

**CITY OF WESTFIELD, IN**  
**Advisory Planning Commission Meeting Agenda\_04\_05\_2021**

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*Monday, April 05, 2021 at 07:00 PM*

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

**MEETING DATE:** Monday, April 05, 2021 at 07:00 PM

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

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

Public input can be submitted in 1 of 2 ways:

- Email to [planners@westfield.in.gov](mailto:planners@westfield.in.gov)
- Show up at Westfield City Hall for an opportunity to participate in this public hearing.
  - o Masks and social distancing are required.
  - o Maximum capacity is 22 people at a time.
  - o Staff will be present to help direct traffic inside the room.

**OPENING OF MEETING**

Documents: [Viewable online at: https://www.youtube.com/user/CityofWestfieldIN](https://www.youtube.com/user/CityofWestfieldIN)

Note the Presence of a Quorum

Approval of Minutes

March 1, 2021 and March 15, 2021 APC Minutes

Documents: [APC Minutes - March 1, 2020](#) | [APC Minutes - March 15, 2021](#)

Review APC Rules & Procedures

**MISCELLANEOUS BUSINESS**

*Request to suspend APC Rule of Procedure*

Woodmont Westfield Ditch Academy LLC by American Structurepoint, Inc. requests suspension of Article VIII(1)(b) of the Westfield / Washington Planning Commission Rules of Procedure as it relates to the required Yard Signs.

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

Documents: [Rules of Procedure Article VIII\(1\)\(b\)](#)

**CONSENT AGENDA**



## **Menards DDP Amendment**

**2150 E. Greyhound Pass**

Menard, Inc. requests an amendment to a previously approved Detailed Development Plan for an 8,145 SF building addition and a 35,177 SF accessory building on 15.76 acres +/- in the SB-PD: Special Business / Planned Development District.

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

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

## **2104-DDP-12**

**Panda Express**

**Southeast corner of State Road 32 and Spring Mill Road**

Panda Express by PEA Group requests Detailed Development Plan review of a 2,572 square foot restaurant on 1.13 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.

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

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

## **ITEMS OF BUSINESS**

### **2102-PUD-04**

**Lantern Commons PUD**

**NWC of 161st Street and Westfield Boulevard**

Front Street Partners, LLC by Church, Church, Hittle + Antrim requests a change of zoning for 60.74 acres +/- from the GB-PD: General Business/Planned Development District to Lantern Commons Planned Unit Development (PUD) District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 21-04 \(clean\)](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Area B Character Exhibits](#) | [Exhibit 6: Area C Character Exhibits](#) | [Exhibit 7: Area E Character Exhibits](#) | [Exhibit 8: Area E Transition](#) | [Exhibit 9: Open Space Plan](#) | [Exhibit 10: Site Elements Exhibit](#) | [Exhibit 11: Gateway Options](#) | [Exhibit 12: Ord. 21-04 \(redlined text only\)](#) | [Exhibit 13: Permitted Uses Areas A - D \(redlined\)](#) | [Exhibit 14: Petitioner's Response to Issue List](#) | [Exhibit 15: Updated Narrative Statement](#) | [Exhibit 16: Neighbor Meeting Summary](#) | [Exhibit 17: Ord. 07-36 Lantern Commons Zoning Commitments](#) | [Exhibit 18: Public Comments updated 4/5 @10:30am](#) | [Petitioner's Presentation](#)

## **PUBLIC HEARING ITEMS**

### **2007-PUD-07 [PUBLIC HEARING]**

**Bridgewater PUD Amendment (Culver's)**

**14631 North Gray Road**

K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord.](#)

[20-23](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Building Elevations](#) | [Exhibit 6: Signage Details](#) | [Exhibit 7: Updated Project Narrative](#) | [Exhibit 8: Neighbor Meeting Summary](#)

**2103-PUD-09 [PUBLIC HEARING]**

Harmony PUD Amendment (Signage)

*1367 S. Waterleaf Drive*

Woodmont Westfield Ditch Academy LLC by American Structurepoint, Inc. requests an amendment to the Harmony PUD District modifying the sign standards.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map.pdf](#) | [Exhibit 3: Proposed Ordinance 21-09](#) | [Exhibit 4: Proposed Monument Sign](#) | [Exhibit 5: Project Narrative](#) | [Exhibit 6: Public Comment](#)

**2104-ODP-07 & 2104-SPP-07 [PUBLIC HEARING]**

The Courtyards of Westfield

*Southwest corner of Towne Road and 151st Street*

Epcon Westfield, LLC by Kimley-Horn & Associates, Inc. requests Primary Plat and Overall Development Plan approval for 89 Single-family residential lots on 37.03 acres +/- in The Courtyards of Westfield PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat and Overall Development Plan](#) | [Exhibit 4: Public Comments \(As of 5:00pm 4/5/21\)](#)

**2104-ODP-08 [PUBLIC HEARING]**

West Fork Whiskey

*Northeast Corner of 191st St. and Horton Road*

West Fork Whiskey by Cripe requests Overall Development Plan review of 1 lot on 12.83 acres +/- in the Osborne Trails PUD District.

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

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

**2104-ODP-09 & 2104-SPP-09 [PUBLIC HEARING]**

Northpoint Plat Amendment

*Southeast corner of 202nd Street and East Street*

Holladay Properties by Stoeppelwerth & Associates, Inc. requests a Primary Plat and Overall Development Plan amendment for 1 lot on 21.25 acres +/- in Northpoint PUD District.

(Reviewing Planner: Corrie Meyer - [cmeyer@westfield.in.gov](mailto:cmeyer@westfield.in.gov))

(Presenting Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))

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

**2104-PUD-12 [PUBLIC HEARING]**

Northpoint PUD Amendment IV

*South side of SR 38, east and west of Grassy Branch Road*

Northpoint Owners, LLC by Clark Quinn Moses Scott & Grahm, LLP requests and

amendment to the Architectural Standards of the Northpoint PUD.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 21-17](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Narrative Statement](#) | [Exhibit 6: Public Comments](#)

#### **2104-PUD-11 [PUBLIC HEARING]**

##### **Bonterra PUD**

*South side of State Road 32, 1/4 mile west of Gray Road*

M/I Homes of Indiana, LP by Church Church Hittle + Antrim request a Change of Zoning for 28.22 acres +/- from the GO: General Office District to the Bonterra PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Ordinance 21-16](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Townhome Elevations](#) | [Exhibit 6: Narrative Statement](#) | [Exhibit 7: Neighbor Meeting Summary](#) | [Additional PUD Exhibits](#)

#### **2104-PUD-13 [PUBLIC HEARING]**

##### **Sycamore Glen PUD**

*South of and adjacent to 159th Street and west of Towne Road*

Coronado Development Corporation by Nelson & Frankenberger, LLC requests a change in zoning for 28.5 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Sycamore Glen PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 21-14](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Aerial Map](#) | [Exhibit 6: Project Narrative](#) | [Exhibit 7: Summary of Neighborhood Meeting](#) | [Exhibit 8: Public Comment](#) | [Petitioner's Presentation](#)

#### **2104-PUD-14**

##### **Davis PUD Amendment II**

*West side of Ditch Road between 156th and 161st Street*

Estridge Homes by 11th Street Development requests an amendment to the Davis PUD District modifying the Architectural Standards.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 21-15](#) | [Exhibit 4: Narrative Statement](#) | [Exhibit 5: Public Comment](#) | [Petitioner's Presentation](#)

#### **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](mailto:phoward@westfield.in.gov))

**2102-PUD-01 [CONTINUED]**

**Sanders Glen PUD**

***2432 South Street***

**Patch Development, LLC requests a change of zoning for approximately 9.07 acres +/- from the Kalorama Park PUD to the Sanders Glen PUD.**

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

**2102-ZOA-01 [CONTINUED]**

**Unified Development Ordinance Amendment**

**Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.**

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

**2103-PUD-07 [CONTINUED]**

**Midland South PUD**

***Generally near 321 South Cherry Street***

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

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

**2103-PUD-08 [CONTINUED]**

**Union Square at Grand Junction PUD Text Amendment**

***Generally near 305 South Cherry Street***

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

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

**22104-ODP-06 & 2104-SPP-06[CONTINUED]**

**Ackerson Farms**

***West Side of Ditch Road between State Road 32 and 166th Street***

**Estridge Development Management, LLC by Innovative Engineering requests Primary Plat and Overall Development Plan approval for 423 residential lots on 236.78 acres +/- in the Ackerson Farms PUD District.**

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

**REPORTS/COMMENTS**

**Community Development Department**

**Advisory Plan Commission Members**

**City Council Liaison**

**Board of Zoning Appeals Liaison**

## **ADJOURNMENT**



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

April 5, 2021  
2103-DDP-09

**Petition Numbers:** 2103-DDP-09

**Subject Site Address:** 2150 E Greyhound Pass (the "Property")

**Petitioner:** Menard, Inc.

**Request:** An amendment to a previously approved Detailed Development Plan for a 8,145 SF building addition and a 35,177 SF accessory building on 15.76 acres +/- in the SB-PD: Special Business / Planned Development District.

**Current Zoning:** SB-PD District

**Current Land Use:** Commercial

**Approximate Acreage:** 15.76 acres +/-

**Property History:** 2007-VS-14 (*setback and fence variances, 07/14/2020*)  
2007-ODP-11 & 2007-SPP-11 (*07/20/2020*)  
2007-DDP-16 (*08/03/2020*)  
2007-SFP-36 (*pending*)  
2103-VS-03 (*setback, architecture, landscaping, and outside storage variances, 03/09/2021*)

**Exhibits:**

1. Staff Report
2. Location Map
3. Detailed Development Plan
4. Elevations
5. Landscape Plan

**Staff Reviewer:** Pam Howard, Senior Planner

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## **PROCEDURAL**

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

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## **PROJECT OVERVIEW**

Location: The subject Property is 15.76 acres +/- in size and is located at 2150 E Greyhound Pass (see **Exhibit 2**). The Property is currently zoned SB-PD: Special Business / Planned Development.

Property History: The Property has received several Variances of Standard in the past. 0206-VS-058, granted on June 17, 2002, which permitted an increase of the maximum fence height from



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ten (10) feet to fourteen (14) feet. 0206-VS-058 was voted unanimously to approve with the condition that the wooden fence be constructed with the finished side of the fence facing outward and in the same manner as the existing fence.

On July 14, 2020, additional variances (2007-VS-14) were approved to reduce the north and east setbacks for a new Accessory Building to be constructed on recently obtained property to the east of the existing buildings, and to increase the maximum fence height to continue the existing fence on the newly acquired property. At the August 3, 2020, APC meeting, a Detailed Development Plan was approved depicting these improvements as well as an expansion to the existing store.

On January 29, 2021, an amendment was submitted to the previously approved Detailed Development Plan moving the proposed building both south and east. This resulted in the need to further encroach into the east setback, and to encroach into the front setback. Additionally, during the review of the Detailed Development Plan Amendment, compliance issues were discovered related to architecture, landscaping, and outside storage. For this reason, additional variances were requested (2103-VS-03) which were approved on March 9, 2021. The variance was approved with the following conditions (exhibit numbers refer to the exhibits on the [BZA agenda](#)):

1. That the Setback Variances only apply to the proposed Accessory Building, as depicted on the Site Plan (**Exhibit 3**).
2. The Architectural Standards, Landscaping Standards, and Outside Storage and Display variances only apply to the improvements being reviewed under APC docket 2103-DDP-09, which is partially represented by **Exhibit 3** and **Exhibit 4**.
3. That the Accessory Building be constructed in substantial compliance with the Proposed Elevations (**Exhibit 4**).
4. That the addition to the Principal Building be constructed in substantial compliance with the Proposed Elevations (**Exhibit 4**).
5. That the landscaping be installed in substantial compliance with the Site Plan (**Exhibit 3**).
6. That the Petitioner shall record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Community Development Department.

Review: The petition was reviewed in advance of the February 16, 2021 Technical Advisory Committee. This item is listed on the Consent Agenda for the Plan Commission's April 5, 2021, meeting.

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

#### **The plans.**

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



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- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.
- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

**The plans comply.**

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

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





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

**Comment: Property is exempt from US 31 Overlay as the business pre-dates the district.**

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

- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
- b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
- c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

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

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### **DISTRICT STANDARDS**

**The plans comply with Article 4.22 (SB-PD District), except for those items identified as outstanding below.**

22) Minimum Lot Area: Ten (10) acres

23) Minimum Lot Frontage: 660 feet

24) Minimum Building Setback Line:

- a) Front Yard: 60 feet

**Comment: Compliant per variance 2103-VS-03.**

- b) Side Yard: 15 feet

**Comment: Compliant per variances 2007-VS-14 and 2103-VS-03.**

- c) Rear Yard: 20 feet

**Comment: This property is a corner lot (once combined) and therefor has no rear yards, only front and side.**

25) Minimum Lot Width: No minimum

26) Minimum Building Size: No minimum

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**DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

**The plans comply, as applicable to a Detailed Development Plan.**

**27) Accessory use and Building Standards (Article 6.1):**

- a) Screening of Receptacles and Loading Areas:
  - i) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
  - ii) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
  - iii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
  - iv) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

**28) Architectural Standards (Article 6.3)**

- a) Mechanical Screening: All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way (including elevated trails and roadways). Clustering of Mechanical Equipment is encouraged. Wall and ground-mounted equipment shall be screened in accordance with Article 6.8 Landscaping Standards.
- b) Building Materials:
  - i) External Façades: Each Building Façade visible from a Street, oriented to an adjoining Residential District, or oriented to an alternative transportation corridor bearing a designation on the Thoroughfare Plan (collectively, "External Façade"), shall comply with the following:
    - (1) Shall be one hundred percent (100%) Masonry Materials, excluding window, door, roofing, fascia and soffit materials; or
    - (2) Shall incorporate two (2) or more building materials, excluding window, display window, door and roofing materials; provided, however, that a minimum of sixty percent (60%) of the Building Façade shall be Masonry Materials.
  - ii) All Other Façades: No more than twenty-five percent (25%) of all other Building Façades, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

**Comment: Compliant per variance 2103-VS-03.**



iii) General Standards:

- (1) The exterior building material selection for all Building Façades shall be supplemented with: (i) the use of multiple colors, multiple textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).
  - (2) No loading spaces, loading docks or oversized service doors shall be permitted on an External Façade, as defined herein; however, if all Building Façades are determined to be External Façades, then loading spaces, loading docks or oversized service doors may be permitted on the least visible External Façade if screened in accordance with the General Screening Standards of Article 6.8 Landscaping Standards.
- c) Architectural Theme: Buildings and structures within a single development shall have complementary architectural themes.
- d) Four-sided Architecture: All Building Façades visible from an adjacent Lot or Street shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360 degree architecture).
- e) Building Elevations:
- i) Horizontal Design: All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, cornice or moulding.
  - ii) Wall Planes: Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

**Comment: Compliant per variance 2103-VS-03.**

- f) External Wall Protrusions: Gutters, downspouts, vents, and other external wall protrusions shall be visually integrated with the architectural style of the structure. The color shall be selected to complement or to be consistent with the building materials.
- g) Roof Design:
- i) Pitched Roofs: Pitched roofs shall comply with the following:
    - (1) Minimum Pitch: Five vertical units to twelve horizontal units (5:12).
    - (2) Shall be comprised of three (3) or more sloped roof planes.



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- (3) Shall be covered with high-quality roofing materials such as natural clay tiles, slate, concrete tiles (with natural texture and color), high-quality standing seam metal roofing, wood shakes or shingles (with adequate fire protection), three-dimensional asphalt or fiberglass shingles. Metal roofs shall have a low-gloss finish to reduce glare.
- ii) Flat Roofs: Flat roofs shall comply with the following:
    - (1) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice or moulding.
    - (2) Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
    - (3) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings.
    - (4) Flat roofs shall be prohibited for one-story buildings in the LB: Local and Neighborhood Business District, unless otherwise approved by the Plan Commission or Director after consideration of the building architecture, building context, and sensitivity to the residential character of the area.
    - (5) General Standard: All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (i) painted to match the color of the roof or flat black; and (ii) oriented to minimize their visibility from adjacent Lots and Streets.
  - h) Main Entrances:
    - i) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.
    - ii) The location, orientation, proportion and style of doors shall complement the style of the building.
  - i) Windows:
    - i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building.
    - ii) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock



frames, or other such trim or design elements as approved by the Plan Commission or Director.

j) Awnings:

- i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details.
- ii) Awnings shall be made of a nonreflective material.
- iii) All awnings shall be kept in good repair.
- iv) Metal or aluminum awnings are prohibited.
- v) Awnings used to comply with the architectural design requirements of this Ordinance shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.

k) Accessory Buildings: All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

**Comment: Compliant per variance 2103-VS-03.**

29) Building Standards (Article 6.4)

- a) Industrial and Business Uses: More than one (1) Principal Building shall be permitted on a Lot in an Industrial or Business District when such buildings are devoted to Industrial or Business Uses.

30) Fence Standards (Article 6.5)

**Comment: Max height increased to 14' per approved variance 2007-VS-14.**

31) Height Standards (Article 6.6)

32) Home Business Standards (Article 6.7)

33) Landscaping Standards (Article 6.8)

- a) Preservation and Replacement of Trees:
- b) General Landscaping Design Standards:
  - i) Placement:

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

- c) Minimum Lot Landscaping Requirements:

**Comment: Compliant per variance 2103-VS-03.**



d) Foundation Plantings:

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.

**Comment: Compliant per variance 2103-VS-03.**

- ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

**Comment: Compliant per variance 2103-VS-03.**

- iii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.

e) External Street Frontage Landscaping Requirements:

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

**Comment: Compliant per variance 2103-VS-03.**

f) Buffer Yard Requirements:

**Comment: Compliant per variance 2103-VS-03.**

g) Parking Area Landscaping:

**Comment: Not applicable, no new parking areas proposed.**

i) Interior Parking Area Landscaping:

- (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

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



(2) Interior Parking Area Islands:

- (a) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

ii) Perimeter Parking Area Landscaping:

- (1) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:

- (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
- (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

- (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

34) Lighting Standards (Article 6.9)

- a) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

**Comment: Not applicable, no new lighting proposed.**

35) Lot Standards (Article 6.10)

**Comment: Please see District Standards.**

36) Outside Storage and Display (Business Districts, Article 6.12(D))

- a) Outside Storage: Outside Storage shall only be permitted if delineated on an approved Development Plan and in accordance with the following:
  - i) Size: A Lot's Outside Storage area shall not exceed fifty percent (50%) of the Lot's Principal Buildings' gross floor area.

**Comment: Compliant per variance 2103-VS-03.**

ii) Location: Outside Storage areas:

- (1) Shall be located immediately adjacent to the Principal Building.
- (2) Shall not encroach into any required Rear or Side Yard.
- (3) Shall be prohibited in an Established Front Yard.
- (4) Shall be delineated on an approved Development Plan.

iii) Screening: Outside Storage areas shall be incorporated into the building's design as part of the Principal Building as follows:

- (1) Outside Storage areas shall be completely screened from view from any adjacent property or right-of-way.



- (2) Outside Storage areas shall be screened on all sides with a solid wall, not less than seven (7) feet in height, consisting of Masonry Materials that complement the Principal Building.

**Comment: Compliant per variance 2103-VS-03.**

- (3) Perimeter access into Outside Storage areas shall not be oriented toward a Front Yard. Gates shall be required for such access and shall be opaque and architecturally compatible with the materials used on the Principal Building. A chain link fence or a variation of a chain link fence combination shall not constitute an acceptable gate material.

**Comment: Compliant per variance 2103-VS-03.**

- iv) Storage Restrictions: All materials, product or merchandise stored in an Outside Storage area shall be stacked no higher than one (1) foot below the top of the wall.

37) Outdoor Café and Eating Areas (Article 6.13)

38) Parking and Loading Standards (Article 6.14)

- a) Off-Street Parking:

**Comment: Reduction in number of parking spaces has been approved by the director.**

- b) Bicycle Parking:

- i) Number of Spaces:

- (1) A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.

**Comment: Not applicable, no new parking areas proposed.**

39) Performance Standards (Article 6.15)

40) Setback Standards (Article 6.16)

**Comment: Please see District Standards.**

41) Sign Standards (Article 6.17)

42) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:

- i) Forty (40) feet from intersections of Collectors or Local Street.

- ii) Ten (10) feet from intersections of Driveways or Alleys.

43) Yard Standards (Article 6.21)





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### **DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply.**

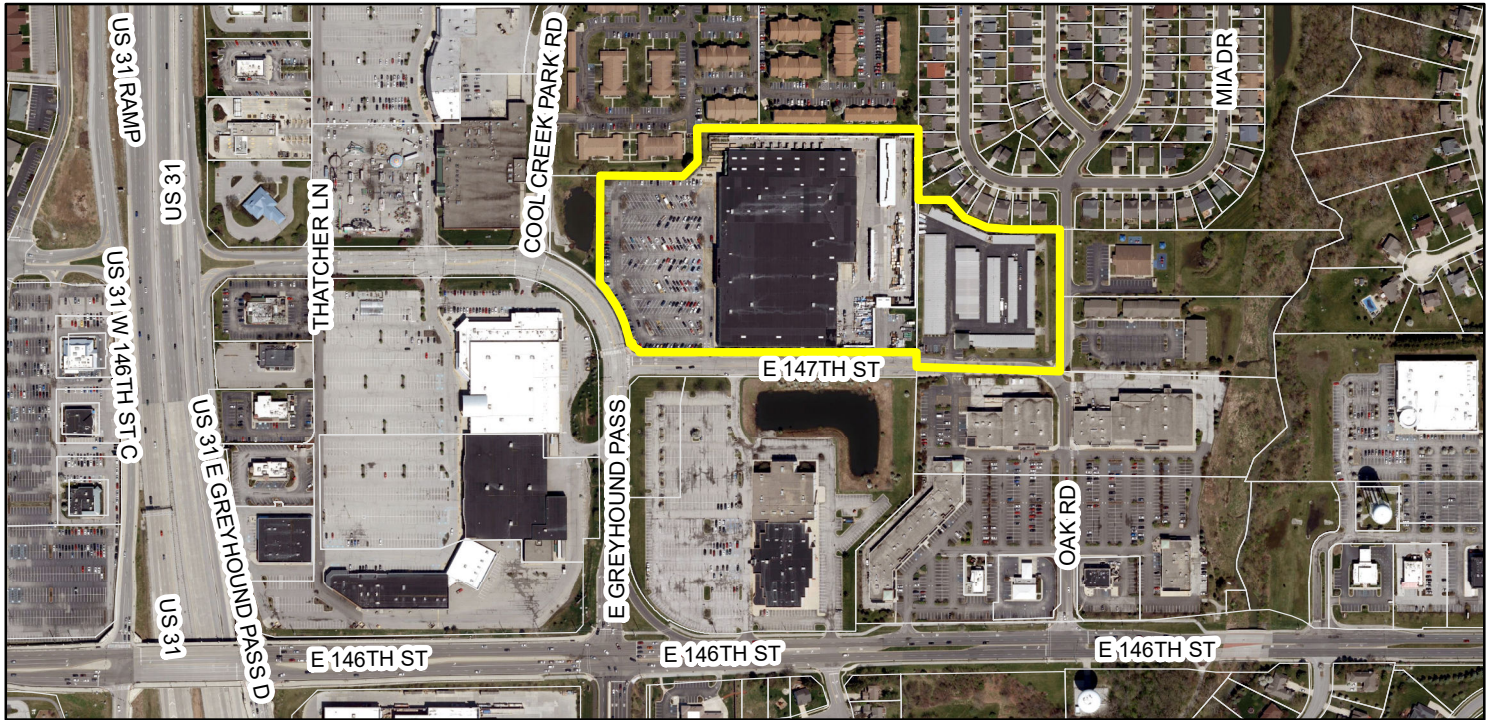
- 44) Block Standards (Article 8.1)
  - 45) Easement Standards (Article 8.3)
  - 46) Monument and Marker Standards (Article 8.5)
  - 47) Open Space and Amenity Standards (Article 8.6)
  - 48) Pedestrian Network Standards (Article 8.7)
  - 49) Storm Water Standards (Article 8.8)
  - 50) Street and Right-of-Way Standards (Article 8.9)
  - 51) Surety Standards (Article 8.12)
  - 52) Utility Standards (Article 8.13)
- 

### **DEPARTMENT COMMENTS**

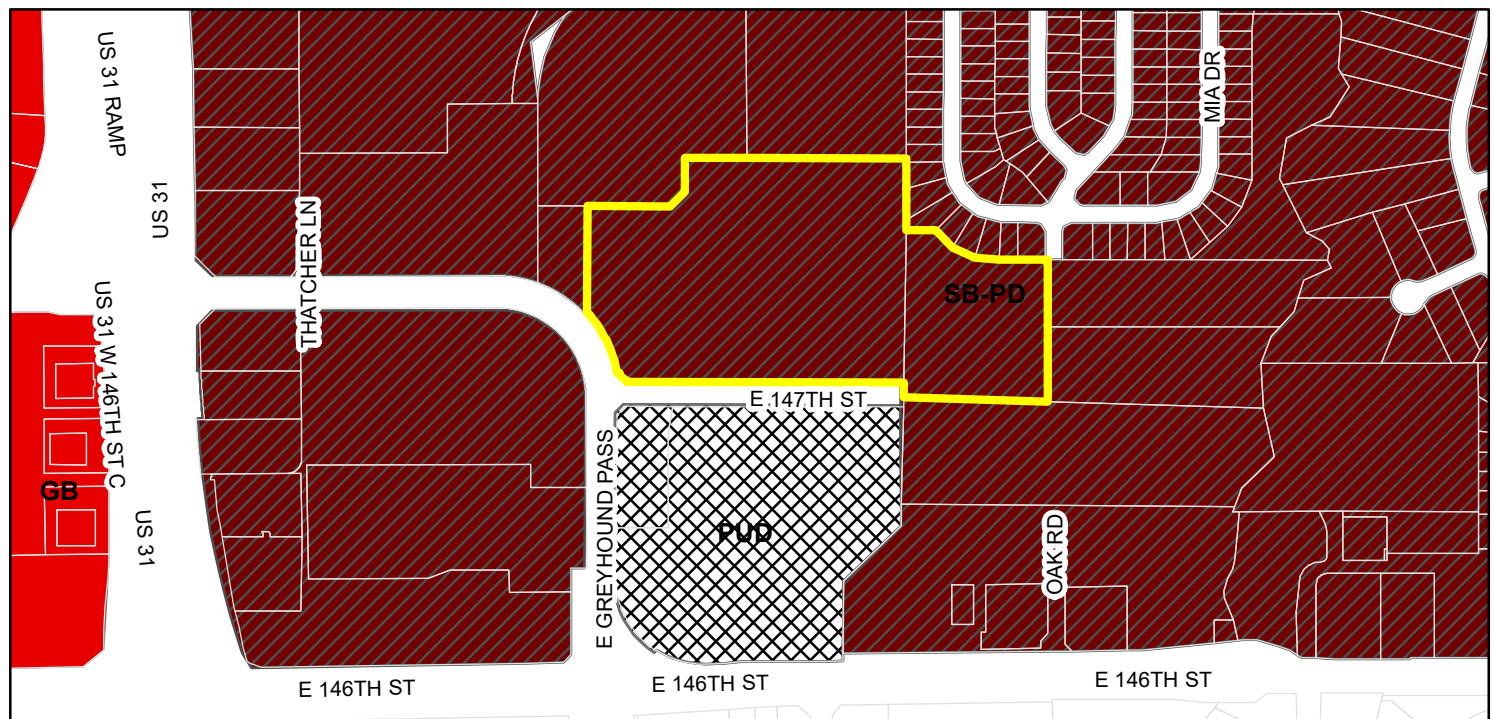
- 1) **Action: Approve Detailed Development Plan (2103-DDP-09) with the following conditions:**
  - a) **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
- 2) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov).

**Aerial Location Map**

 Site



**Zoning Map**

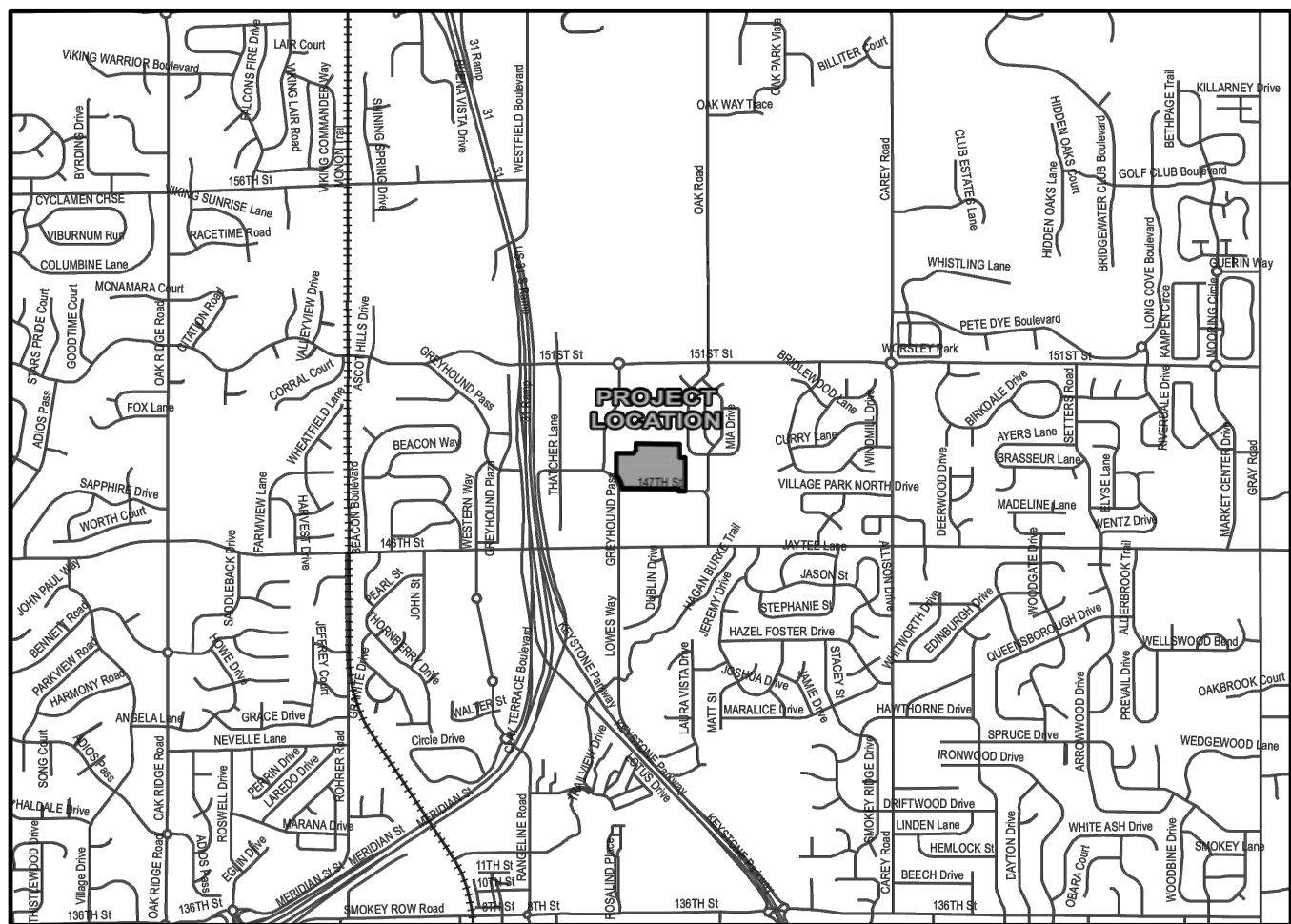


**Zoning**

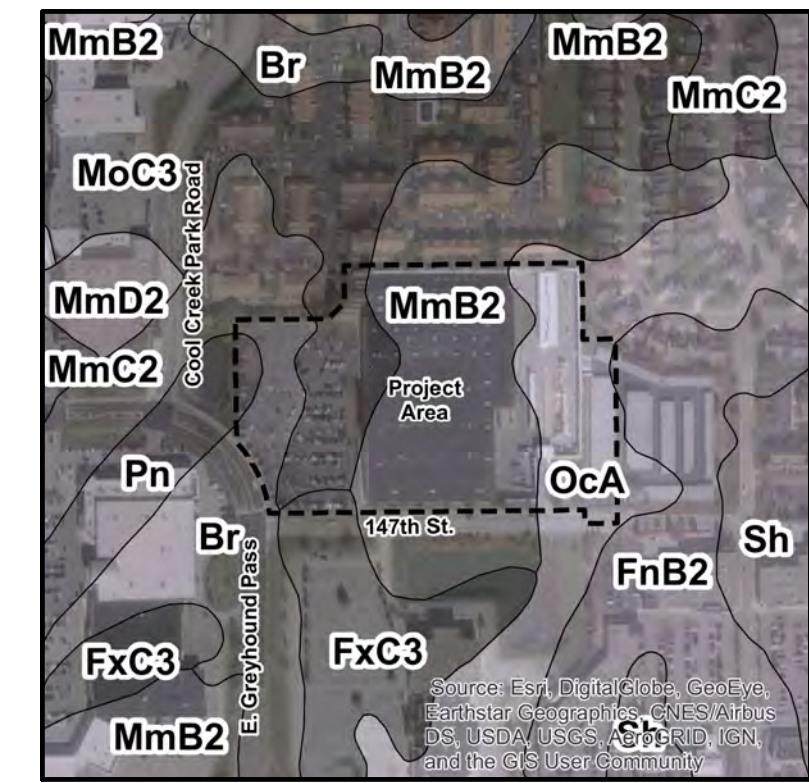
-  GB (General Business)
-  PUD (Planned Unit Development)
-  SB-PD (Special Business - Planned Development)



File Name: W:\Menards\2020-077 Menard - Survey Carmel IN\Design\CAU\20077\Cover Sheet.dwg, Layout: C1.0 By: ldoavis Plot Date: Mar 29, 2021 Plot Time: 2:52pm

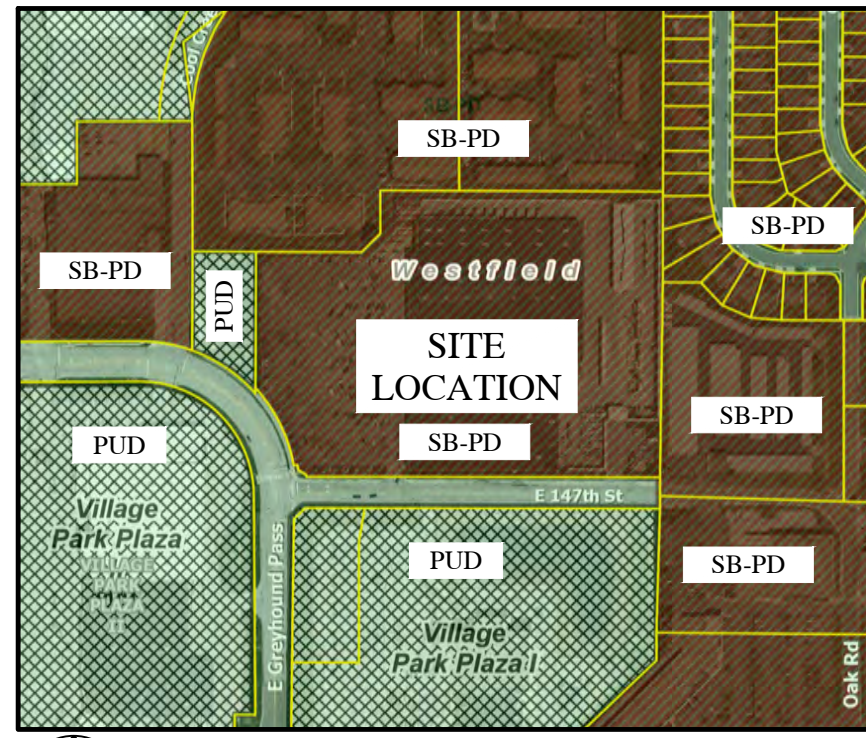


LOCATION MAP  
SCALE 1"= 1/2 MILE



SOILS MAP  
NOT TO SCALE

SOILS LEGEND  
BROOKSTON SILTY CLAY LOAM  
CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES



CURRENT ZONING MAP  
NOT TO SCALE

ALL CONTRACTORS SHALL REVIEW CITY OF WESTFIELD STANDARDS AND SPECIFICATIONS PRIOR TO BIDDING ON THIS PROJECT. ADDITIONAL SPECIFICATIONS, NOT INCLUDED IN THIS SET OF PLANS, MAY BE REQUIRED.

<https://www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=50>

THE PRESENCE OF CITY OF WESTFIELD REVIEW AND ACCEPTANCE STAMP ON PLANS DOES NOT RELIEVE THE CONTRACTOR OR DEVELOPER FROM COMPLIANCE OF THE "CITY OF WESTFIELD CONSTRUCTION STANDARDS, LATEST EDITION". THIS REVIEW ONLY DESIGNATES THAT THE GENERAL CONFORMANCE WITH DESIGN AND SPECIFICATIONS HAVE BEEN MET. FIELD CHANGES MAY BECOME NECESSARY IN ORDER TO COMPLY WITH THE DETAILED CITY OF WESTFIELD SPECIFICATIONS.

# MENARDS LOT EXPANSION

## WESTFIELD, INDIANA

### JANUARY 29, 2021

#### OWNER:

MENARDS  
5101 MENARDS DRIVE  
EAU CLAIRE, WI 54703  
(715) 876-2308  
Jim Carlson

#### SITE ADDRESS:

2150 E. GREYHOUND PASS  
CARMEL, IN 46033

#### CIVIL ENGINEER:

HWC ENGINEERING  
135 N. PENNSYLVANIA ST., SUITE 2800  
INDIANAPOLIS, IN 46204  
(317) 347-3663  
Matt Maple  
mmapple@hwcengineering.com

#### BUILDING DESIGNER:

MENARDS  
5101 MENARDS DRIVE  
EAU CLAIRE, WI 54703

#### STORMWATER UTILITY (ERU)

EQUIVALENT RESIDENTIAL UNIT (1 ERU=3,500 SF)  
REDEVELOPMENT SIZE: 1.55 AC (67,529 SF)  
PARCEL IMPERVIOUS AREA= 1.32 AC (57,705 SF)  
ERU = 57,705 SF/3,500 SF= 16.49

#### ZONING: SB-PD

PBH CARMEL, LLC  
2223 E. 151st Street  
CARMEL, IN 46033

PBH CARMEL, LLC  
2223 E. 151st Street  
CARMEL, IN 46033

#### ZONING: SB-PD

SILVER THORNE  
SECTION TWO

MENARDS  
ZONING:  
SB-PD

ZONING:  
SB-PD

VILLAGE PARK PLAZA, LLC  
2222 E. 146th St.  
CARMEL, IN 46033

#### ZONING: PUD

SITE MAP  
SCALE: 1" = 100'

WESTFIELD ONE, LLC  
2480 E. 146th St.  
CARMEL, IN 46033

#### ZONING: SB-PD



Call 811 or 800-382-5544 Before you Dig!

#### SUBJECT TRACT LAND DESCRIPTION

Part of the South Half of Section 18, Township 18 North, Range 4 East of the Second Principal Meridian, in the City of Westfield, Washington Township, Hamilton County, Indiana, more particularly described as follows:

COMMENCING at the southeast corner of the Southwest Quarter of said Section 18, marked by a Harrison monument per Hamilton County Surveyor reference ties; thence South 89 degrees 08 minutes 54 seconds West (grid bearing, Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the south line of said Southwest Quarter a distance of 587.24 feet to the southeast corner of a tract of land described in Deed Record 330, pages 554-556, as Instrument Number 33740 in the Office of the Recorder of Hamilton County, Indiana, the following three (3) courses being along the east lines of said tract; (1) thence North 00 degrees 14 minutes 13 seconds East a distance of 300.00 feet; (2) thence North 45 degrees 14 minutes 13 seconds East a distance of 232.38 feet; (3) thence North 00 degrees 14 minutes 13 seconds East a distance of 341.28 feet to the intersection with the centerline of a roadway dedicated to the Town of Westfield, Indiana, per Instrument Number 9561343 in said Recorder's Office, and the POINT OF BEGINNING; thence South 89 degrees 45 minutes 47 seconds East a distance of 420.87 feet; thence North 00 degrees 14 minutes 13 seconds East a distance of 395.20 feet to a south line of Silver Thorne, Section Two, the plot of which is recorded in Plat Cabinet 2, Slide 19, as Instrument Number 1997036824 in said Recorder's Office, the following six (6) courses being along the south and west lines of said Silver Thorne, Section Two; (1) thence North 89 degrees 45 minutes 47 seconds West a distance of 156.23 feet; (2) thence North 85 degrees 11 minutes 58 seconds West a distance of 68.95 feet; (3) thence North 66 degrees 11 minutes 59 seconds West a distance of 69.56 feet; (4) thence North 42 degrees 58 minutes 09 seconds West a distance of 69.15 feet; (5) thence North 89 degrees 45 minutes 47 seconds West a distance of 84.81 feet;

(6) thence North 00 degrees 14 minutes 13 seconds East a distance of 198.09 feet; thence North 89 degrees 45 minutes 57 seconds West a distance of 617.09 feet; thence South 00 degrees 14 minutes 03 seconds West a distance of 96.00 feet; thence South 45 degrees 14 minutes 03 seconds West a distance of 59.40 feet; thence North 89 degrees 45 minutes 57 seconds West a distance of 243.42 feet; thence South 00 degrees 14 minutes 03 seconds West a distance of 309.41 feet to a northeast right-of-way line of Greyhound Pass, as described in Instrument Number 2011035615 in said Recorder's Office, being the point of curvature of a non-tangent curve to the right having a radius of 351.00 feet; thence southeasterly along said curve an arc distance of 192.82 feet, said curve being subtended by a chord bearing South 26 degrees 41 minutes 14 seconds East, a chord distance of 190.40 feet, to a north line of a right-of-way parcel recorded in Instrument Number 2008000775 in said Recorder's Office, the following four (4) courses being along the north and east lines of said right-of-way line; (1) thence North 79 degrees 47 minutes 51 seconds East a distance of 7.87 feet; (2) thence South 11 degrees 40 minutes 19 seconds East a distance of 11.82 feet; (3) thence South 57 degrees 37 minutes 42 seconds East a distance of 20.56 feet; (4) thence South 00 degrees 21 minutes 30 seconds West a distance of 3.74 feet to the north right-of-way line of 147th Street as described in a dedication of roadway recorded in Instrument Number 1996016442 in said Recorder's Office; thence South 89 degrees 45 minutes 57 seconds East along said north right-of-way a distance of 788.69 feet; thence South 00 degrees 14 minutes 13 seconds West a distance of 35.00 feet to the POINT OF BEGINNING, containing 16.230 acres, more or less.

This subdivision consists of 2 lots numbered 1 through 2. The size of the lots and width of streets are shown in feet and decimal parts thereof.

#### SHEET INDEX:

|           |                                                                        |
|-----------|------------------------------------------------------------------------|
| C1.0      | COVER                                                                  |
| C1.1      | OVERALL LAYOUT PLAN                                                    |
| C1.2-C1.3 | PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION AND DEMOLITION PLAN   |
| C1.4-C1.5 | DETAILED DEVELOPMENT PLAN                                              |
| C1.6-C1.7 | SITE GRADING PLAN                                                      |
| C1.8-C1.9 | POST CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN                 |
| C3.0      | MAINTENANCE OF TRAFFIC PLAN                                            |
| C6.0      | STORM SEWER PLAN & PROFILE                                             |
| C8.0      | STORMWATER POLLUTION PREVENTION NOTES                                  |
| C8.1      | STORMWATER POLLUTION PREVENTION DETAILS                                |
| C8.2-C8.3 | CONSTRUCTION DETAILS                                                   |
| C8.4      | TOWN OF WESTFIELD AND CITIZENS WESTFIELD STANDARD CONSTRUCTION DETAILS |

#### UTILITY CONTACT INFORMATION:

**DUKE ENERGY (ELECTRIC)**  
VINCENT LITERAL  
100 SOUTH MILL CREEK ROAD  
NOBLESVILLE, INDIANA 46060  
P. (800) 521-2232  
VINCENT.LITERAL@DUKE-ENERGY.COM

**CITIZENS WASTEWATER OF WESTFIELD, LLC (SEWER)**  
BRAD HOSTETLER  
2150 DR. MARTIN LUTHER KING JR. ST.  
INDIANAPOLIS, INDIANA 46202  
P. (317) 927-4531  
BHOSTETLER@CITIZENSENERGYGROUP.COM

**COMCAST CABLE (CABLE)**  
MATT STRINGER  
533 EAST 65TH STREET  
INDIANAPOLIS, INDIANA 46220  
P. (317) 275-6493  
C. (317) 491-2432  
MATTW.STRINGER@CABLE.COMCAST.COM

**VECTREN (GAS)**  
CHAD MILLER  
P.O. BOX 1700  
NOBLESVILLE, INDIANA 46061  
P. (317) 776-5550  
CMILLER@VECTREN.COM

**CITIZENS WATER OF WESTFIELD, LLC (WATER)**  
BRAD HOSTETLER  
2150 DR. MARTIN LUTHER KING JR. ST.  
INDIANAPOLIS, INDIANA 46202  
P. (317) 927-4531  
BHOSTETLER@CITIZENSENERGYGROUP.COM

**FRONTIER COMMUNICATION (TELECOM)**  
STEVE COSTLOW  
20905 HAGUE ROAD  
NOBLESVILLE, INDIANA 46060  
P. (317) 987-9010  
STEVE.COSTLOW@FR.COM

#### BENCHMARK INFORMATION:

BENCHMARK INFORMATION IS BASED UPON GPS OBSERVATIONS UTILIZING AN ON-SITE BASE STATION, AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED UPON THE ORIGINATING BENCHMARK INFORMATION BELOW.

NORTHING AND EASTING SHOWN ARE IN INDIANA STATE PLANE - EAST ZONE AND ARE FOR REFERENCE PURPOSES ONLY

**ORIGINATING BENCHMARK**  
HAMILTON COUNTY BENCHMARK "HCBR 146" - HAMILTON COUNTY GEODETIC CONTROL DISK IN TOP OF NORTHEAST BRIDGE ABUTMENT OF THE 151ST STREET BRIDGE OVER COOL CREEK  
**PUBLISHED ELEVATION= 825.91 (NGVD29)**  
**CONVERTED ELEVATION= 825.51 (NAVD88)**  
[NORTHING: 1,773,784; EASTING: 201,983]  
\*\*CONVERTED ELEVATION USING CORPSON

**TEMPORARY BENCHMARK**  
CHISELED "X" IN SOUTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF 147TH STREET, APPROXIMATELY 100 FEET EAST OF THE EAST EDGE OF THE ENTRANCE TO THE MENARDS STORAGE YARD AND 6 FEET SOUTH OF THE SOUTHWEST CORNER OF THE PARKING LOT FOR SNAPBOX STORAGE  
**ELEVATION= 829.43 (NAVD88)**  
[NORTHING: 1,731,948; EASTING: 201,226]

#### OVERALL GENERAL PROJECT NOTES:

- NOT ALL GAS, POWER, OR TELEPHONE LINES, WHETHER ABOVE OR BELOW GROUND, HAVE BEEN SHOWN ON THE DRAWINGS. ANY UNDERGROUND INFORMATION SHOWN ON THE DRAWINGS HAS BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND IS GIVEN FOR THE CONTRACTORS BENEFIT. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR PROTECTING ALL UTILITIES IN HIS WORK AREA WHETHER SHOWN OR NOT, AND MUST REALIZE THAT THE ACTUAL LOCATION OF THE UTILITIES MAY BE DIFFERENT FROM THAT SHOWN ON THE DRAWINGS. ALL EXISTING UTILITIES ENCOUNTERED IN THE WORK, WHETHER IN PUBLIC RIGHTS OF WAY OR ON PRIVATE PROPERTY, SHALL BE THE CONTRACTORS RESPONSIBILITY TO MAINTAIN IN SERVICE ANY UTILITIES WHICH CAN BE REMOVED DURING CONSTRUCTION WITHOUT UNDUE INTERRUPTION TO SERVICE MAY BE REMOVED AND REPLACED BY THE CONTRACTOR WITH THE PERMISSION OF THE UTILITY. IF MINOR CONFLICTS ARISE, THE CONTRACTOR MAY SHIFT THE PROPOSED LOCATION OF THE INSTALLATION OF THE UTILITY. BEFORE WORKING WITH OR AROUND UTILITIES, THE APPLICABLE UTILITY COMPANY SHALL BE NOTIFIED BY THE CONTRACTOR.
- SAFETY PROVISIONS FOR THE WORK SHALL BE IN FULL COMPLIANCE WITH ALL APPLICABLE RULES AND REGULATIONS OF THE INDIANA OSHA AND ANY OTHER LOCAL, STATE OR FEDERAL AGENCY HAVING JURISDICTION. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING PERFORMANCE OF THE WORK. CONTRACTOR SHALL AT MINIMUM, PROVIDE TRAFFIC CONTROL AS REQUIRED TO SAFELY PROTECT THE GENERAL PUBLIC, THE CONTRACTOR'S WORK FORCES AND THE WORK. TRAFFIC CONTROL SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE INDIANA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, AND THE INDIANA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, SPECIAL PROVISIONS, STANDARD DETAILS AND GENERAL INSTRUCTIONS TO FIELD EMPLOYEES. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT TO BE LIMITED TO NORMAL WORKING HOURS. THE OPTION OF THE OWNER AND/OR ENGINEER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTOR'S PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTOR'S SAFETY MEASURES, IN, ON OR NEAR THE CONSTRUCTION SITE. CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ALL BARRICADES, FENCES, WARNING SIGNS, FLASHING LIGHTS, TEMPORARY WALKWAYS, AND TRAFFIC CONTROL DURING CONSTRUCTION. CONTRACTOR TO COMPLY WITH ALL OSHA REGULATIONS, REQUIREMENTS, SAFETY MEETING REQUIREMENTS AND AGENCY REQUIREMENTS FOR TRAFFIC CONTROL AND SAFETY PRECAUTIONS. THERE WILL BE NO SEPARATE OR ADDITIONAL PAYMENT FOR THIS WORK.
- WHERE PROPERTY MARKERS, SECTION CORNERS, SURVEY MARKS OR BENCHMARKS, SUCH AS STONES, PIPES, OR OTHER SUCH MONUMENTS ARE ENCOUNTERED AND CONFLICT WITH THE WORK, THE ENGINEER SHALL BE NOTIFIED BEFORE THEY ARE DISTURBED. THE MARKERS SHALL BE PROTECTED AFTER THE OWNER, ENGINEER, AND AUTHORIZED SURVEYOR OR AGENT HAS WITNESSED OR REFERENCED THEIR LOCATIONS.
- ALL MATERIALS DENOTED "SALVAGED" SHALL BE STORED AND PROTECTED AT THE SITE FOR THE OWNER TO COLLECT OR FOR THE CONTRACTOR TO RE-USE AS INDICATED.
- THERE SHALL BE NO CHANGES WITHOUT WRITTEN APPROVAL OF ENGINEER.
- PLANS AND SPECIFICATIONS REFERENCE ARCHITECT, ENGINEER AND LANDSCAPE ARCHITECT INTERCHANGEABLY THROUGHOUT.

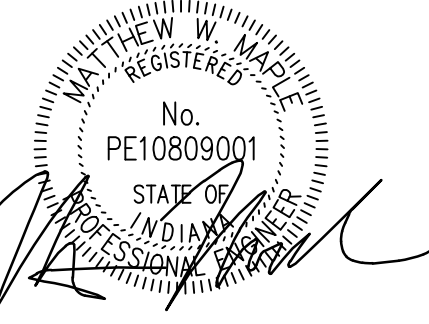
#### REVISIONS

| DATE | DESCRIPTION | BY |
|------|-------------|----|
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MENARDS LOT EXPANSION  
WESTFIELD, INDIANA

COVER

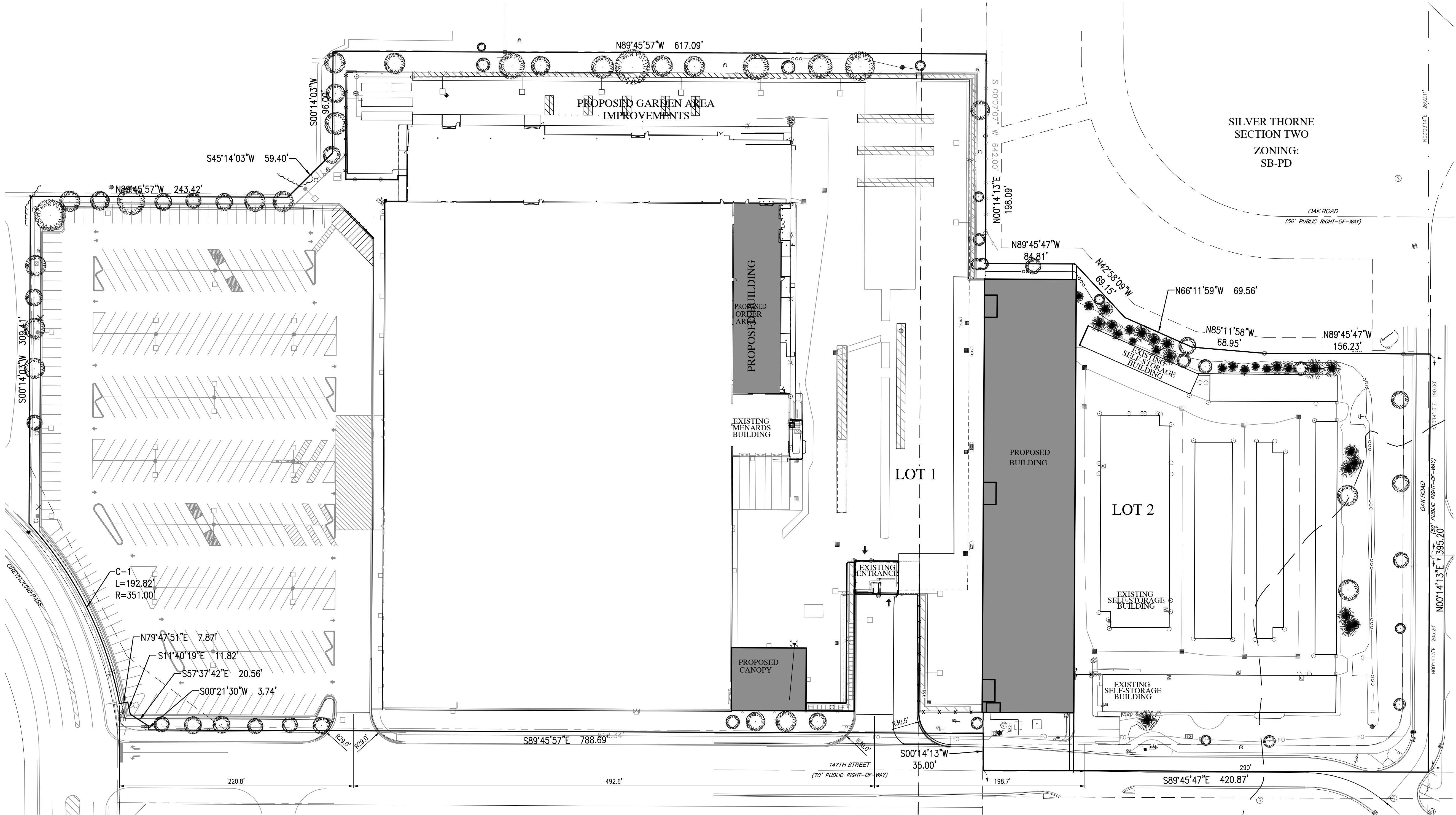


|                          |                        |
|--------------------------|------------------------|
| DRAWN BY<br>TD/LM        | JOB NUMBER<br>2020-077 |
| CHECKED BY<br>NM         |                        |
| DATE<br>JANUARY 29, 2021 |                        |
| SCALE<br>AS SHOWN        |                        |
| SHEET                    |                        |

C1.0  
COVER

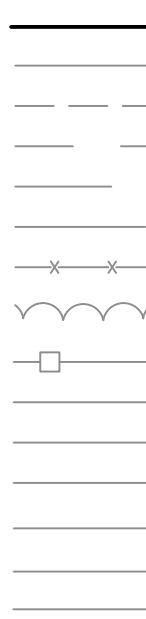


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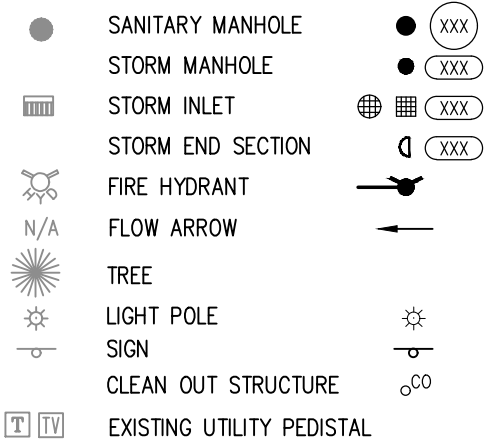
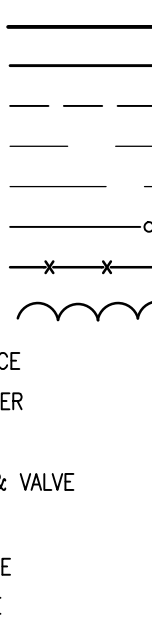


LEGEND:

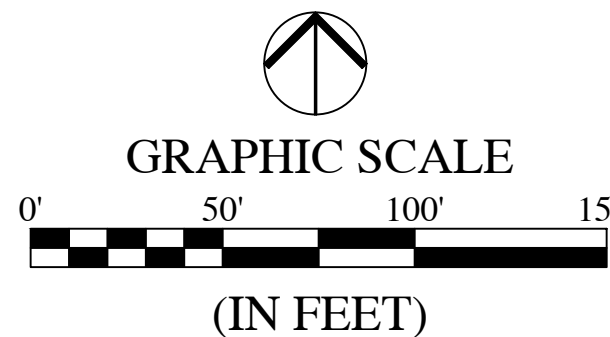
EXISTING



PROPOSED



- CL - CENTERLINE  
FL - FLOW LINE  
R/W - RIGHT-OF-WAY  
TB - TOP OF BANK GRADE  
TC - TOP OF CASTING GRADE  
SSE - SANITARY SEWER EASEMENT  
AE - ACCESS EASEMENT  
DE - DRAINAGE EASEMENT  
PROPOSED WATER VALVE  
CLEAN OUT STRUCTURE  
SPOT ELEVATION  
PAVEMENT ELEVATION  
TOP OF CURB  
GUTTER  
TC - TOP OF CASTING GRADE (SEE DETAIL 4 ON SHEET 8.1)  
ME - MATCH EXISTING GRADE  
FFE - FINISHED FLOOR ELEVATION  
MFPG - MINIMUM FLOOD PROTECTION GRADE  
EMERGENCY OVERFLOW ROUTE



BENCHMARK INFORMATION:

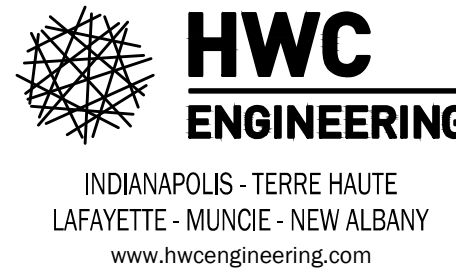
BENCHMARK INFORMATION IS BASED UPON GPS OBSERVATIONS UTILIZING AN ON-SITE BASE STATION, AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED UPON THE ORIGINATING BENCHMARK INFORMATION BELOW.

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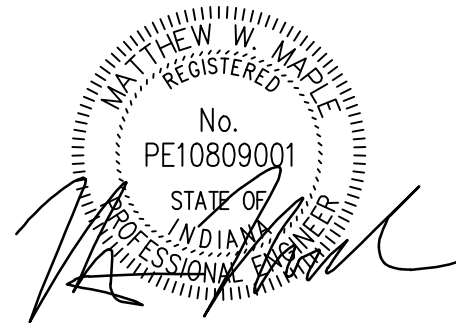
**ORIGINATING BENCHMARK**  
HAMILTON COUNTY BENCHMARK "HCBR 146" - HAMILTON COUNTY GEODETIC CONTROL DISK IN TOP OF NORTHEAST BRIDGE ABUTMENT OF THE 151ST STREET BRIDGE OVER COOL CREEK  
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CONVERTED ELEVATION= 825.51 (NAVD88)  
[NORTHING: 1,773,784; EASTING: 201,993]  
\*CONVERTED ELEVATION USING CORPSON

**TEMPORARY BENCHMARK**  
CHISELED "X" IN SOUTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF 147TH STREET, APPROXIMATELY 100 FEET EAST OF THE EAST EDGE OF THE ENTRANCE TO THE MENARDS STORAGE YARD AND 6 FEET SOUTH OF THE SOUTHWEST CORNER OF THE PARKING LOT FOR SHARPOX STORAGE  
ELEVATION= 828.43 (NAVD88)  
[NORTHING: 1,731,948; EASTING: 201,226]

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MENARDS LOT EXPANSION  
WESTFIELD, INDIANA  
OVERALL LAYOUT PLAN



|                          |                        |
|--------------------------|------------------------|
| DRAWN BY<br>TD/LM        | JOB NUMBER<br>2020-077 |
| CHECKED BY<br>MM         |                        |
| DATE<br>JANUARY 29, 2021 |                        |
| SCALE<br>AS SHOWN        |                        |
| SHEET                    |                        |

C1.1  
OVERALL LAYOUT PLAN



Plot Date: Mar 29, 2021 Plot Time: 2:55pm File Name: W:\Menards\2020-077 Menard - Survey Carmel IN\Design\CAD\20077.PSWPP & Demo Plan.dwg, Layout: C1.2 By: Idavis

DEMOLITION NOTES:

- THE CONTRACTOR SHALL DEMOLISH AND REMOVE FROM THE SITE ALL MATERIALS INDICATED ON THE PLAN. GENERALLY, DEMOLITION AREAS AND FACILITIES ARE INDICATED WITH BOLD LINES AND/OR SHADED AREAS. DISPOSAL OF SITE MATERIALS SHALL BE IN ACCORDANCE WITH APPLICABLE STATE AND FEDERAL GUIDELINES.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING FEATURES WHICH LIE ALONG THE PERIMETER OF THE SITE. THESE FEATURES INCLUDE, BUT ARE NOT LIMITED TO: BUILDINGS, PAVEMENTS, FENCES, VEGETATION, UTILITIES, PROPERTY MARKERS, ETC. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE WHICH OCCURS DURING OR AS A RESULT OF CONSTRUCTION ACTIVITY. REPLACEMENT OF DAMAGED PROPERTY SHALL BE EQUAL TO EXISTING CONDITIONS.
- FOLLOWING REMOVAL OF INDICATED NATURAL FEATURES AND SITE IMPROVEMENTS, AND FOLLOWING THE COMPLETION OF EARTHWORK AS INDICATED ON THE GRADING PLAN, CONTRACTOR SHALL SUPPLY AND INSTALL TOPSOIL FILL TO THE FINISH GRADES INDICATED ON THE GRADING PLAN. TOPSOIL FILL SHALL BE FREE OF ROCK, RUBBISH, OR OTHER UNSUITABLE MATERIAL, AND SHALL BE MODERATELY COMPACTED WHEN PLACED TO AVOID EXCESSIVE SETTLEMENTS. THE SURFACE OF ALL FILL SHALL BE UNIFORMLY AND SMOOTHLY GRADED IN ACCORDANCE WITH THE SITE GRADING PLAN. THE FINISHED SURFACE GRADES SHALL BE NOT MORE THAN 0.1 FOOT ABOVE OR BELOW THE GRADES INDICATED ON THE PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING GRADES AND THE ADJACENT FILL.
- ALL TREES, BRUSH, STUMPS AND GRUBBING DEBRIS SCHEDULED FOR DEMOLITION ARE TO BE REMOVED FROM THE SITE.
- CURRENT FIELD CONDITIONS MAY VARY SOMEWHAT FROM THOSE INDICATED ON THIS PLAN. THE INFORMATION SHOULD NOT BE CONSIDERED AS EXACT OR COMPLETE.
  - THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING UTILITY LINE LOCATIONS PRIOR TO CONSTRUCTION. CONTACT THE INDIANA UNDERGROUND UTILITY PROTECTION SERVICE AT 1-800-382-5540.
  - THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE UTILITY COMPANIES AT LEAST 48 HOURS PRIOR TO THE COMMENCEMENT OR RESUMPTION OF WORK WHICH COULD DISRUPT THE RESPECTIVE UTILITY SERVICE.
  - ANY DEVIATIONS FROM THE UTILITY LOCATIONS OR ELEVATIONS FROM THOSE SHOWN ON THE PLANS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION. ANY OTHER DEVIATIONS OF THE SITE IMPROVEMENTS FROM THOSE SHOWN ON THE PLANS THAT AFFECT THE PROPOSED IMPROVEMENTS SHALL BE REPORTED TO THE ENGINEER BEFORE CONSTRUCTION PROCEEDS AT THAT LOCATION.
  - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION OF ALL EXISTING UTILITIES WHICH ARE IN CONFLICT WITH THE IMPROVEMENTS SHOWN ON THE SITE PLANS.
  - ANY DAMAGE TO EXISTING UTILITY LINES SHALL BE REPAIRED AT THE EXPENSE OF THE CONTRACTOR.
- UNLESS NOTED OTHERWISE, ALL UNDERGROUND UTILITIES SCHEDULED FOR DEMOLITION SHALL BE COMPLETELY EXCAVATED AND REMOVED, AND THE TRENCH BACKFILLED WITH STRUCTURAL FILL PLACED IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS.

PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION NOTES:

LOCATION OF PROJECT

LONGITUDE 86°07'15"W  
LATITUDE 40°00'12"N

WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

RECEIVING WATER = COOL CREEK - GRASSY BRANCH/LITTLE COOL CREEK

SEE SHEET C1.2-C1.3 & C1.8-C1.9, C8.0, C8.1 FOR POST-CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN AND NOTES

NOTE: EARTH MOVING MAY NOT COMMENCE UNTIL SCHEDULE OF EROSION CONTROL 1-10 OF ITEM B2 "PRE CONSTRUCTION SCHEDULE" ON SHEET C8.0 HAVE BEEN COMPLETED IN ADDITION TO ELEMENTS DEPICTED IN PLAN.

NOTES:

- ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED.
- THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIALS IN THE STREET.
- THIS SHEET TO BE USED FOR STORMWATER POLLUTION PREVENTION PURPOSES ONLY.
- GEOTEXTILE FABRIC SHALL BE PLACED UNDER STONE LAYER OF THE CONSTRUCTION ENTRANCE.
- ALL PORTABLE TOILETS MUST BE ANCHORED TO PREVENT SPILLS.
- WHERE EXISTING DRAIN TILES OR FIELD TILES ARE ENCOUNTERED WHERE APPLICABLE, INTERCEPT EXISTING TILES AND TIE THEM INTO THE STORM SYSTEM.
- RULE 5 REQUIRES ALL DISTURBED AREAS THAT WILL POTENTIALLY BE IDLE FOR 15 DAYS OR MORE BE STABILIZED IMMEDIATELY.

APPROXIMATE CONSTRUCTION SCHEDULE:  
START DATE: APRIL 2021  
COMPLETION DATE: DECEMBER 2021

BENCHMARK INFORMATION:

BENCHMARK INFORMATION IS BASED UPON GPS OBSERVATIONS UTILIZING AN ON-SITE BASE STATION, AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED UPON THE ORIGINATING BENCHMARK INFORMATION BELOW.

NORTHING AND EASTING SHOWN ARE IN INDIANA STATE PLANE - EAST ZONE AND ARE FOR REFERENCE PURPOSES ONLY

ORIGINATING BENCHMARK  
HAMILTON COUNTY BENCHMARK "HCBR 146" - HAMILTON COUNTY GEODETIC CONTROL DISK IN TOP OF NORTHEAST BRIDGE ABUTMENT OF THE 151ST STREET BRIDGE OVER COOL CREEK  
PUBLISHED ELEVATION= 825.91 (NGVD29)  
CONVERTED ELEVATION= 825.51 (NAVD88)  
[NORTHING: 1,773,784; EASTING: 201,993]  
\*\*CONVERTED ELEVATION USING CORPSON

TEMPORARY BENCHMARK  
CHISELED "X" IN SOUTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF 147TH STREET, APPROXIMATELY 100 FEET EAST OF THE EAST EDGE OF THE ENTRANCE TO THE MENARDS STORAGE YARD AND 6 FEET SOUTH OF THE SOUTHWEST CORNER OF THE PARKING LOT FOR SNAPBOX STORAGE  
ELEVATION= 829.43 (NAVD88)  
[NORTHING: 1,731,948; EASTING: 201,226]

PERSON ONSITE RESPONSIBLE FOR EROSION CONTROL:

JIM CARLSON  
5101 MENARDS DRIVE  
EAU CLAIRE, WI 54703  
715-876-2308

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

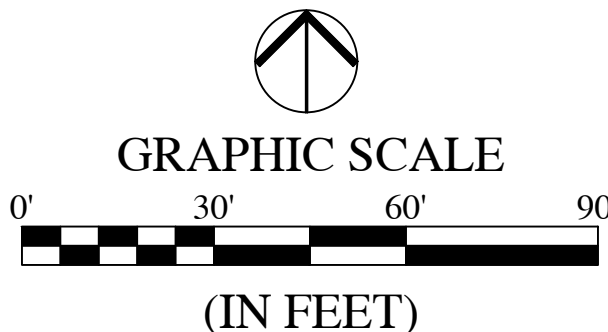
- ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, CURB AND SIGNAGE.

PREPARED BY:

HWC ENGINEERING  
135 N. PENNSYLVANIA ST., SUITE 2800  
INDIANAPOLIS, IN 46204  
P: 317-347-3663



Call 811 or 800-382-5544 Before you Dig!



LEGEND:

|  |                                             |
|--|---------------------------------------------|
|  | PROPERTY LINE                               |
|  | EASEMENT LINE                               |
|  | EXISTING 6" WOOD FENCE                      |
|  | EXISTING SANITARY SEWER                     |
|  | EXISTING STORM SEWER                        |
|  | EXISTING WATER MAIN & VALVE                 |
|  | EXISTING GAS LINE                           |
|  | EXISTING TELEPHONE LINE                     |
|  | EXISTING ELECTRIC LINE                      |
|  | CONTOUR, MAJOR                              |
|  | CONTOUR, MINOR                              |
|  | EXISTING TREES                              |
|  | EXISTING FIRE HYDRANT                       |
|  | EXISTING SANITARY MANHOLE                   |
|  | EXISTING SIGN                               |
|  | EXISTING STORM INLET                        |
|  | EXISTING UTILITY PEDISTAL                   |
|  | EXISTING TREE                               |
|  | CONSTRUCTION LIMITS                         |
|  | SILT FENCE                                  |
|  | INLET PROTECTION SEE SHEET C8.1 FOR DETAILS |
|  | TEMPORARY SITE CONSTRUCTION ENTRANCE        |
|  | FULL DEPTH ASPHALT & CONCRETE REMOVAL       |
|  | MILL EXISTING PAVEMENT                      |

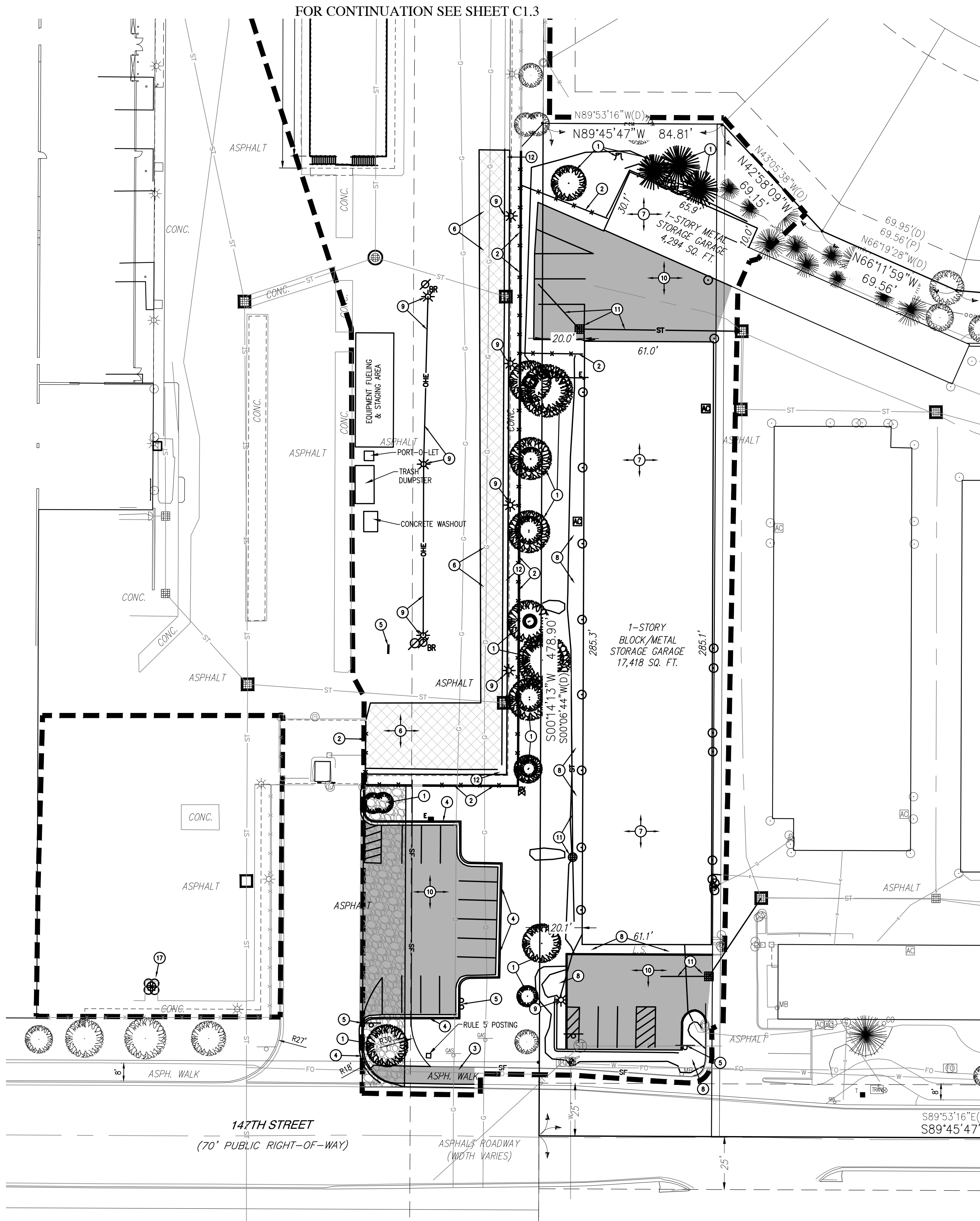
DEMOLITION KEYNOTES: ①

REMOVE THE FOLLOWING ITEMS IN THEIR ENTIRETY, UNLESS NOTED OTHERWISE.

- REMOVE EXISTING TREES / BRUSH.
- REMOVE EXISTING FENCE AND CONCRETE BASE.
- REMOVE EXISTING ASPHALT PATH.
- REMOVE EXISTING CURB & GUTTER.
- REMOVE EXISTING SIGN.
- MILL EXISTING ASPHALT SURFACE.
- REMOVE EXISTING STRUCTURE AND ASSOCIATED UTILITIES.
- REMOVE EXISTING LANDSCAPING AREA.
- REMOVE EXISTING LIGHT POLE AND ASSOCIATED ELECTRICAL.
- REMOVE EXISTING ASPHALT PAVEMENT.
- REMOVE EXISTING STORM STRUCTURES.
- REMOVE EXISTING TOP OF RETAINING WALL TO ALLOW FOR ANY UTILITIES, BASE COURSE AND PAVEMENT. REMAINING WALL AND FOOTING TO STAY IN PLACE.
- REMOVE AND RELOCATE EXISTING LIGHT.
- RELOCATE EXISTING ELECTRICAL EQUIPMENT.
- EXISTING GARDEN ENTRANCE TO BE RELOCATED.
- REMOVE EXISTING SHELVING.
- RELOCATED PRIVATE FIRE HYDRANT TO LOCATION NORTH OF NEW CANOPY.

INDEX OF SWPPP ELEMENTS

|                                                                          |                                         |
|--------------------------------------------------------------------------|-----------------------------------------|
| SWPPP AND SPECIFICATIONS, CONSTRUCTION SEQUENCE FOR SITE EROSION CONTROL | SHEETS C1.2-C1.3, C1.8-C1.9, C8.0, C8.1 |
| SITE IMPROVEMENTS PLANS                                                  | N/A                                     |
| SITE GRADING PLANS                                                       | SHEETS C1.6-C1.7                        |
| SITE UTILITY PLANS                                                       | N/A                                     |
| SWPPP DETAILS AND NOTES                                                  | SHEETS C8.0-C8.1                        |

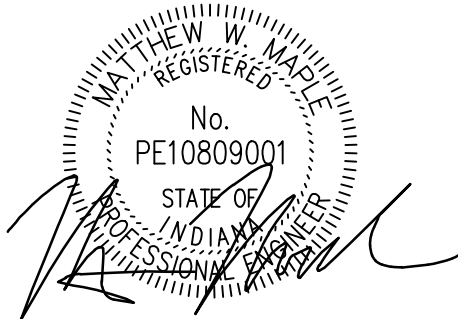


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MENARDS LOT EXPANSION  
WESTFIELD, INDIANA  
PRE-CONSTRUCTION STORMWATER POLLUTION  
PREVENTION AND DEMOLITION PLAN



|                          |                        |
|--------------------------|------------------------|
| DRAWN BY<br>TD/LM        | JOB NUMBER<br>2020-077 |
| CHECKED BY<br>WM         |                        |
| DATE<br>JANUARY 29, 2021 |                        |
| SCALE<br>AS SHOWN        |                        |
| SHEET                    |                        |

C1.2

PRE-CONSTRUCTION  
STORMWATER POLLUTION  
PREVENTION AND  
DEMOLITION PLAN

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DEMOLITION NOTES:

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PRE-CONSTRUCTION STORMWATER POLLUTION PREVENTION NOTES:

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WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

RECEIVING WATER = COOL CREEK - GRASSY BRANCH/LITTLE COOL CREEK

SEE SHEET C1.2-C1.3 & C1.8-C1.9, C8.0, C8.1 FOR POST-CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN AND NOTES

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PREPARED BY:

HWC ENGINEERING  
135 N. PENNSYLVANIA ST., SUITE 2800  
INDIANAPOLIS, IN 46204  
P: 317-347-3663

BENCHMARK INFORMATION:

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ORIGINATING BENCHMARK

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KNOW WHAT'S BELOW.  
CALL BEFORE YOU DIG!  
Call 811 or 800-382-5544 Before you Dig!

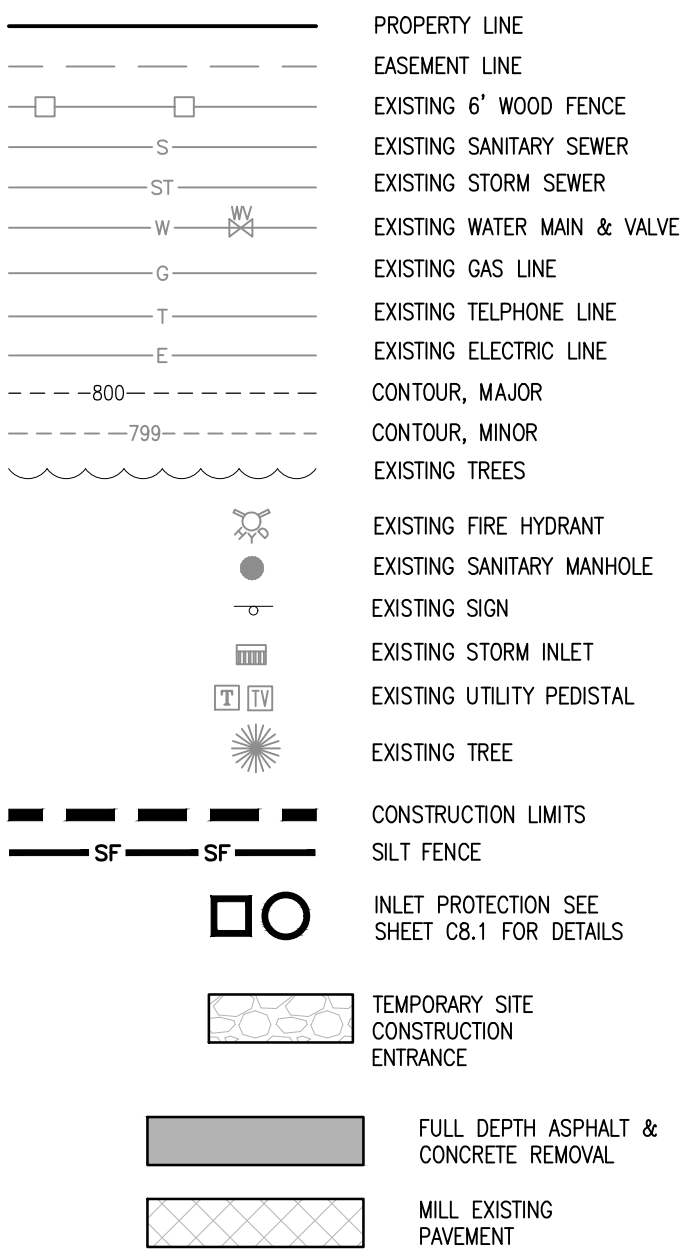


GRAPHIC SCALE



(IN FEET)

LEGEND:



DEMOLITION KEYNOTES: ①

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- EXISTING GARDEN ENTRANCE TO BE RELOCATED.
- REMOVE EXISTING SHELVING.
- RELOCATED PRIVATE FIRE HYDRANT TO LOCATION NORTH OF NEW CANOPY.

PERSON ONSITE RESPONSIBLE FOR EROSION CONTROL:

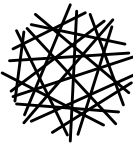
JIM CARLSON  
5101 MENARDS DRIVE  
EAU CLAIRE, WI 54703  
715-876-2308

INDEX OF SWPPP ELEMENTS

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| SWPPP AND SPECIFICATIONS, CONSTRUCTION SEQUENCE FOR SITE EROSION CONTROL | SHEETS C1.2-C1.3, C1.8-C1.9, C8.0, C8.1 |
| SITE IMPROVEMENTS PLANS                                                  | N/A                                     |
| SITE GRADING PLANS                                                       | SHEETS C1.6-C1.7                        |
| SITE UTILITY PLANS                                                       | N/A                                     |
| SWPPP DETAILS AND NOTES                                                  | SHEETS C8.0-C8.1                        |

REVISIONS

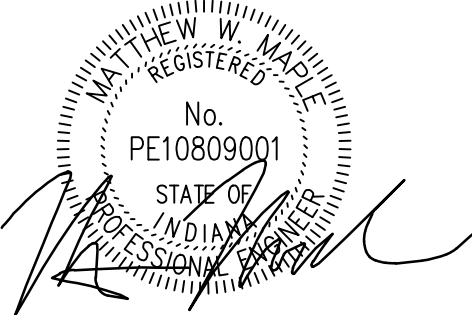
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MENARDS LOT EXPANSION  
WESTFIELD, INDIANA  
PRE-CONSTRUCTION STORMWATER POLLUTION  
PREVENTION AND DEMOLITION PLAN



|                          |                        |
|--------------------------|------------------------|
| DRAWN BY<br>TD/LM        | JOB NUMBER<br>2020-077 |
| CHECKED BY<br>WM         |                        |
| DATE<br>JANUARY 29, 2021 |                        |
| SCALE<br>AS SHOWN        |                        |
| SHEET                    |                        |

**C1.3**

PRE-CONSTRUCTION  
STORMWATER POLLUTION  
PREVENTION AND  
DEMOLITION PLAN







Plot Date: Mar 29, 2021 Plot Time: 2:55pm File Name: W:\Menards\2020-077 Menard - Survey Carmel IN\Design\CAD\20077 Detailed Development Plan.dwg Layout: C1.5 By: tdavis

GEOMETRIC LAYOUT NOTES:

- SURVEY PREPARED BY:  
HWC ENGINEERING  
135 N. PENNSYLVANIA ST., SUITE 2800  
INDIANAPOLIS, IN 46204  
317-347-3663
- ALL DIMENSIONS ARE REFERENCED TO THE EDGE OF PAVEMENT, EDGE OF SIDEWALK, FRONT OF CURB, OR OUTSIDE SURFACE OF BUILDING WALL UNLESS OTHERWISE NOTED.
- REFER TO BUILDING PLANS FOR ALL BUILDING DIMENSIONS AND LAYOUT DETAILS
- THE TYPICAL PARKING SPACE IS 9' WIDE BY 18' DEEP FOR PARKING SPACES.
- THE HANDICAP ACCESSIBLE PARKING SPACES (9'X18' MIN.) ARE TO BE IN ACCORDANCE WITH ADA SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL REQUIRED CONSTRUCTION LINE AND GRADE TO ENSURE ACCURATE LAYOUT OF SITE IMPROVEMENTS. DIGITAL FILES OF CONSTRUCTION PLANS ARE AVAILABLE UPON REQUEST.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING EXISTING PROPERTY CORNER MONUMENTS. ANY PROPERTY CORNER MONUMENT DESTROYED OR DESTROYED DURING CONSTRUCTION ACTIVITY SHALL BE REPLACED BY AN INDIANA LICENSED SURVEYOR AT CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING BENCHMARKS. IF BENCHMARKS ARE TO BE DISTURBED OR REMOVED AS PART OF THE DEMOLITION PLAN ACTIVITY, CONTRACTOR SHALL HAVE A INDIANA LICENSED SURVEYOR ESTABLISH ANOTHER BENCHMARK AT A LOCATION OUT OF HARM'S WAY.
- ANY DISCREPANCIES IN LAYOUT DIMENSIONS SHALL BE REPORTED TO THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH WORK AT THAT LOCATION.

SITE IMPROVEMENT KEYNOTES: ①

- FENCE TO MATCH EXISTING STYLE, SEE ARCHITECTURAL PLANS.
- INSTALL HD ASPHALT PAVEMENT.
- STORM STRUCTURE.
- INSTALL CURB AND GUTTER PER DETAILS ON C8.2.
- MATCH EXISTING ASPHALT PATH. FOR PAVEMENT SECTION REFER TO CITY OF WESTFIELD DETAIL ON SHEET C8.5.
- NEW STRUCTURE PER ARCHITECTURAL PLANS.
- CONCRETE BAND TO MATCH EXISTING.
- HANDICAP RAMP.
- MILL AND OVERLAY EXISTING PAVEMENT.
- NOT USED
- PROPOSED CONCRETE SIDEWALK.
- NEW TRANSFORMER LOCATION.
- RELOCATED LIGHT.
- NEW GARDEN CENTER ENTRANCE.
- INSTALL BOLLARDS.
- INSTALL PAVEMENT STRIPING, MATCH EXISTING STYLE.
- TAPPING SLEEVE AND VALVE FOR WATER CONNECTION
- INSTALL FIRE SERVICE VAULT
- CONNECT ROOF DRAINS TO NEW STORM INLET
- RELOCATE EXISTING PRIVATE FIRE HYDRANT TO NORTH SIDE OF NEW CANOPY

SITE IMPROVEMENT GENERAL NOTES:

- ALL EXCAVATED TRENCHES UNDER PROPOSED PAVED AREAS INCLUDING SIDEWALKS SHALL BE BACKFILLED WITH GRANULAR MATERIAL PER INDOT STANDARD SPECIFICATIONS, SECTION 211, AND COMPACTED IN LIFTS. GRANULAR MATERIAL SHALL EXTEND 5 FEET BEYOND THE LIMITS OF THE PAVEMENT AT THE SURFACE WITH A 1:1 SLOPE OUTWARD TO THE BOTTOM OF THE TRENCH.
- WHERE NECESSARY, UTILITY SERVICE CONDUITS SHALL BE INSTALLED UNDER PAVED AREAS AND BACKFILLED AS SPECIFIED ABOVE BEFORE PAVEMENT IS CONSTRUCTED. COORDINATE CONDUIT REQUIREMENTS WITH UTILITY COMPANIES AND MECHANICAL CONTRACTORS.
- FOLLOWING THE COMPLETION OF ALL UNDERGROUND WORK IN PAVED AREAS, AGGREGATE BASE SHALL BE APPLIED AND COMPACTED TO THE THICKNESS INDICATED ON THE APPROPRIATE PAVEMENT DESIGN DETAIL. COMPACT BASE COURSE AT OPTIMUM MOISTURE CONTENT TO NOT LESS THAN 95% OF MAXIMUM DRY DENSITY ACCORDING TO ASTM D-1557. WHEN THICKNESS OF COMPACTED BASE EXCEEDS 6 INCHES, PLACE MATERIALS IN EQUAL LAYERS, WITH NO LAYER MORE THAN 6 INCHES OR LESS THAN 3 INCHES THICK WHEN COMPACTED. COMPACT WITH A MEDIUM WEIGHT SMOOTH WHEELED ROLLER OR EQUIVALENT. ALONG CURBS, WALLS AND ALL LOCATIONS NOT ACCESSIBLE TO THE ROLLER, COMPACT AGGREGATE BASE WITH HAND OPERATED TAMPERS.
- BITUMINOUS PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH INDOT STANDARD SPECIFICATIONS, SECTION 400. PORTLAND CEMENT CONCRETE PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH INDOT STANDARD SPECIFICATIONS, SECTION 500. SEE CONSTRUCTION DETAILS FOR PAVEMENT DESIGN INFORMATION.
- THE CONNECTION OF NEW PAVEMENT TO EXISTING PAVEMENT IN THE PARKING LOTS AND DRIVEWAYS SHALL MATCH EXISTING GRADES AND PROFILES. A LAP JOINT IS REQUIRED FOR CONNECTIONS BETWEEN EXISTING AND PROPOSED BITUMINOUS PAVEMENTS.
- UNLESS NOTED OTHERWISE, ALL PAVEMENT STRIPING WITHIN THE PROJECT SITE SHALL BE PAINTED WITH WHITE LATEX, WATERBORNE EMULSION, LEAD AND CHROMATE FREE, READY MIXED, COMPLYING WITH FS TT-P-1952. APPLY PAINT WITH MECHANICAL EQUIPMENT AND/OR STENCILS TO PRODUCE CLEAN, STRAIGHT AND UNIFORM EDGES. APPLY AT MANUFACTURER'S RECOMMENDED RATES TO PRODUCE A MINIMUM 12 TO 15 MILS DRY THICKNESS.
- PORTLAND CEMENT SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-150. ONLY ONE BRAND AND MANUFACTURER OF APPROVED CEMENT SHALL BE USED FOR ANY ONE STRUCTURE. REGULAR FINE AND COARSE AGGREGATES SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-33. ALL WATER USED SHALL BE POTABLE, CLEAN AND FREE FROM OILS, ACIDS, ALKALIS, ORGANIC MATERIAL OR OTHER SUBSTANCES THAT MAY BE DELETERIOUS TO CONCRETE OR STEEL.
- REINFORCING STEEL SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-615, GRADE 60. WELDED WIRE FABRIC OR WIRE MESH SHALL CONFORM TO THE REQUIREMENTS OF ASTM A-185. REINFORCEMENT SHALL BE CUT AND BENT IN ACCORDANCE WITH ACI 315. COMPLY WITH ARSI RECOMMENDED PRACTICE "PLACING REINFORCING BARS" FOR PLACING AND SUPPORTING REINFORCEMENT.
- ALL CONCRETE USED ON THIS PROJECT SHALL BE CLASS A STRUCTURAL CONCRETE WITH A 28-DAY COMPRESSIVE STRENGTH OF 4,000 PSI, 6-1/2 BAGS, 2 TO 4 INCH SLUMP RANGE, 5% TO 8% AIR CONTENT. CLASS A CONCRETE SHALL BE PROPORTIONED IN ACCORDANCE WITH ACI 211.1. ALL READY MIXED CONCRETE SHALL BE MIXED, DELIVERED, AND PLACED IN ACCORDANCE WITH ASTM C-94.
- FORMS SHALL BE CONSTRUCTED OF WOOD, PLYWOOD, STEEL, OR OTHER APPROVED MATERIALS AND SHALL BE MORTAR TIGHT. THE FORMS AND ASSOCIATED FALSEWORK SHALL BE SUBSTANTIAL AND UNYIELDING AND SHALL BE CONSTRUCTED SO THAT THE FINISHED CONCRETE WILL CONFORM TO THE DIMENSIONS AND CONTOURS SHOWN ON THE DRAWINGS. FORM SURFACES SHALL BE SMOOTH AND FREE FROM HOLES, DENTS, SAGS, AND OTHER IRREGULARITIES. THE FORMS SHALL BE COATED WITH A NON-STAINING OIL BEFORE CONCRETE IS POURED. REMOVE FORMS A MINIMUM OF 24 HOURS AFTER PLACING CONCRETE.
- ALL CONCRETE SHALL BE PLACED IN ACCORDANCE WITH ACI 304. FORMED CONCRETE SHALL BE UNIFORMLY CONSOLIDATED USING A MECHANICAL VIBRATOR. COMPLY WITH THE RECOMMENDATIONS OF ACI 308R FOR COLD WEATHER PLACEMENT AND ACI 308R FOR HOT WEATHER PLACEMENT. PROTECT FRESHLY PLACED CONCRETE FROM PREMATURE DRYING AND TO ENSURE PROPER MOISTURE CONTROL DURING CURING.

BENCHMARK INFORMATION:

BENCHMARK INFORMATION IS BASED UPON GPS OBSERVATIONS UTILIZING AN ON-SITE BASE STATION, AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED UPON THE ORIGINATING BENCHMARK INFORMATION BELOW.

NORTHING AND EASTING SHOWN ARE IN INDIANA STATE PLANE - EAST ZONE AND ARE FOR REFERENCE PURPOSES ONLY

ORIGINATING BENCHMARK

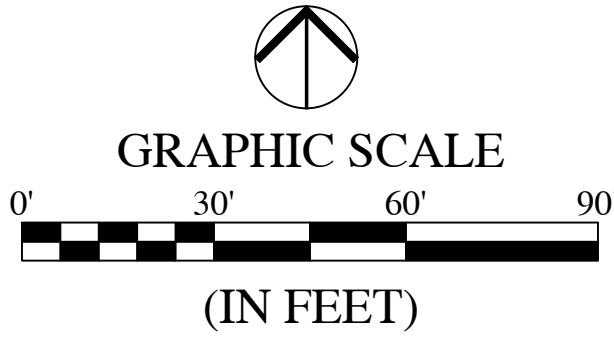
HAMILTON COUNTY BENCHMARK "HCBR 146" - HAMILTON COUNTY GEODETIC CONTROL DISK IN TOP OF NORTHEAST BRIDGE ABUTMENT OF THE 151ST STREET BRIDGE OVER COON CREEK  
PUBLISHED ELEVATION= 825.91 (NGVD29)  
CONVERTED ELEVATION= 825.51 (NAVD88)  
[NORTHING: 1,773,784; EASTING: 201,993]  
\*CONVERTED ELEVATION USING CORPSON

TEMPORARY BENCHMARK

CHISELED "X" IN SOUTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF 147TH STREET, APPROXIMATELY 100 FEET EAST OF THE EAST EDGE OF THE ENTRANCE TO THE MENARDS STORAGE YARD AND 6 FEET SOUTH OF THE SOUTHWEST CORNER OF THE PARKING LOT FOR SNAPBOX STORAGE  
ELEVATION= 829.43 (NAVD88)  
[NORTHING: 1,731,948; EASTING: 201,226]



Call 811 or 800-382-5544 Before you Dig!



LEGEND:

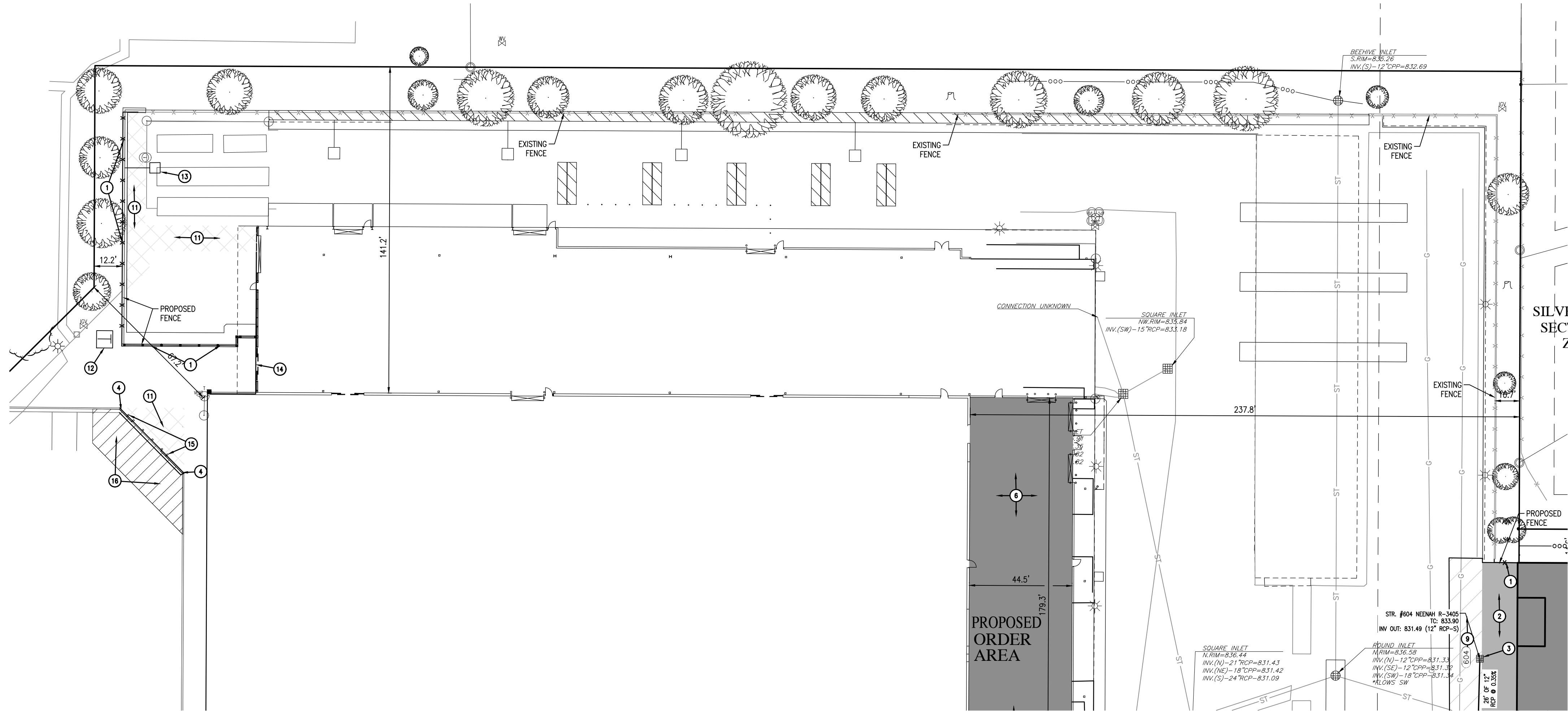
| EXISTING |                                                                        | PROPOSED |
|----------|------------------------------------------------------------------------|----------|
| _____    | PROPERTY LINE                                                          | _____    |
| _____    | RIGHT-OF-WAY LINE                                                      | _____    |
| _____    | EASEMENT LINE                                                          | _____    |
| _____    | SETBACK LINE                                                           | _____    |
| _____    | CENTERLINE                                                             | _____    |
| _____    | FENCE                                                                  | _____    |
| _____    | SWALE / FLOWLINE                                                       | _____    |
| _____    | SANITARY SEWER                                                         | _____    |
| _____    | STORM SEWER                                                            | _____    |
| _____    | WATER MAIN                                                             | _____    |
| _____    | GAS SERVICE                                                            | _____    |
| _____    | ELECTRIC SERVICE                                                       | _____    |
| _____    | OVERHEAD UTILITY LINE                                                  | _____    |
| _____    | TELEPHONE SERVICE                                                      | _____    |
| _____    | SANITARY MANHOLE                                                       | _____    |
| _____    | STORM MANHOLE                                                          | _____    |
| _____    | STORM INLET                                                            | _____    |
| _____    | STORM END SECTION                                                      | _____    |
| _____    | BENCHMARK                                                              | _____    |
| _____    | WATER VALVE                                                            | _____    |
| _____    | CLEAN OUT                                                              | _____    |
| _____    | MONUMENT                                                               | _____    |
| _____    | FIRE HYDRANT                                                           | _____    |
| _____    | TREE                                                                   | _____    |
| _____    | LIGHT POLE                                                             | _____    |
| _____    | SIGN                                                                   | _____    |
| _____    | CLEAN OUT STRUCTURE                                                    | _____    |
| _____    | EXISTING UTILITY PEDISTAL                                              | _____    |
| _____    | CL - CENTERLINE                                                        | _____    |
| _____    | FL - FLOW LINE                                                         | _____    |
| _____    | R/W - RIGHT-OF-WAY                                                     | _____    |
| _____    | SSE - SANITARY SEWER EASEMENT                                          | _____    |
| _____    | AE - ACCESS EASEMENT                                                   | _____    |
| _____    | DE - DRAINAGE EASEMENT                                                 | _____    |
| _____    | PROPOSED WATER VALVE                                                   | _____    |
| _____    | CLEAN OUT STRUCTURE                                                    | _____    |
| _____    | DIRECTION OF TRAFFIC FLOW (REFERENCE ONLY, NOT INTENDED TO BE PAINTED) | _____    |
| _____    | TELEPHONE RISER                                                        | _____    |
| _____    | UTILITY POLE                                                           | _____    |
| _____    | GUY ANCHOR                                                             | _____    |
| _____    | RCP - REINFORCED CONCRETE PIPE                                         | _____    |
| _____    | PVC - POLYVINYL CHLORIDE PIPE                                          | _____    |
| _____    | INV - INVERT ELEVATION                                                 | _____    |
| _____    | POST                                                                   | _____    |
| _____    | PROPOSED HD ASPHALT PAVEMENT                                           | _____    |
| _____    | PROPOSED SURFACE ASPHALT                                               | _____    |
| _____    | PROPOSED CONCRETE SIDEWALK                                             | _____    |

LAND DESCRIPTION

Part of the South Half of Section 18, Township 18 North, Range 4 East of the Second Principal Meridian, in the City of Westfield, Washington Township, Hamilton County, Indiana, more particularly described as follows:

COMMENCING at the southeast corner of the Southwest Quarter of said Section 18, marked by a Harrison monument per Hamilton County Surveyor reference ties; thence South 89 degrees 08 minutes 54 seconds West (grid bearing, Indiana State Plane East Zone, NAD 83, 2011, EPOCH 2010.0000) along the south line of said Southwest Quarter a distance of 567.24 feet to the southeast corner of a tract of land described in Deed Record 330, pages 554-556, as Instrument Number 33740 in the Office of the Recorder of Hamilton County, Indiana, the following three (3) courses being along the east lines of said tract; (1) thence North 00 degrees 14 minutes 13 seconds East a distance of 300.00 feet; (2) thence North 45 degrees 14 minutes 13 seconds East a distance of 232.38 feet; (3) thence North 00 degrees 14 minutes 13 seconds East a distance of 341.28 feet to the intersection with the centerline of a roadway dedicated to the Town of Westfield, Indiana, per Instrument Number 9561343 in said Recorder's Office, and the POINT OF BEGINNING; thence South 89 degrees 45 minutes 47 seconds East a distance of 420.87 feet; thence North 00 degrees 14 minutes 13 seconds East a distance of 395.20 feet to a south line of Silver Thorne, Section Two, the plot of which is recorded in Plot Cabinet 2, Slide 19, as Instrument Number 1997036824 in said Recorder's Office, the following six (6) courses being along the south and west lines of said Silver Thorne, Section Two; (1) thence North 89 degrees 45 minutes 47 seconds West a distance of 156.23 feet; (2) thence North 85 degrees 11 minutes 58 seconds West a distance of 68.95 feet; (3) thence North 66 degrees 11 minutes 59 seconds West a distance of 69.56 feet; (4) thence North 42 degrees 58 minutes 09 seconds West a distance of 69.15 feet; (5) thence North 89 degrees 45 minutes 47 seconds West a distance of 84.81 feet; (6) thence North 00 degrees 14 minutes 13 seconds East a distance of 198.09 feet; thence North 89 degrees 45 minutes 57 seconds West a distance of 617.09 feet; thence South 00 degrees 14 minutes 03 seconds West a distance of 96.00 feet; thence South 45 degrees 14 minutes 03 seconds West a distance of 59.40 feet; thence North 89 degrees 45 minutes 57 seconds West a distance of 243.42 feet; thence South 00 degrees 14 minutes 03 seconds West a distance of 309.41 feet to a northeast right-of-way line of Greyhound Pass, as described in Instrument Number 2011035615 in said Recorder's Office, being the point of curvature of a non-tangent curve to the right having a radius of 351.00 feet; thence southeasterly along said curve an arc distance of 192.82 feet, said curve being subtended by a chord bearing South 26 degrees 41 minutes 14 seconds East, a chord distance of 190.40 feet, to a north line of a right-of-way parcel recorded in Instrument Number 2008000775 in said Recorder's Office, the following four (4) courses being along the north and east lines of said right-of-way; (1) thence North 79 degrees 47 minutes 51 seconds East a distance of 7.87 feet; (2) thence South 11 degrees 40 minutes 19 seconds East a distance of 11.82 feet; (3) thence South 57 degrees 37 minutes 42 seconds East a distance of 20.56 feet; (4) thence South 00 degrees 21 minutes 30 seconds West a distance of 3.74 feet to the north right-of-way line of 147th Street as described in a dedication of roadway recorded in Instrument Number 1996016442 in said Recorder's Office; thence South 89 degrees 45 minutes 57 seconds East along said north right-of-way a distance of 788.69 feet; thence South 00 degrees 14 minutes 13 seconds West a distance of 35.00 feet to the POINT OF BEGINNING, containing 16.230 acres, more or less.

This subdivision consists of 2 lots numbered 1 through 2. The size of the lots and width of streets are shown in feet and decimal parts thereof.



FOR CONTINUATION SEE SHEET C1.4

PREPARED BY:

HWC ENGINEERING  
135 N. PENNSYLVANIA ST., SUITE 2800  
INDIANAPOLIS, IN 46204  
P. 317-347-3663

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

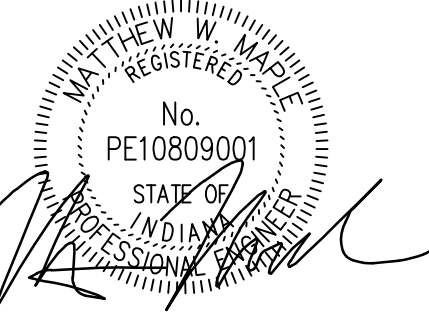
- ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, CURB AND SIGNAGE.

REVISIONS

| DATE | DESCRIPTION | BY |
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MENARDS LOT EXPANSION  
WESTFIELD, INDIANA  
DETAILED DEVELOPMENT PLAN



|                          |                        |
|--------------------------|------------------------|
| DRAWN BY<br>TD/LM        | JOB NUMBER<br>2020-077 |
| CHECKED BY<br>NM         |                        |
| DATE<br>JANUARY 29, 2021 |                        |
| SCALE<br>AS SHOWN        |                        |
| SHEET                    |                        |

C1.5  
DETAILED DEVELOPMENT  
PLAN



EARTHWORK NOTES:

1. THE GEOTECHNICAL REPORT OBTAINED BY PRIMROSE FRANCHISING COMPANY AND SHALL BE REVIEWED BY CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND PROCEDURES SHALL BE FOLLOWED.
2. EARTHWORK SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 200 OF THE INDOT STANDARD SPECIFICATIONS AND SUPPLEMENTAL SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER'S OFFICE AND THE OWNER AT LEAST 48 HOURS BEFORE BEGINNING EXCAVATION.
3. THE CONTRACTOR SHALL EMPLOY A QUALIFIED GEOTECHNICAL ENGINEER FOR THIS PROJECT PER PROJECT SPECIFICATIONS. THE GEOTECHNICAL ENGINEER WILL INSPECT SOIL CONDITIONS, PROOF-ROLLING, AND FIELD DENSITY OF COMPACTED FILLS. ALL SUBGRADES AND FILLS SHALL MEET OR EXCEED THE SPECIFIED DENSITIES, AS DISCUSSED BELOW. BASED UPON REPORTS FROM THE GEOTECHNICAL ENGINEER, SUBGRADES OR FILLS WHICH ARE BELOW SPECIFIED DENSITIES WILL REQUIRE ADDITIONAL COMPACTION WORK AND TESTING AT NO ADDITIONAL EXPENSE TO THE OWNER. COMPACTION TESTS SHALL BE TAKEN AT RANDOM INTERVALS AND ELEVATIONS THROUGHOUT THE FILL EMBANKMENTS.
4. TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE DURING FINISH GRADING AND LANDSCAPE WORK. STRIPPED TOPSOILS SHALL BE STOCKPILED AS SHOWN IN STORMWATER POLLUTION PREVENTION PLAN. TOPSOIL IS DEFINED AS FERTILE, FRAGILE NATURAL LOAM SURFACE SOILS, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, AND OTHER LITTER OR STONES LARGER THAN 1/2 INCH. LOOSE DEBRIS, TOPSOILS AND UNSUITABLE SUBSOILS SHALL BE STRIPPED FROM AREAS OF THE SITE THAT ARE TO BE DEVELOPED. THE CONTRACTOR SHOULD REVIEW THE GEOTECHNICAL REPORT, AS THE DEPTH OF STRIPPING OF SURFACE SOILS MAY VARY BY LOCATION WITHIN THE SITE. THE ENGINEER SHALL DESIGNATE ON-SITE LOCATIONS TO STORE OR DEPOSIT STRIPPED SOILS. CONTRACTOR SHALL REMOVE TOPSOILS AND UNSUITABLE SUBSOILS FROM ALL AREAS TO OCCUPIED BY BUILDINGS AND PAVEMENTS. IN ADDITION, ANY AREAS TO BE UTILIZED AS BORROW AREAS FOR FILL MATERIAL MUST ALSO BE STRIPPED OF TOPSOILS. A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE REPLACED IN LAWN AND LANDSCAPED AREAS. IF THE AMOUNT OF STOCKPILED TOPSOIL EXCEEDS QUANTITY REQUIRED, THE EXCESS SHALL BE SPREAD ON THE SITE WHERE DIRECTED BY THE ENGINEER OR DISPOSED OF OFFSITE.
5. ALL COMPACTED FILL MATERIAL SHALL BE SATISFACTORY BORROW SOILS APPROVED BY THE GEOTECHNICAL ENGINEER. ALL FILL MATERIAL SHALL BE FREE OF ORGANIC MATTER, LARGE ROCK GREATER THAN 3 INCHES, RUBBISH, OR OTHER UNSUITABLE MATERIAL. SAMPLES OF THE FILL MATERIALS SHALL BE SUBMITTED TO THE GEOTECHNICAL ENGINEER FOR APPROVAL PRIOR TO PLACEMENT. ALL FILL EMBANKMENTS UNDER PAVED AREAS, SIDEWALKS, AND PADS SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM DENSITY TEST D698. THE TOP 12 INCHES OF BUILDING SUBGRADE AND EACH 8 INCH LAYER OF BUILDING FILL EMBANKMENTS SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY. THE AREA OF COMPACTED FILL FOR THE BUILDING SHALL EXTEND AT LEAST 5 FEET BEYOND THE EXTERIOR WALLS. ALL OTHER FILLS SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY. FILL MATERIALS SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS AND SHOULD BE SPRINKLED WITH WATER AS REQUIRED TO ENSURE COMPACTION SPECIFICATIONS ARE MET. EXCESSIVELY WET MATERIAL SHALL BE SPREAD AND DRIED SUFFICIENTLY SO THAT THE MOISTURE CONTENT WILL PERMIT PROPER COMPACTION. EACH LAYER SHALL BE UNIFORMLY COMPACTED USING A VIBRATORY COMPACTOR OR OTHER APPROVED EQUIPMENT SUITED TO THE LOCATION AND MATERIAL BEING PLACED. LIFTS SHALL NOT EXCEED 4 INCHES IN LOOSE THICKNESS FOR MATERIAL COMPACTED BY HAND OPERATED TAMPERS.
6. IN-PLACE DENSITY TESTS SHALL BE PERFORMED THROUGHOUT THE BUILDING FILL EMBANKMENTS. AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 2000 SQ. FT. OF BUILDING FILL OR SUBGRADE, BUT IN NO CASE FEWER THAN 3 TESTS. WHERE THE RESULTS OF THE IN-PLACE DENSITY TESTS INDICATE COMPACTION SPECIFICATIONS ARE NOT OBTAINED, OR WHERE APPROVED COMPACTED FILLS ARE DISTURBED BY THE CONTRACTOR'S SUBSEQUENT ACTIVITY OR ADVERSE WEATHER, THOSE AREAS SHALL BE REWORKED UNTIL COMPACTION CRITERIA ARE ACHIEVED. THE GEOTECHNICAL ENGINEER SHALL ISSUE A REPORT DOCUMENTING THE SUFFICIENCY OF THE FINAL COMPACTED FILL TO THE OWNER AND THE PROJECT ENGINEER.
7. AFTER THE PAVEMENT SUBGRADE SOILS HAVE BEEN FILLED AND COMPACTED, AND IN AREAS WHERE THE PAVEMENT SUBGRADE ELEVATIONS ARE ACHIEVED WITHOUT FILL OPERATIONS, THESE AREAS SHALL BE PROOF-ROLLED WITH A FULLY LOADED TRI-AXLE DUMP TRUCK, MEDIUM WEIGHT ROLLER OR OTHER APPROVED EQUIPMENT TO DETERMINE IF ANY POCKETS OF SOFT, UNSUITABLE MATERIALS ARE PRESENT. IF POCKETS OF UNSUITABLE MATERIALS ARE ENCOUNTERED, THEY SHALL BE REMOVED AND REPLACED WITH SPOT SUBGRADE REINFORCEMENT OR COMPACTED GRANULAR FILL. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING PROOF-ROLLING OPERATIONS AND SHALL SUBMIT A REPORT OF ACCEPTANCE TO THE ENGINEER AND OWNER.
8. WHERE THE APPROVED COMPACTED SUBGRADES ARE DISTURBED BY CONTRACTOR'S SUBSEQUENT ACTIVITY OR ADVERSE WEATHER, THE SUBGRADES SHALL BE SCARIFIED AND RECOMPACTED AS SPECIFIED ABOVE PRIOR TO THE CONTINUATION OF CONSTRUCTION.
9. FOLLOWING THE COMPLETION OF SITE GRADING AND SUBSURFACE UTILITY INSTALLATION, TOPSOIL SHALL BE REPLACED IN AREAS DESIGNATED FOR SEEDING, SODDING, OR LANDSCAPING TO A MINIMUM DEPTH OF 6 INCHES. THE FINISHED SURFACE SHALL BE UNIFORMLY AND SMOOTHLY GRADED AND SHALL BE FREE OF DEPRESSED AREAS WHERE WATER WILL POND. LIGHTLY COMPACT TOPSOIL AFTER PLACEMENT. THE FINISHED SURFACE GRADES SHALL NOT BE MORE THAN 0.1 FOOT ABOVE OR BELOW THE GRADES INDICATED ON THE PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING GRADES AND ADJACENT FILL EMBANKMENTS.
10. EXCAVATE FOR STRUCTURES TO WITHIN 0.1 FOOT OF THE DESIGN ELEVATIONS AND DIMENSIONS. EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK. DO NOT DISTURB THE BOTTOM OF THE EXCAVATION INTENDED FOR BEARING SURFACE. EXCAVATE BY HAND TO FINAL GRADE BEFORE PLACING CONCRETE FORMWORK AND REINFORCEMENT SO FOOTINGS AND FOUNDATIONS BEAR ON UNDISTURBED COMPACTED SOILS.
11. BACKFILL MATERIAL SHALL BE FREE OF ROCKS, SLAG, RUBBLE AND DEBRIS. BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6 INCHES LOOSE THICKNESS AND THOROUGHLY COMPACTED BY TAMPING OR ROLLING. WHERE BACKFILLING IS REQUIRED ON BOTH SIDES OF A FOUNDATION WALL, THE BACKFILL MATERIAL SHALL BE PLACED EQUALLY ON BOTH SIDES TO AVOID UNBALANCED SOIL PRESSURE ON ONE SIDE OF THE WALL.
12. TRENCHES UNDER PAVED AREAS SHALL BE BACKFILLED AND COMPACTED WITH "B" BORROW OR APPROVED GRANULAR MATERIAL PER INDOT STANDARD SPECIFICATIONS. GRANULAR MATERIAL SHALL EXTEND 5 FEET BEYOND THE PAVEMENT WITH A 1:1 SLOPE OUTWARD TO THE BOTTOM OF THE TRENCH.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

1. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, CURB AND SIGNAGE.

PREPARED BY:

HWC ENGINEERING  
135 N. PENNSYLVANIA ST., SUITE 2800  
INDIANAPOLIS, IN 46204  
P: 317-347-3663



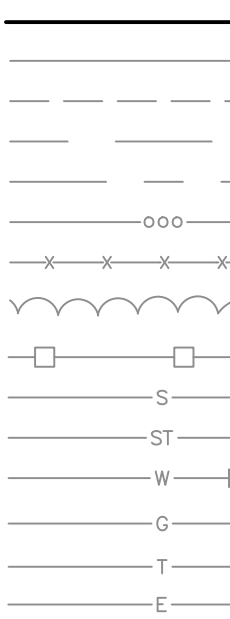
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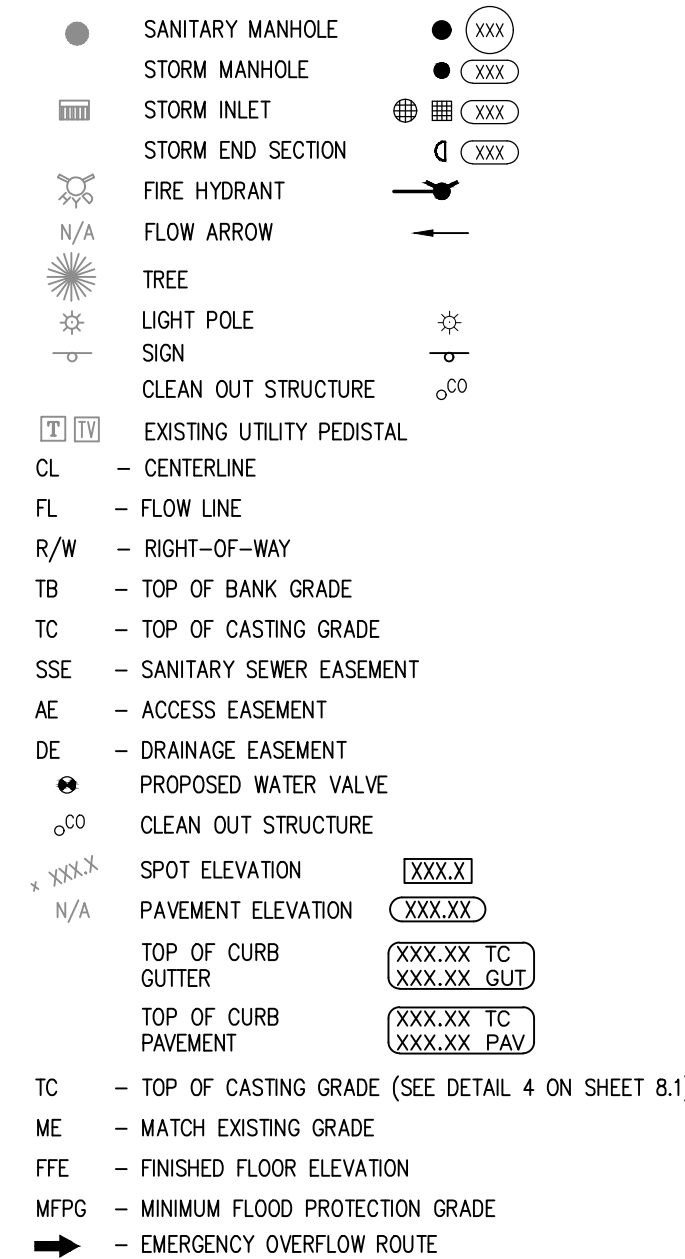
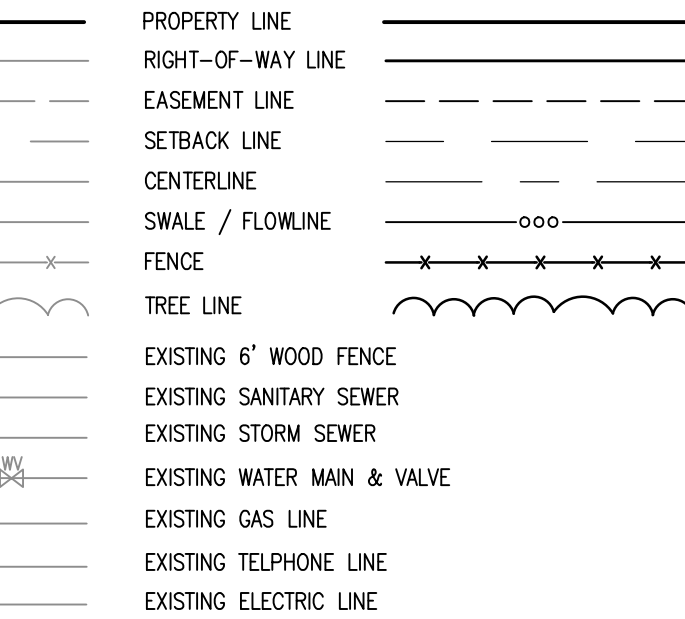
GRAPHIC SCALE  
0' 30' 60' 90'  
(IN FEET)

LEGEND:

EXISTING



PROPOSED



BENCHMARK INFORMATION:

BENCHMARK INFORMATION IS BASED UPON GPS OBSERVATIONS UTILIZING AN ON-SITE BASE STATION, AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED UPON THE ORIGINATING BENCHMARK INFORMATION BELOW.

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ORIGINATING BENCHMARK

HAMILTON COUNTY BENCHMARK "HCBR 146" - HAMILTON COUNTY GEODETIC CONTROL DISK IN TOP OF NORTHEAST BRIDGE ABUTMENT OF THE 151ST STREET BRIDGE OVER COOL CREEK.

PUBLISHED ELEVATION= 825.91 (NGVD29)

CONVERTED ELEVATION= 825.51 (NAVD88)

[NORTHING: 1,773,784; EASTING: 201,993]

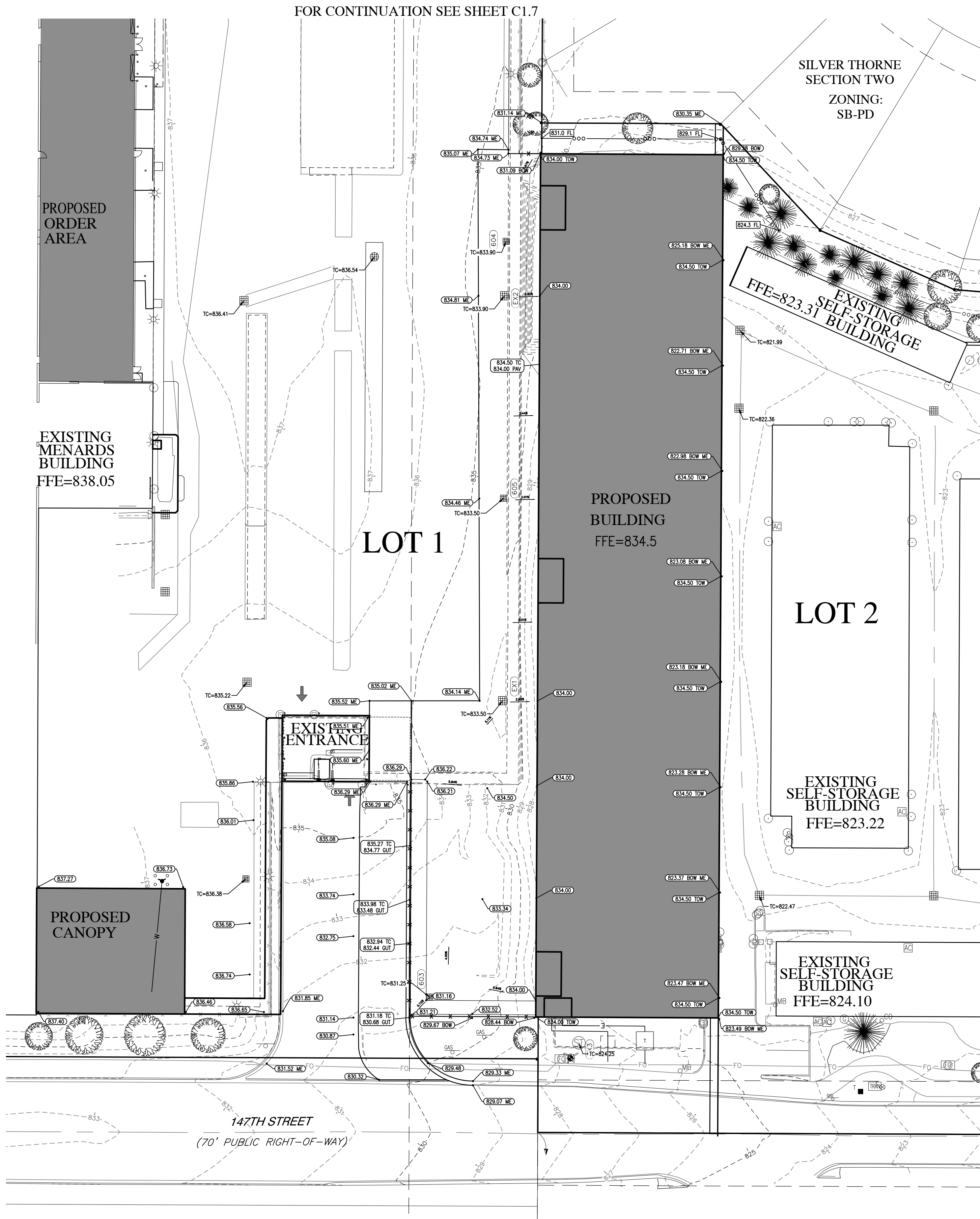
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TEMPORARY BENCHMARK

CHISELED "X" IN SOUTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF 147TH STREET, APPROXIMATELY 100 FEET EAST OF THE EAST EDGE OF THE ENTRANCE TO THE MENARDS STORAGE YARD AND 8 FEET SOUTH OF THE SOUTHWEST CORNER OF THE PARKING LOT FOR SNAPBOX STORAGE.

ELEVATION= 829.43 (NAVD88)

[NORTHING: 1,731,948; EASTING: 201,226]

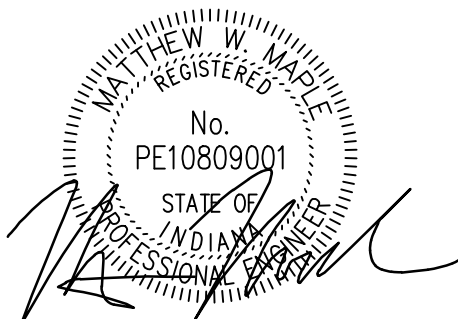


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MENARDS LOT EXPANSION  
WESTFIELD, INDIANA  
SITE GRADING PLAN



|                          |                        |
|--------------------------|------------------------|
| DRAWN BY<br>TD/LM        | JOB NUMBER<br>2020-077 |
| CHECKED BY<br>WM         |                        |
| DATE<br>JANUARY 29, 2021 |                        |
| SCALE<br>AS SHOWN        |                        |
| SHEET                    |                        |

C1.6  
SITE GRADING PLAN



EARTHWORK NOTES:

- THE GEOTECHNICAL REPORT OBTAINED BY PRIMROSE FRANCHISING COMPANY AND SHALL BE REVIEWED BY CONTRACTOR PRIOR TO THE START OF CONSTRUCTION AND PROCEDURES SHALL BE FOLLOWED.
- EARTHWORK SHALL BE COMPLETED IN ACCORDANCE WITH SECTION 200 OF THE INDOT STANDARD SPECIFICATIONS AND SUPPLEMENTAL SPECIFICATIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER'S OFFICE AND THE OWNER AT LEAST 48 HOURS BEFORE BEGINNING EXCAVATION.
- THE CONTRACTOR SHALL EMPLOY A QUALIFIED GEOTECHNICAL ENGINEER FOR THIS PROJECT PER PROJECT SPECIFICATIONS. THE GEOTECHNICAL ENGINEER WILL INSPECT SOIL CONDITIONS, PROOF-ROLLING, AND FIELD DENSITY OF COMPACTED FILLS. ALL SUBGRADES AND FILLS SHALL MEET OR EXCEED THE SPECIFIED DENSITIES, AS DISCUSSED BELOW. BASED UPON REPORTS FROM THE GEOTECHNICAL ENGINEER, SUBGRADES OR FILLS WHICH ARE BELOW SPECIFIED DENSITIES WILL REQUIRE ADDITIONAL COMPACTION WORK AND TESTING AT NO ADDITIONAL EXPENSE TO THE OWNER. COMPACTION TESTS SHALL BE TAKEN AT RANDOM INTERVALS AND ELEVATIONS THROUGHOUT THE FILL EMBANKMENTS.
- TOPSOIL SHALL BE STRIPPED AND STOCKPILED FOR USE DURING FINISH GRADING AND LANDSCAPE WORK. STRIPPED TOPSOILS SHALL BE STOCKPILED AS SHOWN IN STORMWATER POLLUTION PREVENTION PLAN. TOPSOIL IS DEFINED AS FERTILE, FRABLE NATURAL LOAM SURFACE SOILS, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, AND OTHER LITTER OR STONES LARGER THAN 1/2 INCH. LOOSE DEBRIS, TOPSOILS AND UNSUITABLE SUBSOILS SHALL BE STRIPPED FROM AREAS OF THE SITE THAT ARE TO BE DEVELOPED. THE CONTRACTOR SHOULD REVIEW THE GEOTECHNICAL REPORT, AS THE DEPTH OF STRIPPING OF SURFACE SOILS MAY VARY BY LOCATION WITHIN THE SITE. THE ENGINEER SHALL DESIGNATE ON-SITE LOCATIONS TO STORE OR DEPOSIT STRIPPED SOILS. CONTRACTOR SHALL REMOVE TOPSOILS AND UNSUITABLE SUBSOILS FROM ALL AREAS TO OCCUPIED BY BUILDINGS AND PAVEMENTS. IN ADDITION, ANY AREAS TO BE UTILIZED AS BORROW AREAS FOR FILL MATERIAL MUST ALSO BE STRIPPED OF TOPSOILS. A MINIMUM OF 6 INCHES OF TOPSOIL SHALL BE REPLACED IN LAWN AND LANDSCAPED AREAS. IF THE AMOUNT OF STOCKPILED TOPSOIL EXCEEDS QUANTITY REQUIRED, THE EXCESS SHALL BE SPREAD ON THE SITE WHERE DIRECTED BY THE ENGINEER OR DISPOSED OF OFFSITE.
- ALL COMPACTED FILL MATERIAL SHALL BE SATISFACTORY BORROW SOILS APPROVED BY THE GEOTECHNICAL ENGINEER. ALL FILL MATERIAL SHALL BE FREE OF ORGANIC MATTER, LARGE ROCK GREATER THAN 3 INCHES, RUBBISH, OR OTHER UNSUITABLE MATERIAL. SAMPLES OF THE FILL MATERIALS SHALL BE SUBMITTED TO THE GEOTECHNICAL ENGINEER FOR APPROVAL PRIOR TO PLACEMENT. ALL FILL EMBANKMENTS UNDER PAVED AREAS, SIDEWALKS, AND PADS SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS AND COMPACTED TO 95% OF MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM DENSITY TEST D688. THE TOP 12 INCHES OF BUILDING SUBGRADE AND EACH 8 INCH LAYER OF BUILDING FILL EMBANKMENTS SHALL BE COMPACTED TO 100% MAXIMUM DRY DENSITY. THE AREA OF COMPACTED FILL FOR THE BUILDING SHALL EXTEND AT LEAST 5 FEET BEYOND THE EXTERIOR WALLS. ALL OTHER FILLS SHALL BE COMPACTED TO 90% MAXIMUM DRY DENSITY. FILL MATERIALS SHALL BE PLACED IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS AND SHOULD BE SPRINKLED WITH WATER AS REQUIRED TO ENSURE COMPACTION SPECIFICATIONS ARE MET. EXCESSIVELY WET MATERIAL SHALL BE SPREAD AND DRIED SUFFICIENTLY SO THAT THE MOISTURE CONTENT WILL PERMIT PROPER COMPACTION. EACH LAYER SHALL BE UNIFORMLY COMPACTED USING A VIBRATORY COMPACTOR OR OTHER APPROVED EQUIPMENT SUITED TO THE LOCATION AND MATERIAL BEING PLACED. LIFTS SHALL NOT EXCEED 4 INCHES IN LOOSE THICKNESS FOR MATERIAL COMPACTED BY HAND OPERATED TAMPERS.
- IN-PLACE DENSITY TESTS SHALL BE PERFORMED THROUGHOUT THE BUILDING FILL EMBANKMENTS. AT EACH COMPACTED FILL AND BACKFILL LAYER, AT LEAST ONE DENSITY TEST SHALL BE PERFORMED FOR EVERY 2000 SQ. FT. OF BUILDING FILL OR SUBGRADE, BUT IN NO CASE FEWER THAN 3 TESTS. WHERE THE RESULTS OF THE IN-PLACE DENSITY TESTS INDICATE COMPACTION SPECIFICATIONS ARE NOT OBTAINED, OR WHERE APPROVED COMPACTED FILLS ARE DISTURBED BY THE CONTRACTOR'S SUBSEQUENT ACTIVITY OR ADVERSE WEATHER, THOSE AREAS SHALL BE REWORKED UNTIL COMPACTION CRITERIA ARE ACHIEVED. THE GEOTECHNICAL ENGINEER SHALL ISSUE A REPORT DOCUMENTING THE SUFFICIENCY OF THE FINAL COMPACTED FILL TO THE OWNER AND THE PROJECT ENGINEER.
- AFTER THE PAVEMENT SUBGRADE SOILS HAVE BEEN FILLED AND COMPACTED, AND IN AREAS WHERE THE PAVEMENT SUBGRADE ELEVATIONS ARE ACHIEVED WITHOUT FILL OPERATIONS, THESE AREAS SHALL BE PROOF-ROLLED WITH A FULLY LOADED TRI-AXLE DUMP TRUCK, MEDIUM WEIGHT ROLLER OR OTHER APPROVED EQUIPMENT TO DETERMINE IF ANY POCKETS OF SOFT, UNSUITABLE MATERIALS ARE PRESENT. IF POCKETS OF UNSUITABLE MATERIALS ARE ENCOUNTERED, THEY SHALL BE REMOVED AND REPLACED WITH SPOT SUBGRADE REINFORCEMENT OR COMPACTED GRANULAR FILL. THE GEOTECHNICAL ENGINEER SHALL BE PRESENT DURING PROOF-ROLLING OPERATIONS AND SHALL SUBMIT A REPORT OF ACCEPTANCE TO THE ENGINEER AND OWNER.
- WHERE THE APPROVED COMPACTED SUBGRADES ARE DISTURBED BY CONTRACTOR'S SUBSEQUENT ACTIVITY OR ADVERSE WEATHER, THE SUBGRADES SHALL BE SCARIFIED AND RECOMPACTED AS SPECIFIED ABOVE PRIOR TO THE CONTINUATION OF CONSTRUCTION.
- FOLLOWING THE COMPLETION OF SITE GRADING AND SUBSURFACE UTILITY INSTALLATION, TOPSOIL SHALL BE REPLACED IN AREAS DESIGNATED FOR SEEDING, SOODING, OR LANDSCAPING TO A MINIMUM DEPTH OF 6 INCHES. THE FINISHED SURFACE SHALL BE UNIFORMLY AND SMOOTHLY GRADED AND SHALL BE FREE OF DEPRESSED AREAS WHERE WATER WILL POND. LIGHTLY COMPACT TOPSOIL AFTER PLACEMENT. THE FINISHED SURFACE GRADES SHALL NOT BE MORE THAN 0.1 FOOT ABOVE OR BELOW THE GRADES INDICATED ON THE PLANS. PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING GRADES AND ADJACENT FILL EMBANKMENTS.
- EXCAVATE FOR STRUCTURES TO WITHIN 0.1 FOOT OF THE DESIGN ELEVATIONS AND DIMENSIONS. EXTEND EXCAVATIONS A SUFFICIENT DISTANCE FROM STRUCTURES FOR PLACING AND REMOVING CONCRETE FORMWORK. DO NOT DISTURB THE BOTTOM OF THE EXCAVATION INTENDED FOR BEARING SURFACE. EXCAVATE BY HAND TO FINAL GRADE BEFORE PLACING CONCRETE FORMWORK AND REINFORCEMENT SO FOOTINGS AND FOUNDATIONS BEAR ON UNDISTURBED COMPACTED SOILS.
- BACKFILL MATERIAL SHALL BE FREE OF ROCKS, SLAG, RUBBLE AND DEBRIS. BACKFILL SHALL BE PLACED IN LAYERS NOT TO EXCEED 6 INCHES LOOSE THICKNESS AND THOROUGHLY COMPACTED BY TAMPING OR ROLLING. WHERE BACKFILLING IS REQUIRED ON BOTH SIDES OF A FOUNDATION WALL, THE BACKFILL MATERIAL SHALL BE PLACED EQUALLY ON BOTH SIDES TO AVOID UNBALANCED SOIL PRESSURE ON ONE SIDE OF THE WALL.
- TRENCHES UNDER PAVED AREAS SHALL BE BACKFILLED AND COMPACTED WITH "B" BORROW OR APPROVED GRANULAR MATERIAL PER INDOT STANDARD SPECIFICATIONS. GRANULAR MATERIAL SHALL EXTEND 5 FEET BEYOND THE PAVEMENT WITH A 1:1 SLOPE OUTWARD TO THE BOTTOM OF THE TRENCH.

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

- ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, CURB AND SIGNAGE.

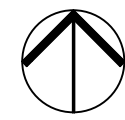
PREPARED BY:

HWC ENGINEERING  
135 N. PENNSYLVANIA ST., SUITE 2800  
INDIANAPOLIS, IN 46204  
P: 317-347-3663



KNOW WHAT'S BELOW.  
CALL BEFORE YOU DIG.

ZONING: SB-PD



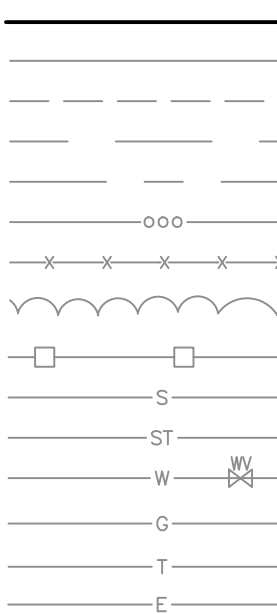
GRAPHIC SCALE

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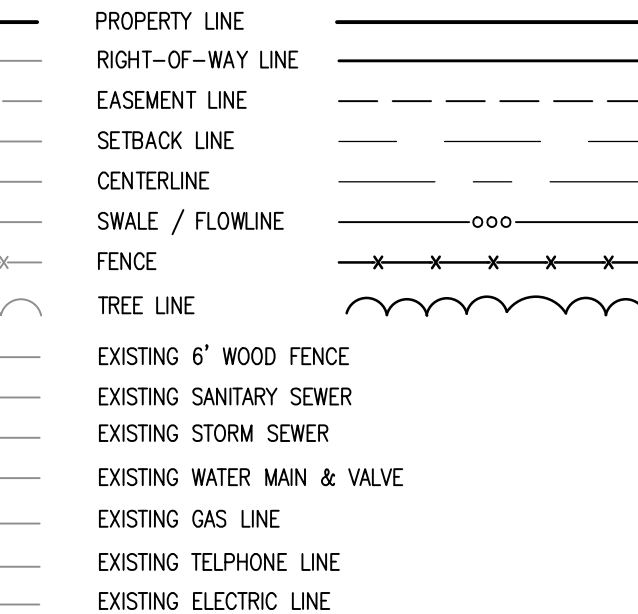
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LEGEND:

EXISTING



PROPOSED



SILVER THORNE

SECTION TWO

ZONING:

SB-PD

BENCHMARK INFORMATION:

BENCHMARK INFORMATION IS BASED UPON GPS OBSERVATIONS UTILIZING AN ON-SITE BASE STATION, AND ARE REFERENCED TO THE NORTH-AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED UPON THE ORIGINATING BENCHMARK INFORMATION BELOW.

NORTHING AND EASTING SHOWN ARE IN INDIANA STATE PLANE - EAST ZONE AND ARE FOR REFERENCE PURPOSES ONLY

ORIGINATING BENCHMARK

HAMILTON COUNTY BENCHMARK "HCBR 146" - HAMILTON COUNTY GEODETIC CONTROL DISK IN TOP OF NORTHEAST BRIDGE ABUTMENT OF THE 151ST STREET BRIDGE OVER COOL CREEK

PUBLISHED ELEVATION= 825.91 (NGVD29)

CONVERTED ELEVATION= 825.51 (NAVD88)

[NORTHING: 1,773,784; EASTING: 201,993]

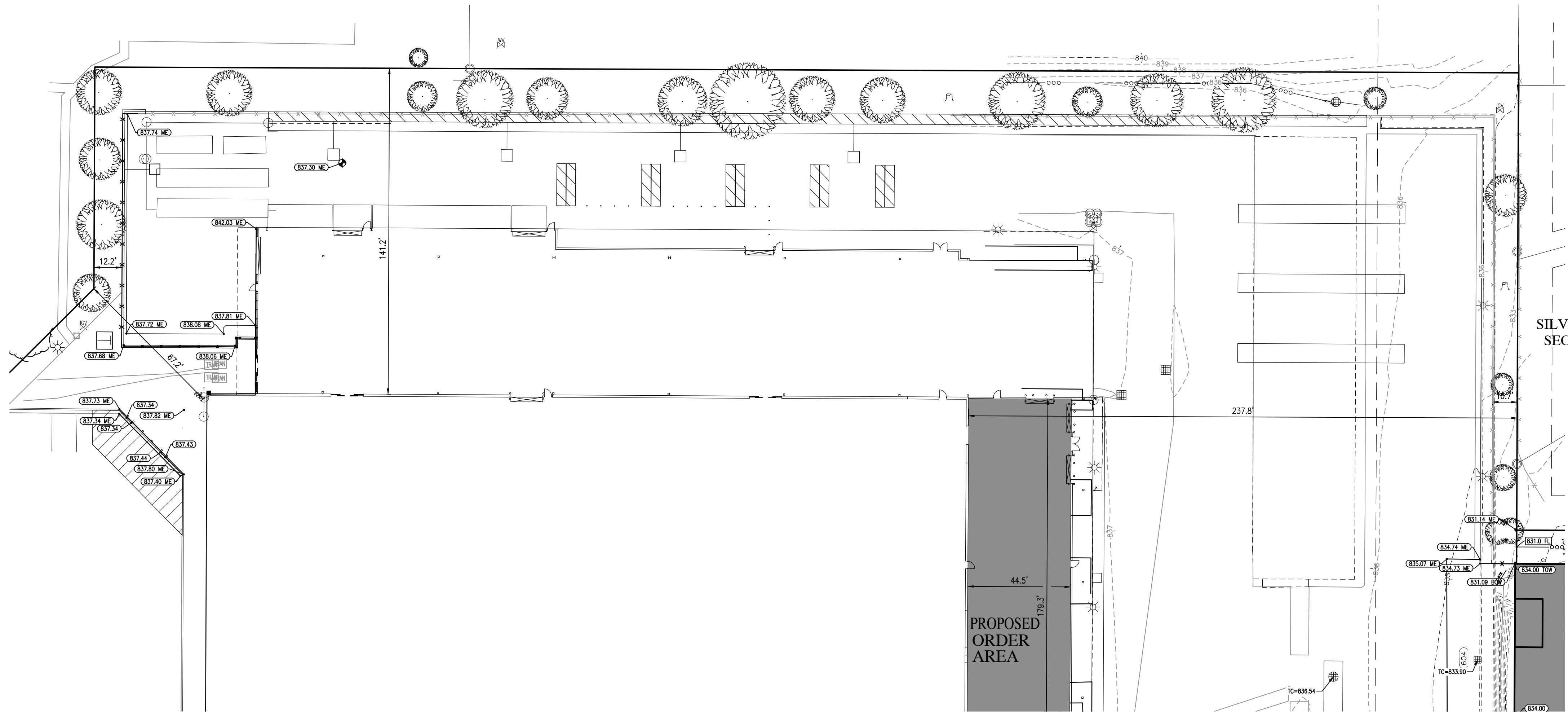
\*\*CONVERTED ELEVATION USING CORPSON

TEMPORARY BENCHMARK

CHISELED "X" IN SOUTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF 147TH STREET, APPROXIMATELY 100 FEET EAST OF THE EAST EDGE OF THE ENTRANCE TO THE MENARDS STORAGE YARD AND 8 FEET SOUTH OF THE SOUTHWEST CORNER OF THE PARKING LOT FOR SNAPBOX STORAGE

ELEVATION= 829.43 (NAVD88)

[NORTHING: 1,731,948; EASTING: 201,226]



FOR CONTINUATION SEE SHEET C1.6

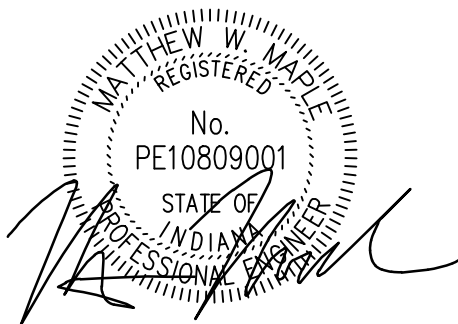
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MENARDS LOT EXPANSION  
WESTFIELD, INDIANA

SITE GRADING PLAN



|                          |                        |
|--------------------------|------------------------|
| DRAWN BY<br>TD/LM        | JOB NUMBER<br>2020-077 |
| CHECKED BY<br>MM         |                        |
| DATE<br>JANUARY 29, 2021 |                        |
| SCALE<br>AS SHOWN        |                        |
| SHEET                    |                        |

C1.7

SITE GRADING PLAN





**SOILS MAP**  
BR BROOKSTON SILTY CLAY LOAM  
CRA CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES

**POST CONSTRUCTION STORMWATER POLLUTION PREVENTION NOTES:**

**LOCATION OF PROJECT**

LONGITUDE 86°07'15"W  
LATITUDE 40°00'12"N

WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

RECEIVING WATER = COOL CREEK - GRASSY BRANCH/LITTLE COOL CREEK

SEE SHEET C1.2-C1.3 & C1.8-C1.9, C8.0, C8.1 FOR POST-CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN AND NOTES

NOTE: EARTH MOVING MAY NOT COMMENCE UNTIL SCHEDULE OF EROSION CONTROL 1-10 OF ITEM B2 "PRE CONSTRUCTION SCHEDULE" ON SHEET C8.0 HAVE BEEN COMPLETED IN ADDITION TO ELEMENTS DEPICTED IN PLAN.

**NOTES:**

1. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED.
2. THERE SHALL BE NO DIRT, DEBRIS OR STORAGE OF MATERIALS IN THE STREET.
3. THIS SHEET TO BE USED FOR STORMWATER POLLUTION PREVENTION PURPOSES ONLY.
4. GEOTEXTILE FABRIC SHALL BE PLACED UNDER STONE LAYER OF THE CONSTRUCTION ENTRANCE.
5. ALL PORTABLE TOILETS MUST BE ANCHORED TO PREVENT SPILLS.
6. WHERE EXISTING DRAIN TILES OR FIELD TILES ARE ENCOUNTERED WHERE APPLICABLE, INTERCEPT EXISTING TILES AND TIE THEM INTO THE STORM SYSTEM.
7. RULE 5 REQUIRES ALL DISTURBED AREAS THAT WILL POTENTIALLY BE IDLE FOR 15 DAYS OR MORE BE STABILIZED IMMEDIATELY.

**APPROXIMATE CONSTRUCTION SCHEDULE:**

START DATE: APRIL 2021  
COMPLETION DATE: DECEMBER 2021

**PERSON ONSITE RESPONSIBLE FOR EROSION CONTROL:**

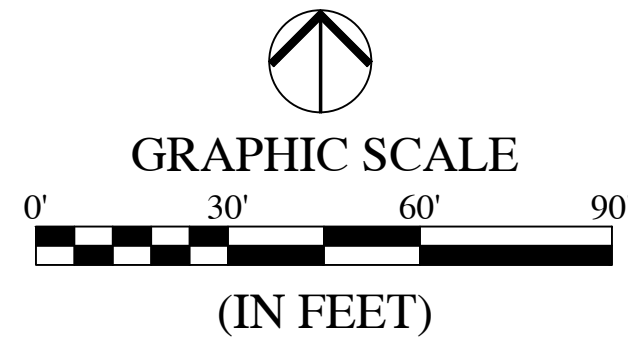
JIM CARLSON  
5101 MENARDS DRIVE  
EAU CLAIRE, WI 54703  
715-876-2308

THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

1. ALL ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, CURB AND SIGNAGE.

**PREPARED BY:**

HWC ENGINEERING  
135 N. PENNSYLVANIA ST., SUITE 2800  
INDIANAPOLIS, IN 46204  
P: 317-347-3663



**LEGEND:**

| EXISTING                             | PROPOSED                                 |
|--------------------------------------|------------------------------------------|
| RIGHT-OF-WAY LINE                    | EASEMENT LINE                            |
| SETBACK LINE                         | CENTERLINE                               |
| SWALE / FLOWLINE                     | CONTOUR, MAJOR                           |
| CONTOUR, MINOR                       | FENCE                                    |
| TREE LINE                            | SANITARY MANHOLE                         |
| STORM MANHOLE                        | STORM INLET                              |
| STORM END SECTION                    | FIRE HYDRANT                             |
| FLOW ARROW                           | N/A                                      |
| TREE                                 | EXISTING LIGHT POLE                      |
| SIGN                                 | CLEAN OUT STRUCTURE                      |
| TEMPORARY SEEDING                    | PERMANENT SEEDING / SODDING              |
| RIP RAP                              | TEMPORARY "DROP INLET PROTECTION BASKET" |
| TEMPORARY CURB INLET PROTECTION      | SEE SHEET C8.1 FOR DETAIL                |
| SILT FENCE                           | CONSTRUCTION LIMITS                      |
| TEMPORARY SITE CONSTRUCTION ENTRANCE | EROSION CONTROL BLANKET                  |

**BENCHMARK INFORMATION:**

BENCHMARK INFORMATION IS BASED UPON GPS OBSERVATIONS UTILIZING AN ON-SITE BASE STATION, AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED UPON THE ORIGINATING BENCHMARK INFORMATION BELOW.

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PUBLISHED ELEVATION= 825.91 (NGVD29)  
CONVERTED ELEVATION= 825.51 (NAVD88)  
[NORTHING: 1,773,784; EASTING: 201,993]  
\*\*CONVERTED ELEVATION USING CORPSON

**TEMPORARY BENCHMARK**

CHISELED "X" IN SOUTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF 147TH STREET, APPROXIMATELY 100 FEET EAST OF THE EAST EDGE OF THE ENTRANCE TO THE MENARDS STORAGE YARD AND 6 FEET SOUTH OF THE SOUTHWEST CORNER OF THE PARKING LOT FOR SNAPBOX STORAGE.  
ELEVATION= 829.43 (NAVD88)  
[NORTHING: 1,731,948; EASTING: 201,226]

**INDEX OF SWPPP ELEMENTS**

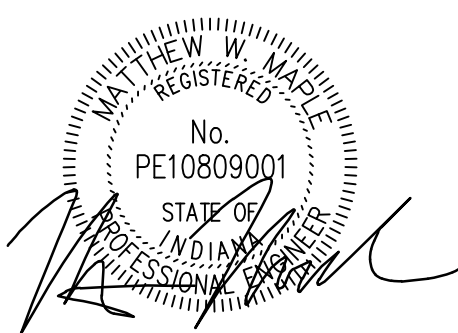
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| SWPPP AND SPECIFICATIONS, CONSTRUCTION SEQUENCE FOR SITE EROSION CONTROL | SHEETS C1.2-C1.3, C1.8-C1.9, C8.0, C8.1 |
| SITE IMPROVEMENTS PLANS                                                  | N/A                                     |
| SITE GRADING PLANS                                                       | SHEETS C1.6-C1.7                        |
| SITE UTILITY PLANS                                                       | N/A                                     |
| SWPPP DETAILS AND NOTES                                                  | SHEETS C8.0-C8.1                        |

**REVISIONS**

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**MENARDS LOT EXPANSION  
WESTFIELD, INDIANA  
POST CONSTRUCTION STORMWATER  
POLLUTION PREVENTION PLAN**



|                          |                        |
|--------------------------|------------------------|
| DRAWN BY<br>TD/LM        | JOB NUMBER<br>2020-077 |
| CHECKED BY<br>MM         |                        |
| DATE<br>JANUARY 29, 2021 |                        |
| SCALE<br>AS SHOWN        |                        |
| SHEET                    |                        |

**C1.8**

POST CONSTRUCTION  
STORMWATER POLLUTION  
PREVENTION PLAN



Plot Date: Mar 29, 2021 Plot Time: 2:56pm File Name: W:\Menards\2020-077 Menard - Survey Carmel IN\Design\CAD\20077.Post Const SWPP Plan.dwg, Layout: C1.9 By: tdavis



**SOILS MAP**  
BR BROOKSTON SILTY CLAY LOAM  
CRA CROSBY SILT LOAM, 0 TO 3 PERCENT SLOPES

**POST CONSTRUCTION STORMWATER  
POLLUTION PREVENTION NOTES:**

LOCATION OF PROJECT  
LONGITUDE 86°07'15"W  
LATITUDE 40°00'12"N

WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA.

RECEIVING WATER = COOL CREEK - GRASSY BRANCH/LITTLE COOL CREEK

SEE SHEET C1.2-C1.3 & C1.8-C1.9, C8.0, C8.1 FOR POST-CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN AND NOTES

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- NOTES:
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COMPLETION DATE: DECEMBER 2021

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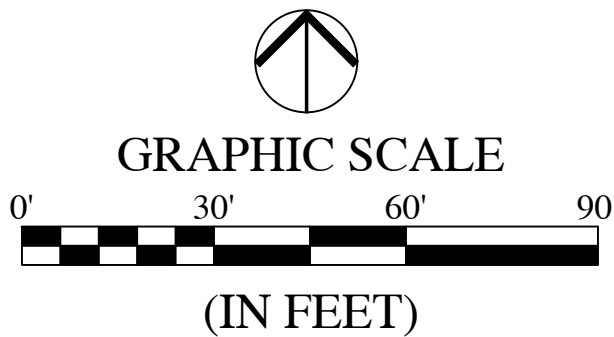
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PREPARED BY:

HWC ENGINEERING  
135 N. PENNSYLVANIA ST., SUITE 2800  
INDIANAPOLIS, IN 46204  
P: 317-347-3663



KNOW WHAT'S BELOW.  
CALL BEFORE YOU DIG.  
**Call 811 or 800-382-5544 Before you Dig!**



**LEGEND:**

| EXISTING | PROPOSED                                 |
|----------|------------------------------------------|
| ---      | RIGHT-OF-WAY LINE                        |
| ---      | EASEMENT LINE                            |
| ---      | SETBACK LINE                             |
| ---      | CENTERLINE                               |
| ---      | SWALE / FLOWLINE                         |
| ---      | CONTOUR, MAJOR                           |
| ---      | CONTOUR, MINOR                           |
| ---      | FENCE                                    |
| ---      | TREE LINE                                |
| ---      | SANITARY MANHOLE                         |
| ---      | STORM MANHOLE                            |
| ---      | STORM INLET                              |
| ---      | STORM END SECTION                        |
| ---      | FIRE HYDRANT                             |
| ---      | FLOW ARROW                               |
| ---      | TREE                                     |
| ---      | EXISTING LIGHT POLE                      |
| ---      | SIGN                                     |
| ---      | CLEAN OUT STRUCTURE                      |
| ---      | TEMPORARY SEEDING                        |
| ---      | PERMANENT SEEDING / SODDING              |
| ---      | RIP RAP                                  |
| ---      | TEMPORARY "DROP INLET PROTECTION BASKET" |
| ---      | TEMPORARY CURB INLET PROTECTION          |
| ---      | SEE SHEET C8.1 FOR DETAIL                |
| ---      | SILT FENCE                               |
| ---      | CONSTRUCTION LIMITS                      |
| ---      | TEMPORARY SITE CONSTRUCTION ENTRANCE     |
| ---      | EROSION CONTROL BLANKET                  |

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**PERSON ONSITE RESPONSIBLE FOR EROSION CONTROL:**

JIM CARLSON  
5101 MENARDS DRIVE  
EAU CLAIRE, WI 54703  
715-876-2308

**INDEX OF SWPPP ELEMENTS**

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| SITE IMPROVEMENTS PLANS                                                  | N/A                                     |
| SITE GRADING PLANS                                                       | SHEETS C1.6-C1.7                        |
| SITE UTILITY PLANS                                                       | N/A                                     |
| SWPPP DETAILS AND NOTES                                                  | SHEETS C8.0-C8.1                        |

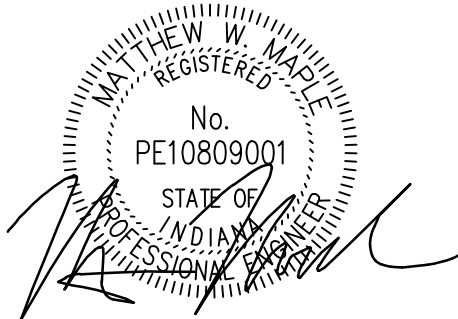
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**MENARDS LOT EXPANSION  
WESTFIELD, INDIANA  
POST CONSTRUCTION STORMWATER  
POLLUTION PREVENTION PLAN**



|                          |                        |
|--------------------------|------------------------|
| DRAWN BY<br>TD/LM        | JOB NUMBER<br>2020-077 |
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| SHEET                    |                        |

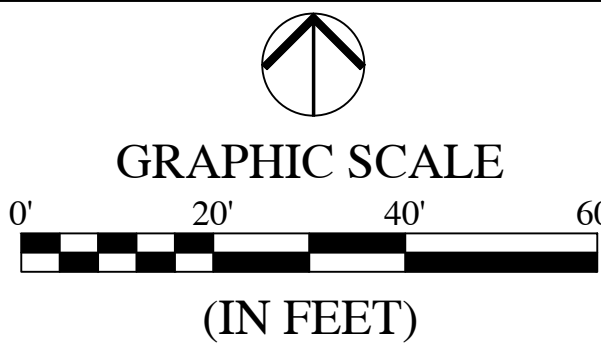
**C1.9**

POST CONSTRUCTION  
STORMWATER POLLUTION  
PREVENTION PLAN



PREPARED BY:  
HWC ENGINEERING  
135 N. PENNSYLVANIA ST., SUITE 2800  
INDIANAPOLIS, IN 46204  
P: 317-347-3663

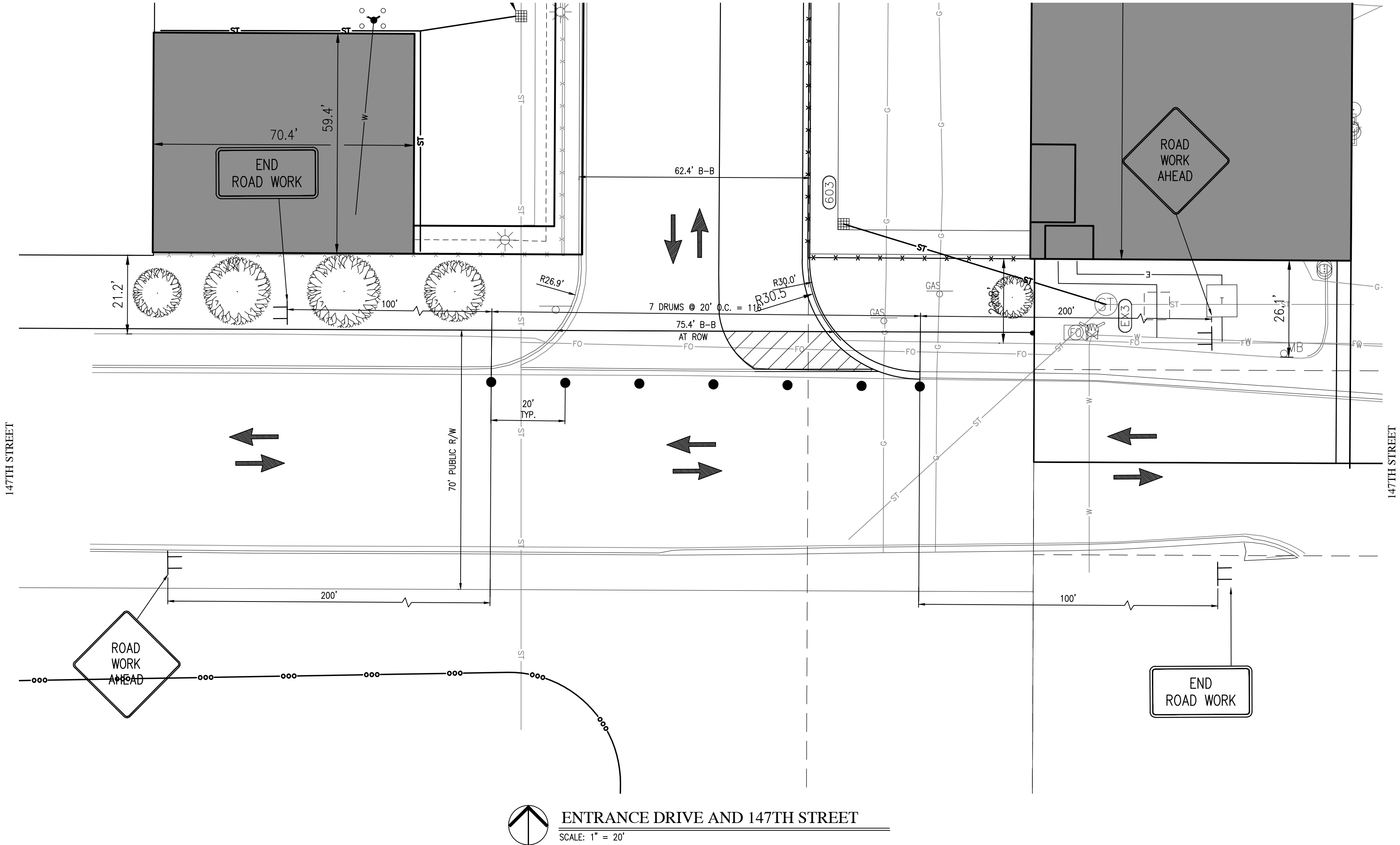
**BENCHMARK INFORMATION:**  
BENCHMARK INFORMATION IS BASED UPON GPS OBSERVATIONS UTILIZING AN ON-SITE BASE STATION, AND ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) BASED UPON THE ORIGINATING BENCHMARK INFORMATION BELOW.  
NORTHING AND EASTING SHOWN ARE IN INDIANA STATE PLANE - EAST ZONE AND ARE FOR REFERENCE PURPOSES ONLY.  
**ORIGINATING BENCHMARK**  
HAMILTON COUNTY BENCHMARK "HCBR 146" - HAMILTON COUNTY GEODETIC CONTROL DISK IN TOP OF NORTHEAST BRIDGE ABUTMENT OF THE 151ST STREET BRIDGE OVER COOL CREEK  
**PUBLISHED ELEVATION= 825.91 (NGVD29)**  
**CONVERTED ELEVATION= 825.51 (NAVD88)**  
[NORTHING: 1,773,794; EASTING: 201,993]  
\*\*CONVERTED ELEVATION USING CORPSON  
**TEMPORARY BENCHMARK**  
CHISELED "X" IN SOUTHWEST FLANGE BOLT OF FIRE HYDRANT LOCATED ON THE NORTH SIDE OF 147TH STREET, APPROXIMATELY 100 FEET EAST OF THE EAST EDGE OF THE ENTRANCE TO THE MENARDS STORAGE YARD AND 6 FEET SOUTH OF THE SOUTHWEST CORNER OF THE PARKING LOT FOR SNAPBOX STORAGE  
**ELEVATION= 829.43 (NAVD88)**  
[NORTHING: 1,731,946; EASTING: 201,226]



**LEGEND:**

|                   |                 |                   |                                                                                                                     |
|-------------------|-----------------|-------------------|---------------------------------------------------------------------------------------------------------------------|
| <b>EXISTING</b>   | <b>PROPOSED</b> |                   |                                                                                                                     |
| -----             | -----           | →                 | TRAFFIC FLOW DIRECTION (NOT PAVEMENT MARKINGS)                                                                      |
| -----             | -----           | ◆ ROAD WORK AHEAD | ROAD WORK AHEAD (W20-1)                                                                                             |
| -----             | -----           | W20-1             |                                                                                                                     |
| -----             | -----           | END ROAD WORK     | END CONSTRUCTION (G20-2)                                                                                            |
| -----             | -----           | G20-2             |                                                                                                                     |
| BR - BEGIN RADIUS | CL - CENTERLINE | ●                 | CHANNELIZATION DEVICES (DRUMS OR BARRICADES) WITH STEADY BURN LIGHTS                                                |
|                   |                 | ⊥                 | ROAD CONSTRUCTION SIGN                                                                                              |
|                   |                 | ▨                 | PROPOSED PAVEMENT IN 147TH R/W INDOT CLASS III CONCRETE APPROACH (STD DWG 610-DRIV-03 & 610-DRIV-08) SEE SHEET C8.3 |

- GENERAL NOTES**
- CONTRACTOR SHALL ERECT AND MAINTAIN ALL NECESSARY SIGNS, DRUMS, DETOUR SIGNS AND WARNING DEVICES REQUIRED TO SAFELY DIRECT TRAFFIC OVER OR AROUND THE PART OF THE ROADWAY WHERE PERMITTED OPERATIONS ARE TO BE DONE SO LONG AS THE WORK DOES NOT INTERFERE WITH TRAFFIC, IN ACCORDANCE WITH SECTION "VI" OF THE INDIANA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
  - ROUTINE INSPECTIONS OF THE TRAFFIC CONTROL ZONE AND TRAFFIC CONTROL DEVICES SHALL BE PERFORMED ON A REGULAR BASIS. TRAFFIC CONTROL DEVICES REQUIRING REPAIR OR MAINTENANCE SHALL BE REPAIRED OR REPLACED IMMEDIATELY. INSPECTIONS SHALL BE SCHEDULED DURING DAYLIGHT HOURS AS WELL AS DAYLIGHT HOURS.
  - ALL EXISTING ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION.
  - ALL EXISTING PAVEMENT MARKINGS WITHIN THE LIMITS OF ROAD IMPROVEMENTS WILL NEED TO BE REPLACED WITH THERMOPLASTIC MARKINGS.



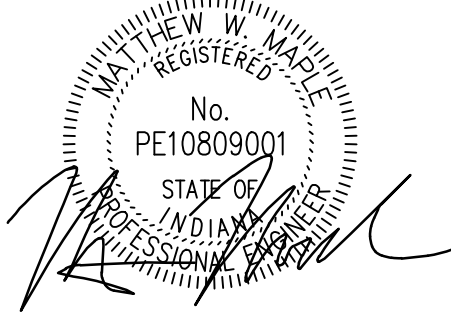
ENTRANCE DRIVE AND 147TH STREET  
SCALE: 1" = 20'

- NOTES:**
- ALL EXISTING ROADS MUST BE BROUGHT BACK TO ORIGINAL OR BETTER CONDITION, INCLUDING BUT NOT LIMITED TO STRIPING, STONE SHOULDERS AND SIGNAGE. REPAIRS (i.e. STRIPING) SHALL COINCIDE WITH THE ADJOINING ROAD.
  - UTILITY CONFLICTS MUST BE COMPLETELY RESOLVED PRIOR TO CONSTRUCTION OF ENTRANCE. CONSTRUCTION OF THESE LANES INCLUDES BUT IS NOT LIMITED TO EXCAVATION, EMBANKMENT, PAVING AND SUBGRADE PREPARATION.

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MENARDS LOT EXPANSION  
WESTFIELD, INDIANA  
ENTRANCE PLAN



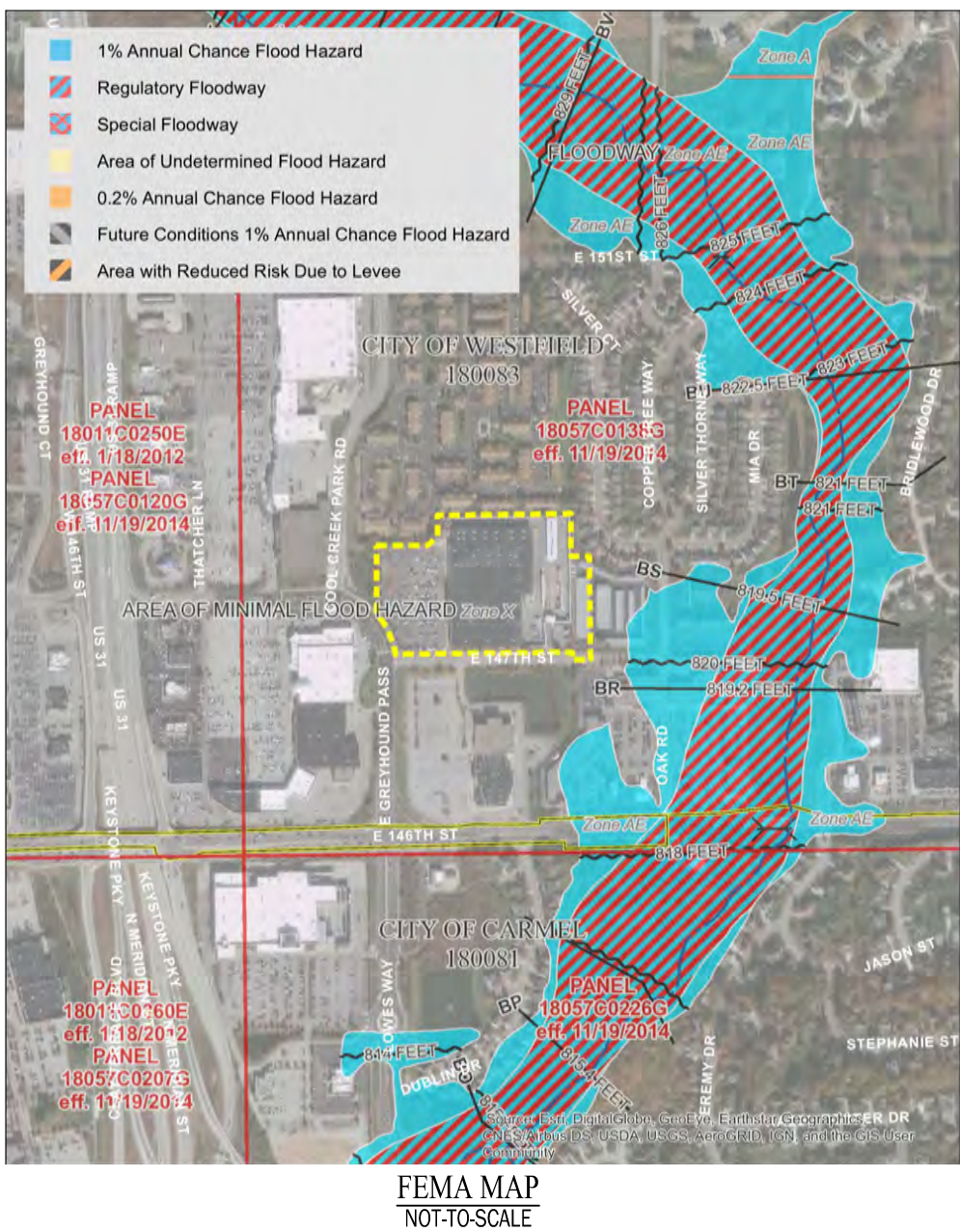
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| DRAWN BY<br>TD/LM        | JOB NUMBER<br>2020-077 |
| CHECKED BY<br>MM         |                        |
| DATE<br>JANUARY 29, 2021 |                        |
| SCALE<br>AS SHOWN        |                        |
| SHEET                    |                        |

C3.0  
ENTRANCE PLAN

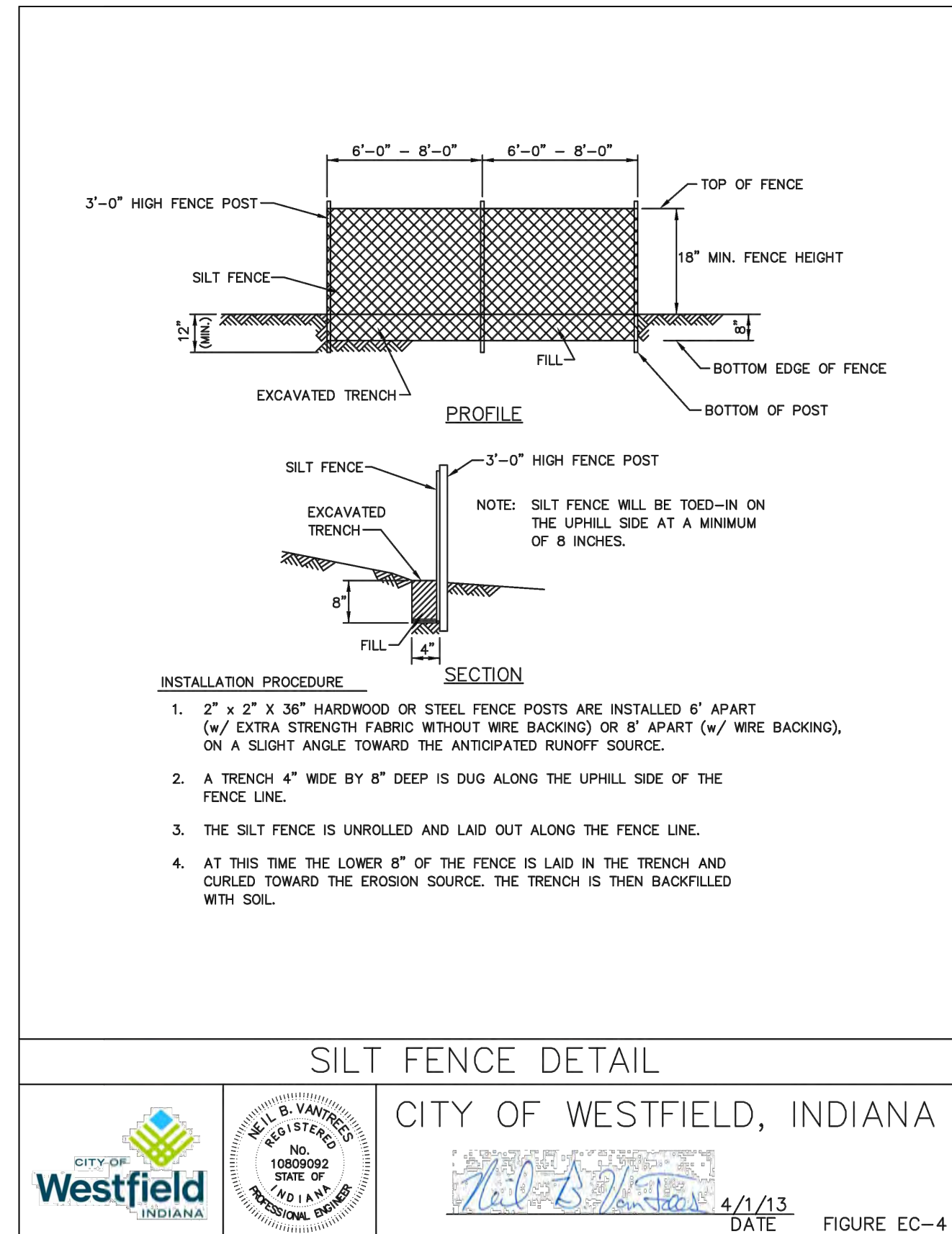
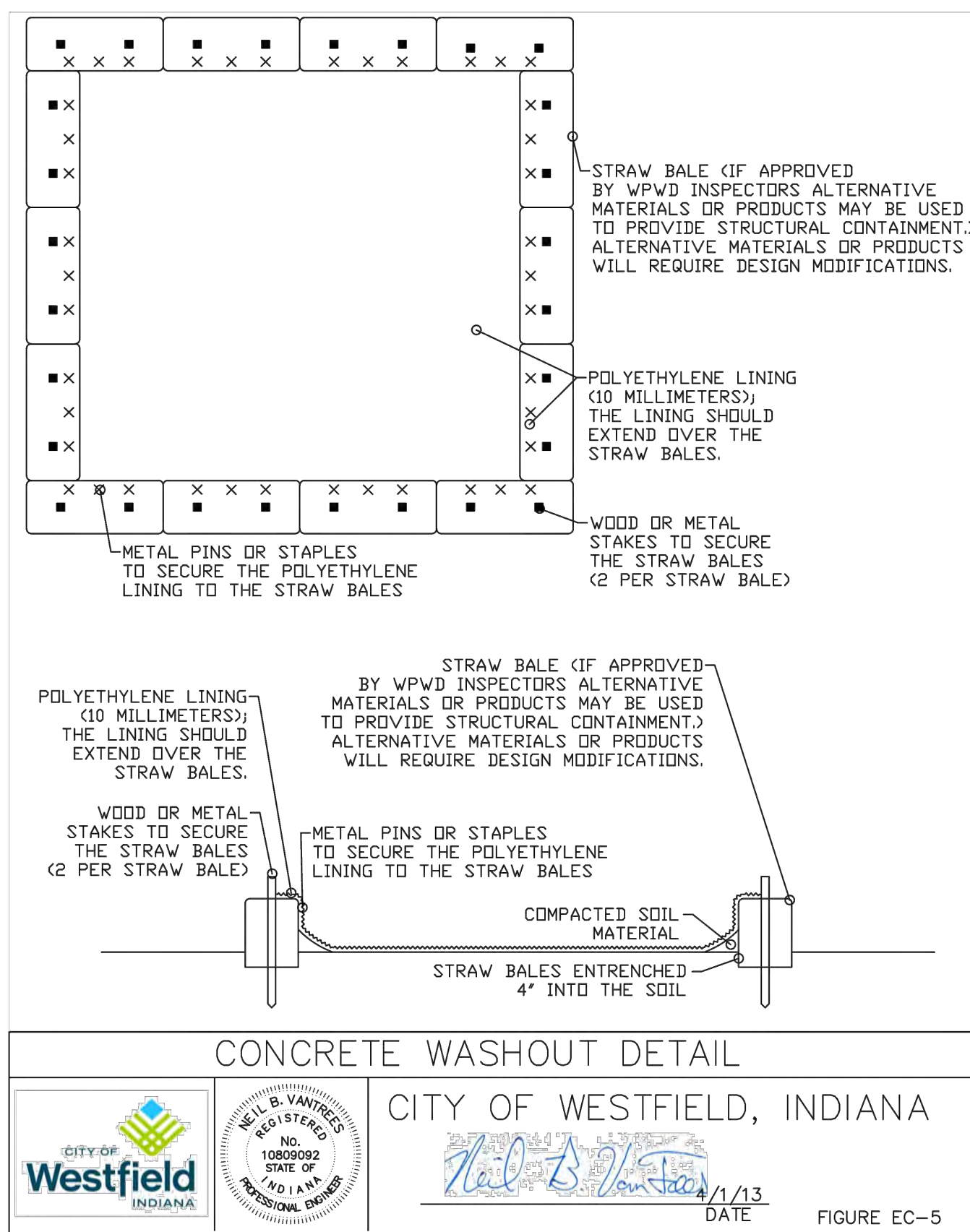
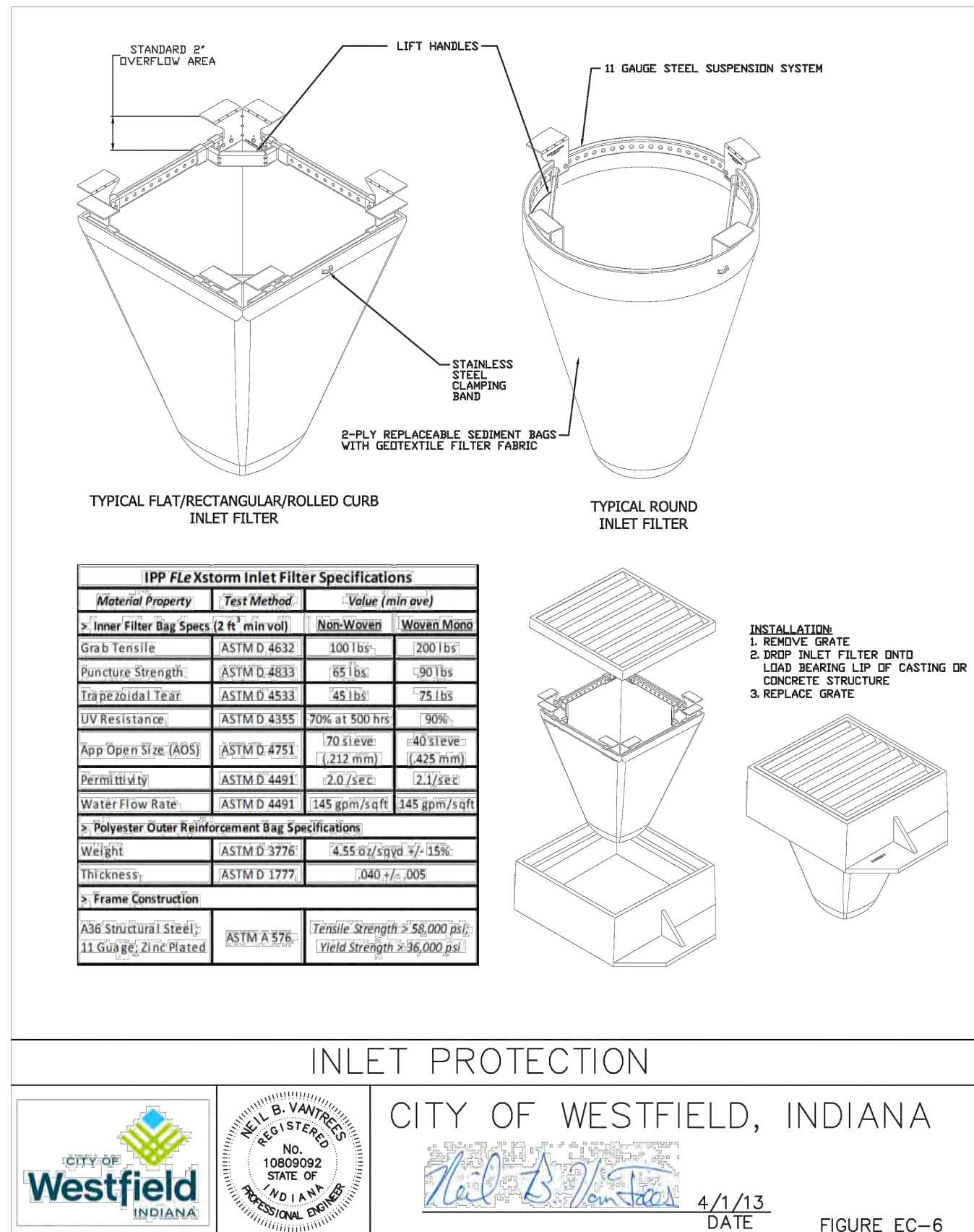
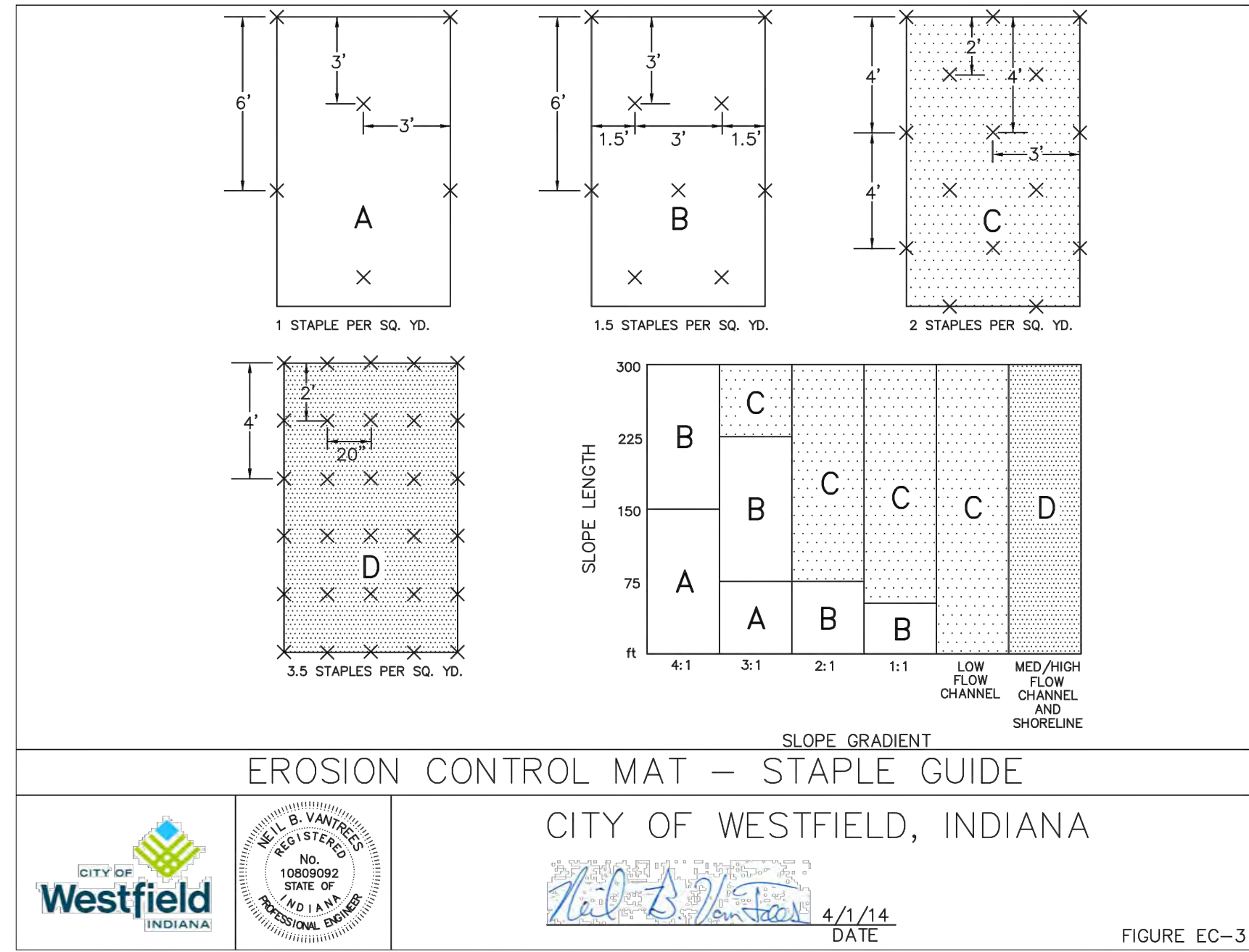
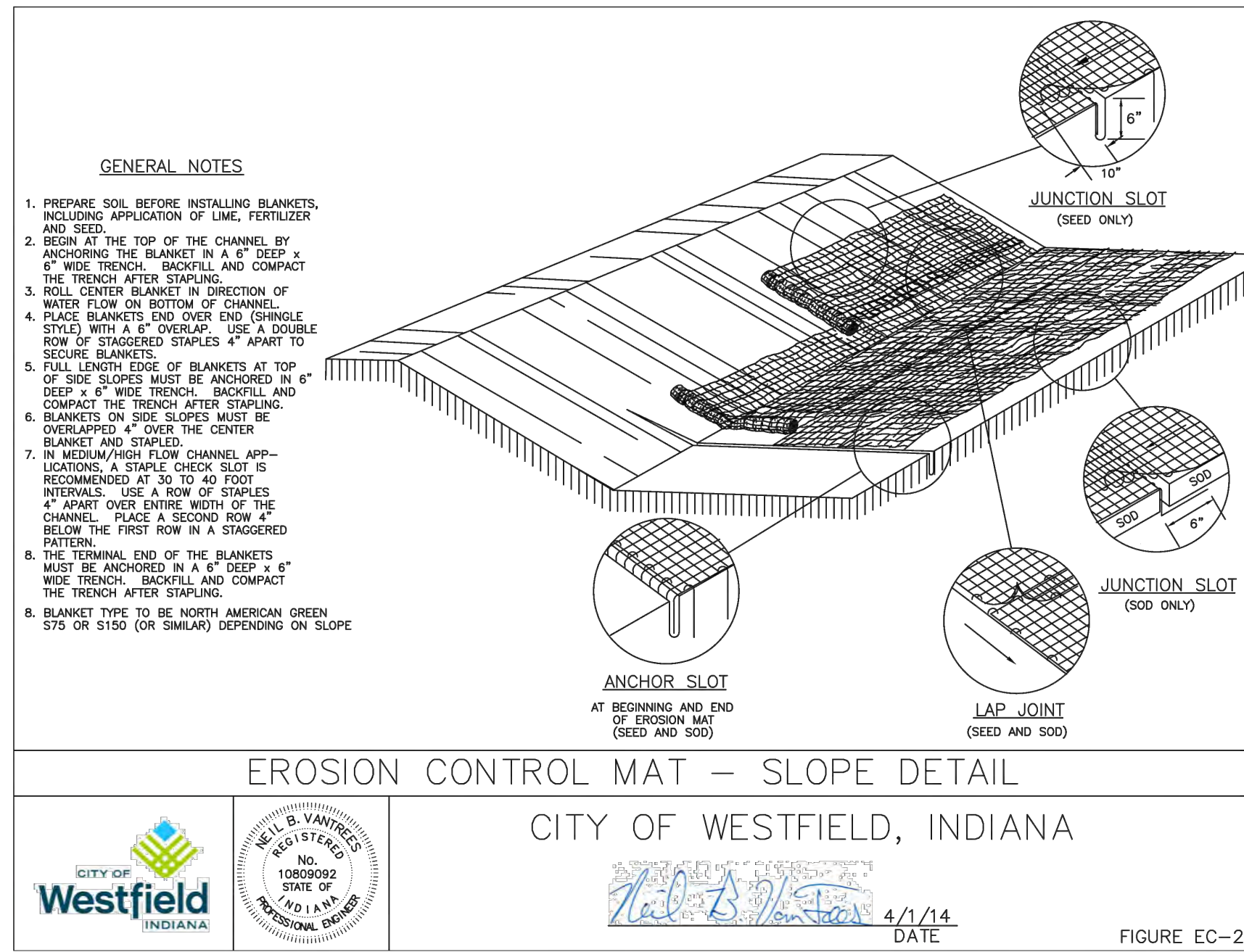
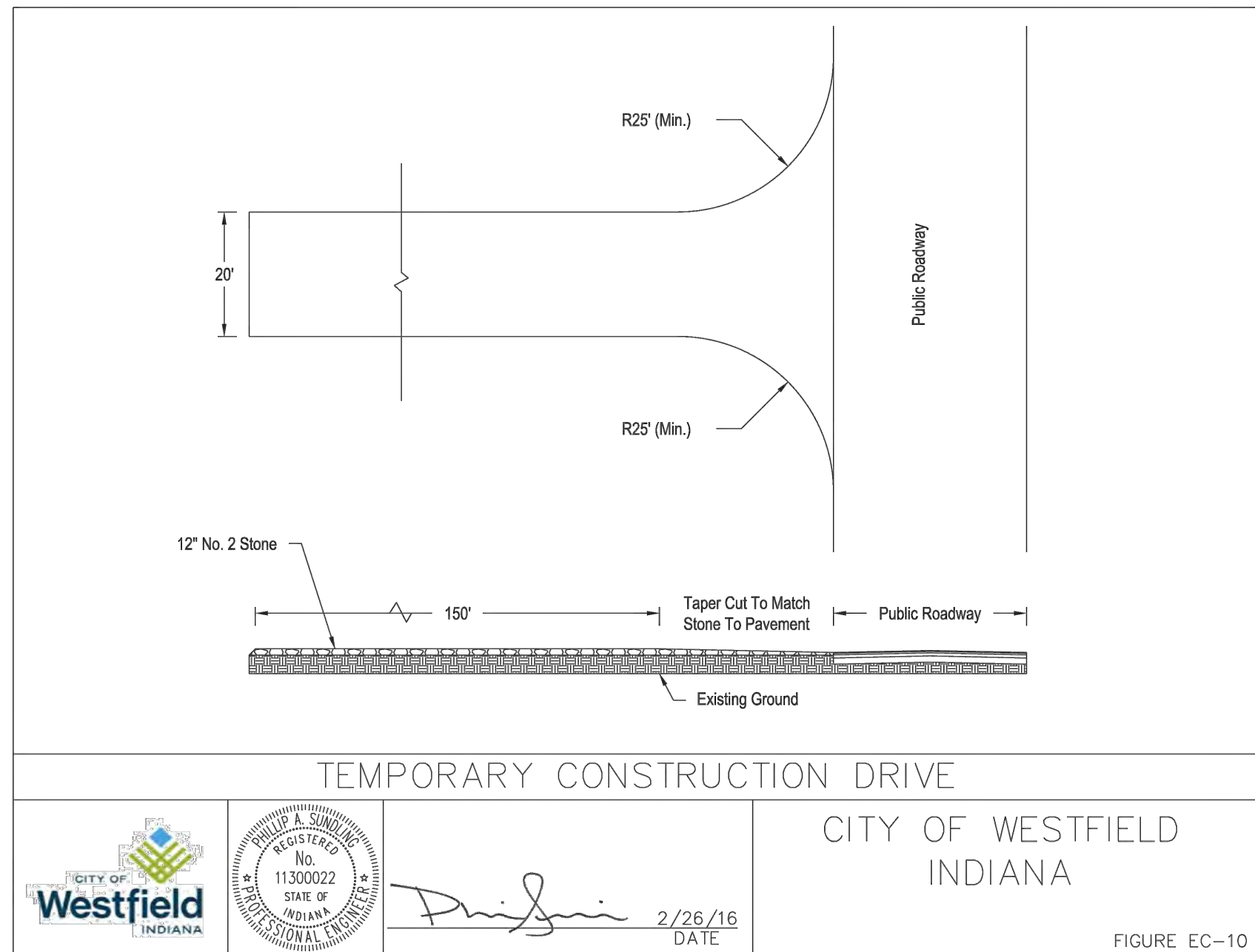










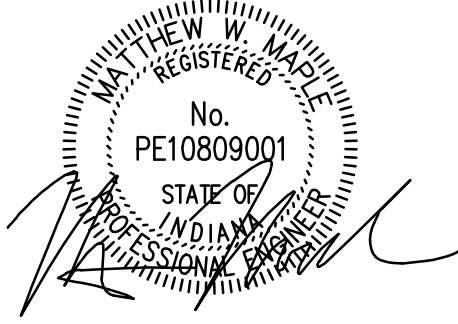


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MENARDS LOT EXPANSION  
WESTFIELD, INDIANA

STORMWATER POLLUTION PREVENTION DETAILS



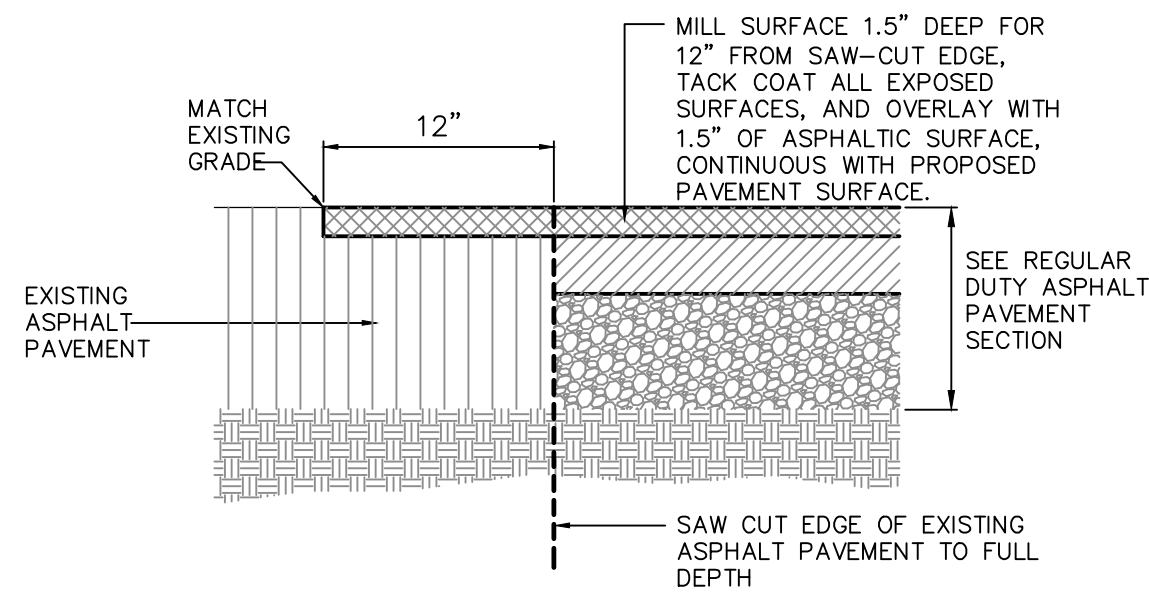
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| CHECKED BY<br>MM         |                        |
| DATE<br>JANUARY 29, 2021 |                        |
| SCALE<br>AS SHOWN        |                        |
| SHEET                    |                        |

C8.1

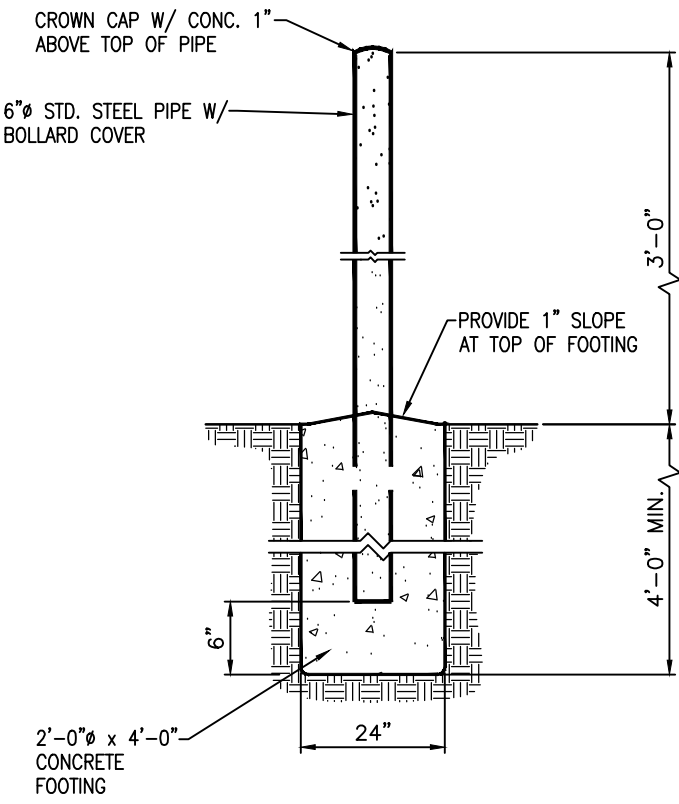
STORMWATER POLLUTION  
PREVENTION DETAILS



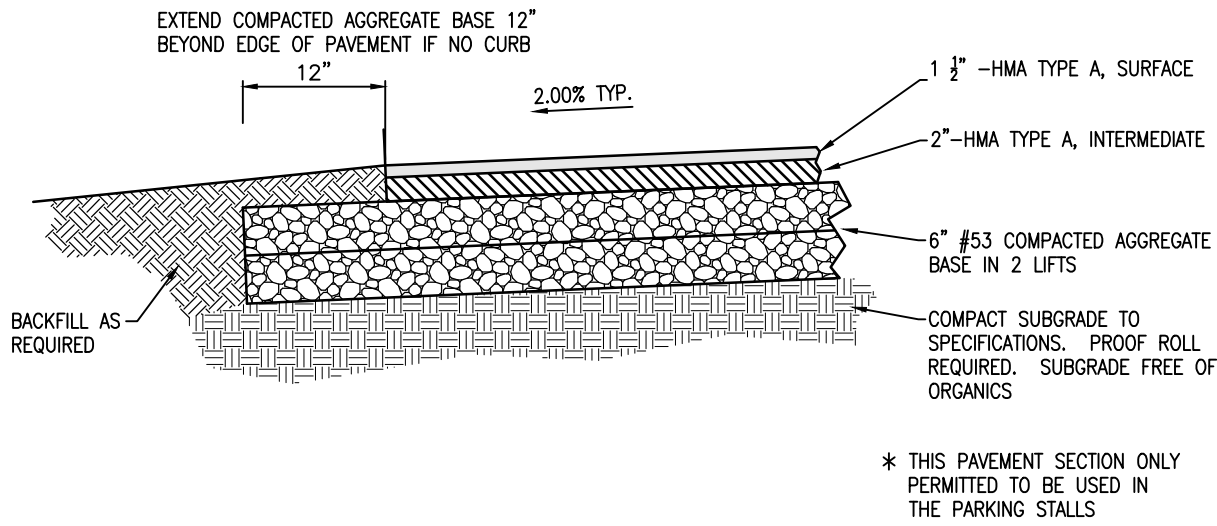
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Plot Date: Mar 29, 2021  
Plot Time: 2:56pm  
By: tdavis



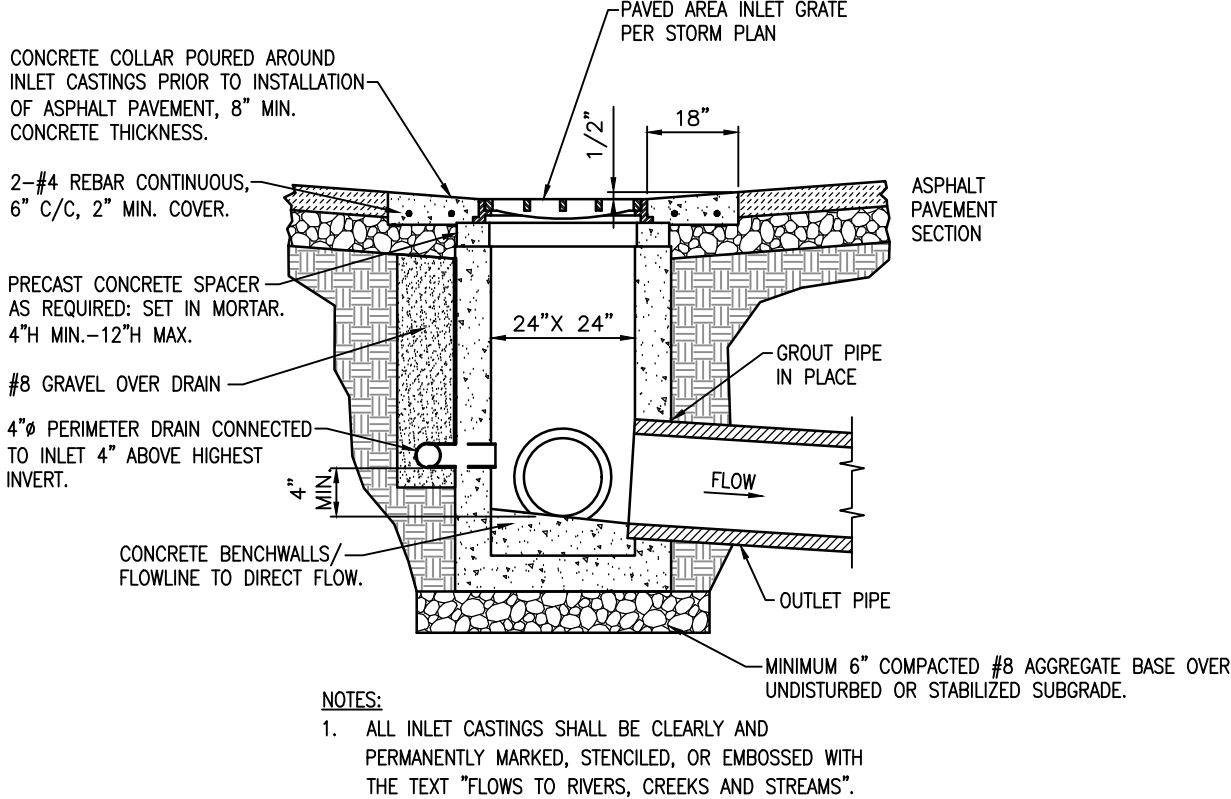
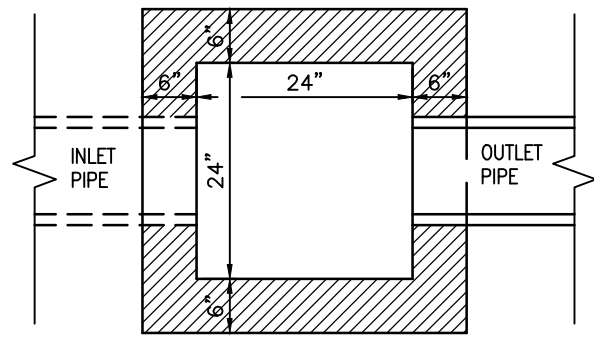
10 ASPHALT MILL AND OVERLAY  
NOT TO SCALE



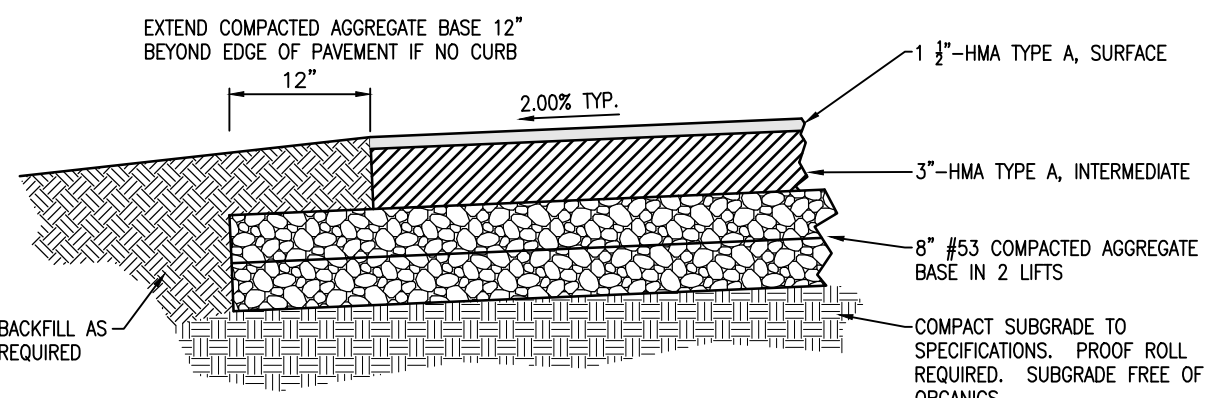
6 PIPE BOLLARD DETAIL  
NOT TO SCALE



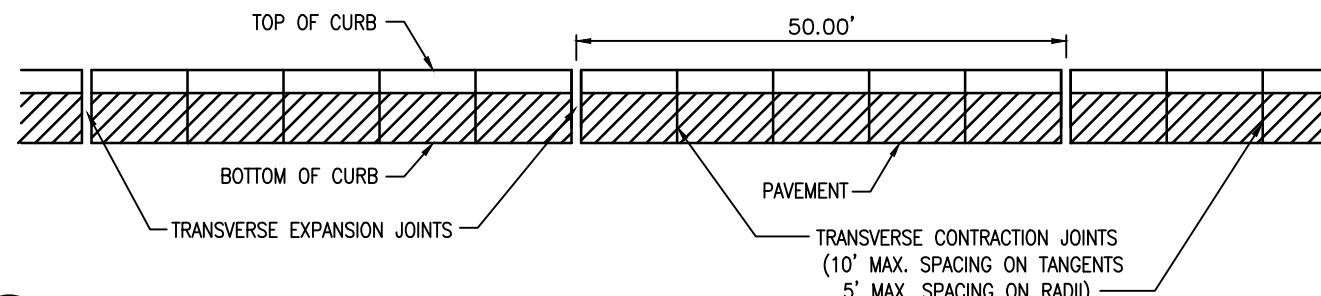
1 ASPHALT PAVEMENT SECTION  
NOT TO SCALE



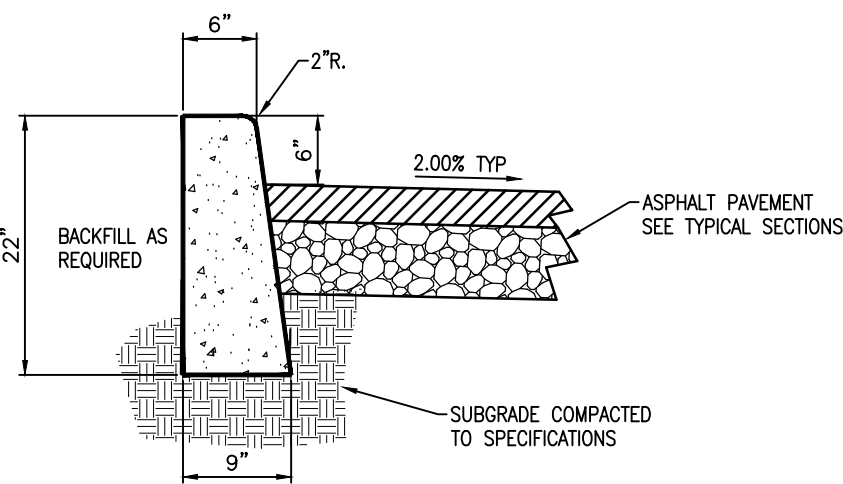
7 PAVED AREA INLET  
NOT TO SCALE



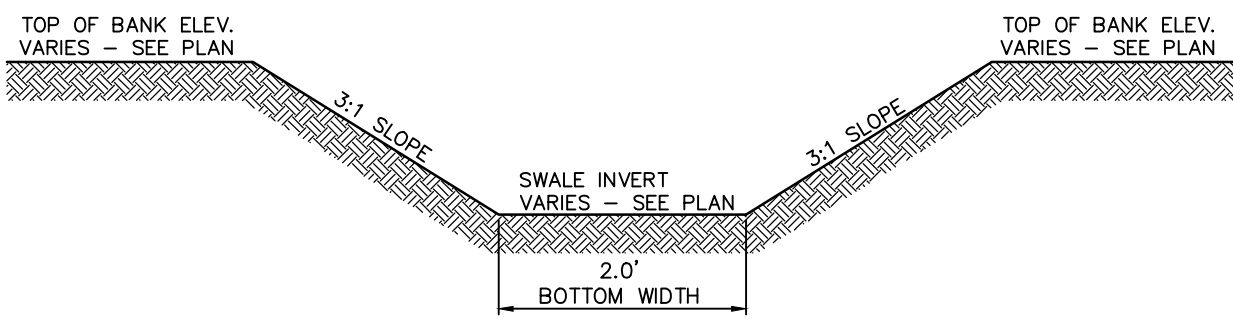
2 HEAVY DUTY ASPHALT PAVEMENT SECTION  
NOT TO SCALE



3 CURB JOINT DETAIL  
NOT TO SCALE

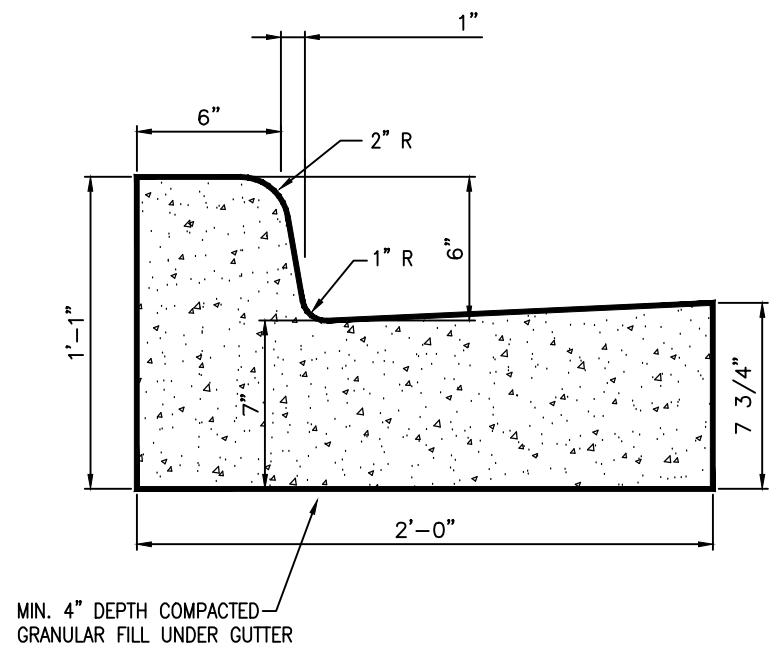


4 STRAIGHT CURB  
NOT TO SCALE

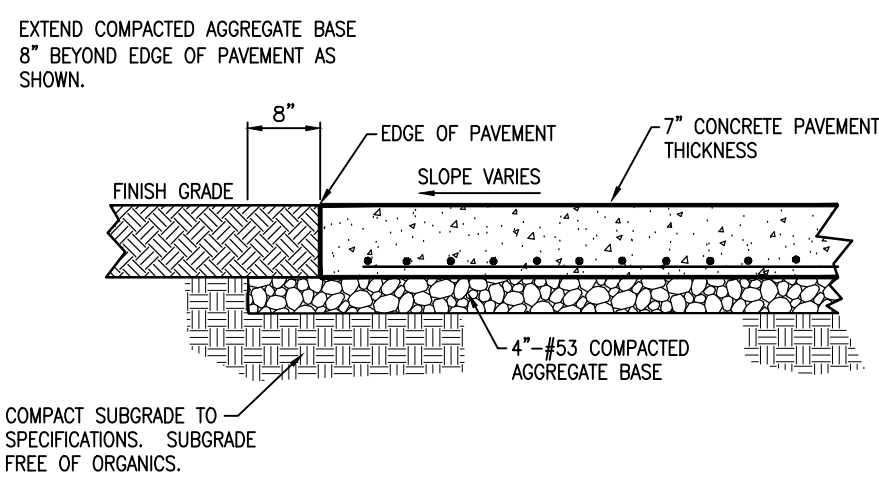


8 2' WIDE BOTTOM SWALE (SECTION A-A)  
NOT TO SCALE

NOTE: FOR ALL OTHER SWALES, SEE FIGURE ST-43 ON SHEET C8.4



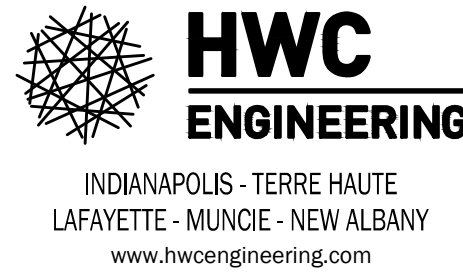
9 CONCRETE CURB & GUTTER (COLLECTING)  
NOT TO SCALE



5 REGULAR DUTY CONCRETE PAVEMENT SECTION  
NOT TO SCALE

## REVISIONS

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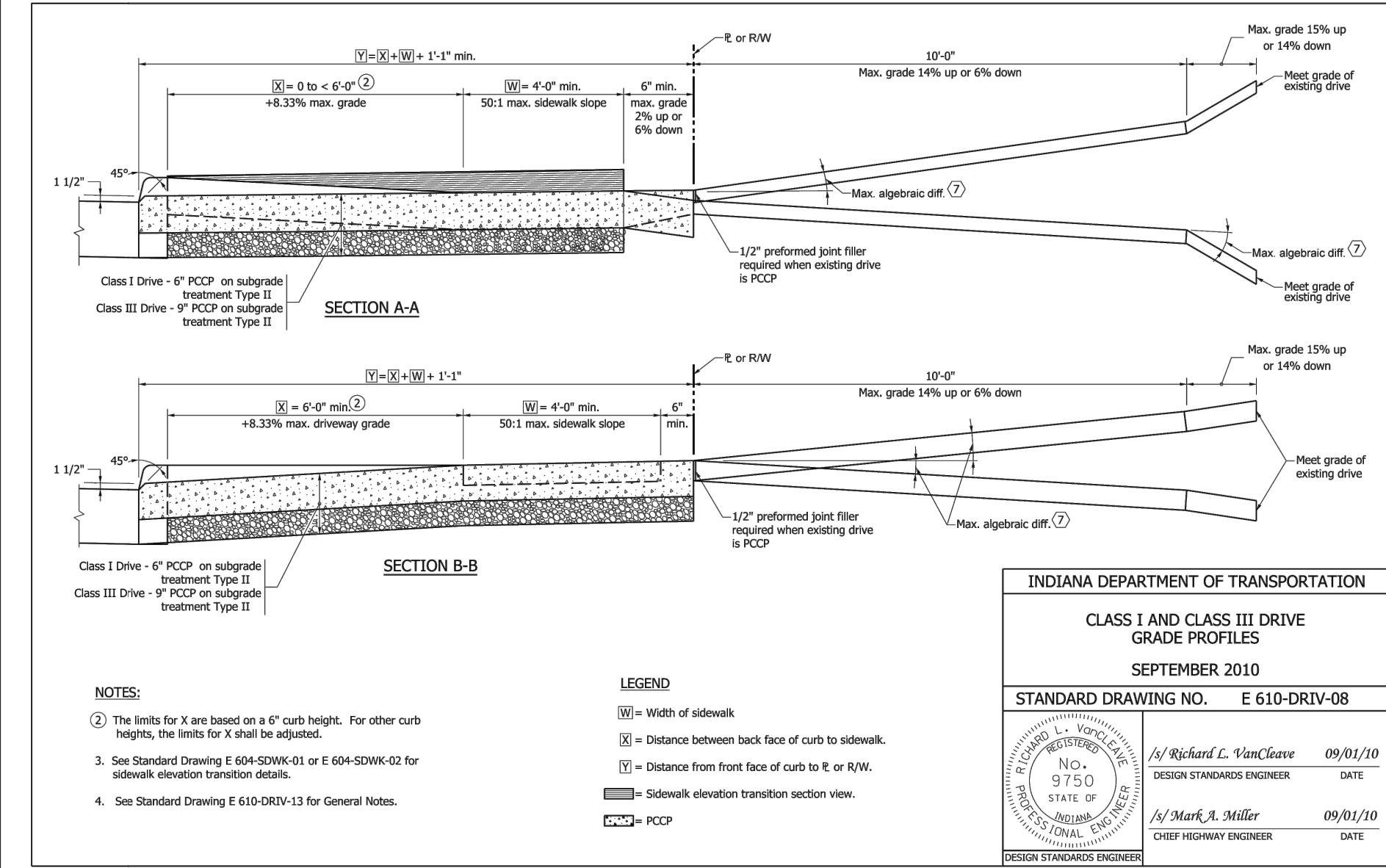
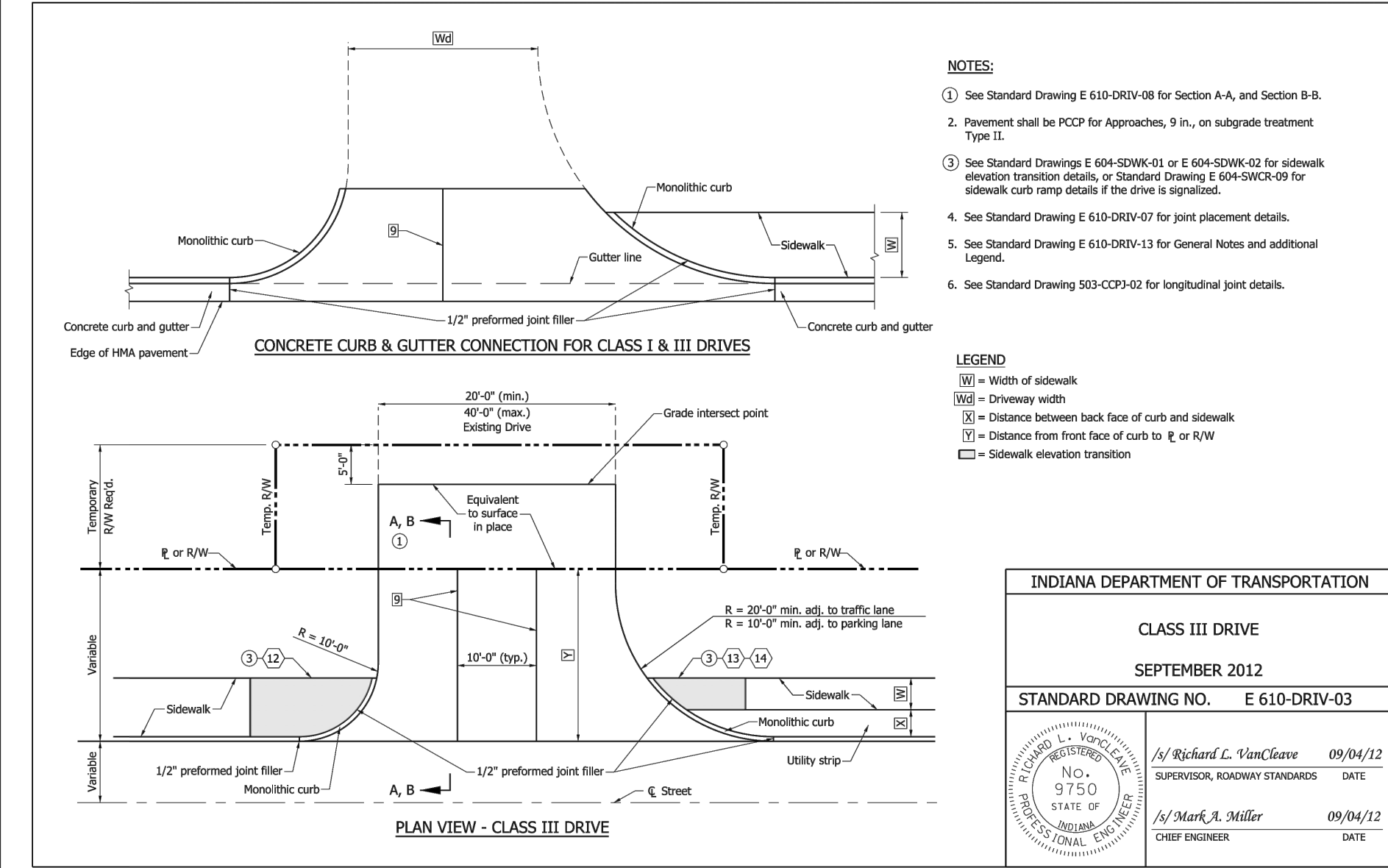
## MENARDS LOT EXPANSION WESTFIELD, INDIANA CONSTRUCTION DETAILS



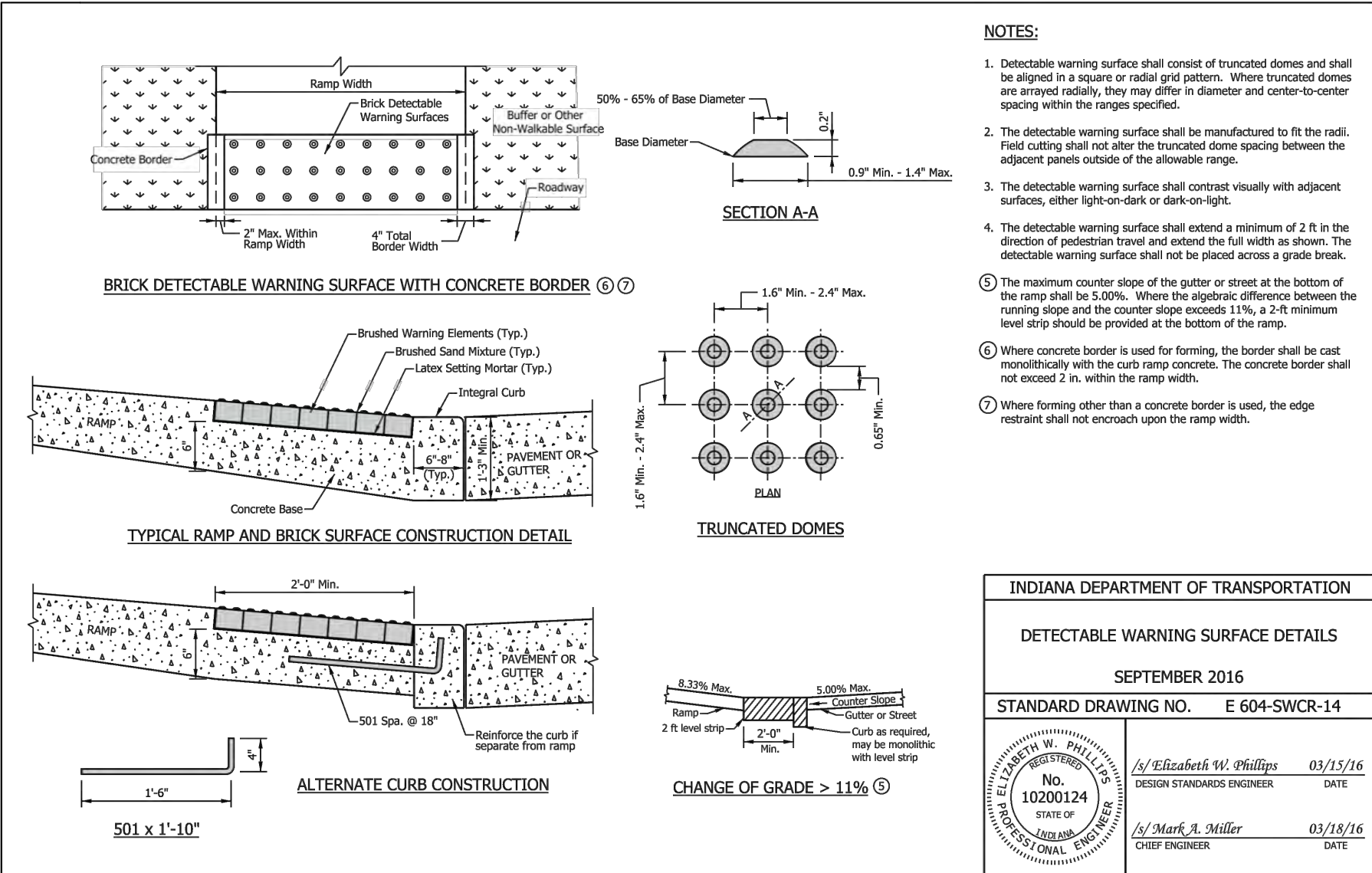
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| CHECKED BY<br>MM         |                        |
| DATE<br>JANUARY 29, 2021 |                        |
| SCALE<br>AS SHOWN        |                        |

SHEET  
**C8.2**  
CONSTRUCTION DETAILS

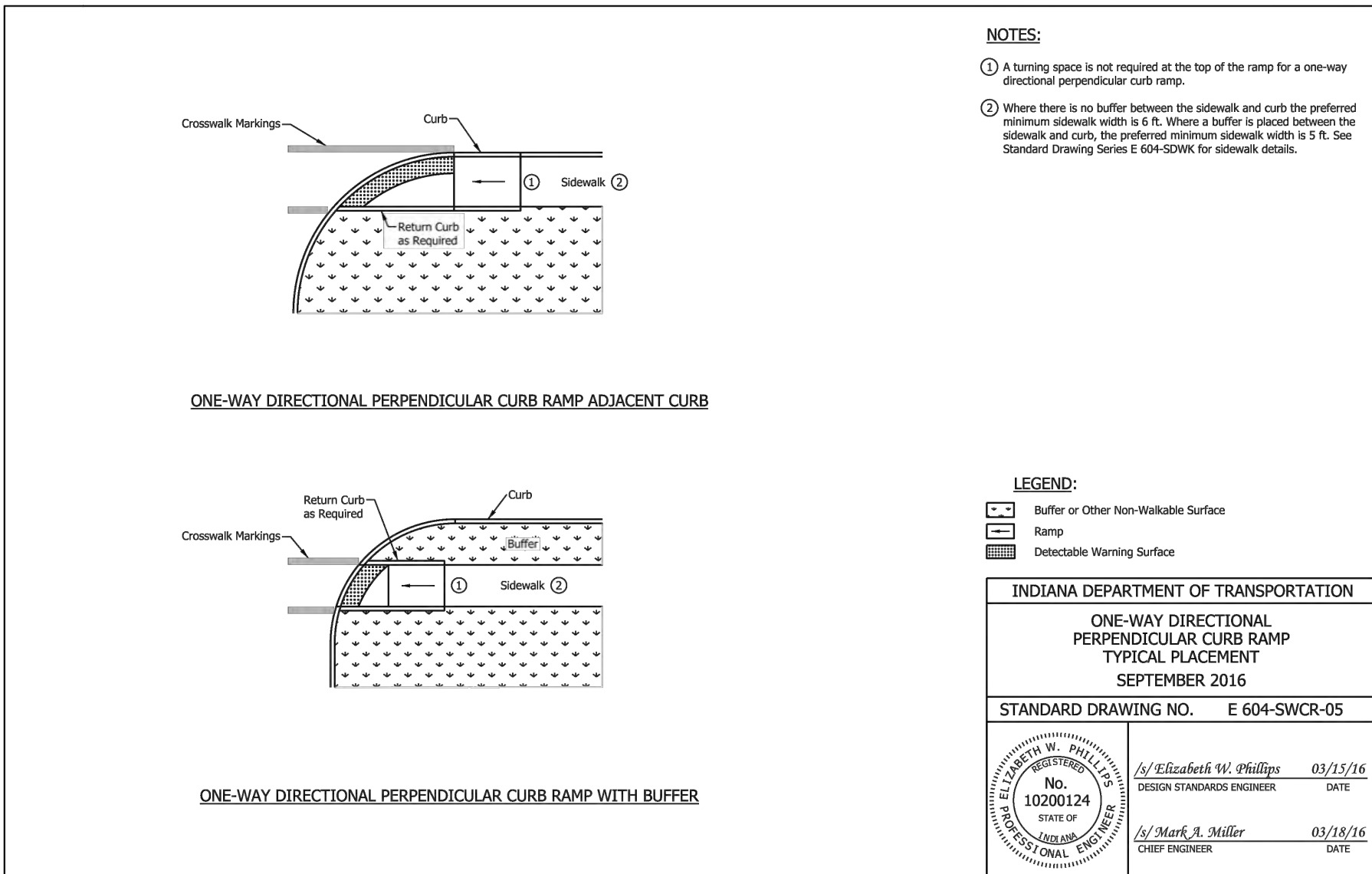




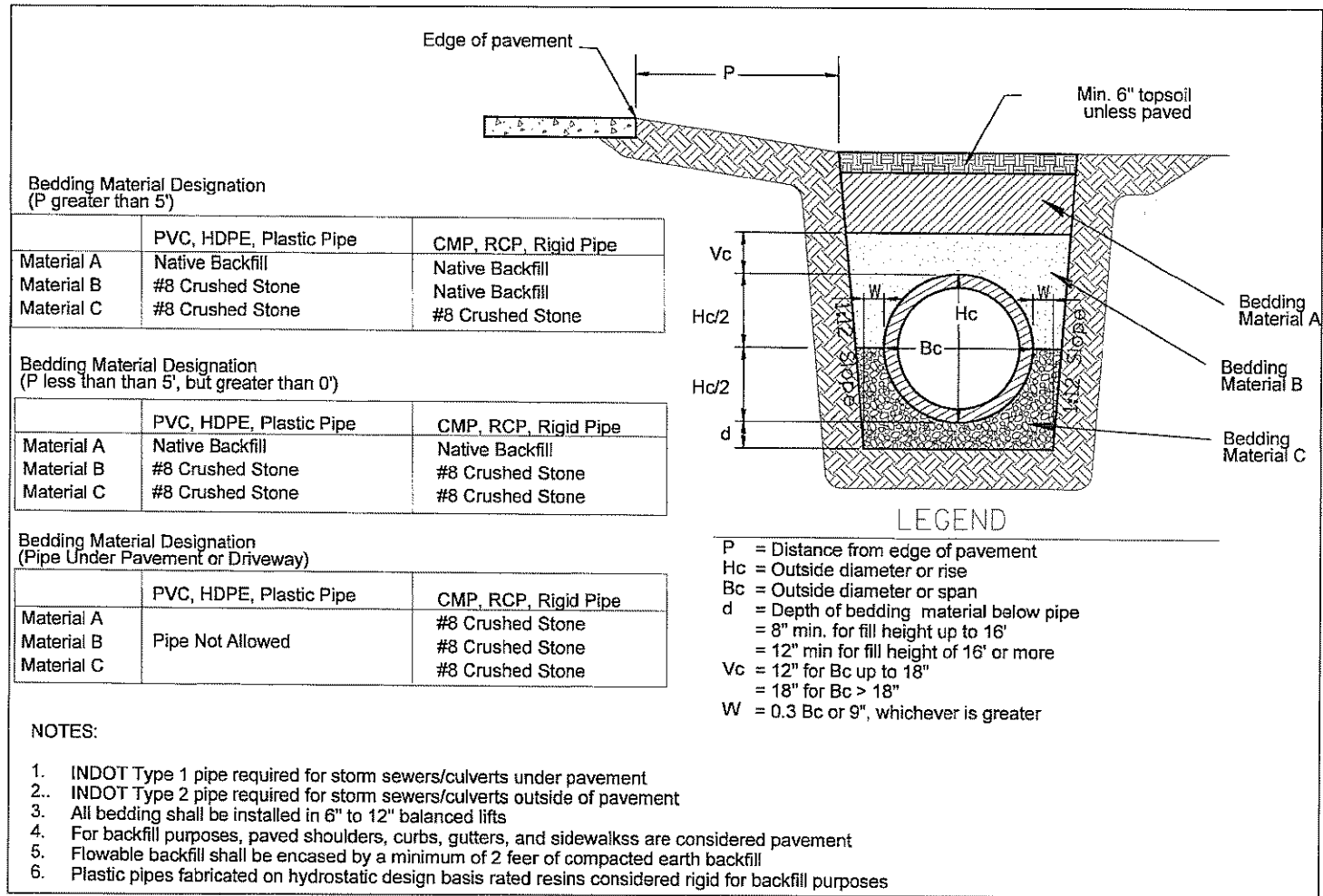
5 CONCRETE DRIVEWAY APPROACH OFF GRAND PARK BLVD.  
NOT TO SCALE



3 TYPICAL DETECTABLE WARNING PLACEMENT  
NOT TO SCALE



4 HANDICAP RAMP DETAIL FOR ASPHALT TRAIL AT SITE ENTRANCE  
NOT TO SCALE



2 BEDDING AND BACKFILL FOR STORM SEWERS  
NOT TO SCALE

| REVISIONS |             |    |
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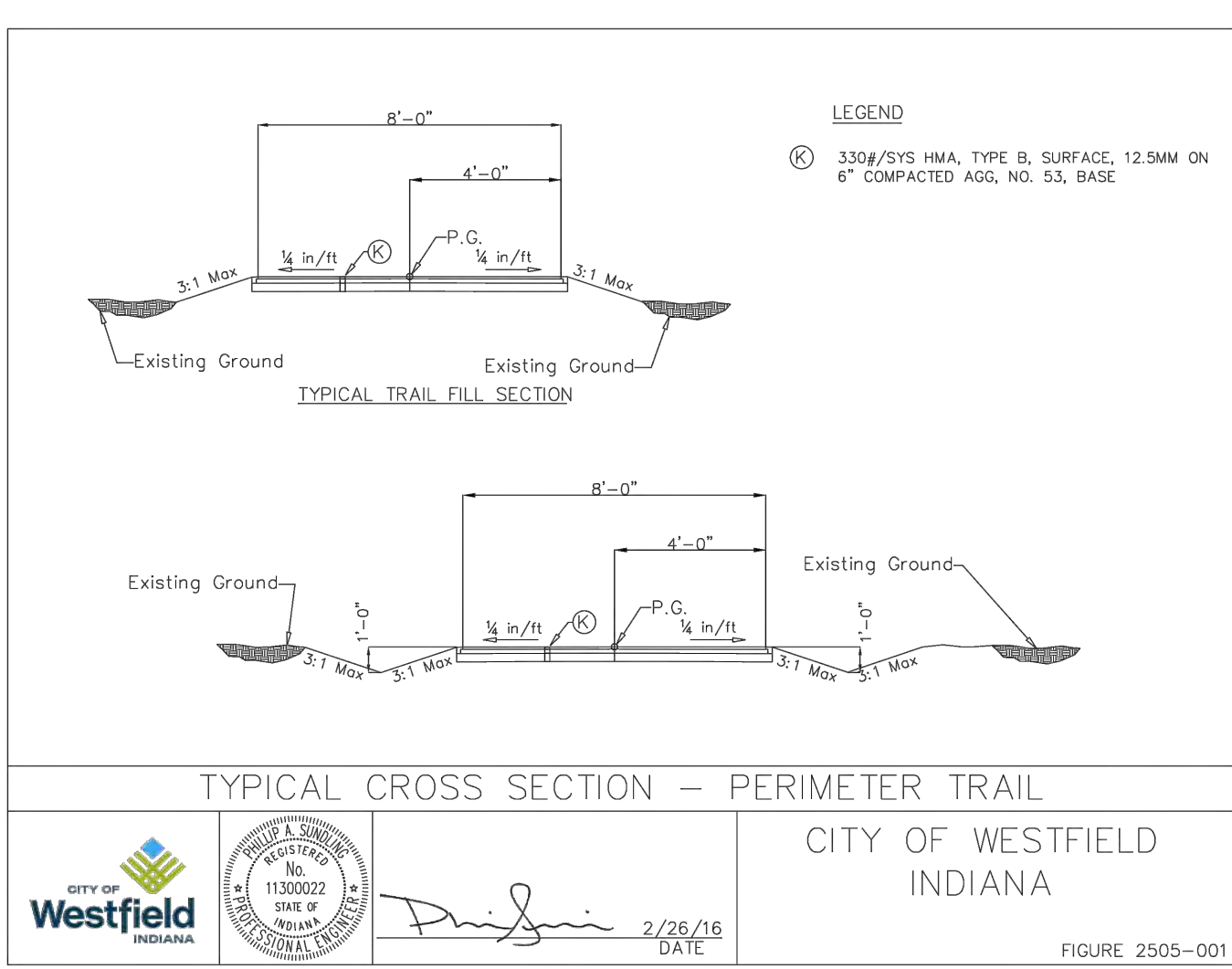
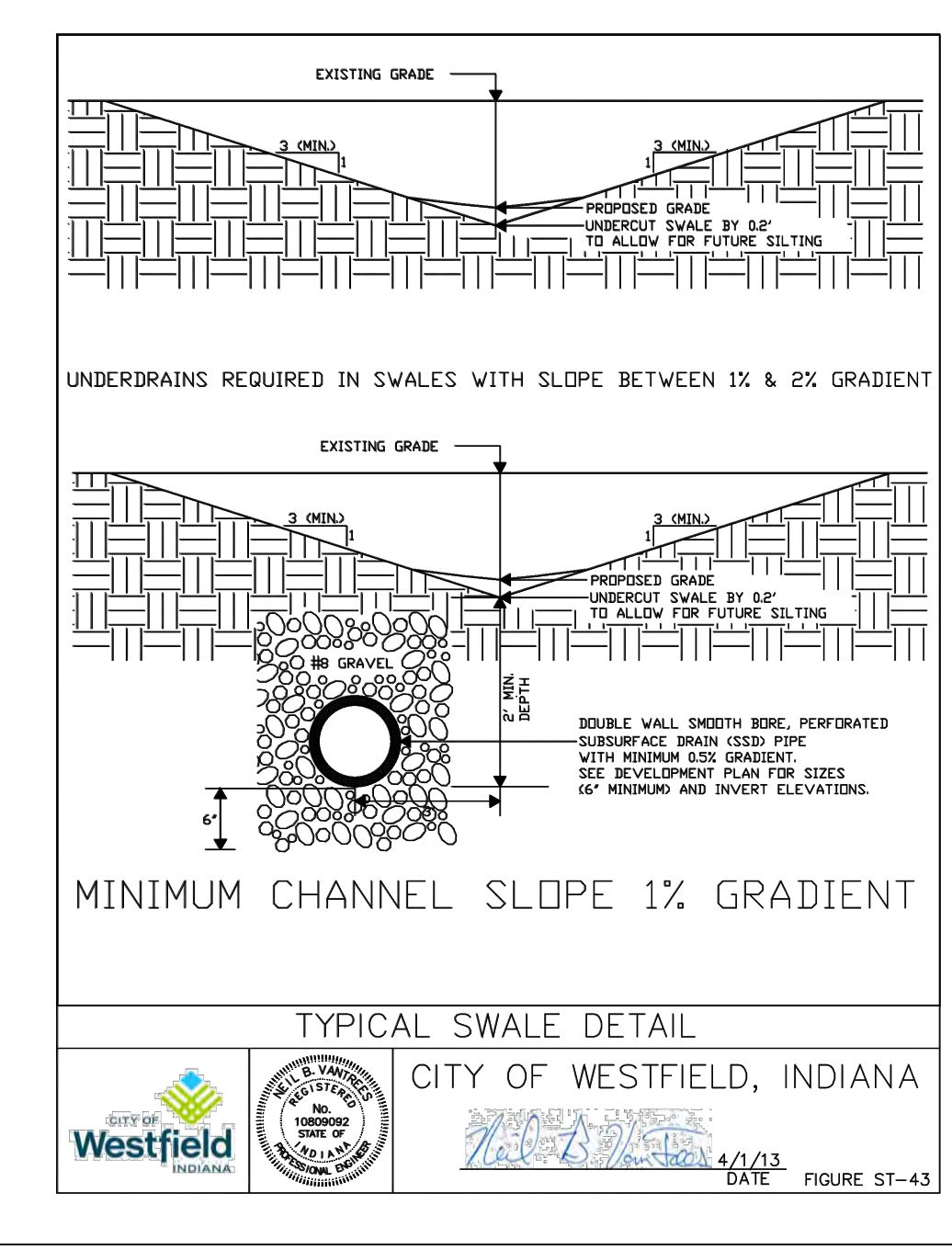
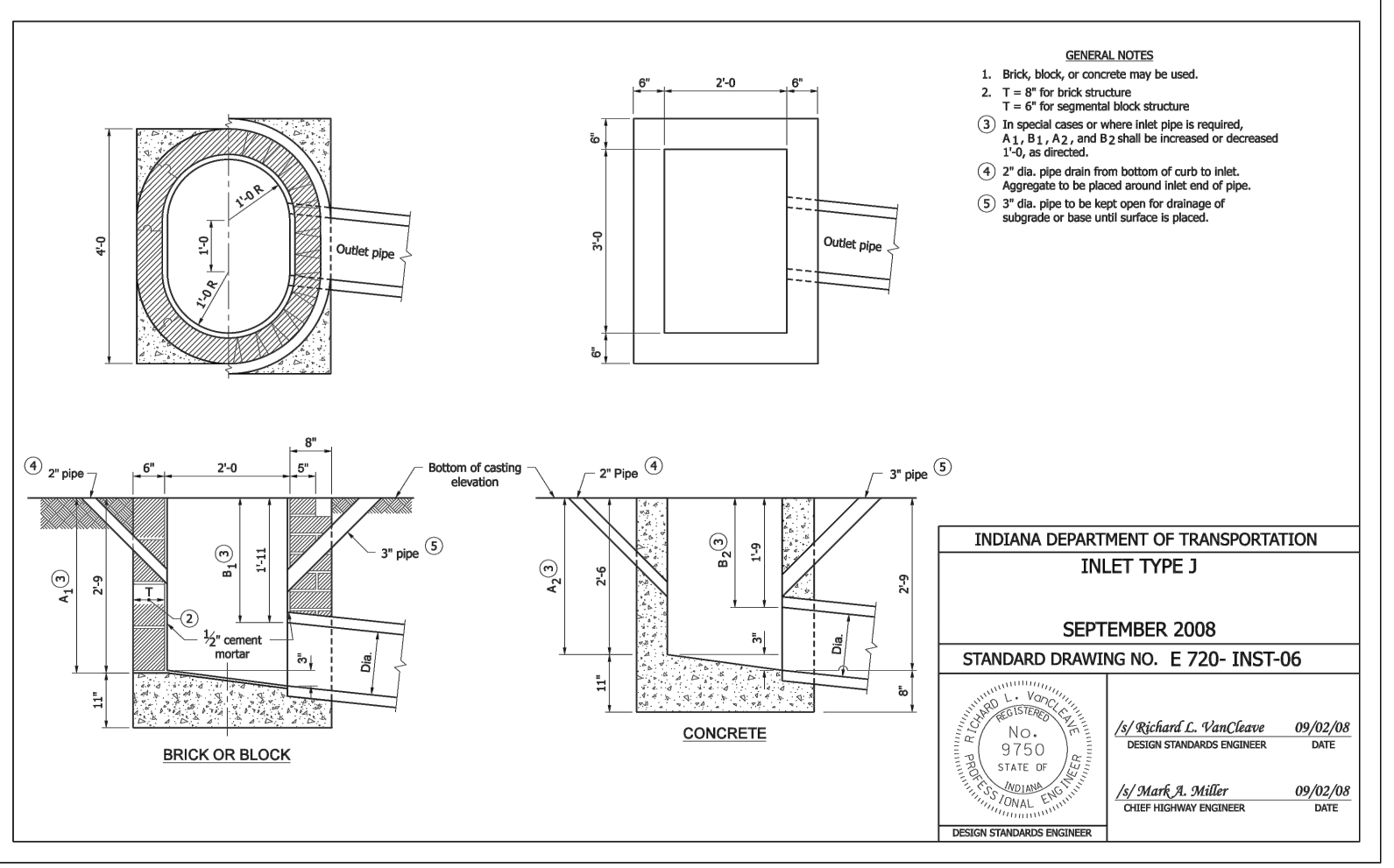
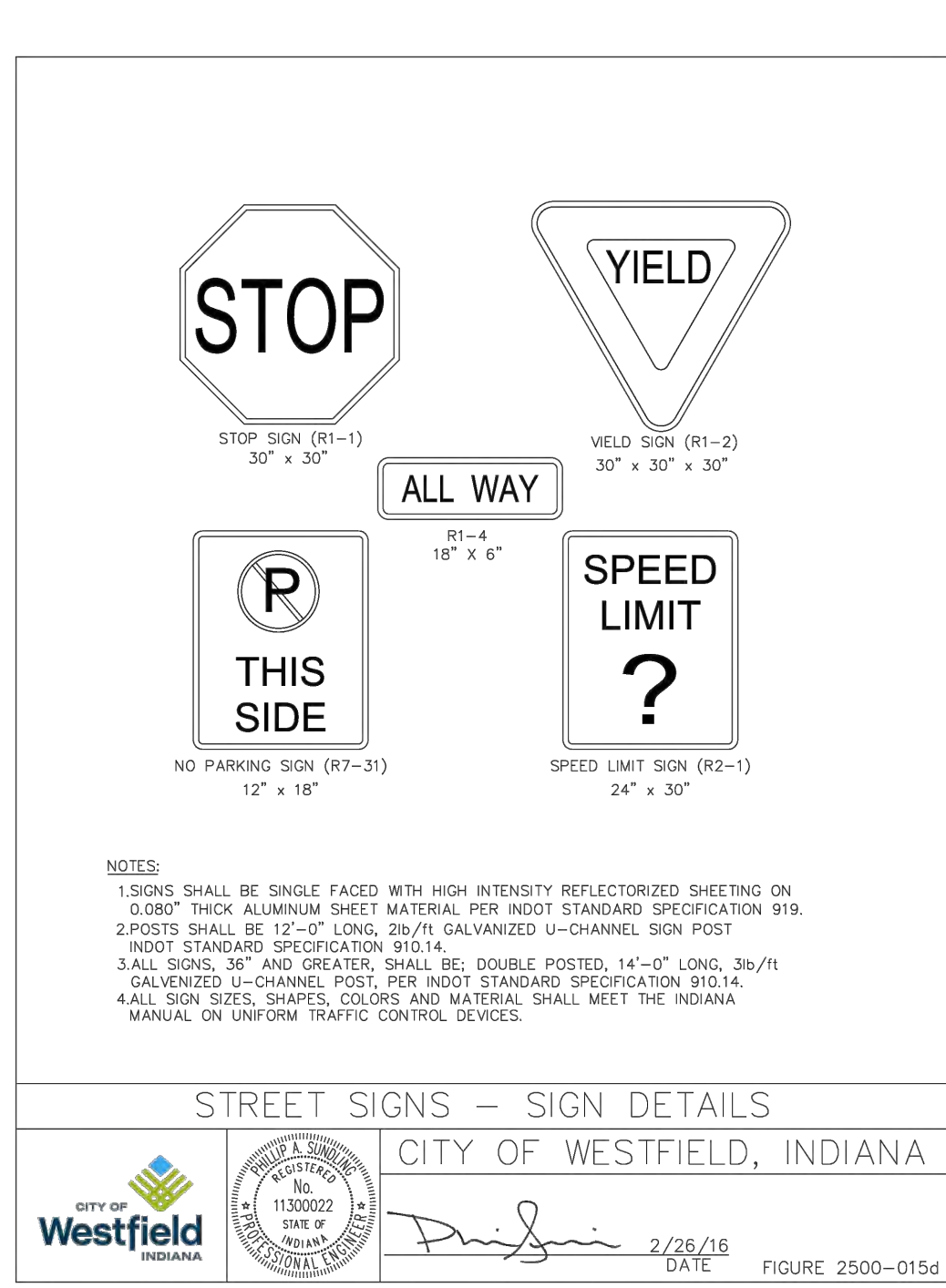
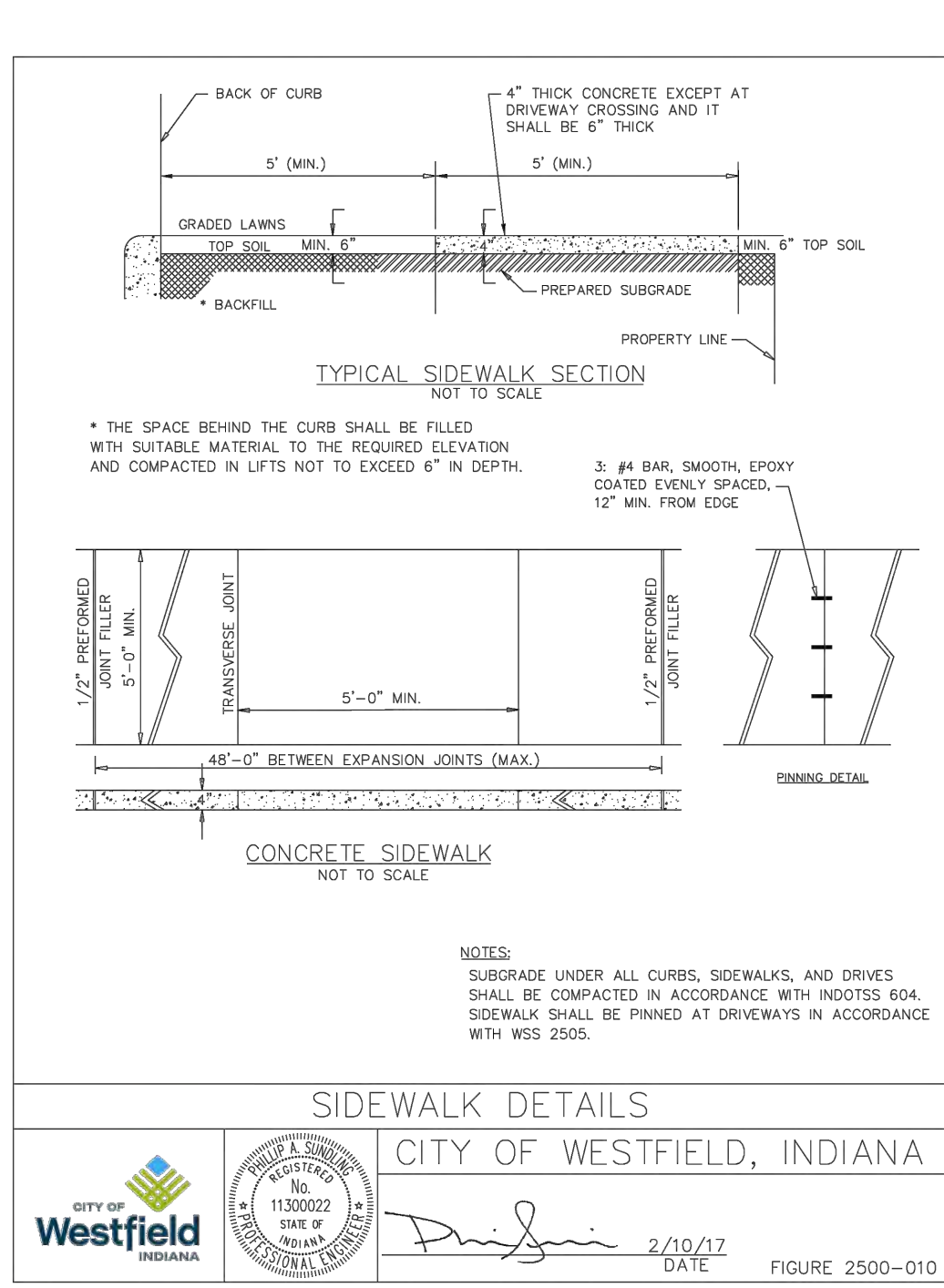
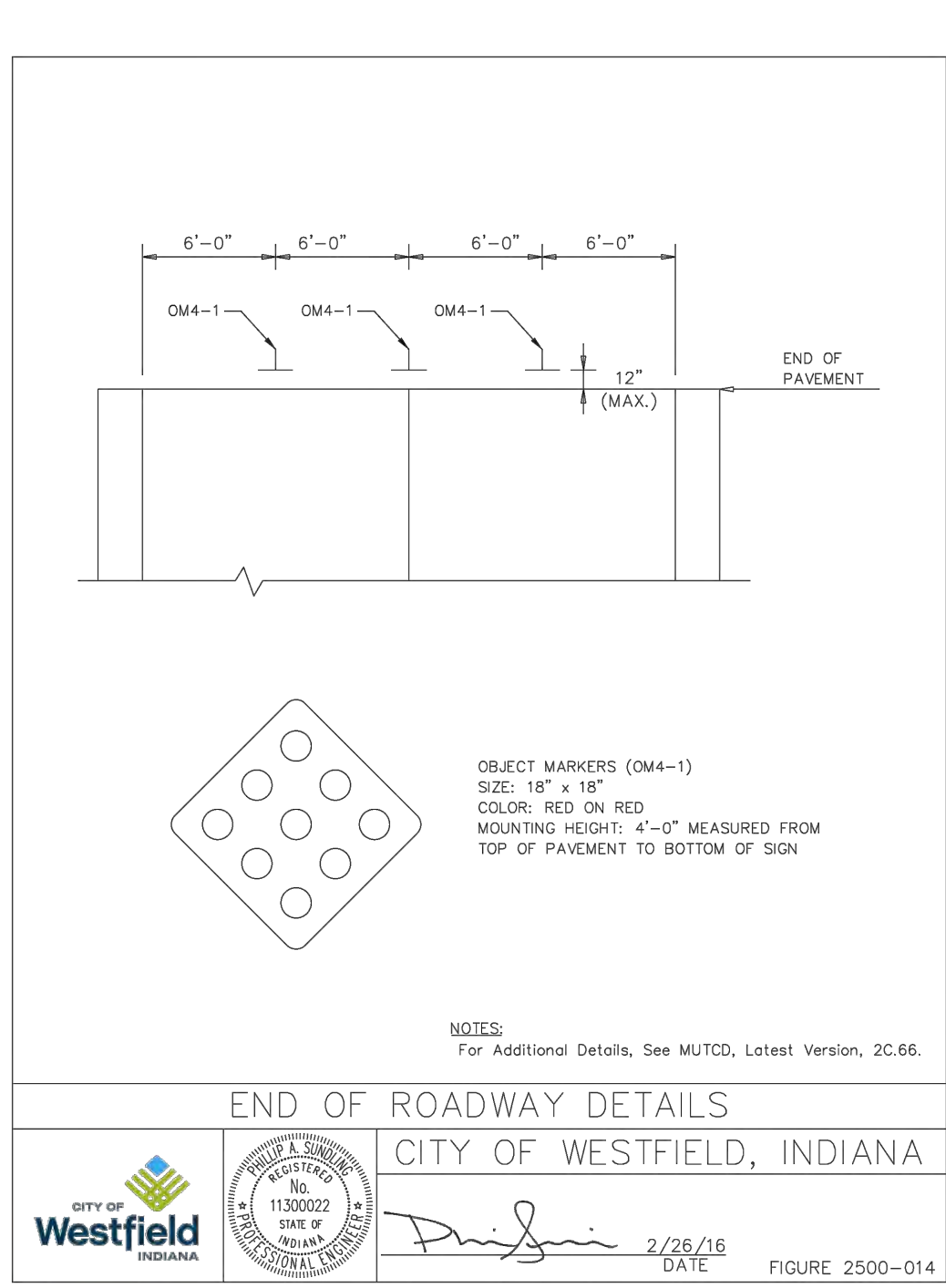
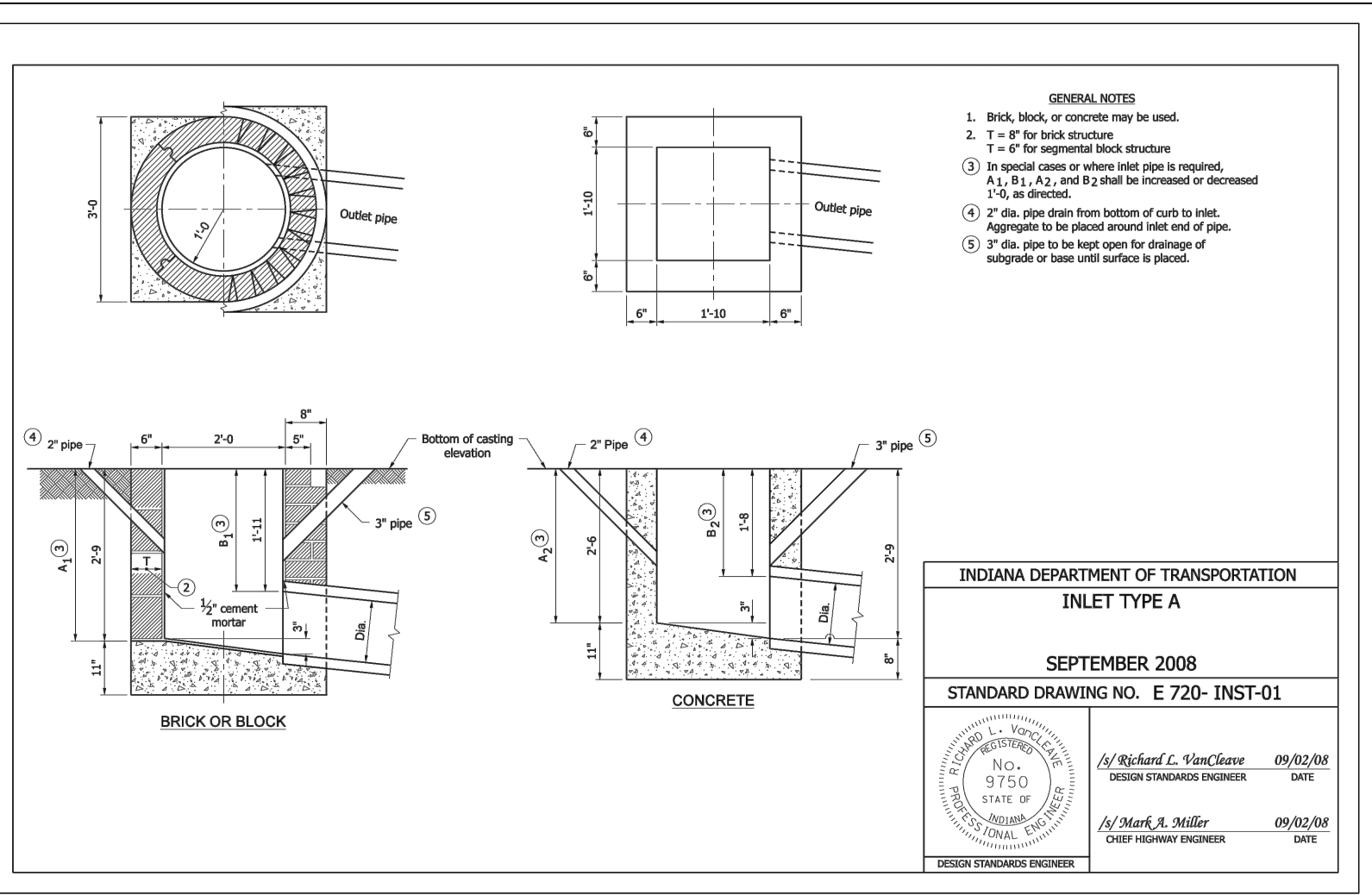
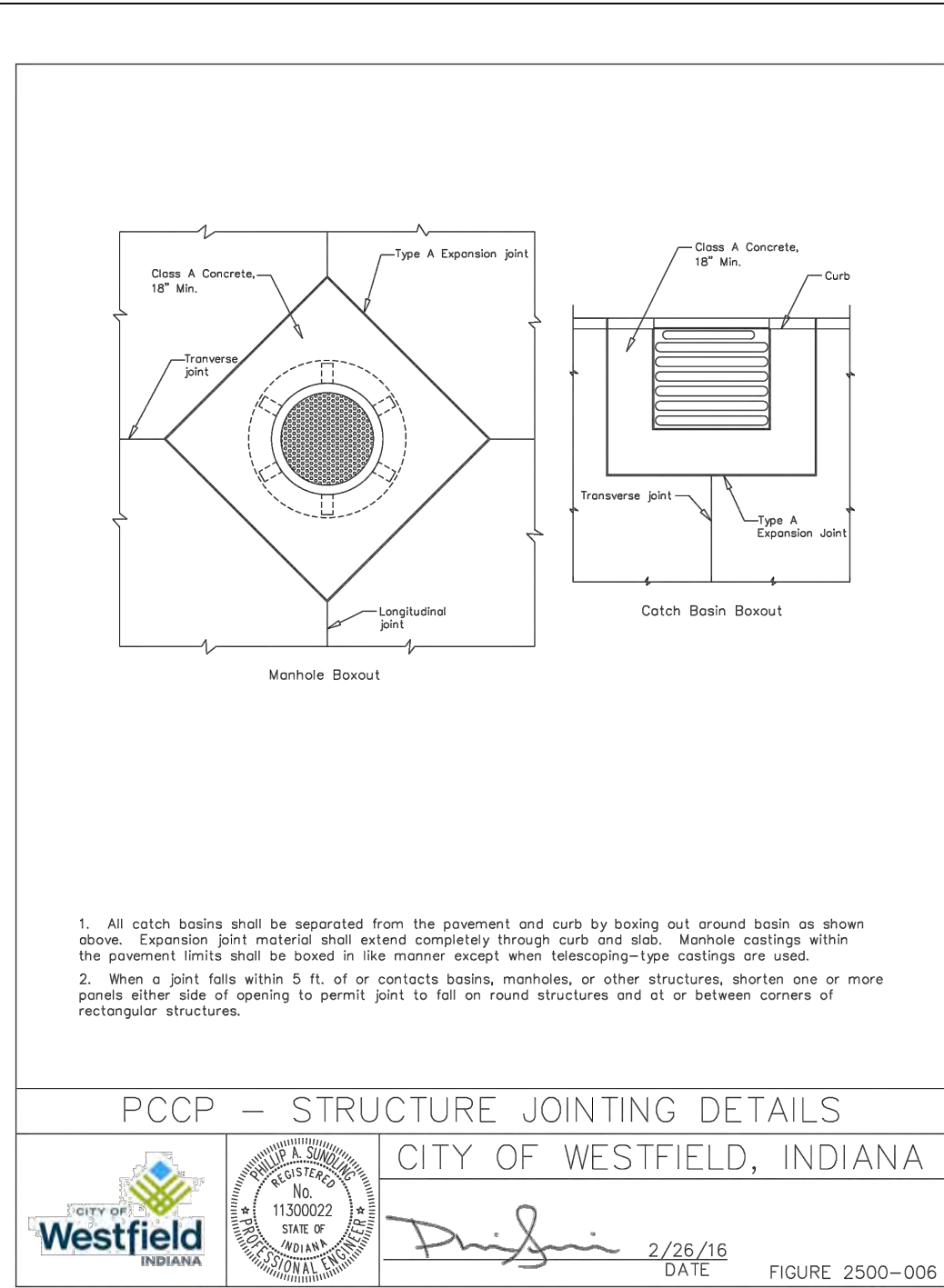
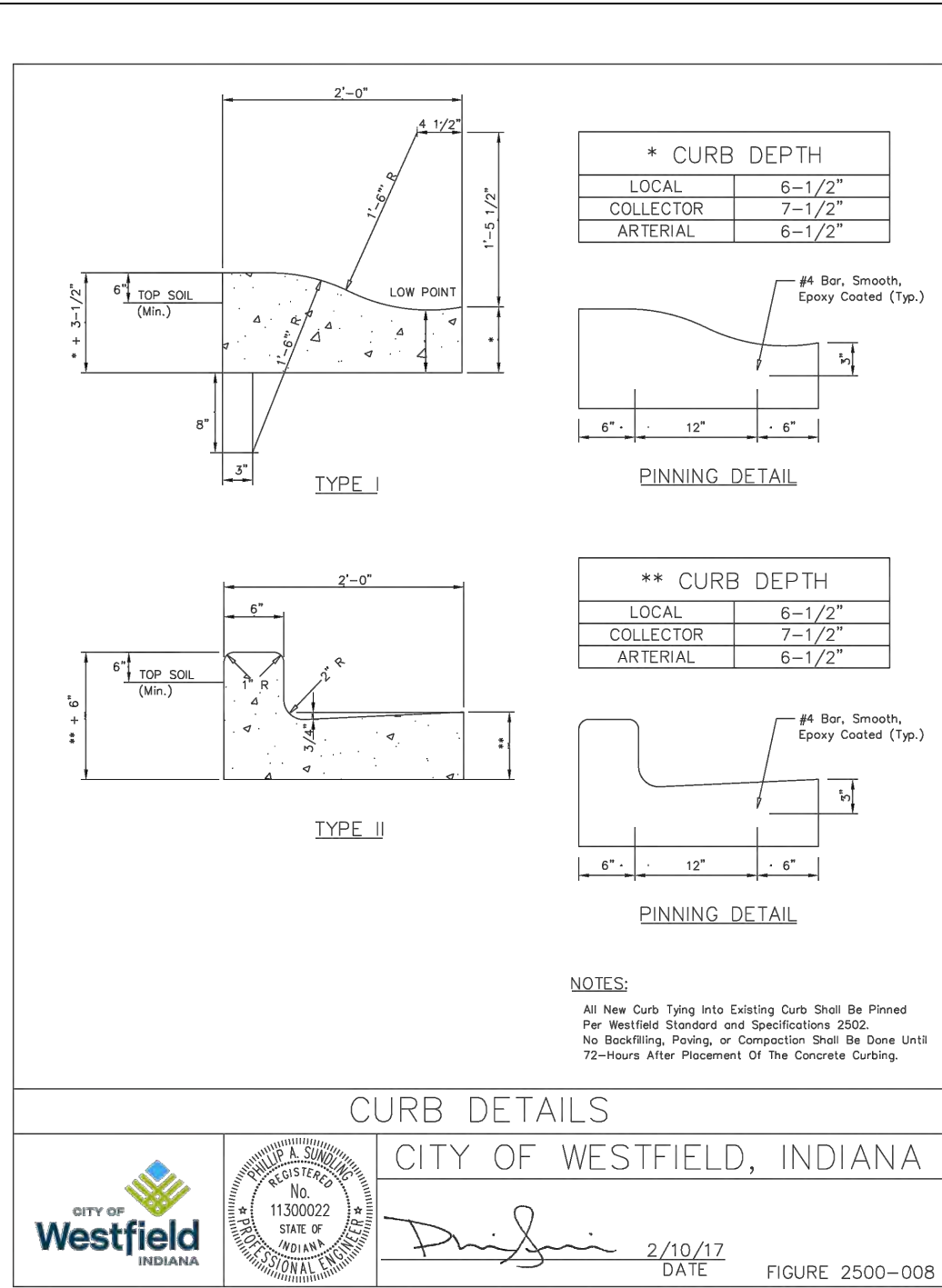
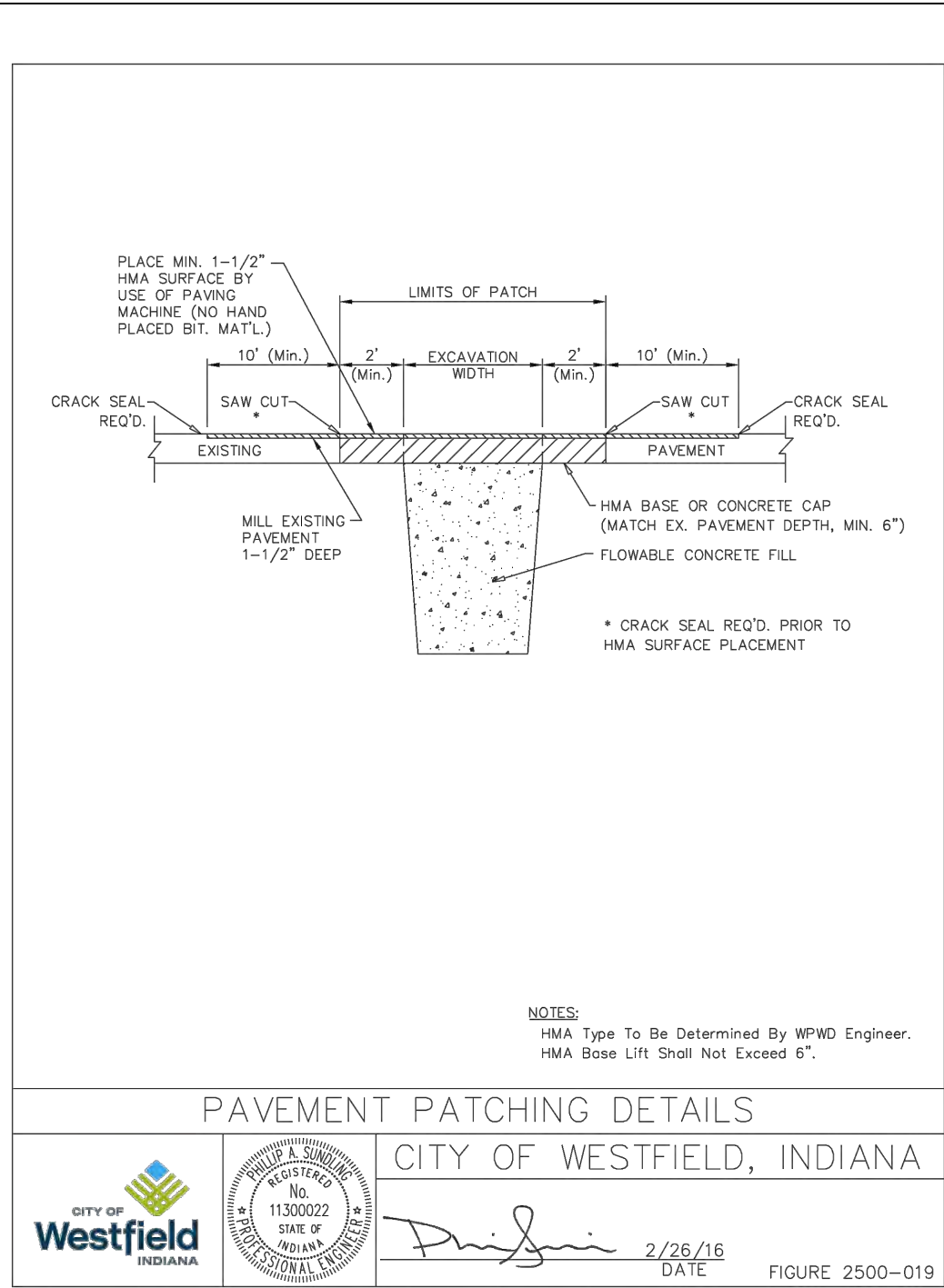
**MENARDS LOT EXPANSION  
WESTFIELD, INDIANA  
CONSTRUCTION DETAILS**

REGISTERED  
No. PE10809001  
STATE OF INDIANA  
Professional Engineer  
Matthew W. Mauch

|                          |                        |
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| DRAWN BY<br>TD/LM        | JOB NUMBER<br>2020-077 |
| CHECKED BY<br>MM         |                        |
| DATE<br>JANUARY 29, 2021 |                        |
| SCALE<br>AS SHOWN        |                        |

**C8.3**  
CONSTRUCTION DETAILS





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MENARDS LOT EXPANSION  
WESTFIELD, INDIANA  
WESTFIELD DETAILS

REGISTERED  
PROFESSIONAL ENGINEER  
No. PE10809001  
STATE OF INDIANA  
EXPIRATION DATE 4/1/13

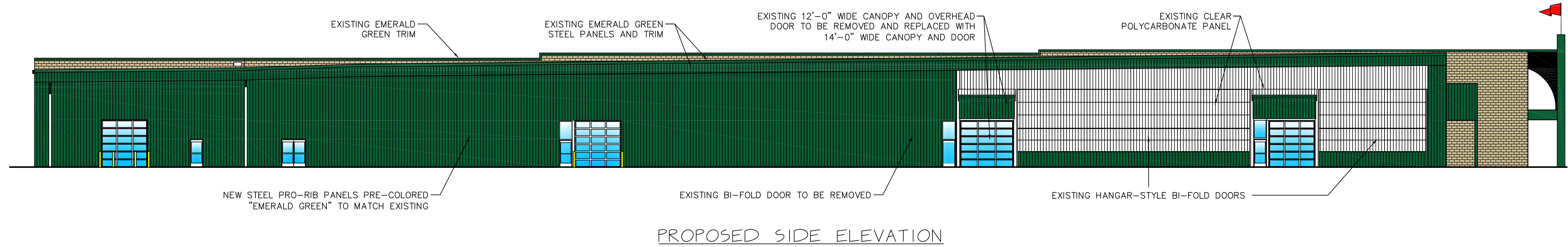
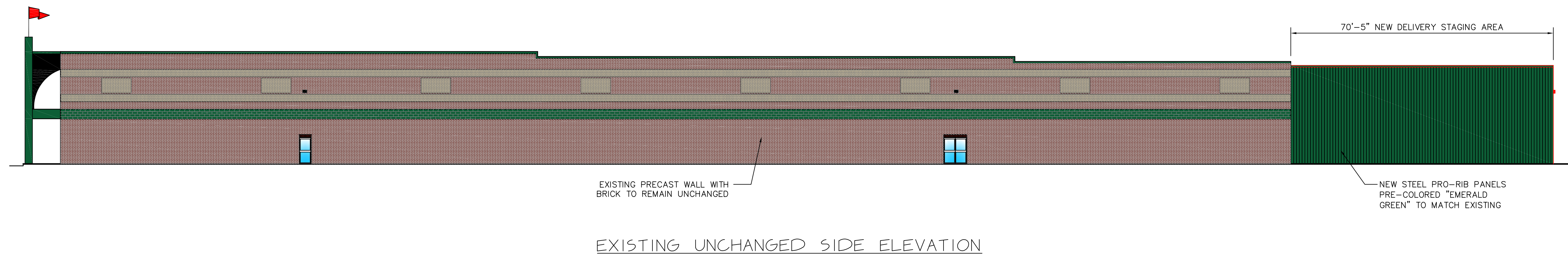
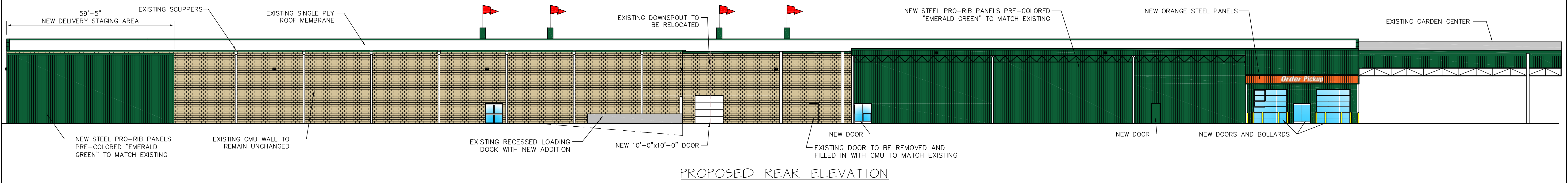
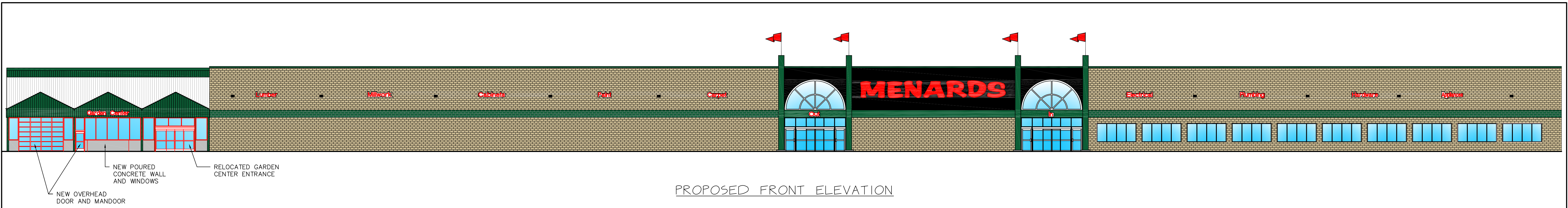
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TD/LM  
CHECKED BY  
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DATE  
JANUARY 29, 2021  
SCALE  
AS SHOWN  
SHEET

C8.4

WESTFIELD DETAILS

JOB NUMBER  
2020-077





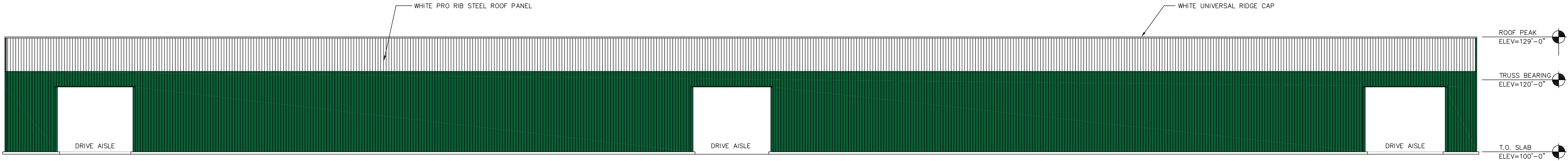
**MENARDS**

Tyler Edwards  
Real Estate Representative  
Menard, Inc.  
5101 Menard Drive  
Eau Claire, Wisconsin 54703

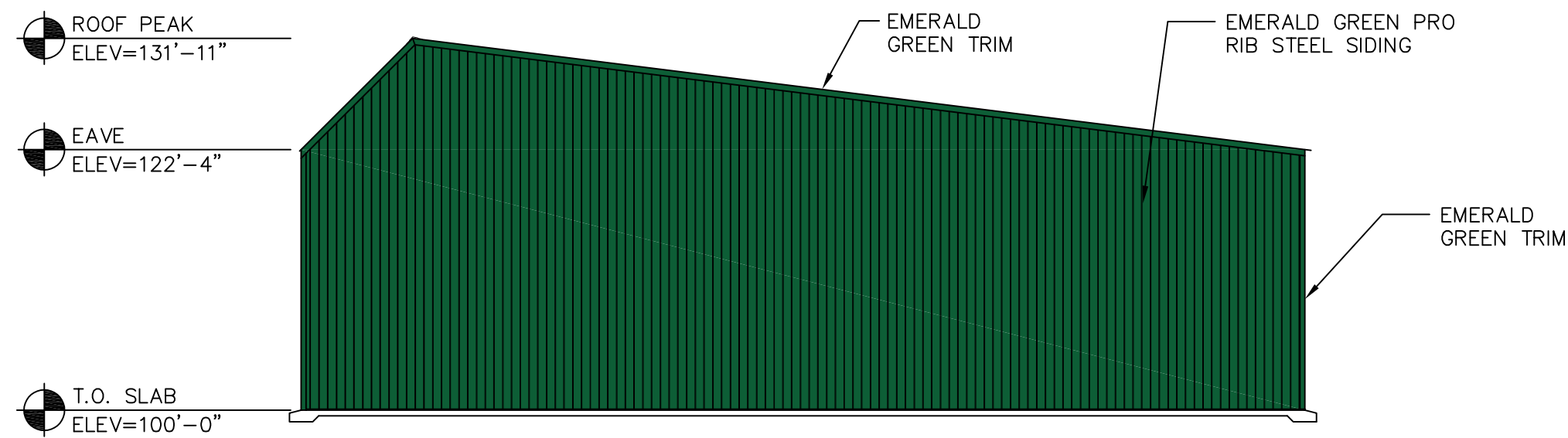
Carmel, Indiana  
Building Elevations  
November 30, 2020  
Scale: 1/16" = 1'-0"

CT2

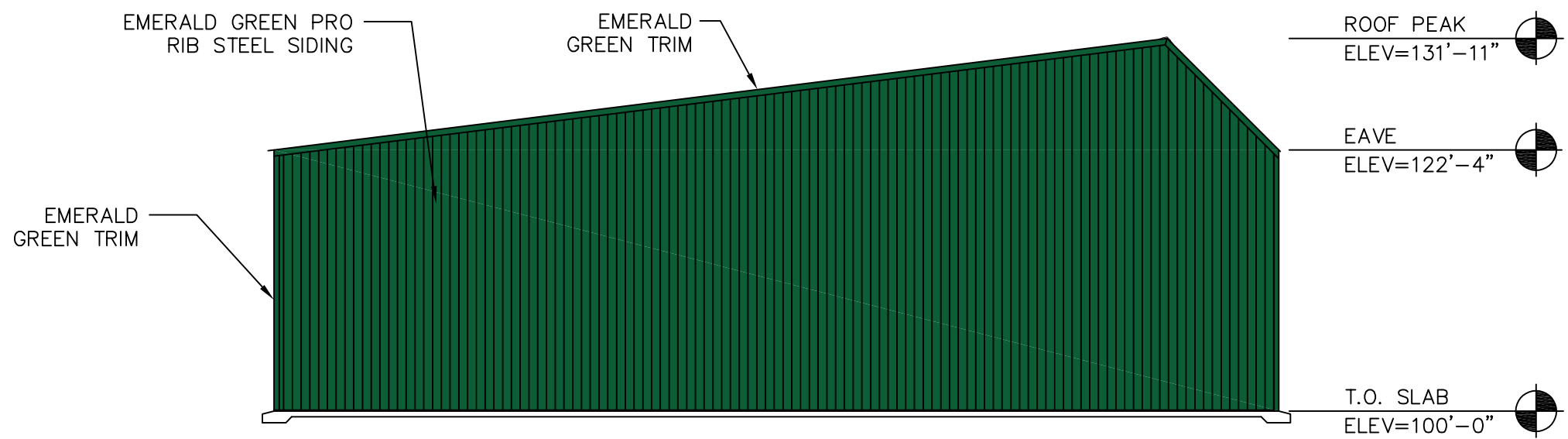




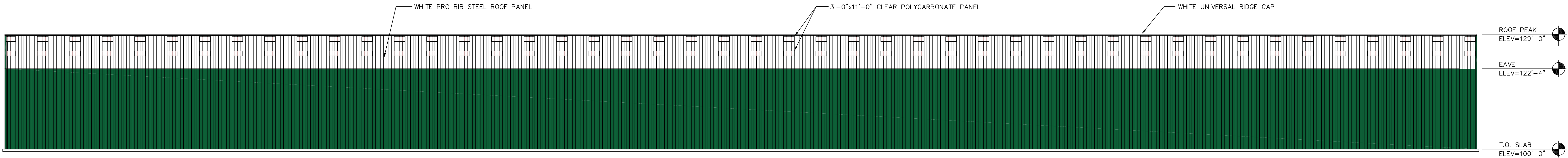
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



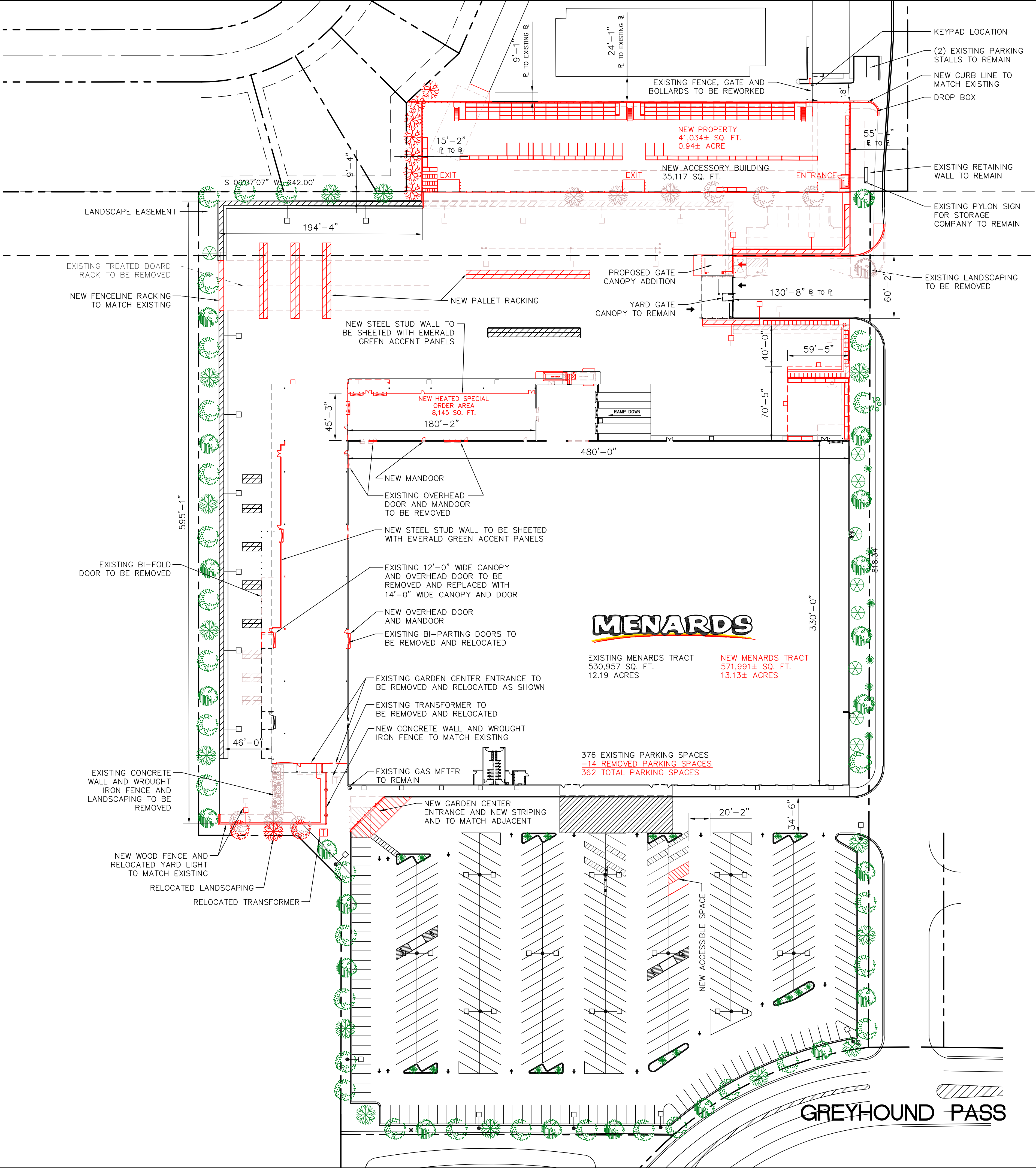
PROPOSED REAR ELEVATION

Tyler Edwards  
Real Estate Representative  
Menard, Inc.  
5101 Menard Drive  
Eau Claire, Wisconsin 54703



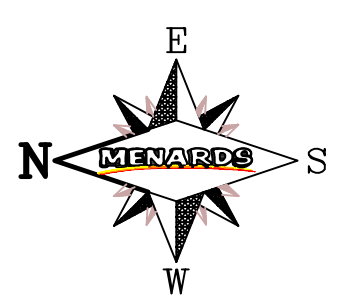
Carmel, Indiana  
Accessory Building Elevations  
November 30, 2020  
Scale: No Scale





| ELECTRICAL LEGEND |    |                                                                                     |
|-------------------|----|-------------------------------------------------------------------------------------|
| ● □ ○ —           | 17 | 400W H.P.S. PARKING LOT LIGHTING ON 30'-0" TALL POLES                               |
| □                 | 17 | 250W H.P.S. WAL-PAC LIGHTING                                                        |
| □                 | 1  | EXISTING 250W H.P.S. WAL-PAC LIGHTING TO BE REMOVED AND RELOCATED                   |
| □                 | 1  | RELOCATED 250W H.P.S. WAL-PAC LIGHTING TO MATCH EXISTING                            |
| — □               | 17 | EXISTING 250W H.P.S. COBRA HEAD YARD LIGHTS TO REMAIN                               |
| — □               | 7  | EXISTING 250W H.P.S. COBRA HEAD YARD LIGHTS TO BE REMOVED AND RELOCATED OR SALVAGED |
| — □               | 2  | RELOCATED 250W H.P.S. COBRA HEAD YARD LIGHTS TO MATCH EXISTING                      |
| ●                 | 2  | 277V M.H. DECORATIVE LAMP                                                           |

| LANDSCAPE LEGEND |                                                                                             |          |
|------------------|---------------------------------------------------------------------------------------------|----------|
| SYMBOL           | SCIENTIFIC, COMMON NAME                                                                     | QUANTITY |
| ✱                | NEW 1 1/2" Ø GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPCOLE', 'IMPERIAL' HONEYLOCUST           | 7        |
| ✱                | GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPCOLE', 'IMPERIAL' HONEYLOCUST                        | 16       |
| ✱                | EXISTING GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPCOLE', 'IMPERIAL' HONEYLOCUST TO BE REMOVED | 4        |
| ✱                | RELOCATED GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPCOLE', 'IMPERIAL' HONEYLOCUST              | 1        |
| ✱                | MALUS X HYBRID, 'CENTURION' FLOWERING CRABAPPLE                                             | 24       |
| ✱                | TILIA CORDATA 'GREENSPIRE', 'GREENSPIRE' LITTLELEAF LINDEN                                  | 21       |
| ✱                | EXISTING TILIA CORDATA 'GREENSPIRE', 'GREENSPIRE' LITTLELEAF LINDEN TO BE REMOVED           | 3        |
| ✱                | ACER PLATANOIDES 'CLEVELAND', 'CLEVELAND' NORWAY MAPLE                                      | 33       |
| ✱                | EXISTING ACER PLATANOIDES 'CLEVELAND', 'CLEVELAND' NORWAY MAPLE TO BE REMOVED               | 5        |
| ✱                | RELOCATED ACER PLATANOIDES 'CLEVELAND', 'CLEVELAND' NORWAY MAPLE                            | 2        |
| ✱                | MALUS 'MAZAM', 'MADONNA' FLOWERING CRABAPPLE                                                | 11       |
| ✱                | EXISTING MALUS 'MAZAM', 'MADONNA' FLOWERING CRABAPPLE TO BE REMOVED                         | 1        |
| ✱                | EXISTING POTENTILLA FRUTICOSA 'GOLDFINGER', 'GOLDFINGER' POTENTILLA TO REMAIN               | 40       |
| ✱                | EXISTING POTENTILLA FRUTICOSA 'GOLDFINGER', 'GOLDFINGER' POTENTILLA TO BE REMOVED           | 10       |
| ✱                | EXISTING BERBERIS THUNBERGII, JAPANESE BARBERRY TO BE REMOVED                               | 9        |
| ✱                | EXISTING JUNIPERUS HORIZONTALIS 'BAR HARBOR', 'BAR HARBOR' JUNIPER TO BE REMOVED            | 20       |



Tyler Edwards  
Real Estate Representative  
Menard, Inc.  
5101 Menard Drive  
Eau Claire, Wisconsin 54703



Carmel, Indiana  
Menards Site Plan  
November 30, 2020  
Scale: 1" = 50'-0"

CT1



**Petition Number:** 2103-PUD-09

**Project Name:** Harmony PUD Amendment (Kiddie Academy – Monument Sign)

**Subject Site Address:** 1367 S. Waterleaf Drive (the “Property”)

**Petitioner:** Woodmont Westfield Ditch Academy LLC

**Representative:** American Structurepoint, Inc.

**Request:** Requests an amendment to the Harmony Planned Unit Development (PUD) District modifying the sign standards.

**Current Zoning:** Harmony PUD

**Current Land Use:** Vacant

**Approximate Acreage:** 1.35 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Proposed Ordinance 21-09
4. Proposed Monument Sign
5. Project Narrative

**Staff Reviewer:** Caleb Ernest, Associate Planner

---

### **PETITION HISTORY**

The petition was introduced at the February 8, 2021, City Council meeting. The petition will receive a public hearing at the April 5, 2021, Advisory Plan Commission (the “Plan Commission”) meeting.

---

### **PROJECT OVERVIEW**

**Location:** The Property is located at 1367 S. Waterleaf Drive, northwest of the intersection at 146<sup>th</sup> Street and Ditch Road (see **Exhibit 2**).

**Property Description:** The Property is zoned the Harmony PUD District ([Ordinance 12-14](#)). Council approved a PUD Amendment ([Ord. 16-12](#), 1606-PUD-07) for the Property at its meeting on October 10, 2016. The Property is currently going through a PUD amendment (Ord. 21-09, *pending*).





**Definitions:** Signage Exhibit – Kiddie Academy: The signage plan attached hereto as Exhibit B (see **Exhibit 4**).

**Sign Standards:** The standards of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- Kiddie Academy:
  - o The Kiddie Academy shall be permitted signs in accordance with the Individual Non-Residential use and in general conformance with the included Exhibit B (see **Exhibit 4**).

---

### **COMPREHENSIVE PLAN**

The Property falls within the New Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area. This area has already been zoned the Harmony PUD District and is located within the Mixed Use area of the PUD. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

---

### **PROCEDURAL**

**Public Hearing:** A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the March 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

**Council Introduction:** The petition was introduced at the February 8, 2021, Council meeting.

---



**DEPARTMENT COMMENTS**

1. **Action: Hold a public hearing at the April 5, 2021, Plan Commission Meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov).





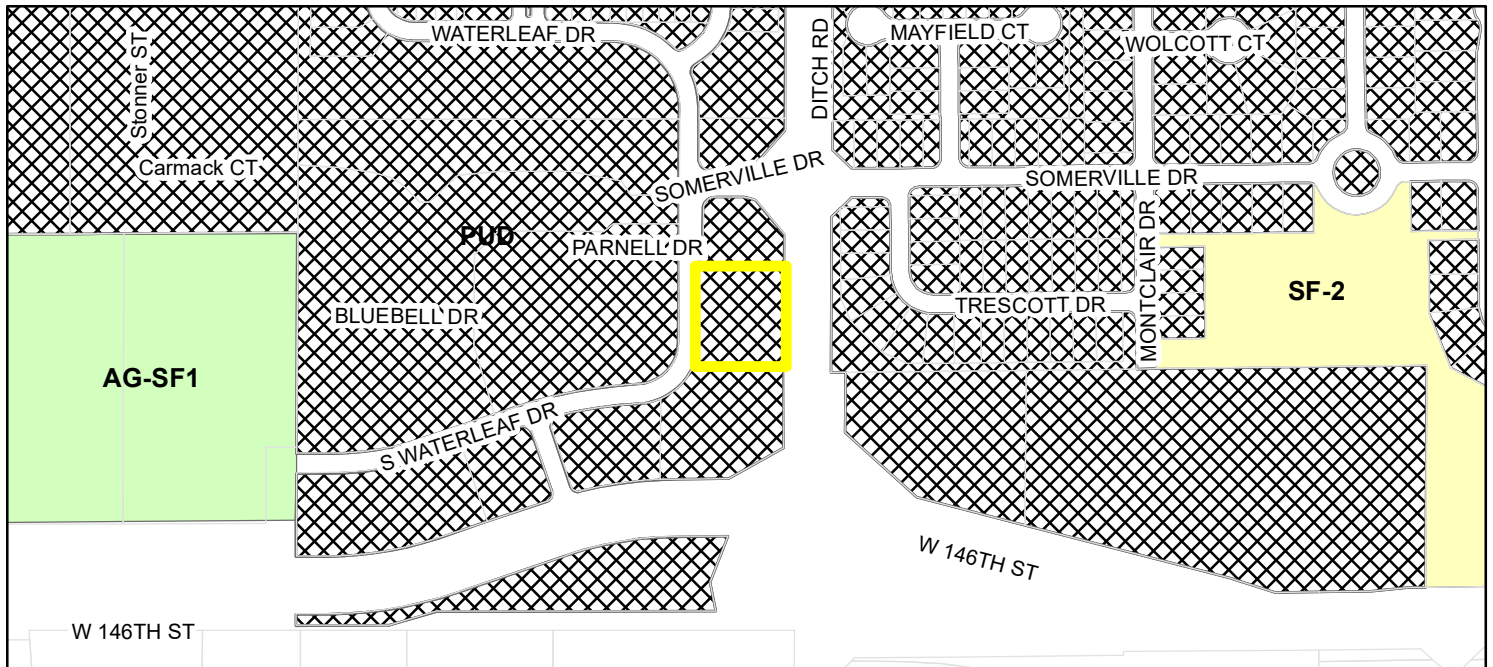
Property Location Map  
1367 S. Waterleaf Drive  
Planned Unit Development Amendment  
2103-PUD-09



Aerial Location Map



Zoning Map



|  |                                          |               |
|--|------------------------------------------|---------------|
|  | Parcel                                   | <b>Zoning</b> |
|  | AG-SF1 (Agriculture - Single Family - 1) |               |
|  | PUD (Planned Unit Development)           |               |
|  | SF-2 (Single Family - 2)                 |               |

## ORDINANCE NUMBER 20-XX

### 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 Common Council enacted Ordinance No. 12-14, The Harmony Planned Unit Development District (the "Harmony PUD Ordinance") on January 14, 2013;

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 20XX-PUD-XX**), requesting an amendment to the Harmony PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

**WHEREAS**, the Commission forwarded **Petition No. 20XX-PUD-XX** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a \_\_\_\_\_ recommendation (\_\_\_-\_\_\_) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on \_\_\_\_\_ 2021;

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

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

#### **Section 1. Applicability of Ordinance.**

- 1.1 This Ordinance shall amend the Harmony PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Harmony PUD Ordinance; 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 Harmony PUD Ordinance, as amended.



- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.3 All provisions and representations of the (i) UDO or (ii) the Harmony PUD 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 or the Harmony PUD shall have the meanings ascribed to them in the UDO.

- 2.1 Signage Exhibit – Kiddie Academy: The signage plan attached hereto as **Exhibit B**

**Section 8.** **Sign Standards** The standards of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

A. Kiddie Academy:

- a. The Kiddie Academy shall be permitted signs in accordance with the Individual Non-Residential Use and in general conformance with the included Exhibit B.

*[Remainder of page intentionally left blank; signature page follows.]*

**ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.**  
**WESTFIELD CITY COUNCIL**

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
Scott Willis

\_\_\_\_\_  
Scott Willis

\_\_\_\_\_  
Scott Willis

\_\_\_\_\_  
Jake Gilbert

\_\_\_\_\_  
Jake Gilbert

\_\_\_\_\_  
Jake Gilbert

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
Scott Frei

\_\_\_\_\_  
Scott Frei

\_\_\_\_\_  
Scott Frei

\_\_\_\_\_  
Mike Johns

\_\_\_\_\_  
Mike Johns

\_\_\_\_\_  
Mike Johns

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Troy Patton

\_\_\_\_\_  
Troy Patton

\_\_\_\_\_  
Troy Patton

**ATTEST:**

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE XX-XX** was delivered to the Mayor of Westfield on the  
\_\_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_ m.



\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 20-49**

this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 20-49**

this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
J. Andrew Cook, Mayor

This document prepared by: Bradley Schrage  
American Structurepoint, Inc.  
9025 River Road, Suite 250, Indianapolis, IN 46240

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: Bradley Schrage

## **SCHEDULE OF EXHIBITS**

Exhibit A Real Estate (Legal Description)

Exhibit B Signage Exhibit

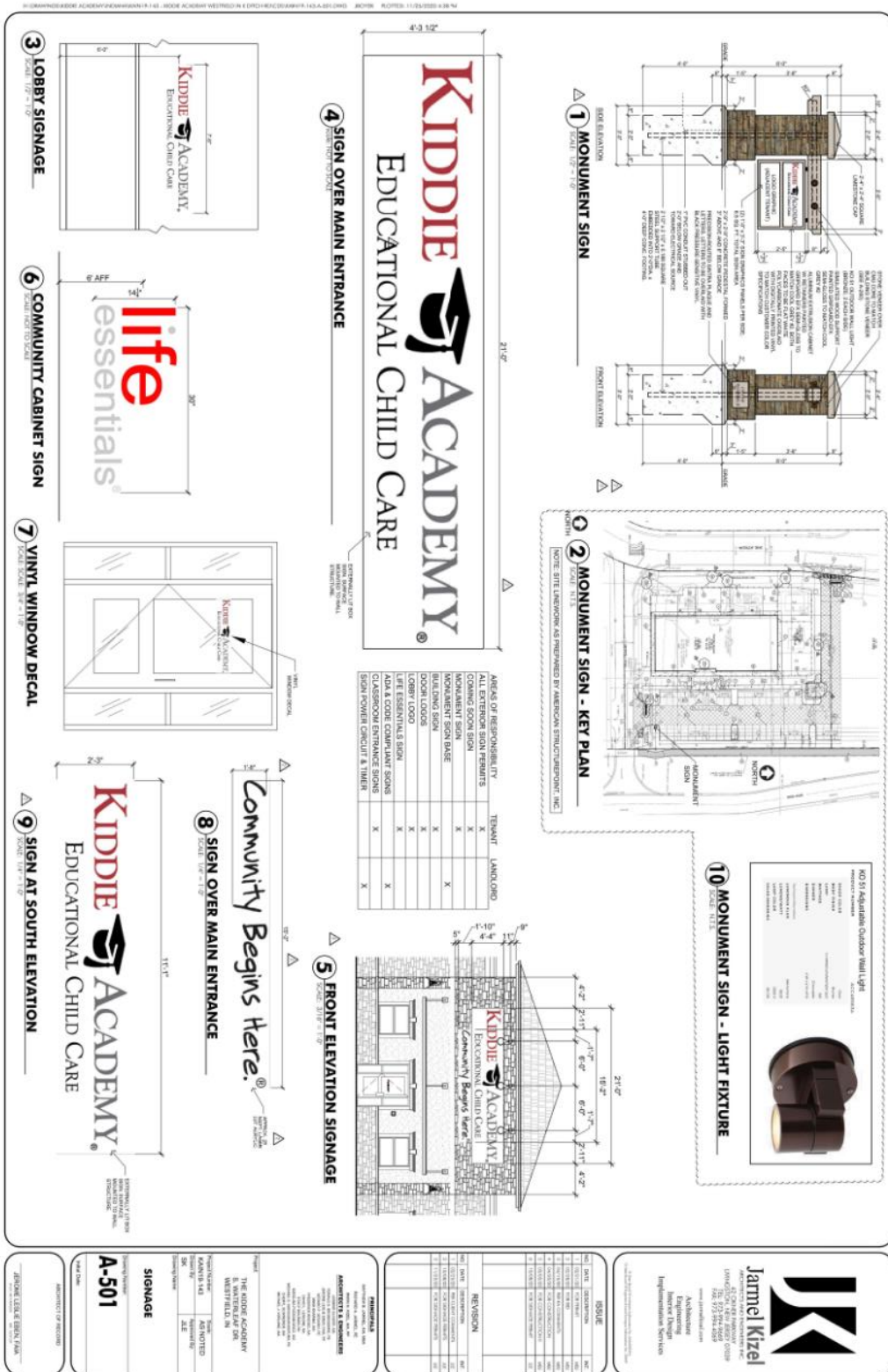


**EXHIBIT A**

REAL ESTATE

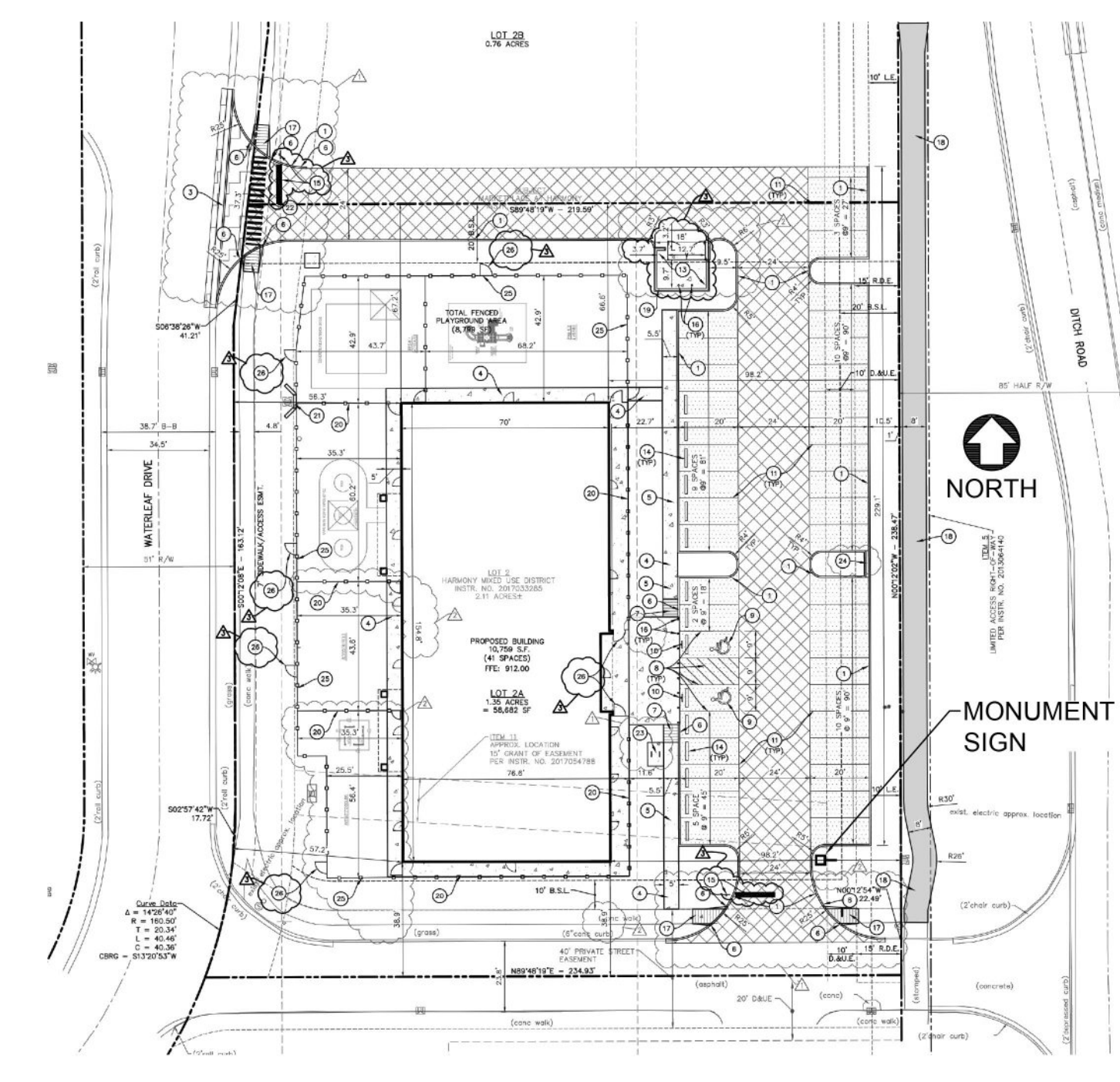
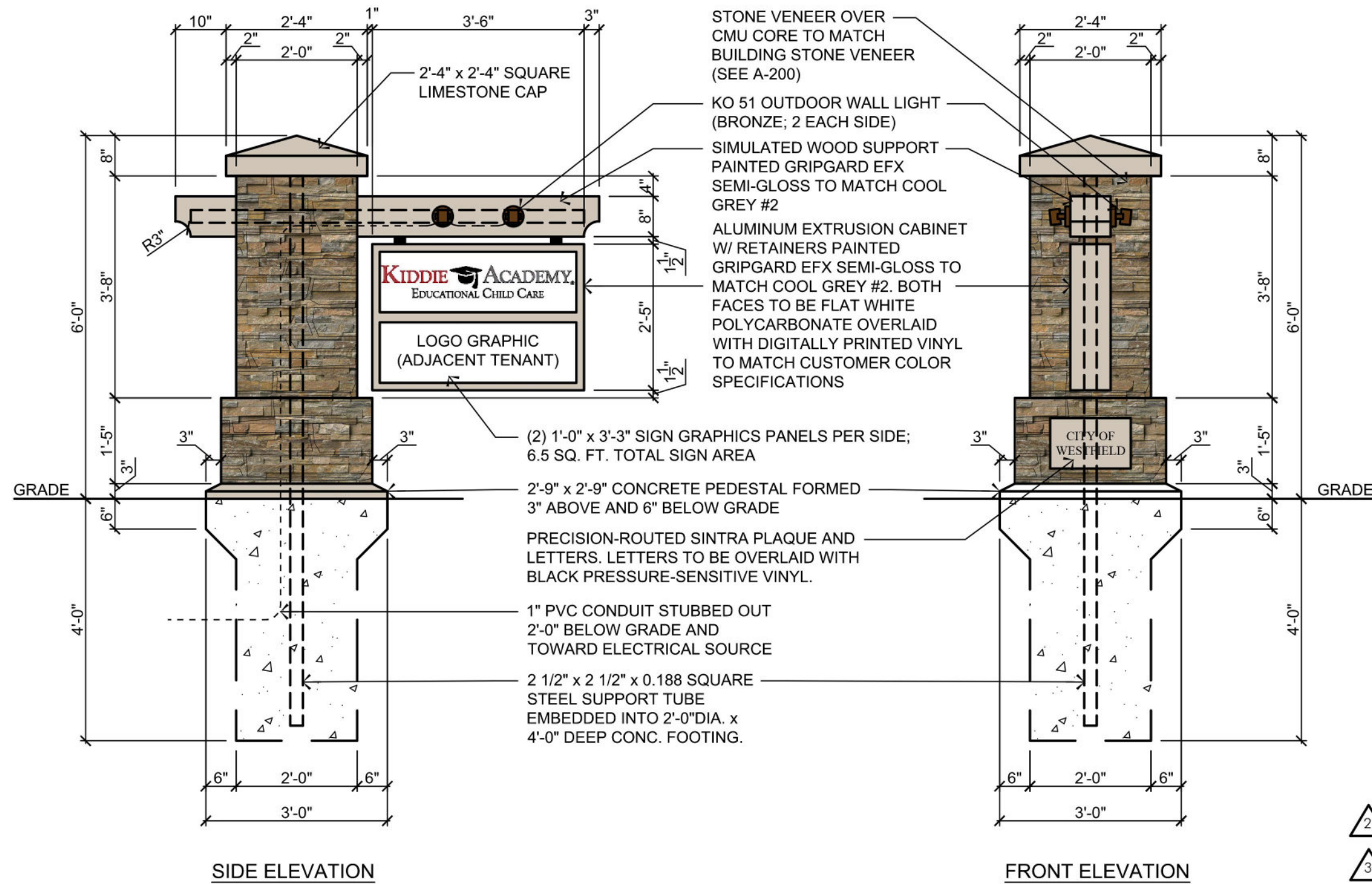
Lot 2A of the Secondary Plat for Harmony Mixed Use District recorded the 16<sup>th</sup> Day of September 2020 in the Office of the Recorder of Hamilton County.

## Signage Exhibit



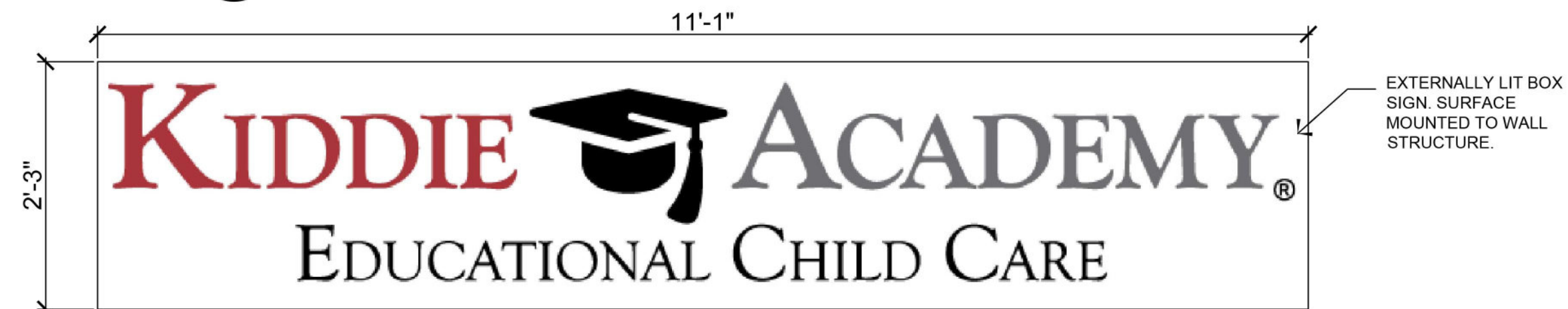
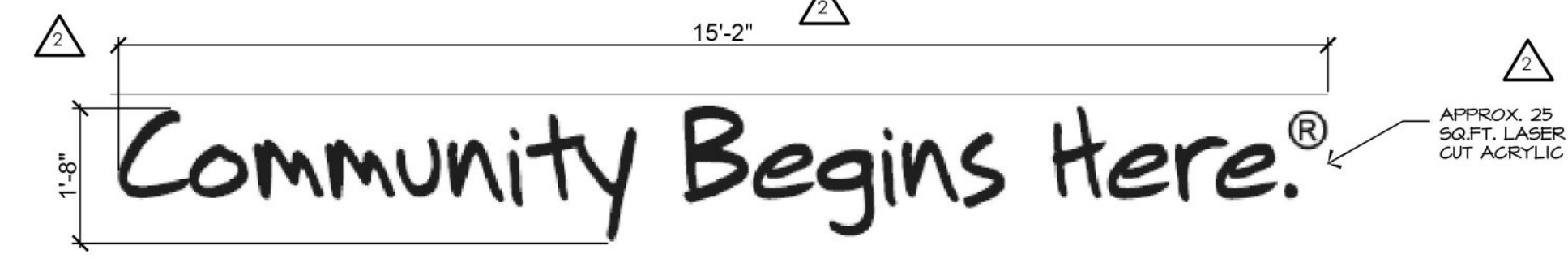
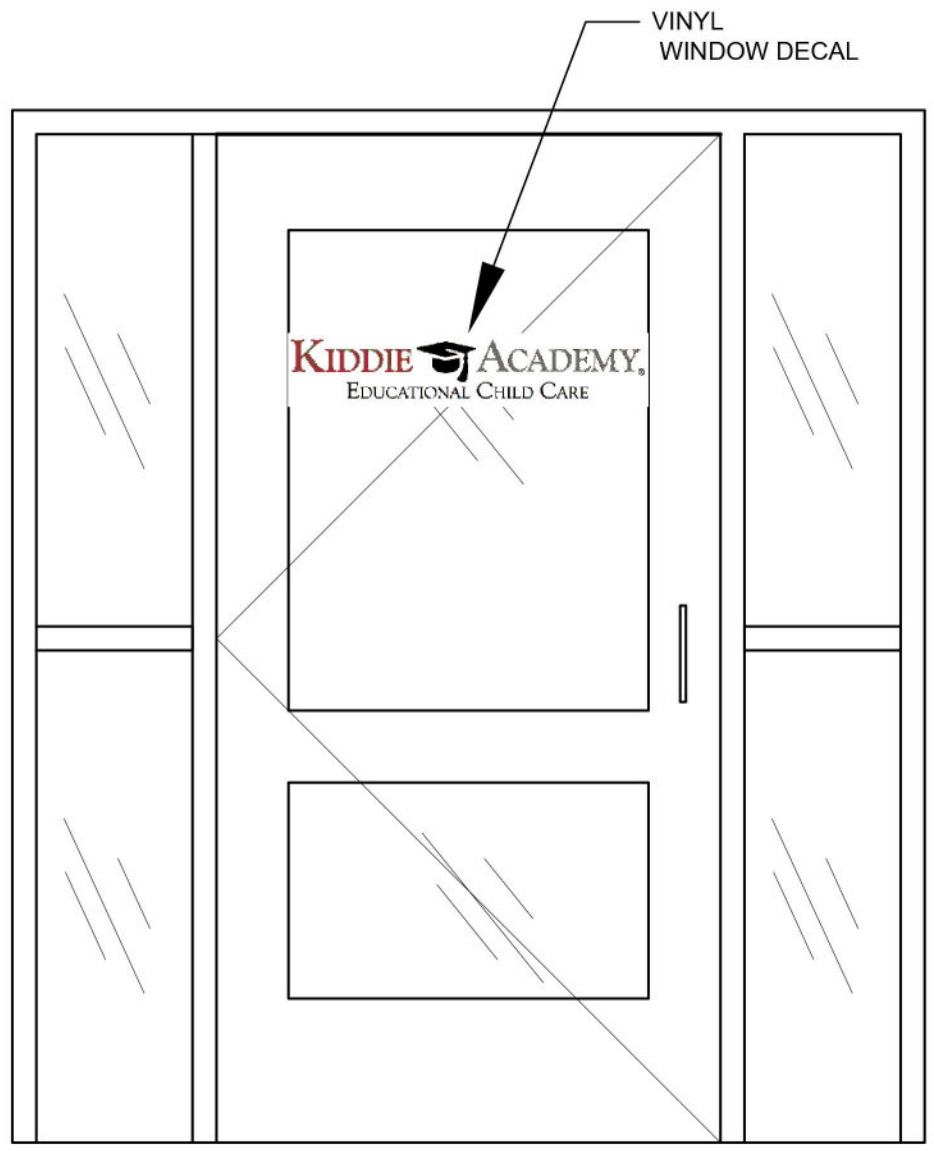
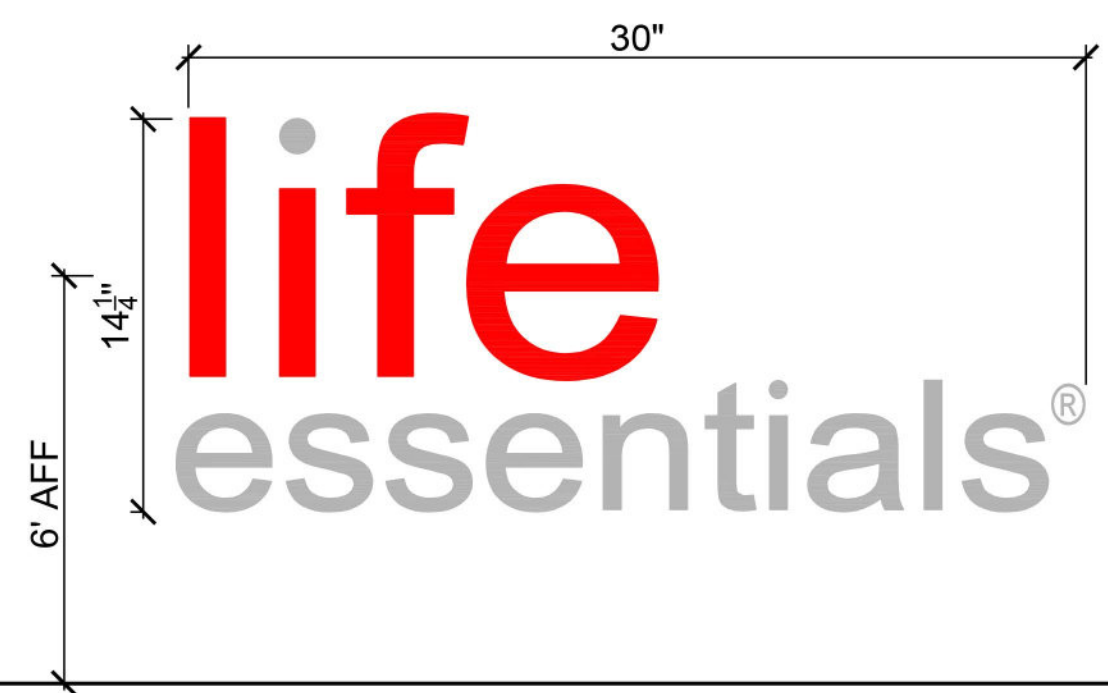
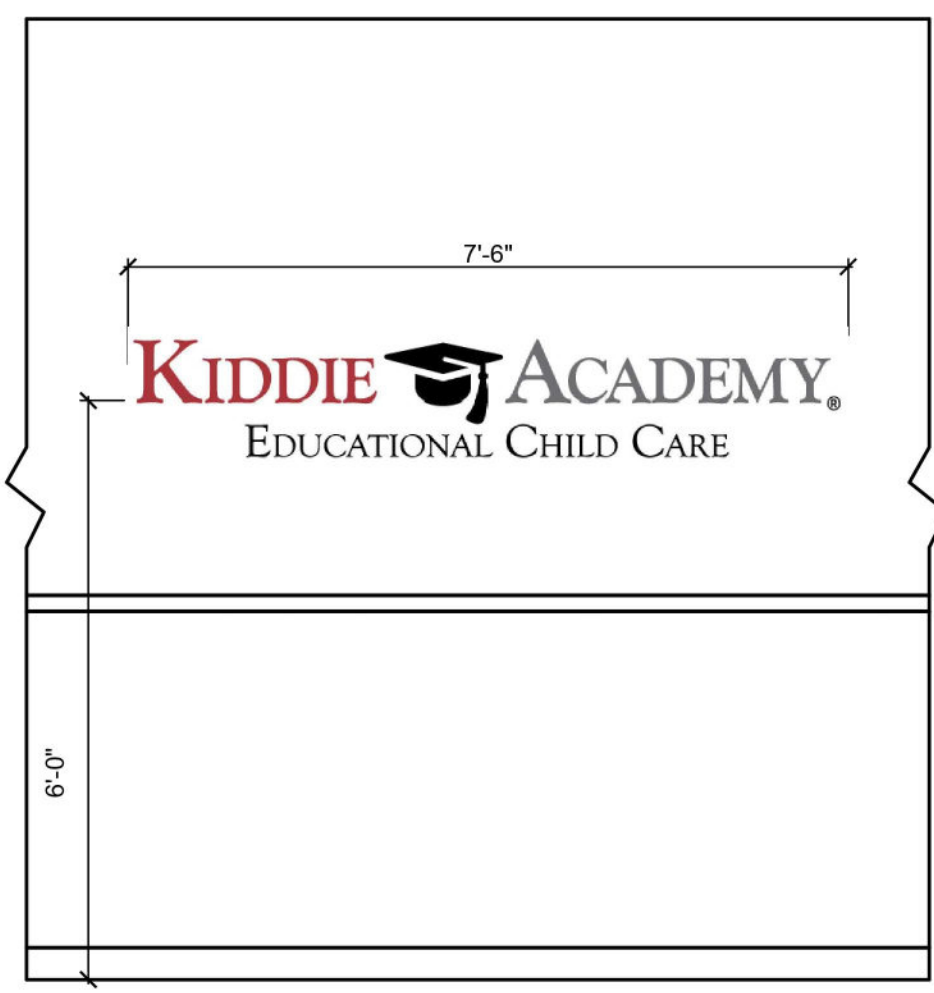
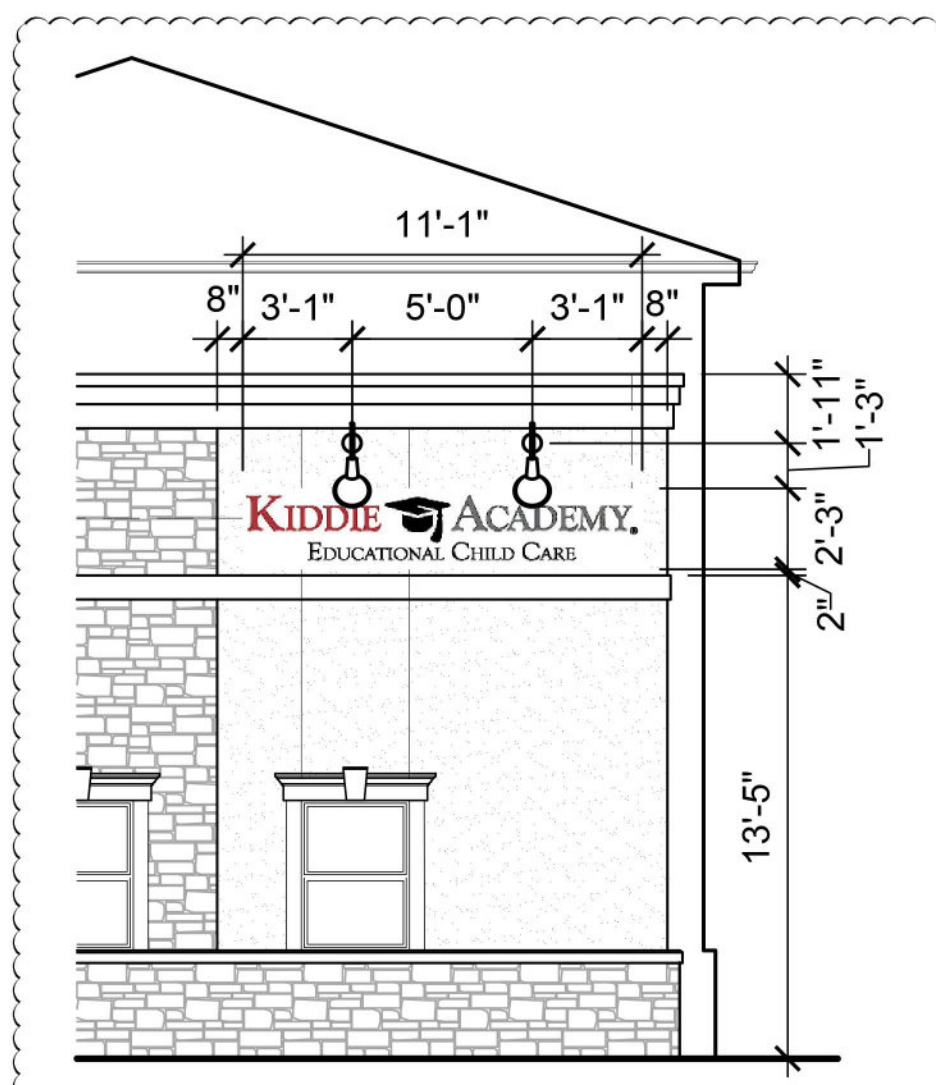


H:\DRAWINGS\KIDDIE ACADEMY\INDIANAKAIN19-143 - KIDDIE ACADEMY WESTFIELD IN\11 DITCH RD\CD\KAIN19-143-A-501.DWG - JBOYER PLOTTED: 1/29/2021 5:31 PM



**10 MONUMENT SIGN - LIGHT FIXTURE**  
SCALE: N.T.S.

| AREAS OF RESPONSIBILITY    | TENANT | LANDLORD |
|----------------------------|--------|----------|
| ALL EXTERIOR SIGN PERMITS  | X      |          |
| COMING SOON SIGN           | X      |          |
| MONUMENT SIGN              | X      |          |
| MONUMENT SIGN BASE         |        | X        |
| BUILDING SIGN              | X      |          |
| DOOR LOGOS                 | X      |          |
| LOBBY LOGO                 | X      |          |
| LIFE ESSENTIALS SIGN       | X      |          |
| ADA & CODE COMPLIANT SIGNS |        | X        |
| CLASSROOM ENTRANCE SIGNS   | X      |          |
| SIGN POWER CIRCUIT & TIMER |        | X        |



**Jarmel Kizel**  
ARCHITECTS AND ENGINEERS INC.  
42 OKNER PARKWAY  
LIVINGSTON, NEW JERSEY 07039  
TEL: 973-994-9669  
FAX: 973-994-4069

www.jarmelkizel.com

Architecture  
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Interior Design  
Implementation Services

FL State Board Of Architects Authorization No. AA26003594  
FL State Board Of Engineers & Land Surveyors Authorization No. 22449

**ISSUE**

| NO. | DATE     | DESCRIPTION         | INT. |
|-----|----------|---------------------|------|
| 1   | 02/21/20 | FOR PERMIT          | MBJ  |
| 2   | 02/28/20 | FOR BID             | MBJ  |
| 3   | 04/15/20 | PER KA COMMENTS     | MBJ  |
| 4   | 04/20/20 | FOR CONSTRUCTION    | MBJ  |
| 5   | 05/05/20 | FOR CONSTRUCTION II | MBJ  |
| 6   | 10/08/20 | FOR SIGNAGE PERMIT  | JLE  |

**REVISION**

| NO. | DATE     | DESCRIPTION         | INT. |
|-----|----------|---------------------|------|
| 1   | 02/25/20 | PER CLIENT COMMENTS | JLE  |
| 2   | 10/08/20 | FOR SIGNAGE PERMITS | JLE  |
| 3   | 11/25/20 | FOR SIGNAGE PERMITS | JLE  |
| 4   | 01/29/21 | FOR SIGNAGE PERMITS | JLE  |

**PRINCIPALS**

MATTHEW B. JARMEL, AIA, MBA  
RICHARD A. JARMEL, PE  
IRWIN H. KIZEL, AIA, PP

**ARCHITECTS & ENGINEERS**

JASMINE ALCAIDE, AIA  
RONALD A. BROKENSHIRE, PE  
JEROME LESLIE EBEN, FAIA, PP  
GERARD P. GESARIO, PE  
ANNA KHARINA, AIA  
FREDERICK KINCAD, AIA  
DAVID L. LESSENE, RA  
STACY MULRANI, RA  
KAROLINA PODKONCZYK, AIA  
MICHAEL D. SAN BUENAVENTURA, PE  
CHERYL SCHWEIKER, AIA  
MICHAEL J. VORLAND, AIA

Project:

THE KIDDIE ACADEMY  
S. WATERLEAF DR.  
WESTFIELD, IN

Project Number:

KAIN19-143

Drawn By:

SK

Drawing Name:

**SIGNAGE**

Drawing Number:

**A-501**

Initial Date:

ARCHITECT OF RECORD

JEROME LESLIE EBEN, FAIA  
IN LIC. AR 11800220 EXP. 12/31/21



## PROJECT NARRATIVE STATEMENT

The project is located in the City of Westfield in Hamilton County, Indiana. The proposed project site is 1.35 acres located northwest of the intersection of 146<sup>th</sup> Street and Ditch Road within the Harmony PUD just north of the previously developed CVS parcel. The PUD Amendment addresses signage for the Kiddie Academy Parcel located on Lot 2B. It will allow for a standalone monument sign located just north of the access drive between the CVS and Kiddie Academy.



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

April 5, 2021  
2104-ODP-08  
Exhibit 1

**Docket Number:** 2104-ODP-08

**Project Name:** West Fork Whiskey

**Subject Site Address:** NEC of 191<sup>st</sup> Street and Horton Road

**Petitioner:** West Fork Whiskey

**Representative:** Cripe

**Request:** Overall Development review of 1 lot on 12.83 acres +/- in the Osborne Trails PUD District.

**Current Zoning:** Osborne Trails PUD District ([Ord. 16-44](#), as amended by [Ord. 17-21](#) and [Ord. 20-29](#))

**Current Land Use:** Undeveloped/Agriculture

**Approximate Acreage:** 12.83 +/-

**Property History:** 1708-PUD-14 ([Ord. 17- 21 Osborne Trails PUD Amendment I](#))  
2009-PUD-10 ([Ord. 20-29 Osborne Trails PUD Amendment II](#))

**Exhibits:**

1. Staff Report
2. Location Map
3. Overall Development Plan

**Staff Reviewer:** Pam Howard, Senior Planner

---

## **PROCEDURAL**

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

---

## **BACKGROUND**

The Property was incorporated into the Osborne Trails PUD with an amendment approved on August 14, 2017. A subsequent amendment, approved on October 12, 2020, addressed the currently proposed use and development standards for the proposal.

This City Council approved the annexation for the Property at the October 12, 2020, meeting. Recording of the annexation with the county prompted a subdivision of the property. Because the subdivision was a result of annexation, this is being permitted via a Minor Subdivision as opposed



to the full Primary Plat and Secondary Plat process. For this reason, only the Overall Development Plan is being reviewed at this time.

---

### **Project Overview**

The current proposal is an Overall Development Plan for 1 lot on 12.83 acres +/- in the Osborne Trails PUD District. Any vertical improvements proposed for the site will be reviewed during a subsequent Detailed Development Plan process.

---

### **OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)**

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

- 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.

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

- 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.

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

- 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.

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

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

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

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

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

- 11) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots 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.

**Comment: No floodplain areas on property.**

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

**Comment: No legal drains on property.**

- 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.

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

- 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).

---

## **DISTRICT STANDARDS**

**The plans comply with Article 4.14 (LB District), as modified by the Osborne Trails PUD District except for those items identified as outstanding below:**

- 20) Permitted Uses

**Comment: Agritourism (including a Distillery) is permitted by Ord. 20-29.**

- 21) Minimum Lot Area: No Minimum

- 22) Minimum Lot Frontage: 50 feet

- 23) Minimum Building Setback Lines:

- a) Front Yard: 60 feet; however, the Front Yard may be reduced to the average setback of legally established buildings where an existing Front Yard setback is already established by two or more existing, legally established buildings within the same Block and within three hundred (300) feet in either direction of the proposed building.

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

- b) Side Yard: 15 feet

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

- c) Rear Yard: 20 feet

- 24) Maximum Building Height: 45 feet

**Comment: To be reviewed with Detailed Development Plan.**

- 25) Project Perimeter Setback: No structure shall be erected above the projected 1:3 Proximity Slope Line.

**Comment: To be reviewed with Detailed Development Plan.**

26) Building Size Requirements:

**Comment: To be reviewed with Detailed Development Plan.**

- a) Minimum Business Size: 800 square feet
- b) Maximum Business Size: 40,000 square feet for an Agritourism Use
- c) Maximum Aggregate of all Bldgs.: N/A for a distillery

27) Development Plan Review: Required

- a) Developments may be either: (i) a freestanding individual building; or (ii) an integrated development without outlots and containing more than one (1) business in one (1) or more buildings.

---

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

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

- 28) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 29) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 30) 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.
- 31) 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.



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**DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

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

32) Accessory Use and Building Standards (Article 6.1)

**Comment: To be reviewed with Detailed Development Plan.**

33) Architectural Standards (Sec. 7.1 of Ord. 20-29)

**Comment: To be reviewed with Detailed Development Plan.**

34) Building Standards (Article 6.4)

35) Fence Standards (Article 6.5)

36) Height Standards (Article 6.6)

**Comment: To be reviewed with Detailed Development Plan.**

37) Landscaping Standards (Article 6.8)

**Comment: To be reviewed with Detailed Development Plan.**

a) General Landscape Design Standards:

i) Placement: Installed plantings shall comply with the following:

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

b) General Screening Standards:

c) Detention and Retention Areas:

i) Natural Appearance:

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

- (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
- (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
- ii) Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).
- iii) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.

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

- d) Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:

**Comment: Not required in nonresidential developments.**

- i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.
- e) Minimum Lot Landscaping Requirements: Yard and Open Space areas of all Lots shall be landscaped in accordance with this section (the “Minimum Lot Landscaping Requirements”):
- f) Foundation Plantings
- g) External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.
- i) Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This



requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way.

h) Buffer Yard Requirements: Institutional adjacent to SF2 requires Buffer Type B.

i) Parking Area Landscaping

38) Lighting Standards (Article 6.9)

**Comment: To be reviewed during Detailed Development Plan.**

39) Lot Standards (Article 6.10)

**Comment: See District Standards.**

40) Outside Storage and Display (Article 6.12)

**Comment: To be reviewed during Detailed Development Plan.**

41) Parking and Loading Standards (Article 6.14)

**Comment: To be reviewed during Detailed Development Plan.**

42) Performance Standards (Article 6.15)

**Comment: To be reviewed during Detailed Development Plan.**

43) Setback Standards (Article 6.16)

**Comment: See District Standards.**

44) Sign Standards (Article 6.17)

**Comment: To be reviewed with sign permit application.**

45) Vision Clearance Standards (Article 6.19)

- a) Vision Clearance: No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:

**Comment: To be reviewed during Detailed Development Plan.**

- i) Forty (40) feet from intersection of Collectors, Private or Local Street.
- ii) Seventy-five (75) feet from intersections of Expressways or Arterials.
- iii) Ten (10) feet from intersections of Driveways of Alleys.

---

**DESIGN STANDARDS (Chapter 8 of UDO)**

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

46) Block Standards (Article 8.1)

47) Easement Standards (Article 8.3)

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

48) Monument and Marker Standards (Article 8.5)

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

49) Open Space and Amenity Standards (Article 8.6)

50) Pedestrian Network Standards (Article 8.7)

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

51) Storm Water Standards (Article 8.8)

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

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

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

53) Street Light Standards (Article 8.10)

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

54) Street Sign Standards (Article 8.11)

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

55) Surety Standards (Article 8.12)

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

56) Utility Standards (Article 8.13)

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

---

**DEPARTMENT COMMENTS**

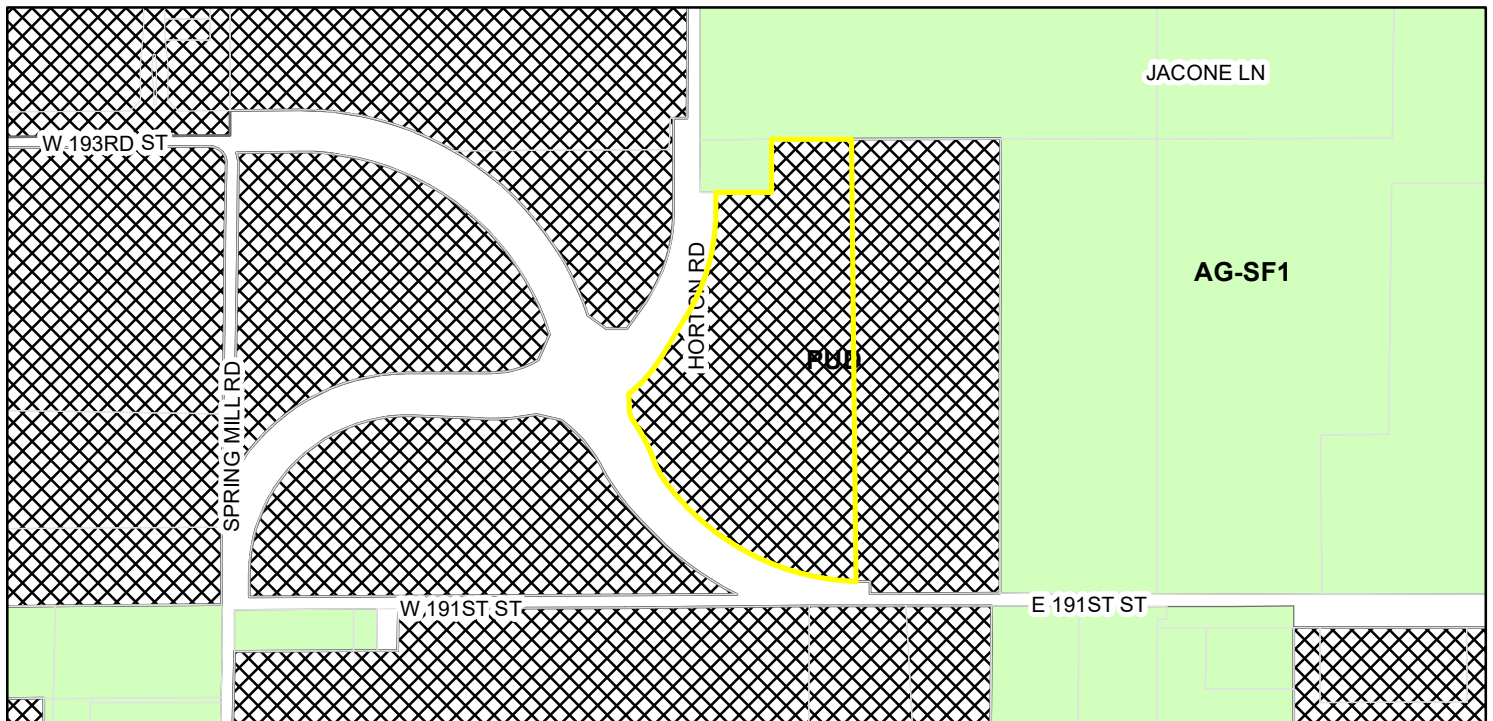
1. **Action:** Hold a public hearing at the April 5 2021, Plan Commission meeting.
2. The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission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



**Aerial Location Map**



**Zoning Map**



**Zoning**

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



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INDIANAPOLIS, IN 46202  
(812) 583-8797

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(317) 439-2703

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[illegible]

|                 |                        |
|-----------------|------------------------|
| PROJECT ADDRESS | 191ST ST AND HORTON RD |
| PROJECT AREA    | 13.9 ACRES             |

| SHEET | DESCRIPTION              |
|-------|--------------------------|
| C001  | COVER SHEET              |
| C200  | OVERALL DEVELOPMENT PLAN |
| C201  | SITE PLAN                |

ELEV. = 910.25 (NAVD 88 DATUM)

PROJECT T.B.M.: - MAG SPIKE SET IN THE EAST SIDE OF POWER POLE #075-300  
LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 191ST STREET AND  
HORTON ROAD.

ELEV. = 929.96 (NAVD 88 DATUM)

A                                                                                                                                                     

[illegible]

| AGENCY/UTILITY                              | PHONE NUMBER |
|---------------------------------------------|--------------|
| CITY OF WESTFIELD PLANING-PAMELA HOWARD     | 317-531-3751 |
| CITY OF WESTFIELD ENGINEERING               |              |
| JONATHAN NAIL                               | 317-430-6750 |
| PUBLIC WORKS - CITY OF WESTFIELD            |              |
| JOHN RANKIN                                 | 317-804-3147 |
| FIRE DEPARTMENT - CITY OF WESTFIELD         |              |
| JAMES ROBERTS                               | 317-804-3300 |
| SURVEYOR - HAMILTON COUNTY                  |              |
| SAM CLARK                                   | 317-776-8495 |
| HAMILTON COUNTY SOIL AND WATER              |              |
|                                             | 317-773-2181 |
| GAS - VECTREN                               |              |
| CHAD MILLER                                 | 317-776-5550 |
| ELECTRIC - DUKE ENERGY - NOBLESVILLE OFFICE |              |
| BILL OLDHAM                                 | 317-776-5331 |
| COMMUNICATIONS - COMCAST CABLE              |              |
| EARL SMALL JR.                              | 317-982-1161 |
| COMMUNICATIONS - AT&T                       |              |
| BRIAN WENTER                                | 317-610-5440 |
| CITIZENS WATER AND WASTEWATER OF WESTFIELD  |              |
| 2150 DR. MARTIN LUTHER KING JR ST           |              |
| INDIANAPOLIS, IN 46202                      |              |
| BRAD HOSTETLER                              | 317-927-4351 |

**CAUTION**

LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (INCLUDING, BUT NOT LIMITED TO, MANHOLES, INLETS, VALVES, AND MARKS MADE UPON THE GROUND BY OTHERS) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHOULD BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

|                   |                                                     |              |
|-------------------|-----------------------------------------------------|--------------|
| PROJECT MANAGER   | DARCI PELLOM<br>DPELLOM@CRIPE.BIZ                   | 317-706-6318 |
| PROJECT ENGINEER  | ALEX STEPHENS/JANET STERLING<br>ASTEPHENS@CRIPE.BIZ | 317-706-6379 |
| QUALITY ASSURANCE | DAVID LACH<br>DLACH@CRIPE.BIZ                       | 317-706-6361 |

[illegible]

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COVER SHEET  
HOLLADAY PROPERTIES  
WEST FORK WHISKEY  
ONE CORNER OF 191ST STREET AND HORTON ROAD  
WESTFIELD, IN.

CERTIFIED BY: *David A. Lach*



Date *02-25-2021*



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

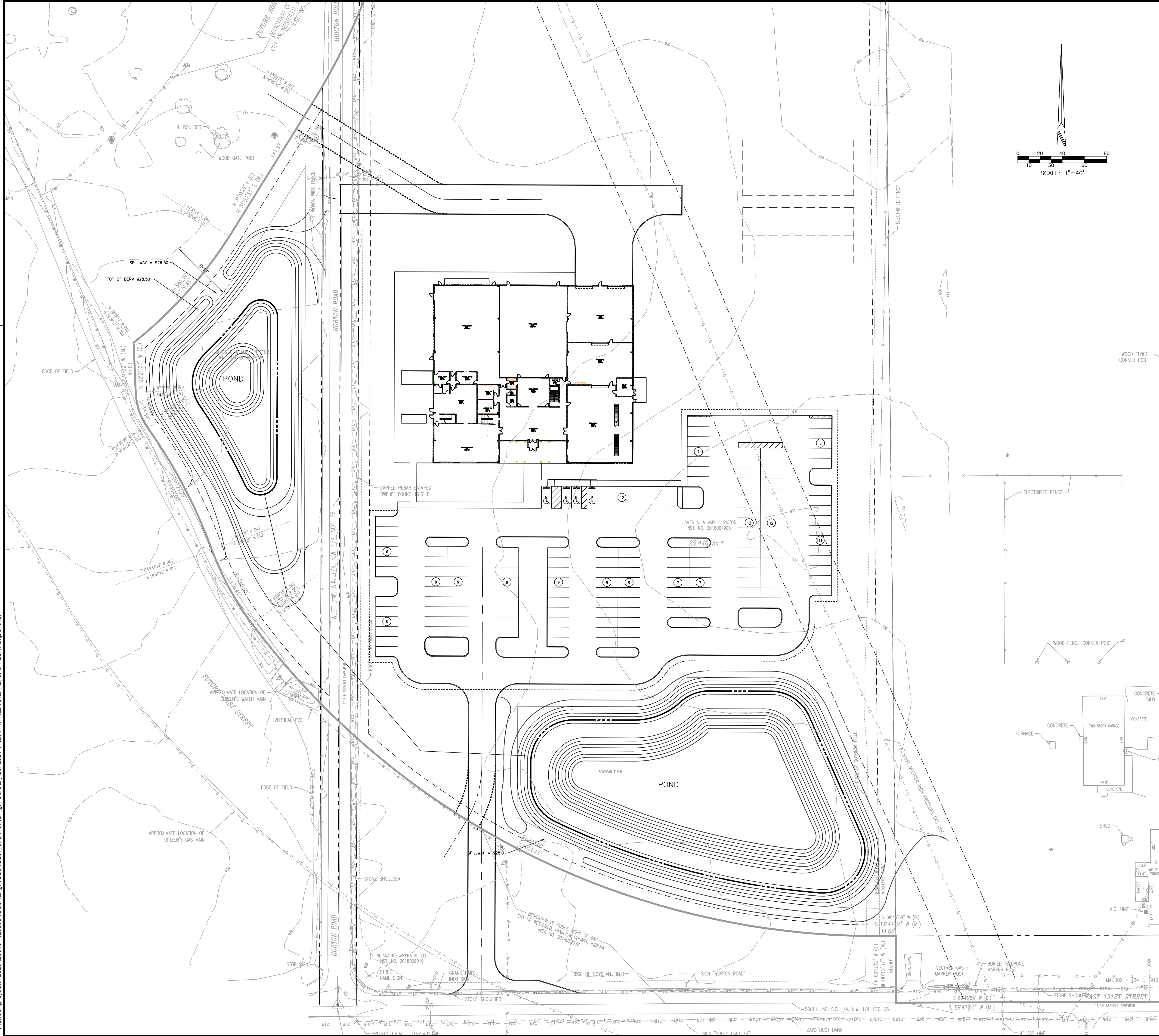
|                                                                                       |  |                                         |  |
|---------------------------------------------------------------------------------------|--|-----------------------------------------|--|
| <b>811</b><br>FOR CALLS IN INDIANA                                                    |  | <b>1-800-382-5544</b><br>CALL TOLL FREE |  |
| Drawn By: <b>AS</b>                                                                   |  |                                         |  |
| Checked By: <b>DP</b>                                                                 |  |                                         |  |
| Quality Assurance: <b>JL</b>                                                          |  |                                         |  |
|  |  | Scale: 1" = 150'                        |  |
| Sheet                                                                                 |  | <b>C001</b>                             |  |
| Date                                                                                  |  | <b>02-25-2021</b>                       |  |
| Project Number                                                                        |  | <b>200107-20000</b>                     |  |







\\cripe\projects\2020\200107\20000\CD\Eng\CD\201\_Site Plan.dwg, February 26, 2021 11:20 AM, ALEX STEPHENS, © Paul I. Cripe, Inc.



**SITE PLAN LEGEND**

- PROPERTY LINE
- EASEMENT LINE
- RIGHT-OF-WAY
- CONSTRUCTION LIMITS
- FENCE
- GUARD RAIL
- BUILDING LIMITS
- BICYCLE ROUTE
- PARKING COUNT

**SITE PLAN**

**HOLLADAY PROPERTIES**

**WEST FORK WHISKEY**

NE CORNER OF 191ST STREET AND HORTON ROAD  
WESTFIELD, IN

**CERTIFIED BY:**

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**

Date: 02-25-2021

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Drawn By: **AS**

Checked By: **DP**

Quality Assurance: **JL**

Scale: 1"= XX'

Sheet: **C201**

Date: 02-25-2021

Project Number: 200107-20000

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WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

April 5, 2021  
2104-ODP-09 and 2104-SPP-09  
Exhibit 1

**Petition Number:** 2104-ODP-09 and 2104-SPP-09

**Project Name:** Northpoint One

**Subject Site Address:** 20099 East Street

**Petitioner:** Holladay Properties

**Representative:** Stoeppelwerth & Associates, Inc.

**Request:** **A Primary Plat and Overall Development Plan amendment for 1 lot on 21.25 acres +/- in Northpoint PUD District.**

**Current Zoning:** Northpoint PUD

**Current Land Use:** Vacant

**Approximate Acreage:** 21.25 +/-

**Property History:** Northpoint PUD District (Ord. 17-51, 08/13/18) Overall Development Plan & Primary Plat (1707-ODP-07 & 1707- SPP-07, 08/07/17) Secondary Plat (1711-SFP-36, December 2017), DDP 1907-DDP-11, DDP 2102-DDP-05

**Exhibits:**

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

**Staff Reviewer:** Corrie Meyer, AICP, PLA Planning Consultant

**Staff Presenter:** Pam Howard, Senior Planner

---

**PROCEDURAL**

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.

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

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

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including





roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G) **COMMENT: Petitioner to provide. Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage. **COMMENT: The Petitioner is coordinating with WPWD and HCSO to address any outstanding issues.**
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land. **COMMENT: provided on original filing.**
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc. **COMMENT: The Petitioner is coordinating with HCSO to address any outstanding issues.**
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- 20) Misc.

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

- 21) Title, scale, north arrow and date.
- 22) Proposed name of the development.
- 23) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 24) Address and legal description of the property. **COMMENT: Petitioner to provide legal description to amended page. Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.**
- 25) Boundary lines of the property including all dimensions.
- 26) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 27) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 28) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.  
**COMMENT: This will be forthcoming in future applications.**
- 29) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper. **COMMENT: This will be forthcoming in future applications.**
- 30)** Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements. **COMMENT: This will be forthcoming in future applications.**
- 31) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 32) Location and dimensions of all existing structures and paved areas.
- 33) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).  
**COMMENT: This will be forthcoming in future applications.**
- 34) Location of all Floodplain areas within the boundaries of the property. **COMMENT: provided on original filing.**
- 35) Names of legal ditches and streams on or adjacent to the site. **COMMENT: provided on original filing.**
- 36) 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.
- 37) Identify buildings proposed for demolition.
- 38) Areas of the property reserved for Development Amenities, Open Space and other similar uses.  
**COMMENT: This will be forthcoming in future applications.**





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

**COMMENT: This will be forthcoming in future applications.**

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

**The plans will be reviewed with the DDP application.**

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

- 40) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 41) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 42) 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.
- 43) 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**

**Article 4.24 (EI District) and Northpoint PUD District (Ord. 17-51) regulations will be reviewed when the DDP application is filed.**

44) Lot Standards for Commerce Parke:

- |                                   |                                                    |
|-----------------------------------|----------------------------------------------------|
| a) Minimum Lot Area:              | 1 acre                                             |
| b) Minimum Lot Frontage:          | 70 feet                                            |
| c) Minimum Width at Setback Line: | 100 feet                                           |
| d) Minimum Front Yard Setbacks:   | 30 feet                                            |
| e) Minimum Parking Lot Setback:   | 20 feet from the property line abutting any street |

- f) Minimum Side Yard: 10 feet
- g) Minimum Rear Yard: 10 feet
- h) Min. Gross floor area: 15,000 sf
- i) Max Lot coverage: 65%
- j) Min. lot frontage on road: 50 feet
- k) Min. building setback from Grassy Branch Road, south of 203<sup>rd</sup> St 100 feet

45) EI: Enclosed Industrial District

- a) Maximum Building Height: 60 feet

**DEVELOPMENT STANDARDS (Chapter 6 of UDO) & (Northpoint PUD District Ord. 17-51)**

**To be reviewed with the DDP application.**

46) Accessory use and Building Standards (Article 6.1):

47) Architectural Standards (Article 6.3)

- a) Mechanical Screening: All roof or ground mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served in accordance with Article 6.8 Landscaping Standards.
- b) Building Facades: External Facades: Each Building Façade visible from a Street shall comply with the following:
  - i) A minimum of sixty percent (60%) of the Building Façade (exclusive of window and doors) shall be Masonry Materials.
  - ii) Building Facades, which are ninety (90) feet or great in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
  - iii) No loading spaces, loading docks or oversized service doors shall be permitted on an External Facade, as defined herein.
  - iv) All Building Facades: If materials other than Masonry Materials are utilized on any Building Facade, then the Building Facade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).

48) Building Standards (Article 6.4)



49) Fence Standards (Article 6.5)

50) Height Standards (Article 6.6) and (Northpoint PUD Ord. 17-52 Section 7.2)

51) Commerce Parke:

a) Maximum Building Height:

- i) District 2: Forty-five (45) feet, except any structure whose lot fronts on 196<sup>th</sup> Street where the maximum height shall be sixty (60) feet. Any building with a height of sixty (60) feet must be set back at least two hundred (200) feet from Grassy Branch Road.

52) Home Business Standards (Article 6.7)

53) Landscaping Standards (Article 6.8) and (Northpoint PUD Ord. 17-51 Section 7.3)

a) General Landscape Design Standards:

i) Placement: Installed plantings shall comply with the following:

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

b) General Screening Standards:

- i) Mechanical Screening: Ground-mounted mechanical equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a Masonry Material wall with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)
- ii) Service and Loading Areas: Loading areas, loading docks, service areas, and maintenance areas shall be screened from residential uses and Rights-of-way. Screening shall be achieved by using either: (i) a six (6) feet high, completely opaque fence or wall; (ii) a six (6) feet high berm; (iii) a six (6) feet high screen of evergreen trees planted nine (9) feet on center in a double staggered row; or (iv) a combination of the aforementioned that accomplishes the same effect. See also Article 6.1 Accessory Use and Building Standards regarding dumpster enclosures.

c) Detention and Retention Areas:

- i) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
- ii) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.

- iii) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
- d) Street Trees: Not required in Industrial Districts.
- e) Minimum Lot Landscaping Requirements:

| <b>Lot Landscaping (@ 13.33 acres)</b> |            |          |           |
|----------------------------------------|------------|----------|-----------|
| Industrial Uses (per acre)             | Required   | Provided | Remaining |
| Shade Trees                            | <b>67</b>  |          |           |
| Ornamental or Evergreen                | <b>67</b>  |          |           |
| Shrubs                                 | <b>334</b> |          |           |

- f) Foundation Plantings:

| <b>Foundation Landscaping (@ 1640 LF)</b> |            |          |           |
|-------------------------------------------|------------|----------|-----------|
| Industrial Uses (per acre)                | Required   | Provided | Remaining |
| Shrubs                                    | <b>137</b> |          |           |

- g) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, fences, and other barriers to create a softening effect.
- h) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
- i) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.
- j) External Street Frontage Landscaping Requirements:
  - i) Non-residential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any non-residential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two
  - ii) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition, for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

|                                                              |
|--------------------------------------------------------------|
| <b>East Street (1425 LF- excluding 650 LF for Detention)</b> |
|--------------------------------------------------------------|

| Standard per 100 lineal feet | Required   | Provided | Remaining |
|------------------------------|------------|----------|-----------|
| 2 Street Trees               | <b>29</b>  |          |           |
| 3 Shade or Evergreen Trees   | <b>20</b>  |          |           |
| 2 Ornamental Trees           | <b>13</b>  |          |           |
| 25 Shrubs                    | <b>162</b> |          |           |
| 3' tall undulating mound     | <b>yes</b> |          |           |

- k) Buffer Yard Requirements: Article 6.8 N of the UDO shall be replaced with this section.
- i) A twenty-foot (20') buffer yard shall be required around the perimeter of each District.
  - ii) Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.

| <b>Buffer Yard (Est. 806.18')</b> |          |          |           |
|-----------------------------------|----------|----------|-----------|
| Standard per 100 linear feet      | Required | Provided | Remaining |
| 8 evergreen trees                 |          |          |           |
| evergreen shrubs                  |          |          |           |

- iii) If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated.
- iv) In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.



l) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

ii) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

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

iii) Interior Parking Area Islands:

- (1) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

m) Perimeter Parking Area Landscaping:

- i) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible.
- ii) Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- iii) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
  - (1) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
  - (2) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.
  - (3) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

54) Lighting Standards (Article 6.9)

- a) All Light Fixtures, with the exception of internally illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot or Right-of-way when viewed at ground level.
- b) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be

understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

- c) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
- d) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.
- e) Lighting under awnings and canopies shall only illuminate a Front Building Facade, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself.
- f) All Parking Area lighting for nonresidential uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m. Lot Standards (Article 6.10)

55) Outside Storage and Display (Article 6.12)

56) Outdoor Café and Eating Areas (Article 6.13)

57) Parking and Loading Standards (Article 6.14)

- a) Required Spaces: Off-street Parking Spaces shall be provided as follows:
  - i) Industrial Uses not engaged in retail trade: One (1) space for each two (2) employees, as related to the working period when the largest number of employees are employed on the premises.
- b) Bicycle Parking: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit.
  - i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
- c) Commerce Parke:
  - i) Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping.

58) Performance Standards (Article 6.15) Commerce Parke:

- a) In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply:
  - i) No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

59) Sign Standards (Article 6.17)

60) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area

formed by the Right-of-way line and a line connecting points:

- i) Forty (40) feet from intersections of Collectors, Private or Local Street.
- ii) Seventy-five (75) feet from intersections of Expressways or Arterials.

61) Yard Standards (Article 6.21)

#### **DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans will be reviewed when the DDP is filed.**

62) Easement Standards (Article 8.3)

63) Monument and Marker Standards (Article 8.5)

64) Open Space and Amenity Standards (Article 8.6)

65) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

- i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- ii) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
- iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- v) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
  - (1) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
  - (2) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located





within an easement approved by the Director or Public Works Department.

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

66) Storm Water Standards (Article 8.8)

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

68) Surety Standards (Article 8.12)

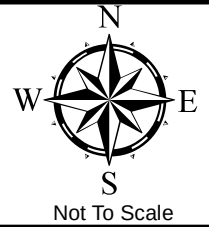
69) Utility Standards (Article 8.13)

#### DEPARTMENT COMMENTS

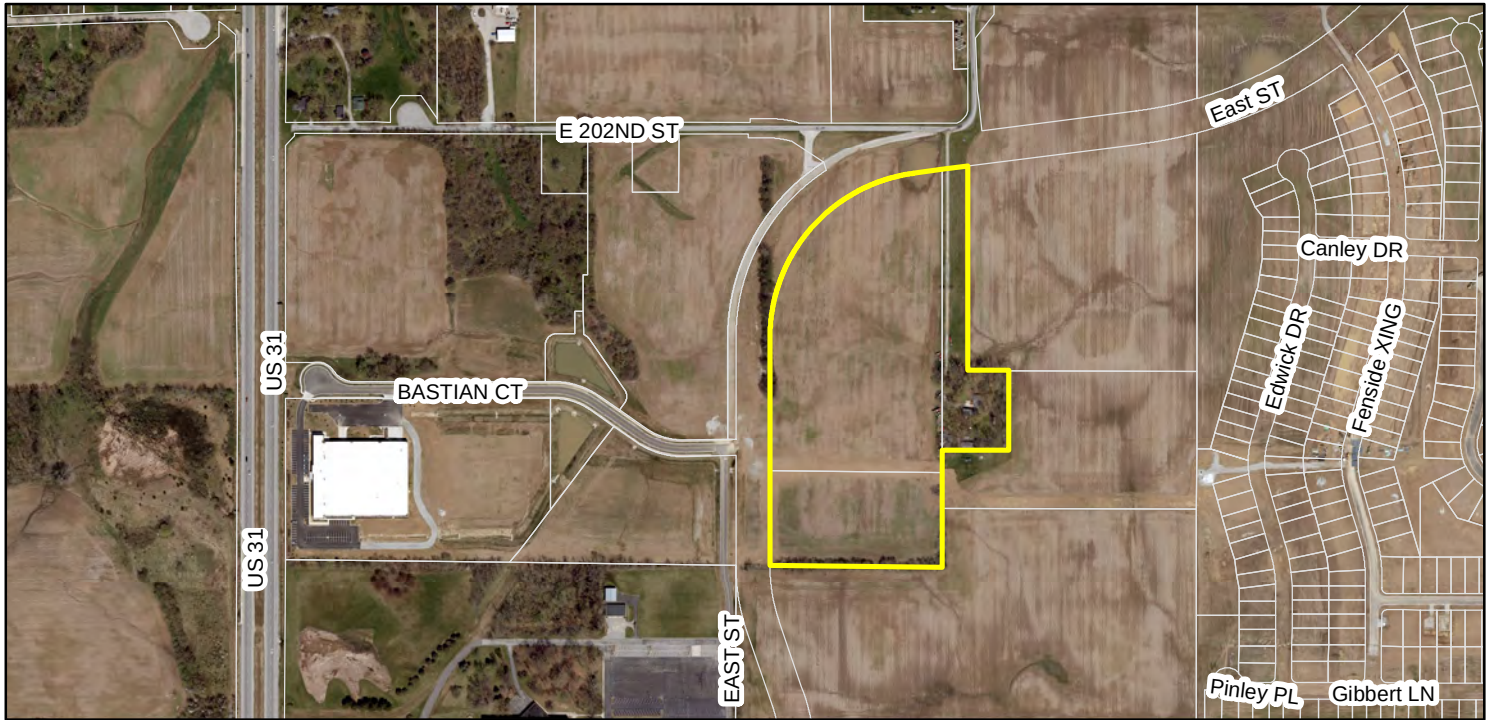
1. **Action:** Hold a public hearing at the April 5, 2020, Plan Commission meeting.
2. The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Corrie Meyer (317) 660-1762 or [cmeyer@westfield.in.gov](mailto:cmeyer@westfield.in.gov).



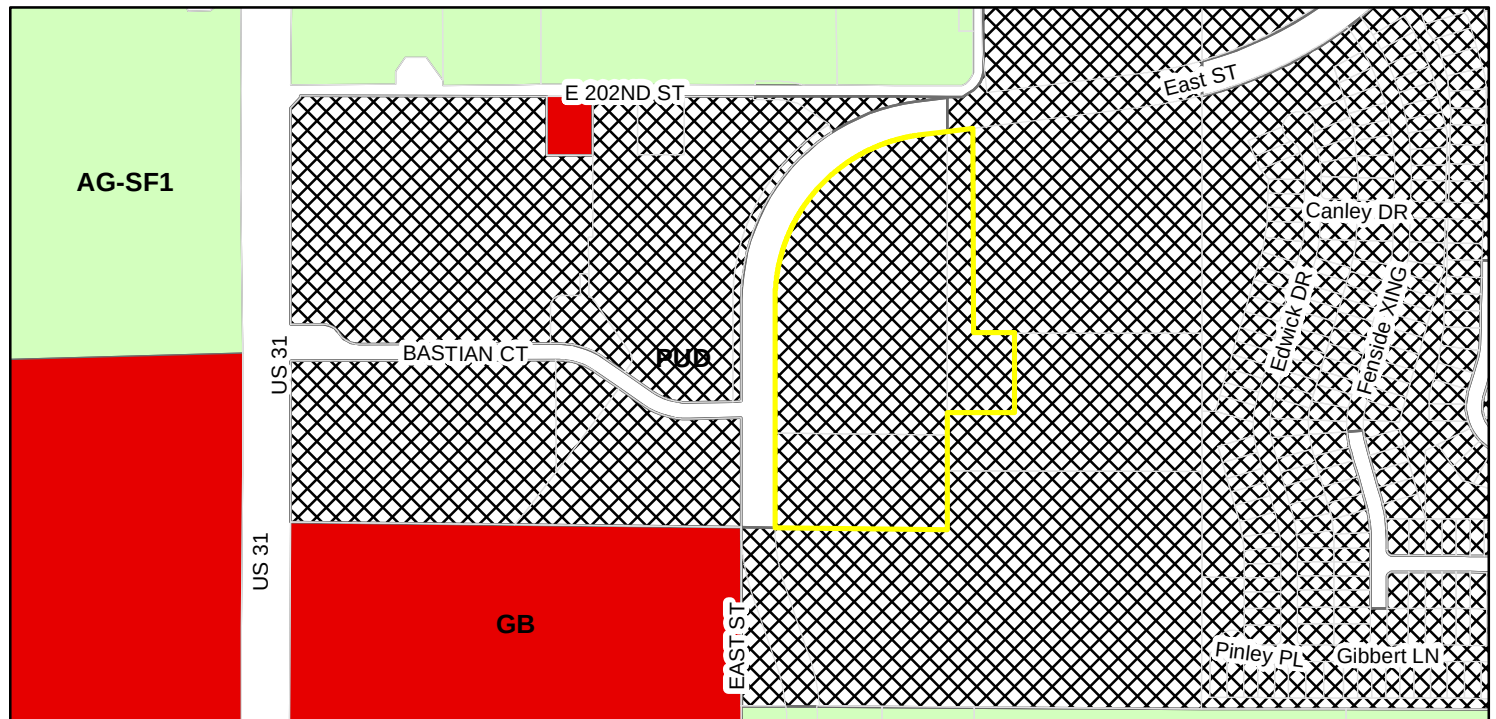
Property Location Map  
Northpoint Plat Amendment  
2104-ODP-09 & 2104-SPP-09



Aerial Location Map



Zoning Map



Zoning

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



THIS INSTRUMENT PREPARED BY:  
DENNIS D. OLMSTEAD  
STOEPPELWERTH & ASSOCIATES, INC.  
7965 E. 106TH STREET  
FISHERS, INDIANA 46038  
PHONE: (317) 849-5935

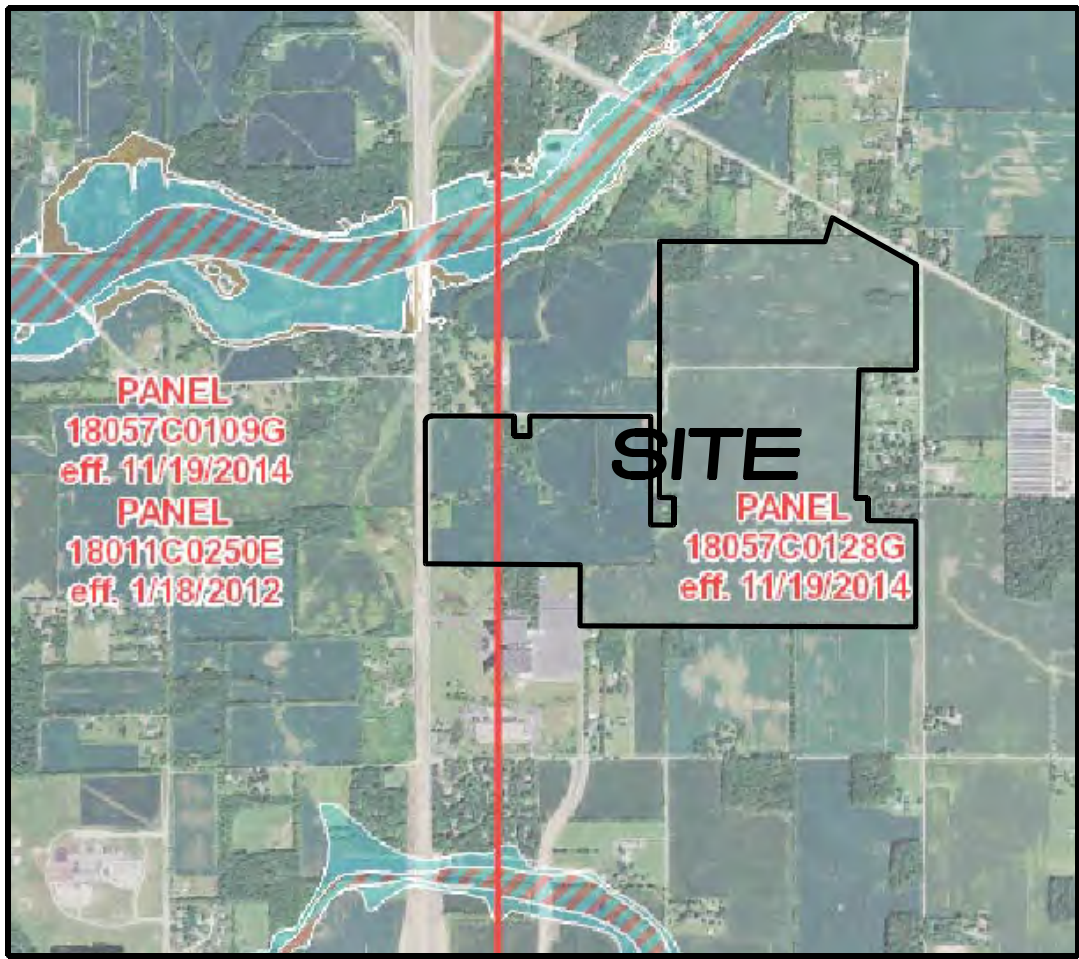
THIS INSTRUMENT PREPARED FOR:  
HOLLADAY PROPERTIES  
231 SOUTH COLLEGE AVENUE, SUITE 100  
INDIANAPOLIS, INDIANA 46202  
PHONE: (317) 435-7219  
CONTACT PERSON: MARK SINISKO  
msinsko@hcgllc.com

| RESIDENTIAL PUD STANDARDS |               |
|---------------------------|---------------|
| The Townes Lot Standards  |               |
| LOT AREA                  | 6,000 sq. ft. |
| LOT WIDTH                 | 50' min.      |
| FRONT YARD                | 20'           |
| SIDE YARD                 | 5'            |
| REAR YARD                 | 20'           |
| The Villas Lot Standards  |               |
| LOT AREA                  | 7,200 sq. ft. |
| LOT WIDTH                 | 60' min.      |
| FRONT YARD                | 20'           |
| SIDE YARD                 | 5'            |
| REAR YARD                 | 20'           |

| COMMON AREA |                   |
|-------------|-------------------|
| 1           | 167,894 sq. ft.   |
| 2           | 3,586 sq. ft.     |
| 3           | 3,848 sq. ft.     |
| 4           | 45,286 sq. ft.    |
| 5           | 14,128 sq. ft.    |
| 6           | 156,599 sq. ft.   |
| 7           | 14,321 sq. ft.    |
| 8           | 49,868 sq. ft.    |
| 9           | 288,182 sq. ft.   |
| 10          | 42,713 sq. ft.    |
| 11          | 74,720 sq. ft.    |
| 12          | 85,615 sq. ft.    |
| 13          | 55,546 sq. ft.    |
| 14          | 150,504 sq. ft.   |
| TOTAL       | 1,152,810 sq. ft. |
|             | 26.465 Ac.        |

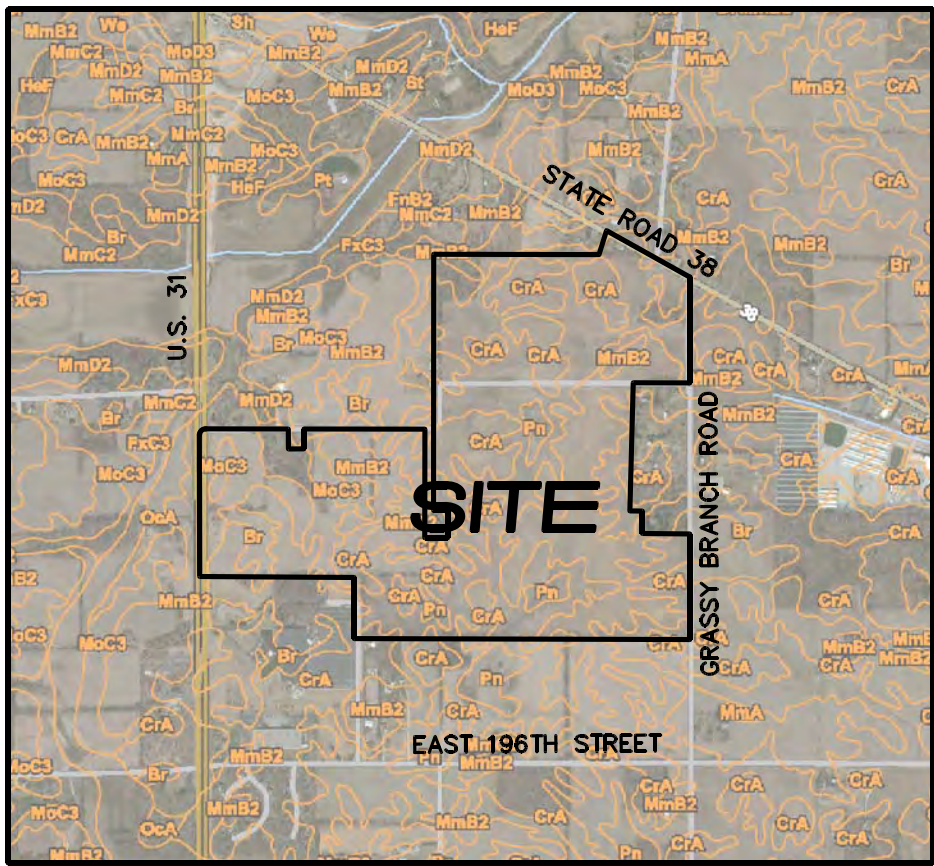
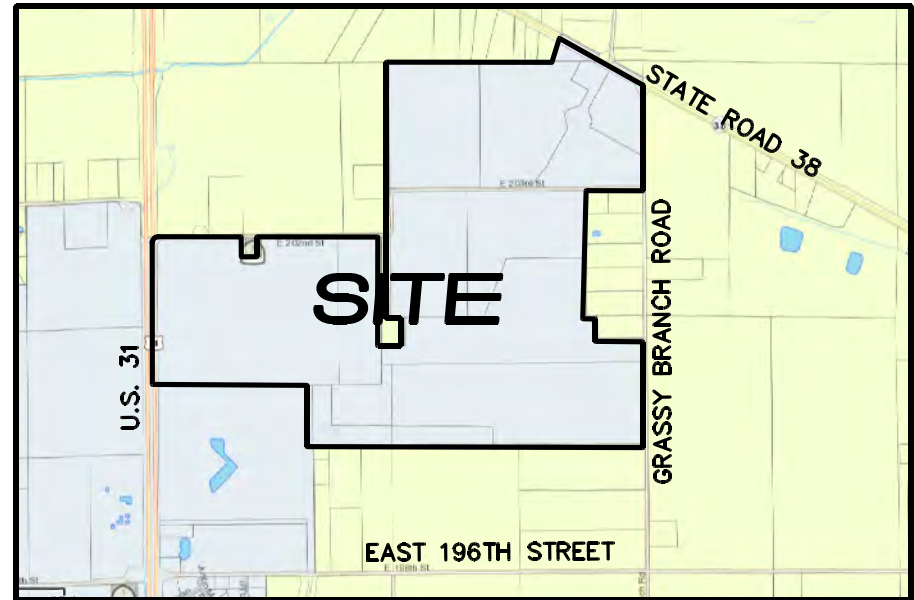
| RESIDENTIAL DESIGN DATA |                  |
|-------------------------|------------------|
| 250 LOTS                |                  |
| 88.003 AC.              | = 2.84 LOTS/ACRE |
| OPEN SPACE              | = 26.47 Ac. +/-  |
| STREET A                | 2,376.30 L.F.    |
| STREET B                | 1,916.36 L.F.    |
| STREET C                | 2,748.12 L.F.    |
| STREET D                | 638.00 L.F.      |
| STREET E                | 1,253.99 L.F.    |
| STREET F                | 1,506.13 L.F.    |
| TOTAL                   | 10,438.90 L.F.   |

FLOOD STATEMENT  
THIS SITE DOES NOT LIE WITHIN A ZONE  
PER FIRM 18057C0128G & 18057C0109G  
DATED NOVEMBER 19, 2014



# NORTHPOINT

## PRIMARY PLAT & OVERALL DEVELOPMENT PLAN AMENDMENT ZONING - AURORA PUD



SOILS MAP  
Br, CFA, MmB2, MmB3 & Pn  
SCALE: 1"=2000'

### Br-Brookston silt clay loam

This nearly level, deep, very poorly drained soil is in broad depressions, swales, and narrow drainageways on till plains. It is ponded by runoff from higher adjacent areas. The mapped areas are mostly oval shaped or fingerlike and range from 3 to 250 acres in size.

### CFA - Crosby silt loam, 0 to 3 percent slopes

This nearly level, deep, somewhat poorly drained soil is on slight rises on broad, undulating till plains. The mapped areas are irregular in shape and range from 3 to 200 acres in size.

### MmB2 - Miami silt loam, 2 to 6 percent slopes, eroded

This gently sloping, deep, well drained soil is on rises on till plains and along drainageways and streams. The mapped areas range from 3 to 50 acres in size.

### MmC3 - Miami clay loam, 6 to 12 percent slopes, severely eroded

This moderately sloping, deep, well drained soil is on knobs and breaks along streams drainageways on uplands. The mapped areas are irregular in shape and range from 3 to 35 acres in size.

### Pn - Patton silt clay loam

This nearly level, deep, poorly drained soil is in broad depressions and drainageways on lake plains and terraces. Runoff from adjacent soils is ponded on this soil. The mapped areas are mostly oval in shape but some areas in drainageways are elongated. The areas range from 3 to 200 acres in size.

**\*\*THIS AMENDMENT ADDS THE HEITMAN PARCEL TO BLOCK 'N'.  
THE HEITMAN PARCEL WAS ORIGINALLY EXCLUDED FROM THE  
OVERALL NORTHPOINT BOUNDARY.**

### Northpoint Amendment

A part of Section 19, Township 19 North, Range 04 East, Washington Township, Hamilton County, Indiana more particularly described as follows:

Block 'N' as shown on the 2017 Primary Plat, Docket #1707-SPP-07, containing 18.16 acres, more or less.

Also, the Heitman parcel described as follows:

Beginning at the Northwest corner of the Southeast Quarter of said Section; thence South 89 degrees 51 minutes 05 seconds East, along the North line of said Quarter Section, a distance of 147.25 feet to a Northeast corner of the land described in Instrument Number 2021011550 in the Office of the Hamilton County Recorder; thence South 00 degrees 02 minutes 24 seconds West, along the East line of said land, a distance of 285.00 feet to the Southeast corner thereof; thence North 89 degrees 51 minutes 05 seconds West, along the South line of said land, a distance of 236.73 feet to the East line of Lot 3 in Northpoint, Phase 1, recorded in Plat Cabinet 5, Slide 776, as Instrument Number 201703234 in said Recorder's Office; thence North 00 degrees 03 minutes 40 seconds East a distance of 1002.05 feet to the Northwest corner of the aforementioned Instrument Number 2021011550 in said Recorder's Office; thence North 82 degrees 44 minutes 51 seconds East, along the North line of said land, a distance of 51.58 feet to the East line of the Northwest Quarter of said Section 19; thence South 00 degrees 01 minute 07 seconds West, along said line, a distance of 728.85 feet to the Point of Beginning, Containing 3.07 acres, more or less.

In all containing 21.25 acres, more or less.

  
Dennis D. Olmstead  
REGISTERED LAND SURVEYOR  
NO. 900012  
DATE 03/19/21



PLANS PREPARED BY:

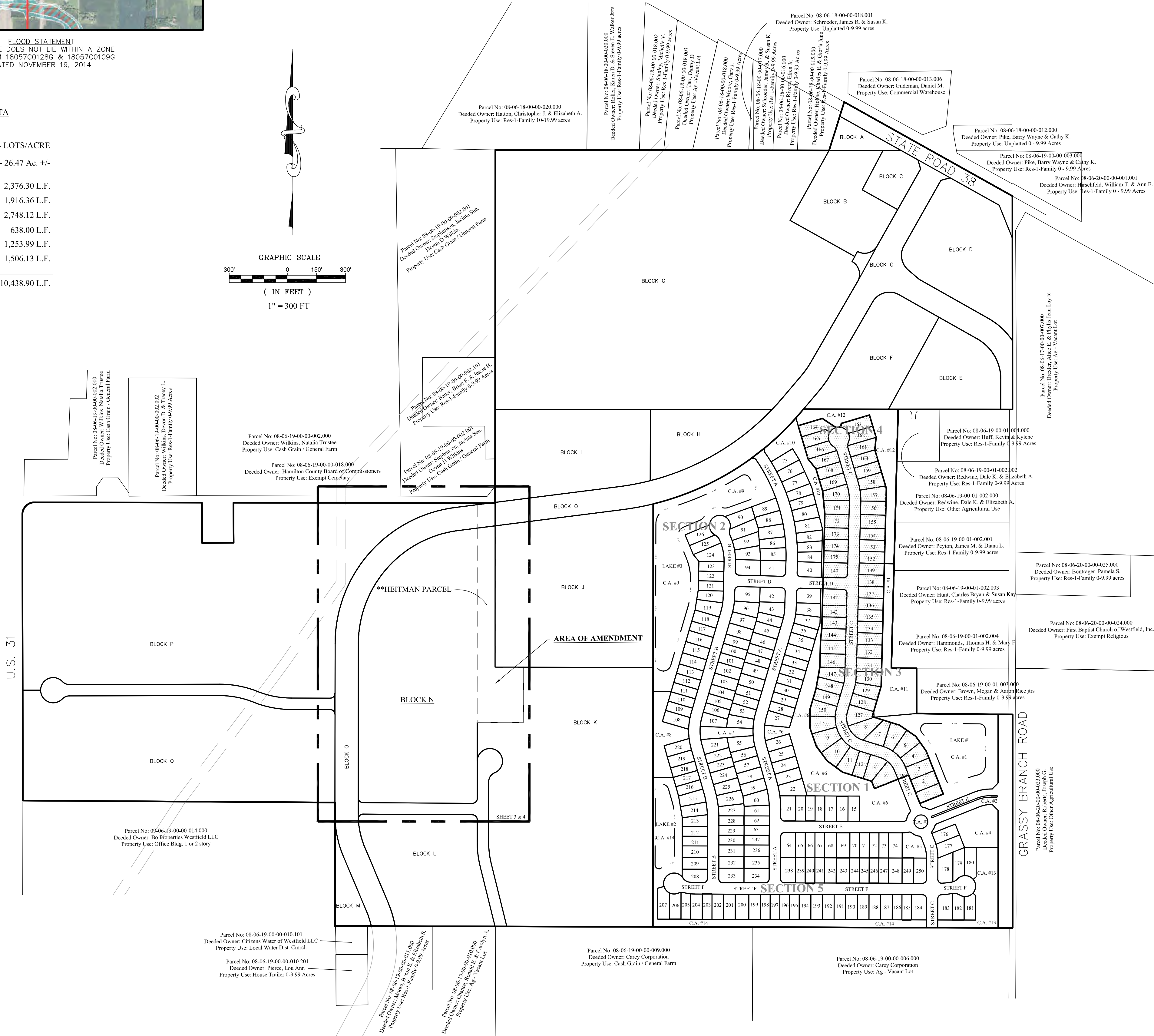
STOEPPELWERTH & ASSOCIATES, INC.  
CONSULTING ENGINEERS & LAND SURVEYORS  
7965 E. 106TH STREET, FISHERS, INDIANA 46038  
PHONE: (317)-849-5935  
FAX: (317)-849-5942  
CONTACT PERSON: DENNIS D. OLMSTEAD  
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM



**811**  
Know what's below.  
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| INDEX |                            |
|-------|----------------------------|
| SHT.  | DESCRIPTION                |
| 1     | COVER SHEET                |
| 2     | PRIMARY PLAT AMENDMENT     |
| 3     | DEVELOPMENT PLAN AMENDMENT |

| REVISIONS |             |
|-----------|-------------|
| SHT.      | DESCRIPTION |
|           |             |
|           |             |
|           |             |







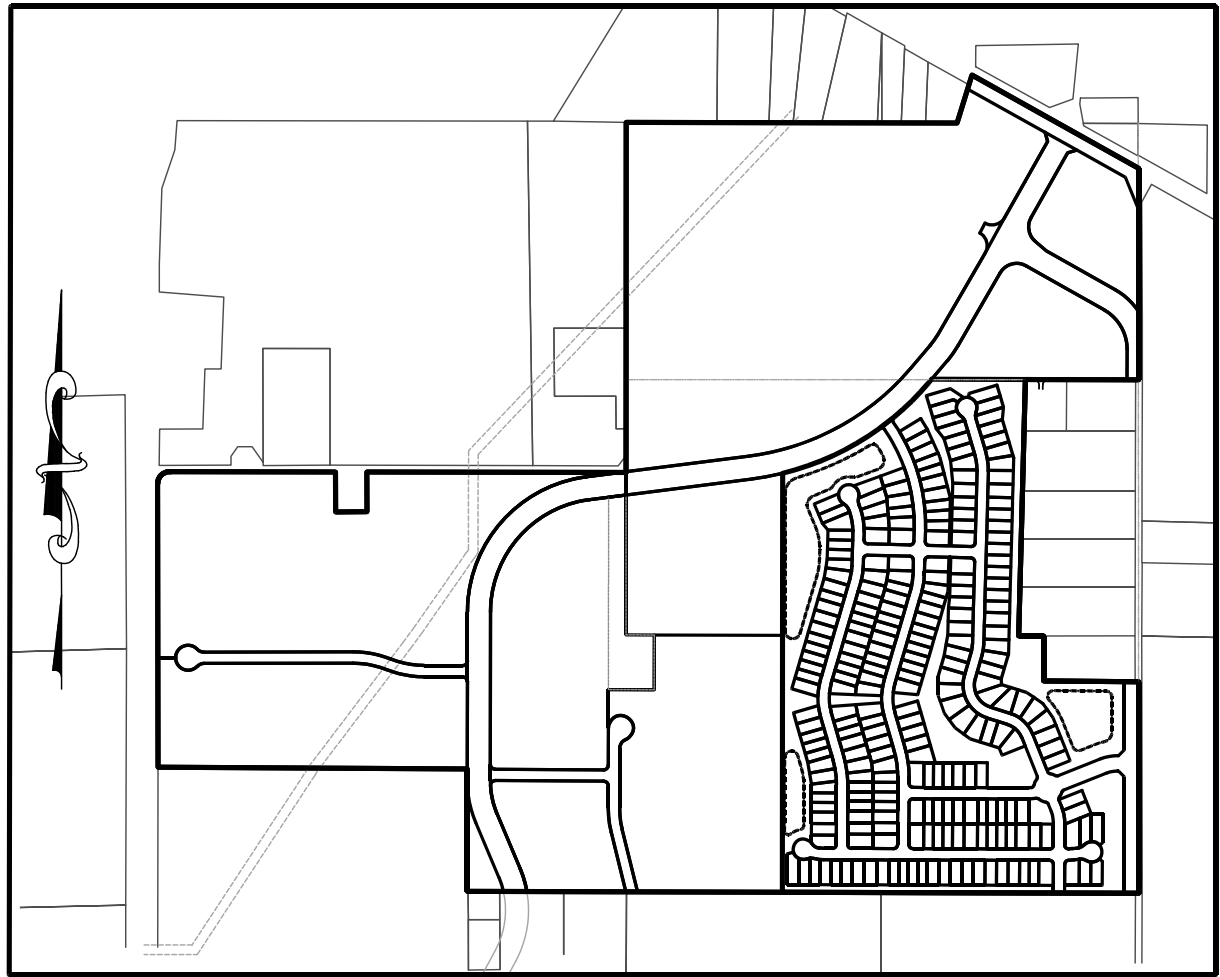


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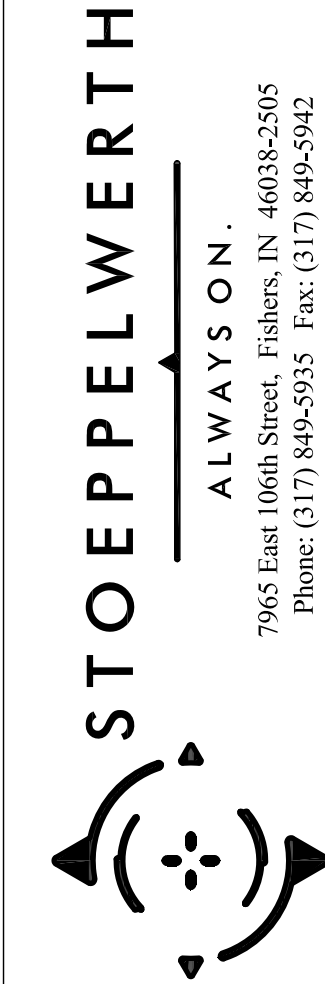
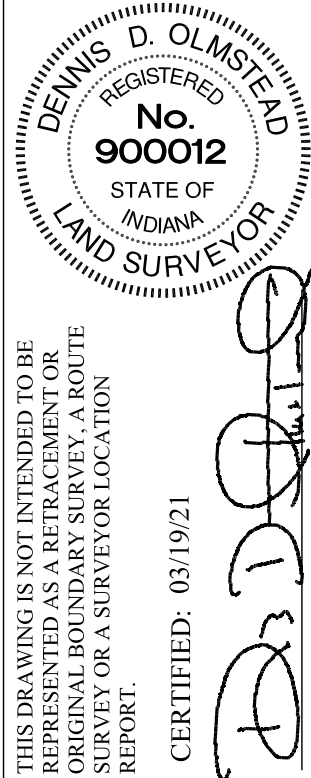
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PHONE: (317) 435-7219  
CONTACT PERSON: MARK SINSKO  
msinsko@hcgllc.com

# NORTHPOINT

## DEVELOPMENT PLAN AMENDMENT ZONING - AURORA PUD

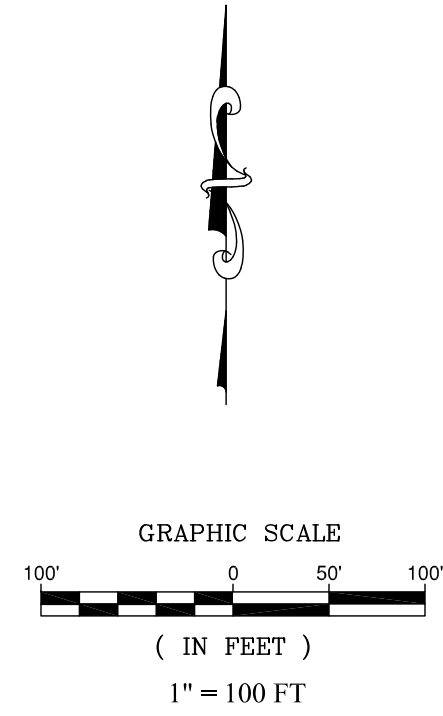
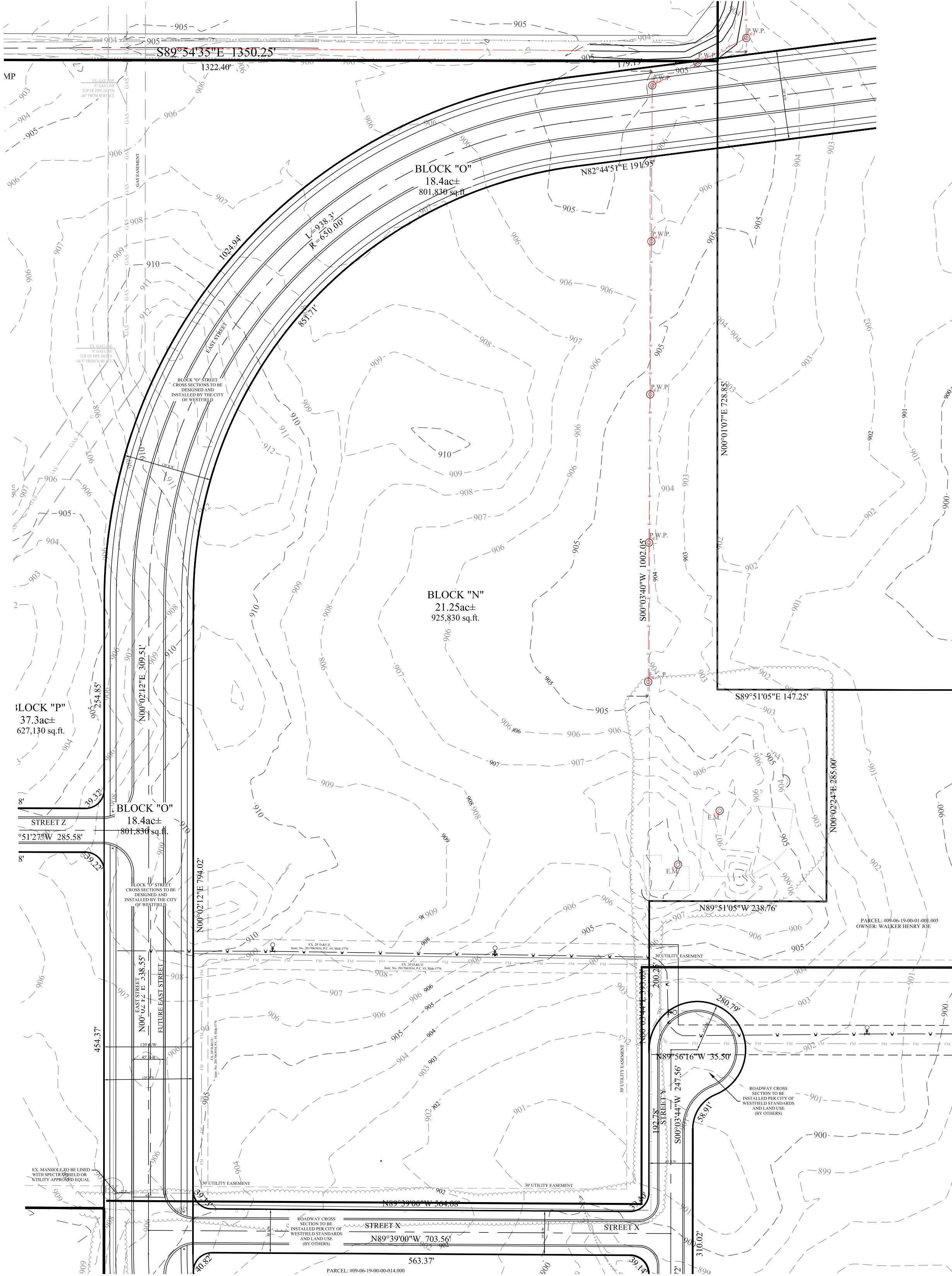


SITE KEY  
SCALE: 1"=100'



|                            |             |        |
|----------------------------|-------------|--------|
| DEVELOPMENT PLAN AMENDMENT |             |        |
| PREPARED FOR:              |             |        |
| NORTHPOINT                 |             |        |
| WASHINGTON TOWNSHIP        |             |        |
| HAMILTON CO., INDIANA      |             |        |
| SECTION:                   | TOWNSHIP:   | RANGE: |
| 19                         | 19N         | 4E     |
| DRAWN BY:                  | CHECKED BY: |        |
| GDK                        | GDK         |        |
| SHEET NO.                  |             |        |
| 3                          |             |        |
| OF 3 SHEETS                |             |        |
| S & A JOB NO.              |             |        |
| 94366HCG                   |             |        |

| LEGEND      |                                            |
|-------------|--------------------------------------------|
| 30          | LOT NUMBER                                 |
| D.E.        | DRAINAGE EASEMENT                          |
| D.U.&S.S.E. | DRAINAGE UTILITY & SANITARY SEWER EASEMENT |
| D.&U.E.     | DRAINAGE & UTILITY EASEMENT                |
| L.M.A.E.    | LANDSCAPE MAINTENANCE ACCESS EASEMENT      |
| S.L.E.      | SIGN & LANDSCAPE EASEMENT                  |
| B.L.        | BUILDING LINE                              |
| C.A.        | COMMON AREA                                |
| R/W         | RIGHT OF WAY                               |
| B-B         | BACK TO BACK OF CURB                       |
| *           | HANDICAP RAMP                              |
| — 830 —     | EXISTING CONTOUR                           |
| — W —       | EXISTING WATER LINE                        |
| — — —       | PROPOSED SANITARY SEWER                    |
| — W —       | PROPOSED WATER LINE                        |
| — FM —      | PROPOSED FORCE MAIN                        |
| □           | PROPOSED LIFT STATION                      |



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WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

April 5, 2021  
2104-PUD-12  
Exhibit 1

**Docket Number:** 2104-PUD-12 (Ordinance No. 21-17)  
**Petitioner:** Northpoint Owners, LLC  
**Representative:** Clark, Quinn, Moses, Scott & Grahn, LLP  
**Request:** An amendment to the Architectural Standards of the Northpoint PUD District.  
**Current Zoning:** Northpoint PUD District ([Ord. 17-51](#))  
**Current Land Use:** Undeveloped  
**Acreage:** 176.71 acres +/-  
**Exhibits:**  

1. Staff Report
2. Location Map
3. Proposed Ord. 20-09 (Northpoint PUD Amendment IV)
4. Character Exhibit
5. Narrative Statement

  
**Staff Reviewer:** Pam Howard, Senior Planner

---

**PETITION HISTORY**

This petition was introduced at the March 8, 2021, City Council meeting. The petition will receive a public hearing at the April 5, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

---

**PROJECT OVERVIEW**

**Location:** This subject property is 176.71 acres +/- in size and is generally located on the south side of SR 38 east and west of Grassy Branch Road (the "Property") (see [Exhibit 2](#)). Most adjoining parcels are zoned AG-SF1: Agriculture/Single-family Rural District or the Northpoint PUD District. One adjacent parcel is zoned GB: General Business. Adjacent uses include rural agriculture, suburban residential, commercial uses per the Northpoint PUD, and undeveloped commercially zoned areas.

**Property History:** The petitioner is requesting an amendment to the Northpoint PUD District. The current version of the Northpoint PUD ([Ord. 17-51](#), the "Original PUD") was adopted at the August 13, 2018, City Council meeting. Since that time, some project specific amendments have been approved, though none of them apply to the Property included in this request.

---



## **REQUESTED MODIFICATIONS**

**Architectural Standards:** The PUD Amendment proposes one modification to the Architectural Standards of the UDO and Original PUD. The modification relates to the Wall Planes standard of UDO Article 6.3(F)(5)(b). The UDO standard requires building façades ninety (90) feet or greater in length to contain offsets every sixty (60) feet. If the building is less than 10,000 SF in size, then the offsets are required every forty (40) feet. The offsets are required to be a minimum four (4) feet in width and two (2) feet in depth.

The amendment proposes two alternatives to this standard.

1. The separation can be increased up to two times the distance required by the UDO for the applicable building size if a change in either building material or paint colors occurs every sixty (60) feet, with a minimum width of four (4) feet for a material change and six (6) feet for a color change.
2. A mix of horizontal and vertical articulation can be provided every sixty (60) feet. The vertical articulation would be required to be eighteen (18) inches in width and the horizontal articulation would be required to be thirty-six (36) inches in depth. If using this alternative, then horizontal articulation would need to make up at least fifty (50) percent of the required articulation.

---

## **COMPREHENSIVE PLAN**

**Comprehensive Plan:** The Northpoint PUD falls within the Business Park land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Industrial uses, including manufacturing, research and development, and warehousing; and subordinate office, retail, and service uses are contemplated as appropriate uses within the Business Park area. 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.

**Thoroughfare Plan:** The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: State Road 38; (ii) Primary Arterial 2: Grassy Branch Road; (iii) Proposed Secondary Arterial: East Street; (iv) Local: 202<sup>nd</sup> Street and 203<sup>rd</sup> Street; (v) Proposed Local: internal streets proposed within the development; and (vi) 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 is scheduled for the April 5, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

**Council Introduction:** The petition was introduced at the March 8, 2021, Council meeting.

---

**DEPARTMENT COMMENTS**

1. **Public Hearing:** Hold a public hearing at the April 5, 2021, Plan Commission meeting.
2. If the Plan Commission is not satisfied with the petition, then the petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or [poward@westfield.in.gov](mailto:poward@westfield.in.gov).

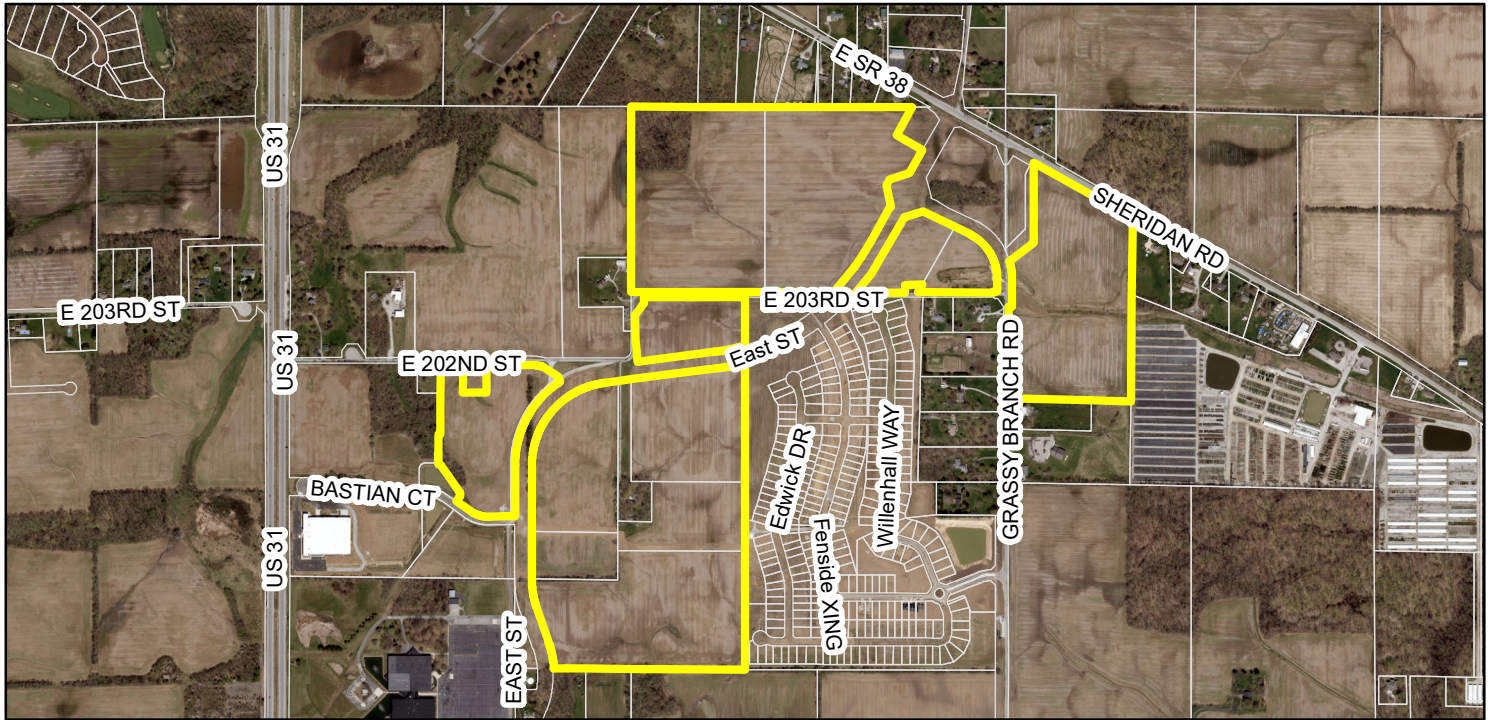




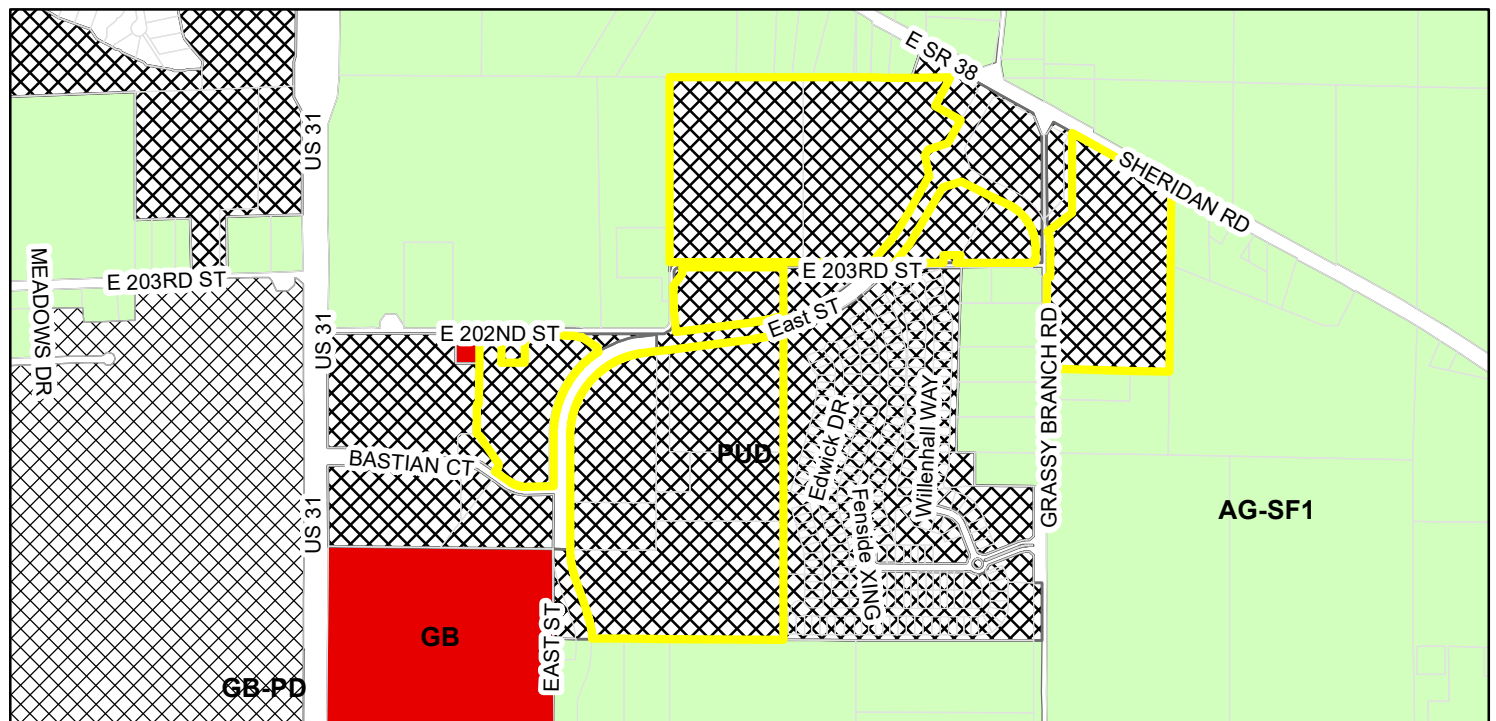
Property Location Map  
Northpoint PUD Amendment IV  
2104-PUD-12



Aerial Location Map



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- GB (General Business)
- GB-PD (General Business - Planned Development)
- PUD (Planned Unit Development)

## ORDINANCE NUMBER 21-17

### AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE NORTHPOINT PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCES 17-51, 19-57, 19-58 AND THE UNIFIED DEVELOPMENT ORDINANCE

This is a Planned Unit Development District Ordinance to amend the Northpoint Planned Unit Development District being that of Ordinance 17-51 ("Original Northpoint Ordinance") 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 (the "UDO");

**WHEREAS**, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted the Original Northpoint Ordinance on August 14, 2018, recorded as Instrument 2018038572 in the Office of the Recorder of Hamilton County;

**WHEREAS**, the Common Council amended the Northpoint Ordinance via Ordinance 19-57 ("First Amendment") on November 25, 2019, recorded as Instrument Number 2019061619 in the Office of the Recorder of Hamilton County, and Ordinance 19-58 ("Second Amendment") on November 11, 2019, recorded as Instrument Number 2019058859 in the Office of the Recorder of Hamilton County (collectively the Original Northpoint Ordinance, the First Amendment and the Second Amendment are hereinafter the "Northpoint Ordinance");

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 2104-PUD-12**), requesting an amendment to the Northpoint Ordinance and 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. 2104-PUD-12** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a \_\_\_\_\_ recommendation (\_\_\_\_ - \_\_\_\_ ) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on \_\_\_\_\_, 2021;

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

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

**Section 1. Applicability of Ordinance.**

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Northpoint Ordinance except as revised, modified, supplemented or expressly made inapplicable hereby; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.3 All provisions and representations of the Unified Development Ordinance or the Northpoint 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. Development Standards.** The standards of Chapter 6 Development Standards shall apply to the development of the District, except as otherwise modified below.

- 2.1 Article 6.3 (Architectural Standards) of the UDO and Section 7.1(B) and (C) of the Northpoint Ordinance: Shall apply, except as follows:
  - A. Wall Planes in Business Parke and Commerce Parke.
    - i. A Building may be constructed with wall planes which do not meet the required offsets provided in Article 6.3(F(5(b))) of the UDO if an alternative feature provided herein is utilized.
    - ii. The distance between required offsets may be increased up to two times the otherwise permitted separation provided in Article 6.3(F(5(b))) of the UDO if one or more of the following is utilized:
      1. Change in materials on the same vertical plane occurring with a separation of no more than sixty (60) feet between material changes with a width of at least



four (4) feet; or

2. A change in paint colors for materials of the same type with a separation of no less than sixty (60) feet and a change in color which is at least six (6) feet in width.
  - iii. Alternatively, in lieu of only vertical articulation, architectural articulation which occurs no less than every sixty (60) feet comprised of either a vertical articulation of not less than eighteen (18) inches and/or horizontal articulation of not less than thirty six (36) inches shall be acceptable wall plane changes. Horizontal articulation should account for not less than fifty percent (50%) of the articulation required herein.
- B. Character Exhibits. Character exhibits showing examples of alternative mechanisms of compliance with Wall Plane variation are attached hereto as **Exhibit B.**

**[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]**

ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
Scott Frei

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Scott Frei

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Scott Frei

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Jake Gilbert

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Jake Gilbert

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Jake Gilbert

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Mike Johns

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Mike Johns

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Mike Johns

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Troy Patton

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Troy Patton

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Troy Patton

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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Scott Willis

\_\_\_\_\_  
Scott Willis

\_\_\_\_\_  
Scott Willis

ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 21-17** was delivered to the Mayor of Westfield

on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-17**

this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-17**

this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
J. Andrew Cook, Mayor

This document prepared by:

Russell L. Brown, CLARK, QUINN, MOSES, SCOTT & GRAHN, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, IN 46204



**SCHEDULE OF EXHIBITS**

Exhibit A      Real Estate (Legal Description)

Exhibit B      Illustrative Character Exhibit

**EXHIBIT A**  
**REAL ESTATE**

LOT 3 AND 4 IN NORTH POINT, SECTION 1, PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2017-63934 AND REPLATTED AS INSTRUMENT 2019-61727 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

LOTS 6, 7 AND 8 IN NORTH POINT, SECTION 2, PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER - \_\_\_\_\_ IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

LOT 10 AND 11 IN NORTH POINT, SECTION 3, PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER 2019065962 IN PLAT CABINET 5, SLIDE 1093 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

LOT 15 IN NORTH POINT, SECTION 4, PER PLAT THEREOF RECORDED AS INSTRUMENT NUMBER - \_\_\_\_\_ IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED "WEIHE ENGR 0012" AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

AND ALSO:

AND ALSO:

A PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE SOUTH 00 DEGREES 00 MINUTES 54 SECONDS EAST (ASSUMED BEARING) 406.68 FEET

ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 59 MINUTES 06 SECONDS EAST 16.50 FEET TO THE EAST RIGHT-OF-WAY LINE OF GRASSY BRANCH ROAD AND THE EAST LINE OF THE 0.072 ACRE PROPERTY (PARCEL 14A, CODE 4162) OWNED BY STATE OF INDIANA AS RECORDED IN, INST. NO. 2006-041657, DATED: JULY 20, 2006 IN SAID RECORDERS OFFICE; THENCE NORTH 29 DEGREES 40 MINUTES 08 SECONDS EAST 101.82 FEET ALONG SAID EAST LINE TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE FOR STATE ROAD 38; THENCE ALONG THE LINES OF SAID SOUTHWESTERLY RIGHT-OF-WAY, BY THE NEXT TWO (2) COURSES: (1) THENCE SOUTH 60 DEGREES 41 MINUTES 09 SECONDS EAST 615.03 FEET; (2) SOUTH 60 DEGREES 52 MINUTES 35 SECONDS EAST 345.98 FEET TO THE EAST LINE OF THE 3.040 ACRE PROPERTY OWNED BY ALICE E. DREXLER ET AL, AS RECORDED IN INST. NO. 2007-063319, DATED: NOVEMBER 9, 2007 IN THE OFFICE OF THE RECORDER, HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 34 MINUTES 59 SECONDS WEST 1,306.76 FEET TO THE EAST PROLONGATION OF THE NORTH LINE OF THE 9.15 ACRE PROPERTY OWNED BY THE FIRST BAPTIST CHURCH OF WESTFIELD, INC., AS RECORDED IN INST. NO. 2005-068167, DATED: OCTOBER 17, 2005 IN SAID RECORDERS OFFICE; THENCE NORTH 88 DEGREES 51 MINUTES 00 SECONDS WEST 289.89 FEET ALONG THE EAST PROLONGATION OF SAID NORTH LINE, THE NORTH LINE AND THE WEST PROLONGATION OF SAID NORTH LINE TO THE NORTH PROLONGATION OF THE EAST LINE OF THE THREE (3) ACRE PROPERTY OWNED BY WILLIAM R. STUBBS AS RECORDED IN, INST. NO. 2003-028318, DATED: MARCH 24, 2003 IN SAID RECORDERS OFFICE; THENCE SOUTH 00 DEGREES 00 MINUTES 36 SECONDS EAST 0.75 FEET ALONG SAID NORTH PROLONGATION OF THE EAST LINE TO THE NORTH LINE OF SAID THREE (3) ACRE PROPERTY; THENCE NORTH 88 DEGREES 50 MINUTES 42 SECONDS WEST 240.38 FEET ALONG SAID NORTH LINE TO THE SOUTH LINE OF SAID 3.040 ACRE PROPERTY; THENCE NORTH 88 DEGREES 37 MINUTES 02 SECONDS WEST 361.62 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 54 SECONDS WEST 1,669.09 FEET TO THE PLACE OF BEGINNING, CONTAINING 31.920 ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION; HENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ALONG THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 90.75 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS EAST PARALLEL TO THE EAST LINE OF SAID QUARTER QUARTER SECTION 838.78 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 42 SECONDS EAST AND PARALLEL TO THE SOUTH LINE OF SAID QUARTER QUARTER SECTION 90.75 FEET TO THE EAST LINE OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST ALONG THE EAST LINE OF SAID QUARTER SECTION 838.78 FEET TO THE POINT OF BEGINNING.

AND ALSO:

PART OF THE SOUTH HALF OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST (ASSUMED BEARING) ON THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 19 A DISTANCE OF 90.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID



SOUTHWEST QUARTER 285.00 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 42 SECONDS EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF 238.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS EAST PARALLEL WITH SAID WEST LINE 285.00 FEET TO THE NORTH LINE OF SAID SOUTH HALF; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ON SAID NORTH LINE 147.25 FEET TO THE PLACE OF BEGINNING.

AND ALSO:

PART OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS EAST (ASSUMED BEARING) ON THE EAST LINE THEREOF 1811.0 FEET TO THE TRUE BEGINNING POINT OF THE REAL ESTATE HEREIN DESCRIBED; THENCE SOUTH 00 DEGREES 00 MINUTES 31 SECONDS EAST ON THE EAST LINE OF SAID QUARTER 20.02 FEET TO THE NORTHEAST CORNER OF FORTY-SEVEN AND THREE-FOURTHS ACRES OFF THE SOUTH SIDE OF SAID NORTHWEST QUARTER AS DESCRIBED IN AN ADMINISTRATOR'S DEED RECORDED IN DEED RECORD 329, PAGE 919 IN THE OFFICE OF THE HAMILTON COUNTY RECORDER; THENCE NORTH 89 DEGREES 52 MINUTES 42 SECONDS WEST ON THE NORTH LINE OF SAID REAL ESTATE 90.75 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 31 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID QUARTER, 20 FEET, MORE OR LESS, TO THE APPROXIMATE CENTERLINE OF 202ND STREET; THENCE EASTERLY ON SAID SOUTH LINE 90.75 FEET TO THE TRUE BEGINNING POINT.

AND ALSO:

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4, EAST, 2<sup>ND</sup> P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST. CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19, NORTH, RANGE 4 EAST, 2<sup>ND</sup> P.M., WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (INDIANA STATE PLANE COORDINATES-EAST ZONE NAD 83) A DISTANCE OF 2248.54 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE CENTERLINE OF STATE HIGHWAY 38; THENCE SOUTH 60 DEGREES 52 MINUTES 07 SECONDS EAST 481.49 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER, THENCE SOUTH 00 DEGREES 02 MINUTES 34 SECONDS EAST 1102.19 FEET ON THE EAST LINE OF SAID NORTHEAST QUARTER TO THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 20 SECONDS WEST 2669.90 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER, THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 80.70 ACRES, MORE OR LESS.

EXCEPT

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, SECOND PRINCIPAL MERIDIAN, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST (ASSUMED BEARING) 978.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1335.19 FEET PARALLEL WITH THE WEST LINE OF SAID NORTHEAST QUARTER TO THE

SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST 978.90 FEET ON THE SOUTH LINE TO THE NORTH HALF OF SAID NORTHEAST QUARTER TO A 5/8 INCH DIAMETER REBAR WITH CAP MARKED "WEIHE ENGR 0012" AT THE SOUTHEAST CORNER OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS WEST 1334.75 FEET ON THE WEST LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT, CONTAINING 30.00 ACRES, MORE OR LESS.

ALSO EXCEPT:

PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, 2ND PM, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, 2ND PM, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA; THENCE SOUTH 89 DEGREES 54 MINUTES 41 SECONDS EAST 2000.90 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT; THENCE SOUTH 27 DEGREES 52 MINUTES 08 SECONDS WEST 228.91 FEET; THENCE SOUTH 60 DEGREES 37 MINUTES 37 SECONDS EAST 209.62 FEET; THENCE SOUTH 29 DEGREES 24 MINUTES 24 SECONDS WEST 185.60 FEET; THENCE SOUTH 71 DEGREES 54 MINUTES 10 SECONDS WEST 148.27 FEET; THENCE SOUTH 29 DEGREES 07 MINUTES 53 SECONDS WEST 50.00 FEET; THENCE SOUTH 11 DEGREES 17 MINUTES 55 SECONDS EAST 156.11 FEET; THENCE SOUTH 30 DEGREES 03 MINUTES 38 SECONDS WEST 473.19 FEET; THENCE SOUTH 40 DEGREES 14 MINUTES 54 SECONDS WEST 282.05 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS EAST 1238.47 FEET ON THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER TO THE EAST LINE THEREOF; THENCE NORTH 00 DEGREES 02 MINUTES 34 SECONDS WEST 1102.19 FEET ON THE EAST LINE OF SAID NORTHEAST QUARTER TO THE CENTER LINE OF STATE ROAD 38; THENCE NORTH 60 DEGREES 52 MINUTES 07 SECONDS WEST 481.49 FEET ON THE CENTERLINE OF SAID STATE ROAD 38 TO THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 54 MINUTES 41 SECONDS WEST 247.64 FEET ON THE NORTH LINE OF SAID NORTHEAST QUARTER TO THE BEGINNING POINT. CONTAINING 25.28 ACRES, MORE OR LESS.

ALSO EXCEPT

A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "201" ON SAID PLAT; THENCE SOUTH 0 DEGREES 11 MINUTES 54 SECONDS EAST 1,334.36 FEET (1,334.75 FEET PER INSTRUMENT 199909955120 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY) ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 54 MINUTES 20 SECONDS EAST 1,431.98 FEET ALONG THE SOUTH LINE OF SAID HALF-QUARTER TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT 2008002524; THENCE NORTH 40 DEGREES 05 MINUTES 14 SECONDS EAST 279.72 FEET (282.05 FEET PER SAID INSTRUMENT) ALONG A WEST LINE OF SAID TRACT; THENCE NORTH 29 DEGREES 54 MINUTES 25 SECONDS EAST 157.87 FEET ALONG A WEST LINE OF SAID TRACT TO THE POINT OF BEGINNING OF THIS DESCRIPTION, DESIGNATED AS POINT "1615" ON SAID PLAT; THENCE NORTH 29 DEGREES 21 MINUTES 48 SECONDS EAST 318.76 FEET TO A LINE OF SAID TRACT DESIGNATED AS POINT "1621" ON SAID PLAT; THENCE SOUTH 11 DEGREES 27 MINUTES 08 SECONDS EAST 4.58 FEET ALONG SAID LINE TO A CORNER OF SAID TRACT; THENCE SOUTH 29 DEGREES 54 MINUTES 25 SECONDS WEST 315.30

FEET ALONG A WEST LINE OF SAID TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.011 ACRES, MORE OR LESS.

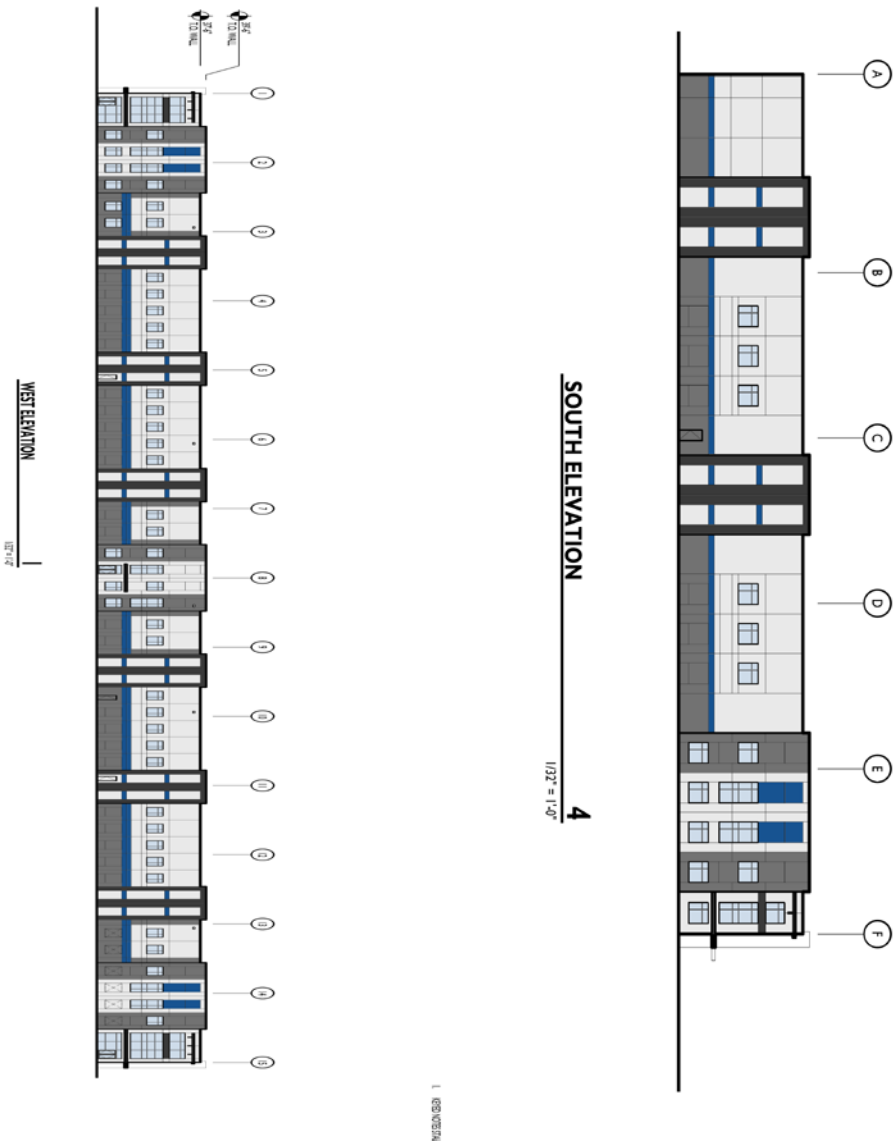
ALSO EXCEPT:

A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "201" ON SAID PLAT; THENCE SOUTH 0 DEGREES 11 MINUTES 54 SECONDS EAST 1,334.36 FEET (1,334.75 FEET PER INSTRUMENT 199909955120 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY) ALONG THE WEST LINE OF SAID QUARTER SECTION TO THE SOUTHWEST CORNER OF THE NORTH HALF OF SAID QUARTER SECTION; THENCE NORTH 89 DEGREES 54 MINUTES 20 SECONDS EAST 1,431.98 FEET ALONG THE SOUTH LINE OF SAID HALF-QUARTER TO THE SOUTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT 2008002524; THENCE NORTH 40 DEGREES 5 MINUTES 14 SECONDS EAST 250.61 FEET ALONG A WEST LINE OF SAID TRACT TO THE POINT OF BEGINNING OF THIS DESCRIPTION DESIGNATED AS POINT "1612" ON SAID PLAT; THENCE NORTHEASTERLY 89.68 FEET ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 1,440.00 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 33 DEGREES 11 MINUTES 47 SECONDS EAST AND A LENGTH OF 89.67 FEET TO A WEST LINE OF SAID TRACT DESIGNATED AS POINT "1614" ON SAID PLAT; THENCE SOUTH 29 DEGREES 54 MINUTES 25 SECONDS WEST 60.87 FEET ALONG SAID WEST LINE TO A CORNER OF SAID TRACT; THENCE SOUTH 40 DEGREES 05 MINUTES 14 SECONDS WEST 29.11 FEET ALONG A LINE OF SAID TRACT TO THE POINT OF BEGINNING AND CONTAINING 0.003 ACRES, MORE OR LESS.

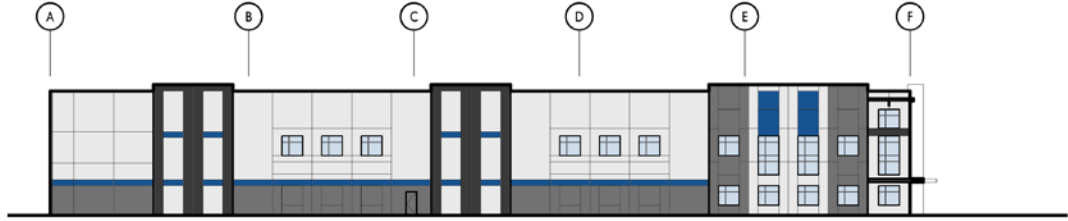
A PART OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 19 NORTH, RANGE 4 EAST, HAMILTON COUNTY, INDIANA, AND DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER SECTION, DESIGNATED AS POINT "201" ON SAID PLAT; THENCE NORTH 89 DEGREES 56 MINUTES 6 SECONDS EAST 2,000.90 FEET ALONG THE NORTH LINE OF SAID SECTION TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT 2008002524 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY; THENCE SOUTH 27 DEGREES 42 MINUTES 55 SECONDS WEST 228.91 FEET ALONG A NORTHWESTERN LINE OF SAID TRACT; THENCE SOUTH 60 DEGREES 46 MINUTES 50 SECONDS EAST 209.41 FEET ALONG A SOUTHWESTERN LINE OF SAID TRACT TO THE POINT OF BEGINNING OF THIS DESCRIPTION DESIGNATED AS POINT "886" ON SAID PLAT; THENCE CONTINUING SOUTH 60 DEGREES 46 MINUTES 50 SECONDS EAST 0.21 FEET ALONG SAID LINE TO A CORNER OF SAID TRACT; THENCE SOUTH 29 DEGREES 15 MINUTES 11 SECONDS WEST 185.60 FEET ALONG A NORTHWESTERN LINE OF SAID TRACT TO A CORNER OF SAID TRACT; THENCE SOUTH 71 DEGREES 44 MINUTES 57 SECONDS WEST 0.85 FEET ALONG A NORTHWESTERN LINE OF SAID TRACT TO THE POINT DESIGNATED AS "1622" ON SAID TRACT; THENCE NORTH 29 DEGREES 21 MINUTES 48 SECONDS EAST 186.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.002 ACRES, MORE OR LESS.



**EXHIBIT B**  
ILLUSTRATIVE CHARACTER EXHIBIT



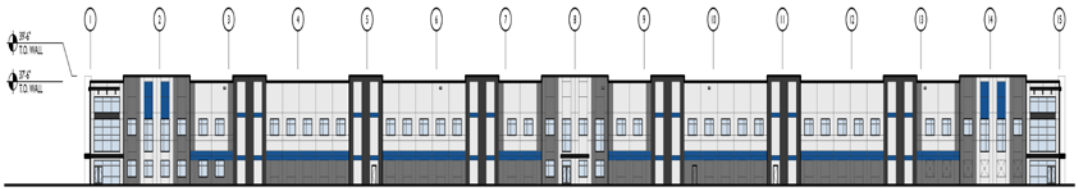
**EXHIBIT B**  
ILLUSTRATIVE CHARACTER EXHIBIT



**SOUTH ELEVATION**

**4**

1/32" = 1'-0"



**WEST ELEVATION**

**1**  
1/32" = 1'-0"

## **CHANGE OF ZONING APPLICATION**

### **(PLANNED UNIT DEVELOPMENT)**

#### **NARRATIVE STATEMENT**

##### **Northpoint PUD Amendment Three**

The requested PUD amendment is made for the purpose of addressing an ongoing design issue faced by a number of larger proposed developments within the existing Northpoint PUD. This requested change allows for various alternative architectural or design strategies to be utilized to avoid visual monotony on large wall planes.

The proposed modifications will allow for a menu of options for a proposed structure to utilize on Primary Facades, including the use of material changes, color changes and the use of horizontal undulation in conjunction with vertical undulations. These alternative strategies would be in addition to the provisions which already exist in the UDO. Requiring compliance with the UDO requires developers to construct buildings which contain space without significant utilitarian usage and which increase costs of construction. The requested modifications to the existing Northpoint PUD will allow for larger scale buildings to be constructed in ways that meeting the spirit of the UDO in avoiding large, uninterrupted wall planes on Primary Facades, while being efficient from a space design, layout and construction perspective. No modifications are requested to other dimensional standards or material requirements which exist under the current Northpoint PUD.





**Petition Number:** 2104-PUD-13

**Project Name:** Sycamore Glen PUD

**Subject Site Address:** South of and adjacent to 159<sup>th</sup> Street and west of Towne Road (the "Property")

**Petitioner:** Coronado Development Corporation

**Representative:** Nelson & Frankenberger, LLC

**Request:** Requests a change in zoning from the AG-SF1 District to the Sycamore Glen Planned Unit Development (PUD) District.

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

**Current Land Use:** Agriculture / Vacant

**Approximate Acreage:** 28.50 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Proposed Ordinance 21-14
4. Concept Plan
5. Aerial Map
6. Project Narrative

**Staff Reviewer:** Caleb Ernest, Associate Planner

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### **PETITION HISTORY**

The petition was introduced at the March 8, 2021, City Council meeting. This item held a neighborhood meeting on March 24, 2021. The petition will receive a public hearing at the April 5, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

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### **PROJECT OVERVIEW**

**Location:** The Property is generally located south of and adjacent to 159<sup>th</sup> Street and west of Towne Road (see **Exhibit 2**).

**Property Description:** The Property is zoned the AG-SF1 District. The Property is currently going through a change of zoning (Ord. 21-14, *pending*).



**Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed fifty-five (55).

**General Regulations:** The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District and as modified below:

| Standard                       | AREA B        |
|--------------------------------|---------------|
| Minimum Lot Area               | 12,000 SF     |
| Minimum Lot Frontage           | 50'           |
| Minimum Building Setback Lines |               |
| Front Yard                     | 21'           |
| Side Yard                      | 6'            |
| Rear Yard                      | 20'           |
| Minimum Lot Width              | 90'*          |
| Maximum Building Height        | 2 1/2 stories |
| Minimum Living Area (Total)**  |               |
| One Story Dwellings            | 2,000 SF      |
| Two Story Dwellings            | 2,800 SF      |

\* A maximum of six (6) Lots may have a minimum of 85' Lot width.

\*\* A minimum of fifty (50) percent of the Dwellings shall require a minimum of 2,800 square feet of living area.

**Development Standards.** As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with the modifications to the Development Standards as briefly highlighted below:

**Streetscape Diversity:** Article 6.3(C)(2) of the UDO shall not apply, rather, the below standards shall apply:

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

**Additional Architectural Standards:** The proposed ordinance defaults to the UDO's Architectural Standards for Single-family Dwellings, except for the following as further described in the proposed ordinance: Minimum Overhang, Building Materials, Garage Composition, Basements, Windows, Lighting, Roof Requirements and Front and Side Building Façade Requirements.

**Landscaping Standards.** The proposed ordinance defaults to the UDO's Landscaping Standards except that all Single-family Residential Lots shall be landscaped with two (2) Shade Trees, two



(2) Ornamental Trees and eighteen (18) Shrubs and at a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

**Design Standards.** The proposed ordinance defaults to the UDO's Design Standards except that the Minimum Open Space shall be enhanced to require a minimum of fifteen percent (15%) of the Real Estate, Common Areas shall not be subject to the minimum Lot Frontage provisions of the Underlying Zoning District, a fountain shall be installed in the pond and amenities provided as further described in the proposed ordinance.

---

### **COMPREHENSIVE PLAN**

The majority of the Property falls within the New Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is intended to serve as a guide in making land use decisions.

---

### **PROCEDURAL**

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

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

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

**Council Introduction:** The petition was introduced at the March 8, 2021, Council meeting.

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**DEPARTMENT COMMENTS**

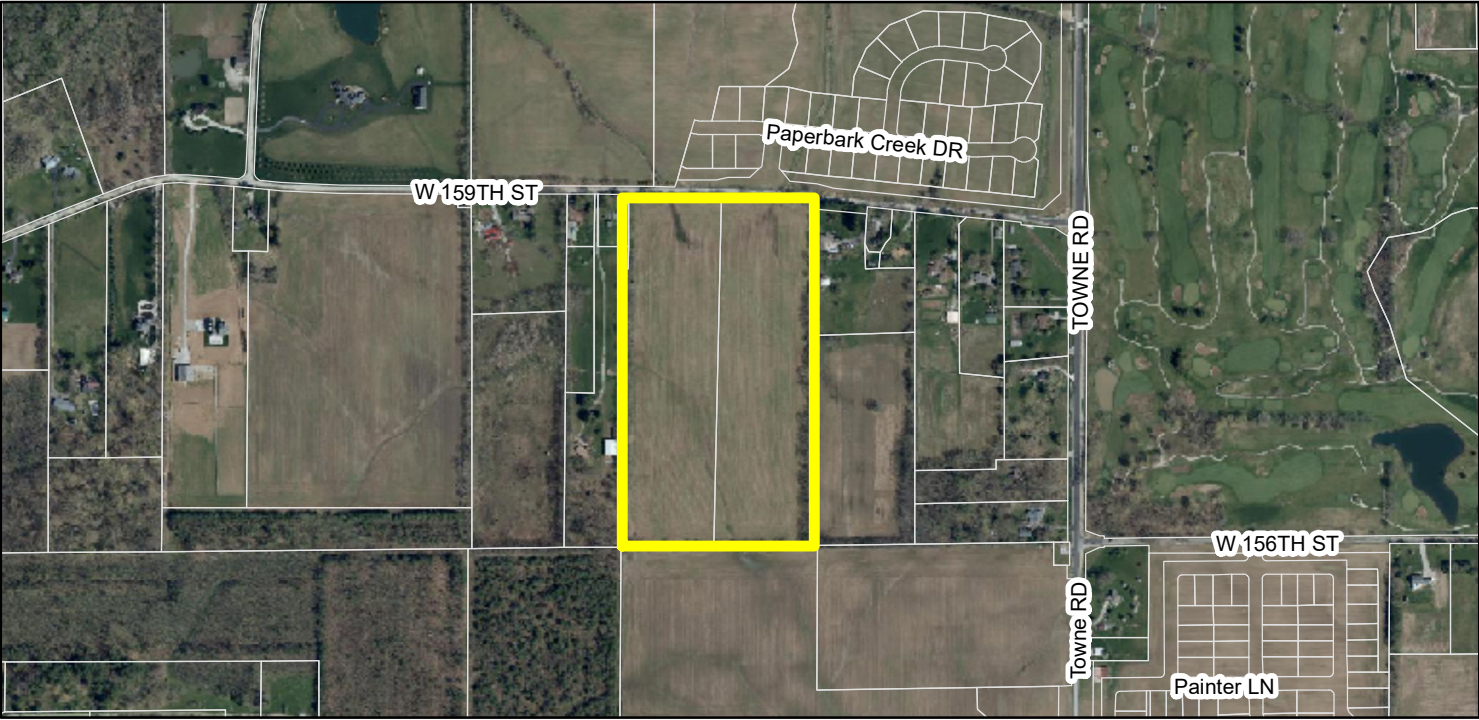
1. **Action: Hold a public hearing at the April 5, 2021, Plan Commission Meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov).



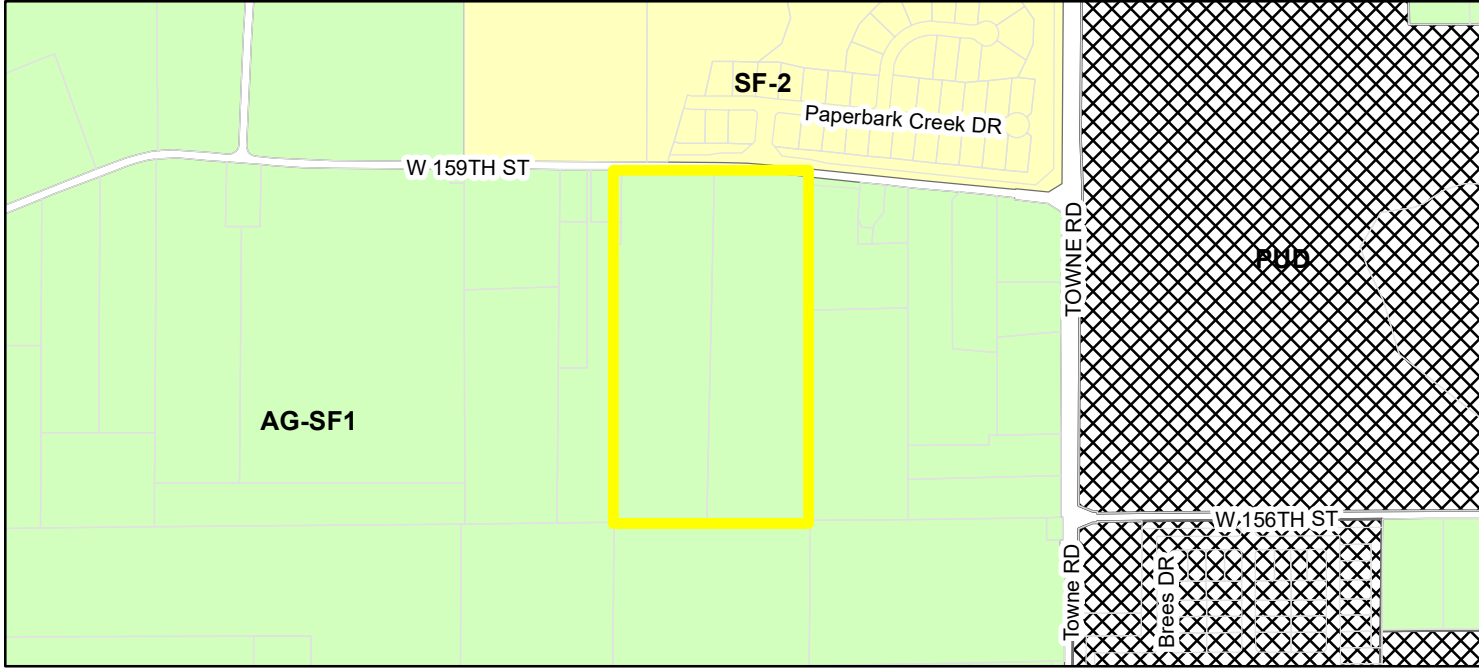
Property Location Map  
Sycamore Glen PUD  
Planned Unit Development  
2104-PUD-13



Aerial Location Map



Zoning Map



Parcel

Zoning

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

SF-2 (Single Family - 2)

Zoning - All

## ORDINANCE NUMBER 21-\_\_

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

#### “Sycamore Glen”

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

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

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

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

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on \_\_\_\_\_, 2021;

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

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

#### **Section 1.   Applicability of Ordinance.**

- 1.1   The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Sycamore Glen PUD District**" (the “District”).
- 1.2   Development of the Real Estate shall be governed by (i) the provisions of this



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

- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 Different Color Package. If an Existing Home’s Dominant Exterior Material is a Masonry Material, then the Subject Home’s Masonry Material shall be a different color to be a Different Color Package. If the Existing Home’s Dominant Exterior Material is not a Masonry Material, then the Subject Home’s Dominant Exterior Material color shall be a least two (2) shades different to be a Different Color Package. Color shades shall be identified according to the “Sherwin Williams Color Prime System” or its successor system consistent with the “Munsell Color Theory.”
- 2.2 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.3 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.4 Existing Home. A Single-family Dwelling that has been issued an improvement location permit at the time an application for an improvement location permit is filed for a Subject Home.
- 2.5 Subject Home. A Single-family Dwelling that is the subject of an application for an improvement location permit.
- 2.6 Same Elevation: The same architectural Front Building Façade.
- 2.7 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

**Section 3.** **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby

incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

**Section 4.** **Underlying Zoning District(s).** The Underlying Zoning District shall be the SF3: Single Family Medium Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 **Maximum Dwellings.** The total number of Dwellings permitted in the District shall not exceed fifty-five (55).

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

| <b>Standard</b>                | <b>AREA B</b> |
|--------------------------------|---------------|
| Minimum Lot Area               | 12,000 SF     |
| Minimum Lot Frontage           | 50'           |
| Minimum Building Setback Lines |               |
| Front Yard                     | 21'           |
| Side Yard                      | 6'            |
| Rear Yard                      | 20'           |
| Minimum Lot Width              | 90'*          |
| Maximum Building Height        | 2 ½ stories   |
| Minimum Living Area (Total)**  |               |
| One Story Dwellings            | 2,000 SF      |
| Two Story Dwellings            | 2,800 SF      |

\* A maximum of six (6) Lots may have a minimum of 85' Lot width.

\*\* A minimum of fifty (50) percent of the Dwellings shall require a minimum of 2,800 square feet of living area.

**Section 7.** **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

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

- A. **Character Exhibit:** The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended

architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.

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

|              |   |  |   |
|--------------|---|--|---|
|              | 4 |  | 4 |
|              | 3 |  | 3 |
|              | 2 |  | 2 |
|              | 1 |  | 1 |
| Subject Home |   |  | 1 |
|              | 1 |  | 1 |
|              | 2 |  | 2 |
|              | 3 |  | 3 |
|              | 4 |  | 4 |

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

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

- i. Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.
- ii. Building Materials: In addition to Article 6.3(C)(3) Building Materials the following shall apply:
  - a) Vinyl and aluminum siding shall be prohibited.
  - b) All exterior elevations shall include masonry material at a minimum height of twenty-four (24) inches above the foundation. All non-masonry veneers must be painted with high-quality, UV-resistant paints or stains.
  - c) Three or more siding materials, or material patterns will be included on each building façade. Each siding material or material pattern shall be a minimum of ten (10) percent of the applicable rear or side building façade.



iii. Garage Composition / Orientation and Driveways:

- a) All Dwellings shall have a minimum three (3) car attached garage.
- b) A minimum of fifty (50) percent of all Dwellings shall include a side load garage. Front load garage bays, when provided, along with side load garage bays and shall qualify as a side load garage when applying this standard.
- c) Garage door designs shall include a variety of design elements including windows and/or hardware in order to vary the appearance of garage doors based on the architectural style of the dwelling. Garage doors with different window designs shall qualify as a different style.
- d) All Garage Overhead Doors shall include either decorative glass windows, and/or decorative exterior hardware, or otherwise vary in appearance by the use of design characteristics such as Craftsman Style, Raised Panel (Square), Raised Panel (Arched), Beaded Style, etc.
- e) All Garage Doors Openers shall be WIFI compatible and will include a self-closing operator system.
- f) All Driveways will be concrete with control joints and hand tooled edge detail.

iv. Basements: A minimum of fifty (50) percent of all Dwellings shall include a basement.

v. Windows:

- a) All Homes shall include five and one-half (5.5) inch window trim materials at all windows including windows at brick wall locations.
- b) White window frames and white door moldings are not permissible on any home where dark exterior color schemes are used.

vi. Lighting:

- a) All homes shall include dusk to dawn coach lights and yard lights of a uniform style and color.
- b) Exterior wall mount lighting will be at the minimum eight (8) inches wide and twelve (12) inches in height. No White, Brass or brushed nickel light fixtures are permitted.

vii. Roof Requirements:

- a) 8/12 minimum roof pitch on the main body of the residence. \*  
10/12 minimum roof pitch on the gable end front elevations.

\*Certain Architectural Styles (such as Prairie Style Roof Systems shall be exempt from the minimum roof pitch standard).

- b) All Shingle Materials shall be Architectural Style with Lifetime Limited Warranties included.
- c) All Roof Systems shall include Hidden Ridge Venting and no mechanical penetrations are permitted on the front elevation of the roof system.
- d) Roof Ridge Lines: All homes will have a minimum of three ridgelines. Covered and enclosed porches may count as ridgelines.
- e) Gutter Size 6". Color-coordinated to accent and compliment the exterior trim colors.

viii. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

- a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different exterior materials.
- b) All homes shall incorporate one or more of the following custom architectural features: Gable Brackets, Arched Trim, Oversized Porch Columns, Bumped-out Gable Details, Stone or Brick Column Bases, Oversized Porch Columns or Wood Wrapped Porch Headers or Beams.
- c) Each home shall have a minimum of three corner breaks on the front elevation. The exterior corners of a covered porch, the outermost corners of the home, the porches, and bump-outs of six (6) feet or higher shall count toward this requirement.
- d) All homes shall include a uniform address block inset into masonry or a custom address plaque in the case of wood or hardiboard or lap siding veneers.
- e) All homes shall include custom front door systems with either partial glass door slabs or glass sidelights, and/or glass transom windows.
- f) All Front Elevation Windows located on brick walls shall include decorative brick top rowlocks and/or a keystone accent stone.

ix. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of one (1) of the following additional architectural elements on each Side Building Façade. Side Building Facades that face Internal Streets shall utilize a minimum of two (2) of the following additional architectural elements on the Side Building Façade.

- a) Side load or angled garage.
- b) Hip roof.
- c) Roofline direction change or roofline height change greater than sixteen (16) inches or two (2) or more roof planes.
- d) A minimum of two (2) two-foot (2') deep offsets which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages.
- e) A minimum of three (3) or more windows with an aggregate minimum of forty-five (45) square feet in size, on the Side Building Façade.
- f) Exterior (projects from the Building Façade) fireplace chase that extends above the roof line.
- g) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.

- x. Mailboxes: All mailboxes shall be of consistent design and color with custom address lettering and 6-inch decorative posts with bracketed post design.

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

- A. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below;
  - i. All Single-family Residential Lots shall be landscaped with the following Plant Materials; Two (2) Shade Trees, two (2) Ornamental Trees and eighteen (18) Shrubs.
  - ii. At a minimum the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

**Section 8.** **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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

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

- A. Minimum Open Space: Shall be enhanced to require a minimum of fifteen (15%) of the Real Estate, as generally shown on the Concept Plan.



- B. Common Areas shall not be subject to the minimum Lot frontage provisions of the underlying Zoning District; however, Article 8.6(C) shall apply.
- C. Fountain: A fountain shall be installed and seasonally maintained within the pond.
- D. Amenities: A central open space including trails a pergolas shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan. Path shall be installed as generally illustrated on the Concept Plan. The final locations are subject to existing easements and final engineering. If paths are prevented from being installed as generally shown, then alternative trail locations may be approved by the Director that still provide access and connectivity to the District's Open Space.

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

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

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

WESTFIELD CITY COUNCIL  
HAMILTON COUNTY, INDIANA

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
Scott Frei

\_\_\_\_\_  
Scott Frei

\_\_\_\_\_  
Scott Frei

\_\_\_\_\_  
Jake Gilbert

\_\_\_\_\_  
Jake Gilbert

\_\_\_\_\_  
Jake Gilbert

\_\_\_\_\_  
Mike Johns

\_\_\_\_\_  
Mike Johns

\_\_\_\_\_  
Mike Johns

\_\_\_\_\_  
Troy Patton

\_\_\_\_\_  
Troy Patton

\_\_\_\_\_  
Troy Patton

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Scott Willis

\_\_\_\_\_  
Scott Willis

\_\_\_\_\_  
Scott Willis

ATTEST:

\_\_\_\_\_  
Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21-\_\_** was delivered to the Mayor of Westfield on the  
\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

I hereby VETO Ordinance 21-\_\_\_\_  
this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
J. Andrew Cook, Mayor

\_\_\_\_\_  
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 & Frankenger  
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

Sycamore Glen 2 022321.docx



**SCHEDULE OF EXHIBITS**

|           |                                                      |
|-----------|------------------------------------------------------|
| Exhibit A | Real Estate (Legal Description) and Location Exhibit |
| Exhibit B | Concept Plan                                         |
| Exhibit C | Character Exhibits                                   |
| Exhibit D | Open Space and Entry Feature Exhibit                 |

**EXHIBIT A**  
**REAL ESTATE**  
(Page 1 of 2)

Part of the Southeast Quarter of Section 8, Township 18 North, Range 3 East, located in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the Southwest corner of the Southeast Quarter of Section 8, Township 18 North, Range 3 East; thence North 90 degrees 00 minutes 00 seconds East (assumed bearing) 674.265 feet on and along the South line of said Southeast Quarter to the Point of Beginning of this description; thence North 01 degree 10 minutes 00 seconds East 1226.56 feet; thence North 90 degrees 00 minutes 00 seconds East 16.50; thence North 01 degree 10 minutes 00 seconds East 330.00 feet to the centerline of 159th Street; thence Southeasterly 797 feet, more or less on and along the centerline of 159th Street to the Northwest corner of a 13.84 acre tract of real estate described in Instrument No. 9233749, thence South 01 degree 14 minutes 26 seconds West 1514.66 feet to the Southwest corner of said 13.84 acre tract, said Southwest corner being North 90 degrees 00 minutes 00 seconds West 1151.17 feet from the Southeast corner of said Southeast Quarter; thence North 90 degrees 00 minutes 00 seconds West 811.26 feet, more or less on and along the South line of said Southeast Quarter to the Point of Beginning. Containing 28.5 acres, more or less.

**EXHIBIT A**  
**LOCATIN EXHIBIT**  
(Page 2 of 2)





**EXHIBIT B**  
**CONCEPT PLAN**  
(Page 1 of 1)



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

**EXHIBIT C**  
**CHARACTER EXHIBITS**  
(Page 1 of 6)





**EXHIBIT C**  
**CHARACTER EXHIBITS**  
(Page 2 of 6)





**EXHIBIT C**  
**CHARACTER EXHIBITS**  
(Page 3 of 6)



**EXHIBIT C**  
**CHARACTER EXHIBITS**  
(Page 4 of 6)





**EXHIBIT C**  
**CHARACTER EXHIBITS**  
(Page 5 of 6)

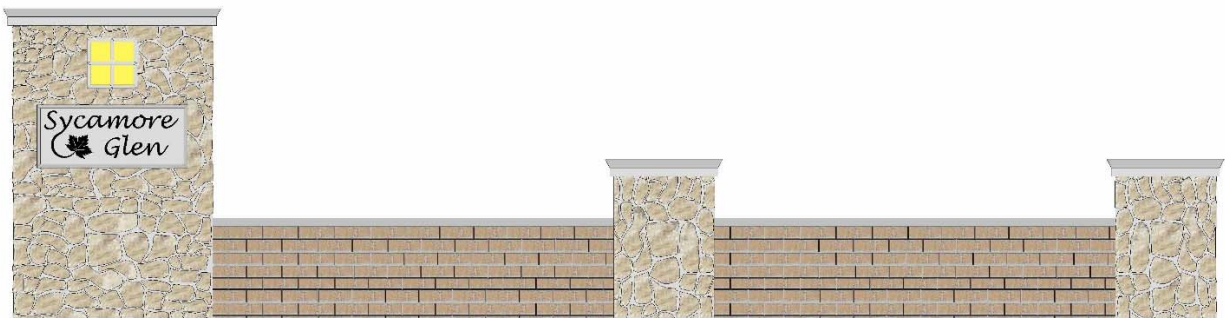




**EXHIBIT C**  
**CHARACTER EXHIBITS**  
(Page 6 of 6)



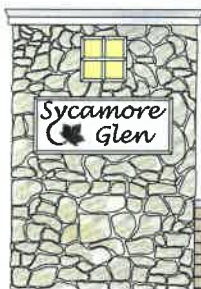
**EXHIBIT D**  
**Open Space and**  
**Entry Feature Exhibit**  
(Page 1 of 1)





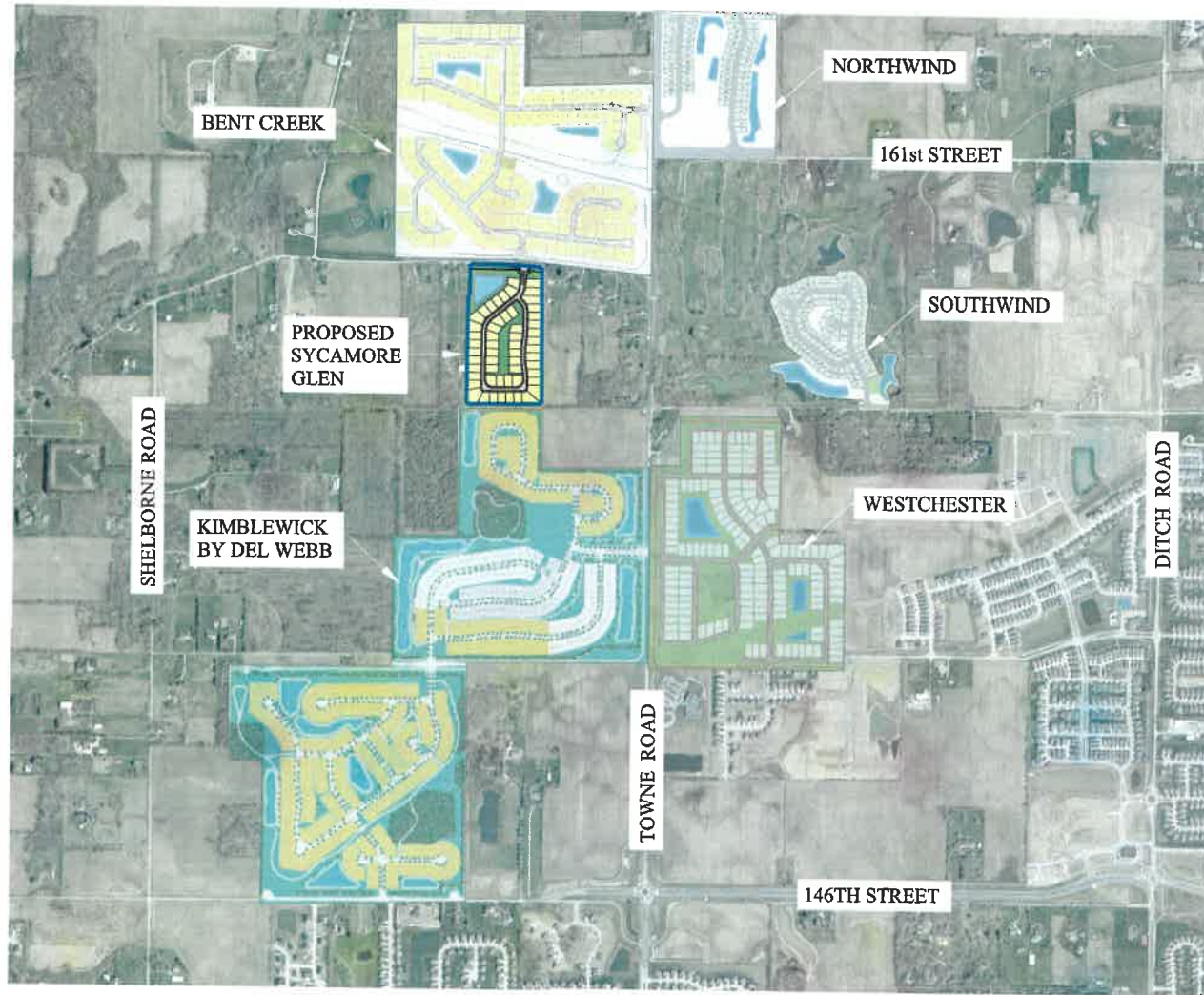
# Sycamore Glen

of Westfield





AERIAL EXHIBIT  
February 2021



# Sycamore Glen

of Westfield



Prepared By:



STOEPPELWERTH

## **PROJECT NARRATIVE FOR SYCAMORE GLEN PUD PROPOSAL**

Martin Short, President of Coronado Development Corporation and Coronado Custom Homes, ("Coronado") is a long-time Westfield based custom home builder. Coronado is planning the submittal of a change of zoning request for a proposed custom residential community to be known as "Sycamore Glen".

Coronado has previously built custom homes throughout Westfield including communities such as Bridgewater Lakes, Brookside, Hidden Oaks, Oak Manor, Carey Glenn, and Whistling Straights. In addition to Westfield, Coronado has built homes throughout Hamilton, Boone and other surrounding counties in central Indiana with values ranging from \$400,000 to \$2,000,000 throughout their 27-year history.

The real estate which is the subject the proposal consists of 28.5 acres located on the south side of 159<sup>th</sup> Street, west of Towne Road as shown on the attached site aerial exhibit (the "Real Estate"). To the north of the Real Estate is the Bent Creek community, to the east are single family lots, to the south is the Kimblewick by Dell Webb community and to the west are single family lots and agricultural uses. The current zoning of the Real Estate is AG-SF1 and Coronado is seeking to rezone the Real Estate to the "Sycamore Glen Planned Unit Development District" to permit the development of a high-end custom residential community which will have SF3 Single Family as the underlying zoning classification.

The Sycamore Glen proposal consists of fifty-five (55) lots with anticipated home sale prices ranging from \$580,000 to \$750,000. The Concept Plan of the community illustrating the street layout, tree preservation and entrance details is attached. The Sycamore Glen PUD has significant architectural requirements, including but not limited to large minimum home sizes, minimum number of homes to have side load garage and basements; 360-degree masonry building materials requirements; streetscape diversity standards; and other standards which are designed to enhance the commitments regarding this custom residential community. Character photos and illustrations providing examples of the home architecture are attached and incorporated into the Ordinance along with the written architectural design requirements.



**Petition Number:** 2104-PUD-14

**Project Name:** Davis PUD Amendment

**Subject Site Address:** West of Ditch Road between 156<sup>th</sup> and 161<sup>st</sup> Street (the "Property")

**Petitioner:** Estridge Homes

**Representative:** 11<sup>th</sup> Street Development

**Request:** Requests an amendment to the Davis Planned Unit Development (PUD) District modifying the architectural standards.

**Current Zoning:** Davis PUD

**Current Land Use:** Residential

**Approximate Acreage:** 80.00 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Proposed Ordinance 21-15
4. Project Narrative

**Staff Reviewer:** Caleb Ernest, Associate Planner

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### **PETITION HISTORY**

The petition was introduced at the March 8, 2021, City Council meeting. This item held a neighborhood meeting on March 29, 2021. The petition will receive a public hearing at the April 5, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

---

### **PROJECT OVERVIEW**

**Location:** The Property is generally located west of Ditch Road between 156<sup>th</sup> and 161<sup>st</sup> Street (see **Exhibit 2**).

**Property Description:** The Property is zoned the Davis PUD District ([Ordinance 17-52](#)). Council approved a PUD Amendment ([Ord. 20-01](#), 2002-PUD-01) for the Property at its meeting on February 10, 2020. The Property is currently going through a PUD amendment (Ord. 21-15, *pending*).

**Side Building Façade Requirements:** Section 7.1(C)(vii)(d) of the Davis PUD (Ord. 17-52) amended as follows:





"If masonry materials are used on the Front Building Façade, masonry materials a minimum of 18 inches in height the entire length of the Side Building Façade shall be required."

**Rear Building Façade Requirements:** Section 7.1(C)(viii)(c) of the Davis PUD (Ord. 17-52) amended as follows:

"If masonry materials are used on the Side Building Façade, masonry materials a minimum of 18 inches in height the entire length of the Rear Building Façade shall be required."

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### **COMPREHENSIVE PLAN**

The Property falls within the New Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area. This area has already been zoned the Davis PUD District and has an Underlying Zoning District of SF2, SF3 and AG-SF1. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is intended to serve as a guide in making land use decisions.

---

### **PROCEDURAL**

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

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

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

**Council Introduction:** The petition was introduced at the March 8, 2021, Council meeting.

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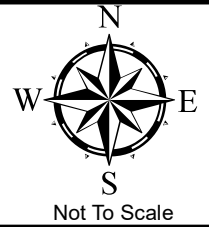


**DEPARTMENT COMMENTS**

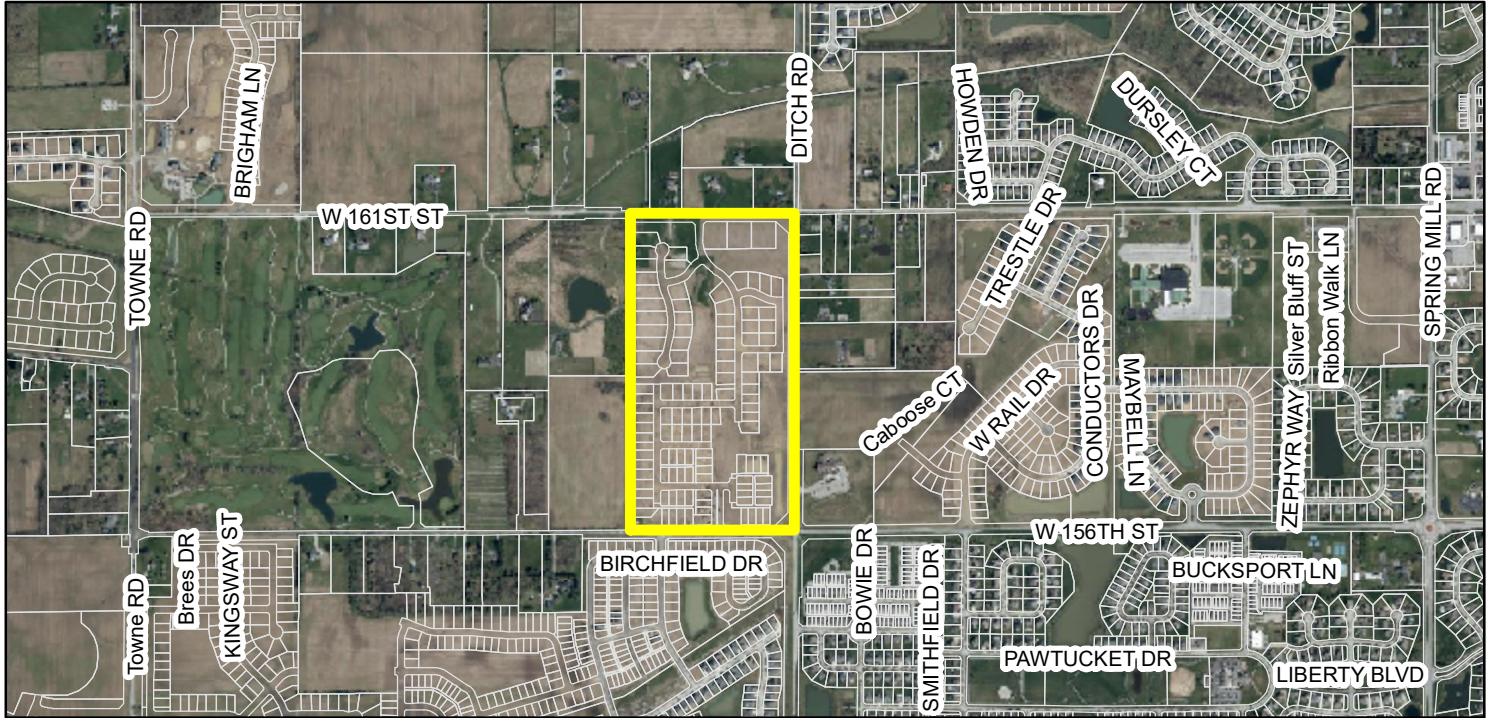
1. **Action: Hold a public hearing at the April 5, 2021, Plan Commission Meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov).



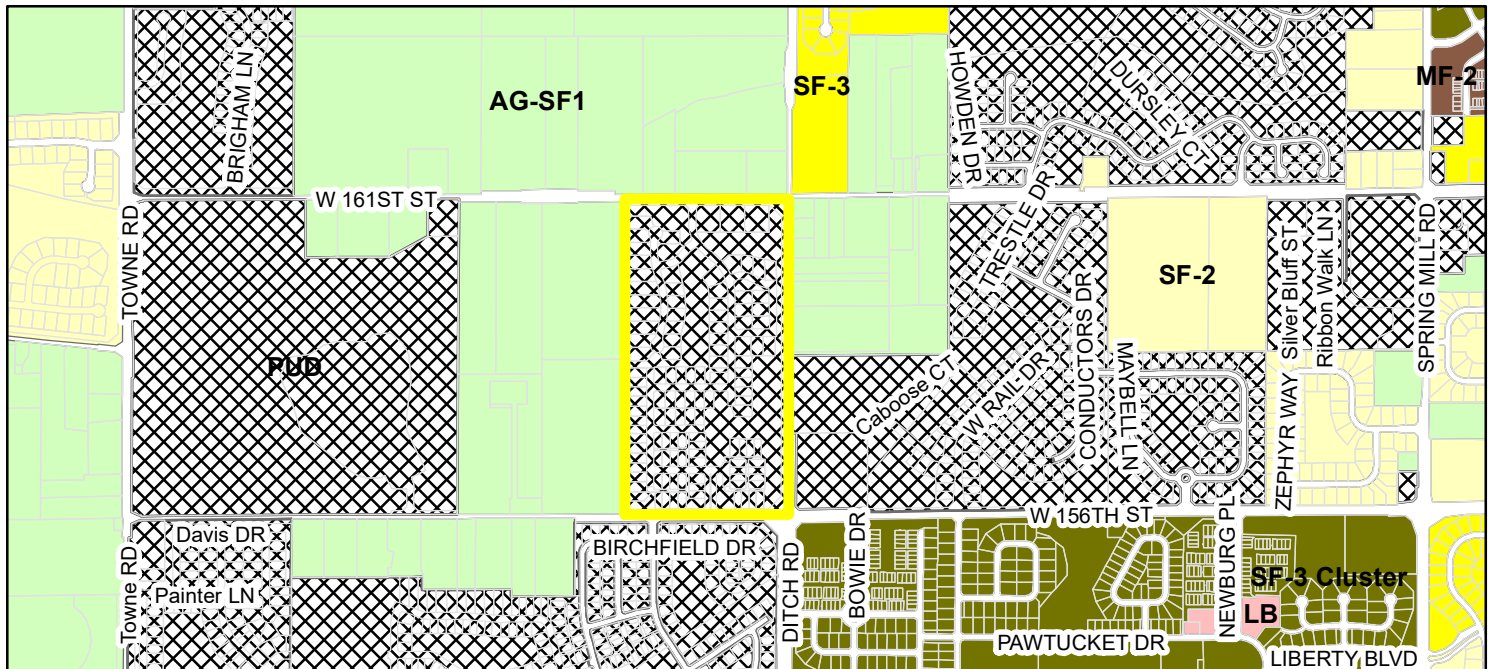
Property Location Map  
Davis PUD Amendment  
Planned Unit Development  
2104-PUD-14



Aerial Location Map



Zoning Map



|                     |                                          |  |                                |
|---------------------|------------------------------------------|--|--------------------------------|
|                     | Parcel                                   |  | MF-2 (Multiple Family - 2)     |
| <b>Zoning - All</b> |                                          |  | PUD (Planned Unit Development) |
| <b>Zoning</b>       |                                          |  | SF-2 (Single Family - 2)       |
|                     | AG-SF1 (Agriculture - Single Family - 1) |  | SF-3 (Single Family - 3)       |
|                     | LB (Local Business)                      |  | SF-3 Cluster                   |



|                             |
|-----------------------------|
| <b>ORDINANCE NUMBER 21-</b> |
|-----------------------------|

**Davis PUD District Amendment #2**

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

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

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

**WHEREAS**, the Council enacted Ordinance No. 17-52, Davis Planned Unit Development Ordinance on June 11, 2018 (the "DAVIS Planned Unit Development");

**WHEREAS**, the Council enacted Ordinance No. 20-01, Davis Planned Unit Development Ordinance Amendment #1 on February 10, 2020 (the "Amendment #1");

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 2002-PUD-\_\_\_\_), 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. 2021-PUD-\_\_** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a \_\_\_\_\_ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on \_\_\_\_\_, 2021;

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

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Davis Planned Unit Development, 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 described in Exhibit A into the Davis 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, (ii) the Davis Planned Unit Development, as amended; and (iii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented, or expressly made inapplicable by this Ordinance or the Davis 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. Side Building Façade Requirements.** Section 7.1(C)(vii)(d) of the Davis Planned Unit Development Ordinance is amended as follows:

“If masonry materials are used on the Front Building Façade, masonry materials a minimum of 18 inches in height the entire length of the Side Building Façade shall be required.”

**Section 3. Rear Building Façade Requirements.** Section 7.1(C)(viii)(c) of the Davis Planned Unit Development Ordinance is amended as follows:

“If masonry materials are used on the Side Building Façade, masonry materials a minimum of 18 inches in height the entire length of the Rear Building Façade shall be required.”

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

WESTFIELD CITY COUNCIL

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
James J. Edwards

\_\_\_\_\_  
Scott Frie

\_\_\_\_\_  
Scott Frie

\_\_\_\_\_  
Scott Frie

\_\_\_\_\_  
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: Bryan D. Stumpf



I hereby certify that **ORDINANCE 21-\_\_\_\_** was delivered to the Mayor of Westfield  
on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-\_\_**  
this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

I hereby VETO **ORDINANCE 21-\_\_**  
this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
J. Andrew Cook, Mayor

\_\_\_\_\_  
J. Andrew Cook, Mayor

This document prepared by: Bryan D. Stumpf, 11<sup>th</sup> Street Development, LLC  
7378 N 550 E, Lebanon, IN 46052 (317) 721-8279

**EXHIBIT A**  
**(REAL ESTATE)**

The East Half of the Southeast Quarter of Section Nine (9) Township Eighteen (18) North,  
Range Three (3) East, Hamilton County, Indiana, containing eighty (80) acres, more or less.





## **NARRATIVE**

### **Davis Planned Unit Development Amendment #2**

Estridge Homes is applying to the City of Westfield to amend the Davis Planned Unit Development to adjust the height of a brick wainscot on the side and rear elevations of a home when masonry materials are used. Specifically, the amendment modifies the height of the required brick wainscot to a minimum of 18" to be appropriate for the architectural style of the homes. Currently, some of the homes are required to have a 36" high brick wainscot, but such a height would be out of character for the architectural style of the homes.





**Petition Number:** 2104-SPP-07 & 2104-ODP-07

**Subject Site Address:** SW Corner of 151<sup>st</sup> Street & Towne Road (the “Property”)

**Petitioner:** Epcon Westfield, LLC by Kimley-Horn and Associates (the “Petitioner”)

**Request:** The Petitioner requests Primary Plat and Overall Development Plan review for eighty-nine (89) single-family residential lots on 37.03 acres +/- in the Courtyards of Westfield PUD District

**Current Zoning:** Courtyards of Westfield PUD (Ord. 20-39)

**Current Land Use:** Vacant

**Approximate Acreage:** 37.03 acres +/-

**Staff Reviewer:** Daine Crabtree, Associate Planner

**Exhibits:**

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

---

### **HISTORY AND PROCEDURAL**

The rezoning of the Property from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards of Westfield PUD District was approved at the January 11, 2021, City Council meeting.

---

### **PROJECT OVERVIEW**

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

---

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

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

- 6) Proposed name of subdivision.
- 7) Names and addresses of the owner, owners, land surveyor or land planner.
- 8) Title, scale, north arrow and date.
- 9) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and



including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

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

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

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

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

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

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

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

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

17) Legend and notes.

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

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

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

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

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

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

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



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

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

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

26) Address and legal description of the property.

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

27) Boundary lines of the property including all dimensions.

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

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

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

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

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

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

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

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

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

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

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





- 39) Identify buildings proposed for demolition.
- 40) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 41) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

---

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

##### **The plans comply.**

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

---

#### **DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

##### **The plans comply.**

- 46) Accessory Use and Building Standards (Article 6.1)
- 47) Architectural Standards (Article 6.3)
- 48) Building Standards (Article 6.4)
- 49) Fence Standards (Article 6.5)



- 50) Height Standards (Article 6.6)
- 51) Landscaping Standards (Article 6.8)
  - a) Street Trees
  - b) Minimum Lot Landscaping Requirements
  - c) External Street Frontage Landscaping
  - d) Parking Area Landscaping
  - e) Buffer Yard Requirements
- 52) Lighting Standards (Article 6.9)
- 53) Lot Standards (Article 6.10)
- 54) Outdoor Café and Eating Areas (Article 6.13)
- 55) Parking and Loading Standards (Article 6.14)
- 56) Setback Standards (Article 6.16)
- 57) Vision Clearance Standards (Article 6.19)
- 58) Yard Standards (Article 6.21)

---

### **DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply.**

- 59) Block Standards (Article 8.1)
- 60) Easement Standards (Article 8.3)
- 61) Monument and Marker Standards (Article 8.5)
- 62) Open Space and Amenity Standards (Article 8.6)
- 63) Pedestrian Network Standards (Article 8.7)
  - a) Internal Pedestrian Network Standards
  - b) Perimeter/External Pedestrian Network Standards
- 64) Storm Water Standards (Article 8.8)
- 65) Street and Right-of-Way Standards (Article 8.9)
- 66) Street Light Standards (Article 8.10)
- 67) Street Sign Standards (Article 8.11)
- 68) Surety Standards (Article 8.12)



69) Utility Standards (Article 8.13)

---

**COURTYARDS OF WESTFIELD PUD (ORD. 20-39)**

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

70) Concept Plan (Section 3)

71) Permitted Uses (Section 5)

- a) Maximum number of Dwelling Units permitted: 94

72) General Regulations (Section 6)

- a) Minimum Lot Area: 6,000 square feet
- b) Minimum Lot Frontage: 35 feet

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

c) Building Setbacks

- i) Front Yard

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

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

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

- iii) Rear Yard: 20 feet

d) Minimum Lot Width: 52 feet

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

73) Development Standards (Section 7)

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

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

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





- ii) External Street Frontage Landscape Area Minimum Width: 30 feet; may be included within Lots as shown in Exhibit F, Buffer Yards A & B of the "Conceptual Perimeter Street Buffer Landscape Treatment"
- iii) Black, four-rail horse fence shall be installed along the right-of-way
- iv) Per 100 feet of external street frontage, the following plantings are required: four (4) evergreen trees, three (3) shade trees, and three (3) ornamental trees.
- v) Street trees along external streets shall be required subject to approval by the Department of Public Works
- vi) Buffer yard landscaping between required adjacent residential land uses (along portions of south and west property lines) shall be provided in accordance with the buffer widths shown on the Buffer Yards Plan, specifically shown in Exhibit G, Buffer Yard C, incorporated within the "Conceptual Residential Buffer Landscape Treatment". Buffer may be included within the Lots. Per 100 lineal feet of this buffer treatment, four (4) shade trees, four (4) evergreen trees, and ten (10) shrubs are required.
- vii) Three (3) additional evergreen trees shall be installed in substantial compliance with the location identified on the Concept Plan
- viii) Buffer yard landscaping required along the southernmost property line (closest to the Clubhouse amenity area) and the east property line (along the rear property lines of the southernmost cul-de-sac lots) shall include a minimum buffer width of 30 feet. Buffer may be included within the lots. Two options for buffer plantings shall be installed per 100 lineal feet of buffer yard:
  - (1) Four (4) shade trees, four (4) evergreen trees and ten (10) shrubs; or
  - (2) Eight (8) evergreen trees
- ix) No mounds shall be required in a Buffer Yard or External Street Frontage Landscape Area
- x) If a provision of Article 6.8 Landscaping Standards is in conflict with the Buffer Plan, Conceptual Street Buffer Landscape Treatment or the Conceptual Residential Buffer Landscape Treatment, then Ord. 20-39 shall prevail.
- xi) Relocation of plant materials shall be permitted as a part of the Development Plan approval subject to the Director's approval.

b) Entry Features

74) Design Standards (Section 8)

a) Amenities



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

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

- ii) Minimum of three (3) parkettes which may include, but are not limited to open areas, seating, landscaping, walking paths, meeting areas as identified in the Conceptual Open Space and Connectivity Plan and Conceptual Amenities Plan
- iii) Clubhouse amenity area, as identified in the Conceptual Amenity Plan and Exhibit K, the "Conceptual Clubhouse Amenity Enlargement. The clubhouse amenity area shall include:
  - (1) 2,500 SF + clubhouse including a fitness center, restrooms, community room and outdoor fireplace gathering area
  - (2) Parking Lot
  - (3) Swimming Pool adjacent to clubhouse
  - (4) Pickleball Court

75) Duration (Section 9)

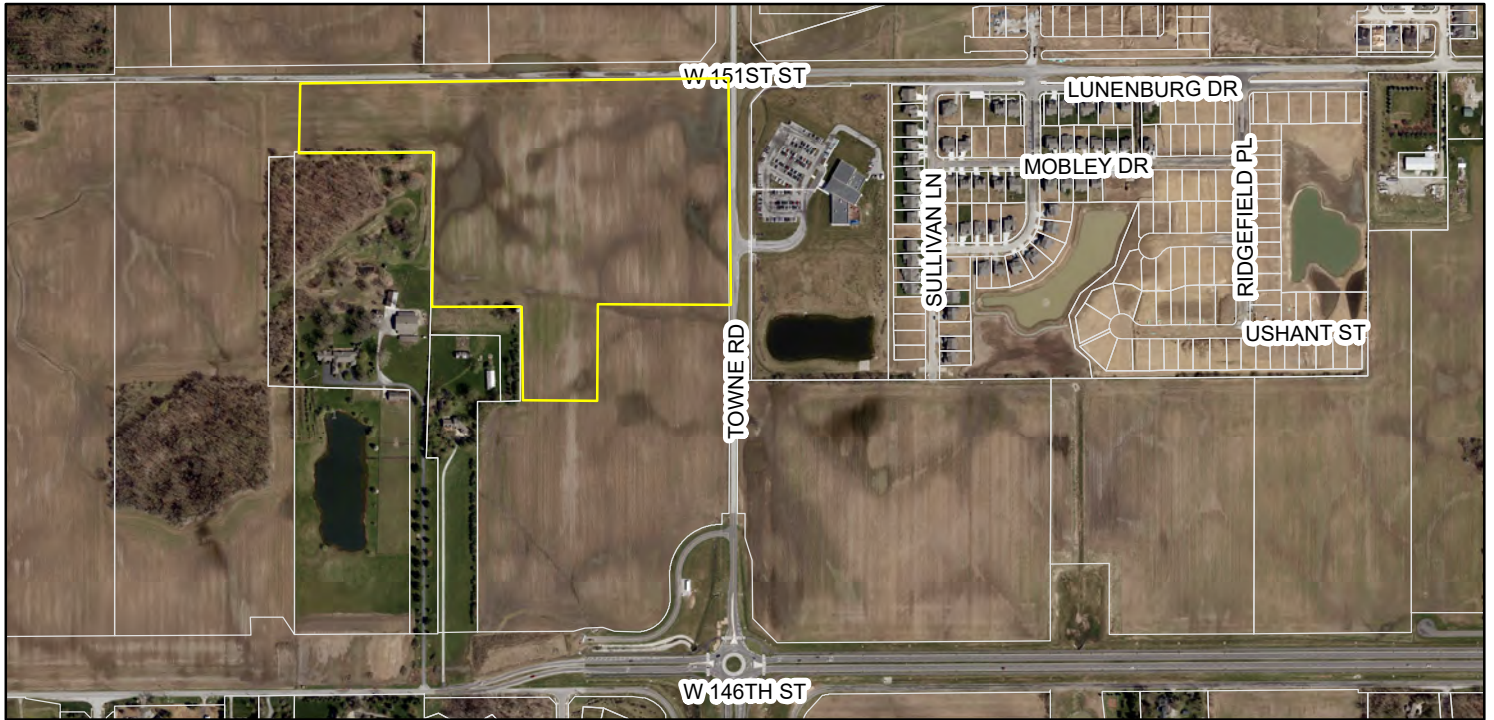
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#### **DEPARTMENT COMMENTS**

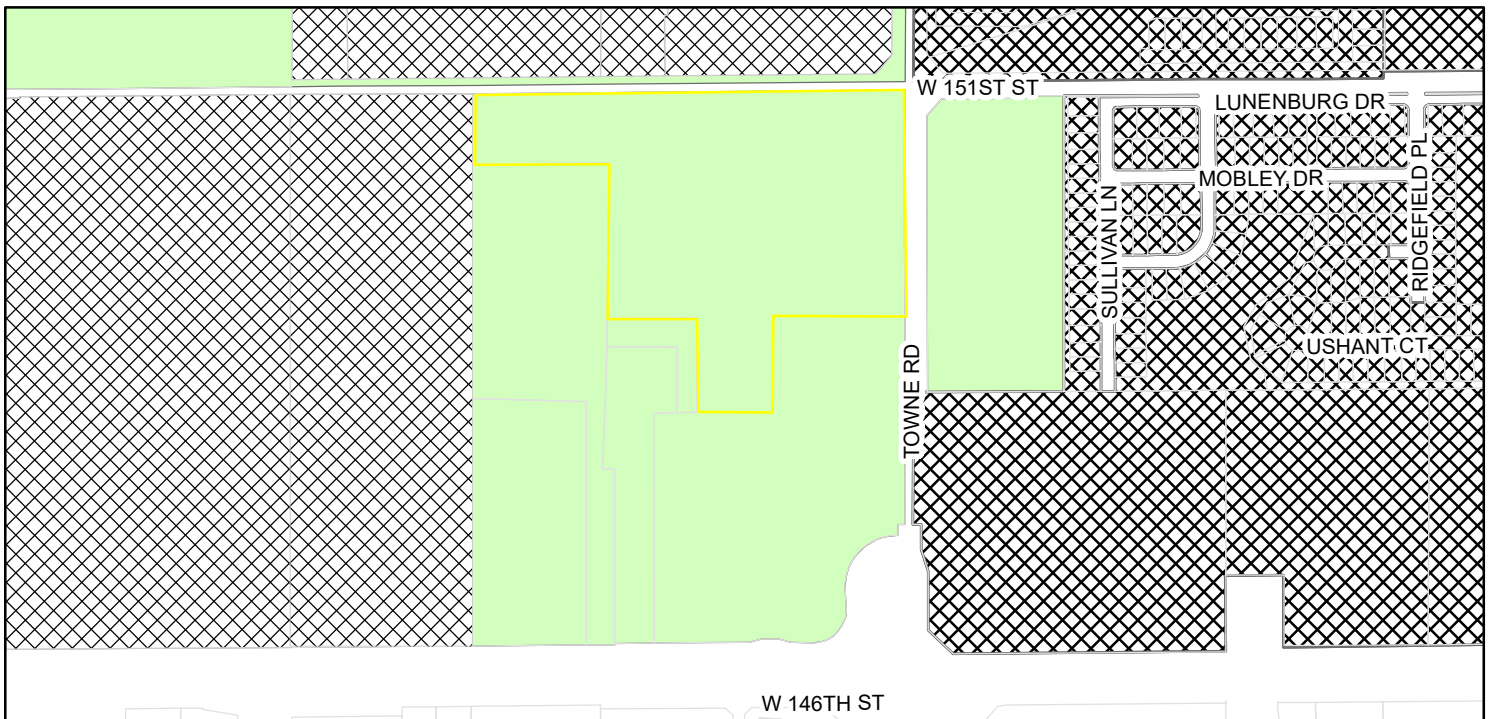
- 1) **ACTION: Hold a public hearing at the April 5, 2021, Advisory Plan Commission meeting.**
- 2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.
- 3) If any APC member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov)

## Aerial Location Map

 Site



## Zoning Map



### Zoning

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



Drawing name: K:\IND\DEV\170177002\Courtyards\_of\_Westfield\Westfield\_INV2\_Design\CADD\PlanSheets\Cover\_Sheet.dwg C:\00 Feb 26, 2021 11:22am by Pete.Wille  
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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**LEGAL DESCRIPTION**

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

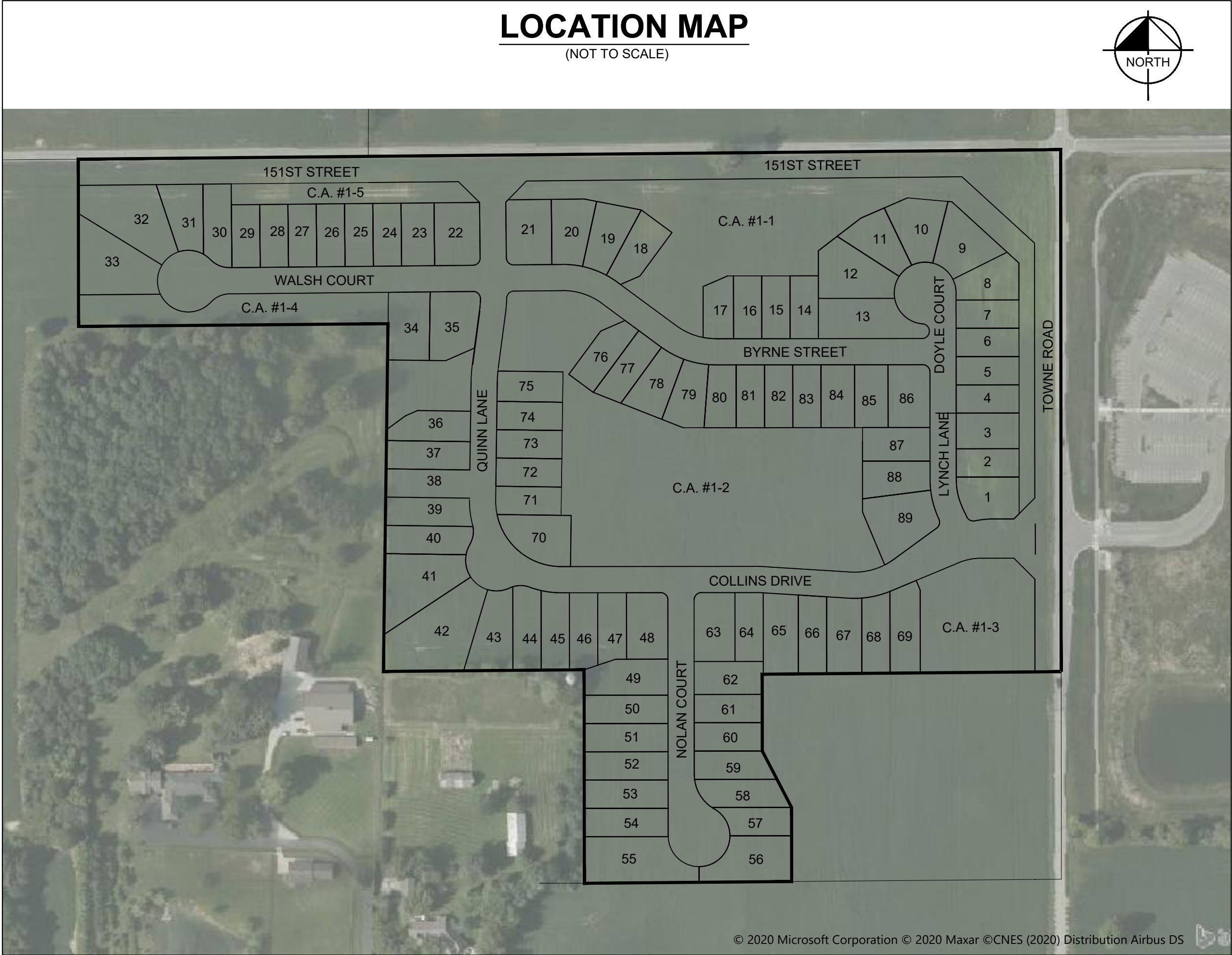
Part of the Southeast Quarter of Section 17, Township 18 North, Range 3 East, Hamilton County, Indiana, said part being more particularly described as follows:

Beginning at the Northeast corner of said Southeast Quarter; thence South 00 degrees 03 minutes 15 seconds East along the East line of said Southeast Quarter, 996.93 feet; thence South 89 degrees 30 minutes 48 seconds West, 570.79 feet; thence South 00 degrees 03 minutes 15 seconds East, 146.55 feet; thence South 27 degrees 21 minutes 11 seconds East, 121.54 feet; thence South 00 degrees 03 minutes 15 seconds East, 141.35 feet; thence South 89 degrees 30 minutes 48 seconds West, 395.78 feet; thence North 00 degrees 03 minutes 15 seconds West along said East line, 407.77 feet to the Northeast corner of said Instrument Number 200200010702; thence South 89 degrees 30 minutes 48 seconds West along the North line of said Instrument Number 200200010702, 383.41 feet to the East line of Instrument Number 9709730812; thence North 00 degrees 46 minutes 03 seconds East along said East line, 664.11 feet to the North line of said Instrument Number 9709730812; thence South 89 degrees 30 minutes 48 seconds West along said North line, 591.14 feet; thence North 00 degrees 03 minutes 15 seconds West, 319.24 feet to the North line of said Southeast Quarter; thence 89 degrees 26 minutes 39 seconds East along said North line, 1875.87 feet to the Point of beginning, containing 37.03 acres, more or less.

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

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

MINIMUM OPEN SPACE REQUIRED = 15.0%  
OPEN SPACE PROVIDED  
OPEN SPACE AREA = 8.8 AC.  
TOTAL ACREAGE = 37.03 AC. =23.8%



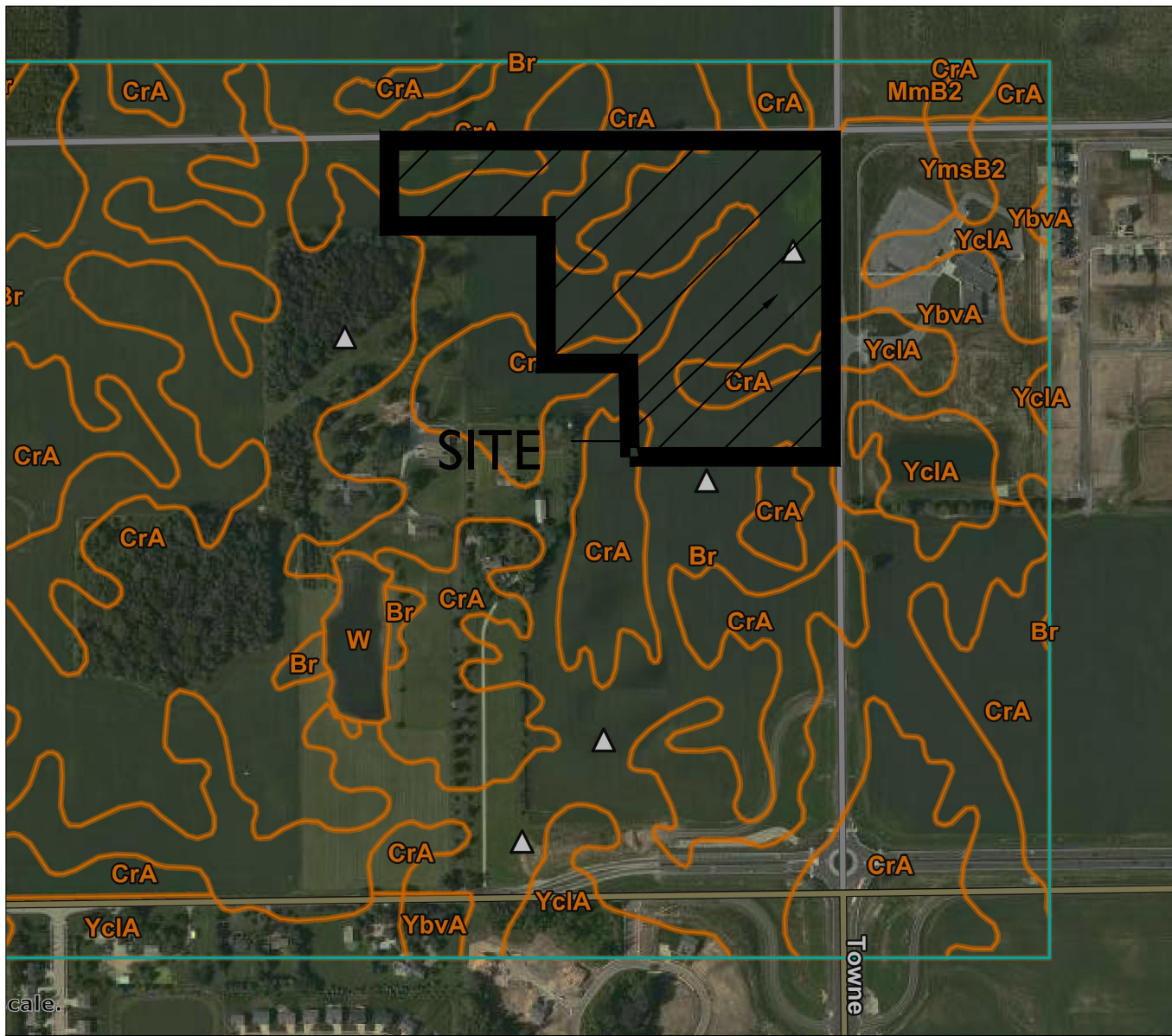
| PROJECT TEAM           |                                |                                                      |                |                                  |                   |
|------------------------|--------------------------------|------------------------------------------------------|----------------|----------------------------------|-----------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

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

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

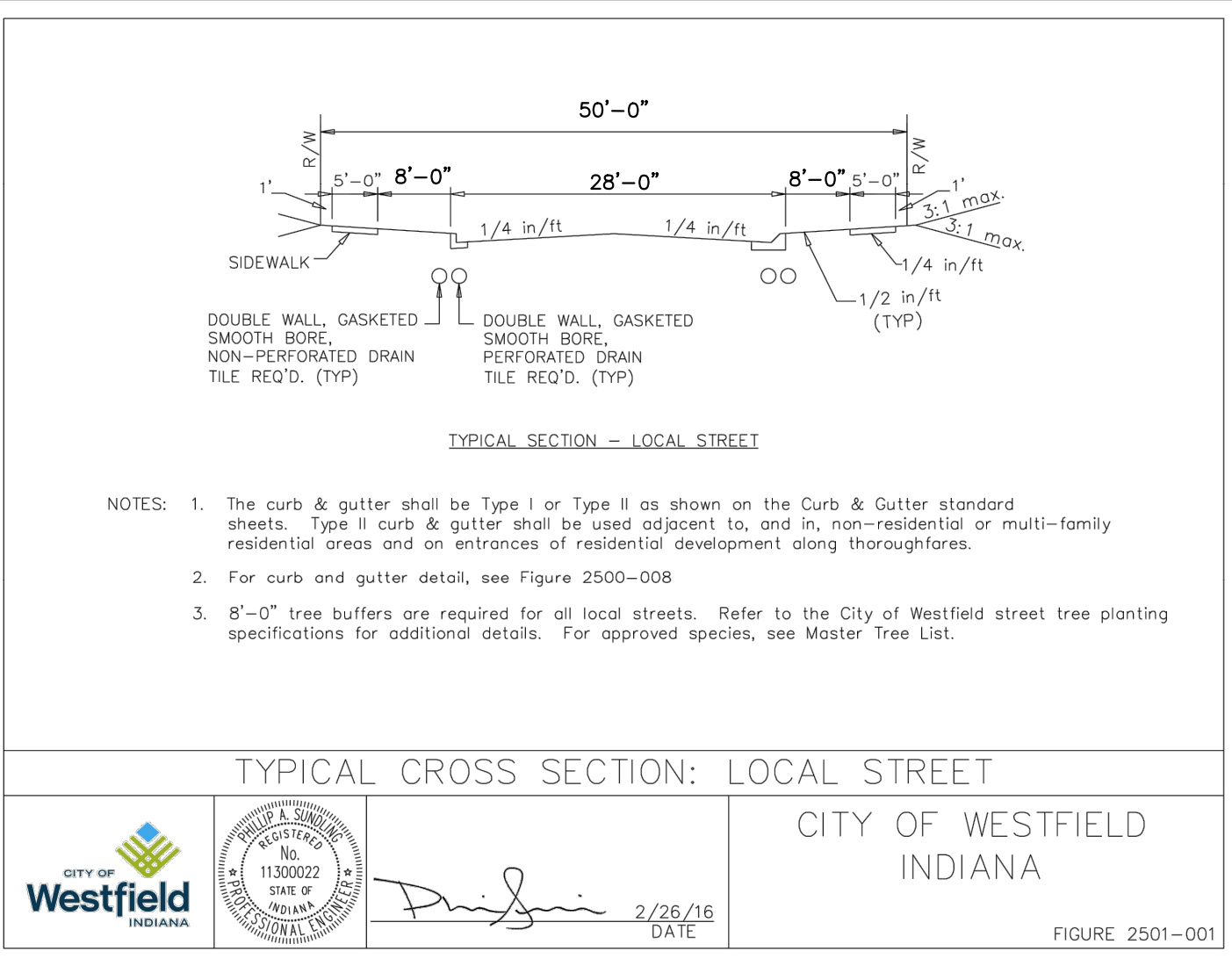


LOCATION MAP  
(N.T.S.)



SOILS MAP  
N.T.S.

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



Indiana Utilities Protection Service



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AS NOTED

DESIGNED BY: JSM

DRAWN BY: PCW

CHECKED BY: BAH

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INDIANAPOLIS, IN 46240

PHONE: 317-912-4129

EMAIL: Brett.Huff@kimley-horn.com

WWW.KIMLEY-HORN.COM

WILLIAM A. BUTZ, JR.

No. PE10606045

STATE OF INDIANA

REGISTERED PROFESSIONAL ENGINEER

COVER SHEET

COURTYARDS OF WESTFIELD

ORIGINAL ISSUE: 2/26/2021

KHA PROJECT NO. 170177002

SHEET NUMBER C100

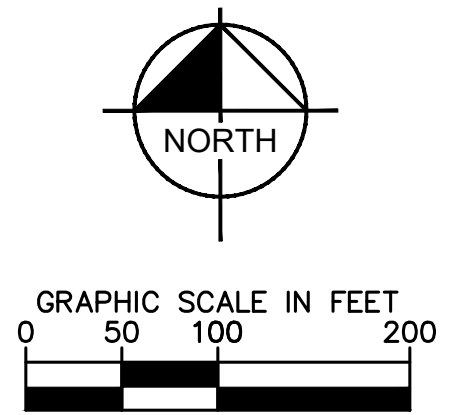


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# COURTYARDS OF WESTFIELD

## PRIMARY PLAT

### COURTYARDS OF WESTFIELD PUD ZONING



LEGEND

ITEM TO BE REMOVED

----

FLOW LINE

----

BURIED ELECTRIC LINE

----

OVERHEAD ELECTRIC LINES

----

BURIED CABLE T.V. LINE

----

CABLE T.V. LINE

----

BURIED TELEPHONE LINE

----

TELEPHONE LINE

----

WATER LINE

----

GAS LINE

----

SANITARY SEWER LINE; MANHOLE

----

STORM SEWER LINE; MANHOLE, CURB INLET, YARD INLET & ENDSECTON

----

FENCE LINE

----

POWER POLES

----

LIGHT POLE

----

ELECT. TRANSFORMER

----

ELECT. PEDESTAL

----

ELECT. METER

----

GUY WIRE

----

TELEPHONE PEDESTAL

----

TELEPHONE MANHOLE

----

GAS VALVE

----

CLEANOUT

----

WATER METER

----

WATER VALVE

----

FIRE HYDRANT

----

MAILBOX

----

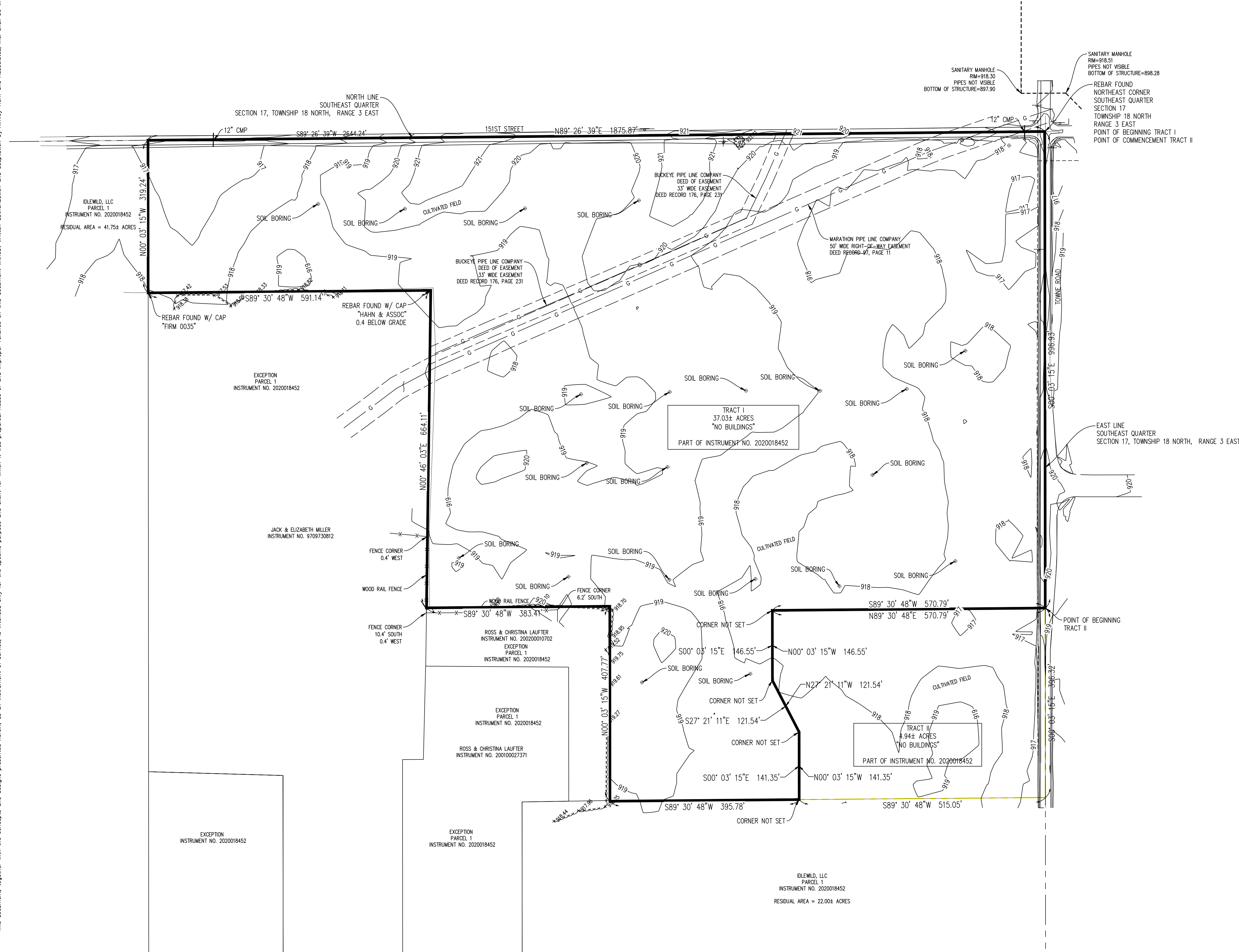
PK NAIL SET

----

CAPPED REBAR

----

LIMITS OF DISTURBANCE



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INDIANAPOLIS, IN 46240  
PHONE: 317-912-4129  
EMAIL: Brett.Horn@kimley-horn.com  
WWW.KIMLEY-HORN.COM

SCALE:

AS NOTED

DESIGNED BY: JSM

DRAWN BY: PCW

CHECKED BY: BAH

WILLIAM A. BUTZ, JR.

No. PE10606045

STATE OF INDIANA

REGISTERED PROFESSIONAL ENGINEER

EPCON

Communities

EXISTING CONDITIONS

COURTYARDS OF WESTFIELD

ORIGINAL ISSUE: 2/26/2021

KHA PROJECT NO. 170177002

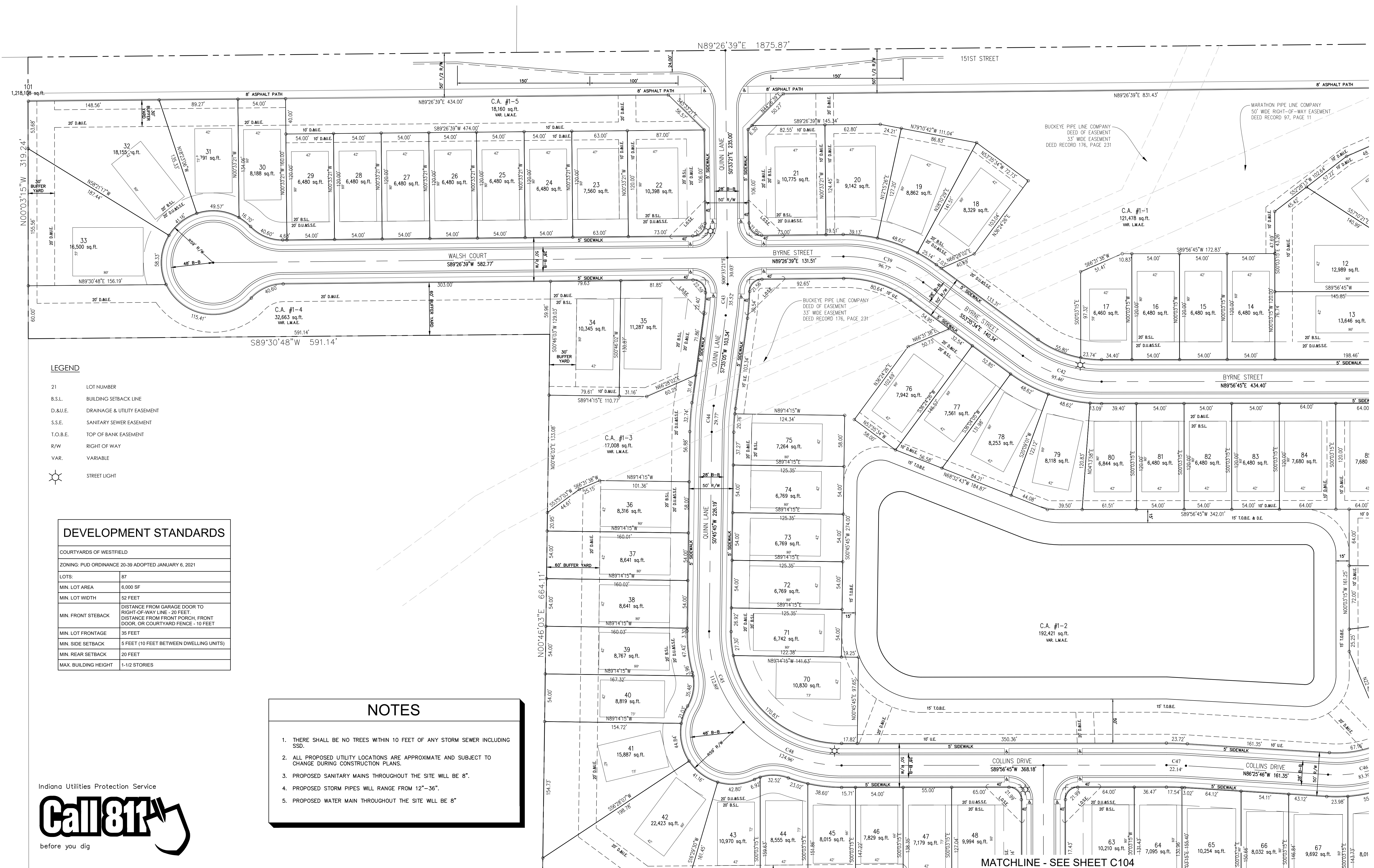
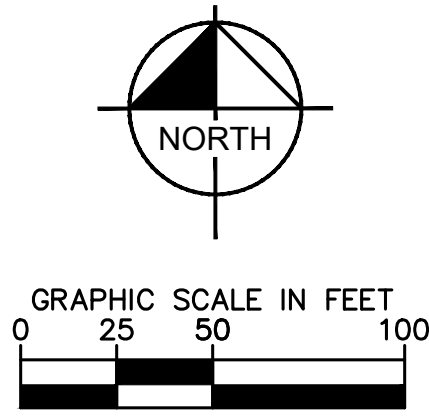
SHEET NUMBER C101



# COURTYARDS OF WESTFIELD

## PRIMARY PLAT

### COURTYARDS OF WESTFIELD PUD ZONING



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

| DEVELOPMENT STANDARDS                               |                                                                                                                                 |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
| COURTYARDS OF WESTFIELD                             |                                                                                                                                 |
| ZONING: PUD ORDINANCE 20-39 ADOPTED JANUARY 6, 2021 |                                                                                                                                 |
| LOTS:                                               | 87                                                                                                                              |
| MIN. LOT AREA                                       | 6,000 SF                                                                                                                        |
| MIN. LOT WIDTH                                      | 62 FEET                                                                                                                         |
| MIN. FRONT SETBACK                                  | DISTANCE FROM GARAGE DOOR TO RIGHT-OF-WAY LINE - 20 FEET<br>DISTANCE FROM FRONT PORCH, FRONT DOOR, OR COURTYARD FENCE - 10 FEET |
| MIN. LOT FRONTAGE                                   | 35 FEET                                                                                                                         |
| MIN. SIDE SETBACK                                   | 5 FEET (10 FEET BETWEEN DWELLING UNITS)                                                                                         |
| MIN. REAR SETBACK                                   | 20 FEET                                                                                                                         |
| MAX. BUILDING HEIGHT                                | 1-1/2 STORIES                                                                                                                   |

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



MATCHLINE - SEE SHEET C103

Kimley»Horn

DESIGNED BY: JSM

DRAWN BY: PCW

CHECKED BY: BAH

AS NOTED

SCALE: 1"=40'

DESIGNED BY: JSM

DRAWN BY: PCW

CHECKED BY: BAH

WILLIAM A. BUTZ, JR.

No. PE10606045

STATE OF INDIANA

PROFESSIONAL ENGINEER

EPCON

Communities

PRIMARY PLAT

COURTYARDS OF WESTFIELD

ORIGINAL ISSUE: 2/26/2021

KHA PROJECT NO. 170177002

SHEET NUMBER C102

REVISIONS

DATE

BY

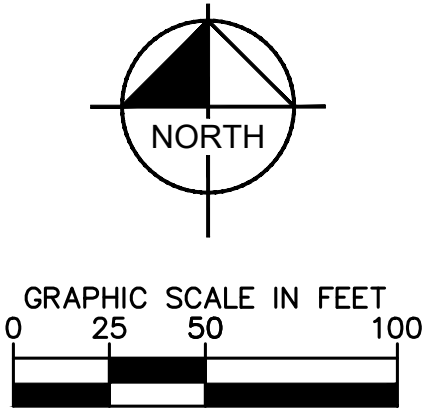


Drawing name: K:\IND\_LIVE\170177002\_Courtyards\_of\_Westfield\Westfield\_PUD\Design\IND2 Design\Westfield\_PUD\Primary Plat.dwg C103 Feb 25, 2021 1:21pm by: Pete White  
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# COURTYARDS OF WESTFIELD

## PRIMARY PLAT

### COURTYARDS OF WESTFIELD PUD ZONING



#### DEVELOPMENT STANDARDS

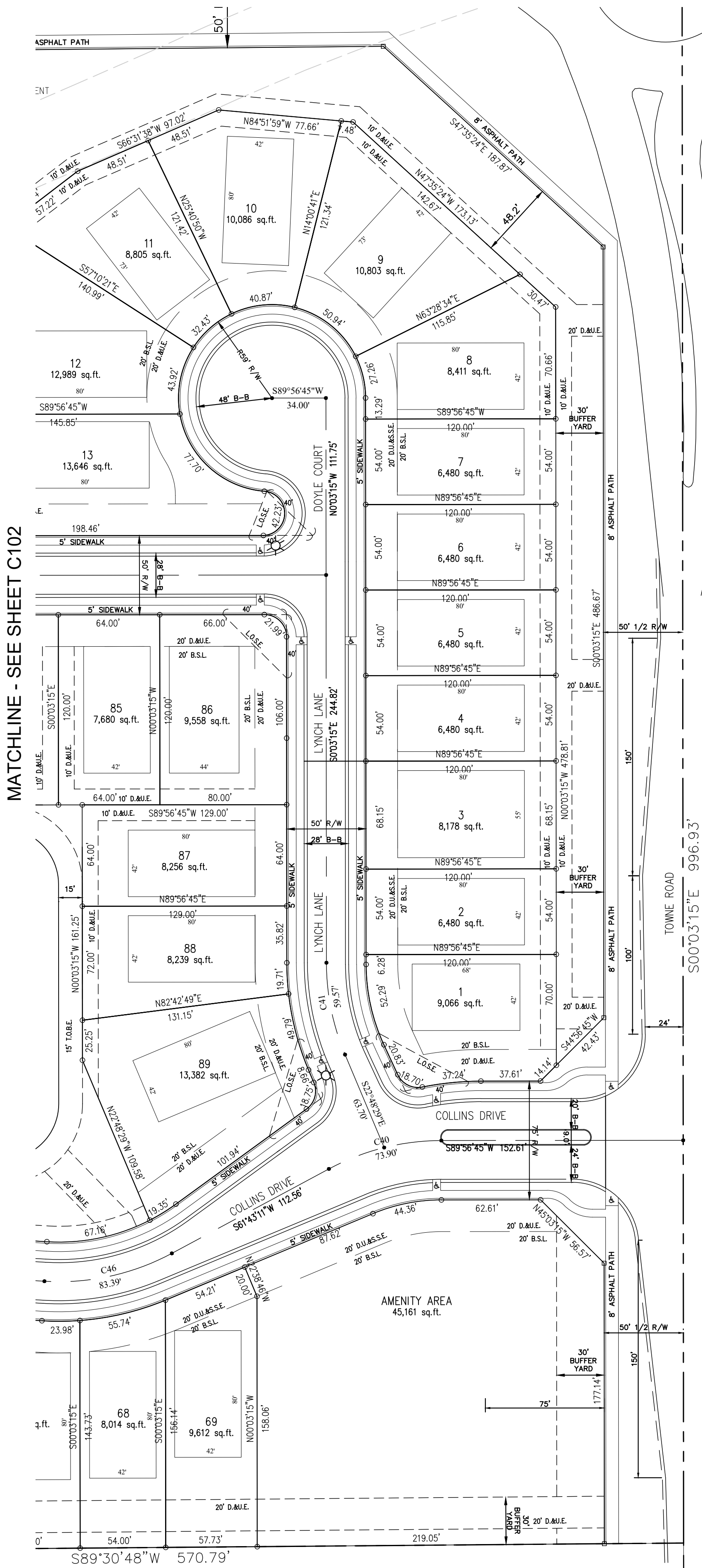
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|-----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| COURTYARDS OF WESTFIELD                             |     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

#### NOTES

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

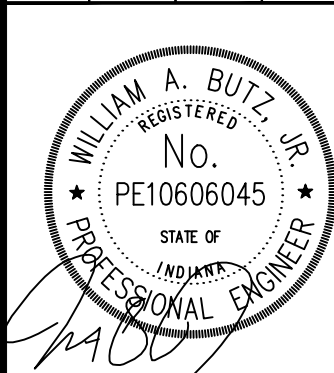
#### LEGEND

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



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EMAIL: Brett.Hurley@kimley-horn.com  
WWW.KIMLEY-HORN.COM

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



**EPCON**  
Communities

PRIMARY PLAT

COURTYARDS OF  
WESTFIELD

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

C103

Indiana Utilities Protection Service



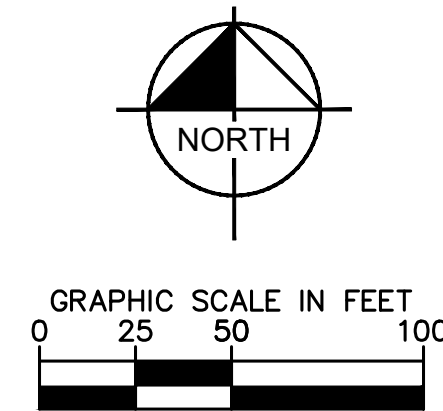


# COURTYARDS OF WESTFIELD PUD ZONING

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

| COURTYARDS OF WESTFIELD                             |                                                                                                                                       |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| ZONING: PUD ORDINANCE 20-19 ADOPTED JANUARY 6, 2021 |                                                                                                                                       |
| LOTS:                                               | 87                                                                                                                                    |
| MIN. LOT AREA                                       | 6,000 SF                                                                                                                              |
| MIN. LOT WIDTH                                      | 52 FEET                                                                                                                               |
| MIN. FRONT SETBACK                                  | DISTANCE FROM GARAGE DOOR TO<br>RIGHT-OF-WAY LINE - 20 FEET<br>DISTANCE FROM FRONT PORCH, FRONT<br>DOOR, OR COURTYARD FENCE - 10 FEET |
| MIN. LOT FRONTAGE                                   | 35 FEET                                                                                                                               |
| MIN. SIDE SETBACK                                   | 5 FEET (10 FEET BETWEEN DWELLING UNITS)                                                                                               |
| MIN. REAR SETBACK                                   | 5 FEET                                                                                                                                |
| MAX. BUILDING HEIGHT                                | 11/12 STORIES                                                                                                                         |

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



Drawing name: K:\IND\_LDEV\170177002\_Courtyards\_of\_Westfield\_IN\2 Design\CADD\PlanSheets\PRIMARY PLAT.dwg C104 Feb 25, 2021 1:21pm by: Pete.White

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[WWW.KIMLEY-HORN.COM](http://WWW.KIMLEY-HORN.COM)



PRIMARY PLAT

COURTYARDS OF  
WESTFIELD

|                              |
|------------------------------|
| ORIGINAL ISSUE:<br>2/26/2021 |
| KHA PROJECT NO.<br>170177002 |
| SHEET NUMBER                 |

C104

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before you dig

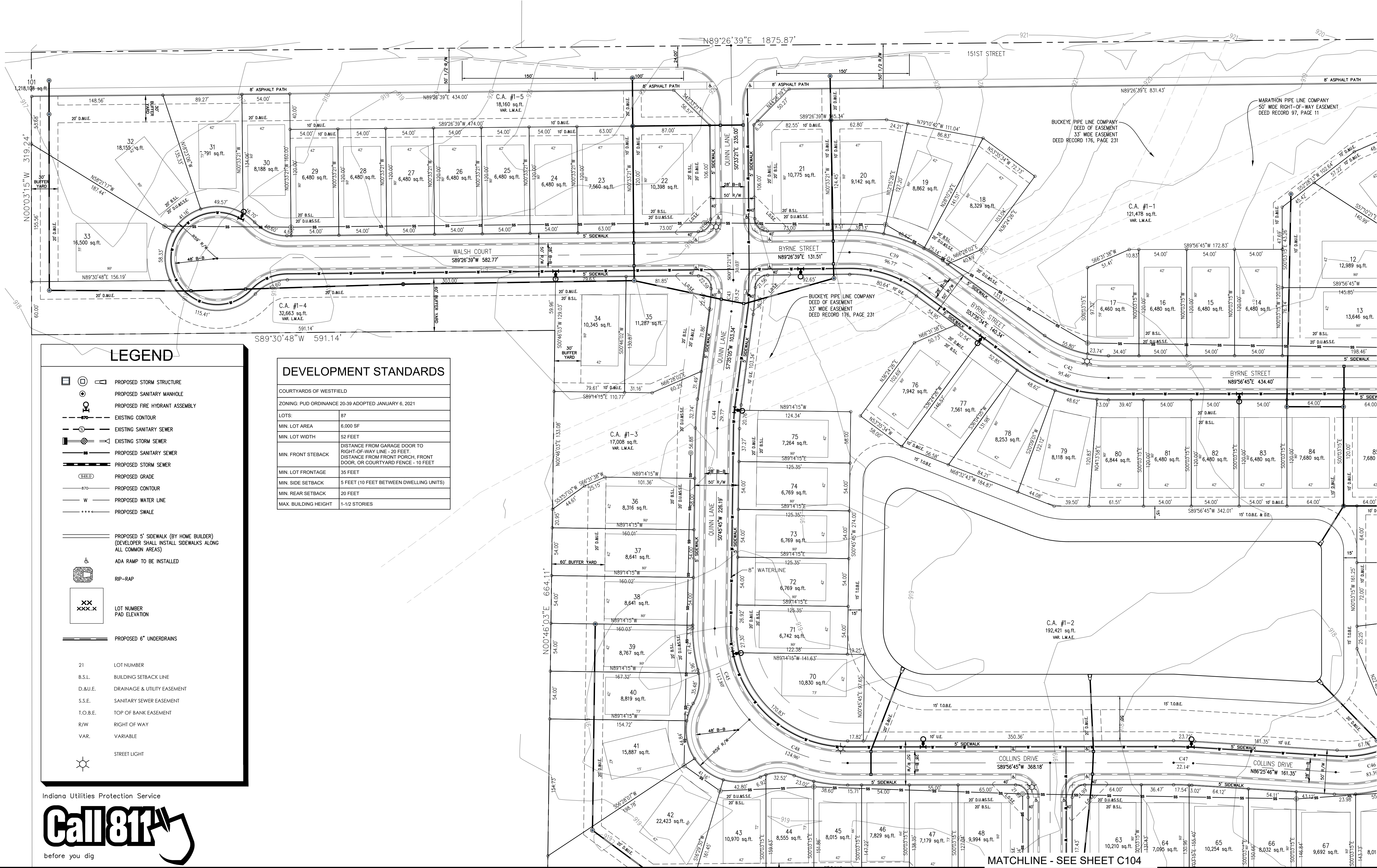
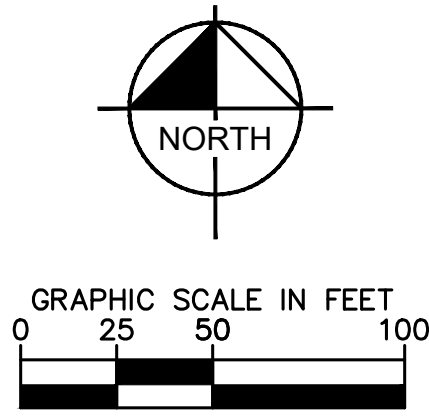
before you dig



# COURTYARDS OF WESTFIELD

## DEVELOPMENT PLAN

### COURTYARDS OF WESTFIELD PUD ZONING



#### LEGEND

- PROPOSED STORM STRUCTURE
- PROPOSED SANITARY MANHOLE
- PROPOSED FIRE HYDRANT ASSEMBLY
- EXISTING CONTOUR
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED GRADE
- PROPOSED CONTOUR
- PROPOSED WATER LINE
- PROPOSED SWALE
- PROPOSED 5' SIDEWALK (BY HOME BUILDER)  
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)
- ADA RAMP TO BE INSTALLED
- RIP-RAP
- LOT NUMBER  
PAD ELEVATION
- PROPOSED 6" UNDERDRAINS
- LOT NUMBER
- B.S.L. BUILDING SETBACK LINE
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- T.O.B.E. TOP OF BANK EASEMENT
- R/W RIGHT OF WAY
- VAR. VARIABLE
- STREET LIGHT

#### DEVELOPMENT STANDARDS

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

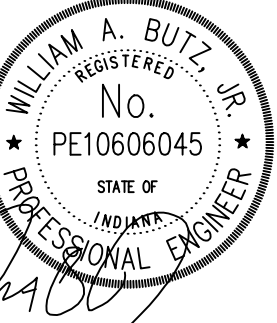
Indiana Utilities Protection Service



MATCHLINE - SEE SHEET C103

MATCHLINE - SEE SHEET C104

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



DEVELOPMENT  
PLAN  
COURTYARDS OF  
WESTFIELD

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

C200

Drawing name: K:\IND\_LDEV\170177002\_Courtyards\_of\_Westfield\_Westfield\_PUD\_Zoning\Drawings\DEVELOPMENT PLAN.dwg C200 Feb 25, 2021 1:22pm by: Peter White  
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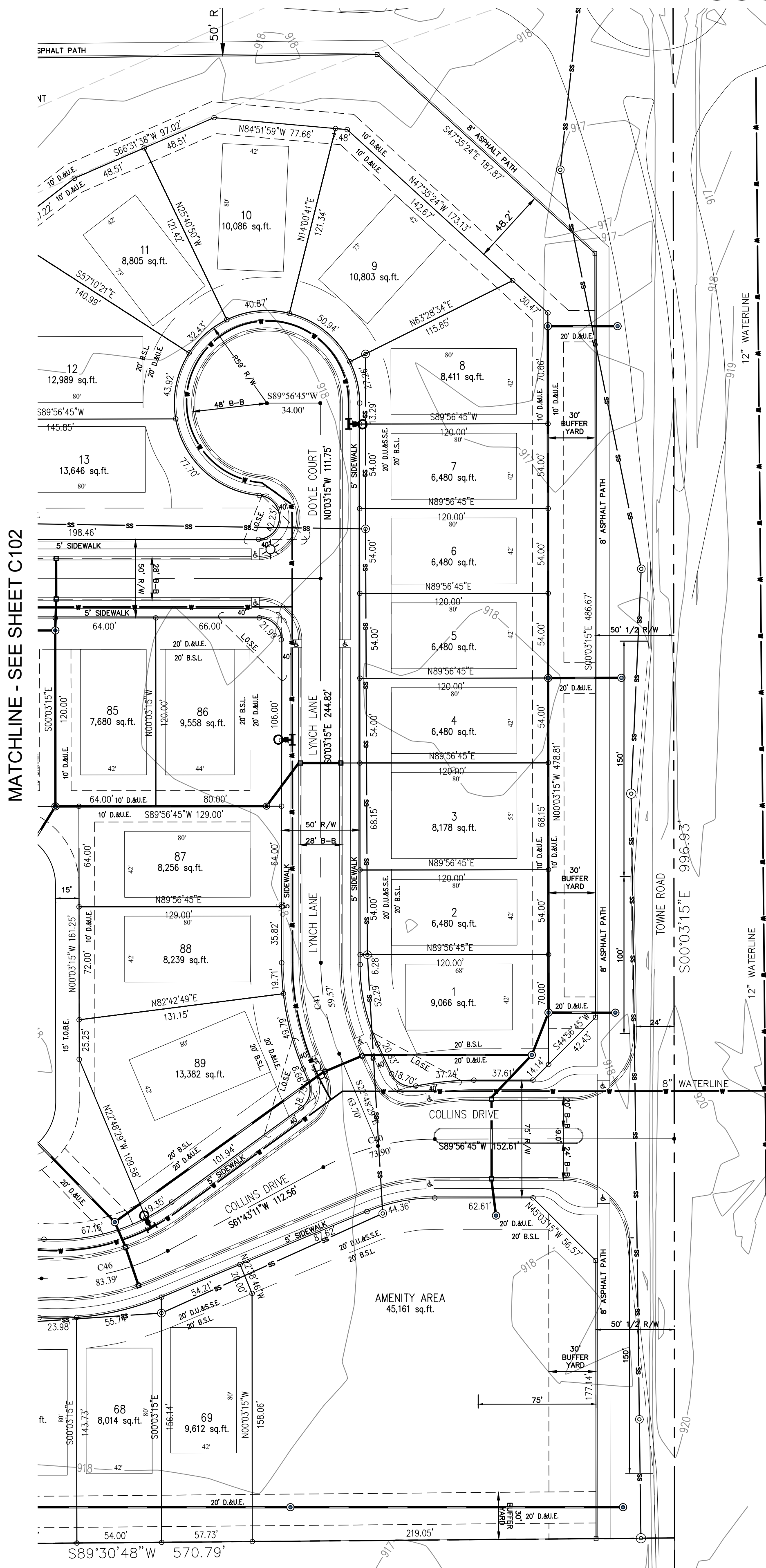
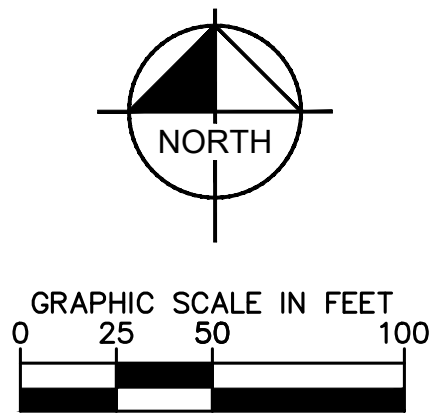


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# COURTYARDS OF WESTFIELD

## DEVELOPMENT PLAN

### COURTYARDS OF WESTFIELD PUD ZONING



### LEGEND

PROPOSED STORM STRUCTURE

PROPOSED SANITARY MANHOLE

PROPOSED FIRE HYDRANT ASSEMBLY

EXISTING CONTOUR

EXISTING SANITARY SEWER

PROPOSED SANITARY SEWER

PROPOSED STORM SEWER

PROPOSED GRADE

PROPOSED CONTOUR

PROPOSED WATER LINE

PROPOSED SWALE

PROPOSED 5' SIDEWALK (BY HOME BUILDER)  
(DEVELOPER SHALL INSTALL SIDEWALKS ALONG ALL COMMON AREAS)

ADA RAMP TO BE INSTALLED

RIP-RAP

LOT NUMBER  
PAD ELEVATION

PROPOSED 6" UNDERDRAINS

LOT NUMBER

B.S.L. BUILDING SETBACK LINE

D.&U.E. DRAINAGE & UTILITY EASEMENT

S.S.E. SANITARY SEWER EASEMENT

T.O.B.E. TOP OF BANK EASEMENT

R/W RIGHT OF WAY

VAR. VARIABLE

STREET LIGHT

### DEVELOPMENT STANDARDS

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

AS NOTED

DESIGNED BY: JSM

DRAWN BY: PCW

CHECKED BY: BAH

SCALE:

NO.

DATE

BY

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INDIANAPOLIS, IN 46240  
PHONE: 317-912-4129  
EMAIL: Brett.Horn@kinley-horn.com  
WWW.KIMLEY-HORN.COM

DEVELOPMENT PLAN

COURTYARDS OF WESTFIELD

ORIGINAL ISSUE:  
2/26/2021

KHA PROJECT NO.  
170177002

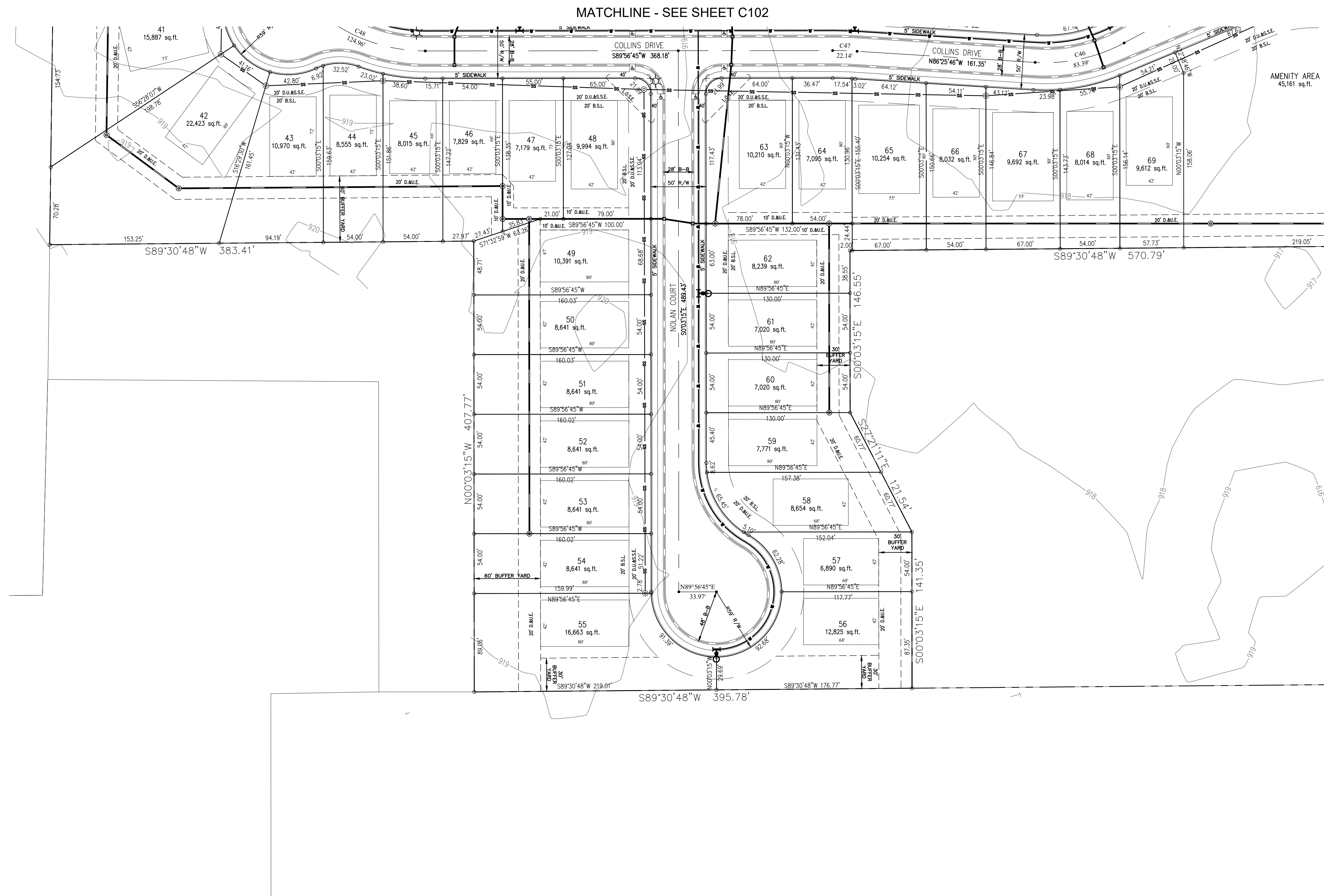
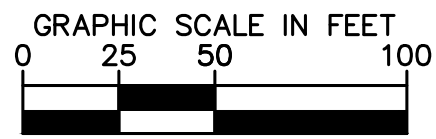
SHEET NUMBER  
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Indiana Utilities Protection Service

before you dig



# COURTYARDS OF WESTFIELD PUD ZONING



## LEGEND

- |          |                                                                                                         |
|----------|---------------------------------------------------------------------------------------------------------|
|          | PROPOSED STORM STRUCTURE                                                                                |
|          | PROPOSED SANITARY MANHOLE                                                                               |
|          | PROPOSED FIRE HYDRANT ASSEMBLY                                                                          |
|          | EXISTING CONTOUR                                                                                        |
|          | EXISTING SANITARY SEWER                                                                                 |
|          | EXISTING STORM SEWER                                                                                    |
|          | PROPOSED SANITARY SEWER                                                                                 |
|          | PROPOSED STORM SEWER                                                                                    |
|          | PROPOSED GRADE                                                                                          |
|          | PROPOSED CONTOUR                                                                                        |
|          | PROPOSED WATER LINE                                                                                     |
|          | PROPOSED SWALE                                                                                          |
|          | PROPOSED 5' SIDEWALK (BY HOME BUILDER)<br>(DEVELOPER SHALL INSTALL SIDEWALKS ALONG<br>ALL COMMON AREAS) |
|          | ADA RAMP TO BE INSTALLED                                                                                |
|          | RIP-RAP                                                                                                 |
|          | LOT NUMBER<br>PAD ELEVATION                                                                             |
|          | PROPOSED 6" UNDERDRAINS                                                                                 |
| 21       | LOT NUMBER                                                                                              |
| B.S.L.   | BUILDING SETBACK LINE                                                                                   |
| D.&U.E.  | DRAINAGE & UTILITY EASEMENT                                                                             |
| S.S.E.   | SANITARY SEWER EASEMENT                                                                                 |
| T.O.B.E. | TOP OF BANK EASEMENT                                                                                    |
| R/W      | RIGHT OF WAY                                                                                            |
| VAR.     | VARIABLE                                                                                                |
|          | STREET LIGHT                                                                                            |

## DEVELOPMENT STANDARDS

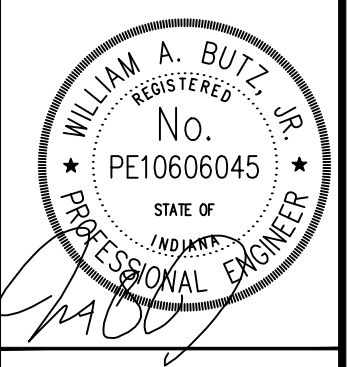
| COURTYARDS OF WESTFIELD                             |                                                                                                                                                   |
|-----------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| ZONING: PUD ORDINANCE 20-39 ADOPTED JANUARY 6, 2021 |                                                                                                                                                   |
| LOTS:                                               | 87                                                                                                                                                |
| MIN. LOT AREA                                       | 6,000 SF                                                                                                                                          |
| MIN. LOT WIDTH                                      | 52 FEET                                                                                                                                           |
| MIN. FRONT SETBACK                                  | DISTANCE FROM GARAGE DOOR TO<br>DISTANCE OF RIGHT-OF-WAY LINE - 20 FEET<br>DISTANCE FROM FRONT PORCH, FRONT<br>DOOR, OR COURTYARD FENCE - 10 FEET |
| MIN. LOT FRONTAGE                                   | 55 FEET                                                                                                                                           |
| MIN. SIDE SETBACK                                   | 3 FEET (10 FEET BETWEEN DWELLING UNITS)                                                                                                           |
| MIN. REAR SETBACK                                   | 20 FEET                                                                                                                                           |
| MAX. BUILDING HEIGHT                                | 1-1/2 STORIES                                                                                                                                     |

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



# DEVELOPMENT PLAN

COURTYARDS OF  
WESTFIELD

ORIGINAL ISSUE:

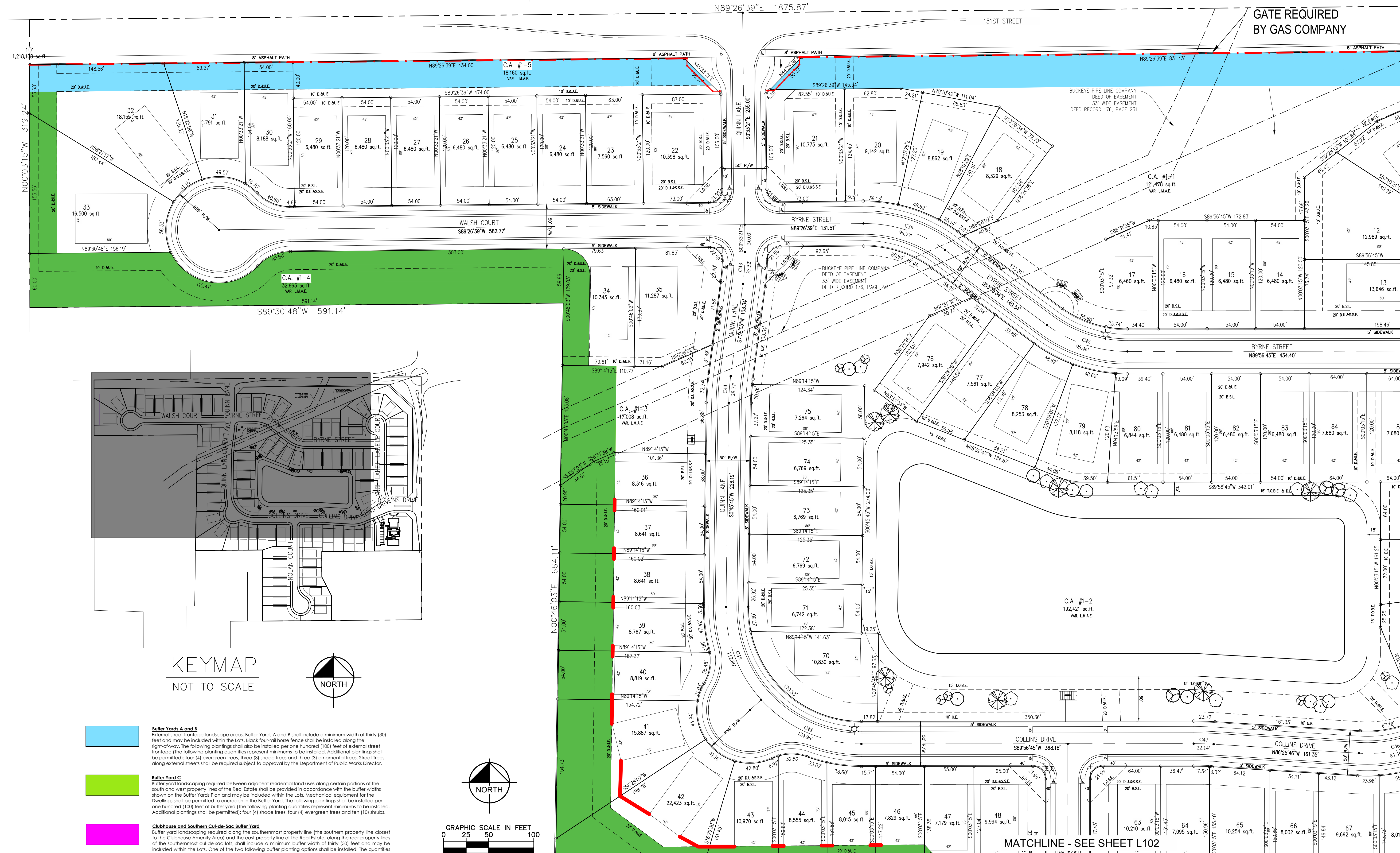
KHA PROJECT NO.  
170177002

SHEET NUMBER

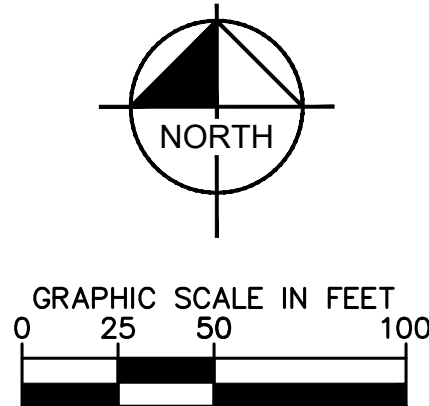
C202



Drawing name: \\omhda001\project\101\20200800\correspondence\umhda001\20200800-Westfield Primary Plat-100.dwg L100 Feb 26, 2021 10:42am by: mairid  
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- Buffer Yards A and B**  
External street frontage landscape areas. Buffer Yards A and B shall include a minimum width of thirty (30) feet and may be included within the Lots. Block four-rail horse fence shall be installed along the right-of-way. The following plantings shall also be installed per one hundred (100) feet of external street frontage (the following planting quantities represent minimums to be installed. Additional plantings shall be permitted): four (4) evergreen trees, three (3) shade trees and three (3) ornamental trees. Street trees along external streets shall be required subject to approval by the Department of Public Works Director.
- Buffer Yard C**  
Buffer yard landscaping required between adjacent residential land uses along certain portions of the south and west property lines of the Real Estate shall be provided in accordance with the buffer widths shown on the Buffer Yards Plan and may be included within the Lots. Mechanical equipment for the Dwellings shall be permitted to encroach in the Buffer Yard. The following plantings shall be installed per one hundred (100) feet of buffer yard (the following planting quantities represent minimums to be installed. Additional plantings shall be permitted): four (4) shade trees, four (4) evergreen trees and ten (10) shrubs.
- Clubhouse and Southern Cul-de-Sac Buffer Yard**  
Buffer yard landscaping required along the southernmost property line (the southern property line closest to the Clubhouse Amenity Area) and the east property line of the Real Estate, along the rear property lines of the southernmost cul-de-sac lots, shall include a minimum buffer width of thirty (30) feet and may be included within the Lots. One of the two following buffer planting options shall be installed. The quantities of plant materials set forth in this paragraph shall be installed per one hundred (100) linear feet of buffer yard.  
• Option 1: four (4) shade trees, four (4) evergreen trees and ten (10) shrubs.  
• Option 2: eight (8) evergreen trees. The planting quantities represented herein are the minimums to be installed.  
Additional plantings shall be permitted.
- Additional Landscaping**  
Three (3) additional evergreen trees shall be installed in substantial compliance with the location identified on the Concept Plan and Limited access to adjoining property.
- Cross Buck Fence** - (See Detail Sheet L302)
- 4-Rail Black Horse Fence** - (See Detail Sheet L400)
- 6-Tall Privacy Fence** - (See Detail Sheet L400) No rear doors on units or rear courtyard gates permitted.



PLANT SCHEDULE OPEN SPACE

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

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

MATCHLINE - SEE SHEET L101

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INDIANA UTILITIES PROTECTION SERVICE

LANDSCAPE  
BUFFER PLAN

COURTYARDS OF  
WESTFIELD  
PRIMARY PLAT

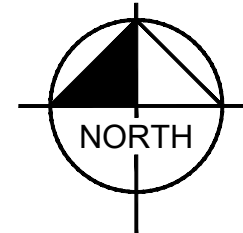
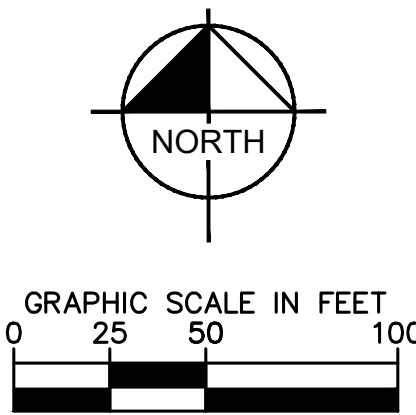
Kimley»Horn

DESIGNED BY: JSM  
DRAWN BY: PCW  
CHECKED BY: BAH

REGISTERED PROFESSIONAL ENGINEER  
No. PE10606045  
STATE OF INDIANA  
CONTACT: BRETT HUFF  
950 EAST 10TH STREET, SUITE 300,  
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L100





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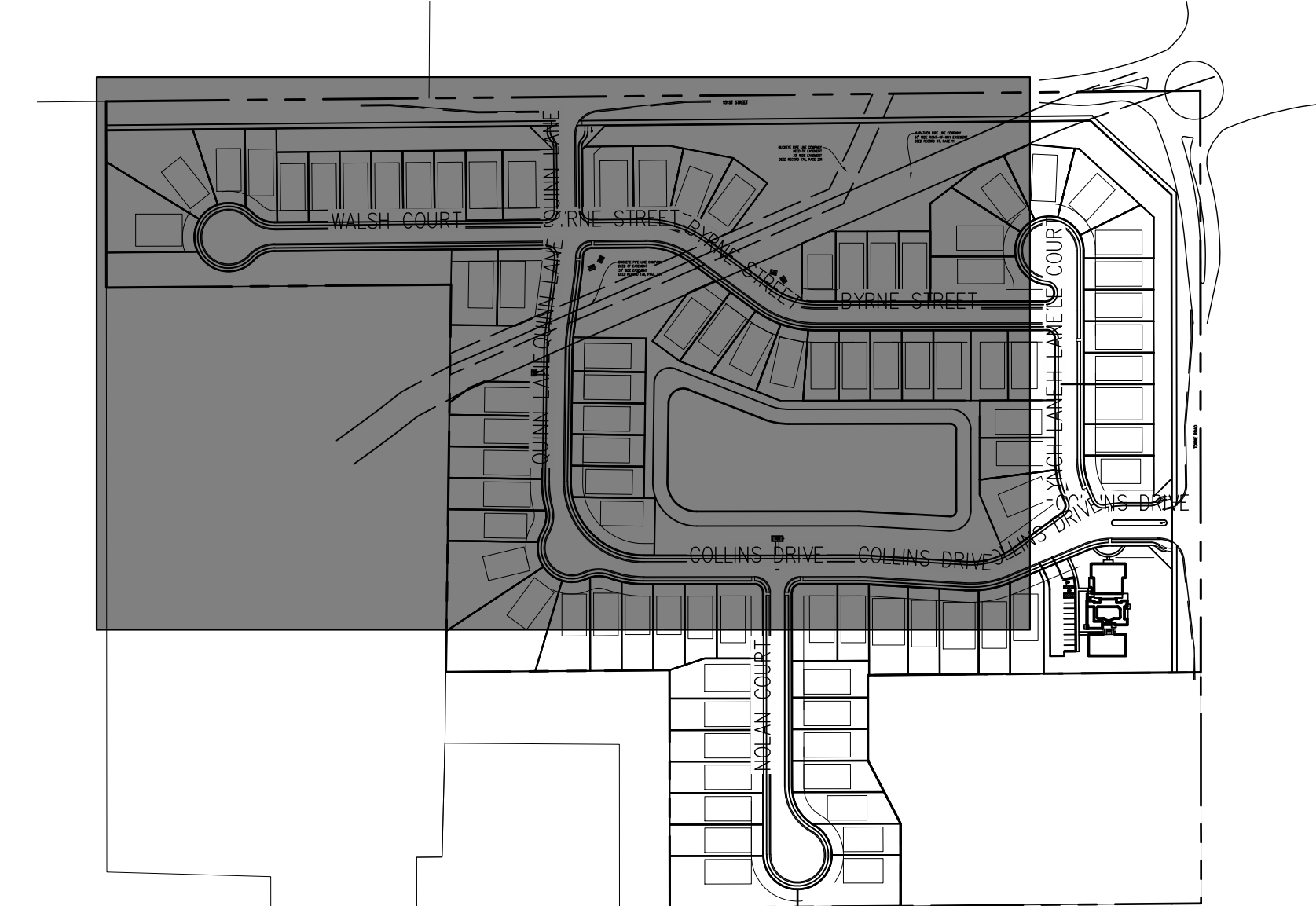
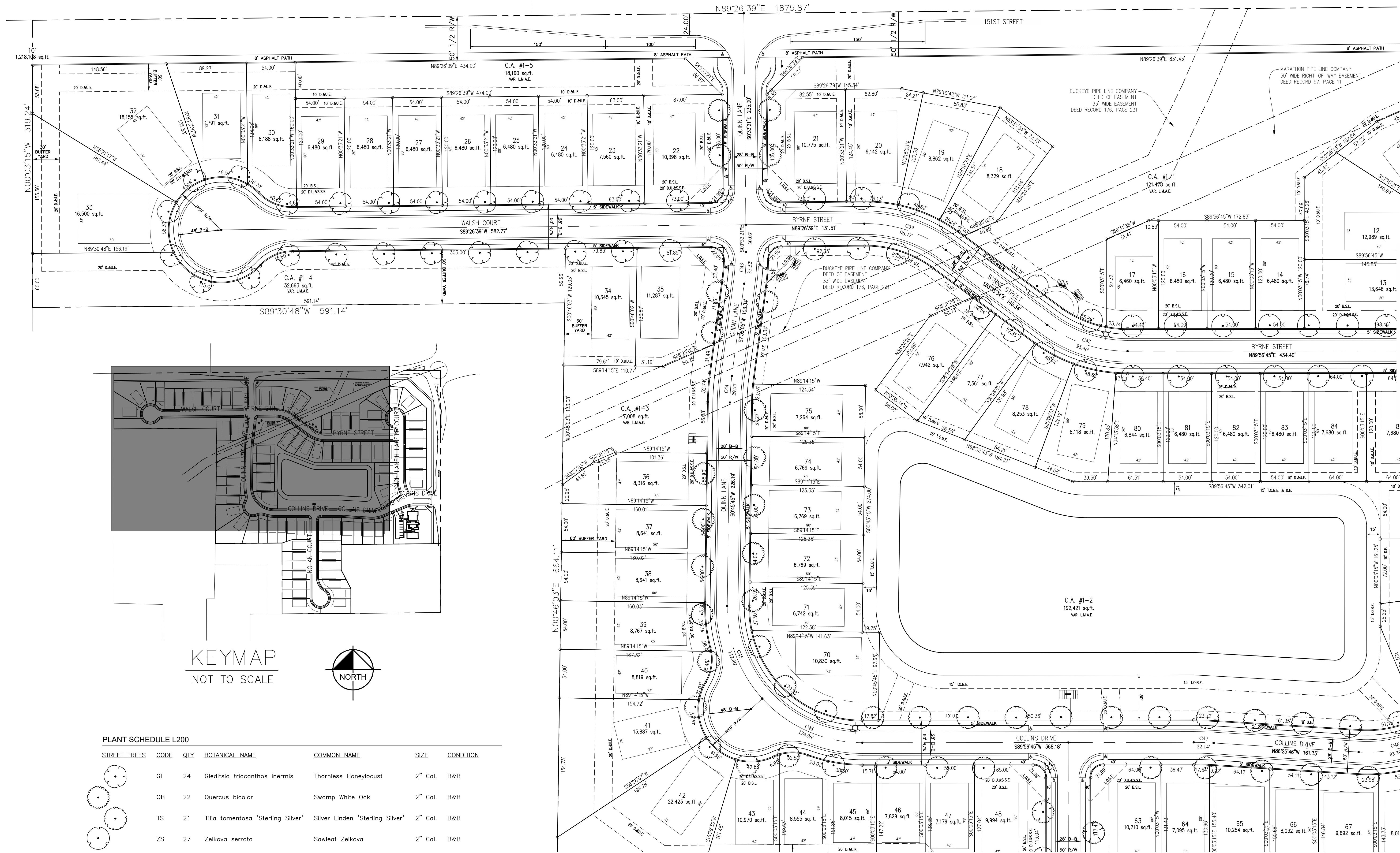








Drawing name: \\omhdata01\project01\20200800\correspondence\submit\ask 2000 westfield 151 and tome\Draw\Sheets\Primary Plat\2020-02-26 submit\20200800-Westfield Primary Plat-200.dwg L200 Feb 26, 2021 10:44am by: mmeild  
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PLANT SCHEDULE L200

| STREET TREES | CODE | QTY | BOTANICAL NAME                    | COMMON NAME                     | SIZE    | CONDITION |
|--------------|------|-----|-----------------------------------|---------------------------------|---------|-----------|
|              | GI   | 24  | Gleditsia triacanthos inermis     | Thornless Honeylocust           | 2" Cal. | B&B       |
|              | QB   | 22  | Quercus bicolor                   | Swamp White Oak                 | 2" Cal. | B&B       |
|              | TS   | 21  | Tilia tomentosa 'Sterling Silver' | Silver Linden 'Sterling Silver' | 2" Cal. | B&B       |
|              | ZS   | 27  | Zelkova serrata                   | Sawleaf Zelkova                 | 2" Cal. | B&B       |

MATCHLINE - SEE SHEET L201

MATCHLINE - SEE SHEET L202

STREET TREE PLAN

COURTYARDS OF WESTFIELD PRIMARY PLAT

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

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

REGISTERED  
No. PE10606045  
STATE OF INDIANA  
PROFESSIONAL ENGINEER

WILLIAM A. BUTZ, JR.

Kimley»Horn

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PHONE: 317.566.1100  
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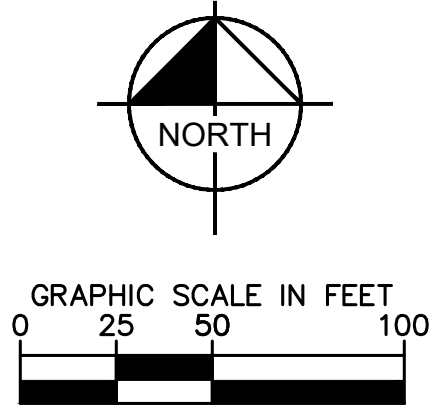
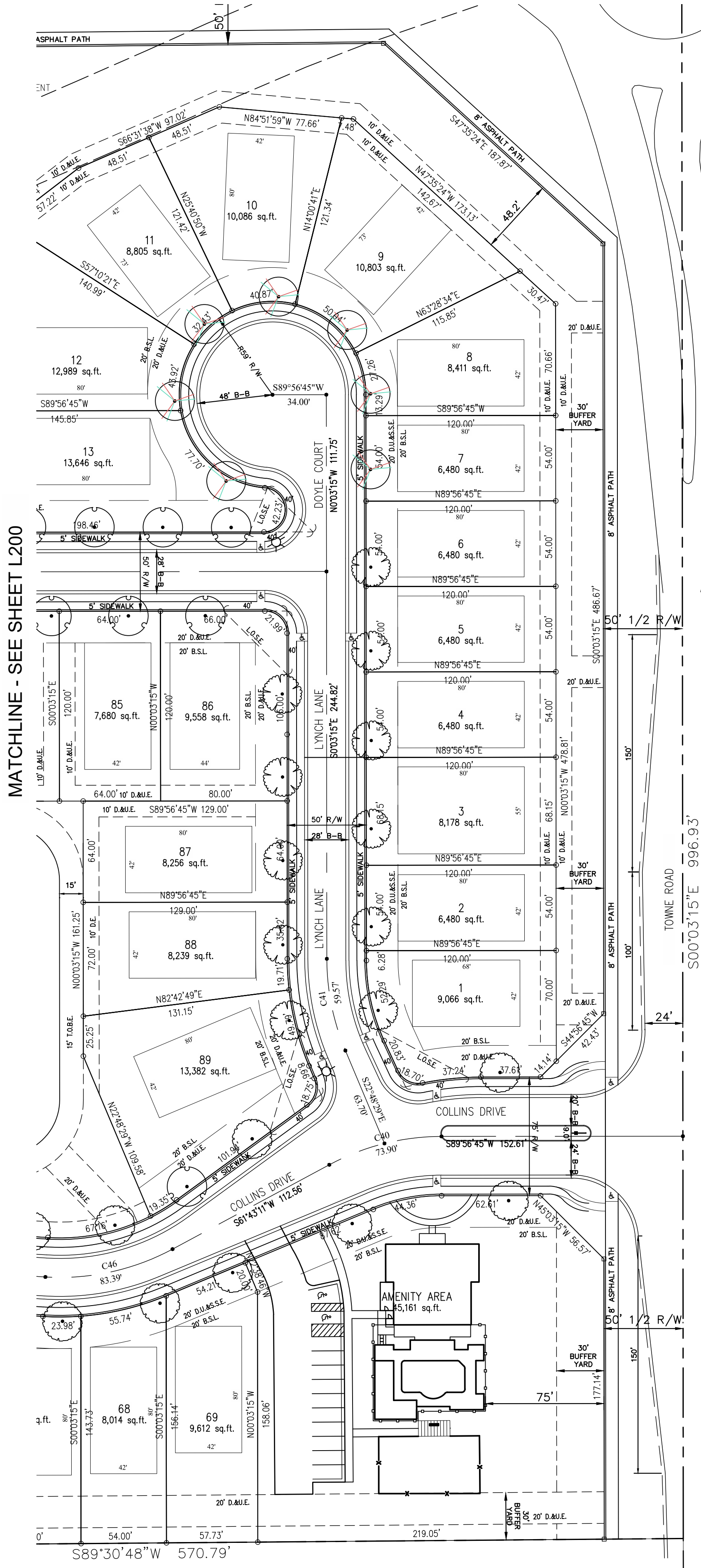
EP CON  
Communities

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before you dig

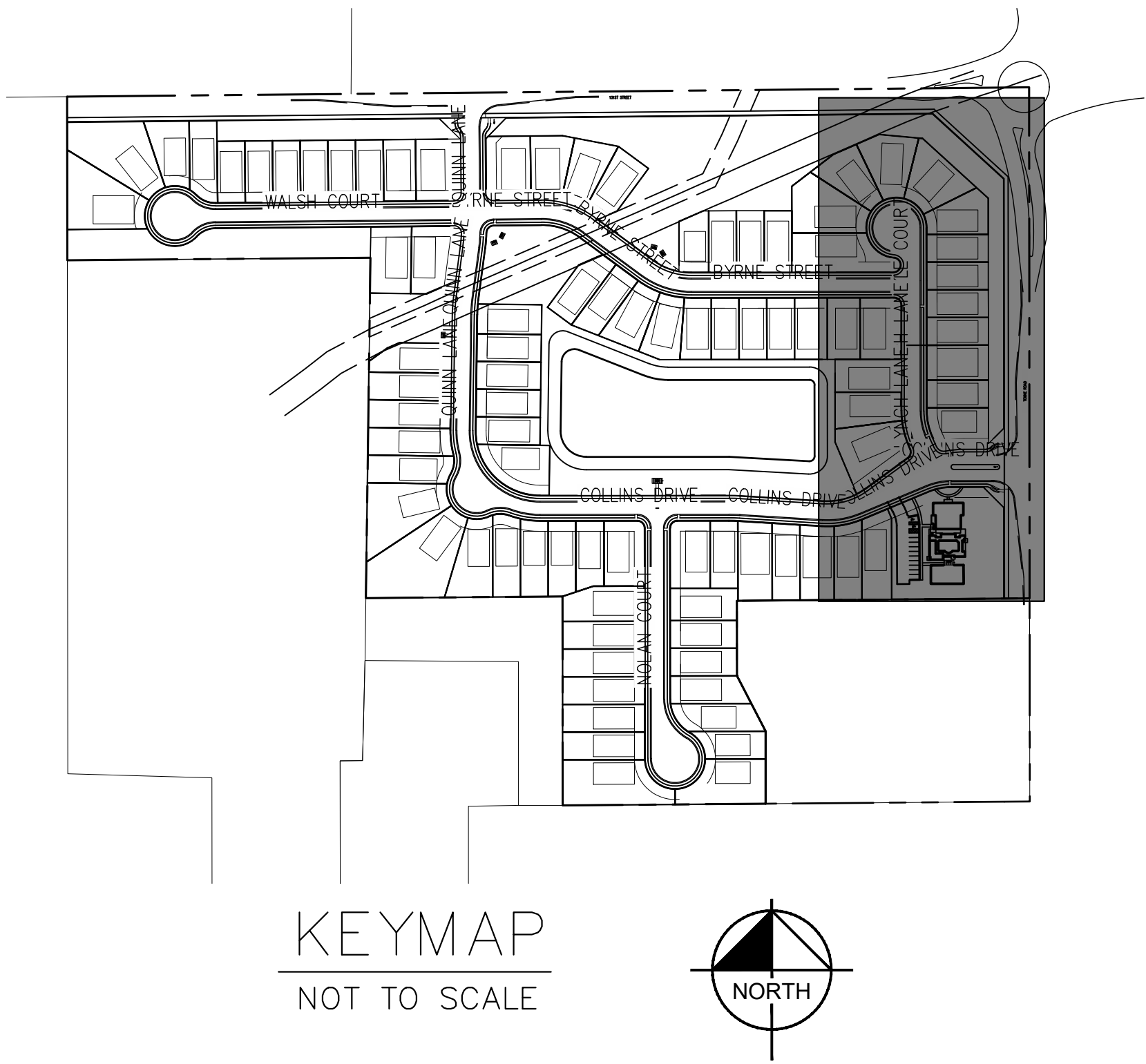
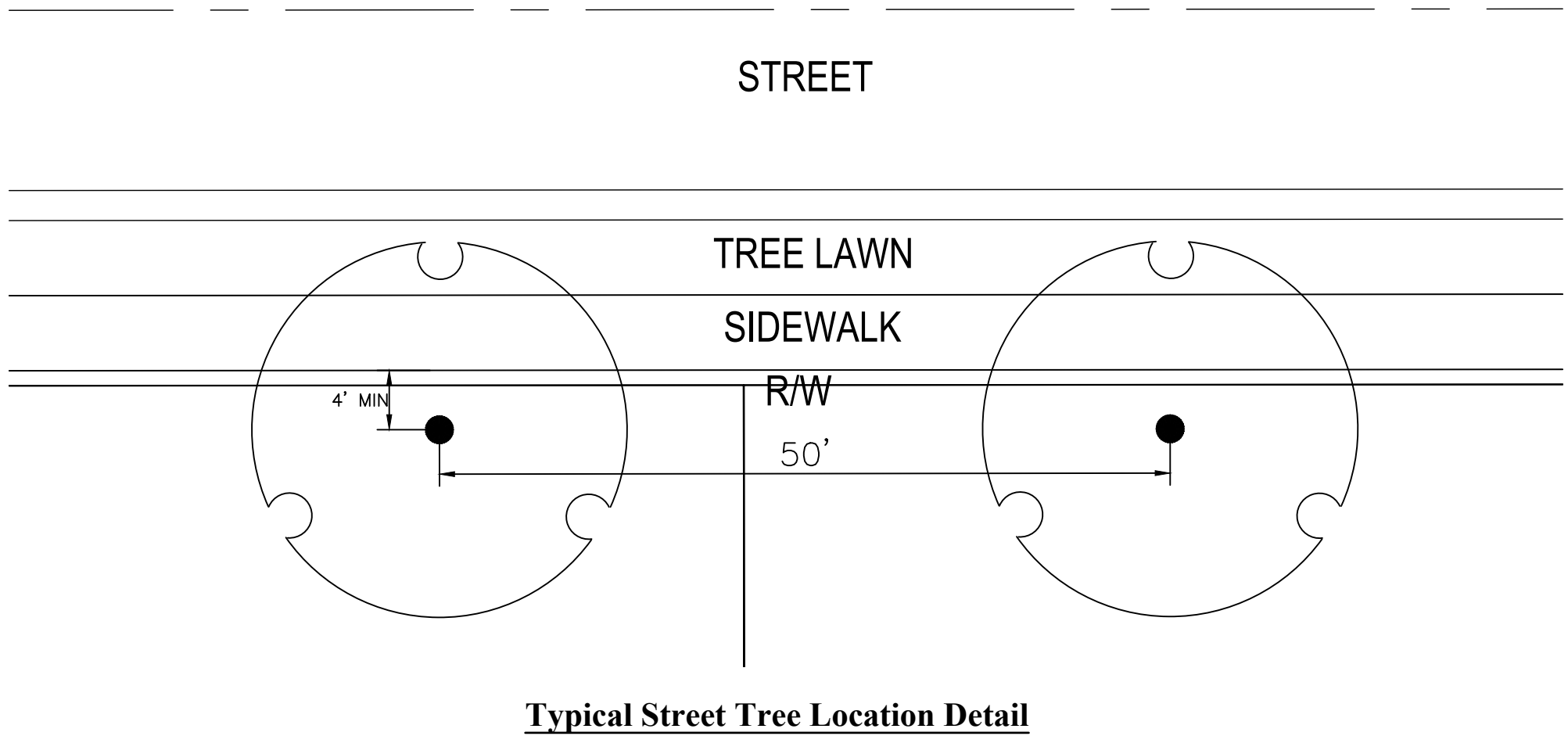
INDIANA UTILITIES PROTECTION SERVICE  
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REVISIONS  
No.  
DATE  
BY



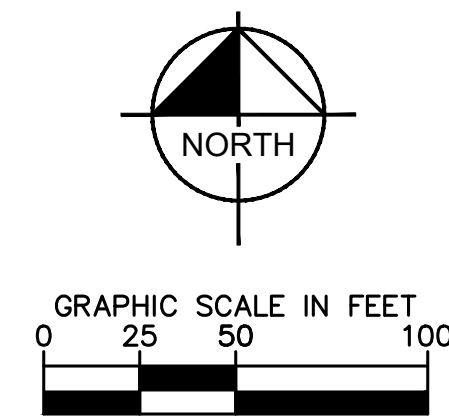
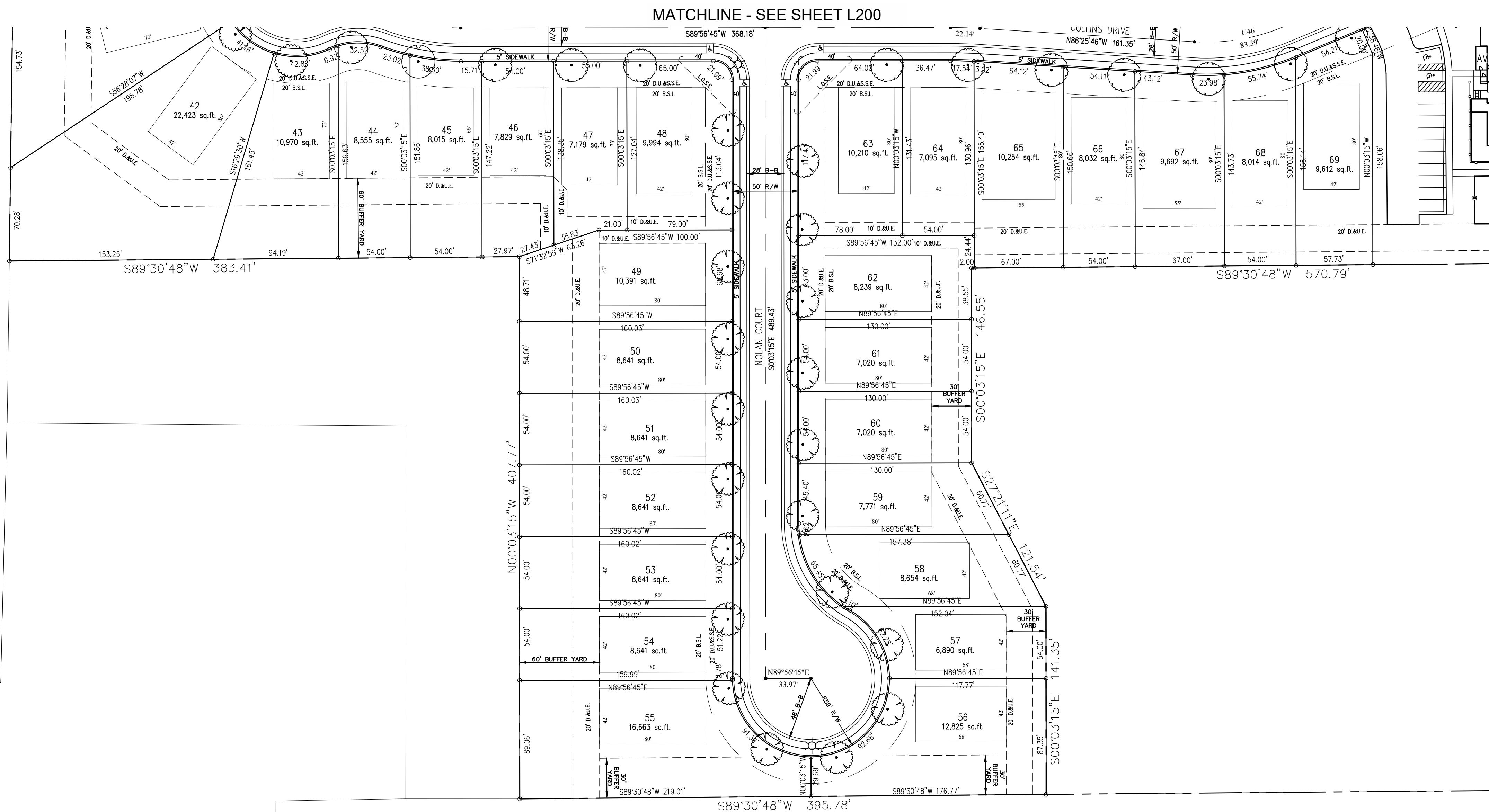


| PLANT SCHEDULE L201 |      |     |                                   |                                 |         |           |
|---------------------|------|-----|-----------------------------------|---------------------------------|---------|-----------|
| STREET TREES        | CODE | QTY | BOTANICAL NAME                    | COMMON NAME                     | SIZE    | CONDITION |
|                     | AR   | 7   | Acer rubrum                       | Red Maple                       | 2" Cal. | B&B       |
|                     | LT   | 11  | Liriodendron tulipifera           | Tulip Poplar                    | 2" Cal. | B&B       |
|                     | TS   | 7   | Tilia tomentosa 'Sterling Silver' | Silver Linden 'Sterling Silver' | 2" Cal. | B&B       |
|                     | ZS   | 5   | Zelkova serrata                   | Sawleaf Zelkova                 | 2" Cal. | B&B       |



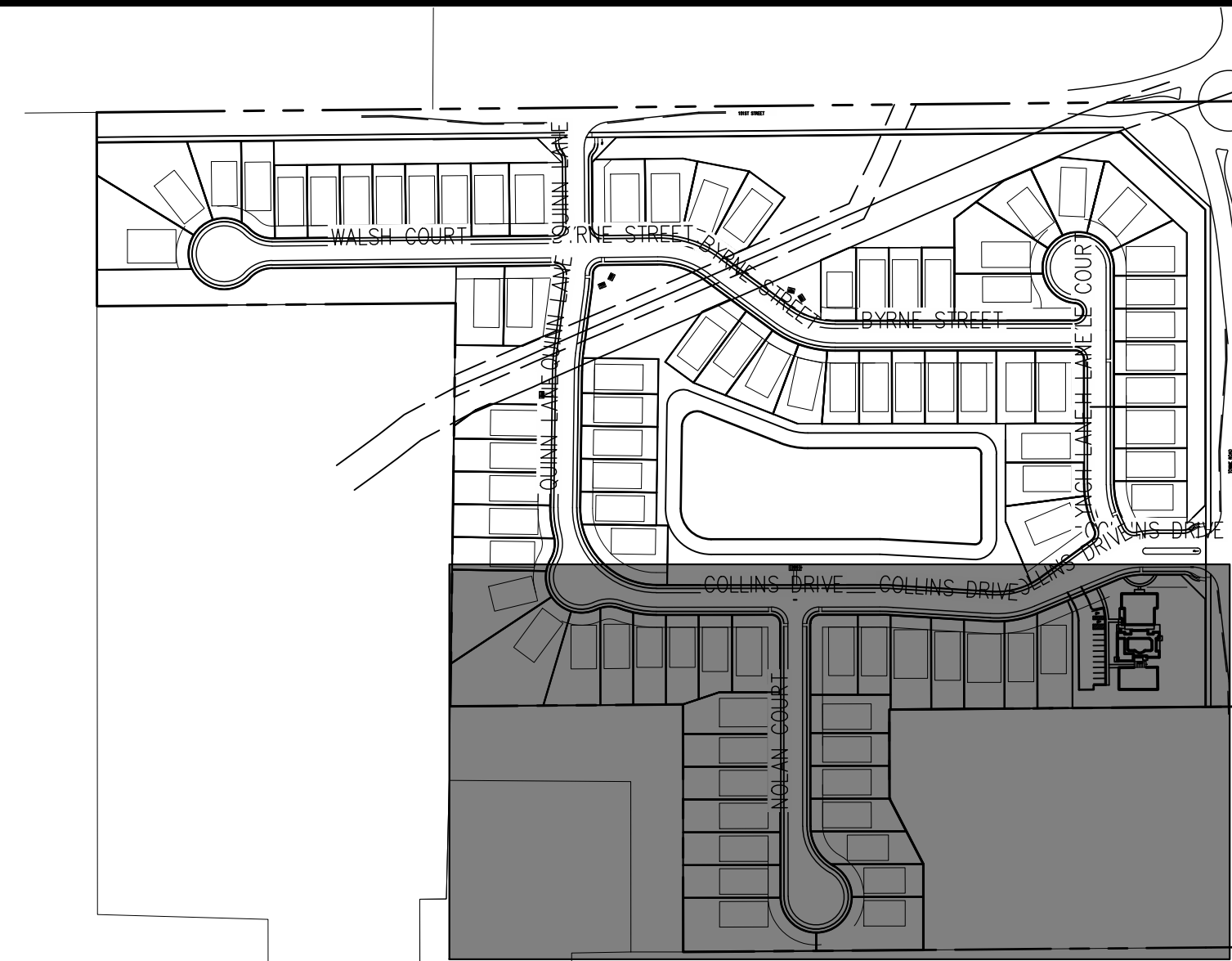


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PLANT SCHEDULE L202

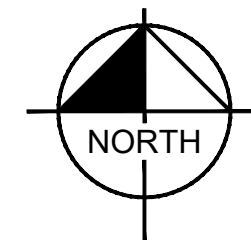
| <u>STREET TREES</u>                                                                   | <u>CODE</u> | <u>QTY</u> | <u>BOTANICAL NAME</u>   | <u>COMMON NAME</u> | <u>SIZE</u> | <u>CONDITION</u> |
|---------------------------------------------------------------------------------------|-------------|------------|-------------------------|--------------------|-------------|------------------|
|  | LT          | 20         | Liriodendron tulipifera | Tulip Poplar       | 2" Cal.     | B&B              |



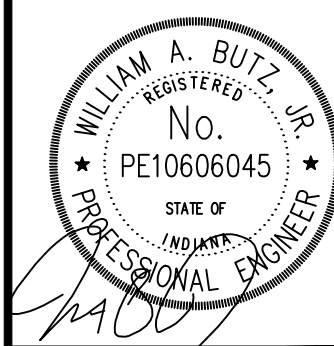
KEYMAP

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NOT TO SCALE



# STREET TREE PLAN



SCALE: AS NOTED

SCALE.  
AS NOTED  
DESIGNED BY: JSM

DRAWN BY: PCW

DRAWN BY: PCW

[illegible]

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CONTACT: BRETT HUFF  
PHONE: 317-912-4129  
EMAIL: Brett.Huff@kimley-horn.com

DEVICIONS

| NO | REVISIONS | DATE | BY |
|----|-----------|------|----|
|----|-----------|------|----|



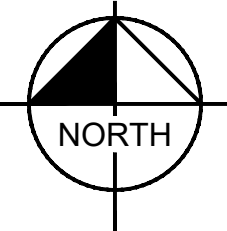
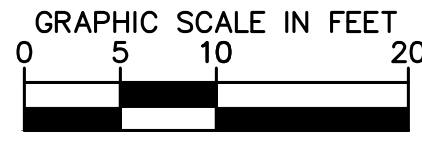
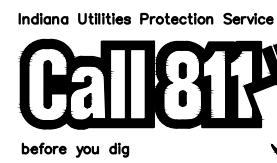


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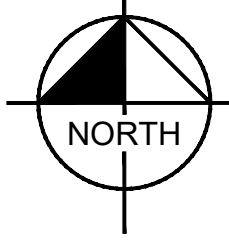
PLANT SCHEDULE AMENITY AREA

| OPEN SPACE/YARD | CODE | QTY | BOTANICAL NAME                             | COMMON NAME                      | SIZE    | CONDITION    |
|-----------------|------|-----|--------------------------------------------|----------------------------------|---------|--------------|
| EVERGREEN TREES | AS   | 6   | Amelanchier alnifolia                      | Serviceberry                     | 2" Col. | B&B          |
|                 | LR   | 4   | Liquidambar styraciflua                    | Sweet Gum                        | 2" Col. | B&B          |
| SHRUBS          | PA   | 15  | Picea abies                                | Norway Spruce                    | 10' Ht. | B&B          |
|                 | BG   | 89  | Buxus x 'Green Gem'                        | Green Gem Boxwood                | 24" Ht. | B&B or Cont. |
| GRASS           | BV   | 11  | Buxus x 'Green Velvet'                     | Green Velvet Boxwood             | 24" Ht. | Cont.        |
|                 | HA   | 14  | Hydrangea arborescens 'Annabelle'          | Annabelle Smooth Hydrangea       | 18" Ht. | Cont.        |
| PERENNIALS      | HL   | 29  | Hydrangea paniculata 'Limelight'           | Limelight Hydrangea              | 24" Ht. | B&B          |
|                 | HQ   | 29  | Hydrangea paniculata 'Little Quick Fire'   | Little Quick Fire Hydrangea      | 24" Ht. | B&B          |
| SHRUB AREAS     | LM   | 43  | Liriope muscari 'Big Blue'                 | Big Blue Lilyturf                | #1      | Cont.        |
|                 | SM   | 11  | Syringa patula 'Miss Kim'                  | Miss Kim Lilac                   | 24" Ht. | B&B or Cont. |
| SHRUB AREAS     | TC   | 63  | Taxus x media 'Adams'                      | Adams Yew                        | 5' Ht.  | Cont.        |
|                 | CK   | 25  | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | #2      | Cont.        |
| SHRUB AREAS     | HH   | 15  | Hemerocallis x 'Happy Returns'             | Happy Returns Daylily            | #2      | Cont.        |
|                 | HG   | 20  | Hosta x 'Gold Standard'                    | Gold Standard Hosta              | #2      | Cont.        |
| SHRUB AREAS     | LE   | 27  | Leucanthemum x superbum 'Becky'            | Becky Shasta Daisy               | 24" Ht. | Cont.        |
|                 | LB   | 104 | Liriope muscari 'Big Blue'                 | Big Blue Lilyturf                | #1      | Cont.        |
| SHRUB AREAS     | AA   | 52  | Annuals Area                               | Annuals                          | #2      | Cont.        |
|                 | AA   | 52  | Annuals Area                               | Annuals                          | #2      | Cont.        |

NOTE: ALL PLANT BEDS TO BE MULCHED WITH GRAVEL



KEYMAP  
NOT TO SCALE



STREET TREES ACCOUNTED FOR  
ON SHEET L202

HVAC / POOL  
EQUIPMENT  
VINYL FENCE  
(SEE TYPICAL BELOW)

TRASH/RECYCLING BINS  
VINYL FENCE  
(SEE TYPICAL BELOW)

LAWN

CLUB HOUSE

SIDEWALK

LAWN

LAWN

POOL

ARTIFICIAL TURF (TYP.)

SEATING AREA WITH  
BENCH AND PERGOLA

PICKLE BALL COURT

LAWN

POOL FENCE  
PER LOCAL  
STANDARDS  
SEE DETAIL  
SHEET L400

6' TALL  
BLACK COATED  
CHAIN LINK  
FENCE

PICKLEBALL (TYP.)

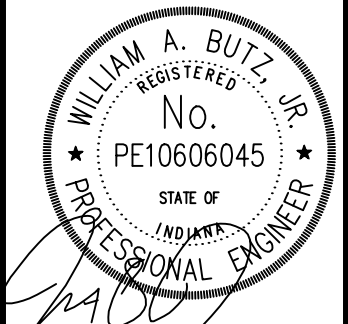
ARTIFICIAL TURF (TYP.)

HVAC/POOL EQUIPMENT ENCLOSURE (TYP.)

TRASH ENCLOSURE (TYP.)



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EMAIL: Brett.Huff@kimley-horn.com  
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AMENITY AREA  
ENLARGEMENT

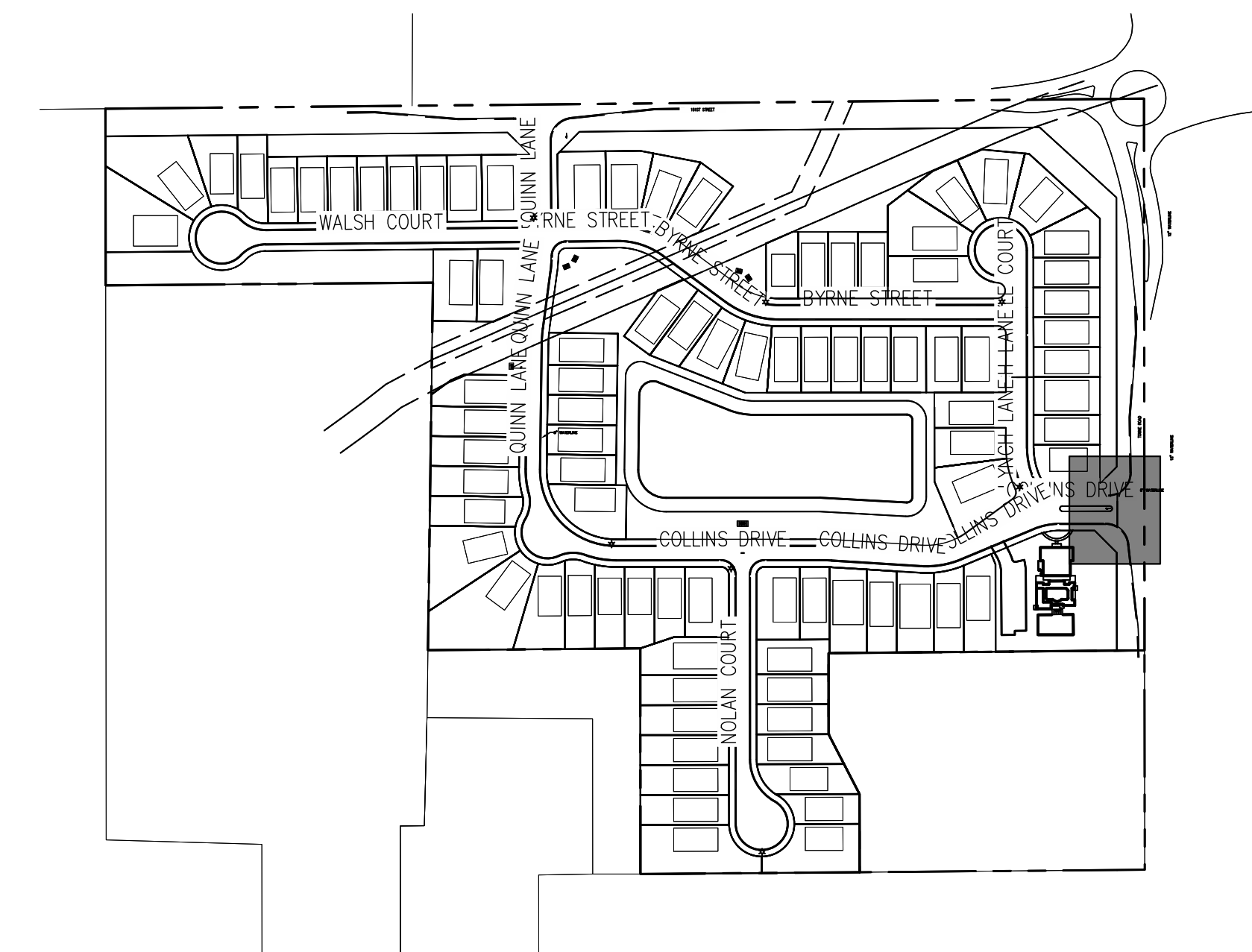
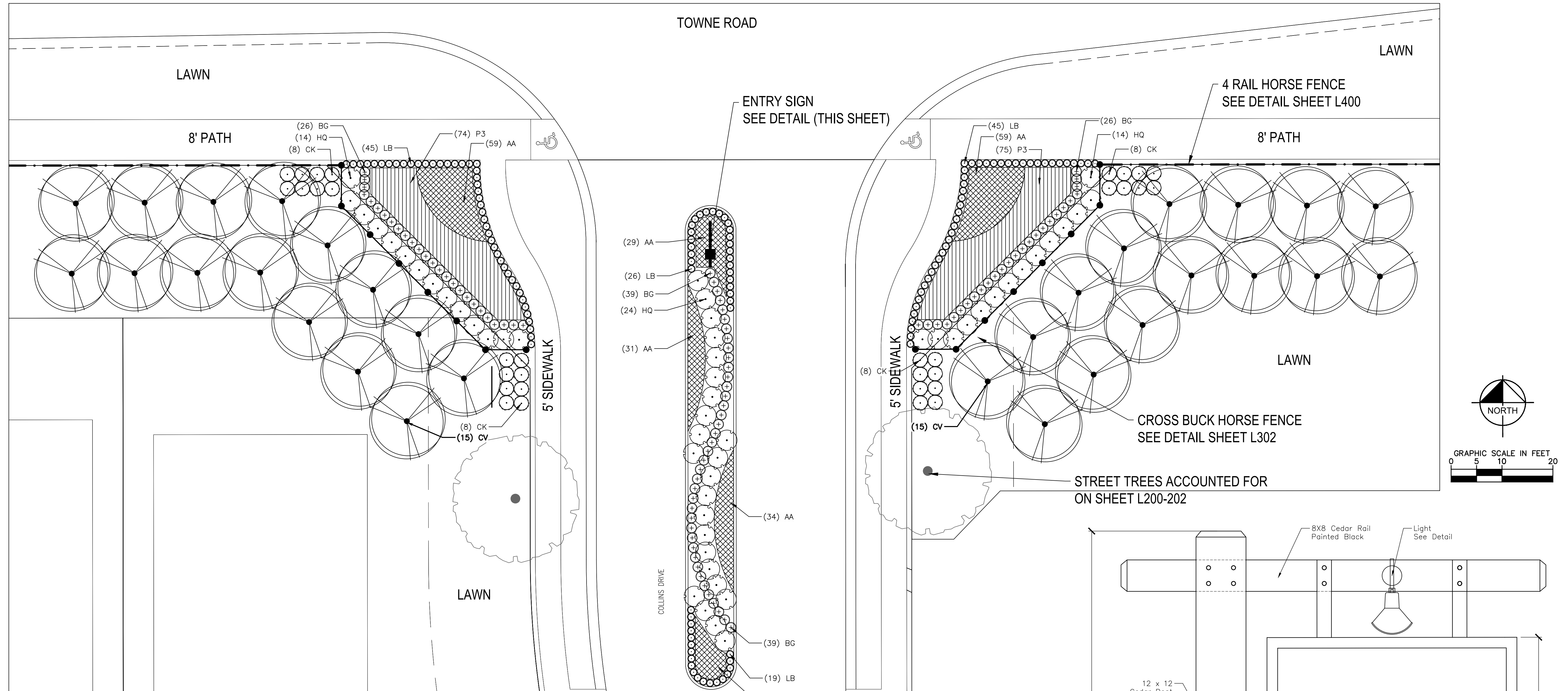
COURTYARDS OF  
WESTFIELD  
PRIMARY PLAT

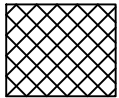
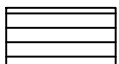
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2/26/2021  
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SHEET NUMBER

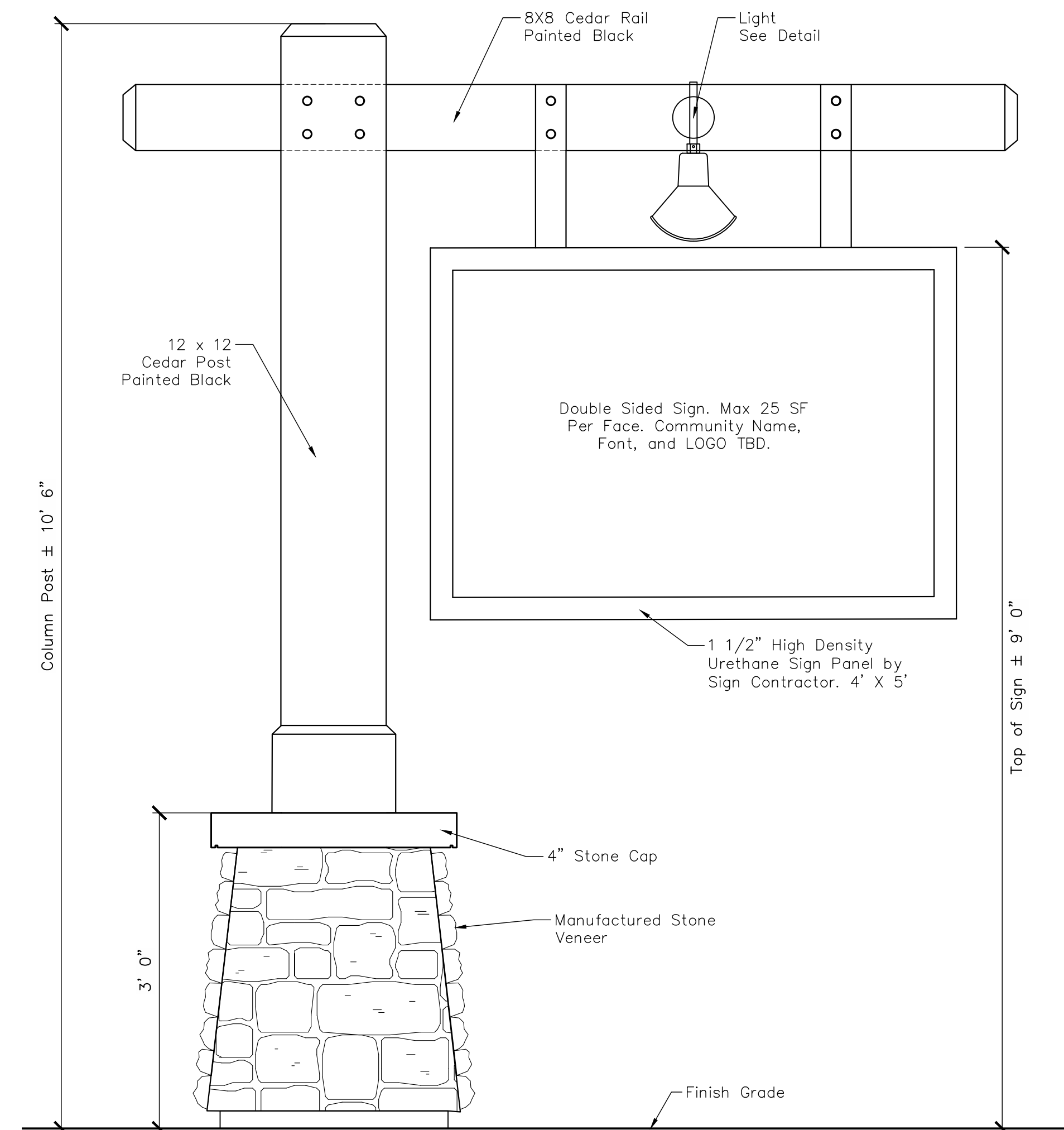
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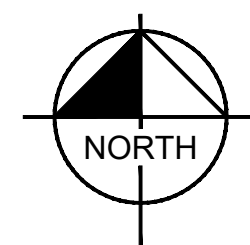
| PLANT SCHEDULE TOWN ROAD ENTRY                                                       |      |     |                                            |                                  |           |              |          |
|--------------------------------------------------------------------------------------|------|-----|--------------------------------------------|----------------------------------|-----------|--------------|----------|
| ORNAMENTAL TREES                                                                     | CODE | QTY | BOTANICAL NAME                             | COMMON NAME                      | SIZE      | CONDITION    |          |
|  | CV   | 30  | Crataegus viridis 'Winter King'            | Winter King Hawthorn             | 1.5" Cal. | B&B          |          |
| SHRUBS                                                                               | CODE | QTY | BOTANICAL NAME                             | COMMON NAME                      | SIZE      | CONDITION    |          |
|  | BG   | 91  | Buxus x 'Green Gem'                        | Green Gem Boxwood                | 24" Ht.   | B&B or Cont. |          |
|  | HQ   | 52  | Hydrangea paniculata 'Little Quick Fire'   | Little Quick Fire Hydrangea      | 24" Ht.   | B&B          |          |
| GRASS                                                                                | CODE | QTY | BOTANICAL NAME                             | COMMON NAME                      | SIZE      | CONDITION    |          |
|  | CK   | 29  | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | #2        | Cont.        |          |
| PERENNIALS                                                                           | CODE | QTY | BOTANICAL NAME                             | COMMON NAME                      | SIZE      | CONDITION    |          |
|  | LB   | 135 | Liriope muscari 'Big Blue'                 | Big Blue Lilyturf                | #1        | Cont.        |          |
| SHRUB AREAS                                                                          | CODE | QTY | BOTANICAL NAME                             | COMMON NAME                      | SIZE      | CONDITION    | SPACING  |
|  | AA   | 234 | Annuals Area                               | Annuals                          | #2        | Cont.        | 18" o.c. |
|  | P3   | 149 | Perennials Area                            |                                  | #2        | Cont.        | 24" o.c. |



KEYMAP

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NOT TO SCALE



**SIGN DETAIL**  
NO SCALE



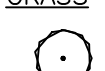
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| COURTYARDS OF<br>WESTFIELD<br>PRIMARY PLAT |  | TOWNE ROAD<br>ENTRY<br>ENLARGEMENT |  |  |  |  |  |  <p>© 2019 KIMLEY-HORN AND ASSOCIATES, INC.<br/>250 EAST 98TH STREET, SUITE 580,<br/>MILWAUKEE, WI 53224<br/>CONTACT: BRETT HUFF<br/>PHONE: 317-912-4129<br/>WWW.KIMLEY-HORN.COM</p> |  | SCALE:<br>AS NOTED<br>DESIGNED BY: JSM<br>DRAWN BY: PCW<br>CHECKED BY: BAH |  | No. |  | DATE |  | BY |  |
| ORIGINAL ISSUE:<br>2/26/2021               |  | KHA PROJECT NO.<br>170177002       |  | SHEET NUMBER                                                                         |  | L301                                                                                |  |                                                                                                                                                                                                                                                                         |  |                                                                            |  |     |  |      |  |    |  |

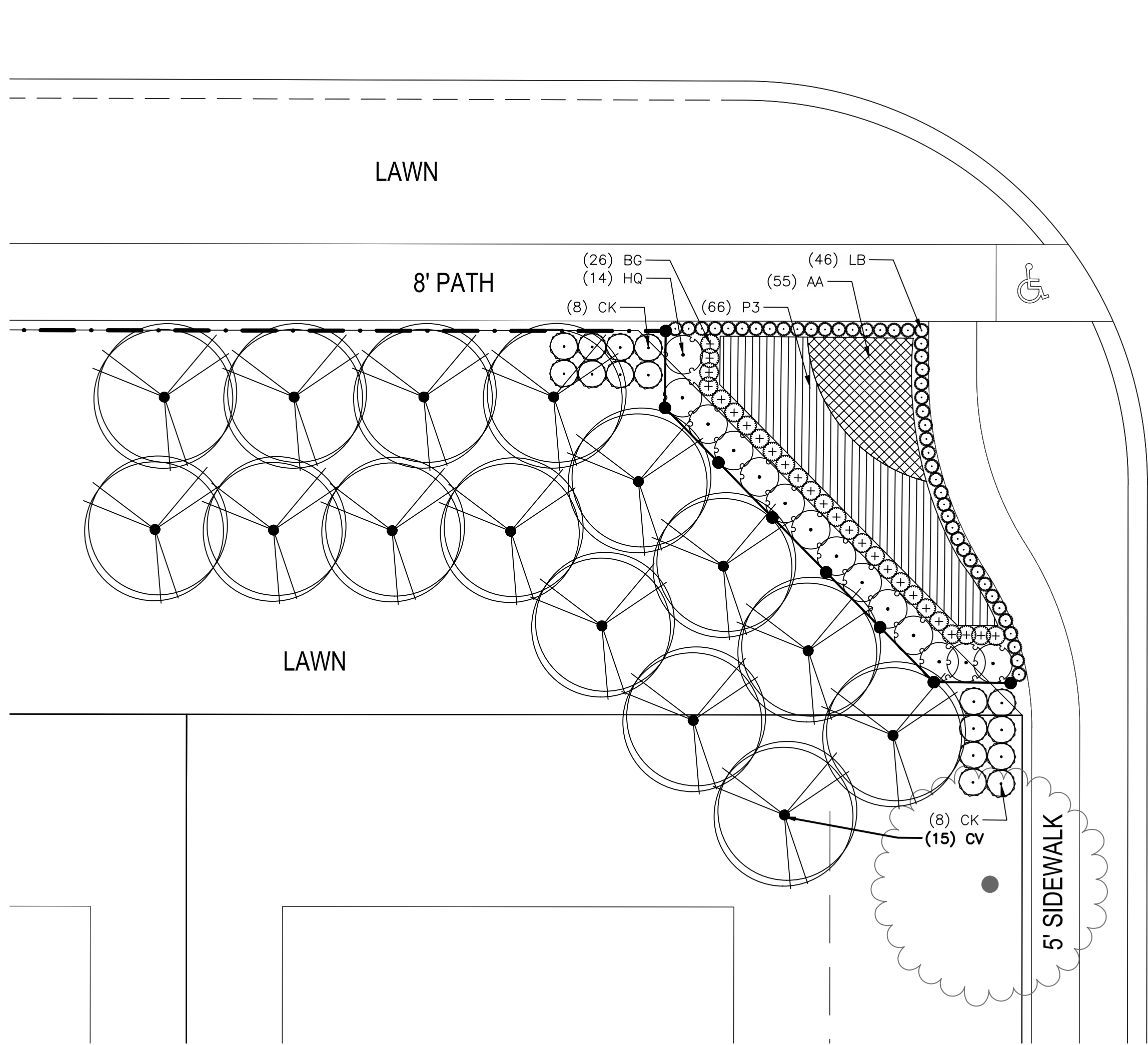
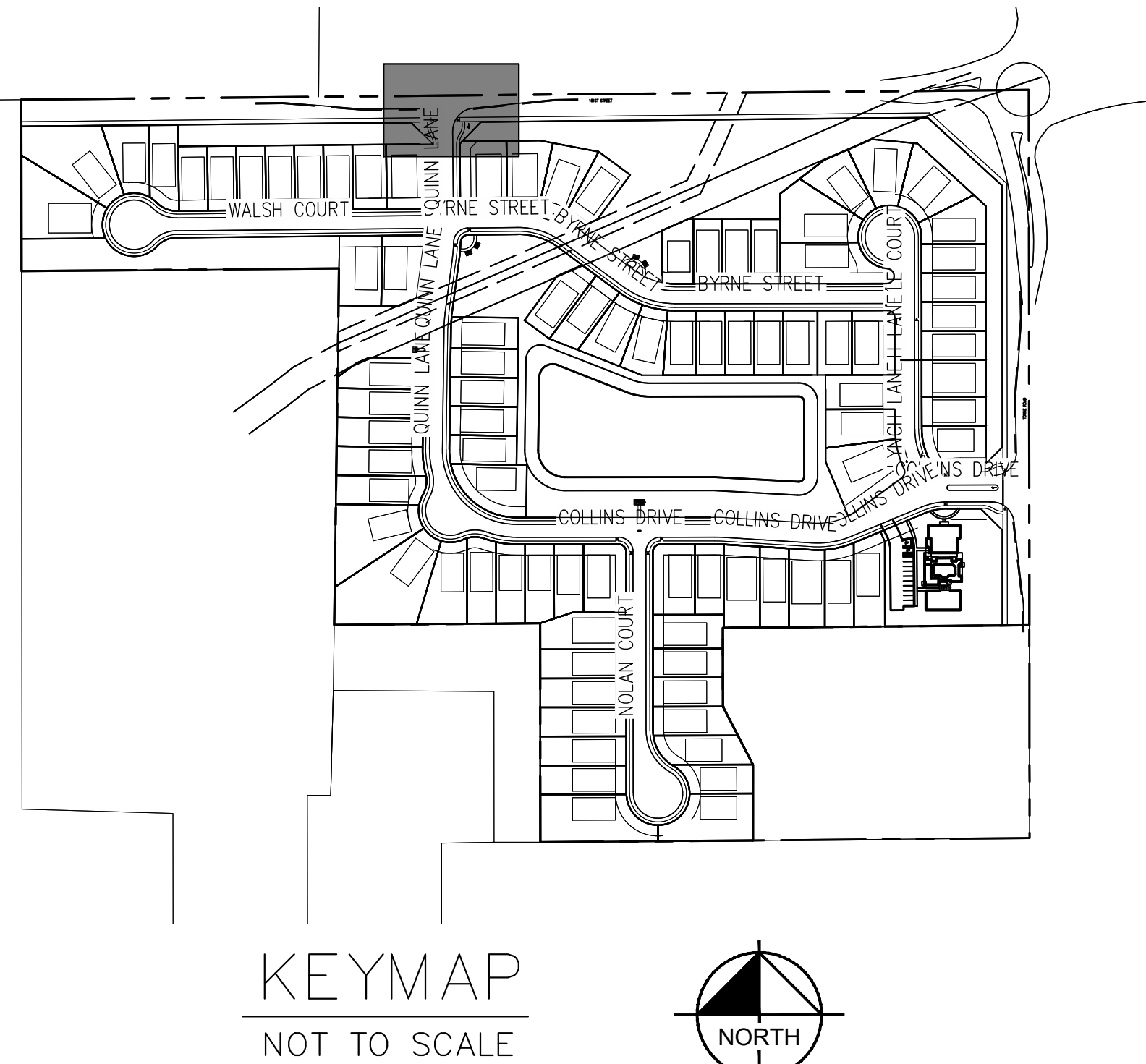
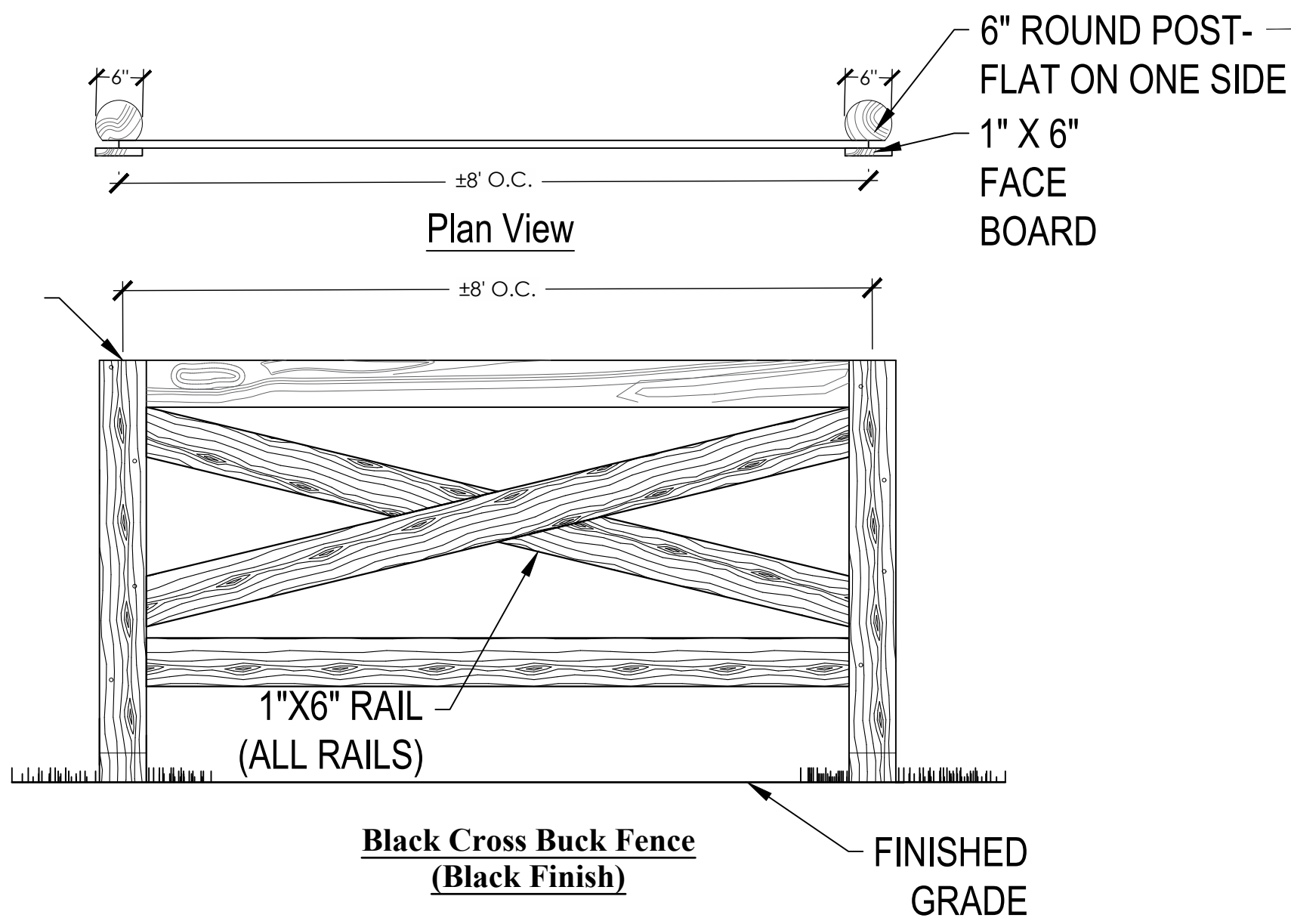


Drawing name: \\cmidat01\project01\20200080\correspondence\submittals\ask 2000 westfield 151 and town\dwg\04sheets\primary plat\2020-02-26 submittal 20200080-Westfield Primary Plat-300.dwg L302 Feb 26, 2021 10:47am By: mmeid

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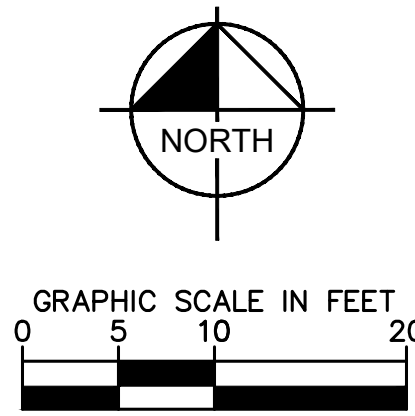
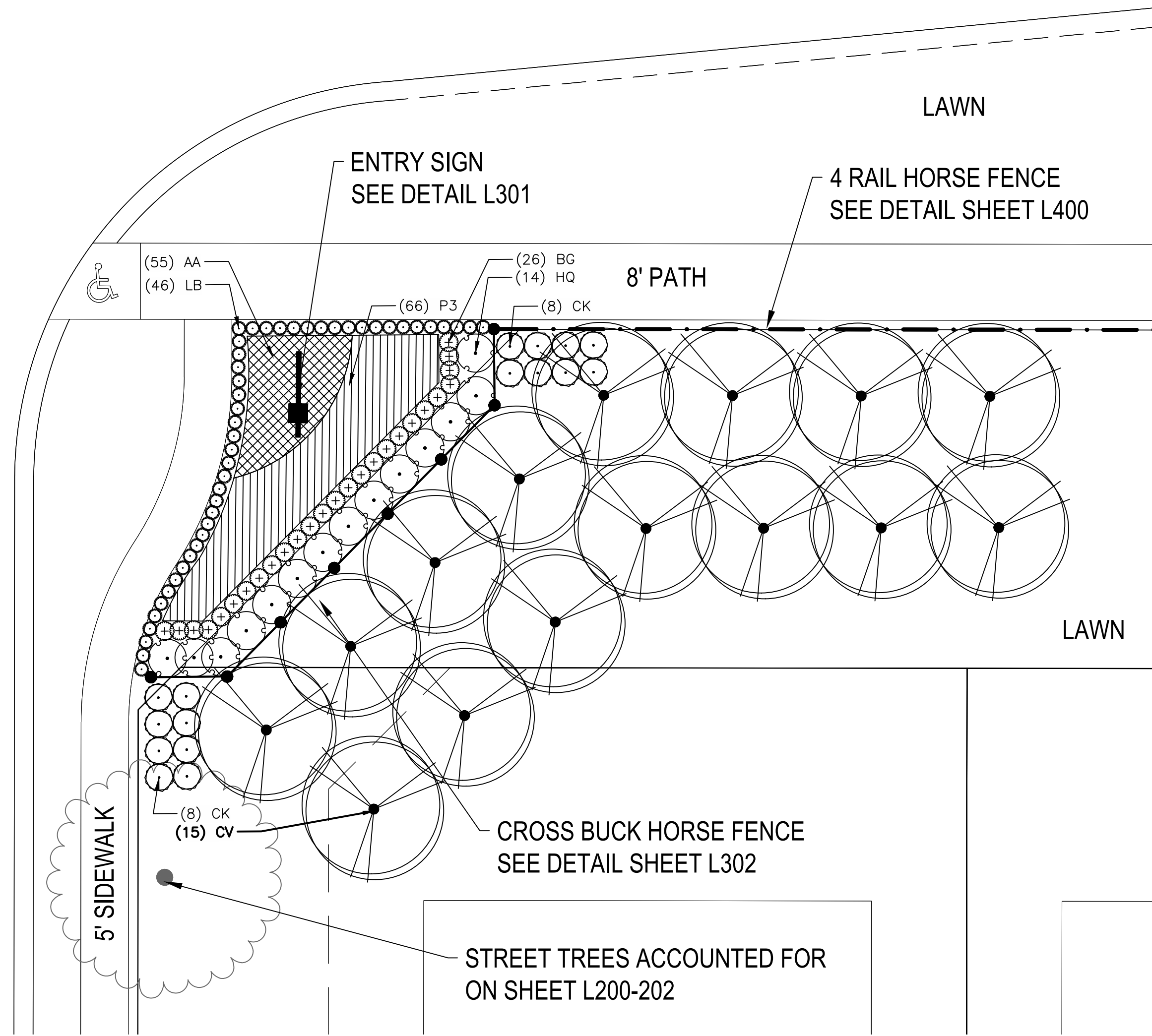
PLANT SCHEDULE 151ST STREET ENTRY

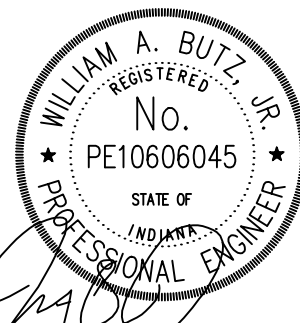
| ORNAMENTAL TREES                                                                  | CODE | QTY | BOTANICAL NAME                             | COMMON NAME                      | SIZE      | CONDITION    |          |
|-----------------------------------------------------------------------------------|------|-----|--------------------------------------------|----------------------------------|-----------|--------------|----------|
|  | CV   | 30  | Crataegus viridis 'Winter King'            | Winter King Hawthorn             | 1.5" Cal. | B&B          | 1"X      |
| SHRUBS                                                                            | CODE | QTY | BOTANICAL NAME                             | COMMON NAME                      | SIZE      | CONDITION    |          |
|  | BG   | 52  | Buxus x 'Green Gem'                        | Green Gem Boxwood                | 24" Ht.   | B&B or Cont. |          |
|  | HQ   | 28  | Hydrangea paniculata 'Little Quick Fire'   | Little Quick Fire Hydrangea      | 24" Ht.   | B&B          |          |
| GRASS                                                                             | CODE | QTY | BOTANICAL NAME                             | COMMON NAME                      | SIZE      | CONDITION    |          |
|  | CK   | 32  | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | #2        | Cont.        |          |
| PERENNIALS                                                                        | CODE | QTY | BOTANICAL NAME                             | COMMON NAME                      | SIZE      | CONDITION    |          |
|  | LB   | 92  | Liriope muscari 'Big Blue'                 | Big Blue Lilyturf                | #1        | Cont.        |          |
| SHRUB AREAS                                                                       | CODE | QTY | BOTANICAL NAME                             | COMMON NAME                      | SIZE      | CONDITION    | SPACING  |
|  | AA   | 110 | Annuals Area                               | Annuals                          | #2        | Cont.        | 18" o.c. |
|  | P3   | 132 | Perennials Area                            |                                  | #2        | Cont.        | 24" o.c. |



151ST STREET

QUINN LANE

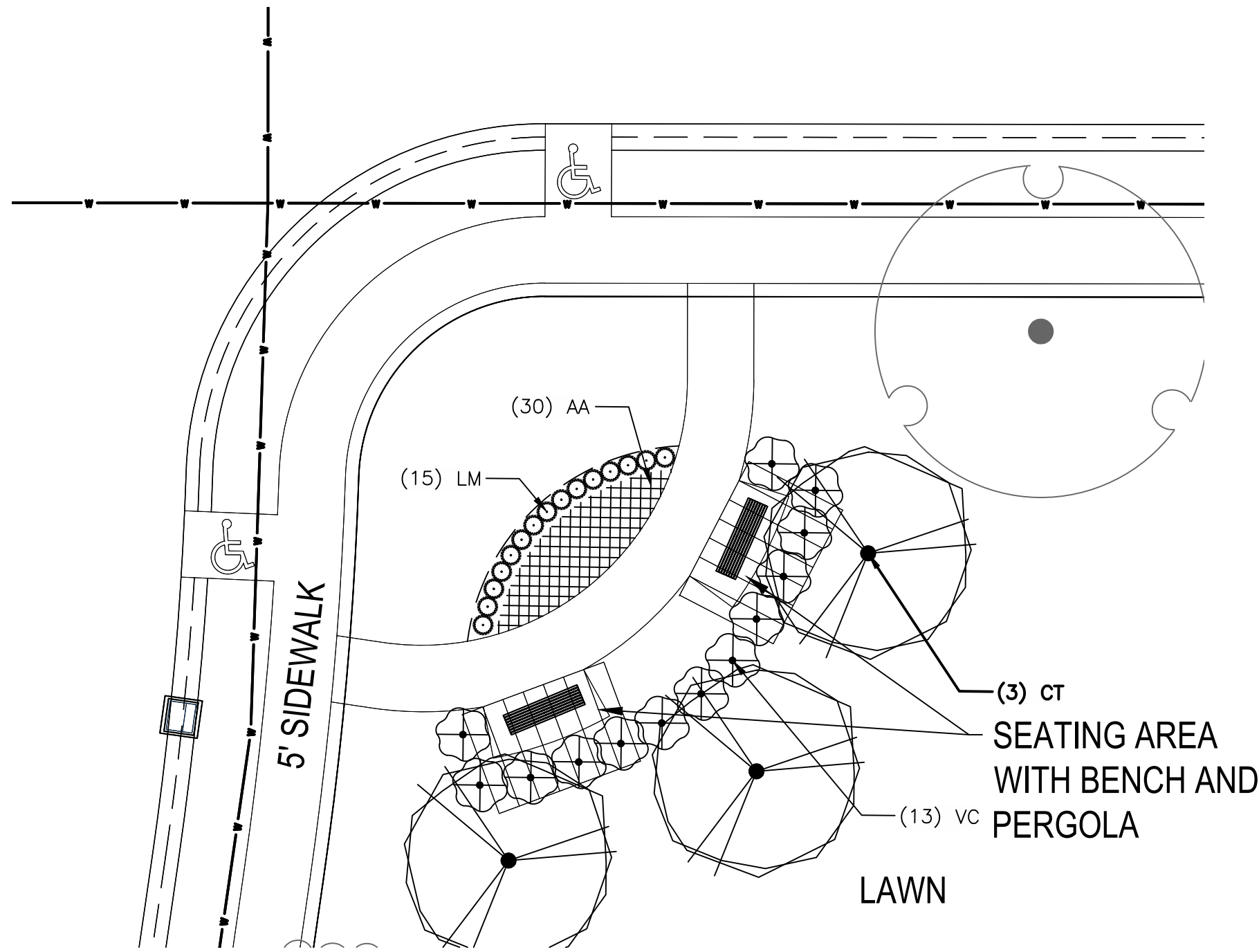


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| DESIGNED BY: JSM | AS NOTED      |  |  | 151ST STREET<br>ENTRANCE<br>ENLARGEMENT | COURTYARDS OF<br>WESTFIELD<br>PRIMARY PLAT | ORIGINAL ISSUE:<br>2/26/2021 |
| DRAWN BY: PCW    | NO. 170177002 |                                                                                     |                                                                                      |                                         |                                            | KHA PROJECT NO.              |
| CHECKED BY: BAH  | DATE          |                                                                                     |                                                                                      |                                         |                                            | SHEET NUMBER                 |
| REVISIONS        | BY            |                                                                                     |                                                                                      |                                         |                                            |                              |



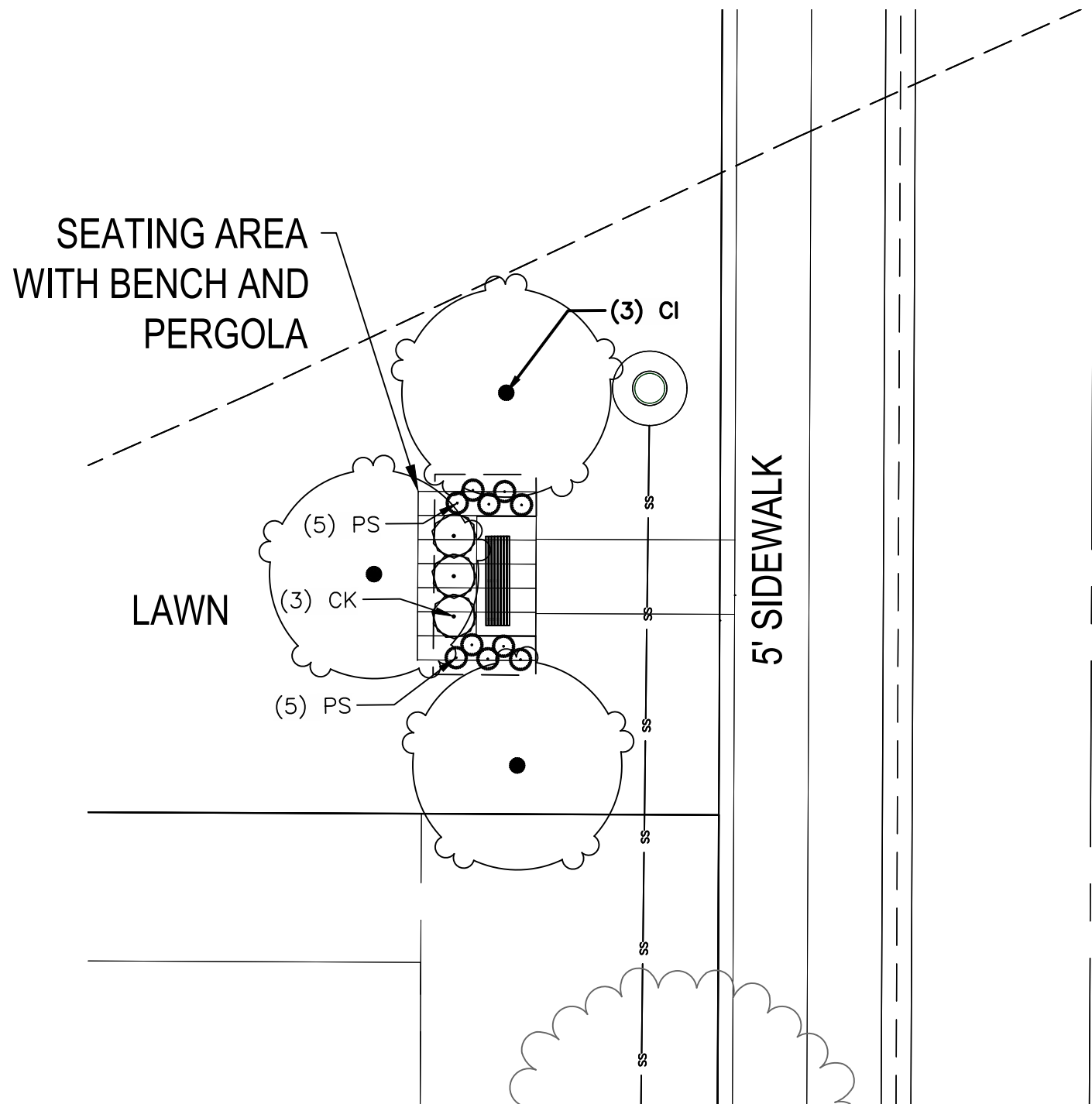


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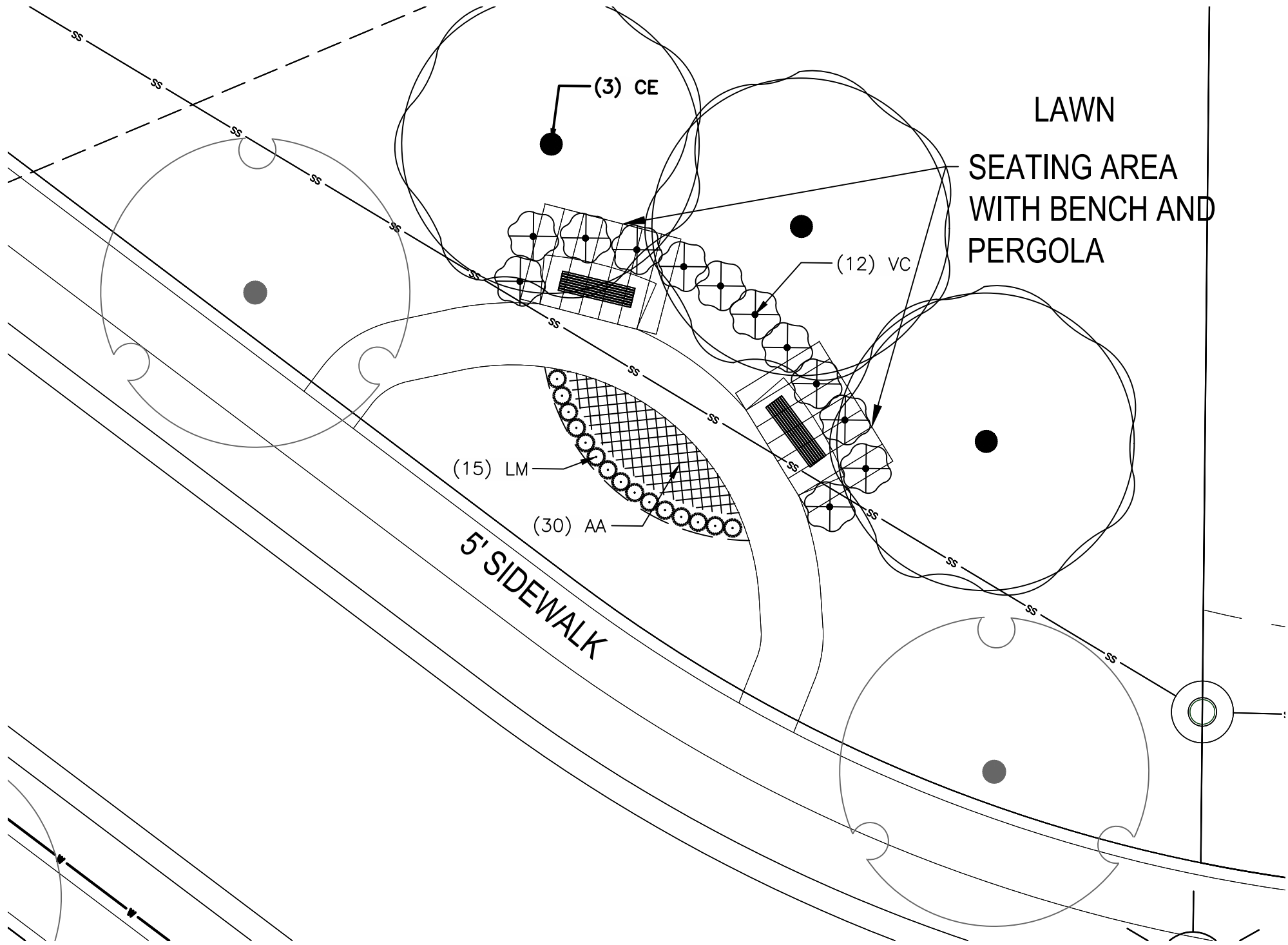
PLANT SCHEDULE SEATING AREA 1

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



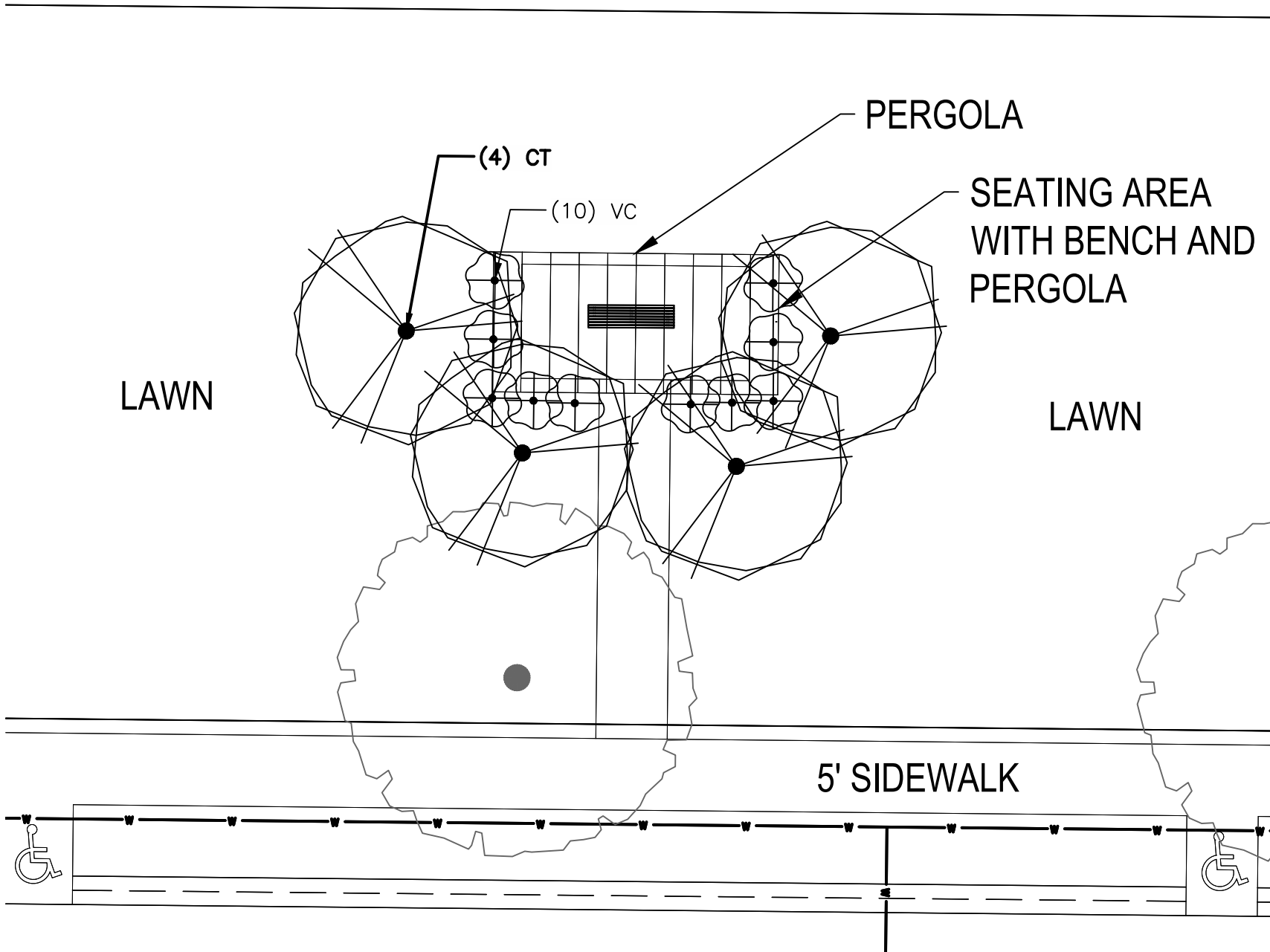
PLANT SCHEDULE SEATING AREA 3

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



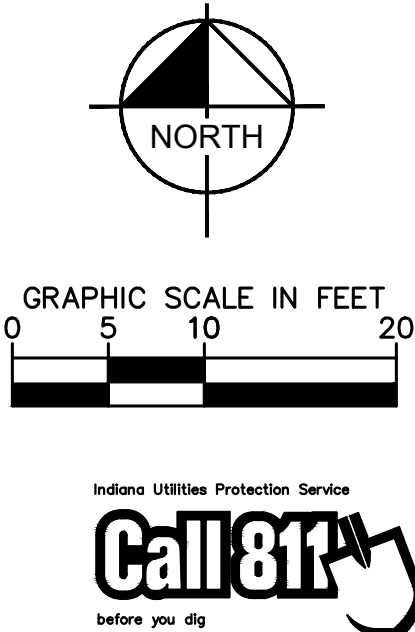
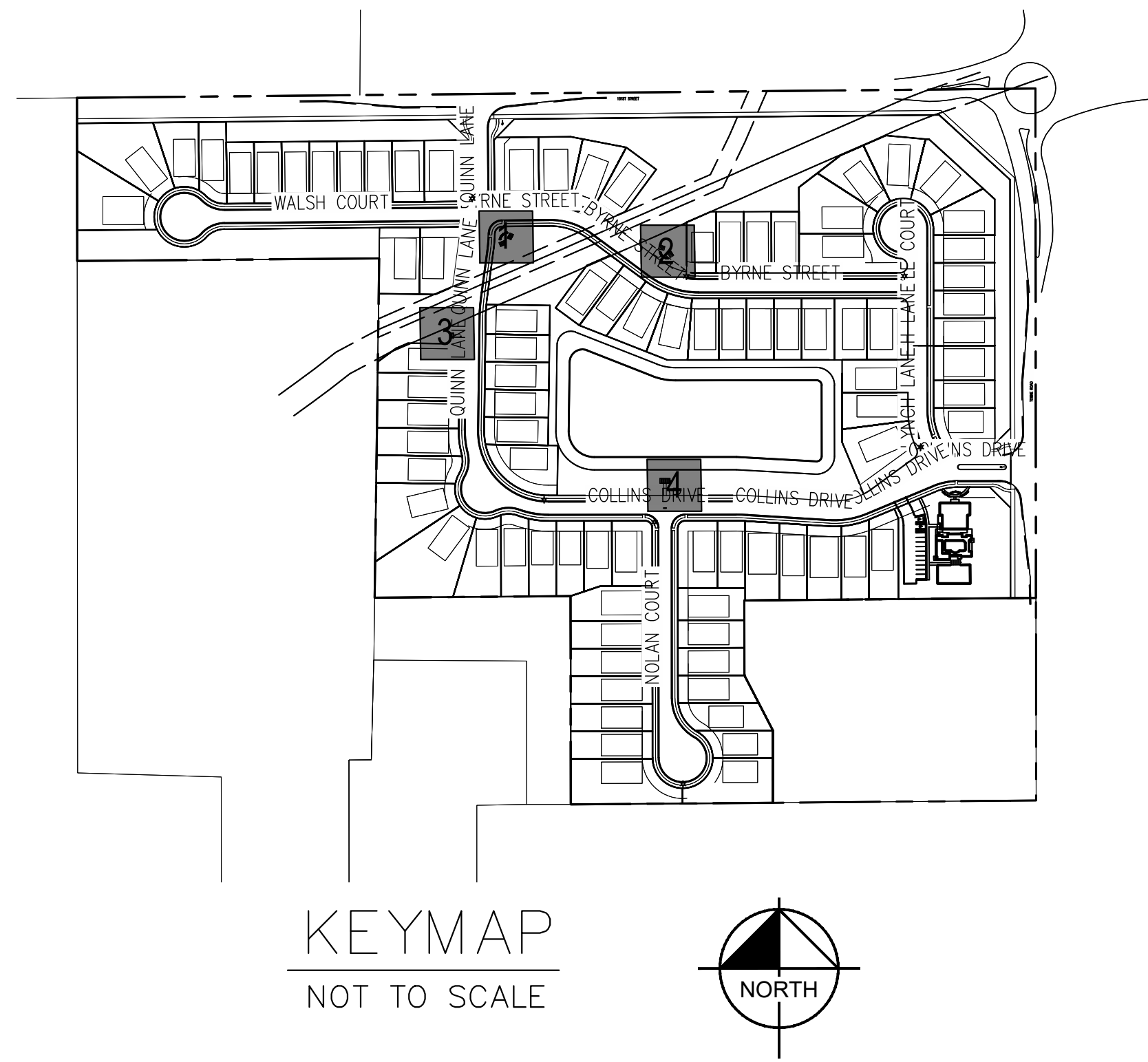
PLANT SCHEDULE SEATING AREA 2

| OPEN SPACE/YARD | CODE | QTY            | BOTANICAL NAME             | COMMON NAME           | SIZE      | CONDITION    |
|-----------------|------|----------------|----------------------------|-----------------------|-----------|--------------|
|                 | CE   | 3              | Carpinus betulus           | European Hornbeam     | 2" Cal.   | B&B          |
| SHRUBS          | CODE | QTY            | BOTANICAL NAME             | COMMON NAME           | SIZE      | CONDITION    |
|                 | LM   | 15             | Liriope muscari 'Big Blue' | Big Blue Lilyturf     | #1        | Cont.        |
|                 | VC   | 13             | Viburnum carlesii          | Korean Spice Viburnum | 24" Ht.   | B&B or Cont. |
| SHRUB AREAS     | QTY  | BOTANICAL NAME | COMMON NAME                | SIZE                  | CONDITION | SPACING      |
| AA              | 30   | Annals Area    | Annals                     | #2                    | Cont.     | 18" o.c.     |



PLANT SCHEDULE SEATING AREA 4

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



Kimley»Horn

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CONTACT: BRETT HURF  
PHONE: 317.444.1100  
EMAIL: Brett.Hurf@kimley-horn.com  
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: JSM

DRAWN BY: PCW

CHECKED BY: BAH

REGISTERED  
No. PE10606045  
STATE OF INDIANA  
Professional Engineer

EPCON

Communities

COURTYARDS OF  
WESTFIELD  
PRIMARY PLAT

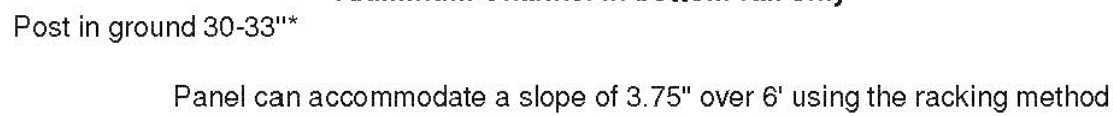
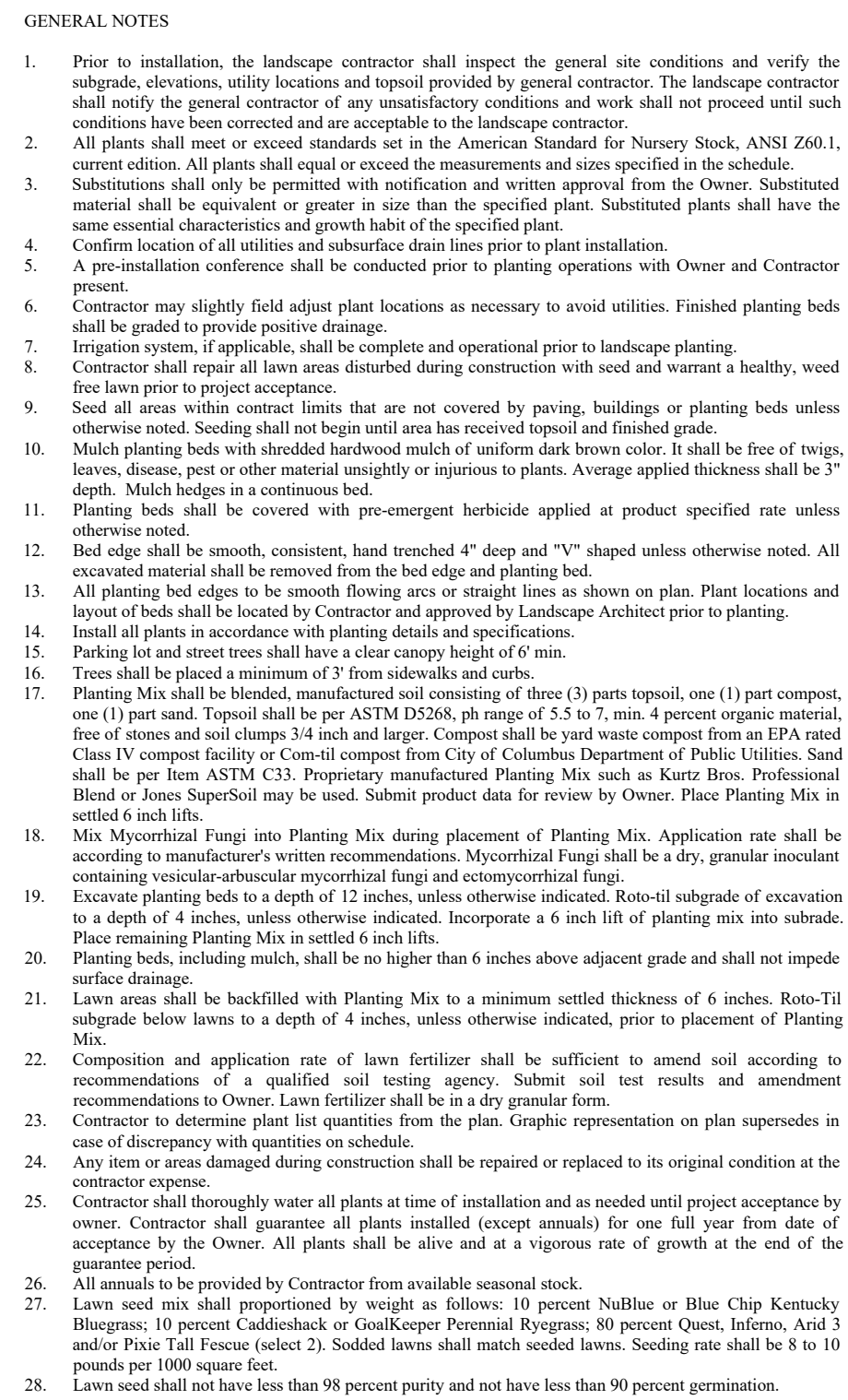
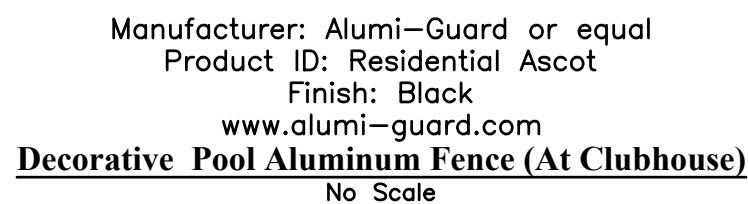
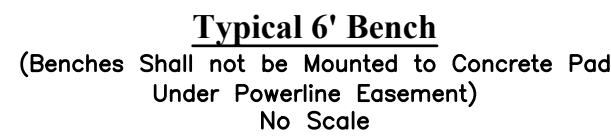
SEATING AREA  
ENLARGEMENTS

ORIGINAL ISSUE:  
2/26/2021

KHA PROJECT NO.  
170177002

SHEET NUMBER  
L303





|                                            |                      |                                                                                      |                                                                                      |                                                                                                                                                                                                                                                                                                                                           |                                                                                            |                                  |
|--------------------------------------------|----------------------|--------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|----------------------------------|
| COURTYARDS OF<br>WESTFIELD<br>PRIMARY PLAT | LANDSCAPE<br>DETAILS |  |  | <p><b>Kimley»Horn</b></p> <p>© 2019 KIMLEY-HORN AND ASSOCIATES, INC.<br/>         2019 KIMLEY-HORN AND ASSOCIATES, INC.<br/>         100 EAST WASHINGTON STREET, SUITE 580,<br/>         INDIANAPOLIS, IN 46204<br/>         CONTACT: BRET L. HUFF<br/>         PHONE: 317.581.1111<br/>         EMAIL: Brett.Huffman@kimley-horn.com</p> | <p>SCALE: AS NOTED</p> <p>DESIGNED BY: JSM</p> <p>DRAWN BY: PCW</p> <p>CHECKED BY: BAH</p> | <p>NO</p> <p>DATE</p> <p>REV</p> |
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WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

April 5, 2021  
2104-PUD-11  
Exhibit 1

**Docket Number:** 2104-PUD-11 (Ordinance No. 21-16)

**Petitioner:** M/I Homes of Indiana, LP by Church, Church, Hittle + Antrim

**Request:** A change of zoning for 28.22 acres +/- from the GO: General Office District to Bonterra Planned Unit Development (PUD) District.

**Current Zoning:** GO: General Office

**Current Land Use:** Agriculture

**Acreage:** 28.22 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Proposed Ord. 21-16
4. Concept Plan
5. Townhome Elevations
6. Narrative Statement
7. Neighbor Meeting Summary

**Staff Reviewer:** Pam Howard, Senior Planner

---

**PETITION HISTORY**

This petition was introduced at the March 8, 2021, City Council meeting. The petition will receive a public hearing at the April 5, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner held a neighbor meeting on March 24, 2021. A summary this meeting has provided by the petitioner and included as **Exhibit 7**.

---

**PROJECT OVERVIEW**

**Location:** This subject real estate is approximately 28.22 acres in size and is located on the south side of SR 32, ¼ mile east of Gray Road (see **Exhibit 2**). The Property is currently zoned G): General Office District. Adjacent zoning districts include GO and SF4 to the North, GO to the east, SF3 to the South, and GB to the west. Adjacent land uses include Single-Family Residential to the north and south, undeveloped agricultural land to the east, and commercial office uses to the west.

**Project Description:** The petitioner is requesting a change in zoning from the GO District to the Bonterra PUD District to accommodate a mixed-use development, as described in the Petitioner's Narrative (see **Exhibit 6**).

---

## **ORDINANCE DETAILS**

**Definitions:** As Proposed, the PUD Ordinance includes one definition that is not present in the UDO: Underlying Zoning Districts.

**Concept Plan:** The proposed ordinance incorporates a Concept Plan (see **Exhibit 4**) which divides the Real Estate into 2 areas for development. The Real Estate would be required to be developed in substantial compliance with the Concept Plan, with the exception of allowing the buildings in Area B to be repositioned for engineering reasons so long as the street network and general design remains consistent.

**Underlying Zoning:** As proposed, the PUD Ordinance assigns GO: General Office District as the Underlying Zoning District for Area A, and SFA: Single-Family Attached District as the Underlying Zoning District for Area B.

**Permitted Uses:** The proposed ordinance defaults to the underlying zoning districts of GO and SFA, while also permitting one additional use each: Childcare/Daycare Centers for Area A, and Townhouse Dwellings for Area B. There would be a maximum of 150 Townhouse Dwellings, with a mix of two-story and three-story buildings.

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

|                                  | <b>AREA A</b>                                                                 | <b>UDO (GO)</b>                                   |
|----------------------------------|-------------------------------------------------------------------------------|---------------------------------------------------|
| Min. Lot Area                    | 1 acre per lot<br>3 acres for total Area A                                    | 3 acres per lot                                   |
| Min. Road Frontage               | 250' for SR 32 (total area A)<br>75' per lot on Internal Streets              | 250'                                              |
| Min. Front Yard Setback          | Defaults to Overlay for SR 32 (30' min, ___ Max.)<br>20' for Internal Streets | 60'                                               |
| Min. Side and Rear Yard Setbacks | 20'                                                                           | 60' if abutting residential<br>20' for all others |
| Max. Building Height             | Not altered                                                                   | 50'                                               |
| Minimum Ground Area              | Not altered                                                                   | No minimum                                        |
| Max. Lot Coverage                | Not altered                                                                   | 80%                                               |



**General Regulations for Area B:** The PUD proposes alternative standards from those of the underlying zoning district. Only the standards in listed in the PUD would apply. The table below outlines the proposed lot standards as compared to the UDO's requirements for SFA lots (the proposed underlying zoning district).

|                                    | 2-Story Townhomes      | 3-Story Townhomes      | UDO (SFA)                                                                                                  |
|------------------------------------|------------------------|------------------------|------------------------------------------------------------------------------------------------------------|
| Min. Lot Area                      | No Minimum             | No Minimum             | No Minimum                                                                                                 |
| Min. Lot Frontage                  | No Minimum             | No Minimum             | No Minimum                                                                                                 |
| Min. Front Yard Setback            | 0'                     | 0'                     | 35' for Primary Arterials (SR 32)<br>20' for Local or Private Streets<br>Staggered front setbacks required |
| Min. Side and Rear Yard Setbacks   | 0'                     | 0'                     | No equivalent standard                                                                                     |
| Minimum Distance Between Buildings | 20'                    | 20'                    | 25' if no vinyl<br>30' if vinyl siding                                                                     |
| Max. Lot Coverage                  | No Maximum             | No Maximum             | No equivalent standard                                                                                     |
| Min. Lot Width                     | No Minimum             | No Minimum             | No equivalent standard                                                                                     |
| Max. D/U per building              | 4                      | 5                      | 4                                                                                                          |
| Max. Building Height               | 2                      | 3                      | 35'                                                                                                        |
| Min. Living Area                   | 1,400 SF               | 1,750 SF               | 1,800 SF for 2-story<br>No equivalent standard for 3-story                                                 |
| Project size                       | No equivalent standard | No equivalent standard | 30 acres                                                                                                   |
| Project Perimeter Setback          | No equivalent standard | No equivalent standard | 1:2 proximity slope                                                                                        |

**Overlay Districts:** The proposed ordinance applies only certain sections of the SR 32 Overlay District, as listed below.

- 5.3(G) Setback Requirements would apply to the entire PUD District
- 5.3(H) Accessory Buildings would apply to the entire PUD District
- 5.3(J) Building Size Requirements would apply to Area A only
- 5.3(K) Architectural Design Requirements would apply to Area A only
- 5.3(L) Trail Corridor Requirements would apply to the entire PUD District. The 30' trail corridor would constructed with the initial development of the district.

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

**Architectural Standards:** The proposed PUD Ordinance replaces the UDO's Architectural Standards for Townhouse Dwellings with those listed in the PUD. These standards include a requirement that the Dwellings be constructed in substantial compliance with the Concept Plan (see **Exhibit 5**), prohibiting vinyl and aluminum siding, and requiring a minimum 2 car attached garage per dwelling.

**Landscaping Standards:** The PUD Ordinance default to the Landscaping Standards for the UDO with a few exceptions further described below:

**Street Trees:** The proposed ordinance would reduce the minimum spacing between street trees to twenty (20) feet from the twenty-five (25) feet required by the UDO.

**Lot Landscaping:** The number of shade trees (1) and shrubs (4) proposed for the Townhouse Dwellings is consistent with the UDO's requirement for Multi-family developments. The UDO would also require one (1) ornamental or evergreen tree per unit which is not being proposed in the PUD. Additionally, the proposed ordinance would require one (1) additional shade tree in either Front Yard of corner units, and would require Established Front Yards to be sodded.

**Buffer Yards and Common Areas:** The petitioner is working on a Landscaping Plan which would replace the Buffer Yard and Common Area standards in the UDO. The petitioner will provide an update on the status at the meeting.

**Tree Preservation Area:** The proposed ordinance includes a tree preservation area, which is currently labeled as "park" on the Concept Plan (see **Exhibit 4**). Preservation would occur in accordance with the standards in the UDO.

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

**Open Space and Amenity Standards:** The proposed Ordinance modifies some of the UDO standards for multi-family projects. First, the required open space is proposed to be reduced to 25%, from the 35% required by the UDO for the SFA District. Additionally, the ordinance proposes providing amenities in substantial compliance with the Concept Plan (see **Exhibit 4**) and an Amenities Exhibit, to be provided by the petitioner. The petitioner will provide an update of the status of this exhibit at the meeting. Lastly, access points would be provided to the Midland Trace Trail, as generally shown on the Concept Plan.

---

## **COMPREHENSIVE PLAN**

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies this Property within the "Local Commercial" land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering 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.

Development Policies for "Local Commercial" include: (i) locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map; (ii) require the size, materials, color, and design of buildings to be unique to Westfield;

(iii) Parking areas should be broken up by landscaping or by being located on more than one side of the buildings; (iv) encourage signs that are easy to locate and read, sized and designed in relation to the buildings and the traffic conditions in which they are viewed; and (v) encourage pedestrian connections between local commercial areas and adjacent residential areas.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: SR 32, (ii) Proposed Local: other proposed streets internal to the development, and (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

---

## **PROCEDURAL**

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

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

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

**Council Introduction:** The petition was introduced at the March 8, 2021, City Council meeting.

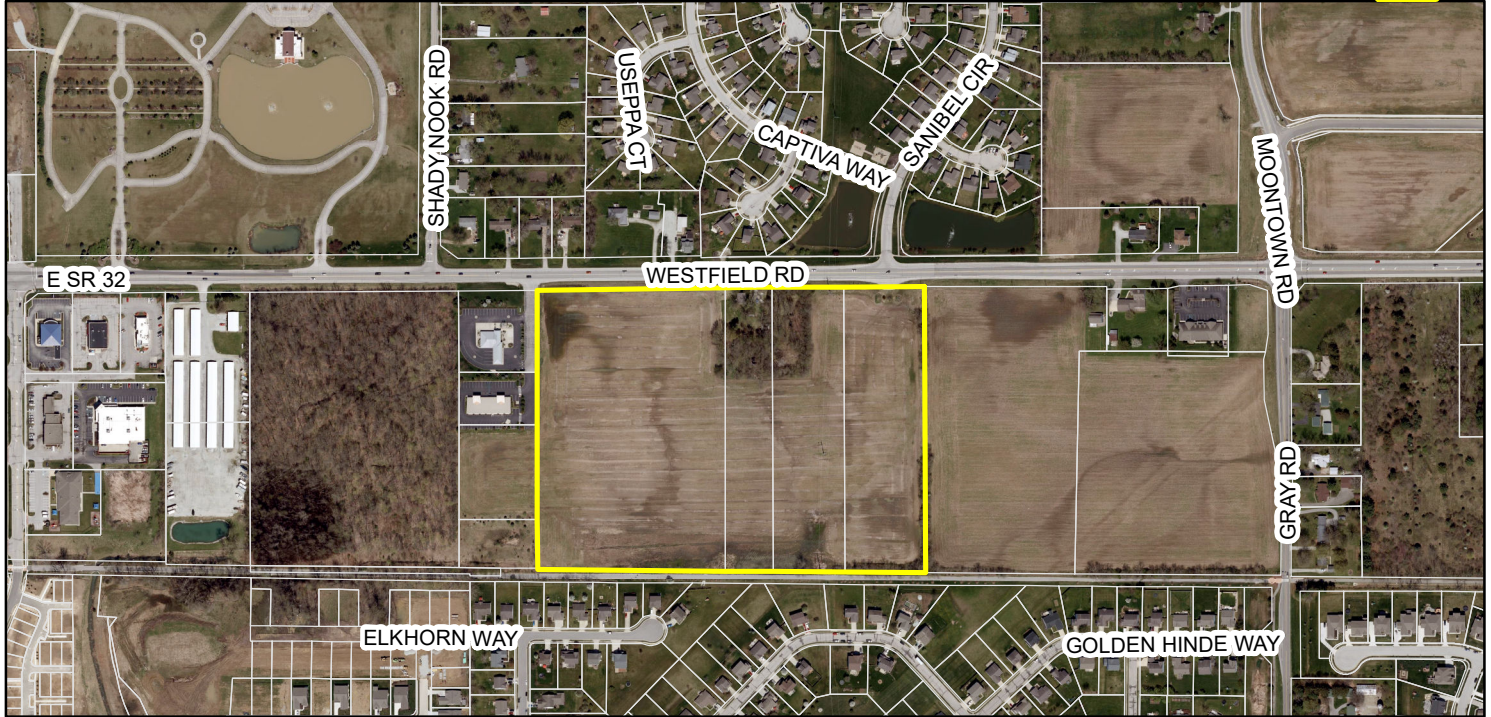
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## **DEPARTMENT COMMENTS**

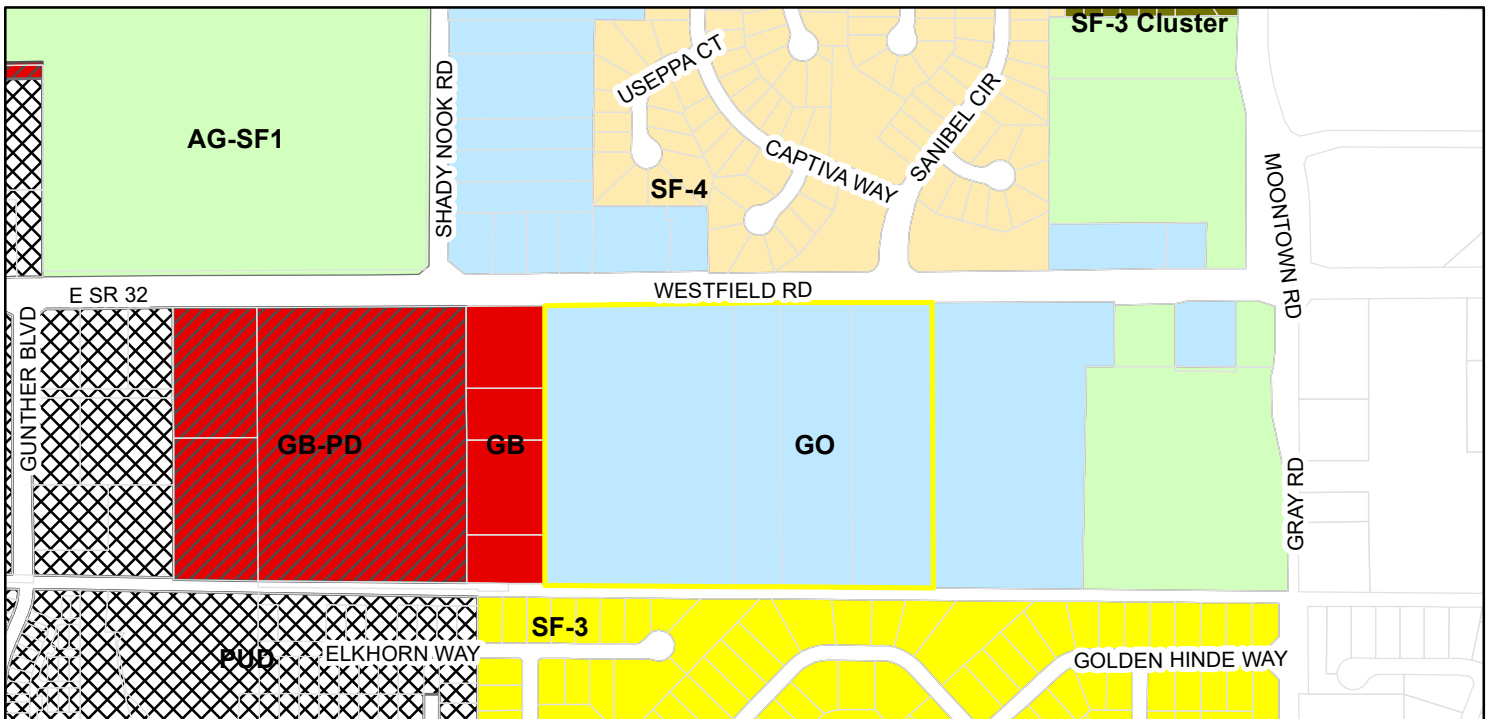
1. **Action:** Hold a public hearing at the April 5, 2021, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov).



### Aerial Location Map



### Zoning Map



#### Zoning

- |                                                                                                                             |                                                                                                                                    |                                                                                                                |
|-----------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
|  AG-SF1 (Agriculture - Single Family - 1) |  GB-PD (General Business - Planned Development) |  SF-3 (Single Family - 3) |
|  GB (General Business)                    |  GO (General Office)                            |  SF-3 Cluster             |
|  PUD (Planned Unit Development)          |                                                                                                                                    |  SF-4 (Single Family - 4) |

|                               |
|-------------------------------|
| <b>ORDINANCE NUMBER XX-XX</b> |
|-------------------------------|

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

**“Bonterra”**

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered Petition No. 2104-PUD-11 (the “**Petition**”), requesting an amendment to the City’s zoning map (“**Zoning Map**”) with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “**Real Estate**”);

WHEREAS, the Commission forwarded the Petition 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, required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on \_\_\_\_\_, 2021;

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1.     Applicability of Ordinance.

- 1.1     The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the Bonterra PUD District.
- 1.2     Development of the Real Estate shall be governed by: (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning Districts, as later defined in this Ordinance, or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3     Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4     All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1     “**Underlying Zoning Districts**” For the purposes of this Ordinance only, shall mean the Zoning Districts of the UDO that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

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

- 3.1     The Real Estate shall be developed in substantial compliance with the Concept Plan. The Buildings illustrated in Area B (as referenced below) may be repositioned as final engineering of the District is completed, however, the street network and general design of the townhome community shall be in substantial compliance with the Concept Plan.
- 3.2     The District is hereby divided into two (2) areas as illustrated on the Concept Plan and labeled as Areas A and B (individually or collectively, “**Area**”). The development of each Area shall be regulated as set forth in this Ordinance.

Section 4.     Underlying Zoning District. The Underlying Zoning Districts of this District shall be the GO: General Office District and SFA: Single Family Attached District.

- 4.1     Area A: GO: General Office District.
- 4.2     Area B: SFA: Single Family Attached District.

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



- 5.1 All uses permitted in the Underlying Zoning Districts, as set for in Chapter 4 and Chapter 13 of the UDO, shall be permitted unless otherwise provided in this Ordinance.
- 5.2 All Special Exception uses identified in the Underlying Zoning Districts shall be prohibited unless otherwise provided in this Ordinance.
- 5.3 Childcare/Daycare Centers shall be permitted in Area A.
- 5.2 Townhouse Dwellings shall be permitted in Area B. The Townhouse Dwellings shall consist of a mix of two-story and three-story Townhouse Dwellings. A maximum number of 150 Townhouse Dwellings shall be permitted in Area B.

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning Districts, shall apply to the development of the District, except as otherwise modified by this Ordinance.

- 6.1 The following standards shall apply to Area A, as depicted on the Concept Plan:
  - A. Minimum Lot Area – Area A shall include a minimum of three (3) acres. Individual lots within Area A shall be at least one (1) acre.
  - B. Minimum Lot Frontage – Area A shall have frontage on State Highway 32 in excess of 250 feet. Individual lots within Area A shall have at least 75 feet of frontage on a street internal to the District.
  - C. Setback from State Highway 32 shall be provided in accordance with the State Highway 32 Overlay Zone standards (Section 5.3 of the UDO).
  - D. Setback from streets internal to the District shall be at least twenty (20) feet.
  - E. Side yard and rear yard setbacks shall be at least twenty (20) feet.

6.2 The following standards shall apply to Area B, as depicted on the Concept Plan:

| <b>Standard</b>                               | <b>2-Story Townhomes</b> | <b>3-Story Townhomes</b> |
|-----------------------------------------------|--------------------------|--------------------------|
| Minimum Lot Area                              | No Minimum               | No Minimum               |
| Minimum Lot Frontage                          | No Minimum               | No Minimum               |
| Minimum Building Setback*                     |                          |                          |
| Front Yard                                    | 0'                       | 0'                       |
| Side Yard                                     | 0'                       | 0'                       |
| Rear Yard                                     | 0'                       | 0'                       |
| Minimum Distance Between Buildings            | 20'                      | 20'                      |
| Maximum Lot Coverage                          | No Maximum               | No Maximum               |
| Minimum Lot Width                             | No Minimum               | No Minimum               |
| Maximum Dwelling Units Per Building           | 4                        | 5                        |
| Maximum Building Height                       | 2 Stories                | 3 Stories                |
| Minimum Living Area (Total) Per Dwelling Unit | 1,400 SF                 | 1,750 SF                 |

\*Each Townhouse Dwelling shall provide a driveway with a minimum length of twenty (20) feet as measured between the garage door and : (i) the Street right-of-way line, if the driveway is accessed from a Street; or (ii) the edge of pavement, if the driveway is accessed from an Alley.

Section 7. State Highway 32 Overlay District. The standards of the State Highway 32 Overlay Zone shall not apply to the District unless specifically provided in this Ordinance.

- 7.1 The setback standards of the State Highway 32 Overlay Zone, as set forth in Section 5.3(G), shall apply to the District.
- 7.2 The accessory building standards of the State Highway 32 Overlay Zone, as set forth in Section 5.3(H), shall apply to the District.
- 7.3 The building size requirements of the State Highway 32 Overlay Zone, as set forth in Section 5.3(J), shall apply to Area A.
- 7.4 The architectural design requirements of the State Highway 32 Overlay Zone, as set forth in Section 5.3(K), shall apply to Area A.
- 7.5 The trail corridor requirements of the State Highway 32 Overlay Zone, as set forth in Section 5.3(L), shall apply to the District. The 30' wide Trail Corridor required in Section (K)(4) shall be dedicated to the City at the time of Secondary Plat; however, the 8' asphalt path referenced in such Section shall not be required to be installed in conjunction with the initial development of the District.

Section 8.     Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified by this Ordinance.

8.1     Article 6.3 Architectural Standards: Section 6.3 shall apply to all dwellings, except as modified below:

- A.     Additional Architectural Standards – Area B: Article 6.3(C) shall not apply to Area B, rather, the following shall apply:
  - i.     Townhome Elevations: The Townhouse Dwellings in Area B shall be constructed in substantial compliance with Exhibit C (the “**Townhome Elevations**”). To the extent the applicable architectural standards of the UDO conflict with the Townhome Elevations, the Townhome Elevations shall prevail.
  - ii.    Building Materials: Vinyl and aluminum siding shall be prohibited.
  - iii.   Garages: All Dwellings shall have a minimum two (2) car attached garage.

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

- A.     Street Trees: Article 6.8(J) Street Trees shall apply, however, a minimum spacing requirement of twenty feet (20') shall apply.
- B.     Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
  - i.     At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
  - ii.    A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhouse Dwelling.
  - iv.    Each Townhouse Dwelling on a Corner Lot shall have one (1) additional Shade Tree in either Front Yards.
- C.     Buffer Yards and Common Areas: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified and enhanced below. Buffer Yard and common area landscaping shall be provided as generally depicted in Exhibit D. If a provision of Article 6.8 Landscaping Standards is in conflict with Exhibit D, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.



- D. Tree Preservation Area: A Tree Preservation Area is identified on the Concept Plan. Existing trees in this area shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation. Tree preservation shall be in accordance with Article 6.8, Landscaping Standards of the UDO.

Section 9. Infrastructure Standards: The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise modified below, or approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 10. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below:

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

- A. Open Space: The minimum Open Space required shall be 25%.
- B. Amenities: Open space including trails shall be provided for passive recreation opportunities, including benches or swings, sidewalk pathways and a trail amenity shelter, in substantial compliance with the Concept Plan and Amenities Exhibit attached hereto as Exhibit E.
- C. Midland Trace Trail Access: Access points shall be provided to permit pedestrian access to the Midland Trace Trail as generally depicted on the Concept Plan. The final locations of the access points are subject to City approvals and final engineering. If the easement is prevented from being installed as generally shown, then an alternative location may be approved by the Director that still provides access and connectivity to the Midland Trace Trail.

ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_ DAY OF \_\_\_\_\_, 2021.

WESTFIELD CITY COUNCIL

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
James Edwards

\_\_\_\_\_  
James Edwards

\_\_\_\_\_  
James Edwards

\_\_\_\_\_  
Scott Frei

\_\_\_\_\_  
Scott Frei

\_\_\_\_\_  
Scott Frei

\_\_\_\_\_  
Jake Gilbert

\_\_\_\_\_  
Jake Gilbert

\_\_\_\_\_  
Jake Gilbert

\_\_\_\_\_  
Mike Johns

\_\_\_\_\_  
Mike Johns

\_\_\_\_\_  
Mike Johns

\_\_\_\_\_  
Troy Patton

\_\_\_\_\_  
Troy Patton

\_\_\_\_\_  
Troy Patton

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Scott Willis

\_\_\_\_\_  
Scott Willis

\_\_\_\_\_  
Scott Willis

ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE XX-XX was delivered to the Mayor of Westfield on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE XX-XX**

this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE XX-XX**

this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Esq., Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46060.

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



## **SCHEDULE OF EXHIBITS**

|           |                                          |
|-----------|------------------------------------------|
| Exhibit A | Real Estate (Legal Description)          |
| Exhibit B | Concept Plan                             |
| Exhibit C | Townhome Elevations                      |
| Exhibit D | Buffer Yards and Common Area Landscaping |
| Exhibit E | Amenities Exhibit                        |

**EXHIBIT A**  
**REAL ESTATE**

Parcel #08-10-0-00-00-008.000:

Part of the Northeast Quarter of Section 5, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast corner of Section 32, Township 19 North, Range 4 East, Washington Township, Hamilton County, Indiana, said corner being on the North line of the Northeast Quarter of Section 5, Township 18 North, Range 5 East, in said Washington Township; thence South 89 degrees 34 minutes 03 seconds West (bearing based upon record descriptions) on the North line of said North line 1700.36 feet to the Northwest corner of the Real Estate described in Instrument 2006-74217 in the Office of the Recorder of Hamilton County and the POINT OF BEGINNING for the tract herein described; thence South 00 degrees 03 minutes 02 seconds West on the West line of said Real Estate 977.21 feet to the North line of the Central Indiana Railroad Right-of-Way; thence North 89 degrees 25 minutes 47 seconds West on North Right-of-Way line 623.61 feet to the Southeast corner of the Real Estate described in Instrument 2010-56261 in said Office; thence North 00 degrees 06 minutes 00 seconds West on the east line of the Real Estate described in said Instrument 2005-50530 and its northerly extension a distance of 965.12 feet to the Northeast corner of Real Estate described in Instrument 2005-50530 and recorded in said Recorder's Office, said point being on the North line of said Northeast Quarter; thence North 89 degrees 34 minutes 03 seconds East on the North line of said Northeast Quarter 624.42 feet to the POINT OF BEGINNING, containing 13.42 acres, more or less.

Parcel #08-10-05-00-00-008.001:

A part of the Northeast Quarter of Section 5, Township 18 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

Commencing at the Northeast corner of the Northeast Quarter of Section 5, Township 18 North, Range 4 East; thence West 130.02 feet (Government record for jog) to the Southeast corner of the Southeast Quarter of Section 32, Township 19 North, Range 4 East; thence South 89 degrees 38 minutes 18 seconds West (assumed bearing) 1548.58 feet on and along the North line of said Northeast Quarter to the POINT OF BEGINNING of this description; thence South 00 degrees 16 minutes 12 seconds East 979.75 feet parallel with the East line of a tract of land described in Deed Record 117, page 362, to the North right of way line of the Central Indiana Railroad; thence North 89 degrees 25 minutes 24 seconds West 156.06 feet on and along the North right of way line of the Central Indiana Railroad; thence North 00 degrees 01 minutes 13 seconds West 977.21 feet to the North line of said Northeast Quarter; thence North 89 degrees 38 minutes 18 seconds East 151.78 feet to the POINT OF BEGINNING.

Parcel #08-10-05-00-00-008.002:

Also, a part of the Northeast Quarter of Section 5, Township 18 North, Range 4 East, located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

Commencing at the Northeast corner of the Northeast Quarter of Section 5, Township 18 North, Range 4 East; thence West 130.02 feet (Government record for jog) to the Southeast corner of the Southeast Quarter of Section 32, Township 19 North, Range 4 East; thence South 89 degrees 38 minutes 18 seconds West (assumed bearing) 1313.40 feet on and along the North line of said Northeast Quarter to the POINT OF BEGINNING of this description; thence South 00 degrees 16

minutes 12 seconds East 983.60 feet parallel with the East line of a tract of land described in Deed Record 117, page 362, to the North right of way line of the Central Indiana Railroad; thence North 89 degrees 25 minutes 24 seconds West 235.20 feet on and along the North right of way line of the Central Indiana Railroad; thence North 00 degrees 16 minutes 12 seconds West 979.75 feet to the North line of said Northeast Quarter; thence North 89 degrees 38 minutes 18 seconds East 235.18 feet to the POINT OF BEGINNING.

Parcel #08-10-05-00-00-008.004:

Commencing at the northeast corner of the Northeast Quarter of Section 5, Township 18 North, Range 4 East; thence West 130.02 feet (Government record for jog) to the southeast corner of the Southeast Quarter of Section 32, Township 19 North, Range 4 East; thence South 89 degrees 38 minutes 18 seconds West (assumed bearing) 1048.48 feet on and along the north line of said Northeast Quarter to the POINT OF BEGINNING of this description, said Point of Beginning being the northeast corner of a tract of land described in Deed Record 117, Page 562 and said Point of Beginning also being 1178.50 feet west of the northeast corner of said Northeast Quarter; thence South 00 degrees 16 minutes 12 seconds East 987.94 feet on and along the east line of said tract described in Deed Record 117, Page 562 to the north right-of-way line of the Central Indiana Railroad; thence North 89 degrees 25 minutes 24 seconds West 264.95 feet on and along said north right-of-way line to the southeast corner of a tract of land described in Deed Record 340, Page 263; thence North 00 degrees 16 minutes 12 seconds West 983.60 feet to the northeast corner of said tract described in Deed Record 340, Page 263 and the north line of said Northeast Quarter; thence North 89 degrees 38 minutes 18 seconds East 264.92 feet to the POINT OF BEGINNING. Containing 6.00 acres, more or less, and being subject to all applicable easements and rights-of-way.



**EXHIBIT B**  
**CONCEPT PLAN**

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

**EXHIBIT C**  
**TOWNHOME ELEVATIONS**

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

# Bonterra Architecture



Front Elevation - Traditional Style  
Scale: 1/4" = 1'-0"



Front Elevation - Craftsman Style  
Scale: 1/4" = 1'-0"



Front Elevation - Farmhouse Style  
Scale: 1/4" = 1'-0"



# *Bonterra Architecture*

## *3 Story Townhome*



M / I HOMES

Welcome to Better

**EXHIBIT D**

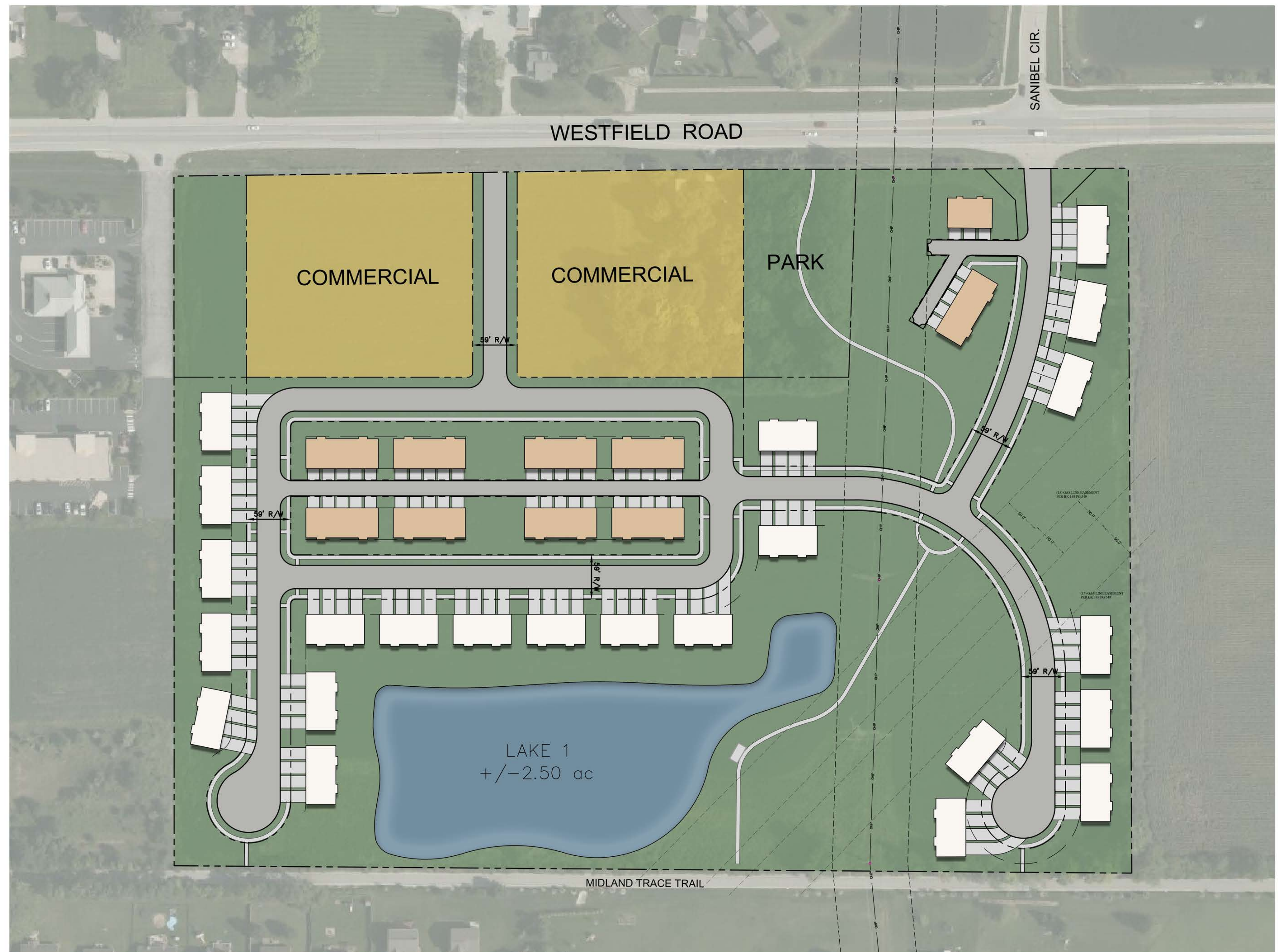
**BUFFER YARDS AND COMMON AREA LANDSCAPING**

To be inserted

**EXHIBIT E**  
AMENITIES EXHIBIT

To be inserted







# Bonterra Architecture



Front Elevation - Traditional Style  
scale: 1/4" = 1'-0"



Front Elevation - Craftsman Style  
scale: 1/4" = 1'-0"



Front Elevation - Farmhouse Style  
scale: 1/4" = 1'-0"

# *Bonterra Architecture*

## *3 Story Townhome*



M/I HOMES

Welcome to Better



## **Narrative Statement**

### **Bonterra PUD**

M/I Homes is excited to propose a new mixed-use neighborhood in Westfield to be known as “Bonterra.” Bonterra consists of 27 acres, just east of the Indiana Members Credit Union on State Highway 32, and along the Midland Trace Trail. Bonterra will include 4 +/- acres of General Office uses, consistent with the existing zoning of the property. The remainder of the site will include a mix of two-story and three-story townhomes, providing a nice transition between the homes to the south of the Midland Trace Trail and the State Highway 32 corridor.

The Bonterra townhomes will be individually owned homes. The exteriors of the homes and neighborhood grounds will be commonly maintained by the property owners association.

M/I Homes is eager to create this new trailside townhome community. Trailside locations throughout Hamilton County have proven to be very attractive and successful for townhome neighborhoods. M/I looks forward to sharing its plans with the Westfield community.

Thank you for your consideration.

**Memorandum**

Date: March 31, 2021

To: Pam Howard, Senior Planner  
Economic and Community Development Department

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

Re: Bonterra PUD amendment (2104-PUD-11)  
Summary of Neighbor Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, M/I Homes of Indiana, LP hosted a Neighbor Meeting on Wednesday, March 24, 2021. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as Westfield Planning staff and Westfield Council persons. Below is a brief written report of the meeting.

The Neighborhood Meeting began at 6:30 p.m. at the Simon Moon Park Pavillion.

Petitioner representatives included Jonathan Isaacs of M/I Homes, Matthew Skelton and Andrew Wert of CCH+A.

Attendees included Pam Howard of the Westfield planning staff and City Council member Mike Johns. Also, among the attendees were five interested neighbors.

A summary of the meeting follows.

The project team met with neighbors to explain the proposal and answer questions. There was discussion of the proposal and the proposed changes in land use, entrance locations and trail connectivity. One neighbor asked if Bonterra will result in a new traffic light on State Road 32. It was explained that while a traffic light is not part of this proposal, the alignment of the entry drive with the Sandpiper Lakes entrance is required by public officials. The possibility of traffic light would be a future decision by INDOT, if it were to ever occur.

The existing pipeline and electric transmission line easements were discussed, with the explanation that there are significant limitations on what can be installed within these areas. The "Park" area was discussed with the explanation that this would not be a City-owned park but more of a neighborhood green space that would connect to a neighborhood pedestrian trail system. Existing vegetation along the Midland Trace Trail will remain. It is believed that most of such vegetation may lie within the existing trail right-of-way.

There was discussion of the homes to be constructed. The three-story homes south of the proposed general office area will be accessed by an internal alley. Elevations of the proposed homes were shared. The owners association will be responsible for the exterior maintenance of the homes as well as the grounds and snow removal.

The Bonterra proposal was generally well received by the attendees.

There being no further questions or comments from attendees, the meeting concluded at approximately 7:15 p.m.



## **ARTICLE VIII: NOTICES**

In the event that a public hearing is required, the following requirements for notice must be met:

### **1) General Requirements**

- a) All public hearings shall be noticed using each of the following means of communication:
  - i) Letter mailed via First Class U.S. Mail to Interested Parties (as defined in the Zoning Ordinance, WC 16.04.210);
  - ii) Yard Sign(s) posted on the subject property; AND
  - iii) Newspaper Publication, per IC 5-3-1.

b) All three (3) forms of notice shall be postmarked/posted/published at least ten (10) calendar days before the scheduled public hearing.

- c) For all Commission meetings other than public hearings, a 48-hour notice shall be made by posting the meeting time and location at the entrance of the building where the meeting will occur and at City Hall. No other notice shall be required.

- d) The Community Development Department may cause notice to be posted on the official City of Westfield website.

- e) Appearance at any hearing on an application or proposal, in person or by representative, shall waive any defect in notice unless the alleged defect is raised at the beginning of the hearing.

### **2) Exemptions**

- a) A public hearing shall not be required for Final Plat approval, per IC 36-7-4-710.
- b) Applications to change, repeal, replace or amend all or portions of the zoning ordinance or comprehensive plan shall only be required to give notice of the hearing by Newspaper Publication.

### **3) Public Notice – First Class Mail**

- a) The applicant shall provide notice to all Interested Parties. Such notice shall state:
  - i) The general location by address or other identifiable geographic description of the subject property or area.
  - ii) A summary of the subject matter contained in the proposal and/or a description of the proposed change in the zone maps, where the proposal involves a change to the zone maps.

Approved: 01/28/08;

Amended: 01/04/10; Amended: 01/18/11; Amended 03/18/13



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

April 5, 2021  
2102-PUD-04  
Exhibit 1

**Docket Number:** 2102-PUD-04 (Ordinance No. 21-04)

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

**Request:** A change of zoning for 60.74 acres +/- from the GB-PD: General Business/Planned Development District to Lantern Commons Planned Unit Development (PUD) District.

**Current Zoning:** GB-PD: General Business/Planned Development District with Zoning Commitments ([Ord. 07-36](#))

**Current Land Use:** Agriculture

**Acreage:** 60.74 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Proposed Ord. 21-04 (clean)
4. Concept Plan
5. Area B Character Exhibits
6. Area C Character Exhibits
7. Area E Character Exhibits
8. Area E Transition Exhibit
9. Open Space Plan
10. Site Elements
11. Gateway Options
12. Proposed Ord. 21-04 (redlined text only)
13. Permitted Uses Areas A – D (redlined)
14. Petitioner's Response to Issue List
15. Updated Narrative Statement
16. Neighbor Meeting Summary
17. Ord. 07-36 Lantern Commons Zoning Commitments
18. Public Comments

**Staff Reviewer:** Pam Howard, Senior Planner

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**PETITION HISTORY**

This petition was introduced at the [January 11, 2021](#), City Council meeting. The petition received a public hearing at the [February 1, 2021](#), Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner is held a neighbor meeting on January 28, 2021. A summary this meeting has been provided by the petitioner and included as **Exhibit 16**.

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## **PROJECT OVERVIEW**

**Location:** This subject real estate is approximately 60.74 acres in size and is located at the northeast corner of US 31 and 161<sup>st</sup> Street (see **Exhibit 2**). The Property is currently zoned GB-PD: General Business/Planned Development District, with an approved set of Zoning Commitments (**Ord. 07-36**). Adjacent zoning districts include SF2 to the North, AG-SF1 and the Lantern Park PUD to the east, LB to the South, and EI and the Indy Hebrew Congregation PUD to the west. Adjacent land uses include Single-Family Residential to the north, east, southeast, and southwest and a corporate headquarters is being built directly south. The west side of US 31 include existing enclosed industrial uses as well as a cemetery.

**Project Description:** The petitioner is requesting a change in zoning from the GB-PD District to the Lantern Commons PUD District to accommodate a mixed-use development, as described in the Petitioner's Narrative (see **Exhibit 15**).

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## **ORDINANCE DETAILS**

**Repeal of Previous Zoning and Commitments:** The proposed ordinance includes language which repeals **Ordinance 07-36** and the related Commitments that were previously applicable to the Property.

**Definitions:** As Proposed, the PUD Ordinance includes two definitions that are not present in the UDO: Westfield Boulevard and Natalie Wheeler Trail.

**Concept Plan:** The proposed ordinance incorporates a Concept Plan (see **Exhibit 4**) which divides the Real Estate into 5 areas for development. Additionally, the Concept Plan allows for additional land, that is currently part of the US 31 ROW, to be added to the PUD in accordance with the UDO Article 2.8(F).

**Underlying Zoning:** As proposed, the PUD Ordinance assigns GB: General Business District as the underlying zoning district for Areas A, B, C, and D. The proposed underlying zoning district for Area E is MF2: Multi-family Medium Density District.

**Permitted Uses Areas A, B, C, and D:** The proposed ordinance defaults to the underlying zoning district of GB, while also permitting some additional uses and prohibiting some uses permitted by the UDO. The chart below shows the permitted uses for each area (*italicized uses are added uses per the PUD and would not be permitted by underlying zoning*).

| <b><u>Use</u></b>                                         | <b><u>Area A</u></b> | <b><u>Area B</u></b> | <b><u>Area C</u></b> | <b><u>Area D</u></b> |
|-----------------------------------------------------------|----------------------|----------------------|----------------------|----------------------|
| Office (General, Medical, Professional)                   |                      | *                    | *                    | *                    |
| School, Fine Arts or Commercial                           |                      | *                    |                      |                      |
| School, Professional Trade or Business                    |                      | *                    |                      |                      |
| Educational institution, without dormitory accommodations | *                    | *                    |                      |                      |
| Religious Institution                                     | *                    | *                    |                      |                      |
| Club (Civic or Private)                                   |                      | *                    |                      |                      |
| Development Amenities                                     | *                    | *                    | *                    | *                    |
| Commercial Recreational Facility                          |                      | *                    | *                    | *                    |
| Tavern (or Nightclub)                                     |                      |                      | *                    |                      |
| Theatre, indoor                                           |                      |                      | *                    | *                    |
| Data processing / call centers                            |                      | *                    |                      | *                    |



|                                                           |   |   |   |   |
|-----------------------------------------------------------|---|---|---|---|
| Temporary Use and event                                   |   | * | * | * |
| Heliports                                                 |   |   |   | * |
| <i>Assisted Living</i>                                    | * | * |   |   |
| <i>Hospice</i>                                            | * | * |   |   |
| <i>Nursing Home</i>                                       | * | * |   |   |
| Health, fitness, and exercise facility                    |   | * | * |   |
| Hotel or Motel                                            |   |   | * | * |
| Restaurant, (Sit down, Specialty, Takeout and Deli-style) |   |   | * | * |
| Retail (Low and Medium intensity)                         |   |   | * |   |
| <i>Grocery (up to 25,000 SF in floor area)</i>            |   | * | * |   |
| <i>Farm Stand</i>                                         |   |   | * |   |
| Hospital (major)                                          |   |   |   | * |
| <i>Furniture Store (up to 25,000 SF in floor area)</i>    |   |   | * |   |

**Permitted Uses Area E:** The proposed ordinance defaults to the underlying zoning district of MF2 in regards to permitted uses.

**General Regulations for Areas A, B, C, and D:** As proposed, the PUD ordinance defaults to the general regulations for the GB District, with the exception of the standards outlined below:

**Setbacks:** The PUD ordinance proposes only district perimeter setback requirements , as outlined below for each area. There would be no setback requirements internal to the development.

- Area A: fifty (50) feet from north property line, fifteen (15) feet from the west easement boundary of the Natalie Wheeler Trail.
- Area B: fifty (50) feet from the west easement boundary of the Natalie Wheeler Trail.
- Area C: fifteen (15) feet from south property line and the west easement boundary of the Natalie Wheeler Trail.
- Area D: fifty (50) feet from north property line, fifteen (15) feet from the south and west property lines.

**Maximum Building Height:** As proposed, the PUD ordinance alters the sixty (60) foot maximum permitted by the Underlying Zoning for each area as follow:

- Area A: Two (2) stories if within seventy-five (75) feet of the north property line, three (3) stories everywhere else
- Area B: Three (3) stories
- Area C: Two (2) stories
- Area D: No maximum

**General Regulations for Area E:** The table below outlines the proposed lot standards as compared to the UDO's requirements for MF2 lots (the proposed underlying zoning district).

|                                   | AREA E                                                                                                                                                             | UDO (MF2)                   |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| Max. Density                      | None proposed                                                                                                                                                      | 10 units per acre           |
| Max. Dwelling Units per Structure | None proposed                                                                                                                                                      | 10                          |
| Max. Number of Dwelling Units     | 325 with current land, 375 if additional land is incorporated                                                                                                      | 150 per project or district |
| Min. Living Area                  | 600 SF                                                                                                                                                             | 650 SF                      |
| Min. Road Frontage                | 70'                                                                                                                                                                | 70'                         |
| Min. Front Yard Setback           | None proposed                                                                                                                                                      | 30'                         |
| Min. Side Yard Setback            | None proposed                                                                                                                                                      | 12'                         |
| Min. Rear Yard Setback            | None proposed                                                                                                                                                      | 20'                         |
| Project Perimeter Setback         | 50' along west perimeter<br>200' along north perimeter, landscaping, mounding a fencing require in this area per Area E Transition Exhibit (see <b>Exhibit 8</b> ) | 1:3 Proximity Slope         |
| Max. Building Height              | Three (3) stories                                                                                                                                                  | 45'                         |
| Min. Distance Between Buildings   | 15'                                                                                                                                                                | 20'                         |

**Overlay Districts:** The proposed ordinance exempts the Property from the standards of the US 31 Overlay District, while applying the Architectural Design Requirements of the SR 32 Overlay to Areas A, B, C, and D.

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

**Accessory Use and Building Standards:** The proposed ordinance modifies Article 6.1(H)(2) of the UDO which prohibits dumpster enclosures in Established Front Yards, by permitting them in the Established Front Yard of Westfield Boulevard only.

**Architectural Standards:** The proposed PUD Ordinance defaults to the UDO's multi-family architectural standards for (Article 6.3(E)) for Area E; with the exception of reducing the minimum masonry requirement to forty percent (40%), from the seventy-five percent (75%) required by the UDO. The proposed PUD Ordinance exempts Areas A, B, C, and D from the Architectural Standards of UDO Article 6.3, instead applying the SR 32 Overlay Standards as discussed in the previous section. Additionally, the PUD Ordinance incorporates two sets of Character Exhibits for some of the areas (see **Exhibits 5-7**). In addition to complying with the Overlay, buildings will be required to be constructed in substantial compliance with the first Character Exhibits (labeled as Building Elevation Exhibits E1, F1, and G1 in the Proposed Ordinance). The second page Character Exhibits (labeled as Character and Quality Exhibits E2, F2, and G2 in the proposed ordinance) are

conceptual and intended to further illustrate the anticipated character of the future improvement.

**Parking and Loading Standards:** As proposed, the PUD Ordinance defaults to the Parking and Loading Standards of the UDO, with the following modifications:

**Size of Parking Spaces:** As proposed, the PUD Ordinance would permit up to twenty percent (20%) of the required parking spaces to be 8' x 18' to accommodate compact cars. The UDO does not have an equivalent standard, and requires all spaces (with the exception of parallel parking) to be 9' x 18' in size.

**Number of Parking Spaces:** The proposed PUD Ordinance reduces the number of required parking spaces for multi-family uses in Area E to 1.5 per Dwelling Unit, from the 2 per Dwelling Unit required by the UDO. This is consistent with other approved multi-family projects. Parking space requirements for all other uses would be determined by the Director based upon data supplied by the applicant during the Detailed Development Plan process. This is consistent with the UDO for some (mainly retail) uses, however the UDO does outline specific requirements for certain uses (including office and restaurant uses), which could be waived by this standard.

**Landscaping Standards:** The PUD Ordinances proposes alternative standards for screen of multi-family parking areas. Parking areas visible from Streets or perimeter lot lines would be screened by either walls, solid materials, and/or a solid evergreen screen with a combination of trees and shrubs, the UDO would require both a wall/other solid material and landscaping. The proposed ordinance would require an evergreen screen with a combination of trees and shrubs in areas where parking spaces are located within ten (10) feet of residential uses, this is also permitted by the UDO.

**Open Space and Amenity Standards:** The proposed Ordinance modifies some of the UDO standards for multi-family projects. First, the required open space is proposed to be reduced to 10%, from the 20% required by the UDO. Additionally, the ordinance proposes requiring at least one (1) amenity per forty (40) dwelling units. This would result in 10 or more amenities if the development is built with the maximum number of units permitted (with the additional land, 9 without). The UDO does state amenity requirements for development over 150 units. Lastly, the proposed ordinance adds the following additional qualifying amenities: dog park, pet spa, community garden, a bocce court, and the amenities listed in the Open Space Plan (see **Exhibit 9**).

**Infrastructure Standards:** As proposed, the PUD Ordinance defaults to the City's Construction Standards and the UDO, unless otherwise approved by the Public Works Department. Additionally, the proposed ordinance includes a Site Elements Exhibit and a Gateway Options Exhibit (see **Exhibits 10 & 11**, respectively), which show elements that could be installed with approval by the city.

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## **CHANGES SINCE THE PUBLIC HEARING**

The Petitioner has incorporated several changes to the text and exhibits of the proposed ordinance since the February 1, 2021, Public Hearing. These changes can be seen in the Redlined Ordinance (see [\*\*Exhibit 12\*\*](#)), and are discussed in the Updated Project Narrative (see [\*\*Exhibit 15\*\*](#)).

Substantive changes to the ordinance include:

- The addition of a standard which repeals the previous zoning and related commitments contained in [Ord. 07-36](#).
- Removal of all referenced to a Multi-story Parking Garage, including definition, use permission, and related standards
- Addition of a definition for Natalie Wheeler Trail
- Removal of the permission for the district areas to change in size
- Reducing the permitted uses, and incorporating a chart which show the uses permitted in Areas A through D, a redline of the permitted uses for Areas A – D can be found in the [\*\*Exhibit 13\*\*](#).
- Updating the required perimeter setback for each business district, many of which now differ based on property line
- Updating the business district height standards, included limiting the height within 75’ of the north property line on Area A
- Reducing the number of dwelling units permitted in Area E
- Requiring a larger buffer, with specific fence, mound, and landscaping requirements along the north property line in Area E
- Updated Character Exhibits and stronger language requiring substantial compliance with the first set of images
- Incorporation of an Open Space Plan, Site Elements Exhibit, and Gateway Options Exhibit, with requirements for substantial compliance subject to all City approvals

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## **COMPREHENSIVE PLAN**

The Westfield-Washington Township Comprehensive Plan identifies the “Employment Corridor” land use as the appropriate land use for the Property; the Employment Corridor land use is described in detail in the Highway Corridors section. The Highway Corridors section proposes office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. Development Policies for Highway Corridors are located on p. 53 of the [Comprehensive Plan](#). The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: US 31, (ii) Primary Arterial 2: 161<sup>st</sup> Street (iii) Secondary Arterial: Union Street, (iv) Proposed Secondary Arterial: Westfield Boulevard, (v) Proposed Local: other proposed streets internal to the development, and (vi) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

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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 was held at the [February 1, 2021](#), Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

**Council Introduction:** The petition was introduced at the [January 11, 2021](#), City Council meeting.

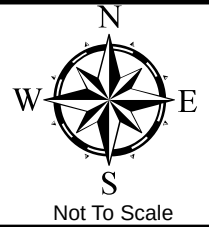
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## **DEPARTMENT COMMENTS**

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 Pam Howard at (317) 531-3751 or [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov).



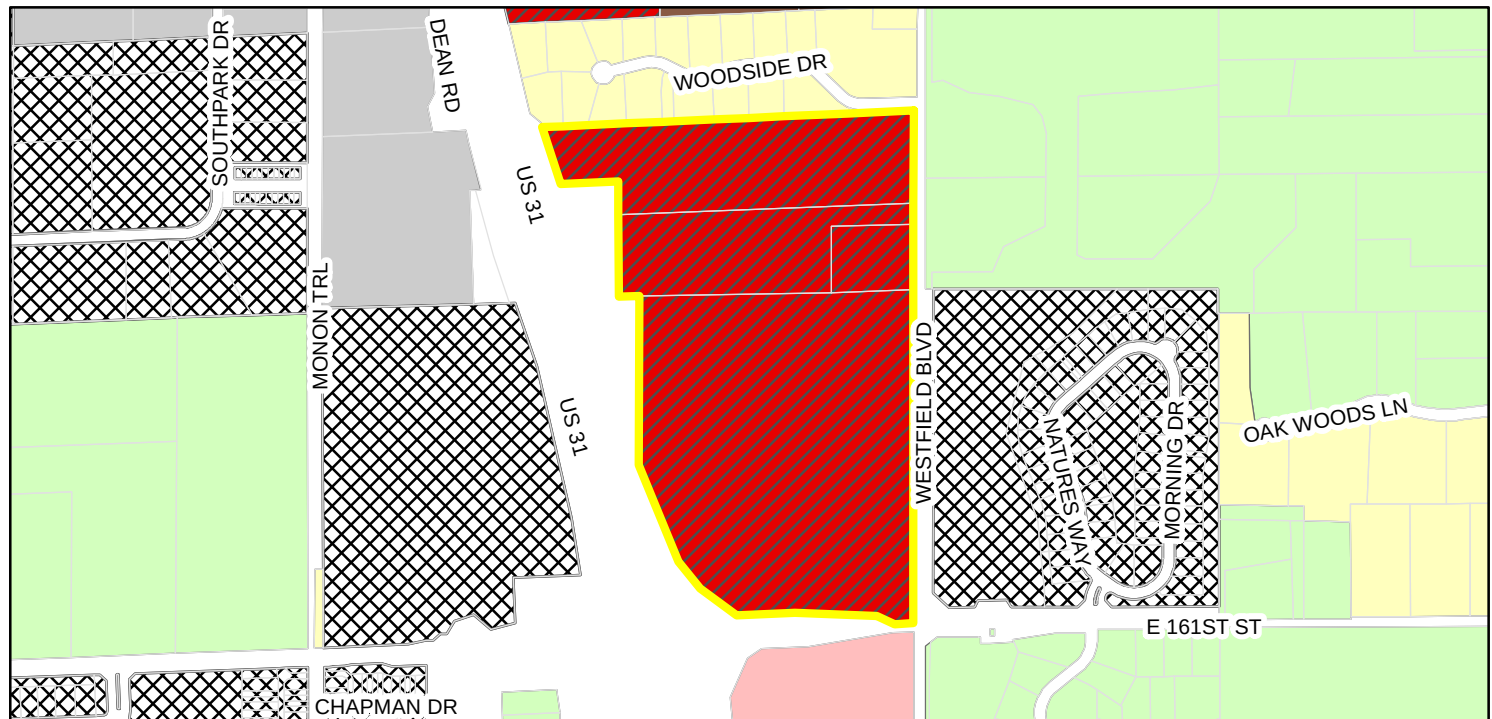
Property Location Map  
Lantern Commons PUD  
2102-PUD-04



Aerial Location Map



Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)

EI (Enclosed Industrial)

GB-PD (General Business - Planned Development)

LB (Local Business)

MF-2 (Multiple Family - 2)

PUD (Planned Unit Development)

SF-2 (Single Family - 2)



## ORDINANCE NUMBER 21-04

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

#### “Lantern Commons PUD”

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

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

WHEREAS, the City previously approved Ordinance 07-36 on December 17, 2007, adopting a change in zoning for the Real Estate (defined below) with Commitments Concerning the Use and Development of Real Estate (the “**Commitments**”);

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Petition No. 2102-PUD-04), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “**Real Estate**”);

WHEREAS, the Commission forwarded Petition No. 2102-PUD-04 to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Council**”) with a favorable recommendation (X-X) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on \_\_\_\_\_, 2021;

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

NOW, THEREFORE, BE IT ORDAINED by the Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1.     Applicability of Ordinance.

- 1.1     The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “Lantern Commons Planned Unit Development District” (the “**District**”).
- 1.2     Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3     Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4     All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.
- 1.5     Ordinance 07-36 and the Commitments are hereby repealed, made inapplicable to the Real Estate and replaced by the terms of this Ordinance.

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

- 2.1     For the purposes of this Ordinance, “**Westfield Boulevard**” shall mean the street identified as “Westfield Blvd. Connector” on the Concept Plan.
- 2.4     For purposes of this Ordinance, “**Natalie Wheeler Trail**” shall mean the alternative transportation trail corridor along the east perimeter of the District, maintained and improved by the City, established by easement in Hamilton County Instrument No. 200400043068.

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

- 3.1     The District is hereby divided into five (5) areas, as depicted on the Concept Plan and labeled as Area A, Area B, Area C, Area D and Area E (individually or collectively, the “**Area**” or “**Areas**”).
- 3.2     Development of each Area shall be regulated as set forth in this Ordinance.
- 3.3     The boundaries of the Areas, the Open Space Plan (the Gateway), as well as major thoroughfares, shall be developed in substantial compliance with the Concept Plan, subject to City review and approval of the infrastructure elements included in the

Concept Plan. The final layouts and site plans within the Areas shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.

- 3.4 If the acreage included in the “**INDOT Excess R.O.W.**” (identified on the Concept Plan) is acquired by the owner of the Real Estate, (i) the Additional Land shall be incorporated into the District in accordance with Article 2.8(F) of the UDO.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of Areas A, B, C and D shall be the GB: General Business District and Area E shall be the MF2: Multi-family Medium Density District (the “**Underlying Zoning Districts**”).

Section 5. Permitted Uses. The uses identified in Exhibit C, attached hereto and incorporated herein (“**Permitted Uses**”), shall be permitted in Areas A, B, C and D.

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

6.1 Areas A, B, C, and D Development Standards:

A. Article 4.16(E) shall not apply. Instead, the following minimum setbacks shall apply:

1. Area A – No Building shall be constructed within 50’ of the north property line of Area A or within 15’ of the west easement boundary of Natalie Wheeler Trail. There shall be no other zoning setback requirements within Area A.
2. Area B – No Building shall be constructed within 50’ of the west easement boundary of Natalie Wheeler Trail. There shall be no other zoning setback requirements within Area B.
3. Area C – No Building shall be constructed within 15’ of the south property line and the west easement boundary of Natalie Wheeler Trail. There shall be no other zoning setback requirements within Area C.
4. Area D – No Building shall be constructed within 50’ of the south and west property lines of Area D. There shall be no other zoning setback requirements within Area D.

B. Article 4.16(G) shall not apply. Instead the following Maximum Building Height standards shall apply:

1. Area A – Portions of Buildings within 75’ of the north property line of Area A shall not exceed two (2) Stories in height. All other portions of Buildings shall not exceed three (3) Stories.
2. Area B – Three (3) Stories



3. Area C – Two (2) Stories
4. Area D – No Maximum

6.2 Area E Development Standards: The development standards contained in Article 4.11 shall not apply. Instead, the following development standards shall apply:

- A. Maximum Number of Dwelling Units: 325 Dwelling Units; if the Additional land is incorporated – 375 Dwelling Units.
- B. Minimum Living Area – 600 square feet.
- C. Minimum Road Frontage – 70 feet.
- D. Minimum Building Setback Lines:
  1. A minimum 50’ setback along the west perimeter of the District in Area E shall be provided.
  2. No Building shall be constructed within 200’ of the north perimeter of the District in Area E. Subject to review and approval by the City, the improvements to be installed between the north property line of the District and the Buildings in Area E shall be in substantial compliance with Exhibit D, attached hereto (“**Area E Transition**”), including, but not limited to, installation of a 5’ mound along the north property line of the District and installation of a decorative fence along the Westfield Boulevard right-of-way to deter pedestrians from entering the Area E Transition area.
  3. There shall be no other setback requirements within Area E.
- E. Maximum Building Height: Three (3) Stories.
- F. Minimum Distance Between Buildings: 15 feet.
- G. Development Plan Review: Required.

Section 7. Overlay District. The standards of Article 5.2 State Highway 31 Overlay District shall not apply to the District. Instead, the Architectural Design Requirements of the State Highway 32 Overlay Zone, Article 5.3(K) of the UDO, shall apply to Areas A, B, C and D.

Section 8. Development Standards. The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures to be located within the Established Front Yard along Westfield Boulevard.

8.2 Article 6.3 Architectural Standards:

- A. Article 6.3 Architectural Standards of the UDO shall apply to Area E, in accordance with Article 6.3(E). Article 6.3(F) shall not apply to Areas A, B, C and D.

B. Architectural Character and Quality:

1. Area B – The Buildings in Area B shall be constructed in substantial compliance with the building elevations attached hereto as Exhibit E1. Additional images are attached hereto as Exhibit E2, which are intended to conceptually illustrate the anticipated character of the improvements within Area B.
2. Area C – The Buildings in Area C shall be constructed in substantial compliance with the building elevations attached hereto as Exhibit F1. Additional images are attached hereto as Exhibit F2, which are intended to conceptually illustrate the anticipated character of the improvements within Area C.
3. Area E – The Buildings in Area E shall be constructed in substantial compliance with the building elevations attached hereto as Exhibit G1. Additional images are attached hereto as Exhibit G2, which are intended to conceptually illustrate the anticipated character of the improvements within Area C.

- C. Article 6.3(E)(2)(b) of the Multi-Family development standards is hereby revised to read as follows: Masonry Materials: A minimum forty percent (40%) of each Building Façade, excluding windows and doors, shall be Masonry Materials.

8.3 Parking and Loading Standards.

- A. Article 6.14(G)(5) is hereby modified to permit up to 20% of all parking spaces required in the District to be a minimum of 8' wide and 18' deep to accommodate compact cars.
- B. Article 6.14(G)(11)(c) is hereby modified for multi-family use to permit a minimum of 1.5 parking spaces per Dwelling Unit in Area E. Parking Space requirements for all other uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan.

8.4 Article 6.8(O)(3) of the UDO shall not apply. Instead, the following standards shall apply to Multi-Family uses:

- A. Parking Areas, Parking Spaces and service facility areas that may be visible from Streets or perimeter Lot Lines shall be screened by walls, solid materials and/or a solid evergreen screen with a combination of trees and shrubs.
- B. Solid screens (which may consist of a combination of evergreen trees and shrubs) shall be installed for the privacy of residents when parking spaces are located within ten (10) feet of residential units.

8.5 The standards of Article 8.6 of the UDO are hereby modified to permit the following:

- A. Article 8.6(B) – A minimum of 10% Open Space in Area E.
- B. Article 8.6(H)(1) – At least one (1) amenity per 40 Dwelling Units in Area E, in substantial compliance with the Open Space Plan attached hereto as Exhibit H, subject to City review and approval of the infrastructure elements illustrated in the plan.
- C. Article 8.6(H)(2) – In addition to the qualifying amenities listed, the following amenities shall also qualify: dog park, pet spa, community garden, bocce court, and the amenities identified in the Open Space Plan.

Section 9.     Infrastructure Standards.

- 1. The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.
- 2. Thematic elements consistent with the quality and character of those illustrated in Exhibit I, attached hereto ("**Site Elements**") will be incorporated throughout the District, subject to review and approval by the City.
- 3. The pedestrian bridge improvements for the Natalie Wheeler Trail depicted in Exhibit J ("**Gateway Options**"), have been designed to facilitate pedestrian movements in the vicinity of the District. The Gateway Options have been tentatively designed and are subject to approval of a mutually acceptable agreement between the City and the owner/developer to permit and finance the construction of these improvements.



ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

**WESTFIELD CITY COUNCIL**

**Voting For**

**Voting Against**

**Abstain**

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James Edwards

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James Edwards

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James Edwards

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Scott Frei

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Scott Frei

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Scott Frei

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Jake Gilbert

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Jake Gilbert

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Jake Gilbert

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Mike Johns

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Mike Johns

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Mike Johns

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Troy Patton

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Troy Patton

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Troy Patton

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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Scott Willis

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Scott Willis

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Scott Willis

ATTEST:

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Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 21-04** was delivered to the Mayor of Westfield on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-04**

this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

I hereby VETO **ORDINANCE 21-04**

this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
J. Andrew Cook, Mayor

\_\_\_\_\_  
J. Andrew Cook, Mayor

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

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

## **EXHIBIT A**

### **The "Real Estate"**

A part of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, in Hamilton County, Indiana, being described as follows:

Beginning at the southeast corner of said Quarter Section; thence North 00 degrees 37 minutes 57 seconds East along the east line thereof a distance of 2208.18 feet to a Mag Nail at the northeast corner of a tract of land described in Instrument #9954337 in the Office of the Recorder, Hamilton County, Indiana (basis of bearing per said deed) (the following 7 courses are along the north, west and south lines of said tract of land); (1) thence South 87 degrees 58 minutes 14 seconds West a distance of 1654.08 feet to a 5/8" rebar with cap stamped "Weihe" on the east right-of-way line of US Highway 31 per ISHC Project No. F24(23) dated 1954; (2) thence South 14 degrees 39 minutes 28 seconds East along said right-of-way line a distance of 263.05 feet to a 5/8" rebar with yellow cap stamped "Benchmark Firm 0061" (hereafter referred to as "Benchmark" rebar); (3) thence North 87 degrees 58 minutes 14 seconds East a distance of 301.04 feet; (4) thence South 00 degrees 37 minutes 59 seconds West a distance of 139.21 feet to a "Benchmark" rebar; (5) thence North 88 degrees 01 minute 54 seconds East a distance of 2.41 feet to a "Benchmark" rebar; (6) thence South 00 degrees 37 minutes 59 seconds West a distance of 357.00 feet to a point lying 1.1' south and 0.4' east of an iron pipe; (7) thence North 88 degrees 24 minutes 40 seconds East a distance of 90.85 feet to the northerly extension of the west line of a tract of land described in Deed Book 232, Page 257 in said Recorders Office, said point lying 1.1' south of a "Benchmark" rebar; thence South 01 degrees 11 minutes 47 second West along said line a distance of 1015.54 feet to the east right-of-way line of US Highway 31 per said plans; thence South 15 degrees 17 minutes 39 seconds East along said right-of-way line a distance of 336.62 feet to a 5/8" rebar with yellow cap stamped "Schneider Firm 0001"; thence South 70 degrees 16 minutes 52 seconds East along said right-of-way line a distance of 242.49 feet to a point lying 0.2' south of an iron pipe; thence South 01 degrees 34 minutes 27 seconds East a distance of 19.56 feet to the south line of said Quarter Section; thence North 88 degrees 05 minutes 06 seconds East along said line a distance of 877.60 feet to the Point of Beginning, containing 63.11 acres, more or less.

The property described above is herein below referred to as the "Original Parcel".

#### **LESS AND EXCEPTING FROM THE ORIGINAL PARCEL:**

A part of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantors' (being the same as Borrower under the Fourth Modification Agreement) land lying within the right of way lines depicted on the Right of Way Parcel Plat, marked as Exhibit "B" to the Partial Release of Mortgage dated July 17, 2012 and recorded as Instrument No. 2012071322, described as follows: Beginning on the south line of said quarter section South 87 degrees 33 minutes 40 seconds West 104.05 feet from the southeast corner of said quarter section; thence continuing South 87 degrees 33 minutes 40 seconds West 773.90 feet along the south line of said quarter section; thence North 2 degrees 28 minutes 52 seconds West 15.78 feet to the northeast boundary of U.S. 31; thence North 68 degrees 56 minutes 03 seconds West 245.46 feet along said boundary to the east boundary of U.S. 31; thence North 15 degrees 55 minutes 46 seconds West 336.79 feet along said boundary to the east line of a parcel of land



described in Instrument #200392264; thence North 0 degrees 10 minutes 42 seconds East 294.99 feet along said line; thence South 22 degrees 27 minutes 48 seconds East 447.43 feet to point "203" on said plat; thence South 38 degrees 44 minutes 53 seconds East 147.95 feet to point "800" on said plat; thence South 53 degrees 28 minutes 25 seconds East 192.73 feet to point "799" on said plat; thence North 87 degrees 26 minutes 28 seconds East 250.06 feet to point "798" on said plat; thence South 87 degrees 39 minutes 50 seconds East 351.28 feet to point "797" on said plat; thence South 64 degrees 42 minutes 16 seconds East 82.82 feet to point "796" on said plat; thence South 2 degrees 26 minutes 59 seconds East 7.78 feet to the point of beginning containing 3.145 acres more or less, inclusive of the presently existing right of way for 161" Street which contains 0.117 acres more or less.

**ALSO LESS AND EXCEPTING FROM THE ORIGINAL PARCEL:**

A part of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantors' (being the same as Borrower under the Fourth Modification Agreement) land lying within the right of way lines depicted on the Right of Way Parcel Plat, marked as Exhibit "B" to the Partial Release of Mortgage dated July 17, 2012 and recorded as Instrument No. 2012071322, described as follows: Commencing at the southeast corner of said northeast quarter section; thence North 0 degrees 06 minutes 30 seconds East 2,208.18 feet along the east line of said quarter section to the northeast corner of said grantors' land; thence South 87 degrees 26 minutes 47 seconds West 1,617.24 feet along the north line of said land to the point of beginning of this description; thence South 18 degrees 02 minutes 23 seconds East 262.91 feet to the north line of a parcel of land described in Instrument #200392264; thence South 87 degrees 28 minutes 11 seconds West 49.97 feet along said line to the east boundary of U.S. 31; thence North 15 degrees 10 minutes 53 seconds West 259.63 feet along said boundary to the northwest corner of said grantors' land; thence North 87 degrees 26 minutes 47 seconds East 36.54 feet along the north line of said grantors' land to the point of beginning containing 0.252 acres, more or less.

## **EXHIBIT B**

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



## Concept Plan



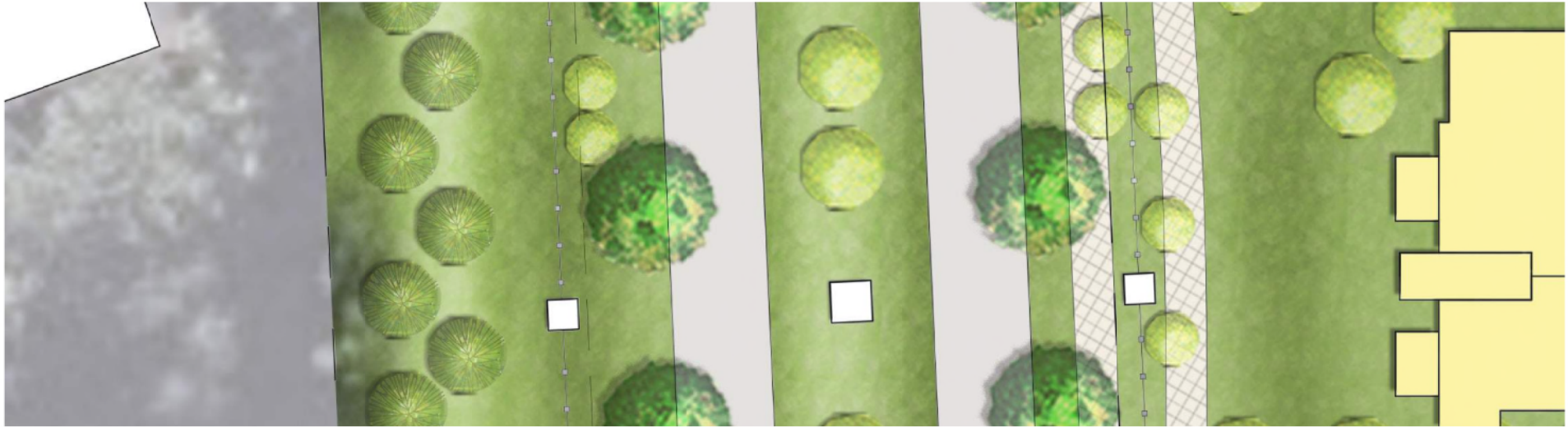
# EXHIBIT C

| USE                                                       | Area A | Area B | Area C | Area D |
|-----------------------------------------------------------|--------|--------|--------|--------|
| Office (General, Medical, Professional)                   |        | x      | x      | x      |
| School, Fine Arts or Commercial                           |        | x      |        |        |
| School, Professional Trade or Business                    |        | x      |        |        |
| Educational institution, without dormitory accommodations | x      | x      |        |        |
| Religious Institution                                     | x      | x      |        |        |
| Club (Civic or Private)                                   |        | x      |        |        |
| Development Amenities                                     | x      | x      | x      | x      |
| Commercial Recreational Facility                          |        | x      | x      | x      |
| Tavern (or Nightclub)                                     |        |        | x      |        |
| Theatre, indoor                                           |        |        | x      | x      |
| Data processing / call centers                            |        | x      |        | x      |
| Temporary Use and event                                   |        | x      | x      | x      |
| Heliports                                                 |        |        |        | x      |
| Assisted Living                                           | x      | x      |        |        |
| Hospice                                                   | x      | x      |        |        |
| Nursing Home                                              | x      | x      |        |        |
| Health, fitness, and exercise facility                    |        | x      | x      |        |
| Hotel or Motel                                            |        |        | x      | x      |
| Restaurant, (Sit down, Specialty, Takeout and Deli-style) |        |        | x      | x      |
| Retail (Low and Medium intensity)                         |        |        | x      |        |
| Grocery (up to 25,000 SF in floor area)                   |        | x      | x      |        |
| Farm Stand                                                |        |        | x      |        |
| Hospital (major)                                          |        |        |        | x      |
| Furniture Store (up to 25,000 SF in floor area)           |        |        | x      |        |

x = Permitted Use

## **EXHIBIT D**

The “Area E Transition” exhibit appears on the following page of this Ordinance.



Site Plan



Westfield Boulevard Connector Street Section  
Scale: 1" = 20'

# Street Section



## **EXHIBIT E1**

The “Area B Building Elevations” exhibit appears on the following page of this Ordinance.



Office Elevation  
Scale: 1" = 16'



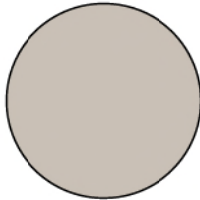
Concept Imagery



Limestone Block



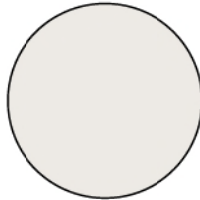
Brick



Metal Panel & Windows



Metal Panel & Windows



Metal Panel & Windows



Wood Slats

## **EXHIBIT E2**

The “Area B Character and Quality” exhibit appears on the following two (2) pages of this Ordinance.



# WORK

The trend for America's workspaces is reconnecting people with nature. Our vision is to provide a micro office campus park with walkable green spaces interconnecting with the Natalie Wheeler and Monon Trails. This concept will flow from the campus into the buildings by providing natural light, water features, and natural material surfaces and details. All with an overarching commitment to environmental conservation and sustainability.







WORK



Inspirational Imagery

**EXHIBIT F1**

The “Area C Building Elevations” exhibit appears on the following page of this Ordinance.





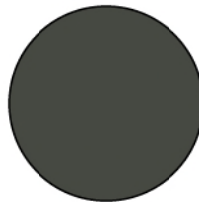
Retail Buildings  
Scale: 1" = 16'



Concept Imagery



Brick



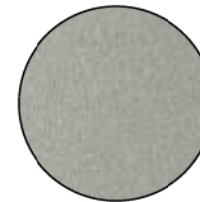
Windows & Canopy



Wood Slats



Brick



Metal Roof &  
Storefront



Canvas Awning

## Concept Elevation

## **EXHIBIT F2**

The “Area C Character and Quality” exhibits appear on the following two (2) pages of this Ordinance.

# PLAY

Our concept will provide a warm, traditional welcome with modern, natural and comfortable accommodations in a contemporary setting. It's about quality and comfort that's practical, efficient and innovative. But our vision will focus on what is becoming important to us all: a commitment to the environment and to create places for living – bringing both locals and visitors together.







PLAY



## Inspirational Imagery

## **EXHIBIT G1**

The “Area E Building Elevations” exhibits appear on the following three (3) pages of this Ordinance.





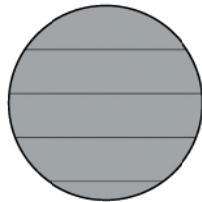
Residential Elevation  
Scale: 1" = 16'



Concept Imagery



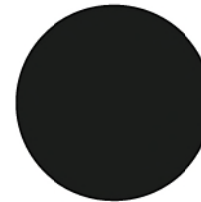
Brick



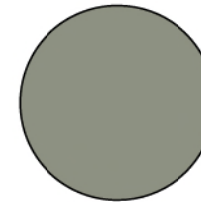
Trim & Siding



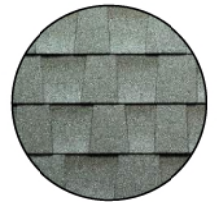
Columns & Brackets



Windows & Doors



Metal Roof



Asphalt Shingle

## Concept Elevation





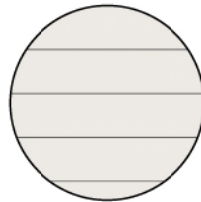
Residential Elevation  
Scale: 1" = 16'



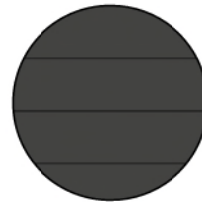
Concept Imagery



Brick



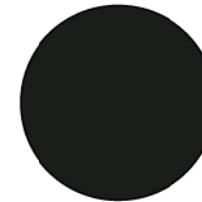
Trim & Siding



Fascia & Accent Bays



Columns & Brackets



Windows & Doors



Asphalt Shingle

## Concept Elevation



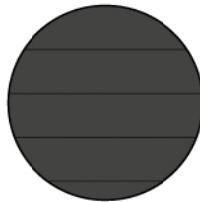
Clubhouse Elevation  
Scale: 1" = 16'



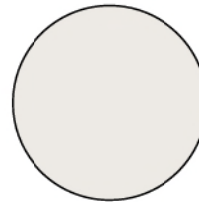
Concept Imagery



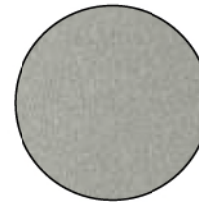
Brick



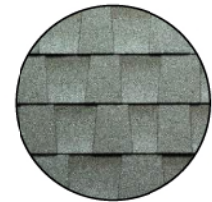
Siding



Fascia & Trim



Metal Roof



Asphalt Shingle

## **EXHIBIT G2**

The “Area E Character and Quality” exhibits appear on the following two (2) pages of this Ordinance.



# LIVE

Lantern Commons will offer a range of residential housing options to meet the needs of the community. 3-story garden style walk ups will include one, two, and three-bedroom spacious floor plans with a modern farmhouse sophistication. Residential buildings will frame the street while front door stoops open out to the sidewalk. On-street parking, landscaping and street trees will come together to create a great residential street experience. Residents can come together with their neighbors through a series of programmed open spaces, walking trails, clubhouse and pool.

Proposed Senior Living will be comprised of independent living residencies, assisted living suites, and skilled nursing memory care units. The facility will utilize approximately 200,000 square feet and will offer an extensive social environment and amenities program for the senior residents to enjoy.







## Inspirational Imagery

## **EXHIBIT H**

The “Open Space Plan” exhibit appears on the following page of this Ordinance.



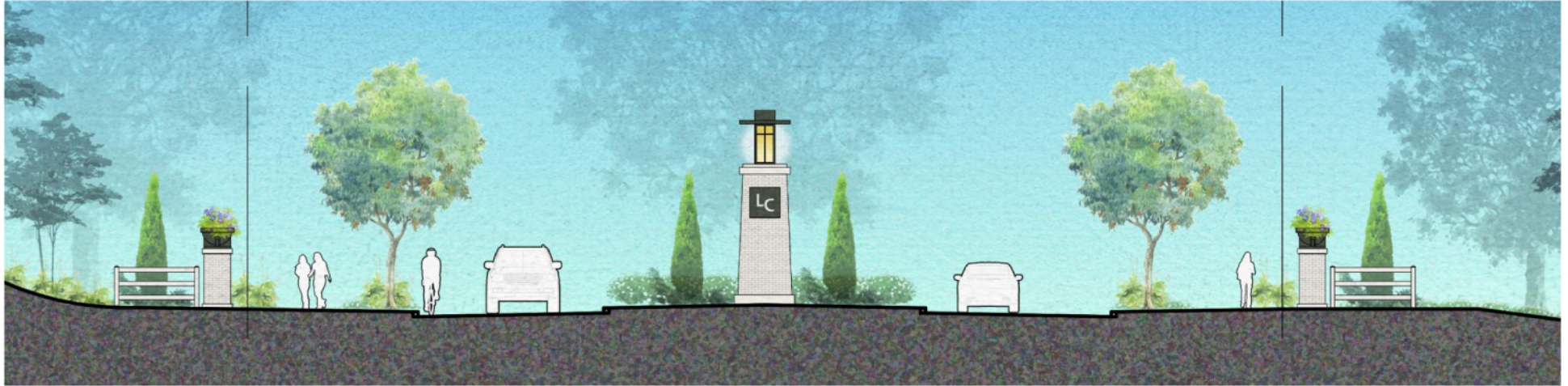


## Open Space Plan

## **EXHIBIT I**

The “Site Elements” exhibit appears on the following page of this Ordinance.





Westfield Boulevard Connector Street Section  
Scale: 1" = 10'



Inspirational Imagery

## Site Elements

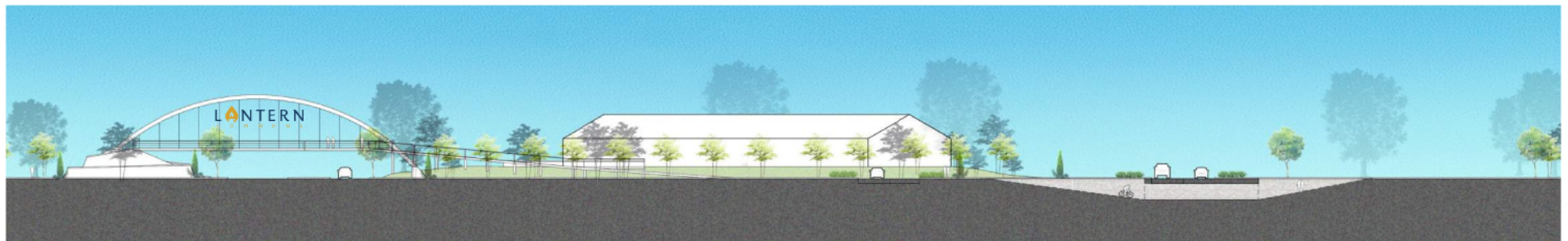


## **EXHIBIT J**

The “Gateway Options” exhibits appear on the following two (2) pages of this Ordinance.

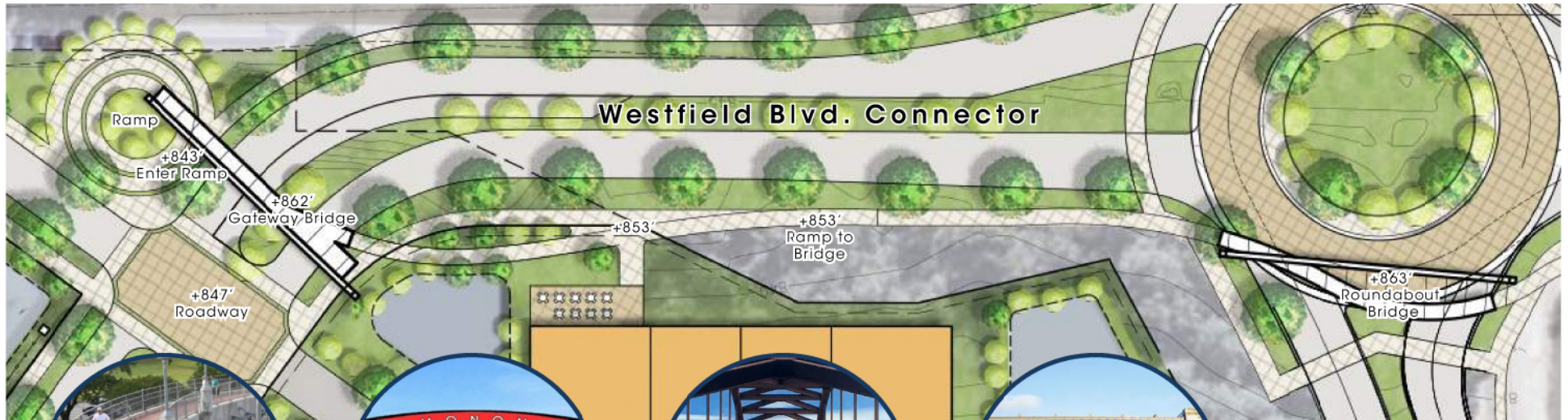


Greenway Bridge Concept Plan  
Scale: 1" = 50'

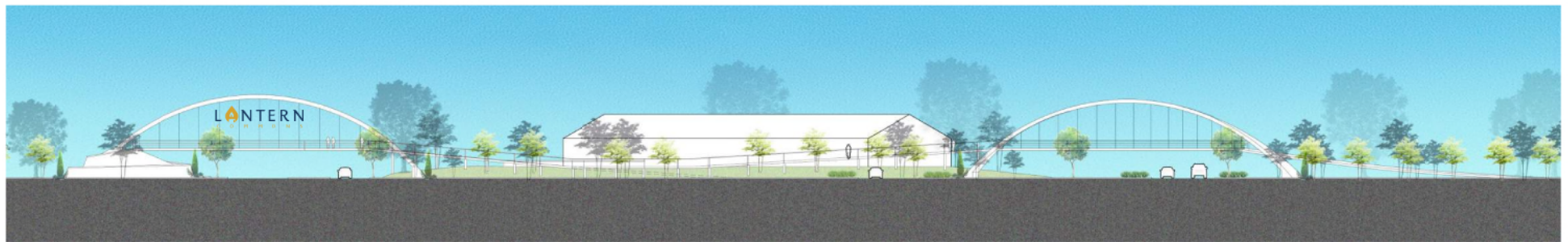


Greenway Bridge Concept Elevation  
Scale: 1" = 50'





Greenway Bridge Concept Plan  
Scale: 1" = 50'



Greenway Bridge Concept Elevation  
Scale: 1" = 50'

## Gateway - Option B





Gateway Arch Concept Plan  
Scale: 1" = 50'



Gateway Arch Concept Elevation  
Scale: 1" = 20'



## Gateway - Option C





# Concept Plan

**EXHIBIT E1**

The “Area B Building Elevations” exhibit appears on the following page of this Ordinance.

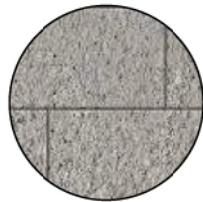




Office Elevation  
Scale: 1" = 16'



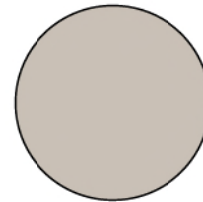
Concept Imagery



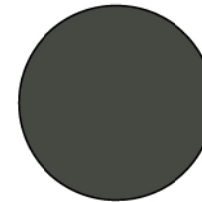
Limestone Block



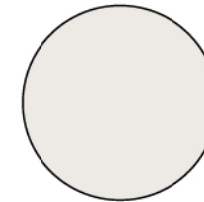
Brick



Metal Panel & Windows



Metal Panel & Windows



Metal Panel & Windows



Wood Slats

## Concept Elevation

## **EXHIBIT E2**

The “Area B Character and Quality” exhibit appears on the following two (2) pages of this Ordinance.

# WORK

The trend for America's workspaces is reconnecting people with nature. Our vision is to provide a micro office campus park with walkable green spaces interconnecting with the Natalie Wheeler and Monon Trails. This concept will flow from the campus into the buildings by providing natural light, water features, and natural material surfaces and details. All with an overarching commitment to environmental conservation and sustainability.







WORK



Inspirational Imagery

**EXHIBIT F1**

The “Area C Building Elevations” exhibit appears on the following page of this Ordinance.





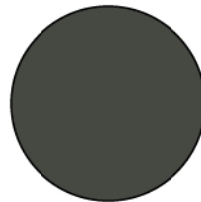
Retail Buildings  
Scale: 1" = 16'



Concept Imagery



Brick



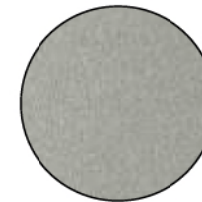
Windows & Canopy



Wood Slats



Brick



Metal Roof &  
Storefront



Canvas Awning

## Concept Elevation



## **EXHIBIT F2**

The “Area C Character and Quality” exhibits appear on the following two (2) pages of this Ordinance.

# PLAY

Our concept will provide a warm, traditional welcome with modern, natural and comfortable accommodations in a contemporary setting. It's about quality and comfort that's practical, efficient and innovative. But our vision will focus on what is becoming important to us all: a commitment to the environment and to create places for living – bringing both locals and visitors together.







PLAY



## Inspirational Imagery



## **EXHIBIT G1**

The “Area E Building Elevations” exhibits appear on the following three (3) pages of this Ordinance.



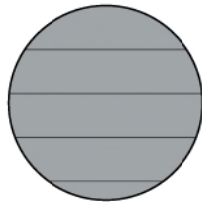
Residential Elevation  
Scale: 1" = 16'



Concept Imagery



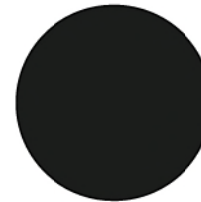
Brick



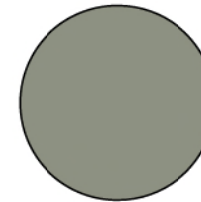
Trim & Siding



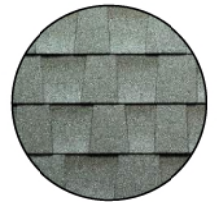
Columns & Brackets



Windows & Doors



Metal Roof



Asphalt Shingle

## Concept Elevation



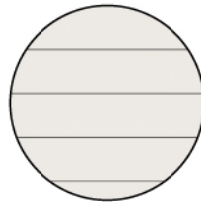
Residential Elevation  
Scale: 1" = 16'



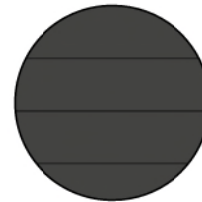
Concept Imagery



Brick



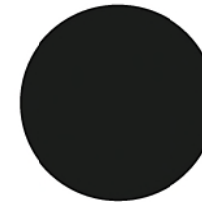
Trim & Siding



Fascia & Accent Bays



Columns & Brackets



Windows & Doors



Asphalt Shingle

## Concept Elevation





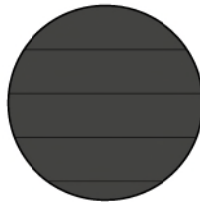
Clubhouse Elevation  
Scale: 1" = 16'



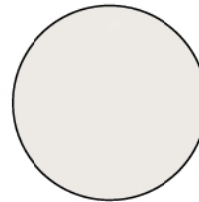
Concept Imagery



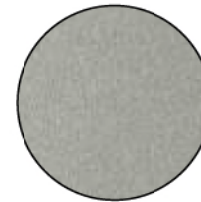
Brick



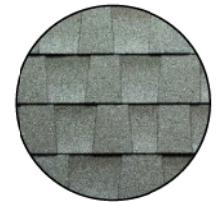
Siding



Fascia & Trim



Metal Roof



Asphalt Shingle

## **EXHIBIT G2**

The “Area E Character and Quality” exhibits appear on the following two (2) pages of this Ordinance.

# LIVE

Lantern Commons will offer a range of residential housing options to meet the needs of the community. 3-story garden style walk ups will include one, two, and three-bedroom spacious floor plans with a modern farmhouse sophistication. Residential buildings will frame the street while front door stoops open out to the sidewalk. On-street parking, landscaping and street trees will come together to create a great residential street experience. Residents can come together with their neighbors through a series of programmed open spaces, walking trails, clubhouse and pool.

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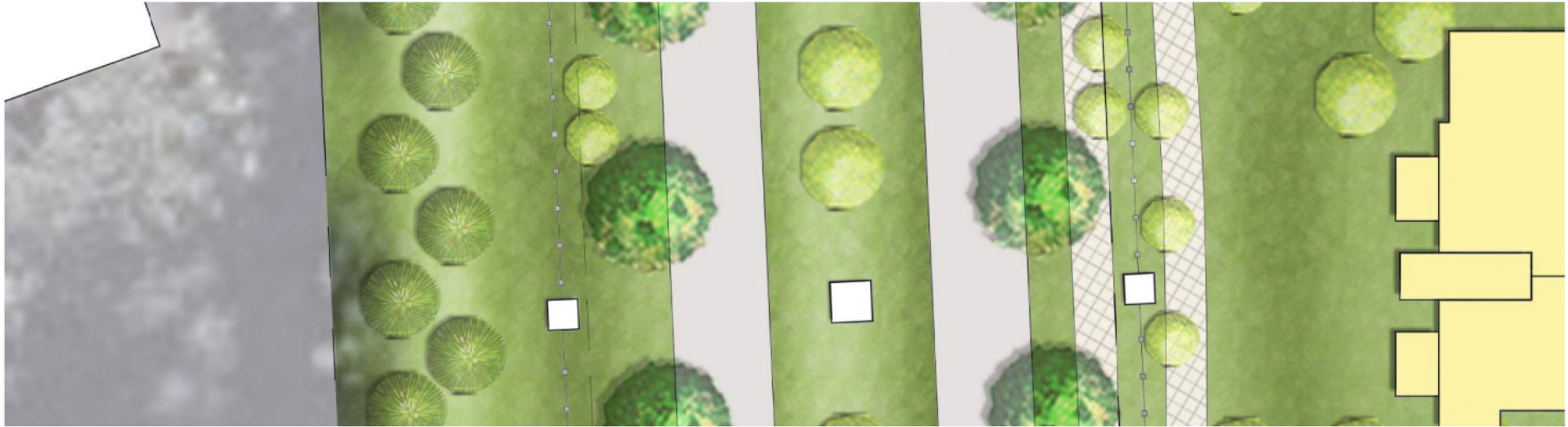






## Inspirational Imagery





Site Plan



Westfield Boulevard Connector Street Section  
Scale: 1" = 20'

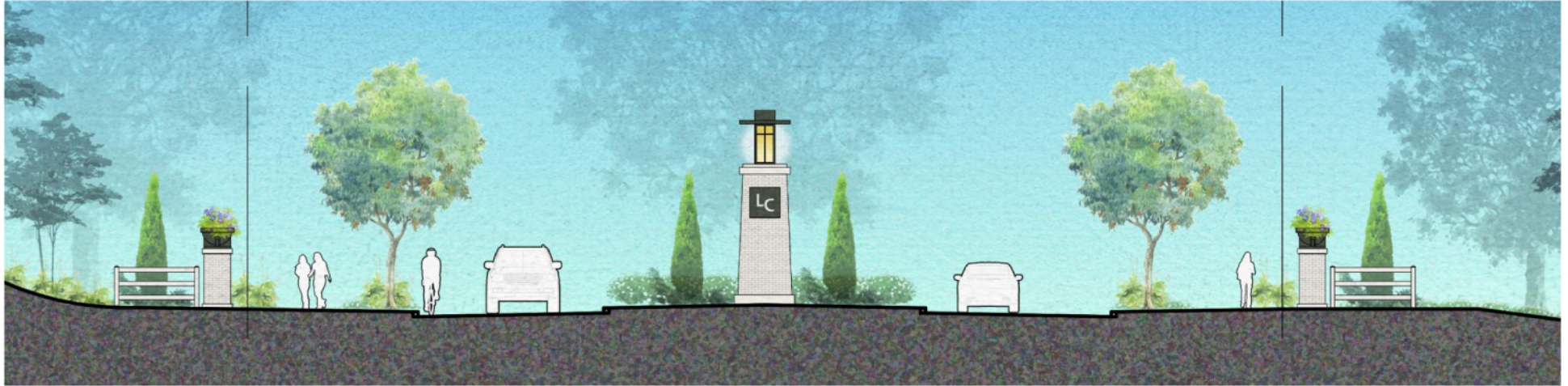
# Street Section





## Open Space Plan





Westfield Boulevard Connector Street Section  
Scale: 1" = 10'



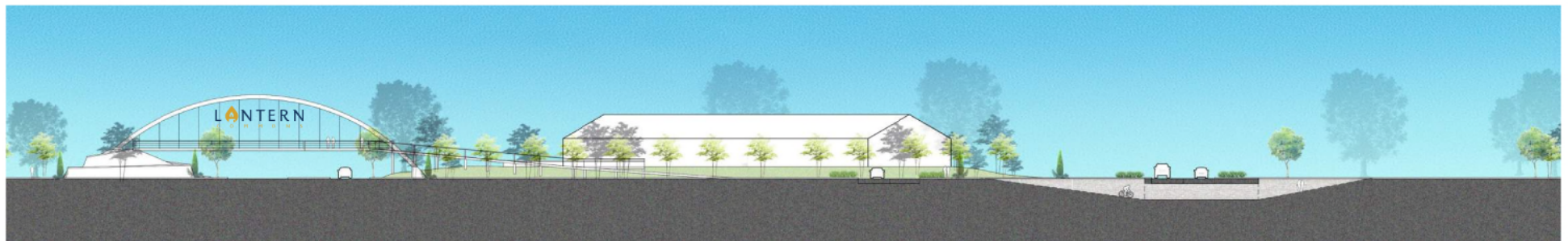
Inspirational Imagery

## Site Elements





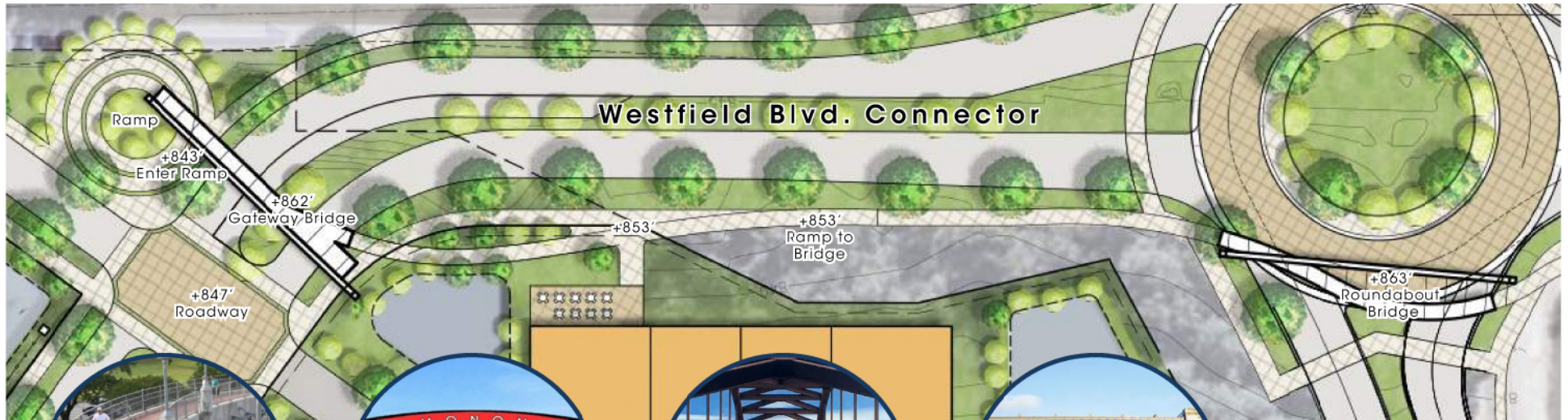
Greenway Bridge Concept Plan  
Scale: 1" = 50'



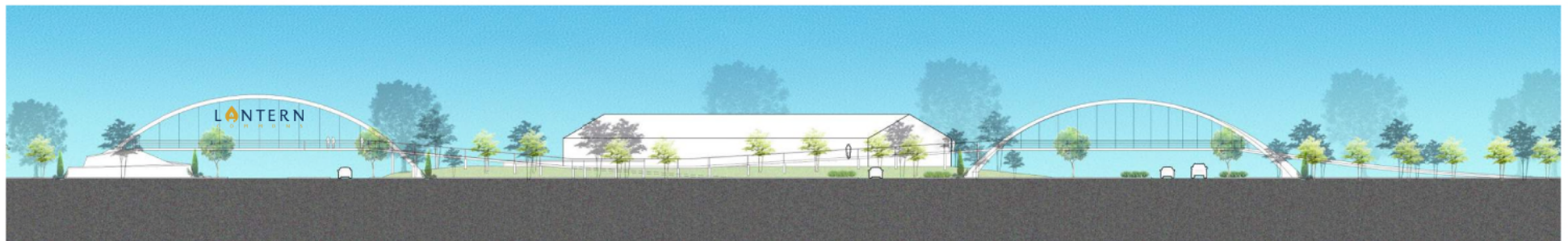
Greenway Bridge Concept Elevation  
Scale: 1" = 50'

## Gateway - Option A





Greenway Bridge Concept Plan  
Scale: 1" = 50'



Greenway Bridge Concept Elevation  
Scale: 1" = 50'

## Gateway - Option B





Gateway Arch Concept Plan  
Scale: 1" = 50'



Gateway Arch Concept Elevation  
Scale: 1" = 20'



## Gateway - Option C

**ORDINANCE NUMBER ~~XX-XX~~21-04**

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

**“Lantern Commons PUD”**

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

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

WHEREAS, the City previously approved Ordinance 07-36 on December 17, 2007, adopting a change in zoning for the Real Estate (defined below) with Commitments Concerning the Use and Development of Real Estate (the “**Commitments**”);

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Petition No. ~~XXXX-PUD-XX~~2102-PUD-04), 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. ~~XXXX-PUD-XX~~2102-PUD-04 to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Council**”) with a favorable recommendation (X-X) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on \_\_\_\_\_, 2021;

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

NOW, THEREFORE, BE IT ORDAINED by the Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:





Section 1.     Applicability of Ordinance.

- 1.1     The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the “Lantern Commons Planned Unit Development District” (the “**District**”).
- 1.2     Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.3     Chapter (“**Chapter**”) and Article (“**Article**”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4     All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.
- 1.5     Ordinance 07-36 and the Commitments are hereby repealed, made inapplicable to the Real Estate and replaced by the terms of this Ordinance.

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

- ~~2.1     “**Multi-story Parking Garage**” shall mean a structure consisting of multiple stories, either above ground or sub-surface, used for the temporary storage of motorized vehicles.~~
- 2.21     For the purposes of this Ordinance, “**Westfield Boulevard**” shall mean the street identified as “Westfield Blvd. Connector” on the Concept Plan.
- 2.4     For purposes of this Ordinance, “**Natalie Wheeler Trail**” shall mean the alternative transportation trail corridor along the east perimeter of the District, maintained and improved by the City, established by easement in Hamilton County Instrument No. 200400043068.

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

- 3.1     The District is hereby divided into five (5) areas, as depicted on the Concept Plan and labeled as Area A, Area B, Area C, Area D and Area E (individually or collectively, the “**Area**” or “**Areas**”).
- 3.2     Development of each Area shall be regulated as set forth in this Ordinance.

3.3 The boundaries of the Areas, the Open Space Plan (the Gateway), as well as major thoroughfares, shall be developed in substantial compliance with the Concept Plan, subject to City review and approval of the infrastructure elements included in the Concept Plan. ~~The Concept Plan provides a general vision for the development of the District that illustrates only one possible layout of other improvements, green space and buildings that are permitted by this Ordinance.~~ The final layouts and site plans within the Areas shall be subject to the terms of this Ordinance and may vary from ~~this~~ the depictions shown in the Concept Plan.

~~3.4 The acreage within each of the Areas identified on the Concept Plan may be expanded or contracted in size by up to 1.5 acres unless otherwise indicated herein. If the acreage included in the “Additional Land~~INDOT Excess R.O.W.” (identified on the Concept Plan) is acquired by the owner of the Real Estate, (i) the Additional Land shall be incorporated into the District in accordance with Article 2.8(F) of the UDO; ~~(ii) the Additional Land shall become a part of Areas D and E; and (iii) the acreage of Areas D and E shall be permitted to expand by up to the acreage of the Additional Land.~~

Section 4. Underlying Zoning District(s). The Underlying Zoning District of Areas A, B, C and D shall be the GB: General Business District and Area E shall be the MF2: Multi-family Medium Density District (the “**Underlying Zoning Districts**”).

Section 5. Permitted Uses. ~~All uses permitted in the Underlying Zoning Districts shall be permitted, except as otherwise modified below: The uses identified in Exhibit C, attached hereto and incorporated herein (“Permitted Uses”), shall be permitted in Areas A, B, C and D.~~

~~5.1 Additional Uses: The following additional uses shall be permitted:~~

~~A. Area A~~

- ~~1. Assisted Living~~
- ~~2. Hospice~~
- ~~3. Nursing Home~~

~~B. Area B~~

- ~~1. Assisted Living~~
- ~~2. Hospice~~
- ~~3. Nursing Home~~
- ~~4. Grocery (up to 25,000 SF in floor area)~~
- ~~5. Farm Stand~~
- ~~6. Multi-story Parking Garage~~

~~C. Area C~~

- ~~1. Coffee Shop~~
- ~~2. Sandwich Shop~~
- ~~3. Furniture Store (up to 25,000 SF in floor area)~~

- ~~4. Grocery (up to 25,000 SF in floor area)~~
- ~~5. Farm Stand~~
- ~~6. Multi-story Parking Garage~~

~~D. Area D~~

- ~~1. Multi-story Parking Garage~~

~~E. Area E~~

- ~~1. Farm Stand~~
- ~~2. Multi-story Parking Garage~~

~~5.2 Prohibited Uses: The following uses shall be prohibited:~~

~~A. All Special Exception Uses, except as otherwise permitted in this Ordinance.~~

~~B. Area A~~

- ~~1. Auction Rooms~~
- ~~2. Health, Fitness and Exercise Center~~
- ~~3. Hotel (or Motel)~~
- ~~4. Mortuaries~~
- ~~5. Restaurant, Fast Food~~
- ~~6. Restaurant, Sit Down~~
- ~~7. Restaurant, Specialty~~
- ~~8. Restaurant, Takeout and Deli Style~~
- ~~9. Retail, High Intensity~~
- ~~10. Retail, Low Intensity~~
- ~~11. Retail, Medium Intensity~~
- ~~12. Amphitheater/Outdoor Theatre~~
- ~~13. Assembly Halls/Auditoriums~~
- ~~14. Civic Center~~
- ~~15. Hospital (major)~~
- ~~16. Museum/Exhibition Hall~~

~~C. Area B~~

- ~~1. Auction Rooms~~
- ~~2. Mortuaries~~
- ~~3. Restaurant, Fast Food~~
- ~~4. Retail, High Intensity~~
- ~~5. Amphitheater/Outdoor Theatre~~
- ~~6. Assembly Halls/Auditoriums~~
- ~~7. Civic Center~~
- ~~8. Hospital (major)~~
- ~~9. Museum/Exhibition Hall~~



~~D. Area C~~

- ~~1. Auction Rooms~~
- ~~2. Mortuaries~~
- ~~3. Retail, High Intensity~~
- ~~4. Amphitheater/Outdoor Theatre~~
- ~~5. Assembly Halls/Auditoriums~~
- ~~6. Civic Center~~

~~E. Area D~~

- ~~1. Auction Rooms~~
- ~~2. Mortuaries~~
- ~~3. Restaurant, Fast Food~~
- ~~4. Retail, High Intensity~~
- ~~5. Amphitheater/Outdoor Theatre~~
- ~~6. Assembly Halls/Auditoriums~~
- ~~7. Civic Center~~

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

6.1 Areas A, B, C, and D Development Standards:

- A. Article 4.16(E) shall not apply. Instead, the following minimum setbacks shall apply:

~~a minimum 50' setback along the perimeter of the District shall be provided, except for Area C, which shall be permitted to have a minimum setback along the perimeter of the District of 5'. There shall be no other setback requirements within Areas A, B, C and D.~~

1. Area A – No Building shall be constructed within 50' of the north property line of Area A or within 15' of the west easement boundary of Natalie Wheeler Trail. There shall be no other zoning setback requirements within Area A.
2. Area B – No Building shall be constructed within 50' of the west easement boundary of Natalie Wheeler Trail. There shall be no other zoning setback requirements within Area B.
3. Area C – No Building shall be constructed within 15' of the south property line and the west easement boundary of Natalie Wheeler Trail. There shall be no other zoning setback requirements within Area C.

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

B. Article 4.16(G) shall not apply. Instead the following Maximum Building Height standards shall apply:

1. Area A – ~~60 feet~~ Portions of Buildings within 75’ of the north property line of Area A shall not exceed two (2) Stories in height. All other portions of Buildings shall not exceed three (3) Stories.
2. Area B – ~~60 feet~~ Three (3) Stories
3. Area C – ~~No Maximum~~ Two (2) Stories
4. Area D – No Maximum

6.2 Area E Development Standards: The development standards contained in Article 4.11 shall not apply. Instead, the following development standards shall apply:

- A. Maximum Number of Dwelling Units: ~~Area E – 350-325~~ Dwelling Units; if the Additional land is incorporated – ~~400-375~~ Dwelling Units.
- B. Minimum Living Area – 600 square feet.
- C. Minimum Road Frontage – 70 feet.
- D. Minimum Building Setback Lines:
  1. ~~a-A~~ minimum 50’ setback along the west perimeter of the District in Area E shall be provided.
  2. No Building shall be constructed within 200’ of the north perimeter of the District in Area E. Subject to review and approval by the City, the improvements to be installed between the north property line of the District and the Buildings in Area E shall be in substantial compliance with Exhibit D, attached hereto (“Area E Transition”), including, but not limited to, installation of a 5’ mound along the north property line of the District and installation of a decorative fence along the Westfield Boulevard right-of-way to deter pedestrians from entering the Area E Transition area.
  3. There shall be no other setback requirements within Area E.
- E. Maximum Building Height: ~~60 feet~~ Three (3) Stories.
- F. Minimum Distance Between Buildings: 15 feet.
- G. Development Plan Review: Required.

Section 7. Overlay District. The standards of Article 5.2 State Highway 31 Overlay District shall not apply to the District. Instead, the Architectural Design Requirements of the State Highway 32 Overlay Zone, Article 5.3(K) of the UDO, shall apply to Areas A, B, C and D.

Section 8. Development Standards. The standards of Chapter 6 Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) Screening of Receptacles and Loading Areas shall be modified to permit enclosures to be located within the Established Front Yard along Westfield Boulevard.

8.2 Article 6.3 Architectural Standards:

A. Article 6.3 Architectural Standards of the UDO shall apply to Area E, in accordance with Article 6.3(E). Article 6.3(F) shall not apply to Areas A, B, C and D.

~~B. Architectural character examples are attached hereto as Exhibit C and are intended to generally and conceptually illustrate an application of the development requirements and elements of the anticipated character of the District. Architectural character examples are general and preliminary in nature and are not intended to delineate exactly what will be built and developed. The architectural character examples establish a benchmark for the architecture and design of the buildings.~~Architectural Character and Quality:

1. Area B – The Buildings in Area B shall be constructed in substantial compliance with the building elevations attached hereto as Exhibit E1. Additional images are attached hereto as Exhibit E2, which are intended to conceptually illustrate the anticipated character of the improvements within Area B.

2. Area C – The Buildings in Area C shall be constructed in substantial compliance with the building elevations attached hereto as Exhibit F1. Additional images are attached hereto as Exhibit F2, which are intended to conceptually illustrate the anticipated character of the improvements within Area C.

3. Area E – The Buildings in Area E shall be constructed in substantial compliance with the building elevations attached hereto as Exhibit G1. Additional images are attached hereto as Exhibit G2, which are intended to conceptually illustrate the anticipated character of the improvements within Area C.

B.C. Article 6.3(E)(2)(b) of the Multi-Family development standards is hereby revised to read as follows: Masonry Materials: A minimum forty percent (40%) of each Building Façade, excluding windows and doors, shall be Masonry Materials.

8.3 Parking and Loading Standards.

~~A. Multi-story Parking Garage Standards.~~



- ~~1. Any Multi-story Parking Garages shall be architecturally consistent with the primary structure to which they are associated, including roof lines, building elevation design, articulation, modulation and building materials.~~
- ~~2. Security grilles shall be architecturally consistent with and integrated with the overall design of the building. Chain link fencing is not permitted for parking structure fencing.~~
- ~~3. If a Multi-story Parking Garage is not associated with a specific primary structure, then the Multi-story Parking Garage shall be architecturally compatible with adjacent buildings.~~

B.A. Article 6.14(G)(5) is hereby modified to permit up to 20% of all parking spaces required in the District to be a minimum of 8' wide and 18' deep to accommodate compact cars.

C.B. Article 6.14(G)(11)(c) is hereby modified for multi-family use to permit a minimum of 1.5 parking spaces per Dwelling Unit in Area E. Parking Space requirements for all other uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan.

8.4 Article ~~6.8(H)~~6.8(O)(3) of the UDO shall not apply. Instead, the following standards shall apply to Multi-Family uses:

- A. Parking Areas, Parking Spaces and service facility areas that may be visible from Streets or perimeter Lot Lines shall be screened by walls, solid materials and/or a solid evergreen screen with a combination of trees and shrubs.
- B. Solid screens (which may consist of evergreen screens with a combination of evergreen trees and shrubs) shall be installed for the privacy of residents when parking spaces are located within ten (10) feet of residential units.

8.5 The standards of Article 8.6 of the UDO are hereby modified to permit the following:

- A. Article 8.6(B) – A minimum of 10% Open Space in Area E.
- B. Article 8.6(H)(1) – At least One-one (1) amenity per 40 Dwelling Units in Area E, in substantial compliance with the Open Space Plan attached hereto as Exhibit H, subject to City review and approval of the infrastructure elements illustrated in the plan.
- C. Article 8.6(H)(2) – In addition to the qualifying amenities listed, the following amenities shall also qualify: dog park, pet spa, community garden, ~~and~~ bocce court, and the amenities identified in the Open Space Plan.

## Section 9. Infrastructure Standards.

1. The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.
2. Thematic elements consistent with the quality and character of those illustrated in Exhibit I, attached hereto (“**Site Elements**”) will be incorporated throughout the District, subject to review and approval by the City.
- ~~1.~~3. The pedestrian bridge improvements for the Natalie Wheeler Trail depicted in Exhibit J (“**Gateway Options**”), have been designed to facilitate pedestrian movements in the vicinity of the District. The Gateway Options have been tentatively designed and are subject to approval of a mutually acceptable agreement between the City and the owner/developer to permit and finance the construction of these improvements.

ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

**WESTFIELD CITY COUNCIL**

**Voting For**

**Voting Against**

**Abstain**

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James Edwards

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James Edwards

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James Edwards

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Scott Frei

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Scott Frei

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Scott Frei

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Jake Gilbert

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Jake Gilbert

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Jake Gilbert

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Mike Johns

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Mike Johns

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Mike Johns

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Troy Patton

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Troy Patton

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Troy Patton

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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Cindy L. Spoljaric

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Scott Willis

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Scott Willis

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Scott Willis

ATTEST:

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Cindy Gossard, Clerk Treasurer



I hereby certify that **ORDINANCE ~~XX-XX~~21-04** was delivered to the Mayor of Westfield on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE ~~XX-XX~~21-04**

this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE ~~XX-XX~~21-04**

this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
J. Andrew Cook, Mayor

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

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

**EXHIBIT C  
(Mark-Up)**

| USE                                                       | Area A | Area B | Area C | Area D |
|-----------------------------------------------------------|--------|--------|--------|--------|
| Office (General, Medical, Professional)                   | x      | x      | x      | x      |
| School, Fine Arts or Commercial                           | x      | x      | x      | x      |
| School, Professional Trade or Business                    | x      | x      | x      | x      |
| Educational institution, without dormitory accommodations | x      | x      | x      | x      |
| Public Safety and Service Use                             | x      | x      | x      | x      |
| Religious Institution                                     | x      | x      | x      | x      |
| Club (Civic or Private)                                   | x      | x      | x      | x      |
| Development Amenities                                     | x      | x      | x      | x      |
| Commercial Recreational Facility                          | x      | x      | x      | x      |
| Tavern (or Nightclub)                                     | x      | x      | x      | x      |
| Theatre, indoor                                           | x      | x      | x      | x      |
| Data processing / call centers                            | x      | x      | x      | x      |
| Nursery (ag)                                              | x      | x      | x      | x      |
| Temporary Use and event                                   | x      | x      | x      | x      |
| Bus stations / Transit stops                              | x      | x      | x      | x      |
| Commercial Parking lots and structures, Public            | x      | x      | x      | x      |
| Heliports                                                 | x      | x      | x      | x      |
| Utilities not regulated by IURC                           | x      | x      | x      | x      |
| Assisted Living                                           | x      | x      |        |        |
| Hospice                                                   | x      | x      |        |        |
| Nursing Home                                              | x      | x      |        |        |
| Health, fitness, and exercise facility                    |        | x      | x      | x      |
| Hotel or Motel                                            |        | x      | x      | x      |
| Restaurant, (Sit down, Specialty, Takeout and Deli-style) |        | x      | x      | x      |
| Retail (Low and Medium intensity)                         |        | x      | x      | x      |
| Grocery (up to 25,000 SF in floor area)                   |        | x      | x      |        |
| Farm Stand                                                |        | x      | x      |        |
| Multi-story Parking Garage                                |        | x      | x      | x      |
| Restaurant, Fast food                                     |        |        | x      |        |
| Hospital (major)                                          |        |        | x      | x      |
| Museum/Exhibition Hall                                    |        |        | x      | x      |
| Coffee Shop                                               |        |        | x      |        |
| Sandwich Shop                                             |        |        | x      |        |
| Furniture Store (up to 25,000 SF in floor area)           |        |        | x      |        |

x = Permitted Use

 = Deleted

## ISSUES RAISED REGARDING THE LANTERN COMMONS PUD PROPOSAL

*The list below includes issues that were raised during the February 1, 2021, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.*

1. How can the proposed buffer adjacent to the Woodside Drive properties be supplemented to achieve greater privacy for the existing residents?

*The Lantern Commons project team met on site with the neighbors owning property abutting the Lantern Commons site. The collective preference expressed by the neighbors is a minimum 50' wide buffer, including a 5' mound with evergreen plantings installed inside the Lantern Commons property line, rather than preserving the existing vegetation. The existing vegetation is not very dense and consists mostly of shrubs and trees that lose their foliage in the winter time. Many of the existing trees have been cut back or topped to protect an overhead utility line. A detail showing the neighbors' preferred buffer treatment has been incorporated into the PUD Ordinance. The neighbors also requested that a fence be installed along the Westfield Boulevard Extension that would discourage pedestrians from entering the buffer area from the new road extension. Standards for buffer widths, setback distances and terraced height restrictions have been incorporated into the Lantern Commons PUD to provide for the transition discussed with the neighbors.*

2. What can be done to minimize the environmental impacts of the proposed development, specifically related to the floodplain, existing wooded areas, existing wildlife, and potential light pollution?

*Lantern Commons will comply with all rules and regulations applicable to the development of the Lantern Commons site. Unlike the already-approved Lantern Commons plan, the current proposal will be able to preserve more of the topography of the land. The nature of what is proposed will allow some terracing of building pads. Storm water facilities will be incorporated within the development, as required for all developments. In addition to serving their infrastructure purpose, it is contemplated that the ponds will provide aesthetically pleasing viewsheds and complement amenity areas. The City's lighting standards are very restrictive. No alterations to those standards are proposed.*

3. Where could additional detail be added to the PUD and exhibits to get a firmer idea of the final project?

*In addition to the State Highway 32 Overlay Zone architectural standards that have been incorporated into the Lantern Commons proposal, additional architectural exhibits have been incorporated that significantly restrict the form of what can be constructed within the District. The permitted use list has also been revised to eliminate a significant number of land uses.*

4. How can the maximum building heights be changed to provide a more context sensitive development?



*Height limitations have been incorporated within the PUD Ordinance consistent with the public hearing discussion. Additional restrictions have been incorporated to provide for the transition discussed with abutting neighbors along the north property line of the site.*

5. Why are apartments instead of townhomes?

*The project team has studied the Lantern Commons site, the Westfield market and the demand for high-end apartment homes. It is confident in the quality of the Lantern Commons site for such use. Apartment communities are ideal transitional uses for sites along high-traffic corridors.*

6. Can the proposed road be moved to lessen the impact on the neighbors to the north?

*The Lantern Commons project team met on site with the neighbors owning property abutting the Lantern Commons site. See the response to Question 1, above. The road location actually provides a significant setback from the north property line (over 200'). This issue has been addressed by incorporating mounding, fencing, buffer widths, setback distances and terraced height restrictions into the PUD Ordinance. These requirements are designed to provide for the transition discussed with the neighbors.*

7. How can the site be redesigned to ensure that the areas along US 31 are being used to their full potential?

*The Lantern Commons site is complex. There is a lot of transitioning of uses happening within the site. All of Lantern Commons will be high-end, high-quality development. The mix of uses is designed to transition from single-family residential uses to the north and open space/linear park to the east to an expressway/interchange and national headquarters building to the south and west. In balancing the various planning objectives related to the Lantern Commons site, the project team has thoughtfully put forth what it believes to be the best potential design for the site.*

8. How can the Union Street frontage be designed to preserve the current streetscape/feel?

*The Natalie Wheeler Trail corridor will be preserved. The pedestrian focused areas of Lantern Commons (Areas A and C) are designed to address the trail. The uses permitted in these areas are designed to serve as trail destination places that will complement the trail. Area B has incorporated additional minimum setbacks to allow some setback distance along the corridor. The entire Lantern Commons site will be landscaped along the corridor in compliance with City standards, which are significant.*

9. How can the proposed uses be further limited to ensure the areas develop as show on the Concept Plan?

*The permitted use list has been revised to eliminate a significant number of land uses.*

10. How will this development impact future road improvements in the area (161/Union RAB, Westfield Blvd extension location)?

*Lantern Commons will be developed in accordance with all planned road improvements in the area. The City has indicated that the impact of Lantern Commons has been anticipated for years*

*under the assumption that the already-approved plan might be constructed. The current proposal for Lantern Commons is significantly less intense than the existing already-approved plan.*

11. What impact will the development have on traffic in the area?

*See response to Question 10, above.*

12. What impact will construction have on the Natalie Wheeler Trail?

*See response to Question 8, above.*

13. How will Lantern Commons impact property values of surrounding homes?

*The mix of uses included in the Lantern Commons PUD proposal is designed to transition from single-family residential uses to the north and open space/linear park to the east to an expressway/interchange and national headquarters building to the south and west. In balancing the various planning objectives related to the Lantern Commons site, the project team has thoughtfully put forth what is believed to be the best potential for the preservation and enhancement of property values in the area. Additionally, the current proposal for Lantern Commons is a significant enhancement over the already-approved plans for the site.*

14. How will this impact the quality of life of nearby residents?

*The mix of uses included in the Lantern Commons PUD proposal is designed to transition from single-family residential uses to the north and open space/linear park to the east to an expressway/interchange and national headquarters building to the south and west. In balancing the various planning objectives related to the Lantern Commons site, the project team has thoughtfully put forth what is believed to be the best potential for the preservation and enhancement of quality of life in the area. Additionally, the current proposal for Lantern Commons is a significant enhancement over the already-approved plans for the site.*

15. What protection does this plan provide for the City and the nearby residents in the case of an economic downturn?

*The Lantern Commons PUD includes binding, high-end architectural requirements and development standards. Such standards will apply to the property regardless of when construction occurs or what condition the economy is in. The PUD standards cannot be altered without following the zoning process.*

16. How have you determined the need for the proposed uses at this location?

*The Lantern Commons project team has requisitioned independent market research and has consulted with several local developers who represent professionals in various submarkets. The team has identified strong market demand for the proposed uses.*

## **LANTERN COMMONS - NARRATIVE STATEMENT**

Front Street Partners, LLC is excited to introduce Lantern Commons, a mixed-use development situated on +/- 60 acres adjacent to US Hwy 31 on 161<sup>st</sup> Street. The proposed planned development is designed to include neighborhood retail, office uses, senior care, hotels, high-end apartment homes, a coffee shop and sandwich shops. The project team has thoughtfully prepared the Lantern Commons PUD proposal which would repeal and replace the existing zoning approvals and commitments which would permit a much more intensive heavy retail development of the property.

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### **PROJECT UPDATES:**

This proposal was last before the Plan Commission for public hearing on February 1, 2021. The Lantern Commons project team has received a good input from staff members, Plan Commission members, City Council members and neighbors through the City's approval process. The project team has used this information to make modifications and enhancements to the Lantern Commons proposal. Below please find an outline of updates since the public hearing:

1. The Lantern Commons PUD Ordinance has been revised to succinctly require substantial compliance with the Concept Plan attached to the Ordinance. The original proposal included more flexibility to expand and contract the various mixed-use areas within the plan. As proposed in the revised proposal, any substantial variation from the plan would require an amendment to the PUD Ordinance.
2. The permitted uses section of the PUD Ordinance has been reconfigured into an easy-to-read-and-administer permitted use chart, included as an exhibit to the PUD Ordinance. The land uses permitted in the various Areas of the PUD District have been significantly reduced to provide more specificity in land uses.
3. The development standards section of the PUD Ordinance has been reconfigured to provide specific Area-by-Area setback distances to add additional specificity regarding setbacks from perimeter property lines.
4. More restrictive building height standards have been incorporated into the PUD Ordinance to provide for the building scale transitions discussed at the public hearing.
5. The number of apartment homes permitted in the District has been reduced.
6. Significant height and setback restrictions have been incorporated for the apartment community to provide a meaningful transition for the abutting Woodside Drive neighbors within a 200' building setback area. An exhibit has been incorporated into the PUD Ordinance that sets forth the cross-section of the 200' setback area, including but not limited to, a 5' mound with evergreen plantings and a fence along



the Westfield Boulevard right-of-way to discourage pedestrians from veering from the roadside path.

7. In addition to compliance with the already-applicable State Highway 32 Overlay Zone architectural requirements, the PUD Ordinance has been revised to require substantial compliance with architectural elevations generated by the project team's architect. Any substantial variation from these requirements would require an amendment to the PUD Ordinance.
8. All references and standards to a multi-story parking garage have been eliminated from the PUD Ordinance.
9. A new Open Space exhibit has been incorporated into the PUD Ordinance which identifies specific amenities and locations for such improvements within the District.
10. The revised PUD Ordinance has incorporated an exhibit illustrating certain site elements (e.g. sign style, monuments, pillars, street signage and fencing) to be installed throughout the District for thematic continuity. The City will be very involved in the locations and use of these amenities due to the fact that they may exist within or near public rights-of-way.
11. The Lantern Commons project team has designed options (Gateway Options) for enhanced Natalie Wheeler Trail crossings adjacent to the District. The crossing options would facilitate pedestrian movements in the Lantern Commons vicinity. These are informed, but not yet approved designs. There are financial and logistical conversations that will need to take place after the PUD approval process if these are to be constructed. These designs are tentative at this point, but do they represent the character and scope of what Lantern Commons is designed create.

The Lantern Commons project team is excited about the Lantern Commons project. It has worked diligently to address and accommodate the many, and sometimes competing, objectives for this site. The project team is eager to begin site work yet this year and looks forward to creating a project that the Westfield community will embrace and enjoy.

**Memorandum**

Date: January 29, 2021

To: Pam Howard, Senior Planner  
Economic and Community Development Department

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

Re: Lantern Commons PUD amendment (2102-PUD-04)  
Summary of Virtual Neighborhood Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Front Street Partners hosted a virtual Neighborhood Meeting on Thursday, January 28, 2021. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as Westfield Planning staff and Westfield Council persons. Below please find a brief written report of the meeting.

The Virtual Neighborhood Meeting began at 6:30 p.m.

Petitioner representatives included John Elliott and Martin Ing of Front Street Partners, Gary Perel of ALO Property Group, Matthew Skelton and Andrew Wert of CCH+A.

Attendees included Pam Howard (Westfield planning staff), Johnathon Nail (Westfield City Engineer), 3 City Council members (Mike Johns, Cindy Spoljaric and Joe Edwards). Also, among the attendees were Dave Krueger, Martha Huber, Steve Hall, Sandra Rowland, Terry Hummel, Paul Porter, Angela Gapinski, Greg Agee, John Long, Jeffrey Marcum, Gwenn Christianson, Mary Henehan, Nicole Norris, Mark & Deb Gregory, Bill McGrath, Brandon Weddle, Maxwell Tuley, Eric Sherer, Joel Sommer, Kelsey Long, Lou Ann Kelly Behan, Tim Engel, Jennifer Lawrence, Kara Polston, Rebecca Gapinski, and Elaine Hinshaw for a total of 42 participants.

A summary of the presentation follows:

Matthew Skelton summarized the proposal by Front Street Partners for a multi-use development to be called Lantern Commons. Matt gave a brief history of the property, explaining that the current PUD calls for large scale retail on the entire acreage. He discusses how the current proposal incorporates the Westfield Boulevard extension which is called for in Westfields Thoroughfare Plan. Matt makes use of exhibits for the existing PUD and proposed concept plan.

Matt discusses the current proposal which includes an apartment community, a senior care facility, office, neighborhood retail and hotels. Corporate headquarters uses would also be accommodated on the site.

Martin Ing provides background on Front Street Partners. They are based in middle Tennessee. He provides further information about Lantern Commons. He explains that there is limited market for large scale office buildings. The proposed apartment community will be of the highest caliber. Buildings within Lantern Commons will be set back from the north property line a substantial distance.

City Engineer Johnathon Nail clarifies that there will not be a connection of the Woodside neighborhood to the future Westfield Boulevard extension. He also explains that the Lantern Commons proposal will not impact the construction of the roundabout at 161<sup>st</sup> Street as it will likely be constructed prior to Lantern Commons.

Matt and Martin discuss drainage and other questions from neighbors.

Gary Perel discusses market demand for hotels at this site. Some hotel chains have expressed an interest. He explains that Front Street will be the primary developer of the site. They specialize in multi-family residential and senior care. For the other uses, Front Street will bring in partners that specialize in those respective uses.

In answer to neighbor questions about other projects Front Street has been involved with, Martin cites a project called Stonecrest in Smyrna, Tennessee (near Nashville). Character exhibits are displayed for the different uses proposed. The restaurants will not be fast-food type and will have limited drive-thru service.

There are questions about how realistic retail and restaurant development is given the current pandemic. Martin and Gary explain that there is strong demand in Hamilton County for neighborhood retail.

Matt stresses that the current zoning had foreseen retail on the scale of Village Park Plaza. This proposal scales back the retail component considerably.

There is a question about preserving the wildlife. Martin replies that a generous amount of greenery will remain plus additional landscape plantings.

There is a question about Parcel F, shown on the concept plan. Martin explains that this is currently owned by the State of Indiana. He has heard the State will eventually dispose of the property, but does not have first-hand knowledge of this.

There are questions about the ability of the proposed roundabout at 161<sup>st</sup> Street to handle the extra traffic generated by this proposal. Mr. Nail explains that the roundabout has been



designed with future development in mind, and is confident it will be able to handle traffic generated by Lantern Commons.

There is concern expressed about the lack of detail with this petition. Martin explains that this is a mixed-use proposal. Developers do not typically specialize in all of the use types within a mixed-use development. The intent is to have developer partners work out site details once the zoning framework has been established.

The meeting concluded at 8:30 p.m.

**COPY**

## **ORDINANCE 07-36**

### **AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS**

**WHEREAS**, The Town of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield Washington Township Zoning Ordinance; and

**WHEREAS**, the Westfield-Washington Township Advisory Plan Commission (“Commission”) considered a petition (docket 0710-REZ-05) filed with the Commission to rezone certain lands; and

**WHEREAS**, the Commission did take action to forward the request to the Westfield Town Council with no recommendation under the provision of IC 36-7-4-605; and

**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Town Council on November 27, 2007; and

**WHEREAS**, the Westfield Town Council is subject to the provision of IC 36-7-4-608(g) 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-16.08.04 Zoning Map is amended as follows:

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the Real Estate located at the northeast quadrant of 161<sup>st</sup> Street, U.S. 31 and Union Street from SF-2 and GB to GB-PD. See attached maps and zoning commitments described in the attached identified as Exhibit “A” entitled Commitments Concerning the Use and Development of Real Estate to be known as “Lantern Commons” submitted by Pine Tree Commercial Realty, LLC.

**SECTION 2.** This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered.

**ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF**

**WESTFIELD, HAMITON COUNTY, INDIANA THIS 17 DAY OF**

Dec, 2007.

**WESTFIELD TOWN COUNCIL**

**Voting For**

Andrew Cook

Jack Hart

John Dippel

Bob Smith

Ron Thomas

Robert Horkay

Joseph Plankis

**Voting Against**

Andrew Cook

Jack Hart

John Dippel

Bob Smith

Ron Thomas

Robert Horkay

Joseph Plankis

**Abstain**

Andrew Cook

Jack Hart

John Dippel

Bob Smith

Ron Thomas

Robert Horkay

Joseph Plankis

ATTEST:

Cindy Gossard  
Clerk-Treasurer, Cindy Gossard

This ordinance prepared by  
Gregory J Anderson, AICP, Director of Community Development

"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."  
(name) C. Gossard



**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION  
CERTIFICATION**

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The Westfield-Washington Township Advisory Plan Commission met on Monday, November 26, 2007, to consider proposed rezoning of 63.92 acres from the SF-2 and GB Districts to the GB-PD District. Notice of public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed rezone is as follows:

0710-REZ-05    161<sup>st</sup> Street & Union & US 31,  
Pine Tree Acquisitions, LLC requests change in zoning of  
approximately 63.92 acres from SF-2 and GB to GB-PD.

A motion was made and passed to send no recommendation to Town Council regarding the rezone request for 0710-REZ-05 (5-3).

I, Gregory J. Anderson, AICP, being the Secretary of the Westfield-Washington Township Advisory 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 Advisory Plan Commission held on November 26, 2007.

  
\_\_\_\_\_  
Gregory J. Anderson, AICP, Secretary

November 27, 2007  
Date

0710-REZ-05

161<sup>st</sup> Street & Union & US 31, Pine Tree Acquisitions, LLC requests change in zoning of approximately 63.92 acres from SF-2 and GB to GB-PD.

Salzman reviewed the staff report and petition history, stating this petition has been to subcommittee. He stated the petitioner has slightly modified the site plan as well as the commitments.

Spoljaric stated that part of this project is in a designated wellhead protection area.

Mr. Barry Herring, Pine Tree Acquisitions, presented changes to the project and commitments, including reintroducing small shop retail buildings located at 161<sup>st</sup> Street and US 31 rather than the big box users. He also discussed the work to 161<sup>st</sup> Street, which includes two full left turn lanes, a through lane, and a right turn lane. He further stated the agreement to share in the expense of widening the bridge on 161<sup>st</sup> Street which will widen the bridge from two lanes to four lanes. Herring further discussed significant changes to the northern boarder including adding a 60-foot tree preservation area, additional 46 feet which includes sidewalk, retaining wall, and landscape buffer; to the south from the frontage road, more landscaping and sidewalk. He further stated a roundabout has been added to the intersection on Union Street. He also discussed the new trail plan and bike- and pedestrian-friendly walkways.

Mr. Steve Hoover expressed concern about the size of the total project, single use square footage, the site plan, building height, external facade, access, truck access, landscaping, and the lack of commitments.

Mr. Steven Holloway believes Westfield needs projects like this in order to bring the residential tax base down and spoke in favor of Lantern Commons.

Horkay commented on the subcommittee discussion which included concerns of the design of the center. He further stated there was a 4-0 decision that the project does not meet the intent of the Comp Plan and a 3-1 vote to send a negative recommendation versus no recommendation.

Spoljaric expressed concern about the lack of information at this time and all the changes that have been made.

Del Greco expressed concern about the amount of changes each time a presentation is made.

Sanders expressed concern about the roundabout and truck traffic, drainage, landscaping, retaining wall, change in building height, and recommended this petition go back to subcommittee for further review.

Kingshill expressed concern about the commitments and the number of changes

Plankis stated this is a vast improvement but with all the changes, are the commitments firmed up. He also asked if this is the final site plan.

Plankis asked about the time line for the project.

Herring responded they hope to break ground in late December.

Herring responded to the comments of the Commission as well as the public.

Horkay stated the parking adjacent to the two building on the corner is all north and east and asked if the intent is to have something to look attractive, what is the plan to have those buildings functioning.

Mr. Doug Nance, Greenburg-Farrow Architects responded that they envisioned four-sided architecture; all sides of the building would have that type of flavor of architecture. He further stated they also envision the facades facing 161<sup>st</sup> Street would have pedestrian flair which could mean window displays, entrances to the shops, etc. Nance also stated the main facade would be facing the parking lot because that is more convenient for customers.

Mr. Matt Price, Attorney, representing Pine Tree Acquisitions, stated the petitioner has been up front about the timing needs of this project. He further pointed out that the petitioner is not in disagreement over the substance of the commitments but rather the wording or phraseology of the commitments.

Kelleher pointed out that Westfield does promote business and quality development such as this; however, the Commission is also trying to buffer new development inconsistent with existing development to make sure the buffering is appropriate for the residential areas. She further stated there are site design comments based on the information received previously, but that the important things are the elements in this design that impact neighbors on the other side and whether these are adequately designed. We understand the petitioner has deadlines and timetables, but there are issues with this, such as taking the commitments and making them fit what has been shown to us.

Herring proposed the Commission send a positive recommendation contingent upon adequate commitments being drafted and agreed upon prior to the December 10 Town Council Meeting.

Kelleher stated she was uncomfortable with this proposal.

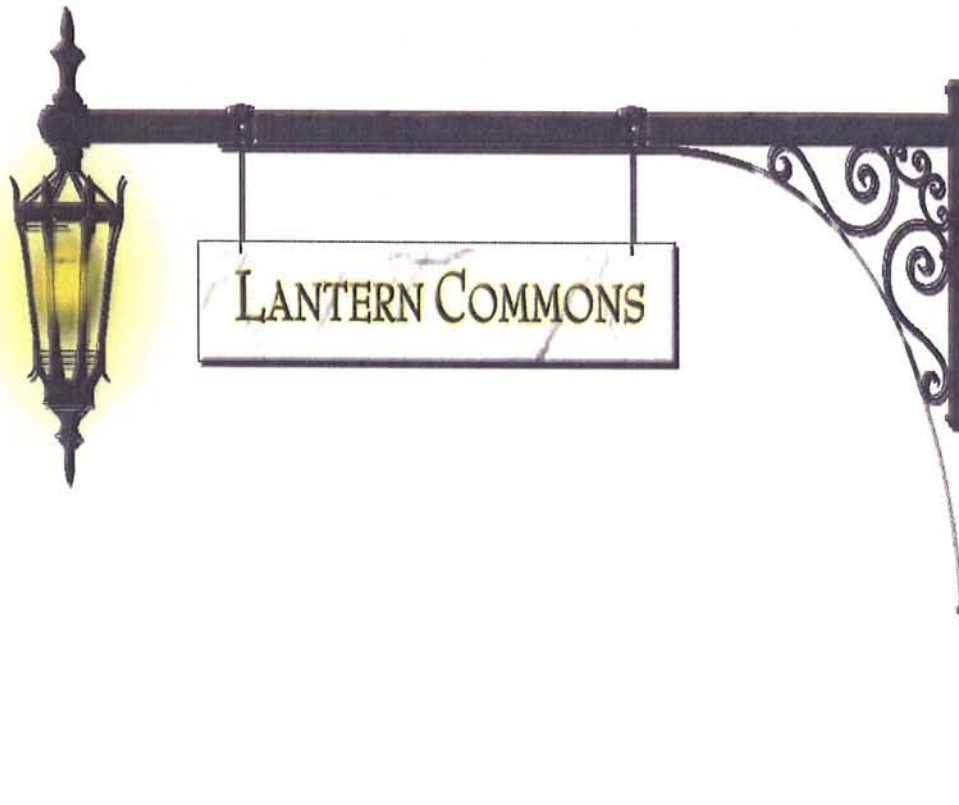
Spoljaric stated she would like to see a commitment in terms of environmental preservation of certain features of this site beyond the tree preservation buffer.

Kelleher stated she is not sure the staff report supported the five points absolutely and concretely. She further stated staff was very reasonable in saying this area is open to discussion and somewhat subjective.

Spoljaric moved to send 0710-REZ-05 to the Town Council with no recommendation.

Sanders seconded, and the motion passed 5-3 (Plankis, Del Greco, Kelleher).





**Exhibit "A" – Ordinance 07-36  
Zoning Commitments  
December 17, 2007**

## **COMMITMENTS CONCERNING THE USE AND DEVELOPMENT OF REAL ESTATE**

Pine Tree Commercial Realty, LLC (the "Developer") or its assigns, makes the following commitments to the Westfield Town Council (and the City Council following Westfield's conversion to a city) and Westfield-Washington Plan Commission (collectively, the "City") regarding the use and development of the following described real estate located in Hamilton County, Indiana:

### **Section 1. Description of Real Estate:**

See attached Exhibit "A" (hereinafter, the "Real Estate").

### **Section 2. Docket No.: 0710-REZ-05**

### **Section 3. Statement of Commitments:**

#### **A. DEFINITIONS**

- (1) All definitions that are outlined within the Westfield Zoning Ordinance are hereby incorporated.
- (2) Gross Floor Area shall be computed on a horizontal plane inclusive of occupied retail space and exclusive of loading docks, common mechanical rooms, and trash enclosures internal to the design, mezzanine or basement areas that are otherwise occupied as storage or for mechanical equipment purposes.
- (3) Restaurant shall be an establishment engaged in the preparation of food and beverages containing more than 3,500 gross square feet and characterized primarily by table service to customers and it shall not contain any drive through services.
- (4) Fences shall be constructed with stone or brick pilasters (with an architectural character consistent with the overall theme of the development) with separations of not more than 50 feet, and shall incorporate wooden material between the pilasters.

#### **B. GENERAL**

##### **(1) Floor Area Limitations.**

- i. Improvements constructed upon the Real Estate shall be limited to no more than four hundred fifty thousand (450,000) square feet of gross floor area.
- ii. The foregoing shall not prohibit development above the first floor level.

##### **(2) Maximum Single Use Limitation.**

- i. Only two (2) single uses shall be permitted upon the Real Estate which occupy more than sixty thousand (60,000) square feet of gross floor area.

- ii. The maximum floor area of any single user shall be one hundred fifty thousand (150,000) square feet.

**(3) Illustrative Conceptual Site Plan.**

- i. The Real Estate shall be developed in substantial conformity to the Illustrative Conceptual Site Plan (the "Plan"), a reduced copy of which is attached hereto for reference purposes as Exhibit "B-1 & B-2".
- ii. In the event of a conflict between the provisions of these Commitments and the Plan, the provisions of these Commitments shall control.
- iii. The Illustrative Conceptual Site Plan contains the following components: specialty department stores; retail shop's (boutiques); single user / retail / office out lots; and, office buildings.
- iv. The Illustrative Conceptual Site Plan shall prohibit discount department stores and out lots 1, 2 & 3 shall not allow for restaurants other than defined herein.

**(4) Parking.** An overall minimum of 4.5 parking spaces shall be provided for each one thousand (1,000) square feet of gross floor area.

**(5) Trash Removal.** Trash and garbage removal by garbage trucks from dumpsters located upon the Real Estate shall not be allowed between the hours of 9:00 PM and 7:00 AM.

**(6) Permits.**

- i. Prior to applying for a building permit on the Real Estate, the Developer shall first acquire written consent from the then owner(s) of the Real Estate.
- ii. Once the Developer, its successor(s) or assign(s) closes on a portion of the Real Estate, such written consent shall not be required from the owner of that portion of the Real Estate

**C. ARCHITECTURAL**

Any proposed development shall conform with the Exhibits attached to these Commitments ("Exhibit C"), and shall be of a cohesive and consistent architectural character not less than set forth in Exhibits as determined by Administrative Review. "Franchise" architectural elements shall be eliminated with respect to fast food restaurants and shall otherwise be permitted only when integrated into the larger overall character of the development. All provisions contained with this Section are subject to an Administrative Review.



**(1) Height of Buildings.**

- i. No building height shall exceed thirty (30) feet above the finished floor to the top of the parapet wall for buildings constructed within the area adjacent to the New Frontage Road for a distance of 200 feet into the property.
- ii. The minimum height of any building abutting the right-of-way of US 31, 161<sup>st</sup> Street and Union Street shall be twenty-four feet (24') above finished floor.
- iii. Cupolas, and other similar architectural features, and antennae having a height of up to fifteen feet (15') or a diameter up to eight inches (8"), and satellite dishes having a diameter of up to twenty-four inches (24") shall represent permitted exceptions from the maximum height limitation imposed hereby.

**(2) Facade Requirements (Four Sided Architecture).** Each façade of each building shall comply with the following requirements:

- i. An Architectural Break is any break in the plane of a façade that occurs at least every seventy-five lineal feet (75') lineal feet and consists of a building offset of a minimum of one (1) foot, four (4) inches, or the inclusion of a canopy or roof element projecting a minimum of five (5) feet from the building ("Architectural Break").
- ii. Any large single use occupying sixty thousand (60,000) square feet or more (hereinafter referred to as a "Large Use") shall incorporate an Architectural Break(s) as follows:
  1. One (1) Architectural Break shall be incorporated into each Facade of the building for each thirty thousand (30,000) square feet (or part thereof) of gross floor area occupied beginning at sixty thousand (60,000) square feet up to the maximum size otherwise permitted by these Commitments.
  2. Two (2) Architectural Breaks shall be incorporated into each Facade of the building for each thirty thousand (30,000) square feet (or part thereof) of gross floor area occupied beginning at seventy-five thousand (75,000) square feet up to the maximum size otherwise permitted by these Commitments.
  3. Three (3) Architectural Breaks shall be incorporated into each Facade of the building for each twenty-five thousand (25,000) square feet (or part thereof) of gross floor area occupied beginning at ninety-one thousand (91,000) square feet up to the maximum size otherwise permitted by these Commitments.

- iii. Any single use occupying less than sixty thousand (60,000) square feet shall provide at least one (1) Architectural Break on each Facade and one (1) roof line break.

**(3) Elevations and Building Materials.**

- i. Any proposed development shall be comprised of a cohesive and consistent palette of building materials which possesses the same architectural integrity as those depicted in the conceptual renderings attached to these Commitments.
- ii. All buildings constructed on the Real Estate shall include, or be comprised of, a combination of the following:
  - 1. decorative concrete wall panels (including pre-cast),
  - 2. brick, cultured stone, and other masonry,
  - 3. store front glazing and EIFS accents provided, however, that EIFS accents shall not account for more than fifteen percent (15%) of any façade.
- iii. Interspacing design elements such as canopies, awnings and pilasters, using complimentary colors and architectural components which are reasonably consistent with and possess the same architectural integrity as the conceptual renderings attached to these Commitments shall be provided.

**(4) Roof Top Equipment.** Any roof top heating and cooling equipment, ventilation equipment, refrigeration equipment, condensers or communication equipment (not including antennae having a height up to fifteen feet (15') or a diameter up to eight inches (8") or satellite dishes having a diameter of up to twenty-four inches (24")) shall be completely screened from Union Street, New Frontage Road (Woodside Estates south property line), 161<sup>st</sup> Street, US 31, the Adjacent Real Estate (as defined hereafter) and otherwise installed in a manner consistent with, and which compliments, the architectural character of the buildings where located, using similar or complimentary building materials, colors and other similar design elements.

**(5) Trash Facilities (Exhibit D).**

- i. Any stand-alone dumpsters used for trash shall be enclosed on all four (4) sides and, except as specified in (B) (6) (iv) below, the exterior of at least three (3) sides shall be a minimum of six feet (6') in height so as to conceal functions within and finished in materials and consistent with those used on the buildings for which they provide service.
- ii. The gate or door of any dumpster enclosure which opens to permit use and trash removal shall be closed when not in use.

- iii. No separate or stand-alone dumpster may be placed between the building line of the structure and the closest right-of-way of Union Street, New Frontage Road, 161<sup>st</sup> Street, or US 31.
- iv. Dumpsters and dumpster enclosures oriented towards the rights-of-way of Union Street, New Frontage Road, 161<sup>st</sup> Street, or US 31 must be visually integrated into the main structure with which they are associated in the manner described below.
  - 1. Dumpster enclosures visually integrated into structures abutting Union Street, New Frontage Road, 161<sup>st</sup> Street, or US 31 shall be at least eight (8) feet in height.
  - 2. Dumpster enclosures visually integrated into structures shall incorporate architectural elements and building materials consistent with the structures which they serve.

**(6) Loading Docks.**

- i. Loading Docks fronting Union Street, 161<sup>st</sup> Street, and US 31 shall be oriented principally parallel to the respective rights-of-way.
- ii. Screening walls shall be provided parallel to the recessed channel associated with any exterior loading dock.
  - 1. The screening wall shall extend the entire length of the loading dock recessed channel, inclusive of tractor and trailer length.
  - 2. The screening wall shall have a minimum height equal to the height of the loading dock overhead door and/or any visible exterior mechanical equipment associated with the operation of the overhead door.
  - 3. Screening walls associated with loading docks shall be subject to the same elevation and building materials as the associated building wall they parallel.
- iii. All Loading Docks located other than (i) above shall comply with (ii) above and the following:
  - 1. Doors for interior loading docks shall be an integral part of building architecture.
  - 2. The interior loading dock area shall accommodate the largest anticipated delivery vehicle for tenants, inclusive of tractor and trailer.



**D. ACCESS**

**(1) Union Street Ingress and Egress.**

- i. No more than two (2) driveways and curb cuts shall be permitted to provide direct vehicular ingress and egress to/from the Real Estate along that segment of Union Street comprising the eastern boundary of the project.
- ii. The northern most driveway shall be designed and signed to prohibit use by trucks making deliveries to the development.
- iii. The southern most driveway shall be designed to provide vehicular and truck traffic ingress and egress to and from the development.

**(2) US 31 Ingress and Egress.** No direct ingress and egress to and from the Real Estate shall be permitted along US 31.

**(3) 161<sup>st</sup> Street Ingress and Egress.** No more than one (1) driveway and curb cut shall be permitted to provide direct vehicular and truck traffic ingress and egress to and from the Real Estate along 161<sup>st</sup> Street. Such driveway shall be designed to allow right-in and right-out ingress and egress only. The right-in and right-out shall remain until the City or Indiana Department of Transportation ("INDOT") requires the driveway to be removed. The Developer will not charge the City or INDOT to eliminate the right-in and right-out driveway and curb cut off of 161<sup>st</sup> Street.

**(4) Adjacent Real Estate Access.** Subject to documentation customary within the commercial real estate industry, Developer shall provide reasonable access to the Real Estate lying to the west of the Real Estate.

**(5) US 31 Future Improvements.**

- i. A portion of the Real Estate along US 31 shall remain undeveloped in order to accommodate INDOT's plans for construction of a vehicular on-ramp along US 31 at its intersection with 161<sup>st</sup> Street and for future utility infrastructure improvements to be made by the City.
- ii. This undeveloped portion of the Real Estate shall be configured in substantial conformity to the Plan.

**(6) Frontage Road Ingress and Egress.** No more than three (3) driveways and curb cuts shall be permitted to provide direct vehicular ingress and egress to and from the Real Estate along the frontage road, being that segment of proposed new roadway along the northern boundary of the Real Estate ("Frontage Road"). Furthermore, truck access shall be prohibited from accessing the proposed Frontage Road from Union Street to the western property line.

**E. INFRASTRUCTURE**

**(1) Union Street Improvements.**

- i. The Developer shall be responsible for the reconstruction of Union Street to City of Westfield Public Works Department Utility and Infrastructure Construction Standards and Specifications (October, 2006), or such other standards and specifications as agreed to by the City and Developer (collectively, "WPWD Standards").
  1. The Developer shall dedicate all land needed for right of way within the project boundaries necessary for the described Union Street improvements.
  2. The Developer, in coordination with the City, shall acquire such additional land as shall be required to install and construct the Union Street improvements described herein.
  3. The roadway section shall conform to the City's Thoroughfare Plan (as in effect on the date herein).
- ii. The Developer shall construct northbound left turn lanes at both Union Street entrances to the development at Developer's sole expense.
- iii. Southbound right turn lanes shall also be provided at each entrance at Developer's sole expense. Widening of the existing road will be required to accommodate such turn lanes.
- iv. The Developer shall be responsible for constructing any additional box culvert sections, as needed after consultation with the City, under Union Street to accommodate the existing legal drain.
- v. The Developer shall construct a single lane roundabout at the intersection of Union Street and the new frontage road. Said roundabout shall be of satisfactory size to allow for future expansion to two lanes.

**(2) 161<sup>st</sup> Street Improvements.**

- i. The Developer shall dedicate all land needed for right of way within the project boundaries for the described 161<sup>st</sup> Street improvements and shall be responsible for the reconstruction of the same to WPWD Standards.
  1. The Developer, in coordination with the City, shall acquire such additional land as may be reasonably required to install and construct the 161<sup>st</sup> Street improvements described herein.
  2. The roadway section shall conform to the City's Thoroughfare Plan (as in effect on the date herein).

- ii. The Developer shall reconstruct the northbound right turn lane at the intersection of US 31 and 161<sup>st</sup> Street and construct a left turn lane (or lanes, if double left turn lanes are prescribed in the traffic engineering report), in the westbound lanes of 161<sup>st</sup> Street, to southbound US 31.
  - iii. A westbound turn lane into the right-in and right-out driveway shall also be provided by Developer at their sole expense.
  - iv. Developer agrees to reasonably participate in the costs associated with the reconfiguration of the intersection of 161st Street and US 31 necessitated by the widening of 161st Street adjacent to Lantern Commons.
  - v. The Developer shall also construct a two (2) lane roundabout at the intersection of Union Street and 161<sup>st</sup> Street, these must conform to the Westfield Corridor Plan or such other standards and specifications as agreed to by the City and Developer.
    - 1. The Developer and the City shall coordinate with one another to assure that the roundabout is aligned with the 161<sup>st</sup> Street Bridge that crosses over Cool Creek, as reconstructed, and the Developer shall construct the new pavement section from the roundabout up to the bridge.
  - vi. The Developer shall also construct a one (1) lane roundabout at the intersection of Union Street and Frontage Road (as defined below) and must conform to the Westfield Corridor Plan or such other standards and specifications as agreed to by the City and Developer.
- (3) **161<sup>st</sup> Street Bridge Improvements.** The Developer shall only be responsible to pay the City's share of the construction costs relative to the installation of the bridge along 161<sup>st</sup> Street that crosses over Cool Creek. The Developer shall be responsible for the City's share of the bridge improvements (i.e., twenty (20) percent of the total construction costs) or Eighty Thousand Dollars (\$80,000), whichever is less.
- (4) **Frontage Road Improvements.**
- i. The Developer shall construct the frontage road extending from Union Street to the northwest corner of the development ("Frontage Road").
  - ii. The Developer must dedicate all right of way for the Frontage Road within the project boundaries.
  - iii. The Frontage Road shall adhere to the City's Thoroughfare Plan (as in effect on the date hereof) or such other standards and specifications as agreed to by the City and Developer.
  - iv. Three (3) access driveways and curb cuts shall be permitted along the Frontage Road to provide direct vehicular traffic ingress and egress to and from the Real Estate and the Adjacent Real Estate.



- v. The Developer shall install deceleration and acceleration tapers for right turns in and out of the most eastern curb cut on the frontage road. The Developer shall also install a left turn inbound lane at this curb cut.

(5) **Traffic Signals.** The Developer shall pay in full for all traffic signals necessary to serve this project, provided, that the installation of any traffic signal is subject to the approval of INDOT or the City, as appropriate. The signals shall be installed per WPWD standards and must provide Opticom.

(6) **Lift Station Improvements.**

- i. The Developer shall be responsible for installing a regional lift station located at the corner of 161<sup>st</sup> Street and Union Street.
- ii. The Developer will be responsible to connect the regional lift station to the Viking Meadow's lift station.

- 1. The regional lift station shall be designed to function in such a manner as to eliminate the Hamilton Square and Cool Creek lift stations by connecting them to the regional lift station with a gravity system.

- 2. All hardware from the Hamilton Square and Cool Creek lift stations shall be returned to the City.

- iii. The Developer, in consultation with the City, shall construct the system in accordance with WPWD Standards, and the City shall make the final decision on size and capacity following reasonable consultation with the Developer concerning the necessary size and capacity specifications for such system.

(7) **Fiber Optic Line.** The Developer shall be responsible for the relocation of the City's fiber optic line that runs along the north side of 161<sup>st</sup> Street, subject to the City's review and oversight.

(8) **Water Main.** The Developer shall be responsible for the relocation, or replacement, of the twenty inch (20") water main along the south side of 161<sup>st</sup> Street. The Developer shall relocate or replace the twenty inch (20") water main in accordance with WPWD Standards. The lift station improvements, the fiber optic line and the water main are collectively referred to herein as the "Utility Infrastructure."

(9) **Easements.** The Developer shall grant all easements required by the City upon terms and conditions mutually agreed to between the City and the Developer to construct and install the Utility Infrastructure for areas within the project boundaries. The Developer, in coordination with the City, shall acquire such additional easement rights and other property rights reasonably required to install and construct the Utility Infrastructure for areas outside the project boundaries.

(10) **Updated Traffic Analysis.** Developer shall cause updated traffic analyses with respect to:

- i. Traffic signal warrant analysis for the traffic signal to be installed on Union Street at the first access point north of 161<sup>st</sup> Street.
- ii. Traffic analysis with frontage road terminating at the northwest corner of the development.
- iii. US 31 and 161<sup>st</sup> Street final layout and design.

**F. SITE AMENITIES (Exhibit "E").**

**(1) General Site Amenities.**

- i. Site amenities shall be provided within the development and subject to Administrative Review.
- ii. Amenities include:
  - 1. Benches;
  - 2. Bike racks;
  - 3. Trash receptacles;
  - 4. Decorative site lighting shall be a lantern motif / theme throughout the development;
  - 5. Gazebos;
  - 6. Fountains;
  - 7. Seating areas;
  - 8. Outdoor dining areas;
  - 9. Internal vehicle and pedestrian bridges;
  - 10. Clock tower that includes tenant signage for users occupying in excess of 75,000 square feet of floor area;
  - 11. Street trees and planters;
  - 12. Entrance features as it relates to Lantern Commons entrance archway under Exhibit C;
  - 13. Natural landscaped areas; and
  - 14. Trail network (Exhibit F).

**(2) Stream Enhancements.**

- i. The Developer shall preserve and enhance and may relocate portions of the existing stream, running west to east on site.
- ii. A minimum thirty (30) foot wide natural buffer shall be provided on each side of the stream as measured from the centerline of the stream.
  1. The minimum natural buffer may be required to be increased by review agencies with jurisdiction over the stream, including but not limited to FEMA, the Army Corps of Engineers, IDEM, and IDNR.
- iii. The Developer is responsible for submitting and obtaining applicable approvals from all local, state and federal agencies in connection with the initial construction of the project.

**(3) Trails (Exhibit F)**

- i. During and as part of development of the Real Estate and before completion thereof, a pedestrian trail or path for public use shall be completed.
  1. Said trail shall be located within a perpetual, non-exclusive easement of twenty feet (20') in width, which shall be granted to the City and reserve to the Developer rights to construct improvements within the segment of the easement area internal to the shopping center, provided such improvements do not substantially interfere with the public's use and enjoyment of the trail, as depicted on the Plan. Such easement shall be granted to permit public use of the trail following initial completion by the Developer of the Real Estate at its sole cost and expense.
  2. The trail shall be constructed with a minimum width of twelve (12) feet, a one (1) foot shoulder on each side (total width of 14 feet) and a material composition and at a location acceptable to the City, and shall generally be located as depicted on the Plan, or as otherwise reasonably agreed by the Developer and the City.
- ii. During and as part of development of the Real Estate and before completion thereof, pedestrian trails or paths for public use shall be completed within the rights-of-way of Union Street and 161<sup>st</sup> Street.
  1. The trail shall be constructed of a material composition and at a location acceptable to the City, and shall generally be located as depicted on the Plan, or as otherwise reasonably agreed by the Developer and the City.



2. Said trail shall be permitted to run from within the abutting public rights-of-way into the Development, subject to subparagraphs (a) and (b) below.
  - a. The trail shall be located within a perpetual, non-exclusive easement twenty feet (20') in width, which shall be granted to the City. Such easement shall be granted to permit public use, and
  - b. The location is generally parallel with the associated rights-of-way.
- iii. During the development of the Real Estate, the Developer shall not relocate the Natalie Wheeler Trail, currently running along the eastern border of the Real Estate at Union Street, and the Developer shall promptly repair any damage to the Natalie Wheeler Trail resulting from the activities of the Developer or its agents or contractors. Any and all repairs to the Natalie Wheeler Trail shall be performed to no lesser standards than currently exist for said Natalie Wheeler Trail, and shall be subject to the review and approval of the City.

**G. LANDSCAPING**

**(1) Landscaping General.**

- i. Development of the subject site shall comply with the terms of the Westfield-Washington Township Landscape Ordinance ("Landscape Ordinance") in effect at the time the first Development Plan is filed.
- ii. Landscaping and screening in addition to that which is required by the terms of the applicable Landscape Ordinance shall be provided in accordance with the following commitments.
- iii. Decorative loose stone, rock or gravel may be used as a landscape accent in conjunction with areas that are in excess of 300 square feet. Such accents including the size of areas are subject to Administrative Review of the overall landscape plan upon its formal submission.

**(2) US 31 Road Frontage.**

- i. Developer shall include a screen fence as a part of screening the loading and service areas from US 31.
  1. Said fence shall be a minimum of six feet (6') in height measured from the average finished pavement elevation in the loading and service areas immediately adjacent to the west.

- ii. A partial or full retaining wall may be used on the west side of the fence in lieu of a side slope.

**(3) North Boundary Tree Conservation Area and Buffer (Exhibit "G").**

- i. A portion of the Real Estate, no less than sixty feet (60') in width running generally along and directly south of the north boundary of the Real Estate, shall be preserved as a tree conservation area (the "Tree Conservation Area"). This area shall be conveyed to the City within ninety (90) days upon the approval of a formal Development Plan.
  - 1. Any tree(s) within the Tree Conservation Area removed shall be replaced within the Tree Conservation Area as prescribed by the then Landscape Ordinance of the City.
  - 2. Beyond the above-stated replacement requirement and notwithstanding any other provision of the Landscape Ordinance, the trees in the Tree Conservation Area shall be preserved to the extent practical, taking into account topographic changes necessitated by development.
  - 3. Unless necessary in regards to design requirements, Developer shall use best efforts to make no grade changes in the Tree Conservation Area.
- ii. During development of the Real Estate, all existing trees which Developer determines are to be preserved shall be maintained without injury and with sufficient area for the root system to sustain the tree.
- iii. Protective care and physical restraint barriers at the root line shall be provided to prevent alteration, compaction or increased depth of the soil around the root systems of the preserved trees.
- iv. Developer shall construct a fence along, or south of, the south border of the Tree Conservation Area, which fence shall be six (6) feet high and shall meet such other design requirements as the Developer and City shall agree.

**(4) Westfield Tree Relocation**

- i. At a time determined by Developer after consultation with the City and prior to any site clearing activity, the Westfield Parks and Recreation Department Director or the Director's designee (the "Director") shall be provided access to the subject site for the purposes of the Director identifying trees not otherwise to be maintained on-site for relocation to City properties.
- ii. The Developer agrees to relocate the identified trees to the selected City property at the Developer's expense; provided, the total expense to Developer may not exceed fifteen thousand dollars (\$15,000.00). All such relocations shall be performed under the supervision of a licensed arborist acceptable to the City.

- iii. Should development of the subject site occur in a phased manner, the City and Developer agree trees may be identified and relocated in phases.
- iv. The Developer disclaims any warranty respecting such relocated trees and shall have no maintenance obligations with regard to any relocated tree.

(5) **Maintenance.** Following completion of the landscaped area, including the fences, the owner or owners of the Real Estate shall, in perpetuity, reasonably: (i) maintain the fences in a good state of structural condition at all times and make repairs and replacements as necessary and at its or their sole cost and expense; and (ii) maintain the landscaping and periodically replace trees, evergreens or shrubs as reasonably required to maintain the character of the landscaped area.

#### **Section 4. Third-Party Approvals**

With regard to any county, state or federal permit, approval or private property or easement acquisition the Developer may undertake as a part of developing the Real Estate in conformance with these Commitments ("Approvals"), the Developer will only be required to obtain the Approvals from the appropriate governmental agency or land owner, if the Developer is unable to obtain the Approvals, even after assistance and cooperation from the City of Westfield, and the exhaustion of all administrative remedies available through the City of Westfield, the Developer may petition the City Council for relief from the obligations imposed herein and such obligations shall be modified, reduced or eliminated to the extent reasonably necessary to permit the continued development of the Real Estate.

#### **Section 5. Binding Effect**

- A. These Commitments are binding upon the Developer, each subsequent owner of the Real Estate and each other person acquiring an interest in the Real Estate, unless modified or terminated.
- B. These Commitments may be modified or terminated only by a majority decision of the Westfield City Council.

#### **Section 6. Effective Date**

The Commitments contained herein shall be effective upon adoption of an ordinance by the Town Council of Westfield, Indiana assigning the requested GB-PD zoning district classification to the Real Estate identified in Docket No. 0710-REZ-05 and upon approval by the Developer and the City of Westfield or its Redevelopment Commission of a mutually acceptable development agreement regarding the infrastructure improvements discussed herein.



**Section 7. Recording**

The undersigned hereby authorizes the City to record these Commitments in the Office of the Recorder of Hamilton County, Indiana.

**Section 8. Enforcement**

These Commitments may be enforced by the City Council of Westfield, Indiana.

**Section 9. Venue**

These commitments shall be construed and interpreted pursuant to Indiana law and the only appropriate venue for legal remedies shall be Hamilton County Indiana.

IN WITNESS WHEREOF, Pine Tree Commercial Realty, LLC, has caused these Commitments to be executed as of the 19<sup>th</sup> day of December, 2007.

Pine Tree Commercial Realty, LLC

By: [Signature]

Its: Manager

STATE OF ILLINOIS )  
~~INDIANA~~

) SS:

Cook  
COUNTY OF ~~HAMILTON~~ )

BEFORE ME, a Notary Public in and for said County and State, personally appeared Peter Borszak, the duly authorized Manager of Pine Tree Commercial Realty, LLC, who executed the foregoing Commitments on behalf of such limited liability company, and acknowledged the signing and execution of said Commitments to be his voluntary act and deed and the voluntary act and deed of such limited liability company for the uses and purposes therein mentioned.

Witness my hand and Notarial Seal this 19<sup>th</sup> day of December, 2007.

[Signature]

My Commission Expires:

Notary Public

Printed Bruce L Borszak

Residing in Cook County



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

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**Exhibit Index**

|     |                                                                                                                                                                      |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| A   | General Description / Legal Description                                                                                                                              |
| B-1 | Illustrative Conceptual Site Plan                                                                                                                                    |
| B-2 | Site Data Chart                                                                                                                                                      |
| C   | Architectural / Facade                                                                                                                                               |
| D   | Trash Enclosures                                                                                                                                                     |
| E   | Site Amenities<br><br>Benches, Lighting, Gazebos, Fountains and Green Roof                                                                                           |
| F   | Trail System - Internal and Site Perimeter                                                                                                                           |
| G   | Conservation Area / Cross Sections<br><br>A-A: Retail Building 4 & U.S. 31<br>B-B: Spec Store C & Woodside Estates (west)<br>C-C: Office 1 & Woodside Estates (east) |



**Exhibit "A"**

**Description of Real Estate**

*General Description:* Located at the northeast quadrant of the intersection of State Road 31 and 161<sup>st</sup> Street and the northwest quadrant of the intersection of 161<sup>st</sup> Street and South Union Street, approximately sixty-four (64) acres in size.

*Legal Description:* Forty (40) acres more or less:

Part of the East Half of the Northeast Quarter of Section 12, Township 18 North, Range 3 East of Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of the East Half of the Northeast Quarter of Section 12, Township 18 North, Range 3 East; run thence West (South 87 degrees 27 minutes 35 seconds West on and along the South line of said Northeast Quarter) 73 rods (1204.50 feet); thence North (north 00 degrees 34 minutes 15 seconds East) 87 rods 10 feet (1445.50 feet); thence East (North 87 degrees 34 minutes 10 seconds East) 72 rods 2 feet (1190 feet to the East line of said Northeast Quarter); thence South (South 00 degrees 00 minutes 00 seconds assumed bearing on and along the East line of said Northeast Quarter) 87 rods 7 feet (1442.50 feet to the place of beginning.).

THE REAL ESTATE AS DESCRIBED ABOVE BASED UPON THE DEED RECORDS OF HAMILTON COUNTY, INDIANA, WAS SURVEYED AND FOUND TO BE THE SAME REAL ESTATE AS SHOWN AND DESCRIBED BY SURVEY PERFORMED BY RICHARD G. RAYBACK, REGISTERED INDIANA LAND SURVEYOR #870015, AS THE SCHNEIDER CORPORATION PROJECT NO. 3244.0001, CERTIFIED MARCH 16, 2000, AS FOLLOWS:

A part of the East Half of the Northeast Quarter of Section 12, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said East Half; thence South 87 degrees 27 minutes 11 seconds West (assumed bearing system) along the south line of said East Half a distance of 877.59 feet to the East right-of-way line of State Highway plans F-Project No 24 (3) dated 1954, the next three courses being along said East right-of-way line; (1) thence North 02 degrees 12 minutes 24 seconds West a distance of 19.56 feet; (2) thence North 70 degrees 54 minutes 49 seconds West a distance of 242.49 feet; (3) thence North 15 degrees 55 minutes 36 seconds West a distance of 336.53 feet; thence North 00 degrees 34 minutes 15 seconds East a distance of 1008.63 feet; thence North 87 degrees 34 minutes 10 seconds East a distance of 1190.00 feet to the East line of the aforesaid East Half; thence South 00 degrees 00 minutes 00 seconds West along side East line a distance of 1442.50 feet to the point of beginning.

*Legal Description (continued):* Twenty-four (24.277) acres more or less:

Part of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, in Hamilton County, Indiana; thence South 00 degrees 00 minutes 00 seconds (assumed bearing) on the East line of said Northeast Quarter 446.90 feet to the TRUE POINT OF BEGINNING for the tract herein described; thence South 87 degree 20 minutes 15 seconds West (assumed bearing) 1654.08 feet to the East right-of-way line for U.S. Highway No. 31 per plans for F-Project No 24(3), dated April 19, 1954; thence South 15 degrees 15 minutes 46 seconds East on said East right-of-way line 263.05 feet; thence North 87 degrees 20 minutes 15 seconds East 301.04 feet; thence South 00 degrees 00 minutes 00 seconds parallel with the East line of said Northeast Quarter 139.21 feet; thence North 87 degrees 23 minutes 55 seconds East 2.41 feet; thence South 00 degrees 00 minutes 00 seconds parallel with the East line of said Northeast Quarter 357.00 feet; thence North 87 degrees 46 minutes 41 seconds East 1280.89 feet to the East line of said Northeast Quarter; thence North 00 degrees 00 minutes 00 seconds on the East line of said Northeast Quarter 763.07 feet to the TRUE POINT OF BEGINNING, containing 24.277 acres, more or less.

Overall Legal (see attached survey):

A part of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, in Hamilton County, Indiana, being described as follows:

Beginning at the southeast corner of said Quarter Section; thence North 00 degrees 37 minutes 57 seconds East along the east line thereof a distance of 2208.18 feet to a Mag Nail at the northeast corner of a tract of land described in Instrument #9954337 in the Office of the Recorder, Hamilton County, Indiana (basis of bearing per said deed) (the following 7 courses are along the north, west and south lines of said tract of land); (1) thence South 87 degrees 58 minutes 14 seconds West a distance of 1654.08 feet to a 5/8" rebar with cap stamped "Weihe" on the east right-of-way line of US Highway 31 per ISHC Project No. F24(23) dated 1954; (2) thence South 14 degrees 39 minutes 28 seconds East along said right-of-way line a distance of 263.05 feet to a 5/8" rebar with yellow cap stamped "Benchmark Firm 0061" (hereafter referred to as "Benchmark" rebar); (3) thence North 87 degrees 58 minutes 14 seconds East a distance of 301.04 feet; (4) thence South 00 degrees 37 minutes 59 seconds West a distance of 139.21 feet to a "Benchmark" rebar; (5) thence North 88 degrees 01 minute 54 seconds East a distance of 2.41 feet to a "Benchmark" rebar; (6) thence South 00 degrees 37 minutes 59 seconds West a distance of 357.00 feet to a point lying 1.1' south and 0.4' east of an iron pipe; (7) thence North 88 degrees 24 minutes 40 seconds East a distance of 90.85 feet to the northerly extension of the west line of a tract of land described in Deed Book 232, Page 257 in said Recorder's Office, said point lying 1.1' south of a "Benchmark" rebar; thence South 01 degrees 11 minutes 47 second West along said line a distance of 1015.54 feet to the east right-of-way line of US Highway 31 per said plans; thence South 15 degrees 17 minutes 39 seconds East along said right-of-way line a distance of 336.62 feet to a 5/8" rebar with yellow cap stamped "Schneider Firm 0001"; thence South 70 degrees 16 minutes 52 seconds East along said right-of-way line a distance of 242.49 feet to a point lying 0.2' south of an iron pipe; thence South 01 degrees 34 minutes 27 seconds East a distance of 19.56 feet to the south line of said Quarter Section; thence North 88 degrees 05 minutes 06 seconds East along said line a distance of 877.60 feet to the Point of Beginning, containing 63.11 acres, more or less.







**Exhibit “B-1”**

**Illustrative Conceptual Site Plan**







## Exhibit "B-2"

### Illustrative Conceptual Site Plan – Data Chart

#### Development Information

##### Site Area

##### Building Area

|                    |                |    |
|--------------------|----------------|----|
| Spc Dept Store - A | 120,000        | sf |
| Spc Dept Store - B | 104,000        | sf |
| Spc Dept Store - C | 50,900         | sf |
| Retail - 1         | 13,000         | sf |
| Retail - 2         | 15,000         | sf |
| Retail - 3         | 20,500         | sf |
| Retail - 4         | 30,000         | sf |
| Retail - 5         | 15,000         | sf |
| Retail - 6         | 18,000         | sf |
| Office - 1         | 10,000         | sf |
|                    | <b>396,400</b> | sf |

|                     |               |    |
|---------------------|---------------|----|
| Outlot - 1 Bldg 9   | 7,000         | sf |
| Outlot - 2 Bldg 10  | 7,000         | sf |
| Outlot - 3 Bldg 11  | 5,000         | sf |
| Outlot - 4 Retail 7 | 10,000        | sf |
| Outlot - 5 Retail 8 | 10,000        | sf |
| Outlot - 6 Office 2 | 6,000         | sf |
| Total Outlot 1-6    | <b>45,000</b> | sf |

Gross Total: **441,400** sf

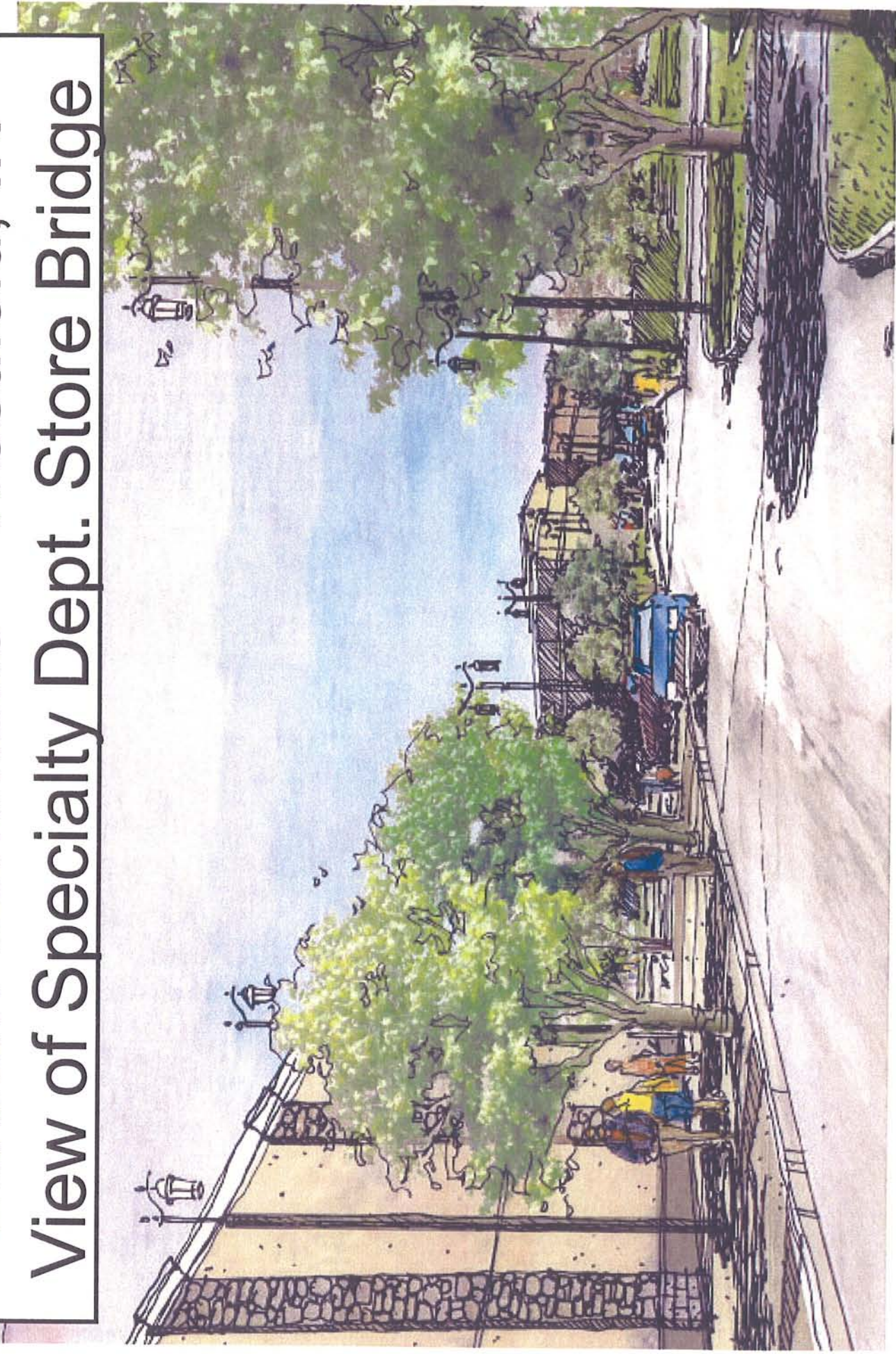
**Exhibit “C”**

Illustrative Façade / Architectural Details



# Lantern Commons – Westfield, IN

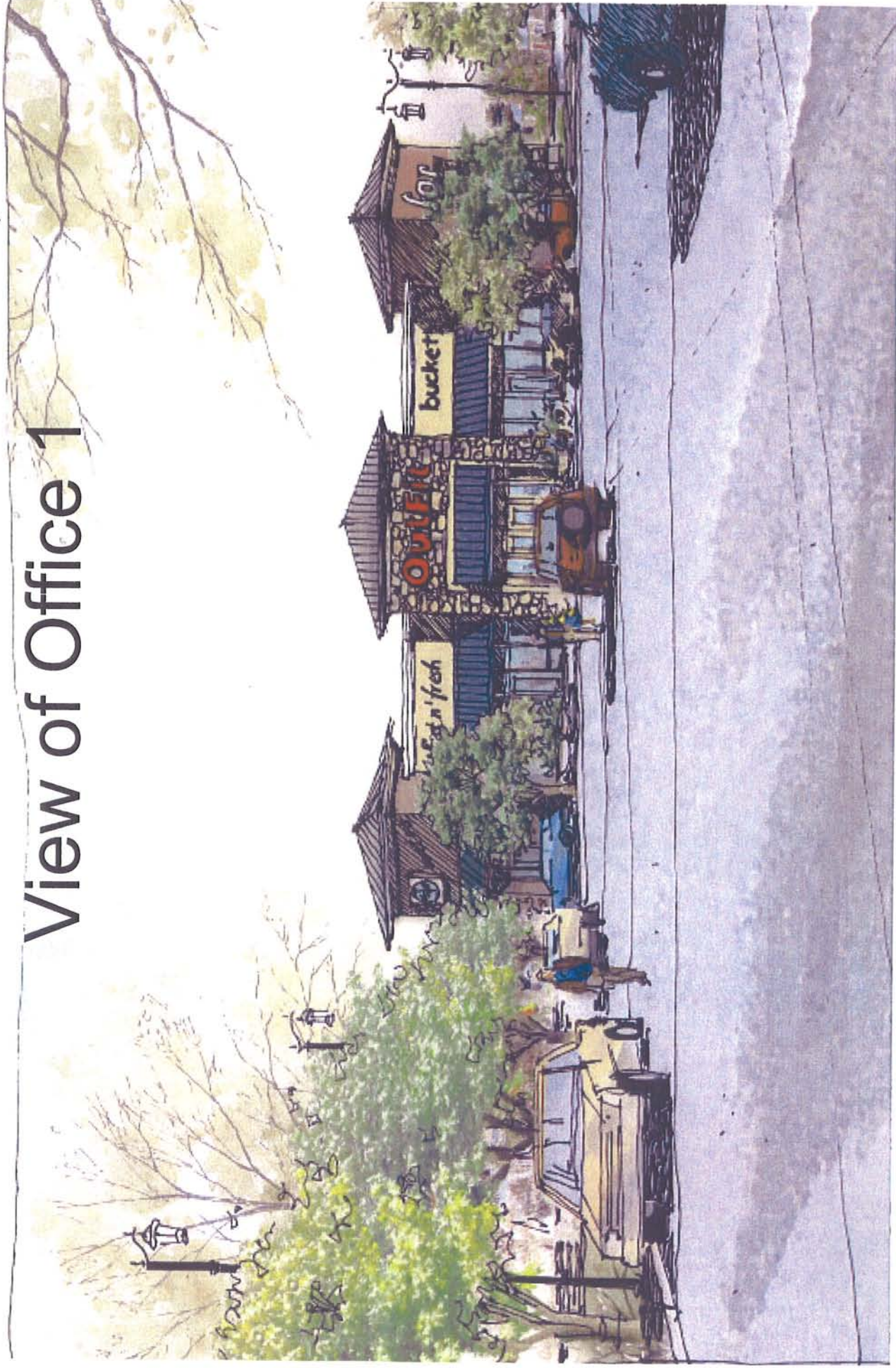
## View of Specialty Dept. Store Bridge





# Lantern Commons – Westfield, IN

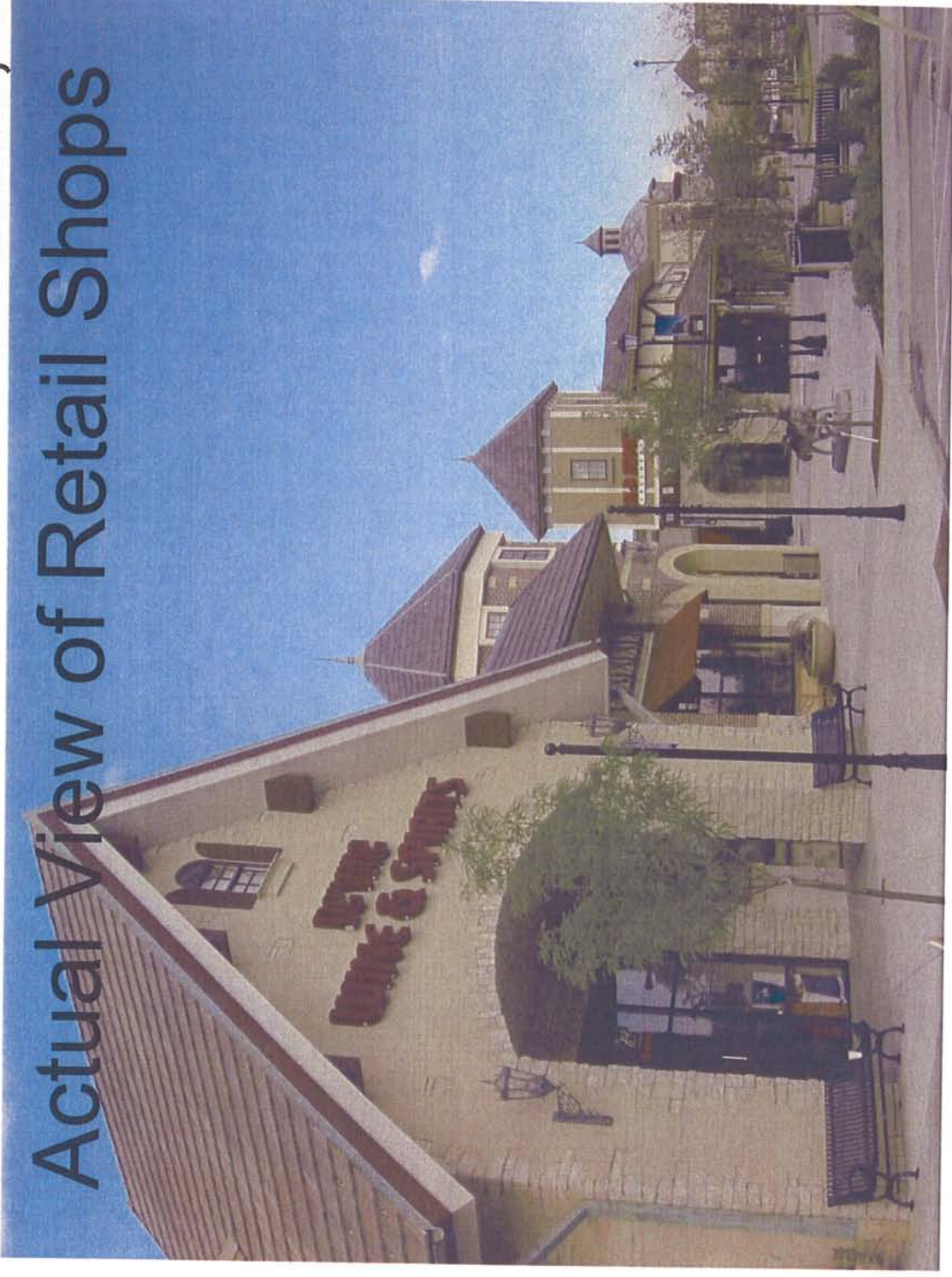
## View of Office 1





# Lantern Commons – Westfield, IN

## Actual View of Retail Shops

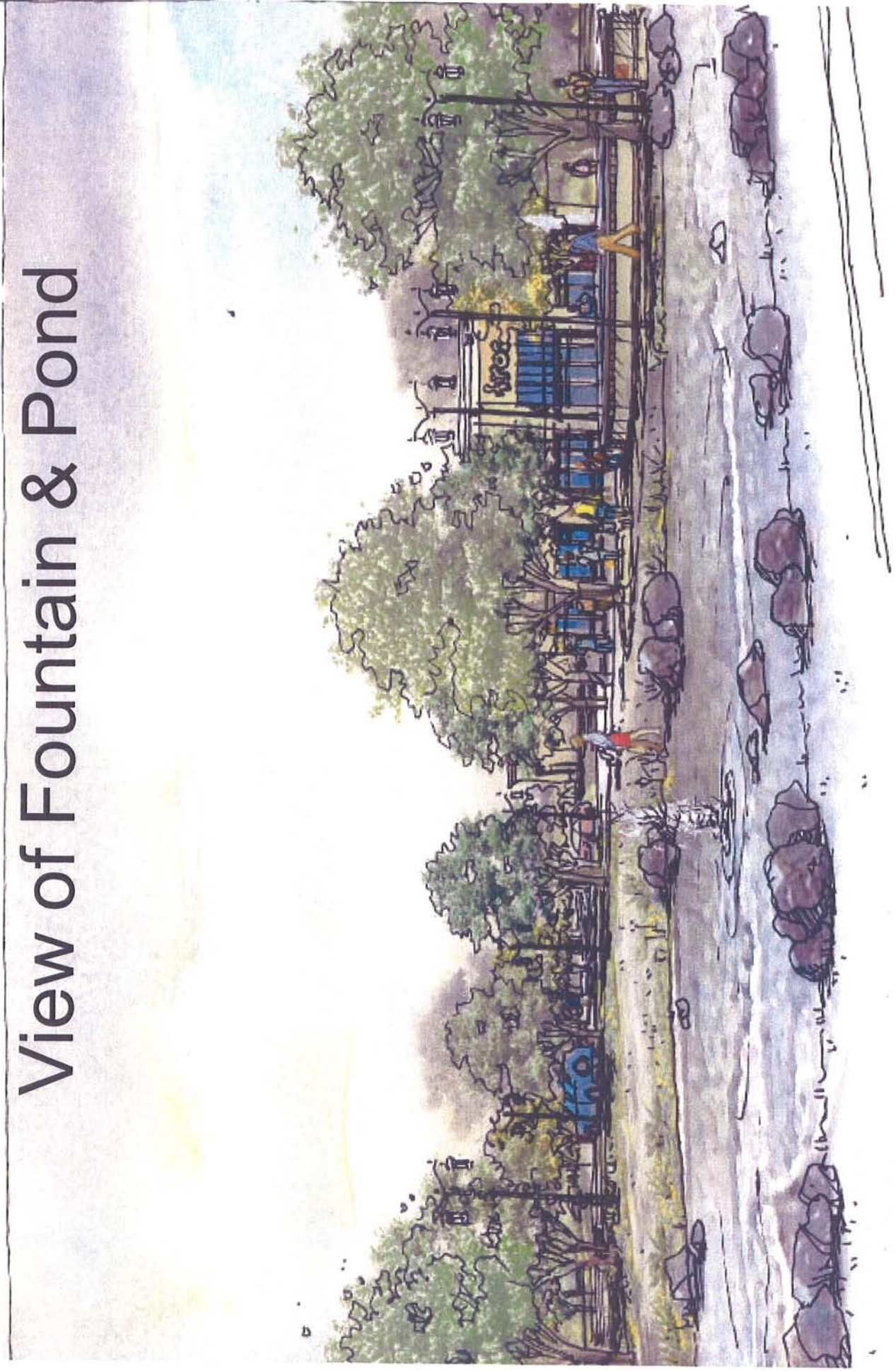


Actual picture of an entrance feature in one of the shopping centers that Pine Tree owns in Westminster, CO. This picture will be attached to the commitments.



# Lantern Commons – Westfield, IN

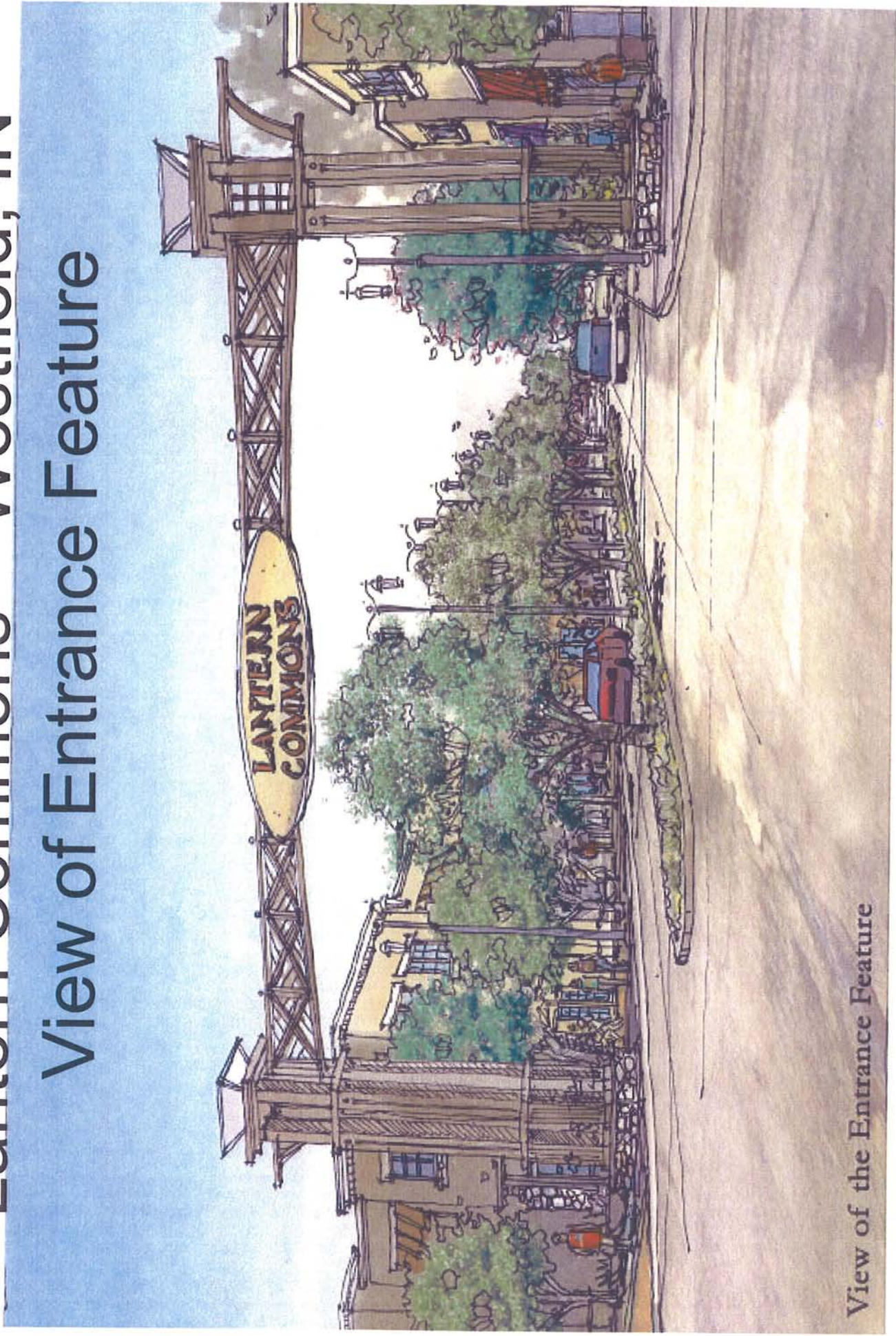
## View of Fountain & Pond





# Lantern Commons – Westfield, IN

## View of Entrance Feature

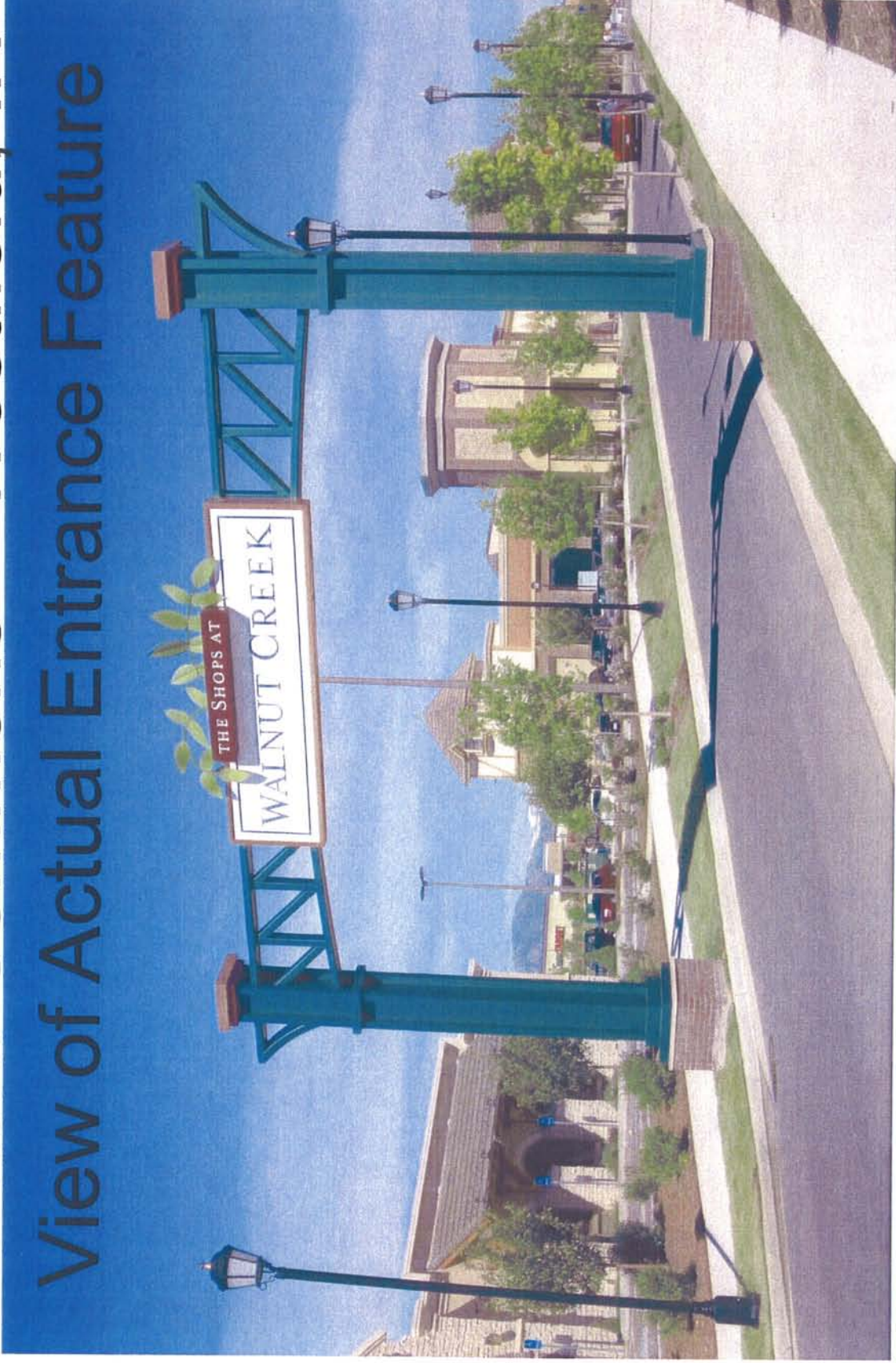


View of the Entrance Feature



# Lantern Commons – Westfield, IN

## View of Actual Entrance Feature

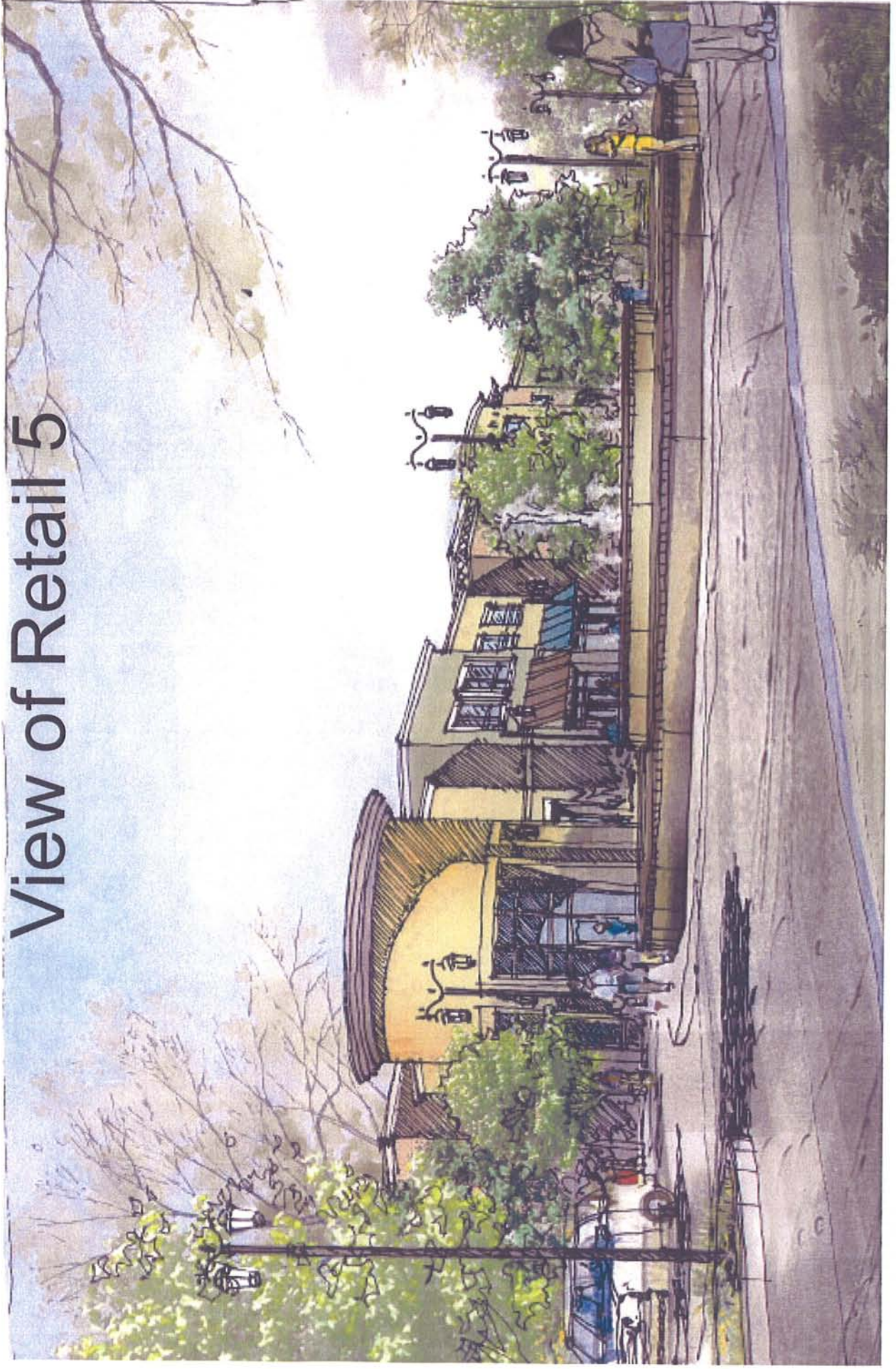


Actual picture of an entrance feature in one of the shopping centers that Pine Tree owns in Westminster, CO. This picture will be attached to the commitments.



# Lantern Commons – Westfield, IN

## View of Retail 5





# Lantern Commons – Westfield, IN

## Actual View of Retail Building & Fountain Feature

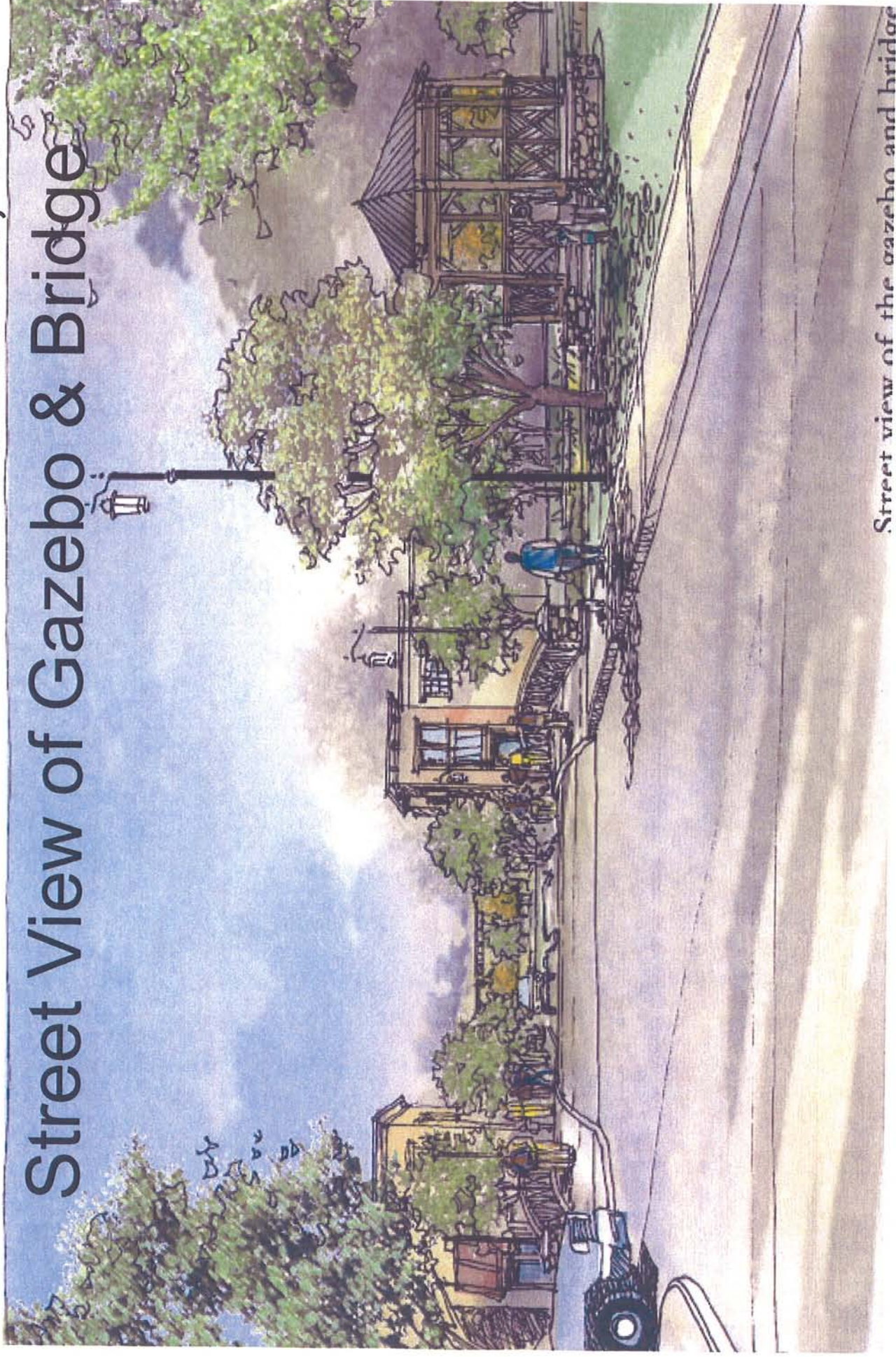


Actual picture of fountain feature in one of the shopping centers that Pine Tree owns in Westminster, CO. This picture will be attached to the commitments.



# Lantern Commons – Westfield, IN

## Street View of Gazebo & Bridge



Street view of the gazebo and bridge



# Lantern Commons – Westfield, IN

## View of Monument Sign



View of the Front Monumental Sign

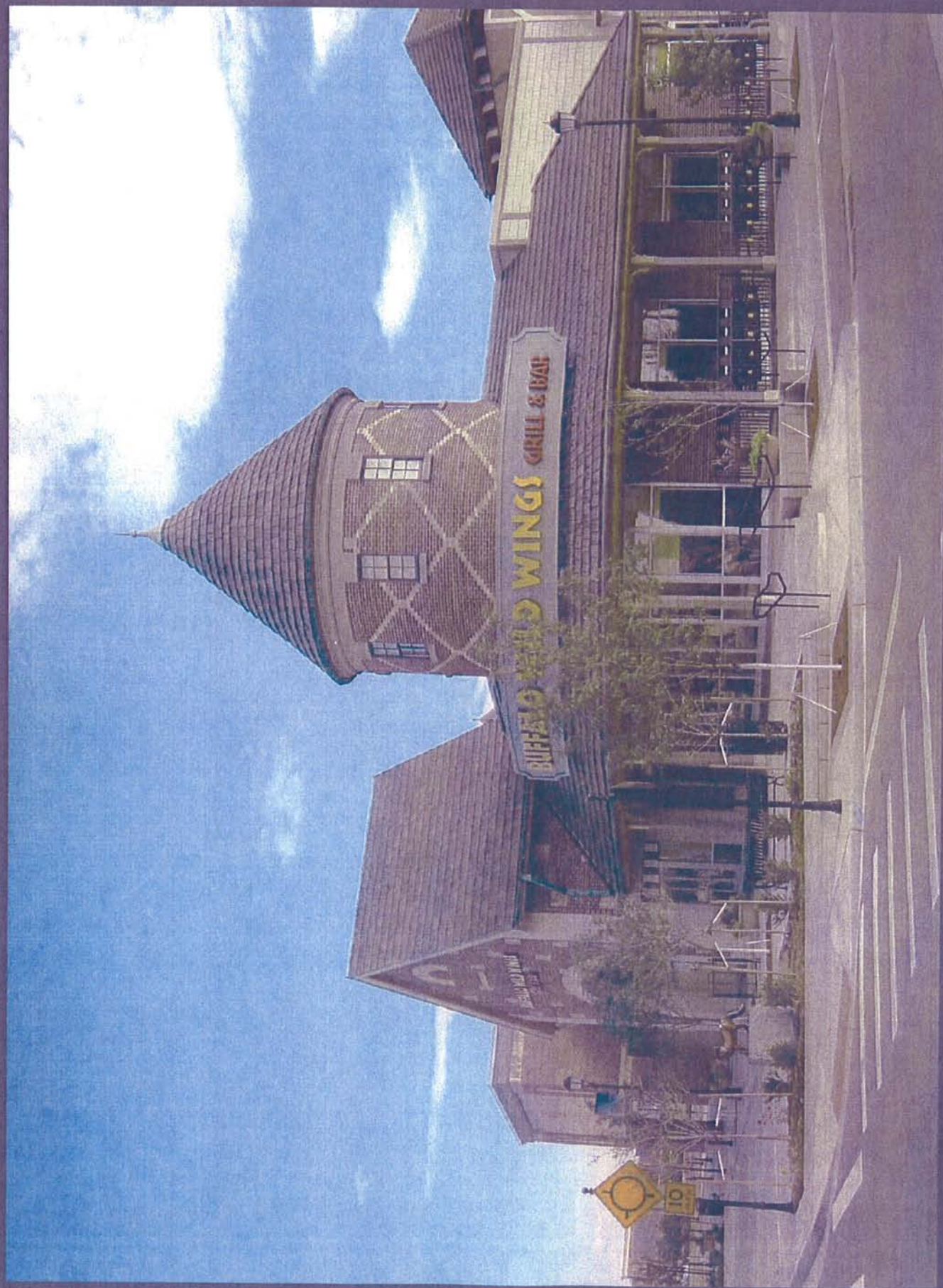
























**Exhibit “D”**

Illustrations Trash Enclosures (Integrated)



PROFILE





PROFILE







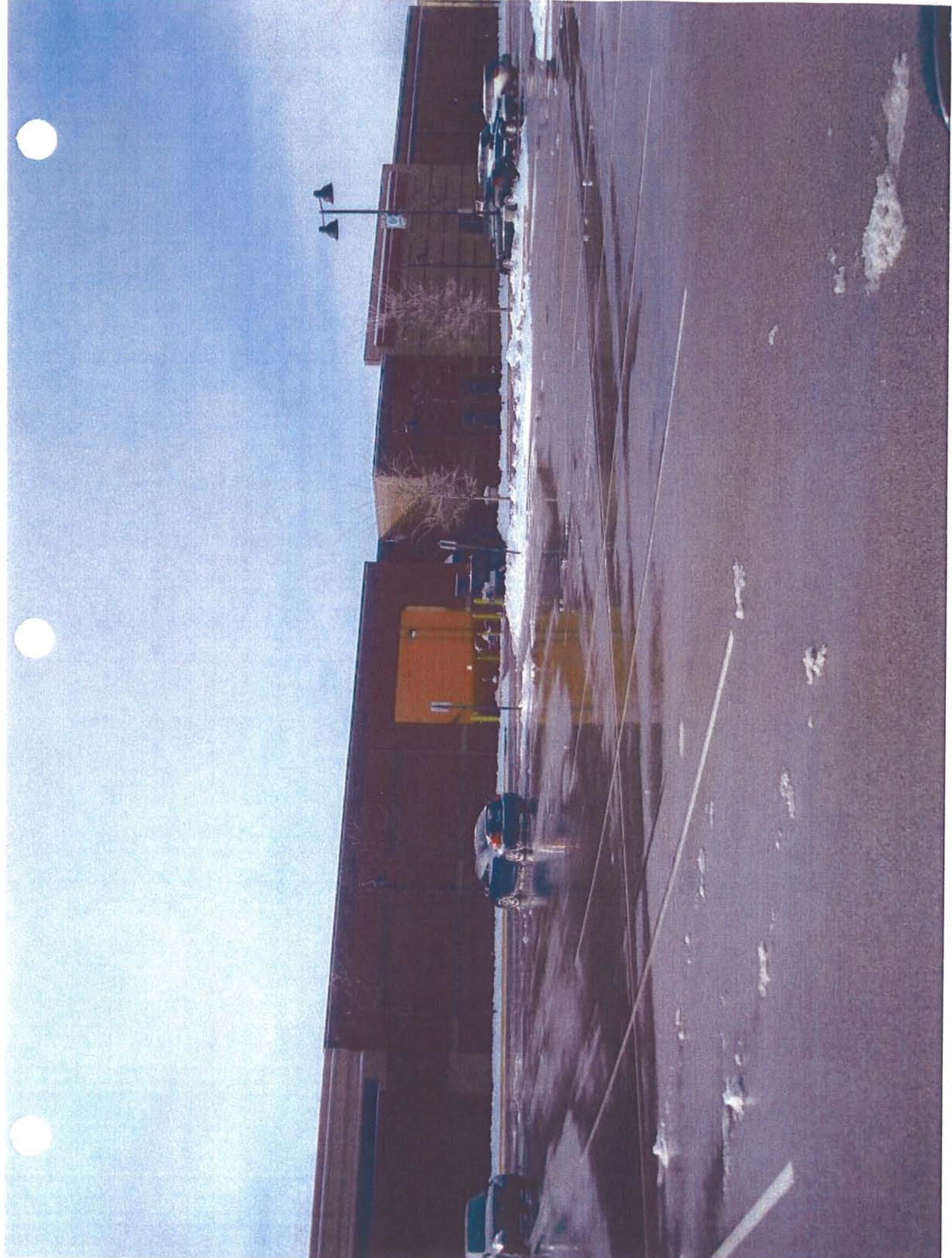












**Exhibit “E”**

Site Amenities



# Lantern Commons – Westfield, IN

## View of Clock Tower







PINETREE  
COMMERCIAL REALTY, LLC



CALDERA  
DEVELOPMENT, INC.



SITE AMENITIES

**GreenbergFarrow**

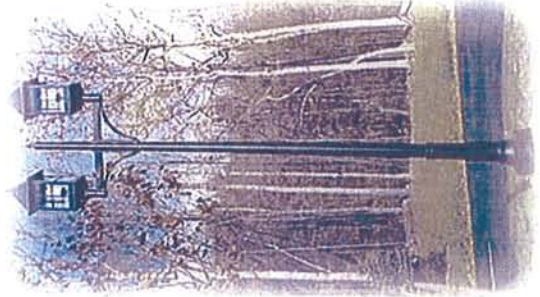
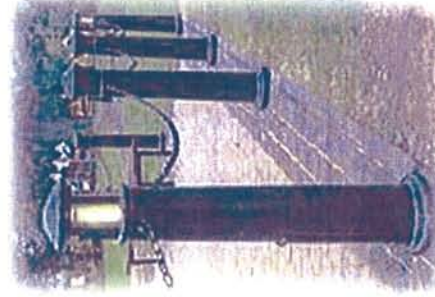
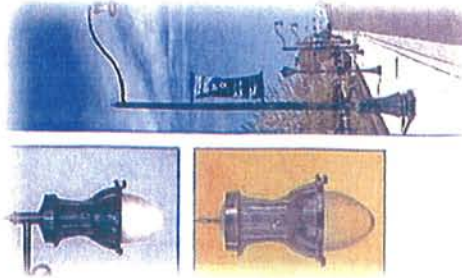
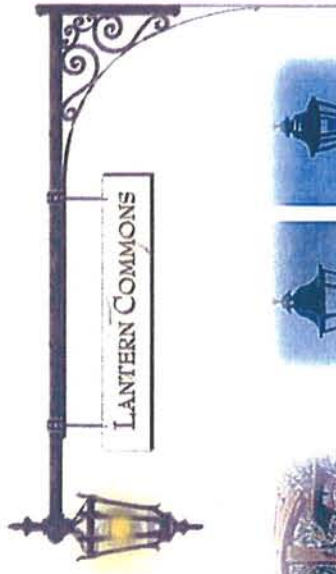




PINETREE  
COMMERCIAL REALTY, LLC



CALDERA  
DEVELOPMENT, INC.

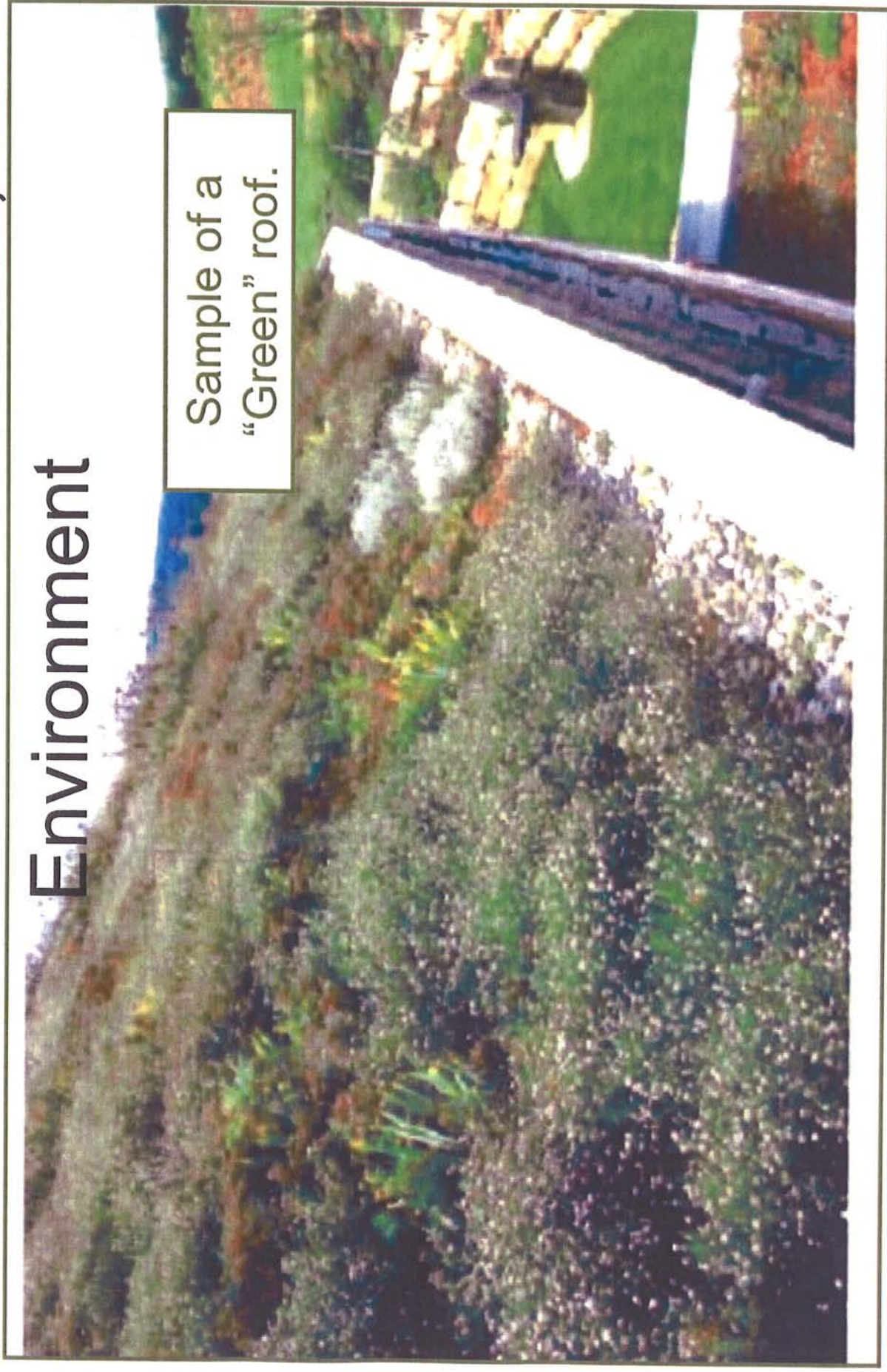


SITE LIGHTING  
**GreenbergFarrow**



# Lantern Commons – Westfield, IN

## Environment



Sample of a  
“Green” roof.



74



**LANTERN COMMONS**  
WESTFIELD, INDIANA  
NEEDS RT 21 & 1615 STREET  
36075001

**GreenbergFarrow**  
3400 South Green Lane, Suite 100  
Arlington Heights, Illinois 60015  
Tel: 847.760.8200 Fax: 847.760.9536

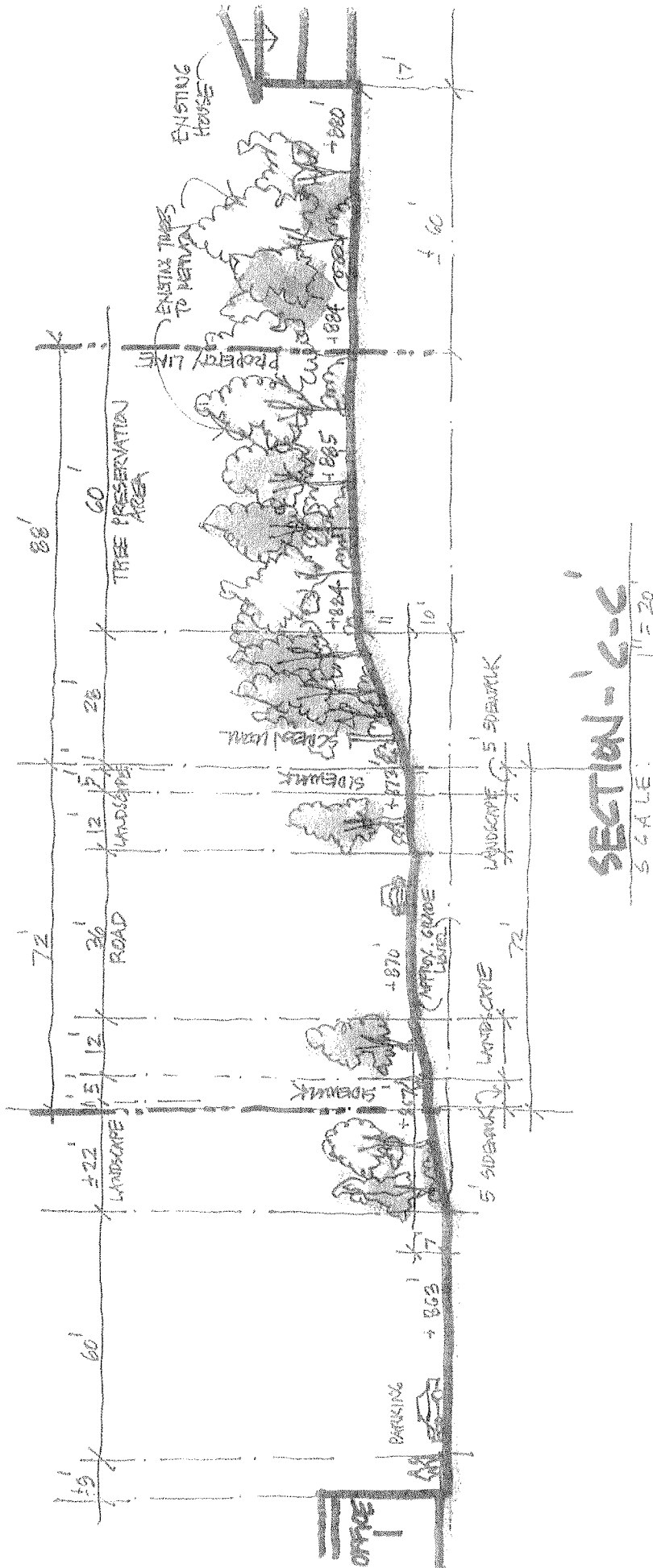
**Exhibit “F”**

Trails – Internal and Perimeter









LANE COMMONS  
WESTFIELD HILLS  
CLARK COUNTY, INDIANA  
DATE: 11/20/07

GreenbergFarrow  
ARCHITECTS  
1000 N. 10TH ST., SUITE 200  
MILWAUKEE, WI 53233  
TEL: 414.224.4400





LANTERN  
COMMONS

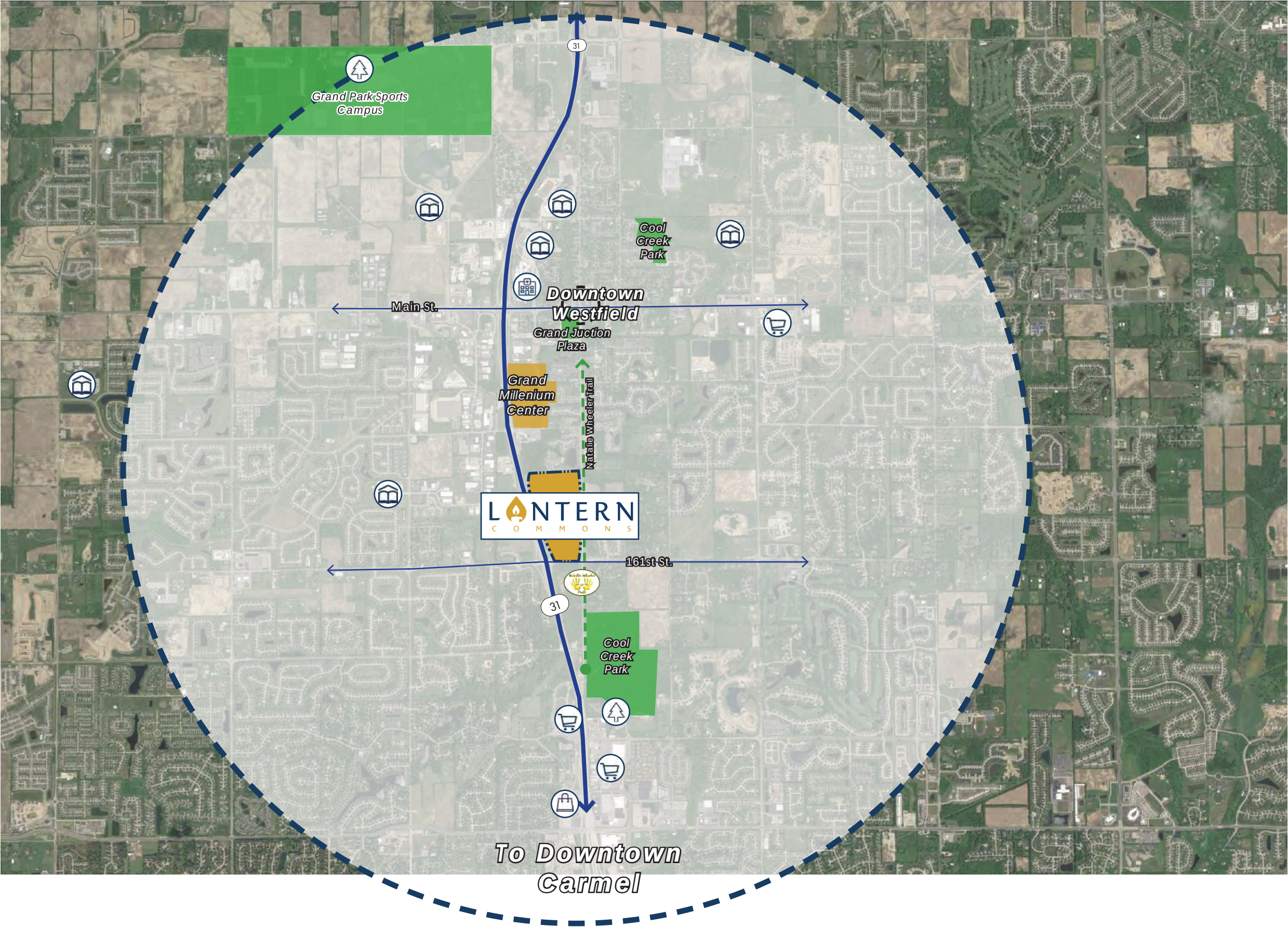
Lantern Commons - Proposed Planned Unit Development  
Westfield, IN

April 05, 2021



LEGEND

- Lantern Commons (Site)
- School
- University
- Airport
- Grocery
- Shopping
- Hospitals
- Parks





# VISION

Lantern Commons is a new 60 acre +/- mixed-use development located at the gateway of Westfield, IN. The proposed Planned Unit Development is conveniently located to accommodate a lifestyle for either the local or commuter workforce. **LIVE + WORK + PLAY** is the theme of this one-of-a-kind project with planned development uses ranging from Retail, Hotel, Class-A Office Space, Senior Living, Daycare, Multi-Family Residential, and Small Shops and Restaurants - all with a strong sense of community and place.

The new Westfield Boulevard Connector will provide easy access to downtown Westfield. Planned multi-use walking trails will expand and enhance the existing greenway. A proposed gateway feature creates a sense of arrival into the district and offers a unique greenway experience. The casual elegance of the site elements will unify the look and feel of the district and create an inviting destination where residents will want to be and be seen.

## Casual Sophistication



**Live + Work + Play**



## Outdoor Lifestyle















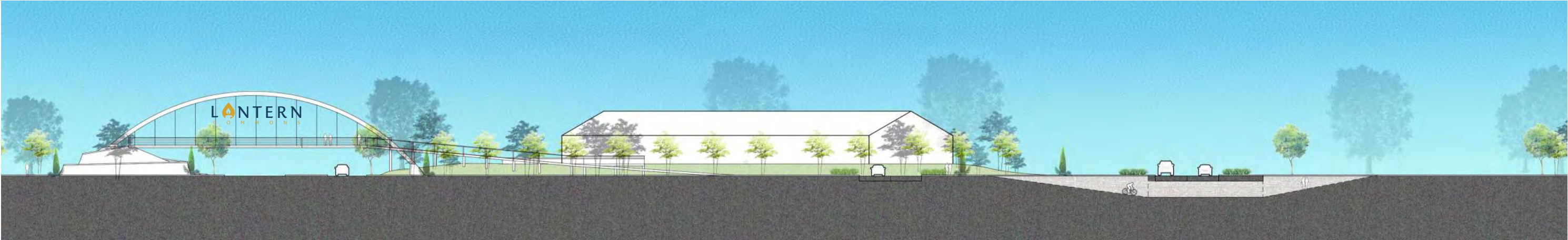
Streetscape







Greenway Bridge Concept Plan  
Scale: 1" = 50'

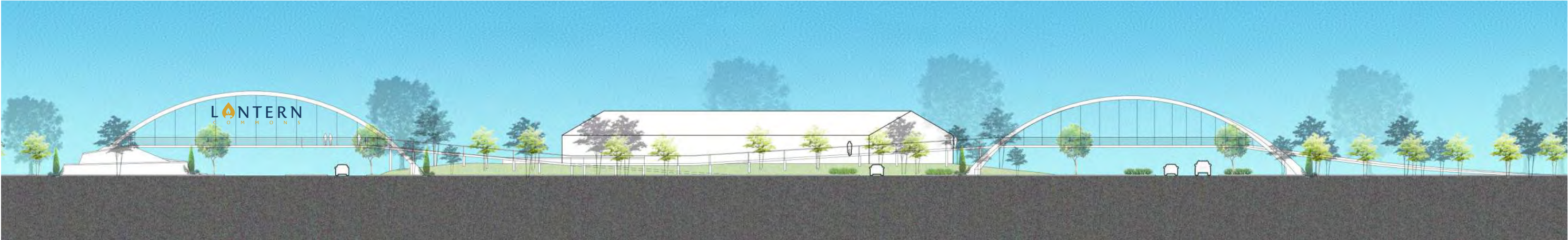
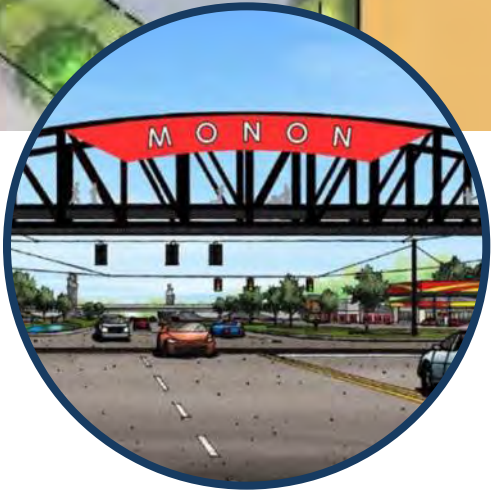


Greenway Bridge Concept Elevation  
Scale: 1" = 50'





Greenway Bridge Concept Plan  
Scale: 1" = 50'



Greenway Bridge Concept Elevation  
Scale: 1" = 50'





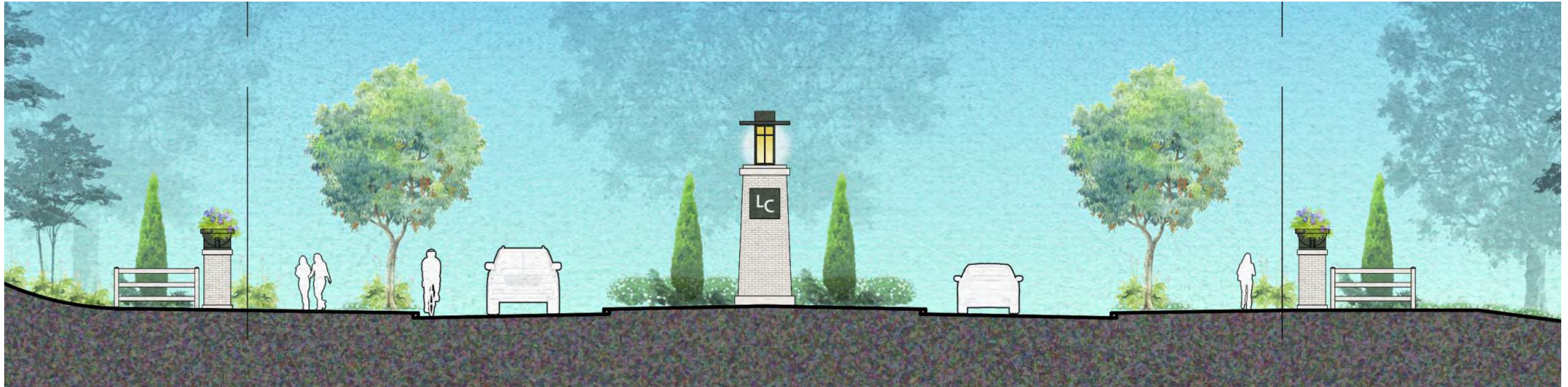
Gateway Arch Concept Plan  
Scale: 1" = 50'



Gateway Arch Concept Elevation  
Scale: 1" = 20'





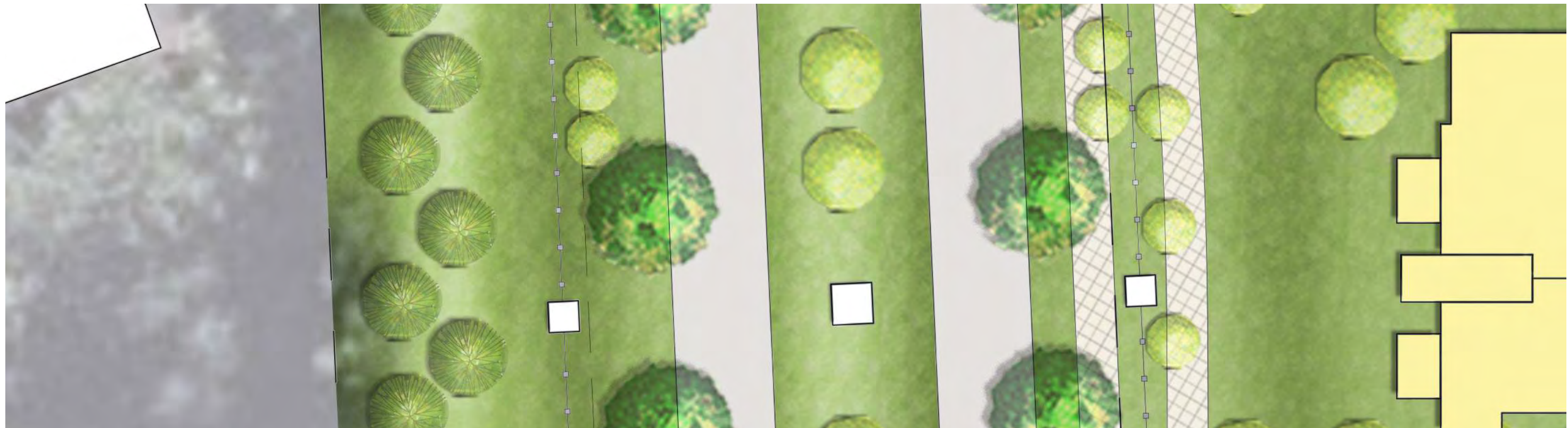


Westfield Boulevard Connector Street Section  
Scale: 1" = 10'



Inspirational Imagery





Site Plan



Westfield Boulevard Connector Street Section  
Scale: 1" = 20'



# LIVE

Lantern Commons will offer a range of residential housing options to meet the needs of the community. 3-story garden style walk ups will include one, two, and three-bedroom spacious floor plans with a modern farmhouse sophistication. Residential buildings will frame the street while front door stoops open out to the sidewalk. On-street parking, landscaping and street trees will come together to create a great residential street experience. Residents can come together with their neighbors through a series of programmed open spaces, walking trails, clubhouse and pool.

Proposed Senior Living will be comprised of independent living residencies, assisted living suites, and skilled nursing memory care units. The facility will utilize approximately 200,000 square feet and will offer an extensive social environment and amenities program for the senior residents to enjoy.











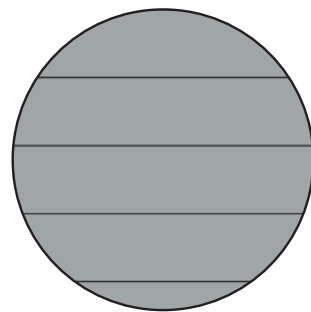
Residential Elevation  
Scale: 1" = 16'



Concept Imagery



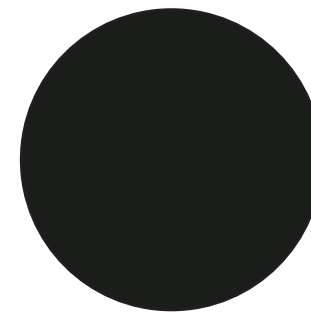
Brick



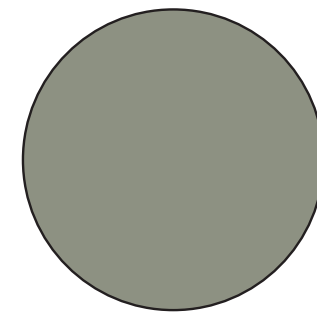
Trim & Siding



Columns & Brackets



Windows & Doors



Metal Roof



Asphalt Shingle





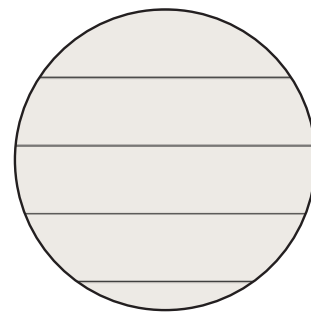
Residential Elevation  
Scale: 1" = 16'



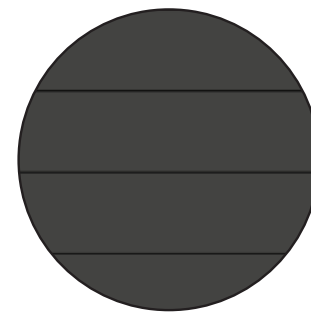
Concept Imagery



Brick



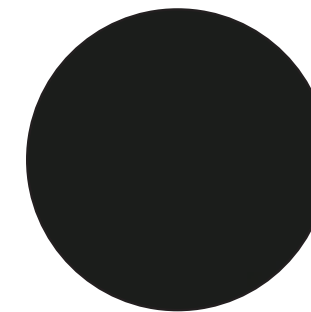
Trim & Siding



Fascia & Accent Bays



Columns & Brackets



Windows & Doors



Asphalt Shingle





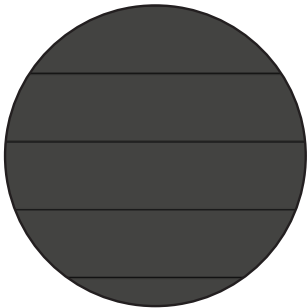
Clubhouse Elevation  
Scale: 1" = 16'



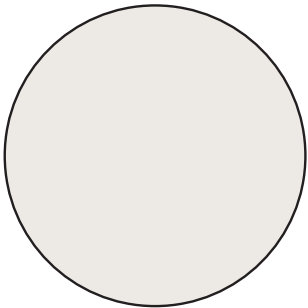
Concept Imagery



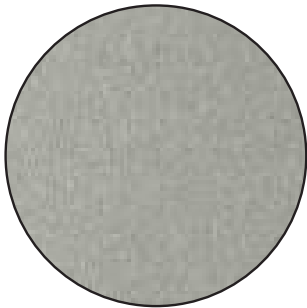
Brick



Siding



Fascia & Trim



Metal Roof



Asphalt Shingle



# WORK

The trend for America's workspaces is reconnecting people with nature. Our vision is to provide a micro office campus park with walkable green spaces interconnecting with the Natalie Wheeler and Monon Trails. This concept will flow from the campus into the buildings by providing natural light, water features, and natural material surfaces and details. All with an overarching commitment to environmental conservation and sustainability.







WORK



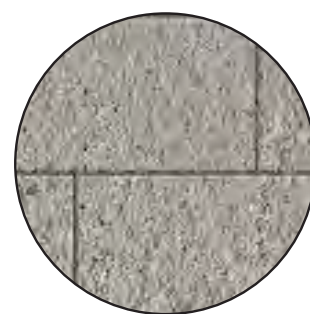




Office Elevation  
Scale: 1" = 16'



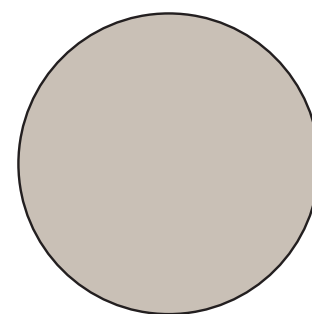
Concept Imagery



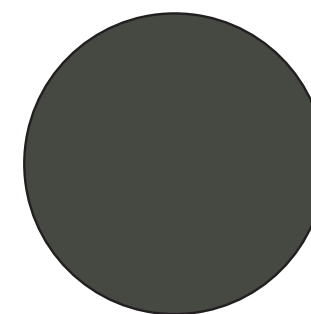
Limestone Block



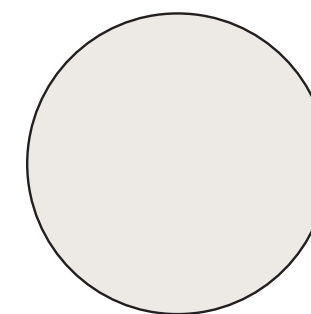
Brick



Metal Panel & Windows



Metal Panel & Windows



Metal Panel & Windows



Wood Slats



# PLAY

Our concept will provide a warm, traditional welcome with modern, natural and comfortable accommodations in a contemporary setting. It's about quality and comfort that's practical, efficient and innovative. But our vision will focus on what is becoming important to us all: a commitment to the environment and to create places for living – bringing both locals and visitors together.











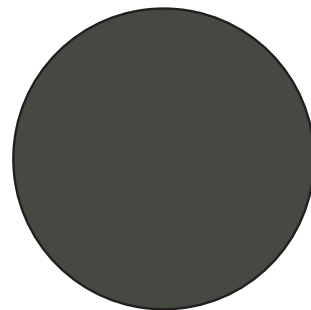
Retail Buildings  
Scale: 1" = 16'



Concept Imagery



Brick



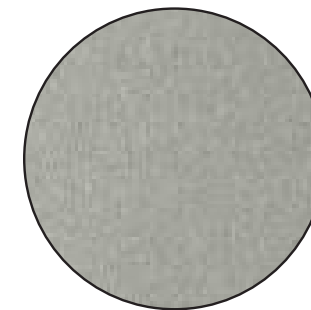
Windows & Canopy



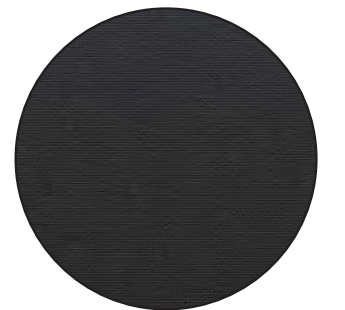
Wood Slats



Brick



Metal Roof &  
Storefront



Canvas Awning

# THANK YOU



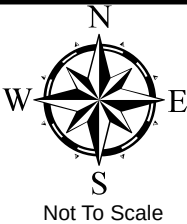
**SMITH GEE STUDIO**  
ARCHITECTURE URBAN DESIGN INTERIORS







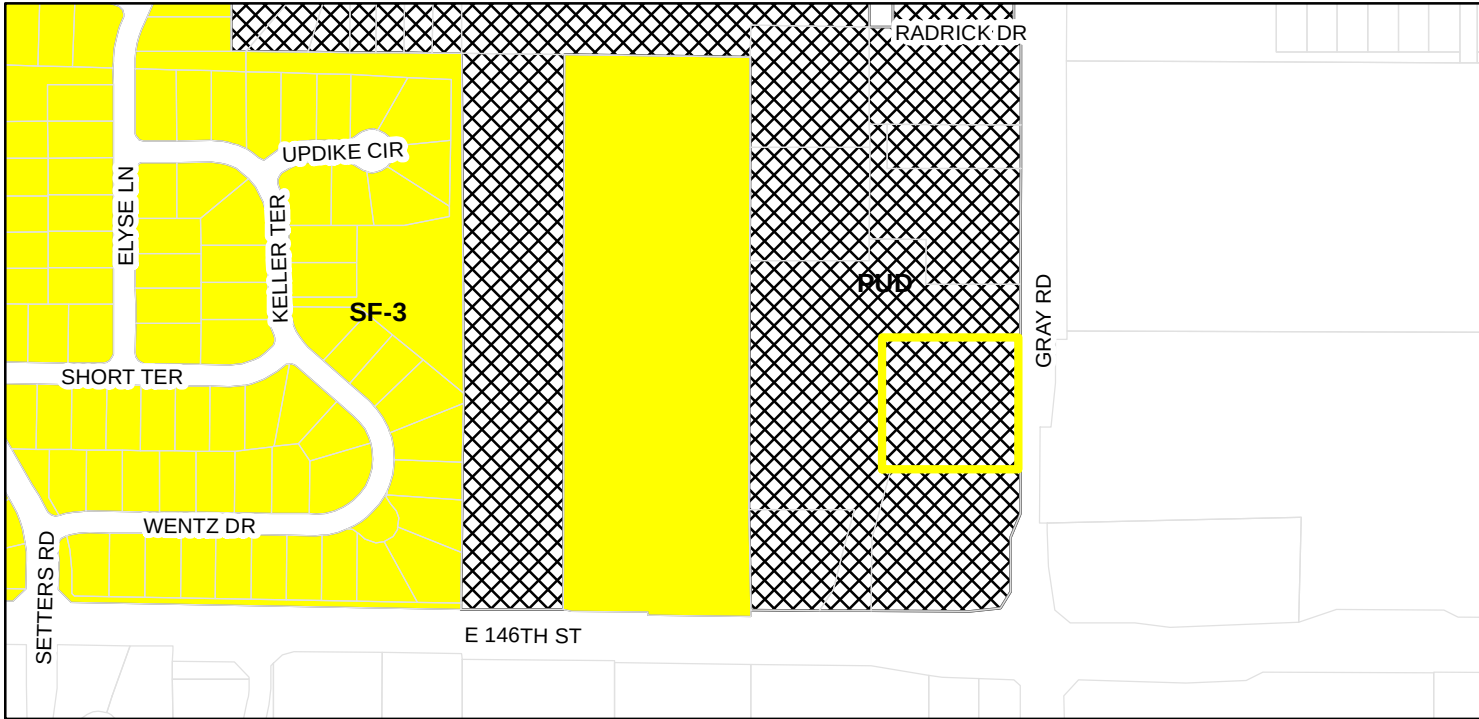
Property Location Map  
Bridgewater PUD Amendment (Culver's)  
2007-PUD-07



Aerial Location Map



Zoning Map



**Zoning**  
SF-3 (Single Family - 3)  
PUD (Planned Unit Development)

## ORDINANCE NUMBER 20-##

**AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING AMENDMENT TO TEXT OF THE BRIDGEWATER CLUB PLANNED UNIT DEVELOPMENT BEING THAT OF ORDINANCE 06-49 ORDINANCE 08-05, ORDINANCE 09-17, ORDINANCE 10-01, ORDINANCE 10-08, ORDINANCE 11-01, ORDINANCE 12-10 AND TITLE 16 – LAND USE CONTROLS**

**WHEREAS**, the City of Westfield, Indiana (the “**City**”) and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield-Washington Township Unified Development Ordinance (the “**UDO**”);

**WHEREAS**, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Docket #####-PUD-##), filed with the Commission requesting an amendment to Ordinance 06-49, enacted by the Westfield Town Council on October 9, 2006, and amended by (i) Ordinance 08-0, enacted by the City Council on February 11, 2008 (ii) Ordinance 09-17, enacted by the City Council on September 14, 2009; (iii) Ordinance 10-01, enacted by the City Council on February 8, 2010; (iv) Ordinance 10-05, enacted by the City Council on April 12, 2010; (v) Ordinance 10-08 enacted by the City Council on May 24, 2010; (vi) Ordinance 10-19, enacted by the City Council on September 13, 2010; (vii) Ordinance 11-01, enacted by the City Council on January 10, 2011; (viii) Ordinance 12-10, enacted by the City Council on April 9, 2012; (ix) Ordinance 13-03, enacted by the City Council on February 11, 2013; (x) Ordinance 13-06, enacted by the City Council on March 11, 2013; (xi) Ordinance 13-08, enacted by the City Council on March 25, 2013; (xii) Ordinance 14-02, enacted by the City Council on February 24, 2014; (xiii) Ordinance 14-16, enacted by the City Council on May 12, 2014; (xiv) Ordinance 15-29, enacted by the City Council on October 12, 2015; (xv) Ordinance 15-35, enacted by the City Council on November 24, 2015; (xvi) Ordinance 15-36, enacted by the City Council on January 11, 2016; (xvii) Ordinance 16-13, enacted by the City Council on August 8, 2016; (xviii) and Ordinance 17-22, enacted by the City Council on September 11, 2017 (collectively, the “**Bridgewater PUD Ordinance**”);

**WHEREAS**, the Commission, on \_\_\_\_\_, ##, 2021, considered a petition (Petition No. #####-PUD-20), requesting an amendment to the Bridgewater PUD Ordinance (the “**Amendment**”) with regard to the subject real estate more particularly described in Exhibit A attached hereto (the “**Real Estate**”);

**WHEREAS**, the Commission forwarded Petition No. #####-PUD-20 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, required by Indiana Code § 36-7-4-1505;



**WHEREAS**, the Secretary of the Commission certified the action of the Commission to the Common Council on \_\_\_\_\_ ##, 2021;

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

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

**SECTION 1.** The Bridgewater PUD Ordinance is hereby amended for the Real Estate. In all other respects, the Bridgewater PUD Ordinance shall remain in effect and unchanged. To the extent that the provisions of the UDO or the Bridgewater PUD Ordinance conflict with the provisions of this Amendment, the provisions of this Amendment shall prevail.

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

**SECTION 3.** Building Elevations and Signage.

- A. The building elevations attached hereto as Exhibit C (the “**Building Elevations**”) and the signage details attached hereto as Exhibit D (the “**Sign Details**”) are hereby incorporated in this Amendment.
- B. The improvements on the Real Estate shall be constructed in substantial compliance with the Building Elevations, Sign Details and Concept Plan.
- C. The standards of this Section shall supersede the architectural and sign standards of the Bridgewater PUD Ordinance and UDO.

**SECTION 4.** Permitted Uses. In addition to the uses already permitted on the Real Estate, the following additional use shall be permitted: Fast Food Restaurant.

**SECTION 4.** Upon motion duly made and seconded, this Ordinance was fully passed by members of the Council this ## day of \_\_\_\_\_, 2021. Further, this Ordinance 20-## shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinance or parts thereof that are in conflict herewith are hereby ordered amended. To the extent that this Ordinance 20-## conflicts with the terms of any previously-adopted ordinance or part thereof, the terms of this Ordinance 20-## shall prevail.

**ALL OF WHICH IS ORDAINED/RESOLVED THIS \_\_ DAY OF \_\_\_\_\_, 2021.**

**WESTFIELD CITY COUNCIL**

**Voting For**

**Voting Against**

**Abstain**

\_\_\_\_\_  
James Edwards

\_\_\_\_\_  
James Edwards

\_\_\_\_\_  
James Edwards

\_\_\_\_\_  
Scott Frei

\_\_\_\_\_  
Scott Frei

\_\_\_\_\_  
Scott Frei

\_\_\_\_\_  
Jake Gilbert

\_\_\_\_\_  
Jake Gilbert

\_\_\_\_\_  
Jake Gilbert

\_\_\_\_\_  
Mike Johns

\_\_\_\_\_  
Mike Johns

\_\_\_\_\_  
Mike Johns

\_\_\_\_\_  
Troy Patton

\_\_\_\_\_  
Troy Patton

\_\_\_\_\_  
Troy Patton

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Cindy L. Spoljaric

\_\_\_\_\_  
Scott Willis

\_\_\_\_\_  
Scott Willis

\_\_\_\_\_  
Scott Willis



ATTEST:

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 20-## was delivered to the Mayor of Westfield on the \_\_\_\_\_ day of \_\_\_\_\_, 2021, at \_\_\_\_\_ m.

\_\_\_\_\_  
Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 20-##**

this \_\_\_\_ day of \_\_\_\_\_, 2021.

I hereby VETO **ORDINANCE 20-##**

this \_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
J. Andrew Cook, Mayor

\_\_\_\_\_  
J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, IN 46060, (317) 773-2190.

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

**EXHIBIT A**  
**LEGAL DESCRIPTION**

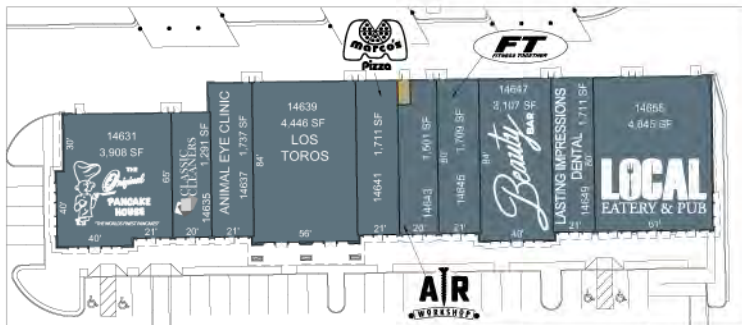
Part of the Southeast Quarter of Section 17, Township 18 North, Range 4 East of the Second Principle Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the northeast corner of said Southeast Quarter; thence South 00 degrees 46 minutes 18 seconds East (basis of bearings per Instrument Number 200600005931, on file in the Office of the Recorder of Hamilton County, Indiana) 1,249.15 feet along the east line of said Southeast Quarter to the northeast corner of the 8.000-acre parcel conveyed in Instrument Number 2006062411, on file in the Office of said Recorder; thence South 89 degrees 46 minutes 53 seconds West 45.00 feet along the north line of said 8.000-acre parcel to the west right-of-way line of Gray Road as described in Instrument Number 2007038726, on file in the Office of said Recorder; thence South 00 degrees 46 minutes 18 seconds East 585.64 feet along said west right-of-way line to the southeast corner of Lot 4 in Bridgewater Marketplace, per plat thereof, recorded as Instrument Number 2013032283 in the Office of said Recorder, being the POINT OF BEGINNING; thence continuing South 00 degrees 46 minutes 18 seconds East 417.96 feet along said west right-of-way line to the north line of the parcel conveyed to Gray Road Property LLC in Instrument Number 200600059203, on file in the Office of said Recorder, the following three (3) courses are along the north and west lines thereof; 1)thence South 89 degrees 11 minutes 07 seconds West 294.73 feet; 2)thence South 14 degrees 34 minutes 58 seconds West 172.26 feet; 3)thence South 00 degrees 48 minutes 53 seconds East 163.72 feet to the north right-of-way line of 146th Street as described in said Instrument Number 2007038726; thence South 89 degrees 40 minutes 59 seconds West 113.86 feet along said north right-of-way line to the southeast corner of the parcel conveyed to ACV Livermore, LLC in Instrument Number 2008043004, on file in the Office of said Recorder, the following four (4) courses are along the east and north liens thereof; 1)thence northeasterly 57.64 feet along a non-tangent curve to the left having a radius of 91.50 feet and subtended by a long chord having a bearing of North 32 degrees 37 minutes 55 seconds East and a length of 56.69 feet; 2)thence North 13 degrees 23 minutes 30 seconds East 96.21 feet; 3)thence North 14 degrees 34 minutes 58 seconds East 92.72 feet; 4)thence South 89 degrees 11 minutes 07 seconds West 242.35 feet to the west line of the parcel conveyed to KRG Bridgewater, LLC in Instrument Number 200600005931, on file in the Office of said Recorder; thence North 00 degrees 48 minutes 53 seconds West 570.24 feet along said west line to the southwest corner of the parcel conveyed to BD Schools Real Estate, LLC in Instrument Number 2009018447, the following two (2) courses are along the south and east lines thereof; 1)thence North 89 degrees 11 minutes 11 seconds East 273.77 feet; 2)thence North 00 degrees 48 minutes 53 seconds West 49.73 feet to a southwest corner of said Lot 4, the following three (3) courses are along the south and west lines thereof; 1)thence North 89 degrees 11 minutes 07 seconds East 129.74 feet; 2)thence South 00 degrees 48 minutes 53 seconds East 103.16 feet; 3)thence North 89 degrees 11 minutes 04 seconds East 214.00 feet to the POINT OF BEGINNING. Containing 7.633 acres, more or less.

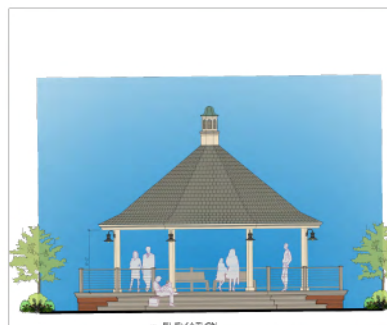


**EXHIBIT B**  
CONCEPT PLAN

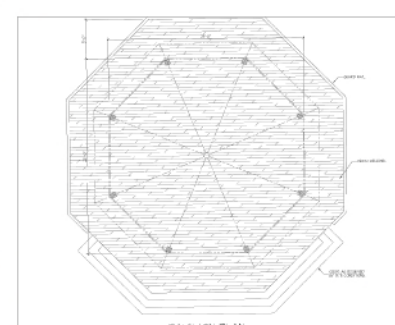
The “Concept Plan” appears on the following two (2) pages of this Amendment.



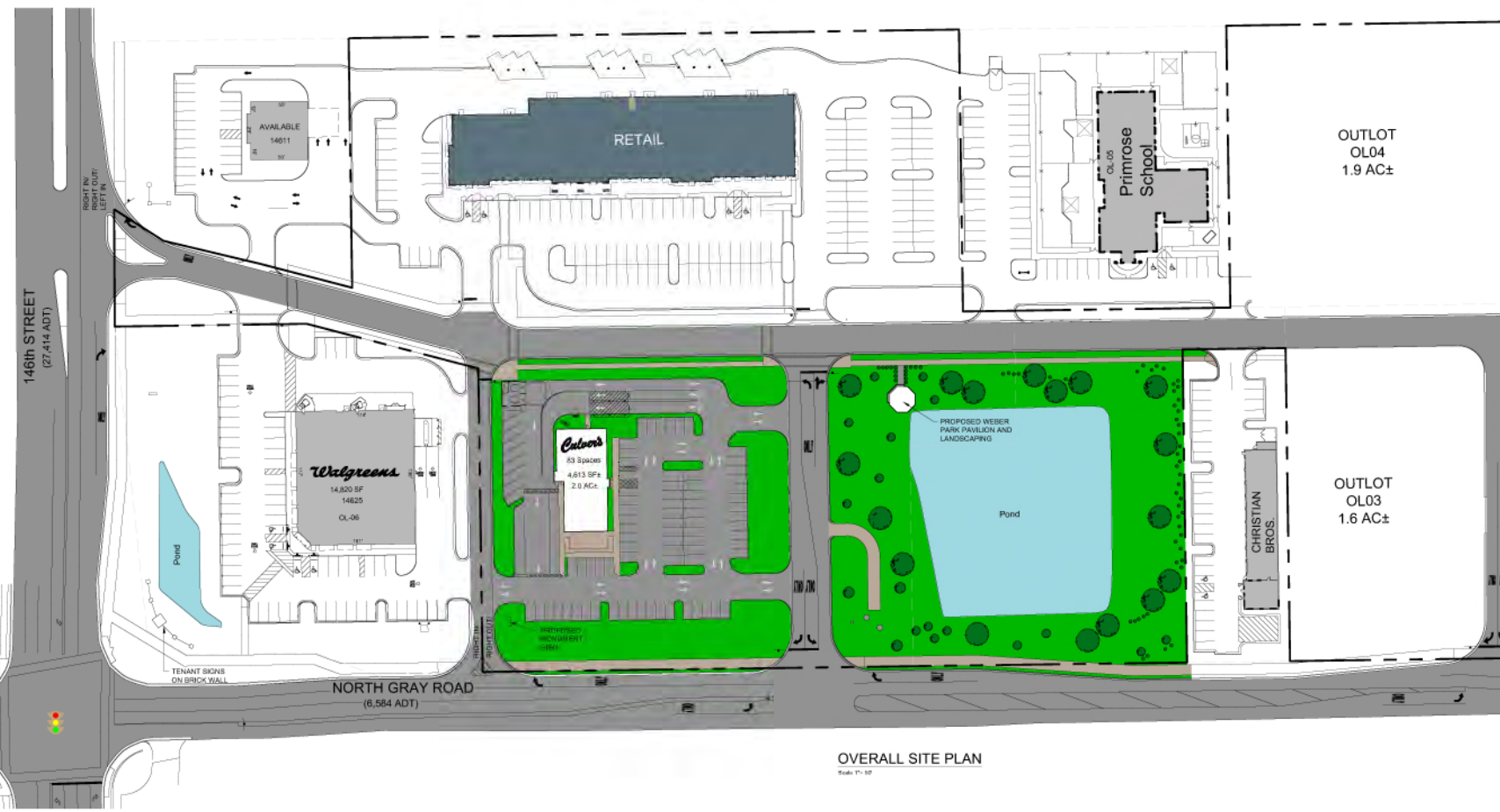
RETAIL  
Scale: 1" = 30'



WEBER PARK PAVILION ELEVATION  
Scale: N.T.S.



WEBER PARK PAVILION PLAN  
Scale: N.T.S.



OVERALL SITE PLAN  
Scale: 1" = 30'

**KITE**  
REALTY GROUP

30 S. MERIDIAN STREET  
SUITE 1100  
INDIANAPOLIS, IN 46204  
PHONE 317-577-5600  
FAX 317-577-5605



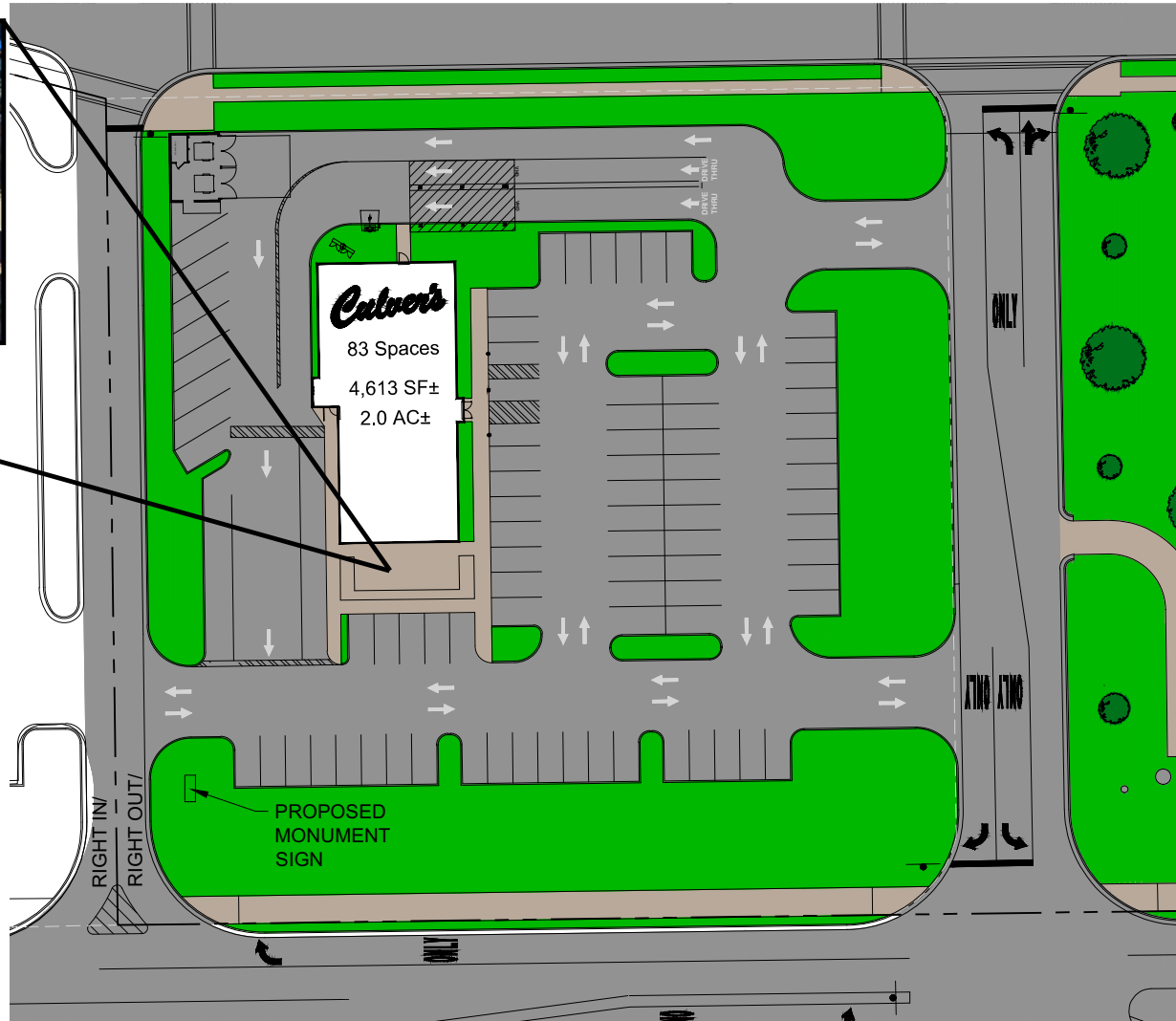
| SITE DATA          |               |
|--------------------|---------------|
| Retail             | 25,946 SF     |
| Total GIA          | 25,946 SF     |
| Parking            | 133           |
| Parking Ratio      | 5.12 / 1,000  |
| Other's (Proposed) | 4,613 SF      |
| Parking            | 83            |
| Parking Ratio      | 17.99 / 1,000 |
| Available          | 3,222 SF      |
| Primrose School    | 13,563 SF     |
| Dist Lot Acreage   | 8.43 AC±      |
| Site Acreage       | 12.29 AC±     |
| Total Shopping     |               |
| Center Acreage     | 30.72 AC±     |

NOTES: Regulations with the above listed and others not listed are in progress. No guarantee can be made that the listed items will appear in the center. All conditions and dimensions are subject to variation due to actual field conditions. All dimensions and areas shown should be verified prior to loan construction. This plan is preliminary and subject to change. Please see 2018.

**BRIDGEWATER  
MARKETPLACE  
WESTFIELD,  
INDIANA**

| Drawn By:        | CHKD:    |
|------------------|----------|
| eem              |          |
| Date:            | Scale:   |
| 02/26/2021       | AS NOTED |
| DEVELOPMENT PLAN |          |
| Project No.      |          |
| 4014             |          |
| DP               | 46       |





30 S. MERIDIAN STREET  
SUITE 1100  
INDIANAPOLIS, IN 46204  
PHONE 317-577-5600  
FAX 317-577-5605



#### SITE DATA

|                               |               |
|-------------------------------|---------------|
| Retail                        | 25,966 SF     |
| Total GIA                     | 25,966 SF     |
| Parking                       | 133           |
| Parking Ratio                 | 5.12 / 1,000  |
| Callver's (Proposed)          | 4,613 SF±     |
| Parking                       | 83            |
| Parking Ratio                 | 17.99 / 1,000 |
| Available                     | 3,222 SF      |
| Primrose School               | 11,163 SF     |
| Out Lot Acreage               | 8.43 ACs      |
| Site Acreage                  | 12.29 ACs     |
| Total Shopping Center Acreage | 20.72 ACs     |

NOTE: Negotiations with the stores listed and others not listed are in progress. No guarantee can be made that the listed stores will open on the corner. All conditions and dimensions are subject to variation due to actual field conditions. All dimensions and areas shown should be verified prior to lease execution. This plan is preliminary and subject to change. Sheet size 24x36.

#### BRIDGEWATER MARKETPLACE WESTFIELD, INDIANA

|                     |                    |
|---------------------|--------------------|
| Drawn By:<br>eem    | CHKD:              |
| Date:<br>03/24/2021 | Scale:<br>AS NOTED |
| DEVELOPMENT PLAN    |                    |
| Project No.<br>4014 | DP 46A             |

**EXHIBIT C**  
BUILDING ELEVATIONS

The “Building Elevations” appear on the following page of this Amendment.





DRIVE THRU / SOUTH ELEVATION



FRONT / EAST ELEVATION

REAR / WEST ELEVATION



MAIN ENTRY / NORTH ELEVATION

| REPRESENTATION                                                                            | MATERIAL | COLOR                                      |
|-------------------------------------------------------------------------------------------|----------|--------------------------------------------|
| COPING<br>UNA-CLAD                                                                        |          | "MEDIUM BRONZE"                            |
| EIFS "CORNICIE"<br>AND TOWER PIERS                                                        |          | "TREE BRANCH" SW 7525                      |
| EIFS ABOVE SILL                                                                           |          | "TONY TAUPE" SW 7038                       |
| AWNING CANVAS<br>(BY OTHERS)                                                              |          | "ROYAL BLUE" 4617                          |
| THIN BRICK "BROOKSHIRE" ACME BRICK<br>(AT FRONT & DRIVE THRU TOWERS<br>"DOVE GRAY" BRICK) |          |                                            |
| MFG'D STONE<br>w/ STONE SILL<br>TRIM                                                      |          | "ASHFALL"<br>COUNTRY LEDGESTONE<br>(BORAL) |

©2021

NEW CULVER'S RESTAURANT  
**Culver's Restaurant**  
Westfield, IN 46074  
County of HAMILTON

**Culver's**  
Culver's Restaurant System, Inc.  
1240 Water Street  
Pewaukee, WI 53078  
608-643-7980

OLLMANN ASSOCIATES  
ARCHITECTS, P.C.  
200 South State Street  
Belvidere, Illinois 61008  
815-544-7790 Phone

**ELEVATIONS**  
ELEVATION IMAGES HAVE PHOTO  
REALISTIC QUALITIES. THE ACTUAL BUILDING  
MATERIALS MAY VARY IN APPEARANCE.  
Date: 1-12-2021 Revision:

2020-062

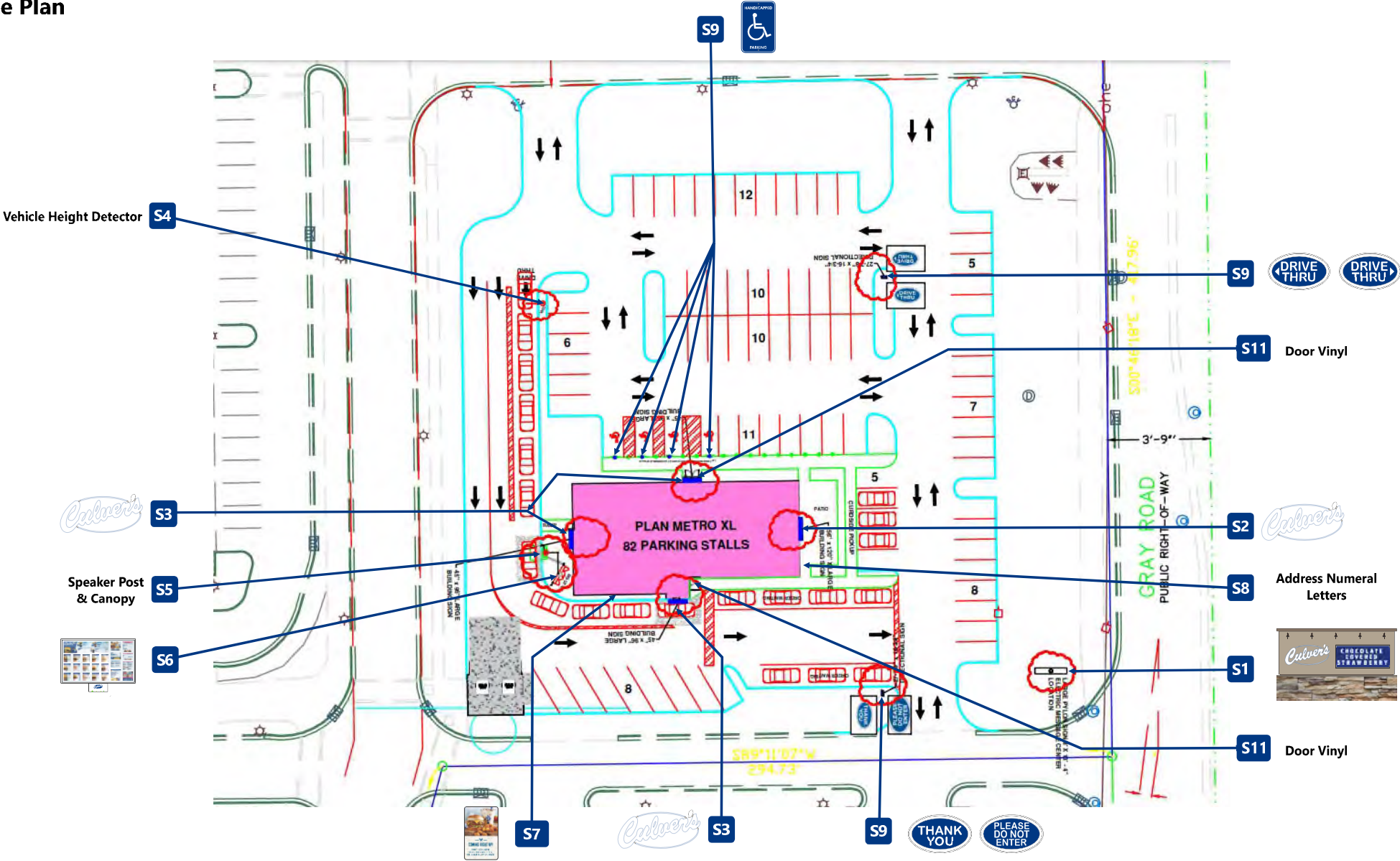
A1

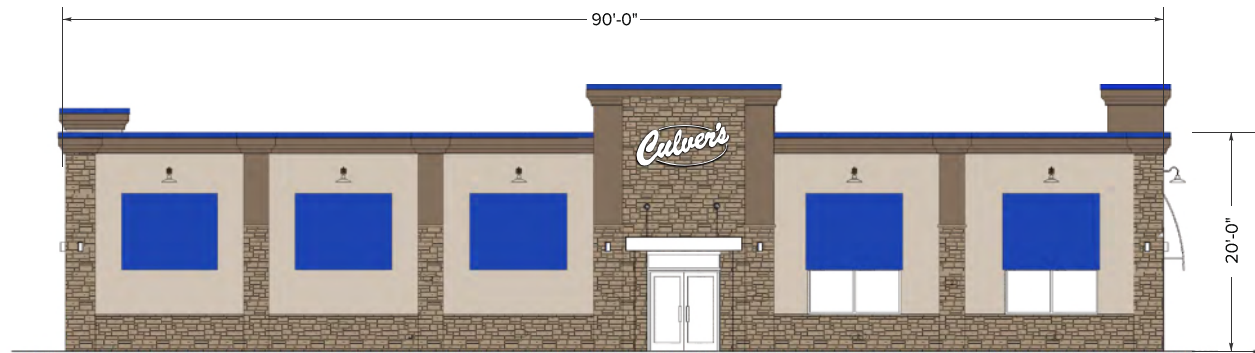
**EXHIBIT D**  
SIGN DETAILS

The “Sign Details” appear on the following six (6) pages of this Amendment.



Site Plan





**S3** North | SL-30 | Sq. Ft. = 29.96'



**S2** East | SL-45 | Sq. Ft. = 46.77'



**S3** South | SL-30 | Sq. Ft. = 29.96'



**S3** West | SL-30 | Sq. Ft. = 29.96'





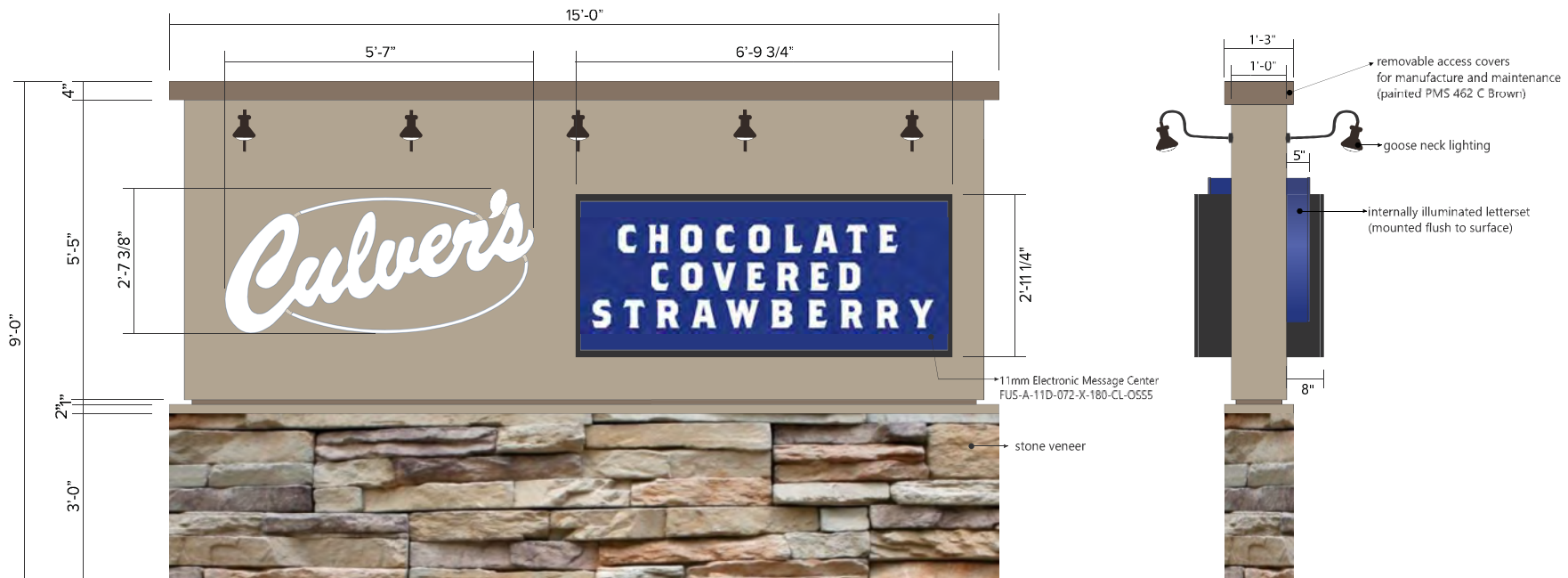
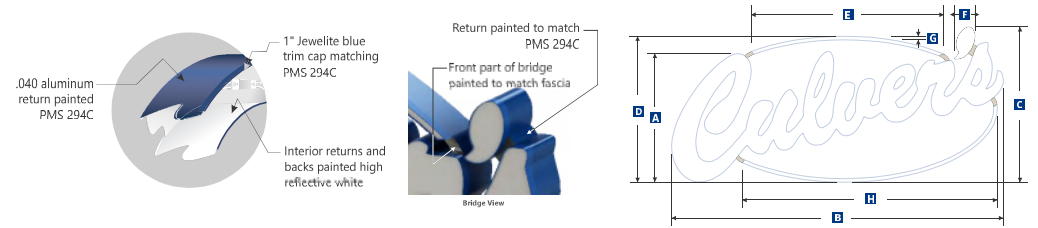
SI

**Custom Illuminated Monument sign**

New monument to be installed.

**Paint Specifications** Sw7038 Tony Taupe Sw7509 Tiki Hut Cultured Stone by Boral  
Style : Country LedgeStone / Color : Aspen**Letterset Recommendation (Qty. 2)**

|       | A           | B     | C         | D         | E           | F       | G*   | H          | SF    |
|-------|-------------|-------|-----------|-----------|-------------|---------|------|------------|-------|
| SL-14 | 2'-1 15/16' | 5'-7" | 2'-7 3/8" | 2'-5 1/2" | 3'-2 15/16' | 4 3/16" | 3/4" | 4'-3 9/16' | 14.60 |



Scale: 1/2" = 1'

Drawing # **C69133-1**OE **139366**

Address: 146th St E and Gray Road

City/ST: Westfield, IN.

Date: 03/02/21

Designer: PB PM: MC

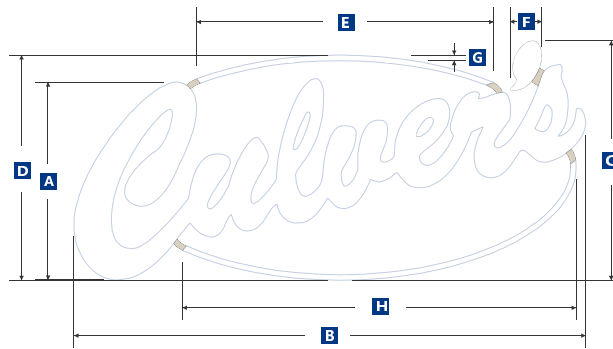
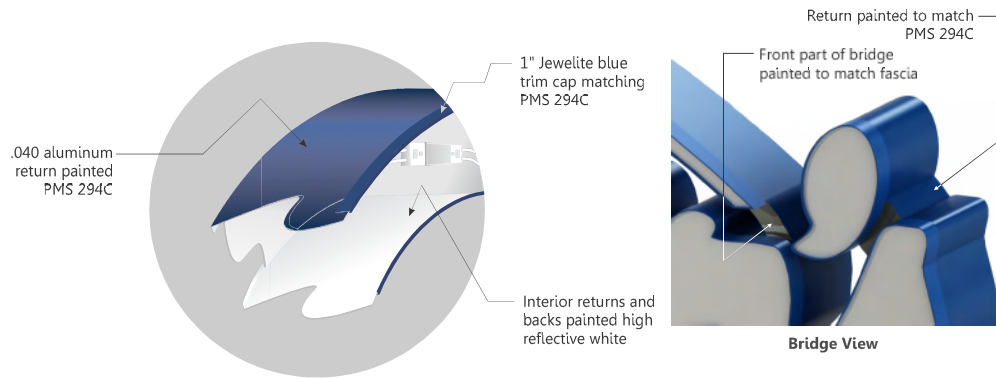
File Location: ☐ AS ☒ CR ☐ EN  
Drive/Clients/ STND CSTM**Revisions:**

Revised specs &amp; dims - KB - 3.11.21

|   |  |
|---|--|
| X |  |
| X |  |
| X |  |
| X |  |
| X |  |

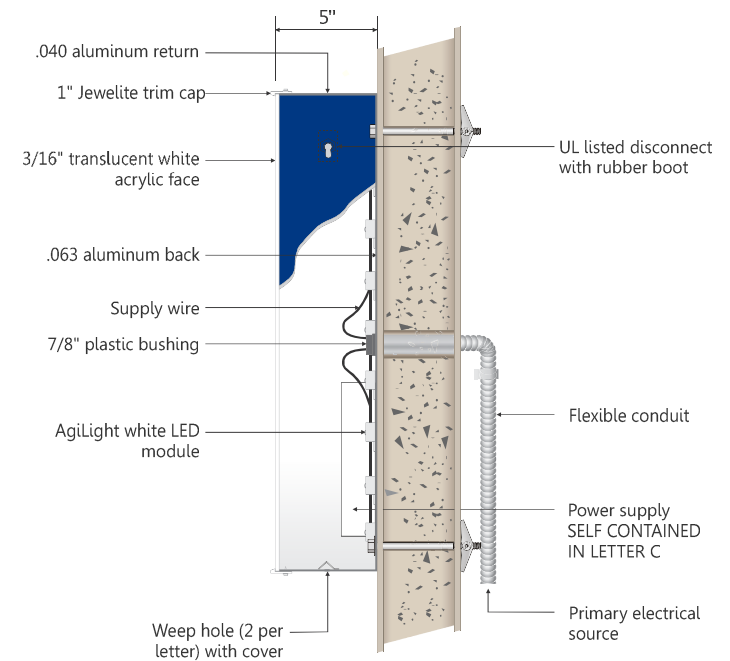
 Underwriters  
Laboratories, Inc.  
Sign components to be in  
strict UL compliance.All dimensions are imperial  
unless specified metric. Items  
with no units are subject to  
printed on an 11x17 sheet.

Install new S/F, remote mount illuminated letters.



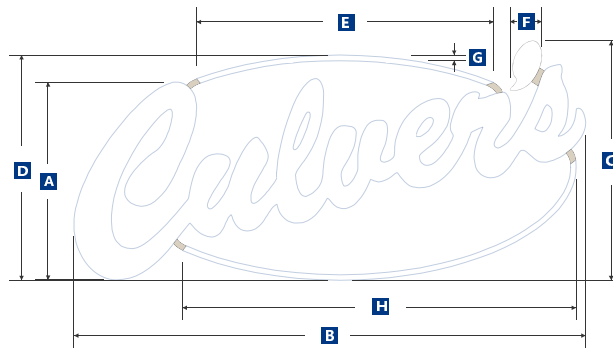
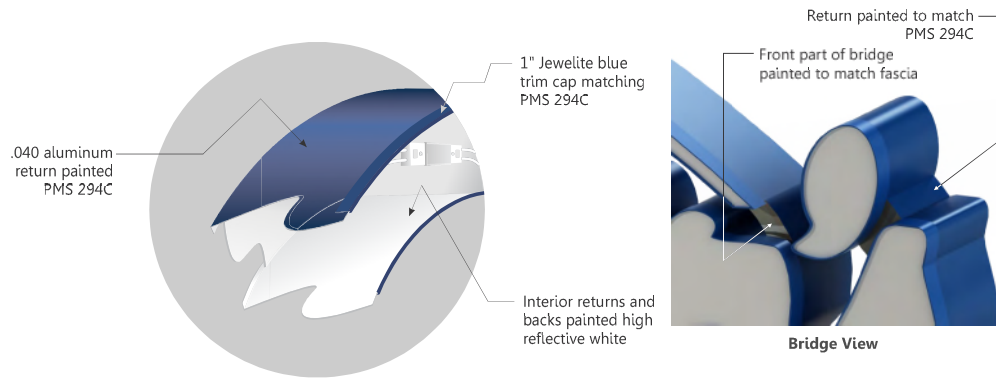
\*Weighted artwork is required to accommodate swoosh illumination on smaller sizes.

|       | A          | B      | C         | D           | E           | F      | G*      | H          | SF    |
|-------|------------|--------|-----------|-------------|-------------|--------|---------|------------|-------|
| SL-45 | 3'-10 3/8" | 10'-0" | 4'-8 1/8" | 4'-4 13/16" | 5'-9 11/16" | 7 1/2" | 1 5/16" | 7'-8 5/16" | 46.77 |



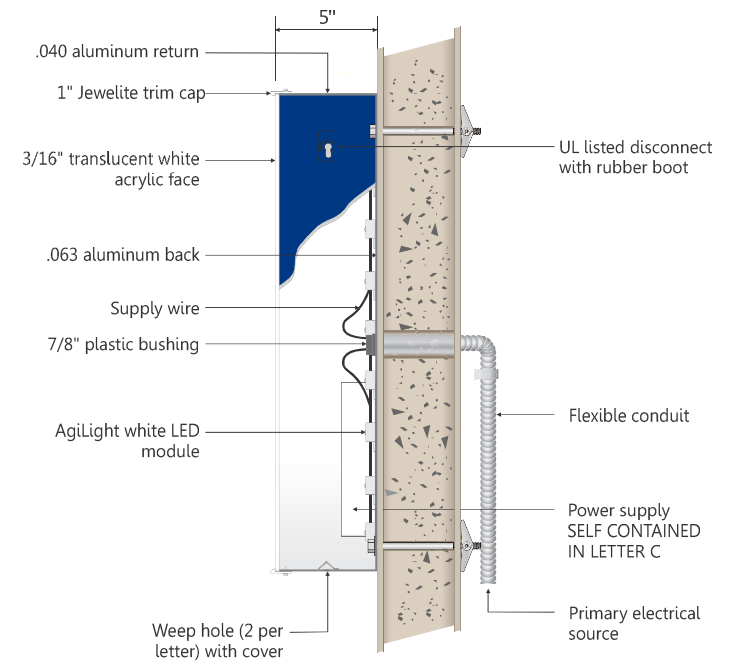


Install new S/F, remote mount illuminated letters.



\*Weighted artwork is required to accommodate swoosh illumination on smaller sizes.

|       | A         | B     | C     | D         | E         | F  | G*      | H           | SF    |
|-------|-----------|-------|-------|-----------|-----------|----|---------|-------------|-------|
| SL-30 | 3'-1 1/8" | 8'-0" | 3'-9" | 3'-6 1/4" | 4'-7 3/4" | 6" | 1 1/16" | 6'-1 13/16" | 29.96 |





S6

MB-DT-46 Drive Thru Menu Board

Install new S/F, direct set Culver's drive thru menu board as shown in site plan.



Sign exterior painted Matthews N202 White or equivalent



Decal applied directly to base



Drawing # C69133  
OE 139366

Address: 146th St E and Gray Road  
City/ST: Westfield, IN.

Date: 03/02/21  
Designer: PB PM: MC

File Location: STND  
Drive/Clients/ CSTM  
AS CR EN

|            |  |   |
|------------|--|---|
| Revisions: |  |   |
| X          |  | X |
| X          |  | X |
| X          |  | X |
| X          |  | X |
| X          |  | X |
| X          |  | X |

UL Underwriters Laboratories, Inc.  
Sign components to be in strict UL compliance.

All dimensions are imperial unless specified metric. Items with variants are noted within printed on an 11x17 sheet.





## **CULVER'S BRIDGEWATER MARKETPLACE - NARRATIVE STATEMENT**

The applicant, K&J Acquisitions LLC, is seeking approval of a proposed modification to the Bridgewater PUD. The purpose is to develop a new Culver's restaurant at Bridgewater Marketplace. The specific location is 14631 Gray Road, which will be platted as Outlot 2 of Bridgewater Marketplace Section 4.

Culver's will join other existing commercial establishments on one of the last outlots in Bridgewater Marketplace, where development was first launched in 2006. Culver's is excited to create this new restaurant and ice cream destination in the City of Westfield.

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### **PROJECT UPDATES:**

This proposal was last before the Plan Commission for public hearing on July 6, 2020. Since that time, the retail environment, the restaurant industry and the world in general have experienced a great deal of change. The extra time has allowed the applicant and Kite Realty Group the opportunity to thoughtfully address the items discussed with the staff and Plan Commission in 2020 and to incorporate changes based on what has been learned during the COVID experience. Below please find an outline of updates since the 2020 hearing date:

1. A new public hearing has been advertised and scheduled for April 5, 2021, due to the amount of time that has passed from the original public hearing date.
2. Section 3 of the PUD Ordinance has been revised to narrowly provide for the development of the site in accordance with the new Building Elevations and Sign Details that have been incorporated into the PUD Ordinance (covered in more detail below).
3. The Concept Plan has been updated to include an "Overall Site Plan" that provides a bigger picture view of Bridgewater Marketplace and highlights the park pavilion and additional landscaping Kite will be installing as part of its agreement with the Bridgewater Club.
4. An updated site plan exhibit has been incorporated into the Concept Plan of the PUD Ordinance. Updates include the addition of an image depicting the outdoor seating area to be installed on the site and reconfigured pick-up window lanes to accommodate vehicles, while at the same time minimizing potential vehicular conflicts within the site. Such facilities have become very helpful over the past year to accommodate customers with apprehensions about inside dining.
5. New Building Elevations have been incorporated into the PUD Ordinance that provide very specific details of the architecture and design of the new Culver's building, including building materials and colors. Exterior gooseneck light fixtures have been incorporated into the building architecture to remain consistent with the Bridgewater

Marketplace theme. The amount of masonry to be used on building facades has been significantly increased. The Bridgewater Club has reviewed and approved these plans.

6. The planning staff requested additional specific details showing the proposed signage on the site at a level that would allow the staff to easily determine compliance with the PUD Ordinance when issuing permits. New Sign Details have been incorporated into the PUD Ordinance for this purpose.

It has turned out to be quite a journey to finally be returning to the Plan Commission with this revised proposal. The project team is hopeful that the modifications to the PUD Ordinance will be received well, which will allow the project site to finally begin development work. The project team is ready to begin site work as soon as all applicable approvals are obtained.



**Memorandum**

Date: July 2, 2020

To: Pam Howard, Senior Planner  
Economic and Community Development Department

From: Matthew S. Skelton  
Church Church Hittle + Antrim  
116 N. Union Street, Westfield, IN 46074

Re: Bridgewater PUD Amendment (2007-PUD-07)  
Summary of Neighbor Open House

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, K & J Acquisitions (Culver's), LLC along with KRG Bridgewater, LLC (Kite Realty Group) hosted an open house for neighboring property owners on Monday, June 29, 2020, at the Bridgewater Clubhouse (3535 E. 161<sup>st</sup> Street, Westfield, Indiana). Below please find a brief written report of the open house.

Open house began at 6:00 p.m.

Petitioner representatives included Tony Halsey, Mark Jenkins and Blake Beaver (KRG Bridgewater, LLC), Jeff Meyer (K & J Acquisitions, LLC), Matthew S. Skelton, Eric Douthit and Andrew Wert (Church Church Hittle + Antrim).

Attendees included David Mennel (Bridgewater Club), Pam Howard (Westfield planning staff) and three (3) City Council members (J. Edwards, S. Frei and M. Johns).

After initial introductions and brief overview of the PUD amendment request, discussion included the following: incorporating additional architectural elements that create the "village feel" of the Bridgewater Marketplace while preserving branded architectural design; the addition of a possible outdoor passive amenity area near pond (to the north of the site); traffic circulation (good access from within Bridgewater Marketplace); and possibly incorporating a canopy for the curb service area (to protect servers from sun and weather).

After some additional general discussion, the open house concluded before 7:00 p.m.



**Westfield–Washington Township Advisory Plan Commission (APC)**  
**Minutes of the March 1, 2021 APC Meeting**  
*Presented for approval: March 15, 2021*

**Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, March 1, 2021 scheduled for 7:00 p.m. in person and online.**

**ROLL CALL:** Noted presence of a quorum.

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

**Members Absent:** All present.

**City Staff Present:** Kevin Todd, Director; Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; and Caleb Ernest, Associate Planner.

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

**APPROVAL OF MINUTES**

- February 1, 2021 and February 16, 2021 minutes
  - o Motion: Graham motioned to approve the both sets of meeting minutes as written.
  - o Maue seconded. Motion passed. Vote 9-0.

**REVIEW OF RULES AND PROCEDURES**

Howard reviewed the modified public meeting rules and procedures.

Horkay announced that 2103-PUD-09 Harmony PUD Amendment (Signage) was continued and introduced Beth Copeland as the APC's new attorney.

**CONSENT AGENDA ITEMS**

**2103-DDP-07**

**Shelby Materials**

*18050 Mule Barn Road*

Shelby Gravel, Inc. by Zentz Consulting, LLC requests Detailed Development Plan Review for non-vertical improvements on 5 acres +/- in the OI: Open Industrial District.

*(Planner: Daine Crabtree - [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))*

Spoljaric mentioned that the Colorado Blue Spruces may all die.

- o The Petitioner Randy Zentz, thanked her for bringing that to his attention and he would talk with the landscapers about making a switch to alternative trees.

Kelleher said she agreed with Spoljaric.

Motion: Kelleher motioned to approve the Consent Agenda with the following conditions:

- That associated Secondary Plat 2102-SFP-09 be signed and recorded at the Hamilton County Recorder's Office prior to any work beginning on the Property; and
- 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.

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McCarty seconded. Motion passed. Vote 9-0.

## **ITEMS OF BUSINESS**

### **2012-PUD-15**

#### **Somerset PUD**

*2,650 linear feet north of US 32 on Spring Mill Road and 1,300 linear feet west of Spring Mill Road on W 186th Street*

Silverthorne Homes requests a change of zoning for 61.39 acres +/- in the AG-SF1: Agriculture / Single-family Rural District to the Somerset PUD District.

*(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))*

Howard overviewed this request for a change of zoning. She said that since its Public Hearing several changes had been made to this item and were outlined in the Staff Report.

Paul Munoz, with Silverthorne Homes, summarized the details of this project. He said that the project's 14-acres of open space would provide both active and passive recreation areas, and also addressed the home products to be offered. He shared the updated layout of the development adding that architectural enhancement were made to the rear road facades as well as corner lots. He said that road connectivity would be improved through connections to Spring Orchard and Orchard View. He said they added contouring to the street layout to avoid having just straight streets. He said the residents of Somerset would have access to the Spring Orchard amenities. He said that the development would have a pocket park with gazebo with plantings and a trail; and another area would be developed as a trailhead with a playground, picnic area, and plantings. He said that as a result of comments at the neighborhood meeting, the Petitioner committed to make a trail connection to the sidewalk at Spring Orchard. He said that a 30-foot buffering would take place along an easement that the development acquired for the neighboring property and would include mounding, plantings, and that the natural line of trees would be preserved. He showed depiction of the park spaces along with their connections. He said that changes made within the PUD would be the addition of bump outs to slow traffic down.

Burkman asked if there had a decrease in density.

- o The Petitioner replied no, that they had opened up space and were able to move those lots.

Johns said he thought that the Petitioner had done a nice job working on the changes. He said the in the big picture, this was one of the best projects that could be hoped for in this area.

Kelleher said she agreed with others; however, she said was disappointed with the density and that most of the open space would not usable.

McCarty said he was disappointed that the density had not been reduced. He said that he appreciated the changes that had been made to the roads to prevent speeding.

Schmitz said he thought the changes had been helpful.

Spoljaric said she shared others' concerns. She added that the Petitioner had worked with the City, but had been unable to get unit count lowered. She said the Concept Plan showed restricted intersections, but the language only mentioned pavement width. She asked if the engineer could clarify this point.

- o Munoz said there was language in the PUD regarding bump outs.

- o John Nail, city engineer, clarified that the bump outs would be reviewed during the plan review.

Spoljaric asked if something could be added to the Covenants, Conditions and Restrictions (CCR) regarding short term rentals.

- o The Petitioner replied yes.

McCarty said he agreed with Spoljaric's comment.

Horkay said that this was a unique and challenging property and said that he was pleased.

Motion: Schmitz motioned to forward 2012-PUD-15 to the City Council with a positive recommendation with the following condition:

- The Petitioner is to make a trail connection to the sidewalk at Spring Orchard.

Maue seconded. Motion passed. Vote 6-3. (Kelleher, McCarty, Burkman)

## **2102-PUD-02**

### **Lancaster, Phase 2 PUD**

*NEC of 186th Street and Casey Road*

William Tres Development, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 36.2 acres +/- from the Springmill Trails PUD District to the Lancaster - Phase 2 PUD District.

*(Planner: Kevin Todd - [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov))*

Todd overviewed this request for a change of zoning. He said that since its Public Hearing some modifications had been made to this item's PUD.

Jon Dobosiewicz with Nelson & Frankenberger, LLC, on behalf of the Petitioner, summarized the details of this project. He said that at the Public Hearing comments were received by the neighboring proper owner regarding buffering between the properties and that the Petitioner and the neighbor had been working on a plan for the buffering. He said that enhancements were made to home design including architectural enhancements, minimized visibility of homes from the perimeter streets, density, open space, amenities, and landscaping.

Johns asked about the renting and leasing of the duplex properties, and said that could be an issue if one side of the duplex was used as a short-term rental. He asked that language addressing this issue be put into the Covenants, Conditions and Restrictions (CCR)

- o Dobosiewicz said that the developer would look at this and he confirmed that this would be in the CCR only and not incorporated into the Ordinance.

Kelleher thanked the Petitioner for working with the neighbors.

McCarty said he thought that this development would add value to the area and would help complete the trail connection from adjacent neighborhoods to Grand Park.

Spoljaric said she agreed with Johns on the short-term rentals issue. She said that the Lancaster I PUD had language restricting short-term rentals and that she would like to see this in the PUD as well.

- o Dobosiewicz replied that they would look back at that language and would address that point at City Council.



Burkman thanked the Petitioner for working with the neighbor and agreeing to a fence.

Horkay agreed about the fence.

Motion: Kelleher motioned to forward 2102-PUD-02 to the City Council with a positive recommendation.

Schmitz seconded. Motion passed. Vote 9-0.

**Plan Commission  
Order 21-01**

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

Todd Burtron, Chief of Staff for the City, overviewed this Plan Commission Order. He said that the order had been considered and approved by the Redevelopment Commission (RDC). Kevin Todd summarized the process and role of the APC in regard to considering the Plan Commission Order.

Kelleher said she didn't understand how they could say something fits the Comprehensive Plan without knowing what is actually proposed.

- o Kevin Todd responded that this area will be on the agenda later for a PUD amendment. He said that what is proposed did fit the Comprehensive Plan for downtown.

Burkman asked if the proposed land would be added to the Union Square PUD.

- o Kevin Todd relied yes, and that this action would expand the Union Square PUD.

Motion: Maue motioned to approve Plan Commission Order 21-01.

Schmitz seconded. Motion passed. Vote 9-0.

**PUBLIC HEARING ITEMS**

**2103-ODP-05 &  
2103-SPP-05  
[PUBLIC HEARING]**

**Belle Crest**

*NW Corner of 186th Street & Shady Nook Road*

Drees Premier Homes requests Primary Plat and Overall Development Plan approval for forty-two (42) single-family attached residential lots on 20 acres +/- in the Belle Crest PUD District.

*(Planner: Daine Crabtree - [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))*

Crabtree overviewed this request for a Primary Plat and Overall Development Plan approval. He said no comments had been received by Staff.

No Petitioner presentation.

Public Hearing for 2103-ODP-05 & 2103-SPP-05 opened at 7:58 p.m.

There were no public commenters present at City Hall and no public comments were received by email.

Public Hearing for 2103-ODP-05 & 2103-SPP-05 closed at 8:01 p.m.

Kelleher said there were several outstanding items such the connection of Street D to the open space. She said that she was aware that those items would be addressed and resolved by the Petitioner.

**2103-ODP-01 &  
2103-SPP-01  
[PUBLIC HEARING]**

**Chatham Villages Multifamily Project**

*South side of 196th Street, East of Tomlinson Road*

TWG by Cripe requests Overall Development Plan and Primary Plat approval of 2 lots and 1 block on 40.24 acres+/- in the Chatham Hills PUD District.

*(Reviewing Planner: Corrie Meyer-[cmeyer@westfield.in.gov](mailto:cmeyer@westfield.in.gov))*

*(Presenting Planner: Pam Howard-  
[phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))*

Howard overviewed this request for an Overall Development Plan and Primary Plat approval. She said that Staff had received no public comments on this item. She said some items were outstanding and that those items would be brought into compliance before this request appeared on a subsequent agenda for final consideration.

Michael Taft, with TWG, summarized the details of this project. He also addressed the project's amenities including a courtyard, pool deck, co-working space, and a dog park. He said that the units would be high quality.

Public Hearing for 2103-ODP-01 & 2103-SPP-01 opened at 8:08 p.m.

There were no public commenters present at City Hall and no public comments were received by email.

Public Hearing for 2103-ODP-01 & 2103-SPP-01 opened at 8:10 p.m.

Kelleher said it looked like a great project and asked if the drainage for this project was coordinated with the larger Chatham Village project.

- o The Petitioner confirmed that it was and was being provided by a pond to the northeast.

McCarty said he was looking forward to seeing the elevations.

Spoljaric asked about parking numbers and requirements.

- o Howard answered that the parking will be reviewed with DDP.
- o The Petitioner responded that the PUD alters the parking standards from UDO.

Johns said he was also looking forward to seeing the elevations.

**2103-ODP-03 &  
2103-SPP-03  
[PUBLIC HEARING]**

**Carramore**

*Northwest corner of 196th Street and Horton Road*

Drees Premier Homes requests Overall Development Plan and Primary Plat approval of 83 lots on 40 acres+/- in the Carramore PUD District.

*(Reviewing Planner: Corrie Meyer-[cmeyer@westfield.in.gov](mailto:cmeyer@westfield.in.gov))*

*(Presenting Planner: Pam Howard-[phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))*



Howard overviewed this request for an Overall Development Plan and Primary Plat approval. She said that Staff had received no public comments on this item. She said some items were outstanding and that those items would be brought into compliance before this request appeared on a subsequent agenda for final consideration.

No Petitioner presentation.

Public Hearing for 2103-ODP-03 & 2103-SPP-03 opened at 8:15 p.m.

There were no public commenters present at City Hall and no public comments were received by email.

Public Hearing for 2103-ODP-03 & 2103-SPP-03 closed at 8:16 p.m.

Kelleher her said she thought that it was a great design with a lot of open space and wonderful architectural requirements.

Horkay agreed with Kelleher.

**2103-ODP-04 &  
2103-SPP-04  
[PUBLIC HEARING]**

**Community Bible Fellowship Church**

*Northeast corner of 161st St. and Oak Road*

Community Bible Fellowship Church, Inc. requests Overall Development Plan and Primary Plat approval of 2 lots on 34.43 acres +/- in the SF-2: Single-family Low Density District.

*(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))*

Howard overviewed this request for an Overall Development Plan and Primary Plat approval. She said that Staff had received four public comments on this item that had been uploaded to the agenda. She said some items were outstanding and that those items would be brought into compliance before this request appeared on a subsequent agenda for final consideration.

Andy Wert with Church Church Hittle + Antrim, on behalf of the Petitioner, summarized the details of this project. He said that they were in the early stages of this project. He said, in light of pipelines on the property, that he felt this project was a good fit. He added that there had been a virtual neighborhood meeting held for community members. He said in general the comments were favorable; however, there were concerns voiced about how this project would affect local residents' properties and also concerns regarding drainage and landscaping. He said this project was likely 12 to 18 months out from design and detailed development plans. He said they had committed to work with the city engineer to coordinate on public improvements.

Public Hearing for 2103-ODP-04 & 2103-SPP-04 opened at 8:23 p.m.

John Boyer, 2220 Oak Woods Lane; representing the neighbors said that those residents do not want to lose any land on their properties to the creation of acceleration/deacceleration lanes on the west side of Oak Road.

Randy Tatum, 16250 Oak Road; voiced concerns about acceleration/deacceleration lanes, light pollution, traffic, buffer plantings, architecture, and drainage (both short and long term) during construction. He said he was not necessarily accepting of the project but understands that this land would likely be developed. He said that traffic was big concern given the number of the

church's proposed parking spaces. He said he was also concerned about future growth with additional building and daily activity on property.

Public Hearing for 2103-ODP-04 & 2103-SPP-04 closed at 8:27 p.m.

Petitioner's responses:

- o The Petitioner said the passing blister was addressed internally. He said that they would be willing to put all improvements on east side and would coordinate with the city engineer.
- o The Petitioner said that he could not specifically address Mr. Tatum's concerns at this time as many of the responses would come with the Detailed Development Plan.
- o John Nail, city engineer, responded that the previous project proposed for this parcel did show a lane shift to the east and that he saw no reason that the same couldn't be done for this project. Additionally, he said the city was aware of the drainage issues and are currently working on solutions and were coordinating with the developer on this drainage project

McCarty asked if parking lot lights be on a timer and that neighbors' concerns could be taken into consideration.

Spoljaric said she was unable to open the online public comments and also said that she appreciated the neighborhood meeting summary.

Burkman asked if the church currently had a preschool. She asked if the entrances and exits could be placed so as to avoid headlights shining toward homes.

- o The Petitioner replied no that there is not currently a preschool and headlights would be pointing toward the church.
- o Howard said that the entrances would aligned with existing roads.

Johns said he was looking forward to seeing the design given challenges with pipelines.

Kelleher asked about a buffer with the southwest homes.

- o Howard said yes, that it would follow UDO standards.

**2103-PUD-06**  
**[PUBLIC HEARING]**

**Orchard View PUD Amendment 1**

*17922 Spring Mill Road*

Arbor Homes requests a change of zoning for 3.03 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Orchard View Planned Unit Development (PUD) District.  
(Planner: Kevin Todd - [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov))

Todd overviewed this request for a change of zoning for adding three acres to the PUD. He said that Orchard View, Area A standards would be followed and that the UDO perimeter lot architectural standards would apply as well.

Paul Munoz, with Arbor Homes stated that this item had been a previous right of way concern with APC and city council with and had since been resolved with the neighboring property owner.

Public Hearing for 2103-PUD-06 opened at 8:39 p.m.



There were no public commenters present at City Hall and no public comments were received by email.

Public Hearing for 2103-PUD-06 closed at 8:41 p.m.

Spoljaric asked about the rear facing standard and said it was less than UDO standards.

- o Kevin referred to text in ordinance and said it defaulted to the UDO standards.

The Petitioner said that Spoljaric may have been looking at a previous version of the concept plan.

McCarty voiced concerns about density and current residents being displaced.

Motion: Graham motioned to forward 2103-PUD-06 to the City Council with a positive recommendation.

Schmitz seconded. Motion passed. Vote 8-1. (McCarty)

**2103-PUD-07**  
**[PUBLIC HEARING]**

**Midland South PUD**

*Generally near 321 South Cherry Street*

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

*(Planner: Caleb Ernest - [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov))*

Ernest overviewed this request for a change of zoning to allow for a townhome project. He said that Staff had received public comments which were uploaded to the agenda.

Justin Moffett with Old Town Companies summarized the details of this request/project. He presented a layout of the proposed development. He said they considered on-street parking to help mitigate any congestion issues created and alley corridors contained in the interior of the project. He said proposed architectural would be of the traditional nature including four three-level units. He presented a fly-over video of the proposed development. He addressed tree preservation, setbacks, and road improvements. He said the development would have private streets maintained by the development as well as sidewalks. He said that trail access would be limited and that they would work with the city for input/design. He stated that they had several conversations with Westfield Friends Church to address their concerns as a neighbor. He said they held a neighborhood meeting with few attendees; however, they had responded to follow-up email questions.

Public Hearing for 2103-PUD-07 opened at 8:59 p.m.

Melody Jones, 211 Mill Street; said, as a resident, that she embraced this change and that she was excited that Old Town Companies was bringing this forward. She said she had concerns about the buffering along the Midland Trail. She said there was currently a tree canopy and voiced concerns about it being removed during construction. She said she would like to see buffer plantings added up against the trail. She said she was concerned about Cherry Street as it had no sidewalks and was very narrow. She said she knew that Jersey Street was currently being updated and that she would like Cherry Street to be evaluated as part of this project.

Steve Latour, executive director of Westfield Chamber of Commerce/Westfield Downtown Association, 4771 Abigail Drive; representing Westfield Chamber, Downtown Westfield Association, and the Grand Junction Task Group said these organizations had reviewed this plan and submitted a letter of support. He said future residents would be looking for this type of housing. He added that pedestrian friendly space was important.

Greg Rose, 229 Roosevelt Street; said he was not enthusiastic about this project and said it seemed too dense. He said he thought the PUD does not do what he thought it should. He said that Roosevelt Street is actually an alley and asked if the Right-of-Way would be dedicated by the developer. He said that the current pavement encroaches on his property. He asked if the setback was 5-foot and the alley wasn't widened, then the closest building would be same distance from his property line as his house was. He voiced concerns about visibility on the corner of Roosevelt and Cherry Street, saying that people drive fast on Cherry Street. He said there was no drainage in the area and that the water currently goes over the road and there was always standing water in this area. He said it did not seem like a good buffer project. He said he was sandwiched between Union Bible College and this project which might affect the value of his property. He said he was glad to see green space and trees. He said that parallel parking wasn't concerning and that he thought the city really needed to look at the street.

Public Hearing for 2103-PUD-07 closed at 911 p.m.

#### Petitioner's responses

- o The Petitioner said he understood the concerns about Roosevelt Street limitations and was working with the city engineer on this issue.
- o The Petitioner said he would comply with local drainage ordinances and would outlet into Grassy Branch Legal Drain which would improve the current drainage situation.
- o The Petitioner said they would look at site lines and make modifications accordingly.
- o The Petitioner said he believed that the project complies with the Comprehensive Plan.

Spoljaric agreed with Melody Jones' concerns about the trail. She said there was a need to look at that trail section holistically. She voiced concerns about the roads and circulation with this number of units, especially with adding in the number of visitors that would be coming to the Grand Junction Plaza.

Burkman said she shared the street concerns and that she would like the neighbors' concerns taken into consideration. She said she liked the architecture and appreciated the professional presentation.

Johns said he liked the project as it offered privately held residents in the downtown area. He said he shared others' concerns. He said that this was a great project for this area.

Kelleher asked if the city had the infrastructure to support this project. She asked about architectural standards and, with no architectural standards, how to administer that they need to be like the renderings presented. She said she shared Jones' concerns about the trail and that they should be taken seriously.

Maue said he noticed some of the building end facades were very plain and asked if they could be more varied. He said he shared the concerns regarding the trail, not only protecting trail, but also protecting outdoor living spaces from the trail.



McCarty said he agreed with others' comments regarding side facades and the tree canopy on the Midland Trail. He said he wanted to make sure there would be an adequate buffer against the church. He said he appreciated the presentation.

Schmitz said he appreciated the consistency on the way this project fit with the sub-district addendum.

Horkay said he agreed with others.

John Nail said the city was actively looking into both drainage and road concerns in this area.

**2103-PUD-08**  
**[PUBLIC HEARING]**

**Union Square at Grand Junction PUD Text Amendment**

*Generally near 305 South Cherry Street*

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

*(Planner: Caleb Ernest - [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov))*

Ernest overviewed this request for a request for this PUD text amendment to the Union Square PUD. He said the project's concept plan and character exhibits were being updated to reflect these proposals. He said that public comments were received and were uploaded to the agenda.

Justin Moffett with Old Town Companies summarized the details of this request. He presented a review on the Union Square proposal. He stated that parking is always an issue with such developments. He said that while waiting on SR 32 updates Old Town had addressed the parking needs and solutions and addressed how a TIF district could assist in adding structured parking. He said that additional multifamily and commercial revenues could fund a parking garage. He shared visuals to help see the vision, but not specific architectural plans, just land use. He said this would be phase two on regard to the Union Square project.

Public Hearing for 2103-PUD-08 opened at 9:36 p.m.

Melody Jones, 211 Mill Street; said, as a resident one thing the task group identified early on in the process was the potential of putting trails in the wetlands along Grassy Branch, referring it to the "Emerald Necklace", as part of the park plan. She asked if that was being looked at with this development. She said she loved the idea of the food court and would love to see somewhere that was open past 11:00 pm, especially once the park is active. She said that this is a great opportunity to add nightlife.

Steve Latour, 4771 Abigail Drive; representing Westfield Chamber and Downtown Westfield Association said that with Westfield quickly being known as the amateur sports capital of the world, Westfield would be a convention center for all of Hamilton County. He said what was missing was the retail and nightlife aspect and that the Westfield Wellbeing Coalition survey showed that was a concern for the community. He said that the Petitioner had presented the concept at a chamber coffee event and that the Petitioner had gone above and beyond to get input from the public. He stated that the Ashford Place HOA also shared this proposal on its neighborhood Facebook page and that many residents were very excited about this proposal. He said the Farmers Market would be relocated this summer to Mill Street and that the new

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parking would really help with this event. He said this was the beginning of a Renaissance in the downtown.

Judy Stanley Shuck, 209 West Main Street; said she had known for a long time that this was coming. She said Westfield was a historic area with ties to the Underground Railroad. She asked that the city look at what all of downtown would look like. She would like to see cohesiveness along with some history. She said she was not against change, but it needed to be cohesive. She asked what it would look like when it is all put together. She said she would like to keep the quaintness.

Public Hearing for 2103-PUD-08 closed at 9:48 p.m.

Petitioners responses:

- o The Petitioner replied that they would create buffer along creek system that Jones addressed and that adding trails is not our decision and would be done by the city.

Burkman thanked the speakers for staying so late. She echoed some of Shuck's concerns. She said she was concerned about how this would all look upon completion. She stated she was not concerned about Old Town's product. She said she was unclear about how in the addendum everything is supposed to look in the downtown area and that she would like staff to clarify. She asked the Petitioner what would be the design style that was shown, and asked if that was really what Westfield wanted. She asked what made that unique. She said she was in favor of the green space and trail aspects of the project.

Graham said he was very excited about the project and that this was the anchor of downtown. He stated he was very pleased that Old Town was building the project.

Johns said he agreed with Graham's comments and some of what Shuck said. He said he saw that the APC was looking at two pieces of the proposal. He said a parking garage was important for the walkability of the city. He said he also wanted to preserve some of the historical aspects of old Westfield. He suggested that maybe incorporate part of the old pharmacy or the old fire building into the structure. He asked if a food structure could be less edgy and is made more unique to Westfield.

Maue said he agreed with Graham and asked if there would be verbiage to protect availability of provided parking for the public. He said that if this were to funded by TIF, then there is a need to make sure that some would be reserved for public parking. He mentioned the possible need for some wayfinding signs for parking.

McCarty said, as a millennial, he thought that the Union looked great and that younger people like that type of building style. He said he liked the mention of the renaissance of downtown. He said people are currently avoiding downtown because of parking. He said Westfield's style was "HIP"—Historical, Industrial and Port Royale.

Schmitz said he was glad to see that parking was being addressed.

Spoljaric voiced concerns about the number of parking spots and asked how to know if it would allow enough for leaving some for public parking. She said that in general she was supportive of this project.

Horkay said he was quite happy to see thing were actually happening downtown.

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McCarty said he liked the lighted parking availability system at Disney Springs, and thought that would be a good addition to the parking garage.

### **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](mailto:phoward@westfield.in.gov))*

**2007-PUD-07**  
**[CONTINUED]**

**Bridgewater PUD Amendment (Culver's)**

*14631 North Gray Road*

K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.

*(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))*

**2103-PUD-10**  
**[CONTINUED]**

**Wood Robinson Briggs PUD**

*Northside of 191st Street, West of Tomlinson Road*

Edgerock Development, LLC requests a change of zoning for approximately 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Woods Robinson Briggs PUD District.

*(Planner: Daine Crabtree – [dcrabtree@westfield.in.gov](mailto:dcrabtree@westfield.in.gov))*

**2102-PUD-04**  
**[CONTINUED]**

**Lantern Commons PUD**

*NWC of 161st Street and Westfield Boulevard*

Front Street Partners, LLC by Church, Church, Hittle + Antrim requests a change of zoning for 60.74 acres +/- from the GB-PD: General Business/Planned Development District to Lantern Commons PUD District.

*(Planner: Pam Howard - [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov))*

**2101-ZOA-01**  
**[CONTINUED**  
**]**

**Unified Development Ordinance Amendment**

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

*(Planner: Kevin Todd - [ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov))*

**2103-PUD-09**  
**[CONTINUED]**

**Harmony PUD Amendment (Signage)**

*1367 S. Waterleaf Drive*

Woodmont Westfield Ditch Academy LLC by American Structurepoint, Inc. requests an amendment to the Harmony PUD District modifying the sign standards.

*(Planner: Caleb Ernest - [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov))*

### **REPORTS/COMMENTS**

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

### **ADJOURNMENT**

Motion: Adjourn Meeting.

Motion: Schmitz; Second: Graham.

Motion passed. Vote: 9-0.

Meeting adjourned at 10:14 p.m.

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Robert Horkay, President

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Ginny Kelleher, Vice President

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Kevin M. Todd, Secretary



**Westfield–Washington Township Advisory Plan Commission (APC)**  
**Minutes of the March 15, 2021 APC Meeting**  
*Presented for approval: April 5, 2021*

**Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, March 15, 2021 scheduled for 7:00 p.m. in person and online.**

**ROLL CALL:** Noted presence of a quorum.

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

**Members Absent:** All present.

**City Staff Present:** Kevin Todd, Director; Daine Crabtree, Associate Planner; and Caleb Ernest, Associate Planner.

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

**APPROVAL OF MINUTES**

- March 1, 2021 Minutes tabled.

**REVIEW OF RULES AND PROCEDURES**

Crabtree reviewed the modified public meeting rules and procedures.

**CONSENT AGENDA ITEMS**

**2103-DDP-06**

**Village Dental at Harmony**

*1589 S. Waterleaf Drive*

LandWorx Engineering, LLC requests Detailed Development Plan review of a 6,800 square foot dental office on 0.88 acres +/- in the Harmony Planned Unit Development (PUD) District.

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

Motion: Graham motioned to approve the Consent Agenda.

Maue seconded. Motion passed. Vote 9-0.

**ITEMS OF BUSINESS**

**2103-PUD-10**

**Wood Robinson Briggs PUD**

*Northside of 191st Street, West of Tomlinson Road*

Edgerock Development, LLC requests a change of zoning for approximately 157 acres +/- from the AG-SF1:

Agriculture/Single-Family Rural District to the Woods Robinson Briggs PUD District.

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

Crabtree overviewed this request for a change of zoning. He said that since its Public Hearing several changes had been made to this item and were outlined in the Staff Report.

Jim Ake, representing Edgerock Development, summarized the details of this project. He said that Edgerock took time to address public and council comments. He said that this project aligned with the Family Sports Capital Addendums I and II and also met the goals and vision of the Comprehensive

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Plan. He said that at their recent neighborhood meeting that no negative comments were received. He overviewed the changes made to plan including that they would retain the park area and not be turning it over to the city.

Spoljaric thanked the Petitioner for making the changes. She said she still remained concerned about several issues, but that this plan was better.

McCarty said his only concern was high-density housing.

Kelleher said she appreciated the improvements. She said she still had concerns about the residential and felt that more commercial should be considered.

Johns thanks the Petitioner and said that this plan was much better. He said he still had concerns about whether this plan presented the best use for the land.

Graham said he thought it was a good project in the right location.

Burkman thanked the Petitioner for working on the improvements and said she had issues with its walkability and safety.

Horkay said he appreciated the collaboration that had taken place.

Motion: Graham motioned to forward 2013-PUD-10 to the City Council with a positive recommendation.

Schmitz seconded. Motion passed. Vote 5-4. (Johns, Kelleher, Spoljaric, Burkman)

**2103-ODP-05 &  
2103-SPP-05**

**Belle Crest**

*NW Corner of 186th Street & Shady Nook Road*

Drees Premier Homes requests Primary Plat and Overall Development Plan approval for forty-two (42) single-family attached residential lots on 20 acres +/- in the Belle Crest PUD District.

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

Crabtree overviewed this request for a Primary Plat and Overall Development Plan approval. He said no comments were received at this item's Public Hearing. He said that after some modifications the plan was compliant.

No commissioner comments.

Motion: Maue motioned to forward 2013-SPP-05 & 2013-ODP-05 to the City Council with a positive recommendation with the following Staff condition:

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

Graham seconded. Motion passed. Vote 9-0.

**2103-ODP-01 &  
2103-SPP-01**

**Chatham Villages Multifamily Project**

*South side of 196th Street, East of Tomlinson Road*

TWG by Cripe requests Overall Development Plan and Primary Plat approval of 2 lots and 1 block on 40.24 acres +/- in the Chatham Hills PUD District.

*(Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)*

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

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Todd overviewed this request for an Overall Development Plan and Primary Plat approval. He said the plans were fully compliant.

No commissioner comments.

Motion: Kelleher motioned to forward 2013-SPP-01 & 2013-ODP-01 to the City Council with a positive recommendation with the following Staff condition:

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

Schmitz seconded. Motion passed. Vote 9-0.

**2103-ODP-03 &  
2103-SPP-03**

**Carramore**

*Northwest corner of 196th Street and Horton Road*

Drees Premier Homes requests Overall Development Plan and Primary Plat approval of 83 lots on 40 acres+/- in the Carramore PUD District.

*(Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)*

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

Todd overviewed this request for a Primary Plat and Overall Development Plan approval. He said no comments had been received by Staff. He said the plans were fully compliant.

Kelleher and Horkay said they liked the number of lots that faced the open space.

Motion: Graham motioned to forward 2013-ODP-03 & 2013- SPP-03 to the City Council with a positive recommendation with the following Staff condition:

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

Kelleher seconded. Motion passed. Vote 9-0.

**2103-ODP-04 &  
2103-SPP-04**

**Community Bible Fellowship Church**

*Northeast corner of 161st St. and Oak Road*

Community Bible Fellowship Church, Inc. requests Overall Development Plan and Primary Plat approval of 2 lots on 34.43 acres +/- in the SF-2: Single-family Low Density District.

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

Todd overviewed this request for a Primary Plat and Overall Development Plan approval. He said no comments had been received by Staff. He said the plans were fully compliant.

No commissioner comments.

Motion: Graham motioned to forward 2013-ODP-04 & 2013-SPP-04 to the City Council with a positive recommendation with the following Staff condition:

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

Maue seconded. Motion passed. Vote 9-0.

**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 & Grahm, 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)*

**2007-PUD-07**  
**[CONTINUED]**

### **Bridgewater PUD Amendment (Culver's)**

*14631 North Gray Road*

K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.

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

**2102-PUD-01**  
**[CONTINUED]**

### **Sanders Glen PUD**

*2432 South Street*

Patch Development, LLC requests a change of zoning for approximately 9.07 acres +/- from the Kalorama Park PUD to the Sanders Glen PUD District.

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

**2102-PUD-04**  
**[CONTINUED]**

### **Lantern Commons PUD**

*NWC of 161st Street and Westfield Boulevard*

Front Street Partners, LLC by Church, Church, Hittle + Antrim requests a change of zoning for 60.74 acres +/- from the GB-PD: General Business/Planned Development District to Lantern Commons PUD District.

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

**2101-ZOA-01**  
**[CONTINUED]**

### **Unified Development Ordinance Amendment**

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

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

**2103-PUD-07**  
**[CONTINUED]**

### **Midland South PUD**

*Generally near 321 South Cherry Street*

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

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

**2103-PUD-08**  
**[CONTINUED]**

### **Union Square at Grand Junction PUD Text Amendment**

*Generally near 305 South Cherry Street*

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

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



**2103-PUD-09**  
**[CONTINUED]**

**Harmony PUD Amendment (Signage)**

*1367 S. Waterleaf Drive*

Woodmont Westfield Ditch Academy LLC by American Structurepoint, Inc. requests an amendment to the Harmony PUD District modifying the sign standards.

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

**REPORTS/COMMENTS**

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

**ADJOURNMENT**

Motion: Adjourn Meeting.

Motion: Graham; Second: Horkay.

Motion passed. Vote: 9-0.

Meeting adjourned at 7:40 p.m.

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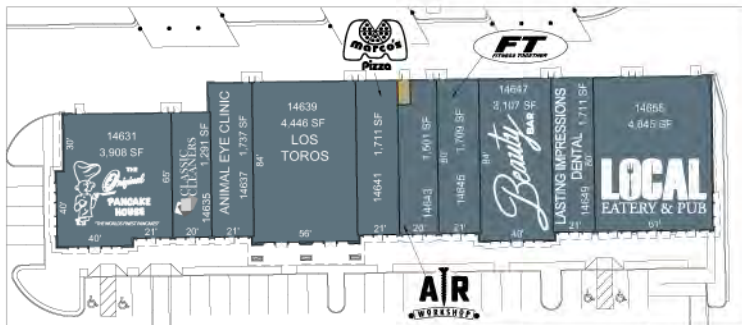
Robert Horkay, President

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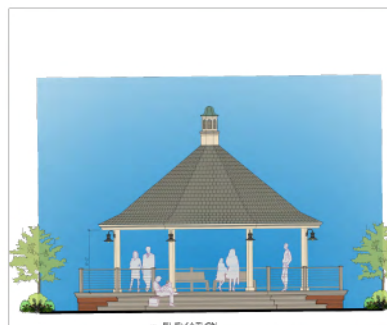
Ginny Kelleher, Vice President

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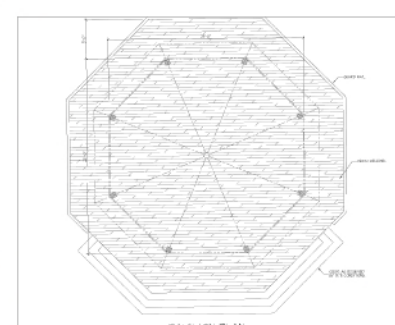
Kevin M. Todd, Secretary



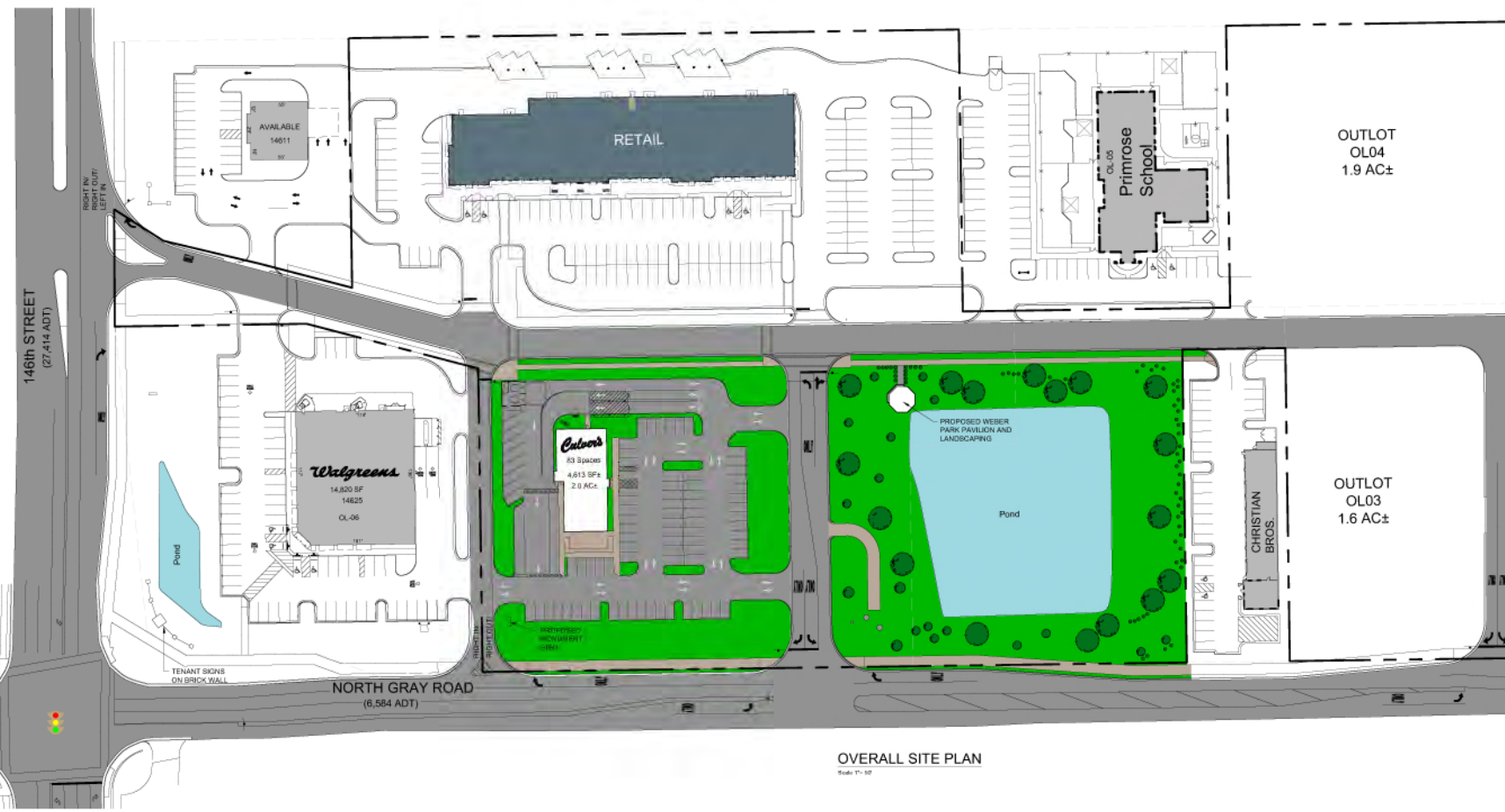
RETAIL  
Scale: 1" = 30'



WEBER PARK PAVILION ELEVATION  
Scale: N.T.S.



WEBER PARK PAVILION PLAN  
Scale: N.T.S.



OVERALL SITE PLAN  
Scale: 1" = 30'

**KITE**  
REALTY GROUP

30 S. MERIDIAN STREET  
SUITE 1100  
INDIANAPOLIS, IN 46204  
PHONE 317-577-5600  
FAX 317-577-5605



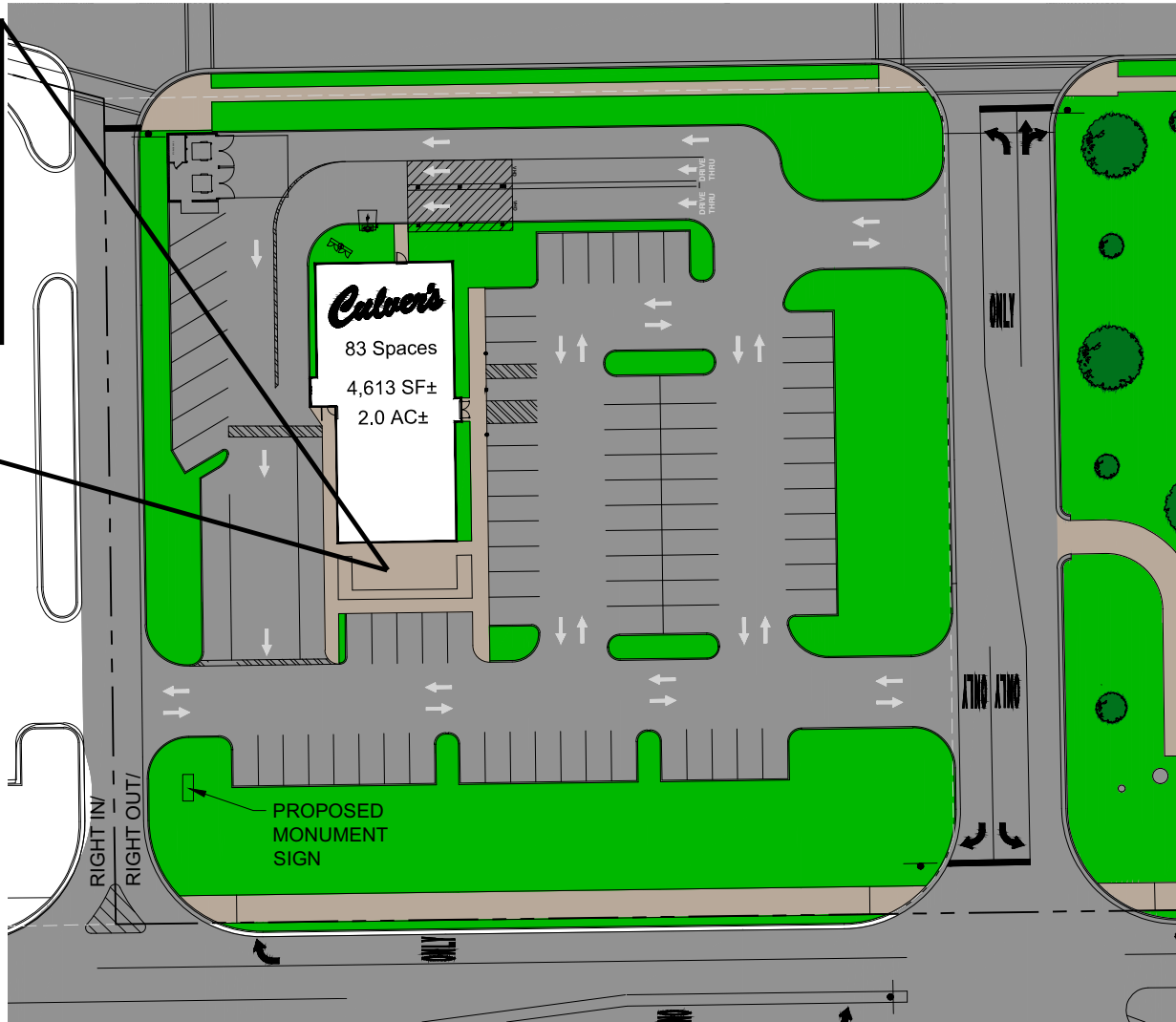
**SITE DATA**

|                    |                |
|--------------------|----------------|
| Retail             | 25,946 SF      |
| Total GIA          | 25,946 SF      |
| Parking            | 133            |
| Parking Ratio      | 5.12 / 13,000  |
| Other's (Proposed) | 4,613 SF       |
| Parking            | 83             |
| Parking Ratio      | 17.09 / 13,000 |
| Available          | 3,222 SF       |
| Primrose School    | 13,563 SF      |
| Dist Lot Acreage   | 8.43 AC±       |
| Site Acreage       | 12.29 AC±      |
| Total Shopping     |                |
| Center Acreage     | 30.72 AC±      |

NOTES: Regulations with the above listed and others not listed are in progress. No guarantee can be made that the listed items will appear in the center. All conditions and dimensions are subject to variation due to actual field conditions. All dimensions and areas shown should be verified prior to loan execution. This plan is preliminary and subject to change. Please see 2018.

**BRIDGEWATER  
MARKETPLACE  
WESTFIELD,  
INDIANA**

|                         |            |        |          |
|-------------------------|------------|--------|----------|
| Drawn By:               | eem        | CHKD:  |          |
| Date:                   | 02/26/2021 | Scale: | AS NOTED |
| <b>DEVELOPMENT PLAN</b> |            |        |          |
| Project No.             | 4014       | DP     | 46       |



ENLARGED SITE PLAN  
Scale 1" = 20'



30 S. MERIDIAN STREET  
SUITE 1100  
INDIANAPOLIS, IN 46204  
PHONE 317-577-5600  
FAX 317-577-5605



**SITE DATA**

|                               |               |
|-------------------------------|---------------|
| Retail                        | 25,966 SF     |
| Total GIA                     | 25,966 SF     |
| Parking                       | 133           |
| Parking Ratio                 | 5.12 / 1,000  |
| Culver's (Proposed)           | 4,613 SF±     |
| Parking                       | 83            |
| Parking Ratio                 | 17.99 / 1,000 |
| Available                     | 3,222 SF      |
| Primrose School               | 11,163 SF     |
| Out Lot Acreage               | 8.43 ACs      |
| Site Acreage                  | 12.29 ACs     |
| Total Shopping Center Acreage | 20.72 ACs     |

NOTE: Negotiations with the stores listed and others not listed are in progress. No guarantee can be made that the listed stores will open on the corner. All conditions and dimensions are subject to variation due to actual field conditions. All dimensions and areas shown should be verified prior to lease execution. This plan is preliminary and subject to change. Sheet size 24x36.

**BRIDGEWATER  
MARKETPLACE  
WESTFIELD,  
INDIANA**

|                         |                    |
|-------------------------|--------------------|
| Drawn By:<br>eem        | CHKD:              |
| Date:<br>03/24/2021     | Scale:<br>AS NOTED |
| <b>DEVELOPMENT PLAN</b> |                    |
| Project No.<br>4014     | DP 46A             |





DRIVE THRU / SOUTH ELEVATION



FRONT / EAST ELEVATION

REAR / WEST ELEVATION



MAIN ENTRY / NORTH ELEVATION

| REPRESENTATION                                                                            | MATERIAL | COLOR                                      |
|-------------------------------------------------------------------------------------------|----------|--------------------------------------------|
| COPING<br>UNA-CLAD                                                                        |          | "MEDIUM BRONZE"                            |
| EIFS "CORNICIE"<br>AND TOWER PIERS                                                        |          | "TREE BRANCH" SW 7525                      |
| EIFS ABOVE SILL                                                                           |          | "TONY TAUPE" SW 7038                       |
| AWNING CANVAS<br>(BY OTHERS)                                                              |          | "ROYAL BLUE" 4617                          |
| THIN BRICK "BROOKSHIRE" ACME BRICK<br>(AT FRONT & DRIVE THRU TOWERS<br>"DOVE GRAY" BRICK) |          |                                            |
| MFGR'D STONE<br>w/ STONE SILL<br>TRIM                                                     |          | "ASHFALL"<br>COUNTRY LEDGESTONE<br>(BORAL) |

©2021

NEW CULVER'S RESTAURANT  
**Culver's Restaurant**  
Westfield, IN 46074  
County of HAMILTON

**Culver's**  
Culver's Restaurant System, Inc.  
1240 Water Street  
Pewaukee, WI 53078  
608-643-7980

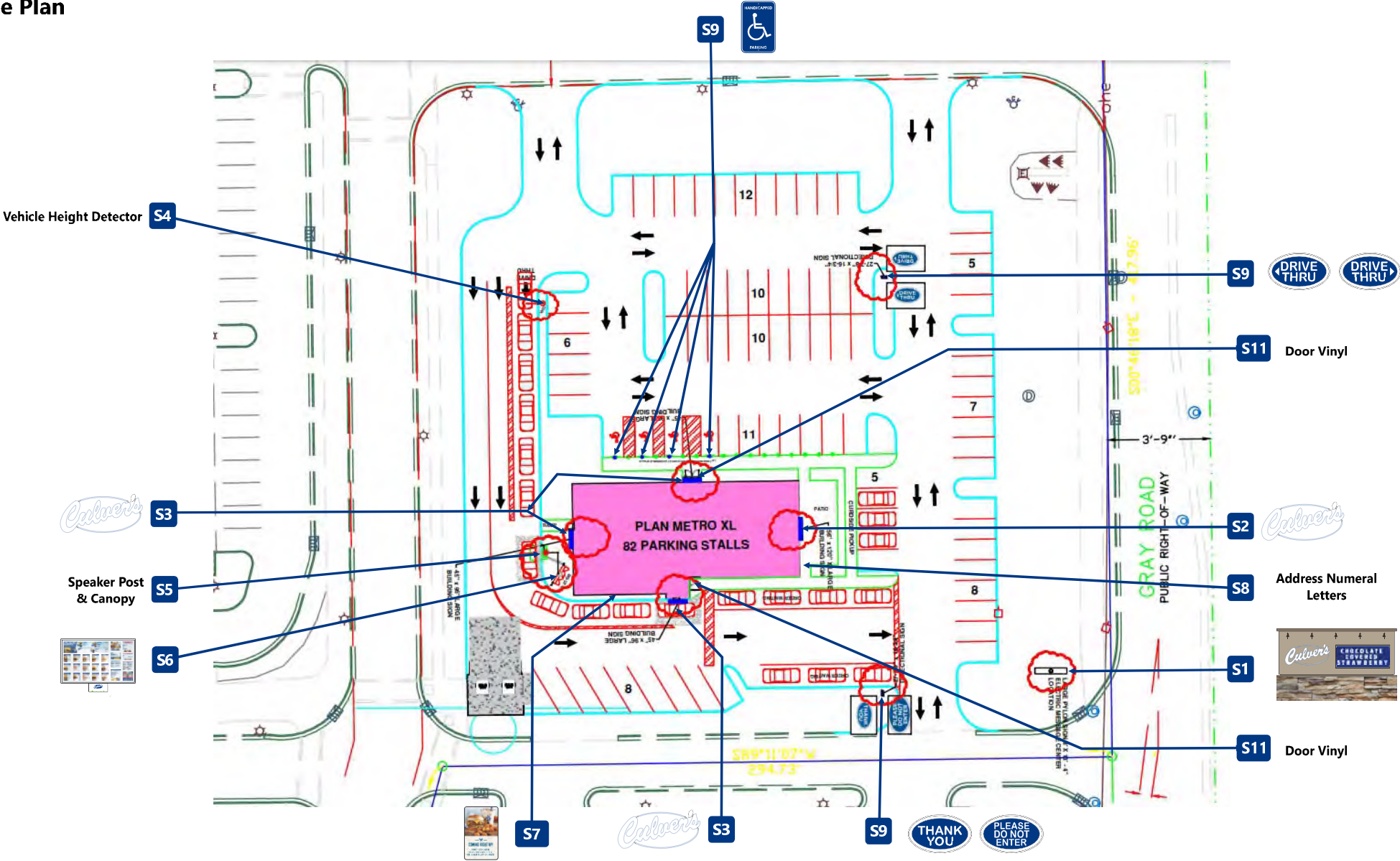
OLLMANN ASSOCIATES  
ARCHITECTS, P.C.  
200 South State Street  
Belvidere Illinois 61008  
815-544-7790 Phone

**ELEVATIONS**  
ELEVATION IMAGES HAVE PHOTO  
REALISTIC QUALITIES. THE ACTUAL BUILDING  
MATERIALS MAY VARY IN APPEARANCE.  
Date: 1-12-2021 Revision:

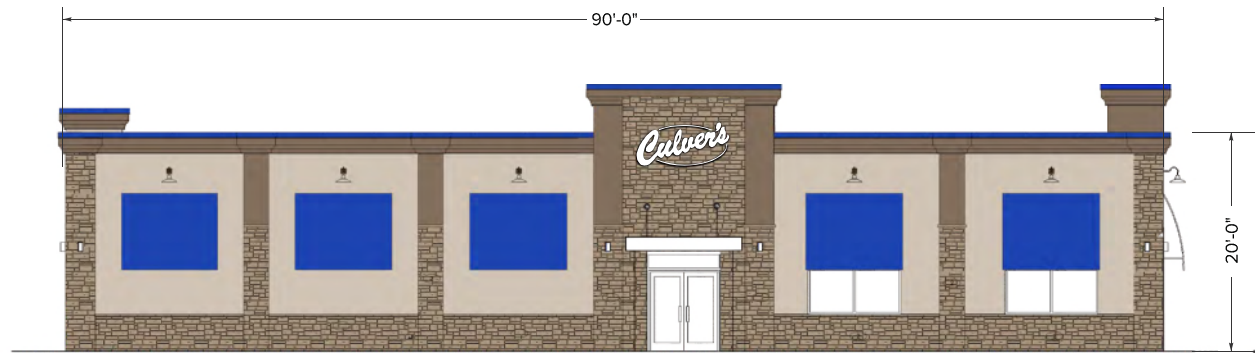
2020-062

A1

Site Plan







**S3** North | SL-30 | Sq. Ft. = 29.96'



**S2** East | SL-45 | Sq. Ft. = 46.77'



**S3** South | SL-30 | Sq. Ft. = 29.96'



**S3** West | SL-30 | Sq. Ft. = 29.96'





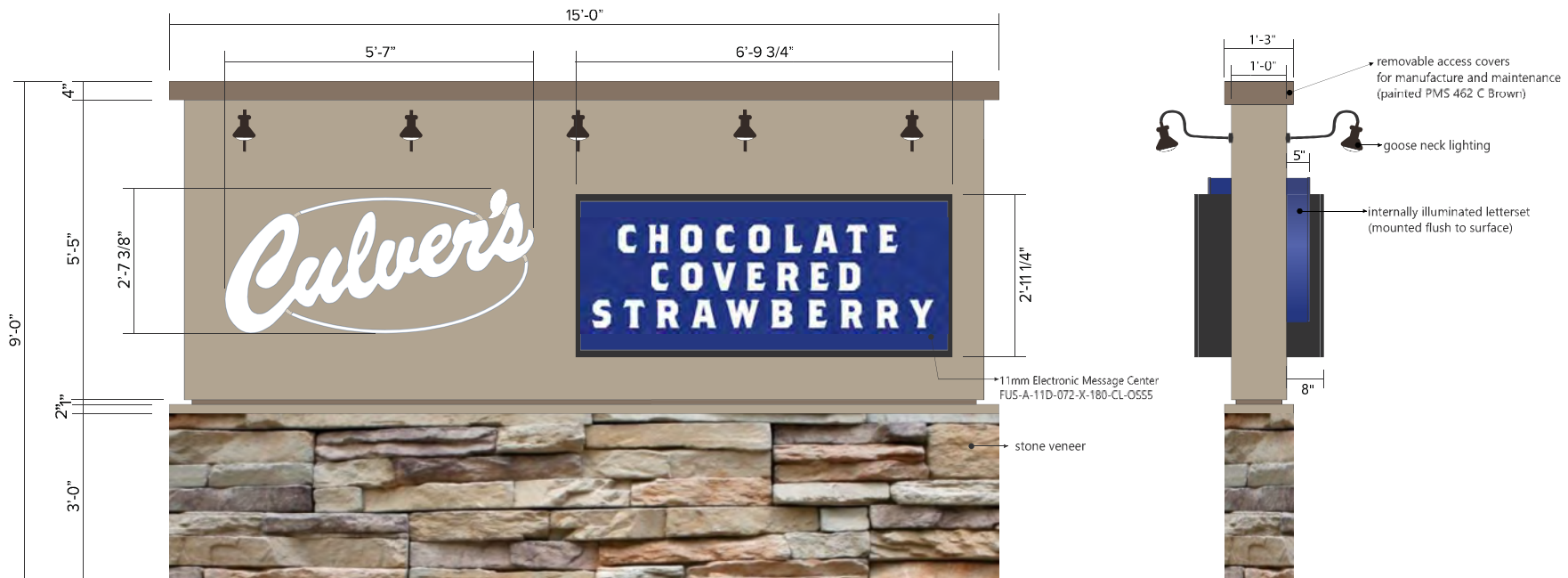
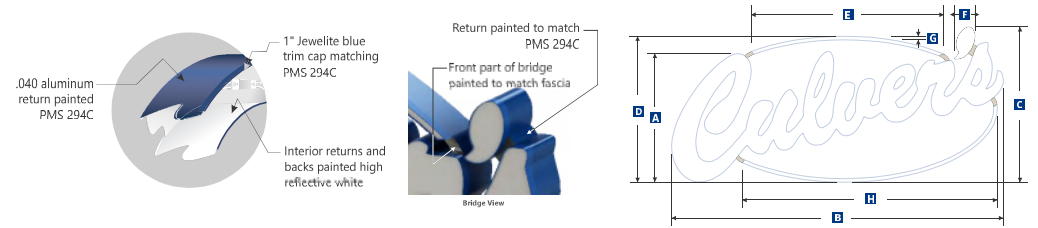
SI

**Custom Illuminated Monument sign**

New monument to be installed.

**Paint Specifications** Sw7038 Tony Taupe Sw7509 Tiki Hut Cultured Stone by Boral  
Style : Country LedgeStone / Color : Aspen**Letterset Recommendation (Qty. 2)**

|       | A           | B     | C         | D         | E           | F       | G*   | H          | SF    |
|-------|-------------|-------|-----------|-----------|-------------|---------|------|------------|-------|
| SL-14 | 2'-1 15/16' | 5'-7" | 2'-7 3/8" | 2'-5 1/2" | 3'-2 15/16' | 4 3/16" | 3/4" | 4'-3 9/16' | 14.60 |



Scale: 1/2" = 1'

Drawing # **C69133-1**OE **139366**

Address: 146th St E and Gray Road

City/ST: Westfield, IN.

Date: 03/02/21

Designer: PB PM: MC

File Location: Drive/Clients/ STND CSM☐ AS ☒ CR ☒ EN**Revisions:**

Revised specs &amp; dims - KB - 3.11.21

X

X

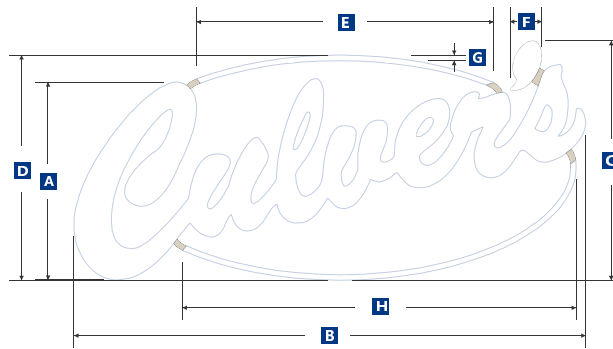
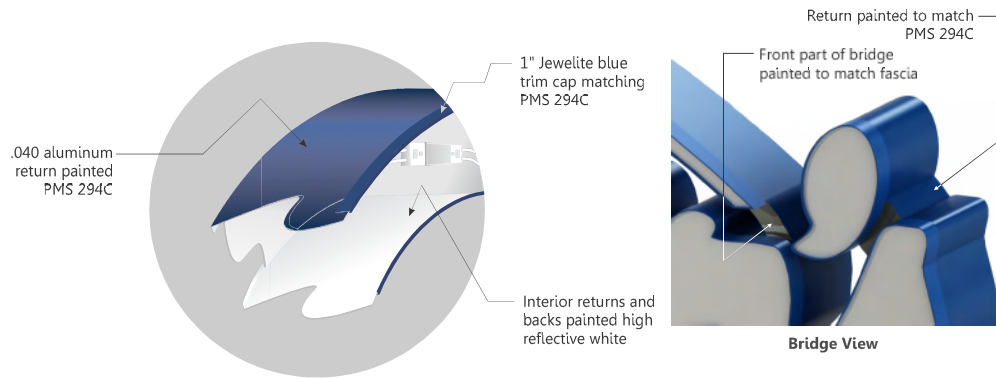
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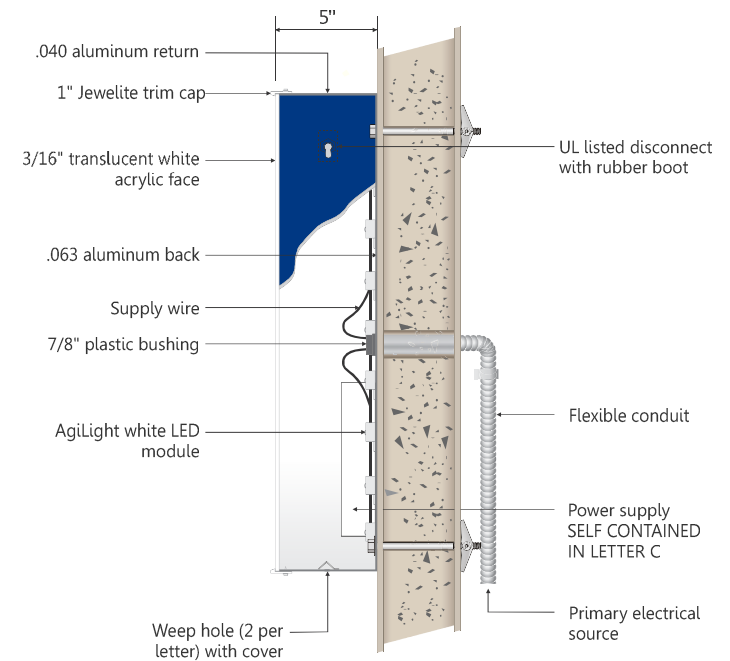
Underwriters  
Laboratories, Inc.Sign components to be in  
strict UL compliance.All dimensions are imperial  
unless specified metric. Items  
with no units are subject to  
printed on an 11x17 sheet.

Install new S/F, remote mount illuminated letters.

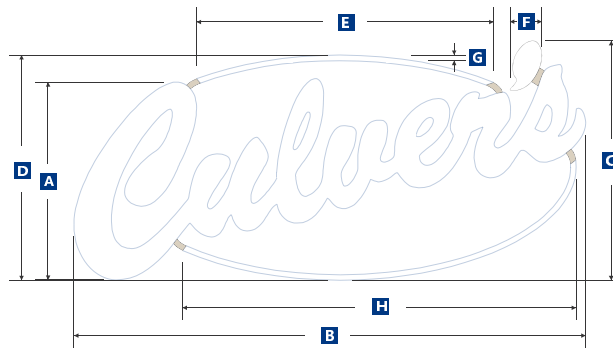
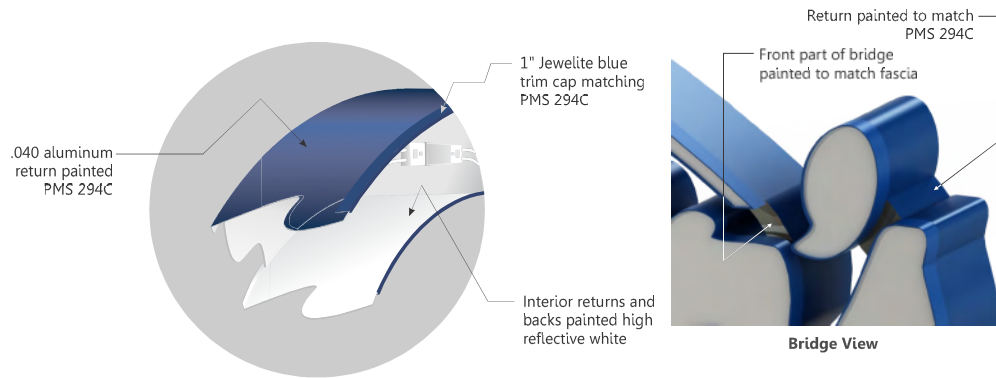


\*Weighted artwork is required to accommodate swoosh illumination on smaller sizes.

|       | A          | B      | C         | D           | E           | F      | G*      | H          | SF    |
|-------|------------|--------|-----------|-------------|-------------|--------|---------|------------|-------|
| SL-45 | 3'-10 3/8" | 10'-0" | 4'-8 1/8" | 4'-4 13/16" | 5'-9 11/16" | 7 1/2" | 1 5/16" | 7'-8 5/16" | 46.77 |

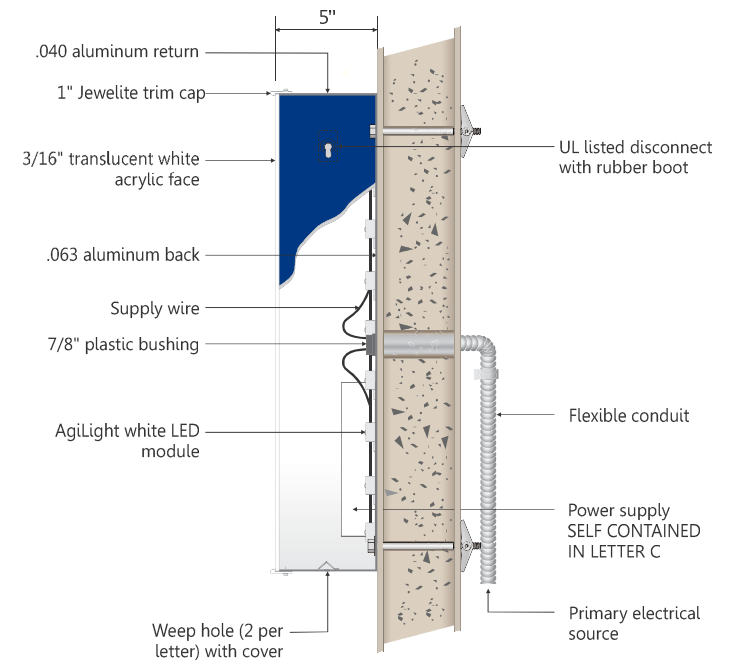


Install new S/F, remote mount illuminated letters.



\*Weighted artwork is required to accommodate swoosh illumination on smaller sizes.

|       | A         | B     | C     | D         | E         | F  | G*      | H           | SF    |
|-------|-----------|-------|-------|-----------|-----------|----|---------|-------------|-------|
| SL-30 | 3'-1 1/8" | 8'-0" | 3'-9" | 3'-6 1/4" | 4'-7 3/4" | 6" | 1 1/16" | 6'-1 13/16" | 29.96 |







S6

## MB-DT-46 Drive Thru Menu Board

Install new S/F, direct set Culver's drive thru menu board as shown in site plan.



Sign exterior painted Matthews N202 White or equivalent



Decal applied directly to base



Drawing # **C69133**  
OE **139366**

Address: 146th St E and Gray Road  
City/ST: Westfield, IN.

Date: 03/02/21  
Designer: PB PM: MC

File Location: STND \_\_\_  
Drive/Clients/ CSTM \_\_\_  
☒ AS ☐ CR ☒ EN

Revisions:  
X  
X  
X  
X  
X  
X

Underwriters Laboratories, Inc.  
Sign components to be in strict UL compliance.

All dimensions are imperial unless specified metric. Items with variants are noted within printed on an 11x17 sheet.





WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

April 5, 2021  
2007-PUD-07  
Exhibit 1

**Docket Number:** 2007-PUD-07 (Ordinance No. 20-23)

**Petitioner:** K & J Acquisitions, LLC (the "Petitioner")

**Request:** An amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.

**Current Zoning:** Bridgewater PUD District

**Current Land Use:** Vacant

**Acreage:** 2.01 acres +/-

**Property History:** 0406-PUD-04 Bridgewater PUD Amendment [Ord. 04-33](#) (09/13/04)  
0607-PUD-08 Bridgewater PUD (Restated) [Ord. 06-49](#) (10/09/06)  
1004-PUD-05 Bridgewater PUD Amendment [Ord. 10-08](#) (05/24/10)  
1008-PUD-10 Bridgewater PUD Amendment [Ord. 10-19](#) (09/13/10)  
1203-PUD-03 Bridgewater PUD Amendment [Ord. 12-10](#) (04/09/12)  
1509-SPP-19 [Primary Plat](#) (10/05/15)  
1509-ODP-19 [Overall Development Plan](#) (10/05/15)  
1509-DDP-16 Detailed Development Plan (10/05/15) (never built)

**Exhibits:**

1. Staff Report
2. Location Map
3. Proposed Ord. 20-23 (Bridgewater PUD Amendment (Culvers))
4. Concept Plan
5. Building Elevations
6. Signage Details
7. Updated Project Narrative
8. Neighbor Meeting Summary

**Staff Reviewer:** Pam Howard, Senior Planner

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**PETITION HISTORY**

This petition was introduced at the [June 8, 2020](#), City Council meeting. The petition received a public hearing at the [July 6, 2020](#), Advisory Plan Commission (the "Plan Commission") meeting; however, the petition was listed as continued on the agenda for a period greater than six (6) months. For this reason, a second public hearing is scheduled for the April 5, 2021, Plan Commission meeting. The petitioner held a neighbor meeting on June 29, 2020, a summary of that meeting has been included as **Exhibit 8**.

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## **PROJECT OVERVIEW**

**Location:** This subject property (the “Property”) is located at 14631 North Gray Road (see **Exhibit 2**).

**Property History:** The Property was incorporated into the Bridgewater PUD in an amendment (**Ord. 04-33**) adopted by Council in 2004. The Bridgewater PUD Ordinance was then restated in 2006, incorporating the original PUD and all approved amendments into **Ordinance 06-49**. Since that time, three (3) amendments have been approved which apply to the Property. **Ordinances 10-08** and **10-19** relate to signage, and **Ordinance 12-10** updated the Concept Plan and addressed phasing.

A **Primary Plat** and **Overall Development Plan** were approved at the October 5, 2015, Plan Commission meeting. A Detailed Development Plan was also approved for a multi-tenant building at that time, however the approved building was never constructed. If the proposed PUD amendment is approved, a Secondary Plat and Detailed Development Plan would need to be submitted.

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## **REQUESTED MODIFICATIONS**

**Concept Plan:** The proposed amendment includes a Concept Plan (see **Exhibit 4**), the site would be required to develop in substantial compliance with this plan.

**Building Elevations and Signage:** The PUD Amendment includes Building Elevations and Signage Details (see **Exhibits 5 & 6**, respectively). The site would be required to develop in substantial compliance with these plans. These exhibits would replace and supersede the Architectural Standards and Sign Standards of the Bridgewater PUD and the UDO.

**Permitted Uses:** The proposed Amendment would add Fast Food Restaurant as a permitted use. A definition for this is not included in the ordinance and there for would follow the definition established in the UDO.

**Restaurant, Fast Food:** An establishment whose primary business is the sale of food prepared and available before an order is placed and typically includes most of the following characteristics: (i) the meal is paid for prior to consumption; (ii) patrons often order from a menu board, are served their food at a counter or in a motor vehicle in packages prepared to leave the premises or may be taken to a table or counter to be consumed; (iii) includes a high-volume drive-through facility. Example businesses include drive-in food and beverage establishments and restaurants or cafeterias having less than fifty percent (50%) of gross sales derived from food sales excluding drive-through.

For reference, the Bridgewater PUD Ordinance currently permits restaurants, but not Fast Food, using the following standard:

**Ordinance 06-49, Section 8(B)(8): Uses; Permitted Uses for Area Y:** While traditional fast food restaurants, dairy bars, drive-in restaurants, food bars, burger stands, hot dog stands, lunch bars, and refreshment stands are not permitted uses within Area Y, diners,



dining rooms, grills, lunch counters, pizza parlors, pizzerias, restaurants, soda fountains, submarine sandwich shops, delicatessen, ice cream parlors, frozen custard stands, bakeries, coffee shops or coffee cafes, and tea rooms are permitted uses within Area Y, with or without drive-thru facilities.

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## **COMPREHENSIVE PLAN**

The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies this Property within the “Local Commercial” land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering 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.

Development Policies for “Local Commercial” include: (i) locate local commercial development only in planned centers and only on streets classified as arterials or on frontage roads as depicted on the Land Use Concept Map; (ii) require the size, materials, color, and design of buildings to be unique to Westfield; (iii) Parking areas should be broken up by landscaping or by being located on more than one side of the buildings; (iv) encourage signs that are easy to locate and read, sized and designed in relation to the buildings and the traffic conditions in which they are viewed; and (v) encourage pedestrian connections between local commercial areas and adjacent residential areas.

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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. A public hearing for this petition was held at the [July 6, 2020](#), Plan Commission meeting. Due to this item appearing as continued for a period greater than six (6) months, a second public hearing is scheduled for the April 5, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

**Council Introduction:** The petition was introduced at the [June 8, 2020](#), City Council meeting.

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**DEPARTMENT COMMENTS**

1. **Public Hearing:** Hold a public hearing at the April 5, 2021, Plan Commission meeting.
2. **Action:** If the Plan Commission is satisfied with the petition, then a recommendation can be forwarded to the City Council.
3. If the Plan Commission is not satisfied with the petition, then the petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
4. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard (317) 531-3751 or [poward@westfield.in.gov](mailto:poward@westfield.in.gov).



**Petition Number:** 2104-DDP-12

**Project Name:** Panda Express

**Subject Site Address:** Southeast corner of State Road 32 and Spring Mill Road

**Petitioner:** Panda Express

**Representative:** PEA Group

**Request:** Detailed Development Plan review of a 2,572 square foot restaurant on 1.13 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.

**Current Zoning:** Maple Knoll PUD

**Current Land Use:** Vacant

**Approximate Acreage:** 1.13 +/-

**Property History:** Maple Knoll PUD District (Ord. 04-02, March 2004)  
Maple Knoll PUD Amendment (Ord. 19-50, November 25, 2019)  
Maple Knoll PUD Amendment (Ord. 21-03, February 8, 2021)  
Overall Development Plan & Primary Plat (1910-ODP-14 & 1910-SPP-14, September 16, 2019)  
Secondary Plat (2104-SFP-22, *pending*)

**Staff Reviewer:** Caleb Ernest, Associate Planner

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## **PROCEDURAL**

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.

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## **REVIEW COMMENTS**

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.



- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
  - 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
  - 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
  - 5) Abbreviations:
    - a) WPWD: Westfield Public Works Department
    - b) HCSO: Hamilton County Surveyor's Office
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**DEVELOPMENT PLAN (Article 10.7(G) of the UDO):**

**The plans comply.**

- 6) 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.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) 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.
- 10) 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.
- 11) 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.

- 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 15) Location and dimensions of all existing structures and paved areas.
- 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 17) Location of all Floodplain areas within the boundaries of the property.
- 18) Names of legal ditches and streams on or adjacent to the site.
- 19) 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.
- 20) Identify buildings proposed for demolition.
- 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 22) 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).
- 23) Misc.

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

**The plans comply.**

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

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

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

a) State Highway 32 Overlay District (Article 5.3)

i) Setback Requirements:

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

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

ii) Building Height Requirements:

(1) Minimum Building Height: Eighteen (18) feet

iii) Building Size Requirements: The Gross Floor Area requirements set forth below are intended to create a certain massing for buildings located within the corridor. Although it is contemplated some buildings may be acceptable with square footages below the minimum set forth herein, decisions to lower the requirement shall be considered on a case-by-case basis. In instances where the requirement set forth herein is lowered, enhanced architectural or site features (e.g., pergolas, outdoor seating, landscaped amenities) may be required.

(1) Minimum Gross Floor Area: Five Thousand (5,000) square feet

(2) Maximum Gross Floor Area: No maximum

iv) Architectural Design Requirements:

(1) Building Elevations:



- (a) All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.
- (b) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360 degree architecture).
- (c) Openings:
  - (i) Design elements of the Building Facade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.
  - (ii) Openings in a Building Facade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).
  - (iii) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.
- (d) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.
- (e) Roofs:
  - (i) Flat Roofs:
    - 1. Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.
    - 2. Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).

3. Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:
  - a. A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Facade's roof line.
  - b. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Facade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.
- (ii) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).
- (iii) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.
- (f) Main Entrances:
  - (i) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.
  - (ii) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.
  - (iii) The location, orientation, proportion and style of doors shall complement the style of the building.
- (g) Windows:

- (i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).
  - (ii) Window trim and other architectural design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design elements as approved by the Plan Commission or Director.
- (h) Awnings:
- (i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.
  - (ii) Awnings shall be made of a non-reflective material.
  - (iii) All awnings shall be kept in good repair.
  - (iv) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Facade would otherwise comply with such architectural design requirements without such awnings.
- (i) Building Materials:
- (i) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
  - (ii) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.
  - (iii) A minimum of sixty percent (60%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
  - (iv) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading



berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

(v) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Facades visible from State Highway 32.

(j) Accessory Buildings: All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

v) Trail Corridor Requirement:

(1) Trail Corridor Design Standards:

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

(b) Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also Article 8.3 Easement Standards).

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

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

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

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

26) 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.

27) 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.

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## **DISTRICT STANDARDS**

**The plans comply with Ordinance 04-02: Maple Knoll PUD.**

28) SECTION 10 – Size and Dimensions of Districts: The size, dimensions, and acreage of each of the Districts may be increased or decreased up to 15%; provided, however, that the maximum number of residences within each District shall be as follows:

- a) Within the Mixed Use Districts, the total number of residences may not exceed 733.
- b) The total number of residences within all of the Real Estate shall not exceed 1,800.

29) SECTION 11 – PERMITTED USES

30) SECTION 12 – DEVELOPMENT AND ARCHITECTURAL STANDARDS: The development and architectural standards applicable to each of the Districts are as follows:

- a) Employment District:
  - i) Lots:

- (1) All Lots shall have frontage along a Public Street or a Private Street and may be accessed from the front, side, or rear yard.
  - (2) Minimum Lot Width at building line: 20 Feet
  - (3) Minimum Lot Width at Street: 20 Feet
  - (4) Minimum Lot Depth: 100 Feet
  - (5) Minimum Lot Area: 2,000 Square Feet
  - (6) Front Setback: 0-80 Feet
  - (7) Minimum Side Setback: 0 Feet; provided, however, that (i) minimum separation between Buildings shall be 10 Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana laws governing condominiums.
  - (8) Minimum Rear Setback: 0 Feet
  - (9) No Building shall be closer than thirty (30) feet to Spring Mill, State Road 32, or Austrian Pine Way.
- 31) SECTION 13 – LANDSCAPING: Attached hereto and incorporated herein by reference as Exhibit 17 are landscape standards (the “Landscape Standards”) included in the Zoning Ordinance in force at the time of the enactment of this Maple Knoll PUD. Except as modified below in this Section 13, the Landscape Standards shall apply to the Real Estate.
- a) Shrubs are not required to be planted within woodlands located within buffer yards.
  - b) Trees which are in good condition and possessing a caliper of greater than 2” will be preserved along the fence row on the southern boundary of that portion of the Mixed-Use District located west of Spring Mill Road.
  - c) At the Developer’s discretion, evergreen trees may be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree:shrub).
  - d) With respect to any wooded area greater than three (3) acres in size, any required tree inventory may be done on a sampling basis, by a certified arborist, based upon a representative sample of such woodland which representative sample is approved by the Department and is at least twenty percent (20%) of the size of the subject woodland.



- 32) SECTION 14 – SIGNAGE: Attached hereto and incorporated herein by reference as Exhibit 18 are signage standards (the “Signage Standards”) which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.
- 33) SECTION 15 – LIGHTING: Attached hereto and incorporated herein by reference as Exhibit 19 are lighting standards (the “Lighting Standards”) which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.
- 34) SECTION 16 – PARKING: Attached hereto and incorporated herein by reference as Exhibit 20 are parking standards (the “Parking Standards”) which replace and supersede any signage provisions and/or standards set forth in the Zoning Ordinance.
- 35) SECTION 17 – STREET STANDARDS: Attached hereto and incorporated herein by reference as Exhibit 21 are Street Standards (the “Street Standards”) which supplement Street Standards contained in the Zoning Ordinance.
- 36) SECTION 18 – OPEN SPACE/TRAILS: The total Open Space, for the entirety of the Real Estate, shall be greater than or equal to 100 acres. Lakes, ponds, and water retention areas may not constitute more than twenty (20) percent of all of the Open Space for the entirety of the Real Estate. At a location within the Real Estate selected by Developer, there shall be one (1) thirty (30) acre area of Open Space. The Open Space within the Employment District shall be greater than or equal to 5% of the area of the Employment District.
- a) The Developer shall install a trail system internal to the Real Estate, providing interconnectivity to parks and school sites. The location and configuration of such internal trail system shall be determined by the Developer, in the Developer’s sole discretion. Further consideration shall be given to the Midland Trail System and the Developer may, in the Developer’s sole discretion, relocate any portion of the Midland Trail System located within or adjacent to the Real Estate, so long as any portion of the Midland Trail System relocated within the Real Estate remains north of 169<sup>th</sup> Street and connected to its existing intersection with Ditch Road on the west and Austrian Pine Way on the east. Further, any portion or segment of the Midland Trail System which is located within and part of the Real Estate shall be twenty-five (25) feet in width and shall be paved by Developer, to a width of twelve (12) feet, to the standards and specifications of the Town.

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## **DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

**The plans comply, as applicable to a Detailed Development Plan.**

37) Accessory use and Building Standards (Article 6.1):

a) Screening of Receptacles and Loading Areas:

- i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
- ii) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
- iii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
- iv) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
- v) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
- vi) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
- vii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- viii) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

38) Architectural Standards (Exhibit 13 of Ord. 04-02)

- a) Maximum Building Height: Thirty-five (35) feet
- b) Minimum Building Separation: 0 Feet (attached) and 12 (detached)
- c) Exterior Materials and Colors: The following shall replace and supersede the DPR Provisions pertaining to Building Materials:

- i) The exterior of all Buildings shall consist of a combination of masonry (e.g., brick, stone, cut-faced block, stucco), glass, composite (e.g., fiber cement, cultured stone, trim PVC), and wood products.
  - ii) Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.
  - iii) Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer.
- d) Facades:
  - i) Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.
  - ii) Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration.
  - iii) Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Façade and extending at least 20% of the length of the Façade. No uninterrupted length of any Façade shall exceed seventy-five (75) horizontal feet.
  - iv) Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projectiles, etc.).
- e) Roofs:
  - i) Roof profiles shall be gabled, hip, or parapet.
  - ii) Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.
- f) Exterior Mechanical Equipment: shall be screened or hidden from all sides.
- g) General:
  - i) Stamped or colored asphalt or concrete shall be allowed at intersections, entries, and pedestrian crosswalks.



- ii) Buildings with rear elevations which are parallel or substantially parallel to and within 100 feet of a Perimeter Street shall be prohibited unless, between any such Building and the Perimeter Street, there is another Building.

39) Building Standards (Article 6.4)

40) Fence Standards (Article 6.5)

41) Height Standards (Article 6.6)

42) Home Business Standards (Article 6.7)

43) Landscaping Standards (Article 6.8)

a) General Landscape Design Standards:

i) Placement: installed plantings shall comply with the following:

- (1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.
- (2) Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

b) On-Site and Street Frontage Landscaping Requirements:

c) Buffer Yard Requirements:

d) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

- (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

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

(2) Interior Parking Area Islands:

- (a) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- (b) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.

ii) Perimeter Parking Area Landscaping:

- (1) Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
  - (a) The parking lot is located within a required yard; or
  - (b) The parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- (2) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
  - (a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
  - (b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.
  - (c) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

44) Lighting Standards (Article 6.9)

- a) Light meter readings shall not exceed: (i) one-half (0.5) foot-candles at a single-family or multi-family residential Lot Line; or (ii) one (1.0) foot-candle at all other Lot Lines. [It should be understood that, with all of these measurements, light will still be visible at or beyond Lot Lines.]

45) Lot Standards (Article 6.10)

46) Outside Storage and Display (Article 6.12)

47) Outdoor Café and Eating Areas (Article 6.13)

48) Parking and Loading Standards (Article 6.14)

- a) Retail Shops:
  - i) One (1) space for each 250 SF of gross retail space; or
  - ii) One (1) space per employee on primary shift plus One (1) space per two (2) seats in serving area (e.g., eatery, theater).
- b) Handicapped Spaces: shall comply with State standards.

49) Performance Standards (Article 6.15)

50) Setback Standards (Article 6.16)

51) Sign Standards (Article 6.17)

52) Vision Clearance Standards (Article 6.19)

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



53) Yard Standards (Article 6.21)

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### **DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply.**

54) Easement Standards (Article 8.3)

55) Monument and Marker Standards (Article 8.5)

56) Open Space and Amenity Standards (Article 8.6)

57) Pedestrian Network Standards (Article 8.7)

58) Storm Water Standards (Article 8.8)

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

60) Surety Standards (Article 8.12)

61) Utility Standards (Article 8.13)

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### **DEPARTMENT COMMENTS**

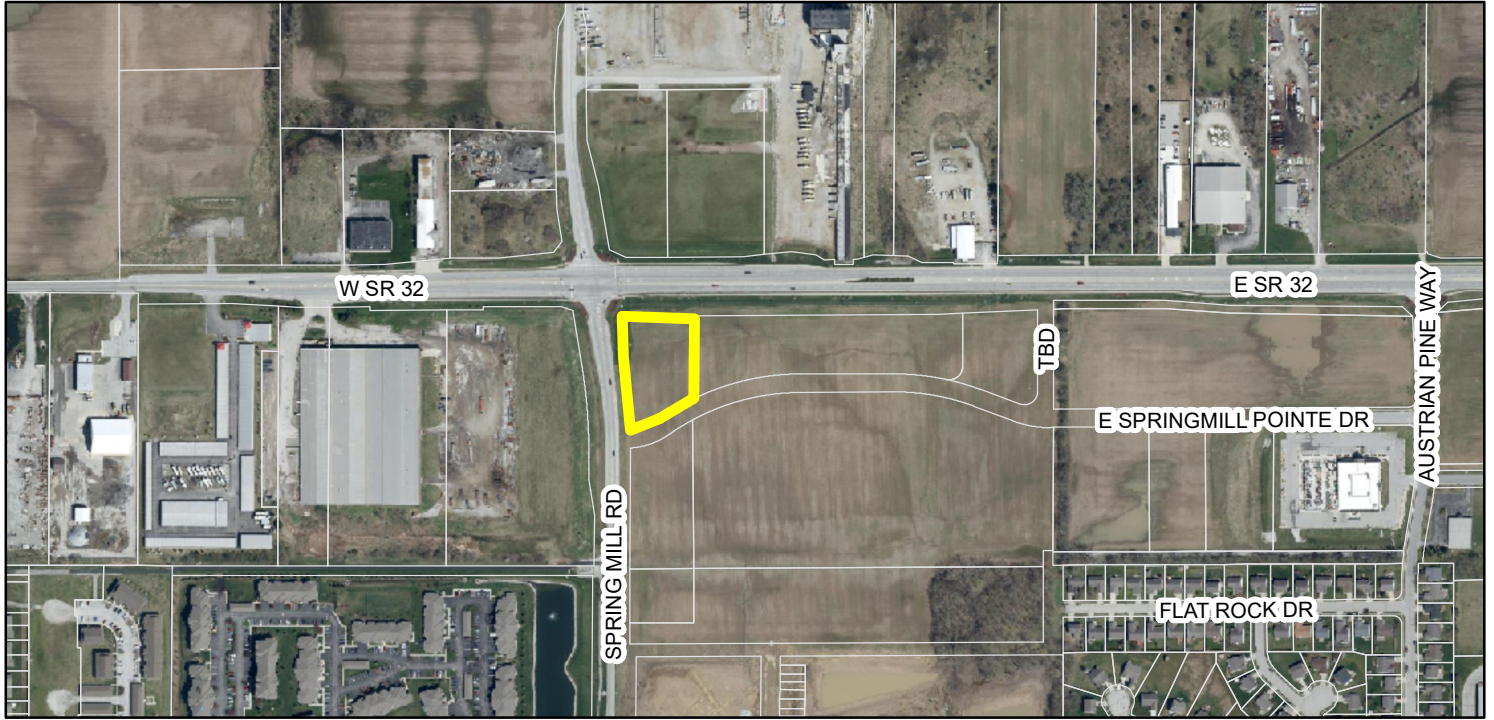
- 1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
- 2) **ACTION: Approve Detailed Development Plan (2104-DDP-12) with the following condition:**
  - a. **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
- 3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or [cernest@westfield.in.gov](mailto:cernest@westfield.in.gov).



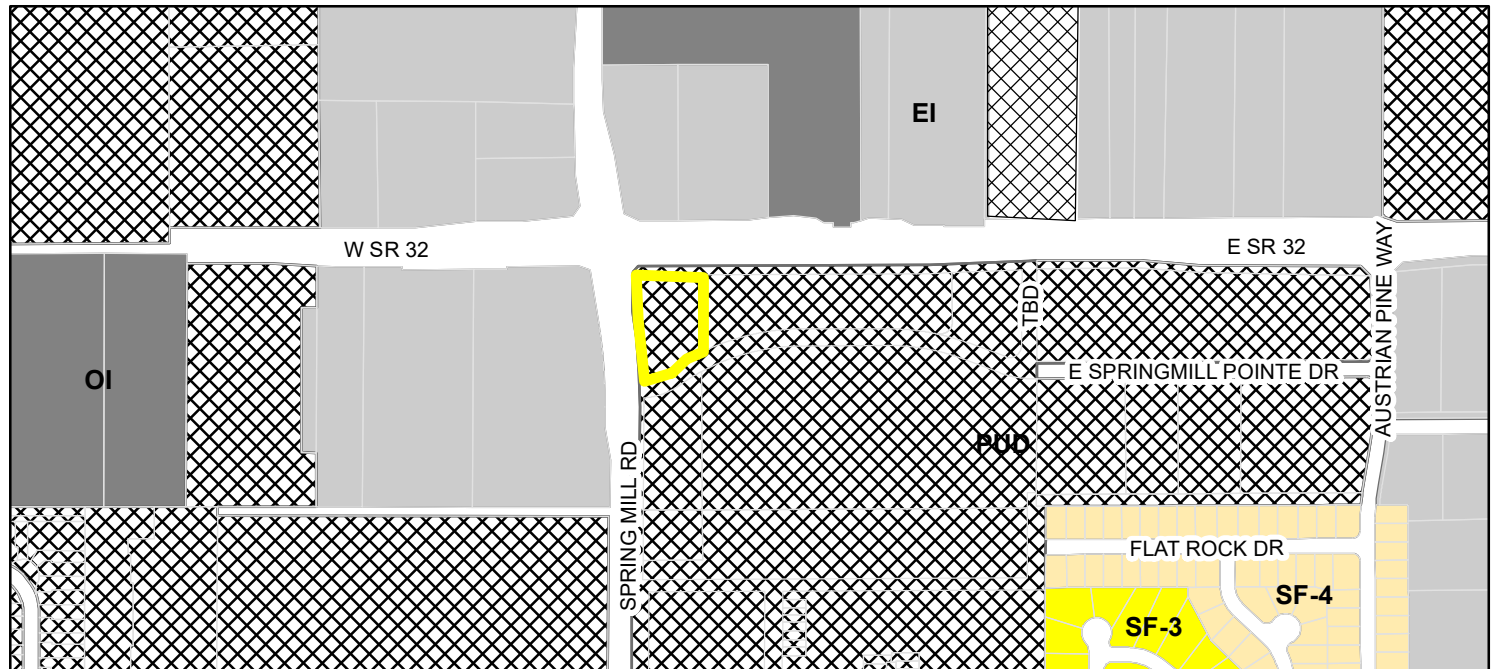
Property Location Map  
Panda Express  
Detailed Development Plan  
2104-DDP-12



Aerial Location Map



Zoning Map



|                     |        |  |                                |
|---------------------|--------|--|--------------------------------|
|                     | Parcel |  | OI (Open Industrial)           |
| <b>Zoning - All</b> |        |  | PUD (Planned Unit Development) |
| <b>Zoning</b>       |        |  | SF-3 (Single Family - 3)       |
|                     |        |  | EI (Enclosed Industrial)       |
|                     |        |  | SF-4 (Single Family - 4)       |

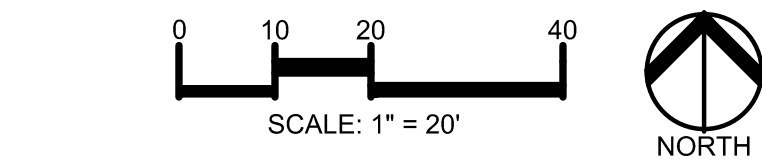
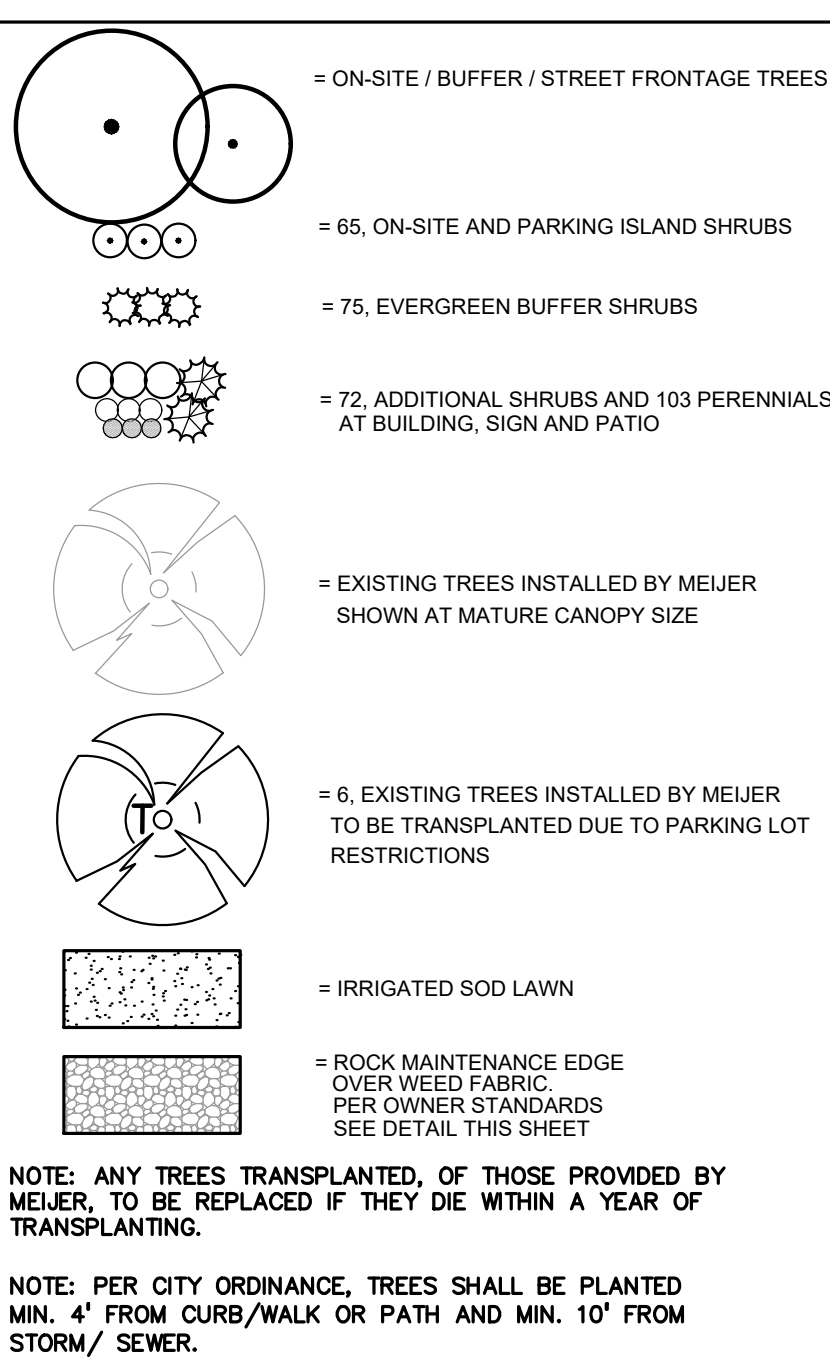


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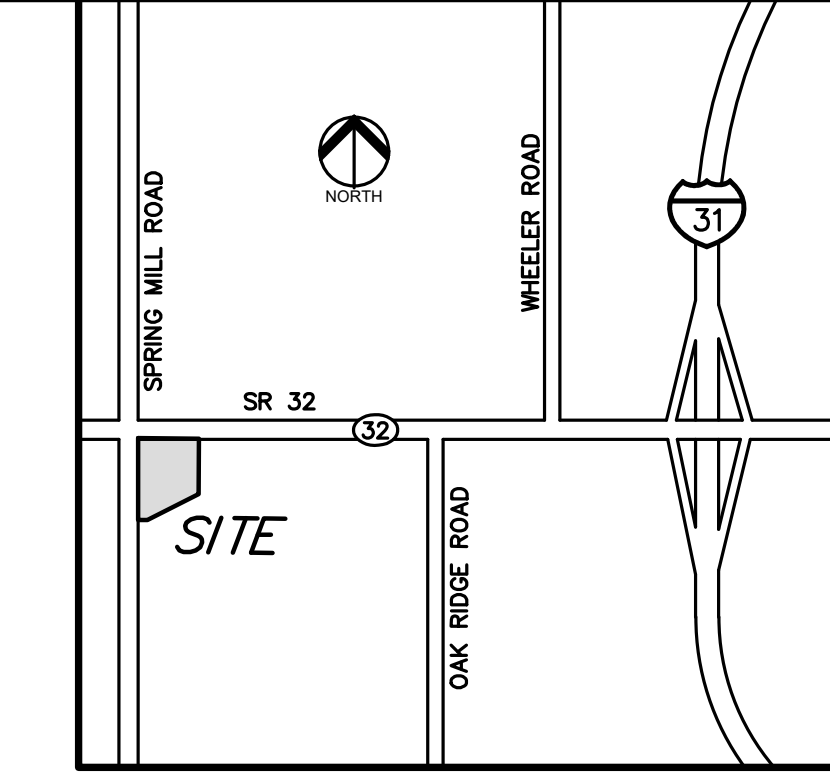
## STATE ROAD 32

KEY



## GENERAL PLANTING NOTES:

- LANDSCAPE CONTRACTOR SHALL VISIT SITE, INSPECT EXISTING SITE CONDITIONS AND REVIEW PROPOSED PLANTING AND RELATED WORK. IN CASE OF DISCREPANCY BETWEEN PLAN AND PLANT LIST, PLAN SHALL GOVERN QUANTITIES. CONTACT LANDSCAPE ARCHITECT WITH ANY CONCERNS.
- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL ON SITE UTILITIES PRIOR TO BEGINNING CONSTRUCTION ON HIS/HER PHASE OF WORK. ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION MAY BE LOCATED BY CALLING MISS DIG 1-800-482-7171. ANY DAMAGE OR INTERRUPTION OF SERVICES SHALL BE THE RESPONSIBILITY OF CONTRACTOR. CONTRACTOR SHALL COORDINATE ALL RELATED ACTIVITIES WITH OTHER TRADES ON THE JOB AND SHALL REPORT ANY UNACCEPTABLE JOB CONDITIONS TO OWNER'S REPRESENTATIVE PRIOR TO COMMENCING.
- CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON LANDSCAPE PLAN PRIOR TO PRICING THE WORK.
- THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL NOT MEETING SPECIFICATIONS.
- ALL SINGLE STEM SHADE TREES TO HAVE STRAIGHT TRUNKS AND SYMMETRICAL CROWNS.
- ALL SINGLE TRUNK SHADE TREES TO HAVE A CENTRAL LEADER; TREES WITH FORKED OR IRREGULAR TRUNKS WILL NOT BE ACCEPTED.
- ALL MULTI STEM TREES SHALL BE HEAVILY BRANCHED AND HAVE SYMMETRICAL CROWNS. ONE SIDED TREES OR THOSE WITH THIN OR OPEN CROWNS SHALL NOT BE ACCEPTED.
- ALL EVERGREEN TREES SHALL BE HEAVILY BRANCHED AND FULL TO THE GROUND, SYMMETRICAL IN SHAPE AND NOT SHEARED FOR THE LAST FIVE GROWING SEASONS.
- ALL TREES TO HAVE CLAY OR CLAY LOAM BALLS, TREES WITH SAND BALLS WILL BE REJECTED.
- NO MACHINERY IS TO BE USED WITHIN THE DRIP LINE OF EXISTING TREES. HAND GRADE ALL LAWN AREAS WITHIN THE DRIP LINE OF EXISTING TREES.
- ALL TREE LOCATIONS SHALL BE STAKED BY LANDSCAPE CONTRACTOR AND ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANT MATERIAL.
- IT IS MANDATORY THAT POSITIVE DRAINAGE IS PROVIDED AWAY FROM ALL BUILDINGS.
- ALL PLANTING BEDS SHALL RECEIVE 3" SHREDDED HARDWOOD BARK MULCH WITH PRE EMERGENT, SEE SPECIFICATIONS. SHREDDED PALETTE AND DYED MULCH WILL NOT BE ACCEPTED.
- ALL LANDSCAPED AREAS SHALL RECEIVE 3" COMPACTED TOPSOIL.
- SEE SPECIFICATIONS FOR ADDITIONAL COMMENTS, REQUIREMENTS, PLANTING PROCEDURES AND WARRANTY STANDARDS.



LOCATION MAP - NOT TO SCALE

LANDSCAPE CALCULATIONS:  
PER CITY OF WESTFIELD ZONING ORDINANCE  
BUSINESS ZONE-MAPLE KNOLL PUD

ON-SITE AND STREET FRONTAGE LANDSCAPE:  
REQUIRED: 10 SHADE TREES, 10 ORN/EGV TREE, AND 25 SHRUBS PER 1 ACRE

2 ACRES \* 10 = 20 SHADE TREES  
2 ACRES \* 10 = 20 ORN/EGV TREES  
2 ACRES \* 25 = 50 SHRUBS

PROVIDED: 6 EXISTING/TRANSPLANTED TREES ADJ. TO SPRINGMILL RD., 14 SHADE TREES, 20 ORN. TREES, AND 65 ON-SITE/ PARKING ISLAND SHRUBS

BUFFER YARD LANDSCAPE - WEST AND NORTH:  
REQUIRED: 1 TREE AND 5 EVG. SHRUBS/ 30 LF

WEST: 232/ 30 = 8 TREES AND 39 EVG. SHRUBS  
NORTH: 205/ 30 = 7 TREES AND 35 EVG. SHRUBS

PROVIDED: WEST: 6 EXISTING/TRANSPLANTED TREES, 4 TREES AND 40 EVG. SHRUBS  
NORTH: 11 EXISTING TREES BY MEIJER AND 35 EVG. SHRUBS

## INTERIOR PARKING AREA LANDSCAPE:

REQUIRED: FOR PARKING AREAS OF 50 OR MORE, 10% OF PARKING AREA TO BE ISLANDS WITH MIN. OF 1 TREE AND 4 SHRUBS PER ISLAND;  
23,255 SF PARKING AREA \* 10% = 2,326 SF PARKING ISLANDS

PROVIDED: 2,710 SF LANDSCAPE ISLANDS WITH MIN. OF 1 TREE AND MIN. OF 4 SHRUBS PER AREA.

## TRAIL CORRIDOR PLANTINGS AT STATE ROAD 32:

REQUIRED: LANDSCAPE AREA WITH 3 SHADE TREES, 1 ORN, PER 100 LF. (40' MAX. AND 15' MIN. SPACING)

PROVIDED: EXISTING TREES PREVIOUSLY INSTALLED BY MEIJER ADJ. TO STATE RD. 32

## MECHANICAL SCREENING:

REQUIRED: COMPLETELY SCREEN MECHANICAL EQUIPMENT WITH SOLID EVERGREEN SCREEN OR WALL

PROVIDED: TALL EVG. AND DEC. SHRUBS

## PROPOSED PLANT LIST

## DECIDUOUS SHADE TREE PLANT LIST:

| QUANTITY | KEY SYMBOL | COMMON NAME                                                                     | SCIENTIFIC NAME                                   | SIZE      | SPEC |
|----------|------------|---------------------------------------------------------------------------------|---------------------------------------------------|-----------|------|
| 6        | AR2.5      | Scarlet Sentinel Maple                                                          | <i>Acer rubrum 'Scarsen'</i> (upright vase shape) | 2.5' Cal. | B&B  |
| 4        | GT2.5      | Street Keeper Honeylocust                                                       | <i>Gleditsia triacanthos 'Draves'</i> PP 21698    | 2.5' Cal. | B&B  |
| 4        | TB2.5      | Boulevard Linden                                                                | <i>Tilia americana 'Boulevard'</i>                | 2.5' Cal. | B&B  |
| 14       | TOTAL DEC. | (& 6 TRANSPLANTED TREES AT SPRINGMILL RD. REPLACE IN LIKE IF DIES DURING CONST) |                                                   |           |      |

## ORNAMENTAL TREES PLANT LIST:

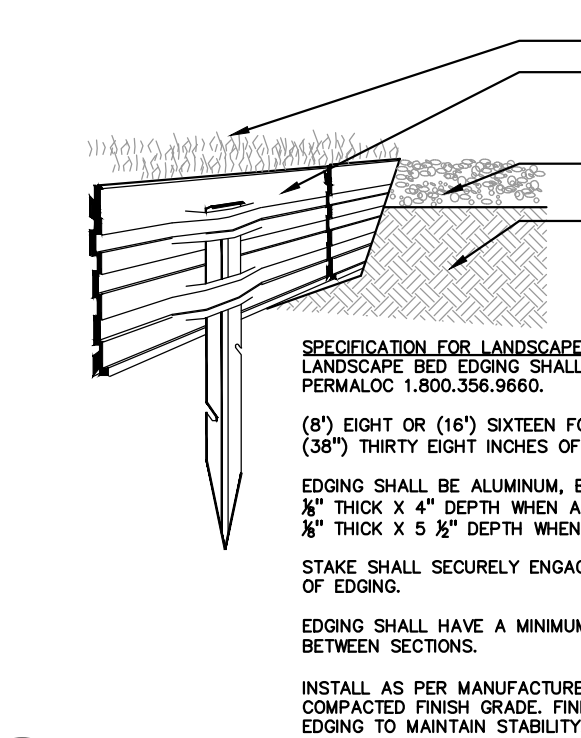
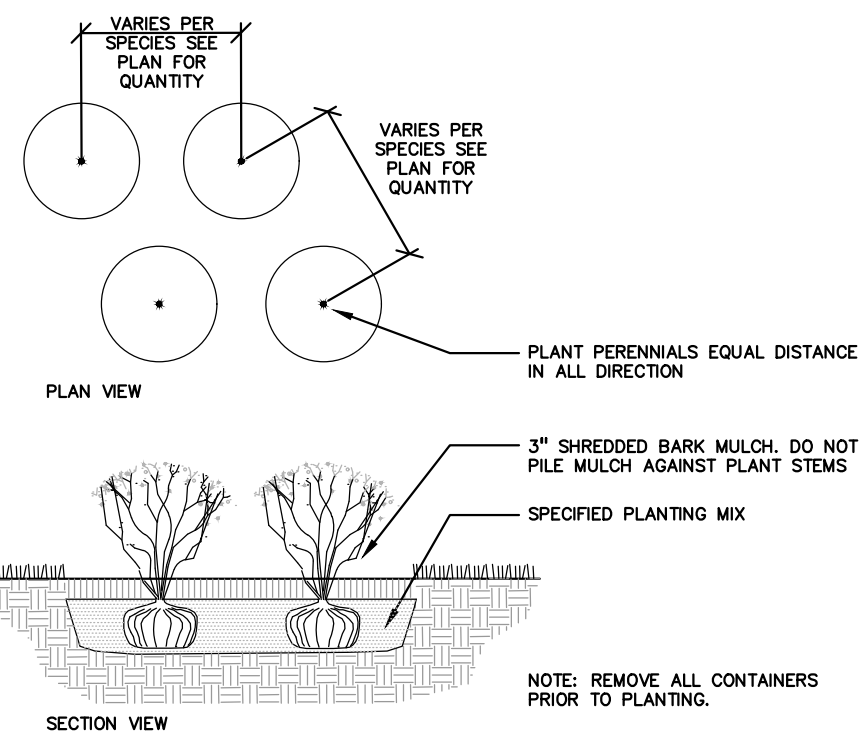
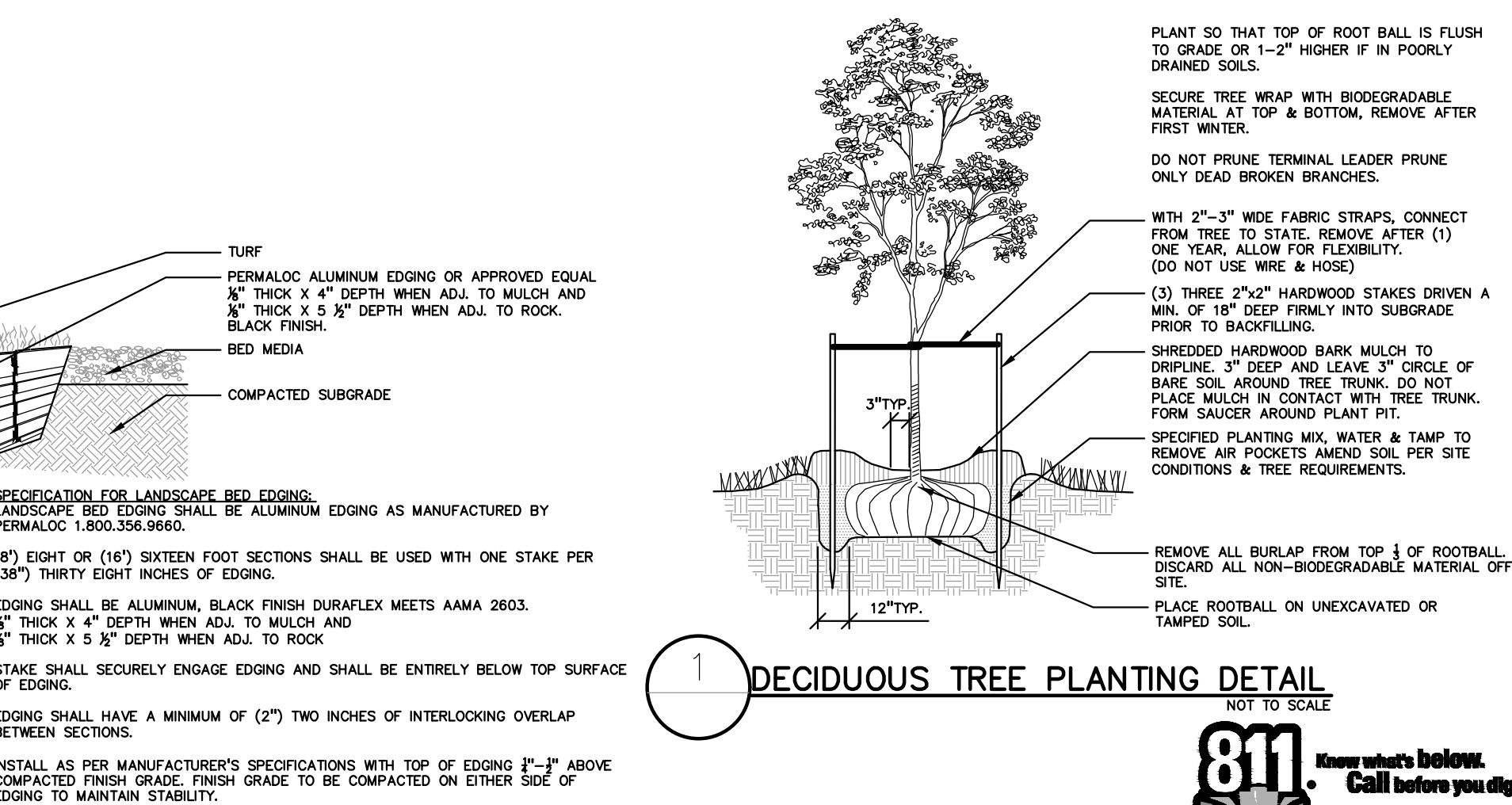
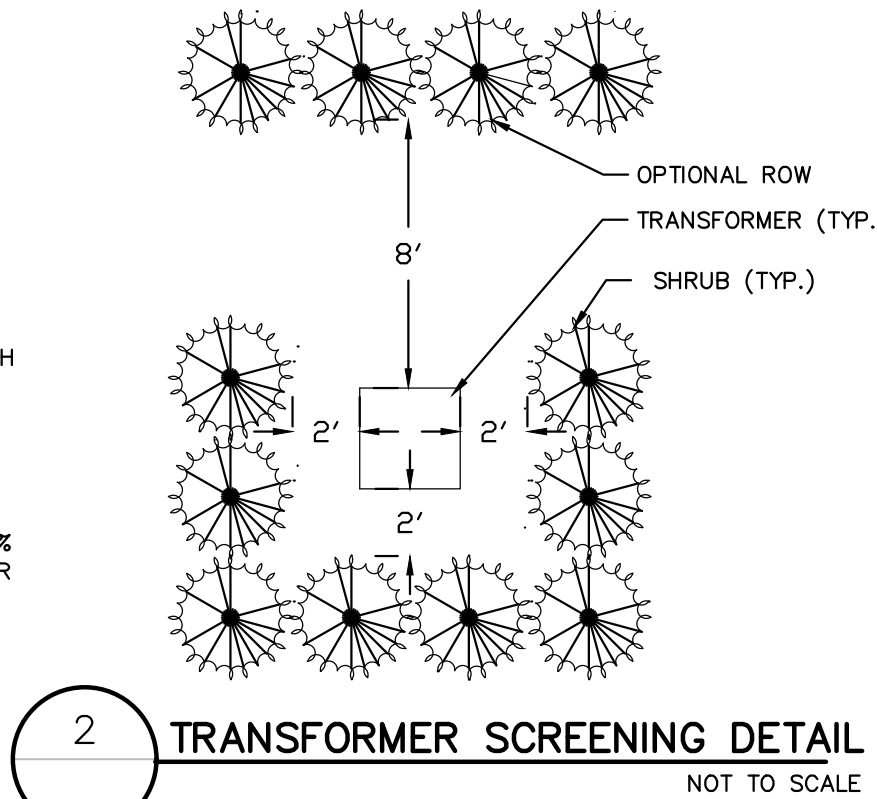
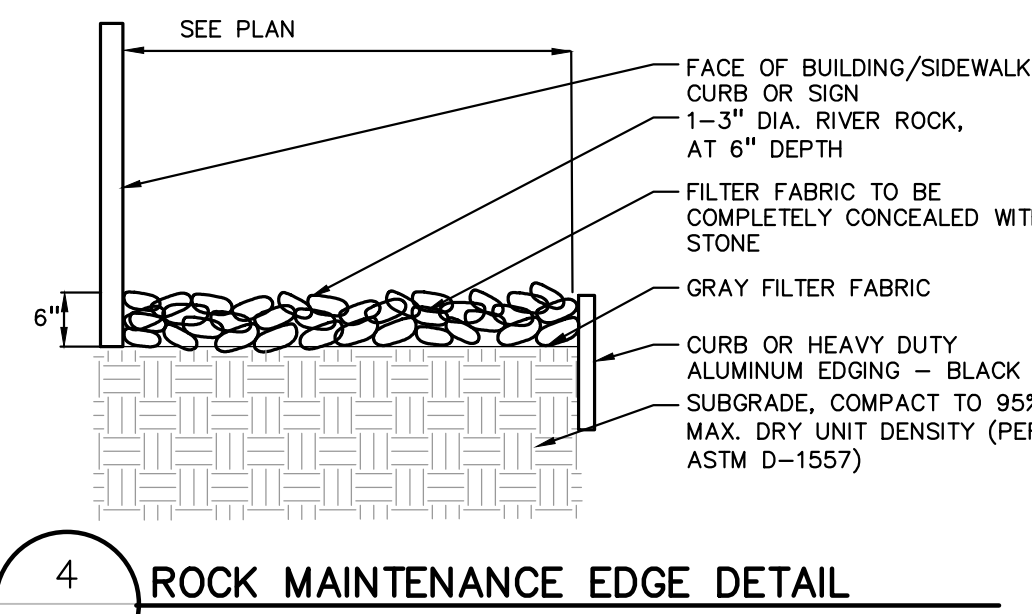
| QUANTITY | KEY SYMBOL | COMMON NAME                | SCIENTIFIC NAME                          | SIZE    | SPEC |
|----------|------------|----------------------------|------------------------------------------|---------|------|
| 4        | CC2        | Ace of Hearts Redbud-dwarf | <i>Cercis canadensis 'Ace of Hearts'</i> | 2' Cal. | B&B  |
| 13       | MM2        | Marilee Crabapple          | <i>Malus 'Marilee'</i> fruitless         | 2' Cal. | B&B  |
| 3        | MJ2        | Red Jewel Crabapple        | <i>Malus 'Red Jewel'</i>                 | 2' Cal. | B&B  |
| 20       | TOTAL ORN. |                            |                                          |         |      |

## SHRUB PLANT LIST:

| QUANTITY | KEY SYMBOL  | COMMON NAME                | SCIENTIFIC NAME                                 | SIZE    | SPEC  |
|----------|-------------|----------------------------|-------------------------------------------------|---------|-------|
| 3        | DG24        | Dwarf Slender Deutzia      | <i>Deutzia gracilis 'Nikko'</i>                 | 24" Ht. | Cont. |
| 20       | EG24        | Green Lane Euonymus        | <i>Euonymus fortunei 'Green Lane'</i>           | 24" Ht. | Cont. |
| 16       | HA30        | Annabelle Hydrangea        | <i>Hydrangea arborescens 'Annabelle'</i>        | 30" Ht. | Cont. |
| 12       | HP30        | Quick Fire Hydrangea       | <i>Hydrangea paniculata 'Little Quick Fire'</i> | 30" Ht. | Cont. |
| 9        | IV24        | Little Henry's Sweetspire  | <i>Itea virginica 'Little Henry'</i>            | 24" Ht. | Cont. |
| 12       | JH6         | Hetz Columnar Juniper      | <i>Juniperus chinensis 'Hetzl Columnaris'</i>   | 6' Ht.  | B&B   |
| 1        | PA30        | Bird's Nest Spruce         | <i>Picea abies 'Nidiformis'</i>                 | 30" Ht. | Cont. |
| 22       | PF24        | Abbotswood Potentilla      | <i>Potentilla fruticosa 'Abbotswood'</i>        | 24" Ht. | Cont. |
| 26       | RA24        | Gro Low Sumac              | <i>Rhus aromatica 'Gro-Low'</i>                 | 24" Ht. | Cont. |
| 19       | RK18        | Red Drift Groundcover Rose | <i>Rosa 'Meigalpio'</i>                         | 18" Ht. | Cont. |
| 6        | SP30        | Miss Kim Lilac             | <i>Syringa patula 'Miss Kim'</i>                | 30" Ht. | Cont. |
| 55       | TM24        | Dense Yew                  | <i>Taxus x media 'Densiformis'</i>              | 24" Ht. | Cont. |
| 11       | VC36        | Korean Spice Viburnum      | <i>Viburnum carlesii 'Compacta'</i>             | 36" Ht. | Cont. |
| 212      | TOTAL SHRUB |                            |                                                 |         |       |

## PERENNIAL PLANT LIST:

| QUANTITY | KEY SYMBOL | COMMON NAME             | SCIENTIFIC NAME                                   | SIZE   | SPEC  |
|----------|------------|-------------------------|---------------------------------------------------|--------|-------|
| 17       | CA         | Feather Reed Grass      | <i>Calamagrostis x acutiflora 'Karl Foerster'</i> | 1 Gal. | Cont. |
| 17       | EP         | PowWow White Coneflower | <i>Echinacea purpurea 'PowWow White'</i>          | 1 Gal. | Cont. |
| 24       | GS         | Cranebill Geranium      | <i>Geranium sanguineum</i>                        | 1 Gal. | Cont. |
| 29       | NF         | Walker's Low Catmint    | <i>Nepeta x faassenii 'Walker's Low'</i>          | 1 Gal. | Cont. |
| 16       | PA         | Dwarf Fountain Grass    | <i>Pennisetum alopecuroides 'Red Head'</i>        | 1 Gal. | Cont. |
| 103      | TOTAL PER. |                         |                                                   |        |       |



NOT FOR CONSTRUCTION

XREF: S:\PROJECTS\2020\2020-0251\DWG\TOPBASE-200251.dwg  
XREF: S:\PROJECTS\2020\2020-0251\DWG\CONSTRUCTION\BASE-200251.dwg  
XREF: S:\PROJECTS\2020\2020-0251\DWG\CONSTRUCTION\VTBLK-200251.dwg

PANDA EXPRESS, INC.  
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Rosemead, California  
91770  
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## ISSUE DATE:

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| DEVELOPMENT PLAN | 02-24-2021 |
| DDP RESUBMITTAL  | 03-31-2021 |

DRAWN BY: LGD

PANDA PROJECT #: D8060

CIVIL PROJECT #: 2020-0251



PEA  
GROUP

t: 844.813.2949  
www.peagroup.com

PANDA EXPRESS

TRUE WARM & WELCOME  
SR 32 & SPRING MILL ROAD (MEIJER #319)  
WESTFIELD, IN, 46074

LANDSCAPE PLAN

L01.0

SCALE: 1"=20'

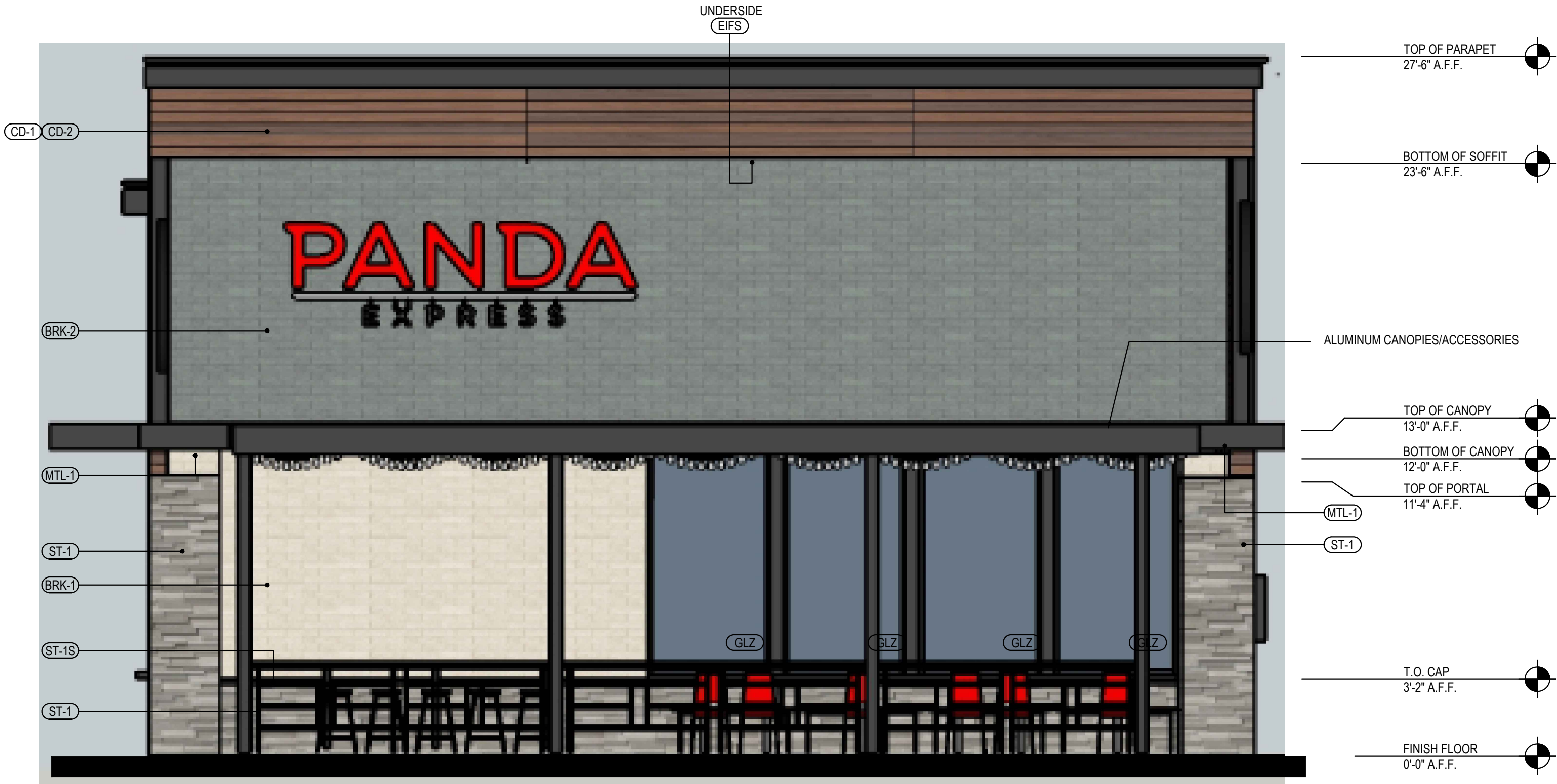
TRUE WARM &amp; WFL COMF 2300 R4



| EXTERIOR FINISH SCHEDULE                                |                         |                            |                          |                                                    |                                                                                                                       |
|---------------------------------------------------------|-------------------------|----------------------------|--------------------------|----------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|
| INSTALLED AND FURNISHED BY: G.C. UNLESS NOTED OTHERWISE |                         |                            |                          |                                                    |                                                                                                                       |
| NO                                                      | MANUFACTURER            | MFG#                       | COLOR                    | FINISH                                             | NOTES                                                                                                                 |
| (BRK-1)                                                 | BRICK TECH              | SUMMIT BRICK COMPANY       | 216 ALASKAN              | SIZE: MODULAR<br>TEXTURE : SMOOTH                  | CONTACT: TYLER MEHL 248.548.0777   LMEHL@BRICKTECH.COM<br>MORTAR:   CUSTOM COLOR TO MATCH BRICK                       |
| (BRK-2)                                                 | BRICK TECH              | SIOUX CITY BRICK           | EBONITE SATIN            | SIZE: MODULAR<br>TEXTURE : SMOOTH                  | CONTACT: TYLER MEHL 248.548.0777   LMEHL@BRICKTECH.COM<br>MORTAR:   SGS 94X IRON BLACK                                |
| (ST-1S)                                                 | CORONADO STONE PRODUCTS | 900 SERIES                 | #2 GREY                  | -                                                  | STONE CAP (3/8" VERTICAL JOINT -<br>MORTAR TO MATCH STONE CAP)                                                        |
| (ST-1)                                                  | CORONADO STONE PRODUCTS | INDUSTRIAL LEDGE           | SHALE GREY               | -                                                  | ENTRY PORTAL & WAINSCOT<br>CONTACT: LISA KILGORE: 864-962-1221<br>PROVIDE 3/8" MORTAR JOINTS. COLOR TO<br>MATCH STONE |
| (CD-1)                                                  | FIBERON                 | HORIZON                    | IPE                      | 60% MATERIAL COVERAGE -<br>RANDOM MIX (NON-GROOVE) | COMPOSITE DECKING - CONTACT: BILL ROSS @<br>704-756-1980 EMAIL: Billr@fiberondecking.com                              |
| (CD-2)                                                  | FIBERON                 | HORIZON                    | TUDOR BROWN              | 40% MATERIAL COVERAGE -<br>RANDOM MIX (NON-GROOVE) | COMPOSITE DECKING - CONTACT: BILL ROSS @<br>704-756-1980 EMAIL: Billr@fiberondecking.com                              |
| (MTL-1)                                                 | EXCEPTIONAL METALS      | -                          | *PANDA EXPRESS IRON ORE* |                                                    | CAP FLASHING                                                                                                          |
| (GLZ)                                                   | GLAZING                 |                            |                          |                                                    |                                                                                                                       |
| (EIFS)                                                  | STO                     | STOTHERM ESSENCE<br>SYSTEM | SW 7067<br>CITYSCAPE     | FINE                                               | UNDERSIDE OF SOFFITS                                                                                                  |
| (PNT)                                                   | SHERWIN WILLIAMS        | EMERALD                    | TO MATCH BR-2            | SEMI-GLOSS                                         | ZERO VOC EXTERIOR PAINT                                                                                               |



SOUTH ELEVATION 2  
Scale= 1/4" = 1'-0" A-200



NORTH ELEVATION 1  
Scale= 1/4" = 1'-0" A-200



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| ISSUE DATE: |                  |            |
|             | DEVELOPMENT PLAN | 02-24-2021 |
|             | DDP RESUBMITTAL  | 03-31-2021 |
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DRAWN BY: CSW  
PANDA PROJECT #: D8060  
ARCH PROJECT #: JC DT30-0240



PANDA EXPRESS  
TRUE WARM & WELCOME 2300  
E. Dupont Rd  
WESTFIELD, INDIANA 46074  
PRELIMINARY FOR SITE PLAN APPROVAL  
NOT FOR CONSTRUCTION

A-200  
EXTERIOR  
ELEVATIONS  
TRUE WARM & WELCOME 2300 R4

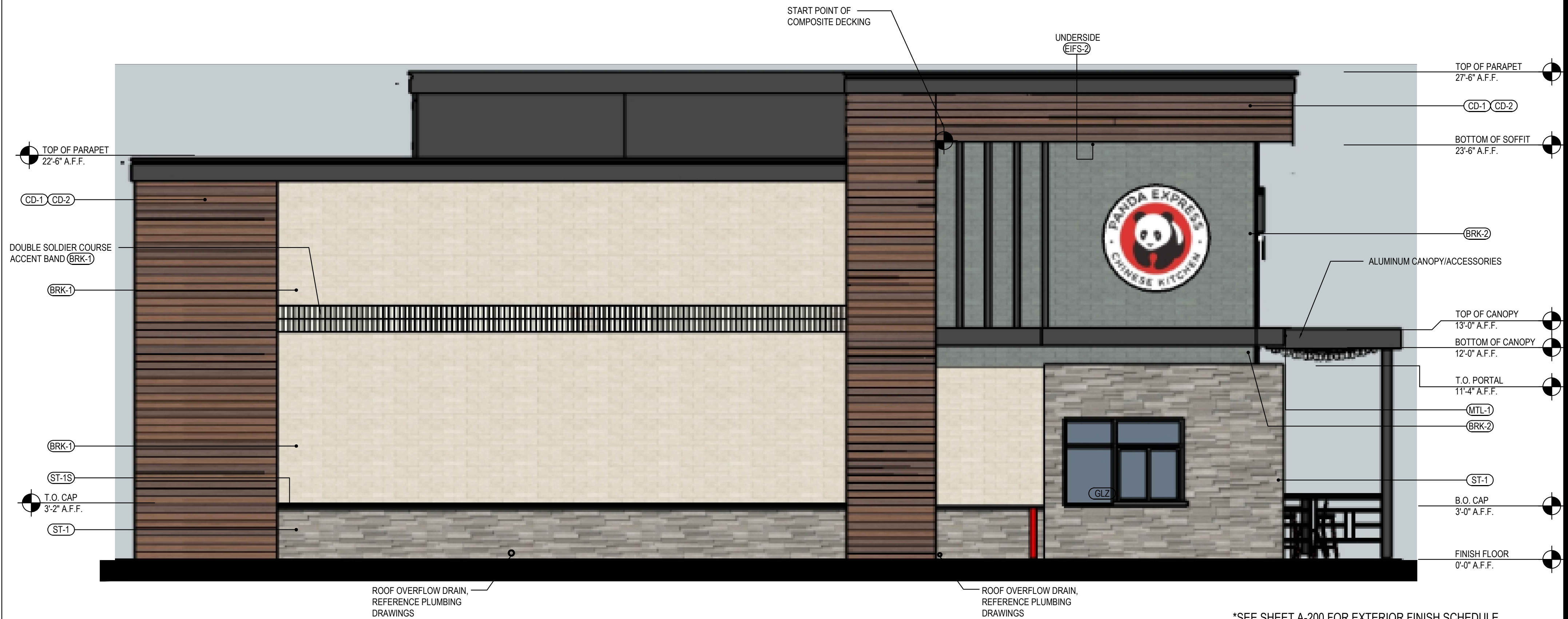




\*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

WEST ELEVATION 2

Scale= 1/4" = 1'-0" A-201



\*SEE SHEET A-200 FOR EXTERIOR FINISH SCHEDULE

EAST ELEVATION 1

Scale= 1/4" = 1'-0" A-201



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REVISIONS:

ISSUE DATE:

|                  |            |
|------------------|------------|
| DEVELOPMENT PLAN | 02-24-2021 |
| DDP RESUBMITTAL  | 03-31-2021 |

DRAWN BY: CSW

PANDA PROJECT #: D8060  
ARCH PROJECT #: JCDT30-0240



**NORR**  
ARCHITECTS ENGINEERS PLANNERS

**PANDA EXPRESS**

TRUE WARM & WELCOME 2300  
E. Dupont Rd  
WESTFIELD, INDIANA 46074

PRELIMINARY FOR SITE PLAN APPROVAL  
NOT FOR CONSTRUCTION

**A-201**

EXTERIOR  
ELEVATIONS

TRUE WARM & WELCOME 2300 R4





PERSPECTIVE FACING SOUTHEAST 2  
Scale= NTS A-202



PERSPECTIVE FACING NORTHWEST 1  
Scale = NTS A-202



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| ISSUE DATE:      |            |
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| DEVELOPMENT PLAN | 02-24-2021 |
| DDP RESUBMITTAL  | 03-31-2021 |
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DRAWN BY: CSW

PANDA PROJECT #: D8060  
ARCH PROJECT #: JCDT30-0240



PANDA EXPRESS  
TRUE WARM & WELCOME 2300  
E. DuPont Rd  
WESTFIELD, INDIANA 46074  
PRELIMINARY FOR SITE PLAN APPROVAL  
NOT FOR CONSTRUCTION

A-202  
EXTERIOR  
PERSPECTIVES  
TRUE WARM & WELCOME 2300 R4



## **Sycamore Glen PUD Zoning Request Neighborhood Meeting Summary – March 24, 2021**

**Project:** Sycamore Glen PUD Zoning Request

**Docket Number:** 2104-PUD-13

**Date:** March 24, 2021 at 6:00pm

**Location:** Virtual Zoom Meeting

**Attendees:** Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger  
Martin Short – Coronado Development Corporation  
Caleb Earnest – Department of Planning, City of Westfield

**Attendees:**

Jeremy and Melissa Callahan  
2 unidentified call-in participants

---

The Neighborhood Meeting began at 6:00 pm and Jon Dobosiewicz (JD) provided an overview summary of the proposal.

### **Neighbor Comments and Questions:**

1. General questions about drainage and how the site will drain.

Response: JD provided a response regarding drainage for the site.

2. General question about areas for tree preservation.

Response: JD provided a response regarding tree preservation and perimeter buffering standards.

3. General question about, if the request is approved, when will site work commence and when will home construction begin. .

Response: JD provided a response regarding construction timeframe.

The meeting ended at approximately 6:15 pm.

## WRITTEN PUBLIC COMMENTS

**Docket Number:** 2104-PUD-14  
**Petitioner:** Estridge Homes  
**Request:** Petitioner requests an amendment to the Davis Planned Unit Development (PUD) District modifying the architectural standards.

### Enclosed Attachments:

#### April 05, 2021 Public Hearing

1. Carrico, Dr. Thomas & Karen 1457 W. 161<sup>st</sup> Street, Lot# 120 (04/01/21)



Hello,

We are new residents of Estridge Homes Serenade Community, Lot #120, 1457 W 161<sup>st</sup> St. Our home was built in 2021 and we moved in in October 2021. I was told that our brick wainscot was grandfathered in and we are not specifically affected, but the look of the community and property values will be affected.

I am writing to support the amendment of the unit development ordinance to allow all homes in Serenade to be of similar design and aesthetically equivalent. I cannot attend the scheduled meeting on April 5, so please accept my email as my vote and request.

Respectfully,

Dr. Thomas & Karen Carrico

## WRITTEN PUBLIC COMMENTS

**Docket Number:** 2104-PUD-12

**Petitioner:** Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahm, LLP

**Request:** An amendment to the Architectural Standards of the Northpoint PUD District.

**Enclosed Attachments:**

**April 5, 2021, APC Public Hearing**

1. Hinshaw, Melissa

04/02/2021

## Pamela Howard

---

**From:** Melissa Hinshaw <melissa.hinshaw@cumberlandcg.com>  
**Sent:** Friday, April 2, 2021 11:52 AM  
**To:** planners; Council Members  
**Subject:** RE: NP1 April 5th APC meeting  
**Attachments:** NorthpointILots.pdf; Impact of Commercial Development on Residential Property Values.docx

**Warning: This external email is from [melissa.hinshaw@cumberlandcg.com](mailto:melissa.hinshaw@cumberlandcg.com). Do not click on unexpected or untrusted links and attachments.**

April 2, 2021

Re: Docket# PUD 2104-PUD-12

Hello APC & Council Members,

My neighbor has made marks to the NP Lots attachment which provides highlights all the lots where NP 2 does not want to provide buffers, rather change the aesthetics of the buildings. They took the time to create this so we can wrap our heads around what the Developers want now. I received a similar document yesterday after I requested more information via email. This attachment provides a visual of what NP developers are asking to be amended.

This is a massive request.

They have re-routed the road so we will have to drive past Commercial & Industrial businesses that have no buffer from the road into Anthony Road (which is currently and has always been zone Rural & Agricultural).

I'm ok with growth but it's in everyone's best interest if the growth and development is responsible and respectful to the homeowners who reside here. My children are 6<sup>th</sup> generation Westfield and our family has resided in Westfield since the early 1900's. I want to see Westfield grow & thrive but not at the expense of the residents (both Township & City). Please do not make a decision that would only benefit the pockets of the developers.

Whereas the Northpoint Owners have managed to amend this development from residential to commercial and industrial over the past 15 years and it does follow the Comprehensive Plan. I'd like to point out that it doesn't meet the following considerations:

1. Current Conditions and Character of Current Structures & Uses
  - Feel free to visit the area of this development, it's aesthetics are not similar to anything in this area. This area is Farmland and Large Lot homes, with the exception of this development. It is not congruent with the area.
2. The most desirable use for which this land was granted
  - The Northpoint Developers had zero resistance from Council and the pleas of the residents in 2016 fell on deaf ears. The Developers were granted every use they requested, now they want to cut budgets and spend less to make the development less aesthetically pleasing for those of us who will view it on a daily basis.
3. The conservation of property values throughout this jurisdiction.
  - I have met with several Real Estate Brokers who have confirmed that Industrial Developments that are aligned next to housing are confirmed to decrease the value of the neighboring homes. (see attached letter from Real Estate Broker)
4. Responsible Growth & Development



- Developers should be required to follow the UDO. This amendment only benefits the Northpoint Owners, the residents who live in this area should not be subjected to them cutting corners to save dollars – resulting in a less attractive development.
- This area of Westfield is how you enter the City from the North. Is the first impression we give visitors going to be the bare minimum and less than what we typically require?

This is the 3<sup>rd</sup> variance that Northpoint has requested. I've been following this since its infancy when this development was only supposed to be housing, back in 2006. Northpoint Developers came back 10 years later on the same PUD with a wildly different agenda. Since then, they just want more and more changes that only benefit them by making the development CHEAPER & less aesthetically pleasing for those of us who have chosen to live in a rural and agricultural setting. There is a proven track record of the Formerly Aurora & Currently Northpoint Developers of saying they will develop one way, only to request something different down the road. When will it stop?

I appreciate your consideration in this matter.

Sincerely,  
Melissa Hinshaw  
20737 Anthony Road  
Westfield, IN 46062

---

**Melissa Hinshaw**  
Cumberland Consulting Group  
office: 317.460.6751

---

**From:** Pamela Howard <phoward@westfield.in.gov>  
**Sent:** Thursday, April 1, 2021 10:42 AM  
**To:** Melissa Hinshaw <melissa.hinshaw@cumberlandcg.com>  
**Subject:** [EXTERNAL] RE: NP1 April 5th APC meeting

Melissa,

They are proposing a general change to a written standard, so there are no before and after pictures to show. I've attached the proposed ordinance, which does include one image showing what a building could look like if approved.

To summarize the change they are proposing, our UDO requires building facades over a certain length to provide offsets (or bump-out) which are minimum of 4' wide and 2' deep. They are proposing using material or color changes instead of the offset, to achieve what they feel is a similar effect. A more detailed comparison to the existing standard is in my staff report which will be included on the agenda and available at the end of day today, at the link below.

[https://www.westfield.in.gov/egov/apps/document/center.egov?view=browse&eGov\\_searchType=159&eGov\\_searchDepartment=152&eGov\\_searchSubmit=Search](https://www.westfield.in.gov/egov/apps/document/center.egov?view=browse&eGov_searchType=159&eGov_searchDepartment=152&eGov_searchSubmit=Search)

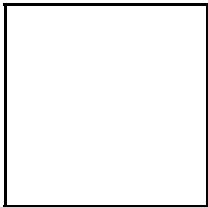
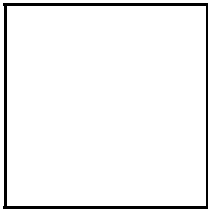
Let me know if you have any questions.

Thanks,

**Pamela Howard | Senior Planner**

Community Development | 2728 East 171st Street | Westfield,  
IN 46074  
[phoward@westfield.in.gov](mailto:phoward@westfield.in.gov) | 317-531-3751

[Need to send me a file over 25MB?](#)



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**From:** Melissa Hinshaw <[melissa.hinshaw@cumberlandcg.com](mailto:melissa.hinshaw@cumberlandcg.com)>  
**Sent:** Thursday, April 1, 2021 10:33 AM  
**To:** APC <[APC@westfield.in.gov](mailto:APC@westfield.in.gov)>; planners <[planners@westfield.in.gov](mailto:planners@westfield.in.gov)>  
**Subject:** NP1 April 5th APC meeting

**Warning: This external email is from [melissa.hinshaw@cumberlandcg.com](mailto:melissa.hinshaw@cumberlandcg.com). Do not click on unexpected or untrusted links and attachments.**

Hello Planners,

I was notified that the Northpoint Owners are seeking a change to the aesthetics of NP1. Could you please provide me with a before & after of the changes they intend to make? My concern involves the fact that in order to get to Anthony Road, we will now drive through their development to reach our homes. I would like to look at what changes they are proposing prior to the meeting on Monday.

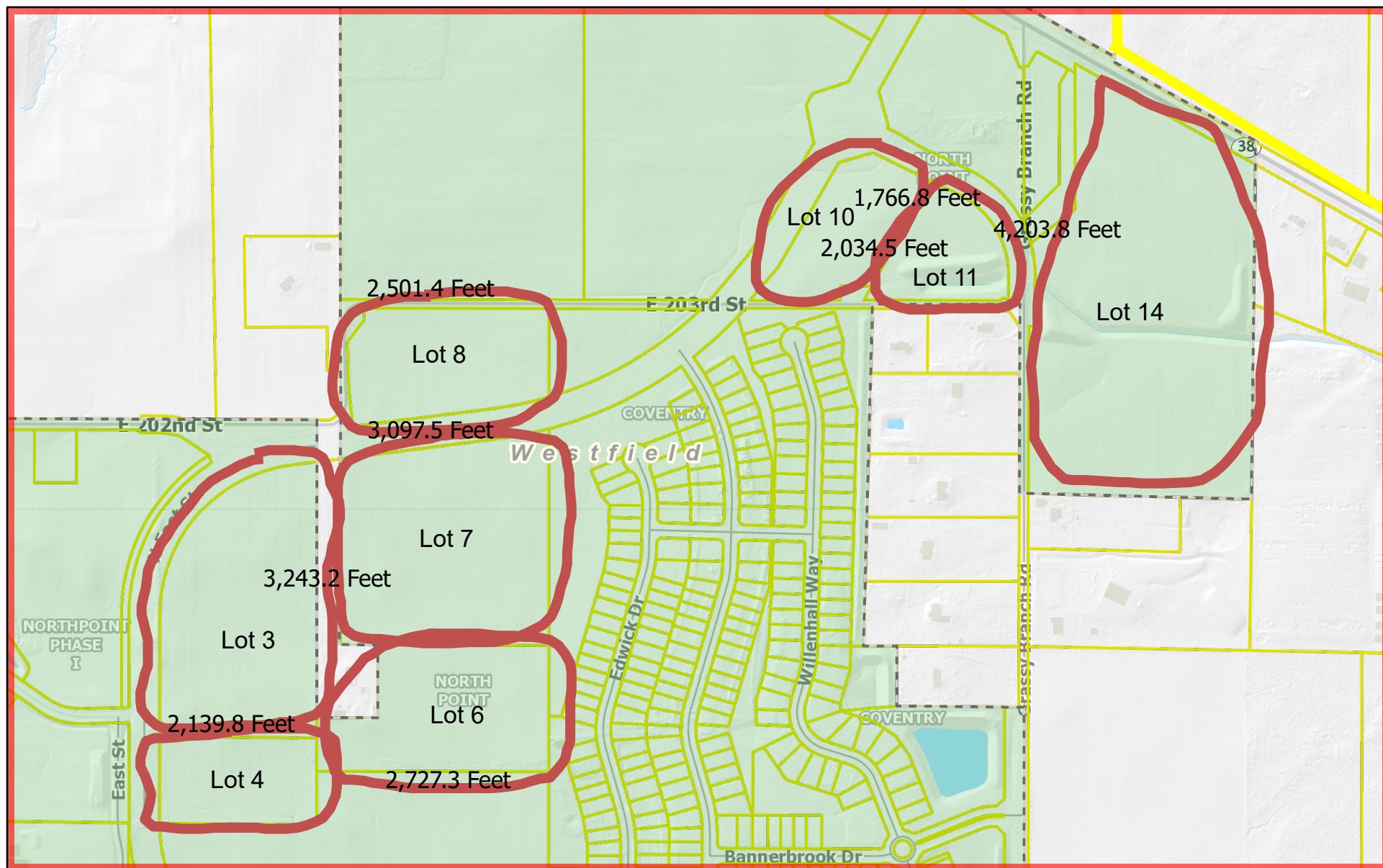
I appreciate any assistance you can give me.

Thank you,  
Melissa Hinshaw  
20737 Anthony Road



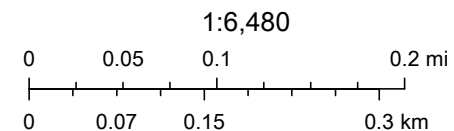
**Melissa Hinshaw**  
*Recruiter*  
Cumberland  
office & mobile: 317-460-6751  
[www.cumberlandcg.com](http://www.cumberlandcg.com)  
[LinkedIn](#) | [Twitter](#) | [Facebook](#)

# Hamilton County, Indiana



March 31, 2021

 Parcels





## Impact of Commercial Real Estate on Residential Property Values

NAR Library Reference Request

August 28, 2020

### Research Request Details

Requestor: Karey Bredemeyer, [kareyb@talktotucker.com](mailto:kareyb@talktotucker.com)  
Librarian: Abby Creitz, [acreitz@nar.realtor](mailto:acreitz@nar.realtor), x8830  
Request Date: August 25, 2020  
Due Date: August 28, 2020  
Request: Revisiting the question do home values decrease when commercial/industrial real estate is developed nearby?

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Thank you for contacting NAR's Library & Archives with your request for information on the effects of commercial development on nearby residential home values. There were no articles that really spoke to the generalities of commercial development's impact on residential real estate, so I included articles with specific types of commercial development. Please let me know if you would like me to go back and find any articles on a specific type of commercial development not shown below.

Please see below for the best of my findings, and let me know if you have any questions or need anything else.

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**Antti Kurvinen & Jon Wiley. (2019). Retail Development Externalities for Housing Values. *Journal of Housing Research*, 28(1), 109-128. <https://doi.org/10.1080/10835547.2019.12092155>.**

**[Attached]**

[From Abstract] "We estimate that new retail development has a positive and significant impact on housing values. The estimated increase is 1.5% within a 0.5 kilometer radius, dropping to 0.6% for the 1.0 kilometer radius. Thus, positive externalities resulting from new retail development appear to more than offset potential negative externalities."

**Nilsson, I., & Reid, N. (2019). The value of a craft brewery: On the relationship between craft breweries and property values. *Growth & Change*, 50(2), 689–704. <https://doi.org/10.1111/grow.12292>. Retrieved from <http://search.ebscohost.com/login.aspx?direct=true&db=plh&AN=136767258&site=ehost-live&scope=site&custid=s6760883&authtype=sso>**

[From Abstract] "Estimating a series of hedonic models which incorporate a difference-in-difference estimator, we find that craft breweries have a positive impact on residential property values."

Sale, M. C. (2017). The Impact of a Shopping Centre on the Value of Adjacent Residential Properties. *Journal for Studies in Economics and Econometrics*, 41(1), 55–71.  
<https://doi.org/http://www.ber.ac.za/see/2093.aspx> Retrieved from  
<http://search.ebscohost.com/login.aspx?direct=true&db=eoh&AN=1655814&site=ehost-live&scope=site&custid=s6760883&authtype=sso>

[From Abstract] “The results of this study indicate that, in the case of the Walmer Park Shopping Centre, a positive impact is exerted on the property values of adjacent houses.”

Cerrato Caceres, B., & Geoghegan, J. (2017). Effects of New Grocery Store Development on Inner-City Neighborhood Residential Prices. *Agricultural and Resource Economics Review*, 46(1), 87–102.  
Retrieved from  
<http://search.ebscohost.com/login.aspx?direct=true&db=eoh&AN=1722968&site=ehost-live&scope=site&custid=s6760883&authtype=sso>

[From Abstract] “Results suggest these new stores were associated with an increase in sale prices of nearby homes...”

Ferlan, N., Bastic, M., & Psunder, I. (2017). Influential Factors on the Market Value of Residential Properties. *Engineering Economics*, 28(2), 135–144.  
<https://doi.org/10.5755/j01.ee.28.2.13777>. Retrieved from  
<http://search.ebscohost.com/login.aspx?direct=true&db=plh&AN=122937682&site=ehost-live&scope=site&custid=s6760883&authtype=sso>

“Important determinants of users’ satisfaction with the properties are also the quality of neighbourhood facilities such as schools, public transport, street lighting, and access to neighbourhood facilities such as supermarkets, post offices, and corner shops (Parkes et al., 2002)” (p. 136).

“A very important factor in the property appraising is the traffic connection between the property location and town centre or other business and shopping centres as well as work location. The influence of this factor on rent and consequently on the value of residential properties was proven through hedonic regression analysis by Frew & Wilson (2002) in Portland, Oregon” (p. 136-137).

“Economic characteristics considered in the appraising of properties include negative environmental factors, such as the proximity of industrial facilities, busy roads, and business and shopping centres” (p. 138).

Table 1

**Average Importance of Influential Factors**

| <b>No.</b> | <b>Influential factors</b>                                            | <b>Mean</b> | <b>Standard deviation</b> |
|------------|-----------------------------------------------------------------------|-------------|---------------------------|
| 1          | Location in relation to the distance from city centre                 | 4.67        | 0.749                     |
| 2          | Parking place                                                         | 4.33        | 0.867                     |
| 3          | Absence of negative factors (e.g. proximity of industrial facilities) | 4.18        | 0.995                     |
| 4          | Floor level (in buildings without an elevator)                        | 4.12        | 0.914                     |
| 5          | Layout of property                                                    | 4.04        | 0.798                     |
| 6          | size of property (number of rooms)                                    | 4.02        | 0.812                     |
| 7          | Quietness (absence of noise)                                          | 3.97        | 0.827                     |
| <b>No.</b> | <b>Influential factors</b>                                            | <b>Mean</b> | <b>Standard deviation</b> |
| 8          | Level of maintenance of apartment                                     | 3.91        | 0.884                     |
| 9          | Running costs                                                         | 3.91        | 0.912                     |
| 10         | Level of building maintenance                                         | 3.81        | 0.829                     |
| 11         | Central heating                                                       | 3.75        | 0.940                     |
| 12         | Tidiness of immediate neighbourhood                                   | 3.72        | 0.791                     |
| 13         | Proximity of schools and kinder gardens                               | 3.7         | 0.848                     |
| 14         | Traffic connection (proximity to main roads)                          | 3.69        | 0.990                     |
| 15         | Energy efficiency of the building                                     | 3.68        | 0.814                     |
| 16         | Open view                                                             | 3.67        | 0.868                     |
| 17         | Age of the building                                                   | 3.54        | 0.876                     |
| 18         | Orientation (direction)                                               | 3.46        | 0.976                     |
| 19         | Terrace                                                               | 3.37        | 0.904                     |
| 20         | Public transportation (proximity to stops)                            | 3.36        | 1.061                     |
| 21         | Proximity to health institutions                                      | 3.34        | 0.833                     |
| 22         | Proximity to shops                                                    | 3.31        | 0.837                     |
| 23         | Floor level (in building with an elevator)                            | 3.08        | 0.992                     |
| 24         | Construction material                                                 | 3.05        | 0.966                     |
| 25         | Proximity to work                                                     | 3.04        | 1.081                     |
| 26         | Proximity to cultural and other important buildings                   | 2.24        | 0.926                     |

(p. 139)



Table 2

**Influence of Orientation, Noise, and View on the Value of Residential properties**

|                                                                                          | Mean   | Standard deviation |
|------------------------------------------------------------------------------------------|--------|--------------------|
| Change of the value of residential properties if the cardinal orientation is not optimal | -9.86  | 6.982              |
| Change of the value of residential properties if they face a noisy street or road        | -12.27 | 6.957              |
| Change of the value of residential properties with an open view                          | 12.35  | 7.956              |

(p. 139)

I hope you found this information helpful. Please let me know if you have any questions, or if you need any additional information.

Kind regards,  
Abby Creitz  
Manager, NAR Library  
acreitz@nar.realtor  
312-329-8830

Keep in touch and informed: Follow NAR Library & Archives on Twitter (@asknar) and Facebook (NAR Information Services). Contact us next time you have a research project or question toll-free at 800.874.6500 x8272 or [librarians@nar.realtor](mailto:librarians@nar.realtor). We look forward to serving your research and information needs!

## WRITTEN PUBLIC COMMENTS

**Docket Number:** 2103-PUD-09  
**Petitioner:** Woodmont Westfield Ditch Academy, LLC  
**Request:** Petitioner requests an amendment to the Harmony Planned Unit Development (PUD) District modifying the sign standards.

### Enclosed Attachments:

#### April 05, 2021 Public Hearing

- |                            |                     |            |
|----------------------------|---------------------|------------|
| 1. Renshaw, Julie          | 1373 Trescott Drive | (03/29/21) |
| 2. Kissling, Richard       | 1361 Trescott Drive | (03/29/21) |
| 3. VanRyckeghem, Christina |                     | (04/02/21) |

March 29, 2021

RE: Additional Signage at Kiddie Academy

I am a resident in the Centennial Neighborhood and I would like to formally object to any additional signage for the Kiddie Academy. The facility faces the road directly and there is no difficulty in locating this establishment. No additional signage is necessary. I do not feel there should need to be any further discussion on this matter as there is no gray area regarding the visibility of this building and the large size and illumination of the current signage.

Respectfully yours,

Julie Renshaw  
1373 Trescott Drive  
Westfield, IN 46074  
317-213-6982



Dear Sirs:

I would like to comment on the proposed variance for a monument sign for Carmel-Westfield Kiddie Academy. The back of my property faces the Academy. There is currently a large lighted sign over the door shown in elevation 5 and one attached to the building shown in elevation 11. Anyone driving on Ditch Road can very easily see and identify the building with existing signage. There is no need for an additional monument sign as proposed in elevations 1 and 2.

I am attaching photos of the existing signage listed in elevation 5 already in place as taken from my back door. I hope you will see the validity of my argument.

Thank you for your consideration of this opinion.

Richard Kissling  
1361 Trescott Dr  
Westfield, IN 46074  
317-414-7529















Dear Sirs,

I live in the Centennial subdivision on the east side of Ditch Rd and 146 St. I have been in contact with Brandon Oliver regarding light pollution from the Kiddie Academy on this corner that comes from the excessive signage and dwelling lights.

It has now come to my attention that they are petitioning for additional signage. I am in strong opposition to this, and feel it is totally unnecessary. The Kiddie Academy is at a major intersection and is easily visible from 146th St and Ditch Rd. In daylight and in darkness. There is already excessive signage, and an additional sign will only contribute to further light pollution at this location.

I have attached several photos showing the light pollution and how easily visible the structure is.











## WRITTEN PUBLIC COMMENTS

**Docket Number:** 2101-PUD-04  
**Petitioner:** Front Street Partners, LLC by Church, Church, Hittle + Antrim  
**Request:** Change of zoning for 60.74 acres +/- from the GB-PD: General Business/Planned Development District to Lantern Commons Planned Unit Development (PUD) District.

**Enclosed Attachments:**

**April 5, 2021, Recommendation**

|                                   |            |
|-----------------------------------|------------|
| 1. Hinshaw, Elaine                | 01/11/2021 |
| 2. Gregory, Mark & Debbie         | 01/22/2021 |
| 3. Marcum, Jeff & Deborah         | 01/25/2021 |
| 4. Kienholz, Jan                  | 01/25/2021 |
| 5. Behan, Lou Ann                 | 01/25/2021 |
| 6. Marcum, Jeff & Deborah         | 01/29/2021 |
| 7. Behan, Lou Ann                 | 01/29/2021 |
| 8. Norris, Nicole                 | 01/29/2021 |
| 9. Agee, Greg                     | 01/30/2021 |
| 10. Hinshaw, Elaine               | 01/31/2021 |
| 11. Bowman, Bruce & Mindy         | 01/31/2021 |
| 12. Huber, Martha                 | 02/01/2021 |
| 13. Sommer, Joel & Heather        | 02/01/2021 |
| 14. Christianson, John & Gwenn    | 02/01/2021 |
| 15. Reed, Jennifer & Sherer, Eric | 02/01/2021 |
| 16. Marcum, Jeff & Deborah        | 02/01/2021 |
| 17. Hinshaw, Elaine               | 02/01/2021 |
| 18. Gapinski, Angela              | 02/01/2021 |
| 19. Sommer, Joel & Heather        | 02/01/2021 |
| 20. Tatum, Suzanne & Randall      | 02/18/2021 |
| 21. Marcum, Jeff & Deborah        | 04/03/2021 |
| 22. Kienholz, Jan                 | 04/04/2021 |
| 23. Behan, William & Lou Ann      | 04/05/2021 |

## Pamela Howard

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**From:** Cindy Spoljaric  
**Sent:** Monday, January 11, 2021 4:17 PM  
**To:** planners  
**Subject:** Fwd: Follow up on recent phone conversations re: Development Being Proposed on Agenda 1-11-21

To be included in Lantern Commons petition...

Thank you.

Cindy

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

Begin forwarded message:

**From:** ELAINE <e\_hinshaw@msn.com>  
**Date:** January 11, 2021 at 3:05:10 PM EST  
**To:** Cindy Spoljaric <cspoljaric@westfield.in.gov>, Jake Gilbert <jgilbert@westfield.in.gov>  
**Cc:** Joe Edwards <jjedwards@westfield.in.gov>, Mike Johns <mjohns@westfield.in.gov>, Scott Frei <sfrei@westfield.in.gov>, Troy Patton <tpatton@westfield.in.gov>  
**Subject:** Follow up on recent phone conversations re: Development Being Proposed on Agenda 1-11-21

**Warning: This external email is from e\_hinshaw@msn.com. Do not click on unexpected or untrusted links and attachments.**

Ms. Cindy Spoljaric, Mr. Jake Gilbert;

I appreciated speaking with you both recently about potential development of the NW corner at Union and 161<sup>st</sup> Street.

It is **extremely important** to emphasize that tax paying residents' opinions should carry as much or more weight than developers. It has felt to me and I believe for many Westfield residents as if developments get tacit approval from the "powers that be" before the resident stakeholders are even informed of a project. The way that I found out about this project is that I saw surveyors working and I began to inquire and to ask questions! Therefore, I would like to memorialize some points that I made during our conversation.

- Desire to be certain that there is not a connecting road that utilizes Woodside Drive which is and has been a cul-de-sac since the build-out of the quiet neighborhood (homes are on half acre lots with mature trees) beginning some 50 years ago.
- Woodside Drive residents should be able to meet to discuss concerns, desires with developers and City Council members prior to any approval of any developer's plans.



- An abundance of buffering should be considered to protect Woodside Drive residents as well as other homes in close proximity.
- The entire 60+ acres are a sizeable piece of rolling property full of wildlife and trees. There is less and less of this type of undeveloped acreage left in Washington Township. It deserves MUCH careful consideration and a well thought out plan before development. It shouldn't be filled with a developer's design to turn a quick profit nor the City's desire to obtain quick revenue.
- More personally, I related that the NW corner 40 acres of this property have an emotional tie as it was there that 4 generations of my family lived on the farm until 1970 when it was sold to a landscape nursery. At the time of the sale, there was an 1836 farmhouse on the property that was rented out by the nursery owner until it was used as a "practice" burn and subsequently completely demolished by the City in the early 1990's. The farmhouse appeared in the 1992 Interim Report of Hamilton County Historic Residences.
- I reject the notion that "old Westfield" residents just don't like change. NOT TRUE. Change is inevitable. But change that favors developers over the residents or just brings in a quick buck is not what Westfield needs. There always needs to be a carefully considered balance between the demands of development and those of the residents.

I like this quote from a new article from the early 1900's. I hope some of it holds true today: "Westfield was laid out in May 1834 by Quakers. The stability they gave the town in the old days is its charm today. It has never been a place where the alleged political policy of the dollar before the man, or commercialism before the soul has been the paramount issue"

Thank you for your time and your consideration.  
Elaine Hinshaw

Sent from [Mail](#) for Windows 10

## Pamela Howard

---

**From:** Kevin M. Todd, AICP  
**Sent:** Friday, January 22, 2021 5:40 PM  
**To:** Scott Willis  
**Cc:** Pamela Howard  
**Subject:** RE: Lantern Commons Development

Thanks, Scott!

We'll add this to the public comments, which will result in a consolidated issue list for the developer to address throughout the process.

Thanks and have a great weekend!

### Kevin M. Todd, AICP | Director

Community Development | 2728 East 171st Street | Westfield,  
IN 46074

[ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov) | 317-379-6467

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**From:** Scott Willis  
**Sent:** Friday, January 22, 2021 4:03 PM  
**To:** Mark Gregory <mark.gregory@comcast.net>; Cindy Spoljaric <cspoljaric@westfield.in.gov>; Troy Patton <tpatton@westfield.in.gov>; Kevin M. Todd, AICP <ktodd@westfield.in.gov>; Eric M. Douthit <edouthit@cchalaw.com>; Matthew S. Skelton <mskelton@cchalaw.com>  
**Cc:** cindyarmour@armourproperty.com; mt nest322@gmail.com; wabehan@gmail.com; marthajhuber@gmail.com; jenlawr@iu.edu; markalbright@sbcglobal.net  
**Subject:** Re: Lantern Commons Development

Kevin,



Please see below for questions on the Lantern Commons Development coming before APC in the coming weeks. Any information you can provide on this would be helpful.

Thank you.

**Scott A. Willis**

Westfield City Council, District 1

[swillis@westfield.in.gov](mailto:swillis@westfield.in.gov)

(317) 431-6961

---

**From:** Mark Gregory <[mark.gregory@comcast.net](mailto:mark.gregory@comcast.net)>

**Sent:** Friday, January 22, 2021 3:57 PM

**To:** Scott Willis; Cindy Spoljaric; Troy Patton

**Cc:** [cindyarmour@armourproperty.com](mailto:cindyarmour@armourproperty.com); [mtnest322@gmail.com](mailto:mtnest322@gmail.com); [wabehan@gmail.com](mailto:wabehan@gmail.com); [marthajhuber@gmail.com](mailto:marthajhuber@gmail.com); [jenlawr@iu.edu](mailto:jenlawr@iu.edu); [markalbright@sbcglobal.net](mailto:markalbright@sbcglobal.net)

**Subject:** Lantern Commons Development

**Warning: This external email is from [mark.gregory@comcast.net](mailto:mark.gregory@comcast.net). Do not click on unexpected or untrusted links and attachments.**

As Lantern Park residents we are writing to express our concerns and questions regarding the development of Lantern Commons. While we understand that development is going to continue in Westfield, we are concerned about over-development in our community and the potential for damage to property values that can result.

Setting that aside, here the issues that we would like to see addressed if this development moves forward:

1. How will this development impact the construction of the planned traffic circle at the Union and 161<sup>st</sup> Street intersection?
2. There currently parcels of farm land on 161<sup>st</sup> street that are for sale and which will likely become single family homes, delay in the construction of traffic circle will exacerbate the traffic problems if new homes are added.
3. Traffic on 161<sup>st</sup> street is already very heavy westbound in the mornings and eastbound in the afternoon/evening, how will the construction traffic and subsequent increased traffic into the development be accommodated?
4. Current construction of the SEP Headquarters south of that site has resulted in the Natalie Wheeler Trail being covered with gravel which makes it very difficult to cross the truck entrance either on bicycle or on foot. We would like it if the developer were required to maintain safe access to the trail throughout construction.



5. It is not clear to us if the intersection of Union Street and the so-called Westfield Connector (just north of the 161<sup>st</sup> street intersection, see red circle above) is a two way stop or 4 way stop or what. It would seem that the city should require all of those intersections within the development to be constructed as traffic circles or the traffic circle at 161<sup>st</sup> street and Union Street seems pointless.
6. We are concerned about the traffic flow north and south bound on Union Street north of the 161<sup>st</sup> Street intersection and how this Westfield Boulevard connector would disrupt that flow.
7. We would like to understand where this Westfield Boulevard Connector would eventually be connected, will it go all the way to 169<sup>th</sup> Street and Poplar (behind Tom Roush Mazda)? Aren't there homes in the way of that route?

Respectfully,

Mark and Debbie Gregory

16159 Morning Drive

Westfield



## Pamela Howard

---

**From:** Kevin M. Todd, AICP  
**Sent:** Monday, January 25, 2021 1:18 PM  
**To:** Pamela Howard  
**Subject:** FW: Our concerns about the proposed Lantern Commons development

### Kevin M. Todd, AICP | Director

Community Development | 2728 East 171st Street | Westfield,  
IN 46074

[ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov) | 317-379-6467

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[westfieldwelcome.com](http://westfieldwelcome.com)

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**From:** jeff@themarcums.com <jeff@themarcums.com>  
**Sent:** Monday, January 25, 2021 12:39 PM  
**To:** Scott Willis <swillis@westfield.in.gov>; Cindy Spoljaric <cspoljaric@westfield.in.gov>; Troy Patton <tpatton@westfield.in.gov>; Kevin M. Todd, AICP <ktodd@westfield.in.gov>  
**Cc:** Jan Kienholz <mtnest322@gmail.com>; wabehan@gmail.com; marthajhuber@gmail.com; jenlawr@iu.edu; markalbright@sbcglobal.net  
**Subject:** Our concerns about the proposed Lantern Commons development

**Warning: This external email is from [jeff@themarcums.com](mailto:jeff@themarcums.com). Do not click on unexpected or untrusted links and attachments.**

To Westfield Council Members and City Government:

Scott Willis, District 1

Cindy Spoljaric, At-Large

Troy Patton, At-Large

Kevin Todd, Director of Community Development

We are property owners and residents in Lantern Park subdivision.

Lantern Park is located just east of South Union street and North of E 161st street. The reason we are reaching out to you is to voice concern about the proposed development of the 60-acre parcel west of South Union, north of 161st street, and east of Indiana 31 (titled Lantern Commons).

We watched video of the meeting and presentation by the Developer dated January 11th. The lack of detailed information regarding what might be proposed was appalling.

Here are concerns we have based on what little was presented, questioned, and discussed in the meeting.

- There was no discussion about what additional traffic might be added to the intersection of 161st street and S. Union street. With the development east of S. Union that has occurred over the past few years, the traffic on 161st has increased substantially and the planned roundabout will become increasingly busy. This will already affect the quality of life for all residents who use the walking path and try to cross at that intersection. The additional traffic from the proposed development will greatly increase that traffic to an unacceptable amount for what is intended to be a residential area with access to parks, etc. In addition to traffic, the noise, etc. will increase.
- This parcel was zoned over 14 years ago, well before the development of nice residential single-family subdivisions in this area. Any use of that parcel must now take the makeup of the current area into account.
- The proposal that was reviewed includes what appears to be a huge rental apartment complex with no information as to numbers of apartments/bedrooms/residents planned for.
- There is no indication of what type of rental complex is planned. What will the apartments rent for? What square footage, etc.
- There is no indication of the number of vehicles that would be constantly coming into and out of the development or the number parking there continuously.
- There does not appear to be sufficient retention pond capacity located in the development to control the flooding that occurs frequently in the existing apartment complex north on S. Union.
- The discussion of the other parts of the development was so up in the air as to make any judgment of what the final development would be impossible to understand. There might be a hotel, or it might be offices, or it might be corporate headquarters, etc.
- There might be retail, but we don't know what kind. Bars with loud noisy patrons like the problems Carmel is contending with?
- Corporate offices? What kind, and where is that demand?

We could add more but you should get the picture. This is a development better suited along highway 32.

A more appropriate use for this parcel would be a single-family development like Lantern Park with homes priced in the \$400K+ range. Or acquisition of the parcel by the city to increase park space for Liberty Park to benefit current city residents.

Before any approval is given for development, much more specific information must be gathered, analyzed, and evaluated to insure that there is a positive, not a negative impact on our community. And those of us who live in this part of the Westfield city community must be kept informed well before any decisions are made.

Thank you for your consideration and attention.



## Jeff and Deborah Marcum

☎ home office phone: 419.584.5064 | 📱 mobile phone: 513.739.4031 | ✉ email: [Jeff@TheMarcums.COM](mailto:Jeff@TheMarcums.COM)

16191 Natures Way  
Westfield, IN 46074

**Cc: Lantern Park HOA Board**

## Pamela Howard

---

**From:** Kevin M. Todd, AICP  
**Sent:** Monday, January 25, 2021 2:12 PM  
**To:** Pamela Howard  
**Subject:** FW: Lantern Commons

### Kevin M. Todd, AICP | Director

Community Development | 2728 East 171st Street | Westfield,  
IN 46074  
[ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov) | 317-379-6467

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[westfieldwelcome.com](http://westfieldwelcome.com)

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**From:** Jan Kienholz <[mtnest322@gmail.com](mailto:mtnest322@gmail.com)>  
**Sent:** Monday, January 25, 2021 2:10 PM  
**To:** Scott Willis <[swillis@westfield.in.gov](mailto:swillis@westfield.in.gov)>; Troy Patton <[tpatton@westfield.in.gov](mailto:tpatton@westfield.in.gov)>; Cindy Spoljaric <[cspoljaric@westfield.in.gov](mailto:cspoljaric@westfield.in.gov)>; Kevin M. Todd, AICP <[ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov)>; Jake Gilbert <[jgilbert@westfield.in.gov](mailto:jgilbert@westfield.in.gov)>; Joe Edwards <[jjedwards@westfield.in.gov](mailto:jjedwards@westfield.in.gov)>; Scott Frei <[sfrei@westfield.in.gov](mailto:sfrei@westfield.in.gov)>  
**Cc:** Bill Behan <[wabehan@gmail.com](mailto:wabehan@gmail.com)>; Martha Huber <[marthajhuber@gmail.com](mailto:marthajhuber@gmail.com)>; Mark Albright <[markalbright@sbcglobal.net](mailto:markalbright@sbcglobal.net)>; Jennifer Lawrence <[jennlawr@iu.edu](mailto:jennlawr@iu.edu)>; Jan Kienholz <[mtnest322@gmail.com](mailto:mtnest322@gmail.com)>  
**Subject:** Lantern Commons

**Warning: This external email is from [mtnest322@gmail.com](mailto:mtnest322@gmail.com). Do not click on unexpected or untrusted links and attachments.**

This email from Lantern Park HOA is being sent to address issues concerning Lantern Commons as presented during the January 11, 2021 meeting. Understanding that this was the initial presentation, there was too much information that was vague. Many of the issues that we're addressing were not even touched upon.

1. The scope of the project - hotels, offices, corporate headquarters etc. Does the developer have a firm grasp of what they want on that parcel?



2. Zoning variances - the parcel on the southwest corner of that area had to get a variance for SEP HQ. As zoned, the structures have a limit of 35,000 sq ft. SEP's variance raised that to 70,000. Is that what we'd be looking at with multiple buildings with that type of sq ft?
3. Possible impact to the property value & quality of life of existing residents - how is this being addressed?
4. No attention paid on how to buffer existing residential areas - the plan appears nebulous here.
5. Impact of traffic on 161st, Union, & Natalie Wheeler Trail - try getting out of these neighborhoods now either by car or on foot.
6. Need for project - there doesn't appear to be any reference to Westfield's Master Plan. Is there a need for 2 hotels here as opposed to Grand Park where the usage would be?
7. Definition of luxury - how does Westfield or Frontline define luxury?
8. Developer appears to be pre-selling the parcel & surveying is on-going - does this signify that the developer has some sort of understanding that approval is a mere formality?
9. If economic conditions change, how will Westfield & the current citizens be protected.

Most people realize that development in Hamilton County is moving forward. Lantern Park only wishes to have input that it's in the interest of current residents & potential growth is not overdevelopment.

Thank you for addressing these concerns.

Jan Kienholz, Lantern Park HOA Board

## Pamela Howard

---

**From:** Kevin M. Todd, AICP  
**Sent:** Monday, January 25, 2021 2:51 PM  
**To:** Pamela Howard  
**Subject:** FW: Lantern Commons

### Kevin M. Todd, AICP | Director

Community Development | 2728 East 171st Street | Westfield,  
IN 46074

[ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov) | 317-379-6467

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**SHOP & DINE LOCAL**  
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**From:** Lou Ann Behan <lkbehan@gmail.com>  
**Sent:** Monday, January 25, 2021 2:50 PM  
**To:** Troy Patton <tpatton@westfield.in.gov>; cdpoljaric@westfield.in.gov; Jake Gilbert <jgilbert@westfield.in.gov>; Kevin M. Todd, AICP <ktodd@westfield.in.gov>; Joe Edwards <jjedwards@westfield.in.gov>; Scott Frei <sfrei@westfield.in.gov>; Scott Willis <swillis@westfield.in.gov>  
**Cc:** mtne322@gmail.com; marthajhuber@gmail.com; jennlawr@iu.edu; Mark And Julie Albright <markalbright@sbcglobal.net>; William Behan <wabehan@gmail.com>  
**Subject:** Lantern Commons

**Warning: This external email is from [lkbehan@gmail.com](mailto:lkbehan@gmail.com). Do not click on unexpected or untrusted links and attachments.**

Dear Westfield Representatives,  
As homeowners in Lantern Park, my husband and I are concerned with the "plans" we've seen proposing to develop the tract which is being called "Lantern Commons."



Our HOA Board President, Jan Keinholz, has reached out with some of the many questions we have. I am writing individually only to echo those concerns. We would like to be heard concerning this development. If Zoom attendance is possible for meetings when these matters will be discussed, please let us have the sign on information.

--

Lou Ann Kelly Behan  
16201 Morning Drive  
Westfield, Indiana 46074  
703-609-7753

## Pamela Howard

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**From:** jeff@themarkums.com  
**Sent:** Friday, January 29, 2021 9:24 AM  
**To:** Scott Willis; Cindy Spoljaric; Troy Patton; Kevin M. Todd, AICP; APC  
**Cc:** Jan Kienholz; wabehan@gmail.com; marthajhuber@gmail.com; jennlawr@iu.edu; markalbright@sbcglobal.net  
**Subject:** Lantern Commons

**Warning: This external email is from [jeff@themarkums.com](mailto:jeff@themarkums.com). Do not click on unexpected or untrusted links and attachments.**

To Westfield Council Members, APC, and City Government:

Scott Willis, District 1

Cindy Spoljaric, At-Large

Troy Patton, At-Large

Advisory Planning Commission

Kevin Todd, Director of Community Development

Last night I attended the virtual neighborhood meeting about Lantern Commons. The Developer et al presented material to those attending and then took questions and comments. I believe at least two of you were in attendance.

I listened for over an hour as questions were asked and opinions shared by your constituents. I then asked questions about specifics of what is being proposed. How many apartments, residents, vehicles, floors of buildings, etc. The presenters could not provide any level of detail.

I have reviewed material that was presented in 2007 when the last development proposal was offered. It provides the kind of detail necessary to understand what is being proposed and ascertain any impact it might have on our community. Failure of the current group to do that is the equivalent of buying a house from a builder with no understanding of size, elevation, number of bedrooms/baths, no idea of garage space, etc.

In my career I've sat through lots of sales pitches. Some good, some bad. This one was all flash, no substance. I know the meeting was being recorded in Microsoft Teams and would like to access a copy if you can direct me to a location where it will be archived.

I, like most of the attendees last night, think this proposal should not be approved until and unless the developer and their team can refine it and provide commitments to specifics of what they are proposing.

And finally, with restaurants, large supermarkets, shopping, banks, etc. within a few miles of this location, we do not have a need for retail there. That and a large apartment community will only unnecessarily add to traffic, noise, etc.

Please listen to the community and prevent this from proceeding without the necessary data on which to base your decision.

Thank you for your consideration and attention.

**Jeff and Deborah Marcum**

☎ home office phone: 419.584.5064 | 📞 mobile phone: 513.739.4031 | ✉ email: [Jeff@TheMarcums.COM](mailto:Jeff@TheMarcums.COM)



16191 Natures Way  
Westfield, IN 46074

**Cc: Lantern Park HOA Board**

## Pamela Howard

---

**From:** Kevin M. Todd, AICP  
**Sent:** Friday, January 29, 2021 2:03 PM  
**To:** Pamela Howard  
**Subject:** FW: Lantern Commons Proposal

### Kevin M. Todd, AICP | Director

Community Development | 2728 East 171st Street | Westfield,  
IN 46074  
[ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov) | 317-379-6467

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**From:** Lou Ann Behan <lkbahan@gmail.com>  
**Sent:** Friday, January 29, 2021 1:37 PM  
**To:** Jeff@themarcums.com; marthajhuber@gmail.com; Jan Kienholz <mtnest322@gmail.com>; jennlawr@iu.edu; Mark And Julie Albright <markalbright@sbcglobal.net>; Scott Willis <swillis@westfield.in.gov>; Troy Patton <tpatton@westfield.in.gov>; Jake Gilbert <jgilbert@westfield.in.gov>; Kevin M. Todd, AICP <ktodd@westfield.in.gov>; Joe Edwards <jjedwards@westfield.in.gov>; Scott Frei <sfrei@westfield.in.gov>; Cindy Spoljaric <cspoljaric@westfield.in.gov>  
**Cc:** William Behan <wabehan@gmail.com>  
**Subject:** Lantern Commons Proposal

**Warning: This external email is from [lkbahan@gmail.com](mailto:lkbahan@gmail.com). Do not click on unexpected or untrusted links and attachments.**

Dear All,



I also attended the meeting last evening, and wish to emphatically echo Jeff's message. We must look to the officials in Westfield to represent our interests here. Any developer, and any future partners they envision obtaining, must be able to provide specific details as to what they intend to construct.

Given current construction costs, it strains credulity to say that they will build "high end" multi-amenity. multiple family apartments. When I asked who they see occupying these dwellings, I did not receive a clear response. Older folks- downsizers -who perhaps wish to be snowbirds, will not want to climb two or three sets of outdoor staircases (their description) to get to their apartments. Young singles do not want to live in the 'burbs," and would gravitate to the many apartment spaces in Indy and Carmel that already exist. Should the developer finally see that this venture was ill-advised, we could have vacant, half-completed apartments which will be an eyesore that will drag down our home values. I saw this happen in Naples, Florida. The project remained empty for many, many years.

The same point is made with regard to the "retail" they described last night. Vacant stores, even attractive looking shop spaces, are not desirable. I've no doubt they'll get a coffee shop to rent space, but there are already far too many empty stores in our area to ignore the fact that more retail simply may not succeed.

The developer and their representatives' collective shrugging away of the concerns expressed regarding the unquestionable additional traffic is insulting. Make no mistake, a traffic nightmare looms.

Finally, no one spoke about a timeline. Construction is loud, messy and obnoxious. Will this project be completed in three years, five years, ten years? Will it be done in stages or all at once?

There is much to be discussed.

Sincerely,

Lou Ann Kelly Behan  
16201 Morning Drive  
Westfield, Indiana 46074  
703-609-7753

--

Lou Ann K. Behan

## Pamela Howard

---

**From:** Nicole Norris <nnorris41@att.net>  
**Sent:** Friday, January 29, 2021 6:32 PM  
**To:** planners  
**Subject:** Fwd: Woodside Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**Warning: This external email is from [nnorris41@att.net](mailto:nnorris41@att.net). Do not click on unexpected or untrusted links and attachments.**

Hello. I don't often make the time to voice my opinion as I know it has little value in the scheme of things but I think this is important not just to me as a homeowner but to our community at large. As a working, single mom who cares for her elderly mother in her home I am asking that you hear what I have to say along with the voices of my neighbors.

Let me start with the fact that I am a realist. I understand you already sold the property and the developer doesn't want to continue to hold on to something that isn't generating revenue. I also understand you sold the land to generate revenue through taxes to support our schools, parks, roads and in general support our community. I know as a growing community it is a difficult balance these issues.

So, if I were an idealist I would appeal to your sense of history and talk about Westfield as a small close knit community as it once was. A safe, affordable and quiet place to raise a family. I would talk about the value of the trees the developer will be tearing down because they clean the air we breathe and provide a home for deer, owl, flying squirrels and many other creatures that will be displaced. I would ask why not create a park, save their habitat and give residents more places to get fresh air and exercise to improve their health.

But, I am not the person. I know it's about tax dollars and continuing to attract more and more people to Westfield and let's be honest as politicians you all want to keep up with Carmel. Instead, I will ask that you develop it responsibly. Find a compromise between the developer and hard working people who chose to make their biggest investment in Westfield and more specifically in this neighborhood.

First, do not make Woodside drive a thru street. Let us at least keep our quiet neighborhood. I bought here so that my son had a place to ride his bike or scooter, a place where my elderly mother when feeling well could take a short walk, a place where we could leash train our puppy. Several other families have children younger than mine and I am willing to bet that is also why they chose to move here instead of some cookie cutter neighborhood with speed bumps and cars parked in the road.

Second, consider how the property backs up to our homes. I bought this house with this yard to entertain in my back yard. I wasn't expecting to have people on a third story balcony of an apartment staring down at me. I ask you make them only two levels or put the balconies on the interior and build them a nice courtyard to look over instead of looking over my back yard and into my bedroom windows.

Along the same lines, don't tear out all of the mature trees. Wait until Spring and see which ones are still healthy and bloom to give us some privacy that your brand new tress won't give us for years down the line. If you must tear out all of the tress build some sort of natural barrier or at worst a privacy wall that the developer is responsible for maintaining on an annual basis or face fines from the city. These things would also help reduce the noise from the cars going by and people being outside.



I sincerely hope you consider the concerns my neighbors and I have and help us protect our biggest investment just like you would any investment you make in the city.

Thank you for your time.

Nicole Norris  
1417 Woodside Dr

## Pamela Howard

---

**From:** Greg Agee <gragee@gmail.com>  
**Sent:** Saturday, January 30, 2021 9:09 PM  
**To:** planners  
**Subject:** Requests Regarding the Lantern Commons PUD

**Warning: This external email is from [gragee@gmail.com](mailto:gragee@gmail.com). Do not click on unexpected or untrusted links and attachments.**

Hello,

My name is Greg Agee and I am a resident of Woodside Dr. Regarding the Lantern Commons PUD, I have the following requests that I ask you to consider during planning.

1. Preserve as many native trees as possible and transplant healthy and mature native trees to populate the greenspace within the development
2. Keep greenspace (grass, decorative flora) along the Natalie Wheeler trail instead of having it right up against parking lots
3. Keep building height and signage low to keep light pollution from our back windows at night
4. Consider sound barriers on the north side of the Westfield Blvd. Connector, as opposed to a berm. A berm requires a large footprint and will likely cut into space we could keep filled with trees.
5. Do not make Woodside Dr. a through street

Thank you,

Greg Agee



## Pamela Howard

---

**From:** ELAINE Hinshaw <e\_hinshaw@msn.com>  
**Sent:** Sunday, January 31, 2021 4:31 PM  
**To:** planners  
**Subject:** Lantern Commons PUD proposal

**Warning: This external email is from e\_hinshaw@msn.com. Do not click on unexpected or untrusted links and attachments.**

Because the 60+ wooded and rolling acres at 161<sup>st</sup> and Union are unique and are a true gateway to Westfield and, are surrounded by long standing residential areas- Woodside Drive, Cool Creek Circle and more recently by Lantern Park community; **before acting on any development proposal it needs to be considered extremely closely and cautiously by ALL pertinent governing bodies and not default to the lowest common denominator----hype and turning a quick profit. Let's not do that with this property!**

I applaud Front Street's effort to meet with the impacted neighbors. Too often, potential developers have not done this and more importantly city leaders have not demanded this be done. The resulting effects are we as citizens are left with less than desirable build outs and are frustrated, angry taxpayers.

That being said there were way too many unknowns in the Lantern Commons presentation. While the assisted living build appears agreeable to some many other portions were not.

Traffic on 161<sup>st</sup> and Union is already an issue. The completion and occupancy of the SEC building will already increase traffic. This development would increase traffic exponentially. Addressing this issue is of critical importance. Expanded discussions need to occur.

Some other issues that are of concern are:

- Buffering for the southside of Woodside Drive should be a minimum of 70 feet of noise reducing landscaping made of evergreens and naturalized woodlands in addition to a soil berm.
- Does the Westfield Boulevard connector really need to run so close to the north side of the proposed development property line?
- Lighting—dark sky must be preserved. There needs to be further discussion of ways to ameliorate light pollution for all residential communities.
- Signage -what kind? How tall?
- How does this development address wildlife that currently inhabit the wooded acreage and would be displaced? There are many deer, pileated woodpeckers, owls, and this past summer wild turkeys made their appearance.
- Loss of woodlands-there needs to be a plan to address preserving some trees/ woodlands; naturalizing landscapes.

Sent from [Mail](#) for Windows 10

## Pamela Howard

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**From:** patentguy113@sbcglobal.net  
**Sent:** Sunday, January 31, 2021 6:26 PM  
**To:** Communications; APC  
**Cc:** Scott Willis; Cindy Spoljaric; Troy Patton  
**Subject:** Proposed Lantern Commons PUD

**Warning: This external email is from patentguy113@sbcglobal.net. Do not click on unexpected or untrusted links and attachments.**

Dear City of Westfield and Council Members,

We are writing to you regarding the proposed Lantern Commons PUD. As homeowners in the Lantern Park subdivision and Westfield citizens, we are very concerned regarding the proposed Lantern Commons PUD. While we knew that something may eventually be built at the northwest corner of 161<sup>st</sup> & Union, the proposed development is far too much for the area and not in character with Westfield.

We moved to Westfield from Carmel 2 ½ years ago to get away from the total urbanization, sprawl and destruction of habitat of Carmel. It was refreshing to hear Mayor Cook's vision for developing Westfield while keeping its small town vibe.

We feel the proposed Lantern Commons PUD would destroy this vision.

Moreover, here are other negatives/points to consider regarding the proposed PUD.

1. An out of state company with no ties to the area has no idea "what is good for the area."
2. The density of development is too much. It is proposed that the entire 60 acre parcel be developed with a retirement community, apartments, shopping and hotels.
3. There is no need for hotels at this intersection. The Grand Park area is better suited for this type of development – not near residential areas.
4. 161<sup>st</sup> street is already very busy. There would only be a short stretch between the US 31 off ramp and the proposed PUD entrance. The proposed density of the development would create major traffic problems.
5. The destruction of wildlife habitat is environmentally unsound. We enjoy seeing the many red tail hawks, deer, fox and other wildlife that would be displaced and killed.

We would welcome some shopping but propose leaving at some wooded areas, at least siding Union street and to the north.

Bruce and Mindy Bowman  
16215 Natures Way  
Lantern Park  
Westfield



Virus-free. [www.avast.com](https://www.avast.com)



## Pamela Howard

---

**From:** Martha Huber <marthajhuber@gmail.com>  
**Sent:** Monday, February 1, 2021 9:21 AM  
**To:** APC  
**Cc:** Scott Willis; Troy Patton; Jake Gilbert; Kevin M. Todd, AICP; Joe Edwards; Scott Frei; Cindy Spoljaric  
**Subject:** Lantern Commons Proposal concern re: zoning "permitted additions" details  
**Attachments:** Lantern Commons Zoning Key Points.docx

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</STRONG></FONT><A style="FONT-SIZE: 12pt" href="mailto:marthajhuber@gmail.com"><FONT
style="FONT-SIZE: 12pt; BACKGROUND-COLOR: #ffff00"
color=#ea161e><STRONG>marthajhuber@gmail.com</STRONG></FONT></A><FONT
style="FONT-SIZE: 12pt; BACKGROUND-COLOR: #ea161e" color=#ffffff><STRONG>. Do
not click on unexpected or untrusted links and
attachments.</STRONG></FONT></P>
<font size="2"><span style="font-size:10pt;"><div class="PlainText">Dear Westfield City Council,<br>
<br>
As Lantern Park homeowners (and Martha is HOA Treasurer), we are concerned about the &#8220;exceptions&#8221; in the buried
details of the zoning request that includes: above ground, multi-story parking garages, fast food restaurants, and major hospitals in
the developer&#8217;s zoning request.<br>
<br>
Here is a compiled graph we created from the ordinance that list the exceptions the developer is trying to get approved. We want to
be sure there are no above ground parking garages, fast food restaurants and major hospitals.<br>
<br>
</div></span></font>
</body>
</html>
Dear Westfield City Council,
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As Lantern Park homeowners (and Martha is HOA Treasurer), we are concerned about the “exceptions” in the buried details of the zoning request that includes: above ground, multi-story parking garages, fast food restaurants, and major hospitals in the developer’s zoning request.

Here is a compiled graph we created from the ordinance that list the exceptions the developer is trying to get approved. We want to be sure there are no above ground parking garages, fast food restaurants and major hospitals.

Key points of Exhibit 5 Ordinance 21-04 of Advisory Plan Commission 1 Feb 2021 meeting agenda:

- Section 4
  - Areas A, B, C, D shall be **General Business District (GB)**
  - Area E shall be **Multi-family Medium Density District (MFMD)**
- Section 5
  - Requested exceptions to the requested underlying zoning districts:

| Development Area                                | A  | B  | C  | D  | E    |
|-------------------------------------------------|----|----|----|----|------|
| Underlying Zoning District                      | GB | GB | GB | GB | MFMD |
| Additional Permitted Uses (from UZD definition) |    |    |    |    |      |
| Assisted Living                                 | X  | X  |    |    |      |
| Coffee Shop                                     |    |    | X  |    |      |
| Farm Stand                                      |    | X  | X  |    | X    |
| Furniture Store (up to 25,000 SF in floor area) |    |    | X  |    |      |
| Grocery (up to 25,000 SF in floor area)         |    | X  | X  |    |      |
| Hospice                                         | X  | X  |    |    |      |
| Multi-story Parking Garage                      |    | X  | X  | X  | X    |
| Nursing Home                                    | X  | X  |    |    |      |
| Sandwich Shop                                   |    |    | X  |    |      |
| Prohibited Uses (from UZD definition)           |    |    |    |    |      |
| Amphitheater/Outdoor Theatre                    | X  | X  | X  | X  |      |
| Assembly Halls/Auditoriums                      | X  | X  | X  | X  |      |
| Auction Rooms                                   | X  | X  | X  | X  |      |
| Civic Center                                    | X  | X  | X  | X  |      |
| Health, Fitness and Exercise Center             | X  |    |    |    |      |
| Hospital (major)                                | X  | X  |    |    |      |
| Hotel (or Motel)                                | X  |    |    |    |      |
| Mortuaries                                      | X  | X  | X  | X  |      |
| Museum/Exhibition Hall                          | X  | X  |    |    |      |
| Restaurant, Fast Food                           | X  | X  |    | X  |      |
| Restaurant, Sit Down                            | X  |    |    |    |      |
| Restaurant, Specialty                           | X  |    |    |    |      |
| Restaurant, Takeout and Deli-Style              | X  |    |    |    |      |
| Retail, High Intensity                          | X  | X  | X  | X  |      |
| Retail, Low Intensity                           | X  |    |    |    |      |
| Retail, Medium Intensity                        | X  |    |    |    |      |

Reference links:

- Advisory Plan Commission 1 Feb 2021 meeting agenda:  
<https://www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=7279>
- Lantern Commons [Exhibit 5: Ordinance 21-04](#)



February 1, 2021

Dear APC Members,

We have had the opportunity to review the Lantern Commons Proposal as well as participate in the virtual meeting with the developers and lawyers. Now that we have a more detailed description and explanation, we are left with even more concerns than before. We would ask that you look closely at exactly what is being proposed and realize that it is not well suited to the specific location.

As you review this development plan, we request that you consider the following areas of concern.

## **1. Environmental Impact**

### **a. Animal Habitat**

Anyone who drives down this portion of Union Street on a regular basis is aware that it is a deer habitat. The deer primarily live in this specific section, and then cross the street for food and water by Cool Creek. However, having explored this area, the land is full of deer paths. The deer can be seen daily crossing the street, hanging out in the fields, and even in the yards of Woodside Drive residents. Other animals spotted in this area include coyotes, wild turkeys, and fox. It is primarily a deer sanctuary and one of the delights of this area. We look forward to seeing the deer each and every day. Although we own an additional property in Westfield that is more rural, we very rarely see animals in that area. This section, however, it is a guarantee. The developers were quoted as saying they weren't aware of any wildlife.

### **b. Floodplain**

As evidenced by the attached document, part of this area falls within a floodplain that is an extension of Cool Creek Park. There is no allotment for the floodplain on the development plan.

### **c. Forested area**

This is one of the last remaining preserved forested areas of incorporated Westfield (other than parks). It seems more appropriate to put a development such as this in an already deforested area of Westfield such as the areas near the Chatham exit development or the other side of 31. The area being proposed for this development rather seems like an extension of the preserved area of Cool Creek Park versus a prime spot for development. Please find an attached document that demonstrates deforested land that is in the same area that would be better suited for this type of development.

### **d. Light pollution**

One of the aspects of our property that we love is how much you can see the stars. With Cool Creek Park, the Natalie Wheeler Trail, Liberty Park, and the large farmland plot across the street, this is a low light area. We often have

guests from other parts of Westfield and Carmel mention how much they appreciate seeing the stars. You can find countless articles/research on the environmental and physiological harm of light pollution and losing access to the night sky.

## **2. Impact on Woodside Drive Residents**

Woodside Drive is a long established residential area. In fact, the property that we own is one of the original plots by one of the founders of Westfield. This has been a residential area since before the Civil War. Our barn dates back to the 1850s and a log cabin prior to that. The home was built in 1861. There is a long tradition of this primarily being a residential area shielded by forested areas to its south.

The current neighborhood is full of families and individuals, having chosen their homes for the quiet wooded features that the neighborhood and surrounding area offered. It really is a gem amidst suburban sprawl. It appears that no consideration is being given to these homeowners. We are already bordered on one side by an apartment building. To be sandwiched between subsidized apartment complexes and a sprawling development will greatly reduce property values and take away the very charm that the street offered. Perhaps the apartment buildings which seem to be different than the direction the town is headed would be a good area for redevelopment instead.

Not only does it appear that little consideration is being given to the owners on Woodside Drive, there actually appears to be an effort within Front Street's proposal to omit its existence from their documents. In the proposal, the key is put strategically over the exact area of the neighborhood. And when describing the surrounding area, Front Street lists land uses and surrounding areas in the south, east, and west of the property but has specifically excluded the fourth direction, the North. It appears that Front Street is appearing to erase recognition of residential homeowners affected. Even in another map used, a years-old picture is utilized that excludes the only other residential area affected (Lantern Park). Rather than showing the homes affected, the company used a picture from several years ago before those homes were actually constructed (most likely 2017). Please find references to the strategically exclusive photos attached.

With the proposed development and road, a road that ends with a quiet cul de sac, will now house a road at the end. In fact, at least one of the homes if not two of the homes would have to be destroyed to accommodate the proposed road.

With such a proposed plan, it is quite difficult to determine how people will get in and out of Woodside Drive easily.

Additionally, there will be little to no buffer between the southerly Woodside Drive property and this development. The developers referenced they would consider maintaining some of the existing trees on the border. Some of those trees aren't even on the developer's land as we own



a portion of that strip of trees. Unfortunately, approximately a month or so ago, Duke came through and cut the majority of the mature trees (many over a hundred years old) that lined this entire area. It is not clear if this was tied to this development proposal as it was done coincidentally done once the surveying began. Duke left a wasteland of chopped trees. There will be very little if any buffer. The developers mentioned landscaping and berms and possibly 150 foot buffer (miniscule). When measuring the proposal with its scale, there is not even that amount provided.

Instead of having a positive effect on home values, this plan will most likely have a negative effect on the home values of Woodside Drive exclusively. The draw of these homes are the large and wooded lots and the quiet nature of the area. When these aspects are removed, the value of these homes are projected to decrease.

### **3. Traffic and Entry/Exit Concerns**

Union Street and 161st Street both have existing traffic concerns. We believe the road is already over capacity. With four apartment complexes within a half of a mile (Valley Farms, Hamilton Square, Ashley Place Apartments and Union Street Flats), there is constant traffic on this road. With all of the apartment complex entrances essentially being off of Union Street, no one from the apartment or other residential areas would be taking the Westfield Connector as a thoroughfare. The Poplar Street addition does offer some traffic assistance but we are struggling to see the benefit of the Westfield Connector. With Union Street serving as the main access point to downtown Westfield (and a new plaza off this street to draw people, Grand Junction), the road doesn't seem to have the capacity for much more. We believe this especially when the proposed development includes so many other businesses and living arrangements. Currently there are regular backups and that is with land between Woodside Drive and 161st Street being undeveloped.

Although the Westfield Connector is being proposed with this development, we don't see it being the traffic solution that most are hoping for. If a person wanted to get to the SR 32 exit, they most often would choose the faster option of 31. If a person was interested in going to downtown Westfield, they would most likely take Union Street rather than taking the Westfield connector and then backtracking back to Union Street. Please see the attached documentation

The developers did mention putting in a stop sign but I believe that will create a scenario where Woodside Drive entry and exit is nearly impossible.

### **4. Additional Concerns over the Nature of the Plan**

#### **a. Too narrow of a space**

In reviewing the land, this is a very narrow strip that is completely blocked in by an interstate style State Road 31, a 2 lane Union Street, and natural watershed area associated with Cool Creek. What is being proposed in a ¼ mile strip appears unrealistic for access and accommodation.

**b. Too many apartments**

One of the key components that is concerning is the dense residential area (apartments). An apartment proposal does not even seem like a strong financial decision. There are similar capacity apartments nearby on Union Street, the northern 31 corridor of Carmel, and Clay Terrace is being revitalized to include higher end apartments as well. Please see attached documentation

**c. An inflated need for senior living was presented**

In addition to apartment buildings, there are also several of these communities in the immediate vicinity including Sanders Glen, Woodland Terrace, Copper Trace, Maple Glen Village and Wellbrooke of Westfield. These communities are not full which demonstrates there isn't a pressing need for senior living. What you hear more of in the community is that there is a need for more ranches. The first step of senior living or empty nester living is a move toward ranch homes.

**d. Farmhouse living and green space environment**

The developers presented their idea both in their formal proposal and in the virtual meeting that the community will be farmhouse in nature with green space for gardening. Ironically, we actually have a farmhouse with green space that is in danger directly next to the "farmhouse" community.

**e. Vague descriptions**

If this step of the proposal is only meant to be conceptual, then I think what Front Street has submitted is legitimate. However, if specific decisions and approvals are being made on conceptual images, I think there is a problem. The developer described the apartments in one moment as being "high end" and then in another moment called them "affordable and starter properties". Those are two different things. Very little specific information was offered on the building structures themselves and the type of tenants. This was abundantly obvious as it related to the apartment complex discussion. There were no specifics on the number of residents for the residential components of this plan.

**f. Lack of information or understanding regarding infrastructure, local area, and density**

Either it hasn't been researched or it has been provided, but the developers weren't able to offer information on infrastructure, density, and knowledge of the surrounding area.

**g. TIF District**

After doing research on this area, it appears to be in a TIF district. Westfield now has multiple developments and proposed developments that are TIF districts. This incentives development at the costs of funding local resources such as schools that receive no funding from TIF district developments.

**5. Our family has the most to lose financially**

We purchased our property at 1614 Woodside Drive in January 2020. Over the last year, we have been enhancing the property and addressing areas that needed attention. After putting approximately 150,000 into it in 2020 and due to the increase in home values, we have over \$1,000,000 invested in this property. Although we purchased it as our forever home, we have spent the last year developing it as a premier vacation rental location (Woodside Retreat).



We have built our business during one of the most difficult years to develop any business, much less a vacation rental. We are now positioned to emerge as a premier regional vacation property based on the upcoming 2021 bookings. Our guests are coming from multiple states to enjoy our quiet and private country setting with proximity to everything a suburban community offers. Our guests are contributing to the local economy by utilizing our stores, frequenting our restaurants, attending local events, and so on. This is good business for Westfield. The development will not only detract from the country setting they are trying to achieve by visiting but will also seriously hurt our business with it being a long term construction site. We are talking about losses in the tens of thousands (and hundreds of thousands long term) considering our nightly rental is around \$700-800.

During this stage of our family's life, this rental is our primary income and pays the expenses of the home. In the future, we plan on making it our forever home. This is the home that we planned on moving to as we advanced in years. It was a culmination of 20 years of searching for the perfect home that blended history, suburban proximity, acreage, sufficient square footage, group space for hosting gatherings, and a classic bicentennial Indiana barn. It greatly saddens us to know that this property's future would be negatively impacted but even more concerning in the short term is the financial impact it would have on us as small business owners. You can imagine that COVID and subsequent shutdowns already had a devastating financial impact for our launch of the vacation rental. And yes, we happily pay occupancy taxes to the city and county for our guests. We want to be an active part of the community's tourism business. When you assess the nearby properties affected, I think it is obvious that we are in a position to be negatively impacted the most from a financial perspective.

---

We greatly appreciate consideration that APC, the Westfield City Council, and Front Street Developers would give to these concerns and recommendations. I believe there can be a solution that respects current Woodside Drive homeowners, all Westfield residents, the natural habitat, developers, and city officials. Please find our ***proposed development approach*** on the following page.

Sincerely,

Joel and Heather Sommer  
Owners, Woodside Retreat  
1614 Woodside Drive

## Proposed Development Approach

As much as we dislike the idea of development, we know that Hamilton County and Westfield are thriving and the growth is inching northward. The idea that we could stop all development is naive and unrealistic. However, I do think the city of Westfield has the responsibility to assess fit with specific land. Although we love the forest of this area, it really isn't particularly well-suited to what is being proposed, while there are other areas of Westfield that are better suited.

**Honestly, our first choice is no development or residential that maintains much of the natural land/elements.** However, since development is practically inevitable and it has already been zoned commercial (although not approved for a PUD district), there are some potential uses that we think the community could embrace.

1. ***Focus business development in the southwest quadrant of the development only.*** If you look at the floodplain diagram, development in the first parceled area would be preferable. It would have less impact on the surrounding area and could include an entrance off of 161st only. A hotel in this area would not have large groups of people coming and going at the exact time and would spread out the traffic demands.
2. ***Build businesses with a nature preserve in mind.*** If you look at the SEB development, although it pained us to see all of those trees destroyed, SEB is only developing the land partially. They have intentionally left a nature preserve in place. We believe you would find much more neighborly support if an accommodation for a true large acreage nature preserve was offered. This is NOT a small buffer or strip of trees or a berm as presented by the developer. This would be a true nature preserve so the development would have very little bearing on the neighbors on Woodside Drive. This would also keep most of the wildlife from being significantly impacted. Although this would have a business cost, I think this would offer an effective compromise and garner more support for the plan.
3. ***Eliminate or re-route the Westfield Connector*** to be more of a frontage road to SR 31 instead of through the property.
4. ***Adjust the type of residential offerings included.*** Eliminate the senior living and apartment complexes from the plan. Instead, consider a buffer for Woodside Drive with residential homes or townhomes. Being property management owners in the area and having also recently purchased a Westfield townhouse for rental in 2020, there is absolutely a need for this type of housing. The builders cannot build these fast enough. They are sold out before they are even built.



## Project Summary

Lantern Commons mixed-use development is a planned development consisting of +/- 60 acres. The current zoning for this site is General Business (GB). The proposed development pattern will allow for office campus, a Senior Living facility, a Luxury Apartment community, an affordable upscale hotel, and neighborhood commercial, retail and restaurant.



The project is surrounded by the following land uses:

- + US Hwy 31 to the West
- + Local Business (LB) to the South
- + Single Family 1 (SF-1) to the East

The developer proposes the re-zoning of this site to a Planned Development with the intent of achieving the following goals (in context with City of Westfield Zoning Ordinance for Planned Development Regulations):

- + Provision for a well-designed development offering attractive and appropriate locations for businesses and the provision of opportunities with employment close to residences.

- + Provision of a variety of high-end building types within the property.

- + Promotion of significant architectural and aesthetic improvements and details as part of the development plan as depicted by design standard commitments in this pattern book.

- + Promotion of a safe and desirable living environment for residential areas characterized by a unified site development program.

Complete  
Mission  
of the land  
use to the  
NORTH



PLEASE NOTE:

The only residential area directly affected has been completely covered by the key and it appears strategic.

# Concept Site Plan



Consider the possibility of running the road behind the development on the open land portion

+ diverts road away from proposed businesses + residences + diverts Union St traffic + wouldn't border 10% of Woodside Drive residents





## WOODSIDE DRIVE NEIGHBORS

(the lots on the end would be impacted which goes against the Development Plan from 2008, see attached)



**WESTFIELD REDEVELOPMENT COMMISSION  
CONFIRMATORY RESOLUTION NO. 3-2008**

**RESOLUTION CONFIRMING THE DECLARATORY RESOLUTION  
OF THE WESTFIELD REDEVELOPMENT COMMISSION**

**WHEREAS**, on January 7, 2008, the Redevelopment Commission (the "Commission") of the City of Westfield (the "City") adopted Declaratory Resolution No. 2-2008 (the "Declaratory Resolution") establishing the Lantern Commons Economic Development Area (the "Area") as an economic development area under Indiana Code 36-7-14 and 36-7-25 *et seq.*, and all acts supplemental and amendatory thereto (collectively, the "Act"); and,

**WHEREAS**, the Declaratory Resolution approved and incorporated the Factual Report (the "Report") supporting the Declaratory Resolution and the Economic Development Plan (the "Plan") presented at the January 7, 2008 meeting of the Commission, which Plan contained specific recommendations for economic development of the Area, including road, infrastructure and drainage improvements to the Area and related improvements and equipment serving the Area as further described in the Plan (the "Project"); and,

**WHEREAS**, the Declaratory Resolution established an allocation area (the "Allocation Area") within the Area in accordance with Indiana Code 36-7-14-39; and,

**WHEREAS**, on January 28, 2008, the Commission submitted the Declaratory Resolution, the Plan and supporting data to the Westfield Plan Commission (the "Plan Commission") and the Plan Commission issued its written Order approving the Declaratory Resolution and the Plan as submitted; and,

**WHEREAS**, on February 11, 2008, the City Council approved the Order of the Plan Commission and approved the creation of the Area and approved the actions of the Commission establishing the Area; and,

**WHEREAS**, the Commission has found that there will be no residents of the Area who will be displaced by the Project; and,

**WHEREAS**, the Commission published notice in the *Noblesville Daily Times* on January 30, 2008, and posted notice in City Hall, of the adoption and substance of the Declaratory Resolution in accordance with Indiana Code 36-7-14-17 and 5-3-1 *et seq.*, which public notice also gave notice of a hearing on the proposed Project to be held by the Commission and the opportunity to have remonstrances and objections heard by the Commission; and,

**WHEREAS**, the public notice described in the preceding paragraph was also filed in the office of the Westfield Plan Commission, the Westfield Board of Zoning Appeals, the Westfield



1614 WOODSIDE DR.

OUR PARCEL #3

Save

1.02M

Draw

OUR PARCEL #2

Woodside Dr

Woodside Dr

S Union St

Westfield Blvd

Westfield

↑ OUR PARCEL #1

268K

523K





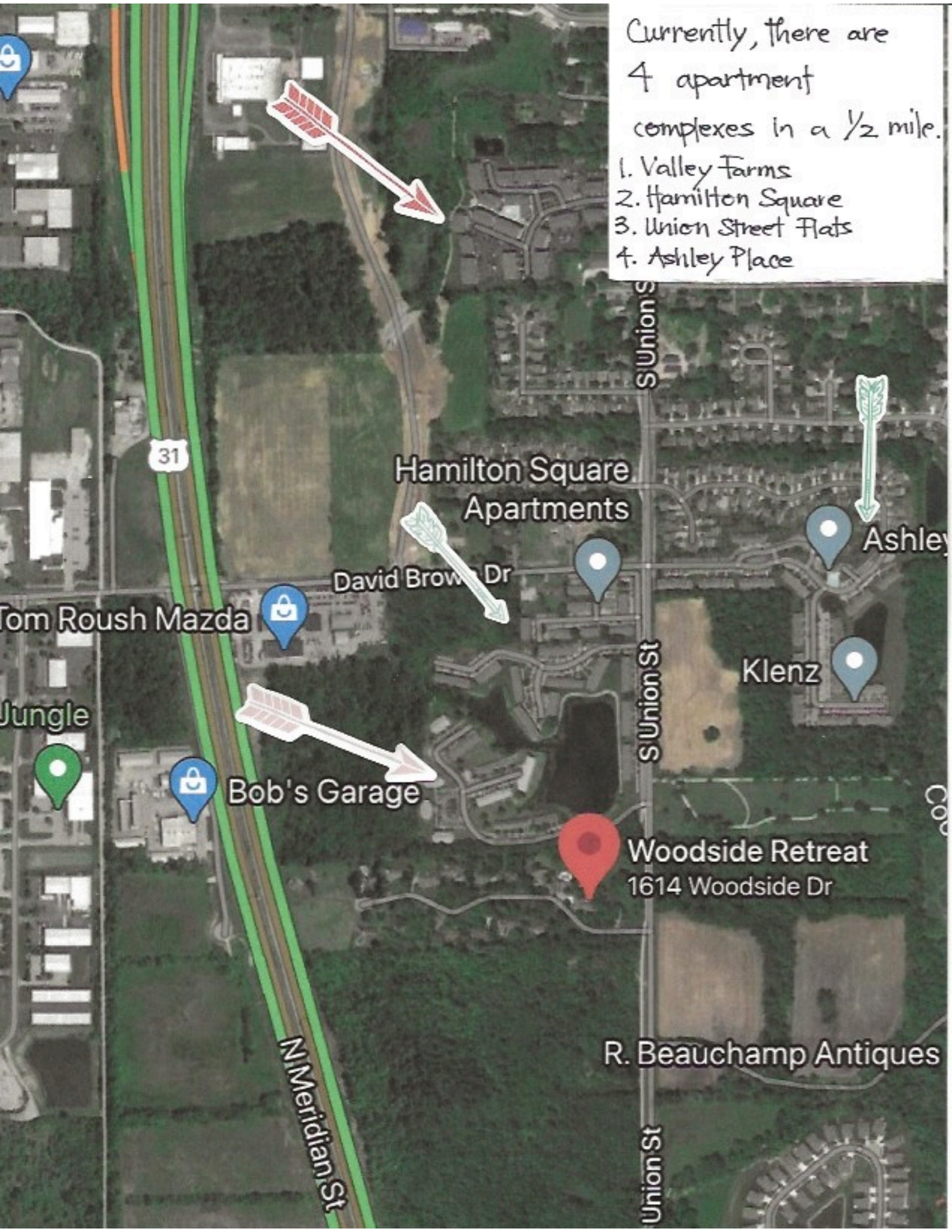
NATURE PRESERVE  
+ Ideal location +

Floodplain ↑  
Proposed Front Street plan  
shows office + parking



Currently, there are  
4 apartment  
complexes in a 1/2 mile.

1. Valley Farms
2. Hamilton Square
3. Union Street Flats
4. Ashley Place



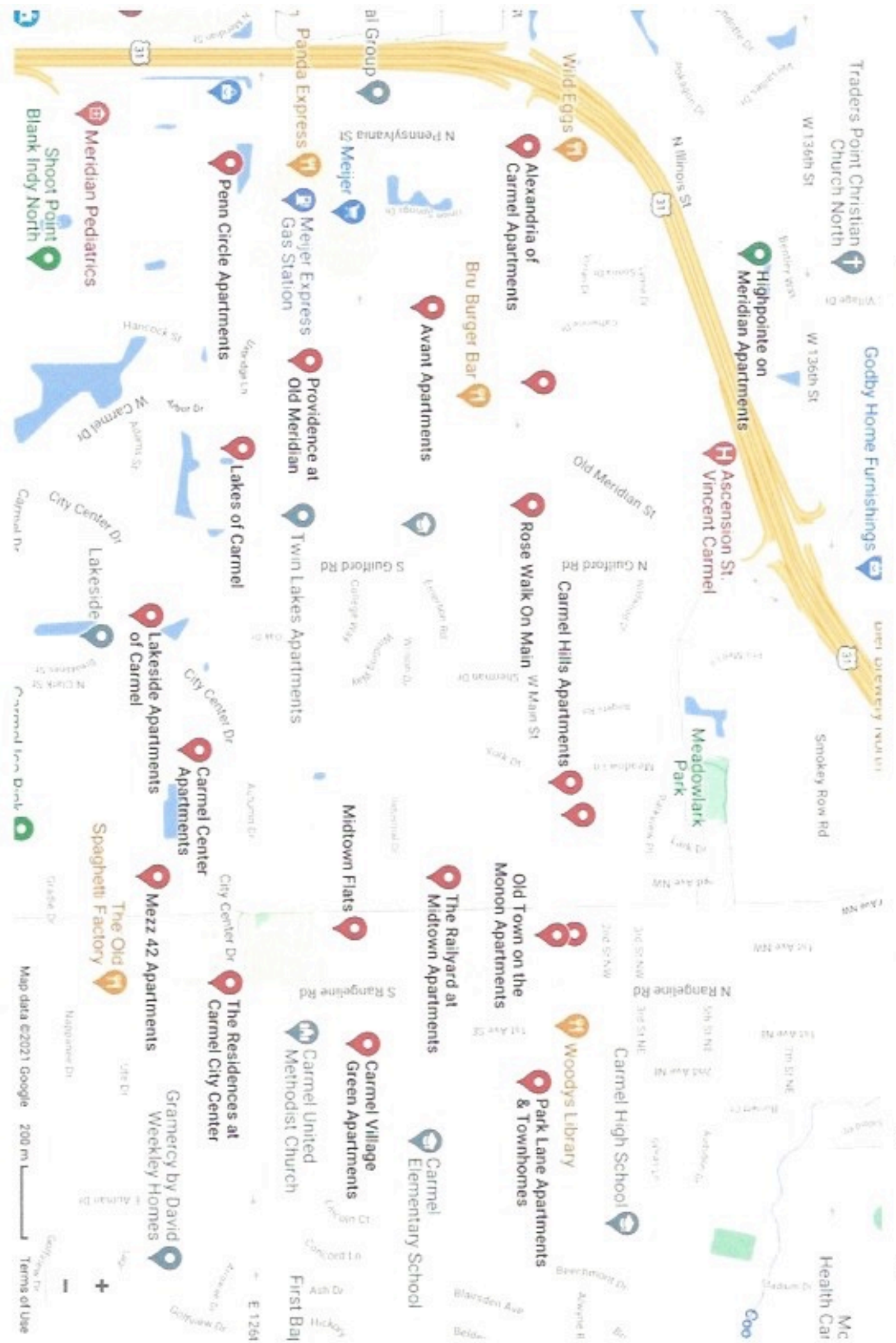




Highlighted areas are other potential areas that could be developed with less impact.



(Carmel)



CLAY TERRACE is also being re-vitalized with apartments

## Pamela Howard

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**From:** John Christianson <jdcteach@gmail.com>  
**Sent:** Monday, February 1, 2021 7:32 PM  
**To:** planners  
**Subject:** Fwd: lantern commons development

**Warning: This external email is from [jdcteach@gmail.com](mailto:jdcteach@gmail.com). Do not click on unexpected or untrusted links and attachments.**

----- Forwarded message -----

From: **John Christianson** <[jdcteach@gmail.com](mailto:jdcteach@gmail.com)>  
Date: Mon, Feb 1, 2021 at 6:40 PM  
Subject: lantern commons development  
To: <[cspoljaric@westfield.in.gov](mailto:cspoljaric@westfield.in.gov)>

My wife and I live at 1515 Woodside Drive. We have been Westfield residents since 1992. We have seen a lot of changes over the years, some of which has not been something we agreed with. We used to live in Silver Lakes and I recall us banding together to keep the land that is now Freedom Trails from being developed by the Willow Creek developer. We were successful in this endeavor.

Now, we are again looking at development in an area that I see as great woodland with abundant wildlife. Yet, it is in a prime location for development. My wife and I have several concerns.

1. Privacy. Our house backs up to the property in questions. We do not currently need window covering on the back and we can be on our back deck without interruption except maybe the occasional deer or squirrel. I do not relish having a road directly behind me and while the developer did address those concerns, I don't believe the information was definitive. How far from our property line will the road be? What is being done in regards to screening?
2. What about road lighting and how will that affect my property at night? How much lighting will the apartment complex have and to what extent will that create light pollution for us?
3. We want assurances that the Westfield extension will not be connected to Woodside Drive.
4. Would like to see as many mature trees as possible saved between us and this thoroughfare.
5. I really believe the traffic is not going to decrease along Union Street. Much of the traffic is going to or from point north and east of the center of the old city. Why would people go further in order to take the Westfield extension? Developer seems to believe they will but I am very skeptical.

Thank you for your time and consideration. Appreciate you serving the residents of Westfield.

Best regards,

John and Gwenn Christianson



1515 Woodside Dr.

## Pamela Howard

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**From:** Jennifer Reed <jennifer.thirdstory@gmail.com>  
**Sent:** Monday, February 1, 2021 7:49 PM  
**To:** planners  
**Subject:** Lantern Commons PUD

**Warning: This external email is from [jennifer.thirdstory@gmail.com](mailto:jennifer.thirdstory@gmail.com). Do not click on unexpected or untrusted links and attachments.**

From: Jennifer Reed and Eric Sherer at 1601 Woodside Dr

1. However this section of land gets zoned, please do not connect Woodside Drive with a new "Westfield Boulevard Connector" in any way. Our street is very narrow and cannot handle additional traffic. We also have many small children who walk and play on the street as there are no sidewalks.
2. I need clarification of what will be directly behind my property and how far from my property it will be. I heard "150 feet" behind my property line, however, I would like to know what exactly will be 150 feet from our property, for example, is that where the green space starts, a building, a fence, etc.?
3. Please encourage the designers and developers to put as much space as possible between the property lines of Woodside Drive and any trails, roads, sidewalks and structures of this development.
4. I would like to know and see how "Phase Two" will be planned and how it will connect the north and south ends of the new "Westfield Boulevard" and how it will fit between the properties at the end of Woodside Drive and US31.
5. When will we know how tall the Senior Living structures will be?

Thank you,

Jennifer Reed and Eric Sherer



## Pamela Howard

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**From:** jeff@themarkums.com  
**Sent:** Monday, February 1, 2021 8:34 PM  
**To:** planners  
**Subject:** 2102-PUD-04 [PUBLIC HEARING] Lantern Commons PUD

**Warning: This external email is from [jeff@themarkums.com](mailto:jeff@themarkums.com). Do not click on unexpected or untrusted links and attachments.**

Our primary concerns are density of population and vehicles. The variances requested reduce architectural standards expected, size of parking spaces to allow more vehicles in a smaller space, number of parking spaces for the apartment complex from 2 to 1.5 per unit which also allows more density of apartments. Landscaping variances remove the requirement for walls, etc. Open space reduced from 20% to 10% which again speaks to the density proposed.

There has been no clear understanding shared of population of the apartment community. The overall number of vehicles and traffic that would be present with a large apartment complex, office buildings, hotels, and retail would be overwhelming for this area. In particular at 161<sup>st</sup> and West union.

Retail space and hotels seem unnecessary with hotels, restaurants, gas stations, stores, banks, etc. within 2 miles.

A review of the video of the neighborhood meeting by Commissioners/Members who were unable to attend will indicate many more concerns that community members have expressed. Exhibit 7 - Neighbor Meeting Summary, provided by Church Church Hittle + Antrim, does not adequately convey the substance of the comments and concerns expressed by the neighbors attending.

More definition with commitments should be required from the developer. There should be a focus on insuring that this development does not create a negative impact on the area before moving forward with the review/approval of this PUD.

### Jeff and Deborah Marcum

📞 home office phone: 419.584.5064 | 📱 mobile phone: 513.739.4031 | ✉ email: [Jeff@TheMarcums.COM](mailto:Jeff@TheMarcums.COM)

16191 Natures Way  
Westfield, IN 46074

## Pamela Howard

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**From:** ELAINE Hinshaw <e\_hinshaw@msn.com>  
**Sent:** Monday, February 1, 2021 9:06 PM  
**To:** Pamela Howard  
**Subject:** Lantern Commons?

**Warning: This external email is from e\_hinshaw@msn.com. Do not click on unexpected or untrusted links and attachments.**

2 more questions:

Could the developer consider townhomes instead of apartments?

Could the Westfield Blvd connector move more closely to US 31 instead of following the Woodside Property line?

Sent from [Mail](#) for Windows 10



## Pamela Howard

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**From:** Angela Gapinski <angelagapinski@gmail.com>  
**Sent:** Monday, February 1, 2021 9:14 PM  
**To:** planners  
**Subject:** Lantern Commons Project

**Warning: This external email is from [angelagapinski@gmail.com](mailto:angelagapinski@gmail.com). Do not click on unexpected or untrusted links and attachments.**

Hello,

My name is Angela Gapinski. I was born and raised in Westfield, I own 2 small businesses in downtown Westfield, and currently live on Woodside Drive. Daily, I experience the growing pains of our city as my customers express their frustrations of traffic and lack of parking downtown. I get it. I'm glad Westfield is growing. I hope it can continue to do so responsibly. I don't have a direct complaint about the drawing put forth by the developer. I understand that 65 acres of dense woods is only valuable when it is cut down in a capitalistic society. A sad loss for the great buffer it adds from the highway keeping our trail and neighborhoods quieter and obviously the native trees and wildlife in that area. I do however, as someone that drives on these roads daily, am very concerned about the added traffic this means for 161st and 31, 161st and Union, Union in general, and the proposed Westfield Blvd directing traffic to Park Street and/or to 32 (two roads that are beyond congested AS IS). With the addition of the SEP headquarters (and now the other proposed developments covered in this meeting for example) I cannot see how this corner can handle even more. The roundabout at 161st and Union only solves the current issues. It is laughable to think that roundabout solves traffic for the next 30-40 years of growth. This proposal has no clear plan for how many added hotels rooms, offices, apartments, retail, etc proposed for this corner. Seeing the daily traffic woes and with our schools already bursting at the seams, I'm concerned.

I'm concerned about trail crossing for Natalie Wheeler to Cool Creek running into the same current issue we have on 161st on the other side of the 31 with the Monon trail. Not sure why this can't be a concept at 191st instead and not in an already congested area that is also densely wooded.

The developers like to mention that this was zoned previously in 2001, 2007, and how their plan is better today in 2021 and less offensive. Westfield is not the same and that intersection is not the same. The population of Westfield was 15,500 in 2000. Grew to 30,000+ by 2010, and now is 40,000+. Of course, Lantern Park neighborhood was also not there at the first proposals, along with all the developments directly east down 161st street, and SEP headquarters adding daily traffic.

I also drive the new Westfield Blvd daily. The two lane road that is proposed to go through will dump the traffic onto either David Brown, Park St, or 32. Not to mention take out our neighbor on the end of the cul de sac. One of those yellow dots on the proposal is his home by the way! This is a concept only put forth by developer. Way too many open ended questions. The developer himself said he wouldn't have planned this with the Westfield Blvd. if he had it his way. Please say no to just cramming this through without a more detailed plan.

Best,  
Angela Gapinski  
1502 Woodside Drive

## Pamela Howard

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**From:** Heather Sommer <homebaseproperty123@gmail.com>  
**Sent:** Monday, February 1, 2021 11:40 PM  
**To:** planners  
**Subject:** Lantern Commons Follow Up

**Warning: This external email is from [homebaseproperty123@gmail.com](mailto:homebaseproperty123@gmail.com). Do not click on unexpected or untrusted links and attachments.**

Hello Committee,

Thank you for the opportunity to share our thoughts regarding the proposed Lantern Commons PUD development.

I want to point out that Woodside residents recognize that some form of development is inevitable. I don't think anyone is doubting that. Of course, we would all prefer that it remains forested and untouched. We know that such a dream is short-lived.

Additionally, I think everyone acknowledges that this plan is an improvement over the previous plan. This point continues to be reiterated by everyone in defense of the current plan. We would hope that APC could analyze this proposed development simply for what it **IS**, not what it **ISN'T**. The proposal should stand alone for its own proper approval outside the context of the 2007 plan which is no longer the direction of current commercial development.

We appreciate the recognition that a buffer is necessary between Woodside Drive and the development. We ask that a case be made for a substantial natural buffer that exceeds a strip of trees, minor landscaping, or a berm. A buffer that falls in the acreage category would be most appropriate. In the public meeting, trees were mentioned inaccurately. There are old trees on those 60 acres (we have explored the acreage with approval from the listing agency, Avison Young). Although trees have been cleared in certain areas that once housed a couple of farmhouses, there are mature trees on the land. Additionally, Duke just took down the primary buffer of our 100 year old plus trees that fall mainly on one of our parcels and other neighbors along the southern side of Woodside Drive. A quick drive-down Woodside will reveal the tree wasteland that Duke left behind last month.

We ask that you look closely at the details of this project (or details still needed). I believe you will find that an apartment complex and a senior living community will have a significant effect on density and are needs that can be fulfilled in existing nearby developments. I can't imagine that anyone on the committee would choose to have that directly next to their own million dollar property.

Since APC has the ability to change zoning anyway from general business to PUD to approve this current plan, maybe a zoning change to a PUD with a heavy residential element would be considered by the committee.

Thank you for your efforts on behalf of the citizens of Westfield. We own three properties in Westfield, each very different. We can appreciate and have benefitted from the development that is occurring. But, we are also holding tight to those decreasing rural and natural elements in the town of Westfield. Our properties are part of Westfield's past, and we look forward to being part of its future. However, we want to do as much possible to protect and honor its heritage in a way that is suited to a modern society.

If you would ever like a tour of Woodside Retreat, our home is open to you.



Sincerely,  
Joel and Heather Sommer

## Pamela Howard

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**From:** rska.tatum@comcast.net  
**Sent:** Thursday, February 18, 2021 5:02 PM  
**To:** APC; planners  
**Subject:** Re: 2102 PUD 04

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

On 02/18/2021 4:59 PM rska.tatum@comcast.net wrote:

Hello,

I would like to voice my disapproval for the proposed Lantern Commons PUD at 161st and Westfield Boulevard. This is a lovely forested area, full of wildlife and dense woodlands. This plan would result in devastation of this beautiful piece of ground, affecting wildlife.

I would prefer that Westfield become more environmentally proactive and would really like to see this area developed as a parkland, which this area needs. If it must be developed, more acreage per lot and green spaces should be preserved.

Please consider this option.

Suzanne and Randall Tatum  
16250 Oak Road  
Westfield, In



## Pamela Howard

---

**From:** jeff@themarkcums.com  
**Sent:** Saturday, April 3, 2021 11:32 AM  
**To:** planners  
**Cc:** Scott Willis; Cindy Spoljaric; Troy Patton; Kevin M. Todd, AICP; Jan Kienholz; marthajhuber@gmail.com; jennlawr@iu.edu; markalbright@sbcglobal.net; wabehan@gmail.com; 'Lou Ann Behan'; Jake Gilbert; Joe Edwards; Scott Frei; Pamela Howard; Timothy Engel  
**Subject:** Lantern Commons PUD comments and concerns for the April 5th APC meeting  
**Attachments:** Exhibit 13 Permitted Use Areas A - D Redlined.pdf; Exhibit 1 Staff Report.pdf

**Warning: This external email is from [jeff@themarkcums.com](mailto:jeff@themarkcums.com). Do not click on unexpected or untrusted links and attachments.**

### Advisory Plan Commission:

We've reviewed the material published for the April 5, 2021 APC meeting. It appears the staff is going to recommend that the APC approve the proposal. We are pleased that the petitioner has made progress in addressing many of our concerns and tightened up the specifics on what can and will be built in each of the areas.

We consider the following to be serious issues that the APC should require to be changed:

- In the staff report (attached) on page 3 for maximum building height in area D, it states "*Area D: No maximum*". The Underlying Zoning calls for a sixty (60) foot maximum. *There should be a reasonable maximum height specified.*
- In the staff report (attached) on page 5 it states "*the required open space is proposed to be reduced to 10%, from the 20% required by the UDO*". That is a significant reduction in open space and should be required to remain at 20%.
- The Permitted Use for Areas A – D (attached), *allows for a tavern or nightclub in area C, a Heliport in area D, and a major hospital in area D. All of which would add excessive traffic and noise throughout the night. These items were not envisioned in the original proposal and should not be allowed.*

Please add these concerns to the record and discussion by the Commissioners during the meeting.

### Jeff and Deborah Marcum

16191 Natures Way  
Westfield, IN 46074  
Lantern Park Subdivision

☎ home office phone: 419.584.5064 | 📞 mobile phone: 513.739.4031 | ✉ email: [Jeff@TheMarcums.COM](mailto:Jeff@TheMarcums.COM)



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

April 5, 2021  
2102-PUD-04  
Exhibit 1

**Docket Number:** 2102-PUD-04 (Ordinance No. 21-04)

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

**Request:** A change of zoning for 60.74 acres +/- from the GB-PD: General Business/Planned Development District to Lantern Commons Planned Unit Development (PUD) District.

**Current Zoning:** GB-PD: General Business/Planned Development District with Zoning Commitments ([Ord. 07-36](#))

**Current Land Use:** Agriculture

**Acreage:** 60.74 acres +/-

**Exhibits:**

1. Staff Report
2. Location Map
3. Proposed Ord. 21-04 (clean)
4. Concept Plan
5. Area B Character Exhibits
6. Area C Character Exhibits
7. Area E Character Exhibits
8. Area E Transition Exhibit
9. Open Space Plan
10. Site Elements
11. Gateway Options
12. Proposed Ord. 21-04 (redlined text only)
13. Permitted Uses Areas A – D (redlined)
14. Petitioner's Response to Issue List
15. Updated Narrative Statement
16. Neighbor Meeting Summary
17. Ord. 07-36 Lantern Commons Zoning Commitments
18. Public Comments

**Staff Reviewer:** Pam Howard, Senior Planner

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**PETITION HISTORY**

This petition was introduced at the [January 11, 2021](#), City Council meeting. The petition received a public hearing at the [February 1, 2021](#), Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner is held a neighbor meeting on January 28, 2021. A summary this meeting has been provided by the petitioner and included as **Exhibit 16**.

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## **PROJECT OVERVIEW**

**Location:** This subject real estate is approximately 60.74 acres in size and is located at the northeast corner of US 31 and 161<sup>st</sup> Street (see **Exhibit 2**). The Property is currently zoned GB-PD: General Business/Planned Development District, with an approved set of Zoning Commitments (**Ord. 07-36**). Adjacent zoning districts include SF2 to the North, AG-SF1 and the Lantern Park PUD to the east, LB to the South, and EI and the Indy Hebrew Congregation PUD to the west. Adjacent land uses include Single-Family Residential to the north, east, southeast, and southwest and a corporate headquarters is being built directly south. The west side of US 31 include existing enclosed industrial uses as well as a cemetery.

**Project Description:** The petitioner is requesting a change in zoning from the GB-PD District to the Lantern Commons PUD District to accommodate a mixed-use development, as described in the Petitioner's Narrative (see **Exhibit 15**).

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## **ORDINANCE DETAILS**

**Repeal of Previous Zoning and Commitments:** The proposed ordinance includes language which repeals **Ordinance 07-36** and the related Commitments that were previously applicable to the Property.

**Definitions:** As Proposed, the PUD Ordinance includes two definitions that are not present in the UDO: Westfield Boulevard and Natalie Wheeler Trail.

**Concept Plan:** The proposed ordinance incorporates a Concept Plan (see **Exhibit 4**) which divides the Real Estate into 5 areas for development. Additionally, the Concept Plan allows for additional land, that is currently part of the US 31 ROW, to be added to the PUD in accordance with the UDO Article 2.8(F).

**Underlying Zoning:** As proposed, the PUD Ordinance assigns GB: General Business District as the underlying zoning district for Areas A, B, C, and D. The proposed underlying zoning district for Area E is MF2: Multi-family Medium Density District.

**Permitted Uses Areas A, B, C, and D:** The proposed ordinance defaults to the underlying zoning district of GB, while also permitting some additional uses and prohibiting some uses permitted by the UDO. The chart below shows the permitted uses for each area (*italicized uses are added uses per the PUD and would not be permitted by underlying zoning*).

| <b><u>Use</u></b>                                         | <b><u>Area A</u></b> | <b><u>Area B</u></b> | <b><u>Area C</u></b> | <b><u>Area D</u></b> |
|-----------------------------------------------------------|----------------------|----------------------|----------------------|----------------------|
| Office (General, Medical, Professional)                   |                      | *                    | *                    | *                    |
| School, Fine Arts or Commercial                           |                      | *                    |                      |                      |
| School, Professional Trade or Business                    |                      | *                    |                      |                      |
| Educational institution, without dormitory accommodations | *                    | *                    |                      |                      |
| Religious Institution                                     | *                    | *                    |                      |                      |
| Club (Civic or Private)                                   |                      | *                    |                      |                      |
| Development Amenities                                     | *                    | *                    | *                    | *                    |
| Commercial Recreational Facility                          |                      | *                    | *                    | *                    |
| Tavern (or Nightclub)                                     |                      |                      | *                    |                      |
| Theatre, indoor                                           |                      |                      | *                    | *                    |
| Data processing / call centers                            |                      | *                    |                      | *                    |

|                                                           |   |   |   |   |
|-----------------------------------------------------------|---|---|---|---|
| Temporary Use and event                                   |   | * | * | * |
| Heliports                                                 |   |   |   | * |
| <i>Assisted Living</i>                                    | * | * |   |   |
| <i>Hospice</i>                                            | * | * |   |   |
| <i>Nursing Home</i>                                       | * | * |   |   |
| Health, fitness, and exercise facility                    |   | * | * |   |
| Hotel or Motel                                            |   |   | * | * |
| Restaurant, (Sit down, Specialty, Takeout and Deli-style) |   |   | * | * |
| Retail (Low and Medium intensity)                         |   |   | * |   |
| <i>Grocery (up to 25,000 SF in floor area)</i>            |   | * | * |   |
| <i>Farm Stand</i>                                         |   |   | * |   |
| Hospital (major)                                          |   |   |   | * |
| <i>Furniture Store (up to 25,000 SF in floor area)</i>    |   |   | * |   |

**Permitted Uses Area E:** The proposed ordinance defaults to the underlying zoning district of MF2 in regards to permitted uses.

**General Regulations for Areas A, B, C, and D:** As proposed, the PUD ordinance defaults to the general regulations for the GB District, with the exception of the standards outlined below:

**Setbacks:** The PUD ordinance proposes only district perimeter setback requirements , as outlined below for each area. There would be no setback requirements internal to the development.

- Area A: fifty (50) feet from north property line, fifteen (15) feet from the west easement boundary of the Natalie Wheeler Trail.
- Area B: fifty (50) feet from the west easement boundary of the Natalie Wheeler Trail.
- Area C: fifteen (15) feet from south property line and the west easement boundary of the Natalie Wheeler Trail.
- Area D: fifty (50) feet from north property line, fifteen (15) feet from the south and west property lines.

**Maximum Building Height:** As proposed, the PUD ordinance alters the sixty (60) foot maximum permitted by the Underlying Zoning for each area as follow:

- Area A: Two (2) stories if within seventy-five (75) feet of the north property line, three (3) stories everywhere else
- Area B: Three (3) stories
- Area C: Two (2) stories
- Area D: No maximum



**General Regulations for Area E:** The table below outlines the proposed lot standards as compared to the UDO's requirements for MF2 lots (the proposed underlying zoning district).

|                                   | AREA E                                                                                                                                                             | UDO (MF2)                   |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|
| Max. Density                      | None proposed                                                                                                                                                      | 10 units per acre           |
| Max. Dwelling Units per Structure | None proposed                                                                                                                                                      | 10                          |
| Max. Number of Dwelling Units     | 325 with current land, 375 if additional land is incorporated                                                                                                      | 150 per project or district |
| Min. Living Area                  | 600 SF                                                                                                                                                             | 650 SF                      |
| Min. Road Frontage                | 70'                                                                                                                                                                | 70'                         |
| Min. Front Yard Setback           | None proposed                                                                                                                                                      | 30'                         |
| Min. Side Yard Setback            | None proposed                                                                                                                                                      | 12'                         |
| Min. Rear Yard Setback            | None proposed                                                                                                                                                      | 20'                         |
| Project Perimeter Setback         | 50' along west perimeter<br>200' along north perimeter, landscaping, mounding a fencing require in this area per Area E Transition Exhibit (see <b>Exhibit 8</b> ) | 1:3 Proximity Slope         |
| Max. Building Height              | Three (3) stories                                                                                                                                                  | 45'                         |
| Min. Distance Between Buildings   | 15'                                                                                                                                                                | 20'                         |

**Overlay Districts:** The proposed ordinance exempts the Property from the standards of the US 31 Overlay District, while applying the Architectural Design Requirements of the SR 32 Overlay to Areas A, B, C, and D.

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

**Accessory Use and Building Standards:** The proposed ordinance modifies Article 6.1(H)(2) of the UDO which prohibits dumpster enclosures in Established Front Yards, by permitting them in the Established Front Yard of Westfield Boulevard only.

**Architectural Standards:** The proposed PUD Ordinance defaults to the UDO's multi-family architectural standards for (Article 6.3(E)) for Area E; with the exception of reducing the minimum masonry requirement to forty percent (40%), from the seventy-five percent (75%) required by the UDO. The proposed PUD Ordinance exempts Areas A, B, C, and D from the Architectural Standards of UDO Article 6.3, instead applying the SR 32 Overlay Standards as discussed in the previous section. Additionally, the PUD Ordinance incorporates two sets of Character Exhibits for some of the areas (see **Exhibits 5-7**). In addition to complying with the Overlay, buildings will be required to be constructed in substantial compliance with the first Character Exhibits (labeled as Building Elevation Exhibits E1, F1, and G1 in the Proposed Ordinance). The second page Character Exhibits (labeled as Character and Quality Exhibits E2, F2, and G2 in the proposed ordinance) are

conceptual and intended to further illustrate the anticipated character of the future improvement.

**Parking and Loading Standards:** As proposed, the PUD Ordinance defaults to the Parking and Loading Standards of the UDO, with the following modifications:

**Size of Parking Spaces:** As proposed, the PUD Ordinance would permit up to twenty percent (20%) of the required parking spaces to be 8' x 18' to accommodate compact cars. The UDO does not have an equivalent standard, and requires all spaces (with the exception of parallel parking) to be 9' x 18' in size.

**Number of Parking Spaces:** The proposed PUD Ordinance reduces the number of required parking spaces for multi-family uses in Area E to 1.5 per Dwelling Unit, from the 2 per Dwelling Unit required by the UDO. This is consistent with other approved multi-family projects. Parking space requirements for all other uses would be determined by the Director based upon data supplied by the applicant during the Detailed Development Plan process. This is consistent with the UDO for some (mainly retail) uses, however the UDO does outline specific requirements for certain uses (including office and restaurant uses), which could be waived by this standard.

**Landscaping Standards:** The PUD Ordinances proposes alternative standards for screen of multi-family parking areas. Parking areas visible from Streets or perimeter lot lines would be screened by either walls, solid materials, and/or a solid evergreen screen with a combination of trees and shrubs, the UDO would require both a wall/other solid material and landscaping. The proposed ordinance would require an evergreen screen with a combination of trees and shrubs in areas where parking spaces are located within ten (10) feet of residential uses, this is also permitted by the UDO.

**Open Space and Amenity Standards:** The proposed Ordinance modifies some of the UDO standards for multi-family projects. First, the required open space is proposed to be reduced to 10%, from the 20% required by the UDO. Additionally, the ordinance proposes requiring at least one (1) amenity per forty (40) dwelling units. This would result in 10 or more amenities if the development is built with the maximum number of units permitted (with the additional land, 9 without). The UDO does state amenity requirements for development over 150 units. Lastly, the proposed ordinance adds the following additional qualifying amenities: dog park, pet spa, community garden, a bocce court, and the amenities listed in the Open Space Plan (see **Exhibit 9**).

**Infrastructure Standards:** As proposed, the PUD Ordinance defaults to the City's Construction Standards and the UDO, unless otherwise approved by the Public Works Department. Additionally, the proposed ordinance includes a Site Elements Exhibit and a Gateway Options Exhibit (see **Exhibits 10 & 11**, respectively), which show elements that could be installed with approval by the city.

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## **CHANGES SINCE THE PUBLIC HEARING**

The Petitioner has incorporated several changes to the text and exhibits of the proposed ordinance since the February 1, 2021, Public Hearing. These changes can be seen in the Redlined Ordinance (see [\*\*Exhibit 12\*\*](#)), and are discussed in the Updated Project Narrative (see [\*\*Exhibit 15\*\*](#)).

Substantive changes to the ordinance include:

- The addition of a standard which repeals the previous zoning and related commitments contained in [Ord. 07-36](#).
- Removal of all referenced to a Multi-story Parking Garage, including definition, use permission, and related standards
- Addition of a definition for Natalie Wheeler Trail
- Removal of the permission for the district areas to change in size
- Reducing the permitted uses, and incorporating a chart which show the uses permitted in Areas A through D, a redline of the permitted uses for Areas A – D can be found in the [\*\*Exhibit 13\*\*](#).
- Updating the required perimeter setback for each business district, many of which now differ based on property line
- Updating the business district height standards, included limiting the height within 75’ of the north property line on Area A
- Reducing the number of dwelling units permitted in Area E
- Requiring a larger buffer, with specific fence, mound, and landscaping requirements along the north property line in Area E
- Updated Character Exhibits and stronger language requiring substantial compliance with the first set of images
- Incorporation of an Open Space Plan, Site Elements Exhibit, and Gateway Options Exhibit, with requirements for substantial compliance subject to all City approvals

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## **COMPREHENSIVE PLAN**

The Westfield-Washington Township Comprehensive Plan identifies the “Employment Corridor” land use as the appropriate land use for the Property; the Employment Corridor land use is described in detail in the Highway Corridors section. The Highway Corridors section proposes office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. Development Policies for Highway Corridors are located on p. 53 of the [Comprehensive Plan](#). The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: US 31, (ii) Primary Arterial 2: 161<sup>st</sup> Street (iii) Secondary Arterial: Union Street, (iv) Proposed Secondary Arterial: Westfield Boulevard, (v) Proposed Local: other proposed streets internal to the development, and (vi) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

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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 was held at the [February 1, 2021](#), Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

**Council Introduction:** The petition was introduced at the [January 11, 2021](#), City Council meeting.

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## **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 Pam Howard at (317) 531-3751 or [phoward@westfield.in.gov](mailto:phoward@westfield.in.gov).



**EXHIBIT C**  
**(Mark-Up)**

| USE                                                       | Area A | Area B | Area C | Area D |
|-----------------------------------------------------------|--------|--------|--------|--------|
| Office (General, Medical, Professional)                   | x      | x      | x      | x      |
| School, Fine Arts or Commercial                           | x      | x      | x      | x      |
| School, Professional Trade or Business                    | x      | x      | x      | x      |
| Educational institution, without dormitory accommodations | x      | x      | x      | x      |
| Public Safety and Service Use                             | x      | x      | x      | x      |
| Religious Institution                                     | x      | x      | x      | x      |
| Club (Civic or Private)                                   | x      | x      | x      | x      |
| Development Amenities                                     | x      | x      | x      | x      |
| Commercial Recreational Facility                          | x      | x      | x      | x      |
| Tavern (or Nightclub)                                     | x      | x      | x      | x      |
| Theatre, indoor                                           | x      | x      | x      | x      |
| Data processing / call centers                            | x      | x      | x      | x      |
| Nursery (ag)                                              | x      | x      | x      | x      |
| Temporary Use and event                                   | x      | x      | x      | x      |
| Bus stations / Transit stops                              | x      | x      | x      | x      |
| Commercial Parking lots and structures, Public            | x      | x      | x      | x      |
| Heliports                                                 | x      | x      | x      | x      |
| Utilities not regulated by IURC                           | x      | x      | x      | x      |
| Assisted Living                                           | x      | x      |        |        |
| Hospice                                                   | x      | x      |        |        |
| Nursing Home                                              | x      | x      |        |        |
| Health, fitness, and exercise facility                    |        | x      | x      | x      |
| Hotel or Motel                                            |        | x      | x      | x      |
| Restaurant, (Sit down, Specialty, Takeout and Deli-style) |        | x      | x      | x      |
| Retail (Low and Medium intensity)                         |        | x      | x      | x      |
| Grocery (up to 25,000 SF in floor area)                   |        | x      | x      |        |
| Farm Stand                                                |        | x      | x      |        |
| Multi-story Parking Garage                                |        | x      | x      | x      |
| Restaurant, Fast food                                     |        |        | x      |        |
| Hospital (major)                                          |        |        | x      | x      |
| Museum/Exhibition Hall                                    |        |        | x      | x      |
| Coffee Shop                                               |        |        | x      |        |
| Sandwich Shop                                             |        |        | x      |        |
| Furniture Store (up to 25,000 SF in floor area)           |        |        | x      |        |

x = Permitted Use

 = Deleted

## Pamela Howard

---

**From:** Kevin M. Todd, AICP  
**Sent:** Monday, April 5, 2021 10:06 AM  
**To:** Pamela Howard  
**Subject:** FW: Lantern Commoms

### Kevin M. Todd, AICP | Director

Community Development | 2728 East 171st Street | Westfield,  
IN 46074  
[ktodd@westfield.in.gov](mailto:ktodd@westfield.in.gov) | 317-379-6467

[Need to send me a file over 25MB?](#)



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**From:** Jan Kienholz <mtnest322@gmail.com>  
**Sent:** Sunday, April 4, 2021 7:14 PM  
**To:** Andy Cook <acook@westfield.in.gov>; Joe Edwards <jjedwards@westfield.in.gov>; Scott Frei <sfrei@westfield.in.gov>; Jake Gilbert <jgilbert@westfield.in.gov>; Troy Patton <tpatton@westfield.in.gov>; Cindy Spoljaric <cspoljaric@westfield.in.gov>; Kevin M. Todd, AICP <ktodd@westfield.in.gov>  
**Cc:** Marcum Jeff & Deb <JEFF@THEMARCUMS.COM>; Kienholz Jan <mtnest322@gmail.com>; Hinshaw ELAINE <e\_hinshaw@msn.com>  
**Subject:** Lantern Commoms

**Warning: This external email is from [mtnest322@gmail.com](mailto:mtnest322@gmail.com). Do not click on unexpected or untrusted links and attachments.**

No doubt, you have received much input about the scope of this project. We echo those concerns about the scope & undefined specs of several buildings. Understanding the need for growth is one thing, but this doesn't appear to be the managed growth needed. One more hospital with a helipad is redundant- one exists about a mile north not to mention the 3 more within 5 miles. One aspect that I have not seen regards the reduction of the 20% buffer. The preliminary roundabout at 161st & Union this past week took down a lot of trees. That coupled with the applied for reduction magnifies that 10% reduction.



Please allow managed growth along the 31 Overlay while considering the taxpayers of that area.

Jan Kienholz  
Lantern Park Board

## **Pamela Howard**

---

**From:** Lou Ann Behan <lkbahan@gmail.com>  
**Sent:** Sunday, April 4, 2021 10:52 AM  
**To:** planners; Cindy Spoljaric; Troy Patton; Kevin M. Todd, AICP; Jan Kienholz; Martha Huber; Jennifer Lawrence; Mark And Julie Albright; kesselem7@sbcglobal.net kesselem; William Behan; Jake Gilbert; Joe Edwards; Scott Frei; Pamela Howard; Timothy Engel  
**Subject:** Lantern Commons PUD comments and concerns for April 5th APC meeting

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

Advisory Plan Commission,

We wish to echo the comments made on April 3rd by Jeff and Deborah Marcum, specifically that the APC not approve the current proposal without the following changes:

1. That a reasonable maximum height in accordance with the current zoning (60 foot maximum) be required.
2. That the required open space NOT be reduced from 20% to 10%
3. That no use is granted for a tavern, nightclub in area C, a heliport in area D nor a major hospital in area D as these would, indeed, add excessive traffic and noise throughout the night. As stated, these were not envisioned in the original proposal, and should not be allowed.

Please add our concerns to the record and discussion by the Commissioners during the meeting.

**William A. Behan Lou Ann Kelly Behan**  
**16201 Morning Drive**  
**Westfield, Indiana 46074**  
**703-609-7753**



## WRITTEN PUBLIC COMMENTS

**Docket Number:** 2104-SPP-07 & 2104-ODP-07

**Petitioner:** Epcon Westfield, LLC by Kimley-Horn and Associates

**Request:** Primary Plat and Overall Development Plan review for eighty-nine (89) single-family residential lots on 37.03 acres +/- in the Courtyards of Westfield PUD District.

**Enclosed Attachments (as of 5:00 pm Monday, April 5, 2021):**

**April 5, 2021 Advisory Plan Commission Meeting**

1. David Compton (Pulte Group)

(4/5/21)

**From:** [David Compton](#)  
**To:** [planners](#); [Daine Crabtree](#); [Kevin M. Todd, AICP](#); [Jeremy Lollar](#)  
**Cc:** [Huff, Brett](#); [blongfellow@epconcommunities.com](mailto:blongfellow@epconcommunities.com); [David Compton](#)  
**Subject:** Epcon Primary Plat - ROW Dedication Request  
**Date:** Monday, April 5, 2021 1:32:55 PM  
**Attachments:** [image003.png](#)

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**Warning: This external email is from [David.Compton@PulteGroup.com](mailto:David.Compton@PulteGroup.com). Do not click on unexpected or untrusted links and attachments.**

Jeremy:

I wanted to follow up on our discussion a week or so ago and request that as a condition of primary Plat approval that Epcon be required to dedicate the future ROW along 151<sup>st</sup> street and Towne Road when requested by the City of Westfield. The timing of this dedication is important for several reasons and needs to be a requirement because the Seller received an Administrative Determination from the City of Westfield that they did not have to file a Minor Plat that included all of the real estate separating it into blocks when selling a portion of “parent” track to Epcon. As a result, of this determination, no ROW was dedicated to the City of Westfield. Pulte believes that there exists a “simple” solution that benefits all parties involved.

1. At the request of the City of Westfield, Epcon would dedicate the ROW along 151<sup>st</sup> street and Towne Road to the City. This would include the ROW for the future roundabout to be constructed by the City of Westfield.
2. The benefit to the City of Westfield is that the ROW would be in place for the Roundabout as well as Pulte’s widening of 151<sup>st</sup> street under the RIF Agreement executed between the City of Westfield and Pulte Homes related to the Kimblewick development.
3. The benefit to Epcon would be that they (Epcon) who is not a part to the RIF Agreement mentioned above would get a “new” road along 151<sup>st</sup> street on the front of their development at no cost to them.

I wanted to submit this request as we believe that there is a benefit to all involved.

Best always

David Compton



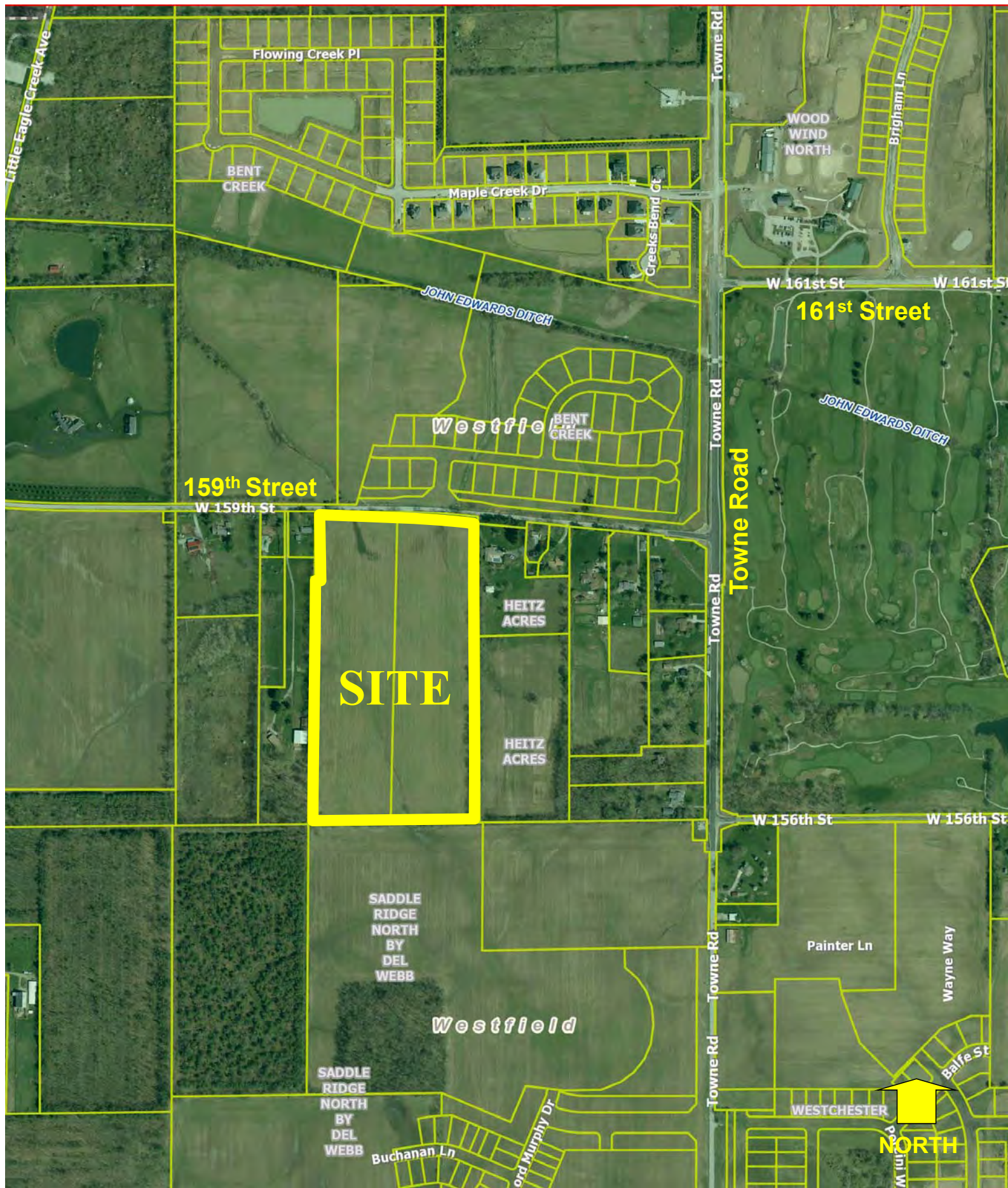


**DAVID COMPTON**

VP Land Acquisition :: Indianapolis  
11590 N. Meridian Street Ste 530  
Carmel IN 46032  
direct (317) 249.1128 :: Cell (317) 281.4177  
pultegroup.com  
bro

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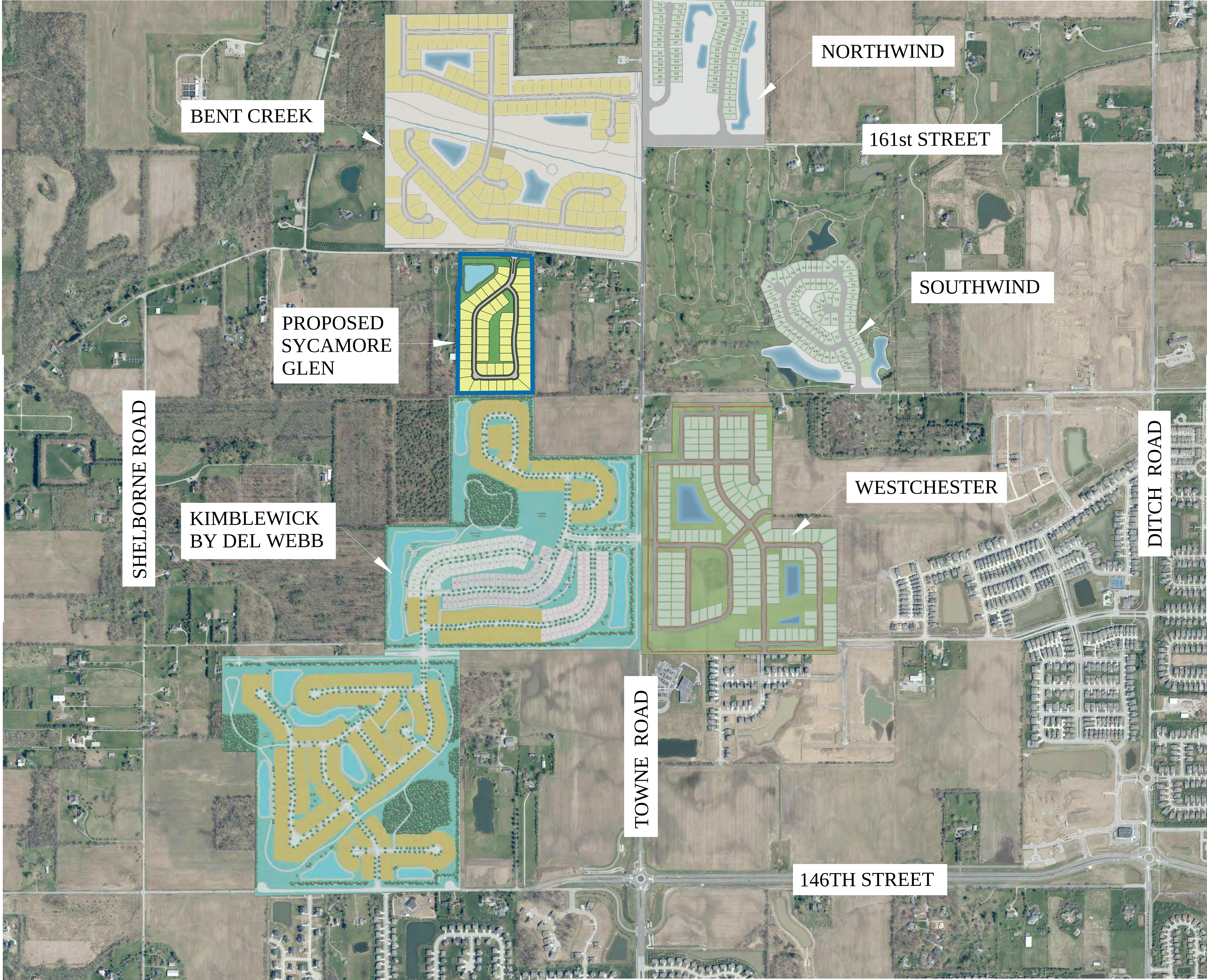
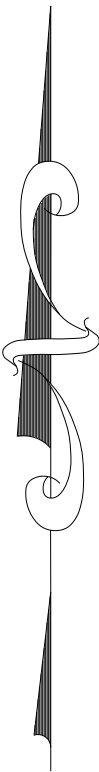


**Sycamore Glen  
Site Location Map**



# Sycamore Glen

of Westfield



Prepared By:



STOEPPELWERTH



Aerial Exhibit  
February 2021

# Sycamore Glen

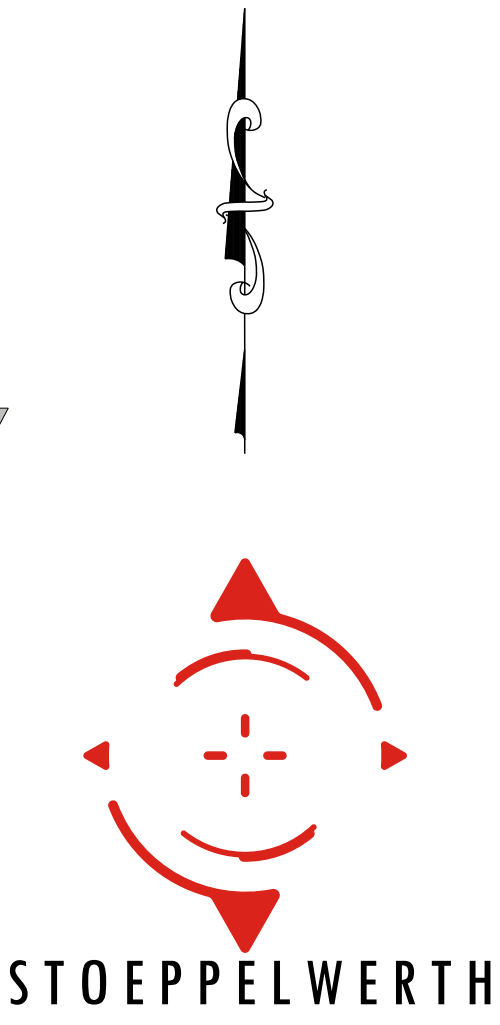
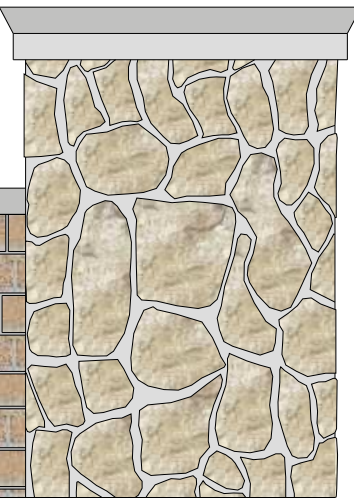
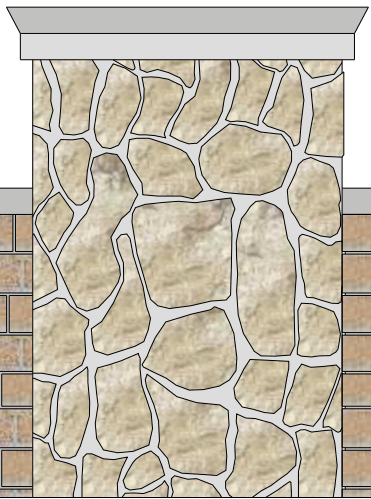
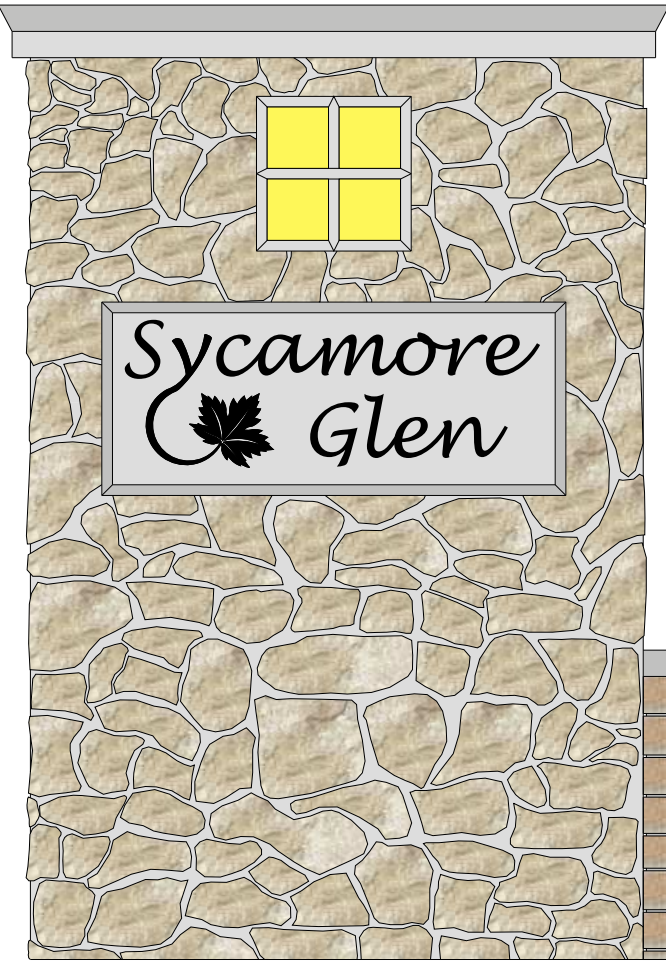
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# Sycamore Glen

of Westfield







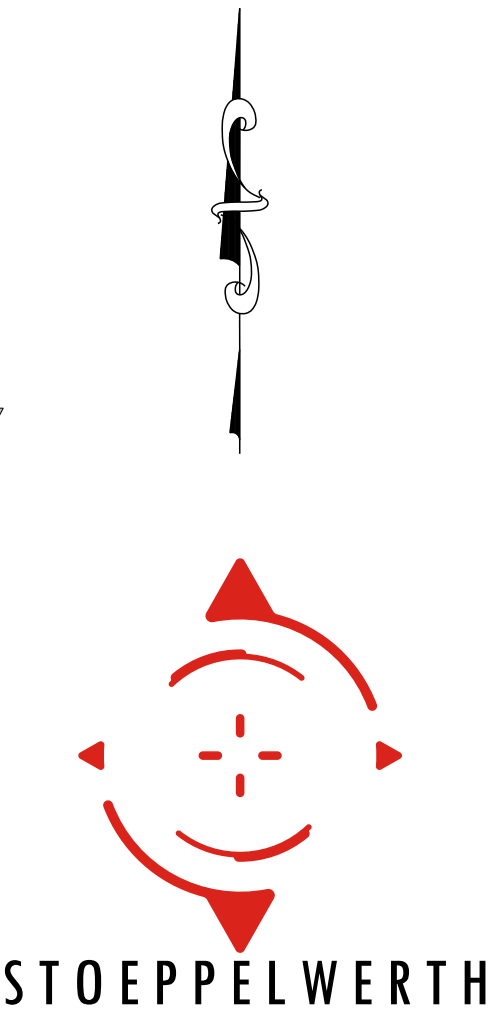
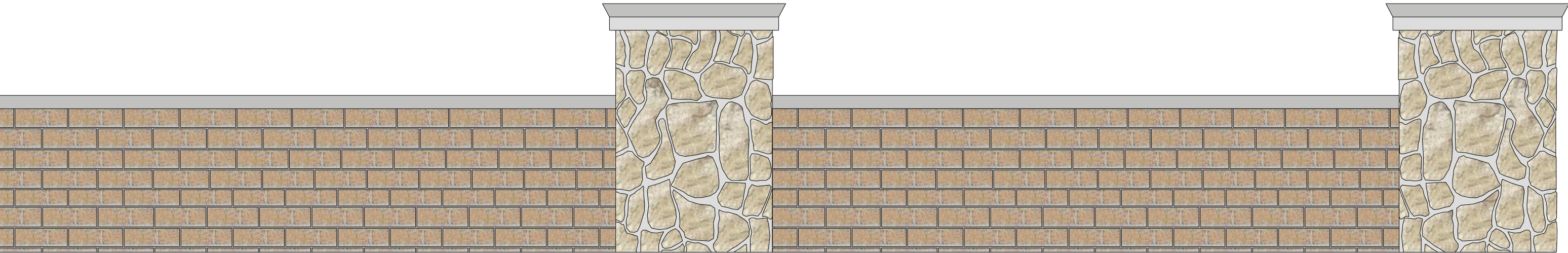
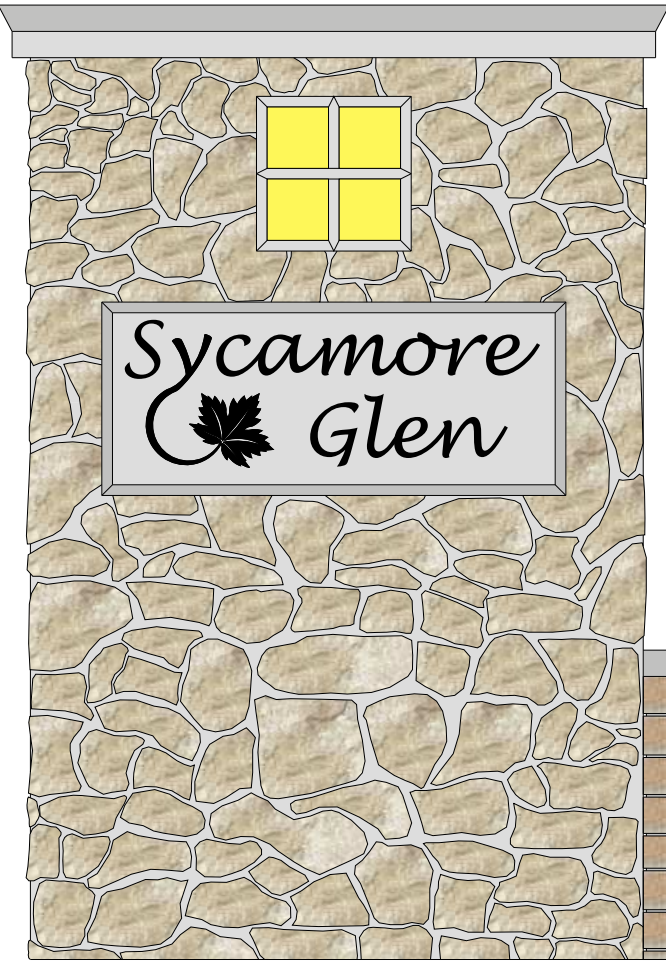






# Sycamore Glen

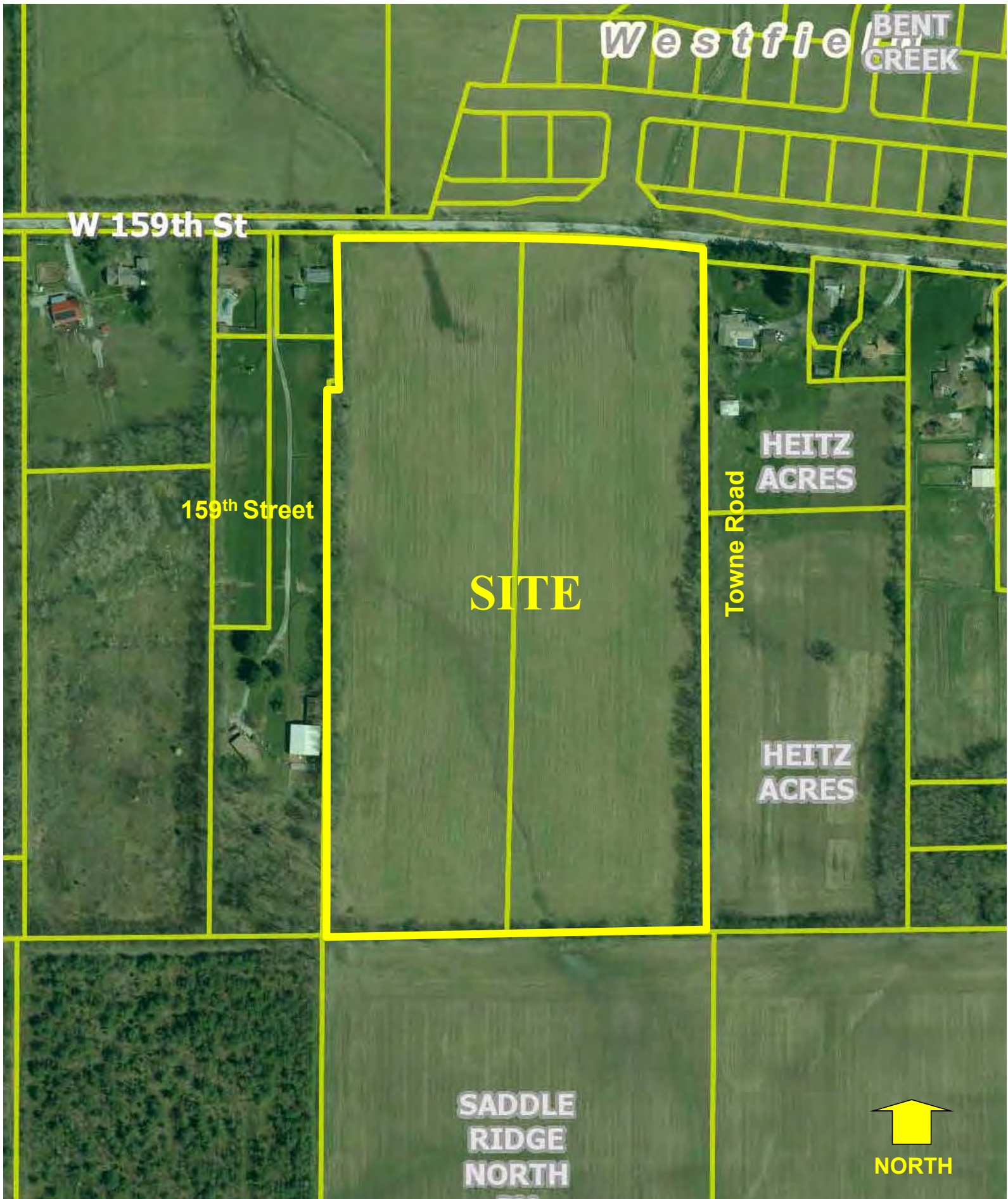
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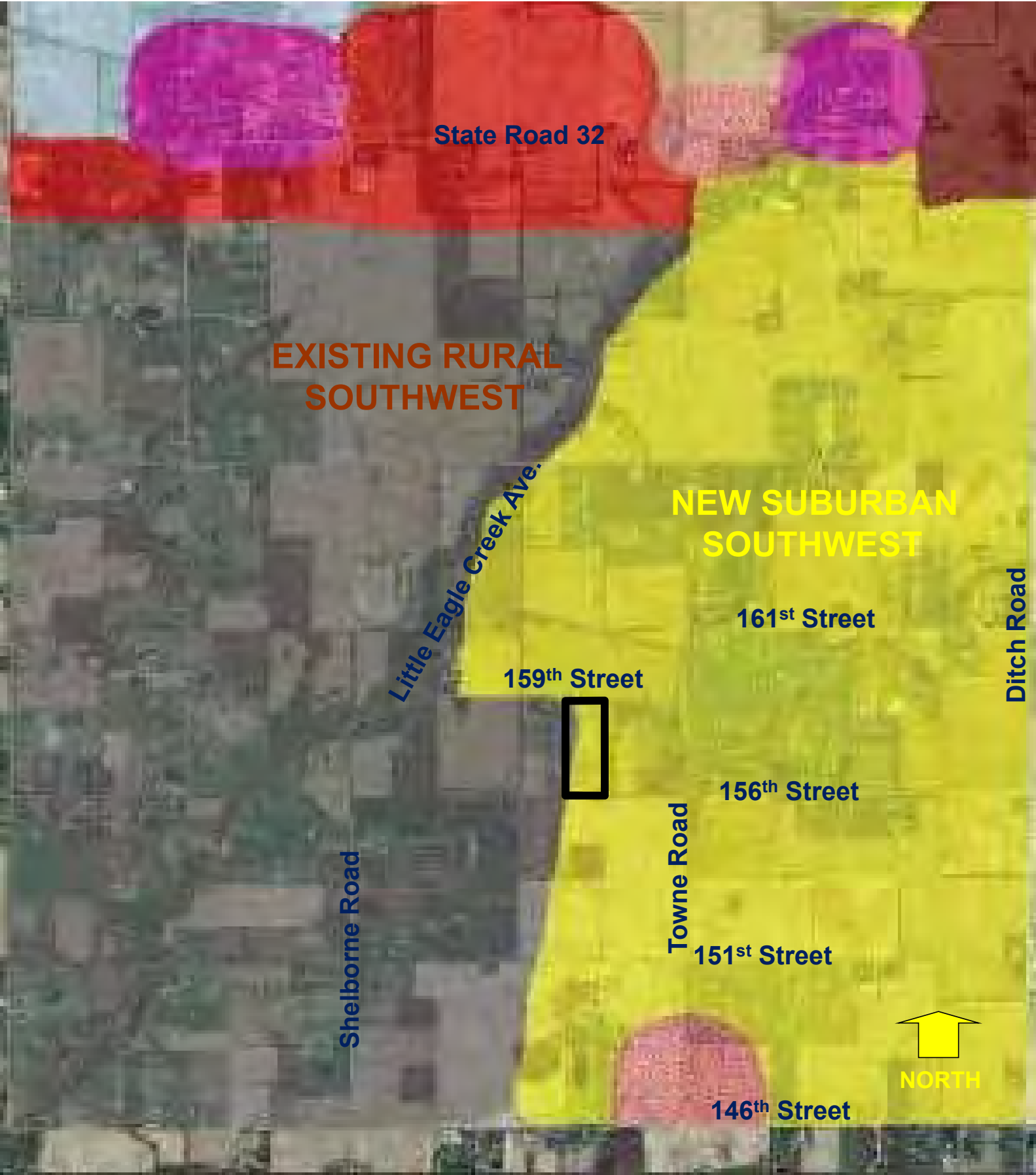




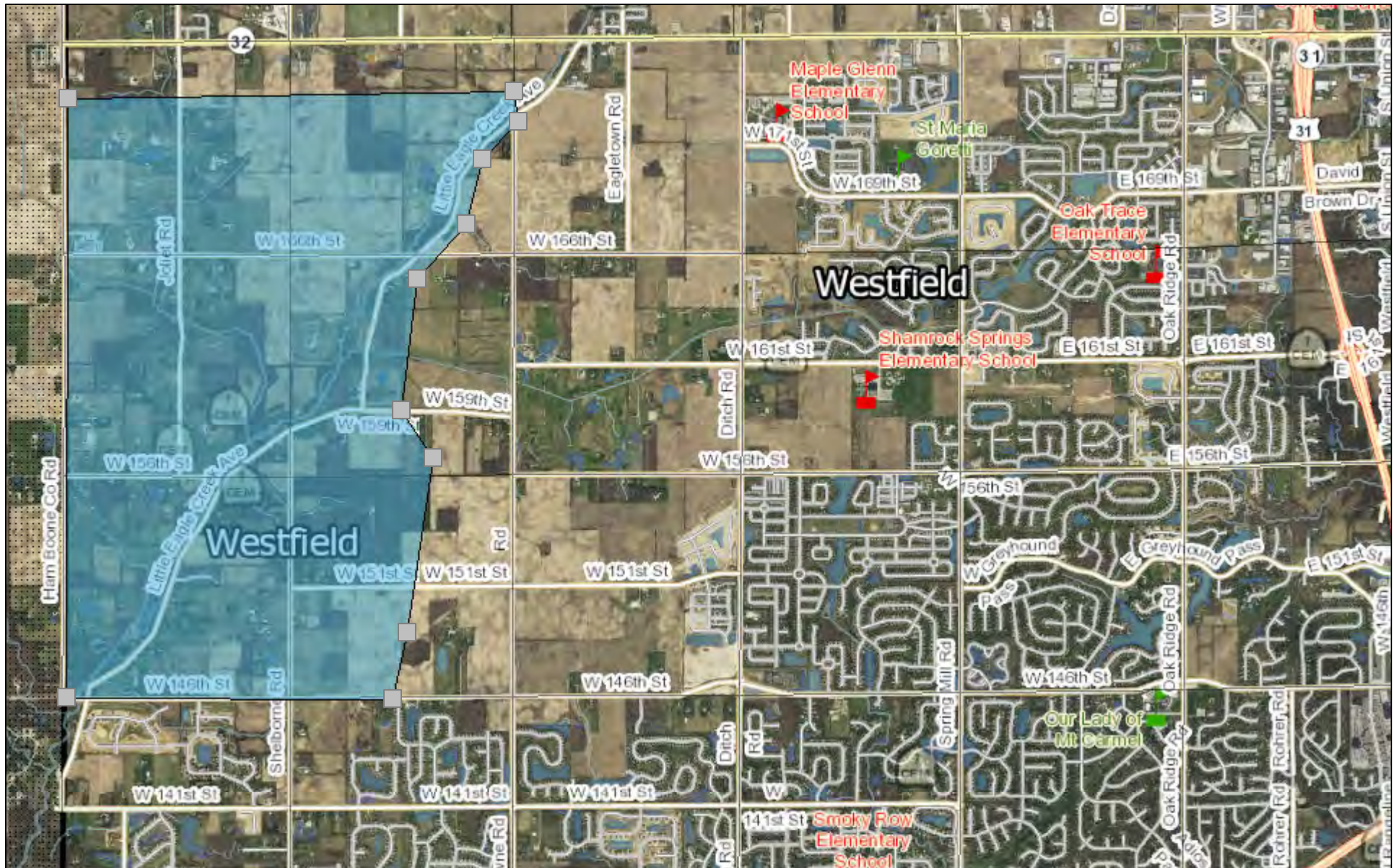


**Sycamore Glen  
Site Aerial**



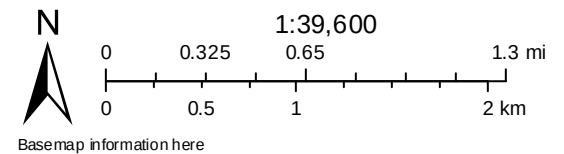


# Hamilton County Map

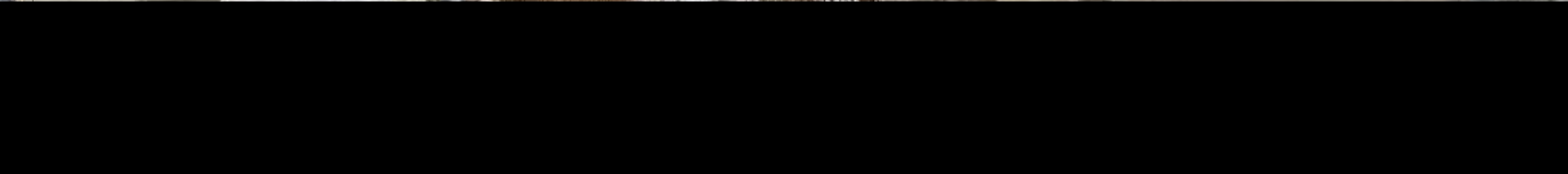
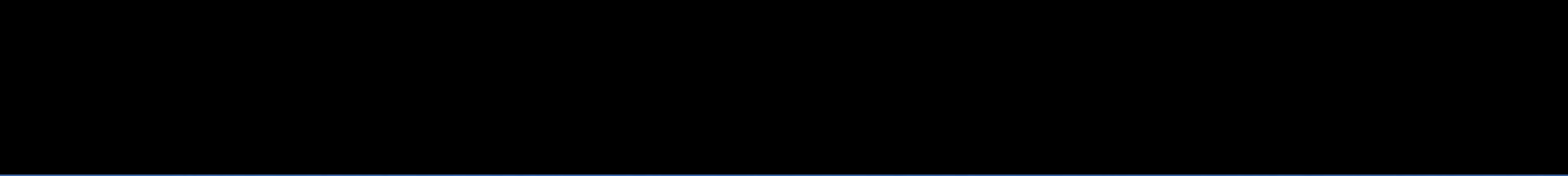


December 5, 2016

□ Section Lines















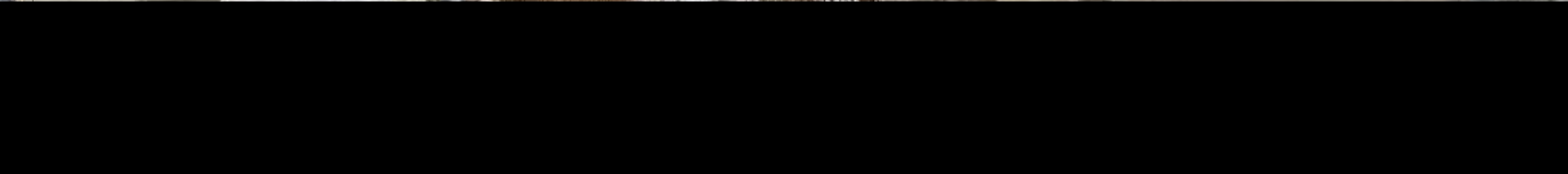
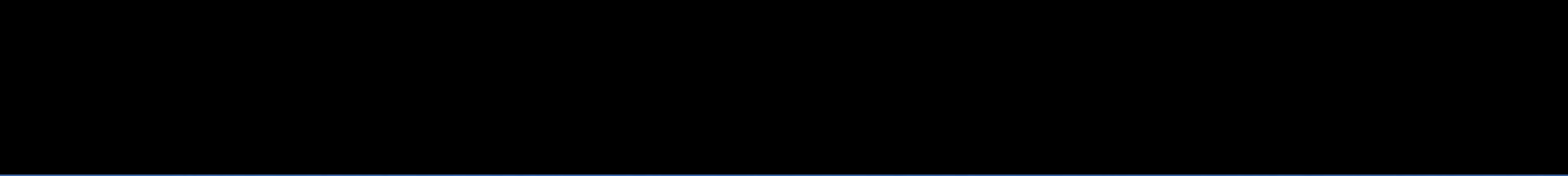
SERENADE  
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## WRITTEN PUBLIC COMMENTS

**Docket Number:** 2104-PUD-13  
**Petitioner:** Coronado Development Corporation  
**Request:** Petitioner requests a change in zoning from the AG-SF1 District to the Sycamore Glen Planned Unit Development (PUD) District.

### Enclosed Attachments:

#### April 05, 2021 Public Hearing

- |                              |                               |              |
|------------------------------|-------------------------------|--------------|
| 1. Hymbaugh, Karen           | 2929 W. 159 <sup>th</sup> St. | (04/05/2021) |
| 2. Pielemeier, Tom and Tracy |                               | (04/05/2021) |
| 3. Romero, Nani              |                               | (04/05/2021) |
| 4. Smith, Dennis & Jane      | 15951 Little Eagle Creek Ave. | (04/05/2021) |
| 5. Heitz, Patrick            | 2605 W. 159 <sup>th</sup> St. | (04/05/2021) |
| 6. Arnold, Twyla             |                               | (04/05/2021) |
| 7. Reed, Bruce and Jody      |                               | (04/05/2021) |
| 8. Smith, Jennifer           |                               | (04/05/2021) |



Dear Westfield Advisory Planning Commission and City Council

Yesterday, I received information from a neighbor about the Sycamore Glen PUD. I am only 2 houses down from this PUD and I was never notified. I doubt any of the other neighbors who will be impacted have been notified. I hesitated to write to the APC and City Council as it seems like in the past the Westfield Planners didn't really care about what the local existing citizens wanted. The perception, by me and my neighbors, was that the money, tax revenues, etc., that these PUDs brought in was more important than what the local citizens wanted. So, most of us gave up and hung our heads in frustration and sadness as we watched our beautiful environment destroyed.

I bought my property in Westfield because there was a **Comprehensive Plan** for this side of Westfield which guaranteed that the inevitable growth would be controlled and less dense on this side of the city center. The APC and City Council has failed us. You will fail us again if you support this PUD.

It is inconceivable to me, as someone who lives on 159<sup>th</sup> St., that a developer could put another 55 homes on 28 acres. That is ridiculous and extremely dense housing and very much more than across the street in Bent Creek, which is bad enough. This road can not handle that kind of density. Twice in the past 3 months, my mailbox has been destroyed because of the narrow road and the tremendous increase in traffic (Bent Creek doesn't even have families on this side of the development yet). Someone is going to get killed on this road and by putting more dense housing in this area, who will be responsible? I suspect that the developer, like usual, presented something outrageous so that any compromise would look like they are trying to be cooperative. Please don't fall for it.

That acreage could easily be developed into 5 – 10 acre mini farms. There is a tremendous market for those types of developments and the developer and the City could still make plenty of money and keep the environment beautiful and peaceful.

My property is a farm two doors west of this PUD. I have cows, my neighbors have horse, I have chickens and guineas. These animals make noises, they smell and they roam their pastures. Please don't let the desire for more money sway your decisions to allow this PUD to move forward. We need some peaceful, beautiful places for the future and those kind of places are drying up fast. Once this is gone, it is gone forever.

PLEASE do not support these types of outrageous crowded developments.

Thank you for your service.

Karen Hymbaugh  
2929 W 159<sup>th</sup> ST.  
Westfield, IN 46074

Dear APC:

I heard the unfortunate news of this proposal, with SF3 request, out here where we have fought long and hard to try to maintain our style of living, and the value of our properties.

I write this as I listen to the unending pounding of the earthmovers and water/sewer digging machines directly behind my house, at Bent Creek. I look at their 3 story porch lights all around me every night where there used to be quiet and darkness.

And now another developer is hoping you'll cater to them and increase the density dramatically, because, well, because that helps them, I guess.

Could we remember that the density is supposed to DECREASE as we move away from the city. Could we just hold the line, please?

As I have stated a billion times, the developers will do whatever you hold them to. They aren't going to give up and go away.

PLEASE STICK TO THE ZONING RULES WE HAVE. DO NOT CAVE TO DEVELOPERS.

Thank you,

Tom and Tracy Pielemeier



To whom this may concern,

I am writing today to voice my opposition to the development of Sycamore Glen PUD on 159th Street for 55 homes on 28 acres. What happened to the Comprehensive Plan that was supposed to guarantee that the west side of Westfield would not experience such dense development? Many do not believe this is in alignment with that plan. Most of the residents were not notified of this plan or the meeting happening tonight. This is unacceptable communication with the community. Too much cheap and quick expansion in a community actually costs more in the long run and affects the future of the community in a negative way, which I am sure is not what you are looking for, correct?

Thank you for your time and hearing these concerns.

Sincerely,

Nani Romero  
Westfield resident since 2012

**RE: Docket Number: Petitioner: Request: 2104-PUD-13, Coronado Development Corporation**

**Petitioner requests a change in zoning from the AG-SF1 District to the Sycamore Glen Planned Unit Development (PUD) District.**

Dear APC,

We would respectfully request that the density standards (lot sizes) of the Comprehensive Plan be adhered to by the developer and not be waived or amended.

Our property is less than 1/4 mile to the west of this proposed development, and we received no notice from either the developers or from the City of Westfield regarding this proposal. After reading the proposal from the petitioners, we are struck that the square footage of the lots is so drastically below the current requirements in the Comprehensive Plan for the City. This proposal is far beyond the density requirements in the Comprehensive Plan, and this development will put far more pressure on the infrastructure than was intended. Although the Bent Creek Subdivision to the north of this proposed development has helped to fix the condition of 159th Street to some extent, the road is still incapable of two standard size vehicles passing each other without one of the vehicles moving onto an easement. A school bus and a standard size automobile simply cannot pass each other on most of 159th Street without one of the vehicles having tires off the road. As it is now, mailboxes and easement damage is a regular occurrence, and the addition of 55 homes on 28 acres will only exacerbate the frustration of those of us whose properties adjoin 159th Street.

Respectfully,

Dennis & Jane Smith  
15951 Little Eagle Creek Avenue  
Westfield, IN 46074



To the City Counsel and the APC,

My name is Patrick Heitz and I live at 2605 West 159th St. I am writing this letter in concerns over the Sycamore Glen being submitted tonight.

Back in 2016, we discussed the density of Bent Creek subdivision and the density concerns for Westfield. It is very concerning to us that Bent Creek had 1.29 houses/acre and the impact this would have on 159th Street. Sycamore has almost 2 houses/acre and would cost must more disruption on the road. The only concession back in 2016 was that the road was to be widened 9ft to the north for public safety. To this date, the work has not been done.

I understand that eminent domain speaks about the greater use for the public and nothing about this development is better for the public because of the density this causes. If the city of Westfield allows this to move forward, this is no different than bad eminent domain and the city is doing this for tax dollars. At what point will this stop? One of my neighbors wrote a letter saying there could be 10, 5 acre parcels, this is not true because the property is only 28 acres. That is allowing only 5 lots. Under their proposal of 55 houses would be 10 times more property taxes towards the city of Westfield. Are we at the point where we are just looking for property taxes or are we looking for what's best for the public?

Now for the most important part, the environmental impact. As the property owner to the east, all of my water sheds to the west. I'm guessing this has been since the beginning of time. I have received no water impact study, drainage report, or drain tile impact. Before anything could move forward, I would like the city of Westfield to make me and the surrounding neighbors feel comfortable that this will not impact our crops and animals. I can see nothing less than delaying any vote on this project until the developer is able to answer these questions.

Sincerely,  
Patrick Heitz

I am writing to oppose the Sycamore Glen PUD as planned with 55 homes on 28 acres. This area would be more conducive to mini-farms than another dense housing development. I live four doors east of the property. Our area is getting more and more congested and looking less and less like the charming, rural area outlined in the comprehensive plan.

It is also of note that 159th Street is a part of a bike route. During the spring, summer and fall, this road is full of bikers--more car traffic on this road will adversely affect the bike route.

Twyla Arnold

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Twyla



I am writing to oppose the Sycamore Glen PUD as planned with 55 homes on 28 acres. This area would be more conducive to mini-farms than another dense housing development. I live four doors east of the property. Our area is getting more and more congested and looking less and less like the charming, rural area outlined in the comprehensive plan.

It is also of note that 159th Street is a part of a bike route. During the spring, summer and fall, this road is full of bikers--more car traffic on this road will adversely affect the bike route.

Twyla Arnold

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Twyla

TO: Westfield Washington APC

RE: 2104-PUD-13 public hearing Sycamore Glen, petitioner Coronado Development

DATE: April 5, 2021

My name is Jennifer Smith and I served on the Steering Committee of Westfield Washington Comprehensive Master Plan. I was the lead for the Southwest quadrant of the township which was bounded by Ditch Road and Boone-Hamilton Count Line Road east and west, and SR 32 and 146<sup>th</sup> St. north and south. The Sycamore Glen proposal is in this planning area. With that reference point, I feel it is important to note several things about this PUD rezone request:

### **SOUTHWEST NEW SUBURBAN**

The Staff report states that the proposal is in the New Suburban land use are of the comprehensive plan. More importantly you should be directed to the Southwest New Suburban area to understand how development in this area is to be directed. This part of the comp plan states:

*“The Southwest New Suburban area includes a diverse mix of uses: a town park, a golf course, open farmland, residential development, and a central core of large-lot residential and rural properties, equestrian uses and artisan farms. It is adjacent to the Village of Eagletown, and two highways: SR 32 and 146th Street. There also are institutional uses, including a school and a school transportation center.*

*While it is expected that over time, the few remaining large agricultural tracts in this area will be converted to residential development or other uses, this **development should be context-sensitive. As development moves south from SR 32, north from 146th Street, and west from Ditch Road, the density should decrease and open space should increase.** Within the Southwest New Suburban area, there is land that is not suitable for dense development because of steep slopes or other natural features. These lands should be developed according to rural standards. **The key for this area will be land use transitions and buffers that accommodate suburban development in such a way that negative land use impacts on existing and stable rural uses are mitigated so as not to negatively affect the quality of life of long term rural residents.**”*

### **DENSITY**

The proposed density of Sycamore Glen is high. 55 homes on 28.5 acres is a lot of homes. At the current AGSF1 zoning with a minimum three acre lots that is 9 houses (presuming frontage requirements variance. As noted above in the comp plan density is meant to decrease as you move south from 32, north from 146<sup>th</sup> and west of Ditch. This proposed PUD is basically SF3 (12,000 sf lots). Bent Tree is SF2 (15,000 sf lots), in what way would approving this higher density of a development be following the comp plan initiative of becoming less dense as development migrates south and west? This is increased density, it is literally exactly opposite of the plan. As noted in the next section of buffers and transitions, most of the rural southwest is likely to stay that way. The fact that the farms are 10 acres vs. 500 does not change the need to protect the existing use.

### **BUFFERS AND TRANSITIONS**



The idea of the southwest quadrant was to preserve the ability for people to farm. It is not about small town country style or feel. It is about preserving the right to farm and the noxious activities that can come with that life. Developers and new suburbanites need to understand that manure will be spread, dust will be kicked up, animals will smell, bray, crow, and moo, fencerows will be maintained, brush burnt, and slow farm equipment will be out and about on the roads with impatient suburbanite drivers. Lower density housing and proper buffers and transitions help preserve the farming life and traditions of those who have lived here for many years. Many of the farms in this area are not large scale, they are 10 acre functioning farms, and they are likely to stay that way. It would be nice to see developers adopting contractual language about the right to farm, much like you see language adopted for those building a home in an airport zone.

It does not seem the proposed buffer and transition is adequate to the task in this instance. I would emphasize to the APC to pay particular attention to these two items from the buffers and transitions section of the comprehensive master plan:

*“Ensure proper buffering between existing residences and new development of a dissimilar character.*

*Encourage the uses of natural buffers involving “reforestation” of natural vegetation, particularly when buffering between suburban and rural uses, and between existing uses and new development.”*

## **PUD**

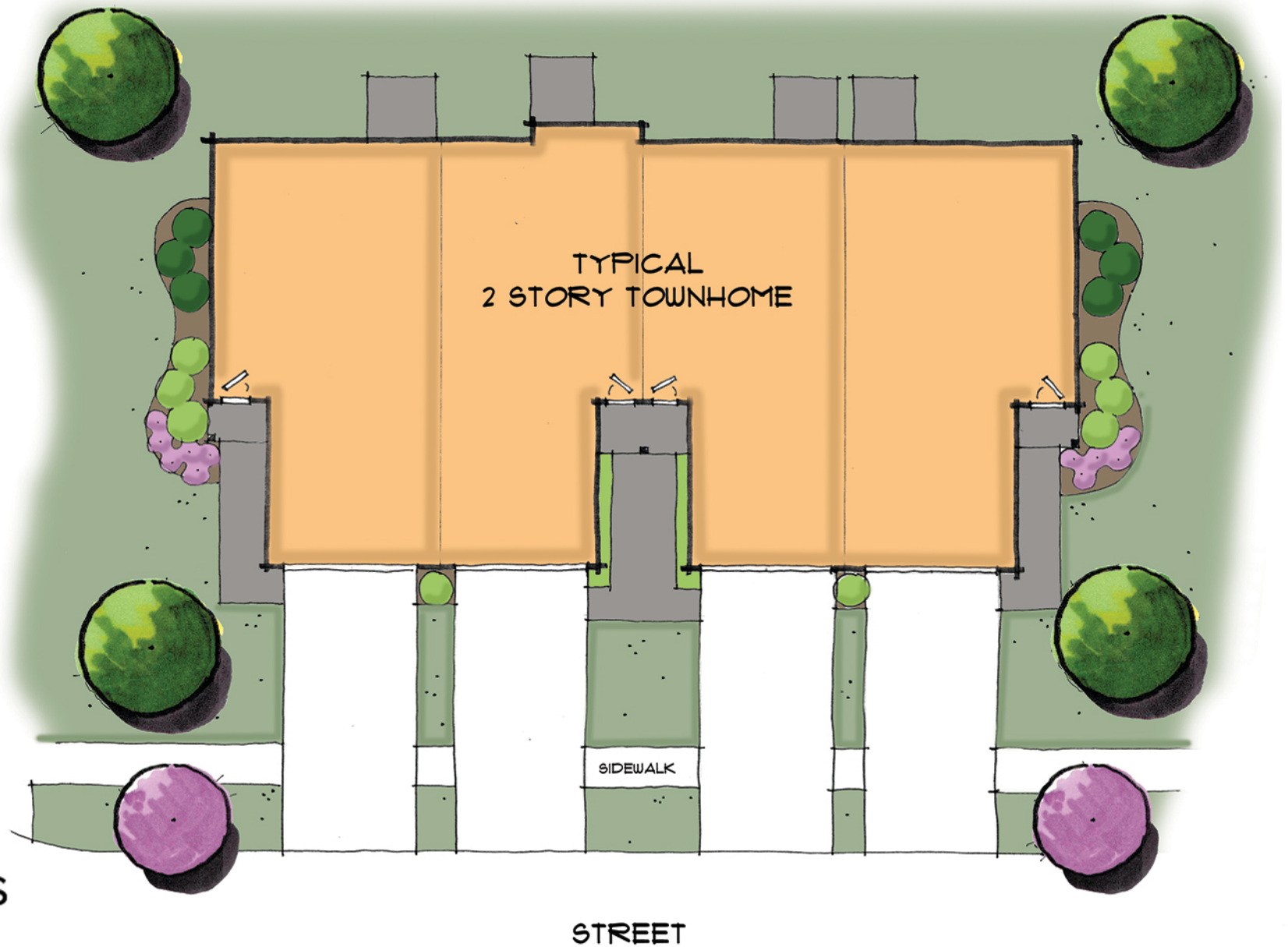
What is the purpose and goal for Westfield when granting a PUD? I ask because this development does not seem to be offering anything for the privilege of getting higher density. It is not a mixed use development, no commercial or business tax revenue generated. It is a basically a request for SF3 density, with reduced side and rear setbacks. There is an increase in the proposed minimum open space from 12% required in SF3 to 15% offered in this PUD. However, 15% -12% gives a sum total benefit of 3% of 28.5 acres which is .855 of an acre. Isn't that kind of hard to justify? It just seems there should be a prevailing philosophy from Westfield Planning and Zoning that states what the benefit is for the city and its citizens when granting a PUD. This particular instance appears hard to justify.

## **CONCLUSION**

Coronado may have a fine product. My focus is on the southwest quadrant and how the people here expected and expect it to develop according to the comp plan. Ideally, decreased density, better buffers, trail connectivity to other developments, and increased usable recreational open space would be changes I would hope to see to this proposal.

# Bonterra

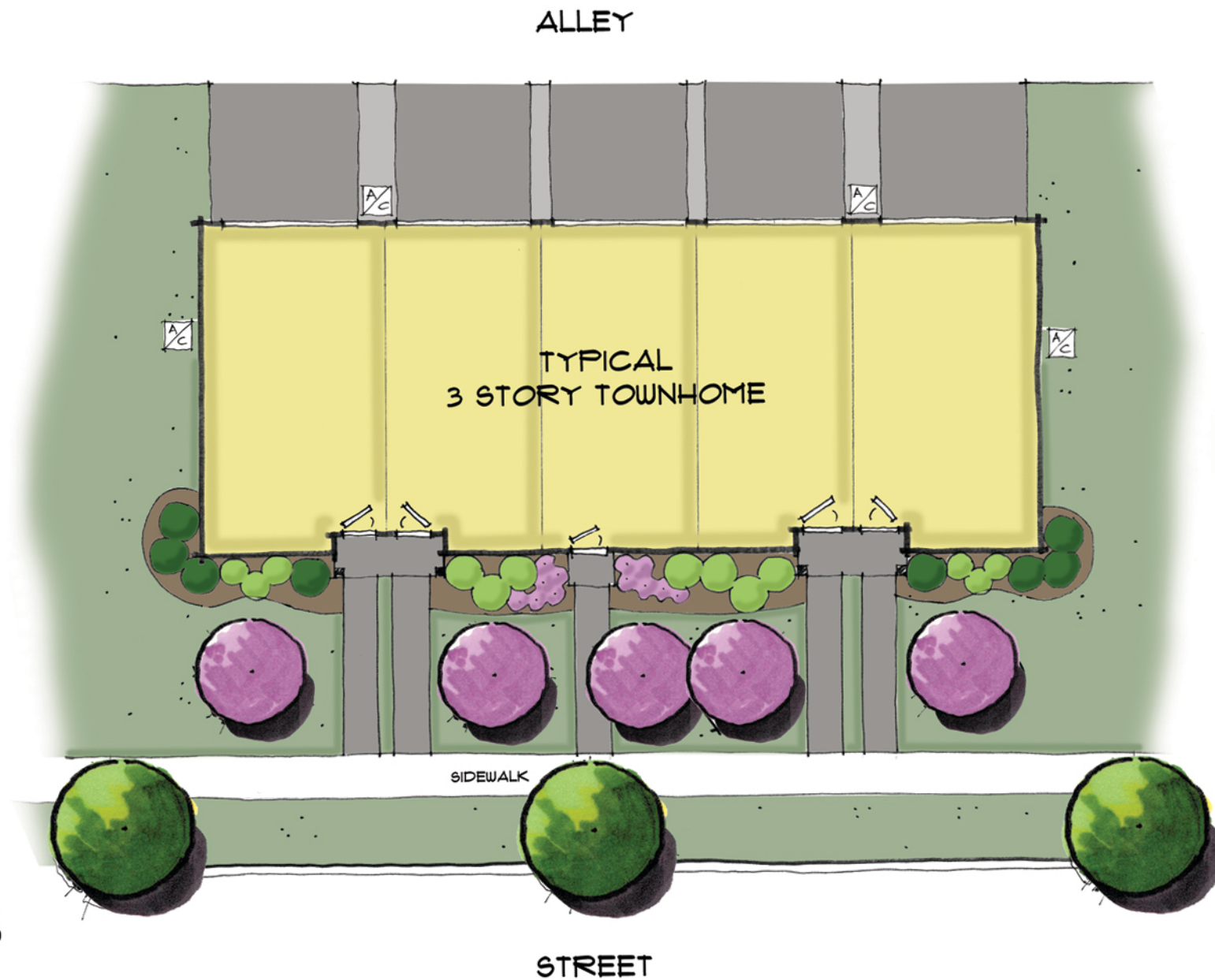
WESTFIELD, IN





# Bonterra

WESTFIELD, IN

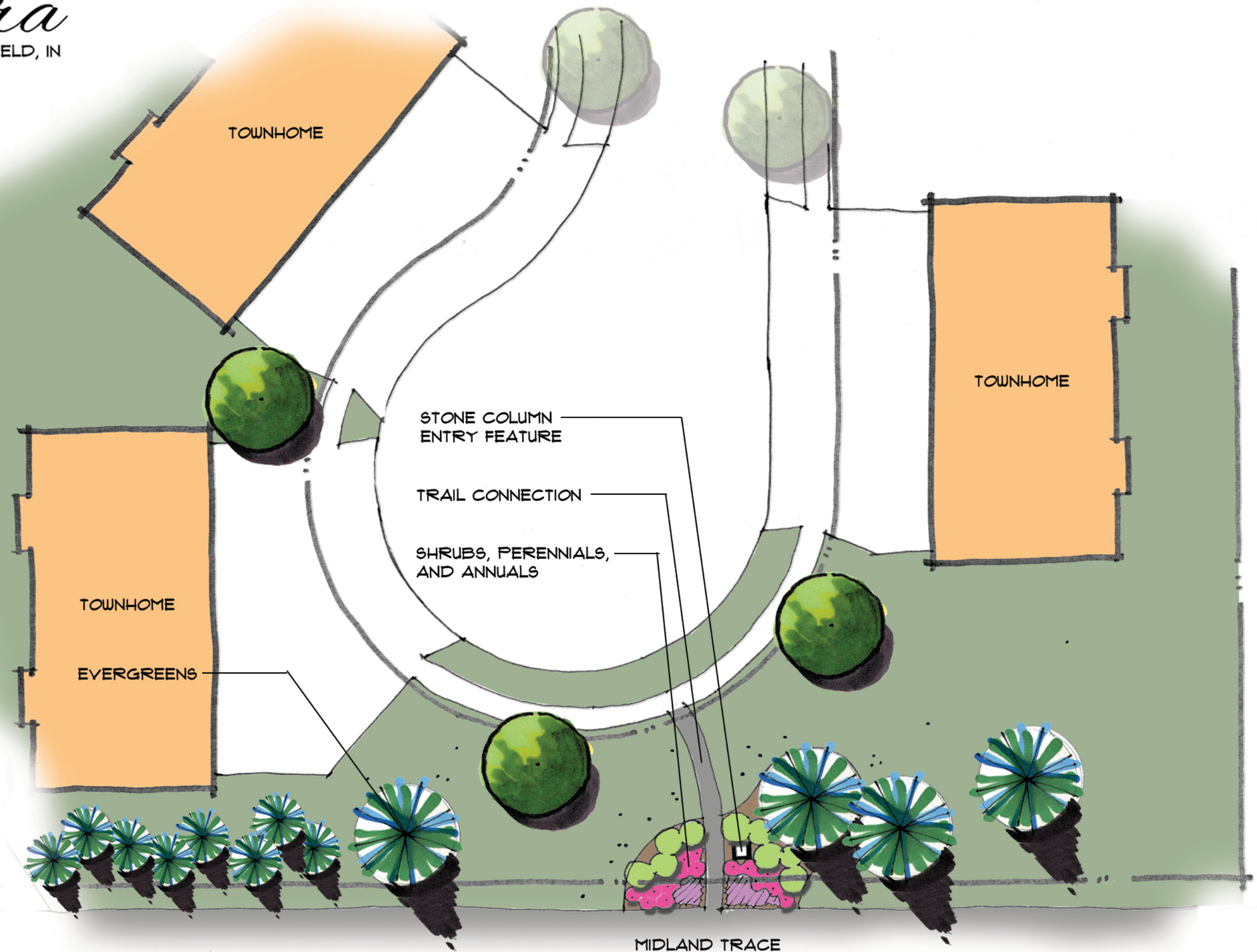


M/I HOMES

Welcome to Better

# Bonterra

WESTFIELD, IN



M/I HOMES

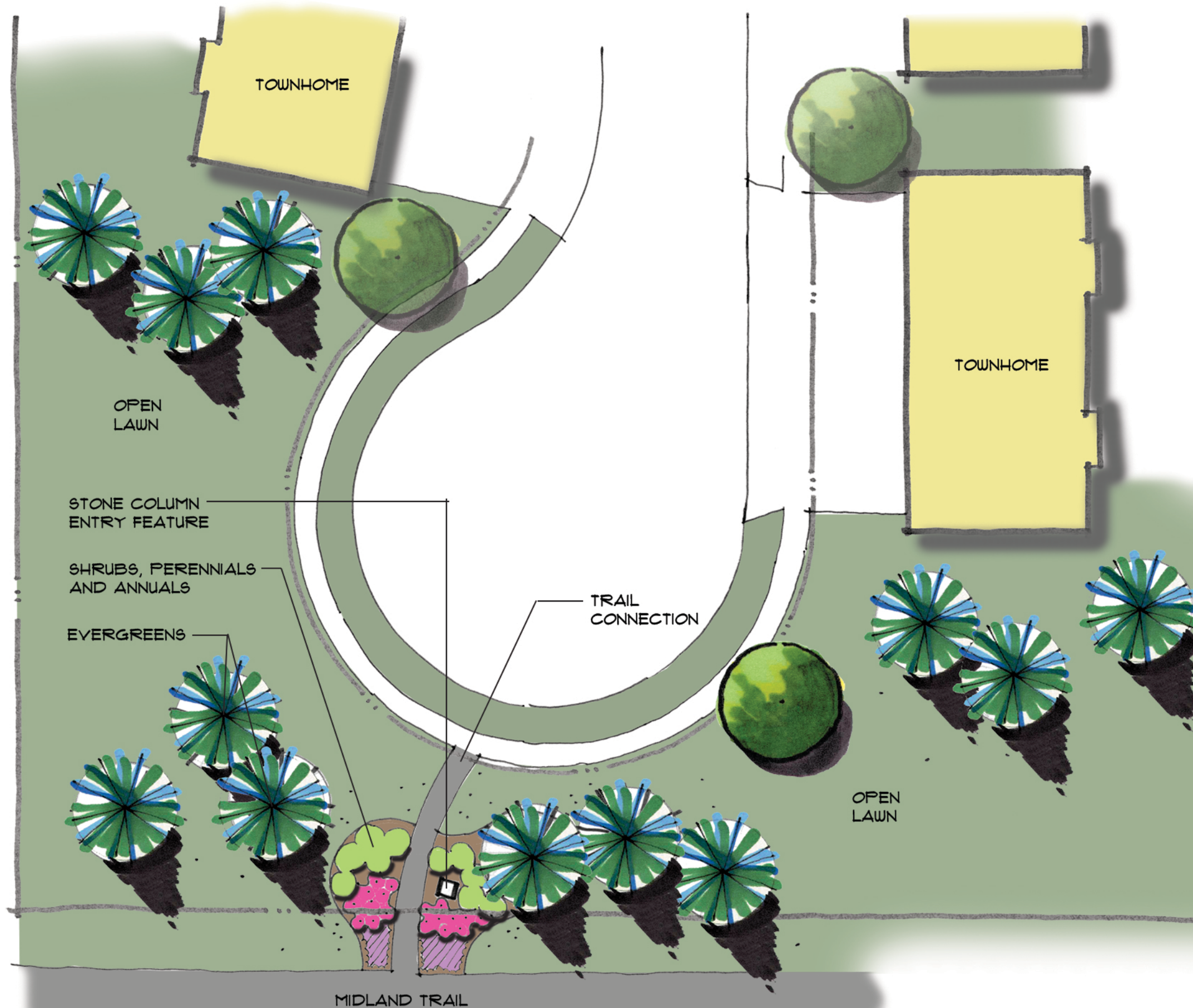
Welcome to Better

MIDLAND TRACE



# Bonterra

WESTFIELD, IN



M/I HOMES

Welcome to Better