



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda_04_04_2022

Monday, April 04, 2022 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, April 04, 2022 at 07:00 PM

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

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

Public input can be submitted in 1 of 2 ways:

- Email to planners@westfield.in.gov
- Show up at Westfield City Hall for an opportunity to participate in this public hearing. Staff will be present to help direct traffic inside the room.

OPENING OF MEETING

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

Note the Presence of a Quorum

Approval of Minutes

March 21, 2022 APC Minutes

Documents: [March 21, 2022 APC Minutes](#)

Review APC Rules & Procedures

CONSENT AGENDA

2203-DDP-08

Goodwill

25 E. Spring Mill Pointe Drive

Goodwill of Central and Southern Indiana by Weihe Engineers requests Detailed Development Plan approval for a 14,000 square foot commercial building on 2.6 acres +/- in the Maple Knoll PUD District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

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

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

2204-PUD-07-PUD [PUBLIC HEARING]

Osborne Trails PUD Amendment V

West side of Horton Rd & North of 191st Street

Lennar Homes of Indiana, Inc by Nelson & Frankenberger, LLC requests an amendment to the Osborne Trails PUD to amend the permitted uses on 43.5 acres +/- of the Real Estate.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Project Narrative](#) | [Exhibit 4: Proposed Ordinance 22-10](#) | [Exhibit 5: Concept Plan](#) | [Exhibit 6: Neighborhood Meeting Summary](#) | [Exhibit 7: Public Comments](#) | [Exhibit 8: Petitioner Slides](#)

2204-PUD-08-PUD[PUBLIC HEARING]

Grand Park Village PUD Amendment IV

North of Grand Park Boulevard & Wheeler Road

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 22-11](#) | [Exhibit 4: Proposed Landscape Plan](#) | [Exhibit 5: Site Plan](#) | [Exhibit 6: Building Elevations](#) | [Exhibit 7: Neighbor Meeting Summary](#) | [Exhibit 8: Public Comment Exhibit](#) | [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)

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

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

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun Planned Unit Development (PUD) District.

(Planner: Rachel Riemenschneider - rriemenschneder@westfield.in.gov)

2112-ODP-26 [CONTINUED]

Southpark Industrial

16465 Southpark Drive

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.

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

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

Lantern Commons

Northwest corner of east 161st Street and south Union Street

Front Street Partners, LLC by Church Church Hittle + Antrim requests Overall Development Plan and Primary Plat review of 5 Blocks on 57.48 acres +/- in the Lantern Commons PUD District.

(Planner: Rachel Riemenschneider - rriemenschneder@westfield.in.gov)

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

Harvest Trail

Generally, at 300 E. 191st Street

CND-Wood Robinson, LLC by Weihe Engineers, Inc. requests Overall Development Plan and Primary Plat approval of 309 Single-family residential Lots and three (3) blocks on 157.53 acres +/- in the Woods-Robinson-Briggs PUD District.

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

2203-PUD-03 [CONTINUED]

Chatham Hills PUD Amendment VIII

Southeast corner of Tomlinson Road and 203rd Street

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

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

2203-PUD-05 [CONTINUED]

Towns at Union PUD

East of and adjacent to Union Street and south of David Brown Drive

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC request a change of zoning of 12.85 acres +/- from the AG-SF1 District to the Towns at Union PUD District.

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

2203-PUD-06 [CONTINUED]

Woods-Robinson-Briggs PUD Amendment I

Generally, at 300 E. 191st Street

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

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

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the March 21, 2022 APC Meeting

Presented for approval: April 4, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, March 21, 2022 at Westfield City Hall.

Active Links for this meeting:

[March 21, 2022 APC Agenda & Exhibits](#)

[March 21, 2022 YouTube Video](#)

OPENING OF MEETING

[You Tube Time: 0:04](#)

Roll Call

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

Commissioners Present Virtually: Ginny Kelleher.

Commissioners Absent: Kristen Burkman and Matt Deck.

City Staff Present In-Person: Kevin Todd, Director.

City Staff Present Virtually: None.

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

APPROVAL OF MINUTES

McCarty motioned to approve the March 07, 2021 Minutes.

Schmitz seconded. Motion passed. Vote 7-0.

REVIEW RULES AND PROCEDURES

Todd reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items

ITEMS OF BUSINESS

2203-PUD-04

[YouTube Time: 2:44](#)

Grand Millennium Center PUD Amendment II

515 Park Street

31 32 Investors, LLC by Edge Rock Development requests an amendment to the Grand Millennium PUD to add 1 acre +/- of Real Estate to the PUD District.

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

Staff presentation/APC comments.

Maue motioned to forward 2203-PUD-04 to the City Council with a favorable recommendation with the recommended changes made.

McCarty seconded. Motion passed. Vote 7-0.

Agendas and minutes for all City meetings are updated and available at the City's website.

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

APC Minutes for March 21, 2022 Page 1 of 4

Plan Commission Order 22-01

[YouTube Time: 10:12](#)

Lantern Commons EDA

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution for the Lantern Commons Economic Development Area approved and adopted by the Westfield Redevelopment Commission conforms to the Comprehensive Plan and approving the Amending Declaratory Resolution.

Staff comments/ Legal Counsel comments/APC comments/Staff responses.

McCarty motioned to approve Plan Commission Order 22-01.

Schmitz seconded. Motion passed. Vote 7-0.

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

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2111-PUD-27 [CONTINUED]

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

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

2203-PUD-03 [CONTINUED]

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2203-PUD-05 [CONTINUED]

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

2203-PUD-06 [CONTINUED]

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Generally, at 300 E. 191st Street

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

REPORTS/COMMENTS:

[YouTube Time: 23:07](#)

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

ADJOURNMENT

Spoljaric motioned to adjourn the meeting. Schmitz seconded. Motion passed. Vote 7-0.

The meeting adjourned at 7:33 p.m.

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

Signature Page for APC Minutes for March 21, 2022

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 4, 2018
2204-PUD-08
Exhibit 1

Docket Number: 2204-PUD-08 (Ordinance No. 22-11)

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

Request: An amendment to the Grand Park Village PUD to modify development standards

Current Zoning: [Grand Park Village PUD \(Ord. 12-46\)](#)

Current Land Use: Vacant

Acreage: 12 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 22-11
4. Proposed Landscape Plan
5. Current Site Plan
6. Current Building Elevations
7. Neighbor Meeting Summary
8. Public Comment Exhibit

Staff Reviewer: Daine Crabtree, Senior Planner

PETITION HISTORY

This petition was introduced at the [March 14, 2022](#), City Council meeting. The petition will receive a public hearing at the April 4, 2022, Advisory Plan Commission (the "APC") meeting. The petitioner held a neighborhood meeting on Wednesday, March 23, 2022. A summary of the meeting can be viewed as [Exhibit 7](#).

PROJECT OVERVIEW

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

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

ZONING REQUEST

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

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

Parking Requirements: As proposed, the amendment would modify parking standards from requiring two (2) parking spaces per dwelling unit to one and one-half (1.5) parking spaces per dwelling unit

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

As proposed, site-specific density in the Lake Village area of the Grand Park Village PUD or similar mixed-use areas shall not exceed twenty-one (21) units per acre. No Multi-Family building shall contain more than twenty-four (24) total units.

Both propositions are the same as was approved in the Grand Park Village PUD Amendment II ([Ord. 18-33](#)) for the adjacent CharlesTown Apartments.

Landscaping Standards: Due to site constraints involving setback requirements (or lack thereof), buffer yard requirements (or lack thereof) and required easements, the petitioner has included a landscape plan that will be tied to the PUD (see [Exhibit 4](#)). The aforementioned Ord. 18-33 also proposed a site-specific landscape plan.

The petitioner has had preliminary conversations with the Public Works Department so that the number of trees otherwise required by this development would instead be planted at Grand Park under the purview of the Public Works Department. If agreed to, this would be achieved outside of the zoning/PUD process.

The number of trees and shrubs to be planted on-site per the Landscape Plan versus the UDO standards are thus:

	Proposed	UDO Standard	Difference
Shade Tree	135	240	-105
Ornamental/Evergreen Tree	201	240	-39
Shrub	977	960	+17

As the Petitioner has also submitted applications for a Secondary Plat and Detailed Development Plan for this project, current renditions of proposed Building Elevations (see **Exhibit 6**) and a Site Layout (**Exhibit 5**) have been provided. As these exhibits are not inherently tied to the PUD Amendment request, these may be subject to change.

PROCEDURAL

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

Statutory Considerations:

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

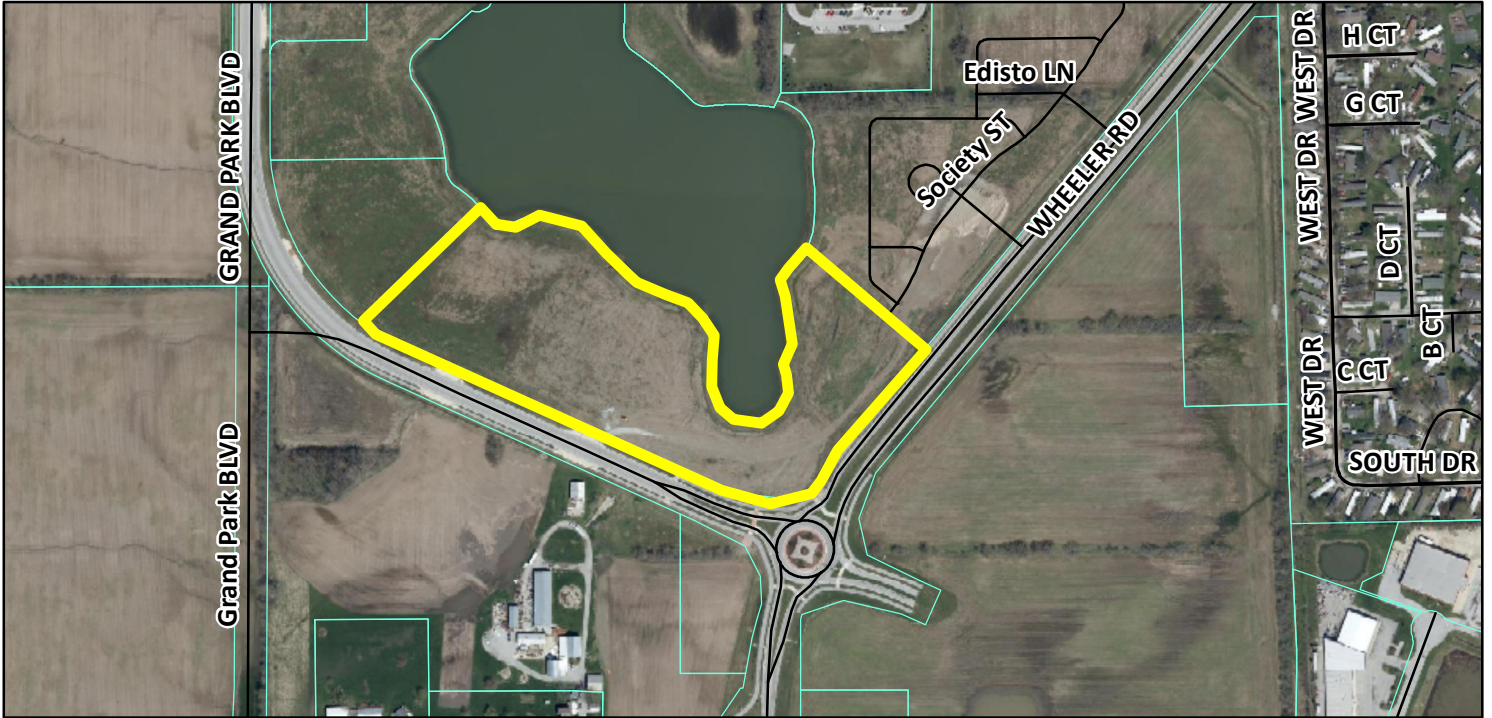
1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

DEPARTMENT COMMENTS

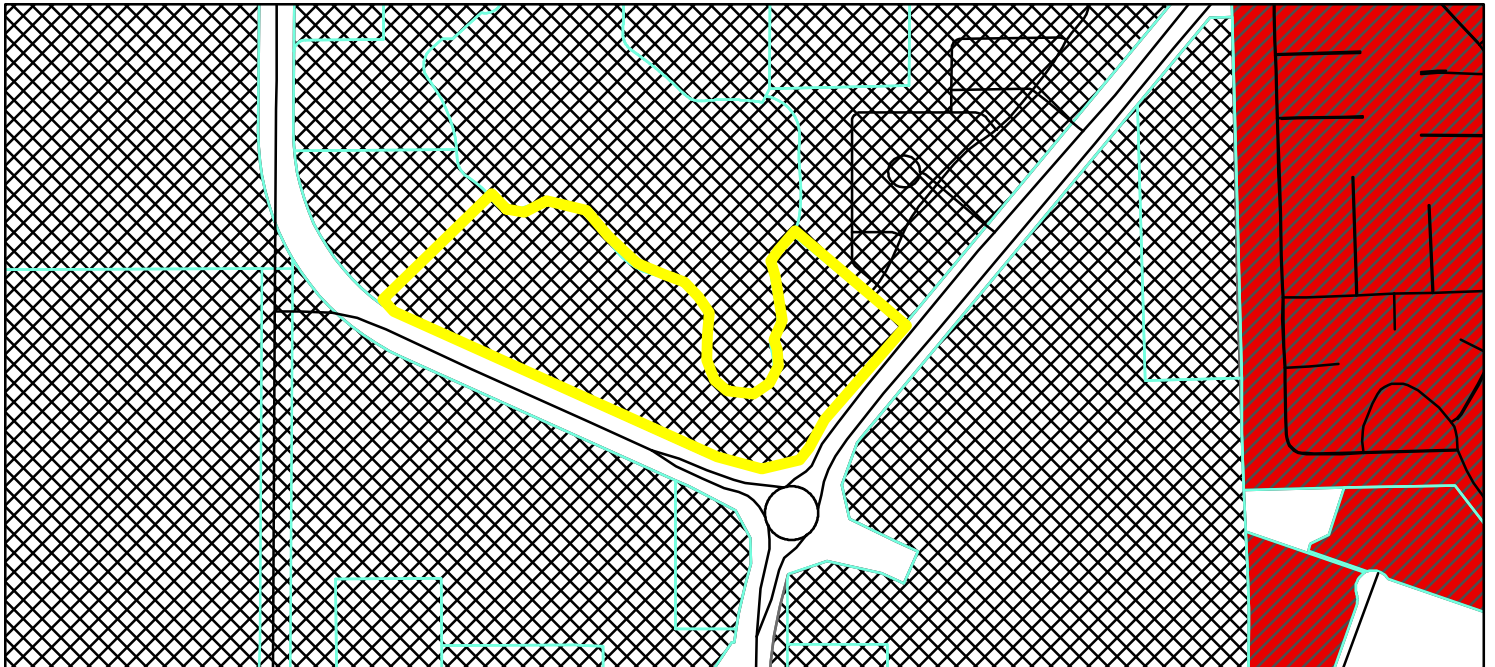
1. **Action:** Hold a public hearing at the April 4, 2022, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



 GIS DBO.PW_Streets
 Parcel
 Parcel
Zoning - All
 GB-PD (General Business - Planned Development)
 PUD (Planned Unit Development)

0 0.05 0.1
Miles



ORDINANCE NUMBER 22-__

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

“Grand Park Village PUD – Amendment IV”

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

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

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

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

WHEREAS, the Commission forwarded **Petition No. 22__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **recommendation** (vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 This ordinance shall amend the Grand Park Village PUD Ordinance, as applicable to the Real Estate.
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Grand Park Village PUD, and (iii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Grand Park Village PUD.
- 1.3 Chapter (“*Chapter*”) and Article (“*Article*”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Development and Architectural Standards. The standards of Chapter 6: Development Standards of the Grand Park Village PUD shall apply to the development of the Real Estate, except as otherwise modified below:

- 2.1 Parking Requirements. Article 6(G) Parking Requirements, shall include the following: Multi-Family Residential Uses shall provide one and one-half (1.5) parking spaces per dwelling unit.
- 2.2 Multi-family Residential: Article 6.K(2) Multi-Family Residential, shall include the following: Site-specific density in the Lake Village or similar mixed-use area shall not exceed twenty-one (21) units per acre. No Multi-Family building shall contain more than twenty-four (24) units.
- 2.3 Landscape Requirement. Article 9 Landscaping, of the Grand Park Village PUD, shall not apply to the Real Estate provided landscaping is installed in substantial compliance with the Landscape Exhibit (**Exhibit B**).

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

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

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 22-__** was delivered to the Mayor of Westfield
on the ____ day of _____, 2022, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 22-__
this ____ day of _____, 2022.

I hereby VETO Ordinance 22-__
this ____ day of _____, 2022.

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

Grand Park Village PUD Amendment IV - 2 030322

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Landscape Exhibit

EXHIBIT A
REAL ESTATE

(Page 1 of 3 – Legal Description)

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

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

EXHIBIT A
REAL ESTATE

(Page 2 of 3 – Legal Description)

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

EXHIBIT A
REAL ESTATE

(Page 3 of 3 - Location Map)

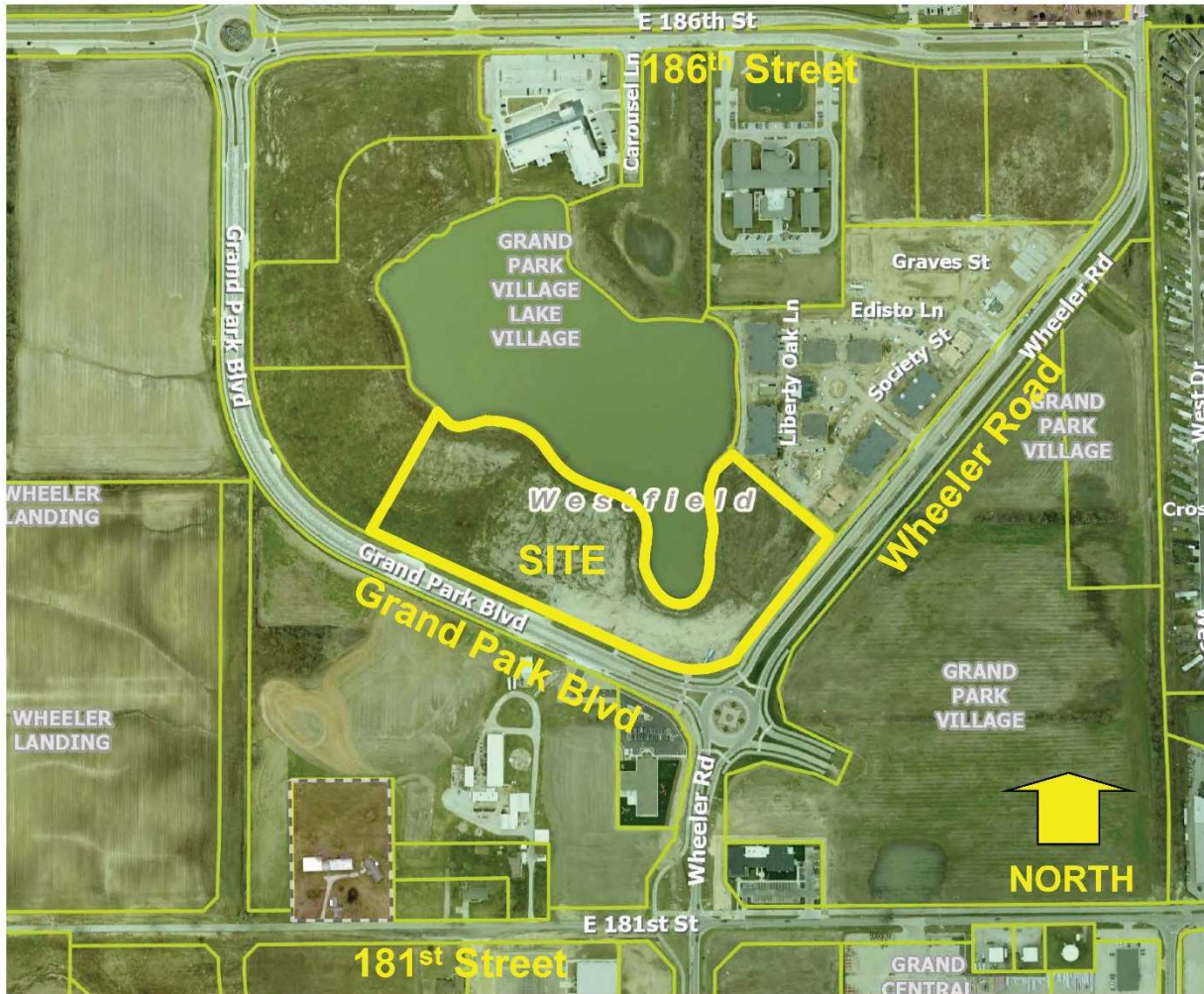


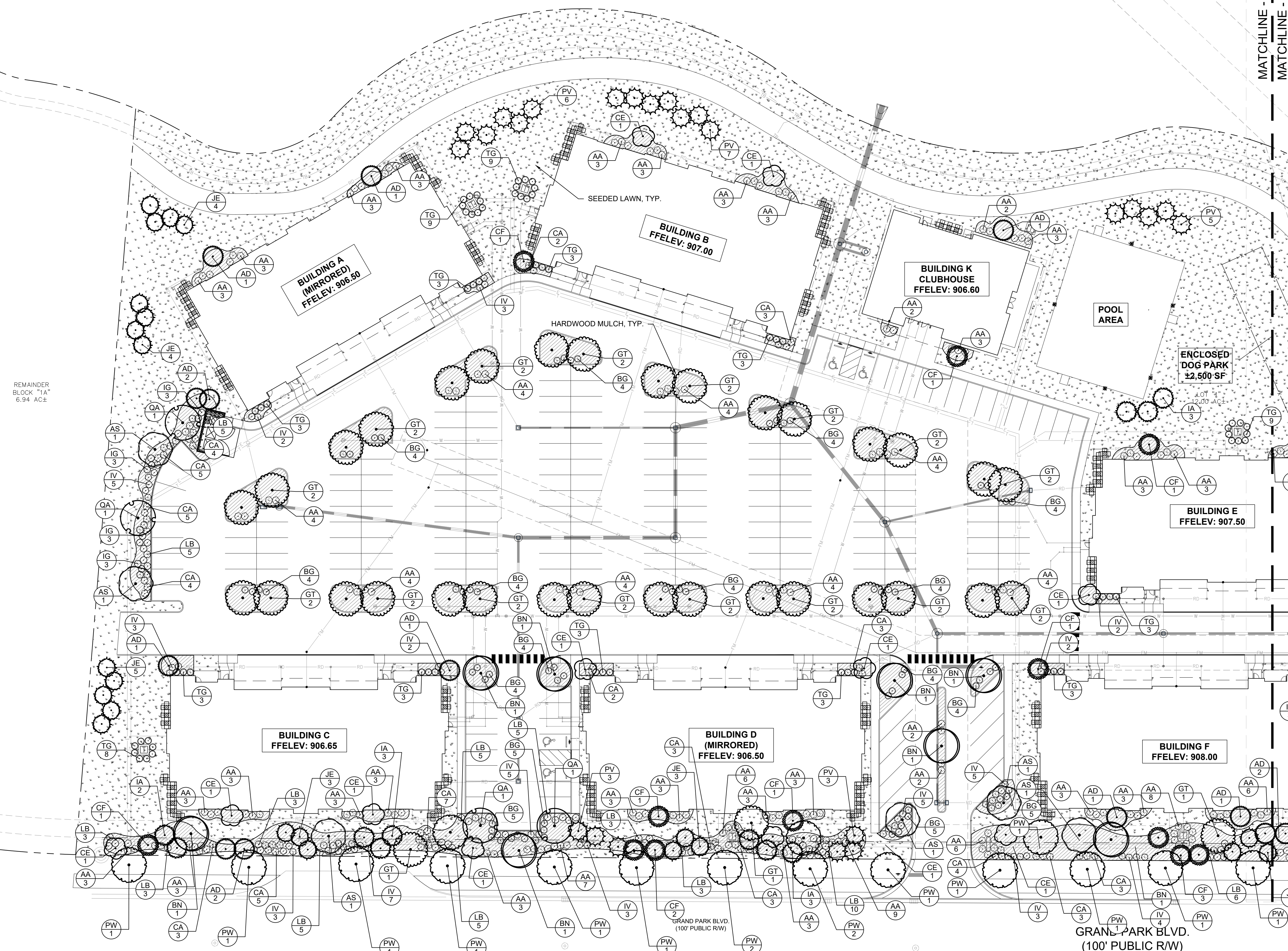
EXHIBIT B

Landscape Exhibit

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

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

MATCHLINE - SEE SHEET Cx.1
MATCHLINE - SEE SHEET Cx.2



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DESIGNED BY:	CVS	
DRAWN BY:	CWB	
CHECKED BY:	MIT	



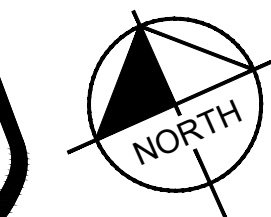
LANDSCAPE PLAN

GRAND PARK
LAKE VILLAGE
MULTIFAMILY

ORIGINAL ISSUE:
03/04/2022
KHA PROJECT NO.

SHEET NUMBER

L-101



GRAPHIC SCALE IN FEET

0 15' 30' 60'

A horizontal line with vertical tick marks at 0, 15, 30, and 60 feet. The segment between 0 and 15 is divided into three equal parts by two short vertical lines. The segment between 15 and 30 is a single solid black rectangle. The segment between 30 and 60 is divided into three equal parts by two short vertical lines.

MATCHLINE - SEE SHEET Cx.1
MATCHLINE - SEE SHEET Cx.2

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

BUILDING I
FFELEV: 912.50

**BUILDING J
(MIRRORED)
FFELEV: 913.00**

BUILDING H
FFELEV: 913.25

BUILDING G
FFELEV: 912.2

AA
4

PV
4

WHEELER ROAD
110' PUBLIC R/W)

GRAND PARK BLVD
(100' PUBLIC R/W)

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DESIGNED BY:	CVS	
DRAWN BY:	CWB	
CHECKED BY:	MJT	
DATE:	08/20/2022	



LANDSCAPE PLAN

GRAND PARK
LAKE VILLAGE
MULTIFAMILY

ORIGINAL ISSUE:
03/04/2022

KHA PROJECT NO
170203009

SHEET NUMBER

L-102

Drawing name: K:\IND_LEV\170203009_7K6_Grand Park Multi Family_Westfield\IN\2_Design\GOOD\PlanSheets\LA10 - LANDSCAPE PLAN.dwg L103 Mar 03, 2022 5:55pm by: Mike Timko
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13. MULCH SHALL NOT BE HELD IN PLACE BY PLASTIC NET, OR SPRAYING OF ANY BINDER MATERIAL OR ASPHALT EMULSION.

14. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.

15. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.

16. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.

17. WEEDING, LANDSCAPE MAINTENANCE, AND WATERING TO BE THE CONTRACTOR'S RESPONSIBILITY DURING CONSTRUCTION. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED BY LANDSCAPE CONTRACTOR DURING WARRANTY PERIOD IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

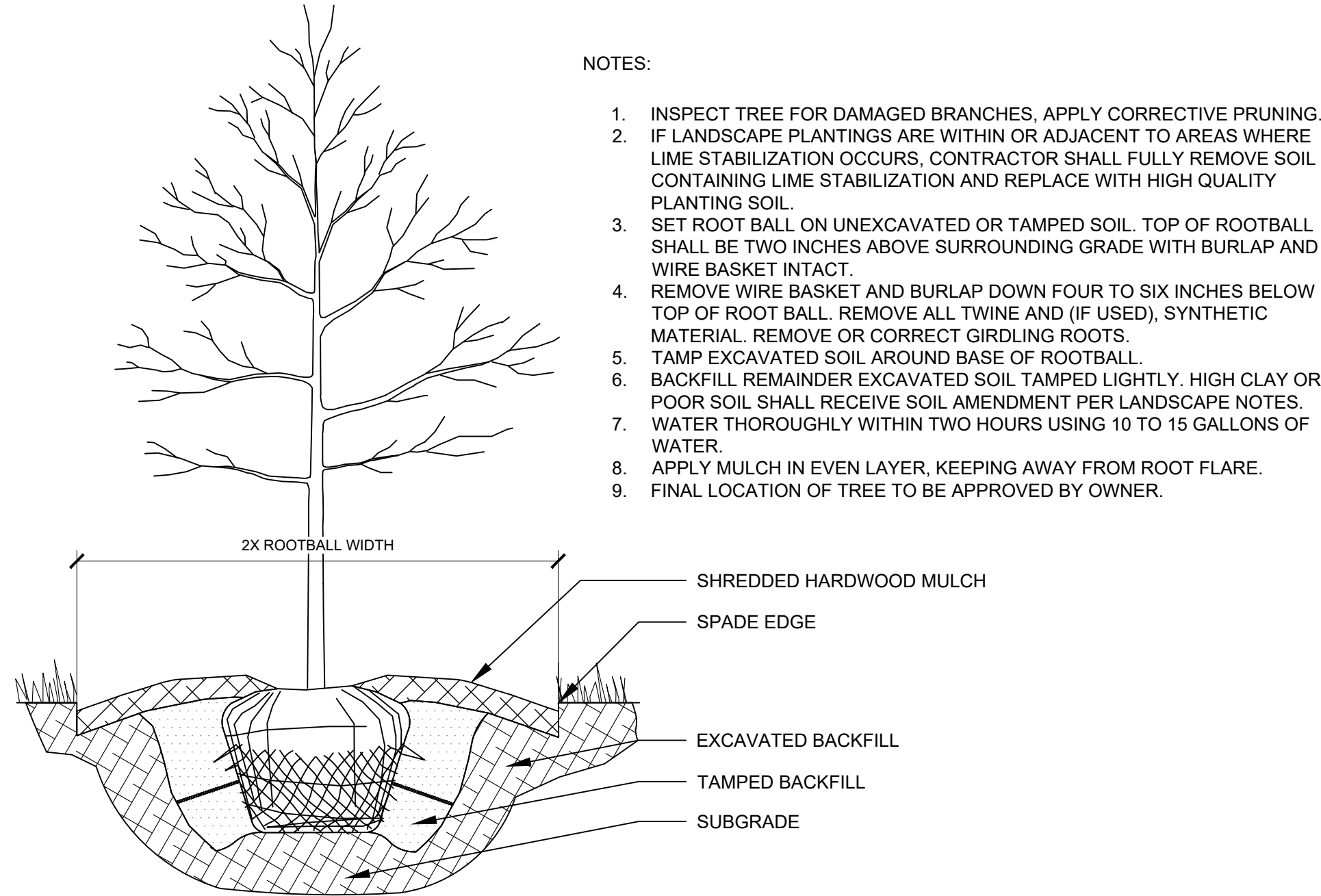
18. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING AFTER WARRANTY PERIOD EXPIRES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED.

ORDINANCE CHART		
ZONING: MULTIFAMILY		
REQUIREMENT	REQUIRED	PROVIDED
STREET TREES		
• 1 Shade tree per 50' LF of street frontage	• Wheeler Rd: 1,561 LF / 50 = 31 Trees	• 31 Trees
PARKING LOT PERIMETER		
• A minimum of one (1) tree per thirty (30) LF of Parking area length	• Northwest: 313/30 = 10 trees, 104 shrubs • South: 114/30 = 4 trees, 38 shrubs • West end: 128/30=4 trees, 43 shrubs	•Northwest: 10 trees, 104 shrubs •South: 4 trees, 38 shrubs •West end: 4 trees, 43 shrubs
• A minimum of one (1) shrub per three (3) feet of Parking Area length		
PARKING LOT INTERIOR		
• Parking Area Landscaping: 10%	• 31 x 1 = 31 trees • 31 x 4 = 124 shrubs	•124 shrubs, 31 trees
• Parking Area islands shall include at least 1 treeand 4 shrubs per island		
FOUNDATION PLANTINGS		
• 1 shrub or ornamental tree per 12 LF • Intermitten Planting every 40 LF against expanses over 80 LF	• Buildings A-J: -155 LF / 12 = 13 ornamental trees or shrubs -Back: Intermitten planting every 40 LF • Building K: -Front: 57 LF / 12 = 5 ornamental trees or shrubs -Back: Intermitten planting every 40 LF	• Buildings A-J: 36 Ornamental trees, 207 shrubs • Building K: 1 Ornamental trees, 10 shrubs
EXTERNAL STREET FRONTAGE		
• 4 evergreen trees, 3 shade trees, 3 ornamental trees, and 25 shrubs per 100 LF of property abutting external street	• 1,522 LF / 100 = 15.22 x 4 = 61 evergreen trees • 1,522 LF / 100 = 15.22 x 3 = 45 Shade trees • 1,522 LF / 100 = 15.22 x 3 = 45 Ornamental trees • 1,522 LF / 100 = 15.22 x 25 = 381 Shrubs	• 61 Evergreen trees • 45 shade trees • 45 Ornamental Trees • 381 shrubs
MECHANICAL SCREENING		
• All ground mounted mechanical equipemnt must be screened from view	• All ground mounted mechanical equipemnt must be screened from view	• 70 Shrubs

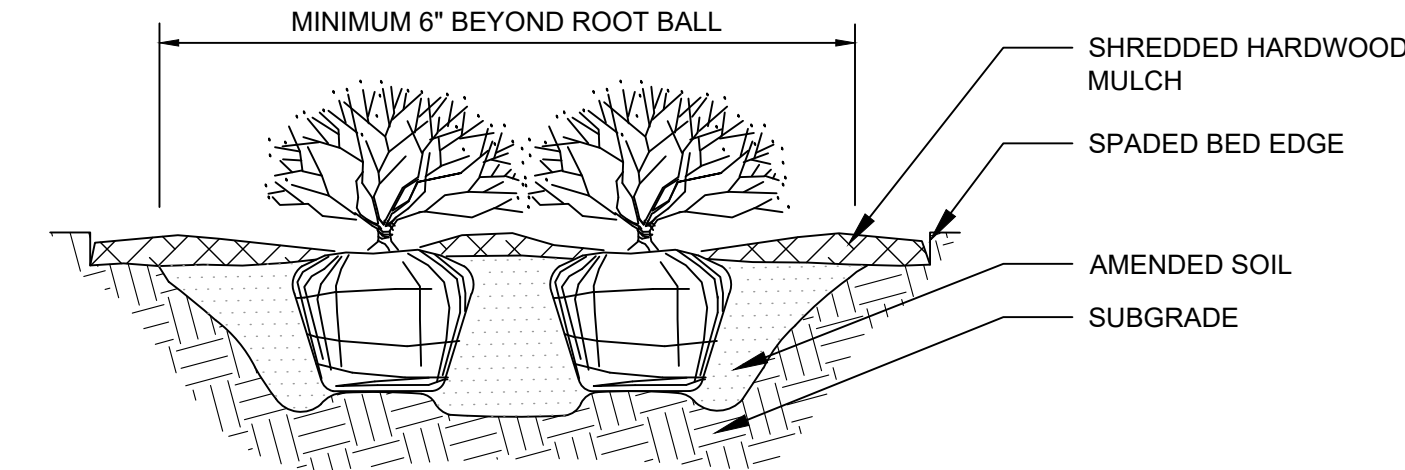
PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AS	18	ACER SACCHARUM	SUGAR MAPLE	B & B	2" CAL MIN	8' HT MIN
BN	25	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B		8' HT MIN
GT	40	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	B & B	2" CAL MIN	8' HT MIN
PW	41	PRUNUS SEROTINA	BLACK CHERRY	B & B	2" CAL MIN	8' HT MIN
QA	11	QUERCUS ALBA	WHITE OAK	B & B	2" CAL MIN	8' HT MIN
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
IA	38	ILEX OPACA	AMERICAN HOLLY	B & B		6' HT MIN
JE	34	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	B & B		6' HT MIN
PV	47	PINUS VIRGINIANA	VIRGINIA PINE	B & B		6' HT MIN
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AD	18	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	B & B	2" CAL MIN	
CE	29	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B	2" CAL MIN	
CF	35	CORNUS FLORIDA	FLOWERING DOGWOOD	B & B	2" CAL MIN	
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
AA	306	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	---	EXISTING	18" HT MIN
CA	144	CEANOTHUS AMERICANUS	NEW JERSEY TEA	---	SEE PLAN	18" HT MIN
IV	159	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	---	SEE PLAN	18" HT MIN
LB	130	LINDERA BENZOIN	SPICEBUSH	---	SEE PLAN	18" HT MIN
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
BG	99	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	---	SEE PLAN	18" HT MIN
IG	23	ILEX CRENATA 'GREEN LUSTRE'	GREEN LUSTER JAPANESE HOLLY	---	SEE PLAN	18" HT MIN
TG	116	THUJA OCCIDENTALIS 'GOLDEN GLOBE'	GOLDEN GLOBE ARBORVITAE	---	SEE PLAN	18" HT MIN

Indiana Utilities Protection Service



1 TREE PLANTING NTS



- NOTES:
1. APPLY CORRECTIVE PRUNING.
 2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
 3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
 4. REMOVE OR CORRECT GIRDLING ROOTS.
 5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
 6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING NTS

SEEDING LEGEND

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

MULCHING LEGEND

MULCH
HARDWOOD SHREDDED MULCH,
NATURAL BROWN COLOR

NO.	REVISIONS	DATE	BY

Kimley»Horn

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250 EAST 96TH STREET, SUITE 550,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: CYS

DRAWN BY: CMB

CHECKED BY: MJT

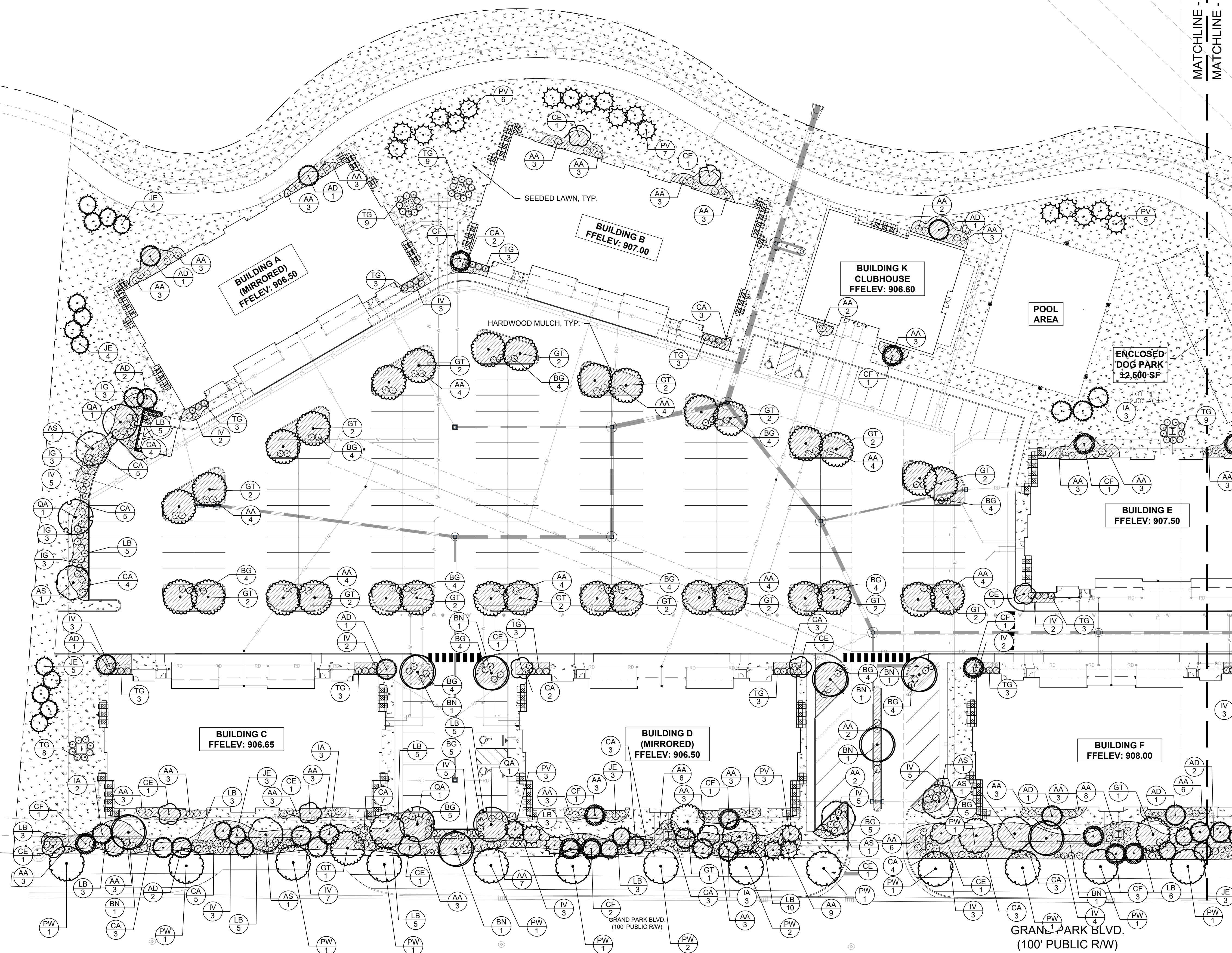


LANDSCAPE DETAILS

GRAND PARK
LAKE VILLAGE
MULTIFAMILY

Drawing name: K:\IND-LEVE\170203009_760-Grand Park Multi Family-Westfield\IN\2-Design\CAD\Plns\Sheets\L10- LANDSCAPE PLAN.dwg L101 Mar 03, 2022 5:56pm by Mike Timko
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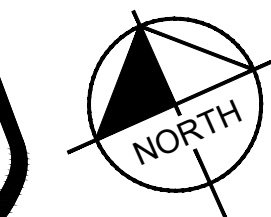
REMAINDER
BLOCK "1A"
6.94 AC±



Indiana Utilities Protection Service
Call 811
before you dig

GRAPHIC SCALE IN FEET
0 15' 30' 60'

Kimley-Horn	
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SCALE: AS NOTED DESIGNED BY: CVS DRAWN BY: CMB CHECKED BY: MJT	NO. REVISIONS DATE BY
LANDSCAPE PLAN	
GRAND PARK LAKE VILLAGE MULTIFAMILY	
ORIGINAL ISSUE: 03/04/2022 KHA PROJECT NO. 170203009 SHEET NUMBER L-101	



GRAPHIC SCALE IN FEET

0 15' 30' 60'

A horizontal scale bar with four segments. The first segment is labeled '0', the second '15'', the third '30'', and the fourth '60''. The segments are separated by vertical tick marks. The bar is black with white text and tick marks.

MATCHLINE - SEE SHEET Cx.1
MATCHLINE - SEE SHEET Cx.2

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

BUILDING I
FFELEV: 912.50

**BUILDING J
(MIRRORED)
FFELEV: 913.00**

BUILDING H
FFELEV: 913.25

BUILDING G
FFELEV: 912.2

AA
4

PV
4

WHEELER ROAD
110' PUBLIC R/W)

GRAND PARK BLVD
(100' PUBLIC R/W)

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DESIGNED BY:	CVS	
DRAWN BY:	CWB	
CHECKED BY:	MJT	
DATE:	01/20/2022	



LANDSCAPE PLAN

GRAND PARK
LAKE VILLAGE
MULTIFAMILY

ORIGINAL ISSUE:
03/04/2022
KHA PROJECT NO
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L-102

Drawing name: K:\IND_LEVE\170203009_7K6_Grand Park Multi Family_Westfield\IN\2_Design\GOOD\Plans\sheet\LA10 - LANDSCAPE PLAN.dwg L103 Mar 03, 2022 5:56pm by: Mike Timko
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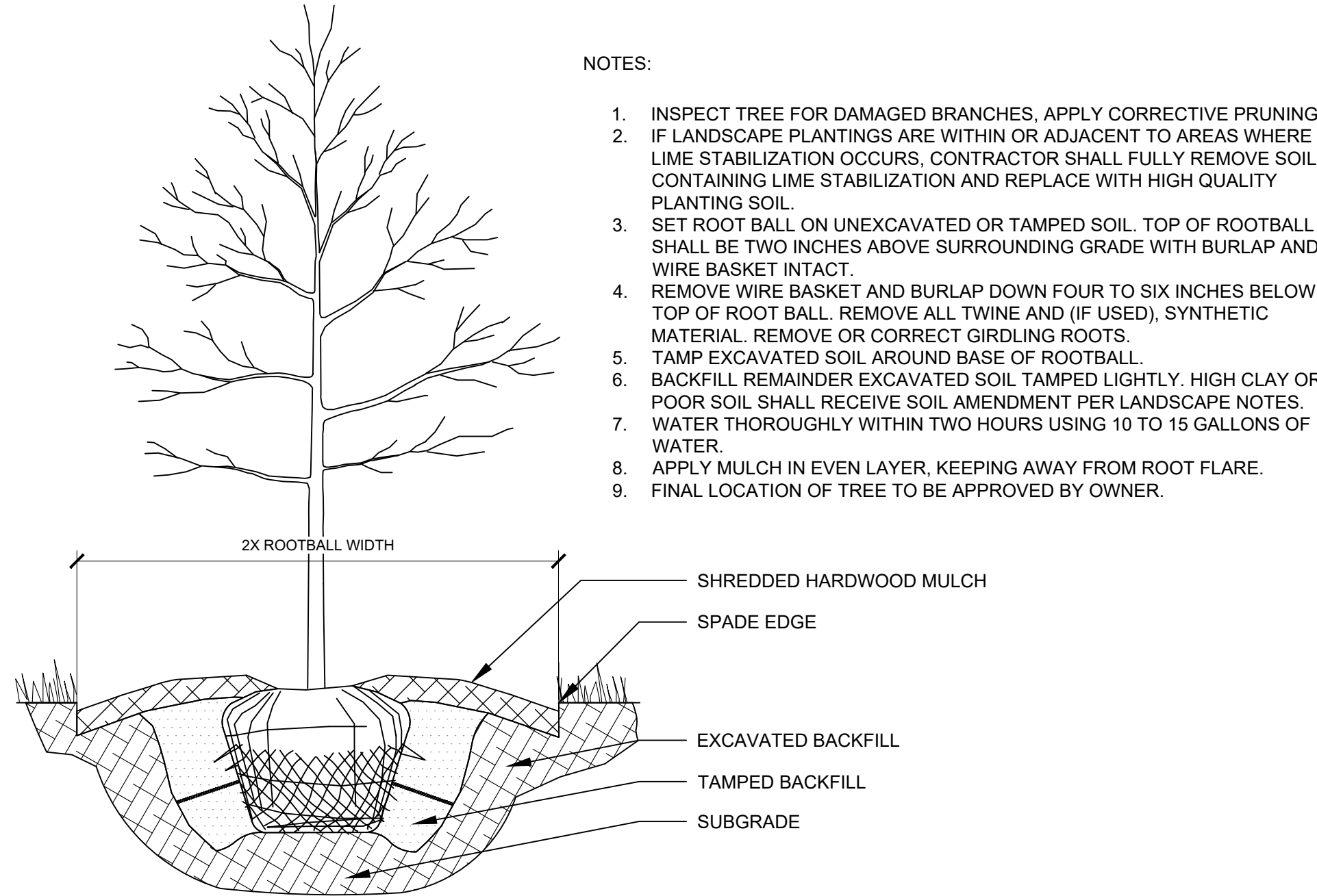
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• Parking Area Landscaping: 10%	• 31 x 1 = 31 trees • 31 x 4 = 124 shrubs	•124 shrubs, 31 trees
• Parking Area islands shall include at least 1 treeand 4 shrubs per island		
FOUNDATION PLANTINGS		
• 1 shrub or ornamental tree per 12 LF • Intermitten Planting every 40 LF against expanses over 80 LF	• Buildings A-J: -155 LF / 12 = 13 ornamental trees or shrubs -Back: Intermitten planting every 40 LF • Building K: -Front: 57 LF / 12 = 5 ornamental trees or shrubs -Back: Intermitten planting every 40 LF	• Buildings A-J: 36 Ornamental trees, 207 shrubs • Building K: 1 Ornamental trees, 10 shrubs
EXTERNAL STREET FRONTAGE		
• 4 evergreen trees, 3 shade trees, 3 ornamental trees, and 25 shrubs per 100 LF of property abutting external street	• 1,522 LF / 100 = 15.22 x 4 = 61 evergreen trees • 1,522 LF / 100 = 15.22 x 3 = 45 Shade trees • 1,522 LF / 100 = 15.22 x 3 = 45 Ornamental trees • 1,522 LF / 100 = 15.22 x 25 = 381 Shrubs	• 61 Evergreen trees • 45 shade trees • 45 Ornamental Trees • 381 shrubs
MECHANICAL SCREENING		
• All ground mounted mechanical equipemnt must be screened from view	• All ground mounted mechanical equipemnt must be screened from view	• 70 Shrubs

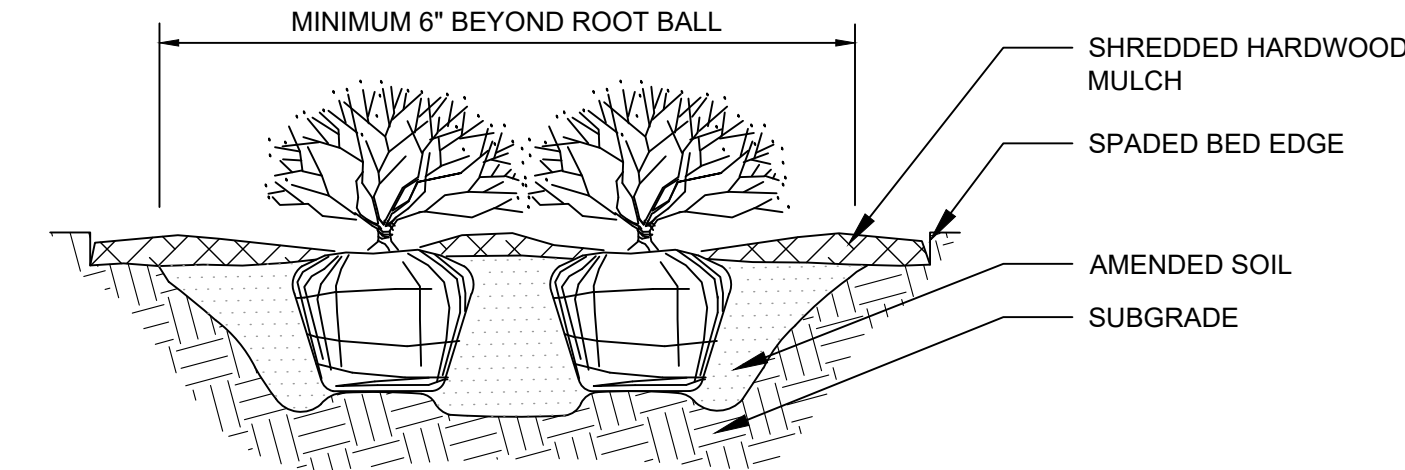
PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AS	18	ACER SACCHARUM	SUGAR MAPLE	B & B	2" CAL MIN	8' HT MIN
BN	25	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	B & B		8' HT MIN
GT	40	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEY LOCUST	B & B	2" CAL MIN	8' HT MIN
PW	41	PRUNUS SEROTINA	BLACK CHERRY	B & B	2" CAL MIN	8' HT MIN
QA	11	QUERCUS ALBA	WHITE OAK	B & B	2" CAL MIN	8' HT MIN
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
IA	38	ILEX OPACA	AMERICAN HOLLY	B & B		6' HT MIN
JE	34	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	B & B		6' HT MIN
PV	47	PINUS VIRGINIANA	VIRGINIA PINE	B & B		6' HT MIN
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
AD	18	AMELANCHIER ARBOREA	DOWNY SERVICEBERRY	B & B	2" CAL MIN	
CE	29	CERCIS CANADENSIS	EASTERN REDBUD MULTI-TRUNK	B & B	2" CAL MIN	
CF	35	CORNUS FLORIDA	FLOWERING DOGWOOD	B & B	2" CAL MIN	
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
AA	306	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKEBERRY	---	EXISTING	18" HT MIN
CA	144	CEANOTHUS AMERICANUS	NEW JERSEY TEA	---	SEE PLAN	18" HT MIN
IV	159	ITEA VIRGINICA	VIRGINIA SWEETSPIRE	---	SEE PLAN	18" HT MIN
LB	130	LINDERA BENZOIN	SPICEBUSH	---	SEE PLAN	18" HT MIN
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SIZE
BG	99	BUXUS X 'GREEN GEM'	GREEN GEM BOXWOOD	---	SEE PLAN	18" HT MIN
IG	23	ILEX CRENATA 'GREEN LUSTRE'	GREEN LUSTER JAPANESE HOLLY	---	SEE PLAN	18" HT MIN
TG	116	THUJA OCCIDENTALIS 'GOLDEN GLOBE'	GOLDEN GLOBE ARBORVITAE	---	SEE PLAN	18" HT MIN

Indiana Utilities Protection Service



1 TREE PLANTING NTS



- NOTES:
1. APPLY CORRECTIVE PRUNING.
 2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
 3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
 4. REMOVE OR CORRECT GIRDLING ROOTS.
 5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
 6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

2 SHRUB PLANTING NTS

SEEDING LEGEND

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

MULCHING LEGEND

MULCH
HARDWOOD SHREDDED MULCH,
NATURAL BROWN COLOR

NO.	REVISIONS	DATE	BY

Kimley»Horn

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250 EAST 96TH STREET, SUITE 550,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: CYS

DRAWN BY: CMB

CHECKED BY: MJT



LANDSCAPE DETAILS

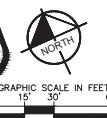
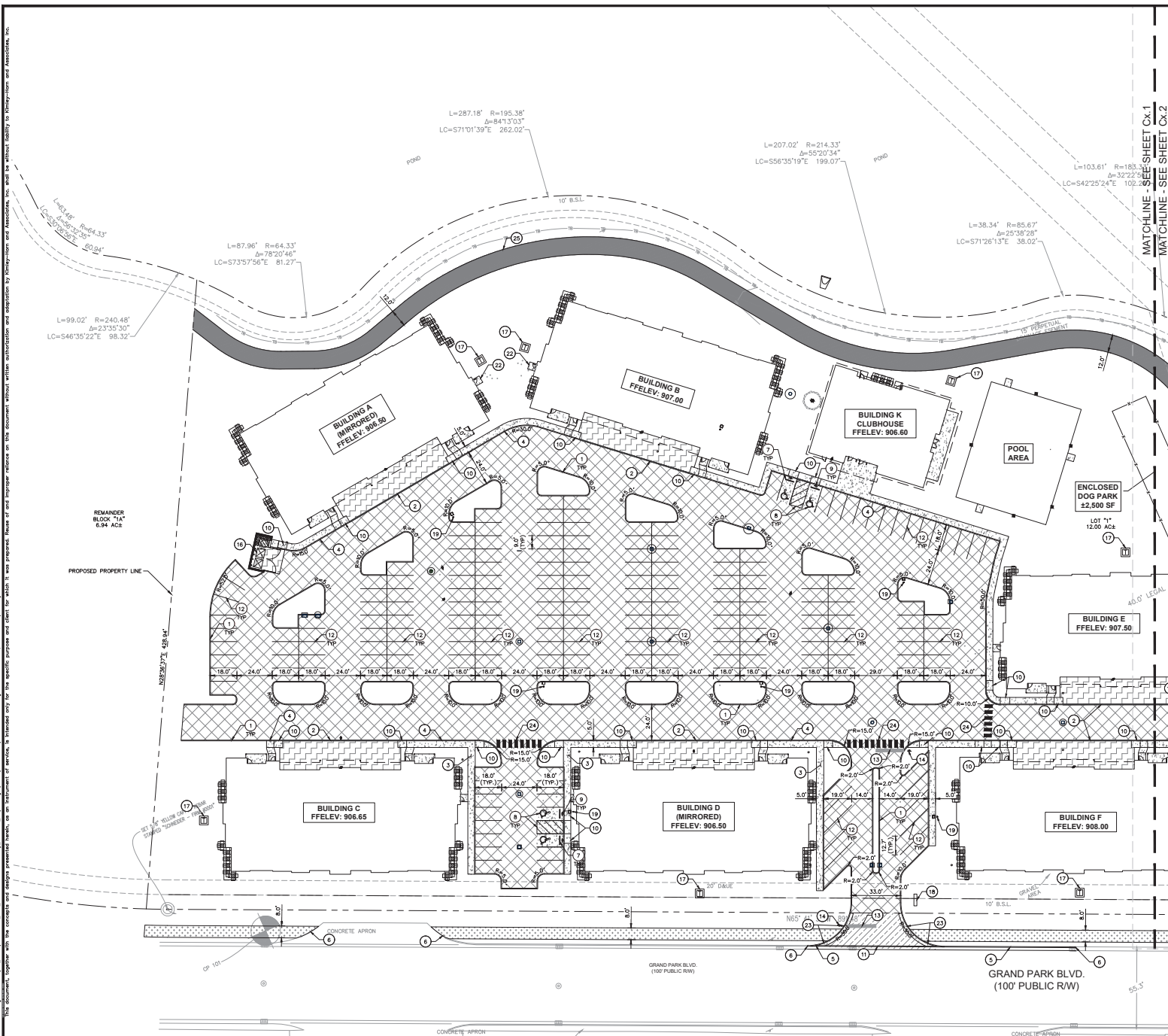
GRAND PARK LAKE VILLAGE MULTIFAMILY

ORIGINAL ISSUE:
03/04/2022

KHA PROJECT NO.
170203009

SHEET NUMBER

L-103



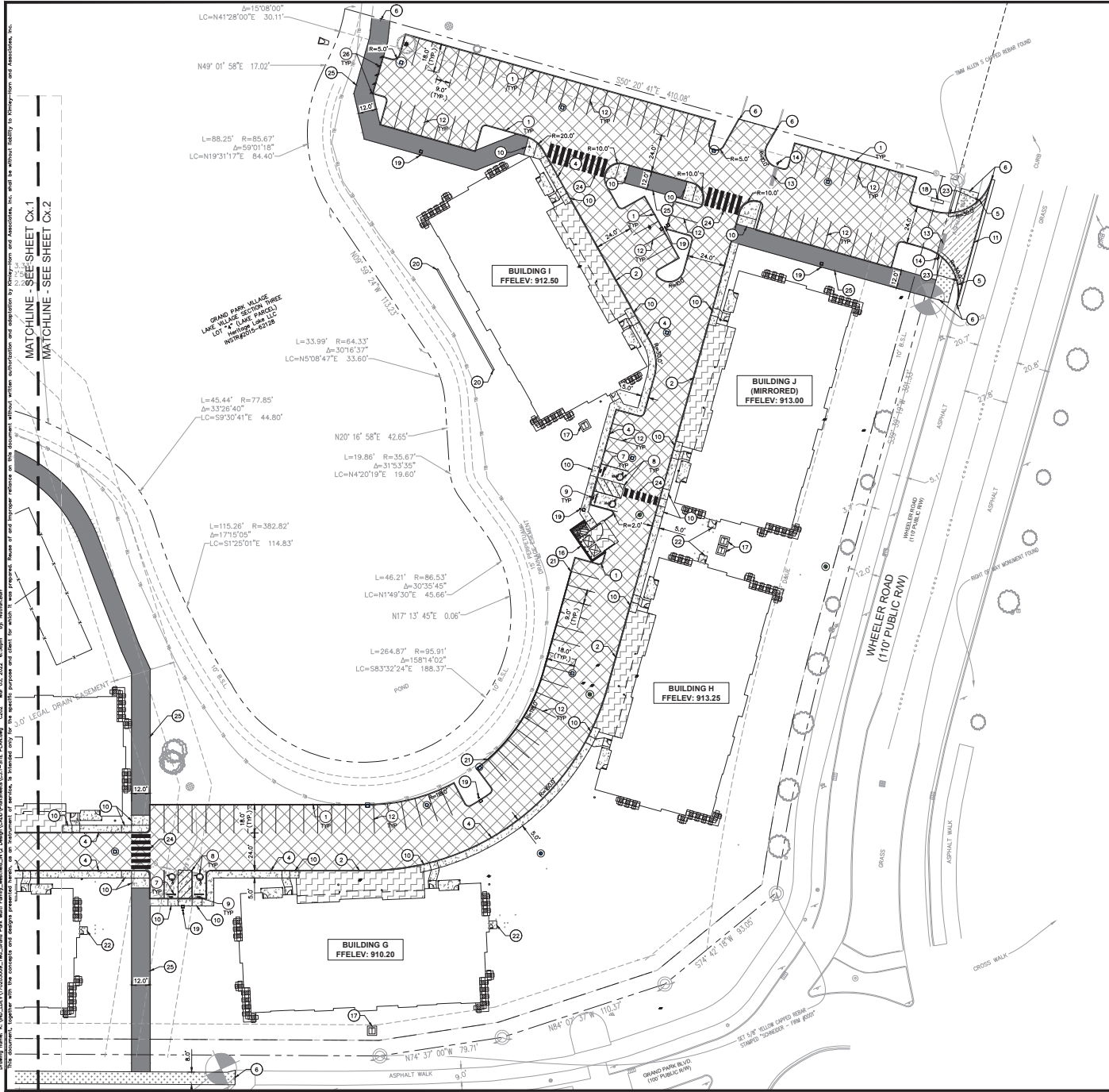
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT INDOT CLASS III CONCRETE APPROACH SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	BOARDWALK SEE CONSTRUCTION DETAILS BY OTHER

KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DEPRESSION CURB (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. CONCRETE CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
5. CONCRETE CURB AND GUTTER (SEE DETAILS)
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
8. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
9. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
10. ACCESSIBLE RAMP (SEE DETAILS)
11. CONCRETE UP GUTTER (SEE DETAILS)
12. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
13. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
14. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
15. FENCE (SEE ARCHITECTURAL PLANS FOR DETAILS)
16. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
17. TRANSFORMER PAD (SEE ARCHITECTURAL PLANS FOR DETAILS)
18. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
19. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LAYOUT PLAN)
20. NON-STRUCTURAL VARIABLE HEIGHT RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
21. CURB AND VARIABLE HEIGHT RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
22. CONCRETE STOOP (SEE DETAILS)
23. 3'-FT TRANSITION CURB (SEE DETAILS)
24. CROSSWALK STRIPING
25. 12" BORDWALK
26. BOLLARD (SEE DETAILS)

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

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Indiana Utilities Protection Service

Call 811
before you dig

GRAPHIC SCALE IN FEET
0 15' 30' 60'

NORTH

PAVING LEGEND

[Pattern]	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
[Pattern]	RIGHT OF WAY PAVEMENT ROOT CLASS II CONCRETE APPROACH SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
[Pattern]	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
[Pattern]	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
[Pattern]	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
[Pattern]	BOARDWALK SEE CONSTRUCTION DETAILS BY OTHERS

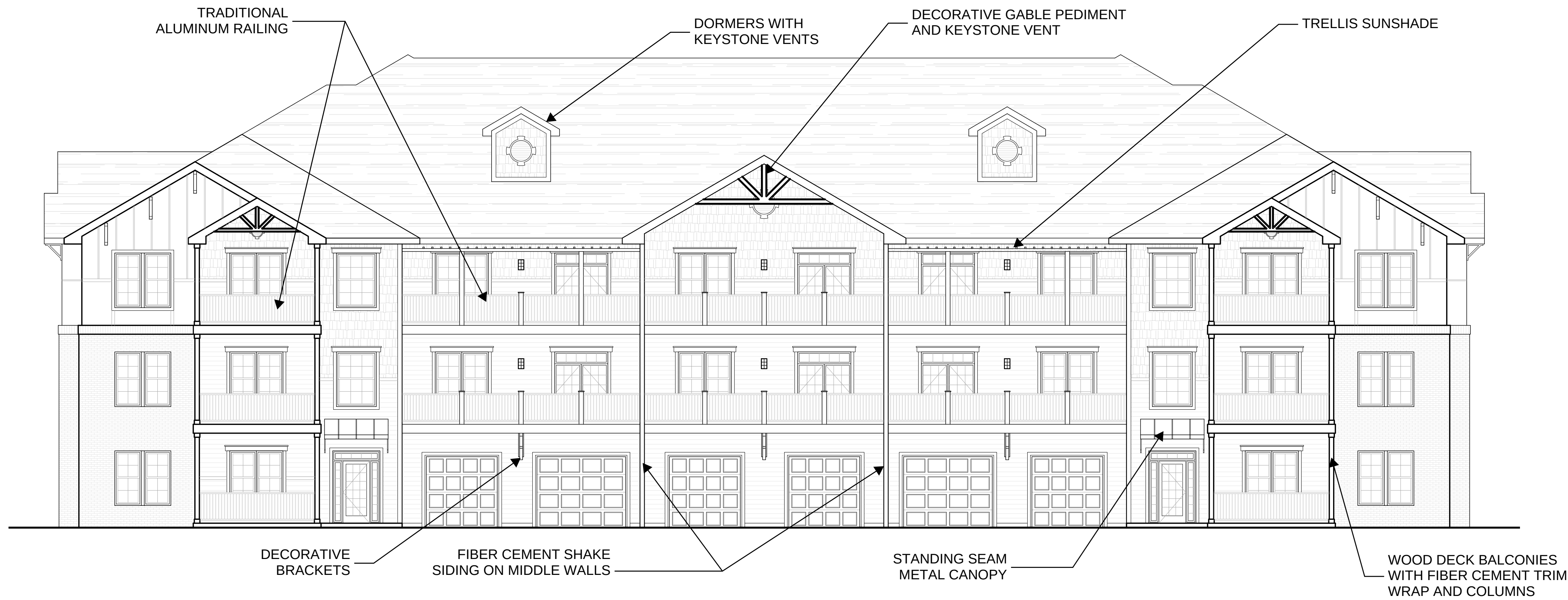
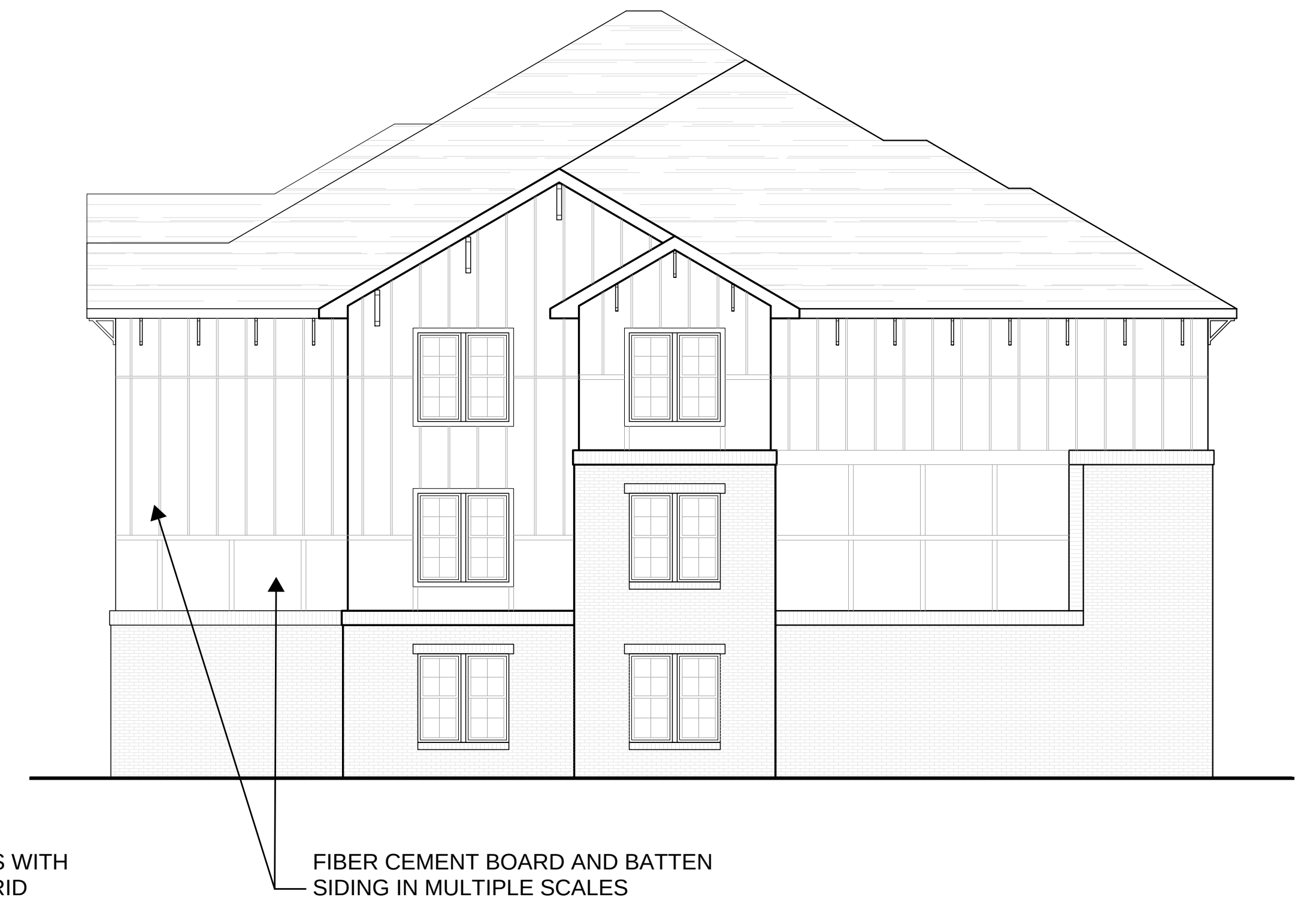
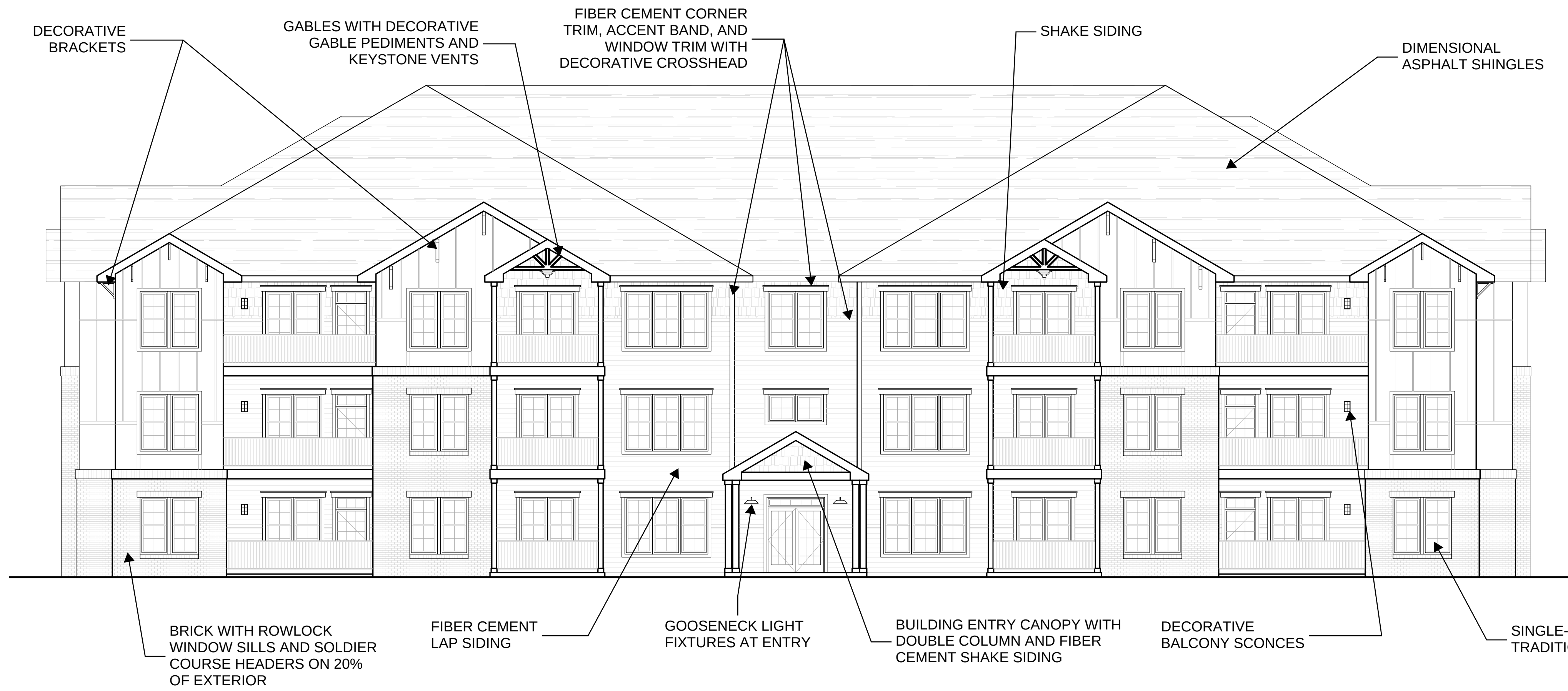
KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DEPRESSURED CURB (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. CONCRETE CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
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9. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-5, SEE DETAILS)
10. ACCESSIBLE RAMP (SEE DETAILS)
11. CONCRETE LIP GUTTER (SEE DETAILS)
12. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
13. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
14. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
15. FENCE (SEE ARCHITECTURAL PLANS FOR DETAILS)
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26. BOLLARD (SEE DETAILS)

GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

SCALE: AS NOTED	DESIGNED BY: CWS	DRAWN BY: CWS	CHECKED BY: MTT
SITE PLAN			
GRAND PARK LAKE VILLAGE MULTIFAMILY			
ORIGINAL ISSUE: 03/04/2022			
KHA PROJECT NO. 170203009			
SHEET NUMBER			
C202			



Grand Park Village PUD Amendment Zoning Request

Neighborhood Meeting Summary

Project: TWG Development, LLC
Grand Park Village PUD – Amendment IV Zoning Request
Ordinance No. 22-11

Date: March 23, 2022 at 6:30 pm

Location: Hampton Inn Westfield located at 17400 Wheeler Road, Westfield, IN 46074

Presenters: Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
Neil Burnworth – TWG Development, LLC

Attendees: Councilor Spoljaric
See **Ex. A** For Sign-In-Sheet

The Neighborhood Meeting began at 6:30 pm and Jon Dobosiewicz (JD) and Neil Burnworth (NB) provided an overview summary of the proposal.

Neighbor Meeting Comments and Questions:

1. Are there guidelines or restrictions to prevent children from going into the lake? Can a person boat or fish in the lake?
 - a. Response: JD explained that the lake was actually intended as a public recreation amenity for use by the public; there is no plan to fence around the lake to prevent access; and, the lake developer will determine what activities may occur in the lake.
2. When do you think you would begin development of the site if approved?
 - a. Response: NB explained, if the zoning request is approved, they hope to file for permits in April of 2022 and then begin site work in July of 2022.
3. General questions were asked about the mix of 1, 2 and 3 bedroom apartments, parking spaces, whether a traffic study is required, view corridors from the intersection of Wheeler Road and Grand Park Boulevard, as well as general questions about the adjacent Charlestown multi-family community and development in the general vicinity.
 - a. Response: NB and JD provided responses to the above.

The meeting ended at approximately 7:10 pm.

Neighborhood Meeting Sign In-Sheet

RE: Neighborhood Meeting
TWG Development, LLC

Grand Park Village PUD – Amendment IV Zoning Request
Ordinance No. 22-11

Location:

Wednesday, March 23, 2022, at 6:30 pm
Hampton Inn Westfield located at 17400 Wheeler Road, Westfield, IN. 46074

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. Craig Wood	167 E. 19th St. Westfield	317 532-7426	craigwoodfarm@gmail.com
2. Cindy Spoljaric	CITY		
3. MICHAEL POAN	18300 WHEELER RD.	843 290 3972	michael@freemandedvelopment.com
4. Joe Buraworth	11138 Easy St Fishers, IN	317-710-1198	jburaworth@hofmachi.com
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WRITTEN PUBLIC COMMENTS

Docket Number: 2204-PUD-08

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

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

Enclosed Attachments (as of 5:00 pm Monday, April 4, 2022):

April 4, 2022 Advisory Plan Commission Meeting

1. Michael D. Roan (Freeman Development Corp/CharlesTown Apts)

03/30/22



March 30, 2022

To Whom it May Concern:

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

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

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

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

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

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

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

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

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

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

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

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

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

Respectfully,



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



Petition Number: 2203-DDP-08

Project Name: Goodwill

Subject Property: 25 E. Spring Mill Pointe Dr.

Petitioner: Goodwill of Central and Southern Indiana by Weihe Engineers

Request: Petitioner requests **Detailed Development Plan** review for a new 14,000 SF commercial building on 2.6 acres+/- in the Maple Knoll Planned Unit Development (PUD) District

Current Zoning: Maple Knoll PUD District Ordinance

Current Land Use: Commercial/Vacant

Approximate Acreage: 2.6 acres+/-

Property History: Maple Knoll PUD (Ord. 04-02)
Maple Knoll PUD Amendment (Springmill Pointe – Ord. 14-08)

Staff Reviewer: Ryan Collingwood, Associate 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.

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

The plans comply.

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

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

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

The plans comply.

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:



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

Underlying Zoning District Standards (Article 4.16)

The plans comply.

22) GB: General Business District

- | | |
|---|---------------------------------------|
| 1. <u>Minimum Lot Area:</u> | No Minimum (Superseded by Ord. 04-02) |
| 2. <u>Minimum Lot Frontage:</u> | 80 Feet (Superseded by Ord. 04-02) |
| 3. <u>Minimum Building Setback Lines:</u> | See District standards herein |
| 4. <u>Minimum Lot Width:</u> | No Minimum (Superseded by Ord. 04-02) |
| 5. <u>Maximum Building Height:</u> | 60 feet (Superseded by Ord. 04-02) |
| 6. <u>Minimum Building Size:</u> | No Minimum (Superseded by Ord. 04-02) |

State Highway 32 Overlay District (Article 5.3)

The plans comply.

23) Permitted Uses

24) Accessory Buildings

25) Building Height Requirements:

- | | |
|-------------------------------------|--|
| a) <u>Maximum Building Height:</u> | No Minimum |
| b) <u>Minimum Building Height:</u> | Eighteen (18) feet |
| c) <u>Multiple Stories:</u> | Multiple stories encourage, not required |
| d) <u>Minimum Gross Floor Area:</u> | Five Thousand (5,000) square feet |
| e) <u>Maximum Gross Floor Area:</u> | No maximum |

26) Architectural Design Requirements:

a) Building Elevations:

- i) Article 5.3(K)(2)(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.
- ii) Article 5.3(K)(2)(b): 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 intervals 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 façade or with architectural elements.
- iii) Article 5.3(K)(2)(c): Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360-degree architecture).

iv) Openings

v) Roofs:

- (1) Flat Roofs (Article 5.3(J)(2)(f)(ii)(c)): Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings

vi) Main Entrances

vii) Windows

viii) Awnings

ix) Building Materials

x) Accessory Buildings

xi) Miscellaneous Requirements

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

27) Landscaping Standards (Article 6.8)

28) Lighting Standards (Article 6.9)

29) Lot Standards (Article 6.10)



- 30) Outside Storage and Display (Article 6.12)
- 31) Parking and Loading Standards (Article 6.14)
- 32) Setback Standards (Article 6.16)
- 33) Vision Clearance Standards (Article 6.19)
- 34) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 35) Block Standards (Article 8.1)
- 36) Easement Standards (Article 8.3)
- 37) Monument and Marker Standards (Article 8.5)
- 38) Pedestrian Network Standards (Article 8.7)
- 39) Storm Water Standards (Article 8.8)
- 40) Street and Right-of-Way Standards (Article 8.9)
- 41) Street Light Standards (Article 8.10)
- 42) Street Sign Standards (Article 8.11)
- 43) Surety Standards (Article 8.12)
- 44) Utility Standards (Article 8.13)

MAPLE KNOLL PUD STANDARDS (Ordinance 04-02)

The plans comply.

- 45) 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 ten (10) Feet and (ii) portions of any Building may be owned by different owners either in fee simple or under Indiana law governing condominiums.
- (8) Minimum Rear Setback: 0 Feet
- (9) No building elevation shall be closer than thirty (30) feet to Spring Mill Road, State Road 32, or Austrian Pine Way; provided, however, that any Building located upon that segment of the Employment District abutting the Pine Ridge/Quail Ridge residential subdivisions shall be set back at least forty (40) feet from the boundary line of the Employment District.

46) SECTION 12 – DEVELOPMENT AND ARCHITECTURAL STANDARDS (Superseded by SR 32 Overlay)

47) 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) Softening of Walls and Fences – Plant materials other than ground cover shall be placed intermittently (approximately every 40 feet) against long expanses (over 80 feet) of building walls, fences, and other barriers to create a softening effect.
- b) Heating and Cooling Facilities – Ground-mounted heating and cooling units for nonresidential structures shall be completely screened.
- c) Minimum Lot Landscaping Requirements

Type	Shown	Required	Remaining
Shade Tree	27	26	/
Ornamental/Evergreen Tree	27	26	/
Shrub	208	65	/



- d) Buffer Yard Width, Rear; Abuts SF-4: 40 feet
 - i) One (1) evergreen per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet. Up to sixty percent (60%) of shrubbery may be substituted for trees.
 - e) Parking Area Landscaping; 80 spaces proposed: 10% of parking lot must be landscaped
 - f) Perimeter Parking Landscaping: Shall be at least five (5) feet wide and shall extend along the perimeter of parking lots.
 - i) Landscaping required on-site abutting Springmill Pointe Drive as well as along both the east and west drive aisles
 - ii) One tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
 - iii) One shrub per three (3) feet of parking lot length. Shrubs may be clustered.
 - iv) A minimum of three (3) different species of shade trees shall be used for each development site.
- 48) 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.
- 49) 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.
- 50) 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 Mixed Use District shall be greater than or equal to 10% of the area of the Mixed Use District.



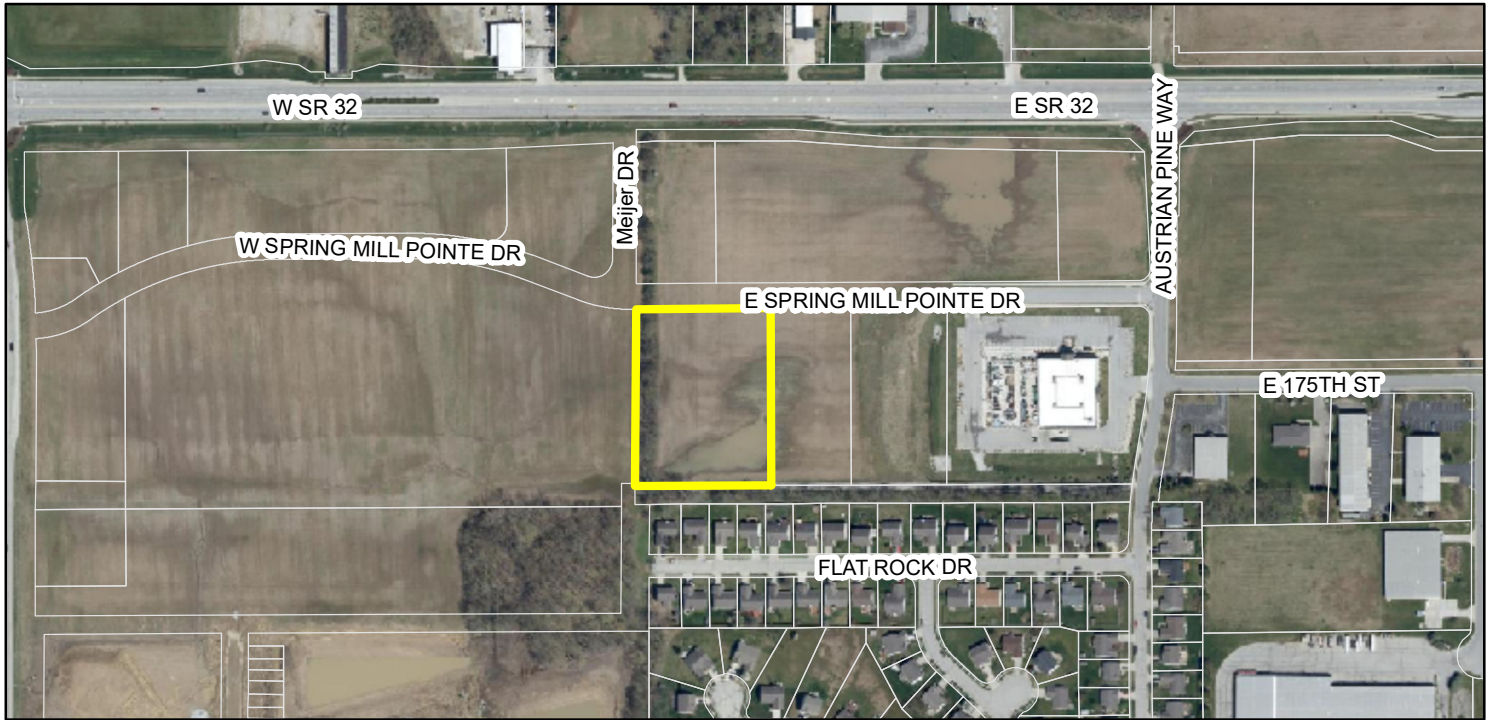
The Developer shall install a trail system internal to the Real Estate, providing interconnectivity to parks and school sites. The location and configuration of such internal trail system shall be determined by the Developer, in the Developer's sole discretion.

DEPARTMENT COMMENTS

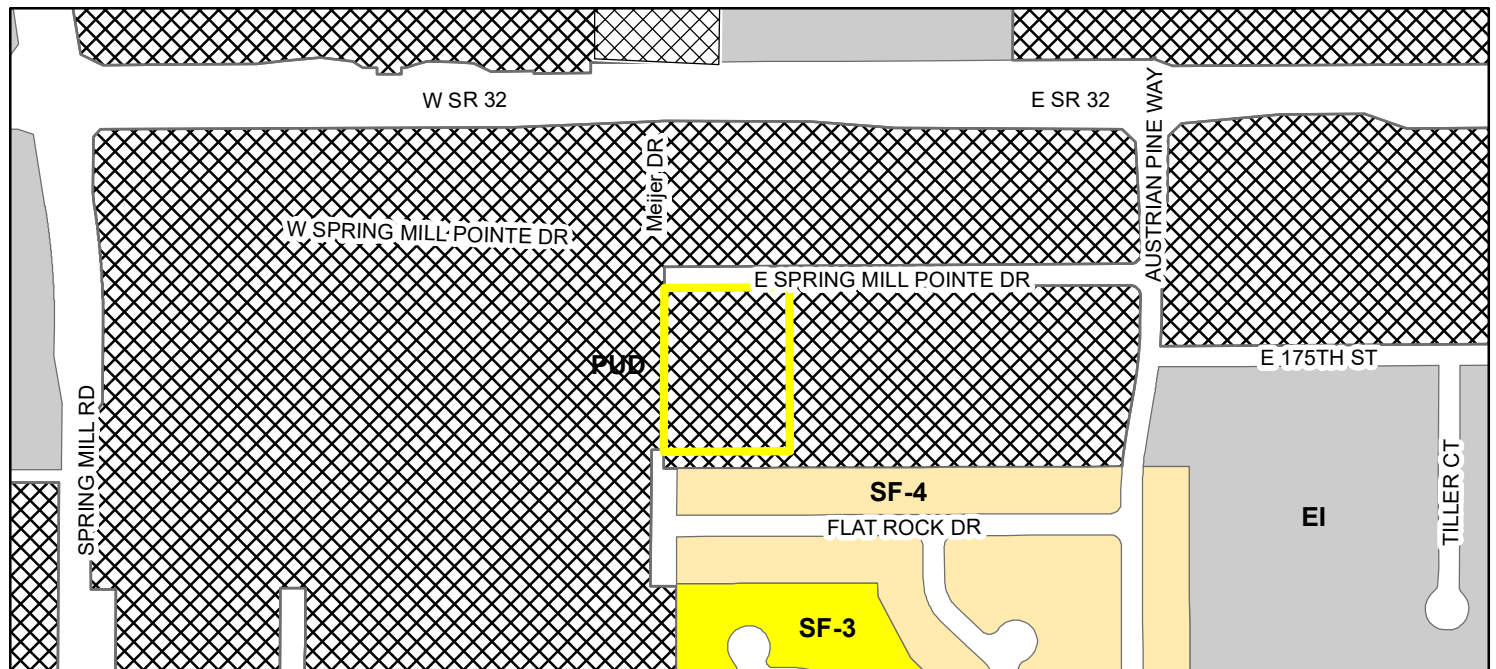
- 1) **The plans as presented comply with the applicable zoning ordinances.**
- 2) **Action: Approve Detailed Development Plan 2203-DDP-08 with the following condition:**
 - **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.**
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



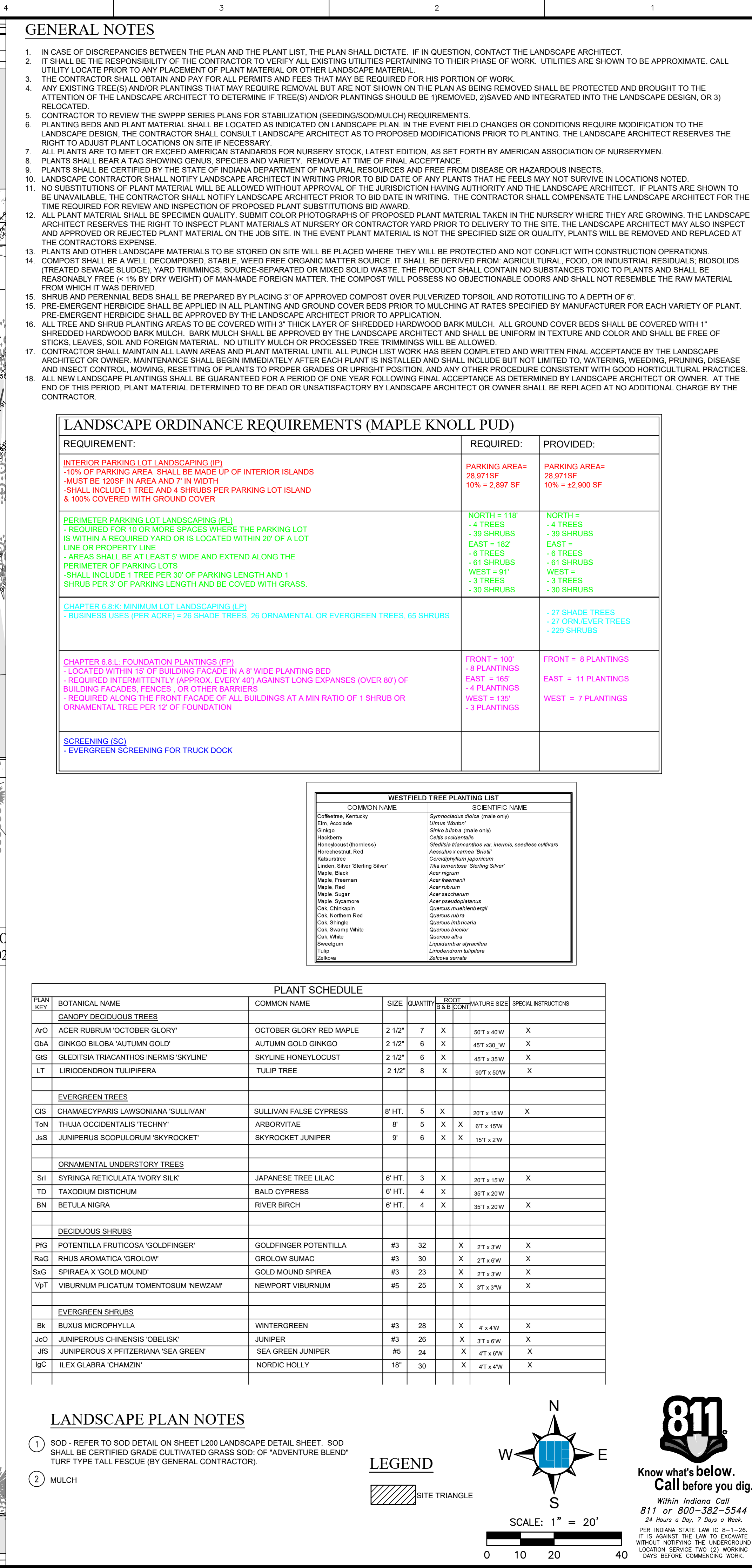
 SITE Zoning

 EI (Enclosed Industrial)

 PUD (Planned Unit Development)

 SF-3 (Single Family - 3)

 SF-4 (Single Family - 4)



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

LANDSCAPE ORDNANCE REQUIREMENTS (MAPLE KNOLL PUD)		
REQUIREMENT:	REQUIRED:	PROVIDED:
INTERIOR PARKING LOT LANDSCAPING (IP) -10% OF PARKING AREA SHALL BE MADE UP OF INTERIOR ISLANDS -MUST BE 120SF IN AREA AND 7' IN WIDTH -SHALL INCLUDE 1 TREE AND 4 SHRUBS PER PARKING LOT ISLAND & 100% COVERED WITH GROUND COVER	PARKING AREA= 28,971SF 10% = 2,897 SF	PARKING AREA= 28,971SF 10% = ±2,900 SF
PERIMETER PARKING LOT LANDSCAPING (PL) - REQUIRED FOR 10 OR MORE SPACES WHERE THE PARKING LOT IS WITHIN A REQUIRED YARD OR IS LOCATED WITHIN 20' OF A LOT LINE OR PROPERTY LINE - AREAS SHALL BE AT LEAST 5' WIDE AND EXTEND ALONG THE PERIMETER OF PARKING LOTS -SHALL INCLUDE 1 TREE PER 30' OF PARKING LENGTH AND 1 SHRUB PER 3' OF PARKING LENGTH AND BE COVERED WITH GRASS.	NORTH = 118' - 4 TREES - 39 SHRUBS EAST = 162' - 6 TREES - 61 SHRUBS WEST = 91' - 3 TREES - 30 SHRUBS	NORTH = - 4 TREES - 39 SHRUBS EAST = - 6 TREES - 61 SHRUBS WEST = - 3 TREES - 30 SHRUBS
CHAPTER 6.8 K. MINIMUM LOT LANDSCAPING (LP) - BUSINESS USES (PER ACRE) = 26 SHADE TREES, 26 ORNAMENTAL OR EVERGREEN TREES, 65 SHRUBS		- 27 SHADE TREES - 27 ORN. EVER TREES - 228 SHRUBS
CHAPTER 6.8 L. FOUNDATION PLANTINGS (FP) - LOCATED WITHIN 15' OF BUILDING FACADE IN A 8' WIDE PLANTING BED - REQUIRED INTERMITTENTLY (APPROX. EVERY 40') AGAINST LONG EXPANSES (OVER 80') OF BUILDING FACADES, FENCES, OR OTHER BARRIERS - REQUIRED ALONG THE FRONT FACADE OF ALL BUILDINGS AT A MIN RATIO OF 1 SHRUB OR ORNAMENTAL TREE PER 12' OF FOUNDATION	FRONT = 100' - 8 PLANTINGS EAST = 165' - 4 PLANTINGS WEST = 135' - 3 PLANTINGS	FRONT = 8 PLANTINGS EAST = 11 PLANTINGS WEST = 7 PLANTINGS
SCREENING (SC) - EVERGREEN SCREENING FOR TRUCK DOCK		

WESTFIELD TREE PLANTING LIST	
COMMON NAME	SCIENTIFIC NAME
Colletes, Kentucky	<i>Gymnocladus dioica</i> (male only)
Elm, American	<i>Ulmus floridus</i>
Ginkgo	<i>Ginkgo biloba</i> (male only)
Honeytree	<i>Celtis occidentalis</i>
Honeylocust (thornless)	<i>Gleditsia triacanthos</i> var. <i>inermis</i> , seedless cultivars
Horsechestnut, Red	<i>Aesculus r. carnea</i> (broad)
Katsunotree	<i>Cercidiphyllum japonicum</i>
Linden, Silver 'Shining Silver'	<i>Tilia tomentosa</i> 'Shining Silver'
Maple, Black	<i>Acer nigrum</i>
Maple, Freeman	<i>Acer freemanii</i>
Maple, Red	<i>Acer rubrum</i>
Maple, Sugar	<i>Acer saccharum</i>
Maple, Spontaneous	<i>Acer pseudoplatanus</i>
Oak, Chinquapin	<i>Quercus muhlenbergii</i>
Oak, Northern Red	<i>Quercus rubra</i>
Oak, Shingle	<i>Quercus imbricaria</i>
Oak, Swamp White	<i>Quercus bicolor</i>
Oak, White	<i>Quercus alba</i>
Ironwood	<i>Liquidambar styraciflua</i>
Tulip	<i>Liriodendron tulipifera</i>
Yucca	<i>Yucca brevifolia</i>

PLANT SCHEDULE								
PLAN KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	ROOT BALL CODE	MATURE SIZE	SPECIAL INSTRUCTIONS	
<u>CANOPY DECIDUOUS TREES</u>								
A/O	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2"	7	X	50" x 40"W	X	
G/A	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	2 1/2"	6	X	45" x 30-36"	X	
G/S	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2 1/2"	6	X	45" x 35"W	X	
L/T	LIRIODENDRON TULIPIFERA	TULIP TREE	2 1/2"	8	X	90" x 50"W	X	
<u>EVERGREEN TREES</u>								
C/S	CHAMAECYPARIS LAWSONIANA 'SULLIVAN'	SULLIVAN FALSE CYPRESS	8' HT.	5	X	20" x 15"W	X	
T/O	THUJA OCCIDENTALIS 'TECHNY'	ARBORVITAE	8'	5	X	6" x 15"W		
J/S	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	9'	6	X	15" x 2"W		
<u>ORNAMENTAL UNDERSTORY TREES</u>								
S/I	SYRINGA RETICULATA 'VORY SILK'	JAPANESE TREE LILAC	6' HT.	3	X	20" x 15"W	X	
T/D	TAXODIUM DISTICHUM	BALD CYPRESS	6' HT.	4	X	35" x 20"W		
B/N	BETULA NIGRA	RIVER BIRCH	6' HT.	4	X	35" x 20"W	X	
<u>DECIDUOUS SHRUBS</u>								
P/G	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	#3	32	X	2" x 3"W	X	
R/G	RHUS AROMATICA 'GROLOW'	GROLOW SUMAC	#3	30	X	2" x 6"W	X	
S/G	SPIRAEA X 'GOLD MOUND'	GOLD MOUND SPIREA	#3	23	X	2" x 3"W	X	
V/P	VIBURNUM PLICATUM TOMENTOSUM 'NEWZAM'	NEWPORT VIBURNUM	#5	25	X	3" x 3"W	X	
<u>EVERGREEN SHRUBS</u>								
B/K	BUXUS MICROPHYLLA	WINTERGREEN	#3	28	X	4" x 4"W	X	
J/O	JUNIPERUS CHINENSIS 'OBELISK'	JUNIPER	#3	26	X	3" x 6"W	X	
J/S	JUNIPERUS X PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	#5	24	X	4" x 6" X	X	
I/G	ILEX GLABRA 'CHAMZIN'	NORDIC HOLLY	18"	30	X	4" x 4" W	X	

LANDSCAPE PLAN NOTES

- ① SOD - REFER TO SOD DETAIL ON SHEET L200 LANDSCAPE DETAIL SHEET. SOD SHALL BE CERTIFIED GRADE CULTIVATED GRASS SOD. OF "ADVENTURE BLEND" TURF TYPE TALL FESCUE (BY GENERAL CONTRACTOR).
- ② MULCH

LEGEND

SITE TRIANGLE

Know what's below.

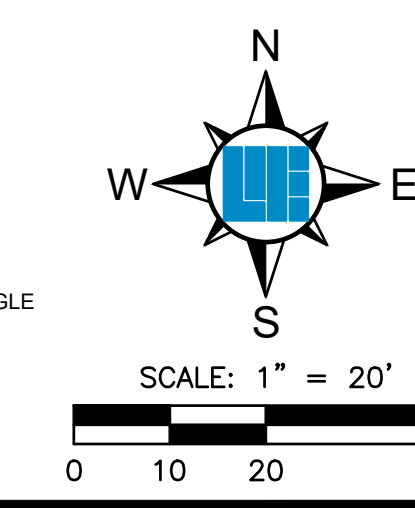
Call before you dig.

Within Indiana Call
811 or 800-382-5544

24 Hours a Day, 7 Days a Week.

PER INDIANA STATE LAW § 5-1-28,
 IT IS AGAINST THE LAW TO EXCAVATE
 WITHOUT NOTIFYING THE UNDERGROUND
 LOCATION SERVICE TWO (2) WORKING
 DAYS BEFORE COMMENCING WORK.

SCALE: 1" = 20'

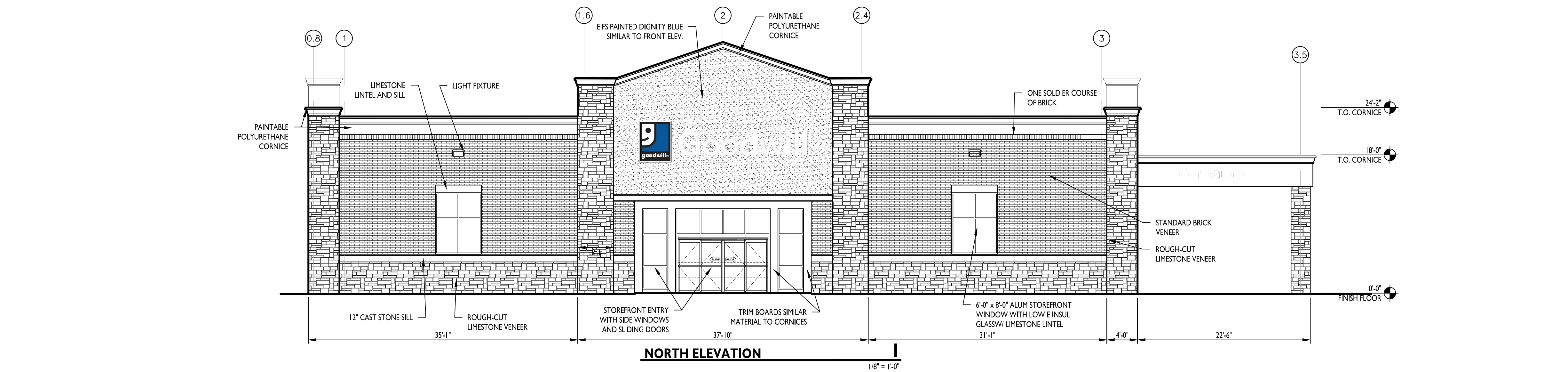


**Know what's below.
Call before you dig.**

Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.

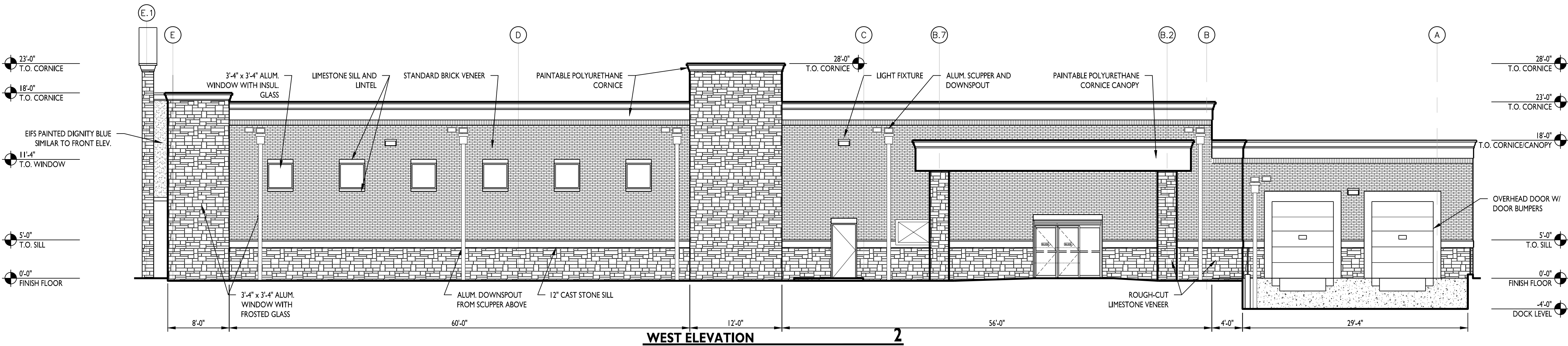
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PREPARED FOR:		Goodwill		PARTIAL	
SHEET NO.		L100			
PROJECT NO.		W21.0574			
		SPRING MILL POINTE DRIVE LANDSCAPE PLAN			
		Part of the SE&4 of Section 35, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana			
		ERIC A. CARTER RIA 20300131			
		03/02/2022			
		NO SCALE			
		DATE: 03/02/2022			
		CHECKED BY: SSN			
		DRAWN BY: ALW			
		DESIGNED BY: BUS			
		REVISED FOR TAC COMMENTS			
		TAC SUBMITTAL			
		BUS			
		DATE: 03/03/2022			
		DWG NAME: W21.0574.L100			
		PROPERTY: PROJECT 0874			
		WEIHE ENGINEERS			
		Land Surveying Civil Engineering Landscape Architecture			
		Build with confidence.			
		317 846 - 6611 800 452 - 6408 317 843 - 0546 fax			
		ALLAN H. WEIHE, P.E., L.S. - FOUNDER			
		10505 N. College Avenue Indianapolis, Indiana 46280 weihe.net			



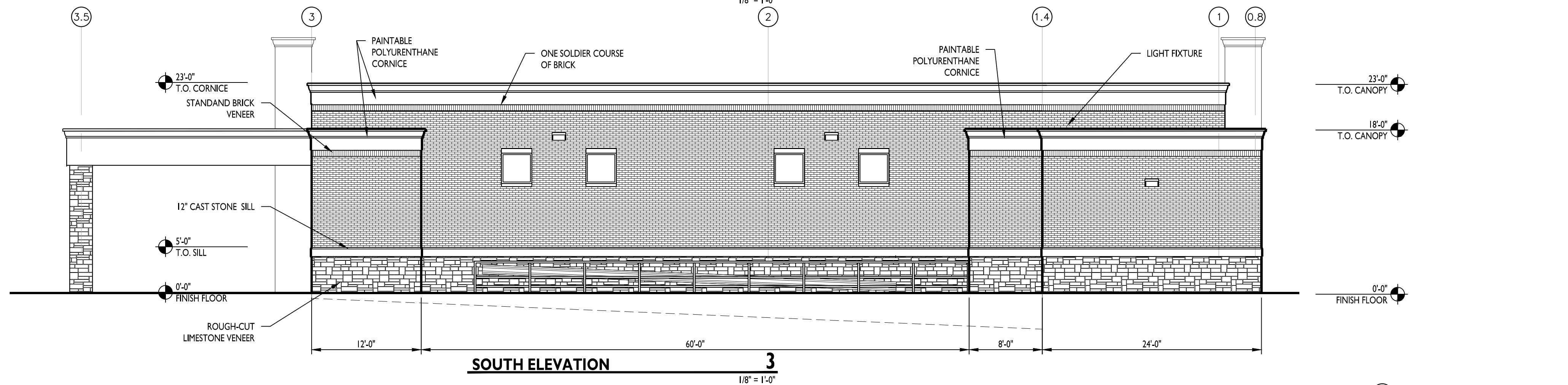
NORTH ELEVATION

1/8" = 1'-0"



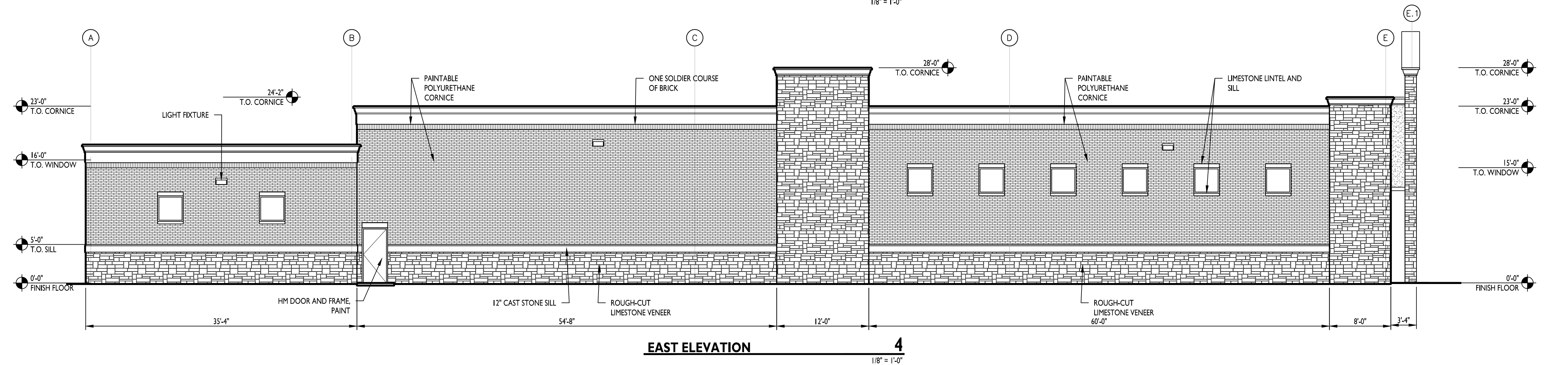
WEST ELEVATION

1/8" = 1'-0"



SOUTH ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"

MATERIAL'S

MATERIAL'S LISTED ARE BASIS OF DESIGN.

1. BELDEN CANYON VELOUR STANDARD BRICK
2. EARTHWORKS ECO VIEUX ROUGH-CUT LIMESTONE BASE
3. AMERICAN MASONRY SUPPLY CAST STONE SILL
4. EARTHWORKS SMOOTH LIMESTONE SILLS & LINTELS
5. FYPON CORNICE / TRIM
6. STO EIFS

MATERIAL PERCENTAGES

NORTH ELEVATION

1. STANDARD BRICK	964 SF	33%
2. ROUGH-CUT LIMESTONE BASE	750 SF	25%
3. CAST STONE SILL	74 SF	2%
4. SMOOTH LIMESTONE LINTELS	12 SF	.5%
5. SMOOTH LIMESTONE SILLS	-	
6. CORNICE / TRIM	281 SF	9.5%
7. EIFS	471 SF	16%

WEST ELEVATION

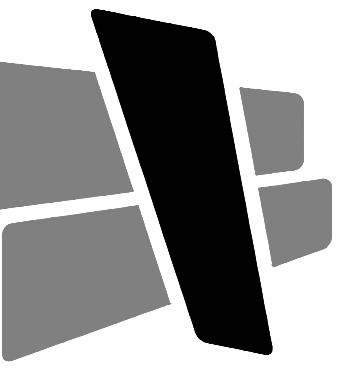
1. BRICK	1965 SF	47%
2. ROUGH-CUT LIMESTONE BASE	1060 SF	25%
3. CAST STONE SILL	120 SF	3%
4. SMOOTH LIMESTONE LINTELS	20 SF	.5%
5. SMOOTH LIMESTONE SILLS	6 SF	.2%
6. CORNICE / TRIM	519 SF	12%
7. CONCRETE DOCK	90 SF	2%

SOUTH ELEVATION

1. BRICK	1455 SF	61%
2. ROUGH-CUT LIMESTONE BASE	366 SF	15%
3. CAST STONE SILL	104 SF	4%
4. SMOOTH LIMESTONE LINTELS	8 SF	.3%
5. SMOOTH LIMESTONE SILLS	4 SF	.2%
6. CORNICE / TRIM	436 SF	18%

EAST ELEVATION

1. BRICK	2045 SF	49%
2. ROUGH-CUT LIMESTONE BASE	1120 SF	27%
3. CAST STONE SILL	147 SF	4%
4. SMOOTH LIMESTONE LINTELS	18 SF	.4%
5. SMOOTH LIMESTONE SILLS	8 SF	.2%
6. CORNICE / TRIM	378SF	9%



CURRAN
ARCHITECTURE

5719 LAWTON LOOP E. DR. #212
INDIANAPOLIS, IN 46216
O :: 317 . 288 . 0681
F :: 317 . 288 . 0753

CERTIFICATION

PRELIMINARY
NOT FOR CONSTRUCTION

03.16.2022

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PROJECT INFORMATION

GOODWILL

25 E SPRING MILL POINTE DRIVE
WESTFIELD, INDIANA

ISSUE DATES

ISSUE	02.03.2022
ISSUE - REVISION	03.16.2022

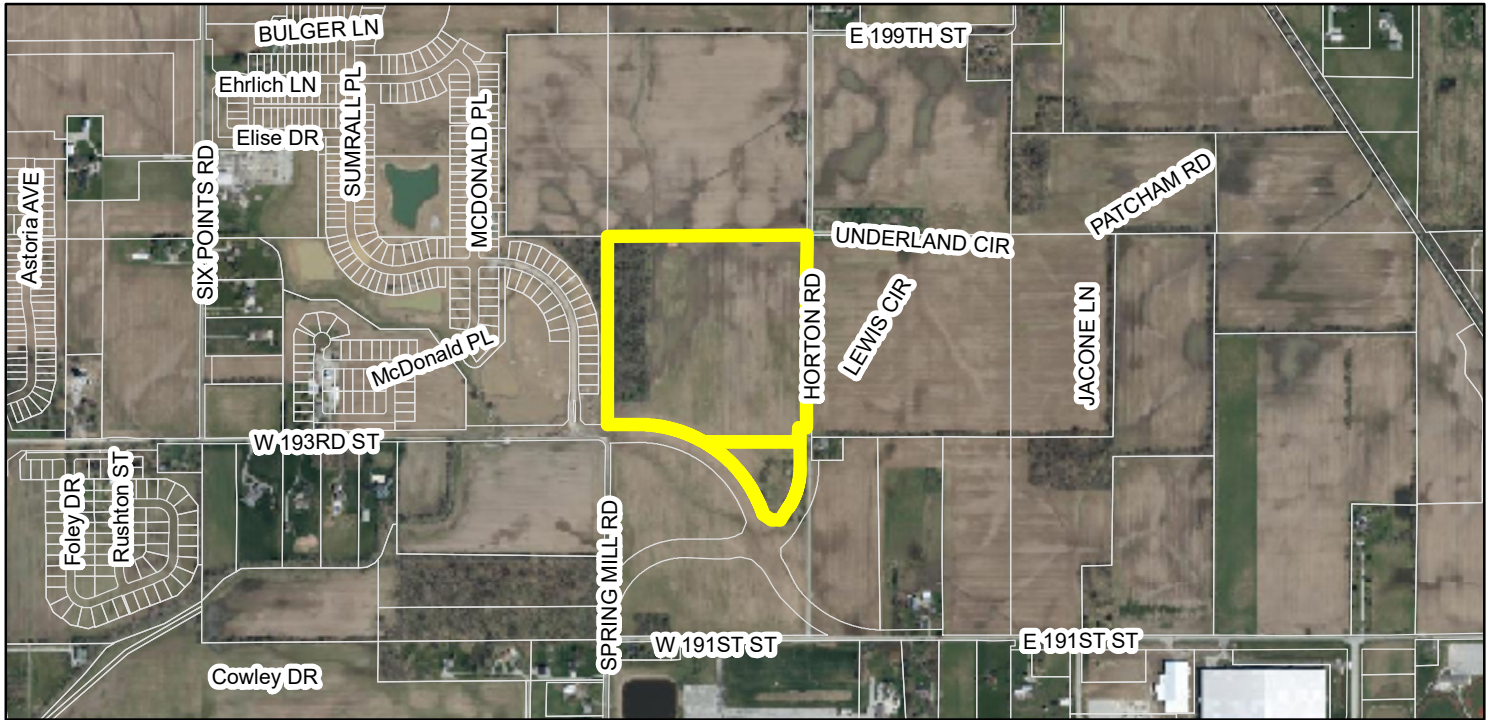
210292

EXTERIOR ELEVATIONS

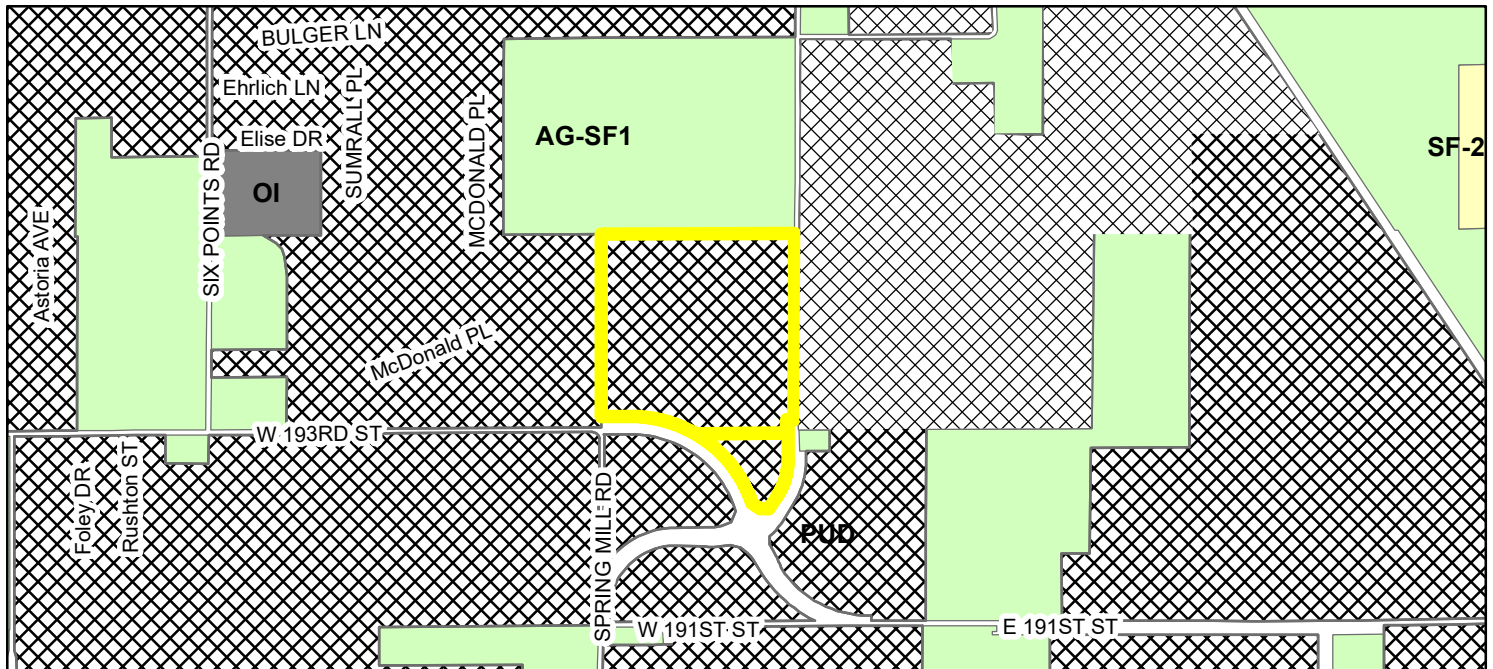
A201

Aerial Location Map

 Site



Zoning Map



 **SITE Zoning**

 AG-SF1 (Agriculture - Single Family - 1)  SF-2 (Single Family - 2)

 OI (Open Industrial)  PUD (Planned Unit Development)

Exhibit “D”

Osborne Trails PUD Amendment V Ordinance - Project Description

The applicant, Lennar Homes of Indiana, Inc. (“Lennar”), has filed a PUD Amendment application for the Osborne Trails PUD District in order to extend and continue the existing Osborne Trails residential community that Lennar is currently developing north of 193rd Street between Horton Road and Six Points Road. The real estate that is the subject of the PUD Amendment consists of approximately 43.5 acres and is located west of and adjacent to Horton Road and north of and adjacent to 193rd Street (the “Real Estate”). Located within the vicinity of the Real Estate is are other residential neighborhoods including: (i) Osborne Trails to the immediate west; (ii) Phase II of Osborne Trails to the immediate north; (iii) portions of Chatham Hills to the immediate east (Aberdeen) and north (Monon Corner). The location of the Real Estate is shown on the enclosed aerial site location exhibit also depicted on the enclosed site aerial context exhibit that identifies surrounding residential communities.

Today the Real Estate is zoned for the development of as many as one-hundred and seventy (170) townhomes under the Osborne Trails PUD Ordinance for Area B. By way of this amendment, Lennar is seeking approval to provide another phase of development (including 130 homes) similar to what was approved on the parcel to the north which was approved in 2021 and the Osborne Trails community an age-restricted (55 and older) residential community that caters to buyers seeking to combine a social and active lifestyle with a one-of-a-kind home designs. The result of the amendment would be to permit development of forty (40) fewer homes all of which would be age restricted having no impact on schools.

Lennar envisions the additional Real Estate serving as an extension and continuation of the existing Osborne Trails community which will include the same development amenities, architectural standards and home product offerings. To this end, the “Osborne Trails PUD Amendment V Ordinance” proposes the same standards and requirements as the Osborne Trails – Phase II PUD, including the following: (i) establishes the “SF-4 Residential District” as the underlying zoning classification for the Real Estate; (ii) limits the number of Dwellings permitted on the Real Estate to not exceed one-hundred and thirty (130); (iii) requires the Developer to comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) (“HOPA” - the “Act”).

This area of the community will continue to offer the same three (3) product offerings as is being built in Osborne Trails today, which includes a variety of single family detached home designs and elevations. Lennar anticipates the average sales prices to be approximately \$290,000 (Northern Collection; \$360,000 Central Collection, and \$415,000 (Southern Collection) based on the three (3) product offerings. Further, homes on the Real Estate will be subject to the same covenants and restrictions applicable to the existing Osborne Trails in order to ensure the enjoyment and shared maintenance costs of the Osborne Trails amenities by the residents of the community.

ORDINANCE NUMBER 22-__

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

“Osborne Trails PUD – Amendment V”

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) enacted Ordinance No. 16-44 (the “Osborne Trails PUD Ordinance”), on February 27, 2017, and amended by (i) Ordinance 17-21, enacted by the City Council on August 14, 2017, and (ii) Ordinance 20-29, enacted by the City Council on October 12, 2020, and (iii) Ordinance 21-23, enacted by the City Council on May 24, 2021, and (iv) Ordinance 21-60, enacted by the City Council on January 24, 2022 (collectively, the “Osborne Trials PUD”);

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

WHEREAS, the Commission forwarded **Petition No. 22__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **recommendation** (- vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Osborne Trials PUD, and (iii) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Osborne Trails PUD.
- 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 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.
- 1.4 Notwithstanding the above provisions of this Section, the Real Estate may be developed in conformance with this Osborne Trails PUD Amendment V or in compliance with the Osborne Trials PUD.

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

- 2.1 The Real Estate shall be developed in substantial compliance with the street network and open space configuration illustrated on the Concept Plan.

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

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

- 4.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 4.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 4.3 The total number of Dwellings permitted on the Real Estate shall not exceed one-hundred and thirty (130) Single-family Dwellings.
- 4.4 The Developer shall comply with all requirements of 24 CFR part 100, subpart E and The Housing for Older Persons Act of 1995 (Pub.L. 104-76, 109 Stat. 787, approved December 28, 1995) (“HOPA”), as they may be amended, to qualify the Dwellings as “housing intended and operated for occupancy by persons 55 years of age or older”, as such phrase is defined in Section 2 of HOPA, in order to exempt

Developer and future owners of the Dwellings from The Fair Housing Act's (Title VIII of the Civil Rights Act of 1968, as amended, 42 U.S.C. 3601-3619) (the "Act") prohibition against discrimination because of familial status.

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

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

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

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

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

- 6.1 Article 6.3 Architectural Standards: Shall apply to all dwellings, except as

modified below:

- A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of Dwellings. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings.
- B. Building Materials: Vinyl siding shall be prohibited as an exterior siding material.
- C. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of five and one-half inches (5-1/2”) wide.
- D. Windows: All homes shall have a minimum of one (1) window on all four (4) sides of the home, except the garage side of a ranch style home may have no windows provided the other three (3) elevations have a minimum of nine (9) windows total. For the purposes of this calculation, a twin window shall be counted as two (2) windows.
- E. Minimum Overhangs: All homes shall have a minimum of 8” roof overhangs.
- F. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 6/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
- G. Shingles: All homes shall have dimensional or architectural grade shingles.
- H. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:
 - i. For front loading garages, the garage door total width may not exceed fifty percent (50%) of the linear footage of the front elevation of the home.
 - ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
 - iii. If a home has a third car garage, the third car bay shall be offset by a minimum of two (2) feet.
 - iv. Garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door

header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver. All homes shall have decorative garage doors with windows and be painted a color to match the dominant exterior material or a color to accent the dominant exterior material.

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

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

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

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

- i. A minimum of ten (10) shrubs will be provided at the foundation of the home in the front yard.
- ii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded. For corner lots, sod must be planted in both “front” yards.

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

- i. A black “4-board” fence shall be provided along a minimum of sixty-five percent (65%) of the Street Frontage Planting Area of Horton Road and 191st/193rd Street.

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

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

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

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

A. Minimum Open Space: Open Space area shall be a minimum of fifteen (15) percent and as generally shown on the Concept Plan.

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

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

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

Section 9. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2028 (unless otherwise extended by the Director) shall automatically void this Ordinance.

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

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 22-__** was delivered to the Mayor of Westfield
on the ____ day of _____, 2022, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 22-__
this ____ day of _____, 2022.

I hereby VETO Ordinance 22-__
this ____ day of _____, 2022.

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Single Family Dwelling Character Exhibit

EXHIBIT A
REAL ESTATE

(Page 1 of 2 – Legal Description)

Parcel 1:

Part of the West Half of the Northwest Quarter of Section 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Beginning at the Northwest corner of the Northwest Quarter of the Northwest Quarter of said Section 26; thence North 89 degrees 43 minutes 52 seconds East (assumed bearing) 1,323.21 feet along the North line of the said Northwest Quarter to the Northeast corner of the West Half of said Northwest Quarter; thence South 00 degrees 10 minutes 08 seconds West 1,261.54 feet along the East line of said West Half; thence North 89 degrees 49 minutes 52 seconds West 69.25 feet; thence South 01 degrees 49 minutes 40 seconds West 89.90 feet; thence South 89 degrees 45 minutes 23 seconds West 901.59 feet; thence North 62 degrees 57 minutes 15 seconds West 227.55 feet; thence north 89 degrees 49 minutes 24 seconds West 146.95 feet; thence North 00 degrees 10 minutes 36 seconds East 1,244.89 feet along the West line of said Northwest Quarter to the Place of Beginning, containing 40.208 acres, more or less.

EXCEPTING OUT:

A part of the Northwest Quarter of Section 26, Township 19 North, Range 3 East, in Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 26; thence North 00 degrees 10 minutes 36 seconds East (assumed bearing) a distance of 1,39.71 feet along the West line of said Northwest Quarter to the Northwest corner of the 40.011 acre parcel owned by Osborne Trails Developer, LLC as recorded Instrument No. 2017-025934 in the office of the Recorder of Hamilton County, Indiana and the POINT OF BEGINNING of this description; thence North 00 degrees 10 minutes 36 seconds East along said West line, a distance of 11.60 feet; thence North 89 degrees 37 minutes 54 seconds East a distance of 198.78 feet to the point of curvature of curve concave southerly, the radius point of said curve being South 00 degrees 22 minutes 06 seconds East a distance of 860.00 feet from said point; thence easterly along said curve 456.58 feet to the point on said curve, said point being North 30 degrees 03 minutes 02 seconds East a distance of 860.00 feet from the radius point of said curve and being on the North line of said 40.011 acre parcel; thence the next three (3) courses are along the boundary of said 40.011 acre parcel: (1) South 89 degrees 45 minutes 23 seconds West a distance of 285.39 feet; (2) North 62 degrees 57 minutes 15 seconds West a distance of 227.55 feet; (3) North 89 degrees 49 minutes 24 seconds West a distance of 146.95 feet to the West line of said Northwest Quarter and the place of beginning, containing 0.735 acres, more or less.

Parcel 2:

A part of the Northwest Quarter of Section 26, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of said Section 26; thence North 89 degrees 46 minutes 30 seconds East (assumed bearing) 1,323.57 feet along the South line of said Northwest Quarter to the Southeast corner of the West Half of said Northwest Quarter; thence North 00 degrees 10 minutes 08 seconds East 1,382.07 feet along the East line of the West Half of said Northwest Quarter to the Northeast corner of the 40.011 acre parcel described in Instrument No. 2017-025934 as recorded in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 49 minutes 52 seconds West 60.00 feet along the North line of said 40.011 acre parcel to the POINT OF BEGINNING of this description; thence South 00 degrees 10 minutes 08 seconds West 269.68 feet to the point of curvature of a curve concave Westerly, the radius point of said curve being North 89 degree 49 minutes 52 seconds West 450.00 feet from said point; thence Southerly along said curve 249.15 feet to the point of tangency of said curve, said point being South 58 degrees 06 minutes 32 seconds East 450.00 feet from the radius point of said curve; thence South 31 degrees 53 minutes 28 seconds West 20.07 feet; thence South 34 degrees 35 minutes 09 seconds West 93.94 feet; thence South 89 degrees 46 minutes 30 seconds West 58.43 feet; thence North 54 degrees 13 minutes 53 seconds West 65.05 feet to a point on a non-tangent curve concave Southwesterly, the radius point of said curve being South 71 degrees 24 minutes 32 seconds West 860.00 feet from said point; thence Northwesterly along said curve 620.78 feet to a point on said curve, said point being North 30 degrees 03 minutes 02 seconds East 860.00 feet from the radius point of said curve; thence North 89 degrees 45 minutes 23 seconds East 616.21 feet; thence North 01 degrees 49 minutes 40 seconds East 89.90 feet; thence South 89 degrees 49 minutes 52 seconds East 9.25 feet to the place of beginning, containing 4.076 acres, more or less.

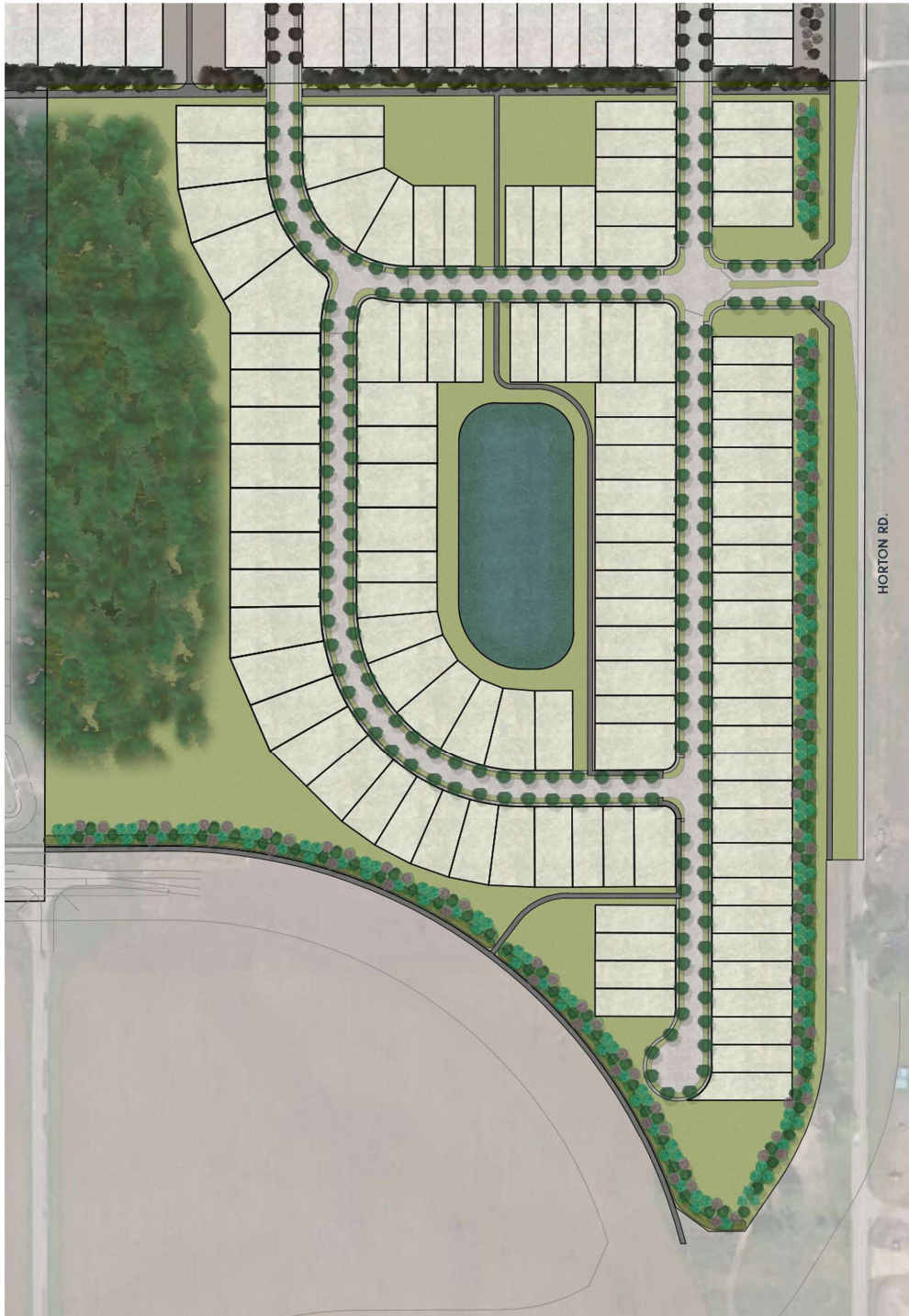
EXHIBIT A
REAL ESTATE

(Page 2 of 2 - Location Map)



EXHIBIT B

Concept Plan



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

EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT

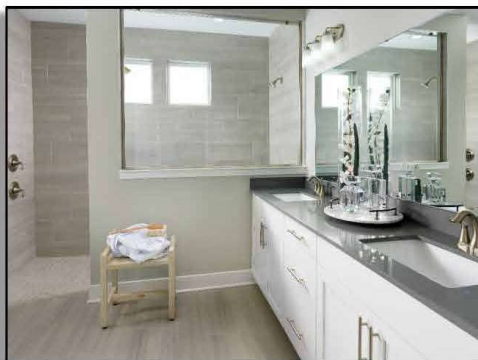


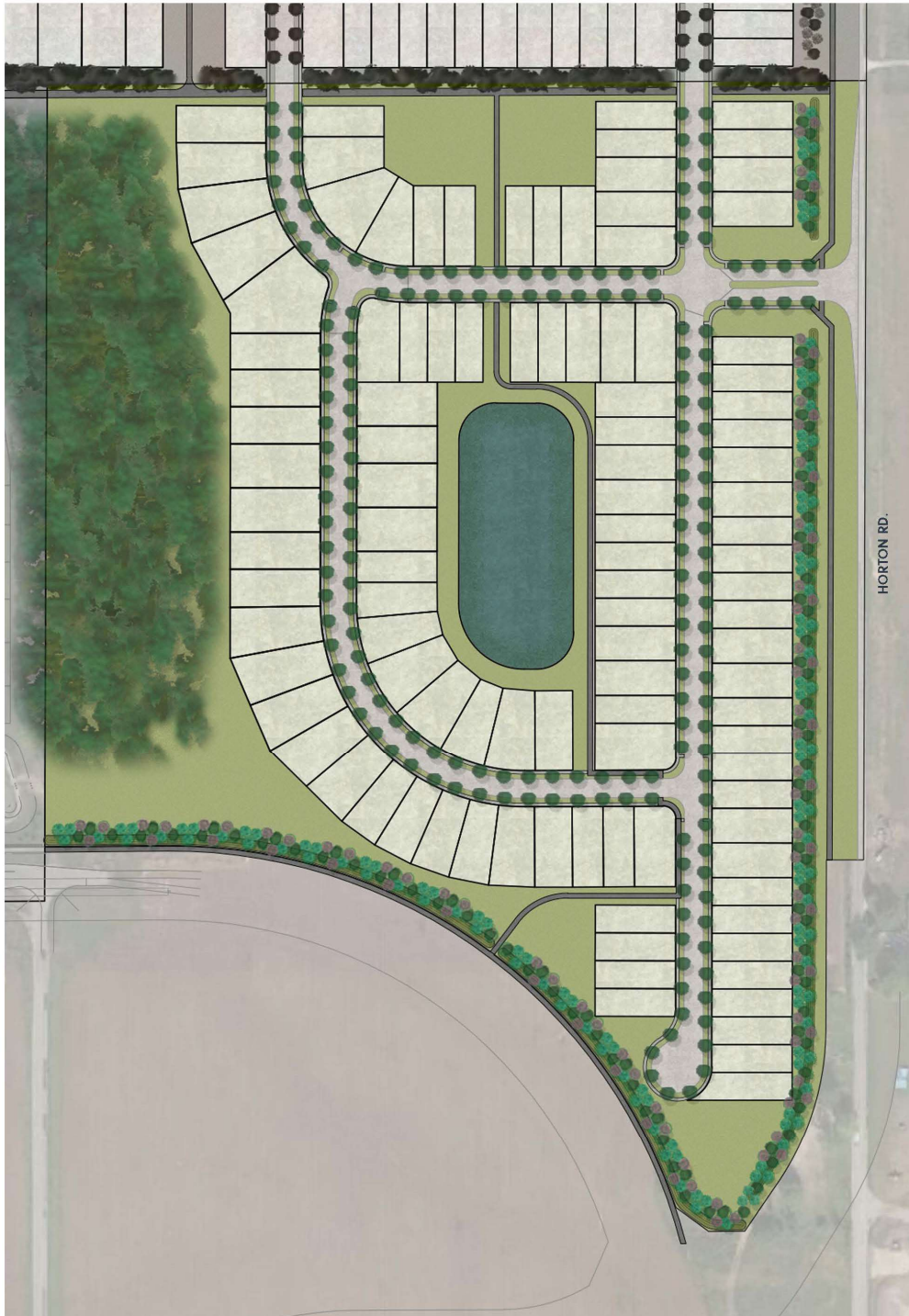
EXHIBIT C

SINGLE FAMILY DWELLING CHARACTER EXHIBIT



EXHIBIT B

Concept Plan



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

Osborne Trails PUD Amendment Zoning Request

Neighborhood Meeting Summary

Project: Lennar Homes of Indiana, Inc.
Osborne Trails PUD Amendment V Zoning Request
Docket Number 2204-PUD-07

Date: March 28, 2022 at 6:30 pm

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

Presenters: Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
Keith Lash and Tony Bagato, Lennar Homes

Attendees: Staff – Ryan Collingwood
See Ex. A For Sign In Sheet

The Neighborhood Meeting began at 6:30 pm and Jon Dobosiewicz (JD) and Keith Lash (KL) provided an overview summary of the proposal.

Neighbor Comments and Questions:

1. What is the timeline for the development of the overall site?
 - a. Response: KL explained that it depends on market conditions, but it may be completed and built-out by 2028.
2. When will the “turnover” to the HOA occur?
 - a. Response: KL explained that it is difficult to predict with certainty when the “turnover” may occur, as it depends on financial considerations related to the HOA and the best and most appropriate time for a “turnover”.
3. Will there be another fitness center; will there be more pickle courts; will the existing clubhouse be expanded; will the existing pool be expanded; if new pickle ball courts are added, consider facing them in a north/south direction and other questions and comments related to amenities?
 - a. Response: KL explained that the current fitness center is designed to accommodate more fitness equipment and that Lennar is taking into account input received from residents and a Survey that Lennar provided to Osborne Trails residents regarding their preferences for potential additional amenities and discussed the current and possible future amenities for the community.

4. A question was asked about who owns the other parcels surrounding the subject site?
 - a. Response: KL and JD provided a general response.
5. Will there be any additional real estate added to the current Osborne Trails community?
 - a. Response: KL explained that it seems unlikely that any additional real estate will be added to the Osborne Trails community.
6. When did Lennar put the subject property under contract?
 - a. Response: KL explained that Lennar entered into a purchase agreement in February 2022.
7. Questions about possible road improvements in the general area, how many entrances will there be into the Osborne community, will there be a separate construction entrance and whether a new round-a-about will be constructed?
 - a. Response: JD and KL provided responses.
8. If the subject real estate were not developed for this proposal, but were developed as townhomes, would the townhome residents be permitted to use the Osborne Trails amenities and how much of the wooded area would be preserved?
 - a. Response: KL explained that the Osborne Trails amenities were only for the use of the Osborne Trails residents. KL explained that he did not know what tree preservation may entail if the subject site were developed as townhomes.
9. Additional questions and comments were made regarding the current Osborne Trails HOA and matters unrelated to the zoning request?
 - a. Response: KL responded to the non-zoning request questions and comments related to the Osborne Trails HOA and status of that current development.

The meeting ended at approximately 7:50 pm.

Neighborhood Meeting Sign In-Sheet

RE: Neighborhood Meeting
Lennar Homes of Indiana, Inc.
Osborne Trails PUD Amendment V Zoning Request
Docket Number 2204-PUD-07

Location: March 28, 2022, at 6:30 p.m.
Osborne Trails Community Clubhouse, 19360 Sumrall Place, Westfield, IN 46074

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. Sandy Carlson	19957 McDonald	630-835-6688	scarlson6571@comcast.net
2. CHIC RIEBEL	19755 BARNES WAY	252-862-6994	chicriebel@gmail.com
3. Alice White	725 Ehrlich Lane	260-637-9700	allwhite22@gmail.com
4. David White	725 Ehrlich Lane	260-402-2367	dvdwhite@gmail.com
5. Teri Gemmill	19429 Sumrall Pl	317-374-4557	GEMMILL441@gmail.com
6. Mike + Pam Lee	19413 Sumrall Pl	317-694-1742	PMLEE2ML@comcast.net
7. JOHN GEMMILL	19429 SUMRALL PL	317-374-4497	gemmill441@gmail.com
8. Gary + Kris JENHART	19421 SUMRALL PL	317-442-1152	gardenhart@att.net
9. Ken + Lynn Noe	19653 Sumrall PL	317-938-4623	Lano4@gmail.com
10. Steve + Andrea	19717 Sumrall Pl	765-438-3363	steve-andrea@latna.net
11. PHIL + GLORIA CORRON	19608 SUMRALL PL	317-797-9498	pg.CORRON@COMCAST.NET
12. DAVE + Bev Orlando	19621 Sumrall PL	317-371-9853	dorlando111@AOL.com
13. Joe + Julie Williams	19622 Sumrall PL	317-691-7895	juliawilliams6@comcast.net
14. TERRI SCOTT	19624 Sumrall Pl	317-847-5878	scott.teri@yahoo.com
15. Ron + Sharon felzke	19767 McDonald Pl	989-430-2585	RSfelzke@gmail.com
16. Ellen Leff	19548 Sumrall Pl	317-370-1995	ehnl@shcglobal.net
17. Debra Thompson	19405 Sumrall Pl	708-359-2113	debbytop@aol.com
18. George Thompson	19405 SUMRALL PL	708-359-2111	georgefop@att.com

NAME	ADDRESS	PHONE	EMAIL
19. Kim Jensen	19613 Sumrall Pl.	913-481-8940	Kjensen 8775 a gmail.com
20. MaryBeth Palmer	19629 Sumrall	330-612-6124	mbpalmer64@gmail.com
21. Joe Mann	19592 Sumrall	317-696-9202	mann1531@att.net
22. Charlene Samples	19806 McDonald	317-399-6225	charsamples@yahoo.com
23. Diane & Scott Munderick	19669 Sumrall	224-805-0057	smunderick@comcast.net
24. Dianne Clayton	19642 McDonald	765.426.9195	delayton13@comcast.net
25. G. & CLAYTON	19642 McDonald	765 426 9727	gclayton817@gmail.com
26. Christine Pauley	19724 McDonald Place	317 446 4649	chrispauley22@gmail.com
27. Kent & Sally DeVaney	19679 McDonald Pl	317-689-9186	Sals.etc@gmail.com
28. Linda & DREFFEL	19389 Sumrall	773-852-7987	LDREFFEL@JCCGLOBAL.NET
29. Nancy Stevens & Tony Cain	714 Ehrlich LN	317-402-4453	hiconsulting18@msn.com
30. DIANE & DAN PUGH	19612 Sumrall	574-276-7061	DANNYPUGH@comcast.net
31. Dennis & Pam Eury	19676 McDonald Pl	317-439-6144	pgmaire@gmail.com
32. DON & LINDA BECKER	821 EHRlich LANE	317-379-7736	DRECKER1026@comcast.net
33. Becky Hazel	19580 Sumrall Pl.	219-309-5563	bshazel@aol.com
34. Cindy Ziembra	19641 Sumrall Pl	317-225-9911	cziembra@aol.com
35. Jon & JAO STERLING	19480 Sumrall Pl	443-540-5178	TSTERLING27@gmail.com
36. Cindy & STEVE HAAS	19570 McDonald Pl	317-710-6967	schaasile@yahoo.com
37. Diane & Greg Iott	19578 McDonald Pl	920-850-0567	gregiott@hotmail.com
38. Pamela Ethridge	19540 Sumrall Pl	815-980-0231	Packerspam@aol.com
39. Kelly Tidwell	19638 Sumrall Pl	574-514-8701	Kelly.Tidwell@allwaycorp.org
40. Dennis & Jacqui Lloyd	19573 Sumrall Pl	502-909-5852	dmlloyd53@gmail.com
41. DON & DEE SMITH	19798 McDonald	574-333-7926	
42. Jim & MARYJANE TREADWAY	748 Elise Dr.	574-361-2438	Concordhsbase bulley@hsbaseball.org
43. DEE MOORMAN	736 ELISE DR	937-470-0906	

44. Mike Niles 29567 McDonald Pl, 574-376-2052 NilesMike@aol.com
45. Chris Hirsch 19626 Sumrall Pl. 317-908-9468 chirsch40@gmail.com
46. Loretta Hirsch 19626 Sumrall Pl 317-514-5360 lorettahirsch@me.com
47. Scott Armstrong 19437 Sumrall Pl. (260) 341-4615 scarmstrongfw@gmail.com
48. Barbara Armstrong 19437 Sumrall Pl. 260-403-6974 armstrongz@aol.com
49. Renee Jensen 19559 McDonald Pl 317-345-1694 jensenda@aol.com
50. GERALD HUCHGESANG 19557 SUMRALL PLACE (317) 946-5008 HUCHGESANG.GERALD@YAHOO.COM
51. Polly Correll 19807 McDonald Pl (630) 853-9910 polycorrell@att.net
52. Steve Correll 19807 McDonald Pl (630) 460-2578 stevecorrell@gmail.com
53. Pamela Leverenz 19725 Sumrall Pl (317) 694-5980 pamleverenz@aol.com
54. J. Scott Leverenz 19725 Sumrall Pl (317) 694-1759 scottl13@aol.com
55. Jim Kingsolver 585 Ehrlich Lane 317-441-6351 jdk072862@aol.com
56. Diane Kingsolver 585 Ehrlich Lane 317-903-8973 diane.kingsolver@rochester.com
57. Starr Newell 596 Ehrlich Lane 502-541-5384 snewell@qwest.net
58. Karen Campbell 785 Ehrlich Lane 217-6537072 karell2001@hotmail.com
59. Pat Breitkreuz 797 Ehrlich Ln. 269-470-8373 pat.breitkreuz@gmail.com
60. GERALD R. DAVIS 19654 SUMRALL PL. 317 836 9953 NO FURTHER ADDRESS
61. JEFF VICK LEVINEZ 19458 Sumrall Pl 317 437-7206 JEFFLEVIN@AOL
- 62 Douglas Zabonich 19397 Sumrall Place 317-695-2443 dzabonich@gmail.com
- 63 Jeanne Vana 634 Ehrlich Lane 808 389-6255 bigwavetomatoes@gmail.com
- 64 Bickelinda DREFFEN 19889 SUMRALL PL 312-504-8617 dreffein@sbcglobal.net
- 65 Colleen Charles Arva 19453 Sumrall Pl 317-413-3314 carvaiss@ATT.net
- 66 Tyrone Rogers 19485 Sumrall Pl (219) 576-8869 tyson.rogers55@yahoo.com
- 67 David Heacox 19626 McDonald Pl 317-315-4778 david_heacox@yahoo.com
- 68 Michele Perkins 19634 McDonald Pl 317-370-8326 mperkins@base1aw.com
- 69 Todd Logan 19610 McDonald Pl 267-251-9405 toddrlogan@gmail.com
- 70 David Puckett 19655 McDonald Pl 317-281-4179 dpucketteconcerts@yahoo.com
- 71 Kirk & Cindy Hobbs 19469 Sumrall 812-345-0693 KCHOBBS5094@ATT.NET
- 72 Joy & Gary Beaumont 19461 Sumrall 317-603-4383 kjoybeaumont@aol.com

WRITTEN PUBLIC COMMENTS

Docket Number: 2204-PUD-07

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

Request: Lennar Homes of Indiana, Inc by Nelson & Frankenberger, LLC requests an amendment to the Osborne Trails PUD to amend the permitted uses on 43.5 acres +/- of the Real Estate.

Enclosed Attachments (as of 5:00pm., Monday, April 4):

April 4, 2022 Advisory Plan Commission Meeting

1. Eugene Kaminski	N/A	(03/21/22)
2. Eugene Kaminski	N/A	(03/23/22)
3. Charlene Samples	19806 McDonald Pl, Westfield IN 46074	(03/29/22)

From: [EUGENE KAMINSKI](#)
To: [Craig Jensen](#); laura.givens@lennar.com; [King Doxsee](#)
Cc: [planners](#)
Subject: Osborne Trails Phase I + II + III
Date: Monday, March 21, 2022 3:39:52 PM

**WARNING: This external email is from
keugene871@aol.com.**

Craig, I just received the meeting notice for Monday evening March 28th regarding the Osborne Trails PUD Amendment V Zoning Request. In reviewing the developmental plans for all phases, I remain disappointed not seeing any dedicated space beyond home lots to accommodate any new community amenity structures. (No additional pools nor structural community meeting spaces to address increasing community homeowner numbers). I've now adjusted the homeowner numbers upward to 1550 using 10% for single households and two persons for the remaining. This number is adjusted for the additional 130 homes. Recently having visited several other 55+ communities since my last email I believe my recommendation of a pool to resident ratio of 500/pool is a sound recommendation. While traveling to Hilton Head Island I came across a community outdoor structure that could accommodate easily 500+ residents at a time and could be configured with garage/windowed overhead doors to create a closed or open air and heated environment. I've attached some pictures for your consideration. This structure could be adapted to include rest rooms, storage for various pool needs and well as storage for seasonal decorations, counter top with sink, electrical access for catered events, meetings, etc. For visual affect I've included a picture of myself at the podium where this idea went uncontested! With our growing community it's obvious to homeowners the current Retreat although beautiful in design and furnished is far too small to accommodate access and usefulness without having to restrict access to the pool in the future. This would not be a truthful selling point or a reality for home owners once they have settled in their new home. Thanking you in advance for your consideration. Gene









From: [EUGENE KAMINSKI](#)
To: [Ryan Collingwood](#)
Subject: Osborne Trails Amendment V Plat Plan
Date: Wednesday, March 23, 2022 11:54:38 AM

**WARNING: This external email is from
keugene871@aol.com.**

Ryan, just a heads up for you and your team. The Developmental plan submitted by Lennar calls for 130 homes in what I call Phase III. I've counted what the architectural rendering shows as only 107 home lots. Appears they are short 23 lots somewhere since their amendment calls for 130 lots. I believe the wooded area is protected marsh/woodland so that shouldn't be cannibalized. See attachment. Thanks for your review.



From: [charlene.samples](mailto:charlene.samples@planners)
To: planners
Subject: Change of Zoning Application Docket Number 2204-PUD-07
Date: Tuesday, March 29, 2022 4:05:29 PM

**WARNING: This external email is from
charsamples@yahoo.com.**

This zoning application change will be presented by Lennar Homes on Monday, April 4.

As a homeowner in Osborne Trails, I am writing to let you know I support this zoning change and hope that once your questions/concerns are answered, you will recommend implementing the change to City Council. My reasoning is as follows:

- Given the proximity this parcel has to the entrance to Osborne Trails (especially once new intersection/roundabout is built just east of Springmill and south of 193rd), it makes sense for the housing style and homeownership (age-restricted) to be consistent with Osborne Trails.
- Adding 110 homesites to Osborne Trails on this parcel will increase our HOA resources without adding significant HOA operation and maintenance expense.
- Lennar is more likely to move as quickly as possible to build on this parcel, reducing the likelihood that another builder will try to develop the parcel with residential units inconsistent with Osborne Trails.

Thank you for your consideration. I look forward to attending the meeting virtually on Monday to hear your concerns/questions, and learn what information and support other homeowners here in Osborne Trails provide.

Sincerely,

Charlene Samples
19806 McDonald Pl, Westfield IN 46074
charsamples@yahoo.com

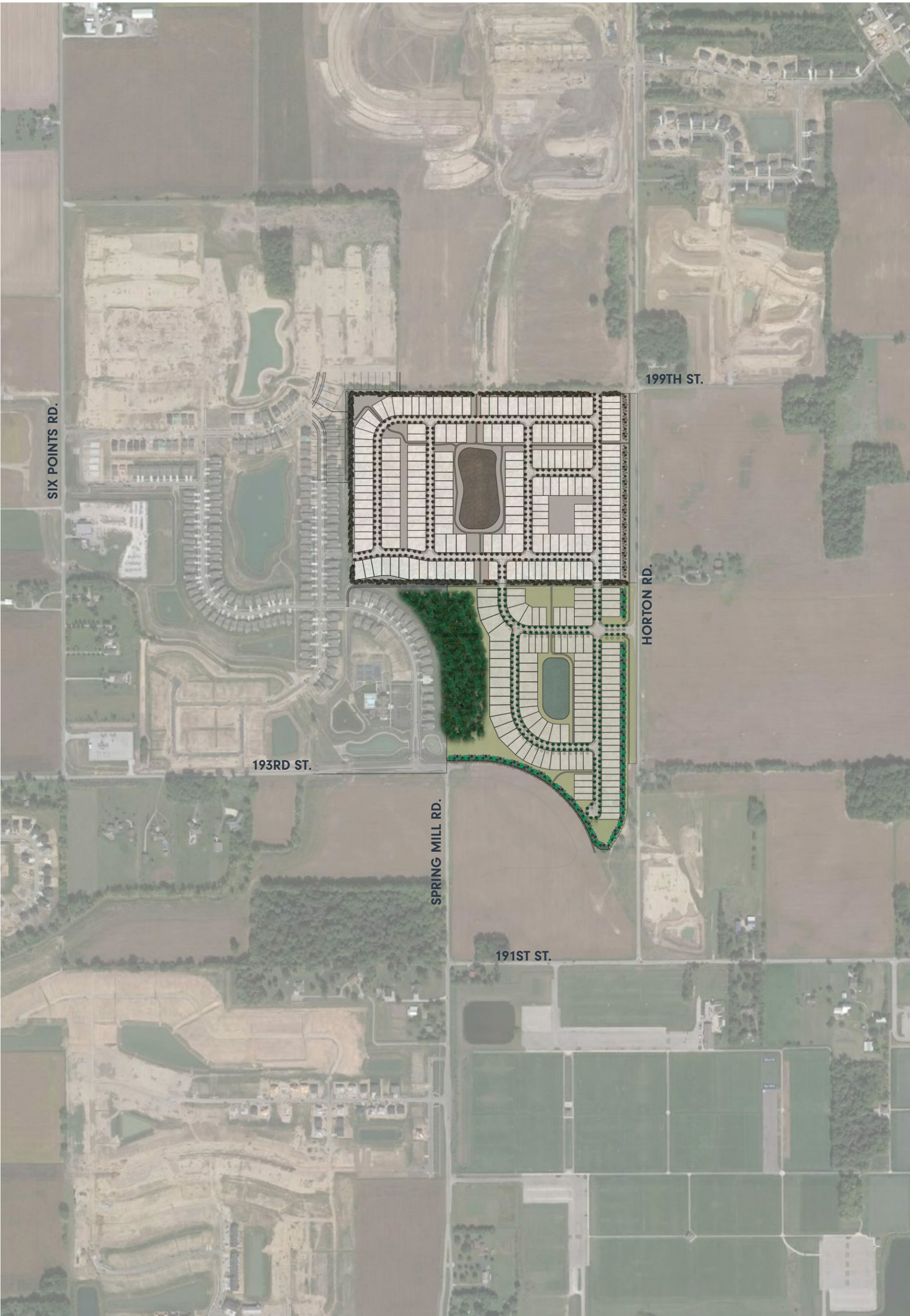


OSBORNE TRAILS





Osborne Trails – Phase III – Site Location Exhibit



OSBORNE TRAILS

DEVELOPMENT PLAN

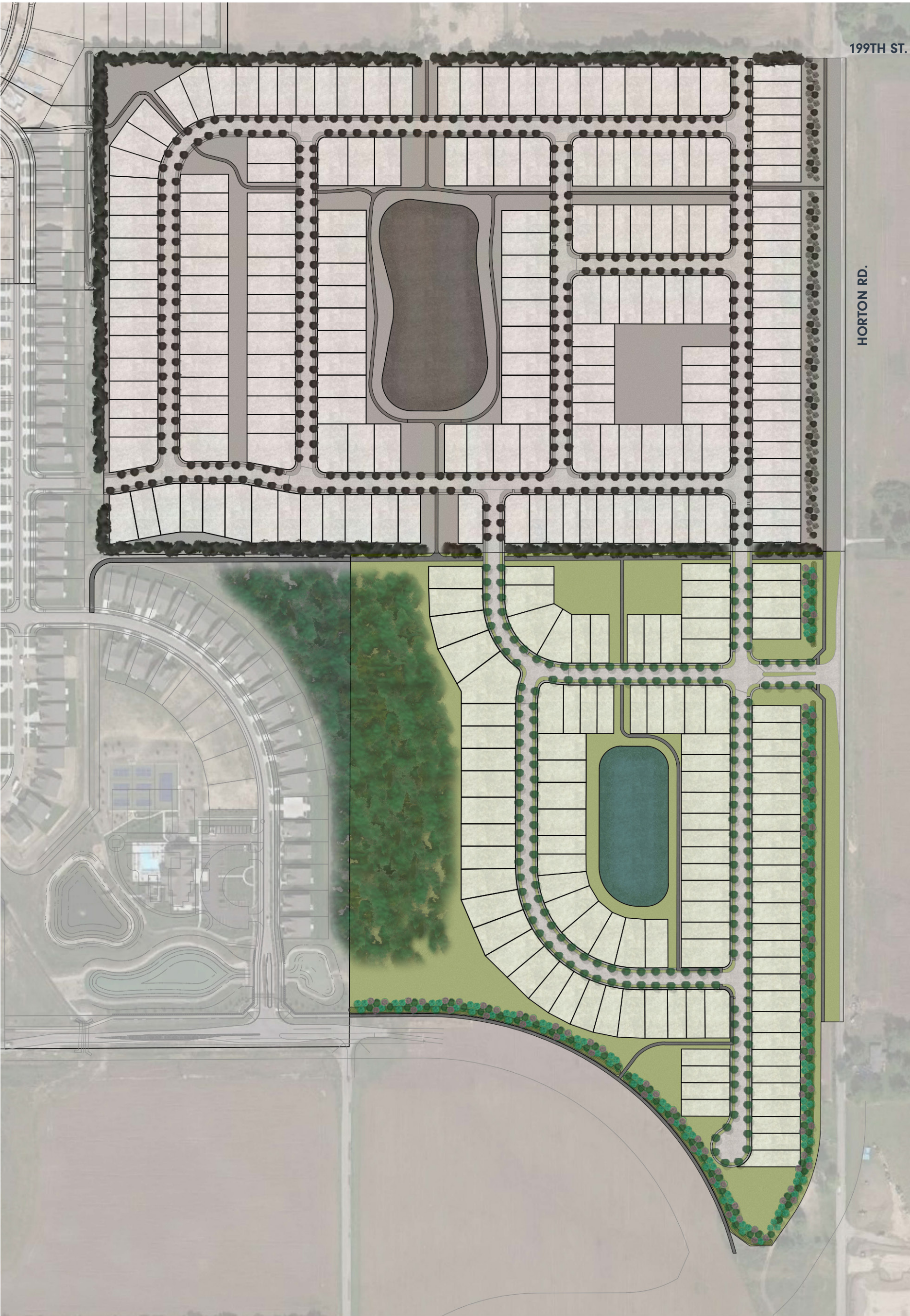
WESTFIELD, INDIANA

FEBRUARY 28, 2022

PREPARED FOR:
LENNAR



HWC
ENGINEERING
© 2022 HWC ENGINEERING



60' X 130' = 80 LOTS
50' X 130' = 101 LOTS
45' X 130' = 119 LOTS
TOTAL = 130 LOTS



OSBORNE TRAILS

DEVELOPMENT PLAN

WESTFIELD, INDIANA

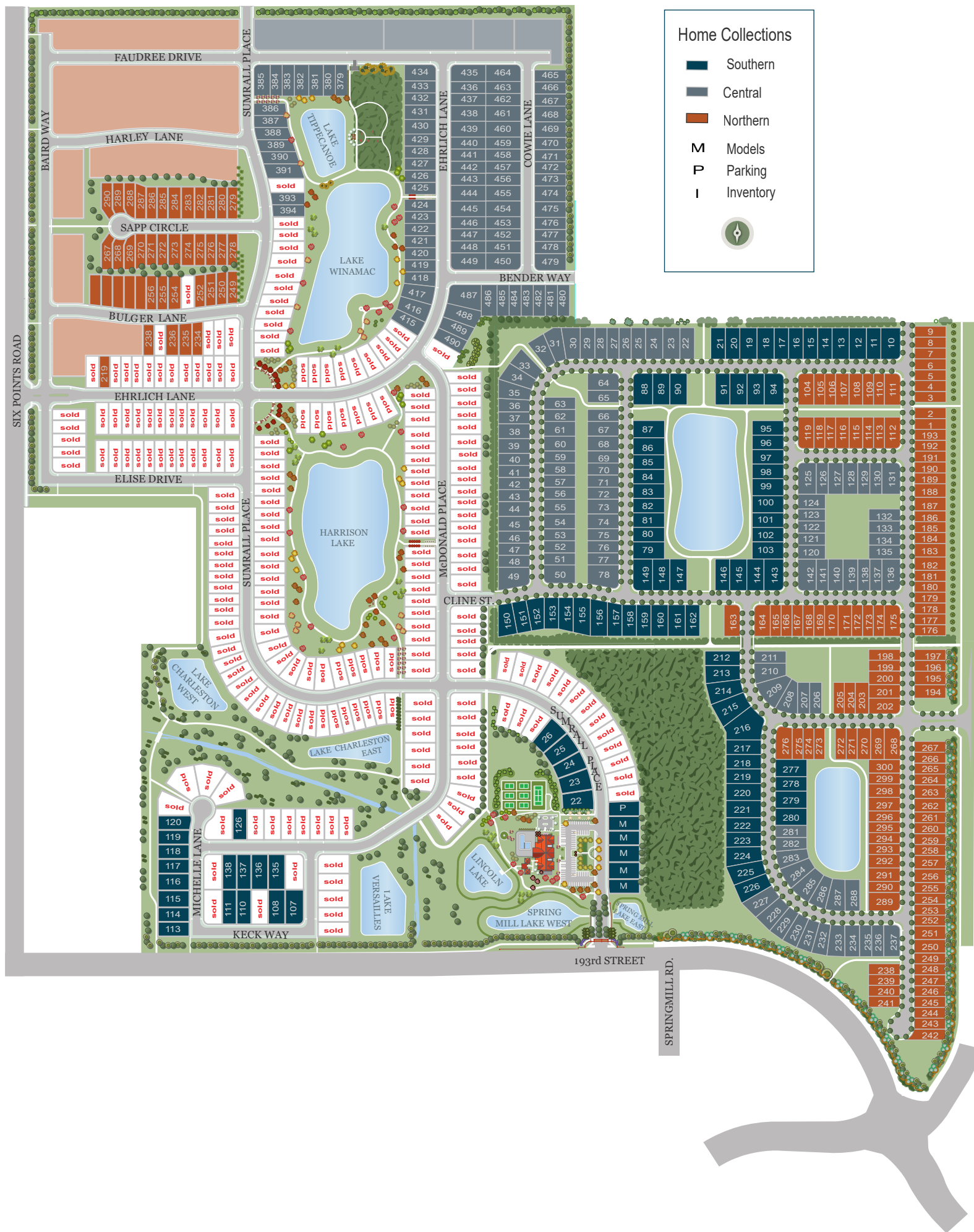
PREPARED FOR:
LENNAR

LENNAR



HWC
ENGINEERING
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FEBRUARY 28, 2022









WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

April 4, 2022
2204-PUD-07
Exhibit 1

Petition Number: 2204-PUD-07 (Ordinance No. 22-10)

Project Name: Osborne Trails PUD Amendment V

Subject Site Address: West side of Horton Rd and North of 191st (the "Property")

Petitioner: Lennar Homes of Indiana, Inc

Representative: Nelson & Frankenberger, LLC

Request: Requests an amendment to the Osborne Trails PUD to amend the permitted uses on 43.5 acres +/- of the Real Estate.

Current Zoning: Osborne Trails PUD

Current Land Use: Undeveloped / Agriculture

Approximate Acreage: 43.5 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Project Narrative
4. Proposed Ordinance 22-10
5. Concept Plan
6. Neighborhood Meeting Summary
7. Public Comments
8. Petitioner Slides

Staff Reviewer: Ryan Collingwood, Associate Planner

PETITION HISTORY

The petition was introduced at the [March 14, 2022](#) City Council meeting. The discussion for this petition can be viewed [here](#). The petitioner hosted a neighbor meeting on March 28, 2022. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 6**. The petition will receive a public hearing at the April 4, 2022 Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located generally at the west side of Horton Road and the north side of 191st Street (see [Exhibit 2](#)).

Zoning: The property is currently zoned as Osborne Trails PUD. The underlying zoning district shall be the SF4: Single-Family High Density District.

History: The Property was included in the original Osborne Trails PUD Ordinance as Area B, passed on February 27, 2017 (1610-PUD-17; [Ord. 16-44](#)).

Permitted Uses: The total number of Dwellings permitted on the Real Estate shall not exceed one hundred and thirty (130) Single-family Dwellings. The original Osborne Trails PUD Ordinance permitted up to 170 townhomes, since decreasing the density with the proposal of the Osborne Trails PUD Amendment V. The proposed Single-family Dwellings are tied with an age-restricted standard of age 55 or better, similarly to the recently approved Osborne Trails PUD – Phase II ([Ord. 21-23](#)) as well as the original Osborne Trails PUD Ordinance (explained further in [Exhibit 3](#)).

General Regulations:

	<u>PROPOSED PUD AMENDMENT</u> <i>SINGLE-FAMILY DWELLINGS</i> (2204-PUD-07; ORD. 22-10)	<u>UNDERLYING ZONING</u> <i>SF4: SINGLE-FAMILY HIGH DENSITY</i> (UDO CHAPTER 4.7)	<u>PERMITTED TODAY</u> <i>TOWNHOMES (UNDERLYING ZONING: SFA)</i> (1610-PUD-17; ORD. 16-44; UDO CHAPTER 4.9)
MIN LOT AREA	5,580 square feet	9,000 square feet	No Minimum
MIN LOT FRONTAGE	35 feet	40 feet	No Minimum
MIN BUILDING SETBACK (FRONT)	21 feet	25 feet	Primary Arterial: 35 feet Secondary Arterial: 25 feet
MIN BUILDING SETBACK (SIDE)	5 feet	8 feet	No Applicable Standard
MIN BUILDING SETBACK (REAR)	20 feet	25 feet	No Applicable Standard
MIN LOT WIDTH	45 feet	50 feet	No Applicable Standard

MAX BUILDING HEIGHT	2 ½ stories	25 feet	35 feet
MIN LIVING AREA (SINGLE-STORY)	1,200 square feet	1,000 square feet	1,300 square feet
MIN LIVING AREA (TWO-STORY)	1,800 square feet	750 square feet	1,800 square feet

DEVELOPMENT STANDARDS: As proposed, the PUD Ordinance establishes alternative development standards from the Underlying Zoning District. The development standards of note are briefly highlighted below.

Article 6.3 Architectural Standards:

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

- The proposed PUD Ordinance further defines architectural requirements regarding permitted exterior trim materials, windows, minimum overhangs, roof pitches, and other architectural features.

Article 6.8 Landscaping Standards:

Buffer Yard Requirements: As proposed, the standards of Article 6.8(N) would not apply; due to adjacent underlying zoning being identical.

- The proposed PUD Ordinance further defines landscaping requirements regarding permitted minimum lot landscaping and external street frontage requirements.

DESIGN STANDARDS: As proposed, the PUD Ordinance establishes alternative design standards from the Underlying Zoning District. The design standards of note are briefly highlighted below.

Minimum Open Space: Open Space area would be a minimum of fifteen (15) percent and as generally shown on the Concept Plan.

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

Duration: Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2028 (unless otherwise extended by the Director) shall automatically void this Ordinance.

COMPREHENSIVE PLAN

The 2011 Family Sports Capital Addendum II to the Comprehensive Plan: Encourages an extended mix of uses including, but not limited to: restaurants, higher density residences, healthcare and sports medicine, hotels, and retail. The Addendum provides the following goals:

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

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

- (i) Primary Arterial 2: proposed realignment of 191st & 193rd Street;
- (ii) Primary Arterial 2: existing Horton Road and proposed realignment of Horton Road / Spring Mill Road;
- (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets.

PROCEDURAL

Council Introduction: The petition was introduced at the March 14, 2022 City Council meeting.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the April 4, 2022 Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the April 4, 2022 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 Ryan Collingwood at (317) 741-8857 or rcollingwood@westfield.in.gov.

Grand Park Village Site Location Map

- 12 acre site
- Part of the Lake District of Grand Park Village.
- Multi-family planned and permitted within the existing Lake District of the Grand Park Village PUD.



Grand Park Village Amendments

- Multi-family (Density and Units/Building)
- Landscaping (Tree planting location)
- Parking Ratio



Grand Park Village

TWG Building Perspective



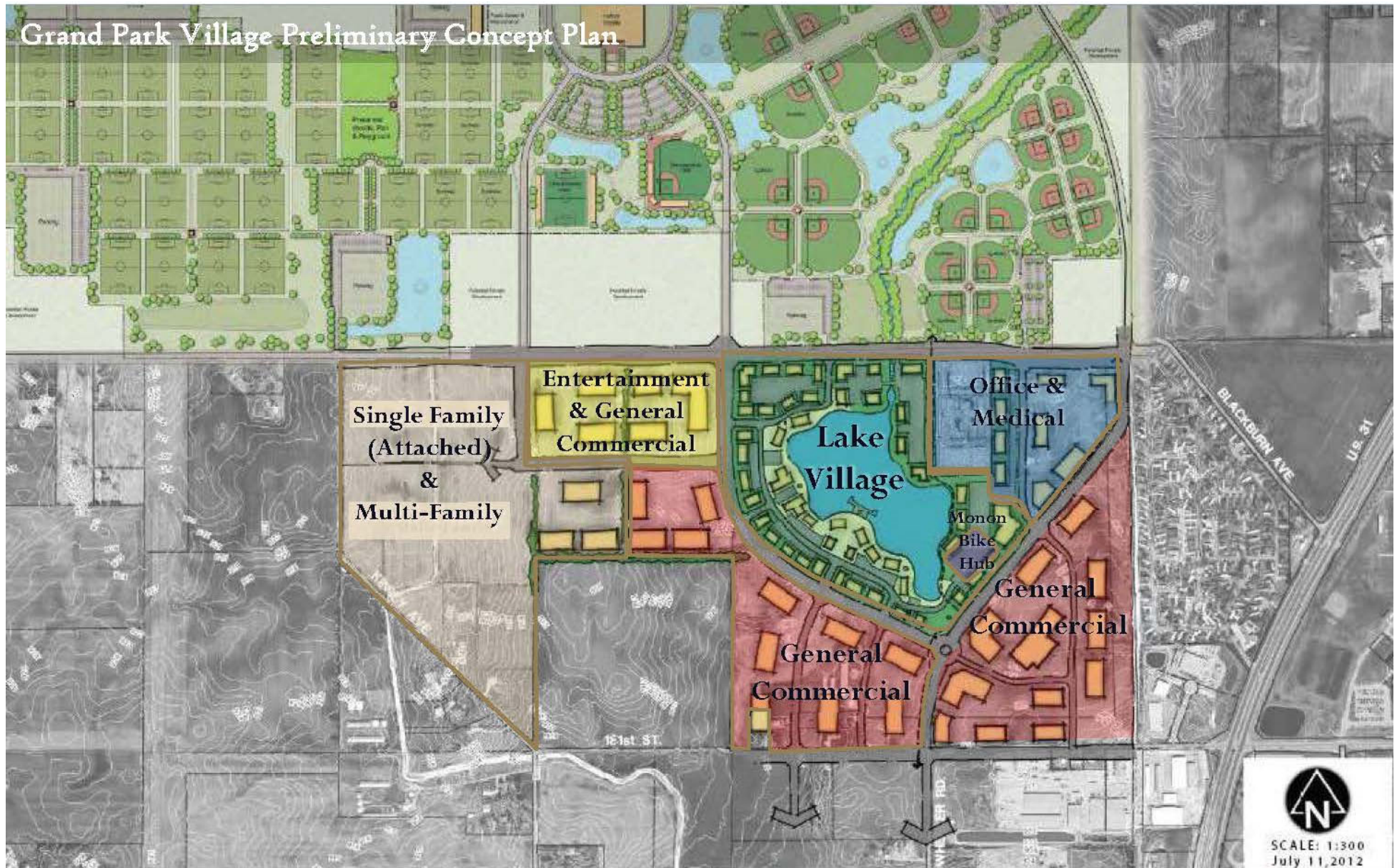


Grand Park Village
Birdseye View / Clubhouse Perspective



Grand Park Village Original PUD Concept Plan

Grand Park Village Preliminary Concept Plan



GRAND PARK VILLAGE - ALT. A
WESTFIELD, INDIANA


SCALE: 1:300
July 11, 2012

 **STRUCTUREPOINT**

Grand Park Village Area Photos

