CITY OF WESTFIELD, IN

AdvisoryPlanningComminssion_Meeting_Agenda_04_03_2023

Monday, April 03, 2023 at 07:00 PM

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

MEETING DATE: **Monday, April 03, 2023 at 07:00 PM**

MEETING PLACE: **Westfield City Hall- Assembly Room**

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

OPENING OF MEETING

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

Note the Presence of a Quorum

Announce Any Changes to the Agenda

Approval of Minutes
- March 20, 2023 APC Minutes
Documents: APC Minutes - March 20, 2023

Review APC Rules & Procedures

CONSENT AGENDA

2303-DDP-04
Westfield Dental Office & Bank
251 W Tournament Trail
WMG Development, LLC by the Tarr Group, LLC request Detailed Development Plan approval of a 7,990 square foot dental office and bank building located on 2.05 acres +/- in the Spring Mill Centre PUD zoning district.
(Planner: Weston Rogers - wrogers@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 4: Building Elevations | Exhibit 5: Landscape Plan

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

2108-PUD-21 [PUBLIC HEARING]
Grand Millennium Center PUD Amendment II
North of David Brown Drive, East and West of Westfield Blvd
31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.
(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Redlined Ord. 21-33 (v03-28-2023) | Exhibit 4: Clean Ord. 21-33 (v03-28-2023) | Exhibit 5: Grand Millennium District Map | Exhibit 6: Neighbor Meeting Summary | Exhibit 7: Public Comments | Exhibit 8: Ord. 16-51 | Exhibit 9: Bubble Diagram (revised)

2304-PUD-03 [PUBLIC HEARING]
Urban Apples PUD Amendment I
18326 Spring Mill Road
Herron Holdings, LLC by Church Church Hittle + Antrim requests to amend required timelines for architectural, landscaping, signage, and music shelter completion and/or compliance within the Urban Apples PUD District.
(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Narrative Statement | Exhibit 4: Ord. 23-02

ITEMS CONTINUED TO A FUTURE MEETING

2111-PUD-27 [CONTINUED]
TowneRun PUD
Northwest corner of Towne Road & 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: Kevin Todd - ktodd@westfield.in.gov)

2209-ZOA-03 [CONTINUED]
Unified Development Ordinance Amendment (Floodplain)
The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.
(Planner: Pam Howard - phoward@westfield.in.gov)

2212-PUD-20 [CONTINUED]
Wheeler Landing PUD Amendment VI

Southwest corner of 186th Street and Kinsey
Leo Brown Development, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Wheeler Landing PUD to add 2.34 acres +/- to Area III of the PUD.
(Planner: Caleb Ernest - cernest@westfield.in.gov

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT

Docket Number: 2108-PUD-21 (Ordinance No. 21-33)

Petitioner: 31/32 Investors by Edgerock Development, LLC

Request: An Amendment to the Permitted Uses, General Regulations, and Development Standards of the Grand Millennium Center PUD District.

Current Zoning: Grand Millennium Center PUD District (Ord. 16-51)

Current Land Use: Civic (library-township trustee office currently under construction)

Acreage: 57.96 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Redlined Ordinance 21-33 (v.3-28-2023)
4. Proposed Ord. 21-33 (clean, v.3-28-2023)
5. Grand Millennium District Map
6. Neighbor Meeting Summary (from 2021)
7. Public Comments
8. Ord. 16-51 (Original Ordinance)
9. Potential Land Uses Bubble Diagram (amended)

Staff Reviewer: Lauren Gillingham, AICP, Senior Planner (2023 reviewer)

Pam Howard, Senior Planner (2021 reviewer)

PETITION HISTORY

This petition was introduced at the July 12, 2021, City Council meeting. The petition received a public hearing at the August 2, 2021, Advisory Plan Commission (the "Plan Commission") meeting, and was discussed at the March 20, 2023 APC workshop meeting. Text marked in red signify changes made since the workshop meeting.

The petitioner held a neighbor meeting on July 19, 2021. A summary of this meeting has provided by the petitioner and included as **Exhibit 5**.

PROJECT OVERVIEW

Location: This subject real estate is approximately 57.96 acres in size and is located north of David Brown Drive, east and west of Westfield Blvd (see **Exhibit 2**). The Property is currently zoned the Grand Millennium PUD District (Ord. 16-51, the "Original Ordinance"), which was

adopted at the March 13, 2017, City Council meeting. Adjacent zoning districts and land uses and include a mix of Industrial, General Business, Single-Family, and Multi-Family Districts.

Project Description: The petitioner is requesting an Amendment to the Permitted Uses, General Regulations, and Development Standards of the Grand Millennium Center PUD District.

ORDINANCE DETAILS

District Areas:

As proposed, the amendment will retain the districts of the Original Ordinance. Although there is some overlap between the underlying zoning and standards of each district, it is helpful to understand their distinctions, especially as they apply to residential. As a refresher:

> Mixed-Use District: MF2 underlying zoning; permits apartments but requires commercial uses on the ground floor; allows parking garages and GB (General Business) uses.
>
> Multi-Family District: MF2 underlying zoning; only permits standalone multi-family buildings; does not permit parking garages or commercial uses; townhome use is requested in amendment.
>
> Commercial District: GB underlying zoning; does not permit apartments; permits convention center, parking garages, and GB (General Business) uses.

As proposed, the PUD Amendment would permit the Mixed-Use District to expand from the area shown on the District Map (see **Exhibit 4**) as long as it remains west of Westfield Blvd, and would permit the Multi-Family District to expand so long as it remains north of the Anna Kendall Drain.

Permitted Use: The PUD Amendment proposes adding Townhouse Dwellings as a Permitted Use in the Multi-Family District.

General Regulations: The proposed amendment modifies some standards of the Original Ordinance, as described below:

> Maximum Density: ~~The PUD Amendment swaps the allocation of units from what is permitted in the Original Ordinance, resulting in 250 units permitted for the Multi-Family District and 500 units permitted in the Mixed-Use District. The total number of Dwelling Units permitted in the District will not change from the 750 permitted by the Original Ordinance.~~ To maximize flexibility, the PUD Amendment removes the unit maximum, instead allowing a maximum of 750 units to be allocated as necessary between the Mixed-Use and Multi-Family Districts.
>
> Maximum Building Height: The Original Ordinance contained a Maximum Building Height for the Multi-Family District as three (3) stories or a 2:1 proximity slope from the East Property Line, whichever is greater. The proposed amendment would retain this standard for Multi-Family Dwellings east of Westfield Blvd, but would set a Maximum Building Height of four (4) or five (5) stories for Multi-Family Dwellings west of Westfield Blvd, and three (3) stories for Townhouse Dwellings. The PUD Amendment increases the Maximum

Building Height for Multi-Family Dwellings (in either the Multi-Family or Mixed-Use District) to 5 stories if parking is located on the ground floor.

Development Standards: The proposed amendment modifies some standards of the Original Ordinance, as described below. The majority of modifications are from the underlying UDO standards. While the UDO standards work very well for low to medium density, suburban multi-family developments, some variation is necessary to suit the design and character of a downtown or city center residential/mixed-use development, as contemplated by the Original Ordinance character exhibits.

Architectural Standards:

Façade Offset: To reduce monotony and the development of boring, "boxy" buildings, the UDO requires facades to project or recess by a minimum of six feet. The PUD amendment reduces the depth to two feet to better create a pedestrian-oriented streetscape by keeping the building façade closer to the sidewalk.

Masonry Materials: The amendment reduces the required minimum masonry percentage from 60% to 40% per façade. Standards related to permitted materials and material diversity will still apply.

Roof Design: As written, the UDO requires roofs in multi-family districts to have a 6:12 minimum pitch and 12" minimum eave overhang, which prohibits flat roofs. The amendment adds language to permit flat roofs and reduce the minimum eave overhang to 0" (as flat roofs do not typically have an overhang). Such roofs will be regulated by the flat roof standards found in the Business District standards (6.3(F)(b), requiring parapets, articulated cornices and roof line modulation.

Landscape Standards: The amendment also amends certain landscape standards to promote pedestrian-oriented design and better suit the intended density.

Tree Preservation: Reflecting comments received at the workshop meeting, the PUD Amendment modifies Sec. 9.2(G) of the Original Ordinance to apply to all districts. This includes the specific requirement that 4" caliper trees be maintained north of the Anna Kendall Drain, and the more general requirement that a best effort be given to preserve existing trees elsewhere on the site.

Minimum Lot Landscaping: Shall not apply to multi-family uses. The math simply does not add up on this standard. The Original Ordinance permits up to 500 dwelling units per building, but, per the UDO, multi-family uses must provide 1 shade tree, 1 evergreen tree, and 4 shrubs per dwelling unit. Such a high planting requirement is not conducive to density.

External Street Frontage Landscaping: Shall not apply if the Front Building Façade of the lot's Principal Building(s) orients toward an External Street or named trail. The UDO requires residential uses to be buffered from all External Streets (streets classified as a Collector, Arterial, or Expressway) by a minimum 3' undulating mound in a 30' planted buffer yard.

Foundation Plantings: Foundation plantings shall be required, but may be located in planters when necessary. 8' earthen planting beds are not always feasible and planters provide more flexibility.

Parking Standards:

Off-Street Parking: Finally, the amendment amends the multi-family parking ratio from 2 spaces per dwelling unit to 1.5 spaces per dwelling unit.

CHANGES SINCE THE APC WORKSHOP

Several changes have been made to the proposed Ordinance since the March 20, 2023 APC Workshop. A redlined ordinance is included showing changes from the version dated 3/15/2023. Another public hearing is scheduled for the 4/3 APC meeting, but given the time that has passed since the last public hearing, the applicant opted to discuss the request and district intent in a workshop setting first.

COMPREHENSIVE PLAN

The Grand Millennium Center PUD falls within the Kendall Sub-District of the Grand Junction District, as identified in the Grand Junction Implementation Plan. The Grand Junction Implementation Plan encourages high-quality, taller buildings and attractive landscaping between buildings and US 31 within the Kendall Sub-District. It also encourages medial/office uses with ancillary retail. Single-family housing and independent retail are discouraged in the Kendall Sub-District. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: US 31, (ii) Primary Arterial 2: Westfield Boulevard, (iii) Collector: 169th Street/David Brown Dr, (iv) Proposed Local: other proposed streets internal to the development, and (v) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the August 2, 2021, Plan Commission meeting, and will be held at the April 3, 2023 meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

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

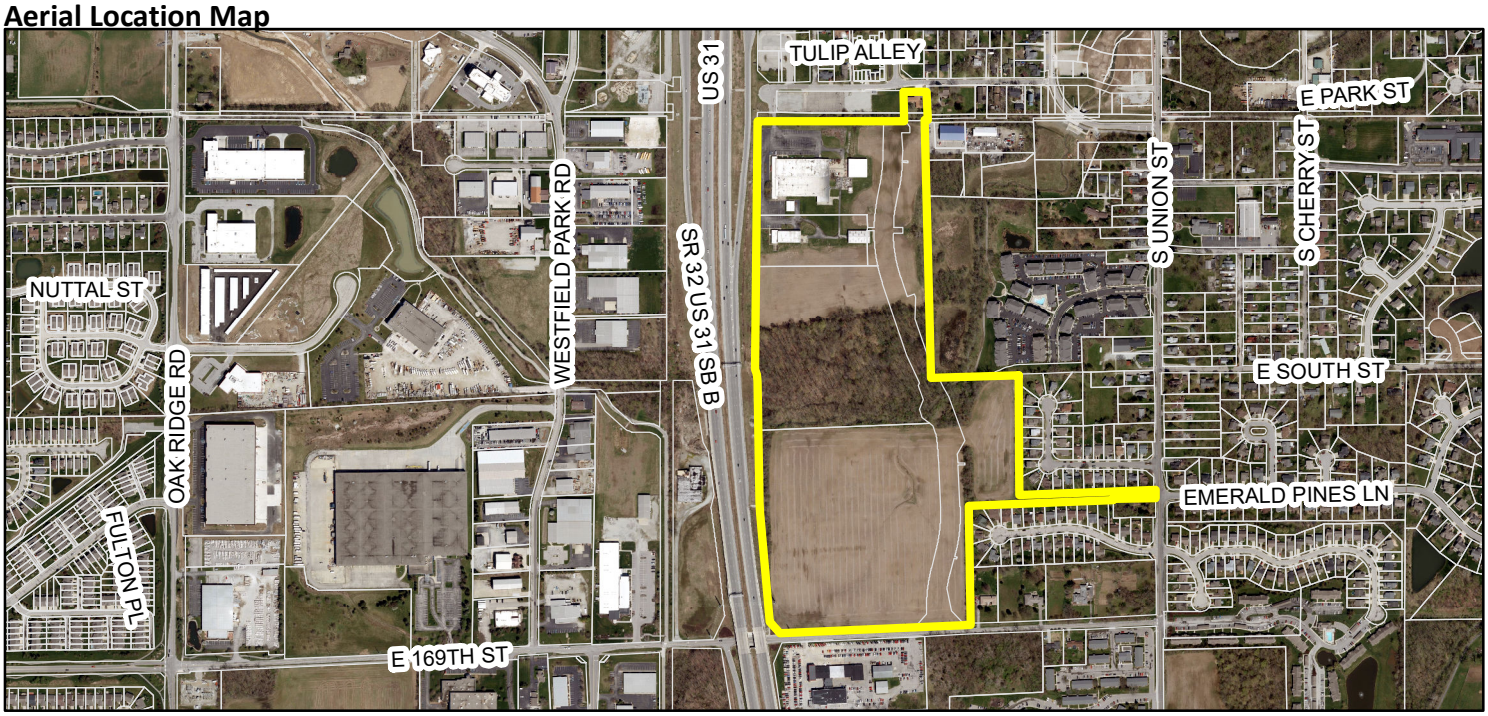
DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the April, 3, 2023 Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Lauren Gillingham at (317) 804-3175 or lgillingham@westfield.in.gov.

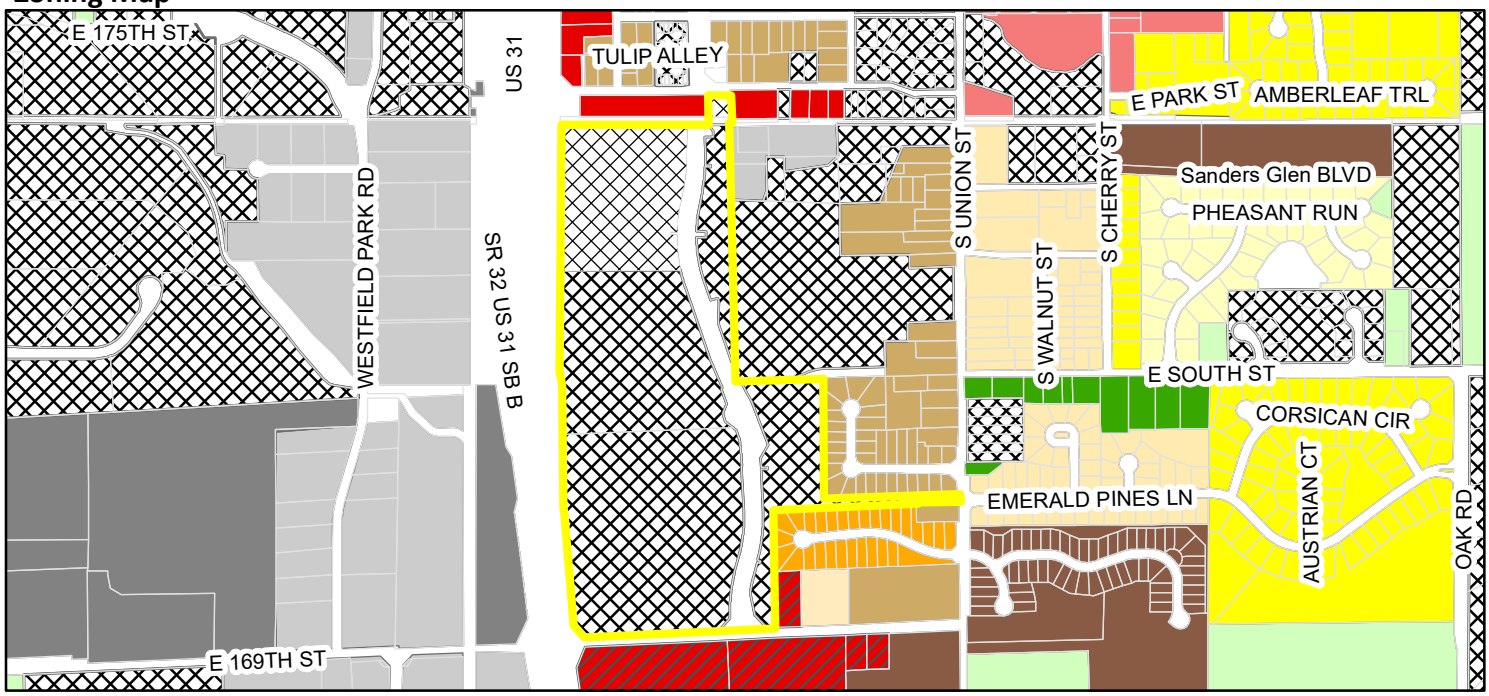
Property Location Map
Grand Millennium PUD Amendment I
2108-PUD-21

N
W E
S
Not To Scale

Aerial Location Map



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- AG-SF1I (Agriculture - Single Family - 1 In-town)
- EI (Enclosed Industrial)
- GB (General Business)
- GB-PD (General Business - Planned Development)
- LB-H (Local Business - Historical)
- MF-1 (Multiple Family - 1)
- MF-2 (Multiple Family - 2)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-1 (Single Family - 1)
- SF-2 (Single Family - 2)
- SF-3 (Single Family - 3)
- SF-4 (Single Family - 4)
- SF-4 Pre-1994 (Single Family - 4 Pre-1994)

Site

ORDINANCE 21-33

Grand Millennium Center PUD Amendment II

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

This is an ordinance (this "Ordinance") to amend the Westfield-Washington Township UDO 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 Zoning Ordinance;

WHEREAS, the Common Council (the "Council") enacted Ordinance No. 16-51, The Grand Millennium Center Planned Unit Development District on March 13, 2017.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. ~~2005~~2108-PUD-21~~04~~), filed with the Commission requesting an amendment to the Unified Development Ordinance and the Grand Millennium Center 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. 2108-PUD-21 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 _____, 2023; 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 Zoning Ordinance and Zoning Map are hereby amended as follows:

Section 1. **Applicability of Ordinance.**

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

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

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

Section 2. **District Areas:** Section 3 of the Grand Millennium Center PUD shall apply; however, the Mixed-Use District shall be permitted to expand so long as it remains west of Westfield Blvd.~~US 31~~, and the Multi-Family District shall be permitted to expand so long as it remains north of the Anna Kendall Drain.

Section 3. **Permitted Uses:** The following additional use shall be permitted:

3.1 Multi-Family District:

A. Dwelling, Townhouse.

Section 4. **General Regulations:** The standards of Article 4: Zoning Districts of the UDO, as amended by the Grand Millennium Center PUD, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

4.1 MF2: Multi-Family Medium Density District: Section 7.1 of the Grand Millennium Center PUD shall be amended as follows:

A. Maximum Density: Section 7.1(B) of the Grand Millennium Center PUD shall be amended as follows:

~~(i) Multi-Family District: up to 250 units~~

~~(ii) Mixed-Use District: up to 500 units~~

~~(iii)~~(i) Total in all Districts: 750 units

B. Maximum Building Height: Section 7.1(F) of the Grand Millennium Center PUD shall not apply to Townhouse Dwellings, instead the following shall apply:

(i) Townhouse Dwellings: Three (3) stories

(ii) MF2 ~~Multi-Family~~ Dwellings west of Westfield Blvd: Five (5) stories if parking is located on the ground floor, otherwise f~~F~~our (4) stories

Section 5. **Development Standards:** The standards of Article 6: Development Standards of the UDO, as amended by the Grand Millennium Center PUD, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

5.1 Architectural Standards: Section 9.1 shall apply except as otherwise modified below

A. Multi-Family Uses (in all districts):

(i) Section 6.3(E)(2)(b) shall be modified to require a minimum of forty percent (40%) of each Building Façade to be masonry materials

(ii) Article 6.3(E)(1)(a) shall be modified to allow a projection or recession in the entire vertical façade plane of the exterior walls of not less than two (2) feet.

(iii) Article 6.3 (E)(4) shall be modified to allow for a flat roof. If the building design includes a flat roof, the minimum eave overhang shall be zero (0) inches. All requirements under 6.3(F)(b) shall apply

5.2 Landscaping Standards: Section 9.2 shall apply except as otherwise modified below.

A. Tree Preservation: Sec. 9.2(G) shall apply to all districts.

~~A.~~B. Minimum Lot Landscaping: Article 6.8(K) shall not apply to multi-family uses.

~~B.~~C. External Street Frontage Landscaping: Article 6.8(M)(1) shall not apply if the Front Building Façade of the Lot's Principal Building(s) orients towards an External Street or named trail.

~~C.~~D. Foundation Plantings: Article 6.8(L) shall apply; however, planters may be substituted for planting beds when necessary.

5.3 Parking Standards: Article 6.14 shall apply except as otherwise modified below.

A. Required Spaces: Article 6.14(G)(11) shall be modified to require 1.5 off-street parking spaces per ~~Multi-Family~~ Dwelling Unit.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2023.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Scott Frei	Scott Frei	Scott Frei
_____	_____	_____
Jake Gilbert	Jake Gilbert	Jake Gilbert
_____	_____	_____
Mike Johns	Mike Johns	Mike Johns
_____	_____	_____
Troy Patton	Troy Patton	Troy Patton
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Scott Willis	Scott Willis	Scott Willis

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21-33** was delivered to the Mayor of Westfield

on the _____ day of _____, 2023, at _____ ____ m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-33

this _____ day of _____, 2023.

_____
J. Andrew Cook, Mayor

I hereby VETO Ordinance 21-33

this_____day of _____, 2023.

_____
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: ~~Pam Howard~~Lauren Gillingham

Prepared by: Lauren Gillingham, AICP, Senior Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

EXHIBIT A
LAND DESCRIPTION

BEST POSSIBLE IMAGE

Part of the North Half of the Southeast Quarter of Section 1, Township 18 North, Range 3 East, Hamilton County, Indiana, more particularly described as follows:

Beginning 660.00 feet North 00 degrees 03 minutes 00 seconds East (assumed bearing) of the Southeast corner of the North Half of the Southeast Quarter of Section 1, Township 18 North, Range 3 East and on the East line thereof; thence South 87 degrees 42 minutes 00 seconds West parallel with the South line of said North Half 990.00 feet; thence South 00 degrees 04 minutes 30 seconds West 660.00 feet to a found stone on the South line of said North Half which is 990.30 feet South 87 degrees 42 minutes West of the Southeast corner thereof; thence South 87 degrees 42 minutes 00 seconds West on and along aforesaid South line 981.10 feet; thence North 02 degrees 18 minutes West 15.00 feet to the Easterly right of way line of U. S. Highway #31; thence North 39 degrees 41 minutes West on and along said Easterly right of way line 105.60 feet; thence North 01 degrees 41 minutes 30 seconds West on and along said right of way line 1011.90 feet to a found iron pipe at the Southwest corner of a tract deeded to Curtis Automotive Devices, Inc., by Warranty Deed dated March 4, 1958 and recorded in Deed Record 156, pages 106 and 107; thence North 88 degrees 54 minutes 30 seconds East 887.50 feet to a found iron stake called for in said Deed to Curtis Automotive Devices, Inc.; thence North 00 degrees 28 minutes West on and along the East line of said Curtis Automotive Devices, Inc., 237.64 feet to the North line of said North Half; thence North 88 degrees 14 minutes 30 seconds East on and along aforesaid North line 453.38 feet to a point which is 730.62 feet South 88 degrees 14 minutes 30 seconds West of the Northeast corner of said North Half; thence South 00 degrees 03 minutes 00 seconds West parallel with the East line of said North Half 634.62 feet (625.16 feet measured); thence North 87 degrees 42 minutes 00 seconds East parallel with the South line of said North Half 730.62 feet (730.87 feet measured) to the East line of said North Half; thence South 00 degrees 03 minutes 00 seconds West on and along aforesaid East line 41.25 feet to the place of beginning, containing 32.466 acres, more or less.

Land Description

Tract 1 (Inst.#9709706927)
A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to the POINT OF BEGINNING of the following described real estate, said point being marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence continue South 00 degrees 32 minutes 53 seconds West 465.00 feet to a "capped rebar"; thence South 89 degrees 42 minutes 49 seconds East 586.00 feet parallel with the South right-of-way of said Railway to a point on a Manhole; thence South 00 degrees 32 minutes 53 seconds West 266.75 feet parallel with the East right-of-way of U.S. Highway No. 31 to a "capped rebar"; thence South 89 degrees 42 minutes 49 seconds East 99.80 feet parallel with the South right-of-way of said Railway; thence North 00 degrees 17 minutes 44 seconds East 731.74 feet to a "capped rebar" in a 8 feet high Chain Link Fence on the South right-of-way of said Railway; thence North 89 degrees 42 minutes 49 seconds West 682.58 feet along the aforesaid Railway right-of-way and fence line to the POINT OF BEGINNING. Containing 7.905 acres more or less.

Tract 2 (D.B. 324, Pg. 754)
A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to a point marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence continue South 00 degrees 32 minutes 53 seconds West 465.00 feet to a "capped rebar" at the POINT OF BEGINNING of the following described real estate; thence South 89 degrees 42 minutes 49 seconds East 586.00 feet parallel with the South right-of-way of said Railway to a point on a Manhole; thence South 00 degrees 32 minutes 53 seconds West 266.75 feet parallel with the East right-of-way of U.S. Highway No. 31 to a "capped rebar"; thence North 89 degrees 42 minutes 49 seconds West 586.00 feet parallel with the South right-of-way of said Railway to a "capped rebar" near an 8 feet high Chain Link Fence on the East right-of-way of U.S. Highway No. 31; thence North 00 degrees 32 minutes 53 seconds East 266.75 feet along the aforesaid East right-of-way to the POINT OF BEGINNING. Containing 3.589 acres more or less.

Tract 3 (Inst.#2004-39854)
A part of the Northeast Quarter and a part of the Southeast Quarter of Section One (1), Township Eighteen (18) North, Range Three (3) East, described as follows:
Begin at an iron stake and corner post in the Quarter section line 1184.00 feet West of the Southeast corner of the Northeast Quarter of Section One (1), Township Eighteen (18) North, Range Three (3) East; thence South 251.00 feet to an iron stake, thence South 89 degrees 40 minutes West 887.50 feet, to the intersection with the East right-of-way of U.S. Highway No. 31, by-pass, thence follow the said East right-of-way line North 00 degrees 33 minutes West 331.00 feet to a corner post; thence North 09 degrees 58 minutes 00 seconds West 144.7 feet to a corner post, thence North 01 degrees 53 minutes East 1126.6 feet to the intersection with the South right-of-way line of the Central Indiana Railroad; thence Easterly on and along said right-of-way line 889.1 feet to a large corner post, thence South 1338.6 feet to the PLACE OF BEGINNING. Containing 32.85 acres, more or less in Washington Township.

EXCEPT: A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to the POINT OF BEGINNING of the following described real estate, said point being marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of the two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence South 00 degrees 32 minutes 53 seconds West 731.74 feet; thence South 89 degrees 42 minutes 49 seconds East 685.80 feet parallel with the South right-of-way of said Railway to a "capped rebar"; thence North 00 degrees 17 minutes 44 seconds East 731.74 feet to a "capped rebar" in an 8 feet high Chain Link Fence on the South right-of-way of said Railway; thence North 89 degrees 42 minutes 49 seconds West 682.58 feet along the aforesaid Railway right-of-way and fence line to the POINT OF BEGINNING. Containing 11.494 acres more or less.

Tract 4 (Inst.#9809871667):
The East Half of Lot Number Thirty (30) in Abel Doan's Addition, an Addition to the Town of Westfield in Hamilton County, Indiana, as per plat thereof, recorded in Deed Record 49, page 516, in the Office of the Recorder of Hamilton County, Indiana
Also including interest in the following described parcel, to-wit: That portion of real estate which is between the East line of Lot 30 and the East line of Abel Doan's Addition to Westfield, in Hamilton County, Indiana, as per plat thereof and recorded in Deed Record 49, page 516 in the Office of the Recorder of Hamilton County, Indiana, described as follows:
Commence on the Northeast corner of said Lot 30, thence South along East side of said Lot 30 to South edge of Lot 30 thence along the extended South boundary of said Lot 30 to the East line of Abel Doan's Addition to Westfield; thence North along East line of Abel Doan's Addition to Park Street; thence West to the place of beginning.

ORDINANCE 21-33

Grand Millennium Center PUD Amendment II

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

This is an ordinance (this "Ordinance") to amend the Westfield-Washington Township UDO 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 Zoning Ordinance;

WHEREAS, the Common Council (the "Council") enacted Ordinance No. 16-51, The Grand Millennium Center Planned Unit Development District on March 13, 2017.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 2108-PUD-21), filed with the Commission requesting an amendment to the Unified Development Ordinance and the Grand Millennium Center 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. 2108-PUD-21 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 _____, 2023; 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 Zoning Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

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

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

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

Section 2. **District Areas:** Section 3 of the Grand Millennium Center PUD shall apply; however, the Mixed-Use District shall be permitted to expand so long as it remains west of Westfield Blvd., and the Multi-Family District shall be permitted to expand so long as it remains north of the Anna Kendall Drain.

Section 3. **Permitted Uses:** The following additional use shall be permitted:

3.1 Multi-Family District:

A. Dwelling, Townhouse.

Section 4. **General Regulations:** The standards of Article 4: Zoning Districts of the UDO, as amended by the Grand Millennium Center PUD, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

4.1 MF2: Multi-Family Medium Density District: Section 7.1 of the Grand Millennium Center PUD shall be amended as follows:

A. Maximum Density: Section 7.1(B) of the Grand Millennium Center PUD shall be amended as follows:

(i) Total in all Districts: 750 units

B. Maximum Building Height: Section 7.1(F) of the Grand Millennium Center PUD shall not apply to Townhouse Dwellings, instead the following shall apply:

(i) Townhouse Dwellings: Three (3) stories

(ii) MF2 Dwellings west of Westfield Blvd: Five (5) stories if parking is located on the ground floor, otherwise four (4) stories

Section 5. **Development Standards:** The standards of Article 6: Development Standards of the UDO, as amended by the Grand Millennium Center PUD, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

5.1 Architectural Standards: Section 9.1 shall apply except as otherwise modified below

A. Multi-Family Uses (in all districts):

(i) Section 6.3(E)(2)(b) shall be modified to require a minimum of forty percent (40%) of each Building Façade to be masonry materials

(ii) Article 6.3(E)(1)(a) shall be modified to allow a projection or recession in the entire vertical façade plane of the exterior walls of not less than two (2) feet.

(iii) Article 6.3 (E)(4) shall be modified to allow for a flat roof. If the building design includes a flat roof, the minimum eave overhang shall be zero (0) inches. All requirements under 6.3(F)(b) shall apply

5.2 Landscaping Standards: Section 9.2 shall apply except as otherwise modified below.

A. Tree Preservation: Sec. 9.2(G) shall apply to all districts.

B. Minimum Lot Landscaping: Article 6.8(K) shall not apply to multi-family uses.

C. External Street Frontage Landscaping: Article 6.8(M)(1) shall not apply if the Front Building Façade of the Lot's Principal Building(s) orients towards an External Street or named trail.

D. Foundation Plantings: Article 6.8(L) shall apply; however, planters may be substituted for planting beds when necessary.

5.3 Parking Standards: Article 6.14 shall apply except as otherwise modified below.

A. Required Spaces: Article 6.14(G)(11) shall be modified to require 1.5 off-street parking spaces per Dwelling Unit.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2023.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

_____	_____	_____
James J. Edwards	James J. Edwards	James J. Edwards
_____	_____	_____
Scott Frei	Scott Frei	Scott Frei
_____	_____	_____
Jake Gilbert	Jake Gilbert	Jake Gilbert
_____	_____	_____
Mike Johns	Mike Johns	Mike Johns
_____	_____	_____
Troy Patton	Troy Patton	Troy Patton
_____	_____	_____
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
_____	_____	_____
Scott Willis	Scott Willis	Scott Willis

ATTEST:

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21-33** was delivered to the Mayor of Westfield

on the _____ day of _____, 2023, at _____ ____ m.

_____
Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-33

this _____ day of _____ , 2023.

_____
J. Andrew Cook, Mayor

I hereby VETO Ordinance 21-33

this_____day of _____, 2023.

_____
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: Lauren Gillingham

Prepared by: Lauren Gillingham, AICP, Senior Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

EXHIBIT A
LAND DESCRIPTION

BEST POSSIBLE IMAGE

Part of the North Half of the So[illegible] Quarter of Section 1, Township 18 North, Range 3 Ea[illegible] ilton County, Indiana, more particularly described as follows:

Beginning 660.00 feet North 00 degrees 03 minutes 00 seconds East (assumed bearing) of the Southeast corner of the North Half of the Southeast Quarter of Section 1, Township 18 North, Range 3 East and on the East line thereof; thence South 87 degrees 42 minutes 00 seconds West parallel with the South line of said North Half 990.00 feet; thence South 00 degrees 04 minutes 30 seconds West 660.00 feet to a found stone on the South line of said North Half which is 990.30 feet South 87 degrees 42 minutes West of the Southeast corner thereof; thence South 87 degrees 42 minutes 00 seconds West on and along aforesaid South line 981.10 feet; thence North 02 degrees 18 minutes West 15.00 feet to the Easterly right of way line of U. S. Highway #31; thence North 39 degrees 41 minutes West on and along said Easterly right of way line 105.60 feet; thence North 01 degrees 41 minutes 30 seconds West on and along said right of way line 1011.90 feet to a found iron pipe at the Southwest corner of a tract deeded to Curtis Automotive Devices, Inc., by Warranty Deed dated March 4, 1958 and recorded in Deed Record 156, pages 106 and 107; thence North 88 degrees 54 minutes 30 seconds East 887.50 feet to a found iron stake called for in said Deed to Curtis Automotive Devices, Inc.; thence North 00 degrees 28 minutes West on and along the East line of said Curtis Automotive Devices, Inc., 237.64 feet to the North line of said North Half; thence North 88 degrees 14 minutes 30 seconds East on and along aforesaid North line 453.38 feet to a point which is 730.62 feet South 88 degrees 14 minutes 30 seconds West of the Northeast corner of said North Half; thence South 00 degrees 03 minutes 00 seconds West parallel with the East line of said North Half 634.62 feet (625.16 feet measured); thence North 87 degrees 42 minutes 00 seconds East parallel with the South line of said North Half 730.62 feet (730.87 feet measured) to the East line of said North Half; thence South 00 degrees 03 minutes 00 seconds West on and along aforesaid East line 41.25 feet to the place of beginning, containing 32.466 acres, more or less.

Land Description

Tract 1 (Inst.#9709706927)
A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to the POINT OF BEGINNING of the following described real estate, said point being marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence continue South 00 degrees 32 minutes 53 seconds West 465.00 feet to a "capped rebar"; thence South 89 degrees 42 minutes 49 seconds East 586.00 feet parallel with the South right-of-way of said Railway to a point on a Manhole; thence South 00 degrees 32 minutes 53 seconds West 266.75 feet parallel with the East right-of-way of U.S. Highway No. 31 to a "capped rebar"; thence South 89 degrees 42 minutes 49 seconds East 99.80 feet parallel with the South right-of-way of said Railway; thence North 00 degrees 17 minutes 44 seconds East 731.74 feet to a "capped rebar" in a 8 feet high Chain Link Fence on the South right-of-way of said Railway; thence North 89 degrees 42 minutes 49 seconds West 682.58 feet along the aforesaid Railway right-of-way and fence line to the POINT OF BEGINNING. Containing 7.905 acres more or less.

Tract 2 (D.B. 324, Pg. 754)
A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to a point marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence continue South 00 degrees 32 minutes 53 seconds West 465.00 feet to a "capped rebar" at the POINT OF BEGINNING of the following described real estate; thence South 89 degrees 42 minutes 49 seconds East 586.00 feet parallel with the South right-of-way of said Railway to a point on a Manhole; thence South 00 degrees 32 minutes 53 seconds West 266.75 feet parallel with the East right-of-way of U.S. Highway No. 31 to a "capped rebar"; thence North 89 degrees 42 minutes 49 seconds West 586.00 feet parallel with the South right-of-way of said Railway to a "capped rebar" near an 8 feet high Chain Link Fence on the East right-of-way of U.S. Highway No. 31; thence North 00 degrees 32 minutes 53 seconds East 266.75 feet along the aforesaid East right-of-way to the POINT OF BEGINNING. Containing 3.589 acres more or less.

Tract 3 (Inst.#2004-39854)
A part of the Northeast Quarter and a part of the Southeast Quarter of Section One (1), Township Eighteen (18) North, Range Three (3) East, described as follows:
Begin at an iron stake and corner post in the Quarter section line 1184.00 feet West of the Southeast corner of the Northeast Quarter of Section One (1), Township Eighteen (18) North, Range Three (3) East; thence South 251.00 feet to an iron stake, thence South 89 degrees 40 minutes West 887.50 feet, to the intersection with the East right-of-way of U.S. Highway No. 31, by-pass, thence follow the said East right-of-way line North 00 degrees 33 minutes West 331.00 feet to a corner post; thence North 09 degrees 58 minutes 00 seconds West 144.7 feet to a corner post, thence North 01 degrees 53 minutes East 1126.6 feet to the intersection with the South right-of-way line of the Central Indiana Railroad; thence Easterly on and along said right-of-way line 889.1 feet to a large corner post, thence South 1338.6 feet to the PLACE OF BEGINNING. Containing 32.85 acres, more or less in Washington Township.

EXCEPT: A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to the POINT OF BEGINNING of the following described real estate, said point being marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of the two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence South 00 degrees 32 minutes 53 seconds West 731.74 feet; thence South 89 degrees 42 minutes 49 seconds East 685.80 feet parallel with the South right-of-way of said Railway to a "capped rebar"; thence North 00 degrees 17 minutes 44 seconds East 731.74 feet to a "capped rebar" in an 8 feet high Chain Link Fence on the South right-of-way of said Railway; thence North 89 degrees 42 minutes 49 seconds West 682.58 feet along the aforesaid Railway right-of-way and fence line to the POINT OF BEGINNING. Containing 11.494 acres more or less.

Tract 4 (Inst.#9809871667):
The East Half of Lot Number Thirty (30) in Abel Doan's Addition, an Addition to the Town of Westfield in Hamilton County, Indiana, as per plat thereof, recorded in Deed Record 49, page 516, in the Office of the Recorder of Hamilton County, Indiana.
Also including interest in the following described parcel, to-wit: That portion of real estate which is between the East line of Lot 30 and the East line of Abel Doan's Addition to Westfield, in Hamilton County, Indiana, as per plat thereof and recorded in Deed Record 49, page 516 in the Office of the Recorder of Hamilton County, Indiana, described as follows:
Commence on the Northeast corner of said Lot 30, thence South along East side of said Lot 30 to South edge of Lot 30 thence along the extended South boundary of said Lot 30 to the East line of Abel Doan's Addition to Westfield; thence North along East line of Abel Doan's Addition to Park Street; thence West to the place of beginning.

DISTRICT MAP

Grand Millennium Center

COOLER DESIGN, Inc.

beyond ARCHITECTURE

EDGE ROCK DEVELOPMENT

SCALE | 1 : 100'

DATE: 02.09.2017

A 01

July 20, 2021

Ms. Pam Howard
City of Westfield
2728 E 171st Street
Westfield, IN 46074

RE: PUD Text Amendment - The Grand Millennium Center PUD
Neighborhood Meeting

Ms. Howard,

Our development team held a Neighborhood Meeting last evening. The meeting was held at the Westfield Washington Public Library in their community room. The invitations were included in the same notice letter for the upcoming August 2nd Plan Commission meeting. There were 4 people in attendance, which was a husband and wife and their two children.

David George of CRG Residential and Birch Dalton of EdgeRock Development were at the meeting and presented the project. The presentation included a history of the current PUD and an explanation of the proposed changes. The presentation also included several recent CRG Residential projects to give the audience an idea of the CRG capabilities.

There were several questions asked and summarized below:

1. There was a question regarding access. The residents in attendance live on Cherry Wood Ct so they were interested in the access near this location. We explained that access for the area in the PUD would be gained through Westfield Blvd. No additional connections would take place.
2. They had a question regarding the use. We explained the current uses in the areas of the PUD near their home. We also explained the requested changes to the PUD.
3. They had a question regarding Westfield's population trends. We were able to answer previous and current population levels in Westfield.

We provided cards to the residents for further questions after the meeting. We explained that the proposal would be heard at the August 2nd APC meeting. After that, it would return to the City Council for review.

Please let me know if you have any questions regarding this summary.

Sincerely, David C. George

David C. George, P.E.
CRG Residential, LLC

WRITTEN PUBLIC COMMENTS

Docket Number: 2108-PUD-21

Petitioner: 31/32 Investors by Edgerock Development, LLC

Request: An Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

Enclosed Attachments:

September 7, 2021, APC Recommendation

1. Platt, Karen 08/02/2021
2. Roush, Jeff 08/02/2021
3. Roush, Jeff 08/06/2021
4. Holliday, Bev 08/10/2021
5. Gumm, Madonna 08/13/2021
6. Holton, Andrea 08/15/2021

Pamela Howard

From: Karen Platt <kplatt@rocchioinsurance.com>
Sent: Monday, August 2, 2021 5:05 PM
To: APC
Cc: Karen Platt
Subject: Petition 2108-PUD-21, Ordinance Number 21-33

Warning: This external email is from kplatt@rocchioinsurance.com.

Good afternoon-

I live at 613 Southridge Court. I have lived there for 30 years.

I am not able to attend the meeting tonight but I wanted to reach out to you about it.

Mr. Dalton would like to put apartments in the small plot of land located behind my house.

One thing South Union Street does not need is more apartments. Within ½ mile of my house there are hundreds of apartment units-
Union Street Flats- located right next to Southridge subdivision
Ashley Place-located across the street
Hamilton Square Apartments located with 2 blocks
Valley Farms- located within 2 blocks

If he has to build multi-family residential back there because he is unable to leave any green space then we would like you to require that they be townhomes that are purchased and not rental units.

We also would like there to be enough of a setback that you would expect if you lived in my house-a 20 foot set back is not very far.
A limit on how tall he can build them- 2 stories should be plenty.
Also, we don't need a parking lot right up against our backyards-there needs to be a privacy fence erected back there and he has to be required to plant trees.

Me and my neighbors would appreciate your consideration in deciding what to approve. Quite a few of us in Southridge are original owners and have all lived there since the homes were built in 1991. We would like our small quiet neighborhood to remain undisturbed as much as possible.

Thank you ☺

Karen Platt
613 Southridge Court
Westfield, IN 46074

Pamela Howard

From: Jeff Roush <JRoush@tomroush.com>
Sent: Monday, August 2, 2021 8:32 PM
To: planners
Subject: 31/32 investors proposal/ 2108pud21

Warning: This external email is from JRoush@tomroush.com.

Is there a plan to segregate commercial and residential based on the creek? North residential south commercial?

Jeff Roush
525 david brown dr

Sent via the Samsung Galaxy S9, an AT&T 5G Evolution capable smartphone

Pamela Howard

From: Jeff Roush <JRoush@tomroush.com>
Sent: Friday, August 6, 2021 3:47 PM
To: APC
Subject: comment regarding 8/2 APC meeting

Warning: This external email is from JRoush@tomroush.com.

APC members:
I watched your 8/2 meeting via steaming as I was interested in hearing the request from 31/32 Investors which included Birch Dalton and one of his people. I appreciate you standing firm on requiring the areas north of our store and previously the Haypek farm and Curtis Dyna properties should be designated commercial. Those tracts should both be exclusive to a commercial development as that real estate adjacent to US31 is too valuable to waste on any more residential activity. I don't know why anyone would want a view of the highway from their balcony anyway.

Additionally I don't know what the taxing implications are for mixed use/residential property is but I do believe to maximize the return to the city a true commercial development is the only way to do that. if I'm wrong on this issue please correct me. I have met Birch a few times and understand the job he is trying to accomplish may not be easy in this current climate. To that end I realize he may be very persuasive in his approach to town homes/ residential but I would encourage you all to stand firm. I would think that the entire corridor reaching from 161st street to US32 should be designated for commercial corridor. If subjected to becoming residential I believe it would be a tragic misuse of some very valuable property. Just my thoughts and thank you for your current position on the issue…….JR

Jeffery S. Roush
Tom Roush Lincoln/Mazda/Mitsubishi
525 David Brown Dr.
Westfield, IN 46074
317-867-9225

Tom Roush
Celebrating 46 Years In Business
mazda LINCOLN MITSUBISHI MOTORS

Pamela Howard

From: Bev Holliday <bevaholliday@yahoo.com>
Sent: Tuesday, August 10, 2021 8:44 PM
To: Scott Willis; Jake Gilbert; Joe Edwards; Scott Frei; Mike Johns; Cindy Spoljaric; Troy Patton; APC
Subject: 2018-PUD-21

Warning: This external email is from bevaholliday@yahoo.com.

Dear City Council/Advisory Board Member,

Please know that we are concerned about the loss of the sky over the field east of Westfield Blvd, north of Cherrywood Ct, south of the Landmark Apartments and west of Southridge.

Please allow Birch Dalton and EdgeRock Development to responsibly put the two story townhomes in this area as they hope to do and allow him to add some multi-family dwellings to the area on the other side of Westfield Blvd. Please give EdgeRock the rezoning in this area that they are requesting.

Thank you.
Beverly Holliday
1520 Cherrywood Ct
Westfield, IN 46074

Pamela Howard

From: madonna gumm <madonnakgumm@gmail.com>
Sent: Friday, August 13, 2021 10:54 AM
To: Scott Willis; Jake Gilbert; Joe Edwards; Scott Frei; Mike Johns; Cindy Spoljaric; Troy Patton; APC

Warning: This external email is from madonnakgumm@gmail.com.

Dear City Council / Advisory Board Member,

Please know that we are concerned about the loss of the sky over the field east of Westfield Blvd, north of Cherrywood Ct, south of the Landmark Apartments and west of Southridge.

Please allow Birch Dalton and EdgeRock Development to responsibly put up the two story townhomes in this area as they hope to do and allow him to add some multi-family dwellings to the area on the other side of Westfield Blvd. With this area being surrounded by family homes having four story buildings right behind our homes would not be something any of us would want. Please give EdgeRock the rezoning in this area that they are requesting.

Thank you,

Madonna Gumm

1533 Cherrywood Ct.

Virus-free. www.avast.com

Pamela Howard

From: Angela Holton <angela.s.holton@gmail.com>
Sent: Sunday, August 15, 2021 5:03 PM
To: Scott Willis; Jake Gilbert; Joe Edwards; Scott Frei; Mike Johns; Cindy Spoljaric; Troy Patton; APC; rdsswissmiss@hotmail.gov; Angela Holton
Subject: Development along Westfield Blvd at David Brown Dr / 169th St

Warning: This external email is from angela.s.holton@gmail.com.

Dear City Council / Advisory Board Member:

My name is Angela Holton. I am a resident of Cherrywood Estates, at the corner of South Union St and David Brown Dr.

The backend of my subdivision abuts a grassy section of land along the east side of Westfield Blvd at David Brown Dr. It has come to my attention that our Westfield City Council members are considering the approval of four multi-story apartment buildings at that location. Furthermore, I understand that the owner of this particular property - EdgeRock Development - only desires to put up a limited number of two-story townhomes on this particular parcel, with larger apartment buildings on the WEST SIDE ONLY of Westfield Blvd.

I am concerned about the potential loss of green space and open sky over the field east of Westfield Blvd, should our City Council members limit EdgeRock Development to erecting only commercial-zoned buildings west of Westfield Blvd, in effect forcing the land developer into a building plan that is not the current intention.

I ask MY City Council members to please reconsider this consideration and the ramifications it would have to adjacent residential occupants such as myself.

Please allow Birch Dalton and EdgeRock Development to RESPONSIBLY construct the two-story townhomes on the parcel in question (as is the current stated business plan) and add additional multi-family dwellings to the area on the west side of Westfield Blvd.

I respectfully request that the Westfield City Council grant EdgeRock development the rezoning permit that they have requested.

Sincerely,
Angela Holton
1662 Cherrywood Court
Westfield

Pamela Howard

From: Peg Kriese <rdsswissmiss@hotmail.com>
Sent: Thursday, August 19, 2021 10:53 AM
To: APC
Subject: 2108-PUD-21

Warning: This external email is from rdsswissmiss@hotmail.com.

Dear Members of the Advisory Plan Commission,

I and my neighbors and family are concerned about the apartments that may be built right behind our homes. I was surprised to hear that the council was not concerned about this on our behalf.

Cherrywood is a small street and our homes are small, but nice and valuable to us. It's a street full of kind neighbors and great friendships - we play cards together and have cookouts, Christmas parties and Bible studies. It is a great place to live and therefore valuable to us.

I ask that you consider how your backyards would change if large multi-floor apartment buildings were built right next to your homes.

Some of our yards are very short and even with the buffer, the large buildings would block out our sky and decrease our property values and the comfort we currently feel in our backyards and on our land.

However, by moving these same apartments just across the street, you could help preserve for us the privacy and comfort of our homes and small but valuable backyard gatherings and give a younger community a desirable place to live.

I've noticed the mixed apartments and commercial buildings in Carmel and in Fishers along 116th and young professionals are flocking to them in droves. They are classy and comfortable and right smack in the middle of things - just where they want to be.

Please act on our behalf and preserve our sky and homes by letting Birch Dalton build the apartments just across the street.

Thank you for your prayerful consideration.

Peg Kriese
1512 Cherrywood Ct

2017012330 ORDINANCE $49.00
03/23/2017 10:14:18A 20 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

49.00
20

ORDINANCE NUMBER 16-51

THE GRAND MILLENNIUM CENTER PUD DISTRICT

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1701-PUD-02**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1701-PUD-02** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (7-0) 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 March 7, 2017;

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

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

Section 1. **Applicability of Ordinance.**

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**The Grand Millennium Center PUD District**" (the "District").

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

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

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

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

2.1 District Line: The perimeter of a District Area, as depicted in **Exhibit B**.

2.2 Illustrative Character Exhibit: Corporate Office Building: The architectural building elevations for a corporate office building, attached hereto as **Exhibit E**.

2.3 Illustrative Character Exhibit: Hotel and Convention Center: The architectural building elevations for a hotel and convention center, attached hereto as **Exhibit D**.

2.4 Illustrative Character Exhibit: Mixed-Use Building: The architectural building elevations for a mixed-use building, attached hereto as **Exhibit F**.

2.5 Illustrative Character Exhibit: Multi-Story Parking Garage: The architectural building elevations for a Multi-Story Parking Garage, attached hereto as **Exhibit G**.

2.6 Multi-Story Parking Garage: A building designed for vehicle parking where there are multiple floors or levels on which parking takes place.

Section 3. **District Areas.** The Real Estate is hereby divided into three (3) districts as illustrated on the District Area Exhibit, attached hereto as **Exhibit B**, as follows:

A. Multi-Family District;

B. Commercial District; and,

C. Mixed-Use District

Each district may be referred to as a "District Area" within this PUD Ordinance. Development of each District Area shall be regulated as set forth in this Ordinance. The Real Estate shall be developed in accordance with the District Area Exhibit. An example layout of how the Real Estate may develop

is attached hereto as **Exhibit C**.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of Multi-Family District and the Mixed-Use District shall be the MF2: Multi-Family Medium Density District (the "Underlying Zoning District"). The Underlying Zoning District for the Commercial District shall be the GB: General Business District (the "Underlying Zoning District").

Section 5. **Illustrative Character Exhibit**. Buildings constructed on the Real Estate shall be substantially similar in quality and character with the Illustrative Character Exhibit: Hotel and Convention Center; Illustrative Character Exhibit: Corporate Office Building; Illustrative Character Exhibit: Mixed-Use Building; and Illustrative Character Exhibit: Multi-Story Parking Garage attached hereto as **Exhibit D**, **Exhibit E**, **Exhibit F**, and **Exhibit G**, respectively (collectively, "Character Exhibits"). These Character Exhibits are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision.

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall apply to the Real Estate, except as otherwise modified below.

6.1 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited in all Districts.

6.2 Commercial District:

A. Additional Uses: In addition to the uses permitted within the underlying GB District, the following uses shall be permitted in the Commercial District:

i. Convention Center

ii. Multi-Story Parking Garage

B. Prohibited Uses: The following uses shall be prohibited in the Commercial District:

i. Garden and Lawn Center

ii. Mortuary

iii. Nursery (plants)

iv. Restaurant, Fast Food

6.3 Mixed-Use District:

A. Additional Uses: In addition to the uses permitted within in the underlying MF-2 District, the following uses shall be permitted in the Mixed-Use District:

i. Multi-Story Parking Garage

ii. All GB uses permitted in the UDO, unless otherwise modified

herein.

B. Prohibited Uses: The following uses shall not be permitted in the Mixed-Use District:

i. Mortuary

ii. Nursery (plants)

C. First-Floor Uses: Non-residential uses shall be required on the first floor of all multi-story buildings within the Mixed-Use District.

Section 7. General Regulations. The standards of Chapter 4: Zoning Districts as applicable to the Underlying Zoning District shall apply to the development of the Real Estate, except as otherwise modified below.

7.1 MF2: Multi-Family Medium Density District (Article 4.11)

A. Location: Article 4.11(C) shall not apply.

B. Maximum Density: Article 4.11(D) shall be modified to allow the following:

i. Multi-Family District: 500 units in the Multi-Family District; and,

ii. Mixed-Use District: 250 units in the Mixed-Use District.

C. Maximum Dwelling Units per Structure: Article 4.11(E) shall be modified to allow the following:

i. Multi-Family District: 500 units per structure in the Multi-Family District; and,

ii. Mixed-Use District: 250 units per structure in the Mixed-Use District.

D. Minimum Setback Lines: Article 4.11(H) shall be modified to allow the following:

i. Multi-Family District

a. Setback from West District Line: 20 feet

b. Setback from East and South District Lines: 40 feet

c. All other Setbacks: 10 feet

ii. Mixed-Use District

a. All minimum setbacks shall be zero (0) feet.

E. Project Perimeter Setback: Article 4.11 (J) shall not apply.

F. Maximum Building Height: 3 stories or a height equivalent to a 2:1 Proximity Slope from the Multi-Family District's east District Line (e.g., a Building with a setback of 80 feet may have a maximum building height of 40 feet), whichever is greater.

G. Minimum Distance Between Buildings: 15 feet

7.2 GB: General Business District (Article 4.16)

A. Minimum Building Setback Lines:

i. Front Yard: 10 feet

ii. Side Yard: 10 feet

iii. Rear Yard: 10 feet

B. Maximum Building Height: 8 stories

Section 8. **US Highway 31 Overlay District**. The regulations of Article 5.2 Overlay Districts; U.S. Highway 31 Overlay District (the "U.S. 31 Overlay") shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Permitted Uses: Article 5.2(C) shall apply, except as otherwise modified below.

A. In addition to the uses permitted within the U.S. 31 Overlay, "Hotels" "Convention Center", and "Multi-Story Parking Garage" shall be permitted uses within the U.S. 31 Overlay.

8.2 Minimum Lot Size: Article 5.2(D) shall be modified to default to the applicable Underlying Zoning District standard.

8.3 Maximum Building Height: Article 5.2(E)(1) shall be modified to default to the applicable Underlying Zoning District standard, as modified under Section 7 of this Ordinance.

8.4 Minimum Front Yard, Side Yard, and Rear Yard: Article 5.2(E)(3), (4) and (5) shall be modified to default to the applicable Underlying Zoning District standard, as modified under Section 7 of this Ordinance.

8.5 Minimum Aggregate of Side Yard: Article 5.2(E)(6) shall be modified as follows:

A. Multi-Family District: 20 feet

B. Mixed-Use District: 0 feet

C. Commercial District: 20 feet

8.6 Minimum Lot Width: Article 5.2(E)(7) shall not apply.

8.7 Maximum Lot Coverage: Article 5.2(E)(9) shall not apply.

8.8 Landscaping Requirements: Article 5.2(G) shall not apply.

8.9 Architectural Requirements: Article 5.2(J) shall apply, except brick or stone is not required to be one of the three (3) materials used, unless otherwise required by this Ordinance.

8.10 Frontage Roads: Article 5.2(K) shall be modified to permit frontage roads to be placed a minimum of three hundred (300) feet from the Right-of-Way of U.S. Highway 31 and shall otherwise conform to all INDOT Standards.

Section 9. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

9.1 Architectural Standards: Article 6.3 shall apply to the development of the Real

Estate, except as otherwise modified below.

A. Multi-Family District

i. Article 6.3(E)(2) shall be modified to allow architectural precast concrete panels as a permitted material. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete Panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

ii. Article 6.3(E)(2)(b) shall be modified to require a minimum sixty percent (60%) of each Building Façade in the Multi-Family District, excluding windows and doors, shall be Masonry Materials.

B. Mixed-Use District

i. Article 6.3(E)(2) shall be modified to allow architectural precast concrete panels and architectural metal panels as permitted materials. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

C. Commercial District

i. Article 6.3 (F)(2) shall be modified to allow architectural precast concrete panels, architectural metal panels, and glass (i.e. windows and faux windows) as primary building materials. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

ii. Article 6.3(F)(2)(a)(ii) shall be modified to require an External Façade with less than one-hundred percent (100%) Masonry Materials to incorporate two (2) or more materials, excluding, windows, doors, and roofing material, provided, however, a minimum twenty-five percent (25%) of the building façade shall be Masonry Materials. For the purposes of this PUD Ordinance, architectural precast concrete panels shall be considered a Masonry Material. For the purposes of this PUD Ordinance, the external face of all architectural precast concrete panels used on the Real Estate shall be required aesthetic application (i.e., brick veneer, stone veneer, or other texture or design).

If the building facade is primarily comprised of glass (i.e. windows and faux windows) and architectural metal paneling,

then there is no minimum Masonry Materials requirement.

D. Multi-Story Parking Garage Standards

i. Multi-Story Parking Garages shall be architecturally compatible and consistent with nearby and adjacent buildings, including roof lines, building elevation design, articulation, modulation and building materials.

ii. The street-level of a Multi-Story Parking Garage shall not contain visible parking areas (aside from access points), security grills, or other parking security methods.

iii. Security grilles shall be architecturally consistent with and integrated with the overall design of the building. Chain link fencing is not permitted for parking structure fencing.

iv. Multi-Story Parking Garages shall be substantially similar in quality and character with the Illustrative Character Exhibit: Multi-Story Parking Garage, attached hereto as **Exhibit G**.

9.2 Article 6.8 Landscaping Standards: The Landscaping Requirements under Article 6.8 shall apply; except as otherwise modified below.

A. There shall be no buffering required between Districts within the Real Estate.

B. There shall be no buffering required around the perimeter of the Mixed-Use District.

C. Multi-Family Buffer: Buffering shall be required at the eastern and southern District Lines of the Multi-Family District, as depicted on **Exhibit H**. All requirements for a Buffer B under Article 6.8(N) shall apply to these buffer yards.

D. Westfield Boulevard Buffer: Buffering shall be required along the eastern side of Westfield Boulevard adjacent to the segment of Westfield Boulevard between David Brown Drive and the southern District Line of the Multi-Family District, as depicted on **Exhibit H**. All requirements for Buffer B under Article 6.8(N) shall apply to this buffer yard to the extent such improvements do not conflict with the final design and construction of Westfield Boulevard, as determined by the Director of the Public Works Department.

E. Parking Area Landscaping: Article 6.8(O) shall not apply to Multi-Story Parking Garages.

F. The developer shall give a best effort to preserve existing trees within the Multi-Family District.

G. The developer shall preserve existing trees within the Commercial District as follows:

i. On the north side of the Anna Kendall Drain, all existing trees 4" caliper or greater within 100 feet of the centerline of the drain,

shall be preserved.

ii. A best effort shall be given to preserve existing trees elsewhere within the Commercial District.

9.3 Outdoor Public Space: Plazas, courtyards, gardens, public squares, and similar outdoor usable public spaces is encouraged for all primary structures within the Grand Millennium Center PUD District.

9.4 Public Art: At least one (1) piece of public art is encouraged within the Grand Millennium Center PUD District.

9.5 Outdoor Storage and Display: Not permitted.

9.6 Walls and Fencing: All walls and fencing should be architecturally-compatible with the associated building(s). Chain-link fencing and other non-decorative fencing is not permitted in the Grand Millennium Center PUD District.

Section 10. **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 11. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the Real Estate, except as otherwise modified below.

11.1 Article 8.6 Open Space and Amenity Standards shall apply, except as otherwise modified below.

11.2 A minimum number of amenities shall not be required in the Multi-Family Area.

11.3 Trail Access: The Multi-Family Area shall include direct access to the proposed Cool Creek Trail and Greenway.

11.4 Pedestrian Network: Pedestrian connectivity into and within the Real Estate shall be required throughout and between all uses on the Real Estate. Common design themes, crosswalk material changes and/or treatment, street furniture, and similar items/features which enhance the pedestrian's experience are encouraged and shall be applied to the entire Real Estate.

[Remainder of this page intentionally left blank; signature pages follow.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS 13th DAY OF MARCH, 2017.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
Jim Ake	Jim Ake	Jim Ake
James J. Edwards	James J. Edwards	James J. Edwards
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Mark F. Keen	Mark F. Keen	Mark F. Keen
Charles Lehman	Charles Lehman	Charles Lehman
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 16-51** was delivered to the Mayor of Westfield

on the 14 day of Mar, 2017, at 10:00A m.

Cindy Gossard

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 16-51**

this 14 day of March, 2017.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 16-51**

this _____ day of _____, 2017.

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: Adam Horkay

This document prepared by:
Adam Horkay, EdgeRock Development, LLC, 733 E. State Road 32, Westfield, IN 46074

SCHEDULE OF EXHIBITS

Exhibit A	Legal Description
Exhibit B	District Map
Exhibit C	Example Layout
Exhibit D	Illustrative Character Exhibit – Hotel and Convention Center
Exhibit E	Illustrative Character Exhibit – Corporate Office Building
Exhibit F	Illustrative Character Exhibit: Mixed-Use Building
Exhibit G	Illustrative Character Exhibit: Multi-Story Parking Garage
Exhibit H	Buffer Yard Exhibit

EXHIBIT A
LEGAL DESCRIPTION

BEST POSSIBLE IMAGE

Part of the North Half of the So[illegible] Quarter of Section 1, Township 18 North, Range 3 East [illegible]ilton County, Indiana, more particularly described as follows:

Beginning 660.00 feet North 00 degrees 03 minutes 00 seconds East (assumed bearing) of the Southeast corner of the North Half of the Southeast Quarter of Section 1, Township 18 North, Range 3 East and on the East line thereof; thence South 87 degrees 42 minutes 00 seconds West parallel with the South line of said North Half 990.00 feet; thence South 00 degrees 04 minutes 30 seconds West 660.00 feet to a found stone on the South line of said North Half which is 990.30 feet South 87 degrees 42 minutes West of the Southeast corner thereof; thence South 87 degrees 42 minutes 00 seconds West on and along aforesaid South line 981.10 feet; thence North 02 degrees 18 minutes West 15.00 feet to the Easterly right of way line of U. S. Highway #31; thence North 39 degrees 41 minutes West on and along said Easterly right of way line 105.60 feet; thence North 01 degrees 41 minutes 30 seconds West on and along said right of way line 1011.90 feet to a found iron pipe at the Southwest corner of a tract deeded to Curtis Automotive Devices, Inc., by Warranty Deed dated March 4, 1958 and recorded in Deed Record 156, pages 106 and 107; thence North 88 degrees 54 minutes 30 seconds East 887.50 feet to a found iron stake called for in said Deed to Curtis Automotive Devices, Inc.; thence North 00 degrees 28 minutes West on and along the East line of said Curtis Automotive Devices, Inc., 237.64 feet to the North line of said North Half; thence North 88 degrees 14 minutes 30 seconds East on and along aforesaid North line 453.38 feet to a point which is 730.62 feet South 88 degrees 14 minutes 30 seconds West of the Northeast corner of said North Half; thence South 00 degrees 03 minutes 00 seconds West parallel with the East line of said North Half 634.62 feet (625.16 feet measured); thence North 87 degrees 42 minutes 00 seconds East parallel with the South line of said North Half 730.62 feet (730.87 feet measured) to the East line of said North Half; thence South 00 degrees 03 minutes 00 seconds West on and along aforesaid East line 41.25 feet to the place of beginning, containing 32.466 acres, more or less.

INCLUDING:

Land Description

Tract 1 (Inst.#9709706927)
A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to the POINT OF BEGINNING of the following described real estate, said point being marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence continue South 00 degrees 32 minutes 53 seconds West 455.00 feet to a "capped rebar"; thence South 89 degrees 42 minutes 49 seconds East 586.00 feet parallel with the South right-of-way of said Railway to a point on a Manhole; thence South 00 degrees 32 minutes 53 seconds West 266.75 feet parallel with the East right-of-way of U.S. Highway No. 31 to a "capped rebar"; thence South 89 degrees 42 minutes 49 seconds East 99.80 feet parallel with the South right-of-way of said Railway; thence North 00 degrees 17 minutes 44 seconds East 731.74 feet to a "capped rebar" in a 8 feet high Chain Link Fence on the South right-of-way of said Railway; thence North 89 degrees 42 minutes 49 seconds West 682.58 feet along the aforesaid Railway right-of-way and fence line to the POINT OF BEGINNING. Containing 7.905 acres more or less.

Tract 2 (D.B. 324, Pg. 754)
A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to a point marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence continue South 00 degrees 32 minutes 53 seconds West 455.00 feet to a "capped rebar" at the POINT OF BEGINNING of the following described real estate; thence South 89 degrees 42 minutes 49 seconds East 586.00 feet parallel with the South right-of-way of said Railway to a point on a Manhole; thence South 00 degrees 32 minutes 53 seconds West 266.75 feet parallel with the East right-of-way of U.S. Highway No. 31 to a "capped rebar"; thence North 89 degrees 42 minutes 49 seconds West 586.00 feet parallel with the South right-of-way of said Railway to a "capped rebar" near an 8 feet high Chain Link Fence on the East right-of-way of U.S. Highway No. 31; thence North 00 degrees 32 minutes 53 seconds East 266.75 feet along the aforesaid East right-of-way to the POINT OF BEGINNING. Containing 3.589 acres more or less.

Tract 3 (Inst.#2004-39854)
A part of the Northeast Quarter and a part of the Southeast Quarter of Section One (1), Township Eighteen (18) North, Range Three (3) East, described as follows:
Begin at an iron stake and corner post in the Quarter section line 1184.00 feet West of the Southeast corner of the Northeast Quarter of Section One (1), Township Eighteen (18) North, Range Three (3) East; thence South 251.00 feet to an iron stake, thence South 89 degrees 40 minutes West 887.50 feet, to the intersection with the East right-of-way of U.S. Highway No. 31, by-pass, thence follow the said East right-of-way line North 00 degrees 33 minutes West 331.00 feet to a corner post; thence North 09 degrees 58 minutes 00 seconds West 144.7 feet to a corner post, thence North 01 degrees 53 minutes East 1126.6 feet to the intersection with the South right-of-way line of the Central Indiana Railroad; thence Easterly on and along said right-of-way line 889.1 feet to a large corner post, thence South 1338.6 feet to the PLACE OF BEGINNING. Containing 32.85 acres, more or less in Washington Township.

EXCEPT: A part of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana, being more particularly described as follows:
Commencing at the Northwest corner of the Northeast Quarter of Section 1, Township 18 North, Range 3 East of the Second Principal Meridian in Washington Township of Hamilton County, Indiana; thence North 90 degrees 00 minutes 00 seconds East (Assumed Bearing) along the North line of said Northeast Quarter 478.75 feet; thence South 00 degrees 32 minutes 53 seconds West 940.11 feet to the POINT OF BEGINNING of the following described real estate, said point being marked with a 5/8 inch diameter rebar with a yellow cap stamped "WEIHE ENGR LS 0012" ("capped rebar") near the intersection of the two fence lines which represent the intersection of the East right-of-way for U.S. Highway No. 31 and the South right-of-way for the former Central Indiana Railway; thence South 00 degrees 32 minutes 53 seconds West 731.74 feet; thence South 89 degrees 42 minutes 49 seconds East 685.80 feet parallel with the South right-of-way of said Railway to a "capped rebar"; thence North 00 degrees 17 minutes 44 seconds East 731.74 feet to a "capped rebar" in an 8 feet high Chain Link Fence on the South right-of-way of said Railway; thence North 89 degrees 42 minutes 49 seconds West 682.58 feet along the aforesaid Railway right-of-way and fence line to the POINT OF BEGINNING. Containing 11.494 acres more or less.

Tract 4 (Inst.#9809871667):
The East Half of Lot Number Thirty (30) in Abel Doan's Addition, an Addition to the Town of Westfield in Hamilton County, Indiana, as per plat thereof, recorded in Deed Record 49, page 516, in the Office of the Recorder of Hamilton County, Indiana.
Also including interest in the following described parcel, to-wit: That portion of real estate which is between the East line of Lot 30 and the East line of Abel Doan's Addition to Westfield, in Hamilton County, Indiana, as per plat thereof and recorded in Deed Record 49, page 516 in the Office of the Recorder of Hamilton County, Indiana, described as follows:
Commence on the Northeast corner of said Lot 30, thence South along East side of said Lot 30 to South edge of Lot 30 thence along the extended South boundary of said Lot 30 to the East line of Abel Doan's Addition to Westfield; thence North along East line of Abel Doan's Addition to Park Street; thence West to the place of beginning.

EXHIBIT B

DISTRICT MAP

EXHIBIT C
EXAMPLE LAYOUT

EXHIBIT D

ILLUSTRATIVE CHARACTER EXHIBIT:
HOTEL AND CONVENTION CENTER

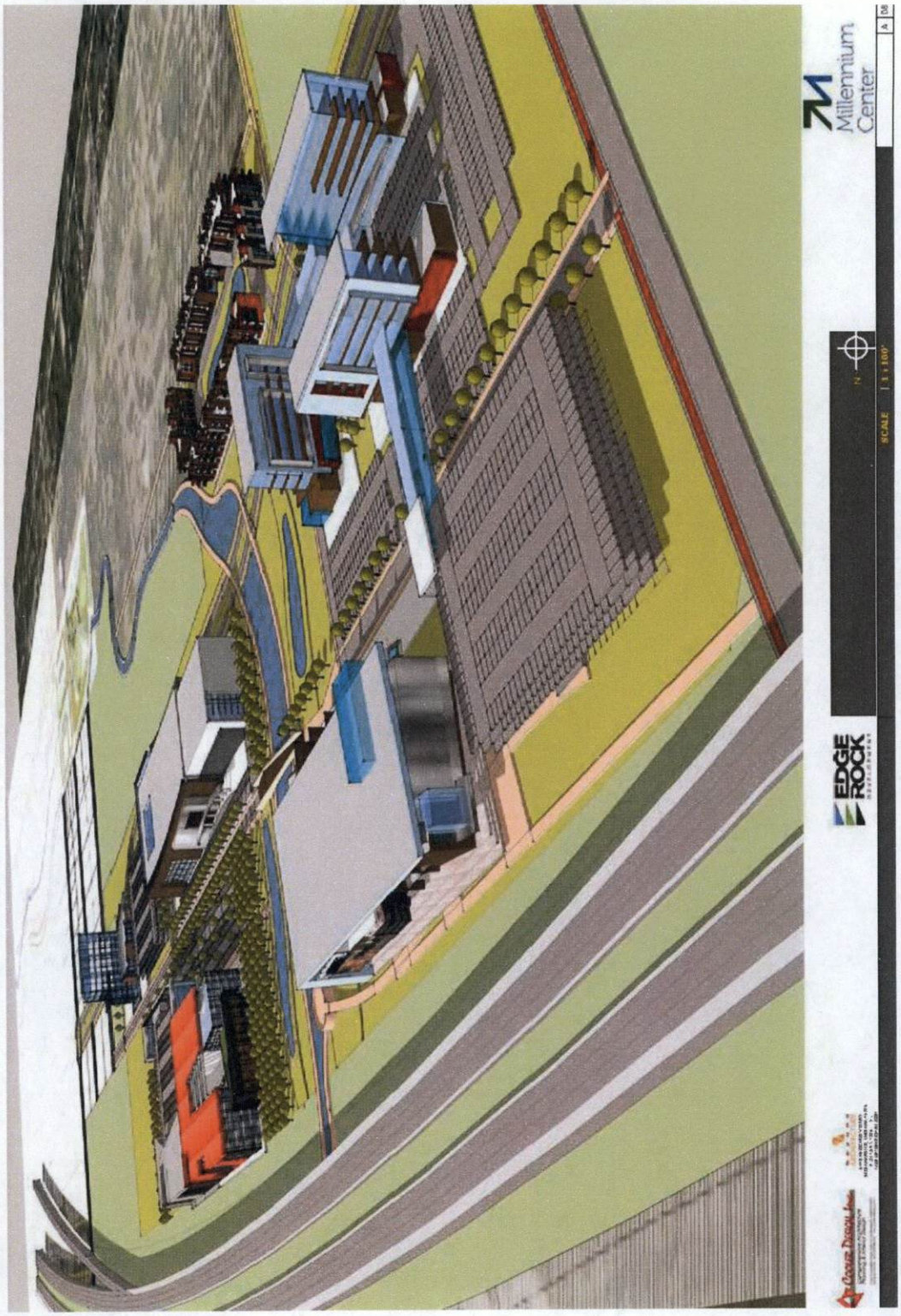


EXHIBIT E

ILLUSTRATIVE CHARACTER EXHIBIT:
CORPORATE OFFICE BUILDING

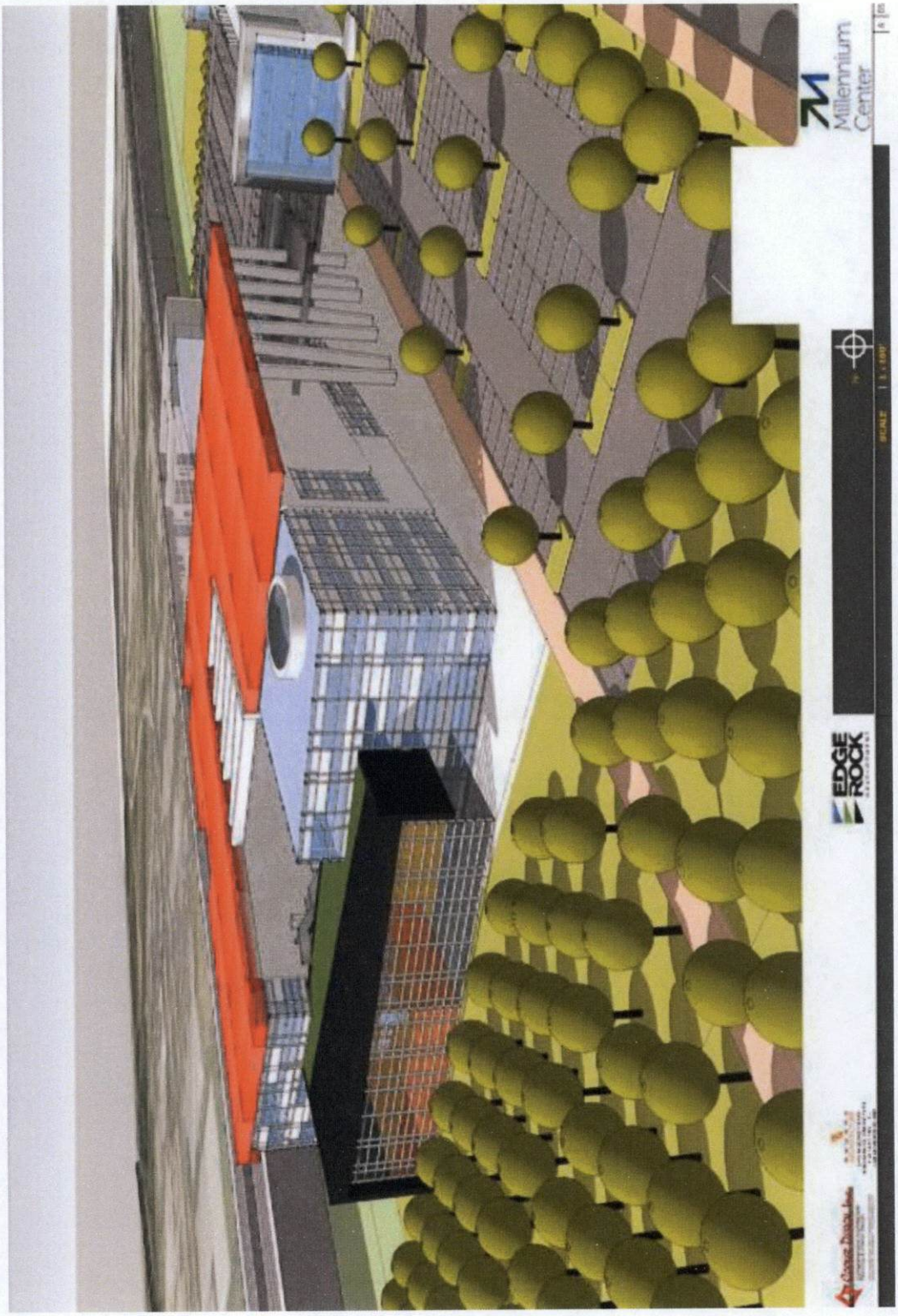


EXHIBIT F

ILLUSTRATIVE CHARACTER EXHIBIT:
MIXED-USE BUILDING

EXHIBIT G

ILLUSTRATIVE CHARACTER EXHIBIT:
MULTI-STORY PARKING GARAGE

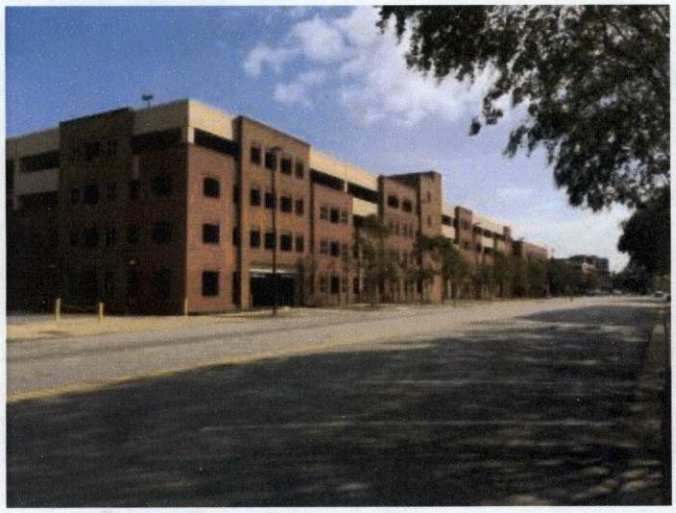
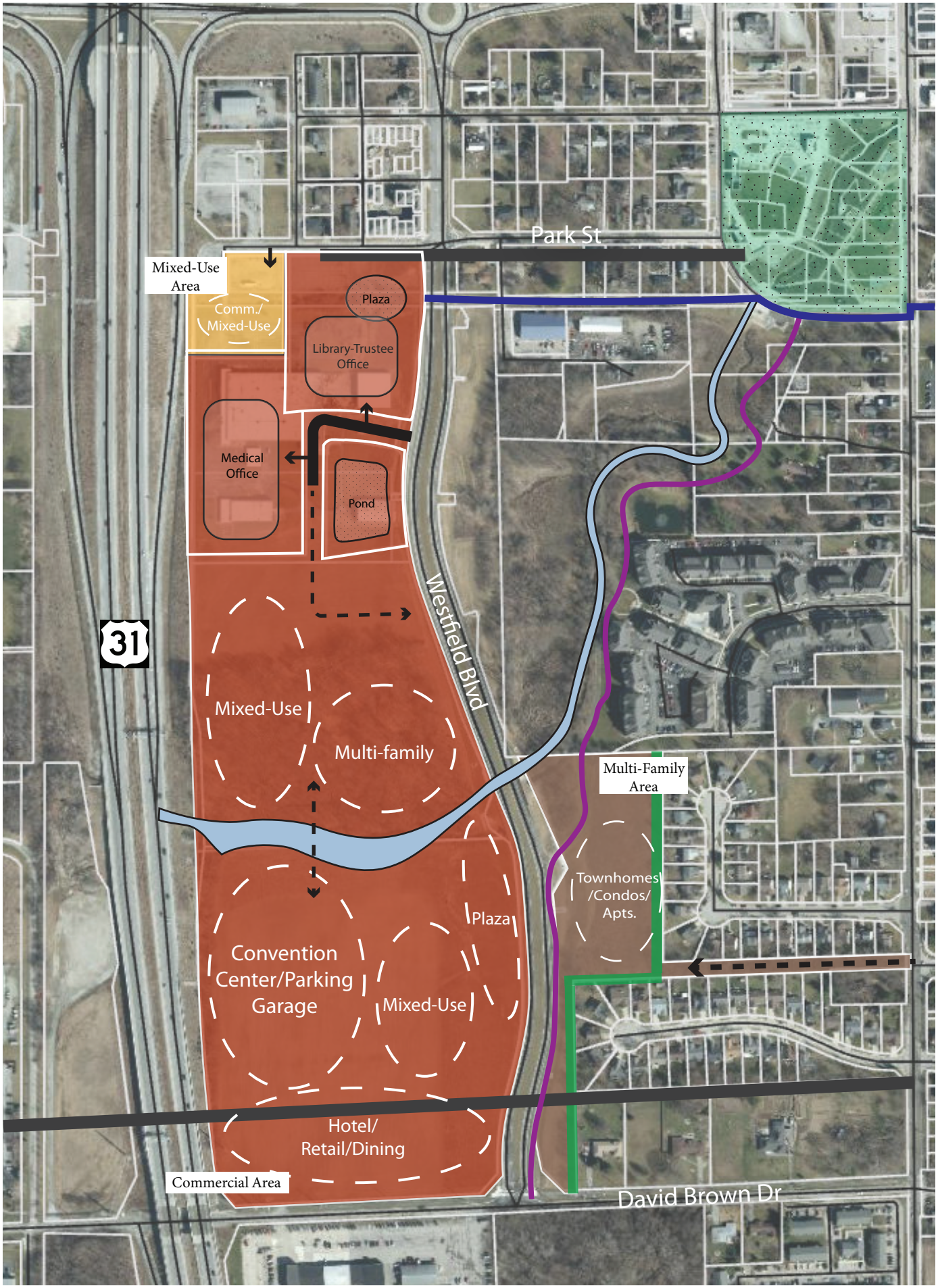


EXHIBIT H

BUFFER YARD EXHIBIT


Park St
Mixed-Use Area
Comm./ Mixed-Use
Plaza
Library-Trustee Office
Medical Office
Pond
Westfield Blvd
31
Mixed-Use
Multi-family
Multi-Family Area
Townhomes\ /Condos/ Apts.
Plaza
Convention Center/Parking Garage
Mixed-Use
Hotel/ Retail/Dining
Commercial Area
David Brown Dr

Petition Number: 2304-PUD-03 (Ordinance No. 23-02)

Petitioner: Herron Holdings, LLC - represented by Church, Church, Hittle + Antrim

Request: Amendment to the Urban Apples Planned Development District to extend planting and development deadlines.

Current Zoning: Urban Apples PUD District (Ord. 21-34)

Current Land Use: Agritourism

Acreage: 23.71 acres +/-

Exhibits:
1. Staff Report
2. Location Map
3. Narrative Statement
4. Proposed Ord. 23-02

Staff Reviewers: Lauren Gillingham, AICP, Senior Planner

PETITION HISTORY

This petition was introduced at the March 13, 2023, City Council meeting. The discussion for this petition can be viewed here. As the request is not tangibly modifying the standards of the development, a neighborhood meeting was not required.

PROJECT OVERVIEW

Location: This subject real estate is approximately 23.71 acres in size and is located at 18326 Spring Mill Road (see **Exhibit 2**). The Property is zoned Urban Apples PUD. Adjacent zoning districts include Somerset PUD to the west and south, with the remainder of adjacent properties zoned AG-SF1. Adjacent land uses include agriculture and undeveloped residential.

History: Approved March 2022, the Urban Apples PUD (Ord. 21-34) is a master planned, agritourism development. Within its four sub-districts – Seeds, Vine, Cidery, and Lawn – a variety of uses are permitted, including agritourism/agritainment uses (excluding animal interactions), cidery operations, food truck events, and greenhouse/seed sales. A DDP for phase one of the development, comprising of access, parking & lighting improvements, and additions to the existing Cidery & Vine buildings, was approved by the APC at their November 21, 2022 workshop meeting.

Project Description: As mentioned above, the petitioner requests a PUD amendment to extend certain planting and development deadlines, as outlined in the table below. The landscaping, orchard plantings, fencing, and entrance signage along Spring Mill Road cannot be completed until after the water and sewer main are installed under the road later this year. Likewise, installation of the orchard plantings adjoining Somerset has been delayed in order to coordinate with the installation of Somerset's required landscape buffer and the replacement of the trees that were

inadvertently removed last summer. The request to extend the deadline on the Cidery building and music shelter reflect the utility delays as well as ongoing difficulties with sourcing construction material and skilling labor.

No changes will be made to the PUD concept plan, character exhibits, permitted uses, or development standards.

Requirement	Old Completion Deadline	New Completion Deadline
Ext. Street Frontage Landscaping and Fencing (Sec. 7.2(C))	June 1st, 2023	June 1st, 2024
Orchard Preservation and Planting (Sec. 7.2(G))	April 1st, 2023	June 1st, 2024
Entrance Signs (Sec. 7.3(A)(iv))	June 1st, 2023	June 1st, 2024
Cidery Improvements (Sec. 7.1(C)(ii))	June 1st, 2024	June 1st, 2026
Music Shelter Certificate of Occupancy (Sec. 9.1)	June 1st, 2024	June 1st, 2026

COMPREHENSIVE PLAN

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

The Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies this Property as being within the "New Suburban" land use classification. Artisan farms are listed as an appropriate land use within this land use classification.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the April 3, 2023, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the March 13, 2023, City Council meeting. The discussion for this petition can be viewed at link provided in the Petition History section above.

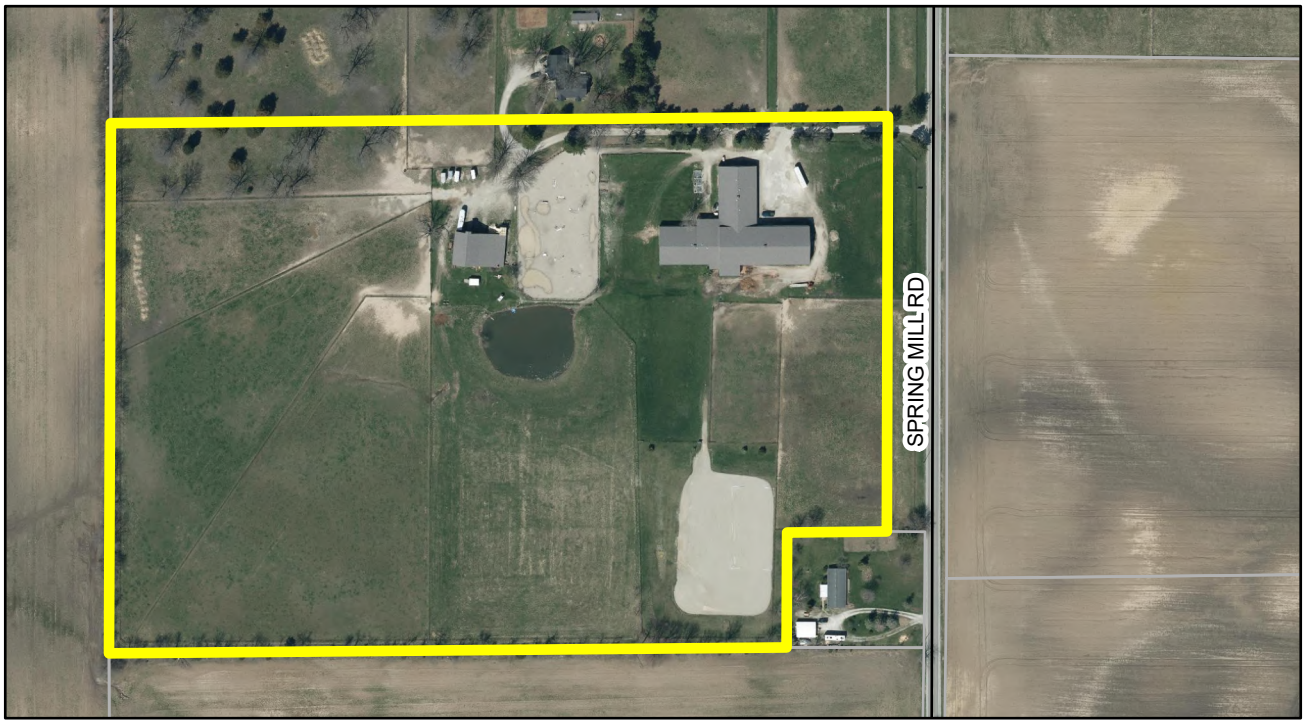
DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the April 3, 2023, Plan Commission meeting.**

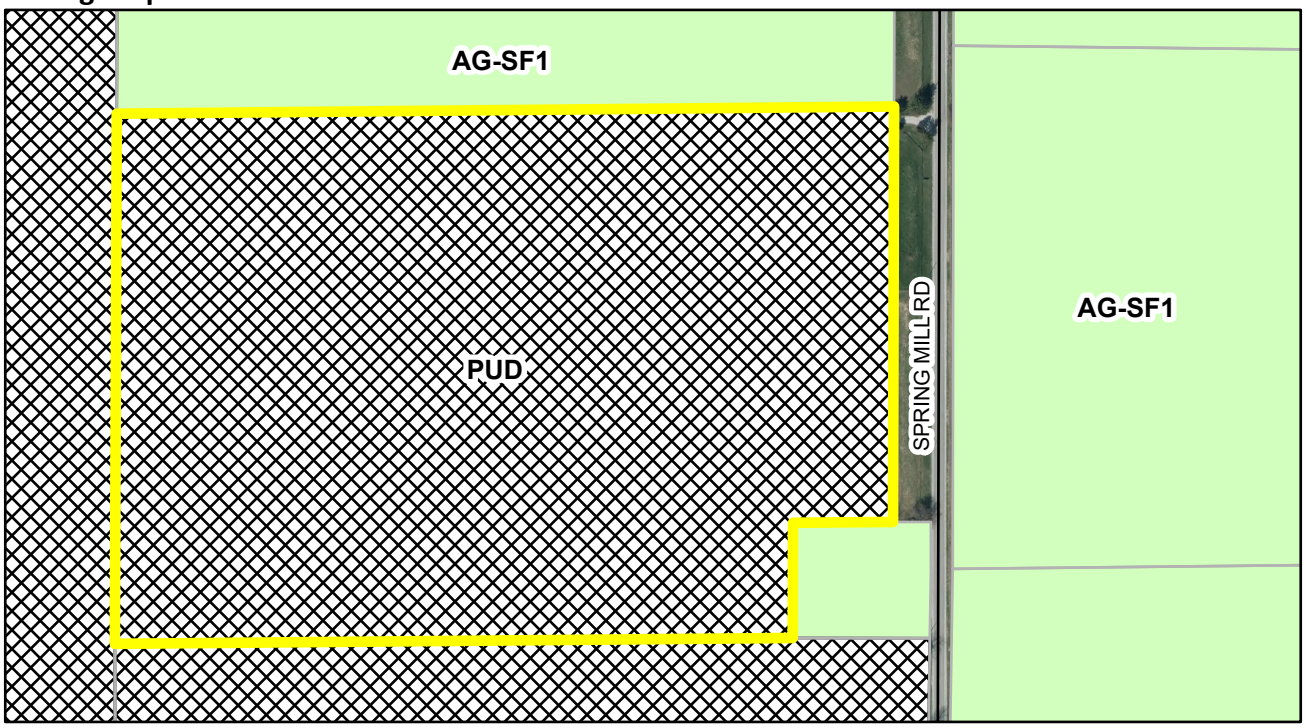
Please direct any questions prior to the public hearing to Lauren Gillingham, AICP, Senior Planner, at (317) 804-3175 or lgillingham@westfield.in.gov.

Property Location Map
Urban Apples
2304-PUD-03

Aerial Location Map



Zoning Map



Legend

Subject Parcel

URBAN APPLES PUD AMENDMENT - NARRATIVE STATEMENT

Herron Holdings, LLC received approval of the Urban Apples PUD Ordinance on February 28, 2022 for "Urban Apples," an agritourism destination situated on 23.71 acres along the west side of Spring Mill Road, just south of 186th Street.

The Urban Apples team has completed the architectural enhancements to the Vine Building in accordance with the PUD timeline. Work on the landscaping, fencing and entrance signage along Spring Mill Road has been delayed due to the timing of water main and sewer main installations along Spring Mill Road. The utility installations are expected to be completed this year. The roadside landscaping, fencing and signage improvements will be installed following that work and no later than June 1st of next year.

The planting of the southern portion of the Urban Apples apple orchard has been delayed. The Somerset subdivision (located to the south and west of Urban Apples) is required to install plantings in a landscape easement on the Urban Apples property, along the south property line. The Somerset landscape design has recently been completed. Installation of the Urban Apples orchard will be coordinated with the Somerset plan and installation. Installation is planned later this year and no later than June 1st of next year.

Completion of the Cidery Building and Music Shelter will be delayed. This delay is partially attributable to the utility installation delays referenced above. Also contributing to this delay are the same construction material supply issues and construction labor availability issues affecting most projects over the past two years +/-. The Cidery Building and Music Shelter are planned to be completed by June 1st of 2026.

This Urban Apples PUD Amendment would adjust the various timelines for improvements in accordance with the dates outline above. No substantive changes to the original PUD Ordinance are proposed in this amendment.

ORDINANCE NUMBER 23-___

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE TEXT OF THE URBAN APPLES PLANNED UNIT DEVELOPMENT BEING THAT OF ORDOINACE 21-34 AND TITEL 16 – LAND USE CONTROLS

"Urban Apples PUD Amendment I"

This amendment to a Planned Unit Development District Ordinance (the "**Amendment**"), known as the URBAN APPLES PUD DISTRICT (Ordinance 21-34, the "**Original Ordinance**"), to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "**UDO**"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code§ 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "**Commission**") considered a petition (Petition No. ____-PUD-___), filed with the Commission requesting an amendment to Ordinance 21-34, enacted by the Common Council of the City of Westfield (the "**Council**") on February 28, 2022;

WHEREAS, the Amendment pertains to the subject real estate located Lot 2 of Spring Mill Market, a subdivision of the City of Westfield, Hamilton County, Indiana, recorded as Instrument No. 2021028993 in the Office of the Recorder of Hamilton County, Indiana (the "**Real Estate**");

WHEREAS, the Commission forwarded Petition No. ____-PUD-___ to the Council with a _____ recommendation (Vote: ___ in favor, ___ opposed) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Council on _____ ___, 2023;

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

NOW, THEREFORE, BE IT ORDAINED by the Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

1.1 The Original Ordinance is hereby amended by the provisions of this Amendment. In all other respects, the Original Ordinance shall remain in effect and unchanged. To the extent that the provisions of the UDO or the Original Ordinance conflict with the provisions of this Amendment, the provisions of this Amendment shall prevail.

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

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

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

Section 2. Definitions. Capitalized terms not otherwise defined in the Original Ordinance or this Amendment shall have the meanings ascribed to them in the UDO.

Section 3. Development Standards. The standards of Section 7 of the Original Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

3.1 Architectural Standards: Cidery Area. Section 7.1(C)(ii) of the Original Ordinance is hereby modified to require completion of the improvements and enhancements shown in Exhibit C of the Original Ordinance by June 1, 2026.

3.2 Landscaping Standards: External Street Frontage Landscaping Requirements. Section 7.2(C) of the Original Ordinance is hereby modified to require installation of the Streetscape Landscaping and Streetscape Fencing by June 1, 2024.

3.3 Landscaping Standards: Orchard Preservation and Planting. Section 7.2(G) of the Original Ordinance is hereby modified to require planting of the Orchard trees by June 1, 2024.

3.4 Sign Standards: Entrance Signs. Section 7.3(A)(iv) of the Original Ordinance is hereby modified to require installation of the Entrance Signs by June 1, 2024.

Section 4. Processes and Permits. The standards of Section 9 of the Original Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

4.1 Certificate of Occupancy. Section 9.1 of the Original Ordinance is hereby modified to require the Certificate of Occupancy for the Music Shelter to be obtained by June

1, 2026 or prior to issuance of the Certificate of Occupancy for the Cidery Building, whichever occurs first.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS ___ DAY OF _____, 2023.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 23-___** was delivered to the Mayor of Westfield on the ___ day of _____, 2023, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 23-___**

this _____day of _____, 2023.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 23-___**

this _____day of _____, 2023.

_____
J. Andrew Cook, Mayor

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

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

Westfield-Washington Township Advisory Plan Commission (APC)

Workshop Meeting

Minutes of the March 20, 2023, APC Workshop Meeting

Presented for approval: April 3, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, March 20, 2023, at Westfield City Services Center.

Active links for this meeting:

March 20, 2023, APC Agenda & Exhibits ***March 20, 2023, YouTube Video***

OPENING OF MEETING

YouTube Time: 0:01

Roll Call

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

Commissioners Present Virtually: Ginny Kelleher.

Commissioners Absent: Mike Johns.

City Staff Present In-Person: Kevin Todd, Director, Caleb Ernest, Senior Planner, and Lauren Gillingham, Senior Planner.

City Staff Present Virtually: None.

Legal Counsel Present: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

Maue motioned to approve the March 6, 2023 Minutes.
Schmitz seconded. Motion passed. Vote 8-0.

REVIEW RULES AND PROCEDURES

Gillingham reviewed APC Workshop rules and procedures.

CONSENT AGENDA ITEMS

YouTube Time: 2:57

2209-DDP-27
Ultimate Canine
17901 Eagletown Road

Ultimate Canine, LLC by Gerdom Engineering requests Detailed Development Plan approval of a 14,571 square foot canine training facility on 3.5 acres +/- in the Springmill Trails PUD District.
(Planner: Lauren Gillingham – lgillingham@westfield.in.gov)

2210-DDP-32
Northpoint Commerce Park, Lot 4
20355 Commerce Park Drive

JRF Construction by Fritz Engineering requests Detailed Development Plan approval for a 53,440 square foot multi-tenant flex building on 5.66 acres +/- in the Northpoint PUD District.
(Planner: Weston Rogers – wrogers@westfield.in.gov)

2210-DDP-33
Northpoint Commerce Park, Lot 2
20418 Commerce Park Drive

JRF Construction by Fritz Engineering requests Detailed Development Plan approval of a 32,000 square foot multi-tenant flex building on 2.35 acres +/- in the Northpoint PUD District.
(*Planner: Weston Rogers – wrogers@westfield.in.gov*)

2303-DDP-06
Chatham Villages Apartments
1549 Chatham Villages Boulevard, Approximately

CHLL, LLC by V3 Companies requests Detailed Development Plan approval of a 250-unit Multi-family development on 17.28 acres +/- in the Chatham Hills PUD District.
(Planner: Lauren Gillingham – lgillingham@westfield.in.gov)

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

WORKSHOP ITEMS

2108-PUD-21[WORKSHOP] *YouTube Time: 3:54*
Grand Millennium Center PUD Amendment II (formally Amendment I)
North of David Brown Drive, East and West of Westfield Blvd

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.
(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments / Workshop discussion.

2212-PUD-20 [WORKSHOP] *YouTube Time: 1:12:22*
Wheeler Landing PUD Amendment VI
Southwest corner of 186th Street and Kinsey

Leo Brown Development, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Wheeler Landing PUD to add 2.34 acres +/- to Area III of the PUD.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments / Workshop discussion.

MISCELLANEOUS ITEMS

YouTube Time: 1:59:33

Department Presentation
Final Data Presentation
(Planner: Caleb Ernest - cernest@westfield.in.gov)

ITEMS CONTINUED TO A FUTURE MEETING

2111-PUD-27 [CONTINUED]
TowneRun PUD
Northwest corner of Towne Road and West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.
(Planner: Kevin Todd - ktodd@westfield.in.gov)

2209-ZOA-03 [CONTINUED]
Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.
(Planner: Pam Howard - phoward@westfield.in.gov)

REPORTS/COMMENTS: *YouTube Time: 2:12:31*

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

ADJOURNMENT

McCarty motioned to adjourn the meeting.
Deck seconded. Motion passed. Vote 8-0.
The meeting adjourned at 9:21 p.m.

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Signature Page for APC Minutes for March 20, 2023

_____
Robert Horkay, President

_____
Ginny Kelleher, Vice President

_____
Kevin M. Todd, Secretary

Petition Number:	2303-DDP-04
Project Name:	Westfield Dental Office and Bank
Subject Site Address:	251 W. Tournament Trail (the "Property")
Petitioner:	WMG Development, LLC
Representative:	Tarr Group, LLC
Request:	Detailed Development Plan review of a 7,990 square foot dental office and bank building located on 2.05 acres +/- in the Spring Mill Centre PUD zoning district.
Current Zoning:	Spring Mill Centre PUD
Current Land Use:	Vacant
Approximate Acreage:	2.05 acres +/-
Property History:	Spring Mill Centre PUD (Ord. 19-28, 09/23/2019) 2012-ODP-18 & 2012-SPP-18 (02/01/2020) 2107-SFP-40 (10/28/2021)
Exhibits:	1. Staff Report 2. Location Map 3. Site Plan 4. Building Elevations 5. Landscape Plan
Staff Reviewer:	Weston Rogers, Associate Planner

BACKGROUND

The Property is currently zoned the Spring Mill Centre PUD District. Ordinance 19-28, Spring Mill Centre PUD (1908-PUD-22), was approved at the September 23, 2019 City Council meeting.

The Overall Development Plan (2012-ODP-18) and Primary Plat (2012-SPP-18) was approved on February 1, 2020. The Secondary Plat (2107-SFP-40) was recorded with the Hamilton County Recorder's Office on October 28, 2021.

DEVELOPMENT PLAN – General Plan Requirements

Article 10.7(H)2 of the current Westfield UDO

The plans comply.

1) Title, scale, north arrow and date.
2) Proposed name of the development.
3) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
4) Address and legal description of the property.
5) Boundary lines of the property including all dimensions.

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

DEVELOPMENT STANDARDS

Associated articles within Chapter 6 of the Westfield UDO and the Spring Mill Centre PUD, Ord. 19-28

The plans comply.

22) Accessory Use and Building Standards (Article 6.1)
    a) Shall apply; however, Article 6.1(H)(2) shall be modified to permit enclosures within Area 1 to be located within the Established Front Yard along Tournament Trail or any parcel in any Area with three (3) or more Front Yards. (Section 8.1, Ord. 19-28)
    b) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
    c) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.

d) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.

e) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.

f) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.

g) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

h) Landscaping shall be provided around enclosures in accordance with Article 6.8 Landscaping Standards.

23) Architectural Standards (Article 6.3)

a) Shall apply. In addition, the following shall also apply: (Section 8.2, Ord. 19-28)

i) Character Exhibit. The Character Exhibit, attached hereto as Exhibit C, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the District's intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

b) Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) and 6.3(G)(1)) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply to all Subdistricts in a manner that prevents reasonable visibility. In addition, wall-mounted utility meters shall also be screened from view from Primary Streets and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood, Masonry Materials, or a combination of the aforementioned. (Section 8.2, Ord. 19-28)

24) Building Standards (Article 6.4)

25) Fence Standards (Article 6.5)

26) Height Standards (Article 6.6)

27) Landscaping Standards (Article 6.8)

a) Shall apply, except as modified below: (Section 8.3, Ord. 19-28)

b) External Street Frontage Landscaping Requirements (Article 6.8(M)): shall not apply to the portion of the District abutting State Road 32 and/or Tournament Trail. Hardscapes, tree wells, and pedestrian furniture shall be utilized to integrate the development with State Road 32 and/or Tournament Trail. If a Building Setback fifty (50) feet or less from the State Road 32 and/or Tournament Trail Right-of-way, then this Section (Section 8.3 A) applies. If a Building is Setback greater than fifty (50) feet from the State Road 32 and/or Tournament Trail Right-of-way, then Article 6.8(M) External Street Frontage Landscaping Requirement shall apply.

c) UDO Article 6.8(M) External Street Frontage Landscaping:

i) Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include

a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition, for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.

External Street Frontage - Tournament Trail (Est. 230')			
Per 100 lineal feet	Required	Provided	Deficient
3 Shade or Evergreen Trees	**7**	**7**	**0**
2 Ornamental Trees	**5**	**5**	**0**
25 Shrubs	**58**	**64**	**0**

External Street Frontage - State Road 32 (Est. 280')			
Per 100 lineal feet	Required	Provided	Deficient
3 Shade or Evergreen Trees	**9**	**9**	**0**
2 Ornamental Trees	**6**	**6**	**0**
25 Shrubs	**70**	**85**	**0**

d) UDO Article 6.8(N) Buffer Yards:

e) Parking Area Landscaping (Article 6.8(O)): shall apply, except as otherwise modified below:

i) Parking Area Design. If adjacent Lots have vehicular cross access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.

ii) Interior Parking Area Landscaping

iii) Interior Parking Area Islands

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

iv) Perimeter Parking Area Landscaping:

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

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

(b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

Tournament Trail (Est. 190')			
	Required	Provided	Deficient
1 tree per 30 LF	**7**	**7**	**0**
1 shrub per 3 LF	**64**	**64**	**0**

SR 32-facing Parking Area (Est. 211')			
	Required	Provided	Deficient
1 tree per 30 LF	**7**	**7**	**0**
1 shrub per 3 LF	**71**	**85**	**0**

f) Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot.

g) Street Trees:

h) Minimum Lot Landscaping Requirements:

Lot Landscaping (2 acres)			
Business Use (per acre)	Required	Provided	Deficient
10 Shade Trees	**20**	**31**	**0**
10 Ornamental or Evergreen Trees	**20**	**20**	**0**
25 Shrubs	**50**	**278**	**0**

i) Foundation Plantings:

North Building Façade (est. 116 LF)			
	Required	Provided	Deficient
1 shrub or ornamental tree per 12 LF	**10**	**28**	**0**

South Building Façade (est. 116 LF)			
	Required	Provided	Deficient
1 shrub or ornamental tree per 12 LF	**10**	**19**	**0**

East Building Façade (est. 75 LF)			
	Required	Provided	Deficient
1 shrub or ornamental tree per 40 LF	**2**	**23**	**0**

West Building Façade (est. 75 LF)			
	Required	Provided	Deficient
1 shrub or ornamental tree per 40 LF	**2**	**9**	**0**

j) General Screening Standards

Mechanical Screening: Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either:

- a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment;
- a solid evergreen screen with a combination of trees and shrubs;
- a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)

28) Lighting Standards (Article 6.9)

a) Shall apply. In addition, the following shall apply:

i) Decorative Fixtures: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District.

b) General Lighting Standards: The following standards shall apply:

i) All Light Fixtures, with the exception of internally-illuminated Signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.

ii) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.

iii) All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.

iv) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

c) Multi-family Residential, Business and Industrial Standards: The following shall apply to all Multi-family, Business, and Industrial Uses:

i) All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot Right-of-way when viewed at ground level.

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

iii) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.

iv) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.

v) Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.

vi) All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

d) Lighting Plans: The Applicant for any permit required by this Ordinance that proposes outdoor lighting shall submit a Lighting Plan which includes:

i) A site plan indicating the location of all lighting structures, supports and Light Fixtures, including those Light Fixtures which presently exist on site and those which are proposed for the site.

ii) A graphic and/or textual description of all lighting fixtures, both proposed and existing on-site. The description may include, but is not limited to cut sheets and illustrations by the manufacture, lamp types, wattages, and lumen outputs.

iii) A site plan with illuminance levels superimposed on the site plan in the form of an iso foot-candle diagram or point-by-point grid diagram.

iv) All plot lighting levels shall be depicted at ten-foot (10') intervals or less.

v) The iso foot-candle diagram shall plot foot-candle increments of one-half (0.5) foot-candle or less.

vi) Photometric data depicting the angle of cut off of light emissions.

vii) Any other information that the Director determines necessary to ensure compliance with the provisions of this Article.

29) Lot Standards (Article 6.10)

30) Outside Storage and Display (Article 6.12 & Ord. 19-28)

a) Shall apply, except as otherwise modified below:

b) Area I Subdistrict: Outdoor storage is prohibited.

31) Outdoor Café and Eating Areas (Article 6.13)

32) Parking and Loading Standards (Article 6.14)

Required Vehicular Parking:

a) Medical Office: Three (3) spaces for each examining or treatment room, plus one (1) space for each doctor and employee.

b) Banks, savings and loans, and financial institutions: One (1) space per each three hundred (300) square feet of Gross Floor Area.

Required Bicycle Parking:

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

d) Proximity to Principal Building: the bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.

33) Setback Standards (Article 6.16)

34) Sign Standards (Article 6.17)

35) Vision Clearance Standards (Article 6.19)

a) Forty (40) feet from intersections of Collectors or Local Streets.

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

c) Twenty-five (25) feet from intersections of Private Streets.

36) Yard Standards (Article 6.21)

DISTRICT STANDARDS

Article 4.16 (GB District) of the Westfield UDO and the Spring Mill Centre PUD District (Ord. 19-28)

The plans comply.

37) Area I Subdistrict:	GB: General Business District
38) GB District:	
a) Minimum Lot Area:	No minimum
b) Minimum Tract Requirement:	No minimum
c) Minimum Lot Frontage:	No minimum; However, all Lots shall have vehicular access to a Street (e.g., via a shared ingress/egress easement) (Ord. 19-28)
d) Minimum Lot Width:	No minimum
e) Maximum Lot Coverage:	No maximum (Ord. 19-28)
f) Minimum Building Setback Lines: (Ord. 19-28)	
i) State Road 32:	No minimum
ii) Tournament Trail:	10’
iii) Spring Mill Road:	
1. Area III:	20 feet
2. All Other Subdistricts:	No minimum
iv) All other streets (e.g. internal to District):	15 feet
v) District Perimeter Not Abutting Street:	20 feet
vi) All Other Setback Lines:	No minimum

DEVELOPMENT PLAN REVIEW

Article 10.7(E) of the Westfield UDO

The plans comply.

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

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

a) State Highway 32 Overlay District:

i) Standards of Article 5.3 of the UDO shall only apply to Area I, with the following exceptions: (Section 7.1, Ord. 19-28)

1. Article 5.3(F)(7) shall not apply. (Ord. 19-28)

2. Building Size Requirements: (Ord. 19-28)

(a) Minimum Gross Floor Area shall be four thousand (4,000) square feet. Provided however, that freestanding bank uses shall have no minimum Gross Floor Area requirement. There shall be no more than one (1) freestanding bank within Area 1.

(b) The Minimum Gross Floor Area shall also include the square footage of all pergolas, hardscaped outdoor seating and amenities up to one thousand (1,000) square feet.

ii) Setback Requirements:

1. Maximum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trial Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.

2. Minimum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline. Signs shall be located a minimum of thirty (30) feet from the State Highway 32 right-of-way line.

iii) Building Height Requirements:

1. Maximum Building Height: No maximum

2. Minimum Building Height: Eighteen (18) feet

3. Multiple Stories: Multiple stories are encouraged, but not required.

iv) Architectural Design Requirements:

1. General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.

2. Building Elevation:

(a) All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.

(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 interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

(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).

(d) Openings:

(i) Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.

(ii) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).

(iii) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

(e) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

(f) Roof:

(i) Pitched Roofs:

1. Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12 (see FIGURE 5.3(7): ROOF PITCHES).

2. If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a nonreflective material.

3. Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings, as illustrated in FIGURE 5.3(8): PITCHED ROOF - ROOF LINE MODULATION.

(ii) Flat Roofs:

1. Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.

2. Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).

3. Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply <u>with at least one of the following</u>:

a. A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.

b. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.

(iii) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).

(iv) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.

(g) Main Entrances:

(i) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.

(ii) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.

(iii) The location, orientation, proportion and style of doors shall complement the style of the building.

(h) Windows:

(i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).

(ii) Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).

(i) Awnings:

(i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.

(ii) Awnings shall be made of a nonreflective material.

(iii) All awnings shall be kept in good repair.

(iv) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.

(j) Drive-thrus: This section shall apply to: (i) Lots adjacent to the State Highway 32 right-of-way line or the Trail Corridor, as defined herein; and (ii) Lots where the Lot Line may not abut the State Highway 32 right-or-way line or Trail Corridor, but where the Lot is located in a manner that no significant structures can reasonably be constructed between the Lot and the State Highway 32 right-of-way line or Trail Corridor.

(i) Drive-thru windows and lanes shall not be permitted in between the State Highway 32 right-of-way line or the Trail Corridor and the Building Façade nearest to said right-of-way line (e.g., Established Front Yard) or Trail Corridor.

(k) Building Materials:

(i) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.

(ii) Masonry Materials shall be used to create a wainscot or brickwrap effect around buildings.

(iii) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.

(iv) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

(v) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32.

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

v) Trail Corridor Requirement:

1. Trail Corridor Design Standards:

(a) The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.

(b) Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). Construction of the trail with a meandering design is encouraged.

(c) Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also Article 8.3 Easement Standards).

2. Trail Corridor Plantings: The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.

(a) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail referenced above is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting.

(b) Shade trees planted with the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet apart.

(c) Landscaping required within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.

3. Trail Corridor Mounds/Berms: The construction of intermittent, undulating mounds or berms within the Trail Corridor is encouraged, but not required. If mounds or berms are installed, then they should be designed in a manner that complements other improvements in the vicinity and in no event shall such mounds or berms be installed in a manner that unsafely inhibits vehicular line of sight (see also Article 6.19 Vision Clearance Standards) or use of the alternative transportation trail.

41) 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.
42) 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.

DESIGN STANDARDS

Chapter 8 of Westfield UDO

The plans comply.

43) Block Standards (Article 8.1)
44) Easement Standards (Article 8.3)
45) Monument and Marker Standards (Article 8.5)
46) Open Space and Amenity Standards (Article 8.6)
47) Pedestrian Network Standards (Article 8.7)
   a) Internal Pedestrian Network Standards:
      i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
      ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
      iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
      iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

b) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:

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

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

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

48) Storm Water Standards (Article 8.8)

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

50) Street Light Standards (Article 8.10)

51) Street Sign Standards (Article 8.11)

52) Surety Standards (Article 8.12)

53) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) The plans as presented comply with the applicable zoning ordinances.
2) Action: Approve Detailed Development Plan 2303-DDP-04 with the following conditions:

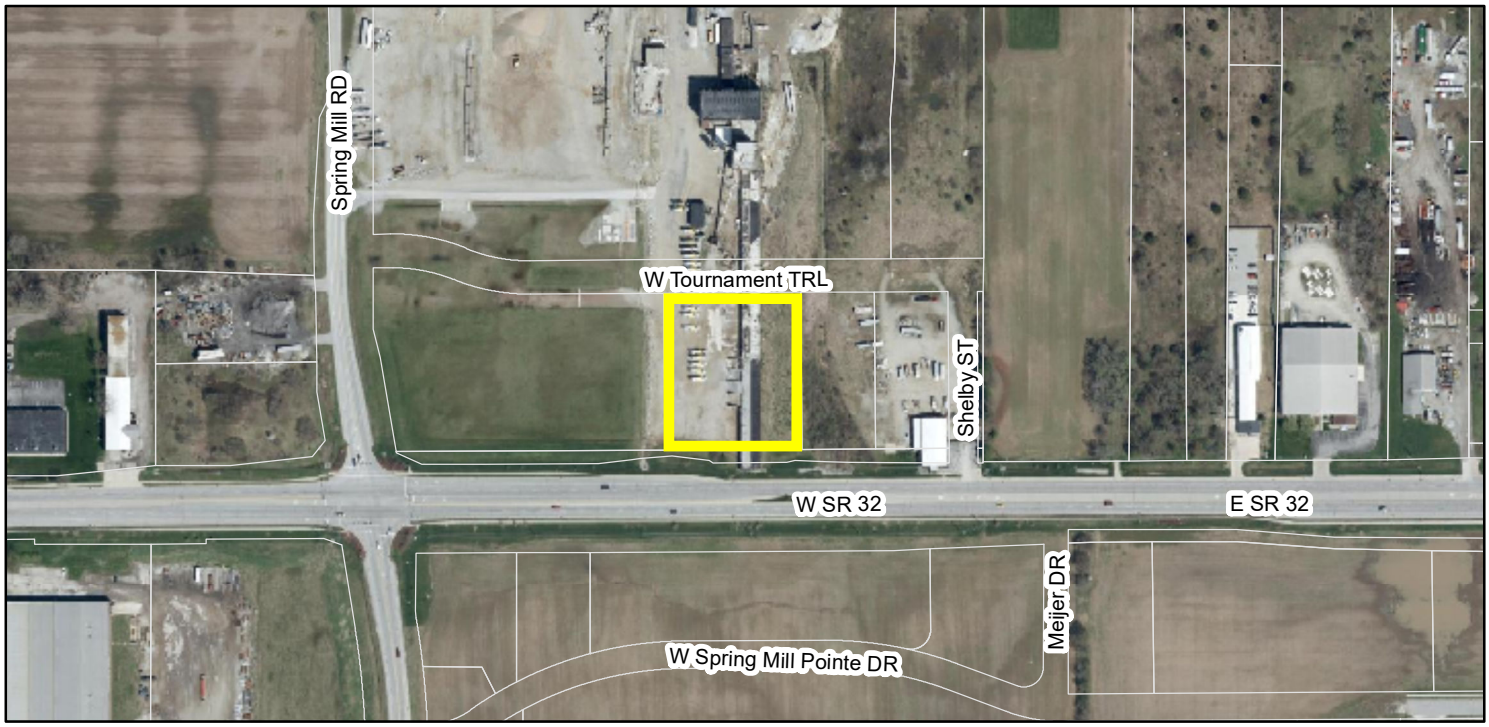
- **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.**
- **That the necessary approval for the proposed right-in right-out out curb cut off State Road 32 be obtained from the City Council prior to initiating the construction of the curb cut. (The proposed design has been approved by both INDOT and the Westfield Department of Public Works)**

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

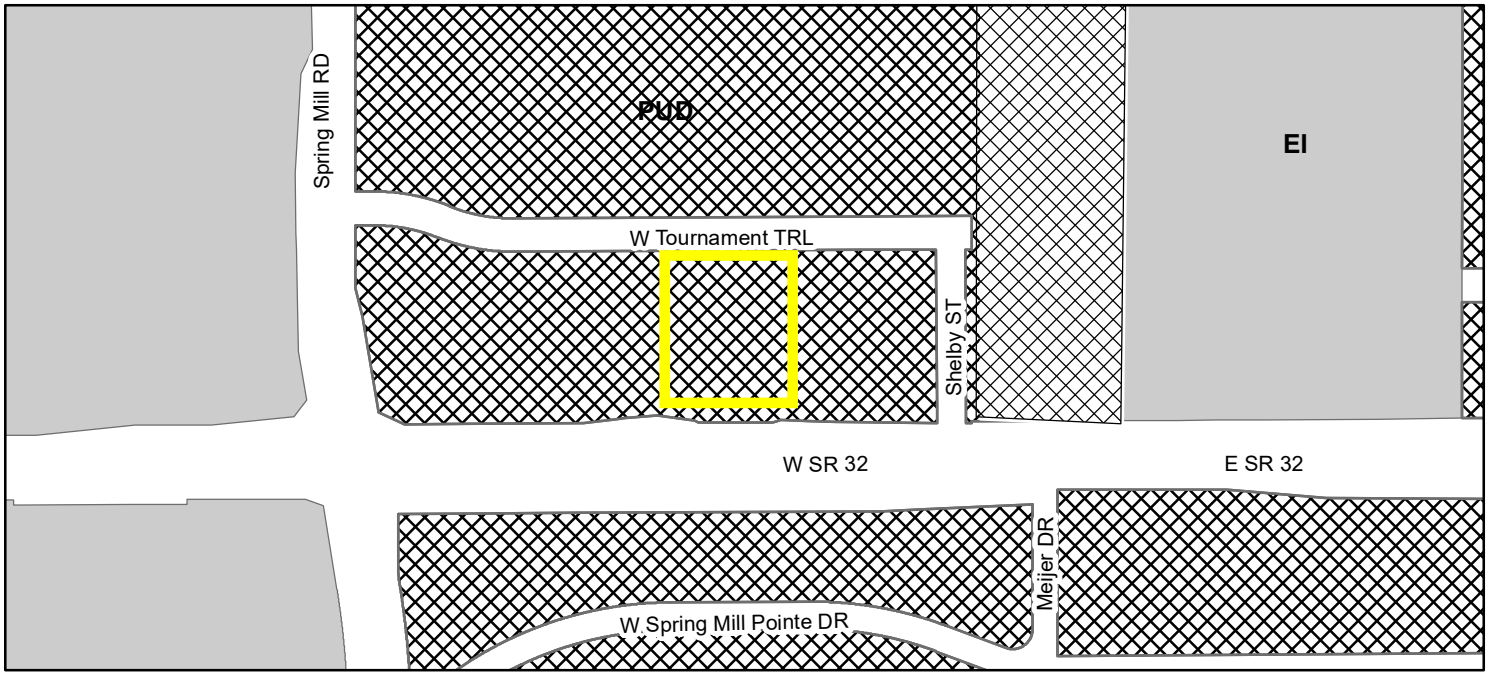
Property Location Map
Westfield Dental Office and Bank
251 W Tournament Trail
2303-DDP-04

N
W E
S
Not To Scale

Aerial Location Map



Zoning Map



Zoning

PUD (Planned Unit Development)

EI (Enclosed Industrial)

LEGEND

- PROPERTY LINE
- ROADWAY CENTERLINE
- EASEMENT / SETBACK LINE
- CONCRETE SIDEWALK
- DUMPSTER PAD / HEAVY DUTY CONCRETE
- HEAVY DUTY ASPHALT PAVING
- EXISTING ASPHALT PAVING
- EXISTING CONCRETE SIDEWALK
- BIKE RACK
- SIGN

SITE DATA TABLE

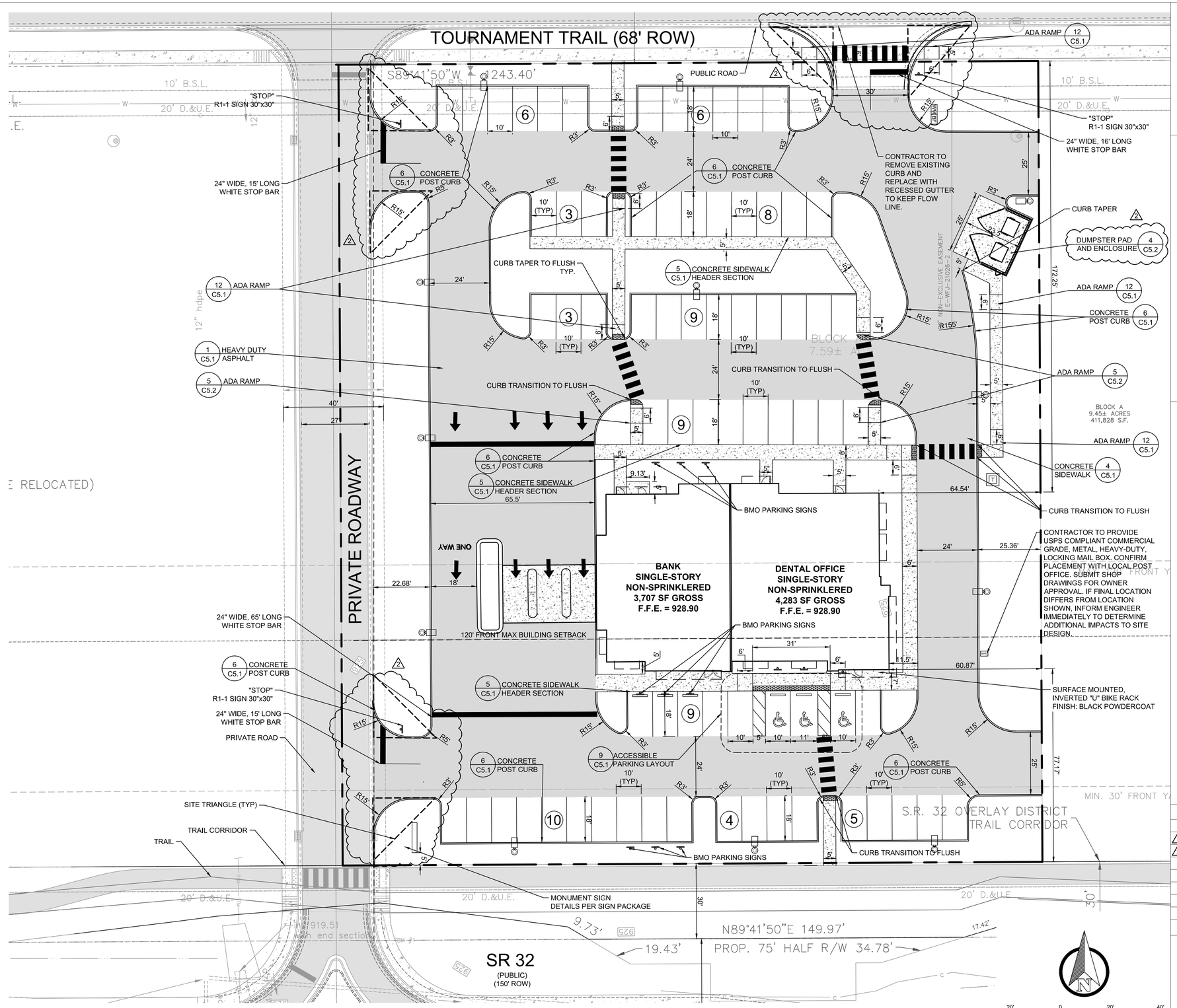
PROPERTY ZONED:	PUD
LOT # (SPRINGMILL CENTRE):	3
PROPERTY USE:	VACANT
BUILDING SETBACKS:	FRONT = 0'
	LEFT SIDE = 0'
	RIGHT SIDE = 0'
	REAR = 10'

SITE AREA 89,443 ± S.F. = 2.05± ACRES

BUILDING AREA:	7,990 S.F. GROSS AREA
	ONE-STORY, MAX HEIGHT = 35'-0"
MIN. GREEN SPACE/OPEN SPACE AREA:	15%
PROVIDED OPEN SPACE AREA:	32%
ACTUAL LOT WIDTH:	279.54'±

EXISTING IMPERVIOUS AREA: 0.20 ACRES = 9.70%
EXISTING PERVIOUS AREA: 1.85 ACRES = 90.30%

PROPOSED IMPERVIOUS AREA: 1.38 ACRES = 67.31%
PROPOSED PERVIOUS AREA: 0.67 ACRES = 32.69%



SEE NOTES ON SHEET C0.2

IF THIS SHEET DOES NOT MEASURE 22"x34", IT HAS BEEN ENLARGED OR REDUCED. PLEASE ADJUST SCALE ACCORDINGLY.

DYLAN T. TARR REGISTERED No. PE11600655 STATE OF INDIANA PROFESSIONAL ENGINEER
03/23/2023

TARR GROUP
8650 E. STATE ROAD 32
ZIONSVILLE, IN 46077
PHONE: 317-572-8277
EMAIL: JACOB@TARR-GROUP.COM

WESTFIELD DENTAL OFFICE & BANK
WMG DEVELOPMENT, LLC
SR32 AND SPRINGFIELD ROAD
WESTFIELD, IN

ORIGINAL ISSUE DATE: 01/10/2023

REVISIONS:

1	REVISION 1	03/09/2023
2	REVISION 2	03/23/2023

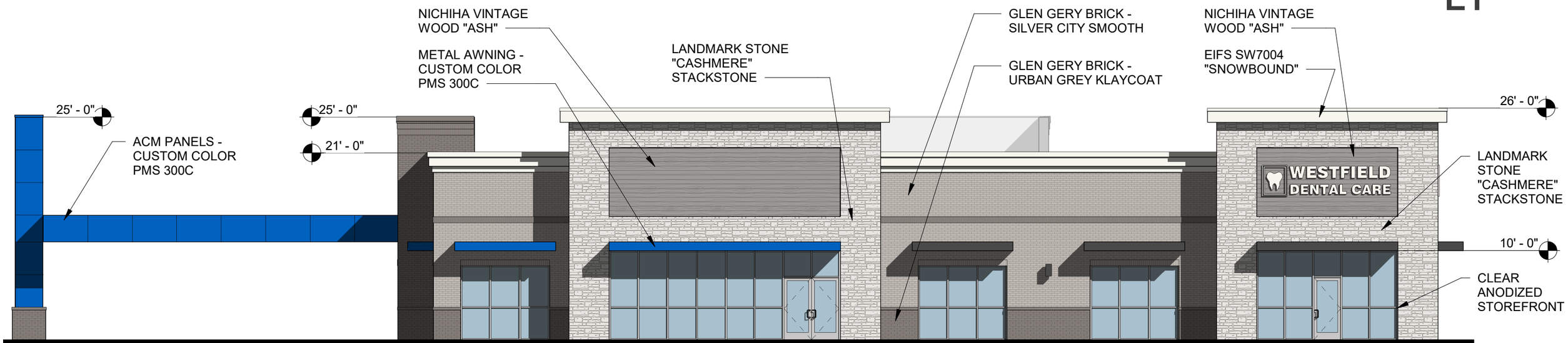
PROJ. NO.: 22046

SITE LAYOUT PLAN

C2.1

C:\Users\Jacob Cramer\tarr-group.com\Dylan Tarr - Production\22\22046 - HDIN Westfield (Springmill Centre)\CAD\Sheets\22046 - C2.1 SITE PLAN.dwg

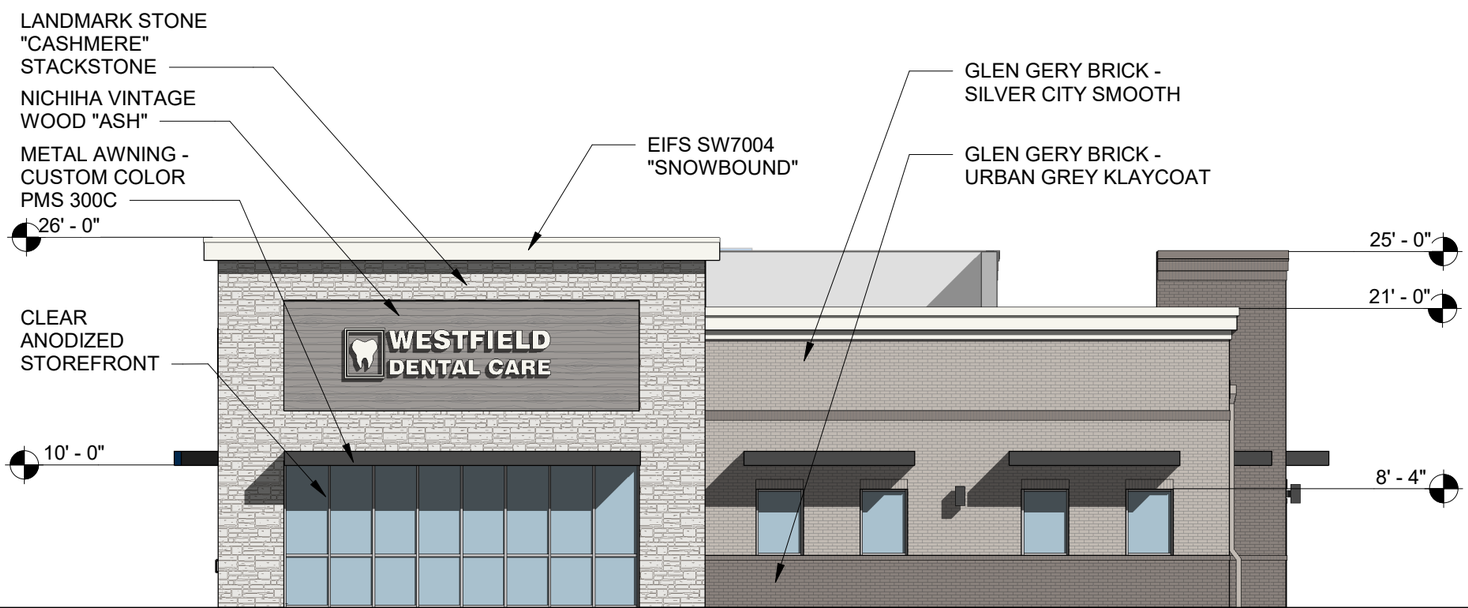
E1



Scale: 3/32" = 1'-0"

SOUTH

Total Area:	2,094 Sq. Ft.
Masonry:	1,585 Sq. Ft.
Nichiha:	323 Sq. Ft.
Metal Panel:	186 Sq. Ft.
Percentage:	
Masonry:	76%
Nichiha:	15%
Metal Panel:	9%



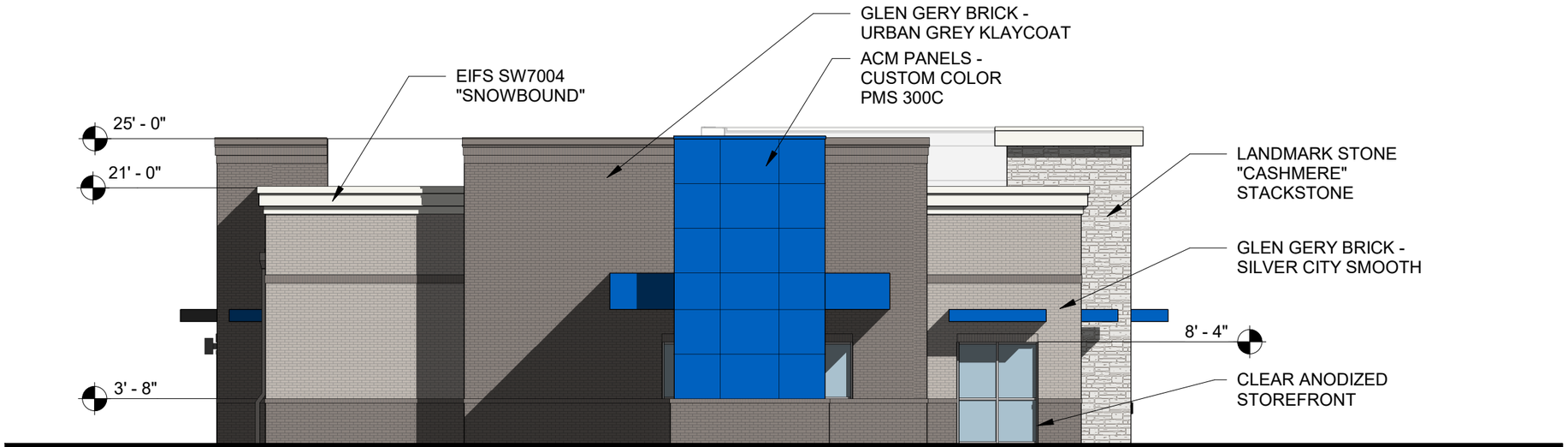
Scale: 3/32" = 1'-0"

EAST

Total Area:	1,333 Sq. Ft.
Masonry:	1,139 Sq. Ft.
Nichiha:	194 Sq. Ft.
Percentage:	
Masonry:	85%
Nichiha:	15%

DP3 ARCHITECTS

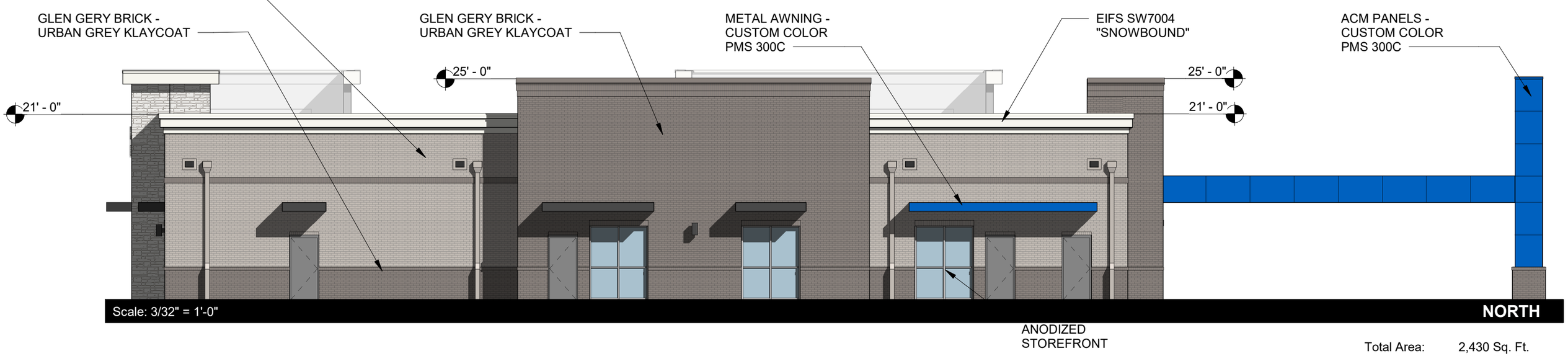
WMG DENTAL OFFICE BUILDING WESTFIELD, IN
WESTFIELD, IN
CONCEPT ELEVATIONS 03.20.23



Scale: 3/32" = 1'-0"

WEST

Total Area:	2,433 Sq. Ft.
Masonry:	2,196 Sq. Ft.
Metal Panel:	189 Sq. Ft.
Percentage:	
Masonry:	90%
Metal Panel:	8%



Scale: 3/32" = 1'-0"

NORTH

Total Area:	2,430 Sq. Ft.
Masonry:	2,244 Sq. Ft.
Metal Panel:	186 Sq. Ft.
Percentage:	
Masonry:	92%
Metal Panel:	8%

DP3 ARCHITECTS

WMG DENTAL OFFICE BUILDING WESTFIELD, IN
WESTFIELD, IN
CONCEPT ELEVATIONS 03.20.23

DP3 ARCHITECTS

WMG DENTAL OFFICE BUILDING WESTFIELD, IN
WESTFIELD, IN
CONCEPT PERSPECTIVE 03.20.23

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LEGEND

- AREA TO BE SODDED WITH PREMIUM TURF GRASS, COMMERCIAL GRADE & LOCALLY SOURCED. TURF TYPE MUST MEET WESTFIELD-WASHINGTON TOWNSHIP REGULATIONS & SPECIFICATIONS.
- MULCH TYPE 1. RE: LANDSCAPE NOTES ON L5.1
- PLANTING BED EDGE

PLANT LIST

QTY	SYM	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SITE LARGE TREES					
4	GB	Ginko biloba (male only)	Ginkgo	2 IN CAL.; MIN. 8' HT.	B&B
6	GT	Gleditsia triancanthos var. inermis, seedless cultivars	Honeylocust (thornless)	2 IN CAL.; MIN. 8' HT.	B&B
4	LS	Liquidambar styraciflua	Slender Silhouette Sweetgum	2 IN CAL.; MIN. 8' HT.	B&B
4	LT	Liriodendron Tulipifra	Tulip Poplar	2 IN CAL.; MIN. 8' HT.	B&B
4	QR	Quercus rubra	Red Oak	2 IN CAL.; MIN. 8' HT.	B&B
TRAIL CORRIDOR LARGE TREES					
2	GI	Ginko biloba (male only)	Ginkgo	2.5 IN CAL.; MIN. 8' HT.	B&B
3	GL	Gleditsia triancanthos var. inermis, seedless cultivars	Honeylocust (thornless)	2.5 IN CAL.; MIN. 8' HT.	B&B
4	LI	Liquidambar styraciflua	Slender Silhouette Sweetgum	2.5 IN CAL.; MIN. 8' HT.	B&B
SMALL TREES					
2	CC	Cercis canadensis	Eatern Redbud	2 IN CAL.	B&B
14	MC	Malus 'Camelot'	Camelot Crabapple	2 IN CAL.	B&B
TRAIL CORRIDOR SMALL TREES					
4	CE	Cercis canadensis	Eatern Redbud	2.5 IN CAL.	B&B
SHRUBS					
19	CIH	Cotoneaster lucidus	Hedge Cotoneaster	18" MIN HEIGHT	18" MIN WIDTH
100	ILC	Ilex crenata	Japanese Holly	18" MIN HEIGHT	18" MIN WIDTH
36	ILE	Ilex crenata	Japanese Holly	36" MIN HEIGHT	36" MIN WIDTH
27	IGL	Ilex glabra 'Shamrock'	Inkberry	18" MIN HEIGHT	18" MIN WIDTH
34	ITV	Itea virginica	Virginia Sweetspire	18" MIN HEIGHT	18" MIN WIDTH
10	HMH	Hydrangea macrophylla 'HORTMANI' PP #28,085	Seaside Serenade® Newport Hydrangea	18" MIN HEIGHT	18" MIN WIDTH
7	JSM	Juniperus sabina 'Monna'	Calgary Carpet Juniper	18" MIN HEIGHT	18" MIN WIDTH
17	PJK	Pieris japonica 'Katsura' PP #15,452	Katsura Pieris	18" MIN HEIGHT	18" MIN WIDTH
10	PMP	Pinus mugo var. pumilio	Dwarf Mugo Pine	18" MIN HEIGHT	18" MIN WIDTH
28	SSL	Syringa 'SMSDTL' PP #31,830	Little Darling Lilac	18" MIN HEIGHT	18" MIN WIDTH
27	WFW	Weigela florida 'Wine & Roses'	Wine & Roses Weigela	18" MIN HEIGHT	18" MIN WIDTH

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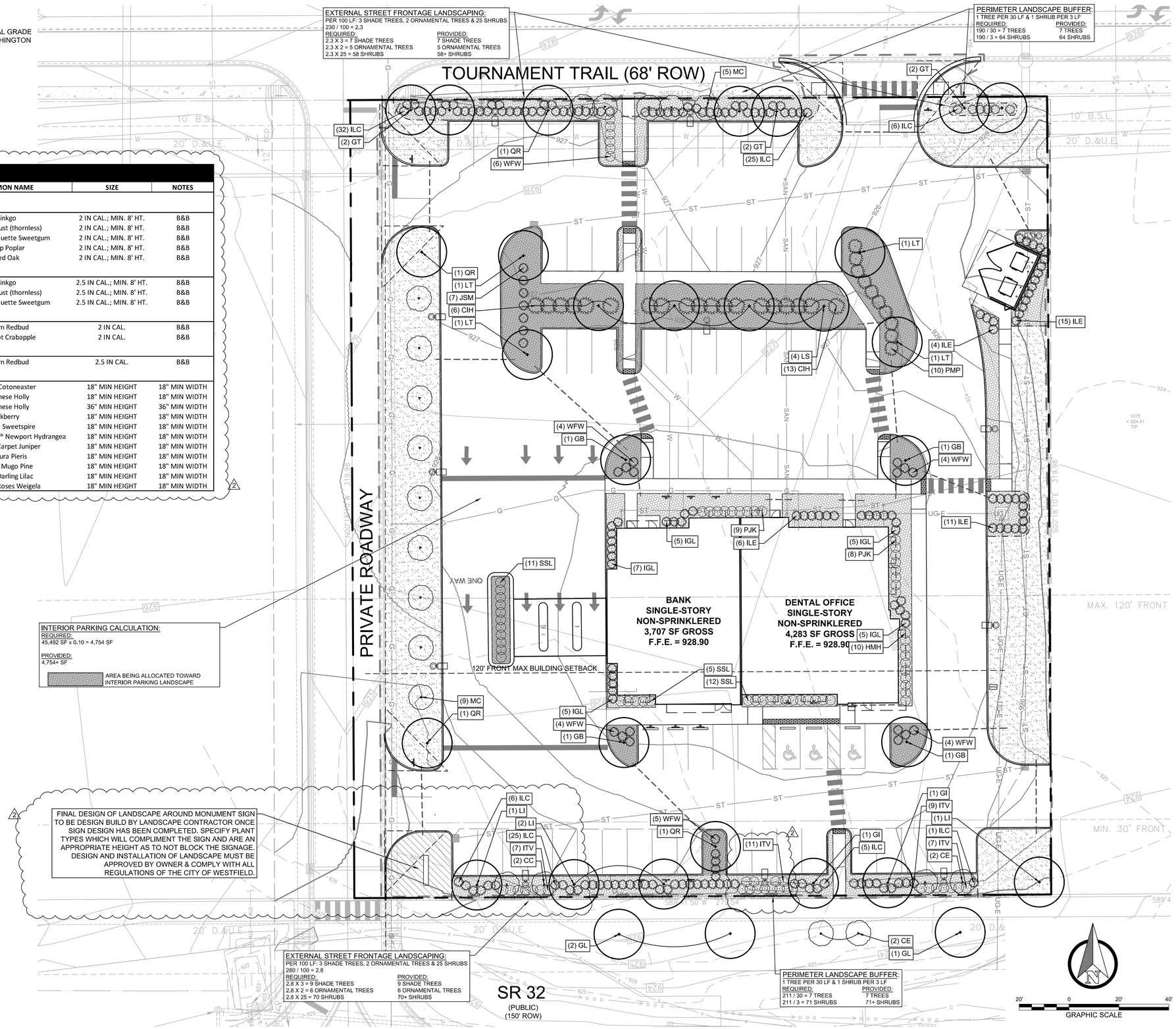
LANDSCAPE CALCULATIONS

NORTH BUILDING FACADE PLANTING:
- 1 SHRUB OR ORNAMENTAL TREE PER 12 LF
  117 / 12 = 10 REQUIRED, 28 SHRUBS PROVIDED

SOUTH BUILDING FACADE PLANTING:
- 1 SHRUB OR ORNAMENTAL TREE PER 12 LF
  125 / 12 = 11 REQUIRED, 19 SHRUBS PROVIDED

EAST BUILDING FACADE PLANTING:
- 1 SHRUB OR ORNAMENTAL TREE PER 40 LF
  75 / 40 = 2 REQUIRED, 23 SHRUBS PROVIDED

WEST BUILDING FACADE PLANTING:
- 1 SHRUB OR ORNAMENTAL TREE PER 40 LF
  75 / 40 = 2 REQUIRED, 9 SHRUBS PROVIDED



TIM A HUBER REGISTERED No. 21400011 3/23/2023 STATE OF INDIANA LANDSCAPE ARCHITECT

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WESTFIELD DENTAL OFFICE & BANK
WMG DEVELOPMENT, LLC
SR32 AND SPRINGFIELD ROAD
WESTFIELD, IN

ORIGINAL ISSUE DATE: 01/10/2023

REVISIONS:

1	REVISION 1	03/09/2023
2	REVISION 2	03/23/2023

PROJ. NO.: 22046

LANDSCAPE PLAN

L2.1

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IF THIS SHEET DOES NOT MEASURE 22"x34", IT HAS BEEN ENLARGED OR REDUCED. PLEASE ADJUST SCALE ACCORDINGLY.