-5835

From:	Kurt Ailor
To:	bdalton@mag-us.com; EFreeman@dwhomes.com; mluedke@DWHOMES.com; murray.clark@faegredrinker.com; mark.leach@faegredrinker.com; APC
Cc:	pencej@weihe.net
Subject:	Re: Woods-Robinson-Briggs PUD
Date:	Monday, March 7, 2022 3:02:23 PM

WARNING: This external email is from kurtailor@aol.com.

Birch, Planners, and Commission Members,

The conversation in question (about the pickleball court funding) occured following the introduction of the amendments at the February 14th Council meeting. I guess a lot has changed in three weeks, since last fall, and from the time all of the articles were published in various news publications. Birch, you're welcome to address whatever concerns you have about my statements tonight. Final engineering, lay out, and concept plans are the subject matter at hand, as **amendments** to PUD's must move through the planning and zoning process in order to be modified, isn't this the very reason for the public hearing tonight?

I cannot be at the meeting tonight, thus my written comments sent in advance. When the APC allows written comments, it is my understanding that they want to hear from residents who have concerns but can't attend the public hearing. I don't believe it is supposed to be an exercise in simply supplying developers ammunition for some kind of counter-argument in order to get what they want. As for any corrections, I've not said anything false to my knowledge. I simply stated my concerns.

I'm curious how many PUD's are next to schools buffered by public trails? (How many in Westfield?) Perhaps Daine can answer that question instead of repeating that there is no requirement for a buffer between the school and commerical zoning. Perhaps some special consideration should be given to the PUD due to the age of the children in the school building next to a commercial zoned property.

There seems to be some unnecssary tone in your email and the texts you sent me directly this afternoon. Let's let the APC conduct the public's business in public and offer their opinons on these proposed amendments. Your direct response to me in an email thread that includes the developers and their attorneys but excludes the Planning Commission seems unusual and intimidating.

Respectfully,
Marla Ailor

-----Original Message-----
From: bdalton@mag-us.com
To: Freeman, Edward <EFreeman@dwhomes.com>; Luedke, Michael <mluedke@DWHOMES.com>; Clark, J. Murray <murray.clark@faegredrinker.com>; Leach, Mark R. <mark.leach@faegredrinker.com>; Kurt Ailor <kurtailor@aol.com>
Cc: Jim Pence <pencej@weihe.net>
Sent: Mon, Mar 7, 2022 12:42 pm
Subject: RE: FW: Woods-Robinson-Briggs PUD

Marla

you are incorrect on many of your comments most particularly my financing of the commercial. We spoke back in the fall and being truthful it was not in place. But is now. Also. There is no requirement for a buffer between the school land and the commercial ask Daine

Your comments need to be corrected. I am shocked you did not contact me to get an update on the pickle ball project before you made a public statement. I always thought you did your research better. The pud is approved and will be built. We are within the approved pud in terms of number of homes and high quality. If more people would understand final engineering and lay out vs concept plan. It would be much easier for people to see the need for clean up of pud with amendments. I will be at the apc tonight and will rebutting your incorrect thinking on my pickle ball project in a respectful manner. Please next time please call me

thank you

Birch

EdgeRock Development, LLC
R. Birch Dalton
555 E. Main Street
Westfield, IN 46074
317-979-0538
www.edgerock.rocks

> -------- Original Message --------
> Subject: FW: Woods-Robinson-Briggs PUD
> From: "Freeman, Edward" <EFreeman@dwhomes.com>
> Date: Mon, March 07, 2022 12:21 pm
> To: "Luedke, Michael" <mluedke@DWHOMES.com>, "Clark, J. Murray" <murray.clark@faegredrinker.com>, "Leach, Mark R." <mark.leach@faegredrinker.com>
> Cc: Jim Pence <pencej@weihe.net>, "R. Birch Dalton (bdalton@mag-us.com)" <bdalton@mag-us.com>
>
> Murray and Mark
>
> Please see the comments below about our project sent through Daine Crabtree to me this am. Let's discuss this sometime this afternoon.
>
> Birch, please review the same and give me your thoughts.
>
> Thanks,
> Ed
>
> ---
>
> **From:** Daine Crabtree <dcrabtree@westfield.in.gov>
> **Sent:** Monday, March 7, 2022 12:19 PM
> **To:** Freeman, Edward <EFreeman@dwhomes.com>
> **Subject:** FW: Woods-Robinson-Briggs PUD

Ed:

First public comment for Woods Robinson; see below. Just an FYI you may need to address some of these points during your presentation this evening.

Regards,

Daine Crabtree | Senior Planner

Community Development | 2728 East 171st Street | Westfield, IN 46074
dcrabtree@westfield.in.gov | 317-416-2586

Need to send me a file over 25MB?

From: Kurt Ailor <kurtailor@aol.com>
Sent: Monday, March 7, 2022 12:14 PM
To: APC <APC@westfield.in.gov>; planners@westifeld.in.gov
Subject: Woods-Robinson-Briggs PUD

WARNING: This external email is from kurtailor@aol.com.

Dear Planners and Commission members,

Dense housing developments aren't often worthy of newspaper healines. The Wood-Robinson-Briggs PUD, however, made plenty of them under a year ago, when it was marketed as a $30+ million dollar pickleball facility.

https://www.ibj.com/articles/estimated-30-million-pickleball-tennis-center-planned-for-development-in-westfield
https://www.wishtv.com/news/local-news/whats-the-big-dill-plans-unveiled-for-30m-pickleball-project-next-to-grand-park/
https://youarecurrent.com/2021/06/22/grand-national-pickleball-center-planned-in-westfield/

The Amendment to the development standards seeks to modify buffer yards located adjacent to the Monon Trail and Monon Trail Elementary School. The setbacks in the original PUD protected people from the developers according the UDO. Because no one can buffer their own yard with their neighbors property, nor should a developer be allowed to do so.

Furthermore, the developer shouldn't pontificate or sepctulate that commercial property would be approved adjacent to their own single-family development. In fact, **the very buffer they don't want it is the exact reason properties should be buffered! (For the protection of development in the future that often changes over time.)** The Monon Trail isn't protected just because its a trail, nor should its features be used to relieve the developers from their obligations. As the Planning Commission, you need to protect the trail, the users, and the nearby residents. A developer's PUD and/or bottomline should not be enhanced simply because they think the trail provides the necessary buffer for the furture. Please vote to give this amendment a negative reccomendation.

As an aside, I have many concerns about the future of this PUD. Birch Dalton of EdgeRock informed me (following the amendment's introduction) that the pickleball portion of the project lacks the necessary funding at this time. This area didn't need another housing development. I assume it was the mixed-use development and the pickleball courts that led to the advancement of this project. It's noteworthy and sad that we're only talking about houses today with a density that is, quite frankly, disgusting for this area.

Thank you for your time and consideration,
Marla Ailor
1602 E 203rd Street
317-402-5835
*****This email originated from a non David Weekley Homes email address*****

March 28, 2022

Kevin Todd – Director Community Development
Daine Crabtree – Planner
City of Westfield
2728 East 171st Street
Westfield, IN 46074

Re: Harvest Trail of Westfield Buffer Yard Modification Request
Westfield, IN

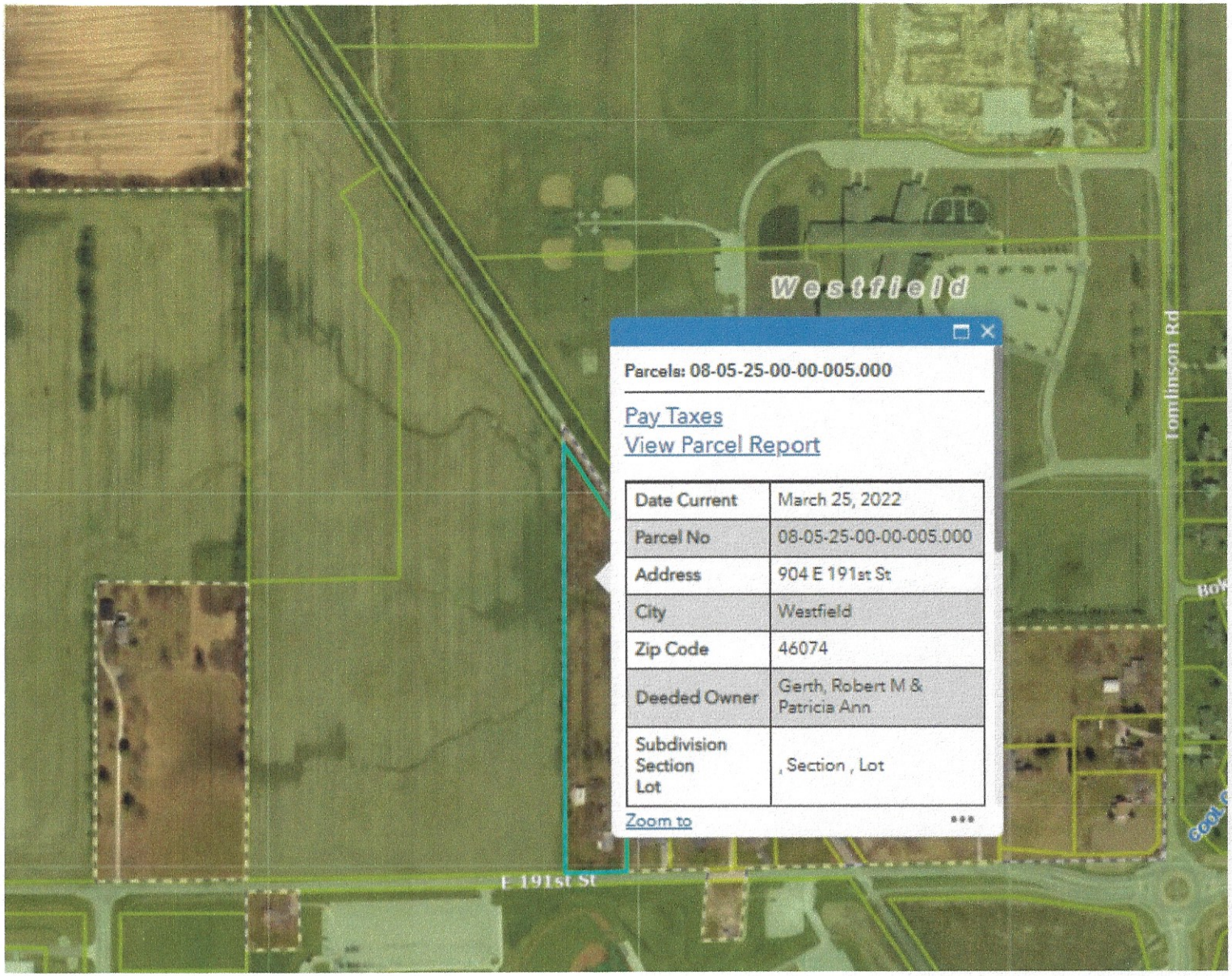
Dear Mr. Todd and Mr. Crabtree:

My property abuts the Harvest Trail of Westfield Development to the east of the proposed commercial section along 191st Street and I do not object to the Buffer Yard request they have submitted to the City for approval with their other petitions. I do not believe a deeper buffer is necessary along my property line adjacent to the Harvest Trail Property Development.

Thanks for your time and consideration.

Patricia Anne Gerth

Patricia Gerth, owner of 904 East 191st Street, Westfield, IN 46074



Parcels: 08-05-25-00-00-005.000

Pay Taxes
View Parcel Report

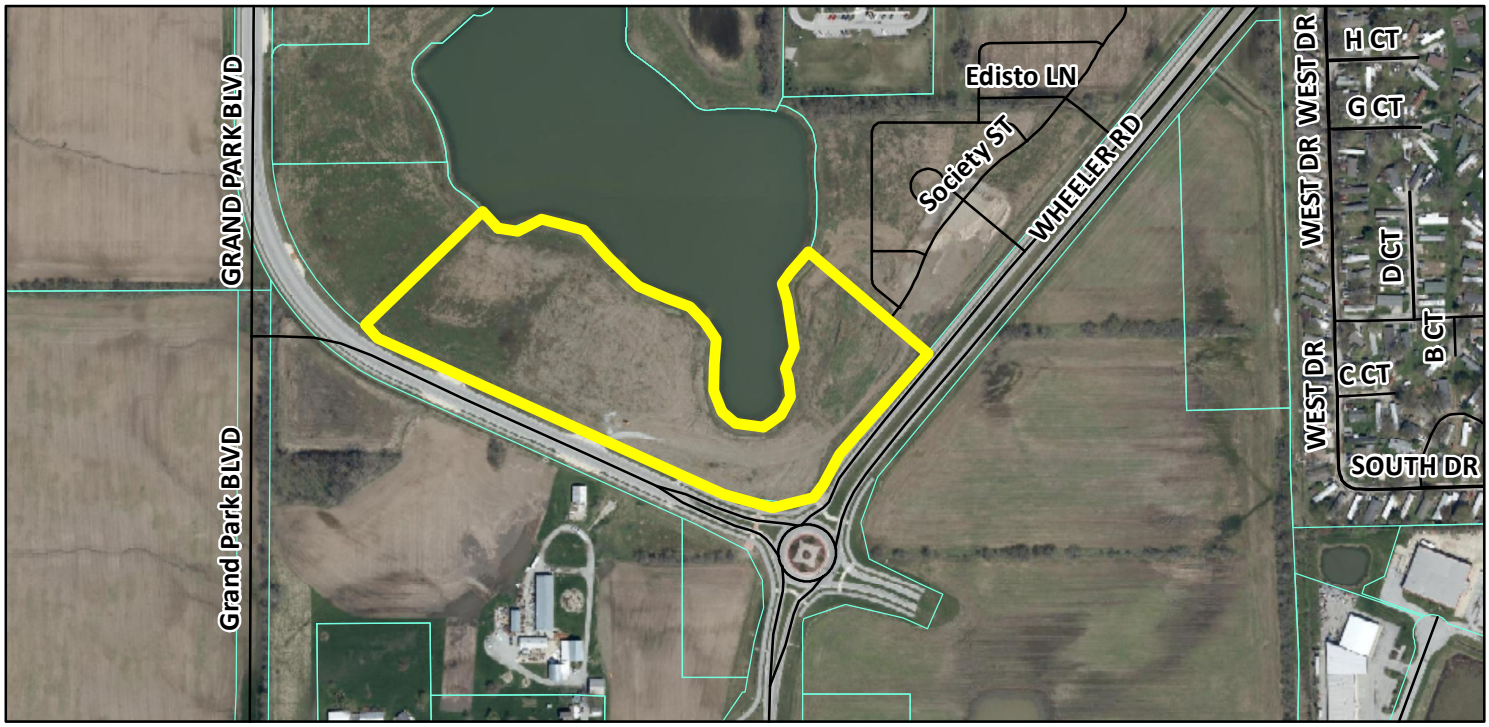
Date Current	March 25, 2022
Parcel No	08-05-25-00-00-005.000
Address	904 E 191st St
City	Westfield
Zip Code	46074
Deeded Owner	Gerth, Robert M & Patricia Ann
Subdivision Section Lot	, Section , Lot

Zoom to

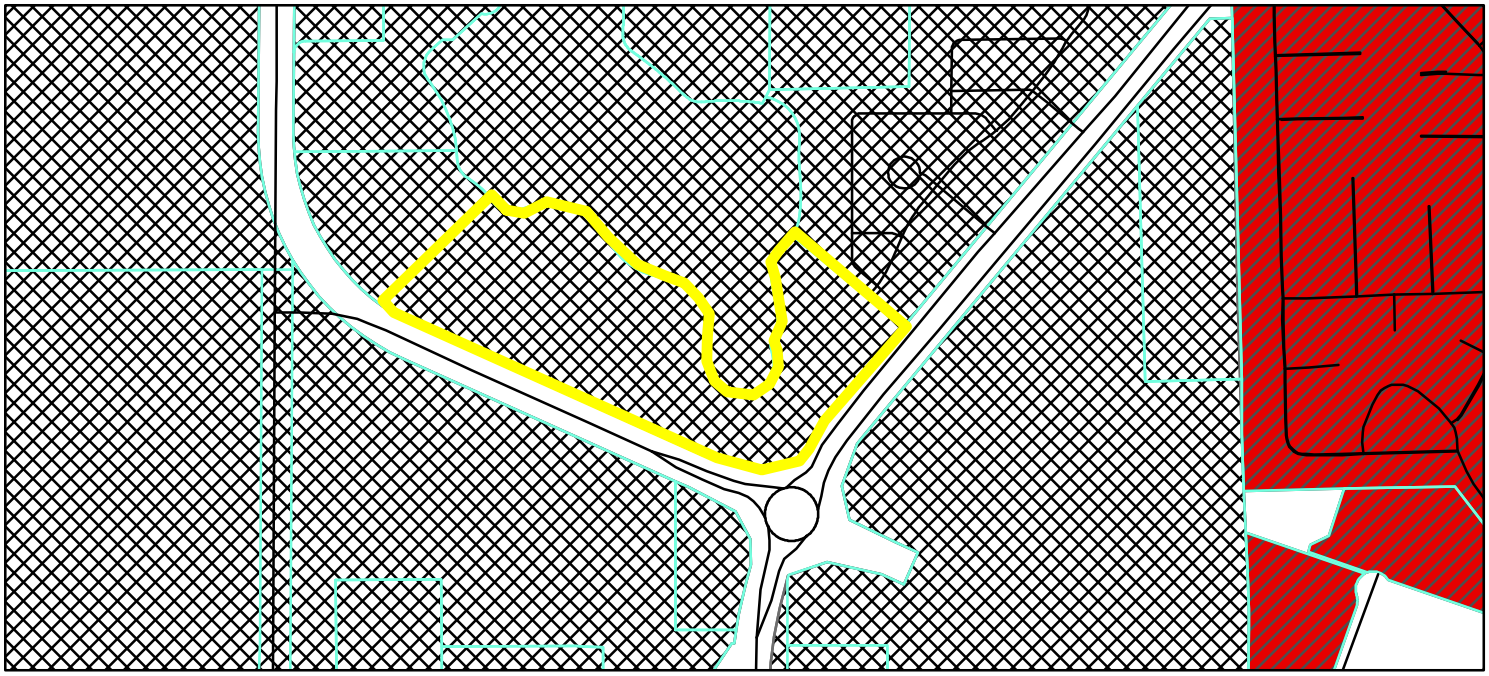
Grand Park Village PUD Amendment IV

Aerial Location Map

Site



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

April 11, 2022

Grand Park Village – PUD Amendment IV

At the Advisory Plan Commission meeting on April 4th, 2022, members of the commission voiced concerns regarding our proposed development at Grand Park Village. We have listed these concerns here, as well as the ways we have modified our site plan and added features in response to them.

1. **Comment: The site is too cluttered.**
   TWG: We have modified the site plan as follows:
   Original: 10 buildings of the same type
   Modified: 6 buildings total - 4 of the original type, and 2 larger, 4-story structures
   In doing this, the site was opened up space for additional features further outlined below.

2. **Comment: Insufficient parking.**

   TWG: The total number of parking spaces has been revised to 480 – or 2 spaces per dwelling unit. We were able to add a significant amount of parking in the northeast corner of the site, adjacent to the neighboring Charles Town development. There is now both less units and more parking in this northeast corner.
   Further, we removed the diagonal spaces that were located at the entrance off Grand Park Blvd, eliminating a potential traffic conflict. The additional parking that is now adjacent to Grand Park Blvd will be screened with landscaping and fencing as required per the PUD and UDO.

3. **Comment: The boardwalk doesn't go all around the lake frontage of the site.**
   TWG: The site plan changes include adding the boardwalk 100% adjacent to the lake as requested. The boardwalk will continue along the entire lake frontage of the site.

4. **Comment: No Bike Hub or retail space**
   TWG: After reconfiguring the site plan to accommodate concerns 1 and 2 listed above, TWG opened up additional space at the southeast corner of the site, adjacent to the Monon Trail. The plan is to construct a 1,000-square foot Bike Hub, in an architectural style consistent with the rest of the Grand Park Village PUD (see character illustrations attached), which will be open to the public and those using the Monon Trail. Additionally, a minimum of 2,000 additional square feet of (for lease) adjoining the Bike Hub will be constructed. It is our hope that a retail tenant will view this as an attractive space to lease; we also view this as a potential space for pop-up shops in the summer and/or community gatherings. Overall, we are confident that this Bike Hub/commercial area adjacent to the Monon Trail will be a substantial benefit to Grand Park Village and the community at large as it provides further activation / engagement for pedestrian and bike traffic in the area.

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Kimley»Horn

GRAND PARK LAKE VILLAGE

COLOR SITE EXHIBIT

April 8, 2022

0' 50' 100'

NORTH

Cantilevered and hanging signage (non or externally lit)
HARBOURMASTER
OPEN
31
WILSON LANDING
TEMP H: 96° L: 77°
TIDE H: 6:41 AM L: 12:53 PM
WIND 5-10 NOW SSW
SUNSET 8:33
Paver patio and walkways
Wood benches and adirondack/seating
Shake/shingle siding

WILSON LANDING
Cantilevered and hanging signage (non or externally lit)
Paver patio and walkways

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__-PUD-__**), 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 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 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. A Concept Plan (**Exhibit C**) is attached hereto which identifies the location of the Bike Hub and commercial space structure. The location of the Bike Hub and commercial space structure shall be in substantial compliance with the

location as illustrated on the Concept Plan.

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.

2.3 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**).

2.4 Parking Screening: Parking areas requiring screening, per the terms of the UDO, shall be screened in a manner in substantial compliance with the design illustrated on (**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 - 6 041422

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Bike Hub – Illustrative Character Exhibits

Exhibit C Concept Plan

Exhibit D Parking Screening

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)

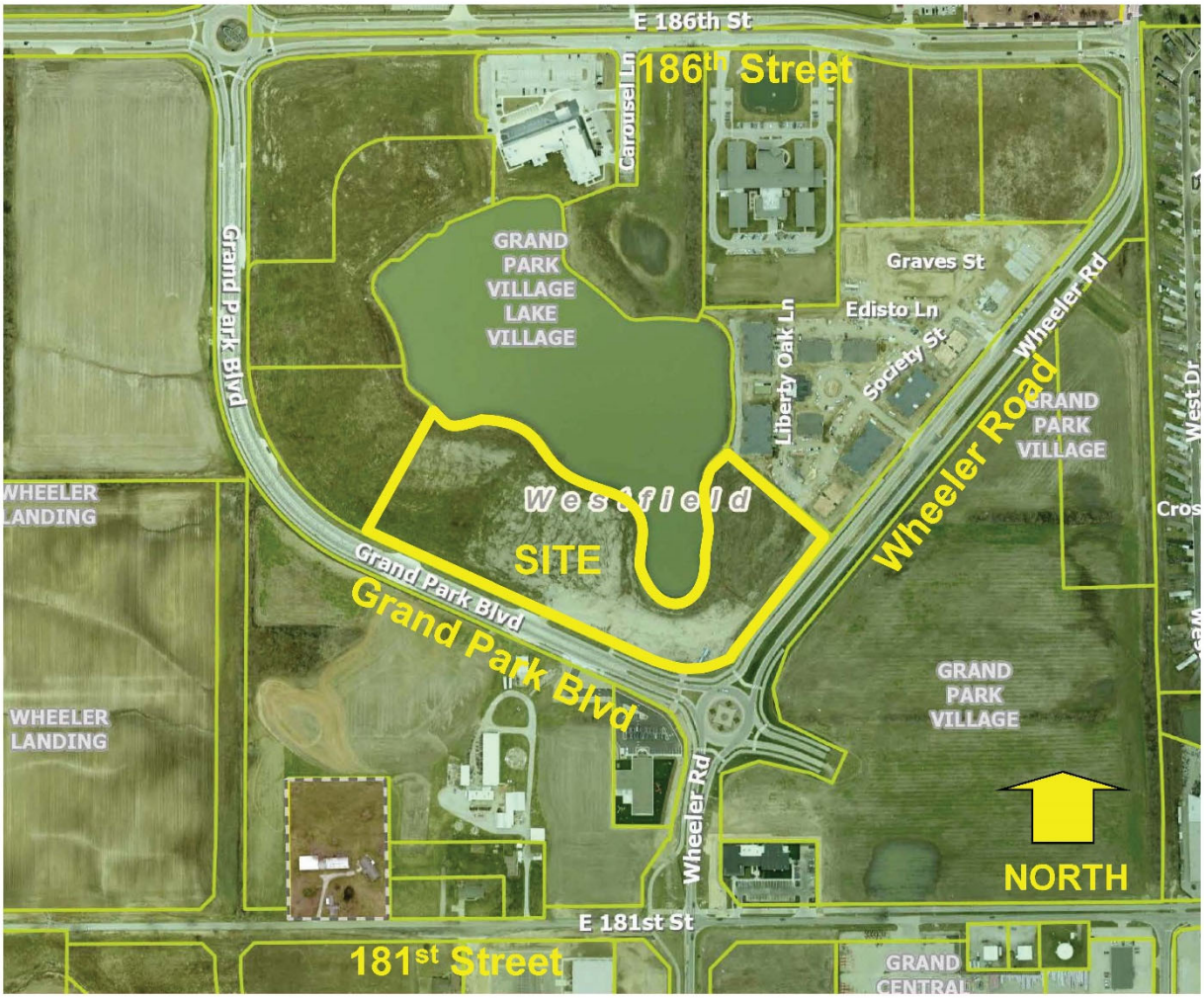

EXHIBIT B

Bike Hub Character Exhibits

EXHIBIT C

Concept Plan

EXHIBIT D

Parking Screening

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"

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WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 22__-PUD-__**), 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**. ~~22__~~-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 Parking Requirements. Article 6(G) Parking Requirements, shall include the following: Multi-Family Residential Uses shall provide one and one-half (1.5) parking spaces per dwelling unit.~~

~~2.2~~2.1 Multi-family Residential: Article 6.K(2) Multi-Family Residential, shall include the following: Site-specific density in the Lake Village ~~or similar mixed-use~~ area shall not exceed twenty-one (21) units per acre. No Multi-Family building shall contain more than ~~twenty-four (24~~seventy-two (72) units.

2.2 ~~Landscape Requirement. Article 9 Landscaping,~~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, ~~shall not apply to the Real Estate provided landscaping~~that is ~~installed~~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. A Concept Plan (**Exhibit C**) is attached hereto which identifies the location of the Bike Hub and commercial space structure. The location of the Bike Hub and commercial space structure shall be in substantial compliance with the ~~Landscape Exhibit (**Exhibit B**~~location as illustrated on the Concept Plan.

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.

2.3 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**).

~~2.3~~2.4 Parking Screening: Parking areas requiring screening, per the terms of the UDO, shall be screened in a manner in substantial compliance with the design illustrated on (**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 - ~~2 030322~~6 041422

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B ~~Landscape~~ Bike Hub – Illustrative Character Exhibits

Exhibit C Concept Plan

Exhibit D Parking Screening

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)

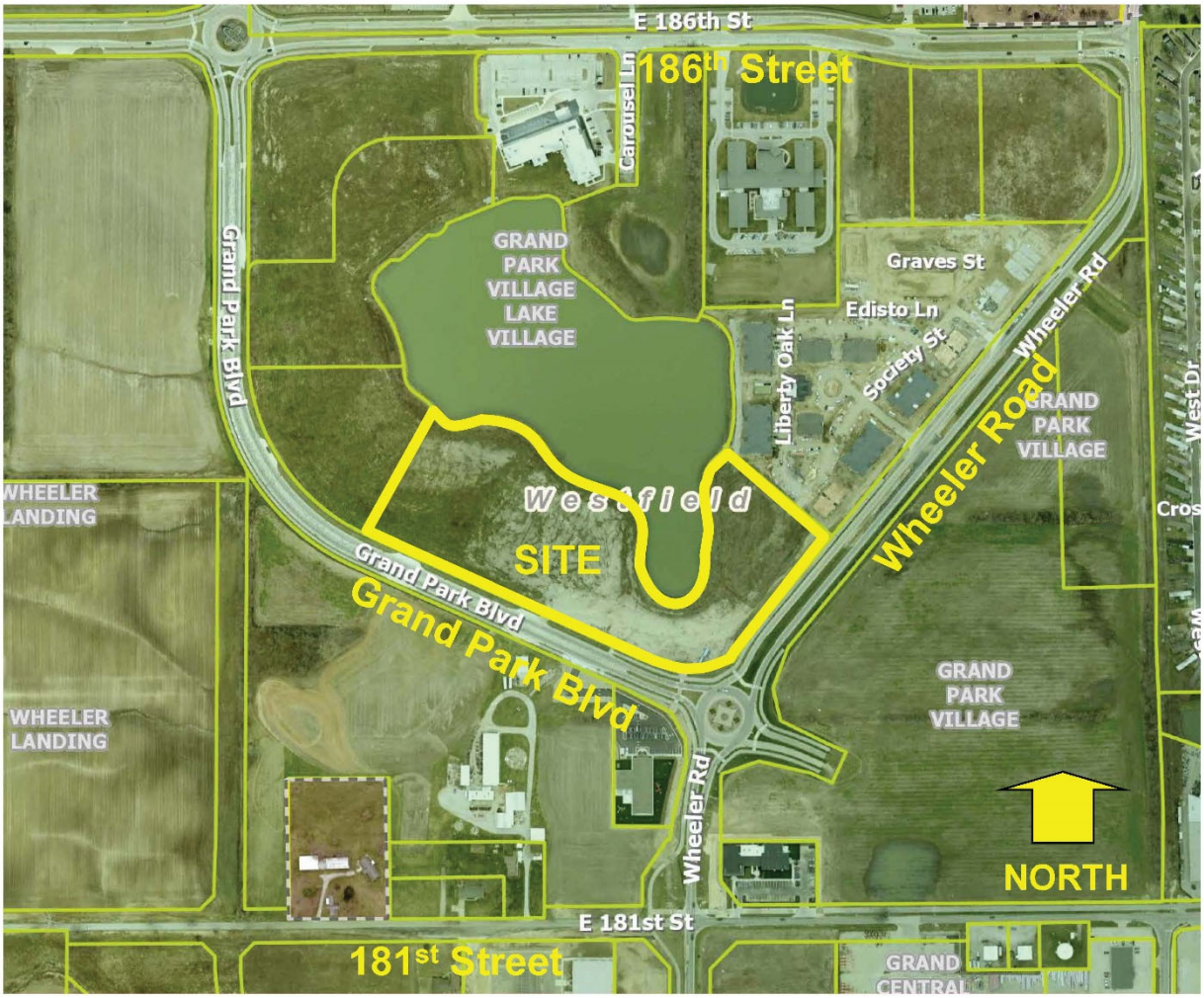

EXHIBIT B

~~Landscape Exhibit~~

~~Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 22__-PUD-__.~~

~~(Remainder of page intentionally left blank, see following pages)~~

Bike Hub Character Exhibits

WILSON LANDING

EXHIBIT C

Concept Plan

EXHIBIT D

Parking Screening

© 2022 Microsoft Corporation © 2022 Maxar ©CNES (2022) Distribution Airbus DS

Kimley»Horn

GRAND PARK LAKE VILLAGE

COLOR SITE EXHIBIT

April 8, 2022

0' 50' 100'

NORTH

Cantilevered and hanging signage (non or externally lit)
HARBOURMASTER
OPEN
31
WILSON LANDING
TEMP H: 96° L: 77°
TIDE H: 6:41 AM L: 12:53 PM
WIND 5-10 NOW SSW
SUNSET 8:33
Paver patio and walkways
Wood benches and adirondack/seating
Shake/shingle siding

WILSON LANDING
Cantilevered and hanging signage (non or externally lit)
Paver patio and walkways

Westfield-Washington Township Advisory Plan Commission (APC)

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

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, April 04, 2022 at Westfield City Hall.

Active Links for this meeting:

April 04, 2022 APC Agenda & Exhibits **April 04, 2022 YouTube Video**

OPENING OF MEETING

You Tube Time: 0:03

Roll Call

Commissioners Members Present In-Person: Ginny Kelleher, Robert Horkay; Mike Johns, Andre Maue, Victor McCarty, and Cindy Spoljaric.

Commissioners Present Virtually: Dave Schmitz.

Commissioners Absent: Kristen Burkman and Matt Deck.

City Staff Present In-Person: Pam Howard, Assistant Director.

City Staff Present Virtually: None.

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

APPROVAL OF MINUTES

Kelleher motioned to approve the March 21, 2021 Minutes.
Maue seconded. Motion passed. Vote 7-0.

REVIEW RULES AND PROCEDURES

Howard reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

2203-DDP-08 *YouTube Time: 3:40*
Goodwill
25 East Spring Mill Pointe Drive

Goodwill of Central and Southern Indiana by Weihe Engineers requests Detailed Development Plan approval for a 14,000 square foot commercial building on 2.6 acres +/- in the Maple Knoll PUD District.
(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

McCarty motioned to approve the March 21, 2021 Minutes.
Spoljaric seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

2204-PUD-07 [PUBLIC HEARING] *YouTube Time: 4:22*
Osborne Trails PUD Amendment V
West side of Horton Road & 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)

Staff presentation/Petitioner presentation

Public Hearing for 2204-PUD-07 opened at 7:15 p.m.

- One (1) public comment.

Public Hearing for 2204-PUD-07 closed at 7:19 p.m.

Petitioner responses/APC comments.

2204-PUD-08 [PUBLIC HEARING] *YouTube Time: 51:15*
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)

Staff presentation/No Petitioner presentation.

Public Hearing for 2204-PUD-08 opened at 8:01 p.m.

- One (1) public comment.
- One additional comment afterwards.

Public Hearing for 2204-PUD-08 closed at 8:06 p.m.

Petitioner responses/APC comments.

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

2111-PUD-27 [CONTINUED]
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 PUD District.
(Planner: Rachel Riemenschneider - rriemenschneider@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-ODP-04 & 2203-SPP-04 [CONTINUED]
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)

2203-ODP-03 & 2203-SPP-04 [CONTINUED]
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)

2203-PUD-03 [CONTINUED]
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: 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)

2203-PUD-06 [CONTINUED]
Woods-Robinson-Briggs PUD Amendment I
Generally, at 300 East 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)

REPORTS/COMMENTS: *YouTube Time: 1:49:23*

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

ADJOURNMENT

Kelleher motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 7-0.
The meeting adjourned at 8:54 p.m.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Signature Page for APC Minutes for April 04, 2022

_____
Robert Horkay, President

_____
Ginny Kelleher, Vice President

_____
Kevin M. Todd, Secretary

Petition Number: 2203-PUD-03 (Ordinance No. 22-07)

Petitioner: Henke Development Group

Request: An amendment to the Chatham Hills PUD to add 2 acres +/- of Real Estate to the PUD District.

Current Zoning: Chatham Hills PUD District

Current Land Use: Vacant

Acreage: 2 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 22-07 (clean)
4. Concept Plan
5. Proposed Ord. 22-07 (redline text only)
6. Narrative Statement
7. Public Comment

Staff Reviewer: Caleb Ernest, Senior Planner & Pam Howard, Assistant Director

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PETITION HISTORY

This petition was introduced at the February 14, 2022, City Council meeting. The discussion for this petition can be viewed here. The petition received a public hearing at the March 7, 2022, Advisory Plan Commission (the "Plan Commission") meeting. The public hearing for this petition can be viewed here.

PROJECT OVERVIEW

Location: This subject real estate is approximately 2 acres in size and is located generally at the southeast corner of Tomlinson Road and 203rd Street (the "Real Estate", see **Exhibit 2**). The Property is currently zoned the AG-SF1 District. Adjacent zoning districts to the west, south and east are also zoned the Chatham Hills PUD. The zoning districts to the north and east are zoned AG-SF1.

Project Description: The petitioner is requesting an amendment to the Chatham Hills PUD to add 2 acres +/- of property to the PUD District. The 2 acres are conceptually planned to be used as an amenity for the Chatham Hills community, as described in the Narrative Statement (see **Exhibit 6**).

ORDINANCE DETAILS

District Area Assignment: The 2 acres being added to the PUD are assigned to District 1: Residential District of the Chatham Hills PUD (Ord. 13-24). The standards of the Chatham Hills PUD, applicable to the 2 acres, shall apply to the development of the Real Estate.

Processes: The PUD Amendment proposes some alternative processes to those

Annexation: The proposed amendment requires the Real Estate to be annexed prior to the issuance of an Improvement Location Permit (ILP). The Annexation Ordinance was approved at the April 11, 2022, City Council meeting. The annexation will be effective upon recording, which will occur on or after May 18, 2022 due to the publication requirement and appeal period.

Concept Plan: The proposed amendment includes a Concept Plan (see **Exhibit 4**) and requires development to occur in substantial compliance with said plan.

Subdivision and Development Plan: As proposed, the PUD Amendment would exempt the proposed development from the typically required Subdivision and Development Plan Processes. The project would only be reviewed during the ILP process.

Development Standards: The PUD Amendment proposes a 20' Tree Preservation Easement, as shown on the Concept Plan. A recorded Easement Instrument would be required prior to the issuance of an ILP.

CHANGES SINCE THE PUBLIC HEARING

The Petitioner has made a few changes to the proposed amendment since the March 7, 2022, Public Hearing (see **Exhibit 5**). These include the addition of a Concept Plan, a requirement for the site to develop in substantial compliance with the Concept Plan, and a requirement for the preservation of existing trees along the east property line.

COMPREHENSIVE PLAN

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

Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area.

Thoroughfare Plan: The following corridors are impacted by the development of the Real Estate:

(i) Collector: Tomlinson Road;
(ii) Local: 203rd Street, Stonehaven Drive and Everham Drive;

(iii) Alternative Transportation Plan: perimeter pathways along perimeter streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the March 7, 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 February 14, 2022, City Council meeting.

DEPARTMENT COMMENTS

1. **Action: Forward a recommendation to the City Council for Docket 2203-PUD-03.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

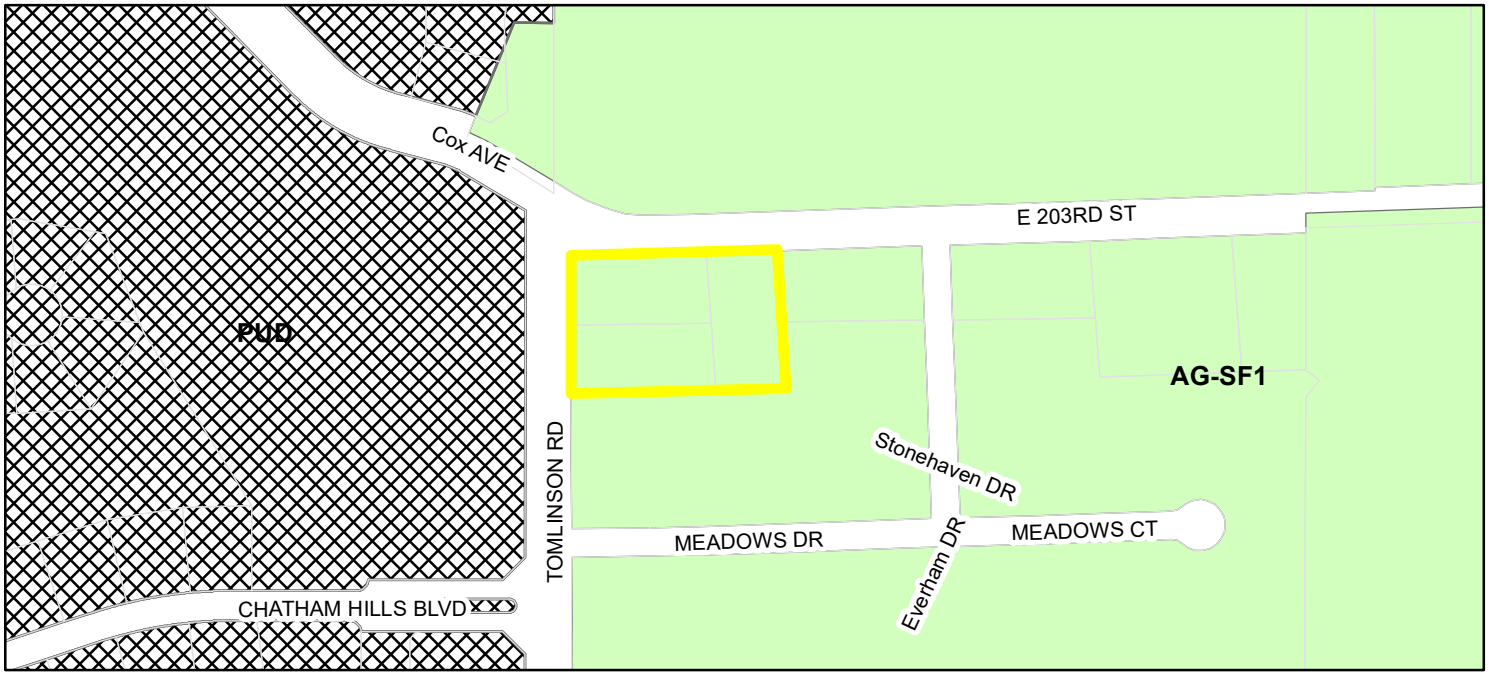
Property Location Map
Southeast corner of Tomlinson Road and 203rd Street
Planned Unit Development Amendment
2203-PUD-03

N
W E
S
Not To Scale

Aerial Location Map

Site

Zoning Map



Parcel

Zoning

Zoning - All

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

ORDINANCE NUMBER 22-07

Chatham Hills PUD District Amendment VIII

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

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

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

WHEREAS, the Council enacted Ordinance 13-24, Chatham Hills Planned Unit Development Ordinance on January 23, 2014 amended by (i) Ordinance 15-28, enacted by the City Council on October 12, 2015, and (ii) Ordinance 16-46, enacted by the City Council on December 12, 2016, and (iii) Ordinance 17-24, enacted by the City Council on September 11, 2017, and (iv) Ordinance 18-51, enacted by the City Council on February 11, 2019, and (v) Ordinance 19-11, enacted by the City Council on June 10, 2019, and (vi) Ordinance 19-51, enacted by the City Council on November 11, 2019 (collectively, the "Chatham Hills Planned Unit Development);

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2203-PUD-03**), 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") and graphically depicted in **Exhibit B** attached hereto (the "Concept Plan");

WHEREAS, the Commission forwarded **Petition No**. **2203-PUD-03** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ _recommendation (X-X) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on_____, 2022;

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance

and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

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

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Chatham Hills Planned Unit Development, Ordinance 13-24, and (iii) provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Chatham Hills Planned Unit Development.

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

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

Section 2. District Area Assignment

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

Section 3. Processes

3.1 The Real Estate shall be annexed into the corporate limits of the City of Westfield prior to the issuance of an Improvement Location Permit.

3.2 The Real Estate shall be developed in substantial compliance with the Concept Plan and shall be exempt from the subdivision and development plan processes of the Unified Development Ordinance.

Section 4. Development Standards

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

A. Preservation Area. Existing area of trees to be preserved and maintained in accordance with Article 6.8(E) Preservation and Replacement of Trees is identified on the Concept Plan ("Tree Preservation Area"). A recorded Tree Preservation Easement Instrument, in accordance with Article 8.3

Easement Standards, shall be provided prior to the issuance of an Improvement Location Permit.

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

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

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

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

_____

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 22-XX**

this _____ day of _____, 2022.

_____

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 22-XX**

this _____ day of _____, 2022.

_____

J. Andrew Cook, Mayor

This document prepared by: Phil A. Sundling, P.E.
Henke Development Group, LLC
1100 Chatham Hills Boulevard
Westfield, IN 46074

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

EXHIBIT A

Real Estate

A part of Lots 29, 30, and 31 of Style-Rite Meadows, as per plat thereof, recorded as Instrument Number 78-013260 (Plat Book 7, Pages 23-25) in the Office of the Recorder of Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southwest Corner of said Lot 30; thence North 00 degrees 15 minutes 26 seconds East along the West line of said Lots 30 and 31, a distance of 221.18 feet to a tangent curve to the right having a radius of 20.00 feet, the radius point which bears South 89 degrees 46 minutes 03 seconds East; thence Northeasterly along said curve and the West and North lines of said Lot 31, a distance of 30.68 feet to a point which bears North 01 degrees 52 minutes 10 seconds West from said radius point; thence North 88 degrees 07 minutes 50 seconds East along the North line of said Lots 31 and 29, a distance of 351.31 feet to the Northeast corner of said Lot 29; thence South 01 degrees 52 minutes 08 seconds East along the East line of said Lot 29, a distance of 240.00 feet to the Southeast corner thereof; thence South 88 degrees 05 minutes 11 seconds West along the South line of said Lots 29 and 30, a distance of 379.50 feet to the POINT OF BEGINNING, containing 2.066 acres, more or less.

EXHIBIT B

Concept Plan

Chatham Hills PUD Amendment VIII

N

NTS

Chatham Hills

WESTFIELD

EXHIBIT B

Concept Plan

Chatham Hills PUD Amendment VIII

N

NTS

Chatham Hills

WESTFIELD

ORDINANCE NUMBER 22-07

Chatham Hills PUD District Amendment VIII

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

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

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

WHEREAS, the Council enacted Ordinance 13-24, Chatham Hills Planned Unit Development Ordinance on January 23, 2014 amended by (i) Ordinance 15-28, enacted by the City Council on October 12, 2015, and (ii) Ordinance 16-46, enacted by the City Council on December 12, 2016, and (iii) Ordinance 17-24, enacted by the City Council on September 11, 2017, and (iv) Ordinance 18-51, enacted by the City Council on February 11, 2019, and (v) Ordinance 19-11, enacted by the City Council on June 10, 2019, and (vi) Ordinance 19-51, enacted by the City Council on November 11, 2019 (collectively, the "Chatham Hills Planned Unit Development);

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2203-PUD-03**), 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") and graphically depicted in **Exhibit B** attached hereto (the "Concept Plan");

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WHEREAS, the Commission forwarded **Petition No**. **2203-PUD-03** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ _recommendation (X-X) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on_____, 2022;

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance

and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

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

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Chatham Hills Planned Unit Development, Ordinance 13-24, and (iii) provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Chatham Hills Planned Unit Development.

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

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

Section 2. District Area Assignment

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

Section 3. Processes

3.1 The Real Estate shall be annexed into the corporate limits of the City of Westfield prior to the issuance of an Improvement Location Permit.

3.2 The Real Estate shall be developed in substantial compliance with the Concept Plan and shall be exempt from the subdivision and development plan processes of the Unified Development Ordinance.

Section 4. Development Standards

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

A. Preservation Area. Existing area of trees to be preserved and maintained in accordance with Article 6.8(E) Preservation and Replacement of Trees is identified on the Concept Plan ("Tree Preservation Area"). A recorded Tree Preservation Easement Instrument, in accordance with Article 8.3 Easement Standards, shall be provided prior to the issuance of an Improvement Location Permit.

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~~*[remainder of page intentionally left blank, signature page follows]*~~

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

WESTFIELD CITY COUNCIL

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

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

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

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

_____

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 22-XX**

this _____ day of _____, 2022.

_____

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 22-XX**

this _____ day of _____, 2022.

_____

J. Andrew Cook, Mayor

This document prepared by: Phil A. Sundling, P.E.
Henke Development Group, LLC
1100 Chatham Hills Boulevard
Westfield, IN 46074

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

EXHIBIT A

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~~Lots Numbered 29, 30 and 31 in Style-Rite Meadows, a subdivision in Hamilton County, Indiana, as per plat thereof, recorded in Plat Book 7, pages 23-25, in the Office of the Recorder of Hamilton County, Indiana.~~

Chatham Hills PUD – Amendment VIII

Narrative Statement

Henke Development Group LLC, on behalf of Chatham Hills LLP, is requesting a change of zoning to incorporate roughly 2 acres of property to the existing Chatham Hills PUD. The property is generally located at the southeast corner of Tomlinson Road and 203rd Street. The planned use is for an amenity area for the residents of Chatham Hills.

WRITTEN PUBLIC COMMENTS

Docket Number: 2203-PUD-03

Petitioner: Henke Development Group

Request: Petitioner requests an amendment to the Chatham Hills PUD to add 2 acres +/- of Real Estate to the Planned Unit Development (PUD) District.

Enclosed Attachments:

March 07, 2022 Public Hearing

1. Ailor, Marla 1602 E. 203rd Street (03/07/2022)
2. Ailor, Marla 1602 E. 203rd Street (03/07/2022)

From: Kurt Ailor
To: APC
Subject: Chatham Hills Amendment VIII
Date: Monday, March 7, 2022 5:03:34 PM

WARNING: This external email is from kurtailor@aol.com.

Dear Members of the Advisory Planning Commission,

As a resident who lives on E 203rd Street and a person who is actively engaged is the processes and meetings of the city, I'm writing on behalf of several of my neighbors about one of your agenda items tonight. There are only ten homes on our street (soon to be eleven, when a long-time property owner, Mike Lewis, begins construction of his house this year.) We make an effort to take care of one of one another, but appreciate the quiet atmoshpere and privacy that large-lot ownership has afforded us.

I don't know Mrs. Janice Spear, personally, despite the fact we've lived on the same street for twenty-three years (though my husband does occassionally plow snow from her driveway as needed in the winter.) It is my understanding from her direct neighbor, Mr. Tom Schultz, that she is a widow and doesn't really like to have unannounced visitors. Out of respect, I've never gone to her door and intruded on her fenced-in property. Mr. Schultz and my family are members at Chatham Hills. The other eight families are not members but have all been amenable and flexible when it comes to our new surroundings. Henke Development Group has also been a reasonable neighbor to all of us which makes the following request uncomfortable.

The location map provided in the document packet for 2203-PUD-03 doesn't provide a full picture of the area, in my opinion. To be clear, new pickleball courts were just built on the two "east/west" parcels shown on the map. The courts are so new, they have yet to be painted. (I assume they'll be ready for action soon and we're ready to welcome them.) The third parcel (that runs north and south) is approximately seven-tenths of an acre. This parcel is pretty special to many of us as it has been nothing but trees (for as long as I've lived here. Again, 23 years). The "little woods" creates a natural barrier on our "old country road" to the new and exciting country-club life. I know it probably doesn't seem like much, but it sits adjacent to Mrs. Spear's house, across from the new home that Mike Lewis is building, and plain and simple...we're fond of it.

There are trees across the street from my house which Mr. Henke and I discussed trying to keep/create a screen from the Chatham Village development, but there's only a twenty-five feet setback. I requested that many scrub trees be removed from Tomlinson Road because of the hazard they created for drivers, and that's underway now. I'm trying to express an understanding that often trees need to be removed in order to further advance development. By the same token, we're losing a lot of trees already.

The Chatham tennis/pickleball courts can be noisy on the weekends and at peak times, but are rarely used at other times during the week. They produce a great deal of light pollution also, as does the Chatham Clubouse. I stopped to speak with Mike Lewis after the Council introduction on February 14th. He informed me that he had spoken with Phil Sundling (roughly two weeks prior to our conversation), and at that time we was told Chatham wasn't considering taking out the woods. Some of us are questioning if there's a need for more new courts. We agree that it's Chatham's/Henke Development Group's property, but respectfully request that it be left alone as one of the buffers to our little one-street neigborhood.

Thank you your time and consideration,

Marla Ailor
1602 E 203rd Street
317-402-5835

From: Kurt Ailor
To: APC; planners
Subject: Chatham Hills PUD Amendment VIII
Date: Monday, March 7, 2022 6:11:44 PM

WARNING: This external email is from kurtailor@aol.com.

Dear Planning Commission Members,

The Chatham Hills PUD Amendment VIII agenda item was very unclear in regard to illustrating the intentions of the developer. I had the pleasure of speaking with Steve Henke at approximately 5:30 this evening and he explained the goal, at this time, is only to supply the (already newly constructed) pickleball/tennis courts with a structure that is similar to what is on the opposite side of the street. To be abundantly clear, I have no issue (nor do my neighbors) with this request. As previously noted, we are protective of our single-street neighborhood and we try to be good neighbors to the developer as he tries to return that favor to us.

Please be sure to add this email to the public record to correct the misunderstanding which was precipitated by the statements made and attached to your agenda for this evening's meeting. In fact, the parcel in question is only one part of the overall two acre plan. For clarity (please see Exhibit 4), Parcels 1 and 3 contain the new courts, while parcel 2 (.67 acres) contains the "woods" about which there was concern. The staff report is not indicative of the developer's intention, nor the construction that has already been completed on parcels 1 and 3. I'm not sure of the need for a public hearing on construction that has already taken place which added to my confusion, but perhaps my concerns might echo some of yours. Are these the appropriate documents for tonight's public hearing?

As my concerns have now been quelled, I simply wanted to correct my statements as a matter of public record.
Thank you,
Marla Ailor
1602 E 203rd Street

Petition Number:	2204-DDP-10
Project Name:	Cornerstone Bible Church Expansion
Subject Site Address:	720 Liberty Drive (the "Property")
Petitioner:	Cornerstone Bible Church
Representative:	Webster & Garino LLC
Request:	Petitioner requests **Detailed Development Plan** review for a 5,454 SF building expansion on 4.10 acres +/- in the SF-3: Single-Family Medium Density District.
Current Zoning:	SF-3
Current Land Use:	Church / Religious Institution
Approximate Acreage:	4.10 acres +/-
Property History:	99-AP-2 (Original Church Development Plan) 1209-DP-10 & 1209-SIT-06 (Previous Church Expansion)
Staff Reviewer:	Weston Rogers, Associate Planner
Exhibits:	1) Staff Report 2) Location Map 3) Site Plan 4) Landscape Plan 5) Building Elevations 6) Statement from City Engineer 7) Public Comments

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PROCEDURAL – Detail Development Plan

Approval of a Development Plan must be granted if the submitted plan demonstrates compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

BACKGROUND

The Property is currently zoned SF-3: Single-Family Medium Density District.

Cornerstone Bible Church was originally developed in the late 1990's under 99-AP-2 and subsequently expanded in 2009 with the approval of 1209-DP-10 & 1209-SIT-06.

The filed Detailed Development Plan 2204-DDP-10 proposes additional expansion improvements that include 5,454 SF of additional building space, 42 additional parking spaces.

DEVELOPMENT PLAN – General Plan Requirements

Article 10.7(H)2 of the UDO

The plans comply.

1) Title, scale, north arrow and date.

2) Proposed name of the development.

3) 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.

4) Address and legal description of the property.

5) Boundary lines of the property including all dimensions.

6) 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.

7) 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.

8) 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.

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

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

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

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

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

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

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

16) 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.

17) Identify buildings proposed for demolition.

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

19) 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).

20) Label Building Separation and/or / Building Setback Lines in relation to Front, Rear and Side Lot Lines

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DEVELOPMENT PLAN – Review Criteria

Article 10.7(E) of the UDO

The plans comply.

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

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

23) 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.

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

DISTRICT STANDARDS

SF-3: Single-Family Medium Density District

The plans comply.

Permitted Uses

a) Churches permitted

Minimum Lot Area

Minimum Lot Frontage

Minimum Setback

b) Front – 20’
c) Side – 10’ (20’ for side yard adjacent to road i.e. front yard)
d) Rear – 30’
e) Min. Lot Width at Building Line

Max Building Height

f) 25’
g) (UDO does not restrict height of church steeples)

Minimum ground level square footage

Parking

h) Religious Institution: 1 space / 3 seats

DEVELOPMENT STANDARDS

Associated articles within Chapter 6 of the UDO

The plans comply.

6.3 Architectural Standards

6.5 Fence Standards

6.8 Landscaping Standards

6.9 Lighting Standards

6.14 Parking and Loading Standards

DEPARTMENT COMMENTS

1) **The plans as presented comply with the applicable zoning ordinances.**
2) **Action: Approve Detailed Development Plan 2204-DDP-10 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**.

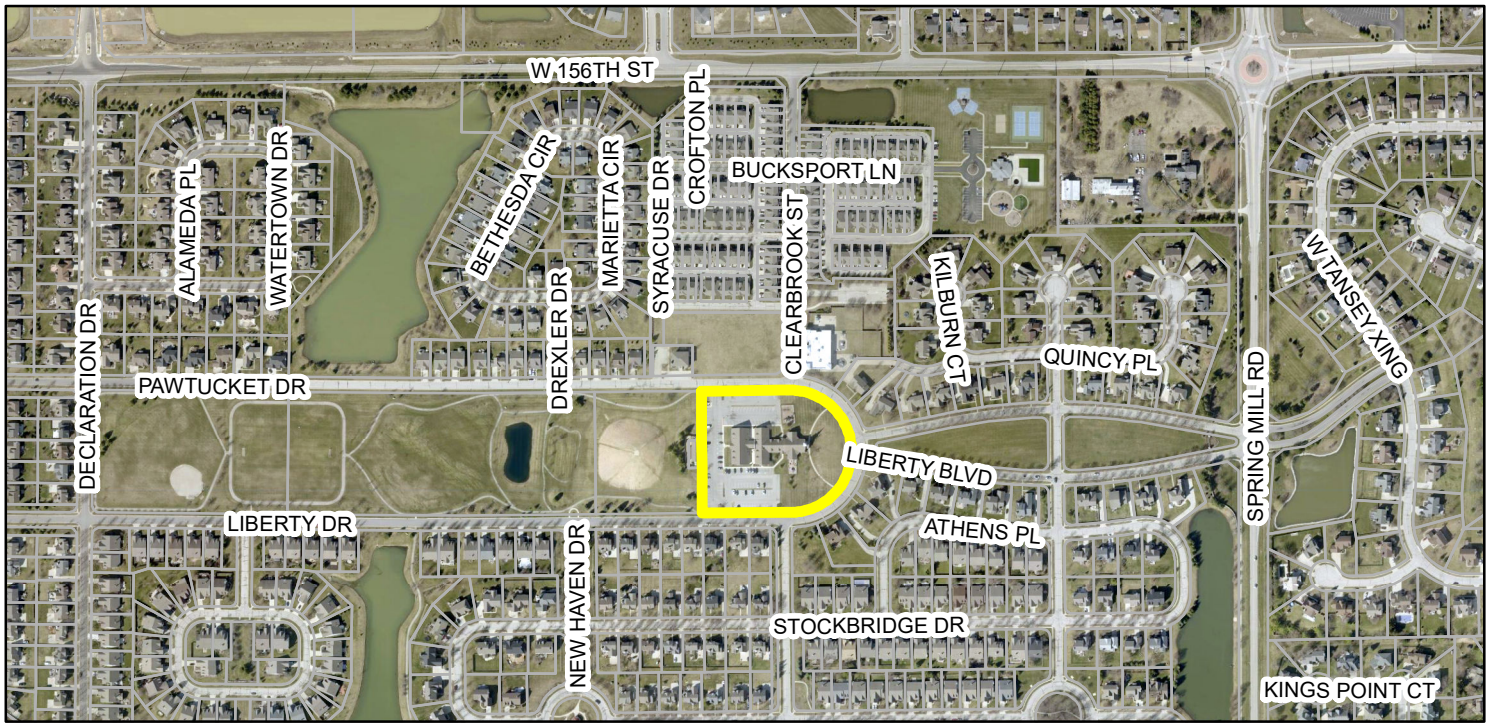
3) If any Plan Commission member has questions prior to the meeting, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov.

Property Location Map
720 Liberty Drive
Cornerstone Bible Church Expansion
2204-DDP-10

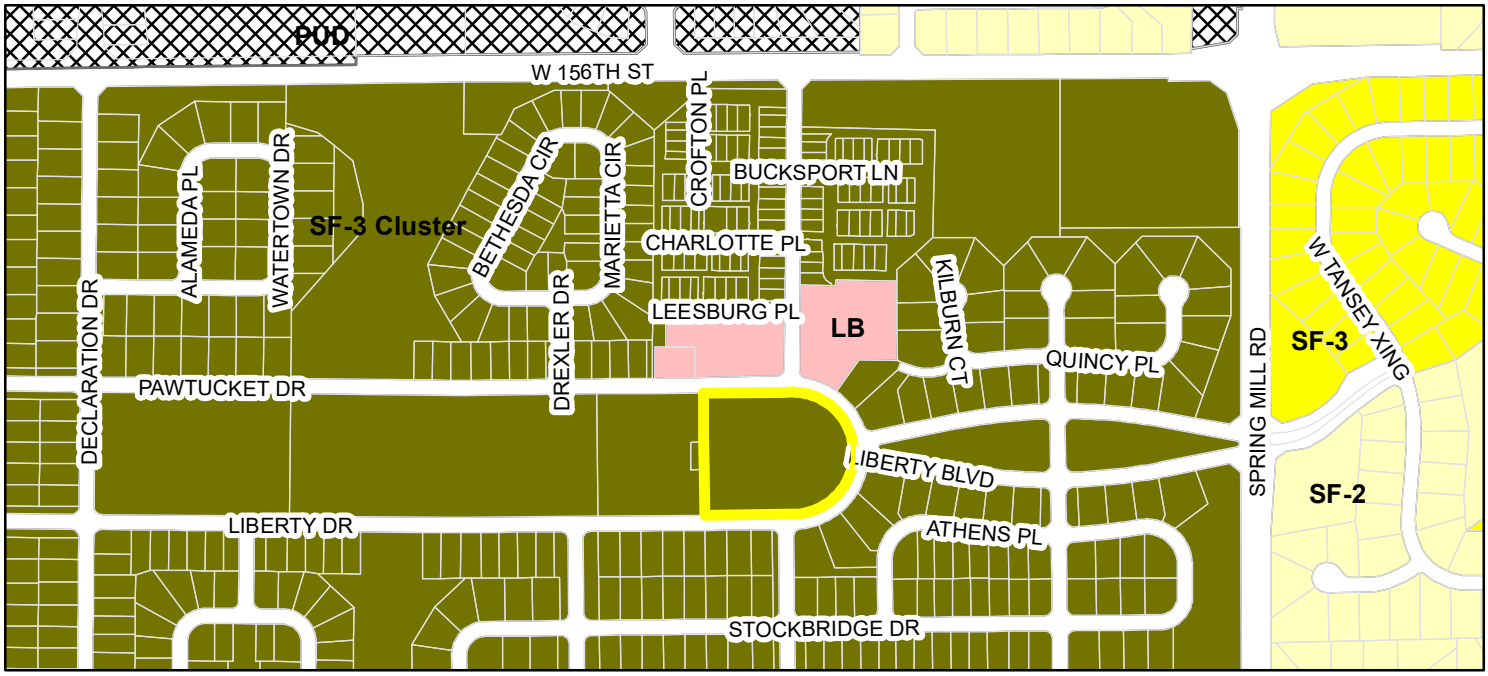
Not To Scale

Aerial Location Map

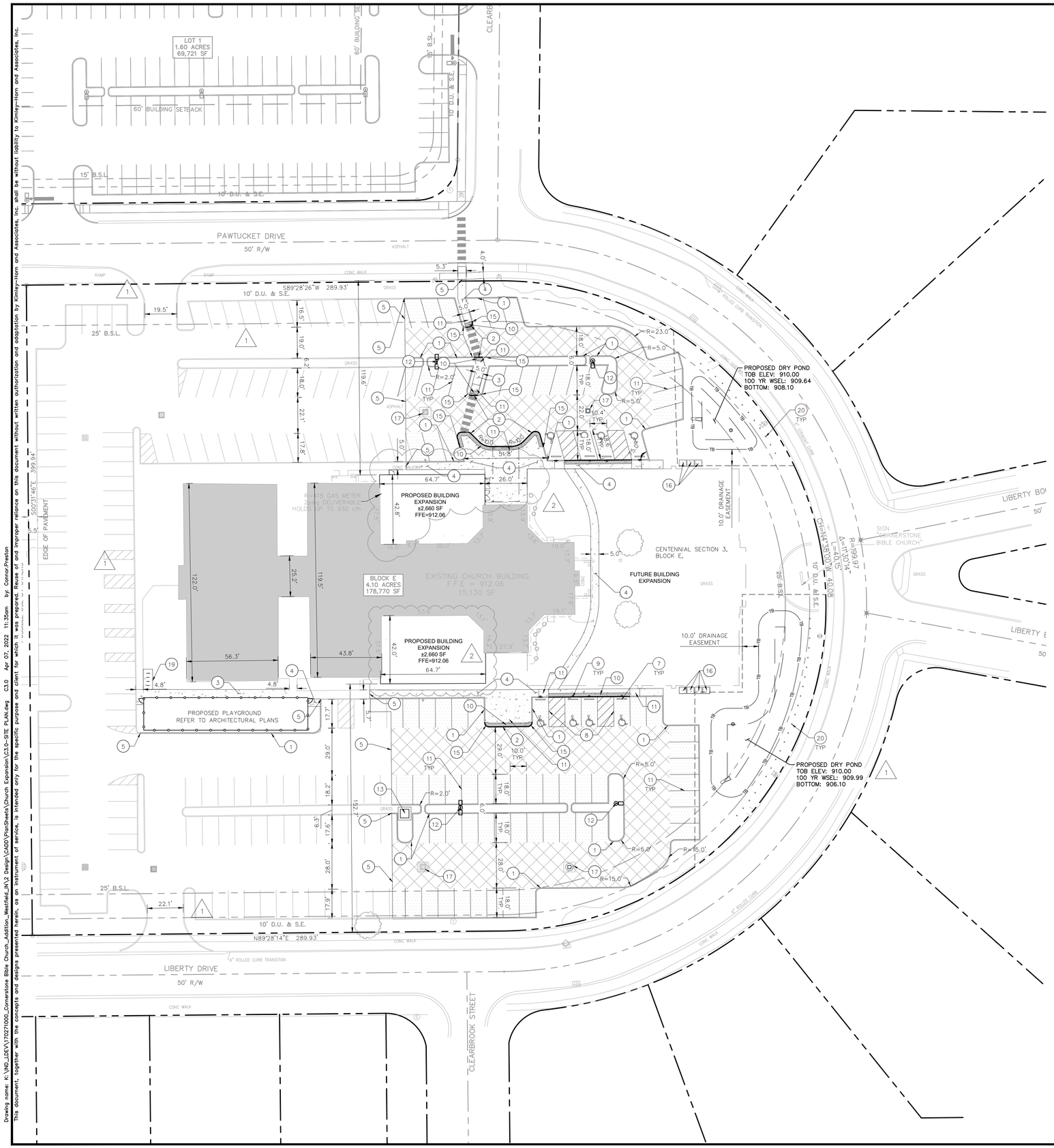
Site



Zoning Map



Parcel selection
Parcel
Zoning - All
Zoning
LB (Local Business)
PUD (Planned Unit Development)
SF-2 (Single Family - 2)
SF-3 (Single Family - 3)
SF-3 Cluster



Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'

EXISTING LEGEND

- STORM INLET
- CURB INLET
- SANITARY SEWER MANHOLE (SSMH)
- STORM DRAIN MANHOLE (SDMH)
- TELEPHONE MANHOLE (TMH)
- RIGHT OF WAY MONUMENT
- WATER VALVE
- POWER POLE
- POWER METER
- TELEPHONE BOX/PEDESTAL
- ELECTRICAL MANHOLE
- PS PARKING SPACE
- H/C PARKING SPACE
- TRAFFIC SIGNAL POLE
- LIGHT POLE
- TREE
- MAILBOX
- MONITOR WELL
- SIGN
- AREA LIGHT
- FIB — UNDERGROUND FIBER OPTIC
- CBL — UNDERGROUND CABLE
- [E] — UNDERGROUND ELECTRIC
- DITCH FLOWLINE
- SD — STORM DRAIN
- SS — SEWER LINE
- GAS — GAS LINE
- W — WATER LINE

PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

SITE SUMMARY

SITE ZONING	=	SF-3
SITE ACREAGE	=	4.31 AC.±
EXISTING PARKING SPACES (STANDARD)	=	135 SPACES
EXISTING PARKING SPACES (ACCESSIBLE)	=	2 SPACES
REQUIRED PARKING SPACES (1/3 SEATS)	=	130 SPACES
PROPOSED PARKING SPACES (STANDARD)	=	69 SPACES
PROPOSED PARKING SPACES (ACCESSIBLE)	=	8 SPACES
TOTAL PARKING SPACES PROVIDED	=	214 SPACES
PROPOSED BIKE PARKING SPACES	=	8 SPACES

BENCHMARKS

SITE BENCHMARKS:
(LOCATIONS SHOWN ON SURVEY)

SBM #1 FD REBAR IN CONCRETE
ELEVATION=910.16

SBM #2 CUT "X" SCRIBED T FOUND
ELEVATION=910.43

SBM #3 FD REBAR SCHNEIDER
ELEVATION=910.37

SBM #4 FD REBAR SCHNEIDER
ELEVATION=908.96

SBM #5 FD REBAR
ELEVATION=909.77

SBM #6 FD REBAR SCHNEIDER
ELEVATION=909.70

KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DEPRESSED CURB (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. CONCRETE CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
5. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
6. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
7. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
8. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (MUTCD R7-8, SEE DETAILS)
9. ACCESSIBLE RAMP (SEE DETAILS)
10. 2' WIDE TACTILE WARNING STRIP
11. 4" WIDE PAINTED WHITE SOLID LINE, TYP.
12. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
13. FUTURE TRANSFORMER PAD LOCATION
14. 2' CURB TURNOUT (SEE DETAILS)
15. 3 FT TRANSITION CURB
16. RELOCATED CONDENSER (REFER TO DEMO SHEET)
17. CONCRETE COLLAR
18. CONCRETE STEP
19. BIKE RACK (SEE DETAILS)
20. 6X6 TIMBER BOLLARD GUARD RAIL, 6' O.C. (SEE DETAILS)

SITE NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

No.	REVISIONS	DATE	BY
1	TAC COMMENTS	4/07/22	CPP
2	CITY COMMENTS	3/29/22	CWB

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: CSM
DRAWN BY: CSM
CHECKED BY: MJT

MICHAEL J. MUSTER
NOT APPROVED FOR CONSTRUCTION
PROFESSIONAL ENGINEER
4/7/2022

CORNERSTONE BIBLE CHURCH

SITE PLAN

CORNERSTONE BIBLE CHURCH EXPANSION

ORIGINAL ISSUE: 03/04/2022
KHA PROJECT NO. 170271000
SHEET NUMBER
C3.0

Drawing name: K:\IND_LDEV\170271000_Cornerstone Bible Church_Addition_Westfield_IN\2 Design\CADD\PlanSheets\Church Expansion\C3.0-SITE PLAN.dwg C3.0 Apr 07, 2022 11:35am by: Connor.Preston
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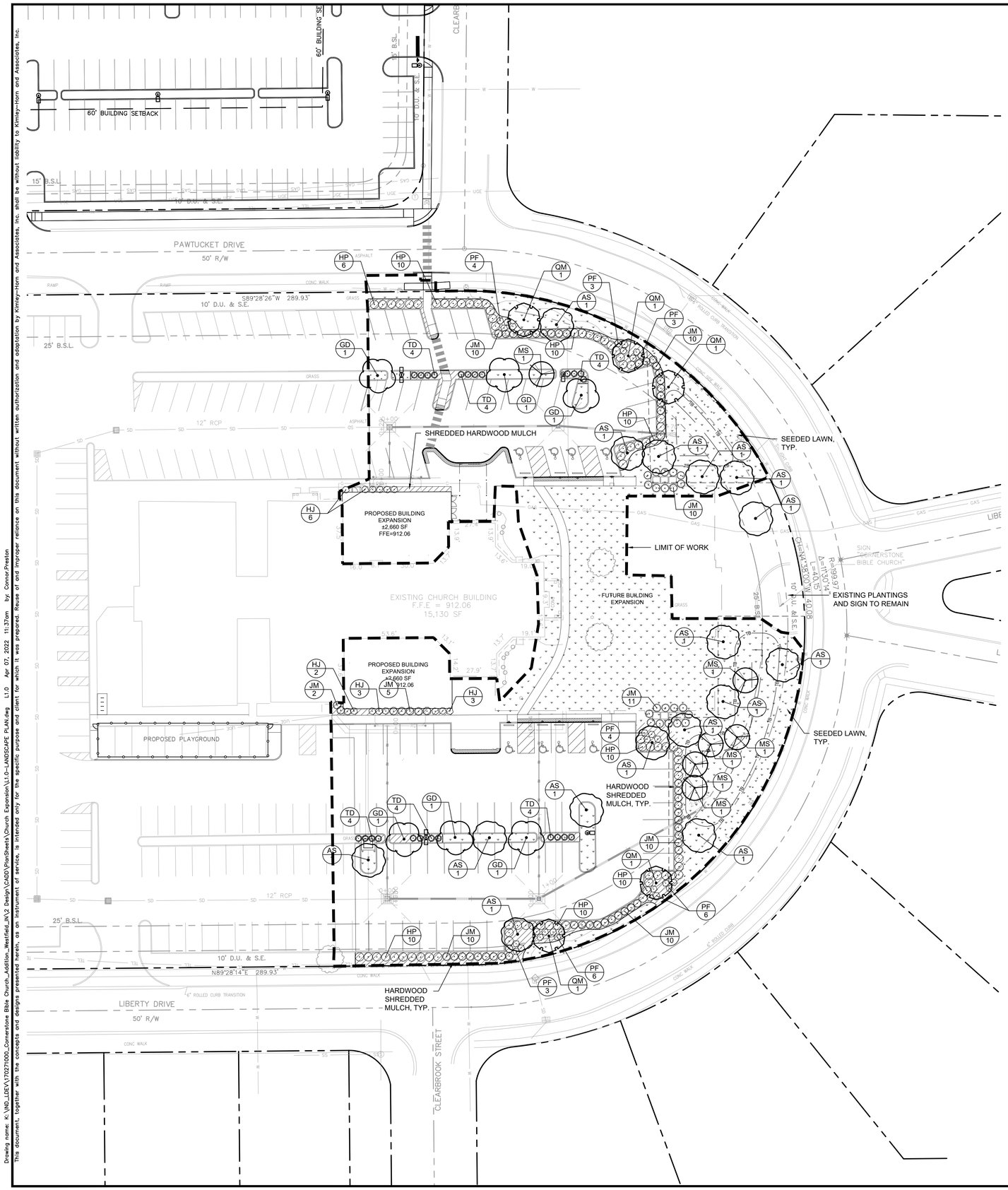

Indiana Utilities Protection Service
Call 811 before you dig

NORTH

GRAPHIC SCALE IN FEET
0 15' 30' 60'

ORDINANCE CHART

ZONING: SF-3

REQUIREMENT	REQUIRED	PROVIDED
MINIMUM LOT LANDSCAPING: Institutional Use		
• 2 shade trees + 3 ornamental or evergreen trees + 10 shrubs per acre	2.0 Acres • 4 shade trees • 6 ornamental trees • 20 shrubs	2.0 Acres • 2.0(2) = over 4 shade trees (per Section 6.8.K.3 Minimum Lot Credit) • 2.0(3) = over 6 ornamental or evergreen trees (per Section 6.8.K.3 Minimum Lot Credit) • 2.0(10) = over 20 shrubs (per Section 6.8.K.3 Minimum Lot Credit)
STREET TREES		
• 1 tree / 50 LF	• 322 LF / 50 = 6 trees	• 6 trees
FOUNDATION PLANTINGS		
• Plant materials shall be required intermittently every 40' against long expanses of building facades.	• Intermitent planting along facades	• 4 ornamental trees, 38 shrubs
INTERIOR PARKING AREA		
• 25-49 parking spaces = 7.5% of parking area to be landscape • 1 tree + 4 shrubs per island	South Lot • 20,712(0.075) = 1,553 SF • 3 islands = 3 trees + 12 shrubs North Lot • 13,186(0.075) = 988 SF • 3 islands = 3 trees + 12 shrubs	South Lot • 1,867 SF provided • 3 trees + 12 shrubs North Lot • 1,070 SF provided • 3 trees + 12 shrubs
PERIMETER PARKING AREA		
• 1 tree / 30 LF • 1 shrub / 3 LF	South Lot • 266 LF / 30 = 9 trees • 266 LF / 3 = 89 shrubs North Lot • 182 LF / 30 = 6 trees • 182 LF / 3 = 60 shrubs	South Lot • 9 trees, 89 shrubs South Lot • 6 trees, 60 shrubs

PLANT SCHEDULE

	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
DECIDUOUS TREES						
AS	16	ACER SACCHARUM	SUGAR MAPLE	B & B	2" CAL MIN	8` HT MIN
GD	6	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	B & B	2" CAL MIN	8` HT MIN
QM	5	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2" CAL MIN	8` HT MIN
ORNAMENTAL TREES						
MS	6	MALUS X `SPRING SNOW`	SPRING SNOW CRABAPPLE	B & B	2" CAL MIN	---
SHRUBS						
HJ	14	HYDRANGEA PANICULATA `JANE` TM	LITTLE LIME PANICLE HYDRANGEA	---	SEE PLAN	18" HT MIN
HP	76	HYDRANGEA ARBORESCENS `PINKERELLA`	PINKERELLA HYDRANGEA	---	SEE PLAN	18" HT MIN
JM	78	JUNIPERUS CHINENSIS `MINT JULEP`	MINT JULEP JUNIPER	---	SEE PLAN	18" HT MIN
PF	29	POTENTILLA FRUTICOSA `GOLDFINGER`	GOLDFINGER BUSH CINQUEFOIL	---	SEE PLAN	18" HT MIN
TD	24	TAXUS X MEDIA `DENSIFORMIS`	DENSE ANGLO-JAPANESE YEW	---	SEE PLAN	18" HT MIN

SEEDING LEGEND

PERMANENT SEEDING
AMERITURF FRONTRUNNER BLEND TALL FESCUE; APPLY AT A RATE OF 350 LBS/ACRE (8LBS/1000 SQFT)

No.	REVISIONS	DATE	BY
1	TAC COMMENTS	4/07/22	CPP
2	CITY COMMENTS	3/29/22	CMB

Kimley»Horn
© 2022 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: CSM
DRAWN BY: CSM
CHECKED BY: MJT

NOT APPROVED FOR CONSTRUCTION
MICHELE J. TERPSTRA
STATE OF INDIANA
LICENSED ARCHITECT
4/7/2022

CORNERSTONE BIBLE CHURCH

LANDSCAPE PLAN

CORNERSTONE BIBLE CHURCH EXPANSION

ORIGINAL ISSUE: 03/04/2022
KHA PROJECT NO. 170271000
SHEET NUMBER
L1.0

Drawing name: K:\IND_LDEV\170271000_Cornerstone Bible Church_Addition_Westfield_IN\2 Design\CADD\PlanSheets\Church Expansion\L1.0-LANDSCAPE PLAN.dwg L1.0 Apr 07, 2022 11:37am by: Connor.Preston
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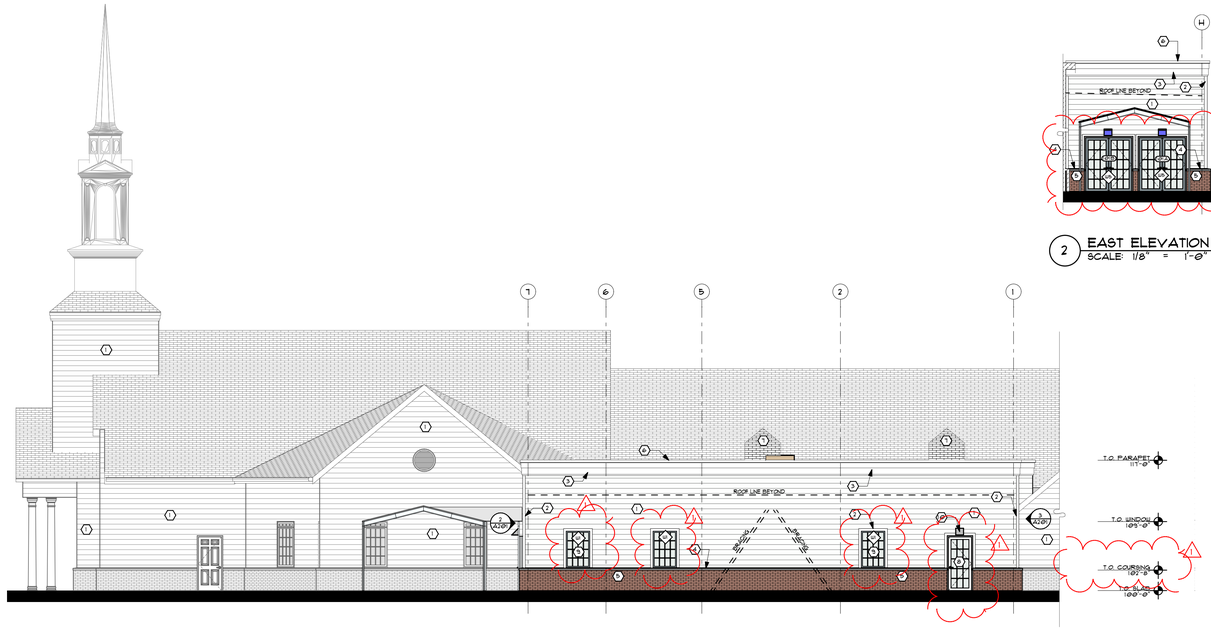
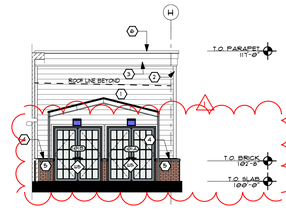
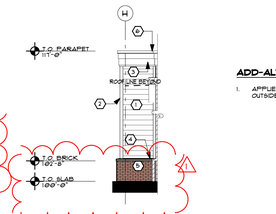


1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION (HIDDEN)
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION (HIDDEN)
SCALE: 1/8" = 1'-0"

ADD-ALT NOTES:

1. APPLIES IF REPLACING ALL EXTERIOR FINISHES OUTSIDE NEW SCOPE OF WORK.

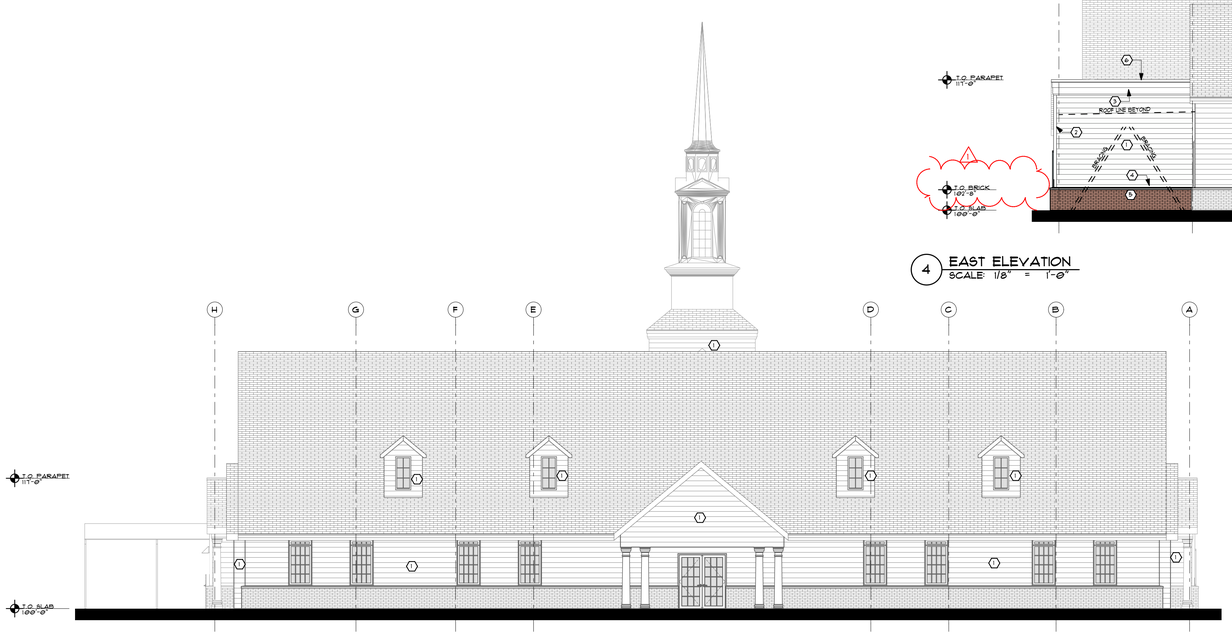
EXTERIOR FINISH SCHEDULE

	EXTERIOR MATERIALS
1	HARDIE PLANK LAP SIDING, 8.25" (7" EXPOSURE), "ARCTIC WHITE"
2	HARDIE TRIM, 3.5", "ARTIC WHITE", OR 1 X 4 WOOD TRIM, PAINTED TO MATCH "ARTIC WHITE"
3	TRIM, "ARCTIC WHITE"
4	"CUT STONE CAP", TO MATCH EXISTING
5	FACE BRICK, TO MATCH EXISTING
6	METAL PARAPET CAP, WHITE
7	FIBERGLASS SHINGLES, TO MATCH EXISTING
8	HOLLOW METAL DOOR & FRAME, PAINT TO MATCH ARCTIC WHITE
9	STOREFRONT SYSTEM, DARK BRONZE, REF. WINDOW / GLAZING SCHEDULE
10	EXTERIOR LIGHT FIXTURES, SEE ELECTRICAL PLANS

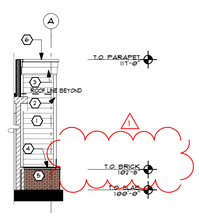
ELEVATION GENERAL NOTES

1. **SAMPLES**. PROVIDE JOBSITE MOCK-UP OF HARDI-PLANK AND MASONRY VENEER FOR ARCHITECT'S REVIEW AND APPROVAL.
2. **BRICK**. BRICK TO MATCH EXISTING BUILDING, COLOR, STYLE AND SHAPE. COLOR MATCH GROUT AND PROVIDE SAMPLE VIA MOCK-UP FOR ARCHITECT'S REVIEW AND APPROVAL.
3. **ARCHITECTURAL LIGHTING**. REFER TO ELECTRICAL DESIGN FOR EXTERIOR WALL PACK LIGHTING INFORMATION. COORDINATE BLACK-BOX AND ROUGH IN REQ'S WITH ELECTRICIAN PRIOR TO EXTERIOR CLADDING INSTALL.
4. **STOREFRONT**. SEE GLAZING SHEET FOR ALUMINUM STOREFRONT SYSTEM DETAILS, INCLUDING GLASS COLOR AND FINISH. THE INTENT IS TO CLOSELY MATCH THE EXISTING ELEMENTS
5. **ELEVATION CLEARANCE**. MAINTAIN MIN. 4" CLEARANCE TO ALL SURROUNDING FINISH GRADE, LANDSCAPING OR HARDSCAPE.
6. **SIGNAGE**. THERE IS NO PLANNED SIGNAGE. HOWEVER, SHOULD THE OWNER DESIRE SIGNAGE, A SEPARATE SIGNAGE PERMIT IS REQUIRED NOT INCLUDED IN THIS SCOPE.
7. **CONTROL JOINTS**. PROVIDE CONTROL JOINTS AT MASONRY WALLS. CONTROL JOINTS NOT TO EXCEED 25' O.C. HORIZONTALLY.
8. **MOISTURE BARRIER**. SEE BUILDING SECTION GENERAL NOTES FOR MOISTURE BARRIER REQUIREMENTS.
9. **PRECAST COMPONENTS**. CONTRACTOR TO PROVIDE SHOP DRAWINGS DETAILING PRECAST COMPONENT SIZES, WITH PLAN LOCATION VERIFICATION, PRIOR TO INSTALL.
10. **EXPOSED CAP AND METAL FLASHING**. ALL EXPOSED PROJECT FLASHING TO BE PRE-FINISHED. CONTRACTOR TO PROVIDE STANDARD COLOR SELECTIONS, "MBC" OR EQUAL, TO ARCHITECT FOR FINAL SELECTION.
11. **OVERFLOW DRAINAGE**. ALL OVERFLOW ROOF DRAINS TO TERMINATE 24" ABOVE FINISH GRADE AND DISCHARGE THROUGH "COU'S TONGUE" CAST DRAIN WALL OUTLET.

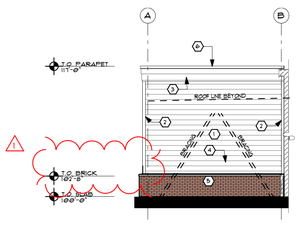
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



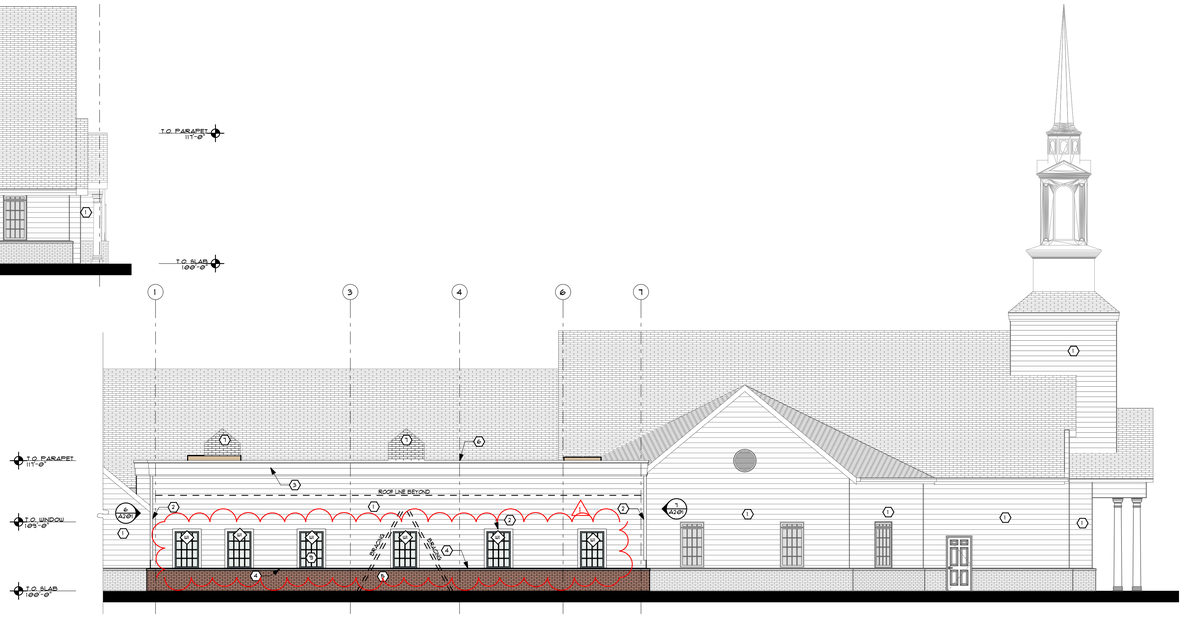
5 WEST ELEVATION
SCALE: 1/8" = 1'-0"



6 WEST ELEVATION (HIDDEN)
SCALE: 1/8" = 1'-0"



7 EAST ELEVATION (HIDDEN)
SCALE: 1/8" = 1'-0"



8 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SB Construction

BGW ARCHITECTS
A Design & Construction Partnership

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REV	DATE	DESCRIPTION
0	3-2-22	BID SET
1	3-29-22	PERMIT SET / TAC REVIEW

PROJECT:

CORNERSTONE BIBLE ADDITION AND REMODEL - PHASE 1

720 LIBERTY DR
WESTFIELD, IN 46074

BGW ARCHITECTS | 1237 GRANT AVE - COCOM, UT 84601 | PH: 801-930-7737 | WWW.BGWARCHITECTS.COM

SEAL:

DAVID JAMES TYSON
EXP: 12/31/23

SHEET TITLE:

EXTERIOR ELEVATIONS

ORIGINAL ISSUE: 3-2-22

SHEET NUMBER:

A201

PROJECT#: AG833

DO NOT SCALE DRAWING

CITY OF
Westfield
INDIANA

Mayor
Andy Cook

City Council
Joe Edwards
Scott Willis
Jake Gilbert
Scott Frei
Mike Johns
Cindy L. Spoljaric
Troy Patton

Clerk Treasurer
Cindy J. Gossard

April 4, 2022

Subject: Cornerstone Bible Church Traffic

To: Whom It May Concern

There have been concerns raised about the additional traffic an expansion to the Cornerstone Bible Church in the Centennial neighborhood might cause. Those raising concerns have asked that the City of Westfield require a traffic study to be performed prior to approving any expansion.

Based on my experience as a Professional Engineer, I do not believe a traffic study is required. Any traffic study performed will conclude that indeed an expansion to the Cornerstone Bible Church will increase traffic volumes in the area. Moreover, a study will likely say that this increase in traffic will not be detrimental to neighborhood safety and traffic flow. Assuredly, some Centennial residents will disagree with those findings.

The question at hand is "what is considered detrimental?" A traffic study is not equipped to answer that question. Given the costs associated with performing a traffic study and the limited value one would provide in this situation, I am not inclined to require a study for this project.

Sincerely,

Johnathon Nail

Johnathon Nail
City Engineer
City of Westfield

Public Works Department

(317) 804-3100 office
(317) 804-3190 fax

2706 East 171st Street
Westfield, IN 46074
westfield.in.gov

WRITTEN PUBLIC COMMENTS

Docket Number: 2204-DDP-10

Petitioner: Cornerstone Bible Church by Webster & Garino LLC

Request: 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 district.

Enclosed Attachments (as of 5:00pm., Monday, April 18):

April 18, 2022 Advisory Plan Commission Meeting

1. Alice Weintraut	N/A	(03/18/22)
2. Marcia & Marv Goldstein	15250 Nashua Cr.	(03/18/22)
3. Katherine Chirico	15239 Declaration Dr.	(03/18/22)
4. June Dever	1020 Bridgeport Dr.	(03/20/22)
5. Katherine Chirico	15239 Declaration Dr.	(03/21/22)
6. Marcia Goldstein	15250 Nashua Cr.	(03/22/22)
7. Marcia Goldstein	15250 Nashua Cr.	(03/23/22)
8. Katherine Chirico	15239 Declaration Dr.	(03/30/22)

Weston Rogers

From: Alice Weintraut <alice.weintraut@gmail.com>
Sent: Friday, March 18, 2022 4:07 PM
To: planners
Subject: Cornerstone Bible Church (CBC) expansion.

Follow Up Flag: Follow up
Flag Status: Completed

WARNING: This external email is from alice.weintraut@gmail.com.

My feedback on updates to the Cornerstone Bible Church expansion is first - for the church attendants to please stop blocking both sides of the street near that side of the park. Hopefully the parking lot will stop that, but we already don't allow parking on both sides throughout the neighborhood because the neighborhood was allowed to be built streets too narrow to allow fire trucks through when cars are parked on both sides. I question whether firetrucks could get through the main entrance past the church on Sundays currently.

Everything about the plan for building a budding megachurch instead of a little chapel in a residential neighborhood is ridiculous to me and inappropriate to approve. I don't mind how they reconfigure internally, but I think if they've grown in size to where the parking is a problem they should sell to a smaller church with a more appropriate amount of traffic. The ppl who built in the neighborhood were told they were getting some little shops and a little church, then Estridge dropped out before completion. Now the church owns all the space except one little real estate office and the daycare. People were promised something akin to West Clay and they got a single church owning most of the commercial space. I've never heard of this kind of traffic coming into a neighborhood like this.

Thanks for listening,
Alice Weintraut

Weston Rogers

From: Marcia Goldstein <margold2@gotown.net>
Sent: Friday, March 18, 2022 4:59 PM
To: planners
Cc: Scott Willis; gilbert@westfield.in.gov; Joe Edwards; Scott Frei; Mike Johns; Cindy Spoljaric; patton@westfield.in.gov
Subject: Centennial Bible Church expansion
Attachments: Cornerstone Bible expansion city council ltr.docx

WARNING: This external email is from margold2@gotown.net.

Dear Westfield Planning Commission:

Attached please see the letter we sent to our District 4 Representative, Scott Frei on March 6.

Our last paragraph sums up our concerns and feelings:

With many churches struggling with decreased attendance and membership, a thriving church is a positive for Westfield. Our objection is not about the current church but about it's expansion, located within (not next to or close by) an established neighborhood. Our hope is that the City Council reject their construction request, whether done on a piece-meal basis or as one large project.

We would appreciate a clarification of the meeting and deadline schedule noted on the website. Will this come before the Technical Advisory Committee on Tuesday, March 22 @ 9:00 am with a public hearing on Monday, April 4 @ 7:00 pm?

Sincerely,

Marcia & Marv Goldstein

15250 Nashua Circle

317-509-6783

TO: Scott Frei, District 4 Westfield City Council Representative
sfrei@westfield.in.gov

FROM: Marcia & Marv Goldstein
15250 Nashua Circle, Westfield (Centennial)
317-509-6783

We are writing about an issue that, we believe, will come before the Westfield City Council in early 2022 - the expansion of the Centennial Bible Church located within the Centennial subdivision.
In November, along with other Centennial residents, Marcia attended a meeting hosted by the church to outline their plans to expand the church on the current piece of property. The lay pastor explained the following and noted that their plans were available on the church website.

- The church has experienced growth, necessitating multiple Sunday services to accommodate their congregational size. Their goal is to move to a one service format.
- The church projects substantial continued increases in membership.
- The congregation considered moving to another location & decided to, instead, stay at the current location with adding on to, and renovating, the current building.
- Their stated plans were to build a much larger worship space, additional office space, classrooms and add recreational facilities (not currently available) to accommodate current and future congregational membership. The initial plans provided a separate recreational building; instead this function will become part of the current design, with the land earmarked for the recreational building to become a parking lot (which already received city council & HOA approval and is currently being constructed.)
- The expanded church footprint will expand over the entire property owned by the church, leaving almost no green space.
- The church pays no Centennial HOA fees that are paid by the rest of the neighborhood residents, fees which pay to upkeep of the green areas adjacent to the church property.
- The HOA has no jurisdiction over the church, their property and any changes to the current church building although the HOA did sign off on the new parking lot expansion.
- **All expansion decisions rest with the Westfield City Council.**

Since that meeting the plans are no longer on the website and, according to what was reported at the February Centennial HOA meeting, their current plan is to do the expansion piece-meal, starting with the expansion of office / classroom / general space, leaving the expanded sanctuary as a future project. ***This change of plans does not negate our concerns noted below!***

Our concerns are as follows:

FEEL OF THE NEIGHBORHOOD
The church was given the property by Centennial developer, Paul Estridge, to ensure that a neighborhood church was in the neighborhood to service Centennial residents. It was, by intent, design, size and architecture, built to enhance the "country church" feel and the friendly small town look of Centennial. Initial website information about their building plans noted that the initial church wasn't built to commercial standards, something they plan to accomplish with their building plans. Paul Estridge, developer of the neighborhood, built the church as a centerpiece of one Westfield's nicest communities, not, as stated, a commercial structure.

CHURCH SIZE TOO BIG TO BE ON A TOO SMALL PIECE OF PROPERTY A mega-church (which is what the church would become) would not fit on the small piece of available land. In essence, a church that would be built to go from curb to curb would be like fitting a size 10 foot into a size 6 shoe --- it just won't fit. Even expanding the general (not sanctuary) space over crowds the property.

TRAFFIC AND SAFETY Currently the neighborhood deals with traffic going into and out of the church property daily. During the week cars are lined up on Liberty Drive at pre-school drop off and pick up, creating traffic and safety hazards. Building more classrooms with an increase in school enrollment would magnify this situation. Increasing the size of the sanctuary, with the accompanying increase of cars at any one time, would create an issue of Sundays, holidays and whenever services are held. Adding recreational facilities would do the same. With many of the church members now coming from outside of our neighborhood, increased traffic on the roads leading into and within Centennial would be affected. And, with more people coming and going, the likelihood of accidents & crime coming into the area is increased.

PROPERTY VALUES The country feel upon entering Centennial off of Spring Mill Road, presented by the beautiful view of the church at the end of Liberty Blvd, was a feel that residents purchased when buying (and considering future resale) of their homes. Having a large building, out of scale and with no land, will present the real possibility of decreased property value.

FUTURE CONCERNS If the church continues to grow, the congregation would need to revisit the one-service goal, raising the real possibility that instead of several small services the church would again move to more than one large service, meaning hundreds of additional cars.

With many churches struggling with decreased attendance and membership, a thriving church is a positive for Westfield. Our objection is not about the current church but about it's expansion, located <u>within</u> (not next to or close by) an established neighborhood. Our hope is that the City Council reject their construction request, whether done on a piece-meal basis or as one large project.

We would like to be present when this issue is brought before the City Council. Could we please get notification when this happens?

Many thanks in advance.

Marv & Marcia Goldstein

Weston Rogers

From: Kate <katecancook@sbcglobal.net>
Sent: Friday, March 18, 2022 6:16 PM
To: planners
Subject: Cornerstone Bible Church

Follow Up Flag: Follow up
Flag Status: Completed

WARNING: This external email is from katecancook@sbcglobal.net.

Hello many of the residents in Centennial are opposed to the Cornerstone expansion.

Can you please forward a copy of the plans they have submitted so far and advise when the meeting for approval or hopefully denial will be.

Thank you.
Kate
Sent from Mail for Windows

Weston Rogers

From: June Dever <junedever1@gmail.com>
Sent: Sunday, March 20, 2022 10:27 AM
To: planners
Subject: Cornerstone Bible church

WARNING: This external email is from junedever1@gmail.com.

I am a resident of Centennial and would like to share my thoughts on the CBC additions. Please make design the same as the church so that it has the pleasing colonial look. Make certain the lighting is subdued.
Thank you,
June Dever
1020 Bridgeport Drive
Westfield, Indiana 46074

Sent from my iPad

Weston Rogers

From: Kate <katecancook@sbcglobal.net>
Sent: Monday, March 21, 2022 5:16 PM
To: planners; APC; Weston Rogers
Subject: Re: Cornerstone Bible Church

Follow Up Flag: Follow up
Flag Status: Completed

WARNING: This external email is from katecancook@sbcglobal.net.

Thank you for sending the plans. The church is plans to expand the main building adding 1,000 seats. A building of size does not belong in a residential walkable community. Centennial was built as a walkable community and a commercial grade church does not fit in our landscape. Our streets are not designed for high flow of traffic. The issues at Carmel High School are a perfect example of what we would face. Centennial streets already has traffic backed up because Cornerstone increased the number of students at their day care. Cars are lined up on Liberty and residents are waiting for the Church traffic in order to get to their homes.

What would the review process be for the 2nd phase of the expansion? Will the City complete a traffic study for commercial building in a residential area?

On Monday, March 21, 2022, 03:19:27 PM EDT, Weston Rogers <wrogers@westfield.in.gov> wrote:

Thank you for your comment. It has been forwarded to the Plan Commission and will be included in the Public Comment Exhibit when this item appears on the Commissions' Consent Agenda for approval.

Please be aware that the APC will not be holding a Public Hearing on this item, as that is not part of the meeting protocol for Detailed Development Plans. If a proposed Detailed Development Plan complies with the existing zoning regulations, then the Plan Commission is legally required to approve it.

Linked here are a copy of the plans submitted by the petitioner:
https://files.westfield.in.gov/link/Qo7B1hTGxy6mEJnEy75T8p

The APC meeting date for this item has yet to be determined as the project is currently in the review process.

Regards,

Weston Rogers | Associate Planner
Community Development | 2728 East 171st Street | Westfield, IN 46074
wrogers@westfield.in.gov | 317-408-9895
Need to send me a file over 25MB?

From: Kate <katecancook@sbcglobal.net>
Sent: Friday, March 18, 2022 6:16 PM
To: planners <planners@westfield.in.gov>
Subject: Cornerstone Bible Church

WARNING: This external email is from katecancook@sbcglobal.net.

Hello many of the residents in Centennial are opposed to the Cornerstone expansion.

Can you please forward a copy of the plans they have submitted so far and advise when the meeting for approval or hopefully denial will be.

Thank you.

Kate

Sent from Mail for Windows

Weston Rogers

From: Marcia Goldstein <margold2@gotown.net>
Sent: Tuesday, March 22, 2022 7:06 AM
To: Weston Rogers
Cc: planners; APC; Scott Willis; gilbert; Joe Edwards; Scott Frei; Mike Johns; Cindy Spoljaric; patton
Subject: Re: Centennial Bible Church expansion

Follow Up Flag: Follow up
Flag Status: Completed

WARNING: This external email is from margold2@gotown.net.

Thank you for the responses I've received to my letter.

Is there any place in the zoning for consideration of safety issues such as increased traffic in a neighborhood?

We've been told that our HOA has no say in any building that may happen. Is that correct?

When "phase 2" (the large sanctuary) is proposed, will that fall under the same zoning regulations, meaning there is nothing the neighborhood can do about it?

Marcia Goldstein

From: "Weston Rogers" <wrogers@westfield.in.gov>
To: "margold2" <margold2@gotown.net>, "planners" <planners@westfield.in.gov>, "apc" <APC@westfield.in.gov>
Cc: "swillis" <swillis@westfield.in.gov>, "gilbert" <gilbert@westfield.in.gov>, "jjedwards" <jjedwards@westfield.in.gov>, "sfrei" <sfrei@westfield.in.gov>, "mjohns" <mjohns@westfield.in.gov>, "cspoljaric" <cspoljaric@westfield.in.gov>, "patton" <patton@westfield.in.gov>
Sent: Monday, March 21, 2022 9:51:07 AM
Subject: RE: Centennial Bible Church expansion

Thank you for your comment. It has been forwarded to the Plan Commission and will be included in the Public Comment Exhibit when this item appears on the Commissions' Consent Agenda for approval.

Please be aware that the APC will not be holding a Public Hearing on this item, as that is not part of the meeting protocol for Detailed Development Plans. If a proposed Detailed Development Plan complies with the existing zoning regulations, then the Plan Commission is legally required to approve it.

The Detailed Development Plan will come before the Technical Advisory Committee on Tuesday, March 22. Technical Advisory Committee meetings are not open to the public.

Regards,

Weston Rogers | Associate Planner
Community Development | 2728 East 171st Street | Westfield, IN 46074
wrogers@westfield.in.gov | 317-408-9895
Need to send me a file over 25MB?

From: Marcia Goldstein <margold2@gotown.net>
Sent: Friday, March 18, 2022 4:59 PM
To: planners <planners@westfield.in.gov>
Cc: Scott Willis <swillis@westfield.in.gov>; gilbert@westfield.in.gov; Joe Edwards <jjedwards@westfield.in.gov>; Scott Frei <sfrei@westfield.in.gov>; Mike Johns <mjohns@westfield.in.gov>; Cindy Spoljaric <cspoljaric@westfield.in.gov>; patton@westfield.in.gov
Subject: Centennial Bible Church expansion

WARNING: This external email is from margold2@gotown.net.

Dear Westfield Planning Commission:

Attached please see the letter we sent to our District 4 Representative, Scott Frei on March 6.

Our last paragraph sums up our concerns and feelings:

With many churches struggling with decreased attendance and membership, a thriving church is a positive for Westfield. Our objection is not about the current church but about it's expansion, located within (not next to or close by) an established neighborhood. Our hope is that the City Council reject their construction request, whether done on a piece-meal basis or as one large project.

We would appreciate a clarification of the meeting and deadline schedule noted on the website. Will this come before the Technical Advisory Committee on Tuesday, March 22 @ 9:00 am with a public hearing on Monday, April 4 @ 7:00 pm?

Sincerely,

Marcia & Marv Goldstein

15250 Nashua Circle

317-509-6783

Weston Rogers

From: Marcia Goldstein <margold2@gotown.net>
Sent: Wednesday, March 23, 2022 5:28 PM
To: Weston Rogers
Cc: planners; APC; Scott Willis; gilbert; Joe Edwards; Scott Frei; Mike Johns; Cindy Spoljaric; patton; Kevin M. Todd, AICP
Subject: Re: Centennial Bible Church expansion

WARNING: This external email is from margold2@gotown.net.

Although I appreciate the info below I am, as you can imagine, very unhappy about this all.

The traffic created by the Monday - Friday pre-school and church events on Sunday is large - and that's before the proposed additions. There are times when it is totally impossible to get through on Liberty due to parked and waiting cars. As I peviously mentioned, this is a neighborhood and the church is ready to become a size 8 foot trying to fit into a size 6 shoe.

Thank you for sending me John Nail's contact information.

Marcia Goldstein

From: "Weston Rogers" <wrogers@westfield.in.gov>
To: "margold2" <margold2@gotown.net>
Cc: "planners" <planners@westfield.in.gov>, "apc" <APC@westfield.in.gov>, "swillis" <swillis@westfield.in.gov>, "gilbert" <gilbert@westfield.in.gov>, "jjedwards" <jjedwards@westfield.in.gov>, "sfrei" <sfrei@westfield.in.gov>, "mjohns" <mjohns@westfield.in.gov>, "cspoljaric" <cspoljaric@westfield.in.gov>, "patton" <patton@westfield.in.gov>, "Kevin M. Todd, AICP" <ktodd@westfield.in.gov>
Sent: Wednesday, March 23, 2022 1:13:13 PM
Subject: RE: Centennial Bible Church expansion

Yes, there are considerations of safety issues related to traffic in the UDO Article 10.7(E)(3). However, the threshold for a traffic study to warrant a denial of a development plan would be very high. Per the City Engineer, a traffic study would not be required for this area. Further traffic related questions can be directed to John Nail (City Engineer) jnail@westfield.in.gov

The City is not involved in the rules and regulations of the neighborhood Home Owners Association.

Any additional expansion beyond what is currently proposed within the filed Detailed Development Plan submittal would require an additional Detail Development Plan submittal and review. Any Detailed Development Plan filed for this location would be reviewed under the same zoning regulations.

Regards,

Weston Rogers | Associate Planner
Community Development | 2728 East 171st Street | Westfield, IN 46074
wrogers@westfield.in.gov | 317-408-9895
Need to send me a file over 25MB?

From: Marcia Goldstein <margold2@gotown.net>
Sent: Tuesday, March 22, 2022 7:06 AM
To: Weston Rogers <wrogers@westfield.in.gov>
Cc: planners <planners@westfield.in.gov>; APC <APC@westfield.in.gov>; Scott Willis <swillis@westfield.in.gov>; gilbert <gilbert@westfield.in.gov>; Joe Edwards <jjedwards@westfield.in.gov>; Scott Frei <sfrei@westfield.in.gov>; Mike Johns <mjohns@westfield.in.gov>; Cindy Spoljaric <cspoljaric@westfield.in.gov>; patton <patton@westfield.in.gov>
Subject: Re: Centennial Bible Church expansion

WARNING: This external email is from margold2@gotown.net.

Thank you for the responses I've received to my letter.

Is there any place in the zoning for consideration of safety issues such as increased traffic in a neighborhood?

We've been told that our HOA has no say in any building that may happen. Is that correct?

When "phase 2" (the large sanctuary) is proposed, will that fall under the same zoning regulations, meaning there is nothing the neighborhood can do about it?

Marcia Goldstein

From: "Weston Rogers" <wrogers@westfield.in.gov>
To: "margold2" <margold2@gotown.net>, "planners" <planners@westfield.in.gov>, "apc" <APC@westfield.in.gov>
Cc: "swillis" <swillis@westfield.in.gov>, "gilbert" <gilbert@westfield.in.gov>, "jjedwards" <jjedwards@westfield.in.gov>, "sfrei" <sfrei@westfield.in.gov>, "mjohns" <mjohns@westfield.in.gov>, "cspoljaric" <cspoljaric@westfield.in.gov>, "patton" <patton@westfield.in.gov>
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Community Development | 2728 East 171st Street | Westfield, IN 46074
wrogers@westfield.in.gov | 317-408-9895
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Subject: Centennial Bible Church expansion

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Sincerely,

Marcia & Marv Goldstein

15250 Nashua Circle

317-509-6783

Weston Rogers

From: Cindy Spoljaric
Sent: Wednesday, March 30, 2022 3:43 PM
To: planners
Subject: Fwd: Cornerstone Church 720 Liberty Drive. Request for review.
Attachments: Centennial Brochure.pdf; Centennial Primary Plat.pdf; Centennial Commitments and Rezone-1.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

It looked like you may have not received this so just forwarding…

Cindy Spoljaric
Westfield City Council, At Large
317-695-6673
Cspoljaric@westfield.in.gov

Begin forwarded message:

> **From:** Kate <katecancook@sbcglobal.net>
> **Date:** March 30, 2022 at 9:36:51 AM EDT
> **To:** Johnathon Nail <jnail@westfield.in.gov>, lanners@westfield.in.gov, gilbert@westfield.in.gov, Joe Edwards <jjedwards@westfield.in.gov>, Scott Frei <sfrei@westfield.in.gov>, Mike Johns <mjohns@westfield.in.gov>, Cindy Spoljaric <cspoljaric@westfield.in.gov>, patton@westfield.in.gov
> **Subject: Cornerstone Church 720 Liberty Drive. Request for review.**

WARNING: This external email is from katecancook@sbcglobal.net.

Prior to considering additional expansion/s of Cornerstone Church I am requesting the Zoning Board and City Council review all original legal documents, renderings, plats, and to scale drawings of the Cornerstone property.

There are growing Public Safety concerns in our community. The growth of the church's school has resulted in parents lining up and blocking traffic in order to pick up their children.. The cars are already blocking Fire trucks, emergency vehicles, and residents access to homes. The streets in Centennial are not designed for this use.

By adding one building at a time Cornerstone has avoided an overall review. Cornerstone has gradually overbuilt the property which was intended and recorded as part of an approved planned community. Attached are documents clearly recording Estridge's plans with several drawings of the church and land as intended . Westfield-Washington Township Plan Commission approved the plans for Centennial in 1998 (attachments 1-3).

The church was specifically designed as part of the walk-able village community and it sits at the forefront of acres of green space which is the focal point of our sub division. Attachment 1 contains several drawings of the church as intended, with an aerial rendering to scale, In all of these drawings the church is incorporated into the green space. The "Commitments Concerning the Use and Development of Land" is binding on all successors.The current buildings are no longer in proportion to the parcel and there is hardly any green space left on the church parcel.

Regardless of zoning, our community is currently being negatively impacted by the church's
expansions and we have valid safety and quality life concerns with anything moving forward.

Thank you for your review.

Katherine Chirico
15239 Declaration Dr.

O U R M I S S I O N

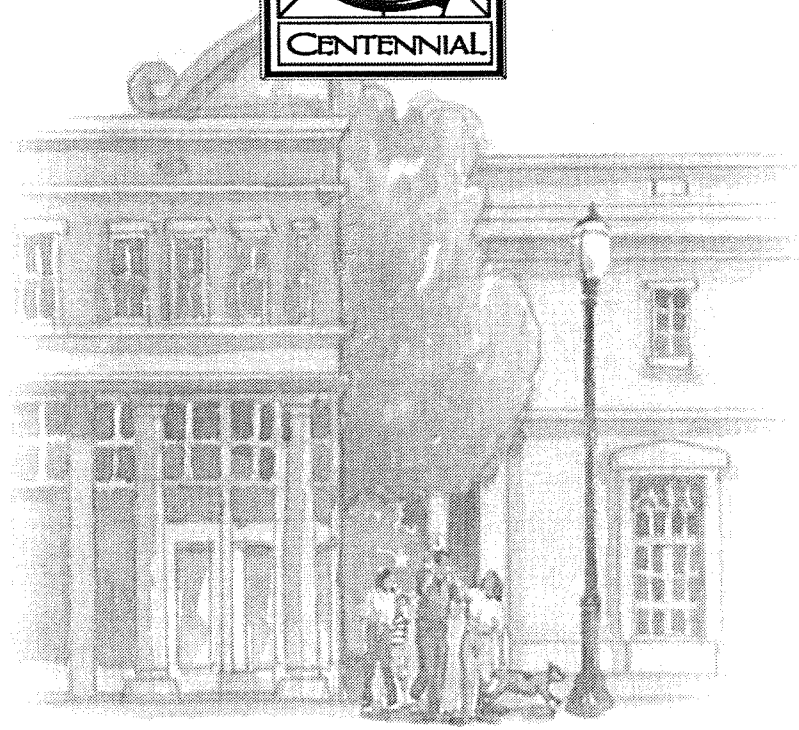
Leading the way, daring to walk into the past, while soaring into the future. Estridge is not only a group of people but also a group of beliefs. The cornerstone of these beliefs may be unconventional to most companies. Quite simply, old-fashioned, down to earth values like the "Golden Rule" typifies our sincerity.

Estridge

1041 W. Main Street • Carmel, IN 46032

© 1999

CENTENNIAL



RIBBON CUTTING CEREMONY

May 20, 1999
10:00 AM

C E N T E N N I A L

The homes of Centennial blend in harmony with the village setting–a design collection which portrays a way of life when things were simpler, and the pleasures of just being "at home" were treasured. Each Estridge home is like we would build for our own family, within a new community of honest simplicity and traditional values.

A G E N D A

WELCOME . . . . . *Paul Estridge, Jr.*

A WORD FROM
THE TOWN MANAGER . . . . . *Jerry Rosenberger*

PRAYER . . . . . *Reverend Jeff Gaskill*

SPECIAL RECOGNITION OF
HONORARY GUESTS . . . . . *Charlie Scott.*

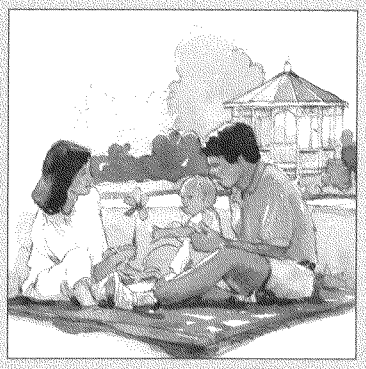
RIBBON CUTTING

CENTENNIAL

A Guide to the Master Plan of Centennial— A Place Unique to All Indianapolis.

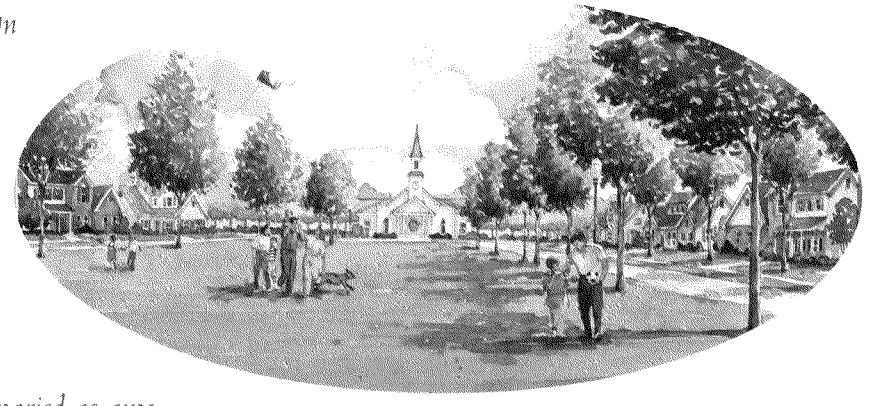
CENTENNIAL

Estridge



CENTENNIAL IS A MASTER-PLANNED VILLAGE OF 360 ACRES, RISING ON THE HISTORIC LANDS OF AN OLD FARMSTEAD JUST NORTH OF INDIANAPOLIS, AT SPRING MILL ROAD AND 156TH.

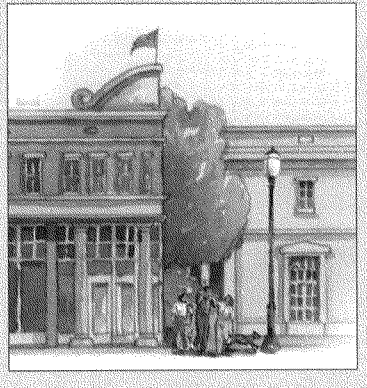
Within Centennial, Estridge offers new homes, shopping and recreation. All blend beautifully with a carefully planned streetscape, parks and greenways. The homes represent the widest variety of designs ever offered by Estridge—from first home buyers to families who are moving up, and to those who have arrived at design levels that offer customization and luxury features—remarkable values in an extraordinary setting.



Centennial...where you'll find the good things in life.

The family-oriented recreational activities are as varied as any you'd find in a small town...and then some. There's even a community garden for all to share, an apple orchard to contemplate springtime, and vast park areas for leisurely days on the green.

Centennial is a place for all seasons. In warmer months enjoy beautifully manicured lawns and gardens and sports activities of all kinds. When the seasons change "Winter Park" comes alive with an ice-skating pond, sledding hill, warming hut and bonfire area. Throughout Centennial, the individual neighborhood parks delight the eye and senses—to each its own with individual gazebos, garden areas and orchards. Lineal parks and paths weave a tapestry of connecting recreational pursuits—a very special tennis and swim club and expansive multi-sport playing fields. A well-designed children's play area includes a bigwheel and bicycle course, preschool playground, and two large fantasy forts.



Welcome to Centennial Square.

Centennial Square is a collection of extraordinary buildings that evoke memories of a bygone era, when life went by at a slower pace. The design philosophy is centered around providing the everyday amenities and services that families enjoy...a very special place that is sure to keep folks "home" in Centennial. The emporium is a fascinating structure of period design reminiscent of a 19th century commercial mercantile building, with upper level offices

and lower level shops that are planned to include a coffee shop, specialty boutiques, dry cleaner, restaurant and of course a grocer. "Sidewalk friendly" describes our sensitivity to the community. Elements like landscaped street trees, seating areas, merchant windows, floral displays and bike racks—all views familiar in any small town's Main Street. Imagine sitting at the outdoor café on a bright summer morning sipping coffee with your neighbor and watching your children flying kites nearby. Or walking to the full-service restaurant with your family on a brisk autumn evening. Enjoy the convenience of a neighborhood grocer. The adjacent Centennial Day Care Center will provide one of the most sophisticated facilities ever offered in a community and will be central to our objective of a family-oriented place.

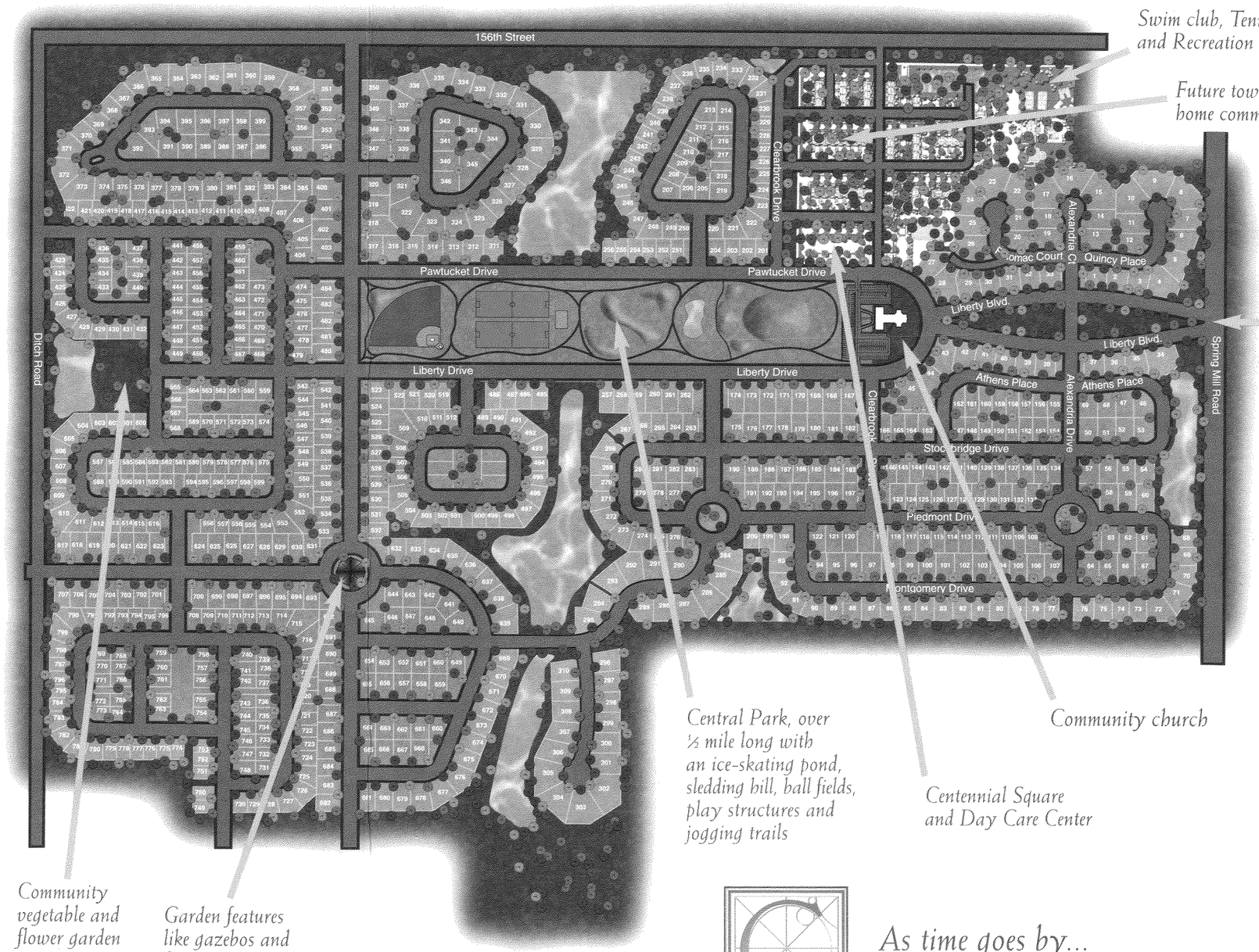
Centennial brings the world into your home.

While we look into the past for our inspiration in building design and lifestyle, we look to the future to make your new home state-of-the-art. That is why we've put into place a highly sophisticated electronics infrastructure—connectivity that will transfer the world to your home via the Internet at the fastest speeds available.

Besides continuous access to the Internet, Centennial offers connectivity via a community Intranet designed to bring even more conveniences right into your home. From ordering food, lawn care, dry cleaning and babysitting services from an online neighborhood club to finding instant information on weather, traffic and news, you'll have access to a host of resources unlike any other community in the country.

Imagine your home office as a portal to your corporate headquarters and databases around the world and kids enjoying audio and video entertainment virtually anywhere in the home. With speeds as fast as today's technology provides, Centennial completely transforms traditional ways in which homes are used. You can reach anywhere in the world, from anywhere within the home. Centennial takes its design inspiration from the 19th century and its technological cues from the 21st century.

Within Centennial, there are nearly 100 acres devoted to open spaces, parks, community garden areas, jogging and walking trails, ball fields, and play structures. Central Park alone covers 16 football fields.



Swim club, Tennis and Recreation area

Future town home community

Main entry

Central Park, over ½ mile long with an ice-skating pond, sledding hill, ball fields, play structures and jogging trails

Community church

Centennial Square and Day Care Center

Community vegetable and flower garden

Garden features like gazebos and fountains will make each village distinct

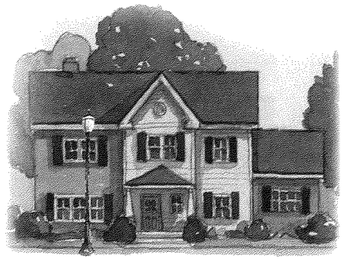
CENTENNIAL

As time goes by...
this is where you will want to live.

The homes of Centennial blend in harmony with the village setting—a design collection which portrays a way of life when things were simpler, and the pleasures of just being "at home" were treasured. Each Estridge home is like we would build for our own family, within a new community of honest simplicity and traditional values. Furthermore, Estridge has received the 1998 National Housing Quality Award, the highest level of quality achievement in the housing industry.

The Kessler Collection

Dramatic architectural design and spacious floor plans are what you'll find in these 2 story, three and four bedroom, 2½ bath homes—ideal for the growing family. And, with garages that open to the rear of the home, privacy and security are assured. The first floor nine-foot ceilings and large fireplace, spacious kitchen, and optional basement provide all the beauty, comfort, and convenience your family's busy lifestyle commands. Seven home designs are available within this collection. Priced from the $160's to the $220's.



The Springmill Collection

Here's a collection of superbly designed homes that include everything you need in a three or four bedroom home. Like large room sizes throughout. An open kitchen and family room for day-to-day comfort, as well as casual entertaining. A master suite with vaulted ceilings, stylish vanities, large walk-in closets and dressing area, and optional basement. Plus a roomy two-car garage with shop/storage area. Nine home designs are available within this collection. Priced from the $180's to the $250's.

The Meridian Collection

You've collected memories, furnishings and growing kids, it's time you made room for all of them. Spacious four and five bedroom designs with large center island kitchens, gracious master suites with vaulted ceilings, garden baths, and walk-in closets. Hallmarks of the Meridian Collection include inviting family rooms with large fireplaces, soaring entries, basements, roomy two-car garages, screened porches and more. Seven home designs are available within this collection. Priced from the $230's to the $320's.

The Irvington Collection

Introducing our newest home collection! Designed for the busy professional, families just starting out or the empty nester: design excellence in single-level living. Beautifully crafted master suites, great rooms with fireplaces, oversized front porches, and designer kitchens that welcome the sunlight. This collection features lots of volume, from the spacious 26-foot-deep "hobby" garage—6 feet more than traditional garage designs—to up to 14-foot-high ceilings and optional basements. Three home designs are available within this collection. Priced from the $175's to the $225's.

CENTENNIAL

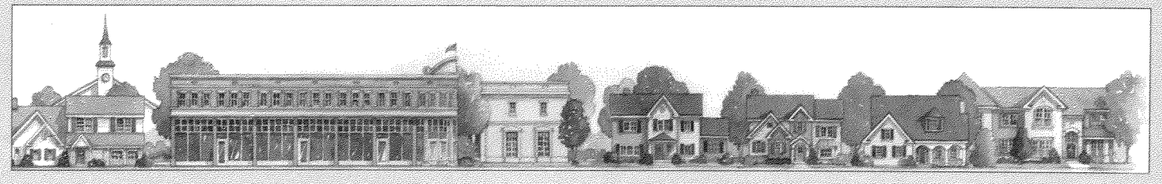
Centennial is located at
Spring Mill Road & 156th Street

For more information
call 317-846-7311
or our REALTOR® Hotline at 582-2720

www.centennial-living.com

Estridge

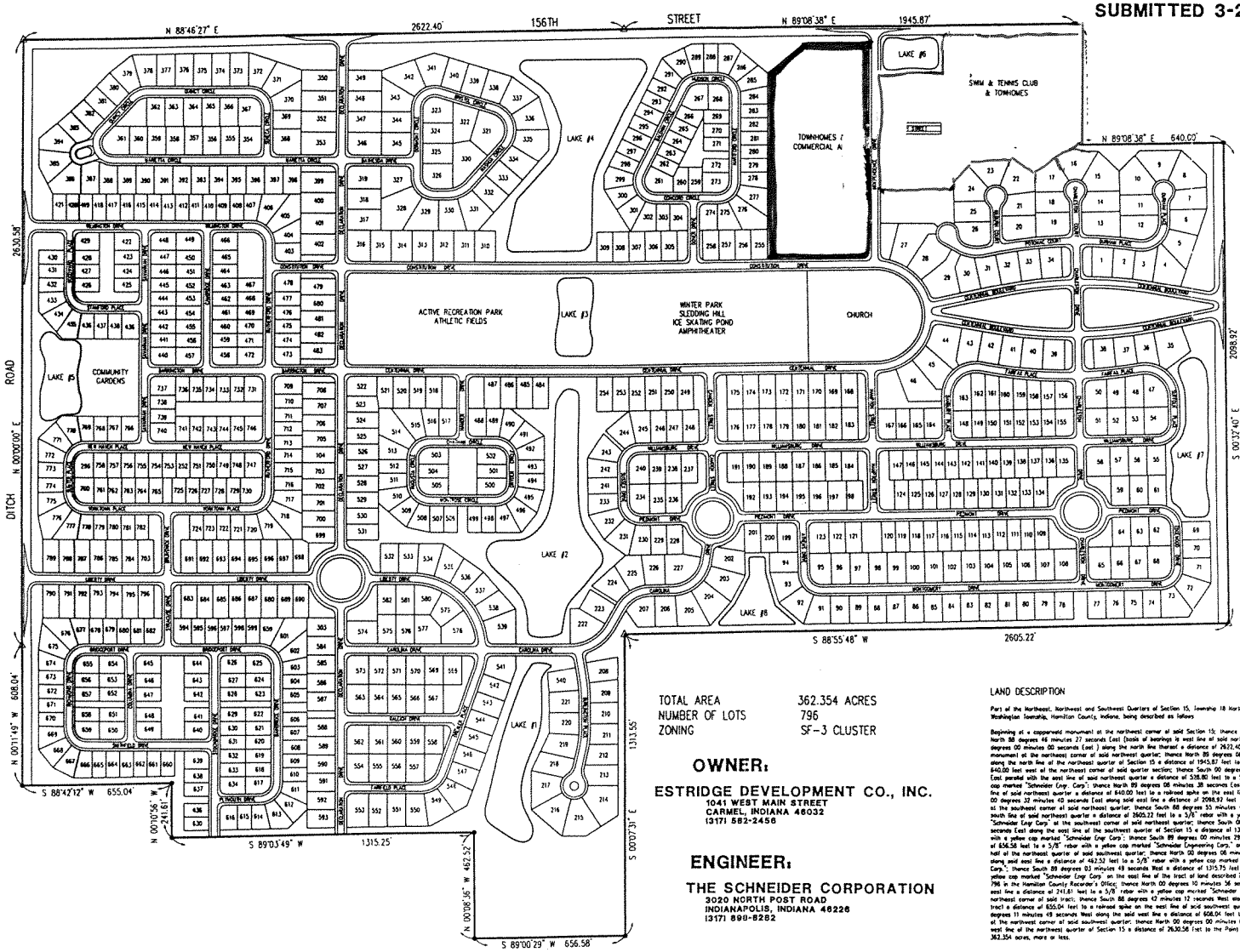
1041 West Main Street
Carmel, Indiana
317-846-7311



EQUAL HOUSING OPPORTUNITY

PRIMARY PLAT - CENTENNIAL

WASHINGTON TOWNSHIP
HAMILTON COUNTY
SUBMITTED 3-25-98



ASSUMED NORTH

TOTAL AREA	362.354 ACRES
NUMBER OF LOTS	796
ZONING	SF-3 CLUSTER

OWNER:

ESTRIDGE DEVELOPMENT CO., INC.
1041 WEST MAIN STREET
CARMEL, INDIANA 46032
(317) 582-2456

ENGINEER:

THE SCHNEIDER CORPORATION
3020 NORTH POST ROAD
INDIANAPOLIS, INDIANA 46226
(317) 898-8282

LAND DESCRIPTION

Part of the Northeast, Northwest and Southwest Quarters of Section 15, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, being described as follows

Beginning at a copperweld monument at the northwest corner of said Section 15; thence on an assumed bearing of North 88 degrees 46 minutes 27 seconds East (basis of bearings is east line of said northwest quarter = North 00 degrees 00 minutes 00 seconds East) along the north line thereof a distance of 2622.40 feet to a copperweld monument at the northeast corner of said northwest quarter; thence North 89 degrees 08 minutes 38 seconds East along the north line of the northeast quarter of Section 15 a distance of 1945.87 feet to a railroad spike (found 640.00 feet west of the northeast corner of said quarter section); thence South 00 degrees 37 minutes 40 seconds East parallel with the east line of said northeast quarter a distance of 528.80 feet to a 5/8" rebar with a yellow cap marked "Schneider Engr. Corp.'; thence North 89 degrees 08 minutes 38 seconds East parallel with the north line of said northeast quarter a distance of 640.00 feet to a railroad spike on the east line thereof; thence South 00 degrees 37 minutes 40 seconds East along said east line a distance of 2098.92 feet to a copperweld monument at the southeast corner of said northeast quarter; thence South 88 degrees 55 minutes 48 seconds West along the south line of said northeast quarter a distance of 2605.22 feet to a 5/8" rebar with a yellow cap marked "Schneider Engr Corp." at the southeast corner of said northeast quarter; thence South 00 degrees 07 minutes 31 seconds East along the east line of the southwest quarter of Section 15 a distance of 1313.55 feet a 5/8" rebar with a yellow cap marked "Schneider Engr Corp.'; thence South 89 degrees 00 minutes 29 seconds West a distance of 656.58 feet to a 5/8" rebar with a yellow cap marked "Schneider Engineering Corp.." on the east line of the east half of the northeast quarter of said southwest quarter; thence North 00 degrees 08 minutes 36 seconds West along said east line a distance of 462.52 feet to a 5/8" rebar with a yellow cap marked "Schneider Engineering Corp.'; thence South 89 degrees 03 minutes 49 seconds West a distance of 1315.75 feet to a 5/8" rebar with a yellow cap marked "Schneider Engr Corp" on the east line of the tract of land described in Deed Record 312, Page 796 in the Hamilton County Recorder's Office; thence North 00 degrees 10 minutes 56 seconds West along said east line a distance of 241.61 feet to a 5/8" rebar with a yellow cap marked "Schneider Engineering Corp.' at the northeast corner of said tract; thence South 88 degrees 42 minutes 12 seconds West along the north line of said tract a distance of 655.04 feet to a railroad spike on the east line of said southwest quarter; thence North 00 degrees 11 minutes 49 seconds West along the said west line a distance of 608.04 feet to a copperweld monument at the northwest corner of said southwest quarter; thence North 00 degrees 00 minutes 00 seconds East along the west line of the northwest quarter of Section 15 a distance of 2630.58 feet to the Point of Beginning. Containing 362.354 acres, more or less.

Revisions

SERVICED BY _____

THE DRAWING AND THE IDEAS, DESIGNS AND CONCEPTS CONTAINED HEREIN ARE THE EXCLUSIVE INTELLECTUAL PROPERTY OF THE SCHNEIDER CORPORATION AND ARE NOT TO BE USED OR REPRODUCED IN WHOLE OR IN PART, WITHOUT THE WRITTEN CONSENT OF THE SCHNEIDER CORPORATION.

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The Schneider Corporation

3020 North Post Road
Indianapolis, Indiana
46226-6518
317-898-8282
317-899-8018 Fax

Engineering
Surveying
Landscape Architecture
GIS • LIS
Geology

Formerly Schneider Engineering Corp. / Bobbitt, Meyer, Gibson & Assoc.

ESTRIDGE DEVELOPMENT CO., INC
CENTENNIAL
WESTFIELD, INDIANA

OVERALL PRIMARY PLAT

Date	Project No.	Drawn	Approv.
03/25/98	753.001	PRC	

Computer Files
c:\753\001\pmcs\mas
REF: 00PM
REF: P3100

Sheet No.
P100

98-P-15
EXHIBIT 2

RECEIVED APR 2 4 1998

Poor Original Scanned As Is

EXHIBIT "B"

COMMITMENTS CONCERNING THE USE AND DEVELOPMENT OF REAL ESTATE

In accordance with Indiana Code Title 36, the undersigned, Estridge Development Company, Inc. ("Developer"), the owner of the following described real estate located in Hamilton County, Indiana, makes the following Commitments Concerning the Use and Development of Real Estate ("Commitments") to the Town of Westfield, Indiana and the Westfield-Washington Township Plan Commission ("Commission"):

1. Description of Real Estate. See Exhibit A ("Real Estate") attached hereto and made a part hereof.

2. Rezone Case Number: 97-Z-36.

3. Statement of Commitments: In consideration of the rezone of Real Estate from Single Family Two (SF2) to Single Family Three (SF3) pursuant to the Rezone Case Number referenced above, the Developer agrees to the following Commitments with respect to the development of the Real Estate:

   A. The Developer commits that the Real Estate shall be developed in substantial compliance with the development plan depicted on Exhibit B attached hereto and made a part hereof, except for such modifications required by the Commission as a condition of Preliminary or Final Plat Approval.

   B. In conjunction with the development of the Real Estate, Developer commits to create and maintain a homeowner's association for the community which association will be responsible for, among other things, maintaining and owning common areas.

   C. The Developer commits that the Real Estate shall be developed with a overall density not to exceed 2.6 residential units per acre and shall consist of no greater than 898 for-sale dwellings. Furthermore, a minimum of 27% of the Real Estate shall be preserved for open space to include parks, amenity areas, and water areas such as retention ponds.

   D. A 21-acre parcel within the Real Estate shall contain the townhomes, single-family

detached homes, the commercial area, and the swimming and tennis club subject to the following restrictions:

1) Townhomes. No more than 102 townhome units will be constructed. Townhome dwellings will be for-sale units consistent with the definition of Condominiums provided in the *Comprehensive Zoning Ordinance of Westfield-Washington Township (1977).*

2) Commercial Area. The commercial area shall be no greater than 4.0 acres. Commercial uses shall be limited to those listed as permitted uses in the Local and Neighborhood Business district (LB) in the *Comprehensive Zoning Ordinance of Westfield-Washington Township (1977).*

3) Open Space. This 21-acre parcel shall contain a minimum of 6.7 acres of open space.

4. Binding on Successors and Assigns: These Commitments are binding on the Developer, each subsequent owner of the Real Estate or a portion of the Real Estate, and each other person acquiring an interest in the Real Estate, unless terminated by the Commission or modified with the approval of the Commission after a duly-noticed public hearing pursuant to the rules of the Commission.

5. Waiver of Remonstrance Against Annexation. The Developer, each subsequent owner of the Real Estate or a portion of the Real Estate, and each other person acquiring an interest in the Real Estate shall not remonstrate against annexation of the Real Estate by the Town of Westfield.

6. Effective Date: The Commitments contained herein shall be effective upon the later of the approval of the Rezone to SF3 by the Westfield Town Council or preliminary plat approval by the Commission. These Commitments shall be null and void and of no further force and effect if the Real Estate, excluding the 4.0 acre commercial parcel, is rezoned to a district other than SF3.

7. Enforcement: These Commitments may be enforced by the Developer, the Commission and the Town Council of the Town of Westfield, Indiana.

ESTRIDGE DEVELOPMENT COMPANY, INC.

By: _____
Paul E. Estridge, Jr. President

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me, a Notary Public in and for said County and State, personally appeared Paul E. Estridge, Jr., President of Estridge Development Company, Inc., who acknowledged the execution of the foregoing Commitments Concerning the Use and Development of Real Estate and who, having been duly sworn, stated that the representations therein contained are true.

Witness my hand and Notarial Seal this 16TH day of March, 1998.

My commission expires:
8-8-01

Signature _____

Printed CHRISTY M. RUNDLE, Notary Public

Resident of HAMILTON County, Indiana.

NOTARY PUBLIC SEAL INDIANA
CHRISTY M. RUNDLE
MY COMMISSION EXPIRES: 8-8-2001
COUNTY OF RESIDENCE: HAMILTON

Prepared by David A. Schmitz, Attorney at Law, 9000 Keystone Crossing, Suite 730, Indianapolis, Indiana 46240

Revised 3/3/98 10:27 AM

WESTFIELD-WASHINGTON TOWNSHIP PLAN COMMISSION CERTIFICATION

The Westfield-Washington Plan Commission met in regular session on February 23, 1998, to consider an amendment of the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977 as amended. Notice of public hearing was presented to the Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana.

A motion was duly made and seconded to send a favorable recommendation to the Town Council, with attachment of the petitioner's commitments to the proposed amendment to the Comprehensive Zoning Ordinance of Westfield-Washington Township, 1977 as amended and after review by legal counsel. The motion carried with a vote of Yes-7; No-2; and Abstain-0. The amendment is as follows:

A change in zoning classification,
from SF-2 to SF-3, at 899 West 156th Street.

I, John C. White, being the Acting Secretary of the Westfield-Washington Township Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Plan Commission held on February 23, 1998.

John C. White
Acting Secretary

2/27/98
Date:

Cc: 97-Z-36

EXHIBIT C

ORDINANCE NUMBER 98-02

AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT TO TITLE 16 - LAND USE CONTROLS

WHEREAS, the Westfield-Washington Township Plan Commission considered a request to rezone certain lands; and

WHEREAS, the Westfield-Washington Township Plan Commission did take action to forward the request to the Westfield Town Council with a favorable recommendation under the provision of IC 36-7-4-605; and

WHEREAS, action on the request was certified by the Plan Commission to the Town Council on February 23, 1998; and

WHEREAS, the Westfield Town Council is subject to the provision of IC 36-7-4-608 (f) concerning any action on this request.

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCE BE AMENDED AS FOLLOWS:

Section 1

WC 16.040.020 - Zoning Maps amended as follows:

The following described areas shall be rezoned from SF-2 to SF-3 as depicted on the attached map and legally described on Exhibit A.

The rezoned land as described above is also subject to commitments recorded by the petitioner and described on Exhibit B.

Section 2

This ordinance shall be in full force and effect from and after its passage.

ADOPTED AND PASSED THIS 9 DAY OF MARCH, 1998, BY THE WESTFIELD TOWN COUNCIL, HAMILTON COUNTY, INDIANA.

WESTFIELD TOWN COUNCIL

Voting For	Voting Against	Abstain
Jack Hart		
Michael McDonald		
Nancy Ogus		
Paul Mitchell		
[illegible]		

ATTEST:

Teresa Otis

Clerk-Treasurer, Teresa Otis

This document prepared by Jerry Rosenberger

Docket Number: 2203-PUD-06 (Ord. No. 22-05) (the "Amendment")

Petitioner: CND-Wood Robinson, LLC by Weihe Engineers, LLC

Request: An amendment to the Woods Robinson Briggs PUD to modify development standards

Current Zoning: Woods Robinson Briggs PUD (Ord. 21-10)

Current Land Use: Agriculture

Acreage: 157.53 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Project Narrative
4. Proposed Ord. 22-05
5. Buffer Yard Plan
6. Buffer Yard Example
7. Public Comment Exhibit

Staff Reviewer: Daine Crabtree, Senior Planner

PETITION HISTORY

This petition was introduced at the February 14, 2022, City Council meeting. This introduction can be viewed here. The petition received a public hearing at the March 7, 2022 Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: This subject real estate is approximately 157.53 acres in size and is located on the north side of 191st Street, west of the Monon Trail, north of Grand Park Boulevard (see **Exhibit 2**)

Project Description: The petitioner is requesting an amendment to the Woods Robinson Briggs PUD to modify development standards.

Real Estate

The Amendment proposes that a new legal description (see **Exhibit A** of the Amendment) supersede and replace the legal description of the Woods Robinson Briggs PUD.

The new legal description is more accurate than provided in the Woods Robinson Briggs PUD. No new, uncontemplated real estate is being added to the PUD.

General Regulations: As proposed, the Amendment requests to modify two (2) setback standards in the Small Lot Single-Family (North) District of the Woods Robinson Briggs PUD, but only if the Property is developed in substantial compliance with lot sizes shown in the Small Lot Single-Family (North) District in **Exhibit B-1** of the PUD:

- Minimum Building Setback (Front) shall be amended from twenty-five (25) to twenty (20) feet; and
- Minimum Building Setback (Rear) shall be amended from twenty-five (25) to twenty (20) feet.

Development Standards: As proposed, the Amendment requests that Buffer Yard Requirements of the UDO shall not apply. Instead a Buffer Yard Plan (see **Exhibits B-1** and **B-2** of the Amendment or **Exhibits 5** and **6** shall apply. The Buffer Yard Plan proposes the following (see **Exhibit B-1**):

- Pink-Striped Areas: Proposed no Buffer Yard due to likely future adjacent commercial uses;
- Red-Striped Areas: Proposed modified Buffer Yard 10 feet wide with 2 shade trees, 5 evergreen trees and 10 shrubs per 100 linear feet; currently zoned AG-SF1 but likely to be residential or commercial development which would require no buffer if either of those uses were already in place

Standard	UDO Required Buffer Yard (per 100 linear feet)	Proposed Buffer Yard (per 100 linear feet)
Buffer Width	40 feet	10 feet
Shade Trees	4	2
Evergreen Trees	4	5
Shrubs	10	10
Mound	4' tall undulating mound for 60% of shared lot line	No mound

- Green-Striped Areas: No Buffer Yard required; adjacent to institutional use (Monon Trail Elementary) and/or existing residential use
- Yellow-Striped Areas: Proposed no Buffer Yard due to existing 35 +/- wide collection of mature trees already in existence adjacent to the Monon Trail and to match area to south where no additional Buffer Yard is required

Duration: As proposed, the zoning of the Property would revert back to AG-SF1 if an Improvement Location Permit has not been obtained for a new Dwelling Unit by January 1, 2027.

MODIFICATIONS SINCE THE PUBLIC HEARING

- Language has been added so that the proposed modification of setbacks in the Single-Family Small Lot (North) District (the "District") may only occur if the District is developed in substantial compliance with the lot sizes shown on the Overall Development Plan Exhibit (**Exhibit C** of the PUD) for the District. This is in response to concern that the setbacks could potentially be reduced for smaller lots permitted by the PUD.
- The Buffer Yard Plan has been slightly modified to read more simply. None of the actual requests for modification(s) have changed since the public hearing
- The number of plantings in the proposed Buffer Yard have been slightly modified. Whereas a number of plantings was proposed for a scope of every 200 linear feet at the public hearing, the scope for the number of plantings has been revised to every 100 feet instead to match the UDO's requirement scope. The width of the Buffer Yard, the number of shrubs and the number of evergreen trees per 100 linear feet remains unchanged since the public hearing regardless of scope. The number of shade trees required every 100 linear feet has increased from one point five (1.5) to two (2).

COMPREHENSIVE PLAN

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

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

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments
- Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative

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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 occurred at the March 7, 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 February 14, 2022, City Council meeting.

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.

WRITTEN PUBLIC COMMENTS

Docket Number: 2204-PUD-08

Petitioner: TWG Development, LLC by Nelson & Frankenberger, LLC

Request: An amendment to 12 acres +/- of the Grand Park Village PUD to modify development standards

Enclosed Attachments (as of 5:00 pm Monday, April 18, 2022):
April 18, 2022 Advisory Plan Commission Meeting

1. Michael D. Roan (Freeman Development Corp/CharlesTown Apts) 3/30/22
2. Craig Wood 4/6/22
3. Michael D. Roan (Freeman Development Corp/CharlesTown Apts) 4/14/22

FREEMAN

DEVELOPMENT CORPORATION

March 30, 2022

To Whom it May Concern:

We would like to remonstrate against the parking requirement for Grand Park Village PUD Amendment IV (TWG Development, LLC, Applicant). The application is lacking relative to the parking requirements of comparable garden style multifamily projects (several buildings across a large site, four-stories or less) recently approved by the City.

		Req. Spaces- 240 Units	**Proposed Ratio- Deficiency to Approved Comp**
Subject TWG Application	**1.5** Spaces/ Unit	360 Spaces	
Bridgewater (Justus) -	**2** Spaces/ Unit (*Ord. 13-08 and 15-29*)	480 Spaces	120 Spaces
Wheeler Landing (Hart) -	**1.8** Spaces/ Unit (*Ord. 21-05*)	432 Spaces	72 Spaces
CharlesTown on the Monon - (Freeman)	1.5 Spaces/ 1 BR 2 Spaces/ 2 BR 3 Spaces/ 3 BR **1.89** Spaces Unit (*Ord 18-33*)	454 Spaces	94 Spaces
Harmony Multifamily (Hart) -	**1.93** Spaces/ Unit (*Built Condition*)	463 Spaces	103 Spaces
Chatham Village (TWG) -	**1.66** Spaces/ Unit (*2103-ODP-01*)	398 Spaces	33 Spaces

The application, as presented, proposes 365 spaces (305 surface spaces and 60 garages). This will meet the request for 1.5 spaces per apartment unit, with the residual five (5) spaces for clubhouse and office use.

We believe that the requested parking space count will be deficient overall but will be specifically inadequate for the four easternmost buildings on the site. As presented, these ninety-six (96) units will be adjacently served by only 128 spaces, or at a ratio of only 1.33 spaces per unit. The balance of the parking will be too far away (approximately 300'-0") to practically serve these residents, who will likely be compelled to use the closer, connected parking for CharlesTown on the Monon Apartments (CharlesTown) on the adjacent parcel.

CharlesTown and the Applicant's project are almost identical in density (244 units and 240 units, respectively. Both are 12 acres). They are also both on sites with complicated geometry. The CharlesTown project utilizes seven different apartment building types (ranging from 10 to 24 units per building) to accommodate the parcel's unique shape and reach the desired density, parking needs, and amenity requirements. The Applicant's proposal to repeatedly construct the same large building footprint on a U-shaped parcel bisected by a 40'-0" drainage easement and crowded to the south by the stormwater lake leaves little flexibility to achieve a desirable unit count with enough residual acreage to supply adequate parking. A parking requirement that was deemed necessary for the recent comparable projects in Westfield listed above, and far less than the project with almost identical density directly adjacent.

To even achieve the proposed parking ratio, spaces to the west are required to be crowded in a large uninterrupted lot that is more typically associated with larger retail development, rather than a residential use. Even as presented, the

parking adjacent to the six (6) western buildings would only provide 1.61 spaces per unit, which by themselves would be the most underserved garden-style project listed.

At the March 23rd Neighborhood Meeting, the applicant presented that the parking plan also proposes tandem spaces (parking areas directly behind a garage space). As submitted, the concrete parking apron meets the 18'-0" depth requirement for a space behind 4 garages in each of the ten (10) apartment buildings, adding forty (40) more spaces to the inventory for a total of 405 spaces. This will provide 1.66 spaces per apartment unit, with 5 residual spaces for clubhouse and office use, which would bring it in line with the approved parking requirement for Chatham Village.

Additionally, they offered there would be approximately sixty (60) three-bedroom units in their project (25% of total inventory). This estimate has not been confirmed, nor presented to Town Staff in any application materials. For comparison, that is forty-five (45) more three-bedroom units than CharlesTown. The additional residents-per-unit in a project that features so many additional, larger units further taxes a potentially deficient parking requirement.

At a minimum, the Applicant's minimum parking requirement should be required to reflect the tandem parking they are proposing, rather than the 1.5 spaces per unit they are requesting. If the plan can fit 1.66 spaces per unit, then they should be required to at least meet what is the lowest requirement for a product of this type in the City of Westfield (Chatham Village, which only had 9% of its inventory as three-bedroom units). Although we feel that the unit mix, as communicated, will overwhelm the parking inventory.

Lastly, while the proposed boardwalk delineation meets the 30% adjacency requirement of the PUD Ordinance, we feel that it's leaving the subject site entirely, utilizing the public pathway in the street rights-of-way, then re-entering almost 900'-0" away to return to the water relies too much on public infrastructure to meet this requirement for development. It also is interrupted by the proposed parking lot, requiring users to adjust for vehicular traffic, and serves as an accommodation for this specific project by every other developer in the PUD who has successfully provided the Boardwalk as an independent amenity. It's a reflection of a site layout that is too crowded for the provision (in some instances coming within reaching distance of a residential window) rather than offer an amenity commensurate with what has already been constructed in the PUD. The Boardwalk is a feature that we promote at CharlesTown, and we feel the proposed layout for this parcel devalues the quality of the feature overall.

We believe applying site-specific architecture, rather than trying to repeatedly place a single large footprint across a complicated site will provide the opportunity to supply parking and a complete, shared amenity that rises to the levels required of similar projects in the City, and an almost identical project directly adjacent.

We hope that TWG does ultimately receive approval for an application that has addressed our concerns. They have a history of bringing a superb product to market, and the more quality housing inventory there is in Westfield, the better it is for our collective reputation. We welcome them as potential neighbors and wish them the best of luck on their project.

Respectfully,

Michael D. Roan Jr., RLA, ASLA
Member, CharlesTown, LLC
Vice-President, Freeman Planning and Design

From: Craig Wood
To: APC
Subject: change of zoning/text amendment application for number 2204-PUD-08
Date: Wednesday, April 6, 2022 3:25:28 PM

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

Dear APC members;
I am writing to ask you to deny the request for the change of zoning/text amendment for this PUD. As an adjacent landowner with property for development, I am greatly concerned and disappointed that another multi-family project is being proposed for the area known as Grand Park Village. It is my understanding that the original concept plan for the area included a mixed use Cape Cod themed boardwalk area including recreation, restaurants and retail. The purpose being to give Grand Park visitors a close-by venue for activities, eating and shopping. As a significant land contributor for Grand Park I am greatly aware of the need for these types of services to enhance the visitors experience while they are at Grand Park and Westfield. An abundance of especially near-by multi-family housing is detrimental is to the success of Grand Park which has become a primary economic driver for Westfield. To much multi-family housing also becomes a burden to the schools as well as fire and police protection. I trust that you will have the discernment and fortitude to retard the spread of multi-family housing and be more open to mixed-use projects for activities, eating and shopping.
Cordially, Craig Wood
Sent from Mail for Windows

FREEMAN

DEVELOPMENT CORPORATION

April 14, 2022

To Whom it May Concern:

TWG's updated site plan (Exhibit 'A') quantifiably addresses the parking concerns that we expressed at the April 4, 2022 Advisory Plan Commission Meeting, and in our letter dated March 30, 2022 (Exhibit 'B'). The newly proposed route of the boardwalk will also allow for the construction of a shared amenity commensurate with previous installations.

Michael D. Roan Jr., RLA, ASLA
Member, CharlesTown, LLC
Vice-President, Freeman Planning and Design

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EXHIBIT 'A'

Kimley»Horn

GRAND PARK LAKE VILLAGE

COLOR SITE EXHIBIT

April 8, 2022

0 50 100

NORTH

EXHIBIT 'B'

FREEMAN

DEVELOPMENT CORPORATION

March 30, 2022

To Whom it May Concern:

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Respectfully,

Michael D. Roan Jr., RLA, ASLA
Member, CharlesTown, LLC
Vice-President, Freeman Planning and Design

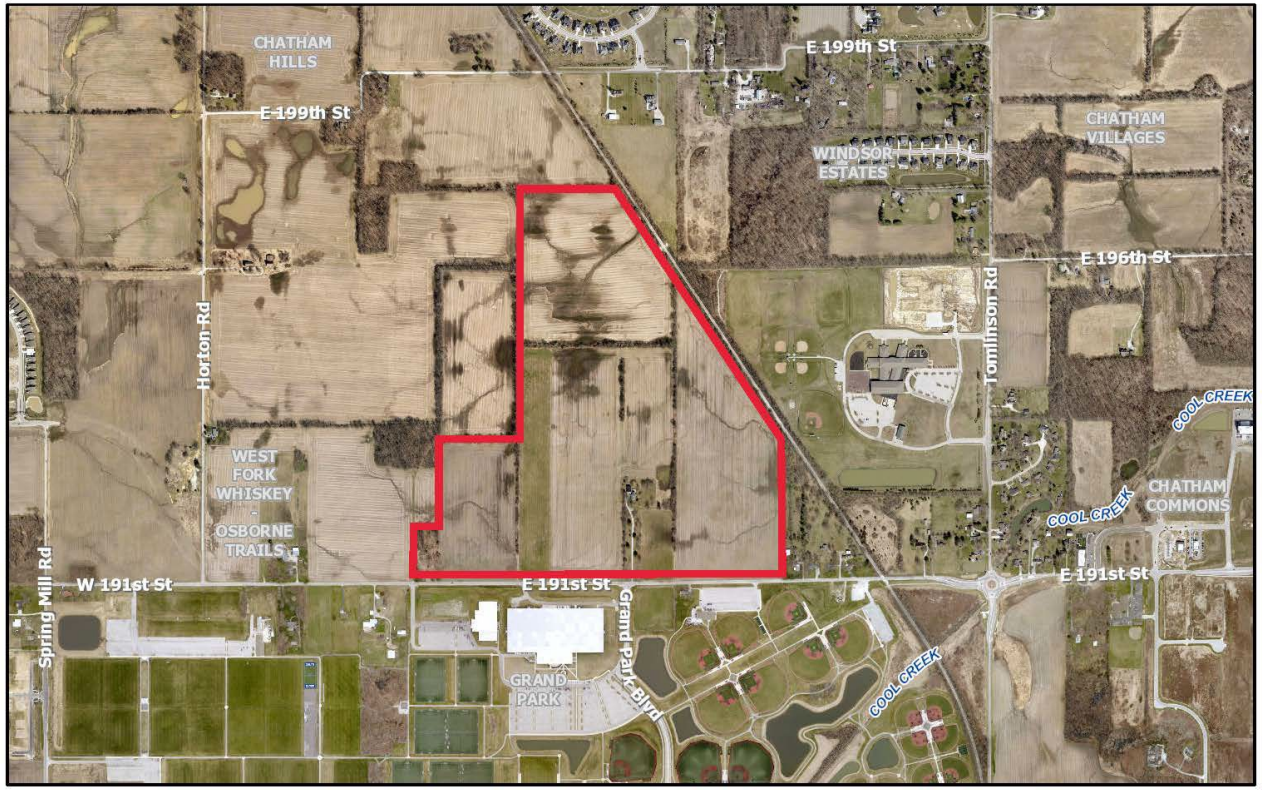
2203-PUD-06 (Ord. No. 22-05)

CND-Wood Robinson, LLC

Westfield-Washington Township Advisory Plan Commission

April 18, 2022

Aerial Location Map



Real Estate

1:12,600

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

City of Westfield, IN |

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EXHIBIT C

OVERALL DEVELOPMENT PLAN EXHIBIT

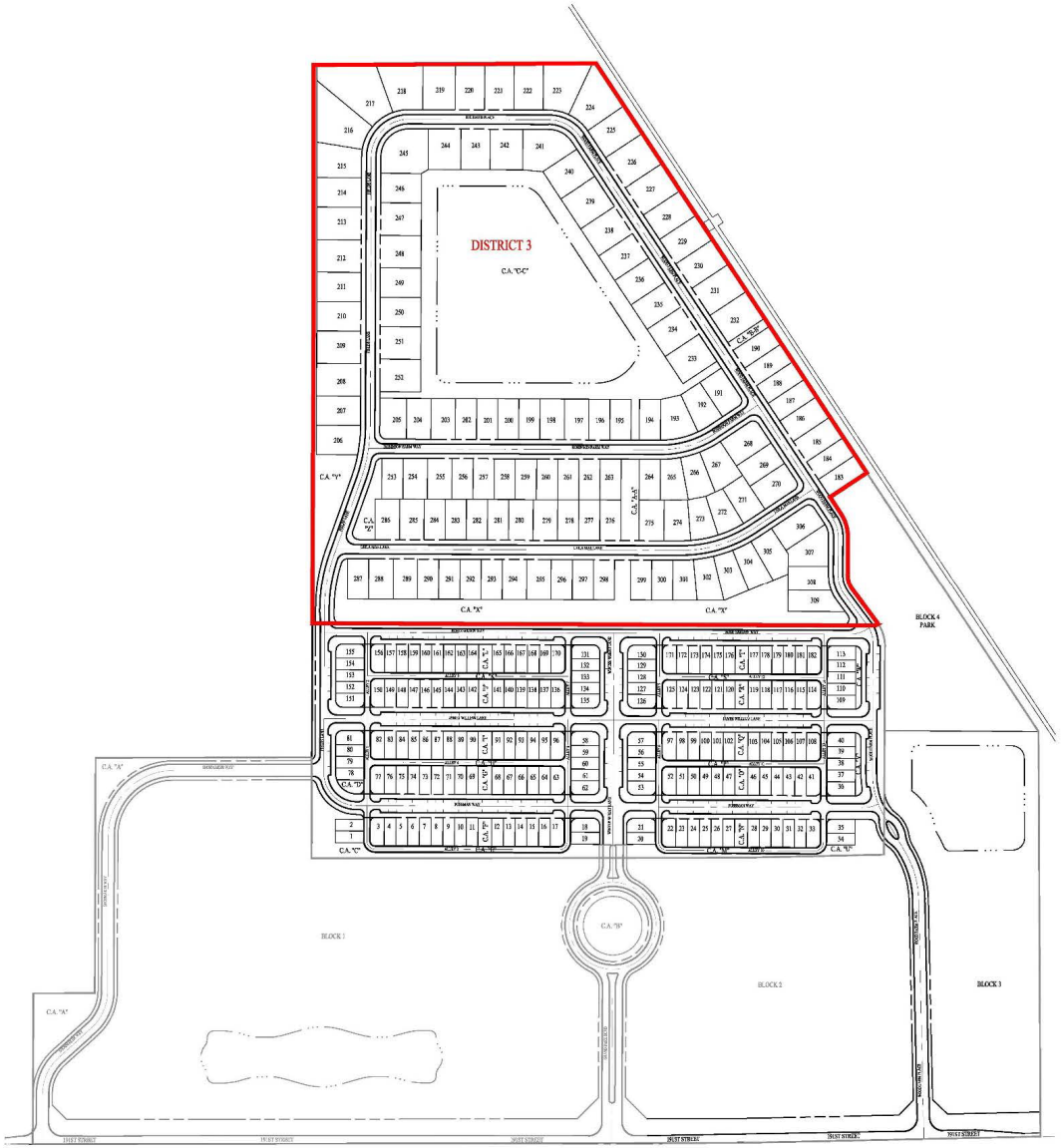

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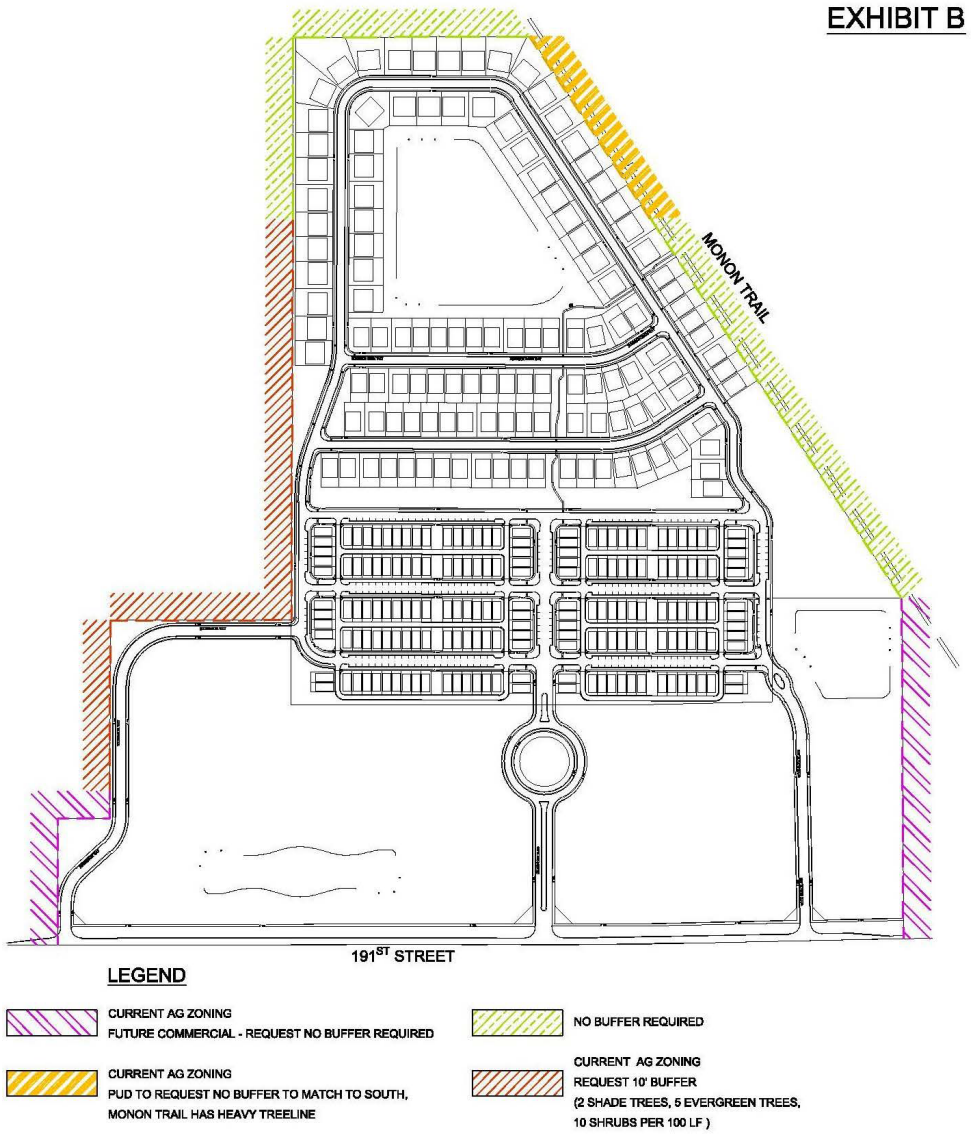
EXHIBIT B-1

BUFFER YARD PLAN



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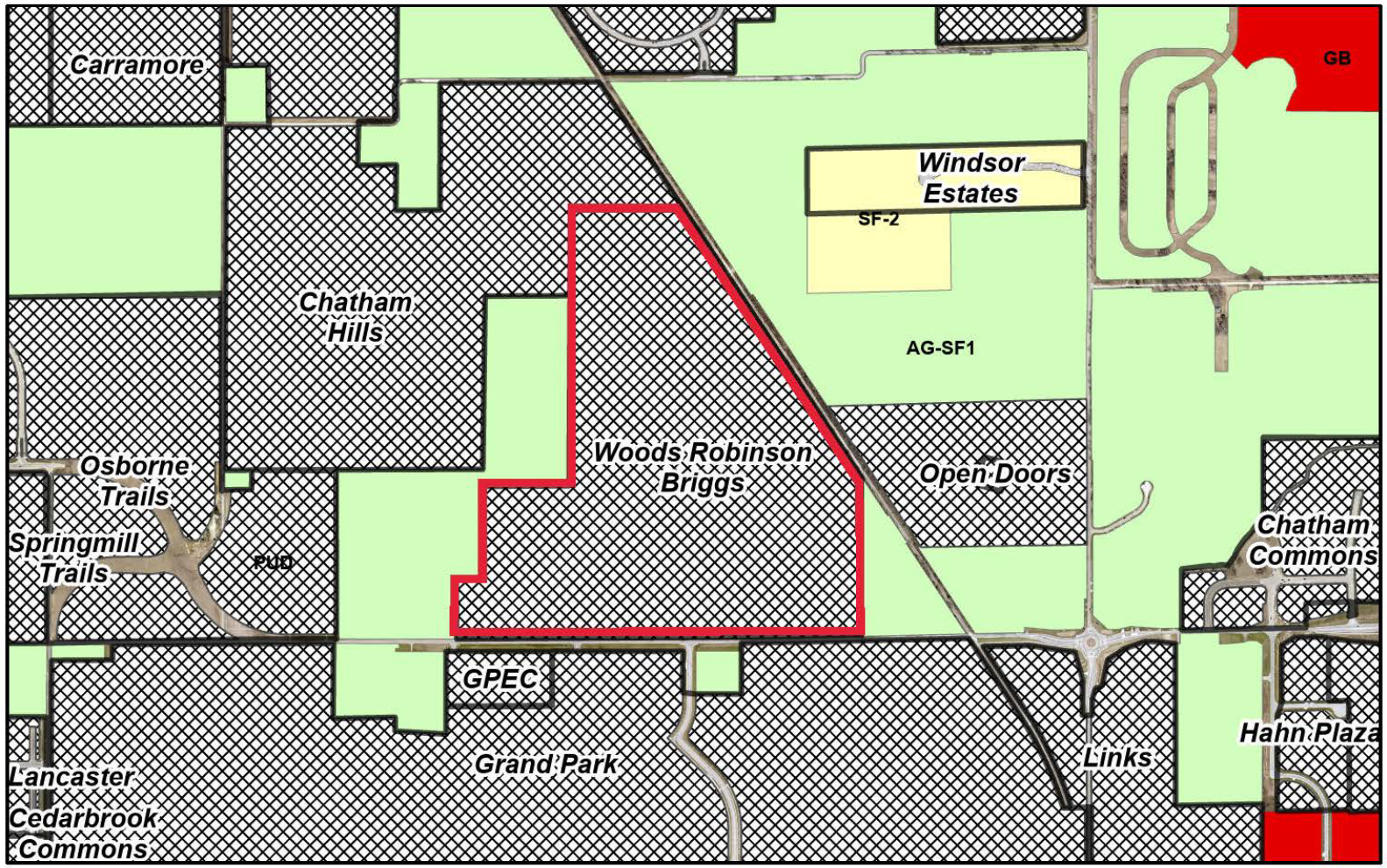
Zoning Map



PUD Labels

Real Estate

Zoning

AG-SF1 (Agriculture - Single Family - 1)

GB (General Business)

PUD (Planned Unit Development)

SF-2 (Single Family - 2)

1:12,600

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

City of Westfield, IN

City of Westfield, IN |

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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. Project Narrative 4. Proposed Ord. 22-11 5. Ord. 22-11, Redlined Version 6. Concept Plan 7. Bike Hub & Commercial Space Exhibit 8. Public Comment Exhibit
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.

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 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 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. An illustrative character exhibit (see **Exhibit 7**) for the Structure establishes a benchmark for the quality and appearance. In addition, the Structure shall be located in substantially the same area as shown on the Concept Plan (see **Exhibit 6**). Lastly, 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.

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. This same screening method/materials are proposed to be used at The Trails PUD Apartments.

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.

Grand Park Village
Site Location Map

- 12 acre site
- Part of the Lake District of Grand Park Village.

Grand Park Village

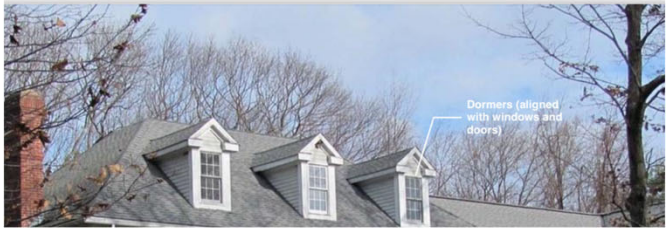
Amendments

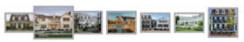
- Multi-family (Density and Units/Building)
- ~~Landscaping (Tree planting location~~) Removed
- ~~Parking Ratio~~ Removed – total of 542 spaces (48 for Bike Hub)

Grand Park Village

Birdseye View / Clubhouse Perspective

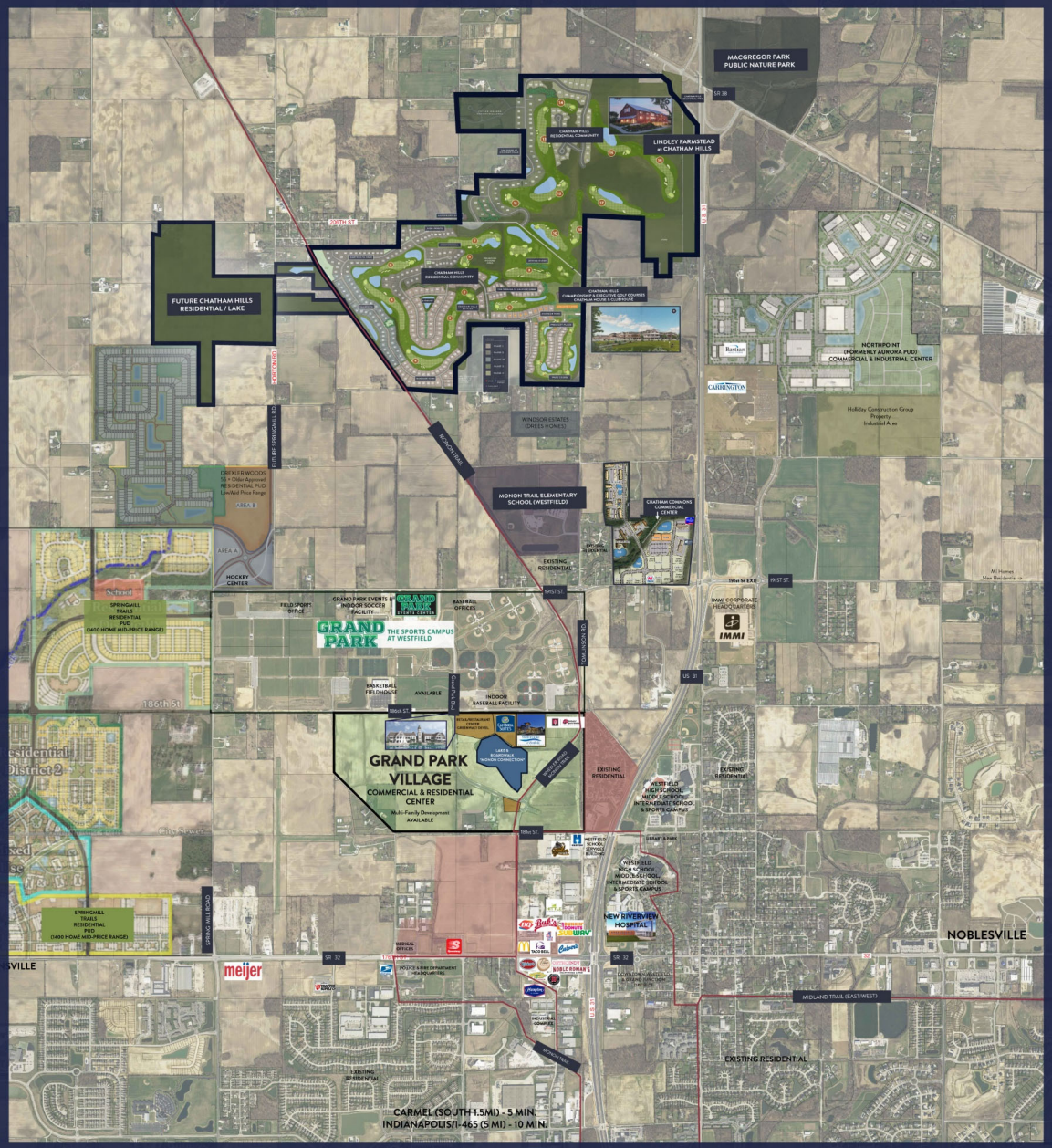
Grand Park Village
4-story Building Design





Grand Park Village

Aerial Photos



Chatham Hills

WESTFIELD

Grand Park Village
Aerial Photos

Grand Park Village
Parking

Apartment Units = 72 units

1. 4 story building, 72 units

Parking = 163 spaces

- 131 surface spaces
- 16 garage spaces
- 16 tandem spaces
- Only includes spaces east of the crosswalk through parking lot

<u>2.26 spaces per 1.0 unit</u>

Bike Hub

1. 1 story building, 3,500 sf

Parking = 48 spaces

- 48 surface spaces

<u>13.7 spaces per 1,000 sf</u>

Grand Park Village
Parking

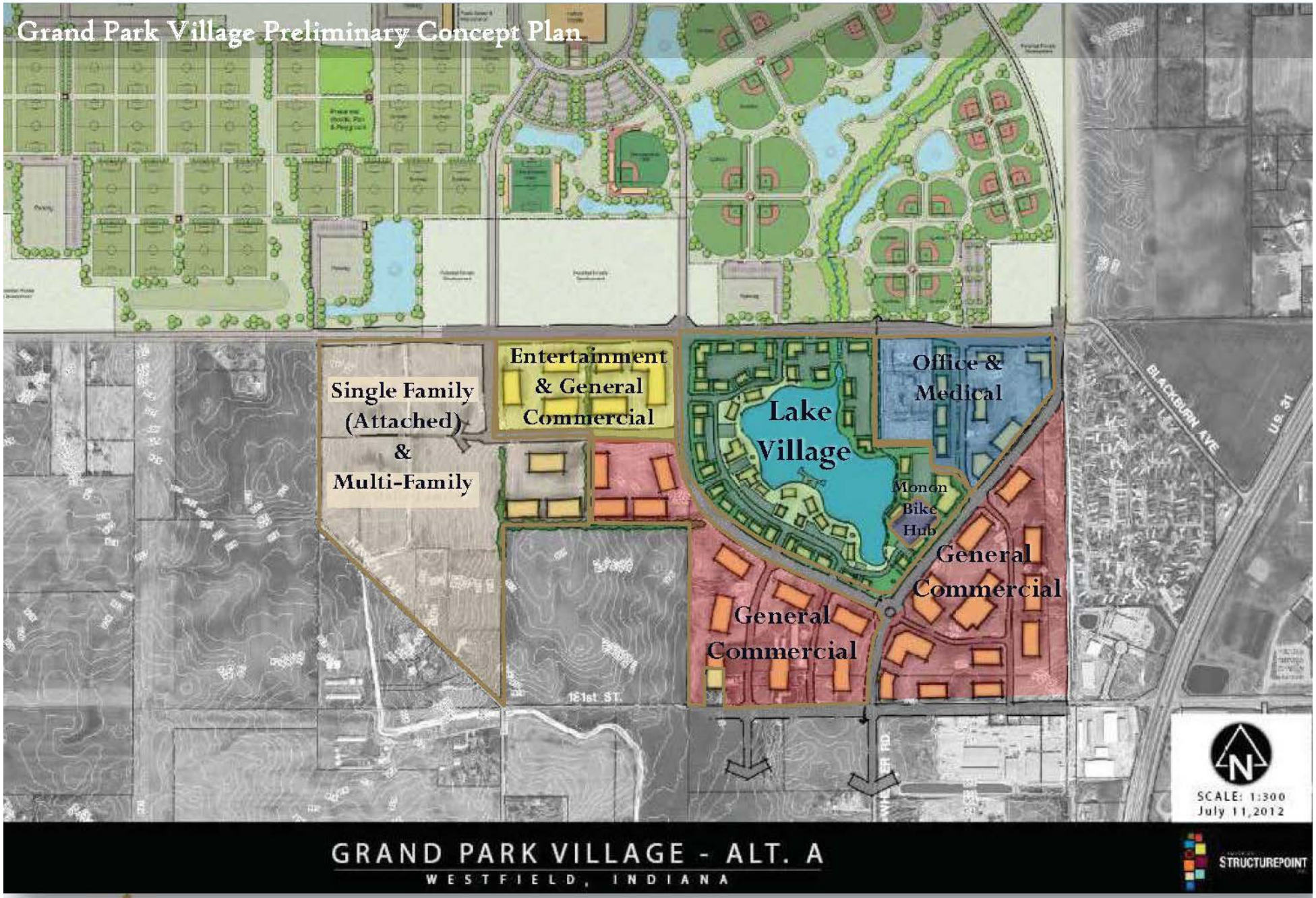
Apartment Units = 168 units

1. 4 story building, 72 units
2. 3 story building, 24 units
3. 3 story building, 24 units
4. 3 story building, 24 units
5. 3 story building, 24 units
6. Clubhouse, 0 units

Parking = 331 spaces

- 251 surface spaces
- 40 garage spaces
- 40 tandem spaces
- Does <u>not</u> double count 48 Bike Hub spaces

<u>1.97 spaces per 1.0 unit</u>

Does not factor in available 48 Bike Hub spaces

Grand Park Village
Original PUD Concept Plan