



CITY OF WESTFIELD, IN

Advisory Planning Commission Meeting Agenda_03_20_2023

Monday, March 20, 2023 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, March 20, 2023 at 07:00 PM

MEETING PLACE: Westfield City Services Center- Main Level Conference

Westfield City Services Center
Main Level Meeting Room
2728 East 171st Street, Westfield, IN 46074

Live stream unavailable, will be posted 03/22/23
Documents: [Online viewable 3/22/23 @](#)
<https://www.youtube.com/user/CityofWestfieldIN>

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - March 6, 2023 APC Minutes

Documents: [APC Minutes - March 6, 2023](#)

Review APC Rules & Procedures

CONSENT AGENDA

2209-DDP-27

Ultimate Canine

17901 Eagletown Road

Ultimate Canine, LLC by Gerdon 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)

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

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)

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

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)

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

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)

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

WORKSHOP ITEMS

2108-PUD-21 [WORKSHOP]

**Grand Millennium Center PUD Amendment II (formerly Amendment I)
North of David Brown Drive, East and West of Westfield Boulevard**

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: Proposed Ord \(clean\)](#) | [Exhibit 4: Grand Millennium District Map](#) | [Exhibit 5: Neighbor Meeting Summary](#) | [Exhibit 6: Redline of 8_24_2021 version](#) | [Exhibit 7: Petitioner's Response to Issue List](#) | [Exhibit 8: Public Comments](#) | [Exhibit 9: Ord. 16-51](#) | [Exhibit 10: Bubble Diagram](#)

2212-PUD-20 [WORKSHOP]

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)

Documents: [Exhibit 1: Staff Report](#) | [Proposed Text for Ord. 22-52](#) | [Exhibit 6: Public Comment](#)

MISCELLANEOUS ITEMS

Department Presentation

Final Data Presentation

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

Documents: [Final Data Presentation](#)

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: (Planner: Pam Howard - phoward@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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION WORKSHOP

March 20, 2023
2108-PUD-21
Exhibit 1

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. Proposed Ord. 21-33 (clean)
4. Grand Millennium District Map
5. Neighbor Meeting Summary (from 2021)
6. Redlined Ordinance 21-33 (8-24-2021 version)
7. Petitioner's Response to Issue List (from 2021)
8. Public Comments
9. Ord. 16-51 (Original Ordinance)
10. Potential Land Uses Bubble Diagram

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.

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: MF-2 underlying zoning; permits apartments but requires commercial uses on the ground floor; allows parking garages and GB (General Business) uses.

Multi-Family District: MF-2 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 US 31, 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.

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) stories for Multi-Family Dwellings west of Westfield Blvd, and three (3) stories for Townhouse Dwellings.

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.

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 PUBLIC HEARING

Several changes have been made to the proposed Ordinance since the August 2, 2021 Public Hearing and subsequent ordinance edits. A redlined ordinance is included showing changes from the version dated 8/24/2021. 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, (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. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure. Another public hearing will be held prior to submitting the item for recommendation.

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.

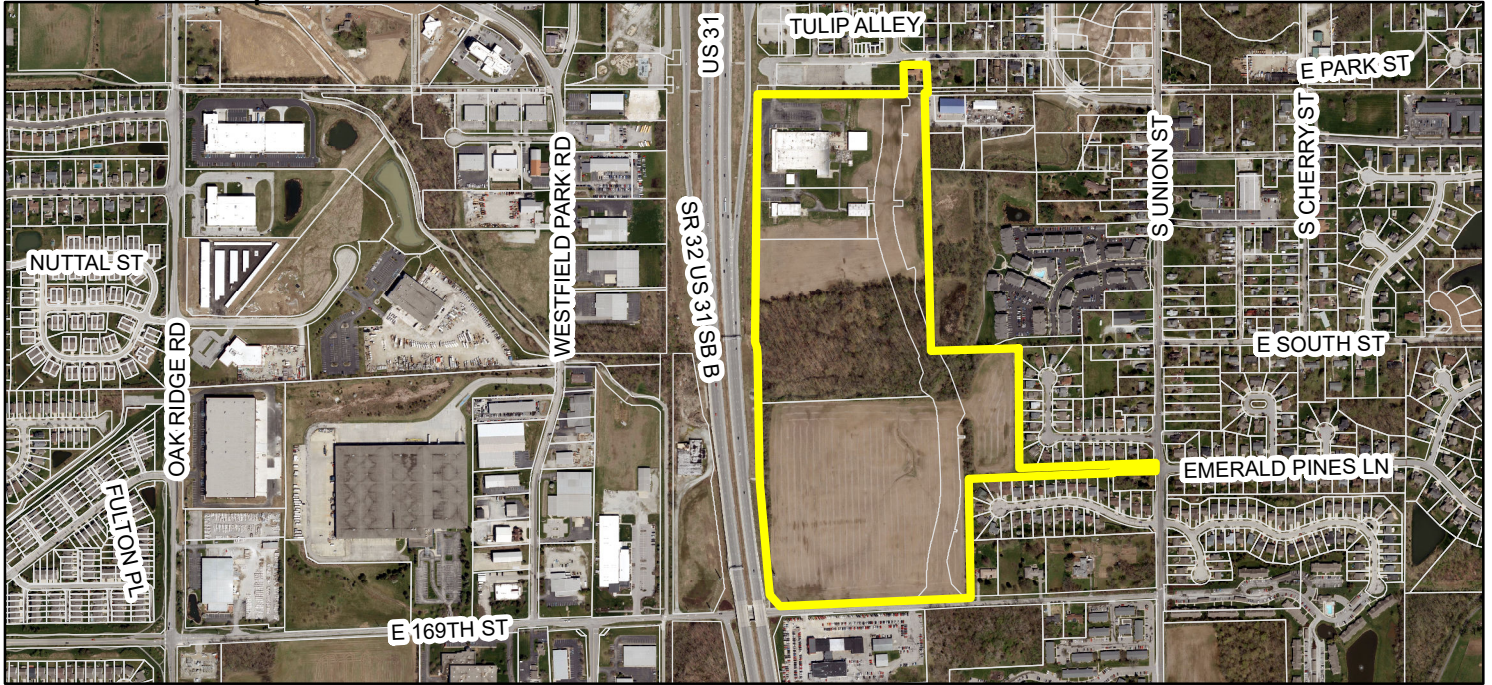
5. Responsible growth and development.

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

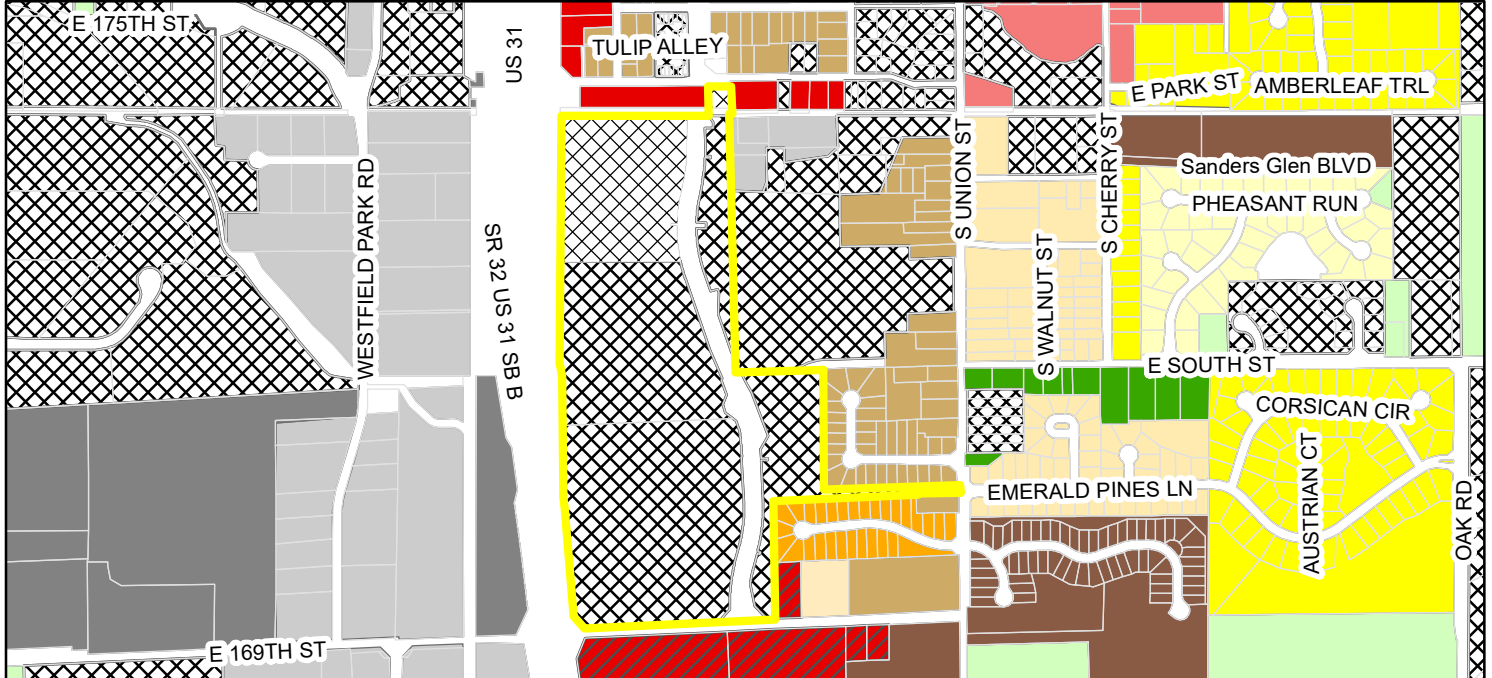
DEPARTMENT COMMENTS

1. **Action:** Discuss the item at workshop
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.

Aerial Location Map



Zoning Map



Zoning

- | | | |
|---|--|------|
| AG-SF1 (Agriculture - Single Family - 1) | MF-2 (Multiple Family - 2) | Site |
| AG-SF11 (Agriculture - Single Family - 1 In-town) | OI (Open Industrial) | |
| EI (Enclosed Industrial) | PUD (Planned Unit Development) | |
| GB (General Business) | SF-1 (Single Family - 1) | |
| GB-PD (General Business - Planned Development) | SF-2 (Single Family - 2) | |
| LB-H (Local Business - Historical) | SF-3 (Single Family - 3) | |
| MF-1 (Multiple Family - 1) | SF-4 (Single Family - 4) | |
| | SF-4 Pre-1994 (Single Family - 4 Pre-1994) | |

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-PUD-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 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) 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) Multi-Family Dwellings west of Westfield Blvd: 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. Minimum Lot Landscaping: Article 6.8(K) shall not apply to multi-family uses
- B. 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. 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

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, Milton 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, con-
taining 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 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 5.589 acres more or less.

Tract 3 (Inst.#2004-39554)

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.#809871667):

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, P.E.
CRG Residential, LLC

ORDINANCE 21-33

Grand Millennium Center PUD Amendment ~~I~~

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-PUD-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 , 202~~3~~⁴; 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 US 31, and the Multi-Family District shall be permitted to expand so long as it remains north of the Anna Kendall Drain, 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 ~~400 units~~

(ii) Mixed-Use District: up to 500 units ~~350 units~~

~~(ii)~~(iii) 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) Multi-Family Dwellings west of Westfield Blvd: Four (4) stories

~~(ii)~~

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. Minimum Lot Landscaping: Article 6.8(K) shall not apply to multi-family uses
- B. 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. 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 _____, 202~~3~~⁴.

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 _____, 202~~31~~, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-33

this _____ day of _____, 202~~31~~.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 21-33

this _____ day of _____, 202~~31~~.

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

Prepared by: Lauren Gillingham, AICP, Senior Planner~~Pam Howard, 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, Milton 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, con-
taining 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 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 5.589 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 East 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.

August 20, 2021

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

RE: PUD Text Amendment - The Grand Millennium Center PUD
Response to Issues Raised at the August 2nd Plan Commission

Ms. Howard,

Please allow this letter to serve as a response to the issues / questions raised at the August 2nd Plan Commission meeting. The following are in the same order as what you sent to me.

- How can the proposed ordinance be updated to ensure that some commercial area remains between Westfield Blvd and US 31?
 - The PUD Amendment has been updated to remove the request to allow some residential in the area south of the Anna Kendall Drain. This area is the Commercial District in the existing PUD and will remain so if the amendment is approved.
- What protections are included for the residents of the single-family detached neighborhoods to the east of the current Multi-Family District?
 - The PUD Amendment still has a request to allow single family townhomes in the Multi-Family District. This will be a benefit to the residents as this type of product would be less dense and is something that has been received favorably during meetings with various residents.

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

Sincerely,

A handwritten signature in blue ink that reads "David C. George". The signature is fluid and cursive, with the first letters of each word being capitalized and prominent.

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

ISSUES RAISED REGARDING THE GRAND MILLENNIUM CENTER PUD AMENDMENT PROPOSAL

The list below includes issues that were raised during the August 2, 2021, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. How can the proposed ordinance be updated to ensure that some commercial area remains between Westfield Blvd and US 31?
2. What protections are included for the residents of the single-family detached neighborhoods to the east of the current Multi-Family District?

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



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

4910
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

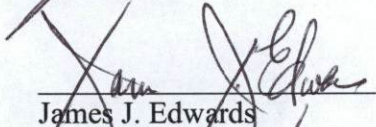
Voting Against

Abstain


Jim Ake

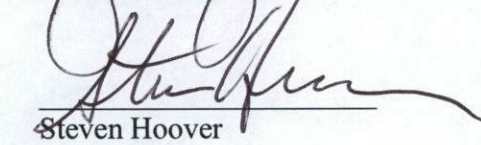
Jim Ake

Jim Ake


James J. Edwards

James J. Edwards

James J. Edwards


Steven Hoover

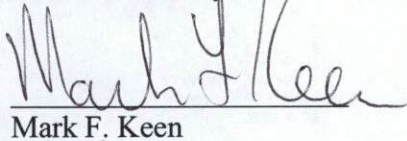
Steven Hoover

Steven Hoover

Robert L. Horkay

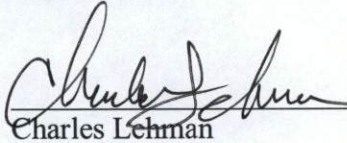
Robert L. Horkay

Robert L. Horkay


Mark F. Keen

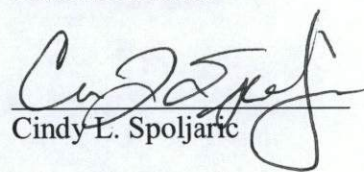
Mark F. Keen

Mark F. Keen


Charles Lehman

Charles Lehman

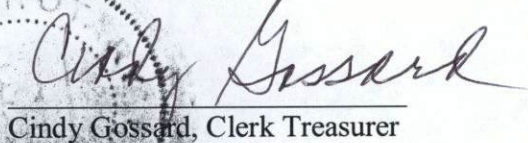
Charles Lehman


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
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 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, con-
taining 32.466 acres, more or less.

INCLUDING:

Land Description

Tract 1 (Inst.#9709706827)

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 897.50 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 59 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

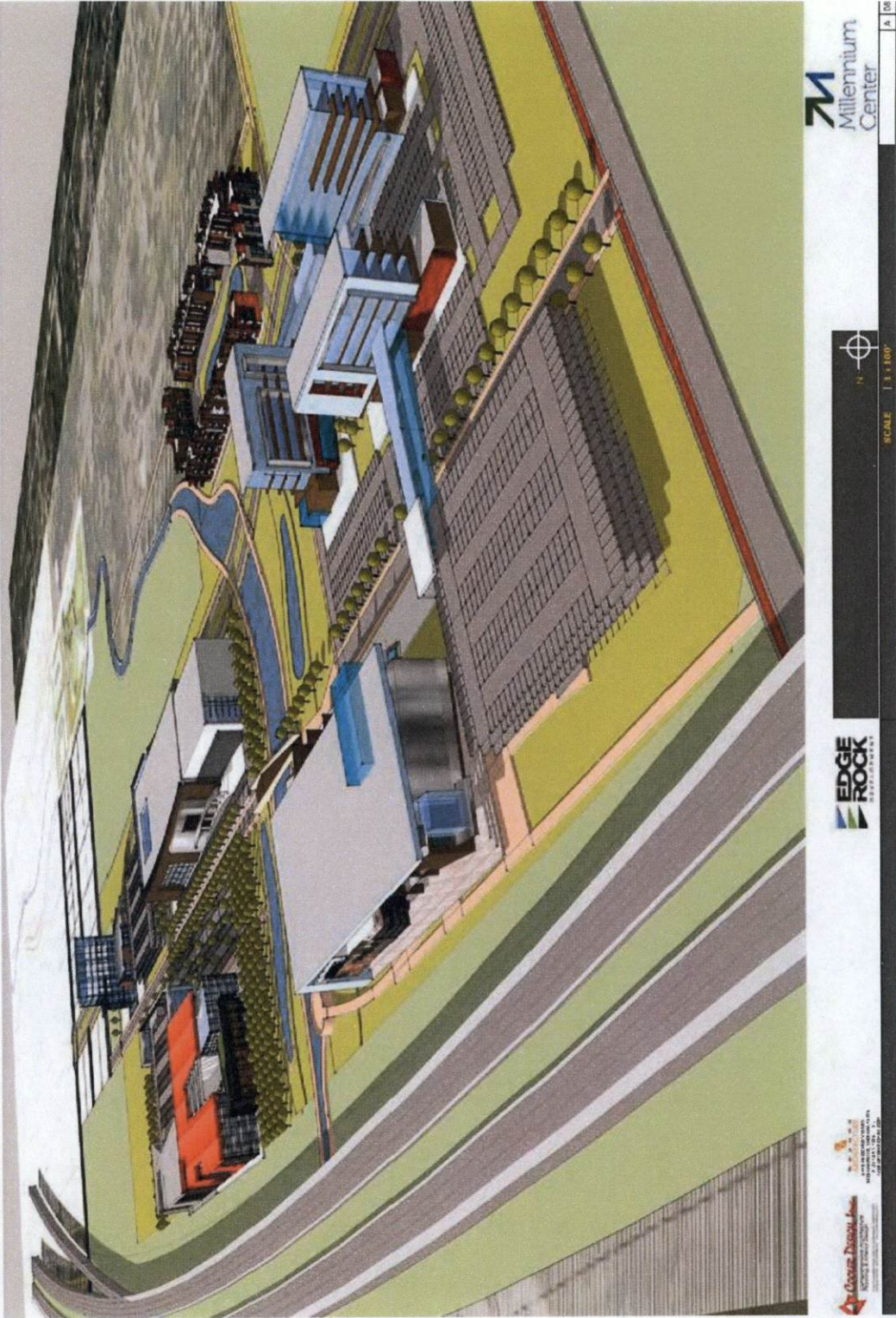


EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBIT:
CORPORATE OFFICE BUILDING

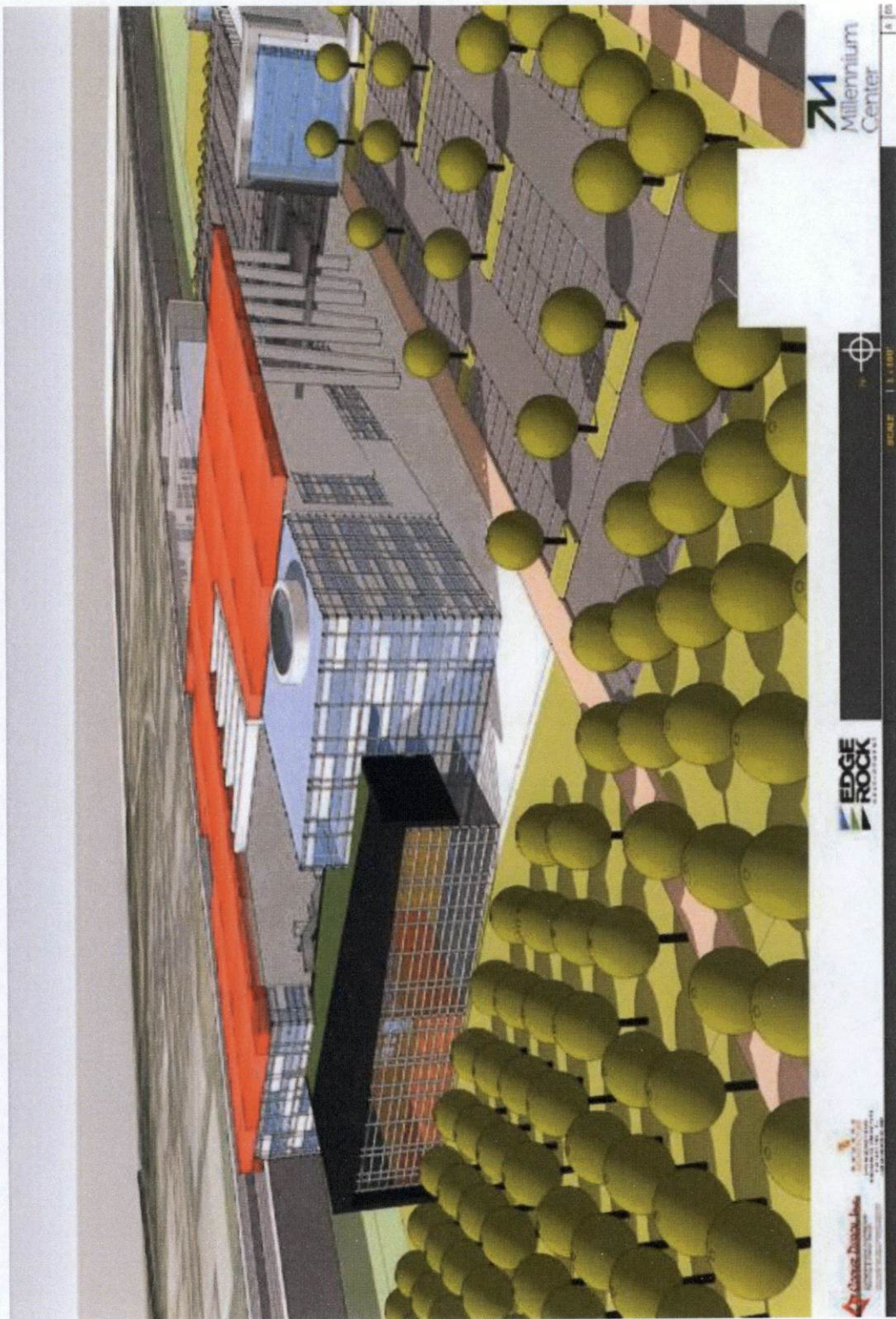


EXHIBIT F
ILLUSTRATIVE CHARACTER EXHIBIT:
MIXED-USE BUILDING



EXHIBIT G
ILLUSTRATIVE CHARACTER EXHIBIT:
MULTI-STORY PARKING GARAGE

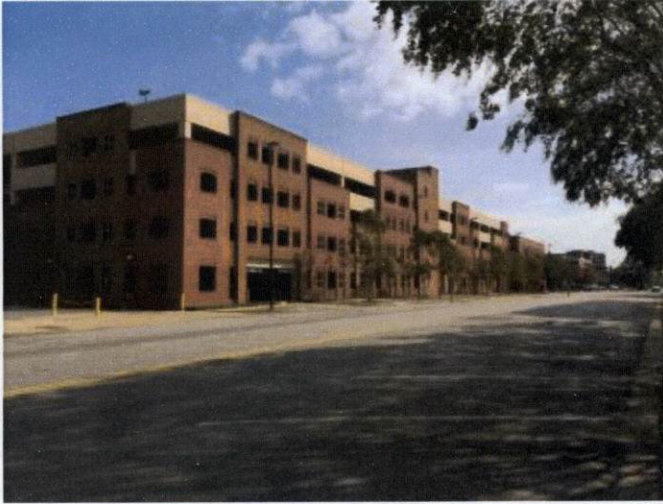
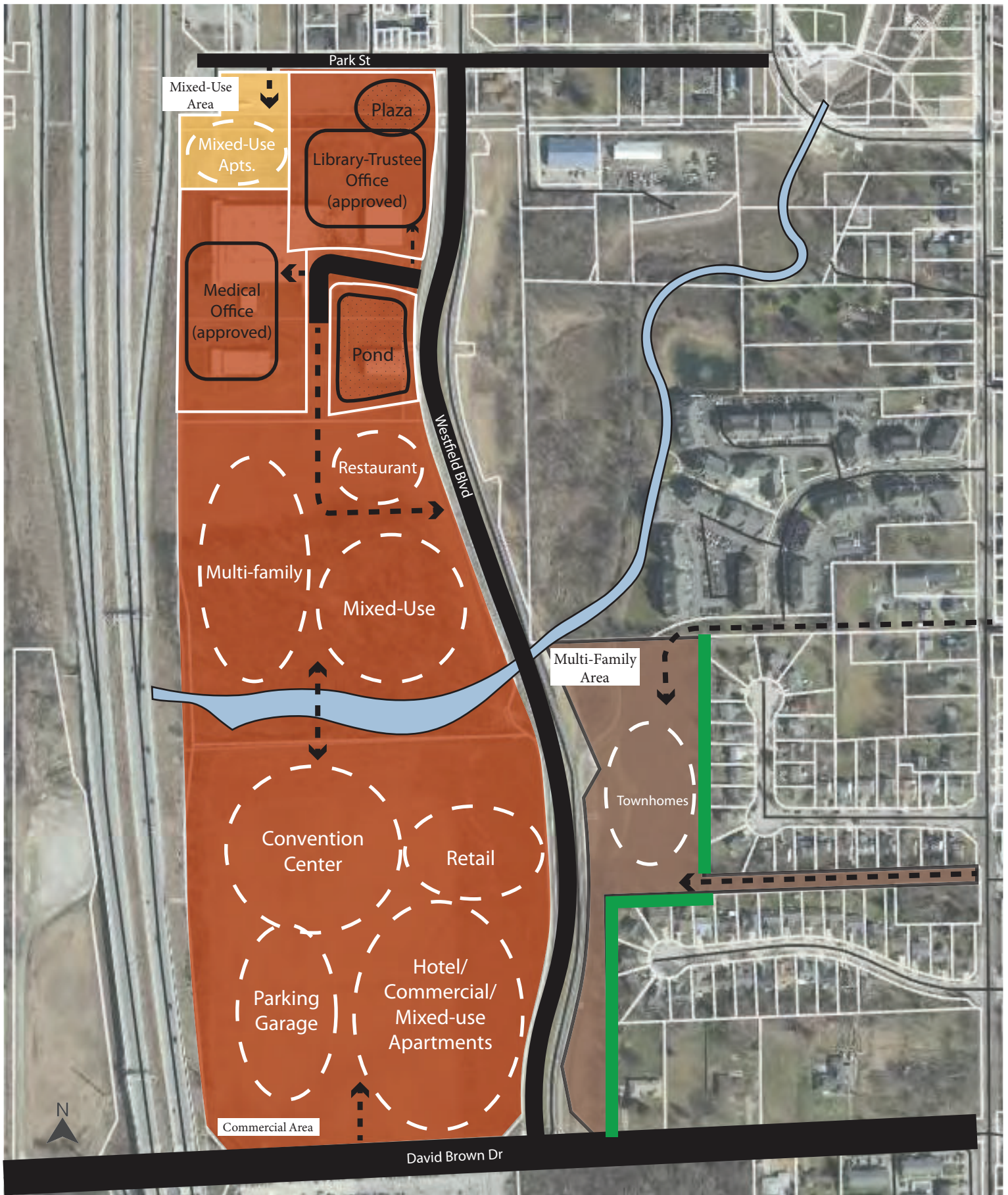


EXHIBIT H
BUFFER YARD EXHIBIT







Petition Number: 2209-DDP-27

Project Name: Ultimate Canine (Gristmill Crossing)

Subject Site Address: Parcel no. 08-05-33-00-00-014.003; On the east side of Eagletown Rd, approx. .25 miles north of W SR 32

Petitioner: Ultimate Canine LLC

Representative: Gerdorn Engineering

Request: Detailed Development Plan approval of a 14,571 sq ft canine training facility on 3.5 acres in the Springmill Trails PUD

Current Zoning: Springmill Trails PUD

Current Land Use: Vacant

Approximate Acreage: +/- 3.5 acres

Property History: Springmill Trails PUD District (Ord. 11-19, 8/16/2011)
Gristmill Crossing: Commercial District Amendment (Ord. 19-16, 7/2/2019)
Overall Development Plan & Primary Plat (1812-ODP-20 & 1912-SPP-20)
Final Plat (1812-SFP-49)

Staff Reviewer: Lauren Gillingham, AICP, Senior Planner

Exhibits: Exhibit 1 – Staff Report
Exhibit 2 – Location Map
Exhibit 3 – Landscape Plan
Exhibit 4 – Elevations

PROCEDURAL

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

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
- 5) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office

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

The plans comply

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

The plans are in compliance with all approval requirements

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

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

- 8) 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.
- 9) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.
-

DISTRICT STANDARDS

The plans comply with Article 4.24 (EI District), Springmill Trails PUD District (Ord. 11 -19), and all applicable PUD amendments

OVERLAY DISTRICT:

The plans comply with Article 5 of the UDO, Springmill Trails PUD (Ord. 11-19), and Gristmill Crossing: Commercial District Amendment (Ord. 19-16) except for those items identified as outstanding below:

State Highway 32 Overlay District not applicable – waived in Ord. 19-16

DEVELOPMENT STANDARDS [Chapter 6 of UDO, Springmill Trails PUD District (Ord. 11-19), and Gristmill Crossing: Commercial District Amendment (Ord. 19-16)]



The plans comply with all applicable standards

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply with all applicable Design Standards

DEPARTMENT COMMENTS

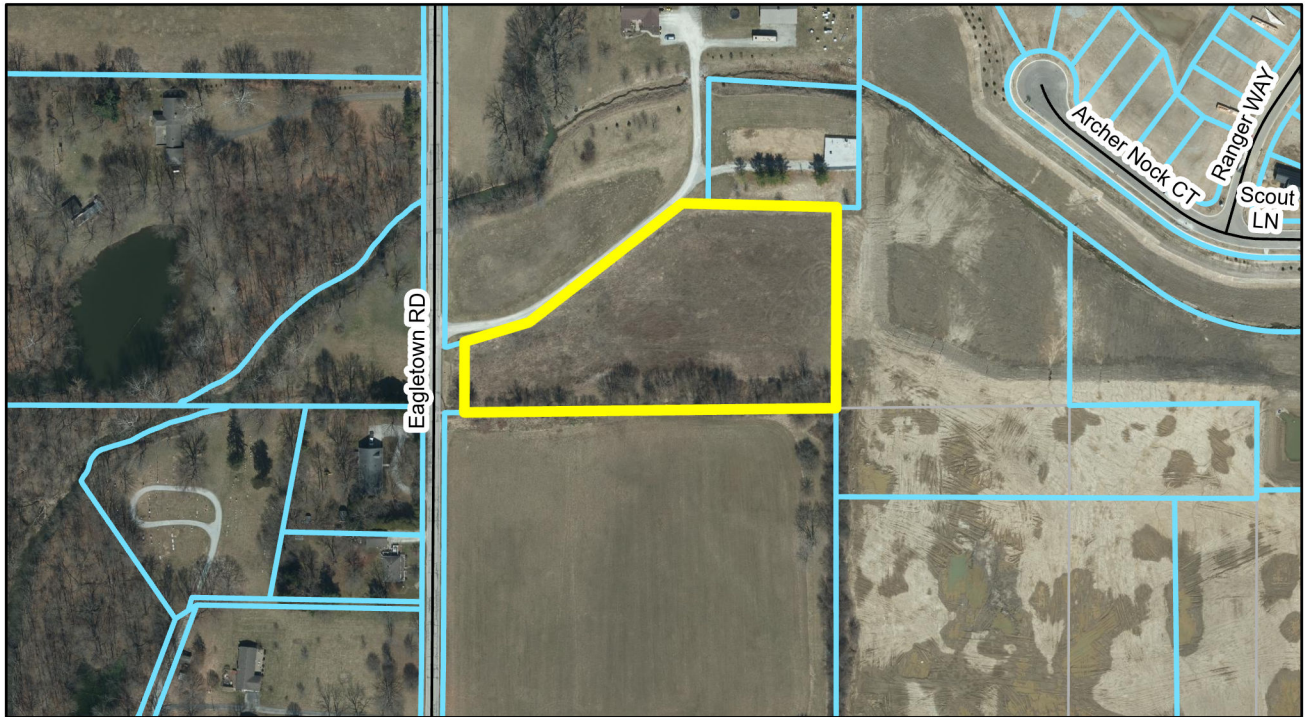
Action: Approve Detailed Development Plan 2209-DDP-27 with the following condition:

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

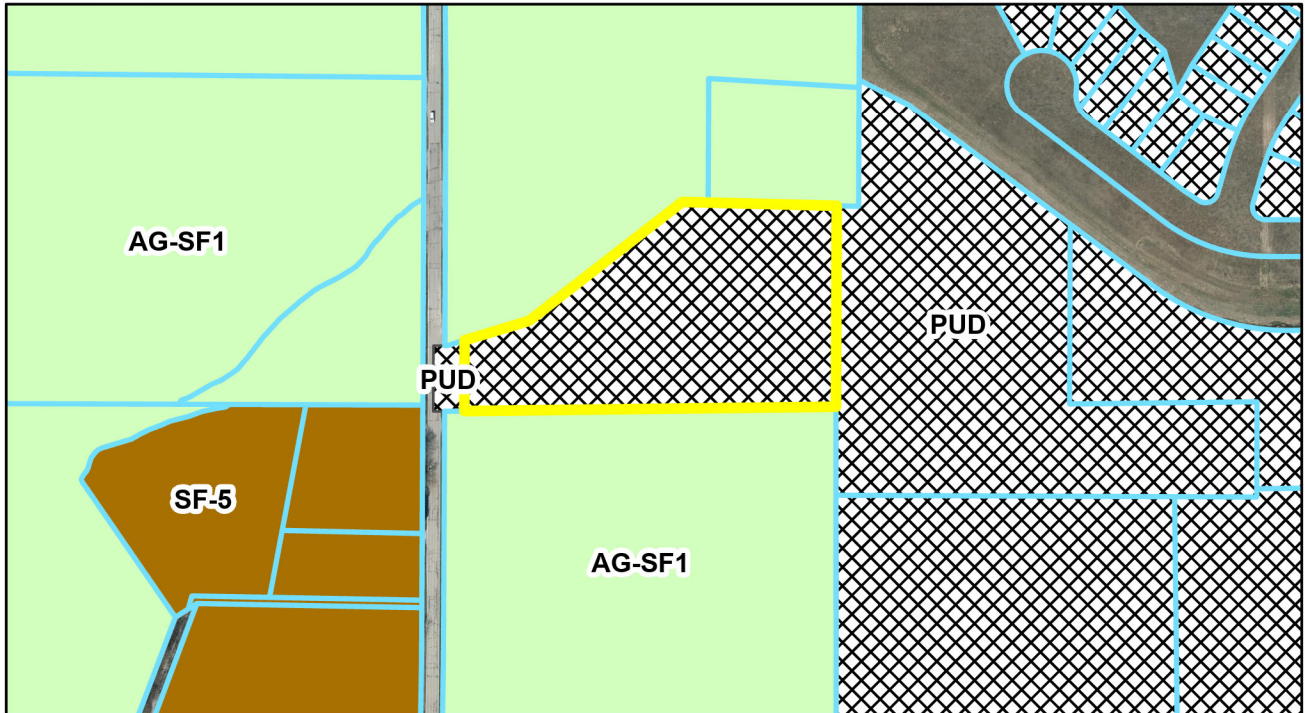
If any Plan Commission member has questions prior to the meeting, then please contact Lauren Gillingham at (317) 804-3175 or lgillingham@westfield.in.gov.



Aerial Location Map



Zoning Map



Legend

 Subject Parcel

0 0.04 0.08 0.16 Miles





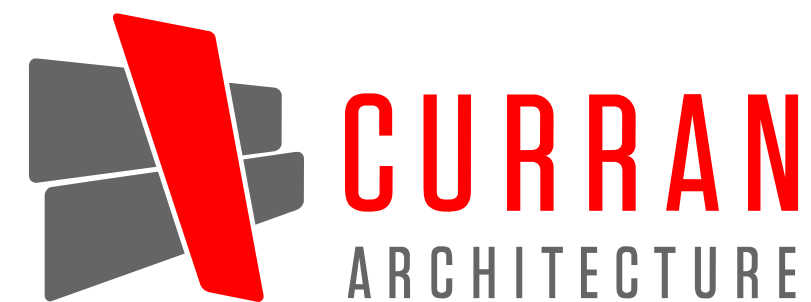
ULTIMATE CANINE

11.04.22

NTS

PROJECT # 220141

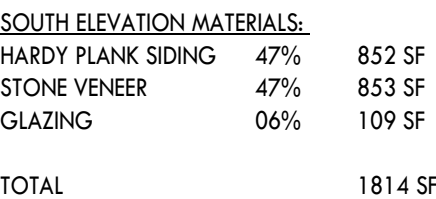
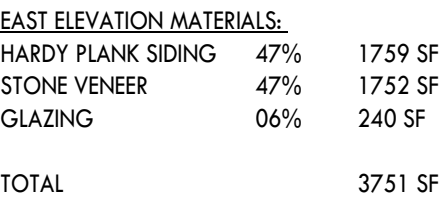
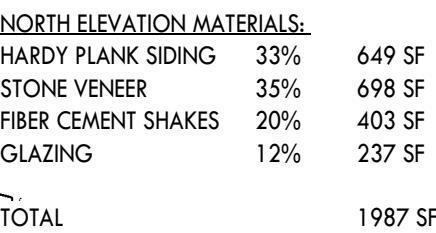
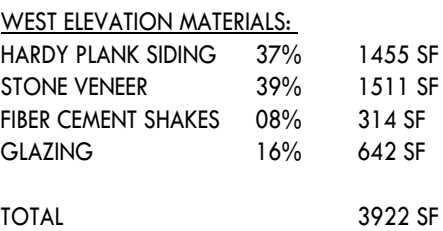
ULTIMATE CANINE :: WESTFIELD, IN



317 . 288 . 0681 :: CURRAN-ARCHITECTURE.COM



████████████████████



PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT INFORMATION

WESTFIELD, IN

220141

A201



Petition Number: 2303-DDP-06

Project Name: Chatham Village Apartments

Subject Site Address: Approx. 1549 Chatham Villages Blvd.
South of 203rd St, east of Chatham Villages Sec. 1, and west of US
31, between 31 and the northern retention pond (the “Property”)

Petitioner: CHLL, LLC

Representative: Nathan Laframboise – V3 Companies

Request: Detailed Development Plan review of a 250-unit multi-
family development on 17.28 acres in the Chatham Hills
Planned Unit Development (PUD) District.

Current Zoning: Chatham Hills PUD

Current Land Use: Agricultural/Vacant

Approximate Acreage: 14.37 acres +/- (not yet subdivided from parent parcels)

Property History: Chatham Hills PUD, Ordinance 13-24
Chatham Hills PUD Amendment, Ordinance 15-28
Chatham Hills PUD Amendment, Ordinance 19-11
Chatham Hills PUD Amendment, Ordinance 19-51

Staff Reviewer: Lauren Gillingham, AICP, Senior Planner

Exhibits: Exhibit 1 – Staff Report
Exhibit 2 – Location Map
Exhibit 3 – Chatham Villages Concept Plan
Exhibit 4 – Landscape Plan
Exhibit 5 - Elevations

HISTORY

The rezoning of the Property from the AG-SF1: Agricultural / Single-Family Rural District and GB: General Business District to the Chatham Hills PUD was approved at the November 11, 2019, City Council meeting. The Property is currently zoned Chatham Hills PUD District

(Ordinances 13-24, 15-27, 19-11, and 19-51). The site has been granted variances to reduce required parking and on-site landscaping standards.

OVERVIEW

Property Location: The subject site is approx. 14.37 acres +/- of land at the southwest corner of E. 203rd St and US 31 (see Exhibits 2 and 3). The exact parcel has not yet been subdivided, but it will include land from two existing parcels – Chatham Villages Sec. 2 Block C and Chatham Villages Sec. 2 Block B. The Site is zoned Chatham Hills Planned Development (PUD) District, Campus Office Subdistrict, and is excluded from the Hwy 31 Overlay District (the “Overlay District”). Adjacent properties to the west and south are also zoned Chatham Hills PUD District; properties to the east (across Hwy 31) are zoned Northpoint PUD.

As shown in Exhibit 2, the site is located in the Chatham Villages Campus-Office subdistrict. Although the sub-district is aimed at GB and GO uses as well as miscellaneous uses such as assisted living, research & testing, and trade schools, up to 250 multi-family dwelling units are permitted within the subdistrict.

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

The plans comply with all applicable requirements

DISTRICT STANDARDS (UDO, Chatham Hills PUD (Ord. 13-24), and Chatham Hills PUD Amendment VII (Ord. 19-51)

The plans comply with all district standards.

- 1) Underlying Zoning District(s) (Section 4 of Ord. 19-51):
 - a) District IV (the “Campus Office Subdistrict): GO: General Office District.
- 2) Permitted Uses (Section 5 of Ord. 19-51):
 - b) Single Family Subdistrict:
 - i) All used permitted in the GO: General Office District
 - ii) All uses permitted in the GB: General Business District
 - iii) Engineering, Research, and Testing Laboratories
 - iv) Assisted Living Facility
 - v) Nursing Home
 - vi) Hospice

vii) School, Professional Trade or Business

viii) **Dwelling, Multi-Family**

3) Overlay Districts (Section 6 of Ord. 19-51):

c) US Highway 31 Overlay District: Shall not apply

d) State Highway 32 Overlay District: Architectural Design Requirements shall only apply as set forth in the PUD

4) General Regulations (Section 7 of Ord. 19-46 and UDO Article 4)

e) Minimum Lot Area: No Minimum

f) Minimum Lot Frontage: No Minimum

i) All Lots shall have vehicular access to a Street or Alley (e.g., via a shared ingress/egress easement).

g) Minimum Lot Width: No Minimum

h) Maximum Lot Coverage: No Maximum

i) Minimum Front Yard Building Setback Lines:

i) US Highway 31: 30 ft

ii) Tomlinson Road: 30 ft

iii) Chad Hittle Boulevard:

(1) Campus Office Subdistrict: 10 ft

iv) 196th Street: 20 ft

v) 203rd Street: 20 ft

vi) All Other Streets (e.g., internal): 10 ft

j) District Perimeter Setback Not Abutting a Street:

i) Campus Office Subdistrict: 20 ft

(1) Or match preservation area widths, whichever is greater.

ii) Southern Subdistrict: 50 ft along east property line of Bokeelia Bend Neighborhood, otherwise 20 feet

k) Minimum Internal Side Yard Setback Lines:

i) Campus Office Subdistrict: 20 ft

l) Minimum Rear Yard Building Line (UDO Chapter 4):

m) Campus Office Subdistrict (GO):

(1) If abutting a Residential District: 60 ft

(2) All other districts: 20 ft

- i) Maximum Building Height: The Maximum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:
 - i) Campus Office Subdistrict:
 - (1) Dwelling, Multi-Family: 70 ft or Four Stories, whichever is less
 - (2) All Other Uses: No Maximum
 - ii) Maximum Number of Dwelling Units:
 - (1) Campus Office Subdistrict:
 - (a) **The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).**
- n) Variations: The Plan Commission may approve a fifteen percent (15%) reduction in any minimum development standard or fifteen percent (15%) increase in any maximum development standard specified in this Section, excluding maximum density standards.

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

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

- 44) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 45) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 46) 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.
- 47) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Section 8 of Ord. 19-51)

The plans comply, as applicable to a Detailed Development Plan. Variances have been granted for the standards below

- a) Minimum Lot Landscaping Requirements (Article 6.8(K)):
 - i) Multi-family uses shall provide 1 shade tree per dwelling unit

Provided:

5	MINIMUM LOT LANDSCAPING (MLL) - PLANT MATERIALS SHALL BE PLACED ON SITE IN OPEN AREAS AND SHALL BE A MINIMUM OF ONE (1) SHADE TREE, ONE (1) ORNAMENTAL OR EVERGREEN TREE, AND FOUR (4) SHRUBS PER EACH DWELLING UNIT (CAN UTILIZE PLANTINGS FROM OTHER REQUIREMENTS - EXCLUDING STREET TREES)			
	Standard	Required	Provided	Remaining
	Shade Trees	250	176	54
	Ornamental/Evergreen Tree	250	384	0
	Shrubs	1000	1,000	0

The BZA granted a variance to reduce the number of required shade trees from 250 to 176 at their 3/15/2023 meeting.

48) Parking Standards (Article 6.14)

- a) Off-Street Parking (Article 6.14(G)(11)):
 - i) Multi-family dwellings: Two Spaces per dwelling unit

At their 1/10/2023 meeting, the BZA granted a variance to reduce the number of required off-street parking spaces from 2 per dwelling unit to 1.8 per dwelling unit

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply with all items

DEPARTMENT COMMENTS

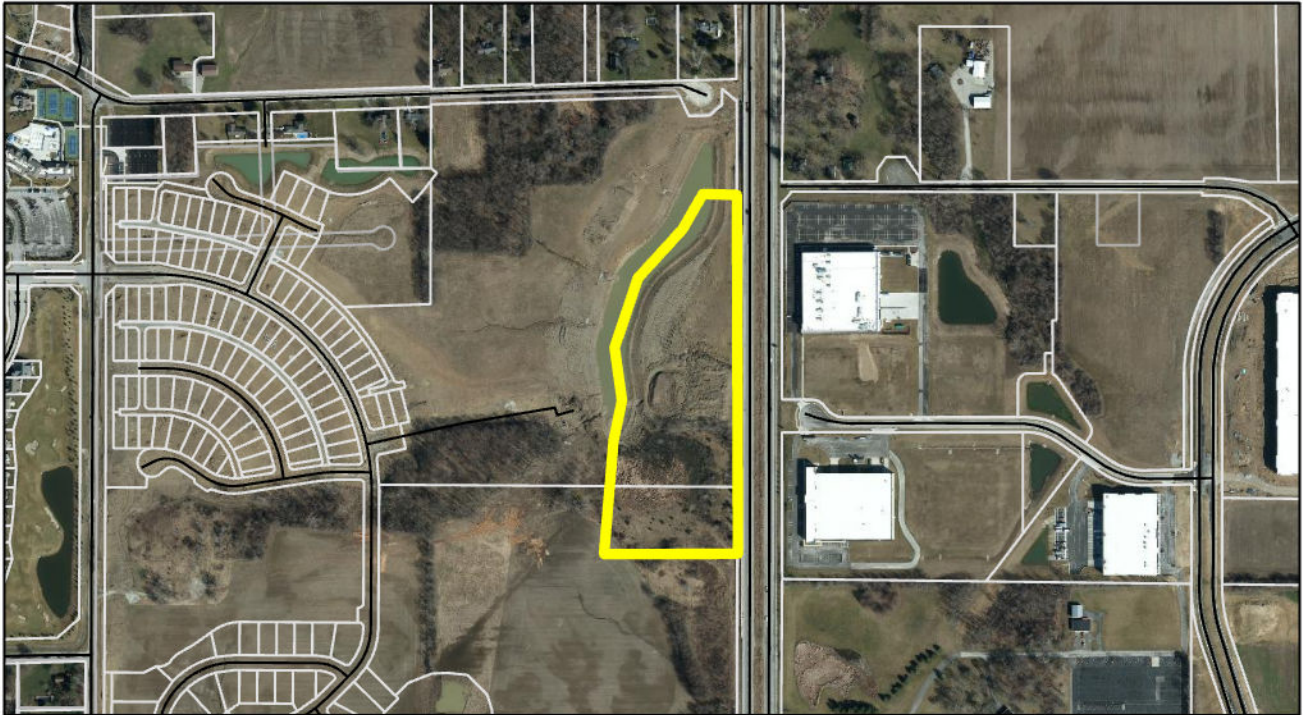
Action: Approve Detailed Development Plan 2209-DDP-27 with the following condition:

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

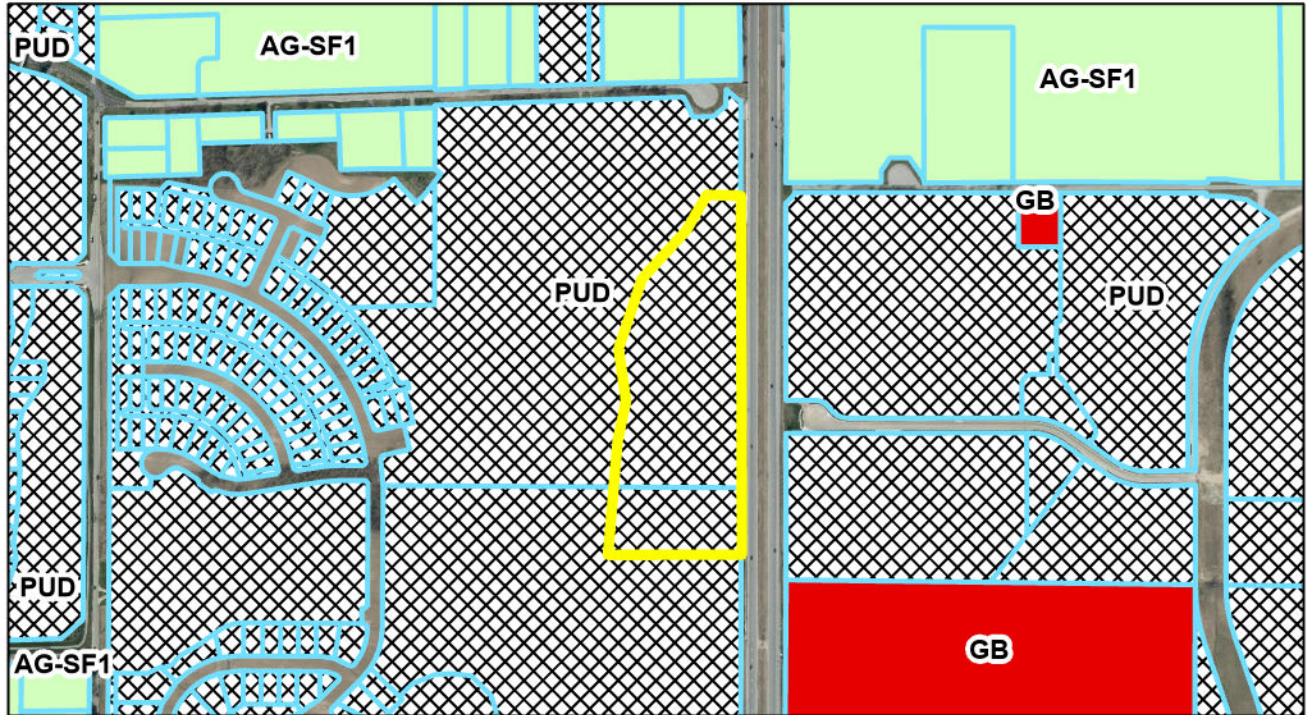
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Aerial Location Map



Zoning Map

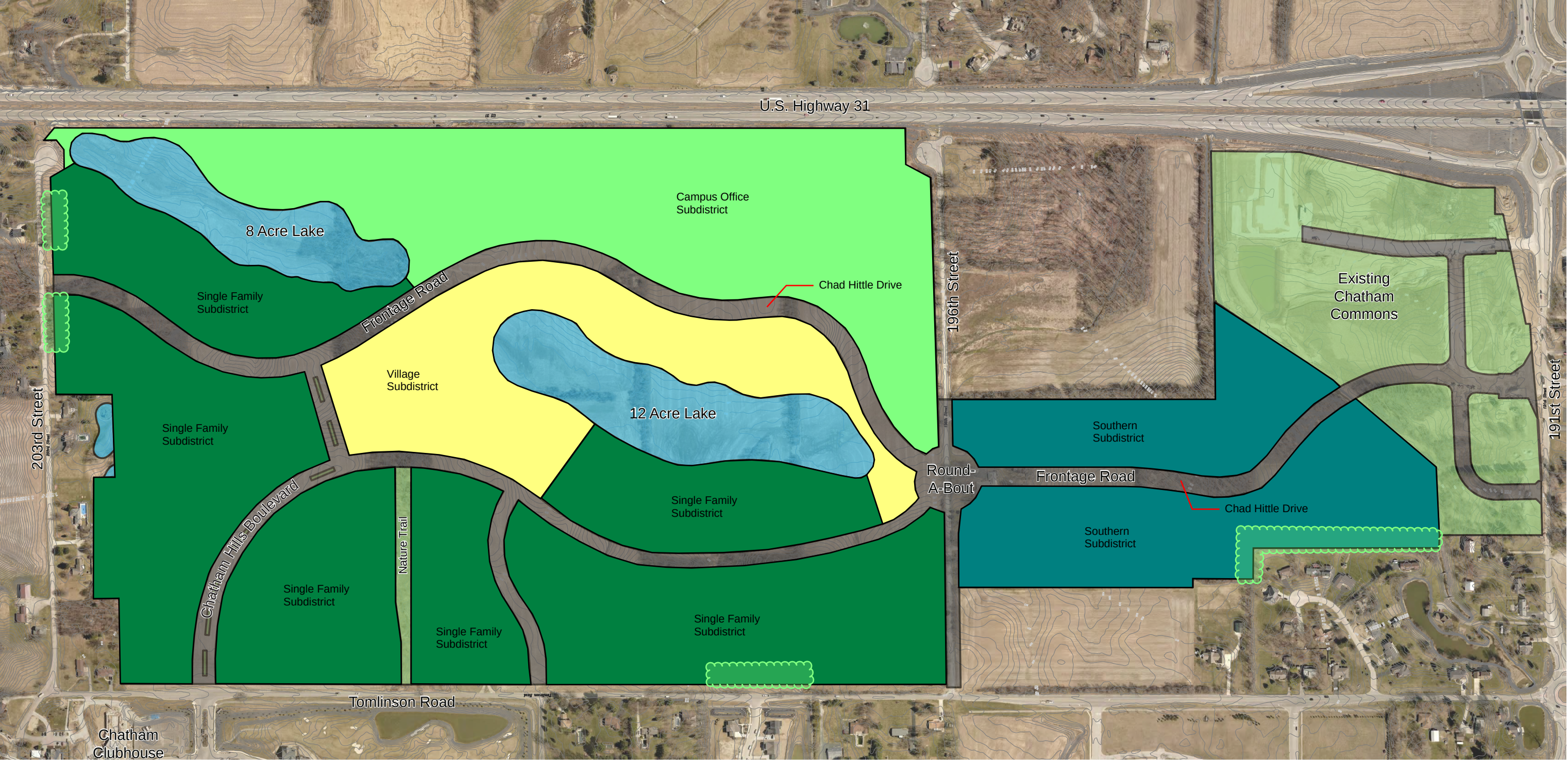


Legend

 Subject Parcel

0 0.07 0.15 0.3 Miles



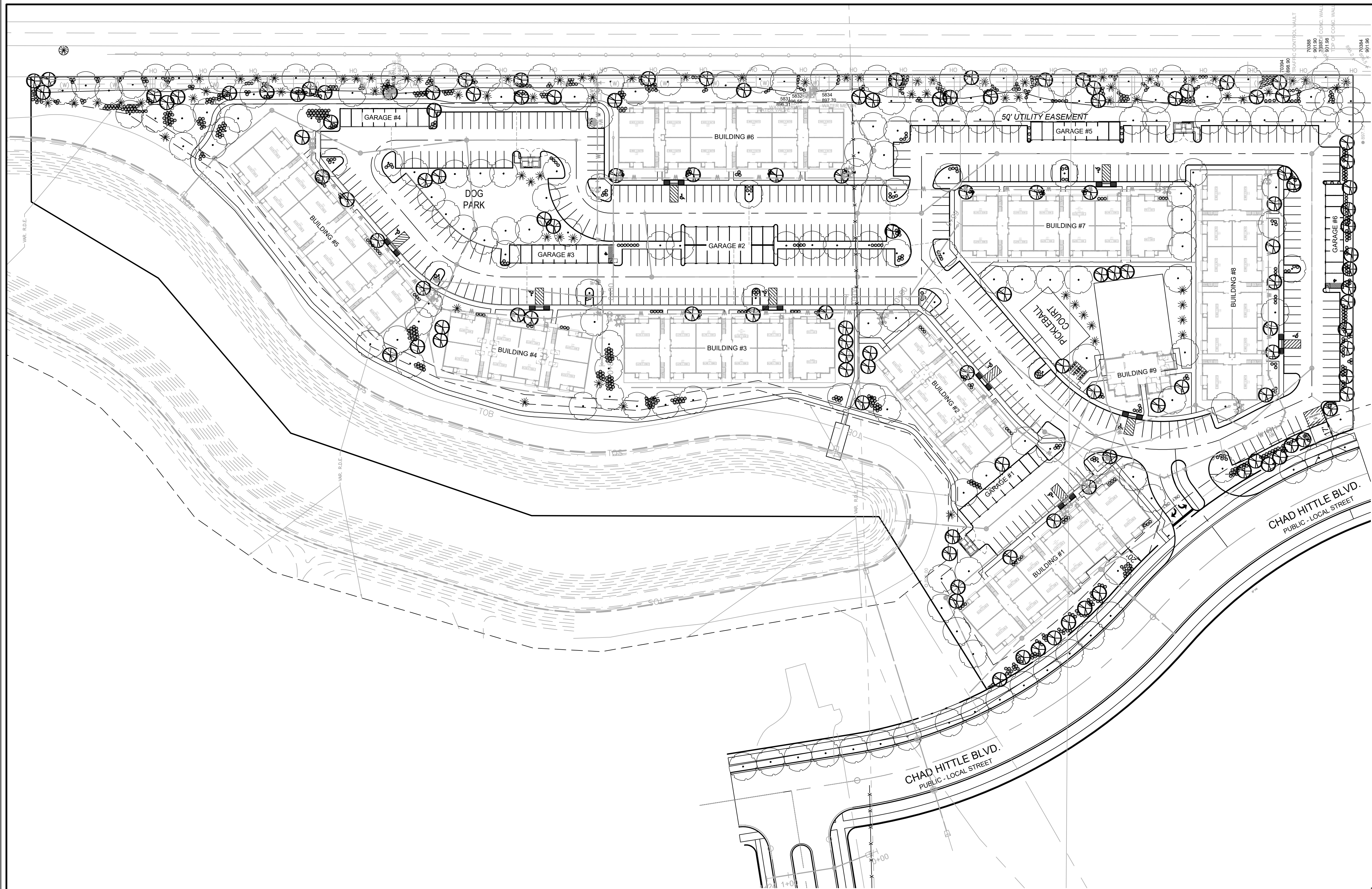



 Preservation Area

Exhibit B
Concept Plan



September 29, 2019

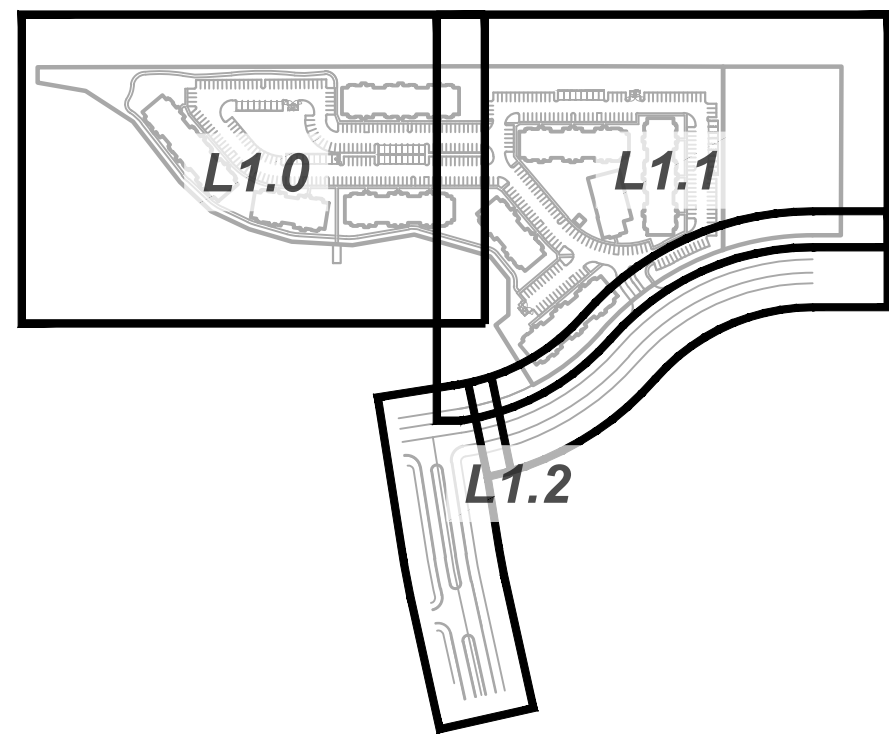
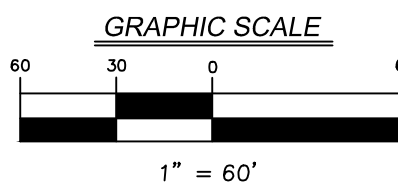
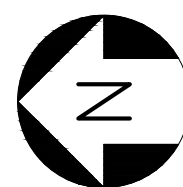


LEGEND

- PROPERTY BOUNDARY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- TREE PROTECTION FENCE
- PROPOSED STORM STRUCTURE
- PLANTING COUNT, SPECIES NAME & REQUIREMENT
- DECIDUOUS TREE
- EVERGREEN TREE
- ORNAMENTAL/SMALL TREE
- SHRUB

LANDSCAPE NOTES

- MULCH TO BE DARK BROWN, FINELY SHREDDED HARDWOOD. INSTALL 3" THICK MINIMUM.
- ALL DECIDUOUS TREES TO HAVE 5' MINIMUM DIAMETER MULCH RING, UNLESS SHOWN OTHERWISE.
- MULCH BEDS TO EXTEND A MINIMUM OF 12" PAST PLANTINGS AROUND THE BUILDING.
- ALL PLANTING BEDS TO BE AMENDED WITH 6" OF COMPOST OVER THE ENTIRE BED.
- ALL PLANTING BEDS TO HAVE SPADED EDGE UNLESS OTHERWISE NOTED.
- FOR LIST OF PLANT TYPES, SIZES, SPECIFICATIONS, ETC. SEE SHEET L2.0 & L3.0.
- ALL PLANTS, SIZING, SPACING, SPECIES, ETC. TO MEET REQUIREMENTS OF WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE AND THE CHATHAM HILLS PUD ORDINANCE 19-51.
- ONGOING MAINTENANCE OF VEGETATION DURING CONSTRUCTION SHALL BE IN ACCORDANCE WITH TCIA A300.
- BUILDING FOOTPRINTS BASED ON OWNER PROVIDED INFORMATION. ENGINEER ASSUMES NO LIABILITY ASSOCIATED WITH CHANGE IN BUILDING FOOTPRINTS. SURVEYOR SHALL CONFIRM WITH OWNER BUILDING FOOTPRINTS PRIOR TO FIELD STAKING.
- PERENNIALS ARE TO BE PLANTED 18" O.C. IN GROUPS OF 3-5-7 OF THE SAME SPECIES.



KEY MAP
N.T.S.

LANDSCAPE REQUIREMENTS

1 EXTERNAL STREET FRONTAGE (ESF) - A LANDSCAPE AREA WITH A MINIMUM DEPTH OF THIRTY (30) FEET SHALL BE REQUIRED ABUTTING AN EXTERNAL STREET ALONG ANY RESIDENTIAL DEVELOPMENT. THE LANDSCAPING AREA SHALL INCLUDE A MINIMUM OF FOUR (4) EVERGREEN TREES, THREE (3) SHADE TREES, THREE (3) ORNAMENTAL TREES, AND TWENTY-FIVE (25) SHRUBS PER ONE HUNDRED (100) LINEAL FEET (ONLY APPLIES TO US-31)				
Standard	Required	Provided	Remaining	
Evergreen Trees		57.12	58	0
Shade Trees		42.84	44	0
Ornamental Trees		42.84	43	0
Shrubs		357	357	0
2 PARKING AREA ISLANDS (PAI) - PARKING AREA ISLANDS SHOULD INCLUDE A MINIMUM OF ONE (1) TREE AND FOUR (4) SHRUBS PER ISLAND				
Standard	Required	Provided	Remaining	
Trees		29	29	0
Shrubs		60	60	0
3 MULTI-FAMILY RESIDENTIAL FOUNDATION PLANTING (RFP) - PLANTING MATERIALS SHALL BE REQUIRED ALONG THE FRONT FAÇADE OF ALL BUILDINGS AT A MINIMUM RATIO OF ONE (1) SHRUB OR ORNAMENTAL TREE PER TWELVE (12) LINEAL FEET				
Standard	Required	Provided	Remaining	
Shrubs/Trees		195.64	304	0

4 PARKING AREA LANDSCAPING (PAL) - PERIMETER PARKING AREA LANDSCAPING SHALL BE A MINIMUM OF FIVE (5) FEET WIDE AND SHALL EXTEND ALONG THE PERIMETER OF PARKING AREAS, PLANTING SHALL INCLUDE A MINIMUM OF ONE (1) TREE PER TEN (10) LINEAL FEET AND ONE (1) SHRUB PER THREE LINEAL FEET.				
Standard	Required	Provided	Remaining	
Trees		12.92	14	0
Shrubs		129.23	144	0
5 MINIMUM LOT LANDSCAPING (MLL) - PLANT MATERIALS SHALL BE PLACED ON SITE IN OPEN AREAS AND SHALL BE A MINIMUM OF ONE (1) SHADE TREE, ONE (1) ORNAMENTAL OR EVERGREEN TREE, AND FOUR (4) SHRUBS PER EACH DWELLING UNIT (CAN UTILIZE PLANTINGS FROM OTHER REQUIREMENTS - EXCLUDING STREET TREES)				
Standard	Required	Provided	Remaining	
Shade Trees		250	176	54
Ornamental/Evergreen Tree		250	384	0
Shrubs		1000	1,000	0
6 STREET TREES (ST) - STREET TREES SHALL BE REQUIRED WITH ALL NEW OR RE-DEVELOPED LOCAL STREETS (PUBLIC OR PRIVATE) WITHIN RESIDENTIAL DISTRICTS. STREET TREES SHALL BE REQUIRED AN AVERAGE OF EVERY FIFTY (50) FEET; HOWEVER, THE STREET TREES MAY BE SPACED A MAXIMUM OF SIXTY (60) FEET BUT AT A MINIMUM OF				
Standard	Required	Provided	Remaining	
Trees		15.7	18	0

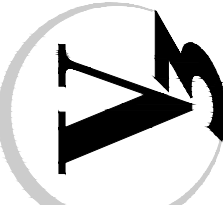
LG -
3/9/2023

LANDSCAPE PLAN

CHATHAM VILLAGE APARTMENTS

WESTFIELD

619 N Pennsylvania Street
Indianapolis, IN 46204
317.423.0680
www.v3co.com



DRAWING NO.

L1.0

MATERIAL LEGEND			
	ARCHITECTURAL SHINGLE ROOF		STANDING SEAM METAL ROOF
	SIDING 1 - BOARD & BATTEN SIDING		BRICK - KING BRICK VENEER MASONRY
	SIDING 2 - BOARD & BATTEN SIDING		ENGINEERED TRIM (AS SHOWN) 5-1/2" VERTICAL OUTSIDE/INSIDE TRIM
	SIDING 3 - ENGINEERED LAP SIDING		SHUTTER / GABLE VENT
	CAST STONE - HEAD/SILL		

**BRICK MASONRY COVERAGE
(% BY ELEVATION)**

FRONT - 40% MASONRY / 60% ENGINEERED SIDING
 REAR - 40% MASONRY / 60% ENGINEERED SIDING
 SIDE 1 - 32% MASONRY / 68% ENGINEERED SIDING
 SIDE 2 - 32% MASONRY / 68% ENGINEERED SIDING



MATERIAL LEGEND			
	ARCHITECTURAL SHINGLE ROOF		STANDING SEAM METAL ROOF
	SIDING 1 - BOARD & BATTEN SIDING		BRICK - KING BRICK VENEER MASONRY
	SIDING 2 - BOARD & BATTEN SIDING		ENGINEERED TRIM (AS SHOWN)
	SIDING 3 - ENGINEERED LAP SIDING		5-1/2" VERTICAL OUTSIDE/INSIDE TRIM
	CAST STONE - HEAD/SILL		SHUTTER / GABLE VENT



MATERIAL LEGEND			
	ARCHITECTURAL SHINGLE ROOF		STANDING SEAM METAL ROOF
	SIDING 1 - BOARD & BATTEN SIDING		BRICK - KING BRICK VENEER MASONRY
	SIDING 2 - BOARD & BATTEN SIDING		ENGINEERED TRIM (AS SHOWN)
	SIDING 3 - ENGINEERED LAP SIDING		5-1/2" VERTICAL OUTSIDE/INSIDE TRIM
	CAST STONE - HEAD/SILL		SHUTTER / GABLE VENT

**BRICK MASONRY COVERAGE
(% BY ELEVATION)**

FRONT - 55% MASONRY / 45% ENGINEERED SIDING
 REAR - 55% MASONRY / 45% ENGINEERED SIDING
 SIDE 1 - 45% MASONRY / 55% ENGINEERED SIDING
 SIDE 2 - 45% MASONRY / 55% ENGINEERED SIDING



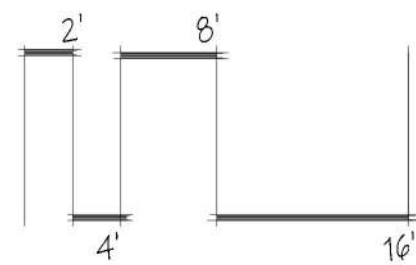
1

BUILDING B - FRONT ELEVATION
 1/8" = 1'-0"

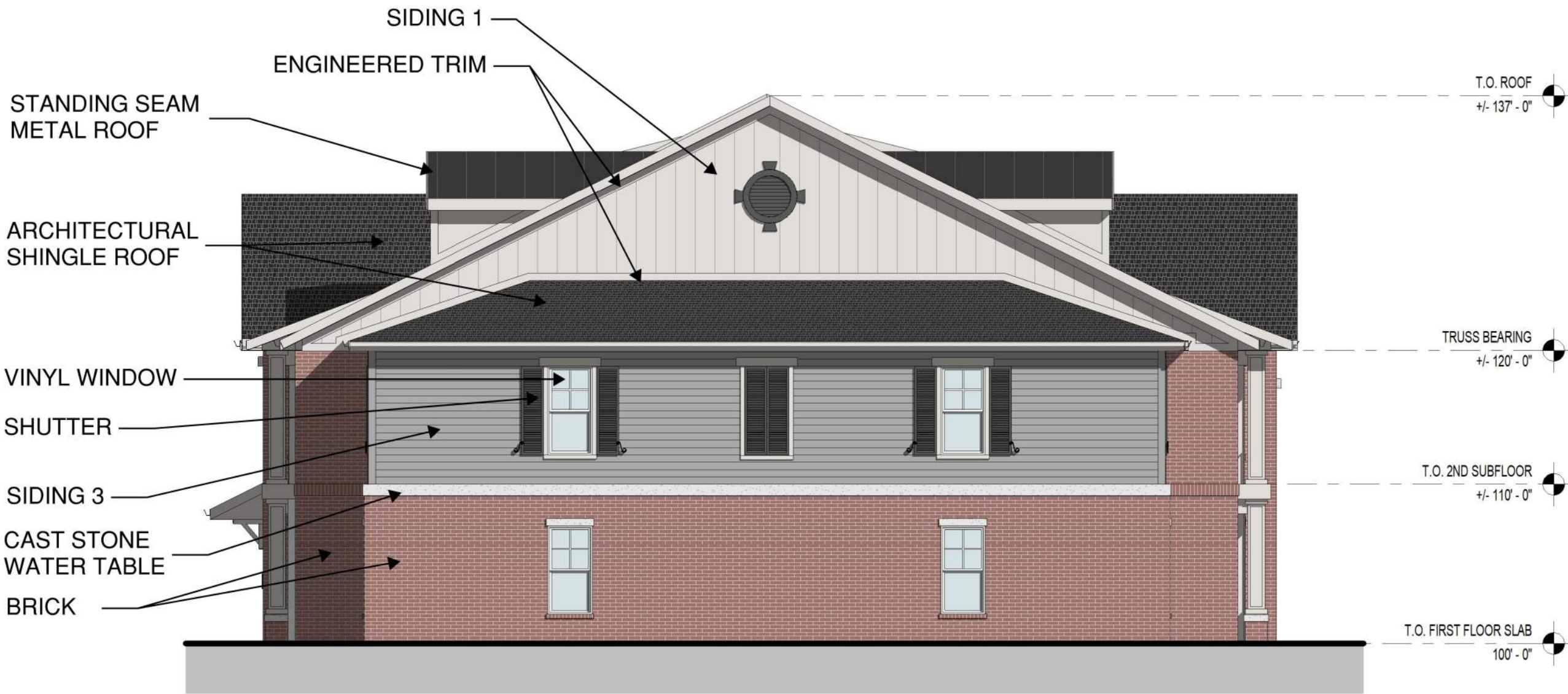


2

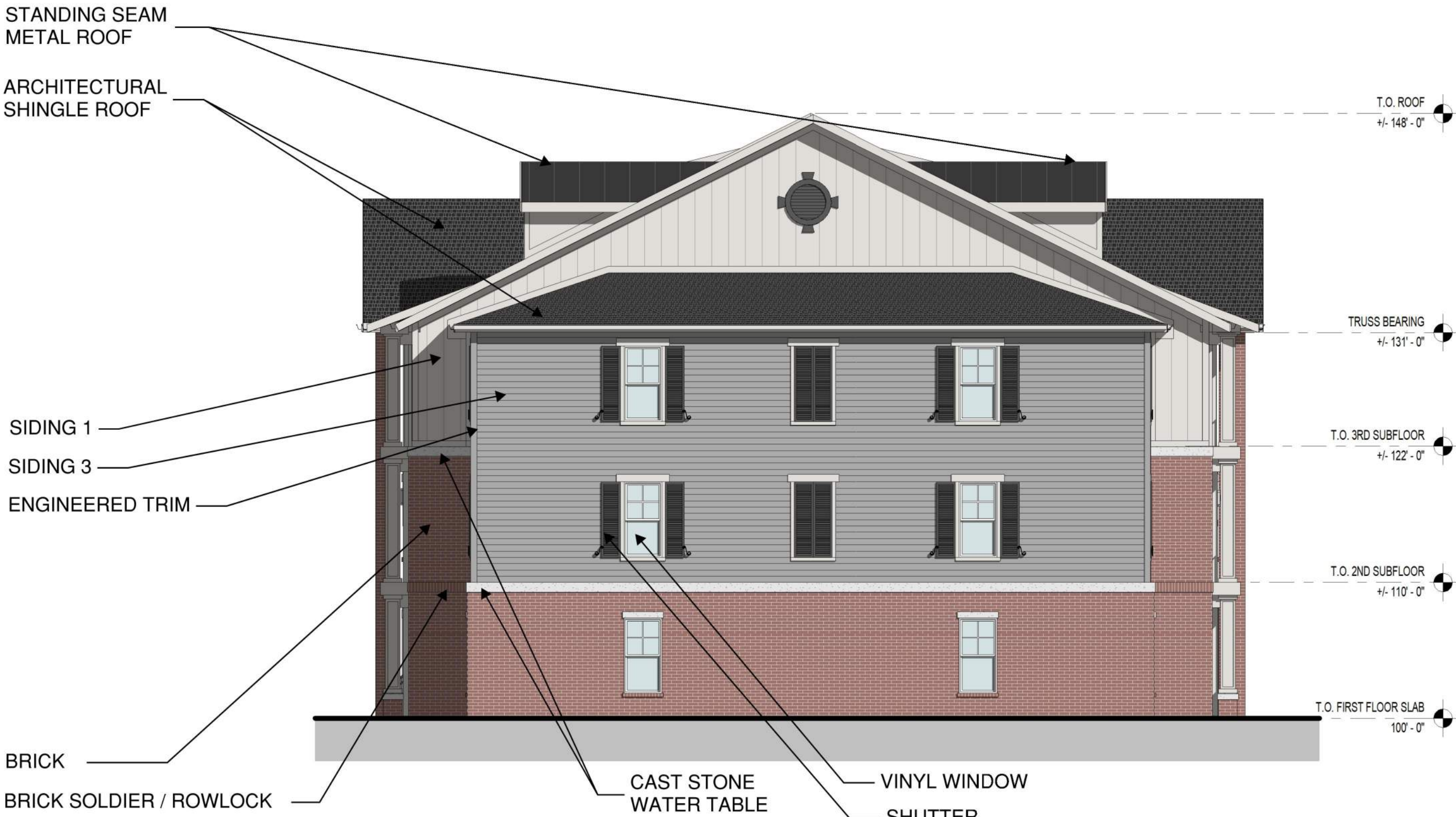
BUILDING B - REAR ELEVATION
 1/8" = 1'-0"



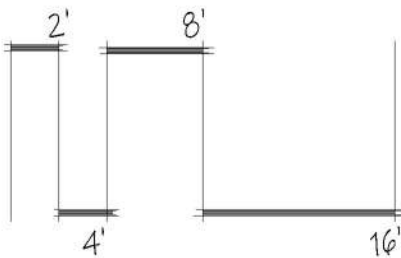
MATERIAL LEGEND			
	ARCHITECTURAL SHINGLE ROOF		STANDING SEAM METAL ROOF
	SIDING 1 - BOARD & BATTEN SIDING		BRICK - KING BRICK VENEER MASONRY
	SIDING 2 - BOARD & BATTEN SIDING		ENGINEERED TRIM (AS SHOWN)
	SIDING 3 - ENGINEERED LAP SIDING		5-1/2" VERTICAL OUTSIDE/INSIDE TRIM
	CAST STONE - HEAD/SILL		SHUTTER / GABLE VENT



2 BUILDING B - EAST ELEVATION
1/8" = 1'-0"



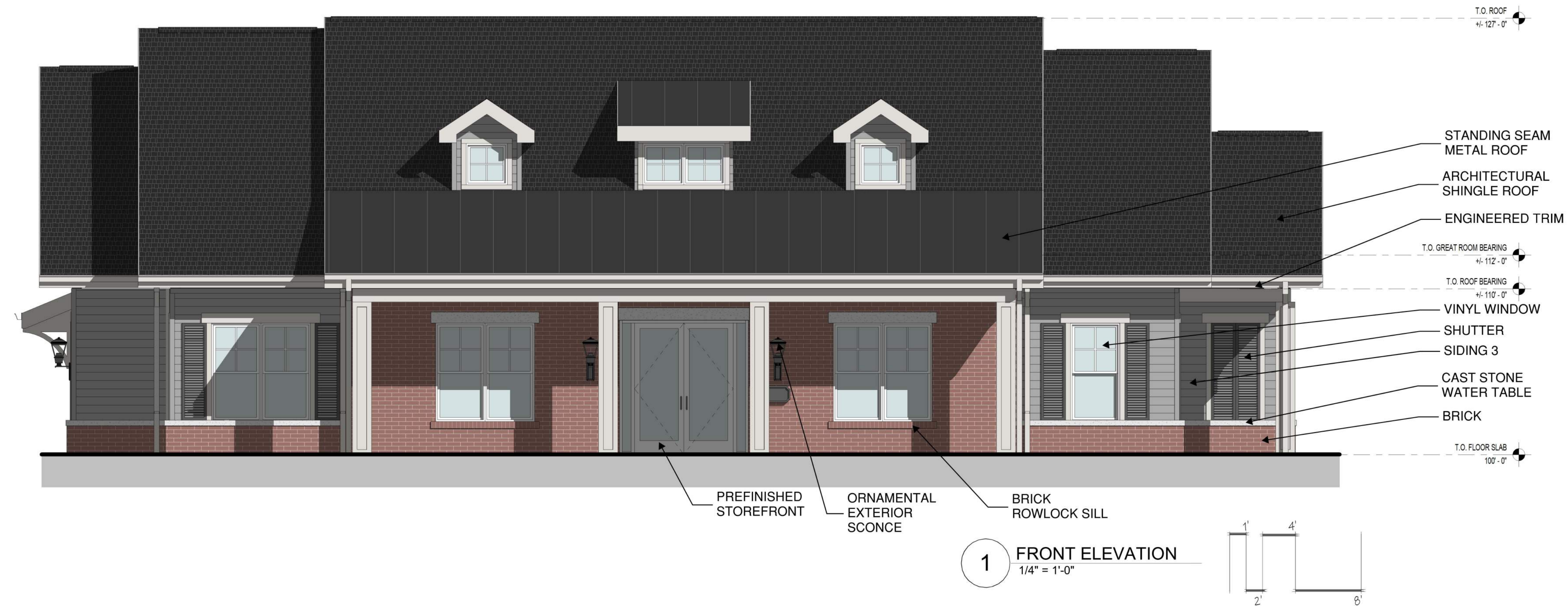
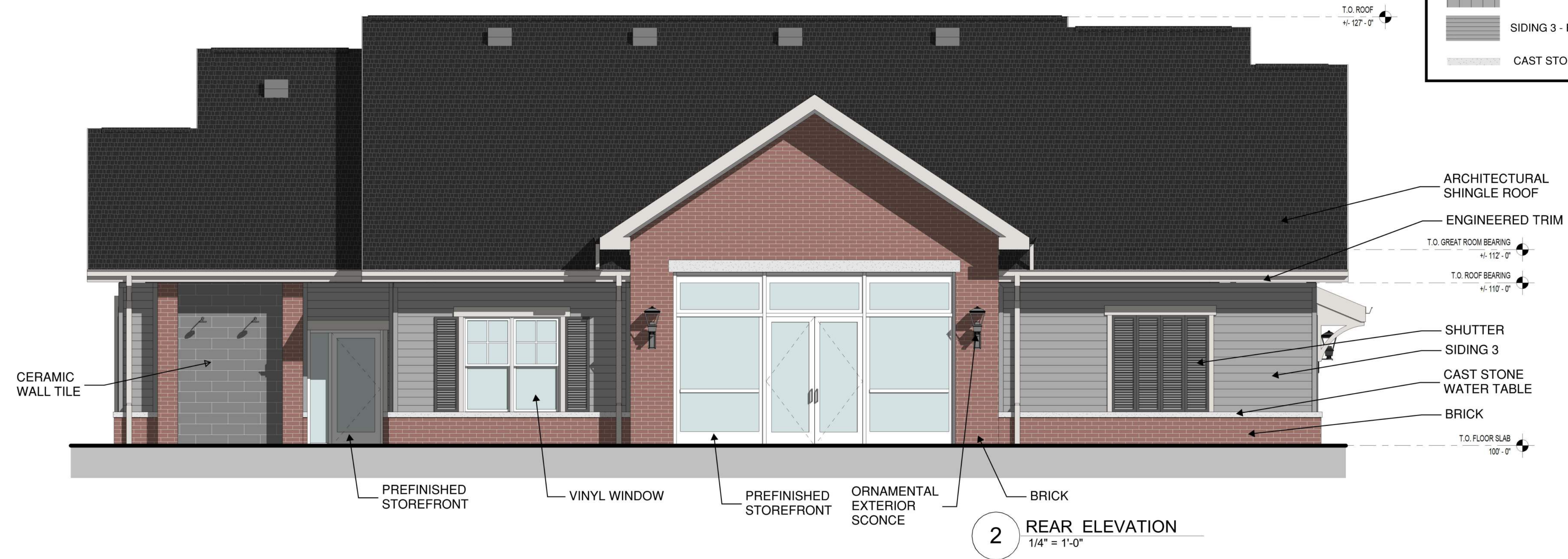
1 BUILDING A - EAST ELEVATION
1/8" = 1'-0"



**BRICK MASONRY COVERAGE
(% BY ELEVATION)**

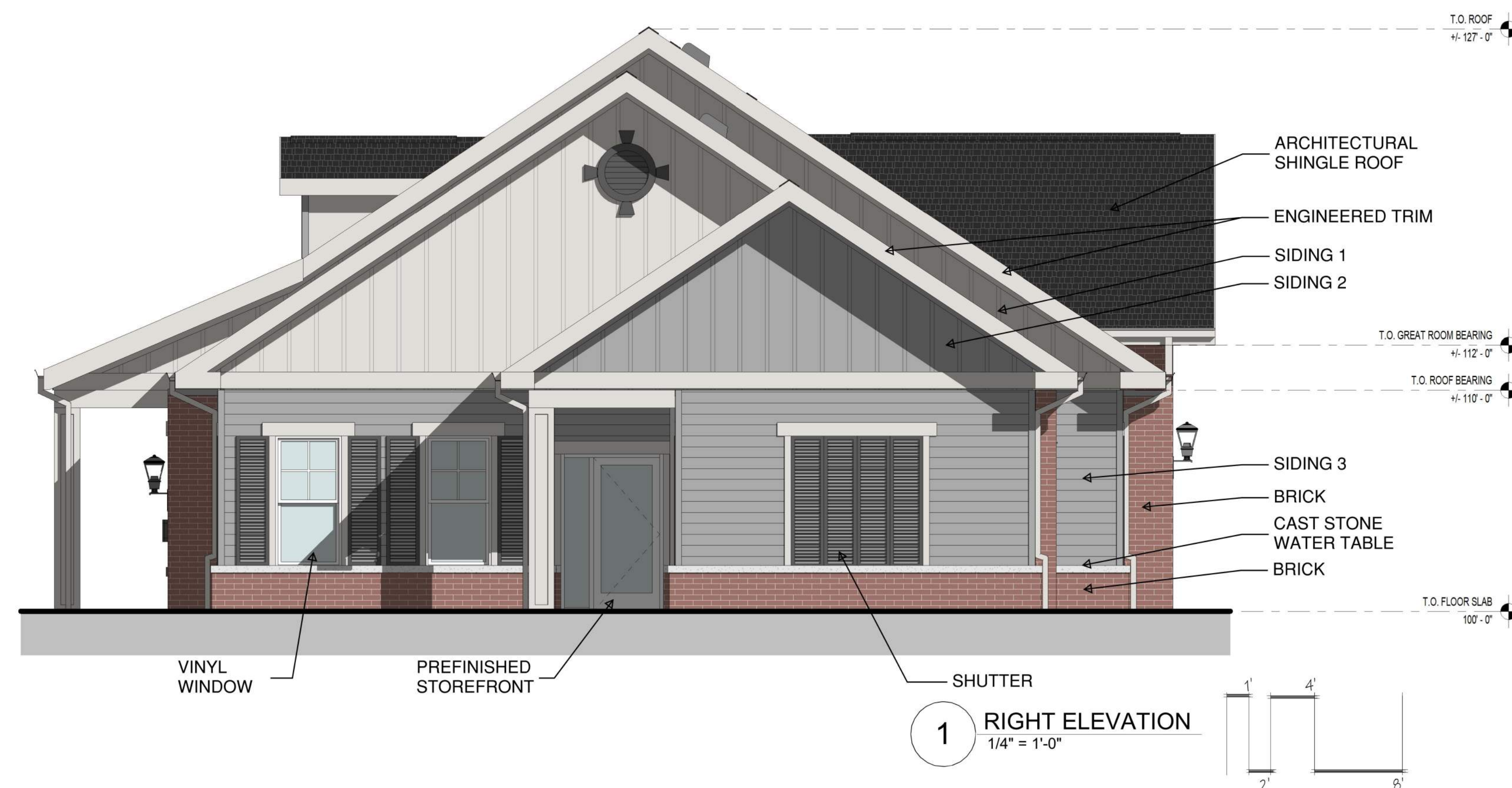
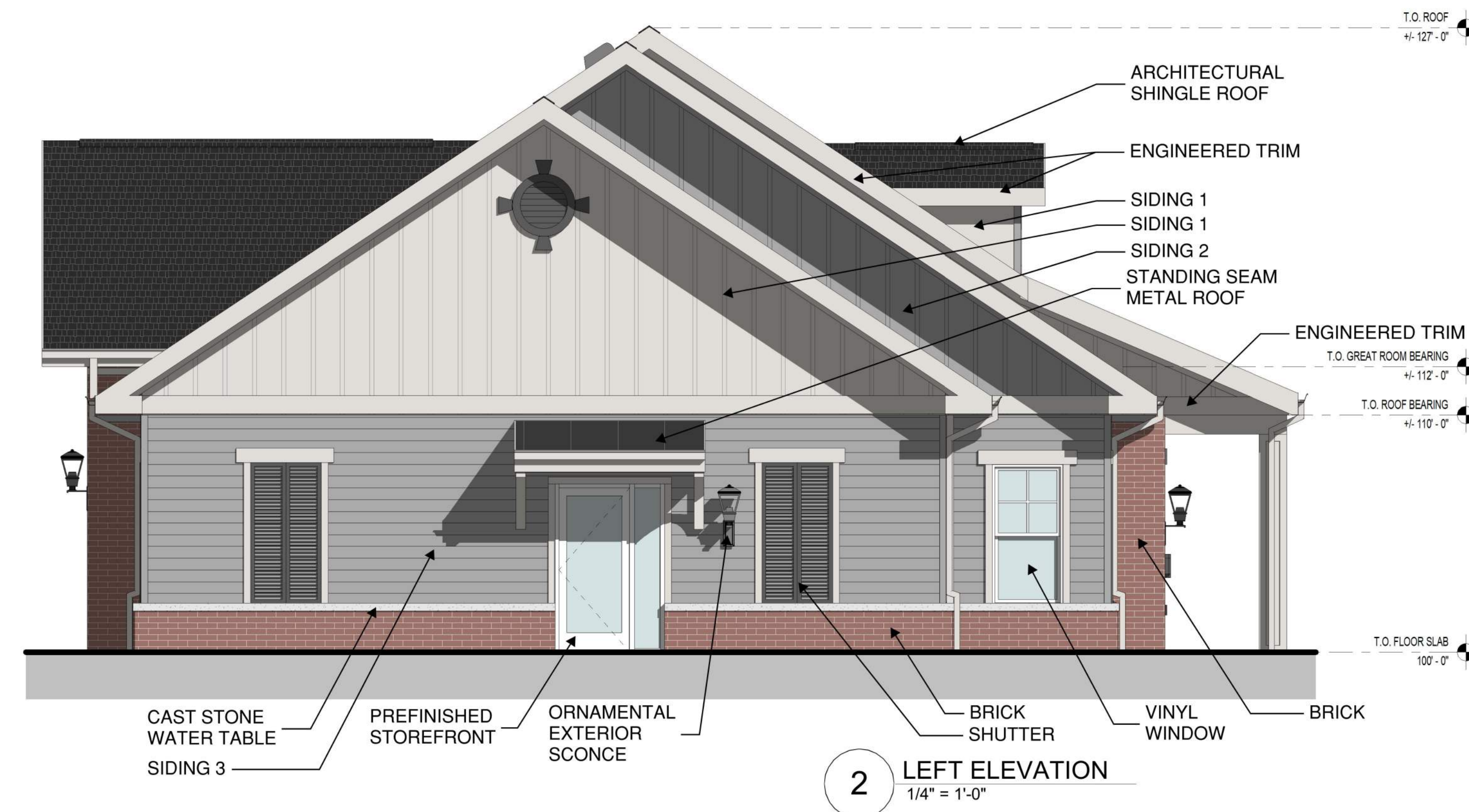
FRONT - 56% MASONRY / 44% ENGINEERED SIDING
 REAR - 49% MASONRY / 51% ENGINEERED SIDING
 SIDE 1 - 17% MASONRY / 83% ENGINEERED SIDING
 SIDE 2 - 17% MASONRY / 83% ENGINEERED SIDING

MATERIAL LEGEND			
	ARCHITECTURAL SHINGLE ROOF		STANDING SEAM METAL ROOF
	SIDING 1 - BOARD & BATTEN SIDING		BRICK - KING BRICK VENEER MASONRY
	SIDING 2 - BOARD & BATTEN SIDING		ENGINEERED TRIM (AS SHOWN)
	SIDING 3 - ENGINEERED LAP SIDING		5-1/2" VERTICAL OUTSIDE/INSIDE TRIM
	CAST STONE - HEAD/SILL		SHUTTER / GABLE VENT



MATERIAL LEGEND

	ARCHITECTURAL SHINGLE ROOF		STANDING SEAM METAL ROOF
	SIDING 1 - BOARD & BATTEN SIDING		BRICK - KING BRICK VENEER MASONRY
	SIDING 2 - BOARD & BATTEN SIDING		ENGINEERED TRIM (AS SHOWN)
	SIDING 3 - ENGINEERED LAP SIDING		5-1/2" VERTICAL OUTSIDE/INSIDE TRIM
	CAST STONE - HEAD/SILL		SHUTTER / GABLE VENT



MATERIAL LEGEND

	ARCHITECTURAL SHINGLE ROOF		STANDING SEAM METAL ROOF
	SIDING 1 - BOARD & BATTEN SIDING		BRICK - KING BRICK VENEER MASONRY
	SIDING 2 - BOARD & BATTEN SIDING		ENGINEERED TRIM (AS SHOWN)
	SIDING 3 - ENGINEERED LAP SIDING		5-1/2" VERTICAL OUTSIDE/INSIDE TRIM
	CAST STONE - HEAD/SILL		SHUTTER / GABLE VENT

BRICK MASONRY COVERAGE (% BY ELEVATION) 8-BAY GARAGE
FRONT - 15% MASONRY / 85% ENGINEERED SIDING REAR - 15% MASONRY / 85% ENGINEERED SIDING SIDE 1 - 22% MASONRY / 78% ENGINEERED SIDING SIDE 2 - 22% MASONRY / 78% ENGINEERED SIDING

BRICK MASONRY COVERAGE (% BY ELEVATION) 9-BAY GARAGE
FRONT - 15% MASONRY / 85% ENGINEERED SIDING REAR - 18% MASONRY / 82% ENGINEERED SIDING LEFT - 22% MASONRY / 78% ENGINEERED SIDING RIGHT - 19% MASONRY / 81% ENGINEERED SIDING



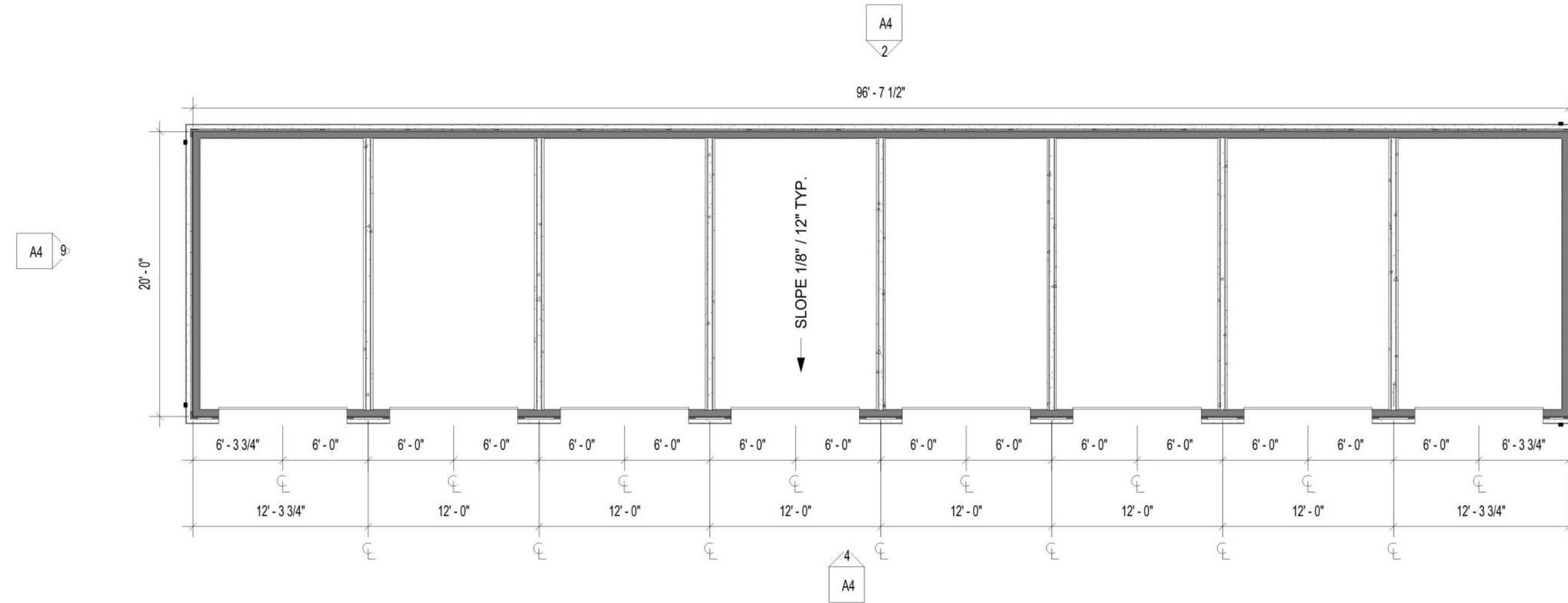
9 8-BAY GARAGE - SIDE ELEVATION
1/8" = 1'-0"



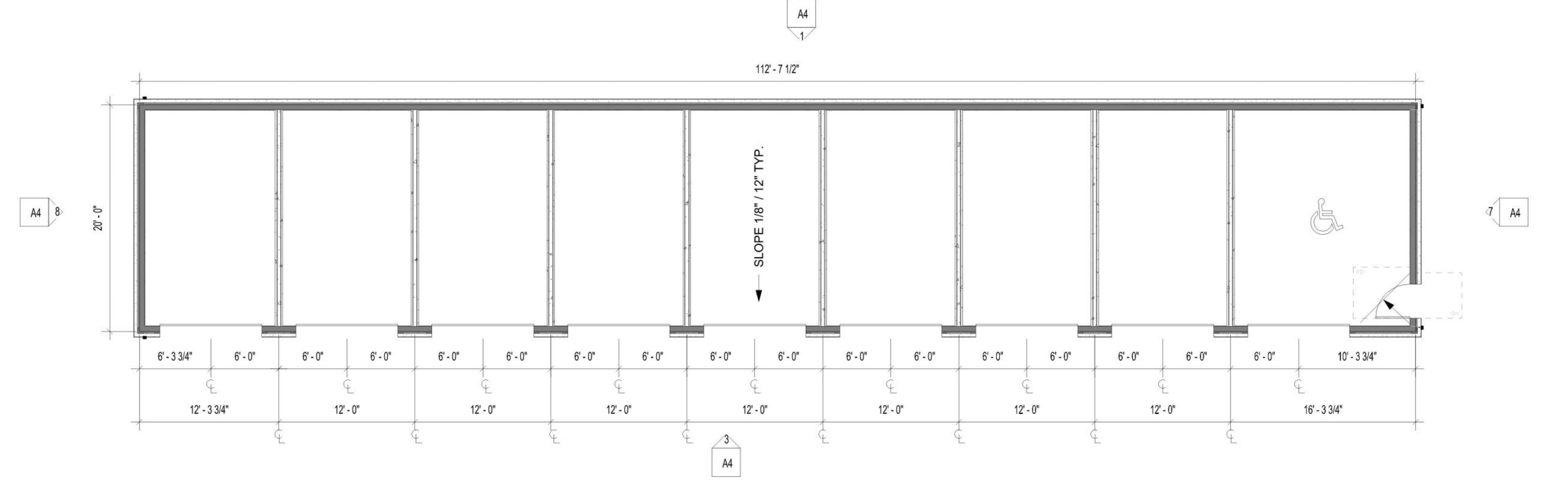
8 9-BAY GARAGE - LEFT SIDE ELEVATION
1/8" = 1'-0"



7 9-BAY GARAGE - RIGHT SIDE ELEVATION
1/8" = 1'-0"



6 8-BAY GARAGE - 1ST FLOOR PLAN
1/8" = 1'-0"



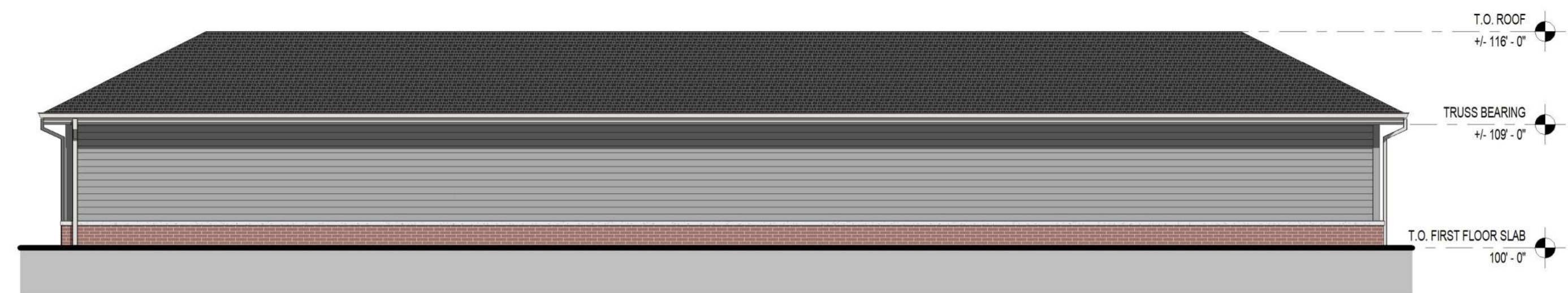
5 9-BAY GARAGE - 1ST FLOOR PLAN
1/8" = 1'-0"



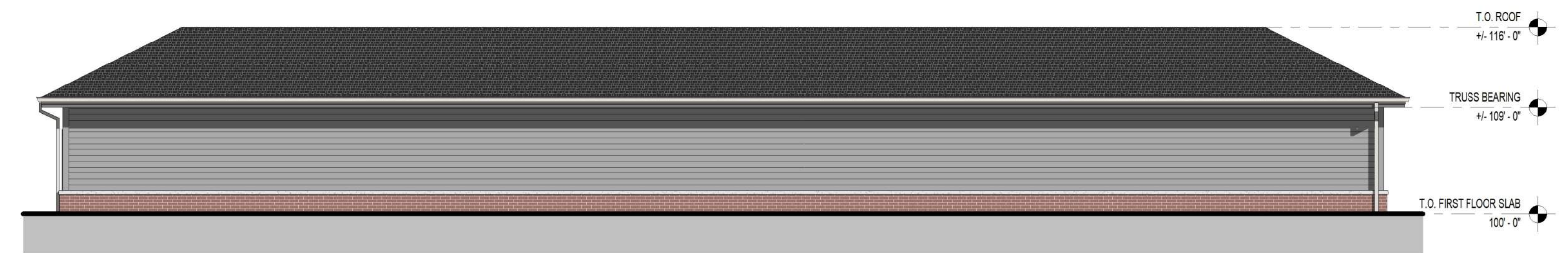
4 8-BAY GARAGE - FRONT ELEVATION
1/8" = 1'-0"



3 9-BAY GARAGE - FRONT ELEVATION
1/8" = 1'-0"



2 8-BAY GARAGE - REAR ELEVATION
1/8" = 1'-0"



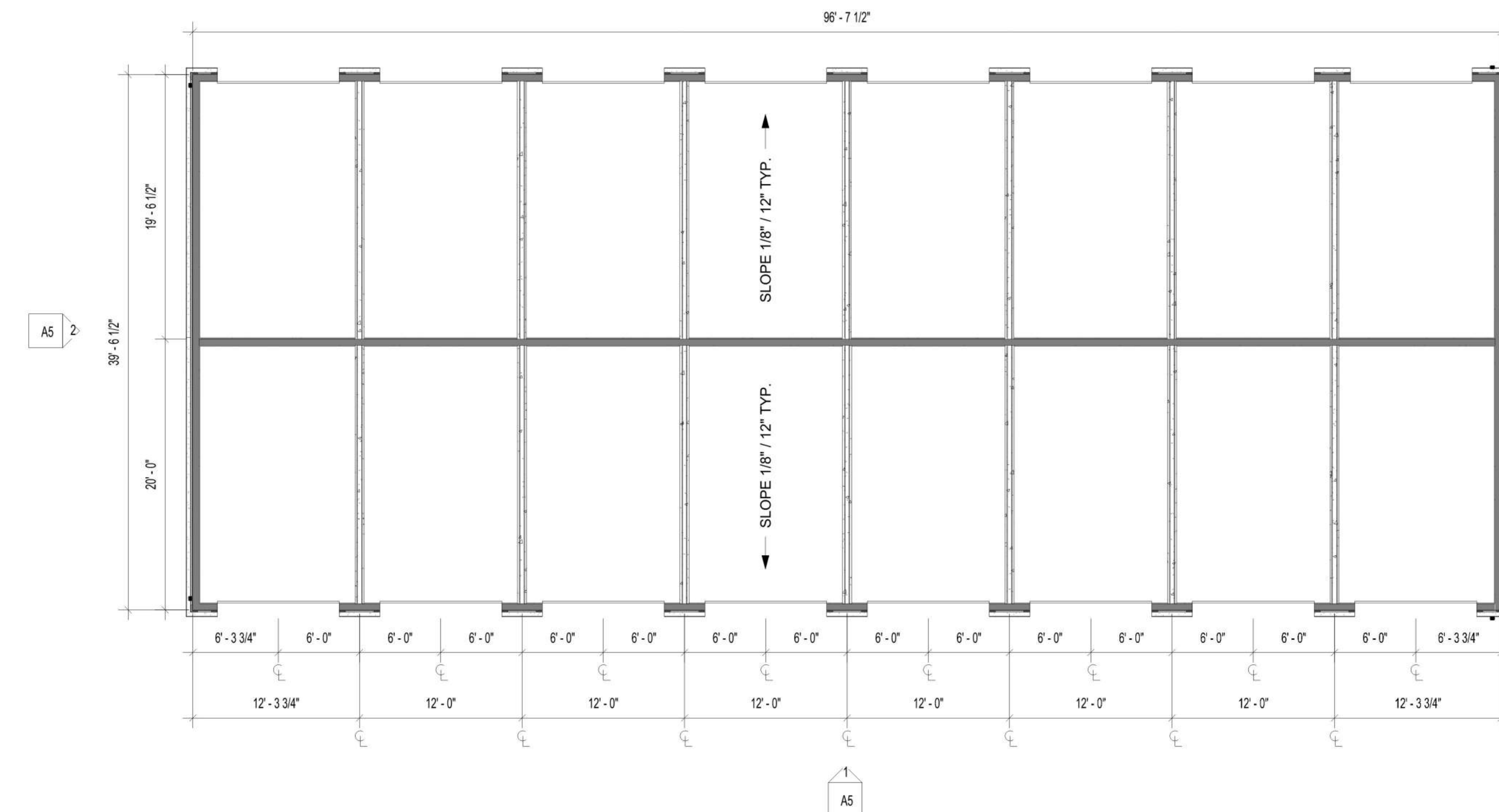
1 9-BAY GARAGE - REAR ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

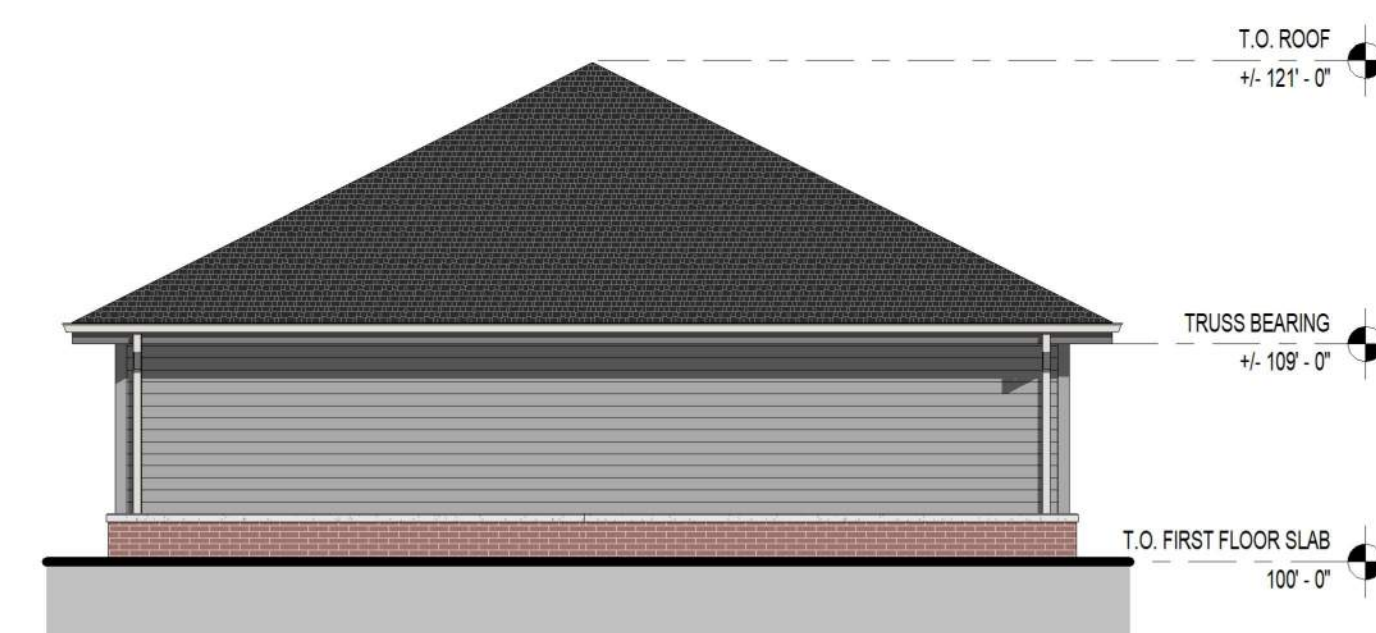
	ARCHITECTURAL SHINGLE ROOF		STANDING SEAM METAL ROOF
	SIDING 1 - BOARD & BATTEN SIDING		BRICK - KING BRICK VENEER MASONRY
	SIDING 2 - BOARD & BATTEN SIDING		ENGINEERED TRIM (AS SHOWN)
	SIDING 3 - ENGINEERED LAP SIDING		5-1/2" VERTICAL OUTSIDE/INSIDE TRIM
	CAST STONE - HEAD/SILL		SHUTTER / GABLE VENT

BRICK MASONRY COVERAGE (% BY ELEVATION)

FRONT - 15% MASONRY / 85% ENGINEERED SIDING
REAR - 15% MASONRY / 85% ENGINEERED SIDING
SIDE 1 - 22% MASONRY / 78% ENGINEERED SIDING
SIDE 2 - 22% MASONRY / 78% ENGINEERED SIDING



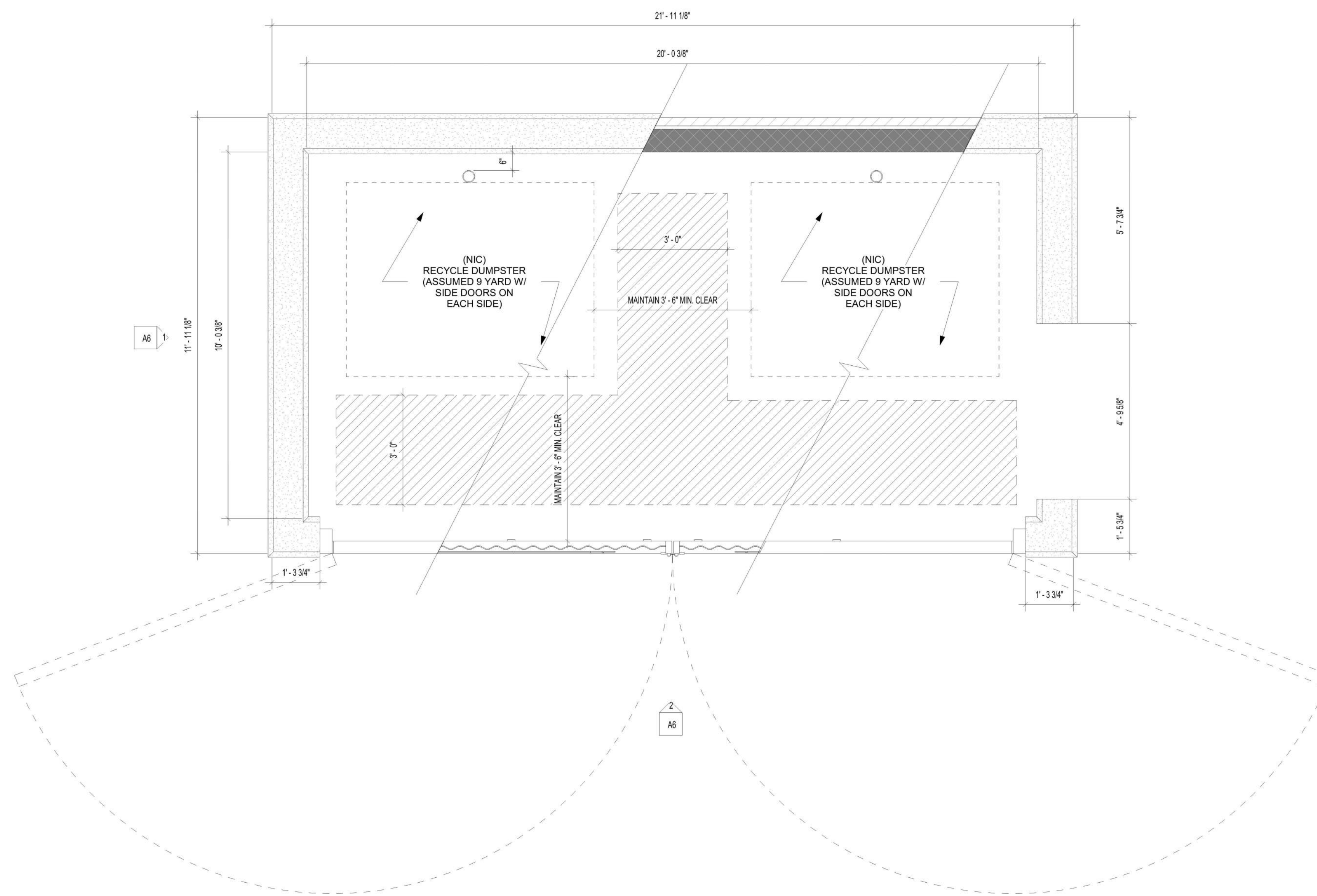
3 DOUBLE 8-BAY GARAGE - 1ST FLOOR PLAN
1/8" = 1'-0"



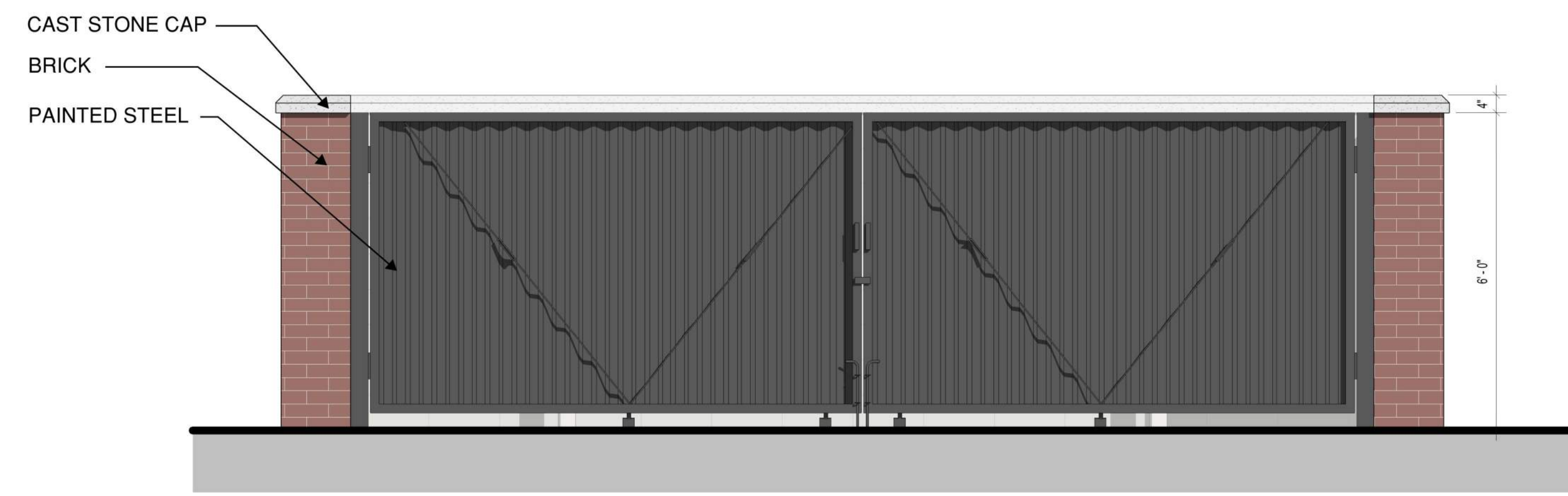
2 DOUBLE 8-BAY GARAGE - TYP SIDE ELEVATION
1/8" = 1'-0"



1 DOUBLE 8-BAY GARAGE - TYP
FRONT / REAR ELEVATION
1/8" = 1'-0"



3 TRASH ENCLOSURE - FLOOR PLAN
1/2" = 1'-0"

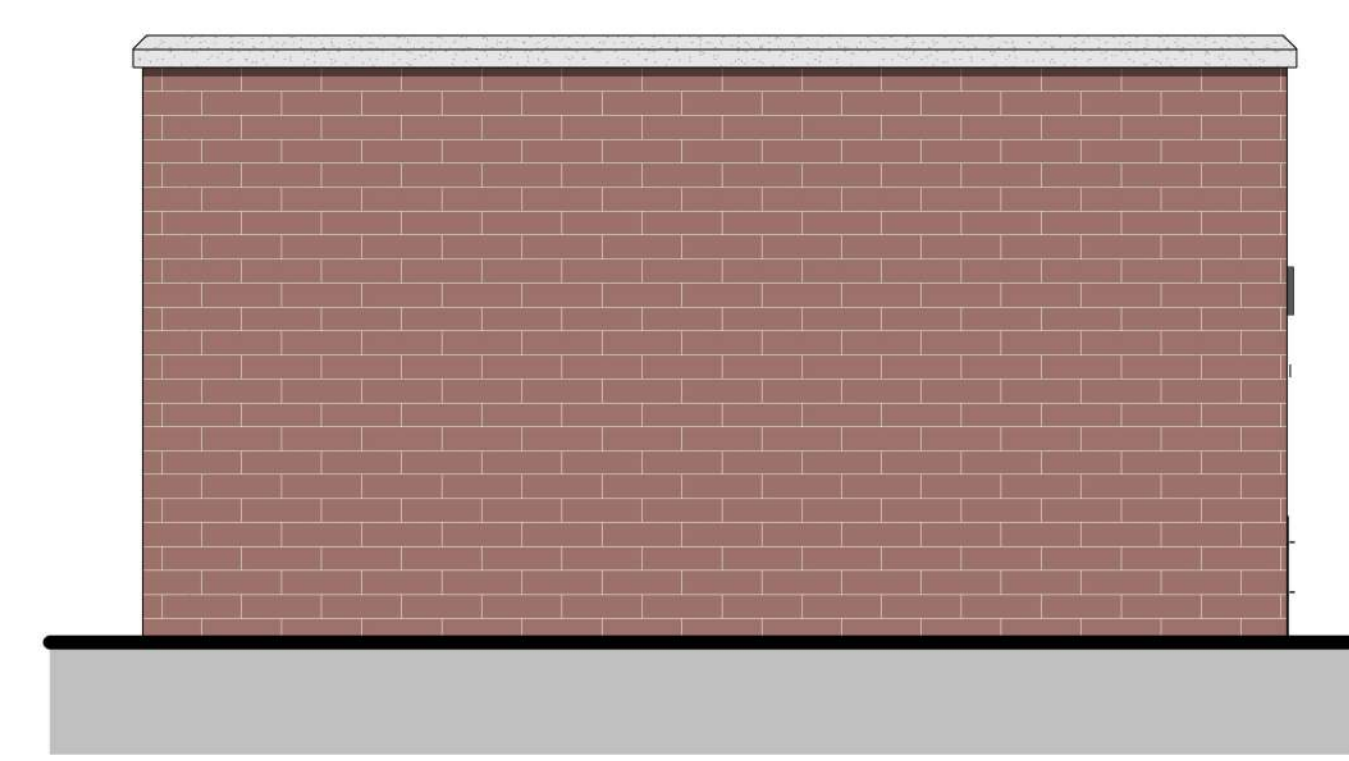


2 TRASH ENCLOSURE - FRONT ELEVATION
1/2" = 1'-0"

MATERIAL LEGEND			
	ARCHITECTURAL SHINGLE ROOF		STANDING SEAM METAL ROOF
	SIDING 1 - BOARD & BATTEN SIDING		BRICK - KING BRICK VENEER MASONRY
	SIDING 2 - BOARD & BATTEN SIDING		ENGINEERED TRIM (AS SHOWN)
	SIDING 3 - ENGINEERED LAP SIDING		5-1/2" VERTICAL OUTSIDE/INSIDE TRIM
	CAST STONE - HEAD/SILL		SHUTTER / GABLE VENT

**BRICK MASONRY COVERAGE
(% BY ELEVATION)**

FRONT - 100% MASONRY / 0% ENGINEERED SIDING
 REAR - 100% MASONRY / 0% ENGINEERED SIDING
 SIDE 1 - 100% MASONRY / 0% ENGINEERED SIDING
 SIDE 2 - 100% MASONRY / 0% ENGINEERED SIDING

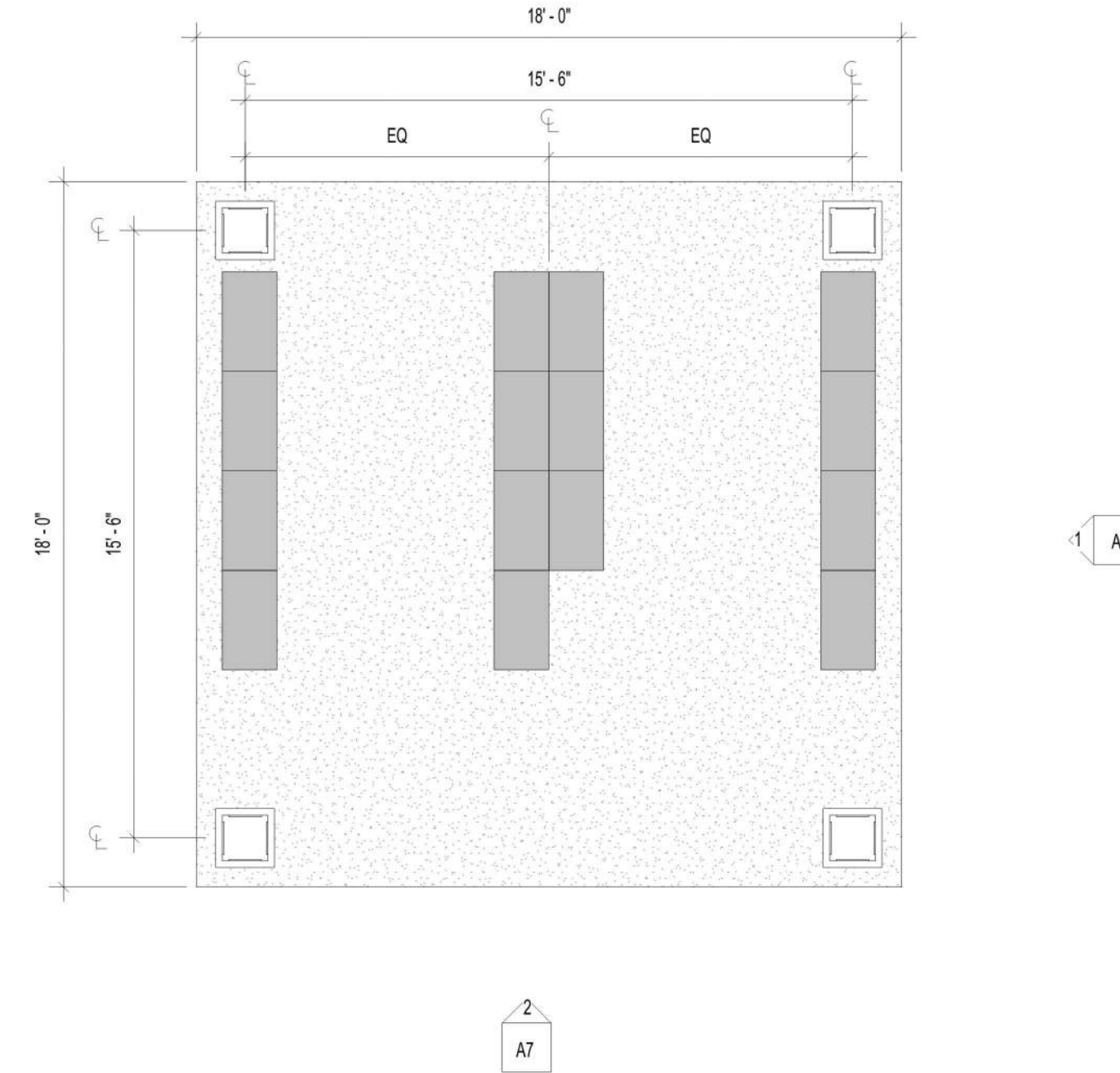


1 TRASH ENCLOSURE - SIDE ELEVATION
1/2" = 1'-0"

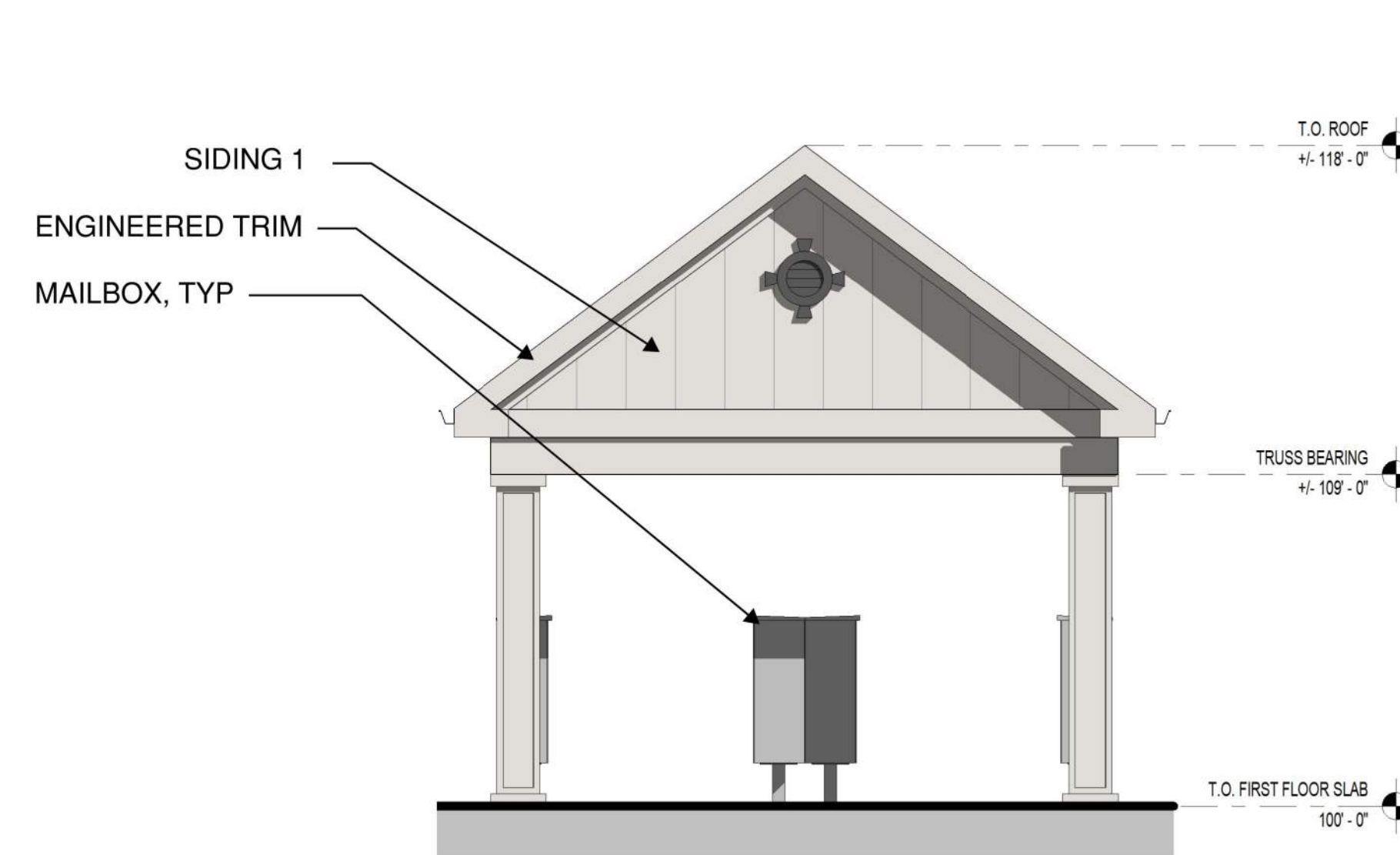
MATERIAL LEGEND

	ARCHITECTURAL SHINGLE ROOF		STANDING SEAM METAL ROOF
	SIDING 1 - BOARD & BATTEN SIDING		BRICK - KING BRICK VENEER MASONRY
	SIDING 2 - BOARD & BATTEN SIDING		ENGINEERED TRIM (AS SHOWN)
	SIDING 3 - ENGINEERED LAP SIDING		5-1/2" VERTICAL OUTSIDE/INSIDE TRIM
	CAST STONE - HEAD/SILL		SHUTTER / GABLE VENT

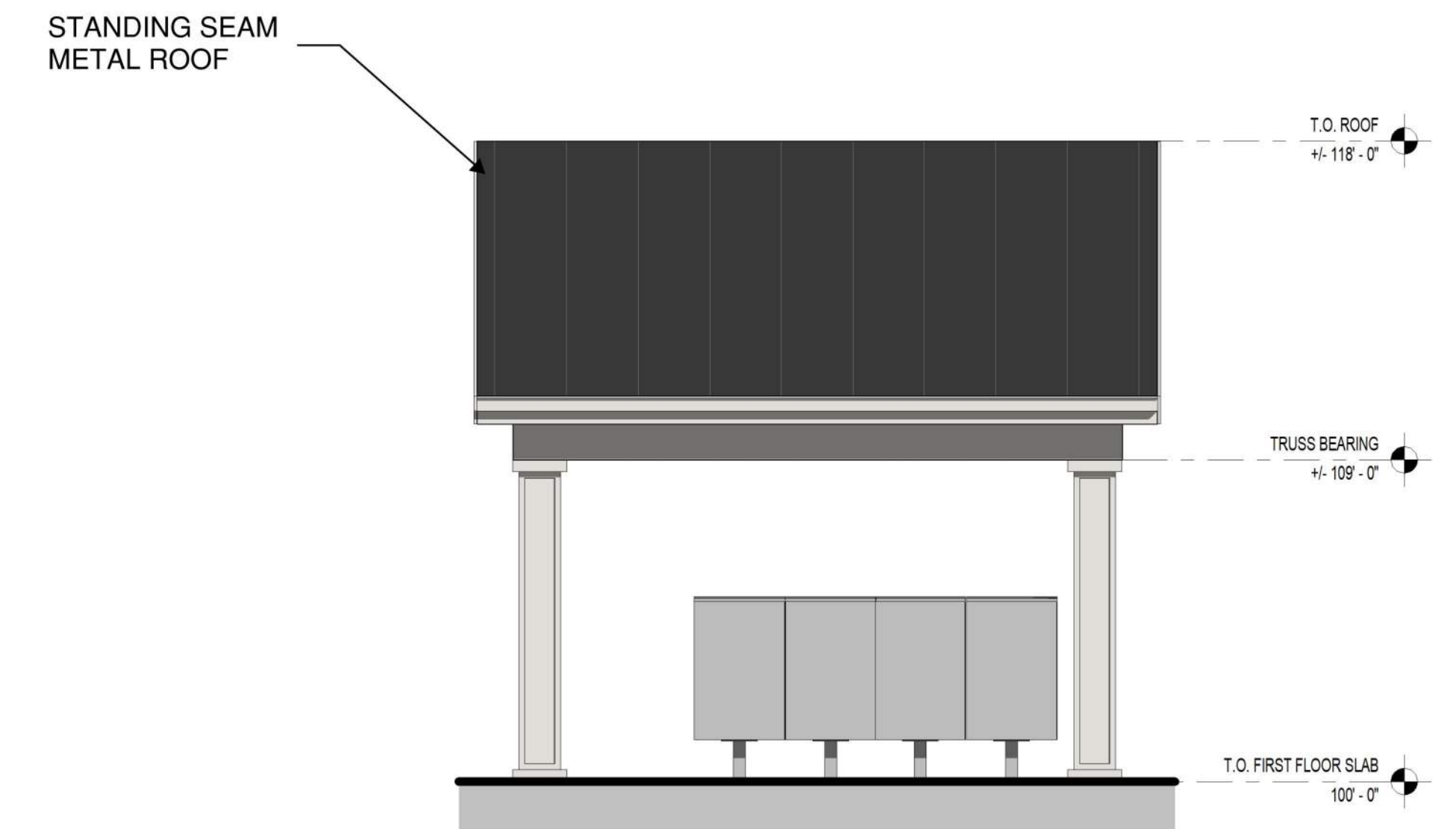
BRICK MASONRY COVERAGE (% BY ELEVATION)	
FRONT - 0% MASONRY / 100% ENGINEERED SIDING	
REAR - 0% MASONRY / 100% ENGINEERED SIDING	
SIDE 1 - 0% MASONRY / 100% ENGINEERED SIDING	
SIDE 2 - 0% MASONRY / 100% ENGINEERED SIDING	



3 MAILBOX CANOPY - FLOOR PLAN
1/4" = 1'-0"



2 MAILBOX CANOPY - FRONT / REAR ELEVATION
1/4" = 1'-0"

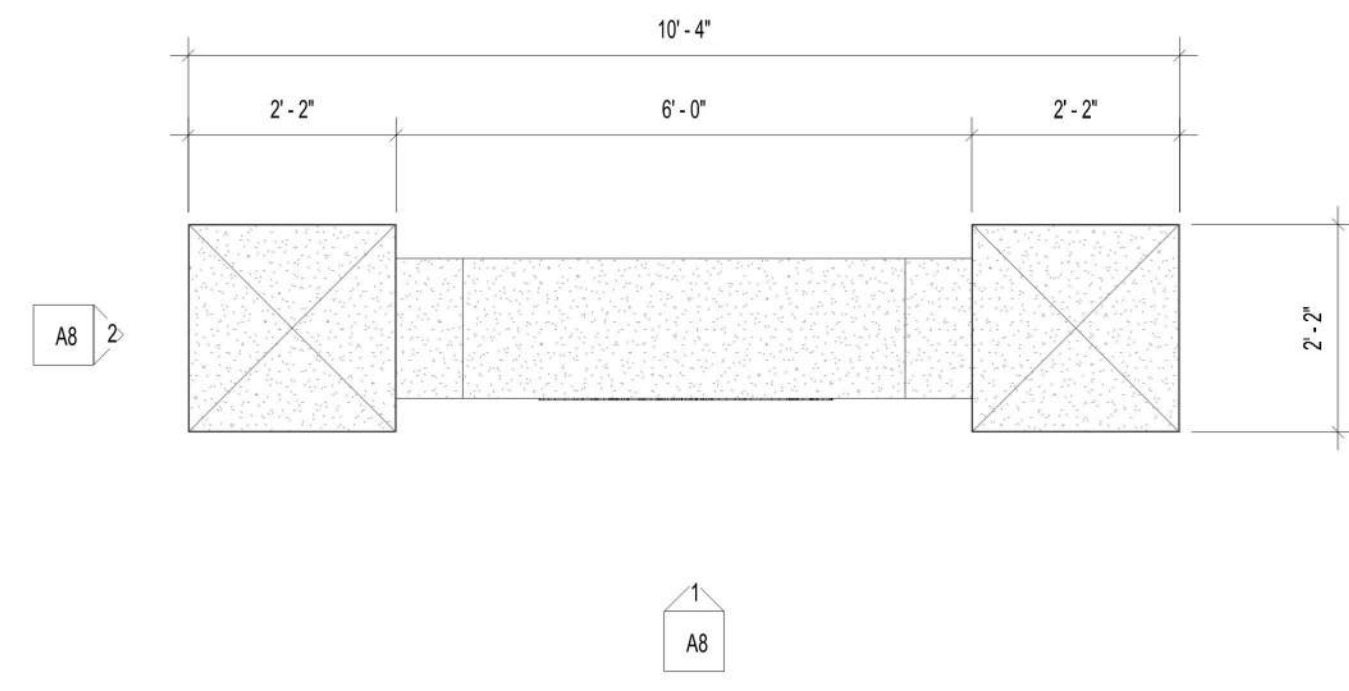


1 MAILBOX CANOPY - SIDE ELEVATION
1/4" = 1'-0"

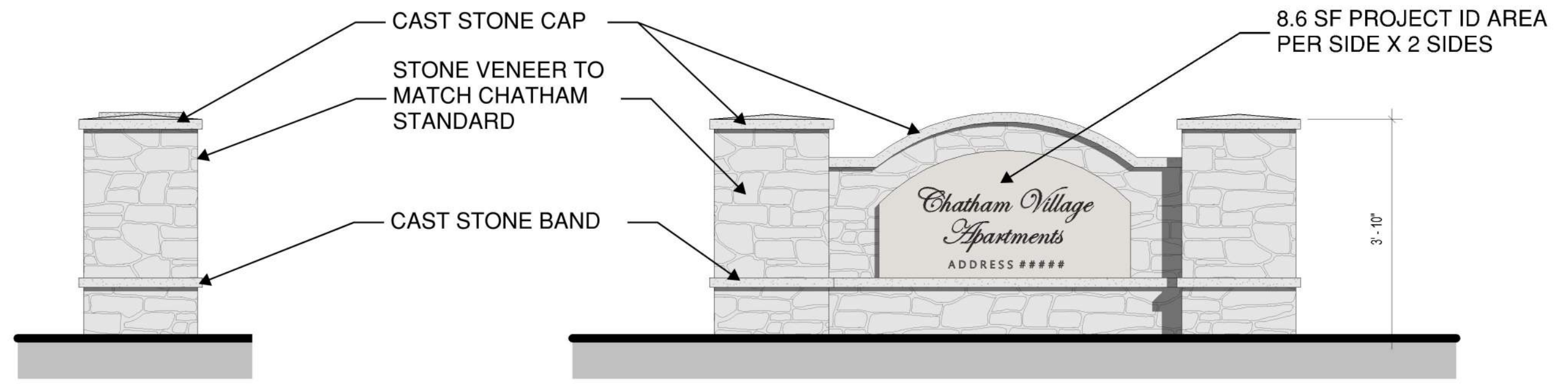
MATERIAL LEGEND

	ARCHITECTURAL SHINGLE ROOF		STANDING SEAM METAL ROOF
	SIDING 1 - BOARD & BATTEN SIDING		BRICK - KING BRICK VENEER MASONRY
	SIDING 2 - BOARD & BATTEN SIDING		ENGINEERED TRIM (AS SHOWN)
	SIDING 3 - ENGINEERED LAP SIDING		5-1/2" VERTICAL OUTSIDE/INSIDE TRIM
	CAST STONE - HEAD/SILL		SHUTTER / GABLE VENT

BRICK MASONRY COVERAGE (% BY ELEVATION)	
FRONT -	100% MASONRY / 0% ENGINEERED SIDING
REAR -	100% MASONRY / 0% ENGINEERED SIDING
SIDE 1 -	100% MASONRY / 0% ENGINEERED SIDING
SIDE 2 -	100% MASONRY / 0% ENGINEERED SIDING



3 MONUMENT SIGN - FLOOR PLAN
1/2" = 1'-0"



2 MONUMENT SIGN - SIDE ELEVATION
1/2" = 1'-0"



1 MONUMENT SIGN - FRONT / REAR ELEVATION
1/2" = 1'-0"

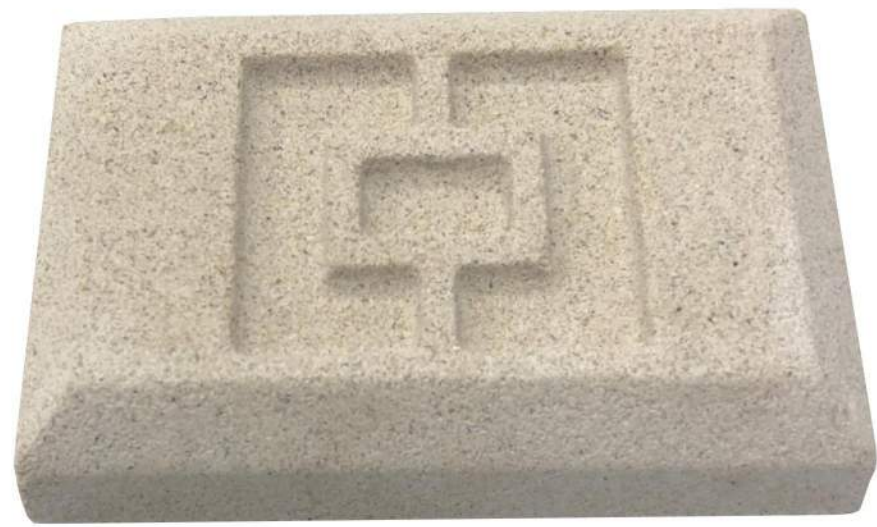
CHATHAM APARTMENTS

A11



MATERIAL LEGEND			
	ARCHITECTURAL SHINGLE ROOF		STANDING SEAM METAL ROOF
	SIDING 1 - BOARD & BATTEN SIDING		BRICK - KING BRICK VENEER MASONRY
	SIDING 2 - BOARD & BATTEN SIDING		ENGINEERED TRIM (AS SHOWN) 5-1/2" VERTICAL OUTSIDE/INSIDE TRIM
	SIDING 3 - ENGINEERED LAP SIDING		SHUTTER / GABLE VENT
	CAST STONE - HEAD/SILL		

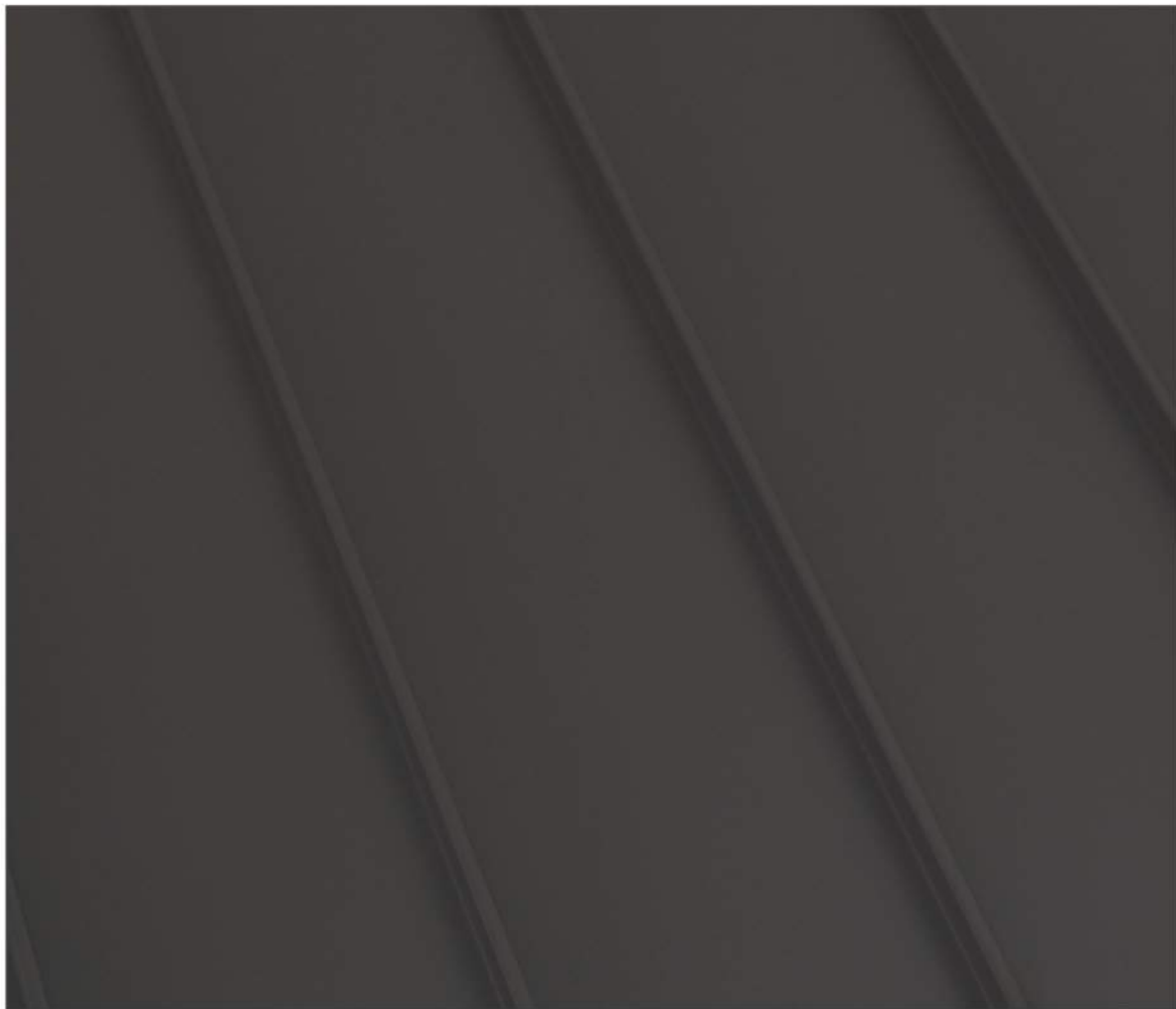
BUILDING A



CAST STONE



BRICK



STANDING SEAM METAL ROOF



ARCHITECTURAL SHINGLE ROOF



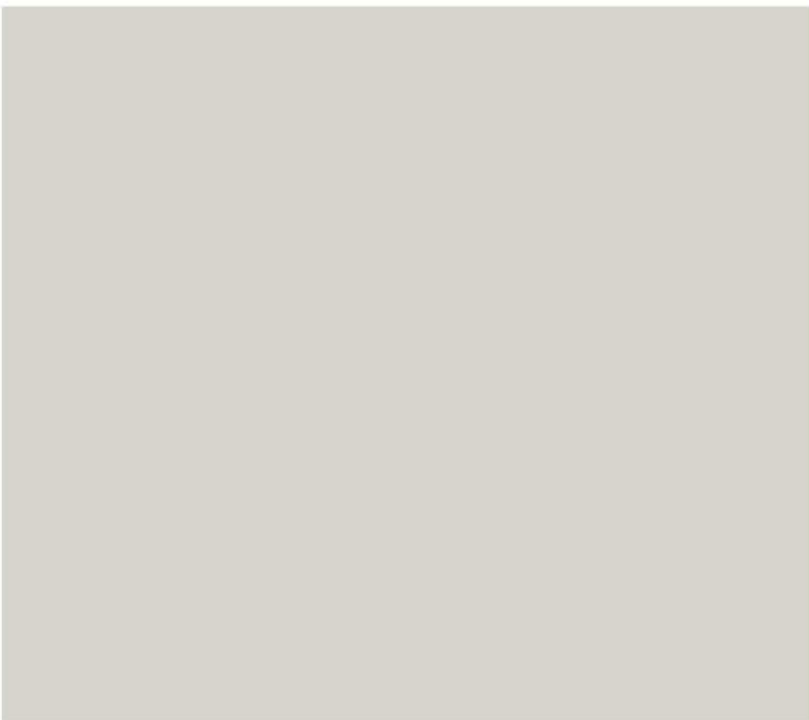
SHUTTER / GABLE VENT MATERIAL



ORNAMENTAL RAILING



SIDING 3



BAND BOARD & TRIM



SIDING 2



GUTTERS & METAL COIL



SIDING 1



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the March 6, 2023 APC Meeting

Presented for approval: March 20, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, March 6, 2023 at Westfield City Hall.

Active links for this meeting:

[March 6, 2023 APC Agenda & Exhibits](#)

[March 6, 2023 YouTube Video](#)

OPENING OF MEETING

[You Tube Time: 0:03](#)

Roll Call

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

Commissioners Present Virtually: None.

Commissioners Absent: None.

City Staff Present In-Person: Kevin Todd, Director; Lauren Gillingham, Senior Planner; and Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

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

APPROVAL OF MINUTES

Deck motioned to approve the February 6, 2023 APC Minutes as written.
Spoljaric seconded. Motion passed. Vote 9-0.

REVIEW RULES AND PROCEDURES

Gillingham reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items

ITEMS OF BUSINESS

2301-PUD-01

[YouTube Time: 3:28](#)

Westfield Washington Schools PUD

Northeast corner of State Road 32 and Centennial Road

Westfield Washington Schools by Church Church Hittle + Antrim requests a change of zoning for 96.46 acres +/- from the Towne Road Crossing PUD District to the Westfield Washington Schools PUD District.

(Planners: Ryan Collingwood – rcollingwood@westfield.in.gov/Lauren Gillingham - lgillingham@westfield.in.gov)

Staff presentation / Petitioner presentation / APC comments

Staff & Petitioner responses

Deck motioned to forward 2301-PUD-01 to the City Council with a favorable recommendation.

McCarty seconded. Motion passed. Vote 9-0.

PUBLIC HEARING ITEMS

No Public Hearing Items

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

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

APC Minutes for March 6, 2023 Page 1 of 3

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

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

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

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

2111-PUD-27

TowneRun PUD [CONTINUED]

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)

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:

[YouTube Time: 13:10](#)

- 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. Burkman seconded. Motion passed. Vote 9-0.
The meeting adjourned at 7:18 p.m.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Signature Page for APC Minutes for March 6, 2023

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

Marc 20, 2023
2212-PUD-20
Exhibit 1

Petition Number: 2212-PUD-20 (Ordinance No. 22-52)

Petitioner: Leo Brown Development, LLC by Clark Quinn Moses Scott & Grahn, LLP

Request: An amendment to the Real Estate and architectural standards on 2.34 acres +/- in the Wheeler Landing PUD District.

Current Zoning: Wheeler Landing PUD District

Current Land Use: Vacant

Acreage: 2.34 acres +/-

Exhibits:

1. Staff Report
2. [Location Map](#)
3. [Proposed Ord. 22-52](#)
4. [Narrative Statement](#)
5. [Neighborhood Meeting Summary](#)
6. [Public Comment](#)

Staff Reviewer: Caleb Ernest, Senior Planner

PETITION HISTORY

This petition was introduced at the [November 14, 2022](#), City Council meeting. The discussion for this petition can be viewed [here](#). The petitioner held a neighborhood meeting on November 29, 2022 (**Exhibit 5**). The petition was scheduled for a public hearing at the December 5, 2022, Advisory Plan Commission (the “Plan Commission”) meeting, but the petitioner requested additional continuances. This petition received a public hearing at the [February 6, 2023](#), Plan Commission meeting.

PROJECT OVERVIEW

Location: This subject real estate is approximately 2.34 acres in size and is located at the southwest corner of 186th Street and Kinsey (the “Real Estate”, see **Exhibit 2**). The Property is currently zoned the Wheeler Landing PUD District. The adjacent properties to the west, south and east are also zoned the Wheeler Landing PUD District. The adjacent property to the north is zoned the Grand Park PUD District.

Project Description: The petitioner is requesting an amendment to the Wheeler Landing PUD District to add 2.34 acres to Area III of the PUD. Additionally, the petitioner is requesting to modify the minimum masonry requirements for the architectural standards.

ORDINANCE DETAILS

Definitions:

- The proposed Ord. 22-52 includes language about adding the Real Estate into the Wheeler Landing PUD District.
 - Added Real Estate: The portion of the Real Estate identified on Exhibit B of proposed Ord. 22-52 hereto, which is hereby added to the Wheeler Landing Ordinance (Ord. 18-04).
 - Real Estate: The real estate, as described in Exhibit A of proposed Ord. 22-52 to the Ordinance.

No equivalent standard in the UDO.

Development Standards:

- Architecture:
 - Require a minimum of twenty-five (25%) percent Masonry Materials on a Building Façade.

In the UDO, Masonry Materials for Multi-family Districts are required a minimum of seventy-five percent (75%) of each Building Façade, excluding windows and doors.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (the “[Comprehensive Plan](#)”) identifies the majority of this Property as being within the “New Suburban” land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zoning map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The land uses contemplated for “New Suburban” are: Detached dwellings, Attached dwellings, Institutional uses, Recreational uses, Artisan farms and Equestrian uses.

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 December 5, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

5. Responsible growth and development.

Council Introduction: The petition was introduced at the [November 14, 2022](#), City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Discuss the item at workshop.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.

Westfield-Washington Residential and Nonresidential Inventory

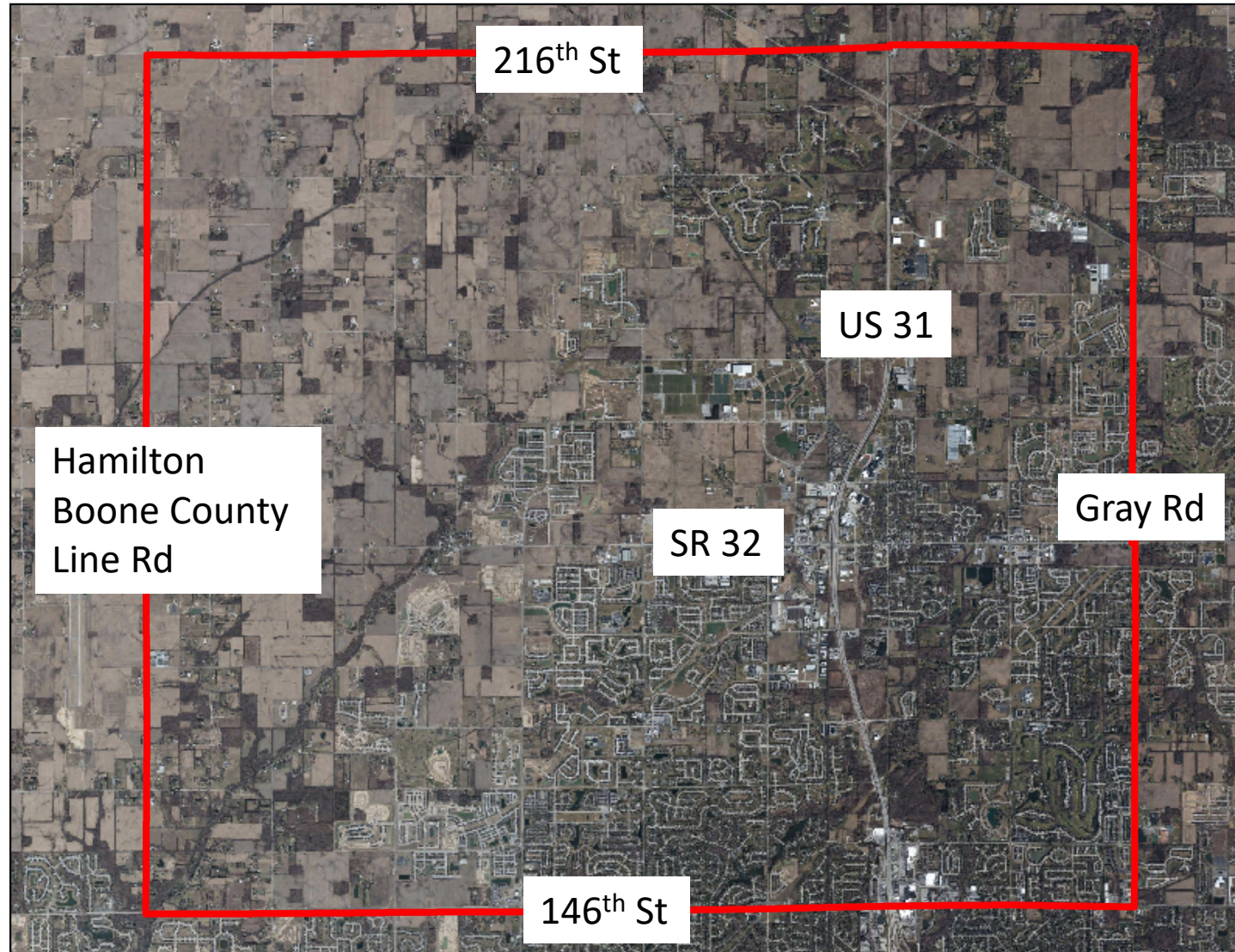
March 13, 2023

(Data as recent as March of 2022)

Recap

- Inventory so far:
 - Residential
 - Nonresidential
- Moving forward:
 - Westfield-Washington Township (WWT) Acreage and its breakdown
 - Gross Assessed Value (GAV)
 - Tax Revenue

Westfield-Washington Township (WWT)



Westfield-Washington Township (WWT)

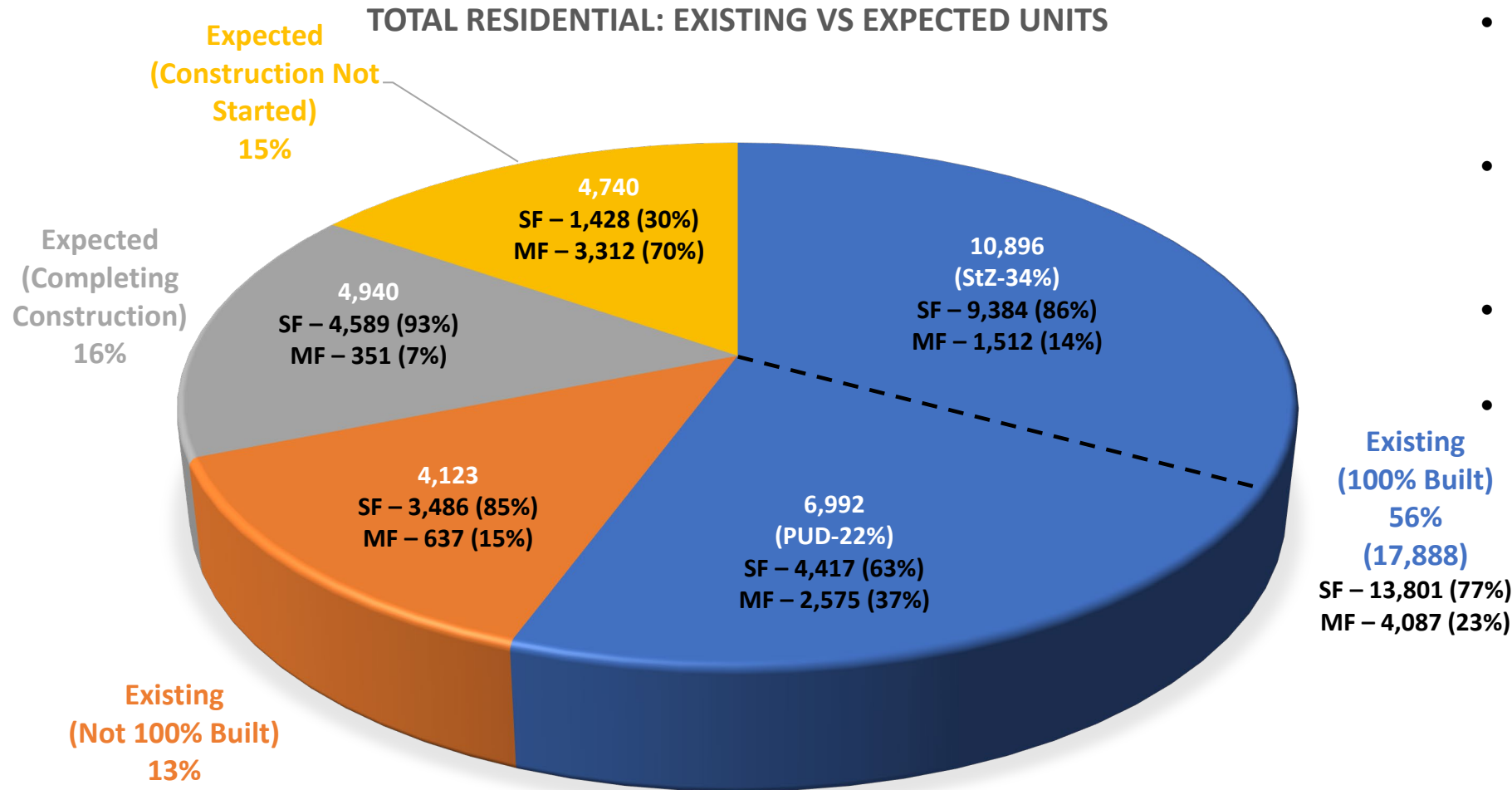
- Approximately 56 Square Miles
 - 35,826 Acres
 - Residential
 - Nonresidential
 - Right-of-Way (ROW)
 - Agricultural Land
 - Park Land

Terminology

- Gross Assessed Value (GAV)
 - GAV: Property value prior to any deductions.
- Tax Revenue (TR)
 - TR: Revenue generated from taxes.

Total Residential: Single-family and Multi-family

(SF = Single-family MF = Multi-family
StZ = Straight Zoned PUD = Planned Unit Development)

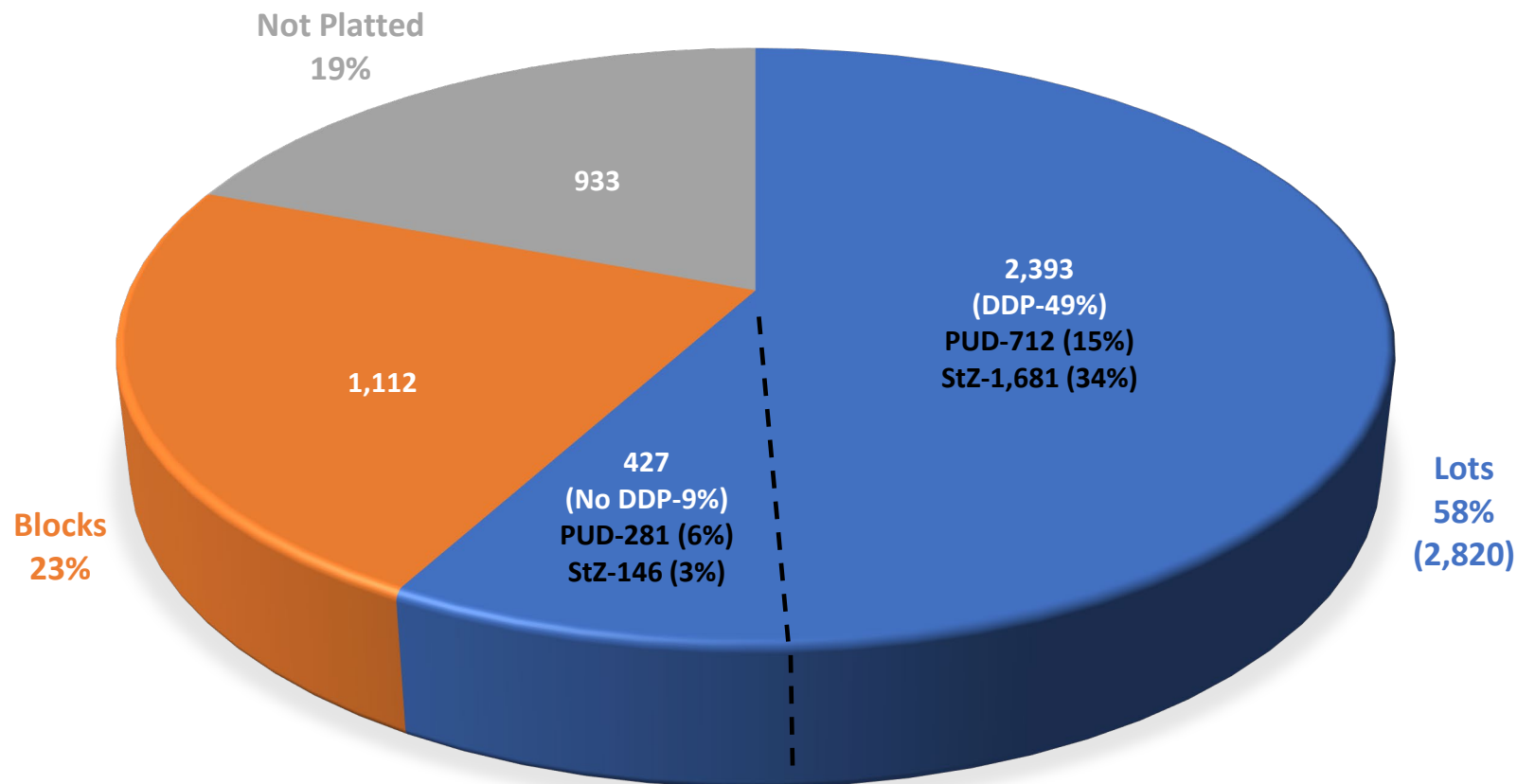


- 22,011 units exist today (they have already been built)
- 9,680 units do not exist, but are approved to be built
- 917.4 SF units / year
- 210.2 MF units / year

Nonresidential Stock: Acreage

(DDP = Detailed Development Plan StZ = Straight Zoned PUD = Planned Unit Development)

NONRESIDENTIAL ZONED ACREAGE

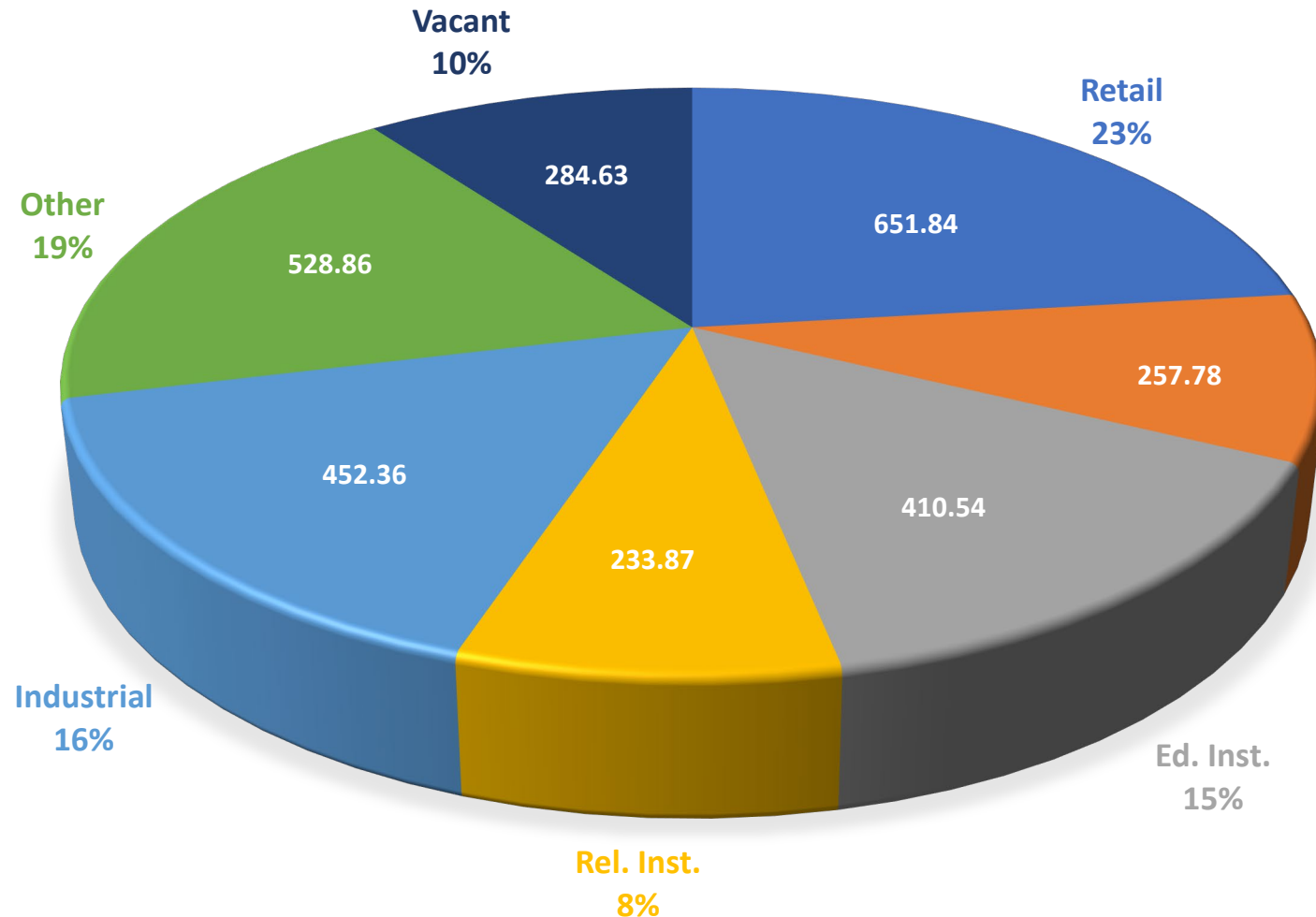


- Total acreage of nonresidential land = 4,865 acres
- 648 Lots have been platted, so far
 - 545 Lots have approved DDPs (2,393 acres)
 - 103 Lots do not have approved DDPs (427 acres)
- 61 Blocks have been platted, so far (1,112 acres)
- 933 acres has not been platted, so far

Nonresidential Stock: Total

(DDP and No DDP) (DDP = Detailed Development Plan)

LOTS ACREAGE BY LAND USE

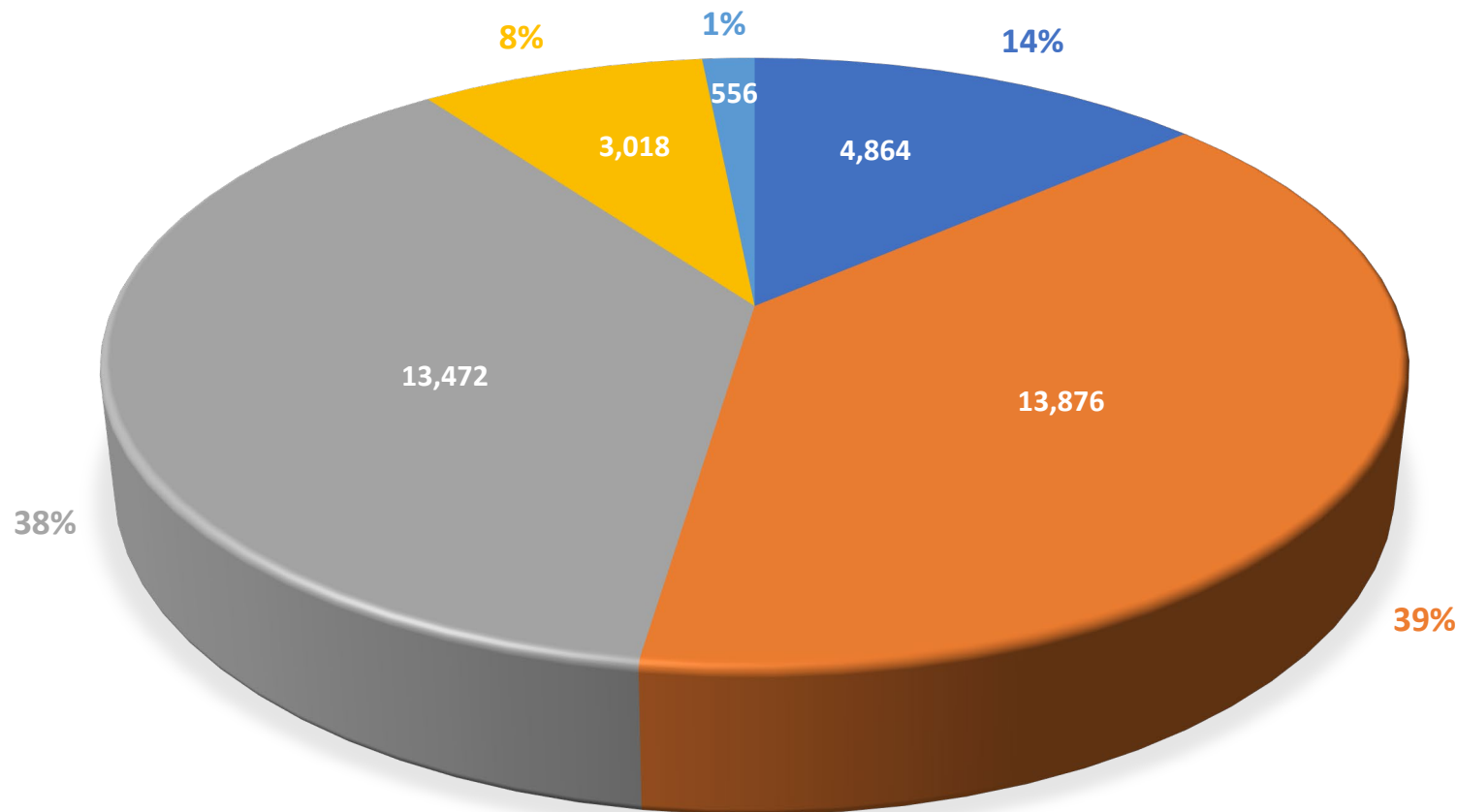


- Total nonresidential Lot acreage
 - 2,820 acres
- 23% of nonresidential land is Retail
 - 651.84 acres
- 9% of nonresidential land is Office
 - 257.78 acres
- 15% of nonresidential land is Ed. Inst.
 - 410.54 acres
- 8% of nonresidential land is Rel. Inst.
 - 233.87 acres
- 16% of nonresidential land is Industrial
 - 452.36 acres
- 19% of nonresidential land is identified in the “Other” category
 - 528.86 acres
- 10% of nonresidential land is Vacant
 - 284.63 acres

Westfield-Washington Township (WWT) Acreage Breakdown

(SF = Single-family MF = Multi-family)

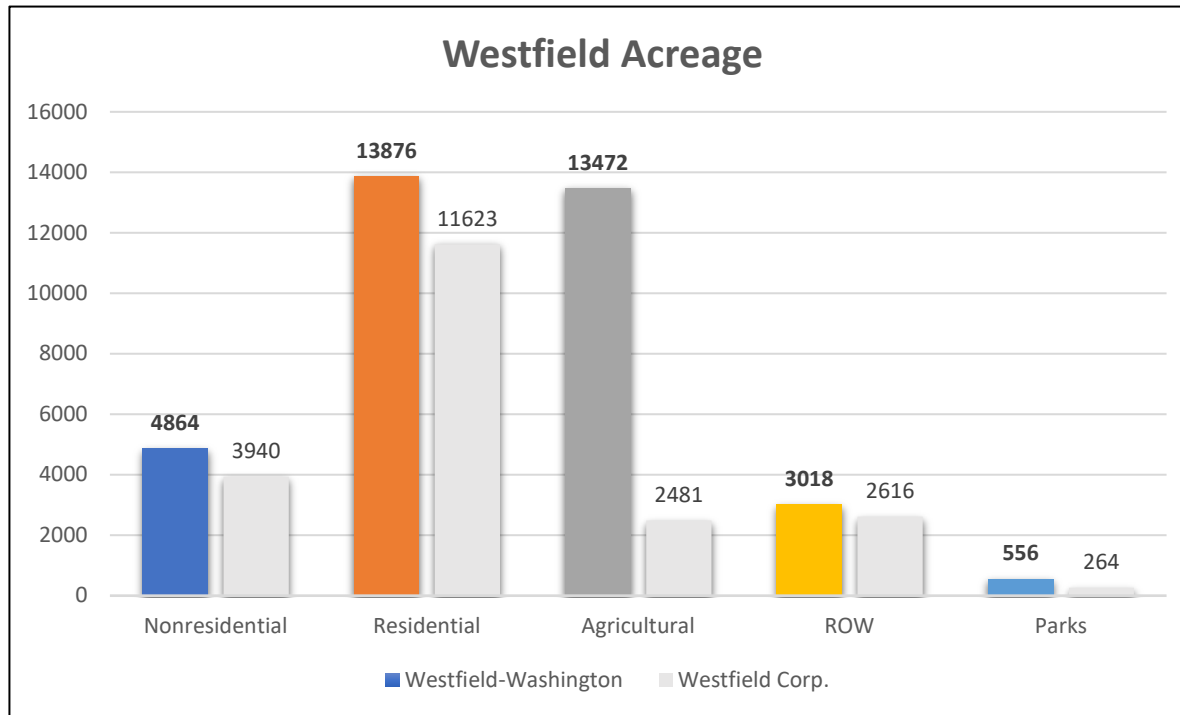
WESTFIELD-WASHINGTON TOWNSHIP ACREAGE



- Total
 - 35,826 acres
- 14% of all land in WWT is nonresidential = 4,864 acres
 - Retail 2%, Office 1%, Ed. Inst. 1%, Rel. Inst. 1%, Industrial 1%, Other 1%, Vacant 1%, Blocks 3%, Not Platted 3%
- 39% of all land in WWT is residential = 13,876 acres
 - SF 37%, MF 2%
- 38% of all land in WWT is agricultural = 13,472 acres
- 8% of all land in WWT is dedicated Right-of-Way (ROW) = 3,018 acres
- 1% of all land in WWT are parks = 556 acres

WWT vs. Corporate Limits

(WWT = Westfield Washington Township Corp. = Corporate
GAV = Gross Assessed Value)



Acreage:

- Total WWT = 35,826
- Total Corp. = 20,957
- WWT Nonresidential = 4,864
- Corp. Nonresidential = 3,940
- WWT Residential = 13,876
- Corp. Residential = 11,623
- WWT Agricultural = 13,472
- Corp. Agricultural = 2,481

GAV:

- Total WWT = \$8,085,884,700
- Total Corp. = \$7,799,751,150
- WWT Nonresidential = \$872,047,400
- Corp. Nonresidential = \$842,196,950
- WWT Residential = \$7,131,793,000
- Corp. Residential = \$6,932,563,400
- WWT Agricultural = \$80,933,600
- Corp. Agricultural = \$23,910,100

WWT vs. Corporate Limits

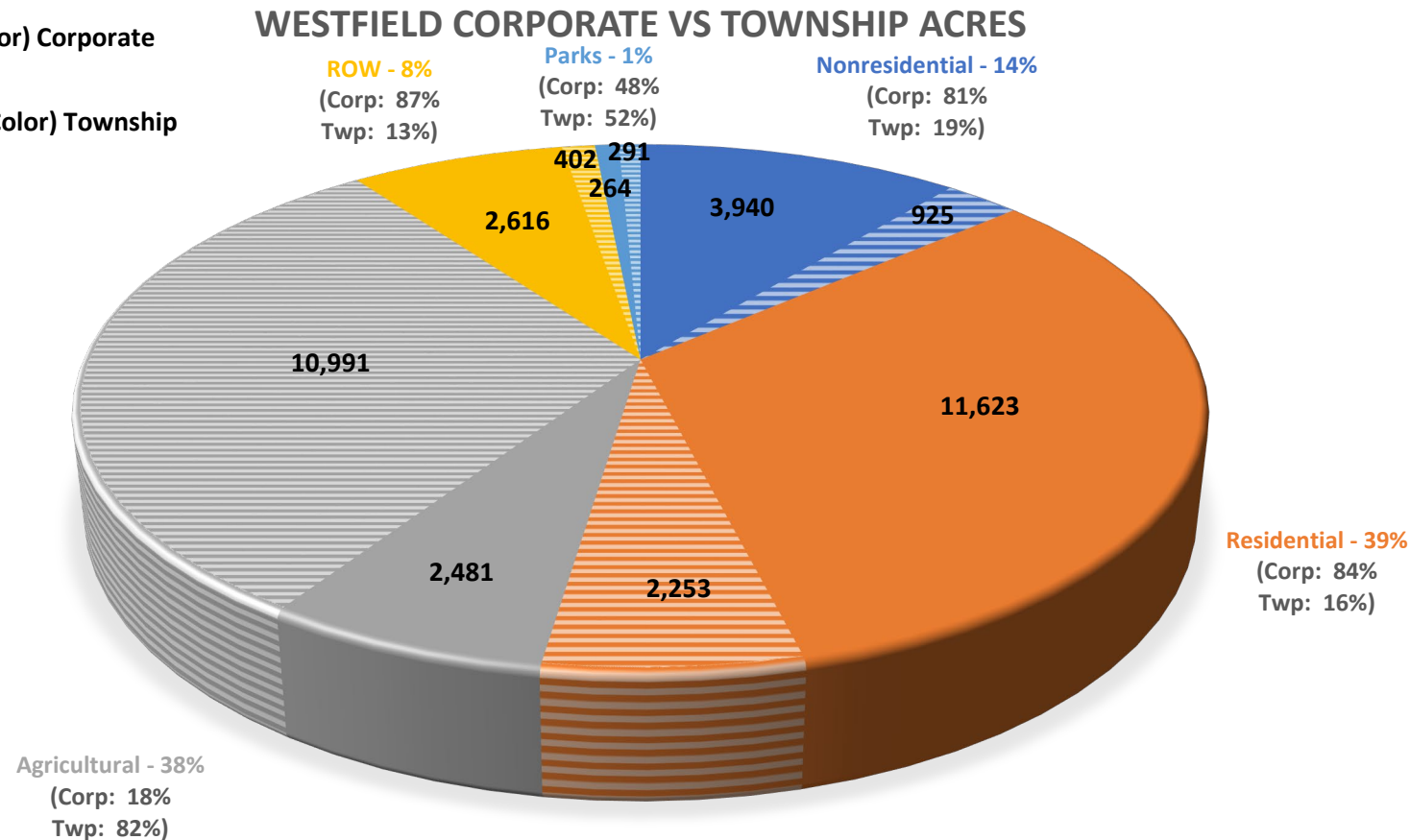
(WWT = Westfield Washington Township Corp. = Corporate)



= (Solid Color) Corporate



= (Striped Color) Township

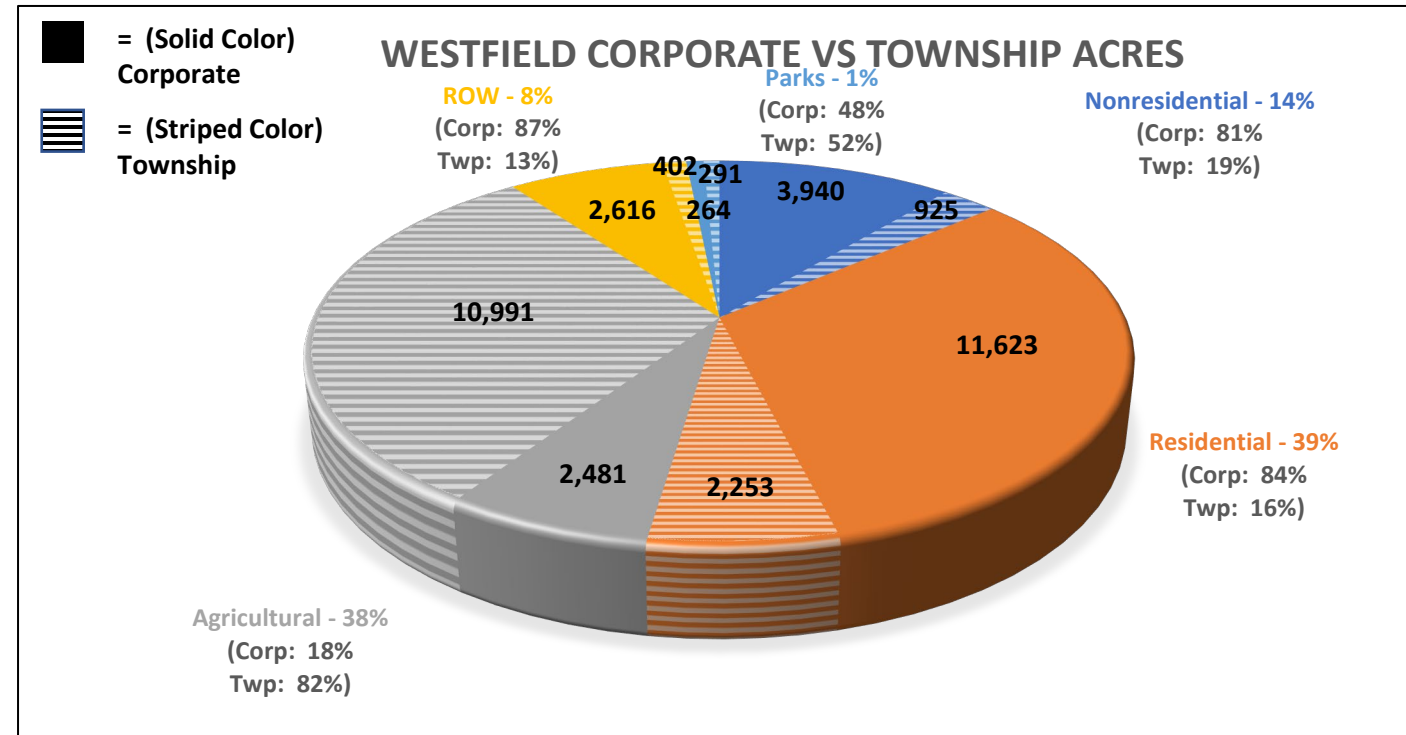
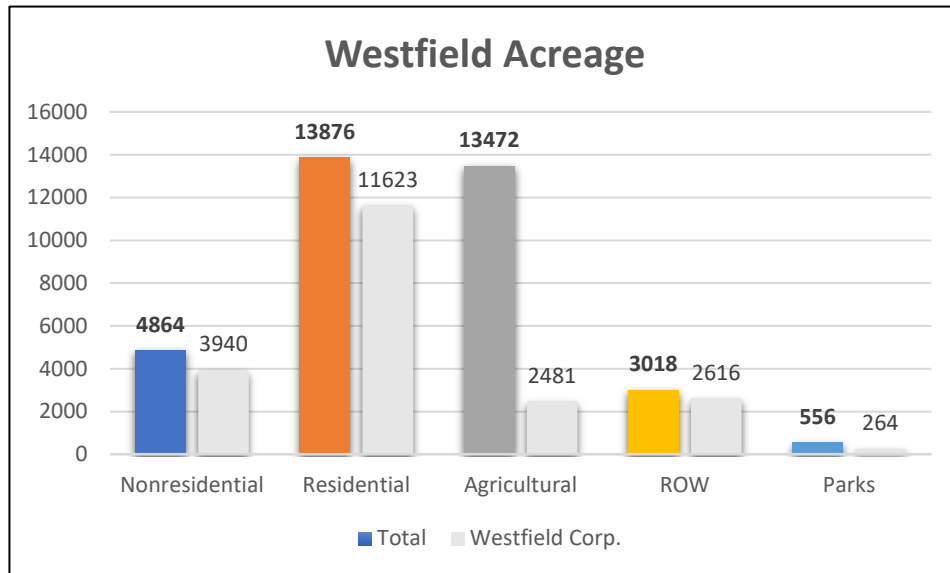


Acreage:

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WWT vs. Corporate Limits

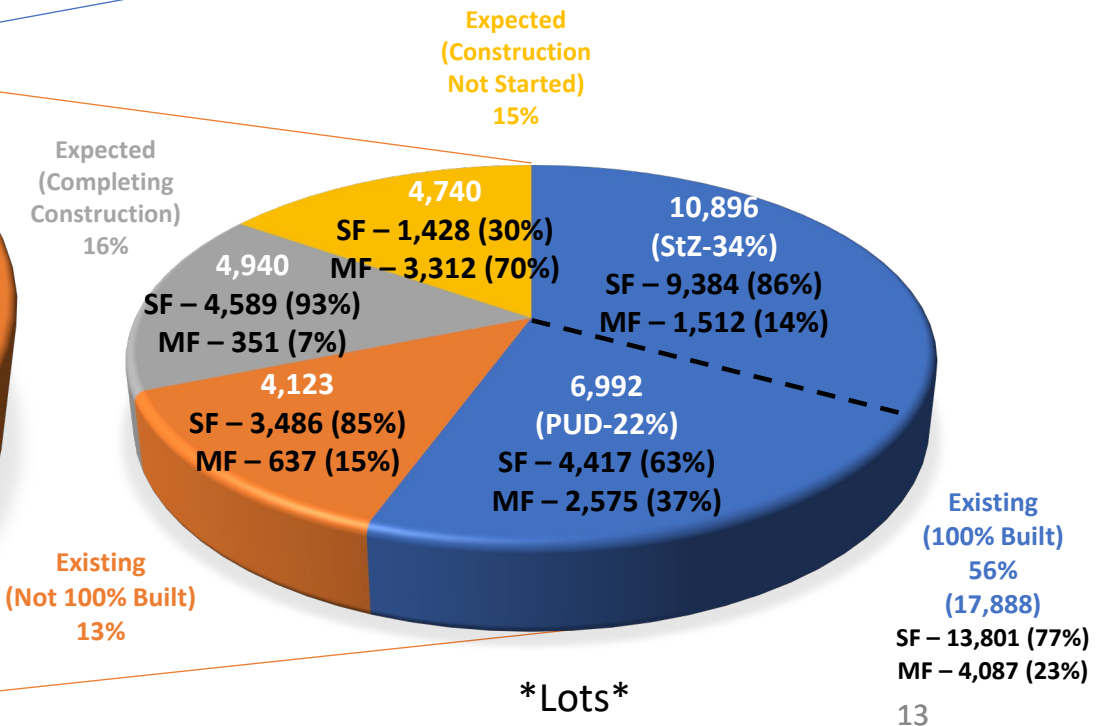
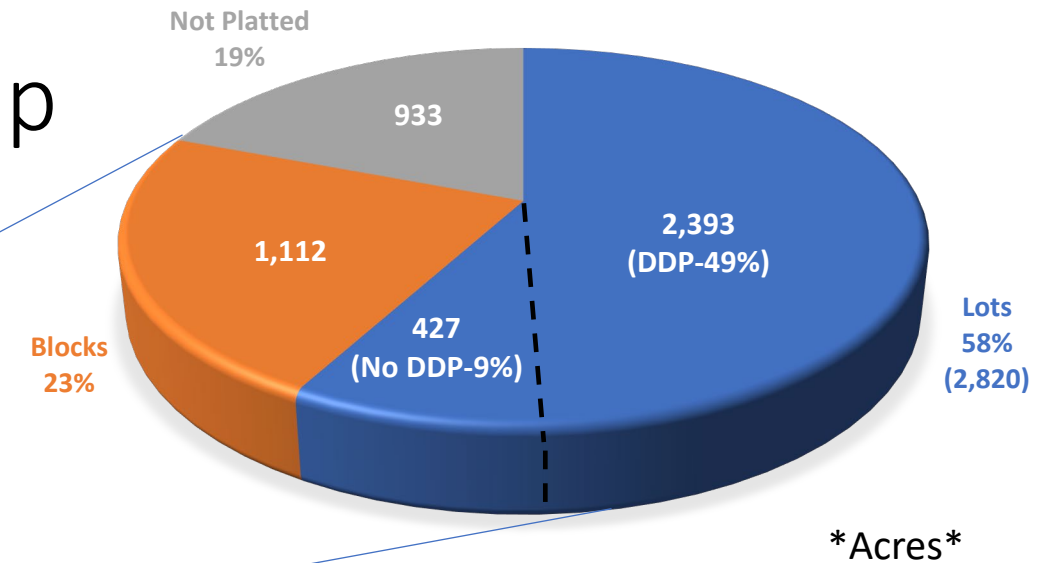
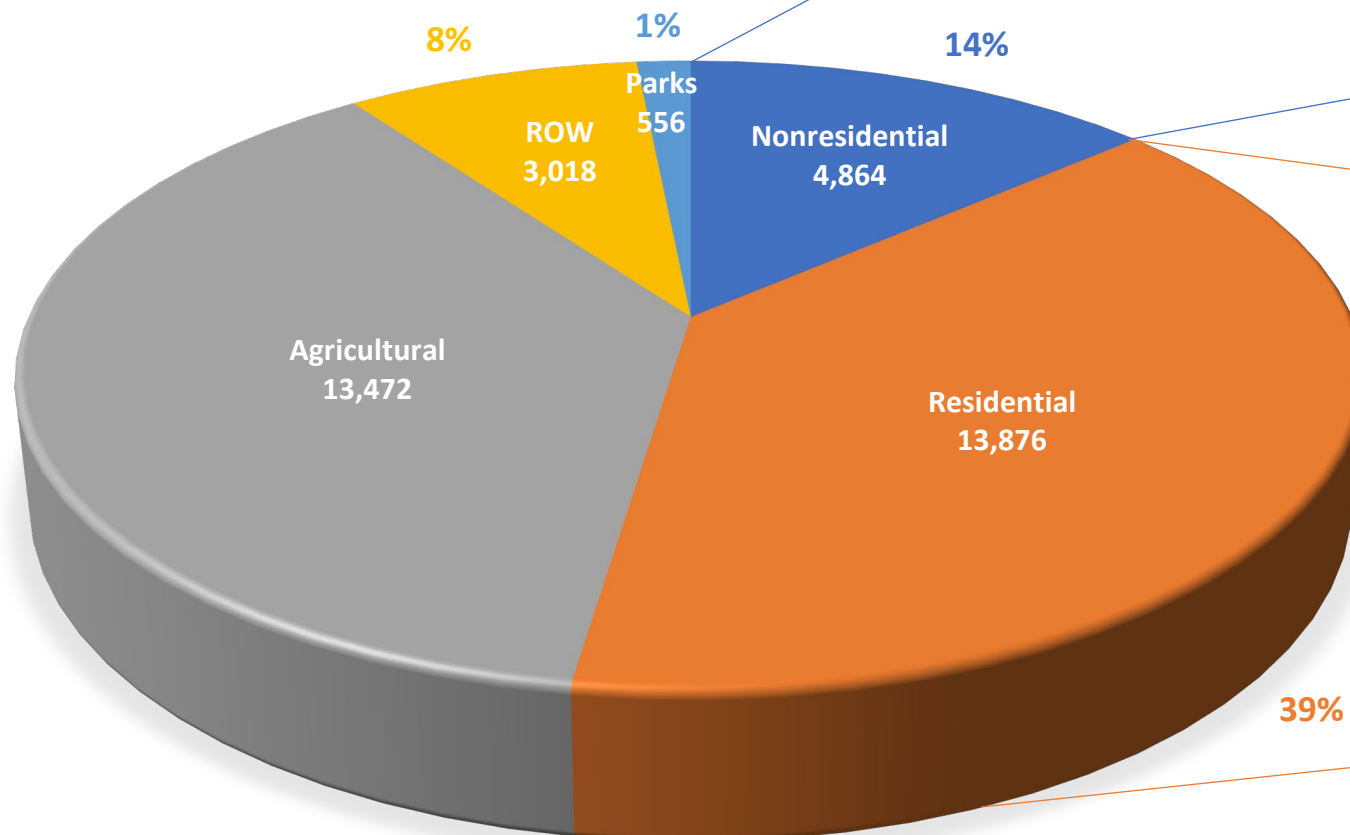
(WWT = Westfield Washington Township Corp. = Corporate)



Westfield-Washington Township (WWT) Inventory Breakdown

(SF = Single-family DDP = Detailed Development Plan
MF = Multi-family PUD = Planned Unit Development)

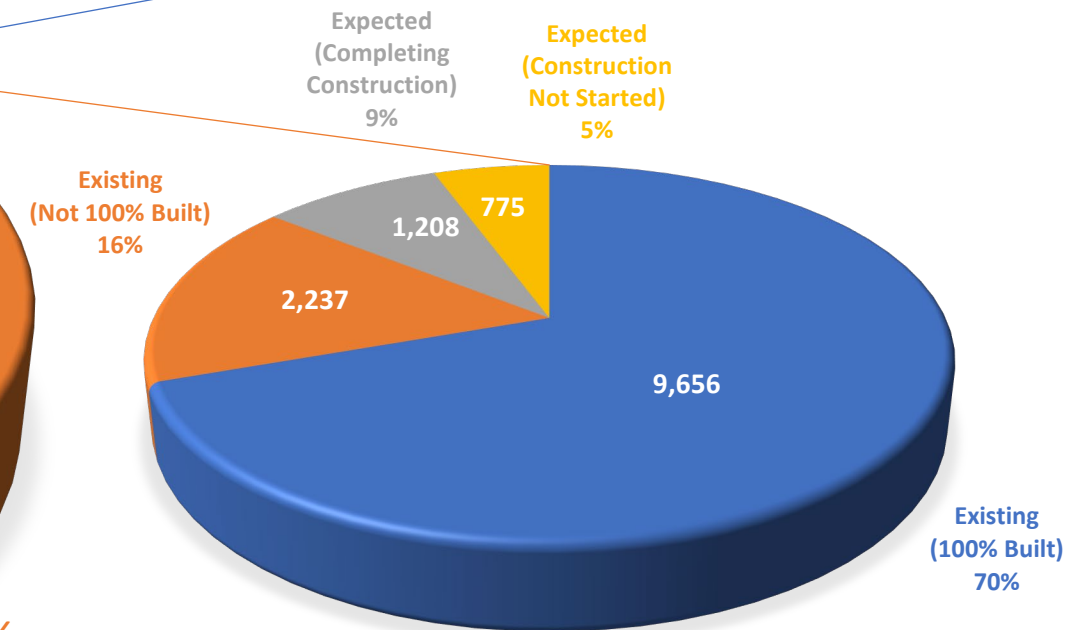
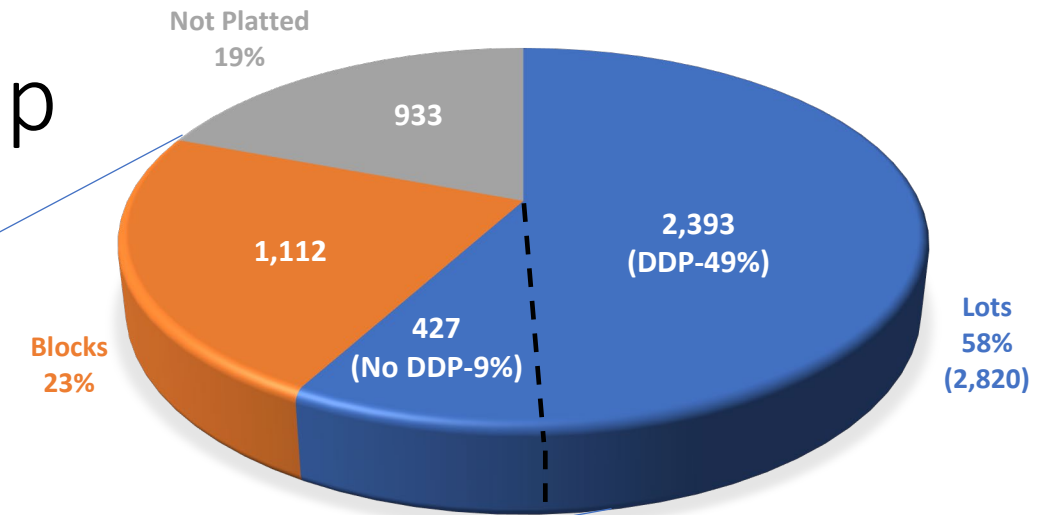
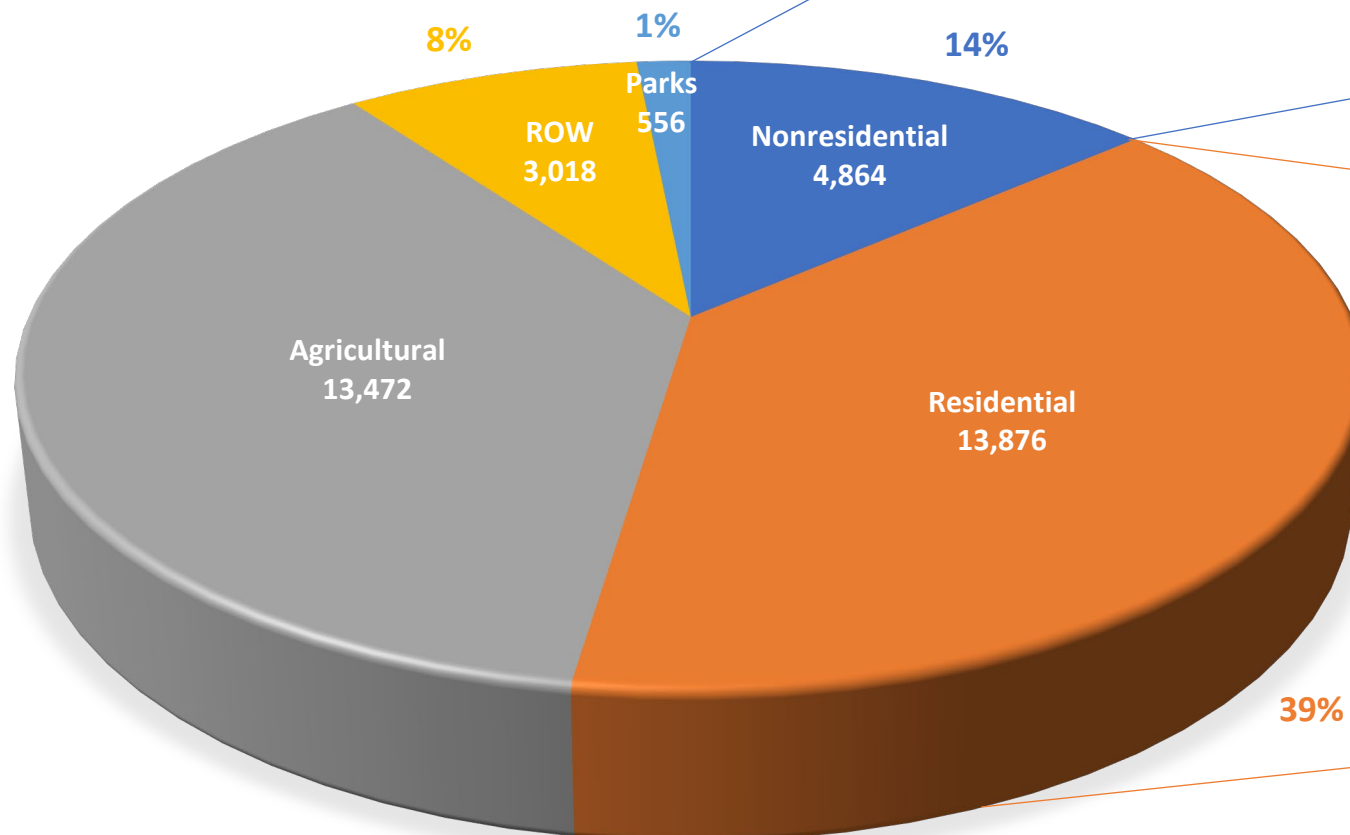
WESTFIELD-WASHINGTON TOWNSHIP ACREAGE



Westfield-Washington Township (WWT) Inventory Breakdown

(SF = Single-family DDP = Detailed Development Plan
MF = Multi-family)

WESTFIELD-WASHINGTON TOWNSHIP ACREAGE

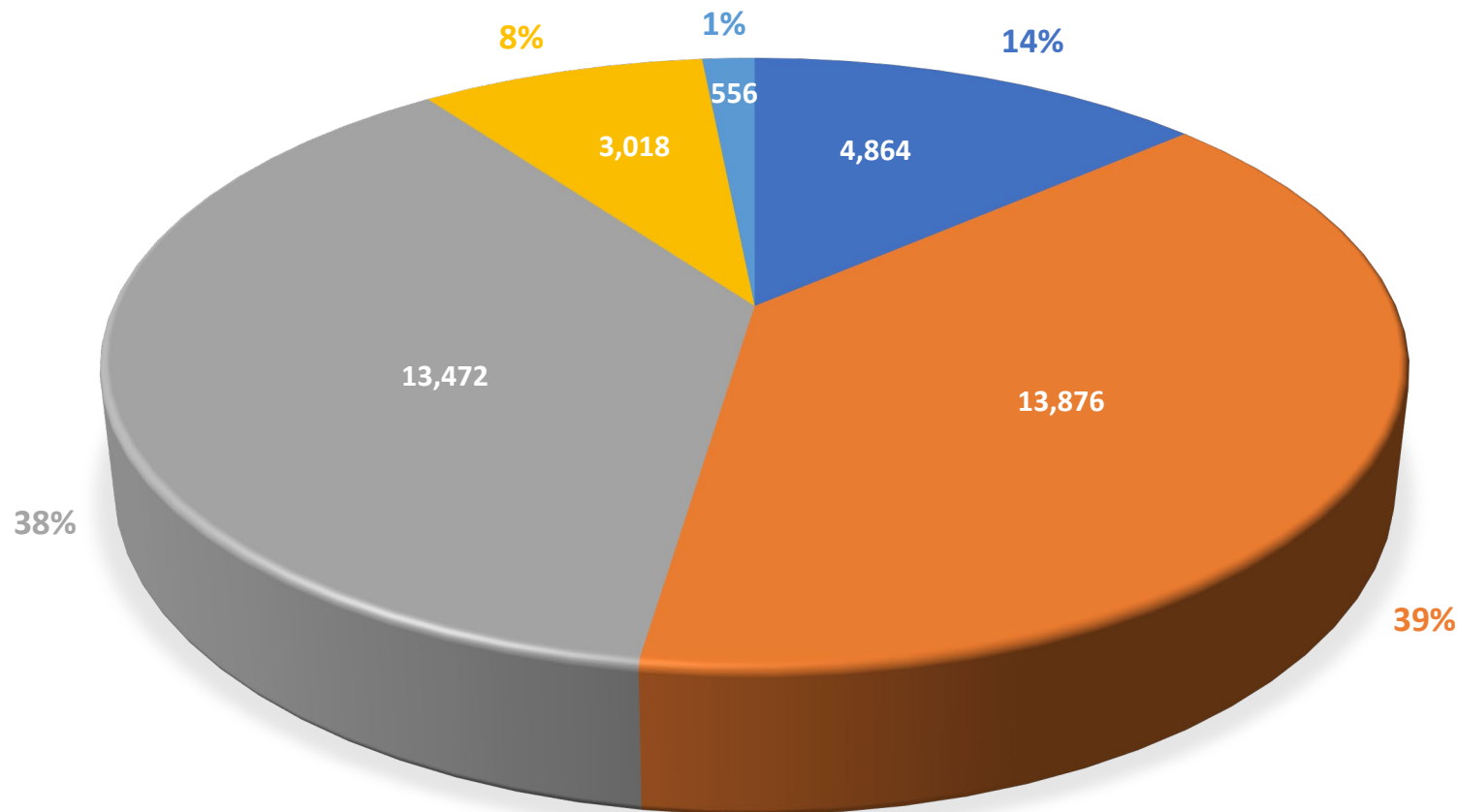


Numbers are in acres

Westfield-Washington Township (WWT) Total GAV Breakdown

(SF = Single-family MF = Multi-family
GAV = Gross Assessed Value)

WESTFIELD-WASHINGTON TOWNSHIP ACREAGE



- Nonresidential accounts for 11% of total GAV
 - \$872,047,400
 - \$854,679,800 Land Uses
 - \$7,234,400 Blocks
 - \$10,133,200 Not Platted
- Residential accounts for 88% of total GAV
 - \$7,131,793,000
 - \$6,474,574,500 SF
 - \$657,218,500 MF
- Agricultural accounts for 1% of total GAV
 - \$80,933,600
- Total GAV
 - \$8,085,884,700

Misc. = \$1,110,700 (<1%)

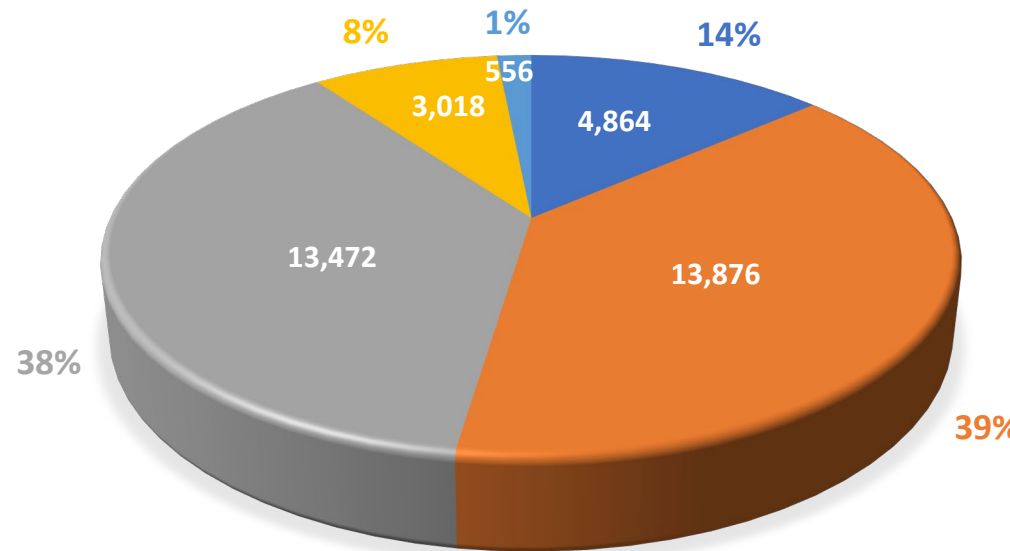
Westfield-Washington Township (WWT) Total

(SF = Single-family MF = Multi-family GAV = Gross Assessed Value)

- GAV per Acre

- Total: \$225,713
- Nonresidential: \$179,282
- Residential: \$513,968
- Agricultural: \$6,008

WESTFIELD-WASHINGTON TOWNSHIP ACREAGE



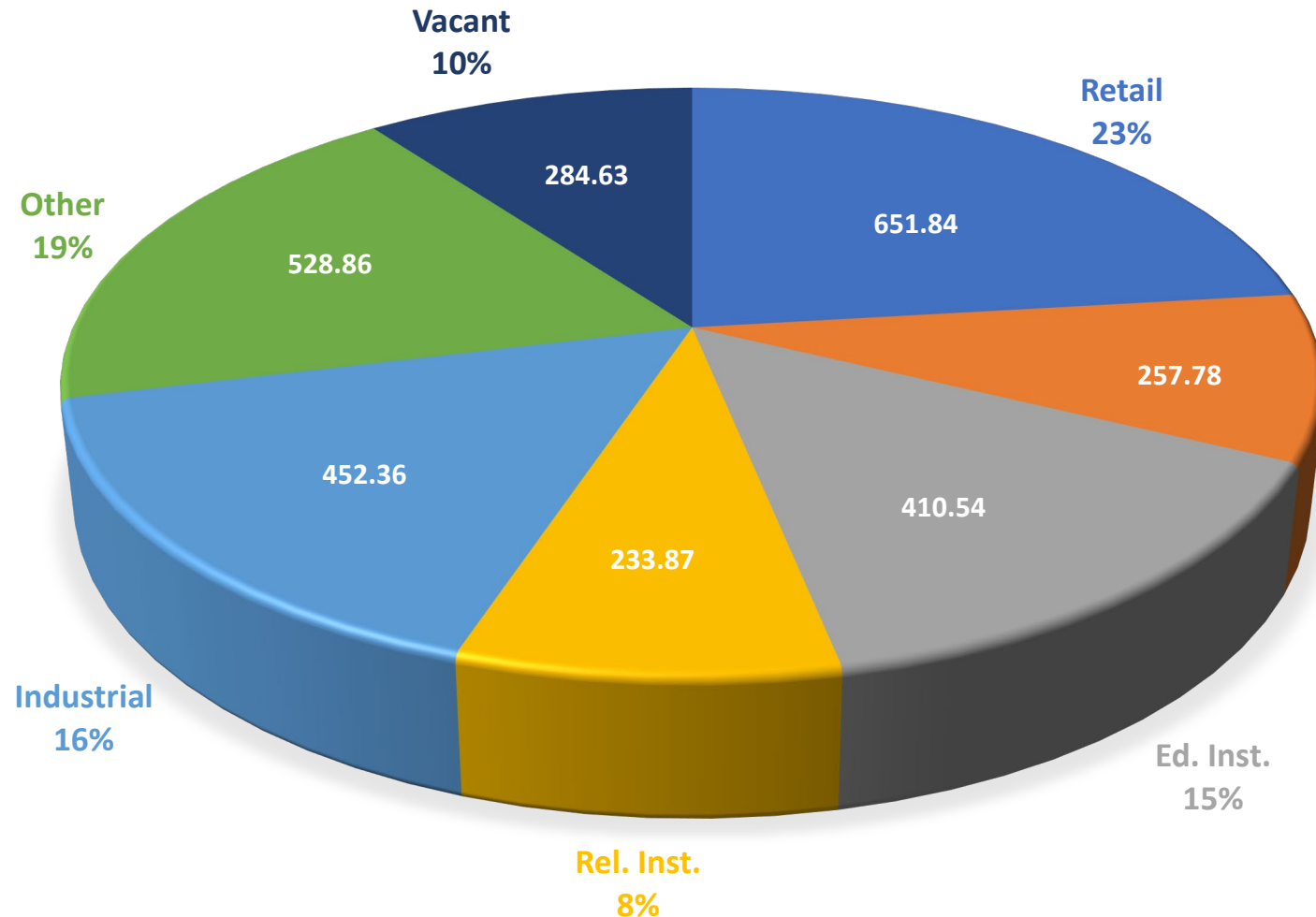
- Total Acres = 35,826
- Total GAV = \$8,085,884,700
- Nonresidential Acres = 4,864
- Nonresidential GAV = \$872,047,400
- Residential Acres = 13,876
- Residential GAV = \$7,131,793,000
- Agricultural Acres = 13,472
- Agricultural GAV = \$80,933,600
- ROW Acres = 3,018
- Park Acres = 556

Misc. = \$1,110,700

Nonresidential Stock: Total

(DDP and No DDP) (DDP = Detailed Development Plan)

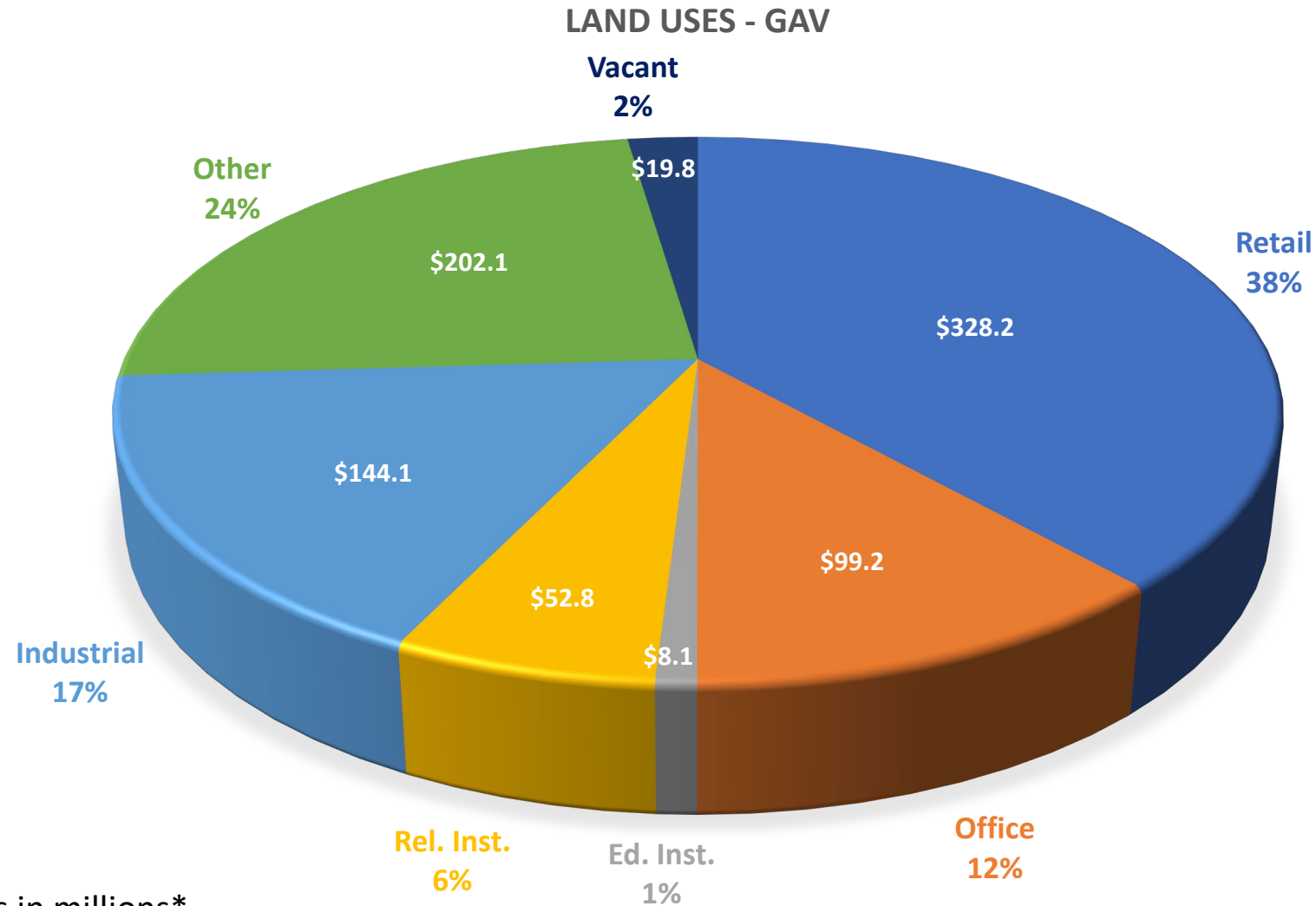
LOTS ACREAGE BY LAND USE



- Total nonresidential Lot acreage
 - 2,820 acres
- 23% of nonresidential land is Retail
 - 651.84 acres
- 9% of nonresidential land is Office
 - 257.78 acres
- 15% of nonresidential land is Ed. Inst.
 - 410.54 acres
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 - 233.87 acres
- 16% of nonresidential land is Industrial
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- 19% of nonresidential land is identified in the “Other” category
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- 10% of nonresidential land is Vacant
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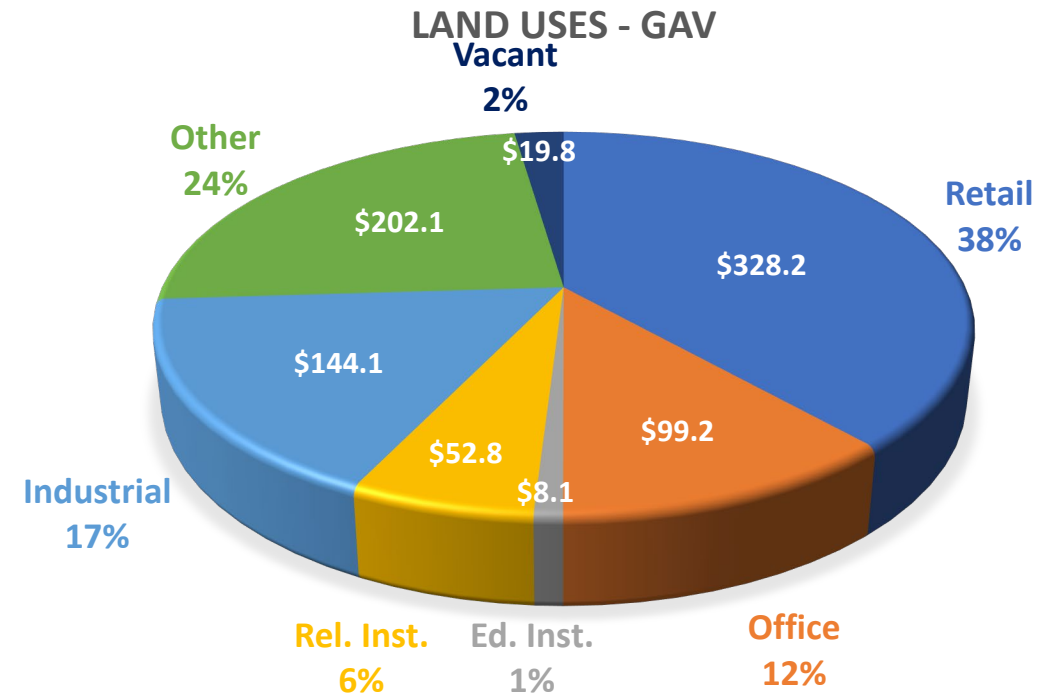
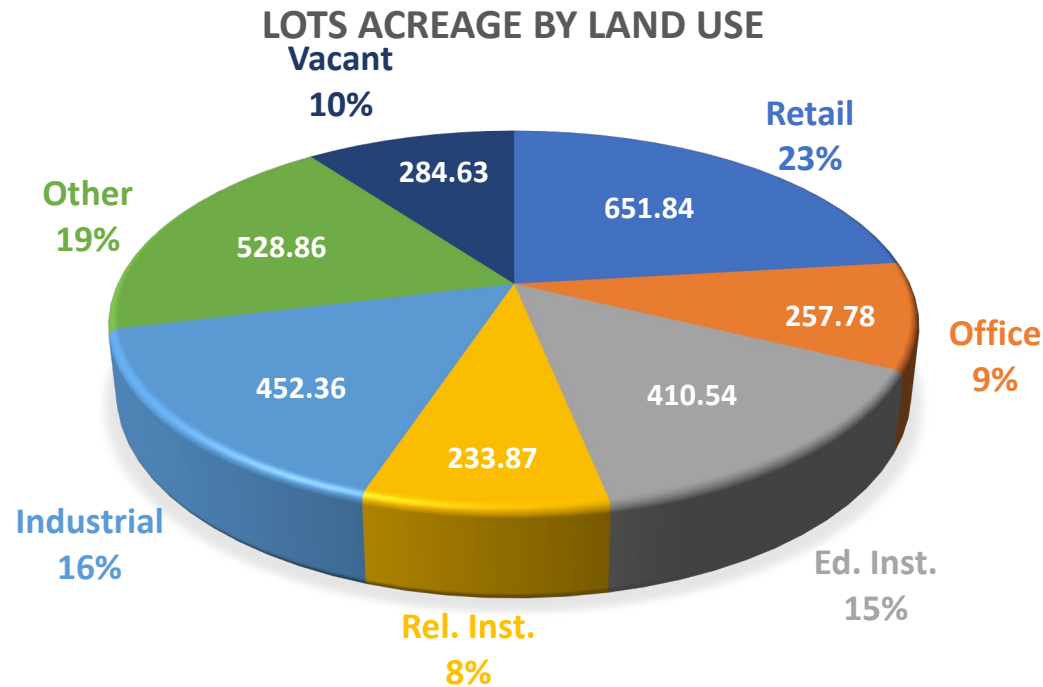
Nonresidential Stock: GAV

(DDP and No DDP) (DDP = Detailed Development Plan)

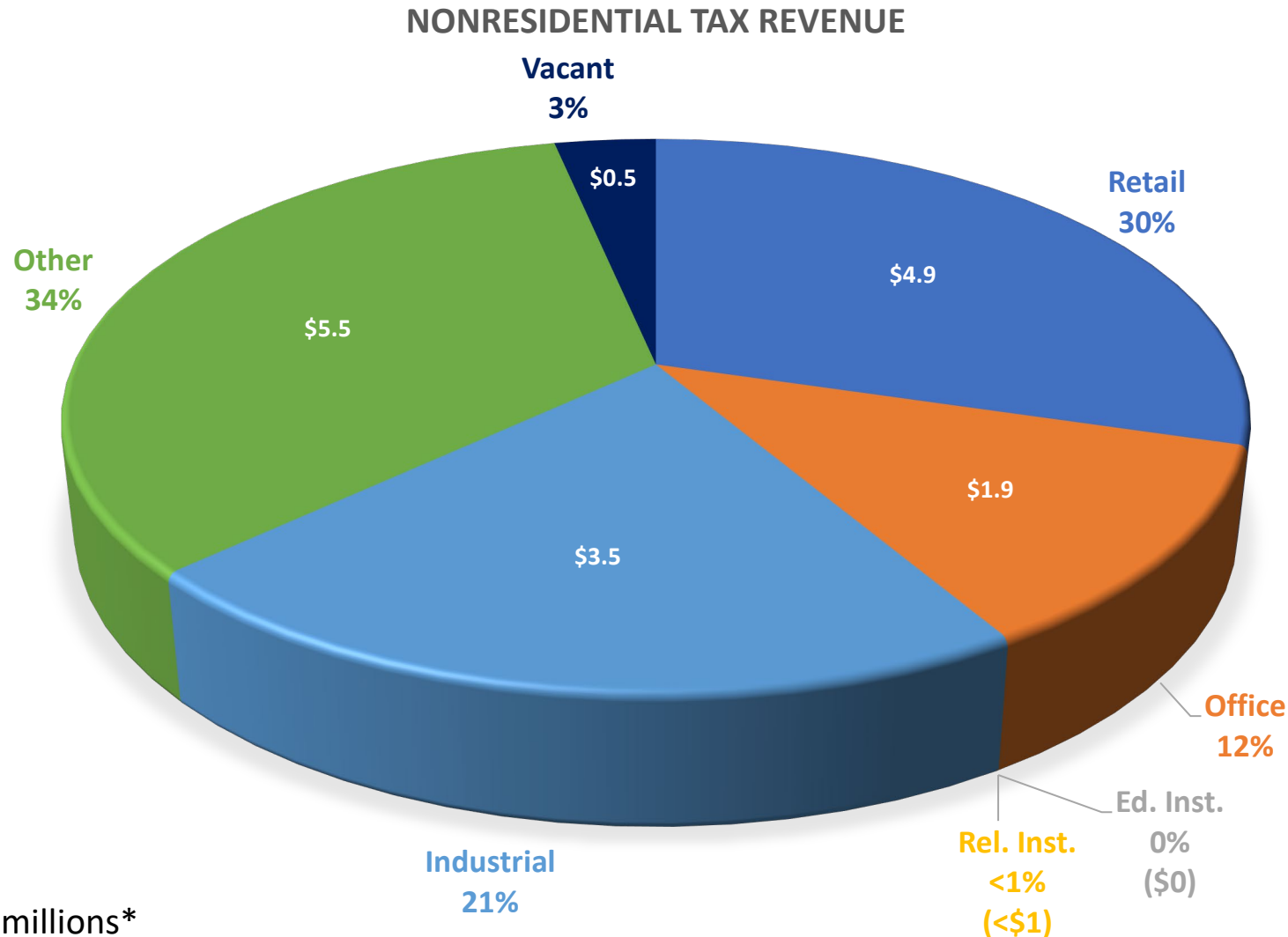


- Total nonresidential land use GAV
 - \$854,679,800
- 38% of nonresidential land use GAV is retail
 - \$328,213,100
- 12% of nonresidential land use GAV is office
 - \$99,284,900
- 1% of nonresidential land use GAV is Ed. Inst.
 - \$8,170,000
- 6% of nonresidential land use GAV is Rel. Inst.
 - \$52,869,800
- 17% of nonresidential land use GAV is Industrial
 - \$144,131,400
- 24% of nonresidential land use GAV is "Other"
 - \$202,117,300
- 2% of nonresidential land use GAV is Vacant
 - \$19,893,300

Nonresidential Stock: Acreage vs. GAV

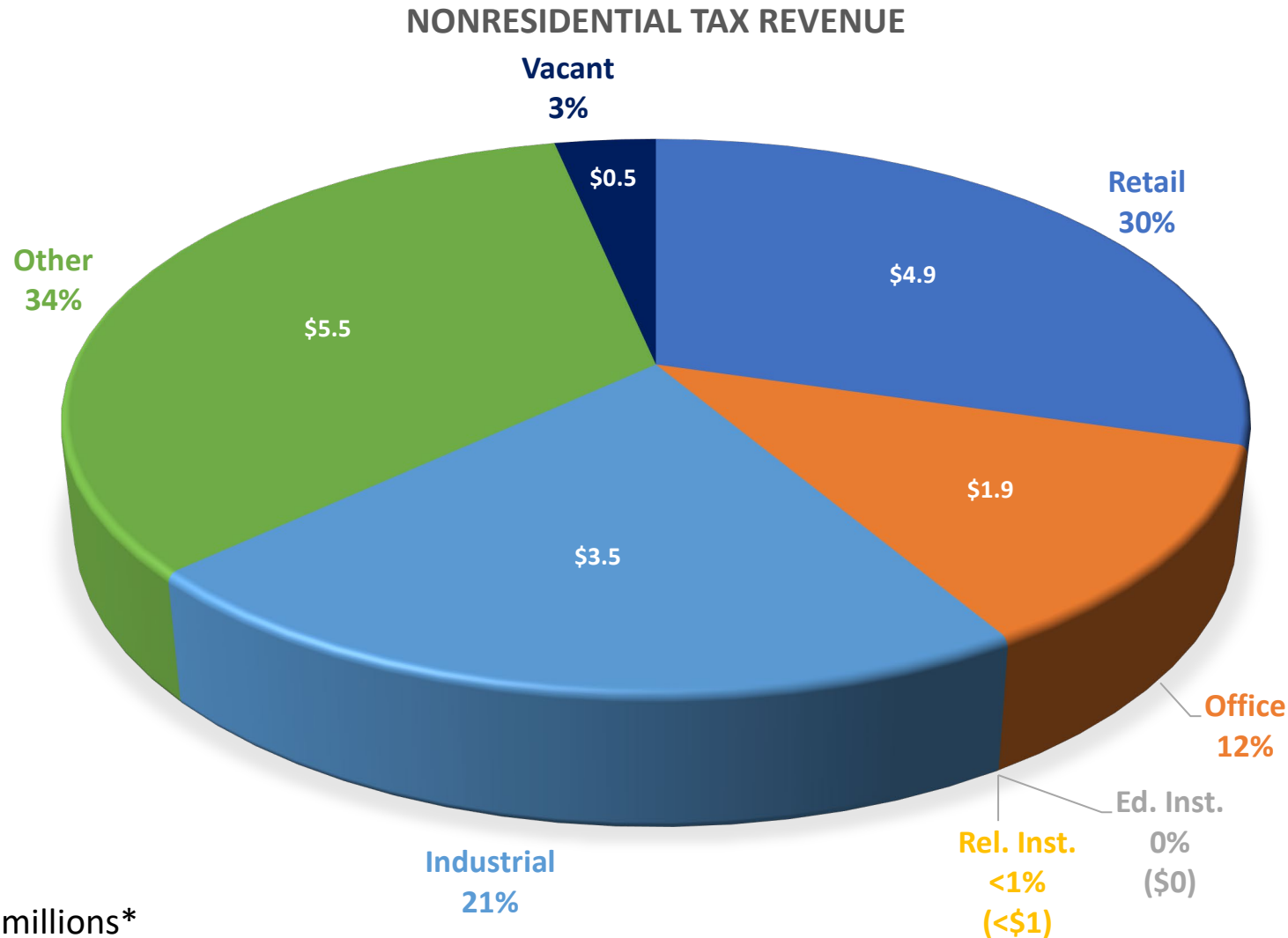


Nonresidential Stock: Property Tax Revenue (TR)



- Total nonresidential land use TR
 - \$16,615,100
- 30% of nonresidential land use TR comes from retail
 - \$4,922,182
- 12% of nonresidential land use TR comes from office
 - \$1,977,172
- 0% of nonresidential land use TR comes from Ed. Inst.
 - \$0
- <1% of nonresidential land use TR comes from Rel. Inst.
 - \$155
- 21% of nonresidential land use TR comes from Industrial
 - \$3,571,965
- 34% of nonresidential land use TR comes from "Other"
 - \$5,594,661
- 3% of nonresidential land use TR comes from Vacant
 - \$548,965

Nonresidential Stock: Property Tax Revenue (TR)



- Total TR
 - \$93,346,095
- 18% of the Total TR are from these Nonresidential land categories
 - \$16,615,100
- 81% of the Total TR are from Residential land categories
 - \$75,444,355
- 1% of the Total TR are from the Agricultural land category
 - \$1,282,464
- <1% of the Total TR are from the Parks land category
 - \$4,177

TR retrieved from the County's 2021-pay-2022 data

Dollars in millions

Westfield-Washington Township (WWT) Total

(SF = Single-family

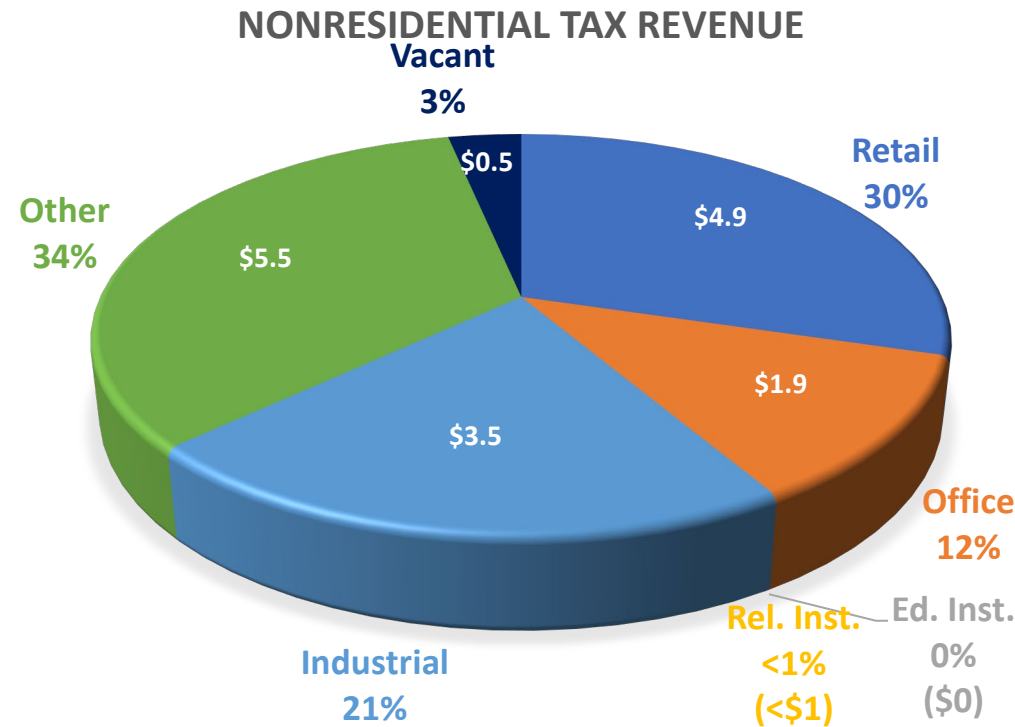
MF = Multi-family

GAV = Gross Assessed Value

TR = Tax Revenue)

- TR per Acre

- Total: \$2,606
- Nonresidential: \$3,416
- Residential: \$5,437
- Agricultural: \$96

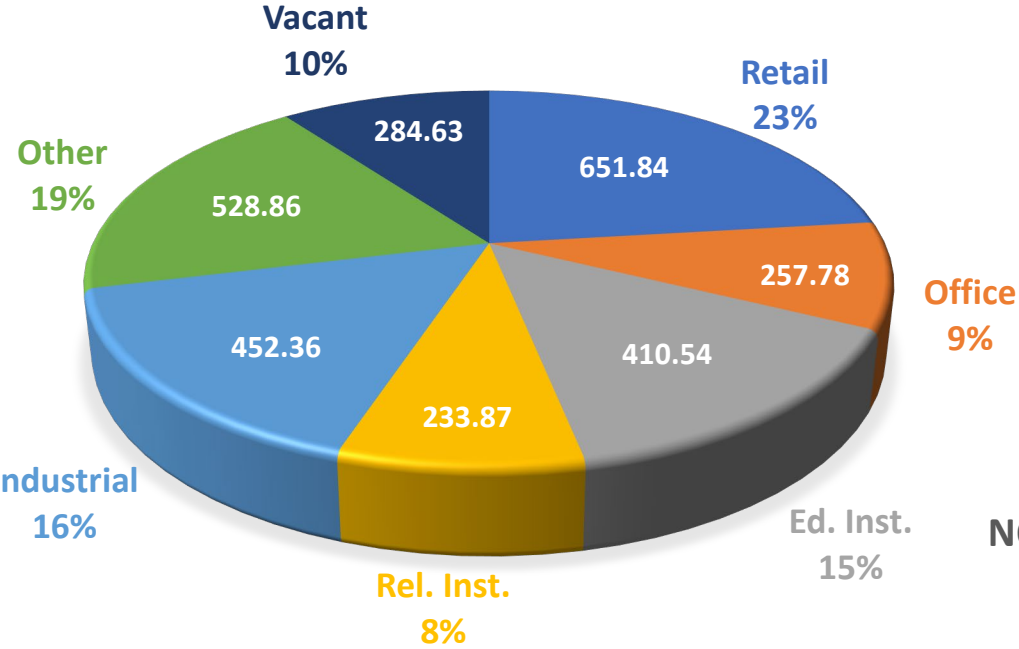


- Total Acres = 35,826
- Total GAV = \$8,085,884,700
- Total TR = \$93,346,095
- Nonresidential Acres = 4,864
- Nonresidential GAV = \$872,047,400
- Nonresidential TR = \$16,615,100
- Residential Acres = 13,876
- Residential GAV = \$7,131,793,000
- Residential TR = \$75,444,355
- Agricultural Acres = 13,472
- Agricultural GAV = \$80,933,600
- Agricultural TR = \$1,282,464
- ROW Acres = 3,018
- Park Acres = 556

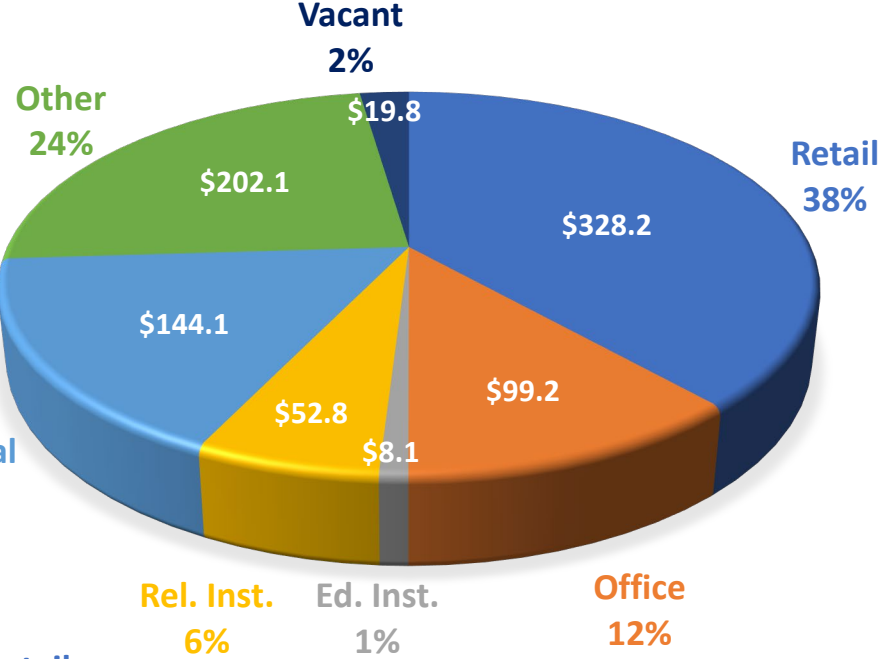
Dollars in millions

Nonresidential Stock: Acreage vs. GAV vs. TR

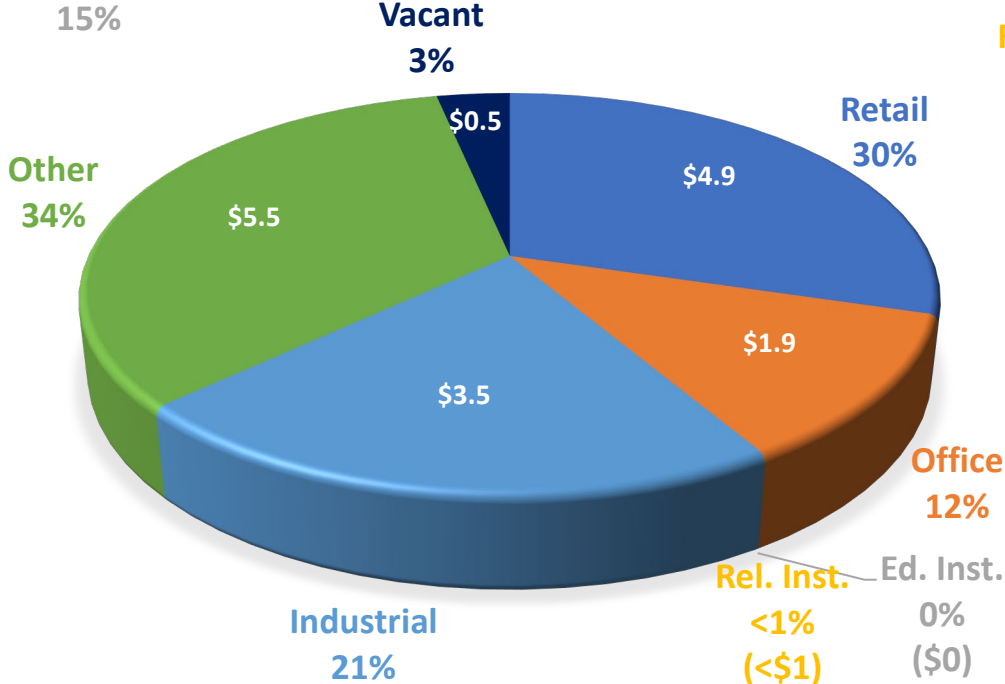
LOTS ACREAGE BY LAND USE



LAND USES - GAV



NONRESIDENTIAL TAX REVENUE



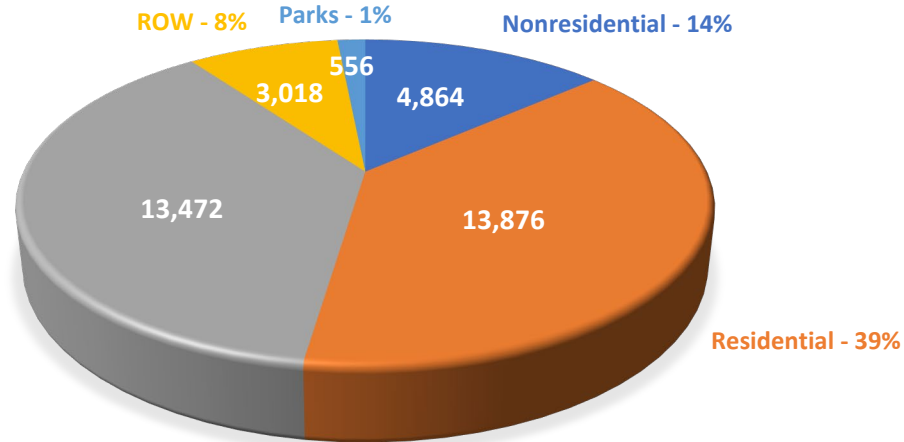
Dollars in millions

How do we compare to neighboring townships?

- Noblesville
- Carmel
- Fishers

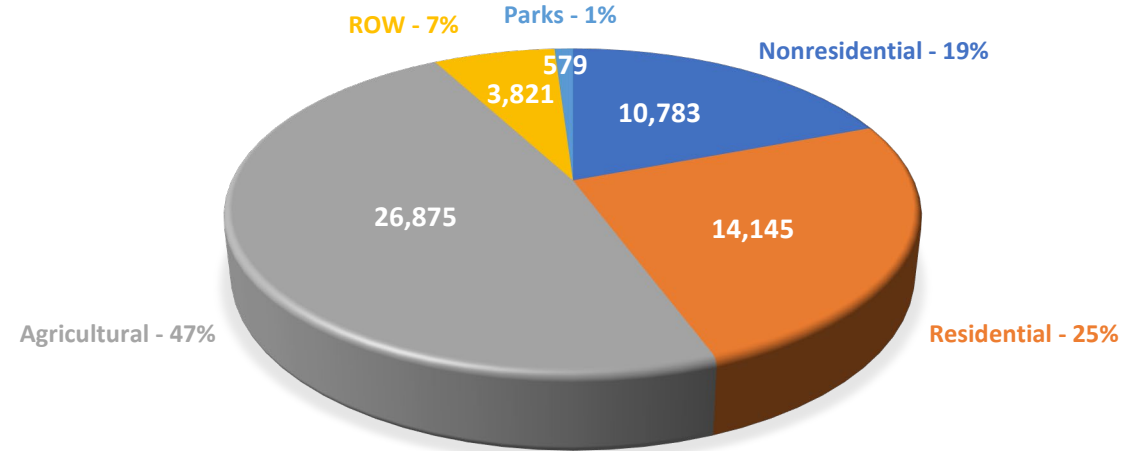
Acres

WESTFIELD-WASHINGTON ACRES



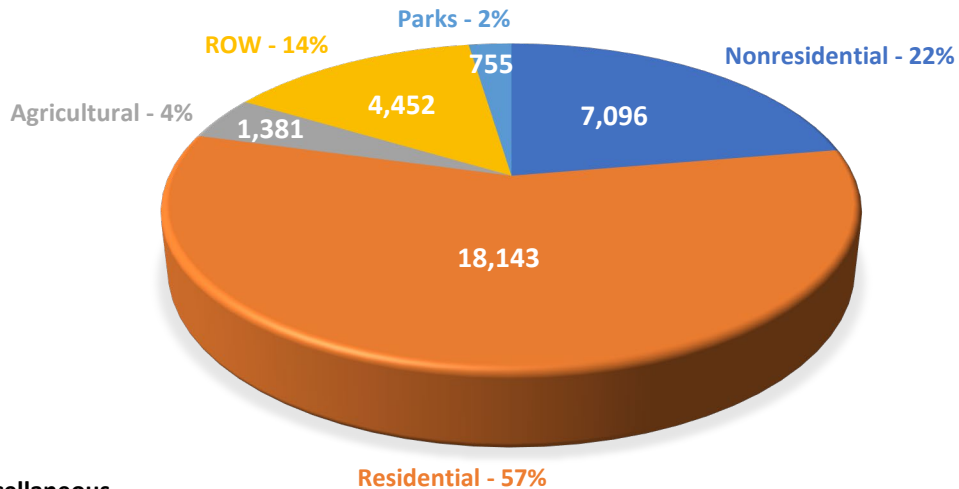
<1% miscellaneous
Total: 35,826

NOBLESVILLE-NOBLESVILLE/WAYNE ACRES



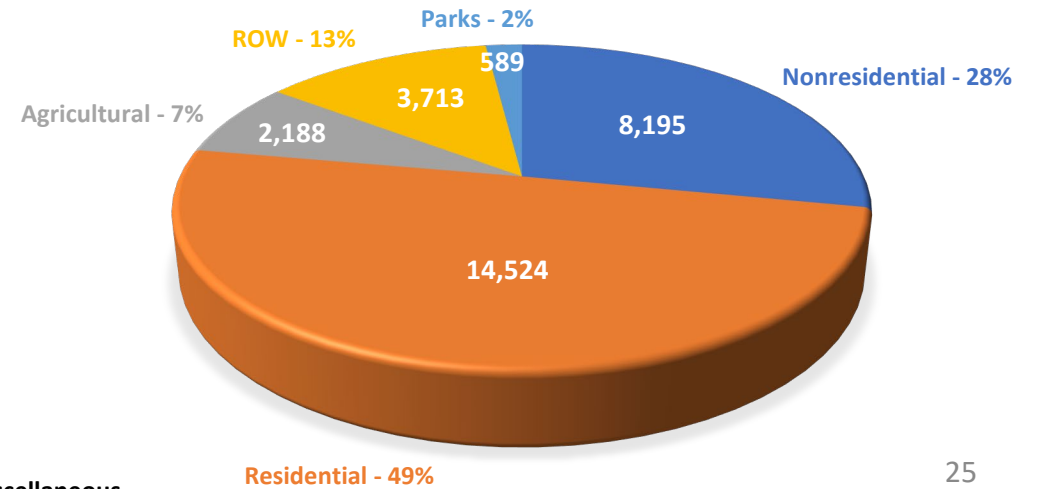
~1% miscellaneous
Total: 56,976

CARMEL-CLAY ACRES



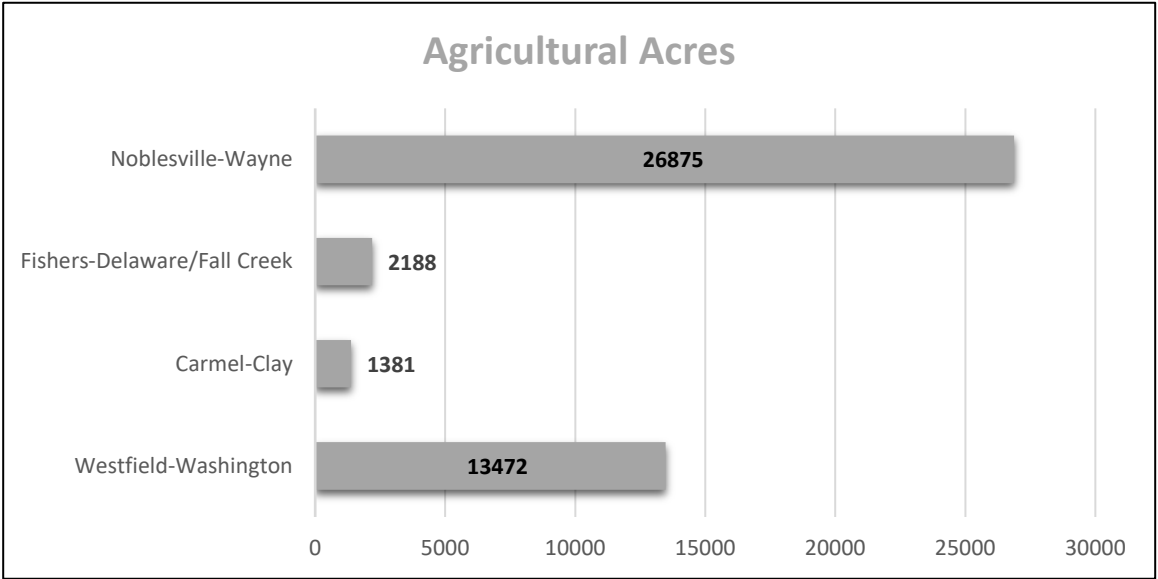
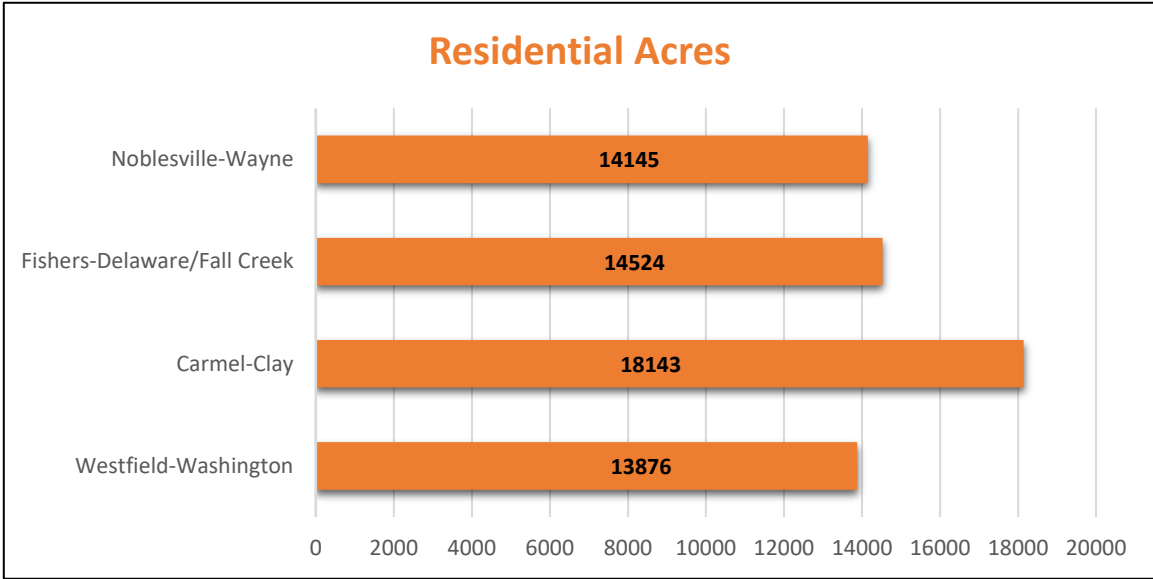
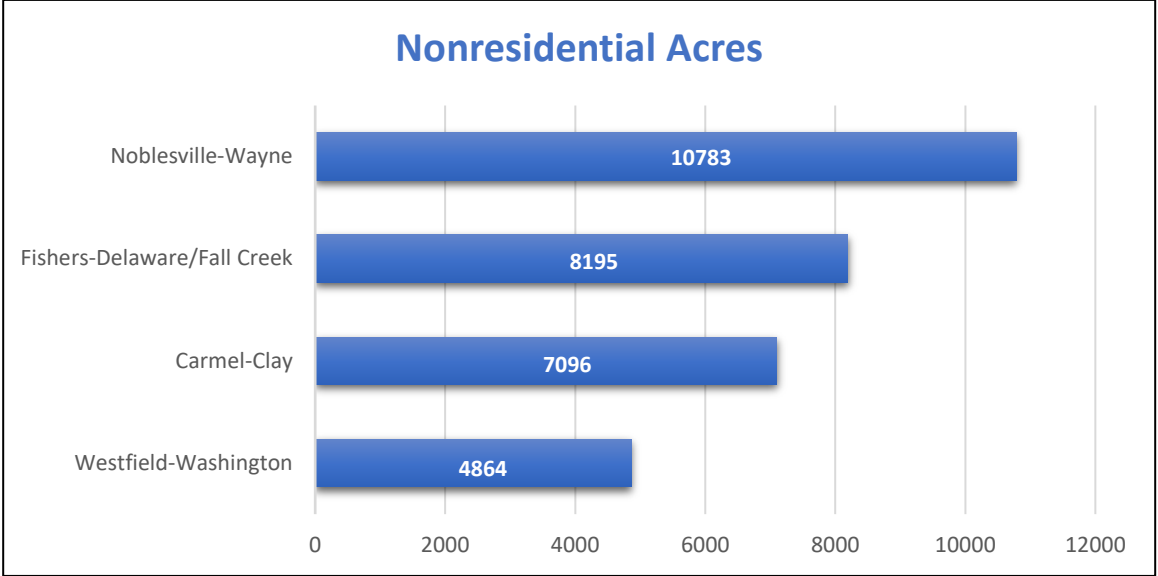
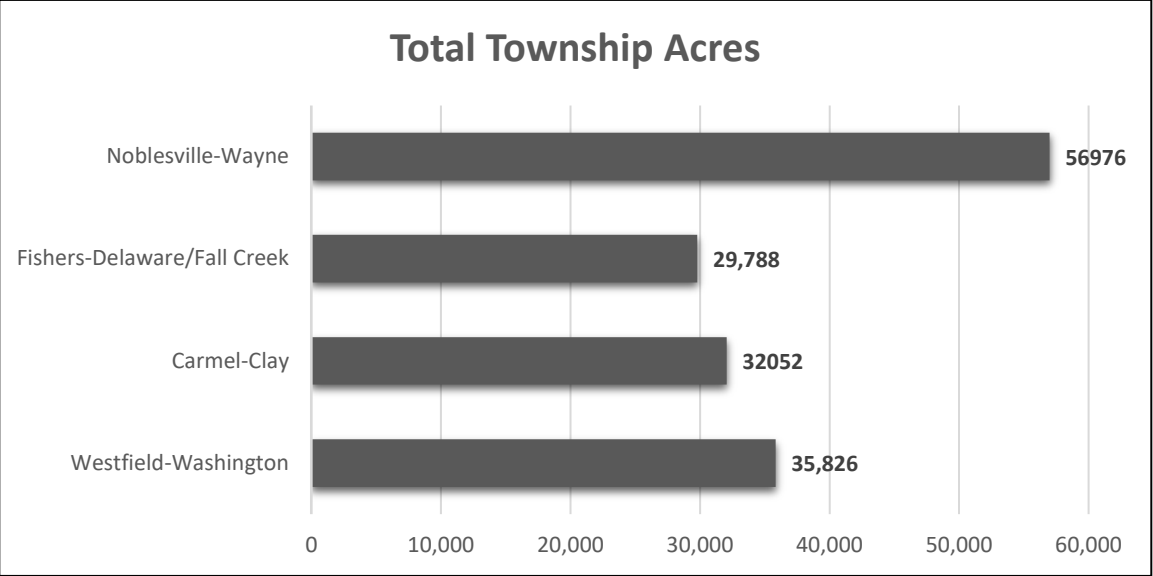
~1% miscellaneous
Total: 32,052

FISHERS-DELAWARE/FALL CREEK ACRES

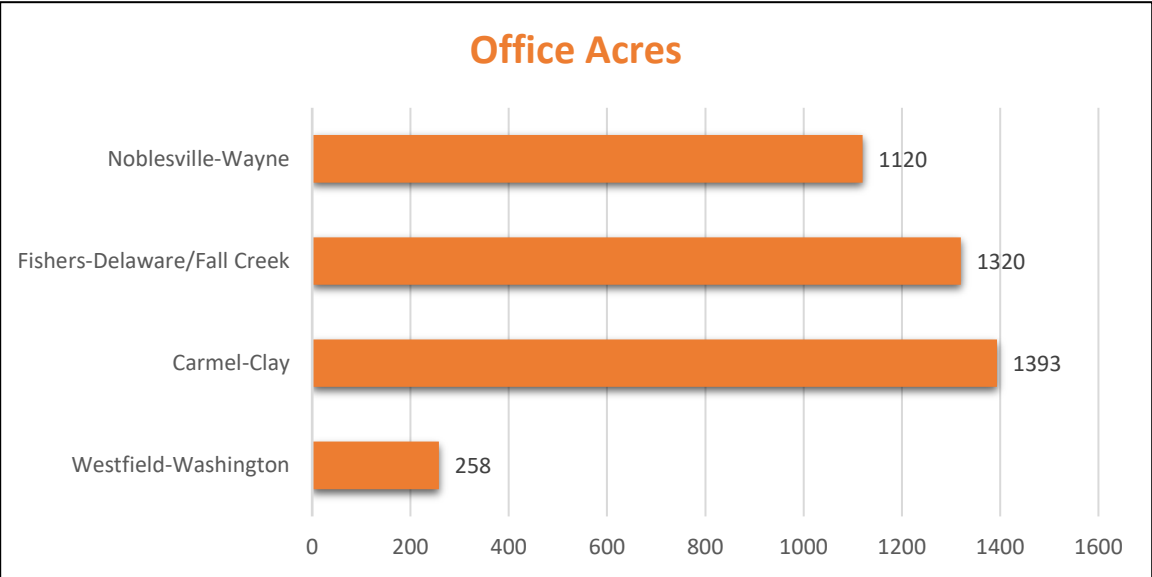
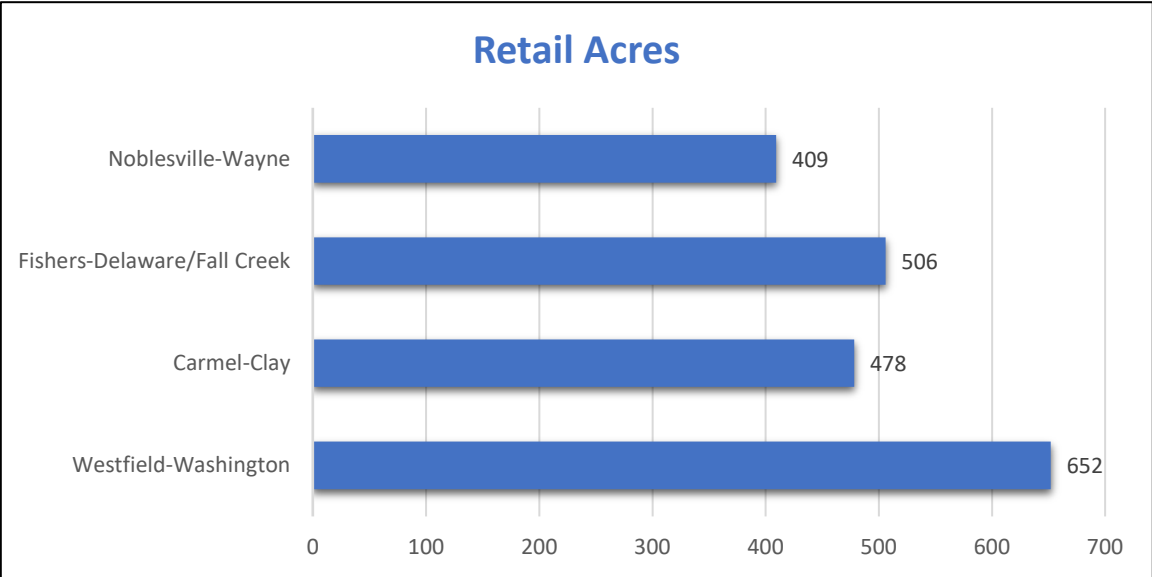
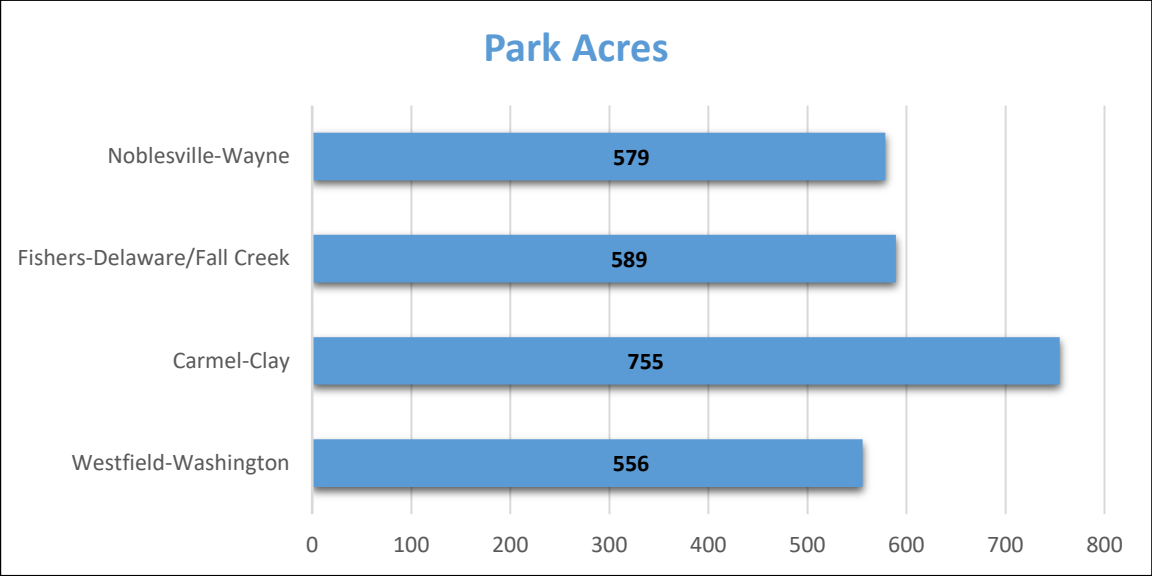
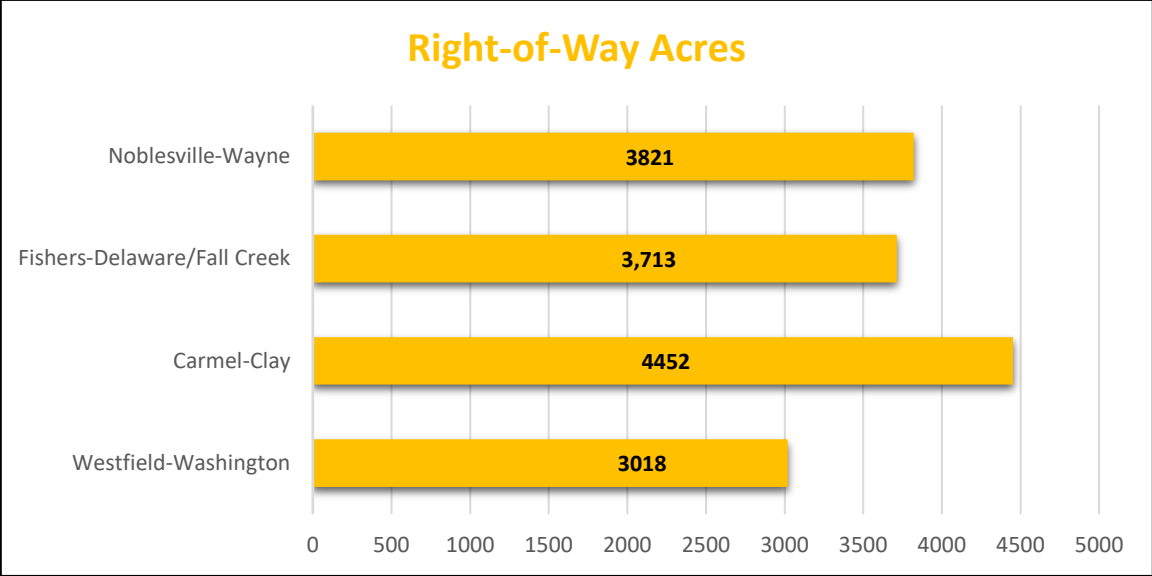


~1% miscellaneous
Total: 29,788

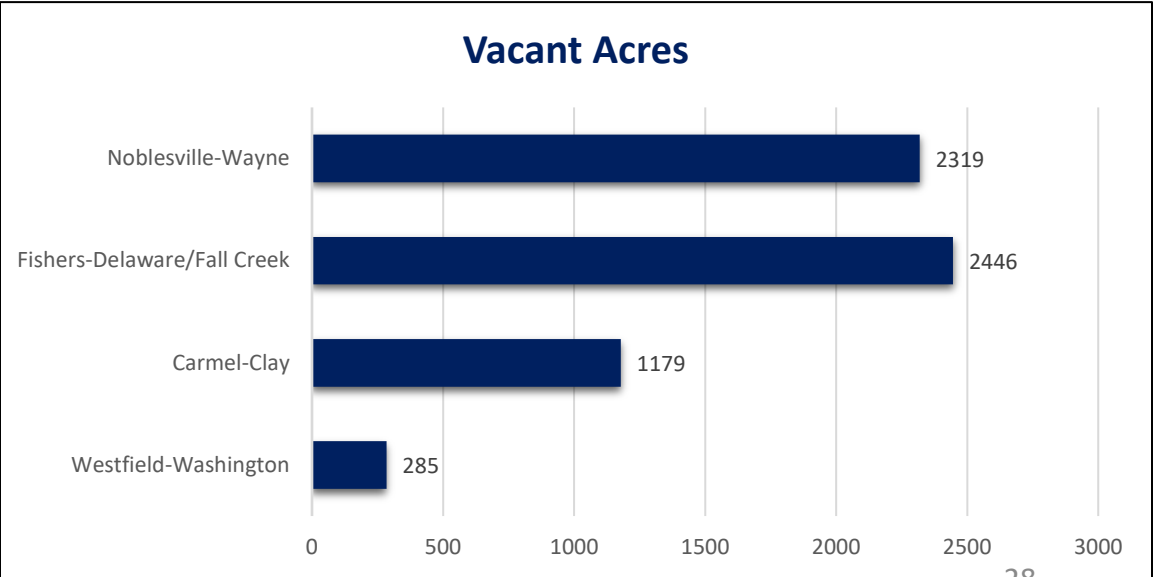
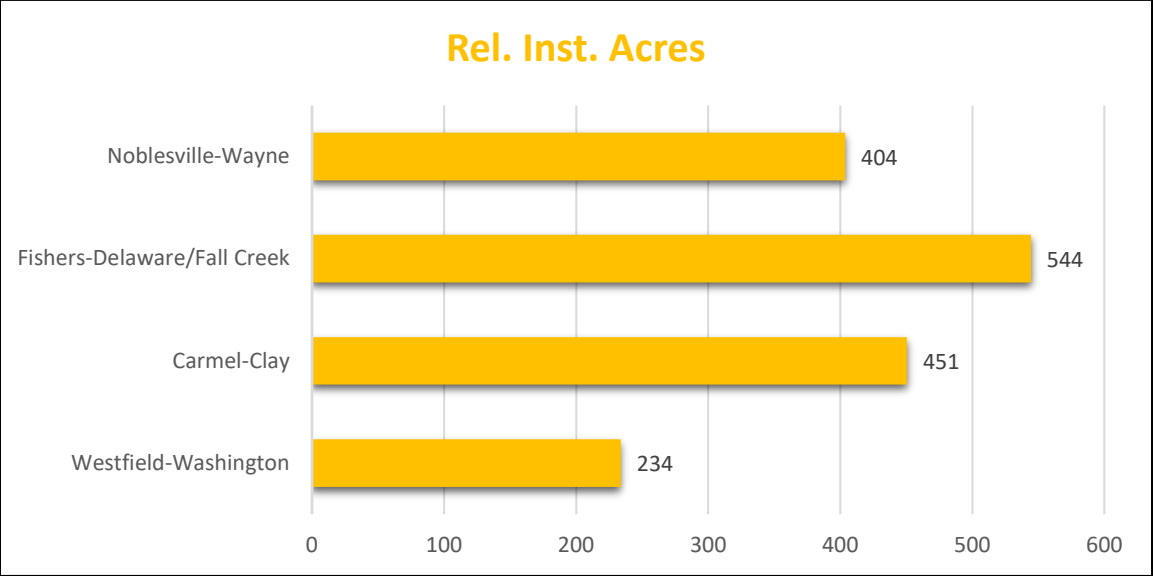
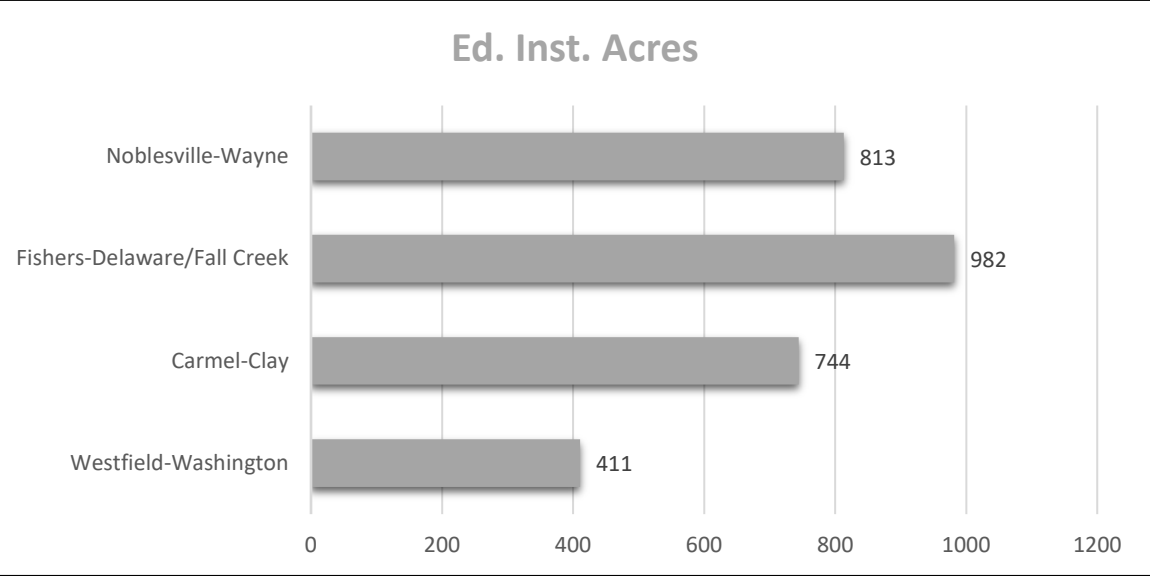
Acres



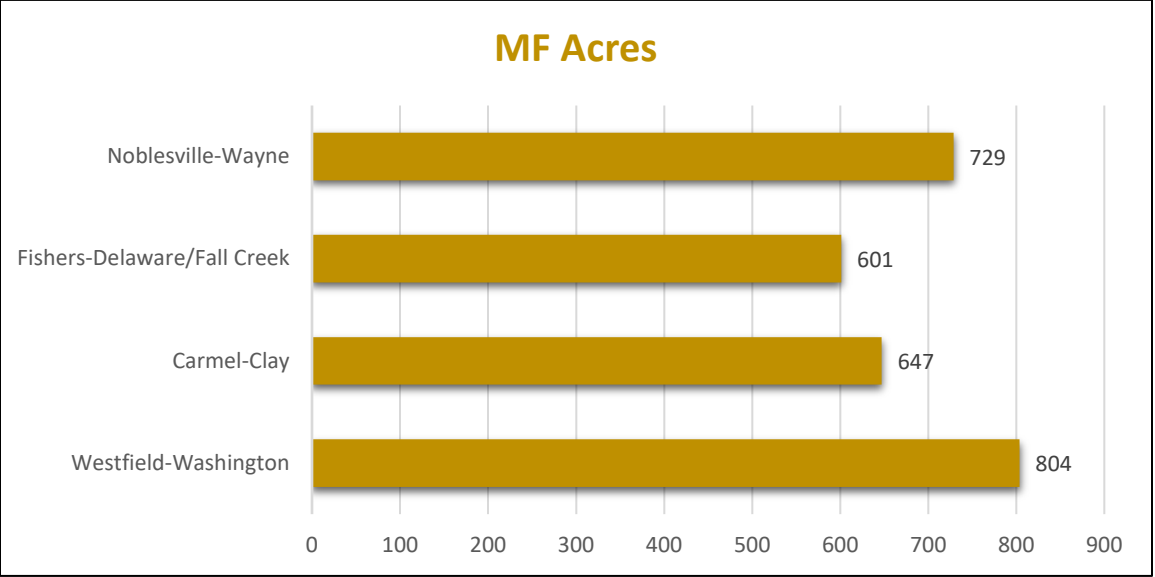
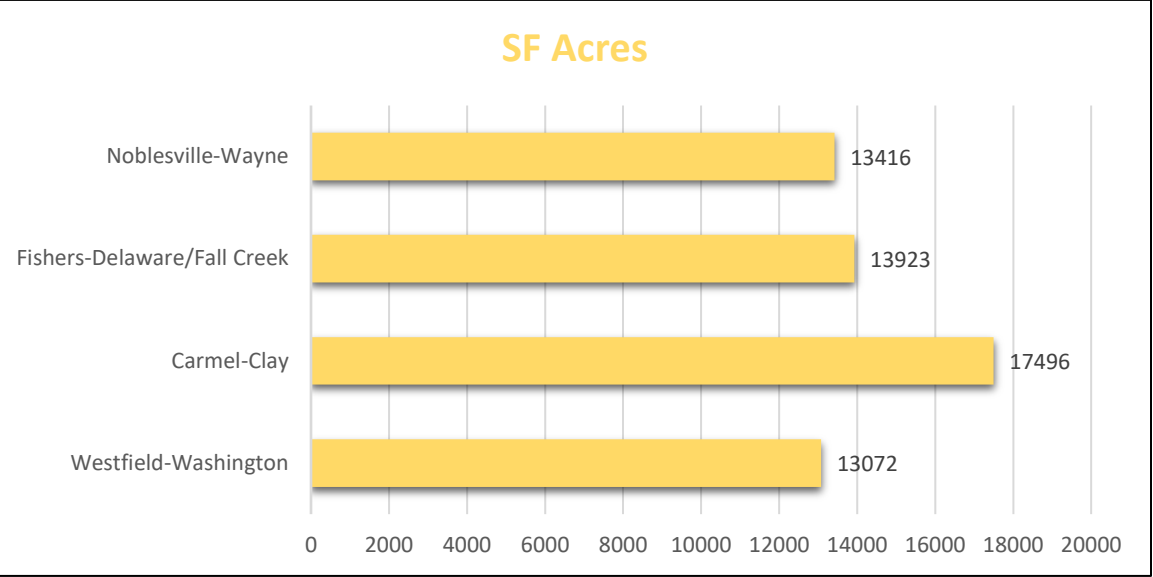
Acres



Acres



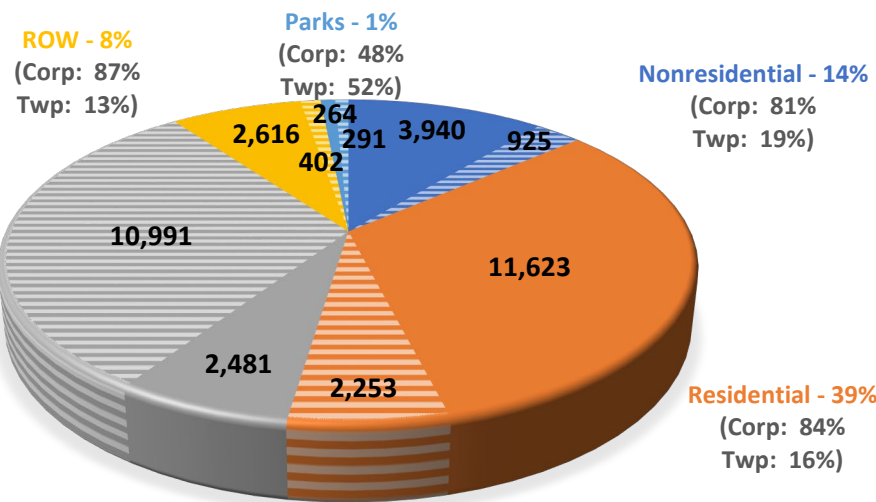
Acres



■ = (Solid Color) Corporate
▨ = (Striped Color) Township

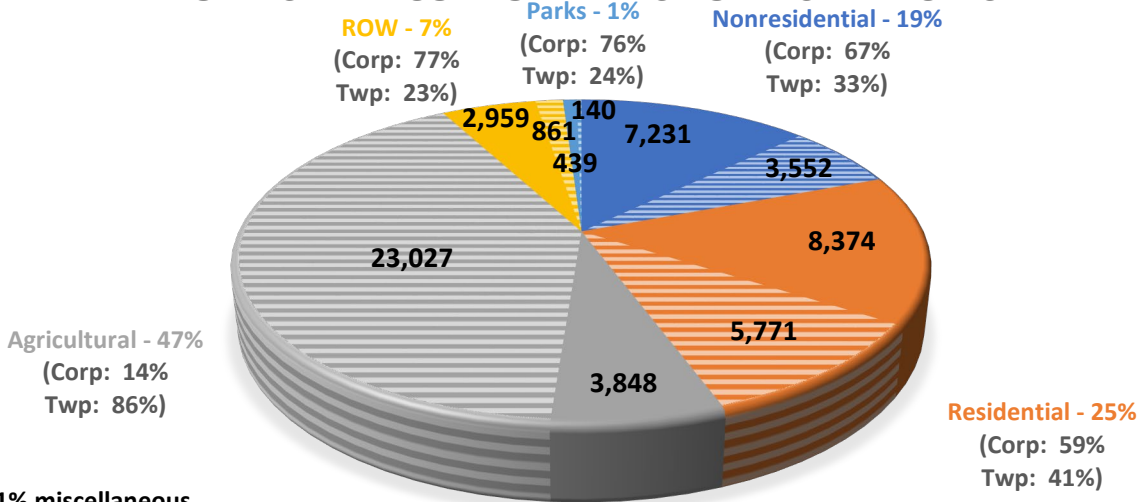
Corporate vs Township Acres

WESTFIELD CORPORATE VS TOWNSHIP ACRES



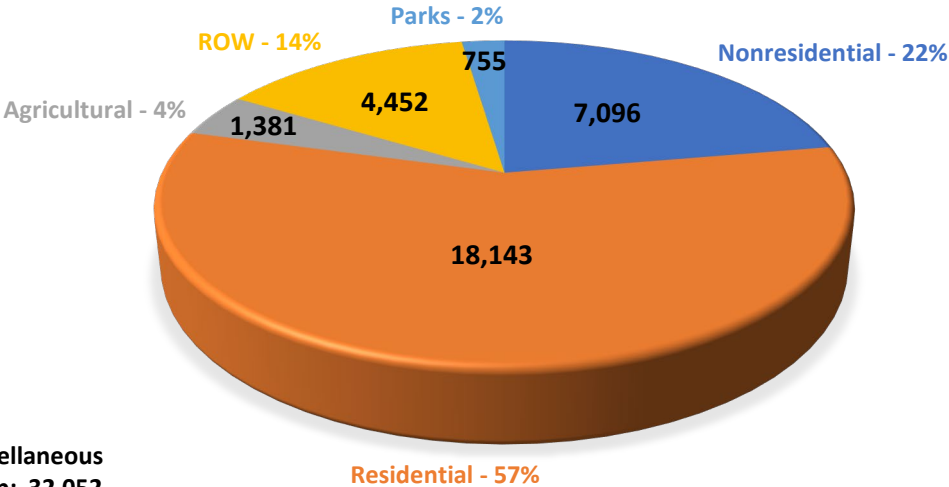
<1% miscellaneous
Total Corp: 20,957
Total Twp: 35,826

NOBLESVILLE CORPORATE VS TOWNSHIP ACRES



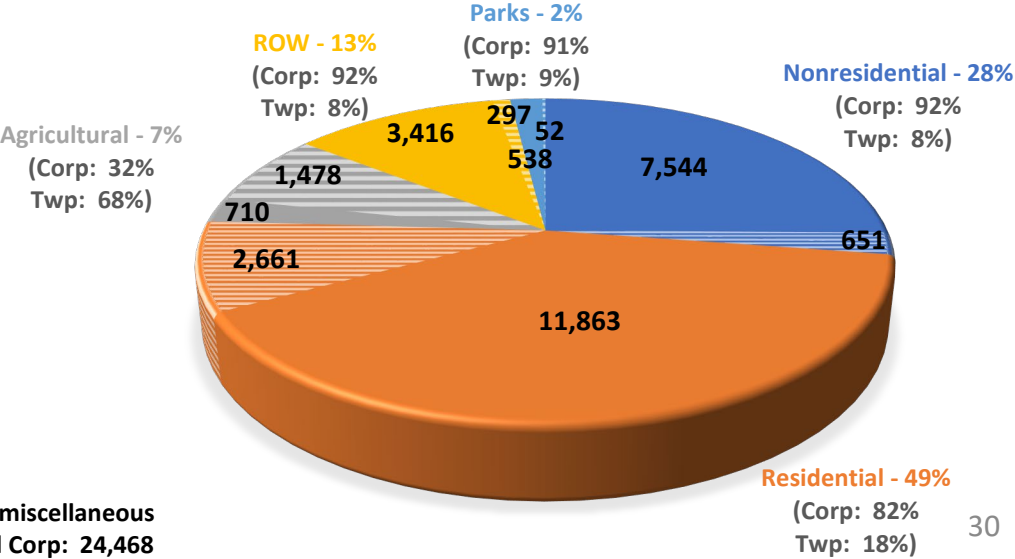
~1% miscellaneous
Total Corp: 23,198
Total Twp: 56,976

CARMEL CORPORATE VS TOWNSHIP ACRES



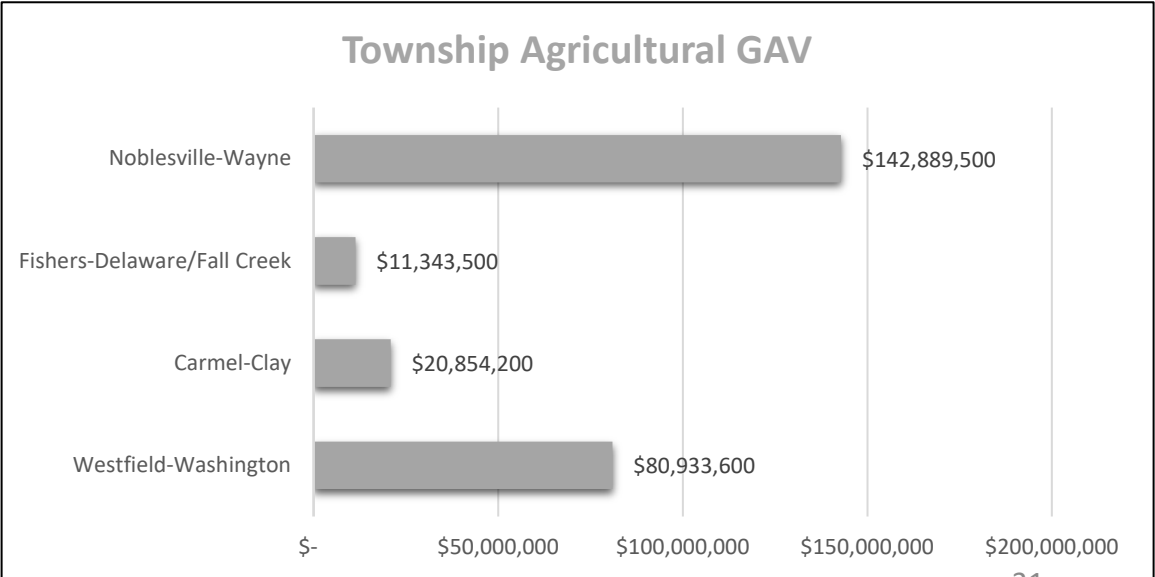
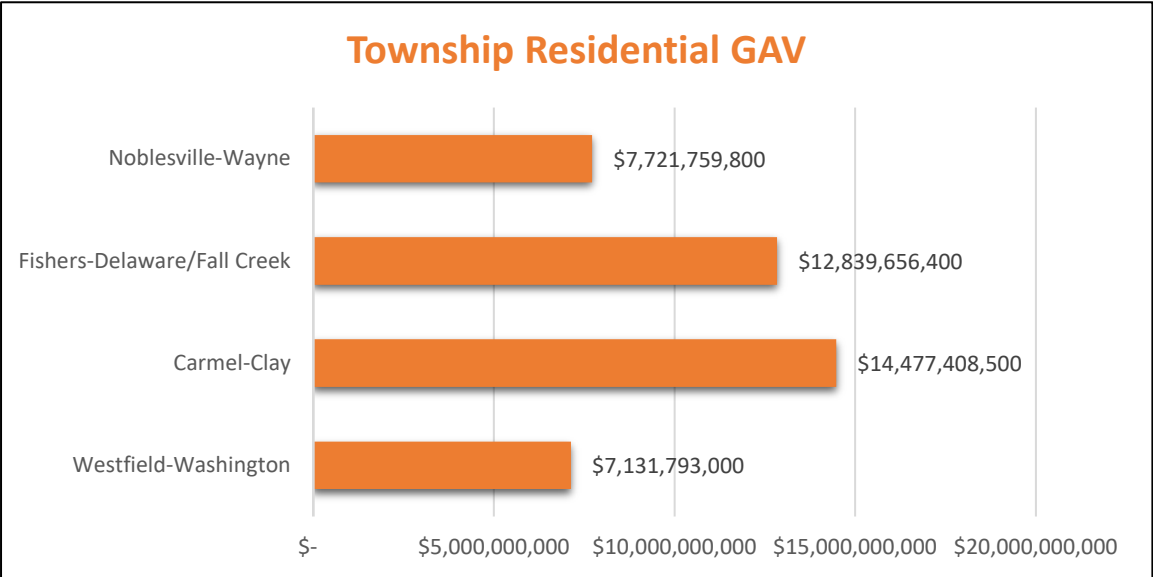
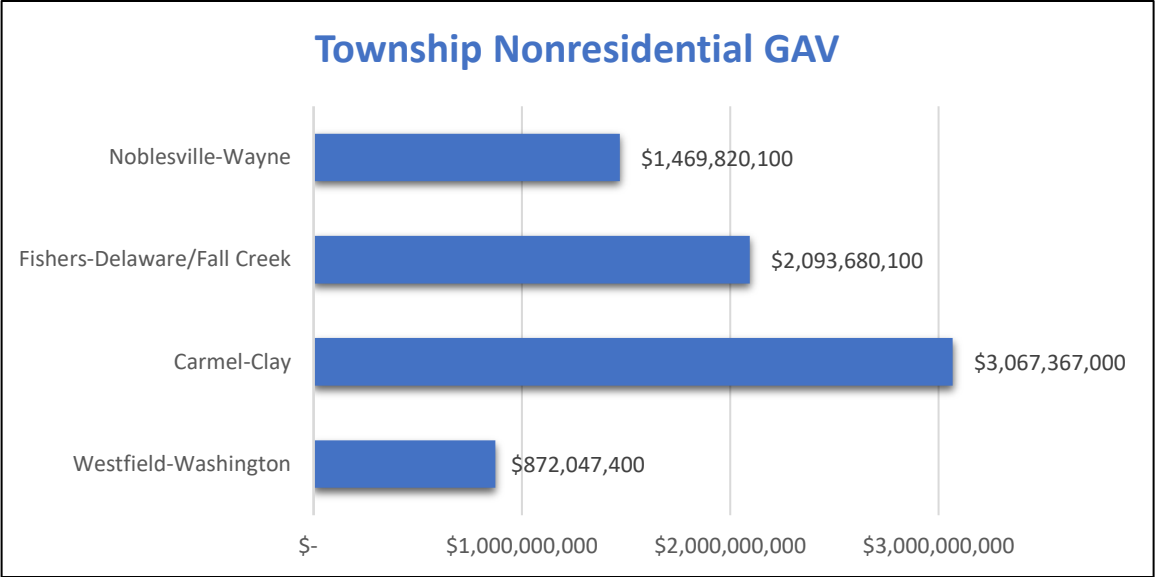
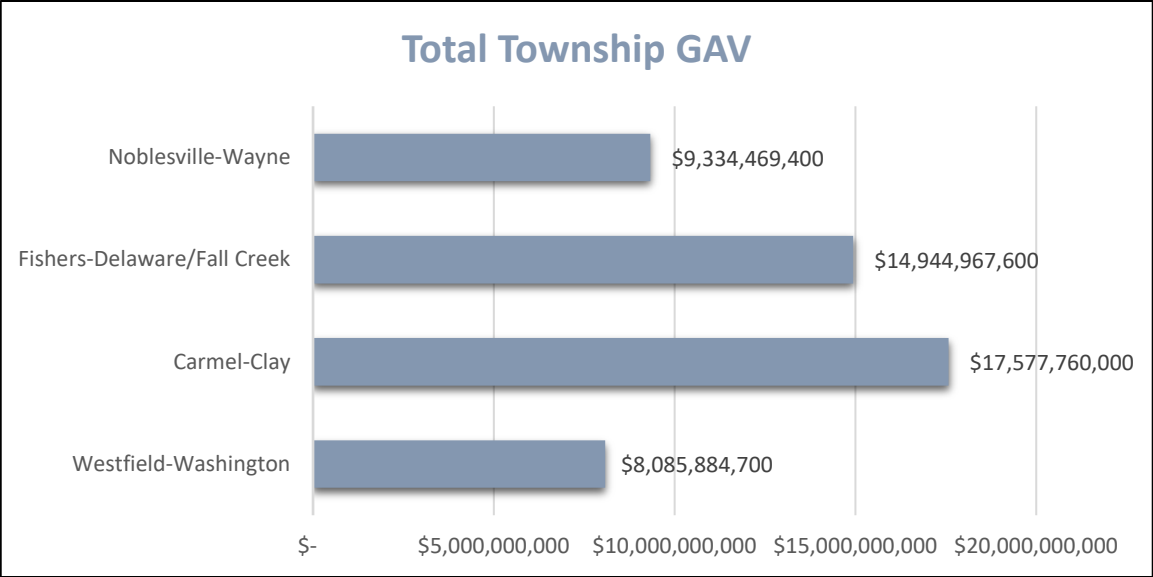
~1% miscellaneous
Total Corp: 32,052
Total Twp: 32,052

FISHERS CORPORATE VS TOWNSHIP ACRES

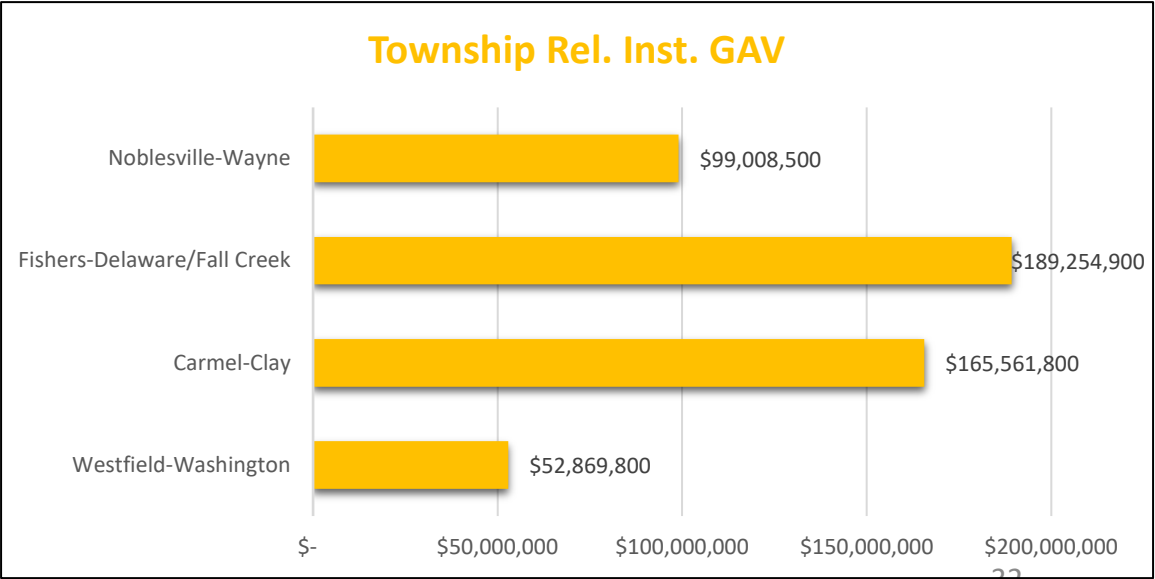
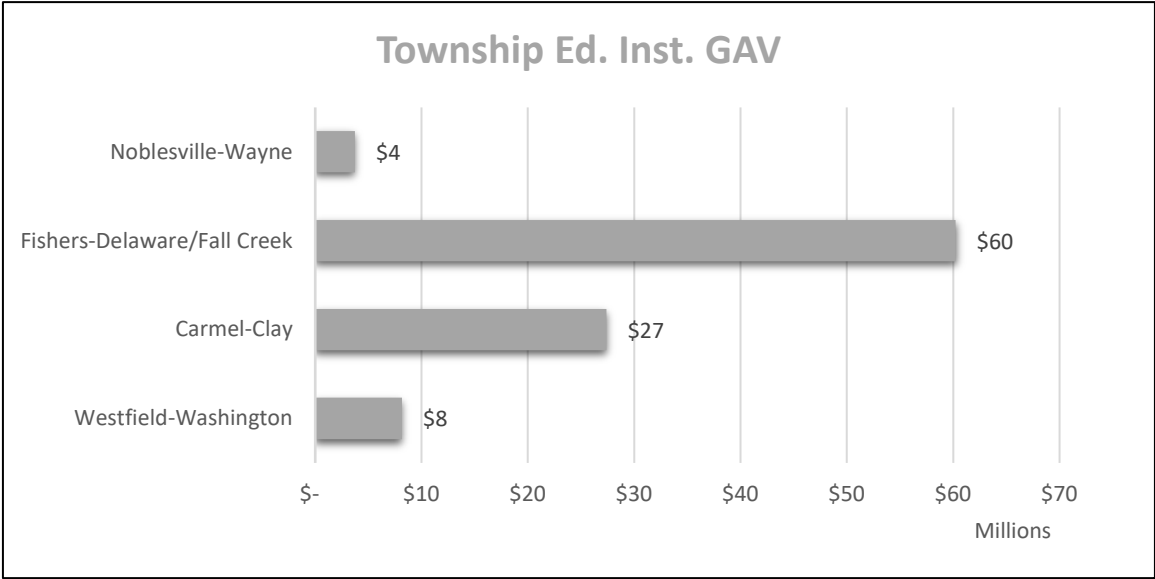
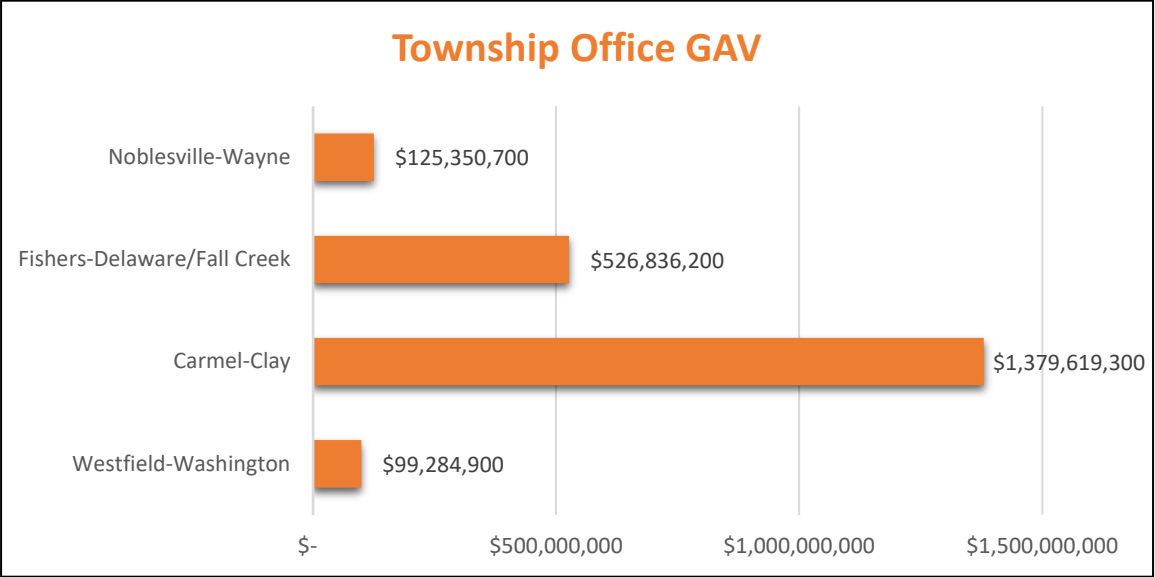
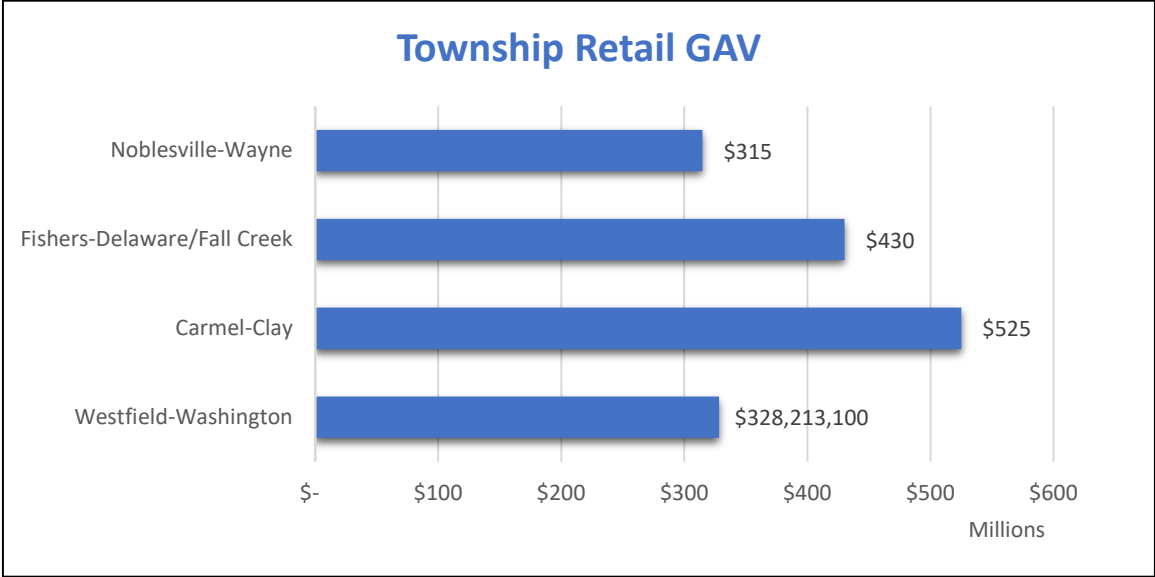


~1% miscellaneous
Total Corp: 24,468
Total Twp: 29,788

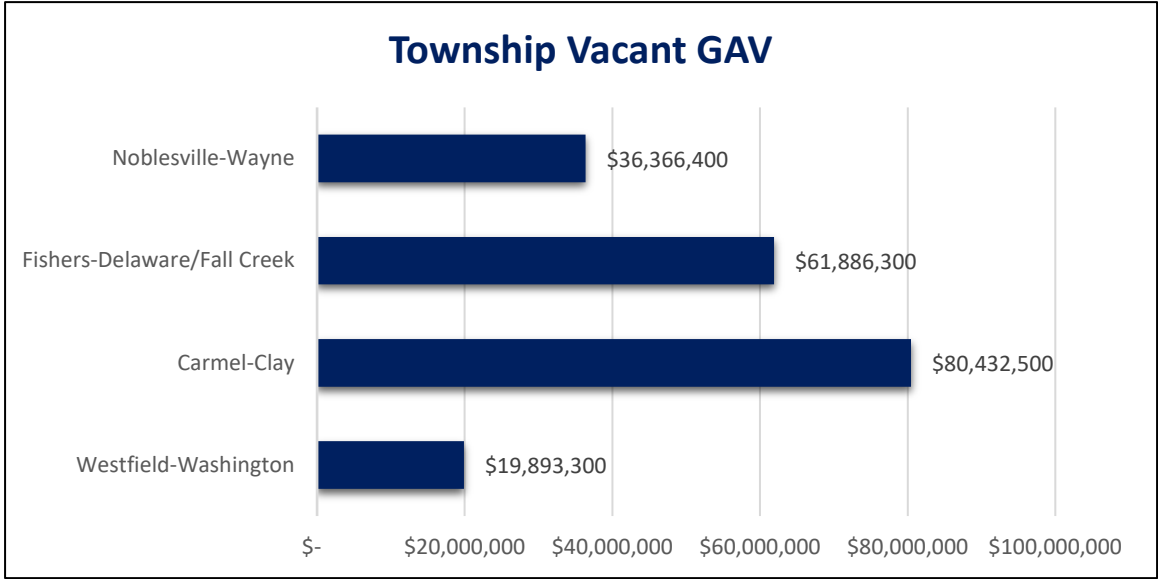
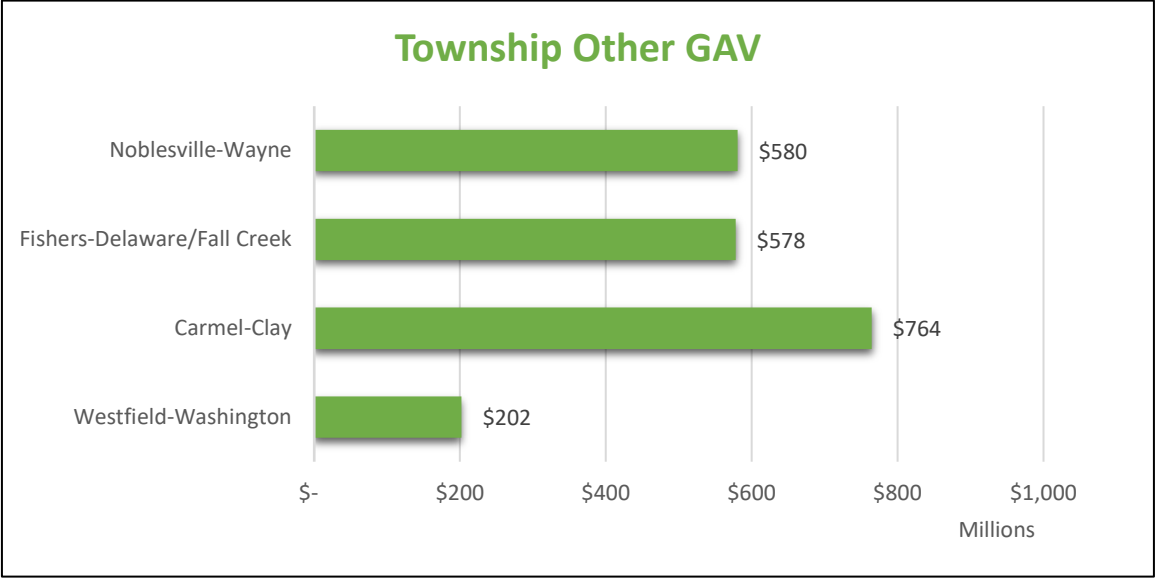
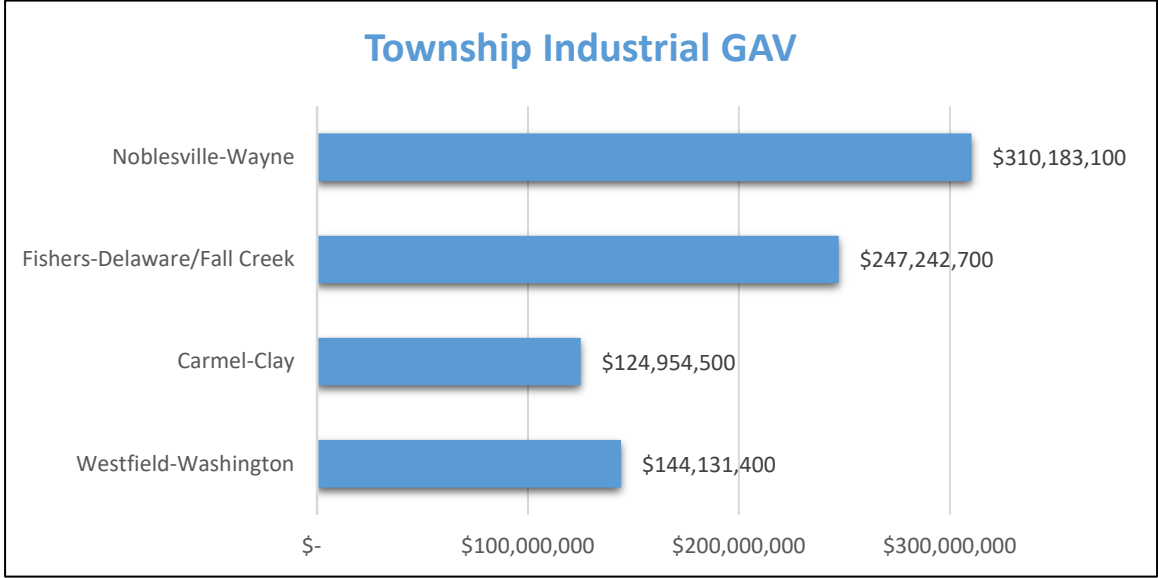
GAV



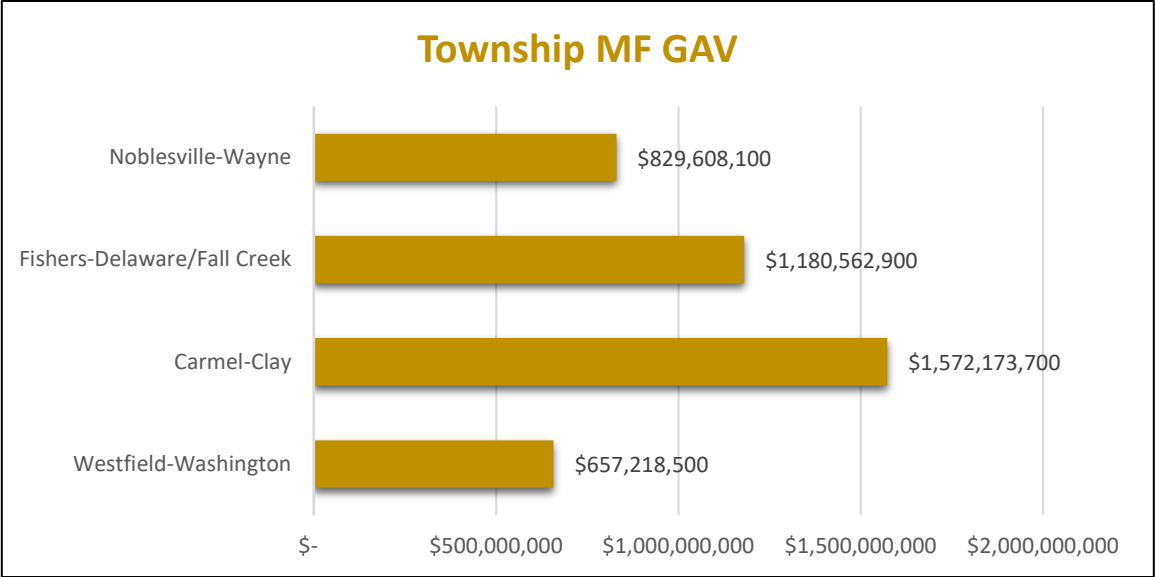
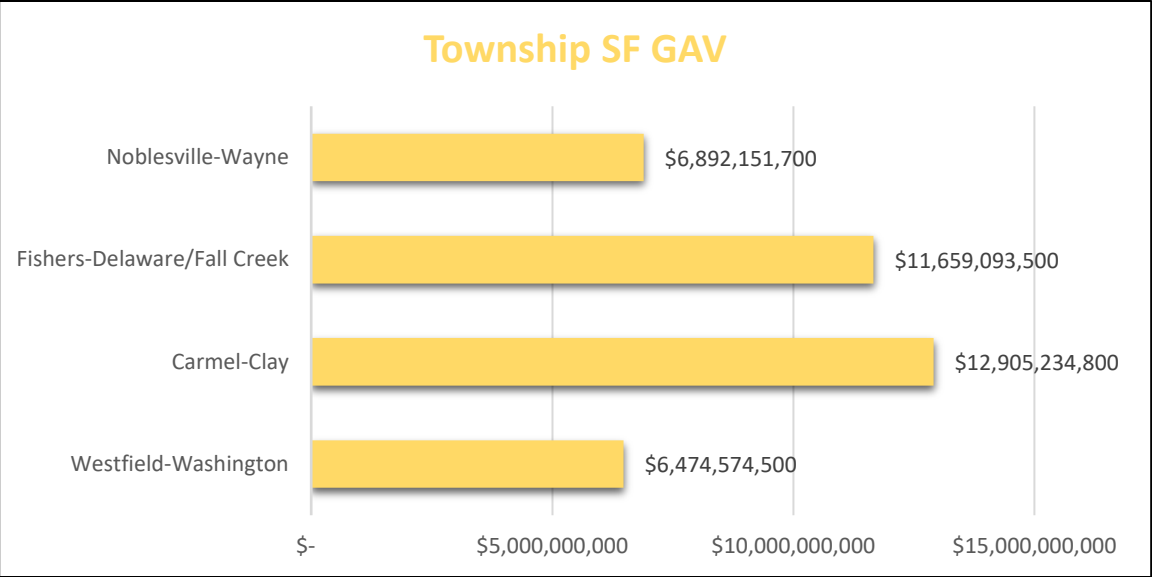
GAV



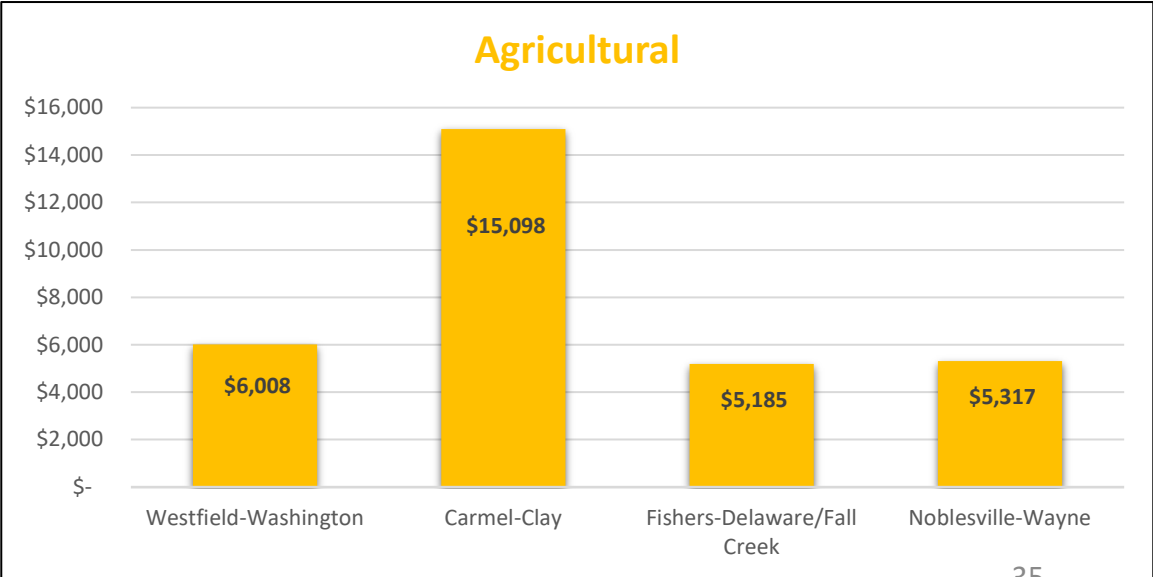
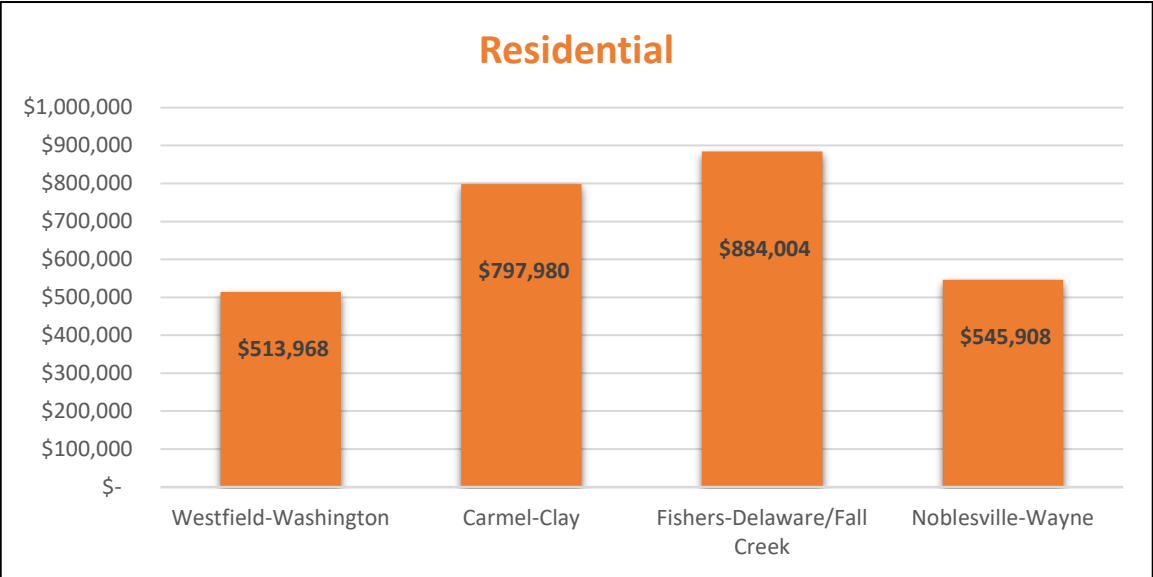
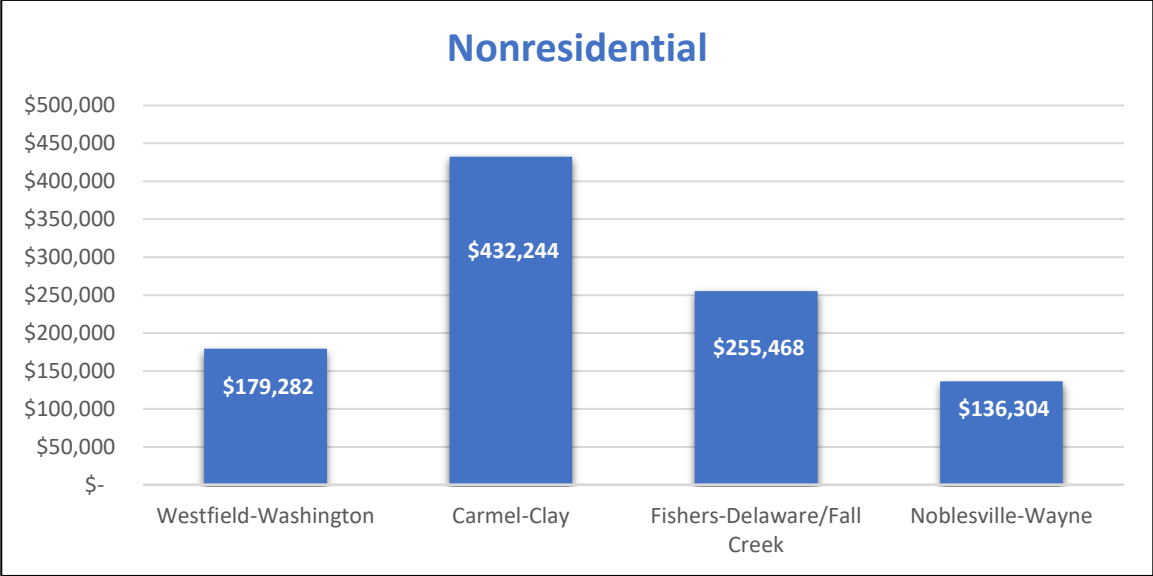
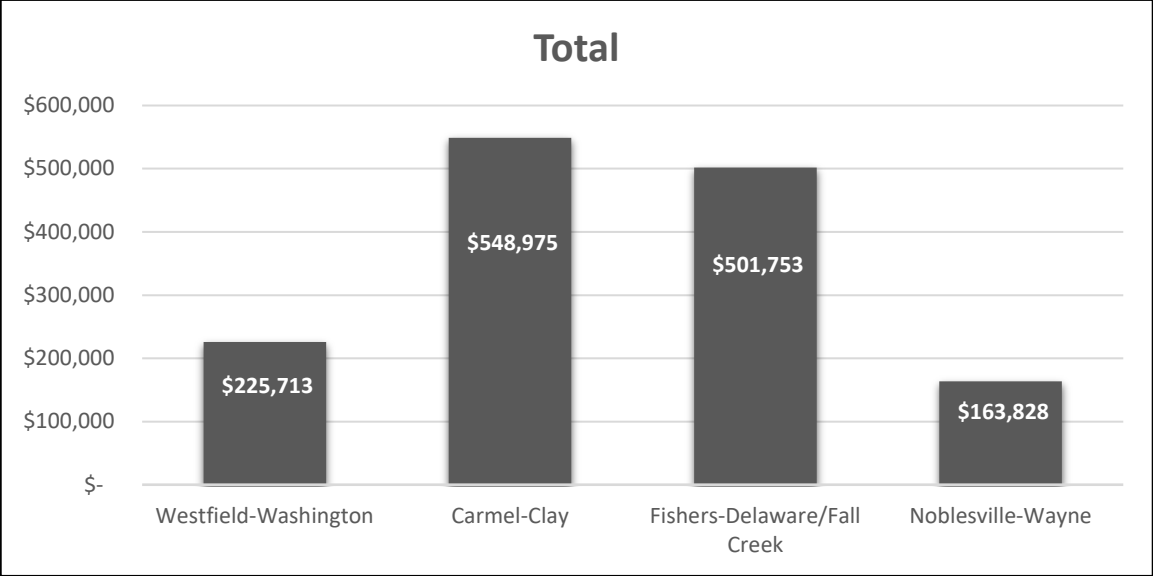
GAV



GAV



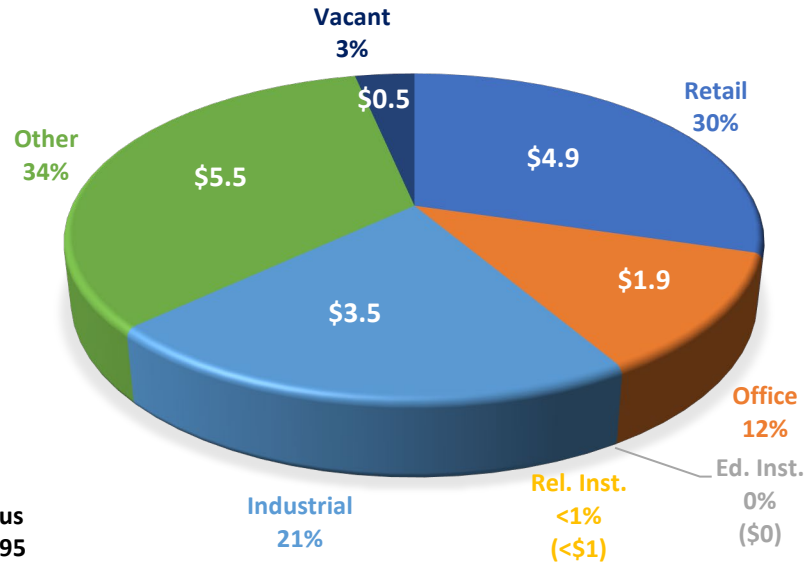
Townships GAV per Acre



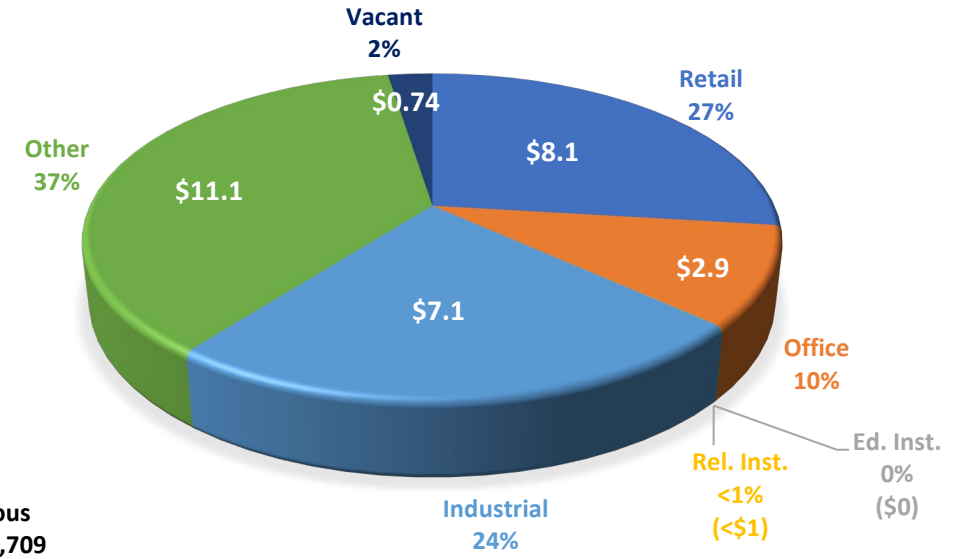
Nonresidential Property Tax Revenue (TR)

Dollars in millions

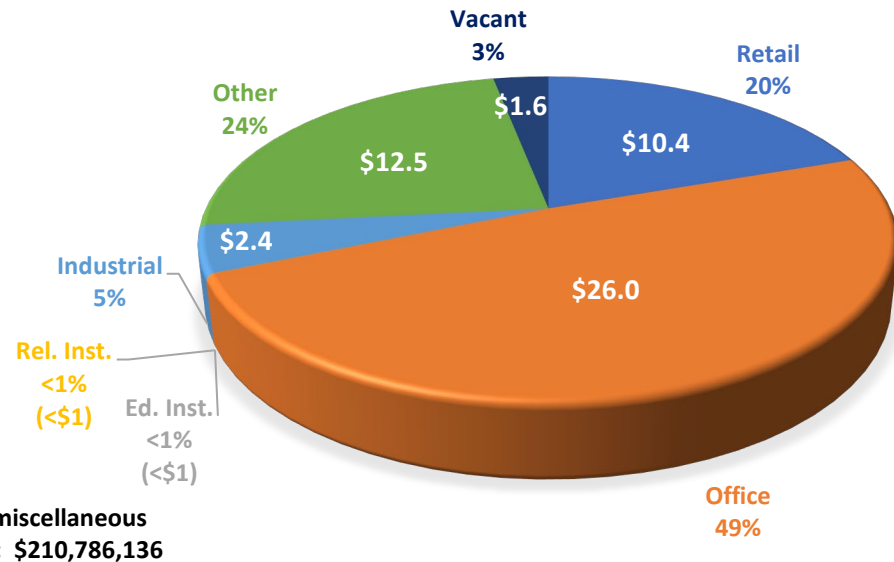
WESTFIELD NONRESIDENTIAL TR



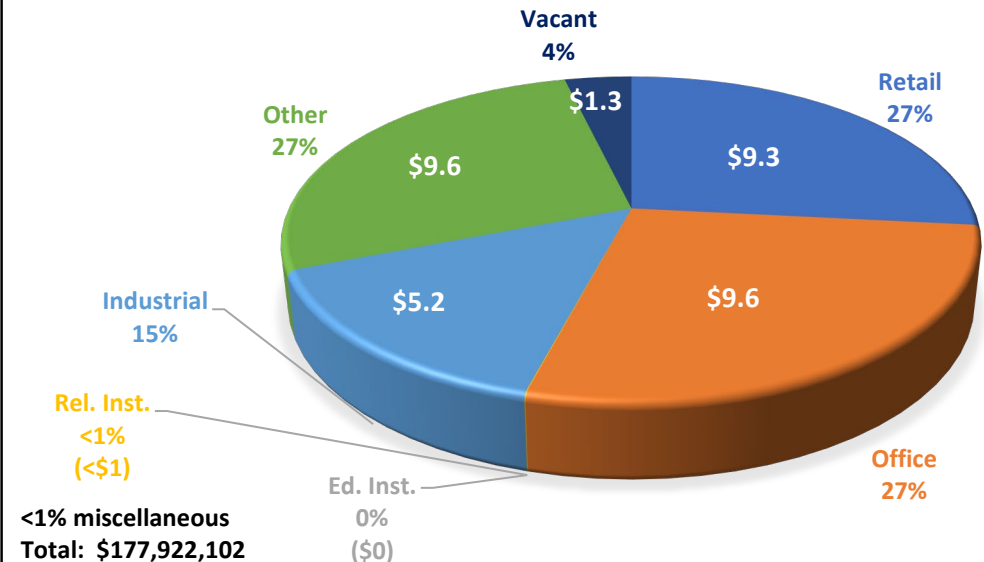
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CARMEL NONRESIDENTIAL TR

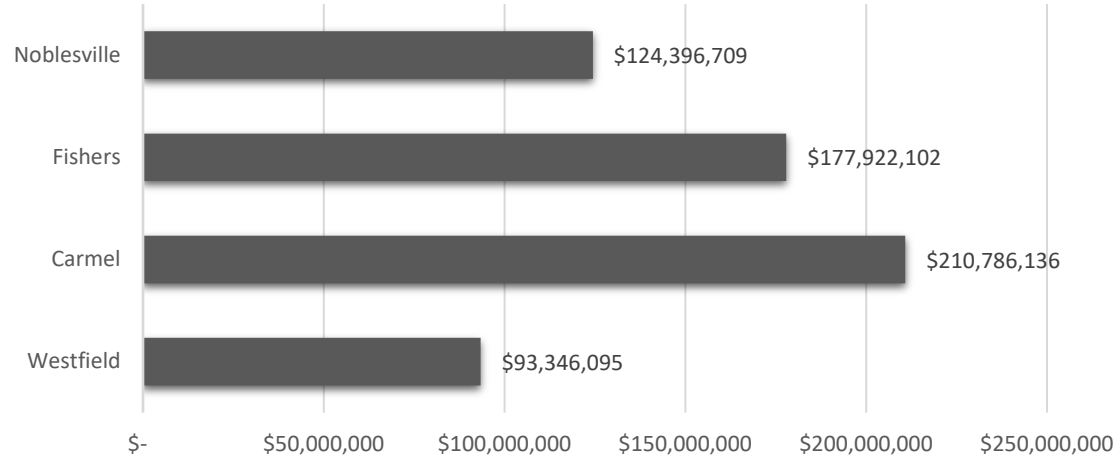


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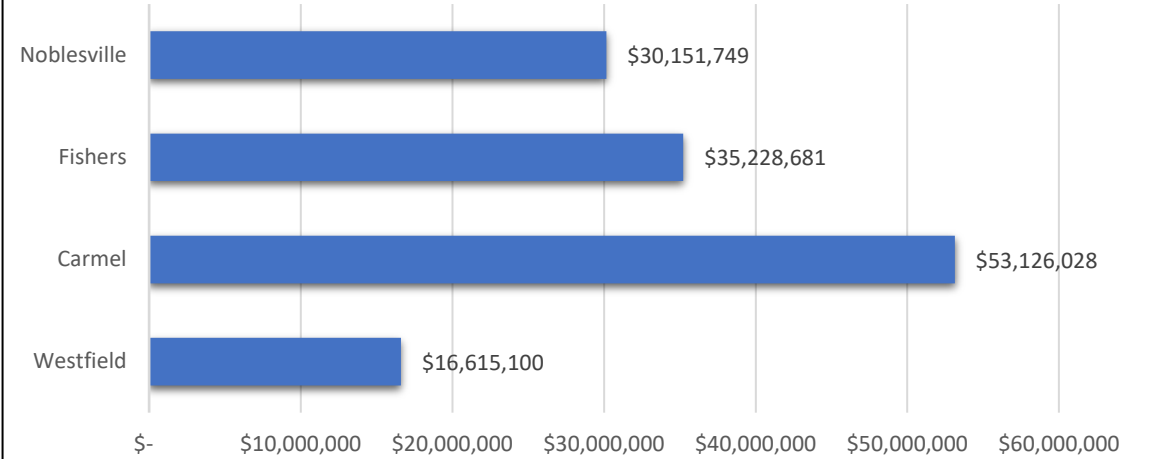


Property Tax Revenue (TR)

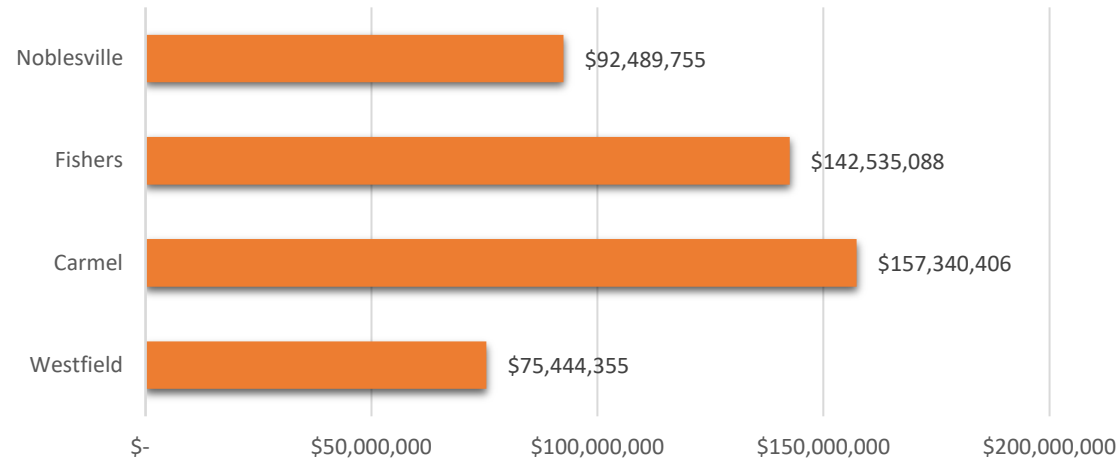
Total TR



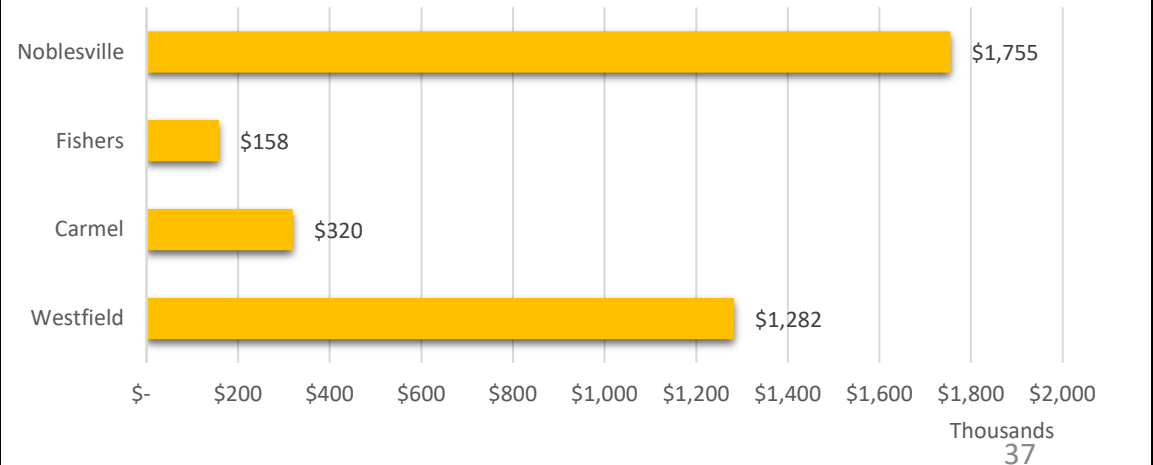
Nonresidential TR



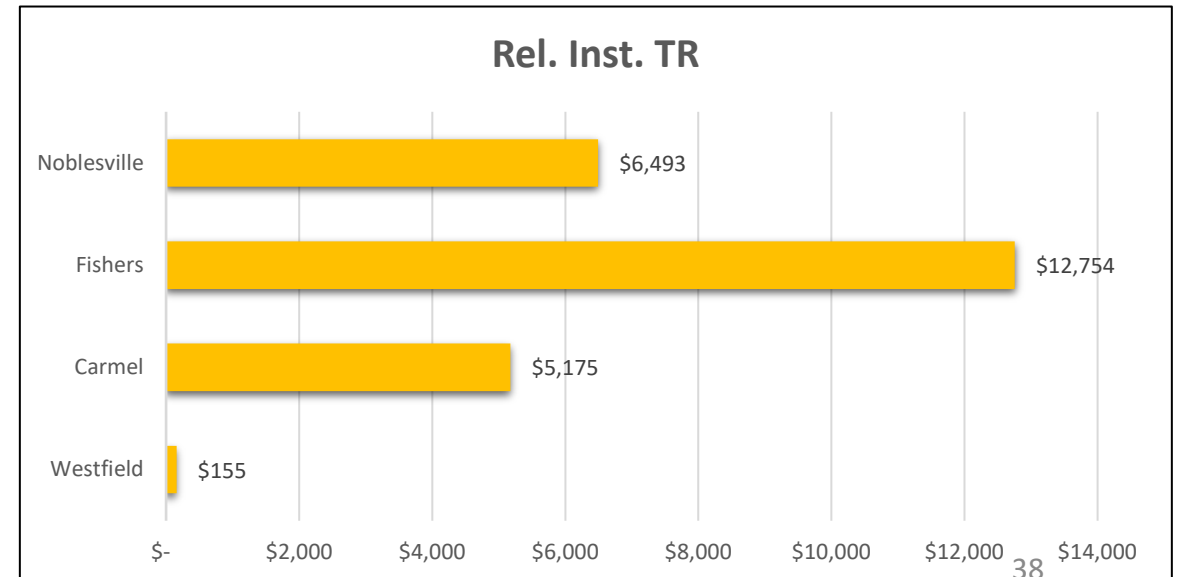
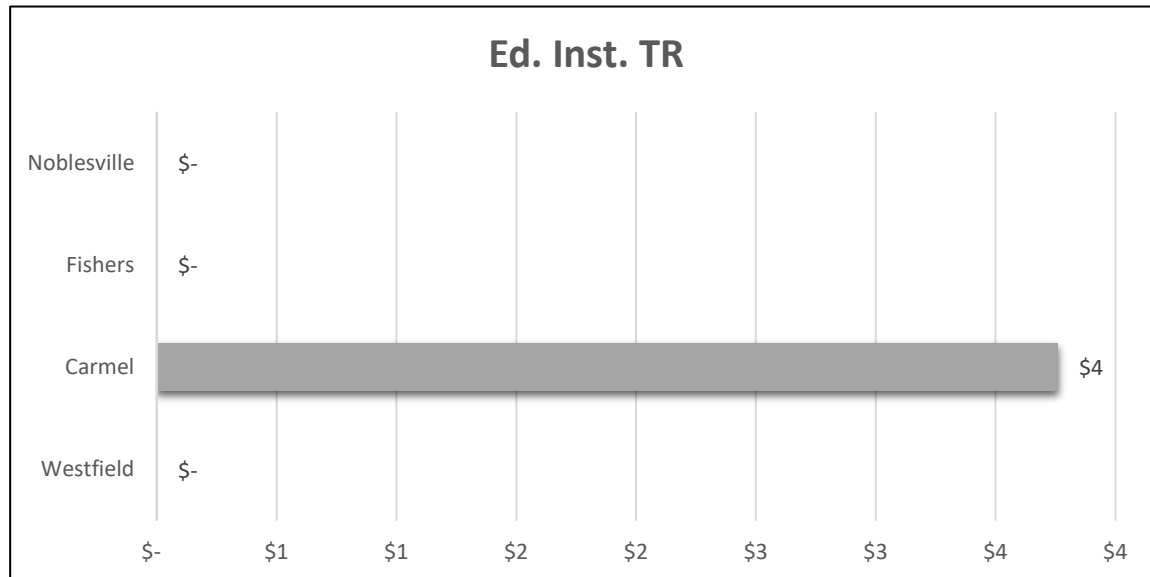
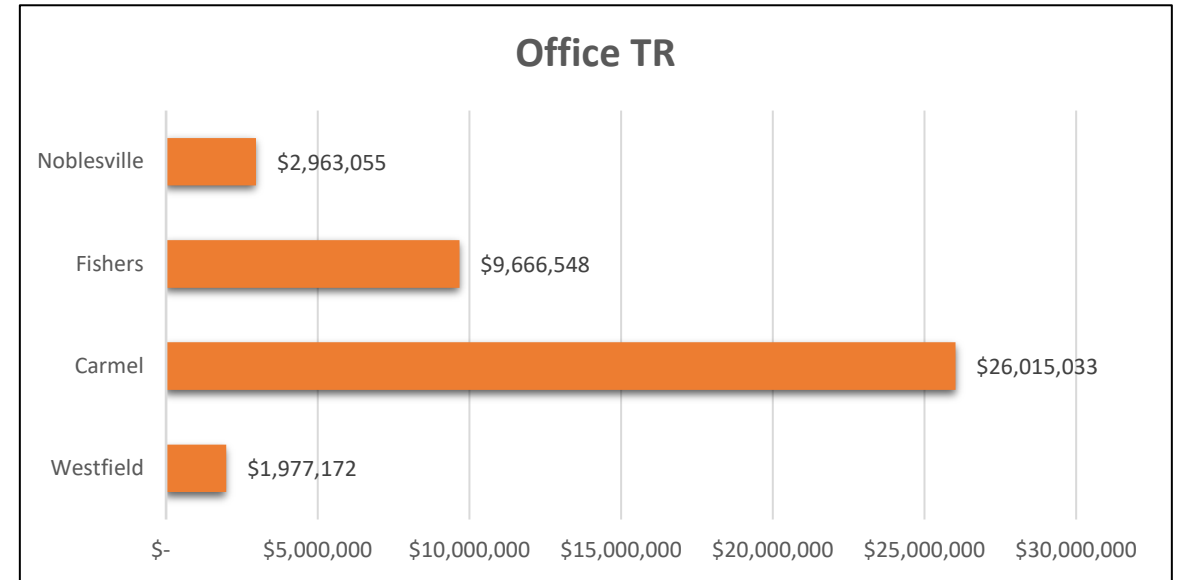
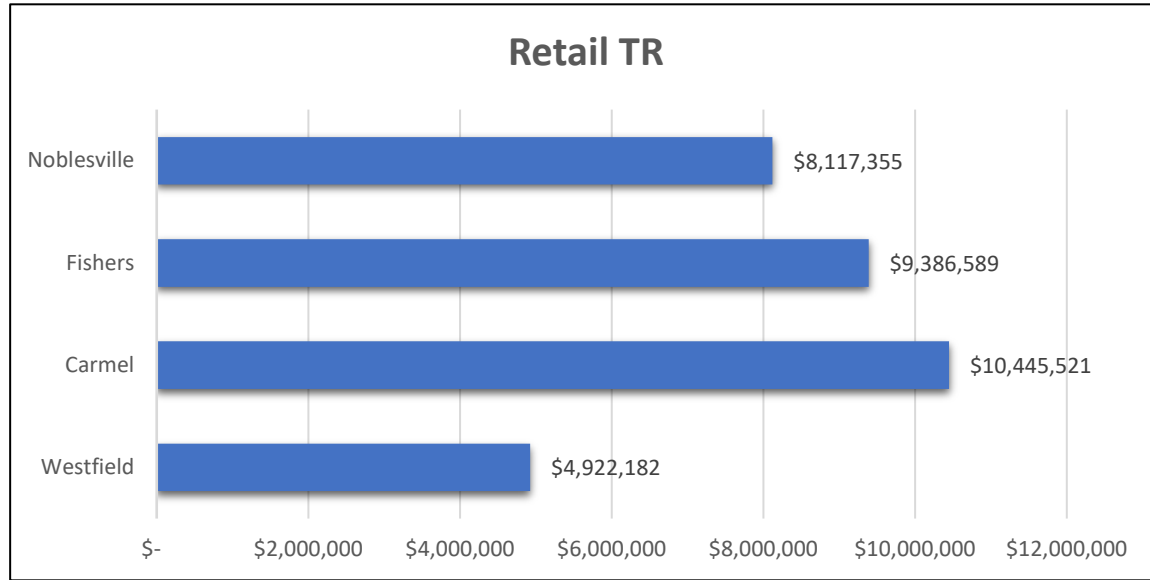
Residential TR



Agricultural TR

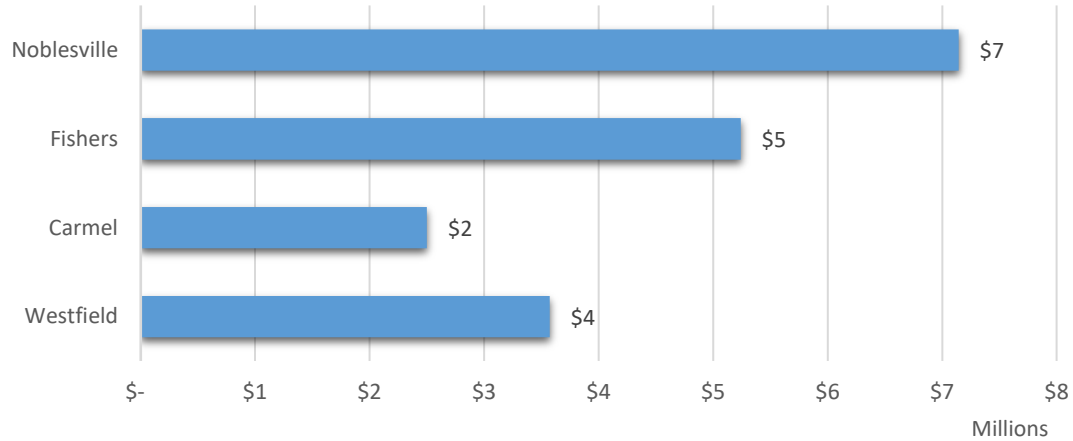


Property Tax Revenue (TR)

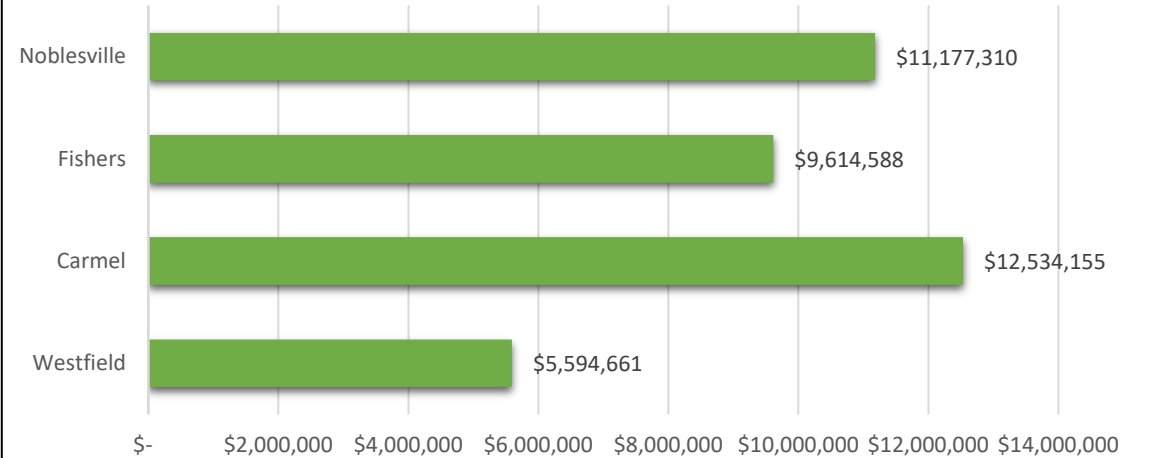


Property Tax Revenue (TR)

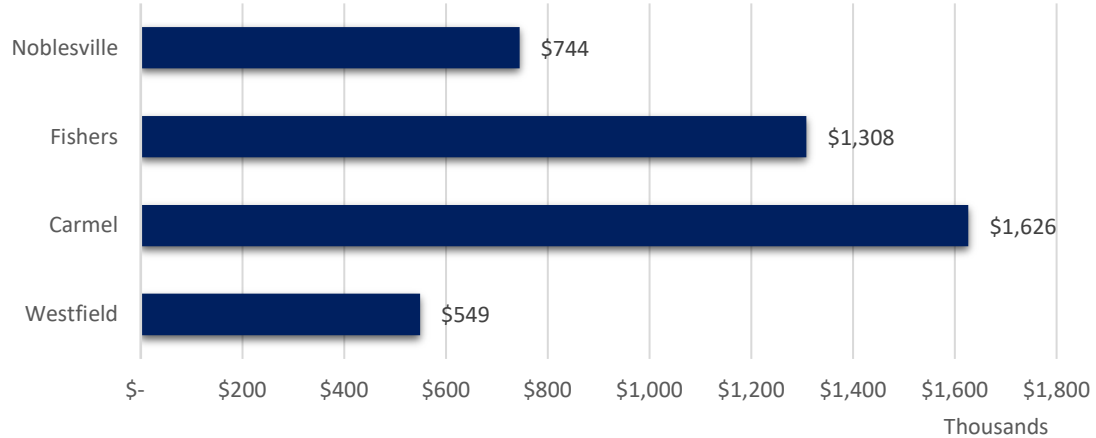
Industrial TR



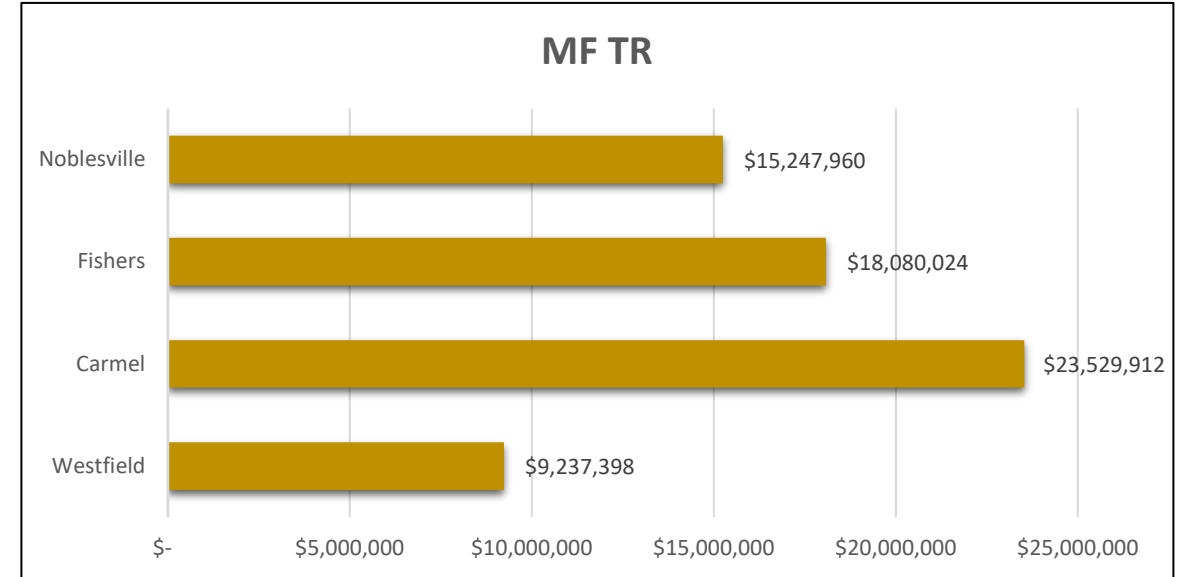
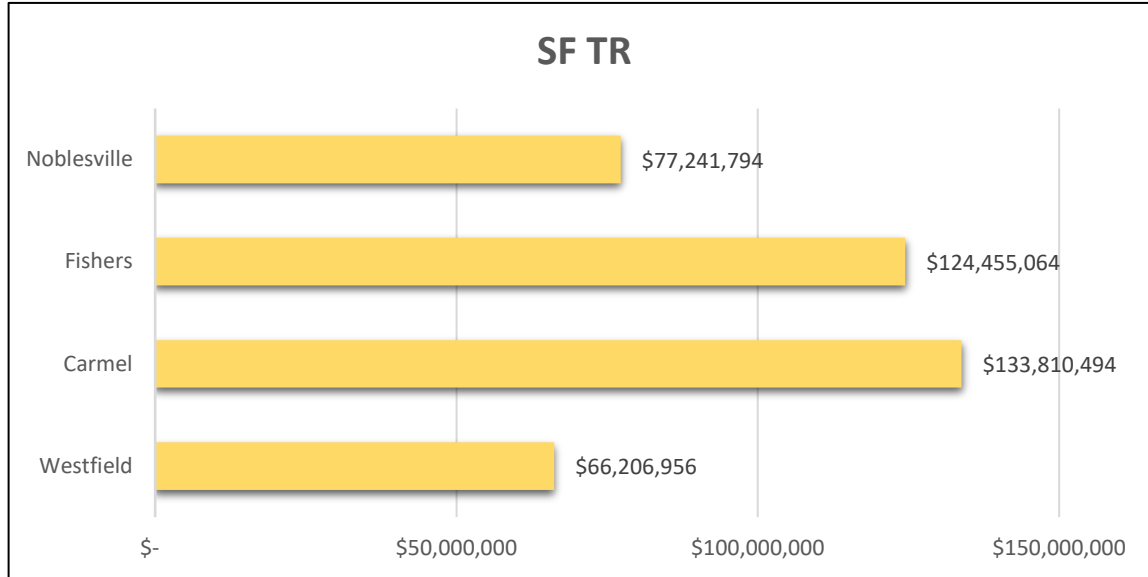
Other TR



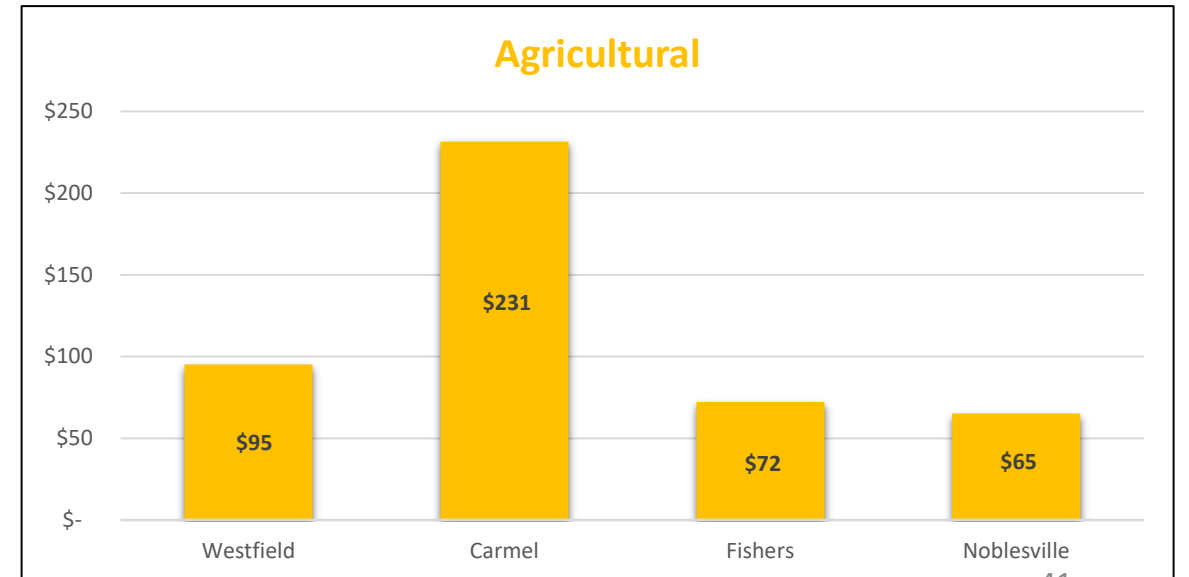
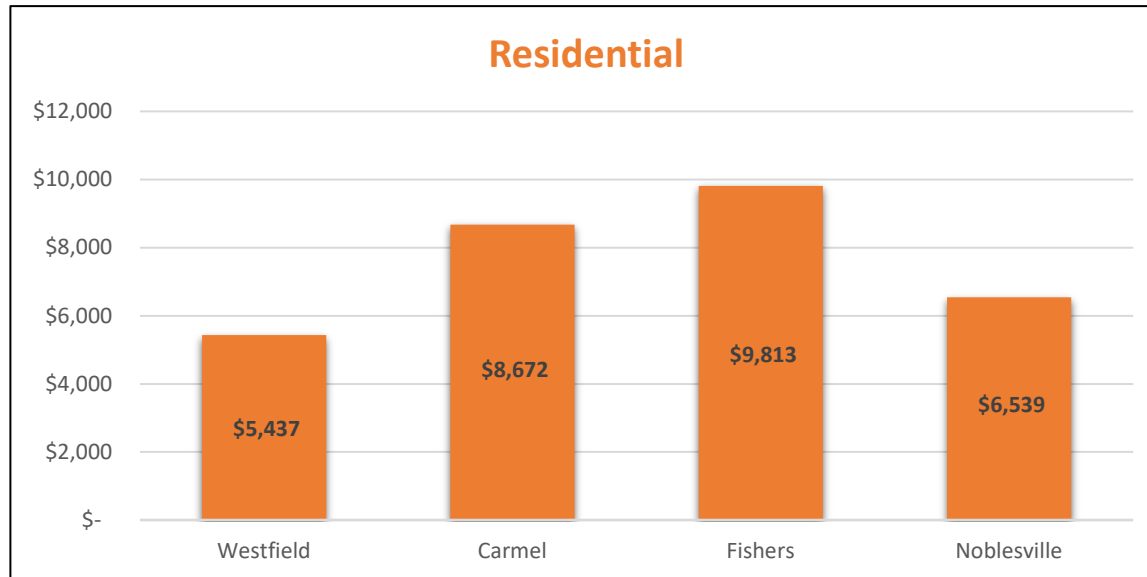
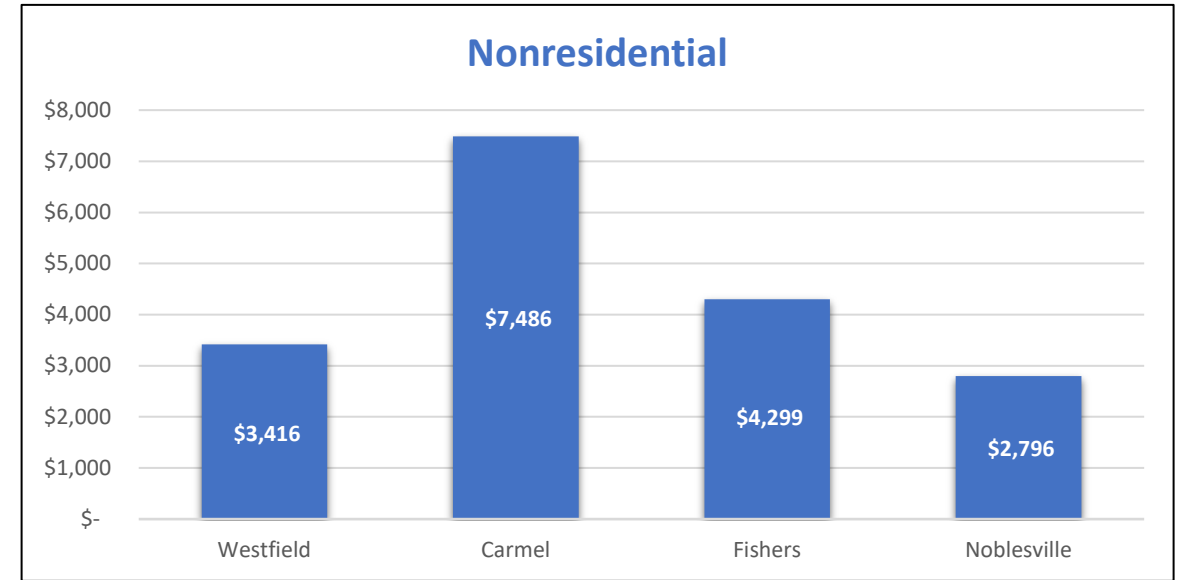
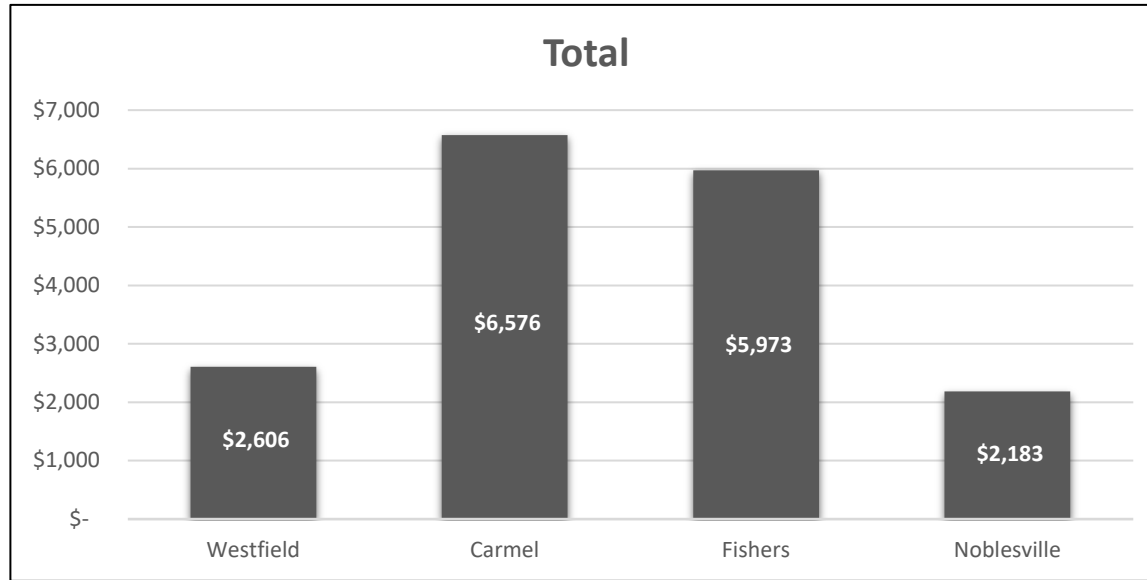
Vacant TR



Property Tax Revenue (TR)

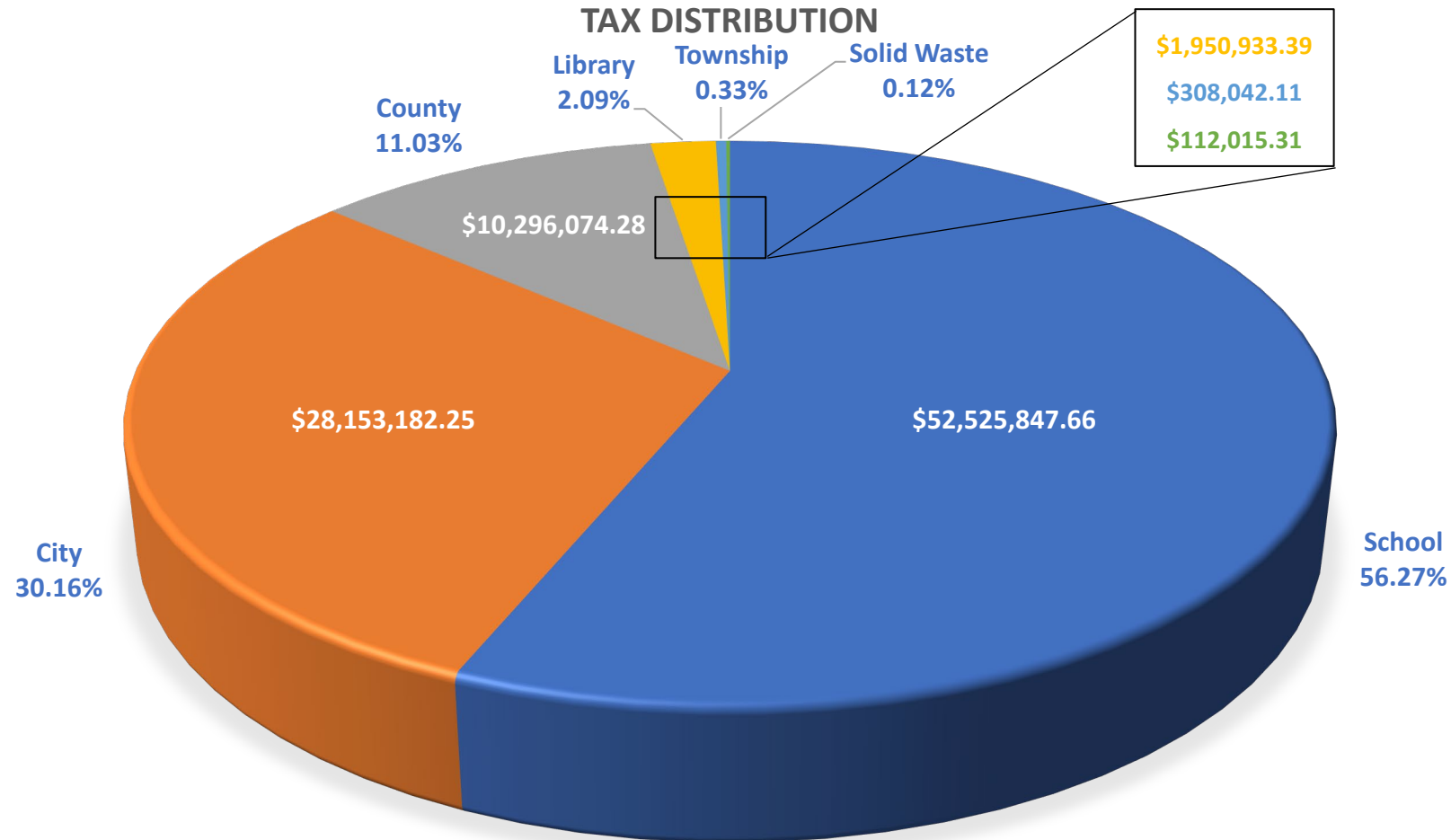


Property Tax Revenue (TR) per Acre



Tax Breakdown

(TR = Tax Revenue)



- Total TR
 - \$93,346,095.00
- 56% of Total TR is distributed to the Schools
 - \$52,525,847.66
- 30% of Total TR is distributed to the City of Westfield
 - \$28,153,182.25
- 11% of Total TR is distributed to Hamilton County
 - \$10,296,074.28
- 2% of Total TR is distributed to the Library
 - \$1,950,933.39
- <1% of Total TR is distributed to the Westfield-Washington Township
 - \$308,042.11
- <1% of Total TR is distributed to Solid Waste
 - \$112,015.31

5 Year year-by-year Outlook

WESTFIELD, INDIANA Sustainability/Revenue and Spending Plan

SUMMARY OF GENERAL, MVH and FIRE FUNDS

	BUDGET	PROJECTED				
	2023	2024	2025	2026	2027	2028
General Fund #1101						
BEGINNING CASH BALANCE	\$ 44,032,144.48	\$ 42,440,936.17	\$ 42,166,049.32	\$ 40,699,143.80	\$ 38,823,492.99	\$ 36,952,503.37
TOTAL REVENUE	\$ 31,047,870.69	\$ 31,737,972.45	\$ 30,220,249.75	\$ 31,560,928.75	\$ 33,091,401.92	\$ 34,684,333.23
APPROPRIATIONS						
Administrative	\$ 1,790,955.00	\$ 1,883,204.15	\$ 1,935,648.30	\$ 1,993,410.47	\$ 2,046,627.03	\$ 2,101,577.48
Police Department	12,942,245.00	13,347,321.20	14,409,995.23	15,531,286.79	16,528,179.16	17,562,324.02
Economic and Community Development	1,828,733.00	1,933,759.70	2,017,625.02	2,117,259.93	2,195,082.81	2,276,296.65
Parks Department	890,377.00	938,401.50	970,530.28	1,007,699.86	1,038,143.35	1,069,754.57
Informatics (IT)	2,103,721.00	2,164,272.65	2,235,685.75	2,314,575.59	2,393,074.46	2,474,884.71
Clerk-Treasurer	994,029.00	1,047,508.60	1,084,338.04	1,125,983.03	1,162,622.76	1,202,123.34
Mayor	214,220.00	226,336.45	235,655.57	246,622.03	255,613.69	264,986.60
City Council	190,137.00	199,643.85	205,028.62	210,562.84	216,250.75	222,096.72
Board of Public Works and Safety	2,265.00	2,378.25	2,449.60	2,523.09	2,598.78	2,676.74
Economic Development	261,364.00	275,182.20	283,669.12	293,118.18	302,761.81	312,754.25
Public Works	8,311,400.00	6,821,511.40	7,004,292.70	7,220,877.66	7,396,259.51	7,578,918.69
Communication Dep. (Radios & Phones)	437,674.00	462,873.75	482,336.23	505,601.92	523,499.03	542,175.57
Public Affairs/Guest Services	434,380.00	460,305.25	482,524.39	509,662.78	529,669.76	550,619.96
Human Resources	302,627.00	321,191.60	337,376.42	357,395.40	372,008.65	387,332.69
Sports Facilities (GP Outdoor)	1,934,952.00	1,928,968.75	-	-	-	-
TOTAL APPROPRIATIONS	\$ 32,639,079.00	\$ 32,012,859.30	\$ 31,687,155.27	\$ 33,436,579.57	\$ 34,962,391.54	\$ 36,548,521.98
ENDING BALANCE	\$ 42,440,936.17	\$ 42,166,049.32	\$ 40,699,143.80	\$ 38,823,492.99	\$ 36,952,503.37	\$ 35,088,314.62
MVH Fund #2201						
BEGINNING CASH BALANCE	\$ 1,813,210.02	\$ 1,492,538.19	\$ 1,183,262.75	\$ 896,743.76	\$ 618,021.54	\$ 355,005.52
TOTAL REVENUE	\$ 2,568,143.17	\$ 2,682,915.31	\$ 2,792,932.49	\$ 2,897,204.75	\$ 3,004,359.81	\$ 3,114,548.17
TOTAL APPROPRIATIONS	\$ 2,888,815.00	\$ 2,992,190.75	\$ 3,079,451.47	\$ 3,175,926.98	\$ 3,267,375.82	\$ 3,363,024.71
ENDING BALANCE	\$ 1,492,538.19	\$ 1,183,262.75	\$ 896,743.76	\$ 618,021.54	\$ 355,005.52	\$ 106,528.98
Fire Fund #2240						
BEGINNING CASH BALANCE	\$ 7,786,145.89	\$ 8,897,228.89	\$ 10,443,944.23	\$ 12,321,687.57	\$ 12,092,834.80	\$ 11,055,382.22
TOTAL REVENUE	\$ 16,356,850.00	\$ 18,207,754.50	\$ 22,055,486.15	\$ 23,008,133.10	\$ 24,089,155.63	\$ 25,219,201.17
TOTAL APPROPRIATIONS	\$ 15,245,767.00	\$ 16,661,039.16	\$ 20,177,742.81	\$ 23,236,985.87	\$ 25,126,608.22	\$ 25,939,072.79
ENDING BALANCE	\$ 8,897,228.89	\$ 10,443,944.23	\$ 12,321,687.57	\$ 12,092,834.80	\$ 11,055,382.22	\$ 10,335,510.59



Petition Number: 2210-DDP-32

Project Name: Northpoint Commerce Park Lot 4

Subject Site Address: 20355 Commerce Park Dr.

Petitioner: JRF Construction

Representative: Fritz Engineering

Request: Detailed Development Plan review of a 53,440 SF multi-tenant flex building on 5.66 acres +/- in the Northpoint PUD Zoning District.

Current Zoning: Northpoint PUD District, Commerce Park w/ underlying "EI" zoning

Current Land Use: Vacant

Approximate Acreage: 5.66 acres +/-

Property History: Northpoint PUD (Ord. [17-51](#); adopted August 13, 2018)
Northpoint PUD Amendment (Ord. [21-17](#); adopted April 26, 2021)
Overall Development Plan (1811-ODP-16; approved Nov. 19, 2018)
Primary Plat (1811-SFP-16; approved Nov. 19, 2018)
Secondary Plat (2206-SFP-37)

Exhibits: 1. Staff Report
2. Location Map
3. Site Plan
4. Building Elevations
5. Landscape Plan

Staff Reviewer: Weston Rogers, Associate Planner

OVERVIEW

The applicable zoning district is the Northpoint Planned Unit Development (PUD) District. The property has an underlying zoning classification of Enclosed Industrial (EI). The project is for a new 53,440 SF multi-tenant flex building on 5.66 acres.

DEVELOPMENT PLAN

Article 10.7(G) of the UDO

The plans comply.

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

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

DEVELOPMENT PLAN REVIEW

Article 10.7(E) of the UDO

The plans comply.

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

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

DISTRICT STANDARDS

The plans comply.

Article 4.24 (El District) and Northpoint PUD District (Ord. 17-51)

23) Lot Standards for Commerce Parke: (Ord. 17-51)

- a) Minimum Lot Area: 1 acre
 - b) Minimum Lot Frontage: 70 feet
 - c) Minimum Width at Setback Line: 100 feet
 - d) Minimum Front Yard Setbacks: 30 feet
 - e) Minimum Parking Lot Setback: 20 feet (from the property line abutting any street)
 - f) Minimum Side Yard: 10 feet
 - g) Minimum Rear Yard: 10 feet
-

DEVELOPMENT STANDARDS

Chapter 6 of UDO, Northpoint PUD District (Ord. 17-51), and Northpoint PUD Amendment (Ord. 21-17)

The plans comply.

24) Accessory Use and Building Standards (Article 6.1)

- A. Screening of Receptacles and Loading Areas: These standards shall apply to all garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities in all Zoning Districts; however, these standards shall not apply to Single-family Dwellings:

- i. Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
- ii. Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
- iii. Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
- iv. Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
- v. Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
- vi. Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
- vii. Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- viii. Landscaping shall be provided around enclosures in accordance with Article 6.8 Landscaping Standards.

25) Architectural Standards

A. Article 6.3 of the UDO

- i. *Industrial Districts:* All new nonresidential buildings or building additions located within an Industrial District shall comply with the following:
 - a. Mechanical Screening: All roof or ground-mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served in accordance with Article 6.8 Landscaping Standards.
 - b. Building Façades:
 - (a) External Façades: Each Building Façade visible from a Street, oriented to an adjoining Residential District, or oriented to an alternative transportation corridor bearing a designation on the Thoroughfare Plan (collectively, "External Façade"), shall comply with the following:
 - (i) A minimum of sixty percent (60%) of the Building Façade (exclusive of window and doors) shall be Masonry Materials.
 - (ii) 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.

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.

(iii) No loading spaces, loading docks or oversized service doors shall be permitted on an External Façade, as defined herein.

(b) All Building Façades: If materials other than Masonry Materials are utilized on any Building Façade, then the Building Façade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).

B. Ord. 17-51 Northpoint PUD

- i. Character Exhibit. The Character Exhibits, attached hereto as Exhibit E (As to the Townes), Exhibit F (as to Quadraplex Dwellings in the Villas) Exhibit G (as to the Villas), Exhibit H (as to the Business Parke), Exhibit I (as to the Commerce Parke) and Exhibit J (as to The Shoppes), are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Buildings shall be constructed substantially similar to those in the Character Exhibit.
- ii. Architectural Standards for Commerce Parke:
 - a. District 3 Architecture for Primary and Secondary Facades fronting on a public right of way, or which are visible from adjoining residential uses, shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to the public right of way upon which the structure fronts.
 - (a) Roof Design.
 - (i) Roofs may be either residential character or Low Slope. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.
 - (ii) All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.
 - (iii) Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).
 - (iv) Where pitched roofs are used, the main pitch of the roof shall be not less the 6:12.
 - b. Facade Rule - All building elevations shall either be considered a Primary or Secondary Facade. All Facades facing Grassy Branch Road, East Street, State Road 38, 196th Street, or other dedicated street shall meet the Primary Facade requirements contained herein.

a) Facade Materials

(i) Primary Facade Materials

1. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems (if used for a maximum of 50% of the facade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the facade).
2. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass, vinyl siding.
3. Primary Facades may have window glazing or glass storefronts.
4. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Drive).
5. Colors used on building facades must be complementary. Natural, muted colors should serve as the Primary Façade color, with brighter colors used as limited accents.
6. Decorative architectural lighting is required at a minimum of one fixture every 40 feet on Primary Façades.
7. On Primary Façades which do not face a primary arterial, overhead doors may be permitted on the Primary Façade elevations.

(b) Secondary Façades Materials

- (i) In addition to those materials permitted for the Primary Facade, the Secondary Façade may include architectural metal wall panels.
- (ii) Prohibited building finish materials on the Secondary Façades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.
- (iii) Overhead doors are permitted on Secondary Façade elevations, but shall not be orientated towards a public right-of-way.

C. Article 5.3(K) of the UDO – west elevation

- i. General Design Theme Standards
- ii. 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.

- 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:
 - (a) 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.
 - (b) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion.
 - (c) 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:
 - (a) 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:
 - (a) Flat Roofs
 - (i) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice.
 - (ii) 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)
 - (iii) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one (1) of the following:
 - 1. 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.

2. 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.

- (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

h. Windows

- (a) 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.
- (b) 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.

i. Awnings

j. Drive-thru and Fueling Stations

k. Building Materials

- (a) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor
- (b) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.
- (c) 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.
- (d) 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.

- (e) 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.

I. Accessory Buildings

Misc.

26) Building Standards (Article 6.4)

27) Fence Standards

A. Article 6.5

- i. Fences enclosing an Institutional Use or a business or industrial property may consist of an open mesh fence not to exceed a height of ten (10) feet, unless otherwise further restricted by this Ordinance.

28) Height Standards

A. Article 6.6 of the UDO

B. Ord. 17-51

- i. Maximum building height – 35'

29) Landscaping Standards

A. Article 6.8 of the UDO

Content of Landscape Plan

Selection, Installation, and Maintenance of Plant Materials

General Landscaping Design Standards

General Screening Standards

Minimum Lot Landscaping

Foundation Plantings

External Street Frontage Landscaping Requirements

Parking Area Landscaping

B. Ord. 17-51

- i. Article 6.8 N of the UDO shall be replaced by this section.
- ii. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants (inclusive of bushes/shrubs) used for screening must be at least eighteen (18) to twenty-four (24) inches tall when planted. Evergreen trees required for screening must be

- between six (6) and eight (8) feet in height at the time of planting. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- iii. A twenty-foot (20') buffer yard shall be required around the perimeter of each District except as follows:
 - a. Buffer along the northern, western, southern and eastern borders of the Commerce Parke
 - (a) In the areas as shown on Buffer Plan, Exhibit "D" a forty-foot (40') buffer yard shall be required and shall be improved as follows:
 - (i) The buffer yard shall have a six-foot (6') mound.
 - (ii) Shall be landscaped per this Ordinance.
 - (iii) Evergreen trees shall be planted on or near the top of the mound.
 - (b) Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.
 - b. Buffer yards that are not additionally road frontage shall be landscaped per this subsection, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required. Buffer yards that are additionally road frontage shall be landscaped per the buffer yard requirements of External Street Frontage Landscaping per Section 6.8 (M) of the UDO.
 - iv. Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.
 - v. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated. In the NW corner of the property located north of the 203rd Street extension (as shown on the Concept Plan) a forty (40) foot tree preservation area shall be utilized as the buffering requirement without any mounding or fencing. Prior to development adjacent to this tree preservation area, a tree preservation plan prepared in accordance with Article 6.8(E)(4) of the UDO shall be approved by the Director.
 - vi. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
 - vii. Buffer yards shall not be required between uses within the same districts or within subdivisions.

30) Lighting Standards (Article 6.9)

31) Lot Standards (Article 6.10)

32) Outside Storage and Display

A. Article 6.12

B. Ord. 17-51

- i. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening/buffering requirements as set forth in this Ordinance.
- ii. Outside storage shall be permitted in District 2 in accordance with Article 6.12(D) of the UDO.
- iii. No outside storage shall be permitted within District 1 or District 3, or within one hundred feet (100') of the right-of-way of the new East Street extension, Grassy Branch Road, or US 31 within District 2.
- iv. Service/Material Yard and Storage Areas.
 - a. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows:
 - (a) The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Commerce Parke.

33) Parking and Loading Standards (Article 6.14)

- A. Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping (Ord. 17-51)
- B. Required Spaces: Off-street Parking Spaces shall be provided as follows:
 - a. Industrial Uses not engaged in retail trade: One (1) space for each two (2) employees, as related to working period when the largest number of employees are employed on the premises.
- C. Bicycle Parking: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit.
 - i. Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
- D. Lighting: A system of lights shall be installed to provide an adequate standard of illumination over the entire Parking Area of business Uses during business hours and minimum-security illumination during nonbusiness hours. All lights shall be shielded so that minimum glare will extend to the adjacent property and meet the requirements of Article 6.9 Lighting Standards.

34) Performance Standards (Article 6.15)

- A. In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply (Ord. 17-51)
 - i. No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

35) Setback Standards (Article 6.16)

36) Sign Standards (Article 6.17)

37) Vision Clearance Standards (Article 6.19)

- A. Vision Clearance: No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
- i. Forty (40) feet from intersections of Collectors or Local Streets.
 - ii. Seventy-five (75) feet from intersections of Expressways or Arterials.
 - iii. Ten (10) feet from intersections of Driveways or Alleys.
 - iv. Twenty-five (25) feet from intersections of Private Streets.

38) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO and Northpoint PUD District (Ord. 17-51))

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

39) Block Standards (Article 8.1)

40) Easement Standards (Article 8.3)

41) Monument and Marker Standards (Article 8.5)

42) Open Space and Amenity Standards (Article 8.6)

43) Pedestrian Network Standards (Article 8.7)

- A. 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).



- 44) Storm Water Standards (Article 8.8)
- 45) Street and Right-of-Way Standards (Article 8.9)
- 46) Street Light Standards (Article 8.10)
- 47) Street Sign Standards (Article 8.11)
- 48) Surety Standards (Article 8.12)
- 49) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

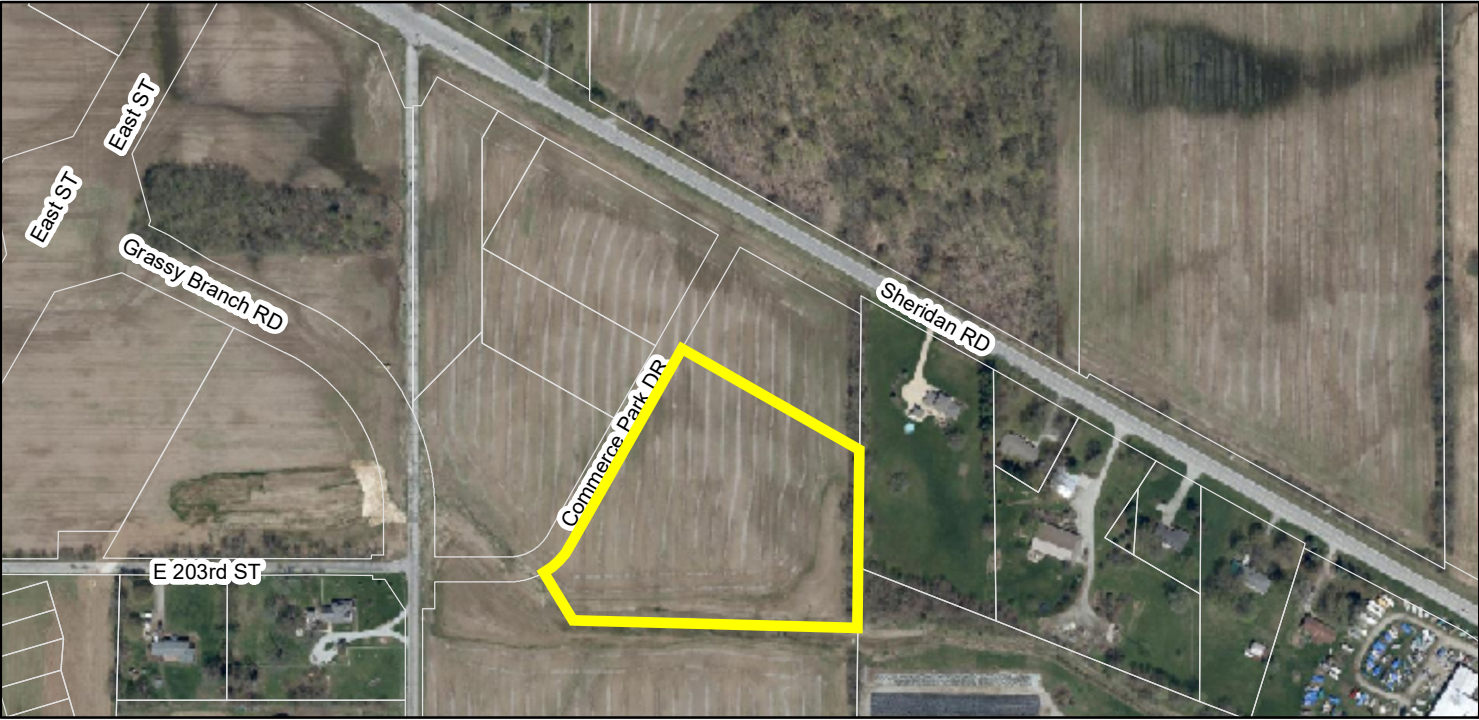
- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) Action: Approve Detailed Development Plan 2210-DDP-32 with the following condition:
 - That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Weston Rogers at wrogers@westfield.in.gov or (317) 408-9895



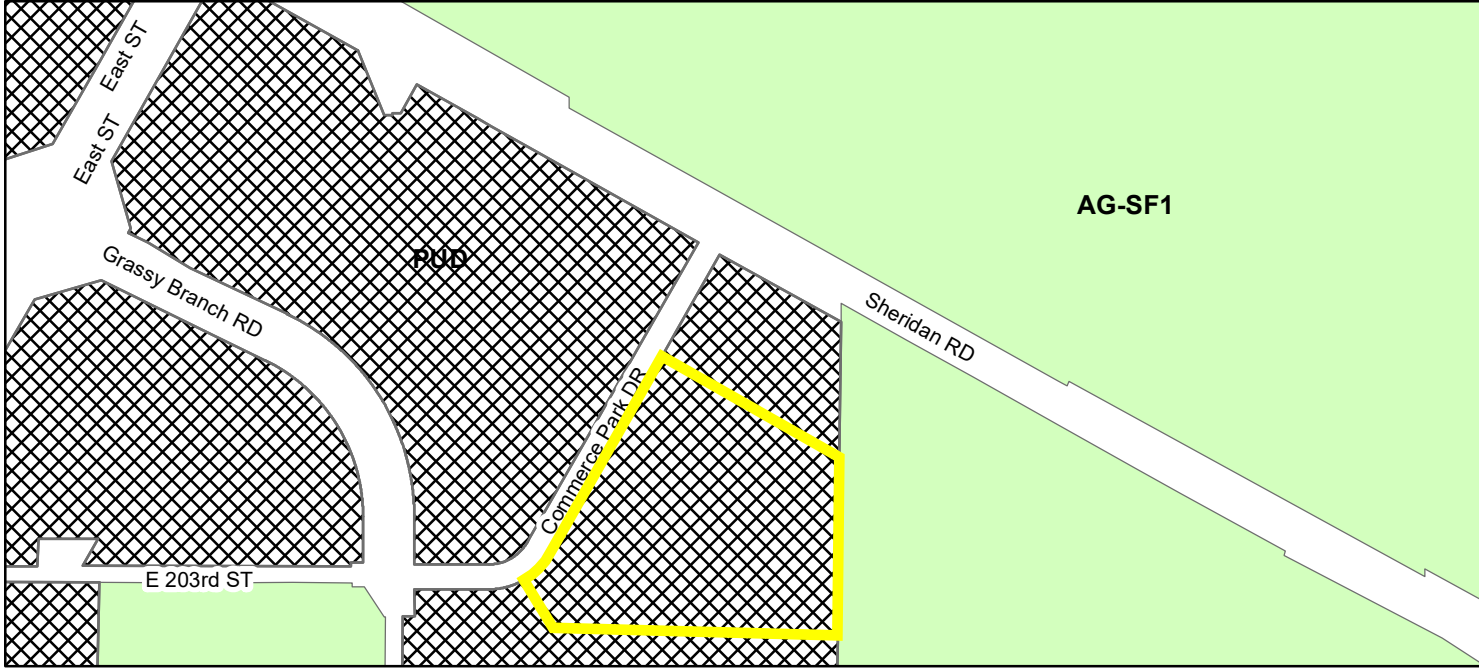
Property Location Map
Northpoint Commerce Park Lot 4
20355 Commerce Park Dr.
2210-DDP-32



Aerial Location Map

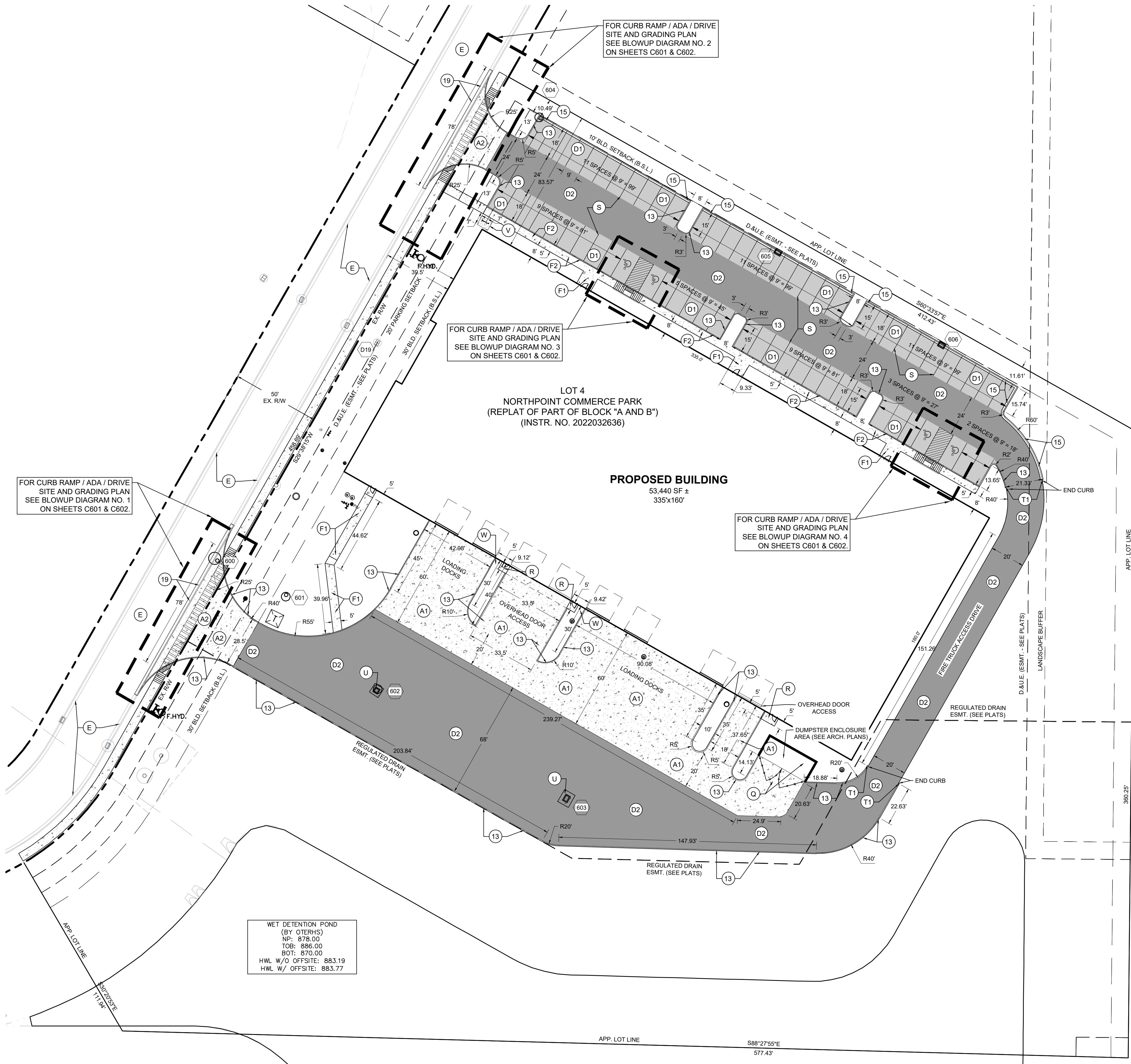


Zoning Map



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

DATE: 02/21/2023 10:22 AM
BY: JRF
FILE NAME: 1.2023.000001-NORTHPOINT LOT 4 2023.02.21.DWG LAYOUT (20)



KEYNOTES: (XX)

- A1 CONCRETE PAVEMENT (CLASS I - SEE DETAILS).
- A2 CONCRETE PAVEMENT MEETING CLASS III DRIVE INDOT STANDARD DRAWING / DETAIL.
- D1 LIGHT DUTY ASPHALT PAVEMENT (SEE DETAILS).
- D2 HEAVY DUTY ASPHALT PAVEMENT (SEE DETAILS).
- E EXISTING SIDEWALK / CURB / PAVEMENT TO REMAIN.
- F1 CONCRETE SIDEWALK.
- F2 INTEGRAL CURB AND WALK.
- (F1-RW) RIGHT-OF-WAY CONCRETE SIDEWALK (WALK SHALL ADHERE TO THE CORRESPONDING MUNICIPALITY RIGHT-OF-WAY DETAIL AND STANDARDS, AS APPLICABLE).
- M MATCH EXISTING CURB AND SIDEWALK CONSTRUCTION SHALL MEET AND CONNECT INTO EXISTING CURB AND WALK AT EXISTING JOINTS. FIELD ADJUST AS NECESSARY FOR THIS WALK BLEND TRANSITION. CROSS-SLOPE REQUIREMENTS SHALL BE MAINTAINED. THE LONGITUDINAL / RUNNING SLOPE FOR THIS WALK BLEND TRANSITION SHALL EITHER MATCH THE EXISTING ROADWAY SLOPE AND / OR SHALL HAVE A MAXIMUM SLOPE OF 5.00%. IF THE WALK BLEND TRANSITION EXCEEDS TWO (2) JOINT PANELS OR 10 LINEAR FEET, CONTACT ENGINEER FOR GUIDANCE.
- Q DUMPSTER PAD AND ENCLOSURE. SEE DETAILS FOR DUMPSTER PAD PAVEMENT TYPE (CONCRETE) AND SPECIFICATIONS. FOR ENCLOSURE, SEE ARCHITECTURAL PLANS.
- R RAILING REQUIRED AROUND DOORWAY STOOP. SEE ARCHITECTURAL PLANS.
- S STRIPING AS SHOWN. PARKING SPACE STRIPING SHALL BE 4 INCH WHITE PAVEMENT MARKING, TYPICAL.
- T1 CURB TAPER.
- U STORM CONCRETE COLLAR.
- V BICYCLE PARKING (U-SHAPED, BLACK THERMOPLASTIC POWDER COATED)
- W RETAINING WALL REQUIRED TO OBTAIN 3:1 GRASS SLOPE. COORDINATE RETAINING WALL WITH ARCHITECT AND GEOTECH ENGINEER. GEOTECH OR STRUCTURAL ENGINEER REQUIRED TO DESIGN FINAL RETAINING WALL.
- 13 6 INCH CONCRETE "STRAIGHT" CURB.
- 15 24 INCH WIDE CONCRETE CURB AND GUTTER.
- 19 24 INCH WIDE DEPRESSED CURB AND GUTTER.

PARKING CALCULATION

REQUIRED	SPACES PROVIDED
ONE (1) SPACE FOR EACH TWO (2) EMPLOYEES, AS RELATED TO WORKING PERIOD WHEN THE LARGEST NUMBER OF EMPLOYEES ARE EMPLOYED ON THE PREMISES.	61 REGULAR PARKING SPACES, 4 ADA SPACES

WET DETENTION POND
(BY OTHERS)
NP: 878.00
TOB: 886.00
BOT: 870.00
HWL W/O OFFSITE: 883.19
HWL W/ OFFSITE: 883.77

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



REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

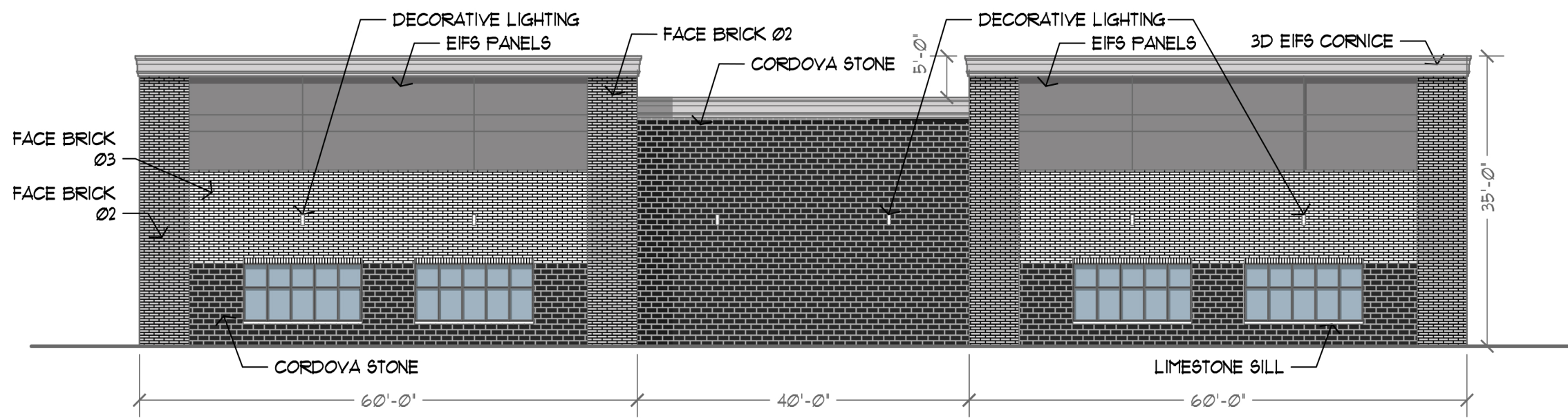
"IT'S THE LAW"
811
Know what's below.
Call before you dig.
2 WORKING DAYS BEFORE YOU DIG.

PROJECT:
NORTHPOINT COMMERCE PARK LOT 4
PROJECT LOCATION:
20355 COMMERCE PARK DR.
WESTFIELD, INDIANA 46074
HAMILTON COUNTY
SECTION, TOWNSHIP, RANGE:
NW 1/4, S20, T19N, R4E

CLIENT:
JRF CONSTRUCTION
705 E. MAIN ST.
WESTFIELD, IN 46074

PLAN DATE:
02/21/2023
DESIGN: AF / NMS CHECK: NMS DRAWN: AF
PROJECT NO:
2206005
SHEET NAME:
SITE LAYOUT PLAN
SHEET NO.
C201

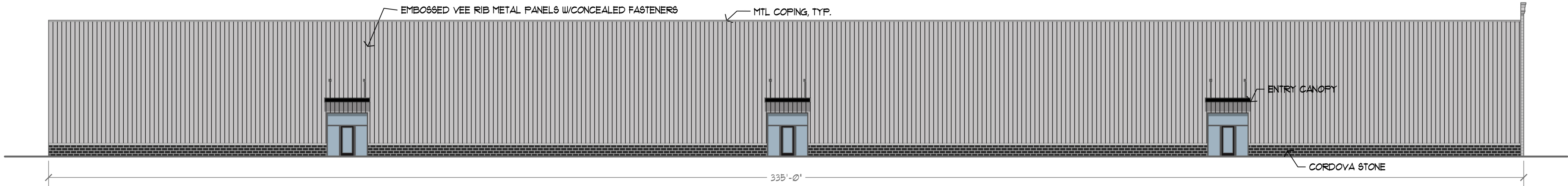
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WEST BUILDING ELEVATION - PRIMARY FACADE
SCALE: 1/16" = 1'-0"

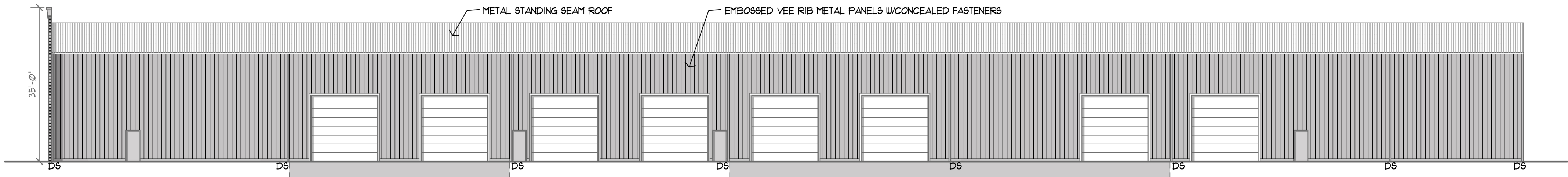
OVERALL FACADE AREA: 5400SF
GLAZING/DOORS AREA: 400SF
MASONRY AREA: 3526SF (71% OF FACADE EXCLUDING GLAZING/DOORS)
EIFS PANEL AREA: 1088SF (21% OF FACADE EXCLUDING GLAZING/DOORS)
OTHER (CORNICES/CANOPIES): 387SF (7% OF FACADE EXCLUDING GLAZING/DOORS)

- MATERIAL SCHEDULE**
- CORDOVA STONE - MIDNIGHT CHISEL
 - FACEBRICK 02 - FACE BRICK - CLOUD GREY
 - FACEBRICK 03 - FACE BRICK - CORONADO GREY
 - EIFS PANELS/CORNICE - TEXTURE GRAY II
 - EMBOSSSED VEE-RIB METAL PANEL- COOL SHELL GRAY
 - EXTERIOR ARCHITECTURAL LIGHTING: LIGHTRAY #86102ABZ



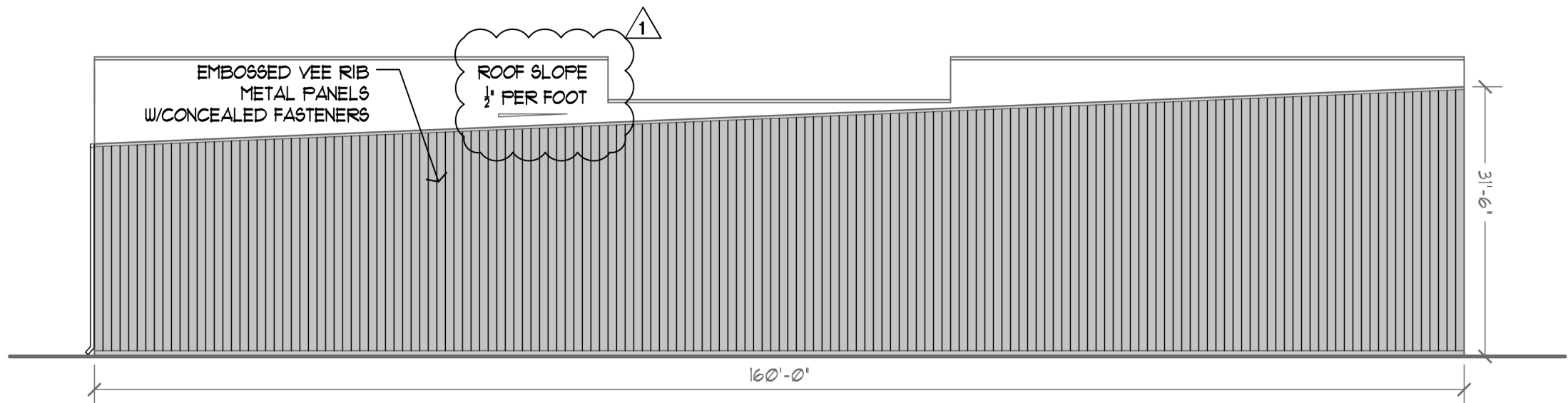
NORTH BUILDING ELEVATION - SECONDARY
SCALE: 1/16" = 1'-0"

OVERALL FACADE AREA: 10385SF
GLAZING/DOORS AREA: 280SF
MASONRY AREA: 919SF (9% OF FACADE EXCLUDING GLAZING/DOORS)
METAL PANEL AREA: 9044SF (90% OF FACADE EXCLUDING GLAZING/DOORS)
OTHER: 142SF (1% OF FACADE EXCLUDING GLAZING/DOORS)



SOUTH BUILDING ELEVATION - SECONDARY
SCALE: 1/16" = 1'-0"

OVERALL FACADE AREA: 8930SF
GLAZING/DOORS AREA: 1952SF
CONC/BLOCK AREA: 727SF (10% OF FACADE EXCLUDING GLAZING/DOORS)
METAL PANEL AREA: 6251SF (90% OF FACADE EXCLUDING GLAZING/DOORS)



EAST BUILDING ELEVATION - SECONDARY
SCALE: 1/16" = 1'-0"

OVERALL FACADE AREA: 4506SF
CONC/BLOCK AREA: 107SF (3% OF FACADE EXCLUDING GLAZING/DOORS)
METAL PANEL AREA: 4347SF (96% OF FACADE EXCLUDING GLAZING/DOORS)
MISC TRIM: 52SF (1% OF FACADE EXCLUDING GLAZING/DOORS)

TAC REVIEW RESPONSE

02/24/2023

REVISIONS:

1	REVISION	05/08/23
2	REVISION	DATE
3	REVISION	DATE
4	REVISION	DATE
5	REVISION	DATE

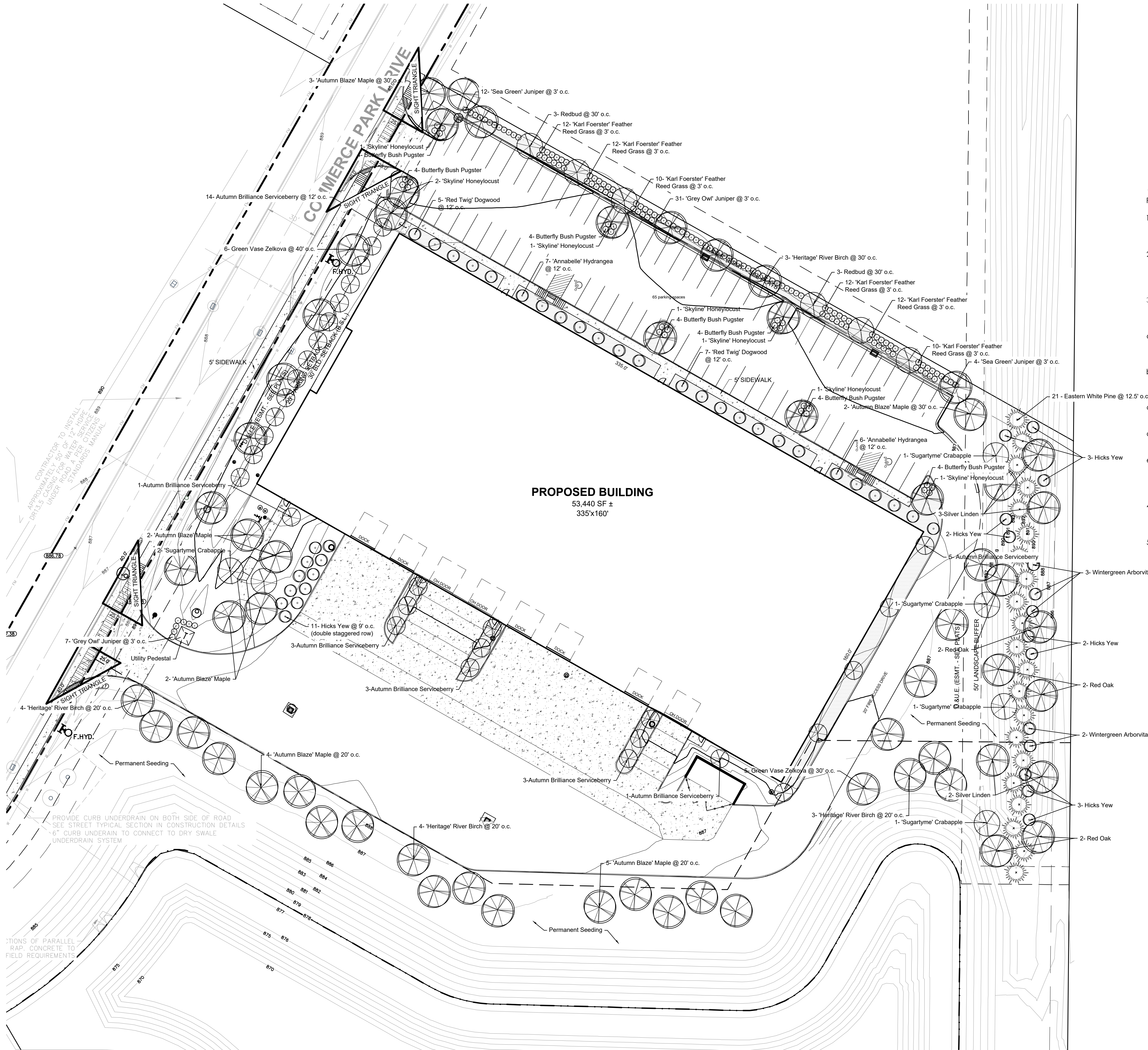
PLOT DATE:	2022-08-05
DRAWN BY:	TANKER
CHECKED BY:	-
PROJECT NUMBER:	22-0025

BUILDING ELEVATIONS

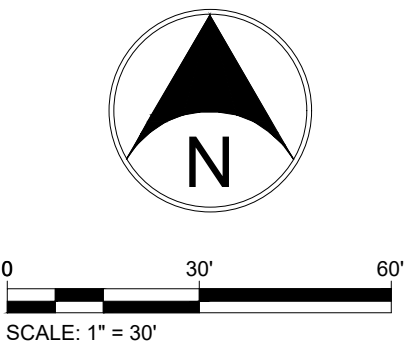
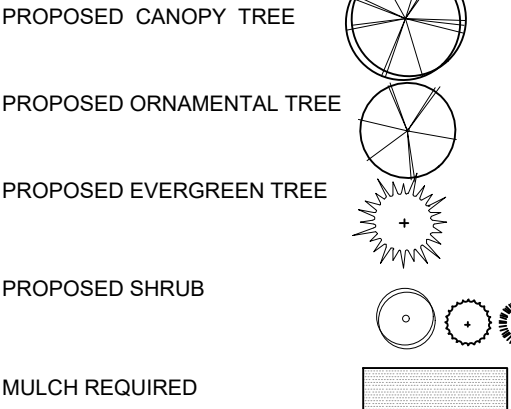
A201

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH PETERSON ARCHITECTURE, P.C. NO OTHER USE OR DUPLICATION MAY BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF PETERSON ARCHITECTURE, P.C. ALL OTHER COPYRIGHT AND COMMON LAW RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

DATE: 02/21/2023
BY: ASHTON L. FRITZ
Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com



SYMBOL LEGEND



GENERAL NOTES

PLANT MATERIAL SHALL BE SELECTED AND INSTALLED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:

- LANDSCAPE MATERIALS SELECTED SHALL BE APPROPRIATE TO LOCAL GROWING AND CLIMATE CONDITIONS AND FOLLOW THE GUIDELINES SET BY THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (CURRENT EDITION) AMERICAN ASSOCIATION OF NURSERYMEN, INC.
- ALL PLANTS SHALL BE OF SPECIMEN QUALITY, SUPERIOR FORM, HEALTHY, VIGOROUS, WELL BRANCHED, DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS EGGS OR LARVAE AND SHALL HAVE WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL BE FREE FROM DAMAGE OR CONDITIONS THAT WOULD PREVENT NORMAL GROWTH.
- ALL PLANTING MATERIAL SHALL BE IN ACCORDANCE WITH THE MOST CURRENT PUBLICATION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
 - STREET TREES AND SHADE TREES: ALL STREET TREES AND SHADE TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF TWO AND ONE-HALF (2.5) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND LEVEL.
 - ORNAMENTAL TREES: ALL ORNAMENTAL TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF ONE AND ONE-HALF (1.5) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND LEVEL.
 - EVERGREEN TREES: ALL EVERGREEN TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF SIX (6) FEET.
 - SHRUBBERY: ALL DECIDUOUS AND EVERGREEN SHRUBS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF EIGHTEEN (24) INCHES.
 - GROUND COVER/ORNAMENTAL GRASS: ALL GROUND COVER/ORNAMENTAL GRASS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM SIZE OF ONE (1) GALLON, UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
- IRRIGATION SYSTEMS SHALL NOT BE INSTALLED IN THE CITY OWNED RIGHT-OF-WAY WITHOUT APPROVAL BY THE BOARD OF PUBLIC WORKS. THE CITY DOES NOT ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED TO AN UNPERMITTED IRRIGATION SYSTEM THAT IS CAUSED BY WORK BEING PERFORMED IN THESE AREAS.
- IT SHALL BE THE RESPONSIBILITY OF THE OWNERS AND THEIR AGENTS TO INSURE PROPER MAINTENANCE OF ALL TREES, SHRUBBERY AND OTHER LANDSCAPING APPROVED AS PART OF THE DEVELOPMENT PLAN/ADLS PLANS. THIS SHOULD CONSIST OF: WATERING, FERTILIZING, PROPER MULCHING, CLEARING OF DEBRIS AND WEEDS, MONITORING FOR PESTS AND DISEASE, MOWING, PRUNING, THE REMOVAL AND TIMELY REPLACEMENT OF DEAD, HAZARDOUS OR DYING PLANTS, TREATING FOR DISEASE OR INJURY, OR ANY OTHER SIMILAR ACT(S) WHICH PROMOTES GROWTH, HEALTH, BEAUTY AND THE LIFE OF TREES, SHRUBS, TURF AND OTHER PLANTS.

PLANT MATERIAL CALCULATIONS TABLE

ZONING CLASSIFICATION, CITY OF WESTFIELD	PLANT MATERIAL REQUIREMENTS ARE SET FORTH BY THE NORTHPOINT PUD AND CITY OF WESTFIELD UDO	
	REQUIRED	PROVIDED
MINIMUM LOT PLANT MATERIAL	COMMERCIAL/BUSINESS USE, 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE 5.66 ACRES 57 SHADE TREES, 57 ORNAMENTAL OR EVERGREEN TREES, AND 142 SHRUBS REQUIRED.	57 SHADE TREES, 57 ORNAMENTAL OR EVERGREEN TREES, AND 201 SHRUBS
BUFFERYARDS	EAST: 50' WIDE GREEN SPACE 8 EVERGREEN TREES AND 5 EVERGREEN SHRUBS PER 100 LF. 246 LF OF BUFFERYARD = 20 EVERGREEN TREES, 13 EVERGREEN SHRUBS	50' WIDE GREEN SPACE, 21 EVERGREEN TREES, AND 15 EVERGREEN SHRUBS
BUILDING FOUNDATION	8' WIDE PLANTING AREA, 1 SHRUB OR ORNAMENTAL TREE PER 12 LF OF FRONT BUILDING FACADE, AND PLANT MATERIAL EVERY 40 LF FOR BUILDING WALLS GREATER THAN 80 LF IN LENGTH	NORTH - 25 SHRUBS SOUTH - 11 ORNAMENTAL TREES EAST - 5 ORNAMENTAL TREES WEST - 14 ORNAMENTAL TREES
PARKING LOT INTERIOR	10% OF PARKING AREA TO CONTAIN ISLANDS (EXCEEDING 50 SPACES), 1 TREE AND 4 SHRUBS PER ISLAND 19,500 SF PARKING AREA X .10 = 1,950 SF ISLAND AREA REQUIRED	2,000 SF OF PARKING ISLAND AREA, 7 SHADE TREES, AND 28 SHRUBS
PARKING LOT EXTERIOR	NORTH 5' WIDE PLANTING AREA, 1 TREE PER 30 LF AND 1 SHRUB PER 3 LF OF PARKING LOT PERIMETER 315 LF OF PERIMETER = 11 TREES, 105 SHRUBS	12 TREES AND 111 SHRUBS
DUMPSTER SCREENING	6' HIGH OPAQUE SCREEN	N/A
MONUMENT SIGN	PLANTINGS REQUIRED	N/A

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

ASHTON L. FRITZ
REGISTERED
No. PE10707583
STATE OF INDIANA
PROFESSIONAL ENGINEER
Ashton L. Fritz
3/9/2023

REVISIONS AND ISSUES	DATE	BY

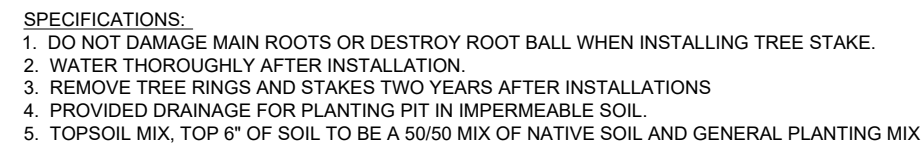
GENERAL NOTES / LEGEND:

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

PROJECT:
NORTHPOINT COMMERCE PARK LOT 4
PROJECT LOCATION:
20355 COMMERCE PARK DR.
WESTFIELD, INDIANA 46074
HAMILTON COUNTY
SECTION, TOWNSHIP, RANGE:
NW 1/4, S20, T19N, R4E

CLIENT:
JRF CONSTRUCTION
705 E. MAIN ST.
WESTFIELD, IN 46074

PLAN DATE: 02/21/2023
DESIGN: KG CHECK: AF DRAWN: KG
PROJECT NO. 2206005
SHEET NAME: LANDSCAPE PLAN
SHEET NO. L101



SPECIFICATIONS:

1. TOPSOIL MIX. TOP 6 INCHES OF SOIL TO BE A 50/50 MIX OF NATIVE SOIL AND GENERAL PLANTING MIX.
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
3. WATER THOROUGHLY AFTER INSTALLATION.
4. REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
5. PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
6. ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING

Diagram illustrating the correct placement of a plant in a raised bed:

- TOP OF ROOT BALL SHALL BE LEVEL WITH FINISHED GRADE
- PRUNE TO REMOVE DEAD OR BROKEN BRANCHES
- MULCH 2" MIN. AWAY FROM TRUNK OF PLANT
- 2"-3" SHREDDED HARDWOOD BARK
- CUT & REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL. NON-DEGRADABLE BURLAP SHALL BE REMOVED OR ROLLED UNDER BALL AFTER PLACEMENT OF PLANT
- PROVIDE DRAINAGE IN PLANTING PIT AS NECESSARY
- FORM SAUCER WITH 3" CONTINUOUS RIM
- BACKFILL MIXTURE: 3:1 TOPSOIL ORGANIC HUMUS
- BOTTOM LAYER OF BACKFILL SHALL BE LIGHTLY TAMPED AND SETTED WITH WATER PRIOR TO PLACEMENT OF PLANT

Quantity	Botanical Name	Common Name	Condition	Size	Comments
Deciduous Trees					
18	Acer freemanii 'Autumn Blaze'	Autumn Blaze' Maple	B&B	2.5" Cal., 8' High	For spacing see plan
14	Betula nigra	Heritage' River Birch	B&B	2" Cal., 8' High	For spacing see plan
6	Malus x 'SugarTyme'	SugarTyme' Crabapple	B&B	2' Cal.	For spacing see plan
6	Cercis canadensis	Redbud	B&B, Single Leader	2" Cal.	For spacing see plan
8	Gleditsia triacanthos inermis	Skyline Honeylocust	B&B	2.5" Cal., 8' High	For spacing see plan
30	Amelanchier grandiflora	Autumn Brilliance' Serviceberry	B&B, Single Leader	2" Cal.	For spacing see plan
5	Tilia tomentosa 'Sterling Silver'	Sterling Silver' Linden	B&B	2.5" Cal., 8' High	For spacing see plan
6	Quercus rubrum	Red Oak	B&B	2.5" Cal., 8' High	For spacing see plan
6	Zelkova serrata 'Green Vase'	Green Vase Zelkova	B&B	2.5" Cal., 8' High	For spacing see plan
Evergreen Trees					
10	Norway Spruce	Picea abies	Cont.	6'	For spacing see plan
11	Pinus strobus	Eastern White Pine	Cont.	6'	For spacing see plan
Evergreen Shrubs					
5	Thuja occidentalis	Wintergreen Arborvitae	Cont.	36"	For spacing see plan
21	Taxus x media 'Hicksii'	Hicks' Yew	Cont.	6'	For spacing see plan
16	Juniperus chinensis	Sea Green Juniper	Cont.	24"	For spacing see plan
38	Juniperus virginiana 'Grey Owl'	Grey Owl' Juniper	Cont.	24"	For spacing see plan
Deciduous Shrubs					
28	Buddlea x "SMNBD-"	Pugster Butterfly Bush	Cont.	24"	For spacing see plan
13	Hydrangea arborescens	Annabelle' Hydrangea	Cont.	24"	For spacing see plan
12	Cornus sericea	Red Twig Dogwood	Cont.	24"	For spacing see plan
Ornamental Grass					
68	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	Cont.	#2	For spacing see plan

PLANT SCHEDULE



Petition Number: 2210-DDP-33

Project Name: Northpoint Commerce Park Lot 2

Subject Site Address: 20418 Commerce Park Dr.

Petitioner: JRF Construction

Representative: Fritz Engineering

Request: Detailed Development Plan review of a 32,000 SF multi-tenant flex building on 2.35 acres +/- in the Northpoint PUD Zoning District.

Current Zoning: Northpoint PUD District, Commerce Park w/ underlying "EI" zoning

Current Land Use: Vacant

Approximate Acreage: 2.35 acres +/-

Property History: Northpoint PUD (Ord. [17-51](#); adopted August 13, 2018)
Northpoint PUD Amendment (Ord. [21-17](#); adopted April 26, 2021)
Overall Development Plan (1811-ODP-16; approved Nov. 19, 2018)
Primary Plat (1811-SFP-16; approved Nov. 19, 2018)
Secondary Plat (2206-SFP-37)

Exhibits: 1. Staff Report
2. Location Map
3. Site Plan
4. Building Elevations
5. Landscape Plan

Staff Reviewer: Weston Rogers, Associate Planner

OVERVIEW

The applicable zoning district is the Northpoint Planned Unit Development (PUD) District. The property has an underlying zoning classification of Enclosed Industrial (EI). The project is for a new 32,000 SF multi-tenant flex building on 2.35 acres.

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

The plans comply.

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

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

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

The plans comply.

- 19) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 20) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 21) 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.
- 22) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

Article 4.24 (El District) and Northpoint PUD District (Ord. 17-51)

The plans comply.

23) Lot Standards for Commerce Parke: (Ord. 17-51)

- a) Minimum Lot Area: 1 acre
- b) Minimum Lot Frontage: 70 feet
- c) Minimum Width at Setback Line: 100 feet
- d) Minimum Front Yard Setbacks: 30 feet
- e) Minimum Parking Lot Setback: 20 feet (from the property line abutting any street)
- f) Minimum Side Yard: 10 feet
- g) Minimum Rear Yard: 10 feet

DEVELOPMENT STANDARDS

(Chapter 6 of UDO, Northpoint PUD District (Ord. 17-51), and Northpoint PUD Amendment (Ord. 21-17)

The plans comply.

24) Accessory Use and Building Standards (Article 6.1)

- A. Screening of Receptacles and Loading Areas: These standards shall apply to all garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities in all Zoning Districts; however, these standards shall not apply to Single-family Dwellings:
 - i. Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
 - ii. Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.

- iii. Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
- iv. Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
- v. Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
- vi. Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
- vii. Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- viii. Landscaping shall be provided around enclosures in accordance with Article 6.8 Landscaping Standards.

25) Architectural Standards

A. Article 6.3 of the UDO

- i. *Industrial Districts:* All new nonresidential buildings or building additions located within an Industrial District shall comply with the following:
 - a. Mechanical Screening: All roof or ground-mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served in accordance with Article 6.8 Landscaping Standards.
 - b. Building Façades:
 - (a) External Façades: Each Building Façade visible from a Street, oriented to an adjoining Residential District, or oriented to an alternative transportation corridor bearing a designation on the Thoroughfare Plan (collectively, "External Façade"), shall comply with the following:
 - (i) A minimum of sixty percent (60%) of the Building Façade (exclusive of window and doors) shall be Masonry Materials.
 - (ii) 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. 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.

- (iii) No loading spaces, loading docks or oversized service doors shall be permitted on an External Façade, as defined herein.

Comment: Please see PUD Standards.

- (b) All Building Façades: If materials other than Masonry Materials are utilized on any Building Façade, then the Building Façade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).

Comment: Please see PUD Standards.

B. Ord. 17-51 Northpoint PUD

- i. Character Exhibit. The Character Exhibits, attached hereto as Exhibit E (As to the Townes), Exhibit F (as to Quadraplex Dwellings in the Villas) Exhibit G (as to the Villas), Exhibit H (as to the Business Parke), Exhibit I (as to the Commerce Parke) and Exhibit J (as to The Shoppes), are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Buildings shall be constructed substantially similar to those in the Character Exhibit.
- ii. Architectural Standards for Commerce Parke:
 - a. District 3 Architecture for Primary and Secondary Facades fronting on a public right of way, or which are visible from adjoining residential uses, shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to the public right of way upon which the structure fronts.
 - (a) Roof Design.
 - (i) Roofs may be either residential character or Low Slope. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.
 - (ii) All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.
 - (iii) Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).
 - (iv) Where pitched roofs are used, the main pitch of the roof shall be not less the 6:12.
 - b. Facade Rule - All building elevations shall either be considered a Primary or Secondary Facade. All Facades facing Grassy Branch Road, East Street, State Road 38,196th Street, or other dedicated street shall meet the Primary Facade requirements contained herein.
 - a) Facade Materials

(i) Primary Façade Materials

1. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems (if used for a maximum of 50% of the facade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the facade).
2. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass, vinyl siding.
3. Primary Facades may have window glazing or glass storefronts.
4. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Drive).
5. Colors used on building facades must be complementary. Natural, muted colors should serve as the Primary Façade color, with brighter colors used as limited accents.
6. Decorative architectural lighting is required at a minimum of one fixture every 40 feet on Primary Façades.
7. On Primary Façades which do not face a primary arterial, overhead doors may be permitted on the Primary Façade elevations.

(b) Secondary Façades Materials

- (i) In addition to those materials permitted for the Primary Façade, the Secondary Façade may include architectural metal wall panels.
- (ii) Prohibited building finish materials on the Secondary Façades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.
- (iii) Overhead doors are permitted on Secondary Façade elevations, but shall not be orientated towards a public right-of-way.

C. Article 5.3(K) of the UDO – north and east elevations

i. General Design Theme Standards

ii. 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.
- 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.

Comment: Building facades utilize Northpoint PUD Amendment IV Ord. 21-17 for relief in frequency of building offset modulations. Proposed building facades comply.

- 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:
 - (a) 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.
 - (b) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion.
 - (c) 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:
 - (a) 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:
 - (a) Flat Roofs
 - (i) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice.
 - (ii) 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)
 - (iii) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one (1) of the following:
 - 1. 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.

2. 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.

- (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

h. Windows

- (a) 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.
- (b) 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.

i. Awnings

j. Drive-thru and Fueling Stations

k. Building Materials

- (a) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
- (b) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.
- (c) 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.
- (d) 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.

- (e) 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.

I. Accessory Buildings

Misc.

26) Building Standards (Article 6.4)

27) Fence Standards

A. Article 6.5

- i. Fences enclosing an Institutional Use or a business or industrial property may consist of an open mesh fence not to exceed a height of ten (10) feet, unless otherwise further restricted by this Ordinance.

28) Height Standards

A. Article 6.6 of the UDO

B. Ord. 17-51

- i. Maximum building height – 35'

29) Landscaping Standards

A. Article 6.8 of the UDO

Content of Landscape Plan

Selection, Installation, and Maintenance of Plant Materials

General Landscaping Design Standards

General Screening Standards

Minimum Lot Landscaping

Foundation Plantings

External Street Frontage Landscaping Requirements

Parking Area Landscaping

B. Ord. 17-51

- i. Article 6.8 N of the UDO shall be replaced by this section.
- ii. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants (inclusive of bushes/shrubs) used for screening must be at least eighteen (18) to twenty-four (24) inches tall when planted. Evergreen trees required for screening must be

- between six (6) and eight (8) feet in height at the time of planting. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- iii. A twenty-foot (20') buffer yard shall be required around the perimeter of each District except as follows:
 - a. Buffer along the northern, western, southern and eastern borders of the Commerce Parke
 - (a) In the areas as shown on Buffer Plan, Exhibit "D" a forty-foot (40') buffer yard shall be required and shall be improved as follows:
 - (i) The buffer yard shall have a six-foot (6') mound.
 - (ii) Shall be landscaped per this Ordinance.
 - (iii) Evergreen trees shall be planted on or near the top of the mound.
 - (b) Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.
 - b. Buffer yards that are not additionally road frontage shall be landscaped per this subsection, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required. Buffer yards that are additionally road frontage shall be landscaped per the buffer yard requirements of External Street Frontage Landscaping per Section 6.8 (M) of the UDO.
 - iv. Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.
 - v. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated. In the NW corner of the property located north of the 203rd Street extension (as shown on the Concept Plan) a forty (40) foot tree preservation area shall be utilized as the buffering requirement without any mounding or fencing. Prior to development adjacent to this tree preservation area, a tree preservation plan prepared in accordance with Article 6.8(E)(4) of the UDO shall be approved by the Director.
 - vi. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
 - vii. Buffer yards shall not be required between uses within the same districts or within subdivisions.

30) Lighting Standards (Article 6.9)

31) Lot Standards (Article 6.10)

32) Outside Storage and Display

A. Article 6.12

B. Ord. 17-51

- i. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening/buffering requirements as set forth in this Ordinance.
- ii. Outside storage shall be permitted in District 2 in accordance with Article 6.12(D) of the UDO.
- iii. No outside storage shall be permitted within District 1 or District 3, or within one hundred feet (100') of the right-of-way of the new East Street extension, Grassy Branch Road, or US 31 within District 2.
- iv. Service/Material Yard and Storage Areas.
 - a. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows:
 - (a) The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Commerce Parke.

33) Parking and Loading Standards (Article 6.14)

- A. Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping (Ord. 17-51)
- B. Required Spaces: Off-street Parking Spaces shall be provided as follows:
 - a. Industrial Uses not engaged in retail trade: One (1) space for each two (2) employees, as related to working period when the largest number of employees are employed on the premises.
- C. Bicycle Parking: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit.
 - i. Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
- D. Lighting: A system of lights shall be installed to provide an adequate standard of illumination over the entire Parking Area of business Uses during business hours and minimum-security illumination during nonbusiness hours. All lights shall be shielded so that minimum glare will extend to the adjacent property and meet the requirements of Article 6.9 Lighting Standards.

34) Performance Standards (Article 6.15)

- A. In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply (Ord. 17-51)
 - i. No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

35) Setback Standards (Article 6.16)

36) Sign Standards (Article 6.17)

37) Vision Clearance Standards (Article 6.19)

- A. Vision Clearance: No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
- i. Forty (40) feet from intersections of Collectors or Local Streets.
 - ii. Seventy-five (75) feet from intersections of Expressways or Arterials.
 - iii. Ten (10) feet from intersections of Driveways or Alleys.
 - iv. Twenty-five (25) feet from intersections of Private Streets.

38) Yard Standards (Article 6.21)

DESIGN STANDARDS

Chapter 8 of UDO and Northpoint PUD District (Ord. 17-51)

The plans comply.

39) Block Standards (Article 8.1)

40) Easement Standards (Article 8.3)

41) Monument and Marker Standards (Article 8.5)

42) Open Space and Amenity Standards (Article 8.6)

43) Pedestrian Network Standards (Article 8.7)

- A. 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).

- 44) Storm Water Standards (Article 8.8)
- 45) Street and Right-of-Way Standards (Article 8.9)
- 46) Street Light Standards (Article 8.10)
- 47) Street Sign Standards (Article 8.11)
- 48) Surety Standards (Article 8.12)
- 49) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

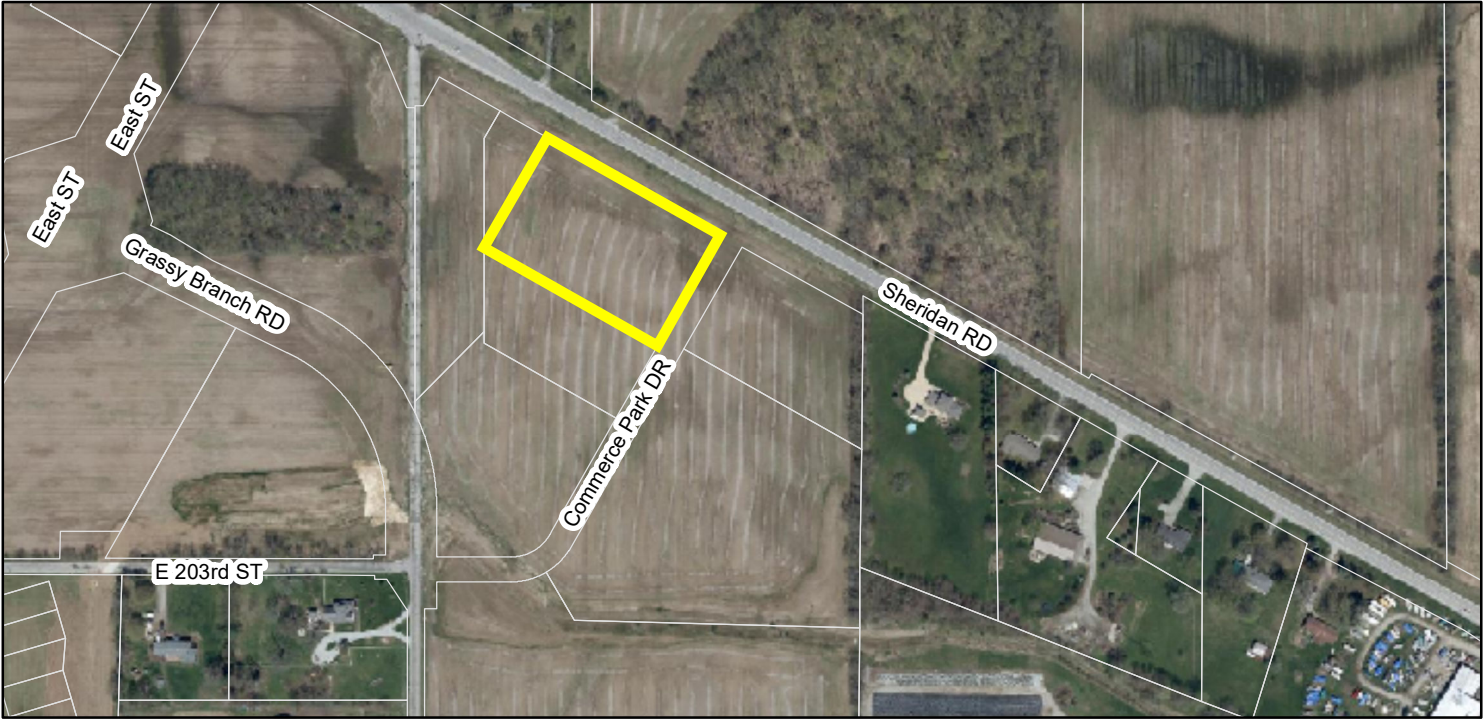
- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) Action: Approve Detailed Development Plan 2210-DDP-33 with the following condition:
 - That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Weston Rogers at wrogers@westfield.in.gov or (317) 408-9895



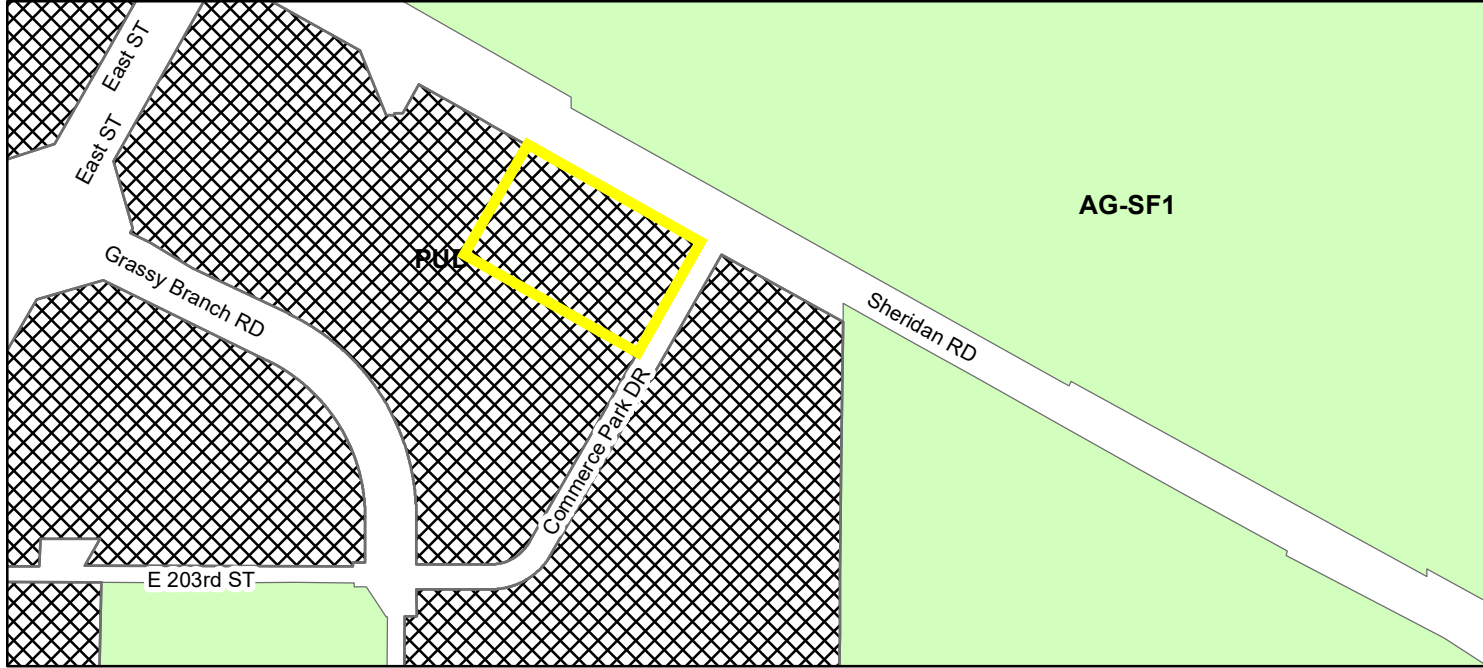
Property Location Map
Northpoint Commerce Park Lot 2
20418 Commerce Park Dr.
2210-DDP-33



Aerial Location Map



Zoning Map



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

PRELIMINARY
NOT FOR
CONSTRUCTION

1 REV. PER WWTAC 9/20/22	10/14/22	KG
REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

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

PROJECT:
NORTHPOINT COMMERCE PARK LOT 2

PROJECT LOCATION:
20418 COMMERCE PARK DR.
WESTFIELD, INDIANA 46074
HAMILTON COUNTY

SECTION, TOWNSHIP, RANGE:
NW 1/4, S20, T19N, R4E

CLIENT:
JRF CONSTRUCTION
705 E. MAIN ST.
WESTFIELD, IN 46074

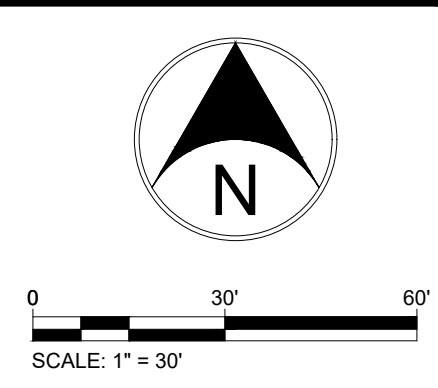
PLAN DATE:
03/10/2023

DESIGN: AF / KG	CHECK: NMS / AF	DRAWN: KG
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PROJECT NO:
2207007

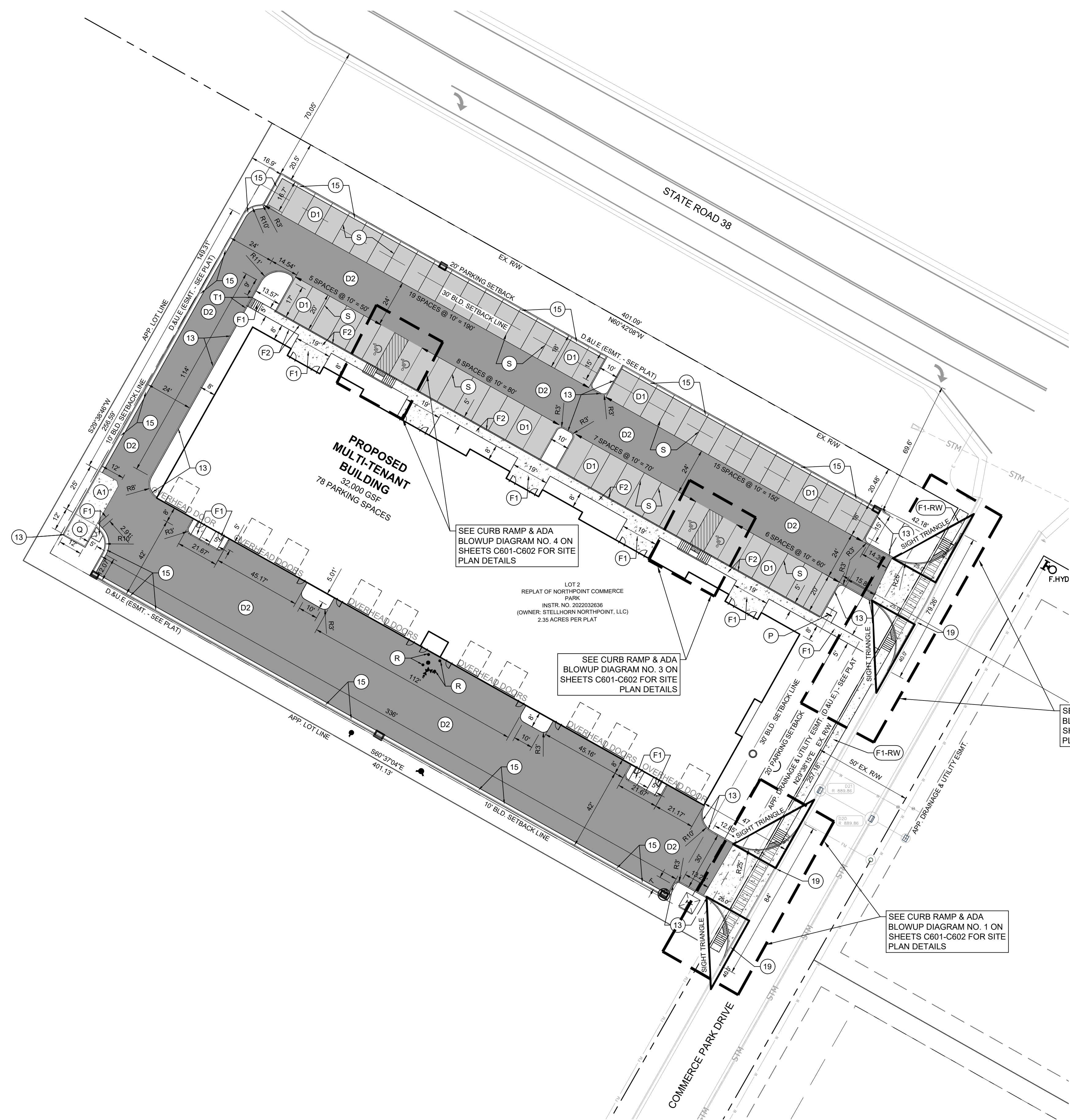
SHEET NAME:
SITE LAYOUT PLAN

SHEET NO.
C201

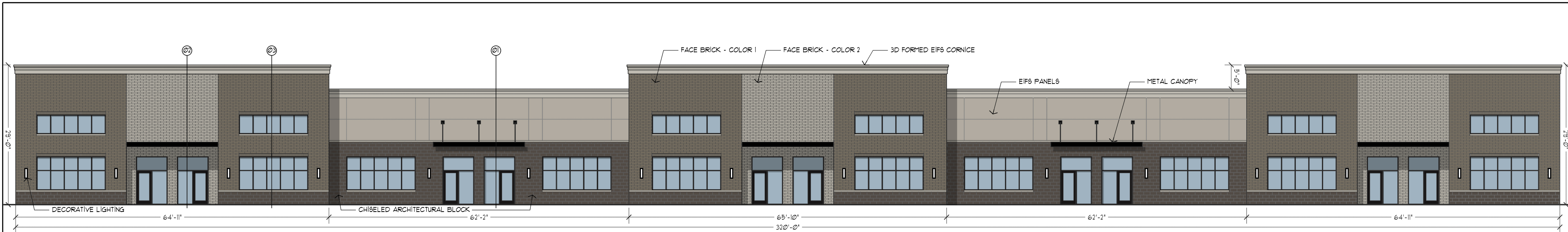


- KEYNOTES:**
- A1 CONCRETE PAVEMENT (CLASS I - SEE DETAILS).
 - A2 CONCRETE PAVEMENT MEETING CLASS III DRIVE INDOT STANDARD DRAWING / DETAIL.
 - D1 LIGHT DUTY ASPHALT PAVEMENT (SEE DETAILS).
 - D2 HEAVY DUTY ASPHALT PAVEMENT (SEE DETAILS).
 - E EXISTING SIDEWALK / CURB / PAVEMENT TO REMAIN.
 - F1 CONCRETE SIDEWALK.
 - F2 INTEGRAL CURB AND WALK.
 - (F1-RW) RIGHT-OF-WAY CONCRETE SIDEWALK (WALK SHALL ADHERE TO THE CORRESPONDING MUNICIPALITY RIGHT-OF-WAY DETAIL AND STANDARDS, AS APPLICABLE).
 - M MATCH EXISTING *CURB AND SIDEWALK CONSTRUCTION SHALL MEET AND CONNECT INTO EXISTING CURB AND WALK AT EXISTING JOINTS. FIELD ADJUST AS NECESSARY FOR THIS WALK BLEND TRANSITION. CROSS-SLOPE REQUIREMENTS SHALL BE MAINTAINED. THE LONGITUDINAL / RUNNING SLOPE FOR THIS WALK BLEND TRANSITION SHALL EITHER MATCH THE EXISTING ROADWAY SLOPE AND / OR SHALL HAVE A MAXIMUM SLOPE OF 5.00%. IF THE WALK BLEND TRANSITION EXCEEDS TWO (2) JOINT PANELS OR 10 LINEAR FEET, CONTACT ENGINEER FOR GUIDANCE.
 - P BICYCLE PARKING, SEE DETAILS
 - Q DUMPSTER PAD AND ENCLOSURE. SEE DETAILS FOR DUMPSTER PAD PAVEMENT TYPE (CONCRETE) AND SPECIFICATIONS. FOR ENCLOSURE, SEE ARCHITECTURAL PLANS.
 - R CONCRETE BOLLARDS
 - S STRIPING AS SHOWN. PARKING SPACE STRIPING SHALL BE 4 INCH WHITE PAVEMENT MARKING, TYPICAL.
 - T1 CURB TAPER.
 - T2 FLUSH CURB.
 - 13 6 INCH CONCRETE "STRAIGHT" CURB.
 - 15 24 INCH WIDE CONCRETE CURB AND GUTTER.
 - 19 24 INCH WIDE DEPRESSED CURB AND GUTTER.

PARKING CALCULATION	
REQUIRED	SPACES PROVIDED
ONE (1) SPACE FOR EACH TWO (2) EMPLOYEES, AS RELATED TO WORKING PERIOD WHEN THE LARGEST NUMBER OF EMPLOYEES ARE EMPLOYED ON THE PREMISES.	60 REGULAR PARKING SPACES, 4 ADA SPACES

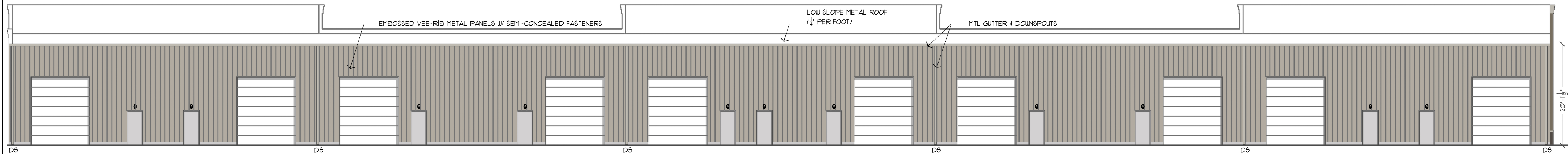


DATE: 03/10/2023
DRAWN BY: KG
CHECKED BY: NMS
DESIGNED BY: AF
PROJECT NO: 2207007
SHEET NO: C201

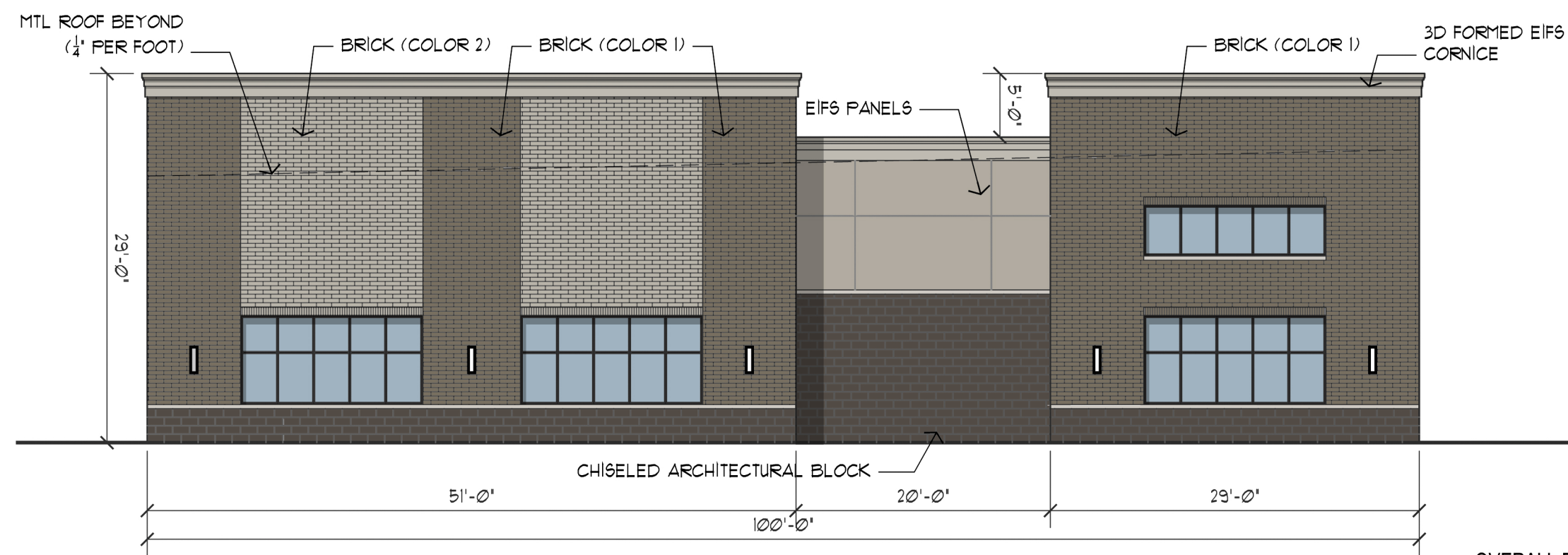


PROPOSED NORTH ELEVATION (PRIMARY FACADE)
SCALE: 3/32" = 1'-0"

OVERALL FACADE AREA: 8658SF
GLAZING/DOORS AREA: 1992SF
MASONRY AREA: 4850SF (74% OF FACADE EXCLUDING GLAZING/DOORS)
EIFS AREA: 1721SF (25% OF FACADE EXCLUDING GLAZING/DOORS)
METAL DETAILING AREA (CORNICE/CANOPIES): 95SF (1% OF FACADE EXCLUDING GLAZING/DOORS)

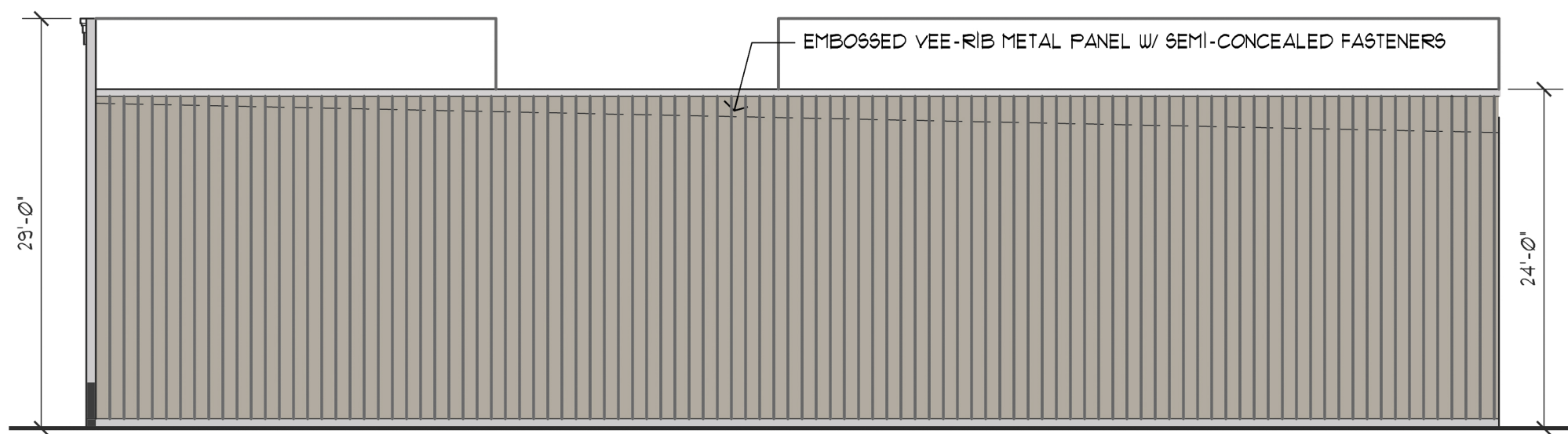


PROPOSED SOUTH ELEVATION (SECONDARY FACADE)
SCALE: 3/32" = 1'-0"



PROPOSED EAST ELEVATION (PRIMARY FACADE)
SCALE: 3/32" = 1'-0"

OVERALL FACADE AREA: 2800SF
GLAZING/STOREFRONT AREA: 357SF
MASONRY AREA: 2056SF (84% OF FACADE EXCLUDING GLAZING/DOORS)
EIFS PANEL AREA: 387SF (16% OF FACADE EXCLUDING GLAZING/DOORS)



PROPOSED WEST ELEVATION (SECONDARY FACADE)
SCALE: 3/32" = 1'-0"

MATERIAL SCHEDULE

- FACE BRICK COLOR 01 - COCOA BROWN VELOUR
- FACE BRICK COLOR 02 - DOVE GREY VELOUR
- EIFS PANELS/CORNICE - TEXTURE GRAY II
- CORDOVA STONE - MIDNIGHT CHISEL
- EMBOSSED VEE-RIB METAL PANEL- COOL SHELL GRAY

petersonARCHITECTURE
298 South 10th Street Suite 500
Noblesville, IN 46060
p 317.770.9714
f 317.770.9718
petersonarchitecture.com

NEW CONSTRUCTION
FLEX BUILDING
20418 COMMERCE PARK DR
WESTFIELD, INDIANA
JRF CONSTRUCTION

90% CONSTRUCTION DRAWINGS

01/25/2023

REVISIONS:	
1	REVISION DATE
2	REVISION DATE
3	REVISION DATE
4	REVISION DATE
5	REVISION DATE

PLOT DATE: 2022-08-30
DRAWN BY: TANKER
CHECKED BY: -
PROJECT NUMBER: 22-0026

EXTERIOR ELEVATIONS

A201

THESE DRAWINGS ARE GIVEN IN CONFIDENCE AND SHALL BE USED ONLY IN PURSUANT TO THE AGREEMENT WITH:
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PRELIMINARY
NOT FOR
CONSTRUCTION

REV.	DESCRIPTION	DATE	BY
1	REV. PER WWTAC 9/20/22	10/14/22	KG
2	REV. PER WWTAC 9/20/22	10/14/22	KG
3	REV. PER WWTAC 9/20/22	10/14/22	KG
4	REV. PER WWTAC 9/20/22	10/14/22	KG
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GENERAL NOTES / LEGEND:

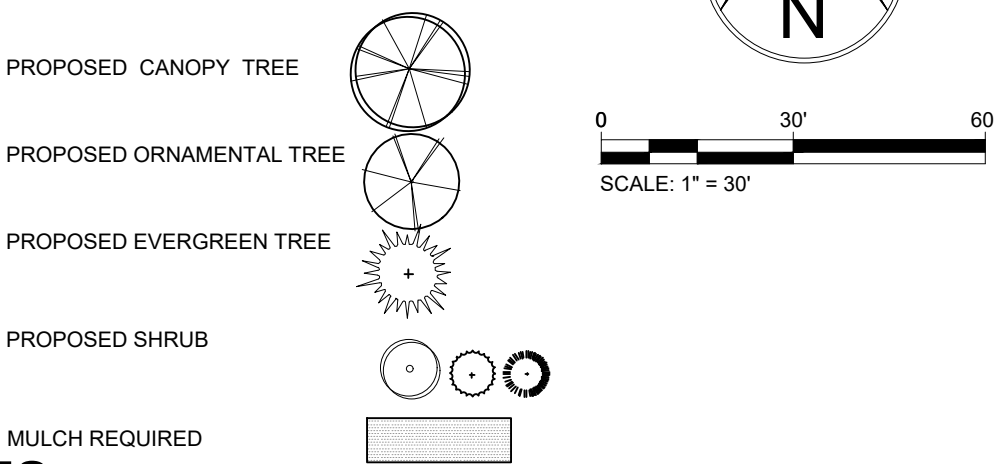
"IT'S THE LAW"
811
Know what's below.
Call before you dig.
2 WORKING DAYS BEFORE YOU DIG.

PROJECT:
NORTHPOINT COMMERCE PARK LOT 2
PROJECT LOCATION:
20418 COMMERCE PARK DR.
WESTFIELD, INDIANA 46074
HAMILTON COUNTY
SECTION, TOWNSHIP, RANGE:
NW ¼, S20, T19N, R4E

CLIENT:
JRF CONSTRUCTION
705 E. MAIN ST.
WESTFIELD, IN 46074

PLAN DATE:
03/10/2023
DESIGN: AF CHECK: AF DRAWN: KG
PROJECT NO:
2207007
SHEET NAME:
LANDSCAPE PLAN
SHEET NO.
L101

SYMBOL LEGEND

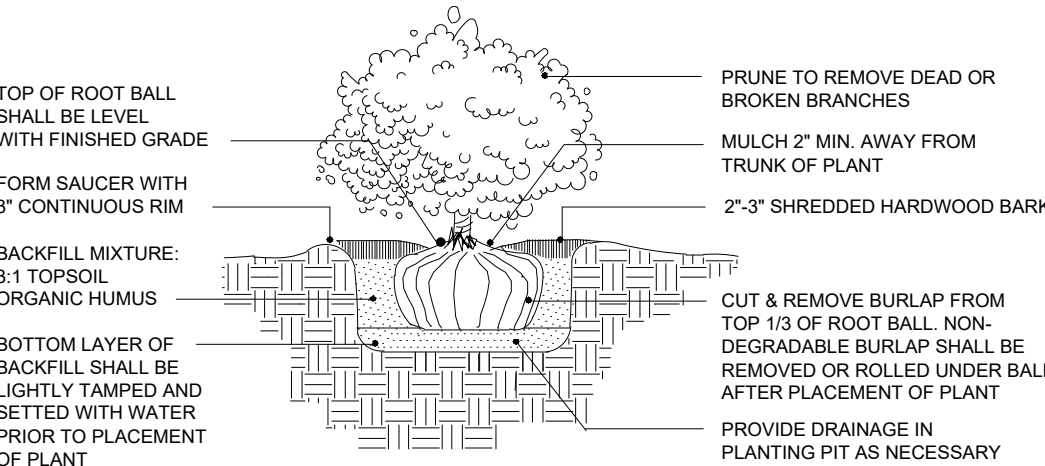
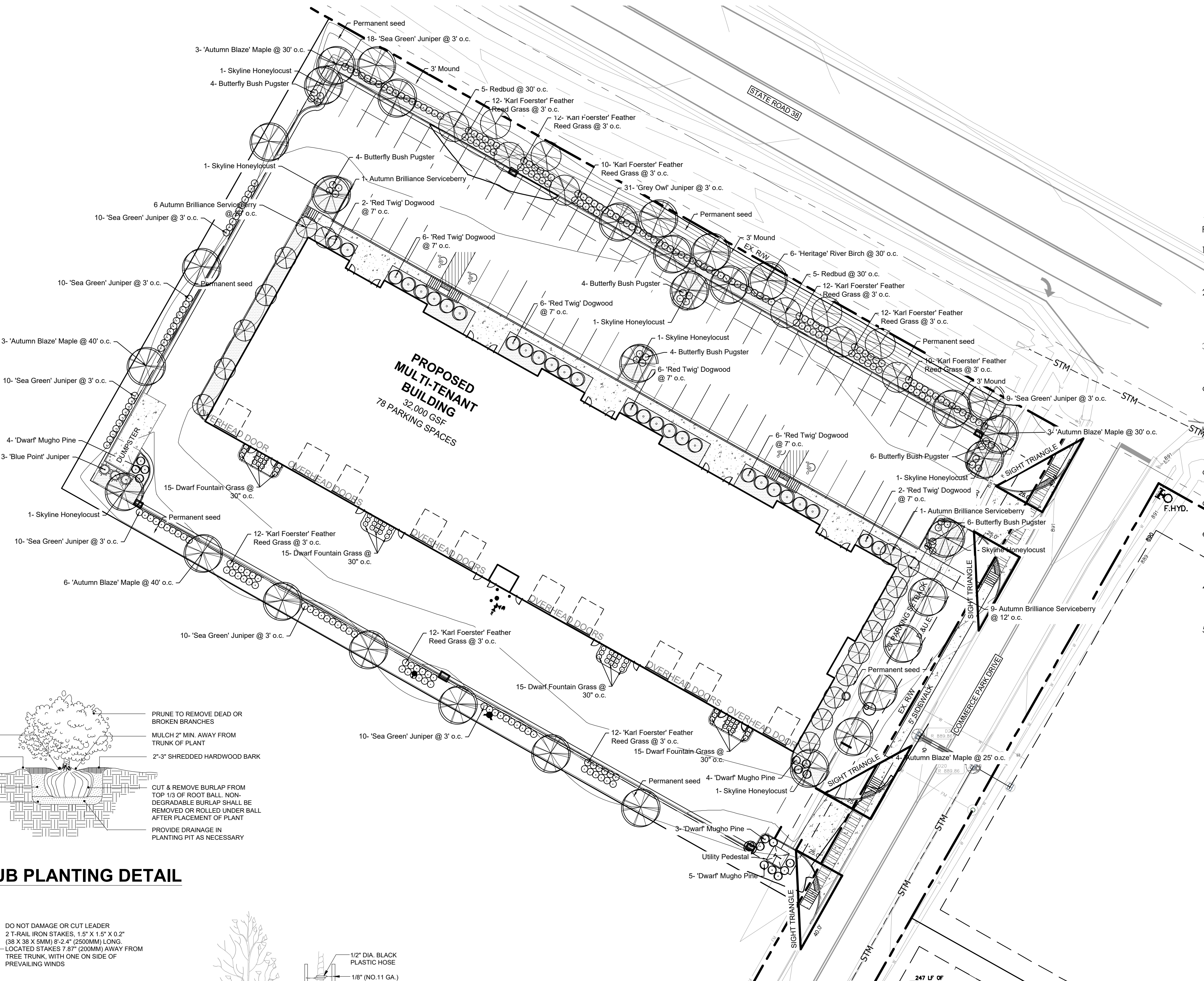


GENERAL NOTES

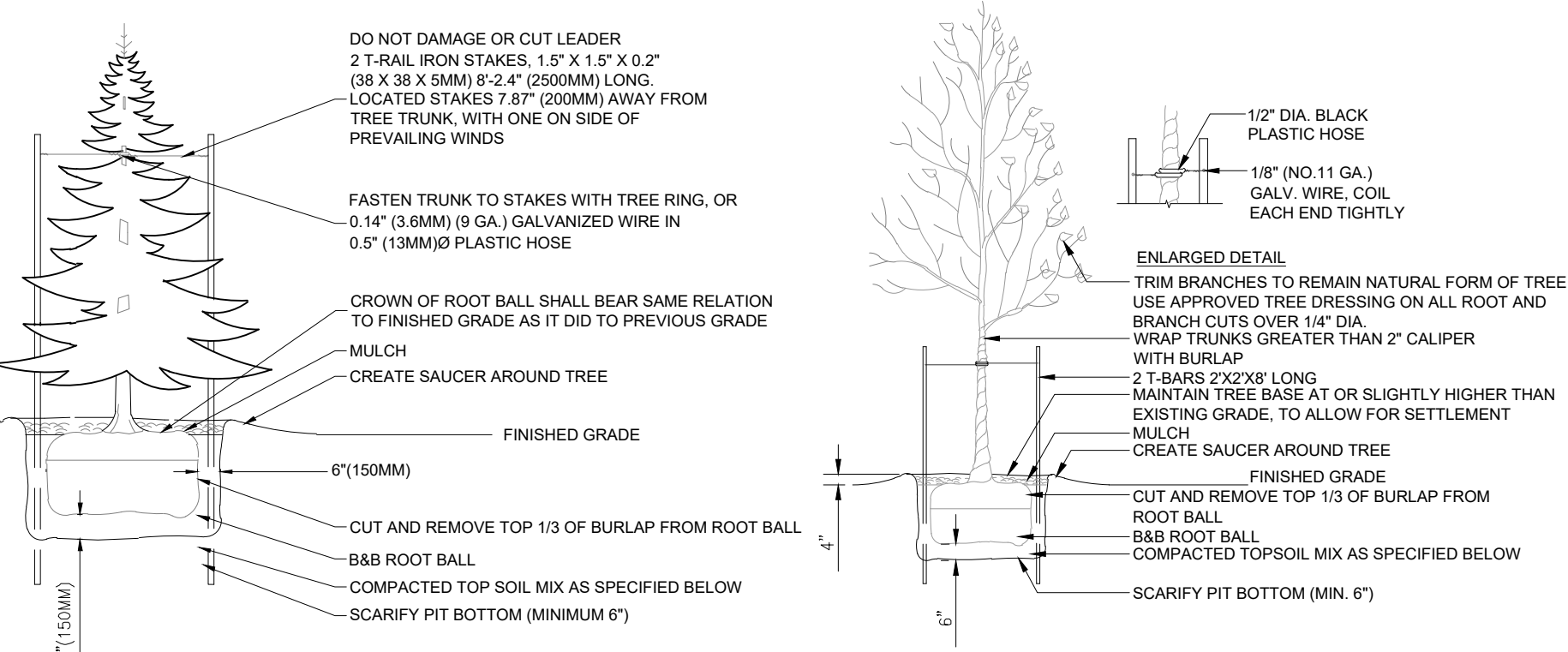
- PLANT MATERIAL SHALL BE SELECTED AND INSTALLED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:
- LANDSCAPE MATERIALS SELECTED SHALL BE APPROPRIATE TO LOCAL GROWING AND CLIMATE CONDITIONS AND FOLLOW THE GUIDELINES SET BY THE AMERICAN STANDARD FOR NURSERY STOCK. ANSI Z60.1 (CURRENT EDITION) AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 - ALL PLANTS SHALL BE OF SPECIMEN QUALITY, SUPERIOR FORM, HEALTHY, VIGOROUS, WELL BRANCHED, DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECTS EGGS OR LARVAE AND SHALL HAVE WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL BE FREE FROM DAMAGE OR CONDITIONS THAT WOULD PREVENT NORMAL GROWTH.
 - ALL PLANTING MATERIAL SHALL BE IN ACCORDANCE WITH THE MOST CURRENT PUBLICATION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
 - STREET TREES AND SHADE TREES: ALL STREET TREES AND SHADE TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF TWO AND ONE-HALF (2.5) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND LEVEL.
 - ORNAMENTAL TREES: ALL ORNAMENTAL TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF ONE AND ONE-HALF (1.5) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND LEVEL.
 - EVERGREEN TREES: ALL EVERGREEN TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF SIX (6) FEET.
 - SHRUBBERY: ALL DECIDUOUS AND EVERGREEN SHRUBS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF EIGHTEEN (18) INCHES.
 - GROUND COVER/ORNAMENTAL GRASS: ALL GROUND COVER/ORNAMENTAL GRASS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM SIZE OF ONE (1) GALLON, UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
 - IRRIGATION SYSTEMS SHALL NOT BE INSTALLED IN THE CITY OWNED RIGHT-OF-WAY WITHOUT APPROVAL BY THE BOARD OF PUBLIC WORKS. THE CITY DOES NOT ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED TO AN UNPERMITTED IRRIGATION SYSTEM THAT IS CAUSED BY WORK BEING PERFORMED IN THESE AREAS.
 - IT SHALL BE THE RESPONSIBILITY OF THE OWNERS AND THEIR AGENTS TO INSURE PROPER MAINTENANCE OF ALL TREES, SHRUBBERY AND OTHER LANDSCAPING APPROVED AS PART OF THE DEVELOPMENT PLAN/ADLS PLANS. THIS SHOULD CONSIST OF: WATERING, FERTILIZING, PROPER MULCHING, CLEARING OF DEBRIS AND WEEDS, MONITORING FOR PESTS AND DISEASE, MOWING, PRUNING, THE REMOVAL AND TIMELY REPLACEMENT OF DEAD, HAZARDOUS OR DYING PLANTS, TREATING FOR DISEASE OR INJURY, OR ANY OTHER SIMILAR ACT(S) WHICH PROMOTES GROWTH, HEALTH, BEAUTY AND THE LIFE OF TREES, SHRUBS, TURF AND OTHER PLANTS.

PLANT MATERIAL CALCULATIONS TABLE

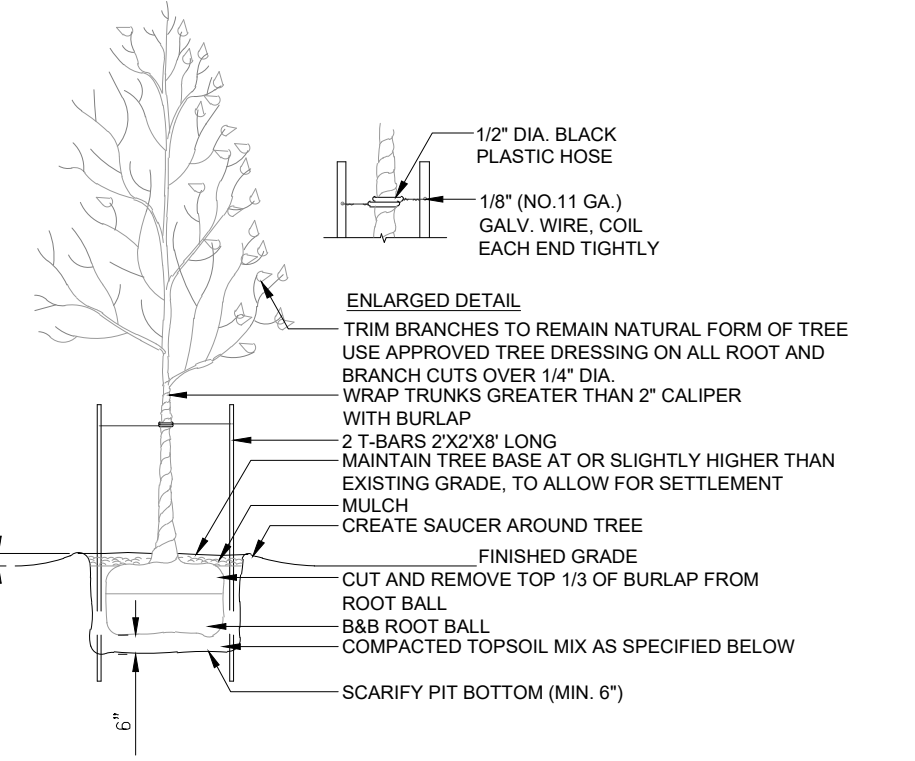
ZONING CLASSIFICATION, CITY OF WESTFIELD	PLANT MATERIAL REQUIREMENTS ARE SET FORTH BY THE NORTHPOINT PUD AND CITY OF WESTFIELD UDO	
	REQUIRED	PROVIDED
MINIMUM LOT PLANT MATERIAL	COMMERCIAL/BUSINESS USE, 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE 2.36 ACRES 24 SHADE TREES, 24 ORNAMENTAL OR EVERGREEN TREES, AND 59 SHRUBS REQUIRED.	24 SHADE TREES, 24 ORNAMENTAL OR EVERGREEN TREES, AND 59 SHRUBS PROVIDED.
BUILDING FOUNDATION	8' WIDE PLANTING AREA, 1 SHRUB OR ORNAMENTAL TREE PER 12 LF OF FRONT BUILDING FACADE, AND PLANT MATERIAL EVERY 40 LF FOR BUILDING WALLS GREATER THAN 80 LF IN LENGTH	NORTH -27 SHRUBS SOUTH -15 PLANT CLUSTERS EAST - 9 ORNAMENTAL TREES WEST - 5 ORNAMENTAL TREES
PARKING LOT INTERIOR	10% OF PARKING AREA TO CONTAIN ISLANDS (EXCEEDING 50 SPACES), 1 TREE AND 4 SHRUBS PER ISLAND 20,800 SFT PARKING AREA X .10 = 2,080 SFT ISLAND AREA REQUIRED	2,500 SFT OF ISLAND AREA, 8 TREES AND 36 SHRUBS PROVIDED
PARKING LOT EXTERIOR	NORTH 5' WIDE PLANTING AREA, 1 TREE PER 30 LF AND 1 SHRUB PER 3 LF OF PARKING LOT PERIMETER	NORTH -13 TREES, 138 SHRUBS WEST - 3 TREES, 30 SHRUBS SOUTH - 6 TREES, 66 SHRUBS
EXTERNAL STREET	SR 38 - 10' WIDE GREEN STRIP, 3 SHADE OR EVERGREEN, 2 ORNAMENTAL, 25 SHRUBS PER 100 LF., AND 3' MOUND. **PLANT MATERIAL REQUIREMENTS IN THIS SECTION WILL ACT AS CREDIT TOWARD THE EXTERIOR PARKING LOT REQUIREMENT. 400LF OF FRONTAGE = 12 SHADE OR EVERGREEN, 8 ORNAMENTAL, AND 100 SHRUBS REQ'D.	13 SHADE, 10 ORNAMENTAL, 138 SHRUBS, AND 3' MOUND PROVIDED
DUMPSTER SCREENING	6' HIGH OPAQUE SCREEN	VEGETATIVE AND ARCHITECTURAL SCREEN
MONUMENT SIGN	PLANTINGS REQUIRED	N/A



SHRUB PLANTING DETAIL



CONIFEROUS TREE PLANTING DETAIL



DECIDUOUS TREE PLANTING DETAIL

PLANTING SCHEDULE					
Quantity	Botanical Name	Common Name	Condition	Size	Comments
Deciduous Trees					
15	Acer freemanii 'Autumn Blaze'	Autumn Blaze' Maple	B&B	2' Cal., 8' High	For spacing see plan
6	Betula nigra	Heritage' River Birch	B&B	2' Cal., 8' High	For spacing see plan
10	Cercis canadensis	Redbud	B&B single leader	2' Cal.	For spacing see plan
8	Gleditsia triacanthos inermis	Skyline Honeylocust	B&B	2' Cal., 8' High	For spacing see plan
14	Amelanchier grandiflora	Autumn Brilliance' Serviceberry	B&B, Single Leader	2' Cal.	For spacing see plan
Evergreen Trees					
3	Juniperus chinensis	Blue Point Juniper	Cont.	6'	For spacing see plan
Evergreen Shrubs					
87	Juniperus chinensis	Sea Green Juniper	Cont.	24"	For spacing see plan
16	Pinus mugo	Dwarf Mugho Pine	Cont.	24"	For spacing see plan
31	Juniperus virginiana 'Grey Owl'	Grey Owl' Juniper	Cont.	24"	For spacing see plan
Deciduous Shrubs					
28	Buddleia x 'SMNBD'	Pugster Butterfly Bush	Cont.	24"	For spacing see plan
20	Cornus sericea	Red Twig Dogwood	Cont.	24"	For spacing see plan
Ornamental Grass					
104	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	Cont.	#2	For spacing see plan
75	Pennisetum alopecuroides 'Hamel'	Hamel Dwarf Fountain Grass	Cont.	#2	For spacing see plan

DATE: 03/10/2023 09:07 AM
DRAWN BY: JRF
CHECKED BY: JRF
DESIGNED BY: JRF
PROJECT NO: 2207007
SHEET NO: L101
SCALE: 1" = 30'

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New Definitions:

“Garden Home” – a single story, multifamily building, with at least six units each with an attached garage.

“Multiple Unit Type Building” – a structure containing a mix of assisted living, memory care and independent living units as well as common facilities for dining and recreation. A majority of the units must a combination of assisted living and/or memory care units.

“Kinsey Façade” – The primary façade of the Multiple Unit Type Building adjacent to the Kinsey Avenue Right of Way.

“186th Façade” – The primary façade of the Multiple Unit Type Building adjacent to the 186th Street Right of Way.

“South Façade” – The primary façade of the Multiple Unit Type building facing south.

“Remaining Façades” – Any façade on the Multiple Unit Type Building other than the Kinsey Façade, South Façade or the 186th Façade.

“Garden Home Side Façade” – The façade of a Garden Home containing a chimney flue.

“Garden Home Rear Façade” – The façade of a Garden Home not facing an internal street which is not a Garden Home Side Façade.

“MUTB Unit” – shall refer to a unit available for occupancy in the Multiple Unit Type Building, whether that unit is an assisted living unit, a memory care unit or an independent living unit. Unless otherwise specified herein, an MUTB Unit may be interchangeable with the term unit as provided in the UDO.

Section 5. Development Standards. Section 8.3 of the Wheeler Landing Ordinance (Ord. 18-04) as applicable to the Real Estate shall be replaced entirely as follows:

- A. Section 6.3(E) of the UDO shall apply to the Multiple Unit Type Building, except as specifically modified here.
 - (i) The 186th Façade shall comply with Section 5.3 (K)(2)(b) of the UDO.
 - (ii) The required projection/recessions of Section 6.3(E)(1)(a) of the UDO may be met on the Kinsey Façade and the South Façade by the use of covered porches and/or patios on MUTB Unit located on the Kinsey Façade and South Façade.
 - (iii) Section 6.3(E)(1)(a) of the UDO shall not apply to the Remaining Facades.
 - (iv) The masonry requirement of Section 6.3(E)(2)(b) of the UDO shall be modified to twenty five percent (25%) for the Remaining Facades and for any accessory buildings on the Real Estate (including but not limited to the detached garage). The requirement for

consistent use of building materials on all facades are required under 6.3(E)(1)(b) shall be removed so long as the requirements of this Section 5(A)(i) – (iii) are met.

B. Section 6.3(E) of the UDO shall apply to the Garden Homes, except as specifically modified here:

- (i) The masonry requirement of Section 6.3(E)(2)(b) of the UDO shall be modified to require fifty percent (50%) masonry on the front façade of a Garden Home, twenty five percent (25%) on the Garden Home Side Façade, and no masonry requirement on the Garden Home Rear Façade. The requirement for consistent use of building materials on all facades are required under 6.3(E)(1)(b) shall be removed for Garden Homes.
- (ii) Garden Home Rear Facades may comprised of only one building material.
- (iii) Section 6(E)(4)(a) of the UDO shall be modified to require a minimum roof pitch for a primary or main roof to be at least 4:12.

WRITTEN PUBLIC COMMENTS

Docket Number: 2212-PUD-20
Petitioner: Leo Brown Development, LLC
Request: Petitioner requests an amendment to the Real Estate and architectural standards on 2.34 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

Enclosed Attachments:

February 6, 2023 Public Hearing

- | | | |
|------------------------------------|---|--------------|
| 1. Jacobi, Larry | | (11/30/2022) |
| 2. Bolinger, Monty | | (11/30/2022) |
| 3. Wheeler, Ryan | | (12/02/2022) |
| 4. Sachs, Sam | 11329 E. SR 32, Zionsville, IN | (12/02/2022) |
| 5. Holmes, Alan | | (12/02/2022) |
| 6. King, Michael | | (12/04/2022) |
| 7. Radford, Lori | 14601 Linn Ct., Westfield, IN | (12/04/2022) |
| 8. Ingegno, Frank | | (12/04/2022) |
| 9. Marcum, Matthew T. & Richard L. | 101 W. 186 th St., Westfield, IN | (12/05/2022) |
| 10. Hasseld, Jen | 17259 Meggs St., Westfield, IN | (12/06/2022) |
| 11. Hoffer, Kevin | | (12/14/2022) |
| 12. Wheeler, Andrew | | (02/05/2023) |
| 13. Morris, Jeff | | (02/06/2023) |

March 20, 2023 Workshop Meeting

- | | | |
|-------------------|--|--------------|
| 14. Wheeler, Ryan | | (03/20/2023) |
|-------------------|--|--------------|

From: [Larry Jacobi](#)
To: [planners](#)
Subject: Westfield airport apartments
Date: Wednesday, November 30, 2022 11:12:05 AM

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

Hello, my name is Larry Jacobi. I am the owner and operator of the noblesville Airport. I am writing to oppose the apartments proposed next to the Westfield airport. We only have four public use airports in Hamilton county two of them are on the county lines only Westfield and Noblesville serve those in the center of the county.

Housing, including apartments next to a runway is just not a good safety item. Please oppose this.

Larry Jacobi
317-508-0571

Sent from my iPhone

From: [EAA1527](#)
To: [planners](#)
Cc: [Ryan Wheeler](#); [Andy Wheeler](#)
Subject: Traditions at Grand Park concerns
Date: Wednesday, November 30, 2022 3:30:10 PM

WARNING: This external email is from
eea1527@gmail.com.



Westfield City Planners.

My name is Monty Bolinger, and I am a Hamilton County resident that represents the Westfield EAA Chapter 1527, IndyFlyers Club.

It has been brought to my attention that the City Planners are looking at approvals for another encroachment onto the current Westfield Airport, I72.

This has been discussed many times many ways in the past with the City Council during a previous project proposal. Hamilton County has spent many thousands of dollars on studies about the planning around airports, specifically as they pertain to TYQ, the airport known as Indy Executive. These studies should be considered as relevant to developments happening in the area that surrounds I72 as well.

The FAA and many other agencies have done studies and published many papers as to what constitutes good planning for areas immediately adjacent to airports as well.

In the case of what is coming before the Westfield City Planners and ultimately the City Council, is another residential development in immediate proximity to the Westfield Airport. It is well documented that residential communities are not compatible in the direct proximity of an airport and will ultimately end with the dissatisfaction of residents and conflicts between the residents and the airport.

Coming before you, is a development proposal for "Traditions at Grand Park" that should not be allowed at the location being proposed. This proposal places resident housing at the north east end of the I72 runway, within feet of the takeoff and landing zones for aircraft. Residents in the proposed units will be subject to immediate full throttle engine and propeller noise from aircraft departing to the north, as well as close physical proximity to aircraft landing to the

South.

The proposed buildings will fall directly in the space that the FAA considers an (RPZ) Runway Protection Zone. This zone is generally a defined space at the arrival and departure ends of airport runways and is quite specific about what should be allowed in these areas.

From an aircraft arrival and landing perspective, consider that on a standard glidescope of 3 degrees, that at 500' the height is 27'. At 1000' that height is 54'. With the consideration that the proposed buildings could be 15' in height, and within 500' in the RPZ off the end of the runway, landing aircraft could pass very close to the tops of these buildings if the aircraft is on a normal glidepath. If circumstances dictated an abnormal arrival or departure this could be a catastrophic situation that under normal protected conditions would protect lives and property.

As someone that represents our local chapter of pilots and aviation enthusiasts I would ask that you consider denying this request and future requests for residential units to be located in direct proximity of the airport runway. Zoning should not allow for this as it is not in the best interest of those residents, or the pilots and aviation enthusiasts that use this facility.

I would be willing to provide references to publications and any other information as needed or requested.

If you have any questions, please reach out to me directly and I will gladly answer any concerns.

Thank you for your consideration.
Respectfully

Monty Bolinger
President

EAA Chapter 1527

Phone: (317) 674-3703

President: Monty Bolinger
Vice President: Justin Pallas
Secretary: Amy Solomon
Treasurer: Frank Ingegno
Newsletter: Christen Tombers

Planning Commission Members and Staff,

I have noticed the Traditions at Grand Park development that is on the APC agenda for Monday, December 5th, 2022 and would like to submit some comments on behalf of the Westfield Airport.

While the airport is opposed to this development, I do want to take a moment to commend the developer for a few notable design points that show they are making an effort to reduce their impact to the airport environment. These include reduced building heights closest to the runway approach path and keeping water and its related wildlife as far away from the runway as possible. At the neighborhood meeting Mr. Morton (Leo Brown Group) also indicated that they would investigate ways to reduce the impact of aircraft noise to their residents, fencing or other methods to prevent residents and pets from wandering onto the airport environment, and downward facing lighting to avoid causing momentary blindness and loss of night vision to pilots landing at night. I'd love to see these as actual commitments in writing, but I do appreciate the effort that the team has expressed in minimizing their impact.

That being said, we still have an issue with the fact that it is an incompatible land use with the existing airport.

Safety and Welfare of citizens and guests

Earlier in the year, there was a different residential development proposed that was also adjacent to the runway property. We unfortunately missed the APC meetings, but the City Council received multiple letters from Westfield citizens, local aviators, and aviation organizations from national, state, and local levels. All objecting and warning against the incompatible use between these two types of developments.

Indiana Code 8-21-10 identifies that its purpose is for "the safety, welfare, and protection of persons and property in the air and on the ground" (Sec 1). It specifically identifies retirement homes and nursing homes in a list of noise sensitive purpose buildings (Sec 2). The Code explains that, without special permitting, "a person may not erect a building used for a noise sensitive purpose within an area lying one thousand five hundred (1,500) feet on either side of the centerline and the extended centerline of a runway for a distance of one (1) nautical mile from the boundaries of any public use airport." (Sec 3(b)(3)). This development shares a property line with the extended runway.

This development team seems to be disregarding all of these warnings and is needlessly reducing the safety, welfare, and protection of their future residents and the pilots using the Westfield Airport. When asked at the neighborhood meeting why the team was pursuing this development despite the warnings, their answer was effectively because they can; the land is zoned to allow it, the laws don't absolutely prevent it, and they think they will get a positive profit return on their \$50 million investment.

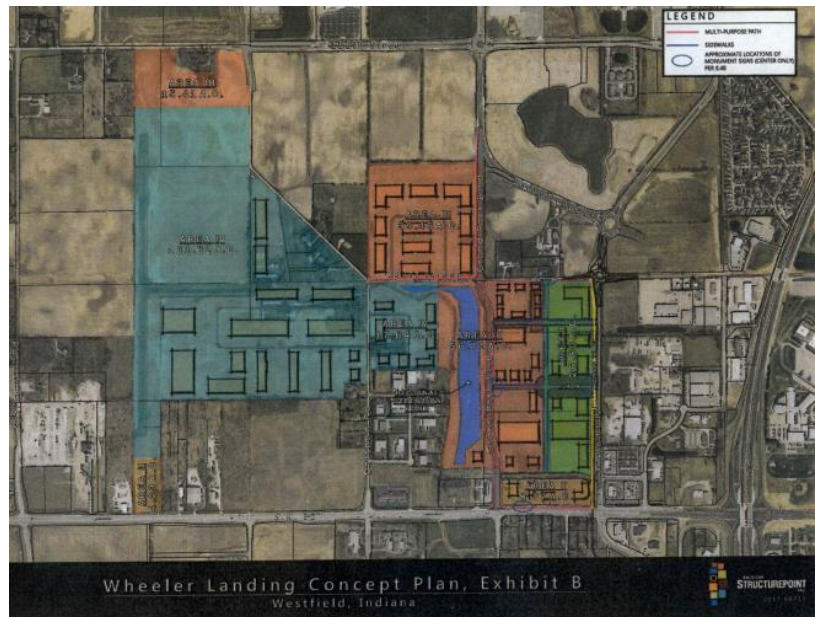
What is worse is that future residents of the facility may not know about the airport until it is too late. The special permit indicating that this lies inside the noise protected zone of an airport is recorded on the title, but renters would not see that since they are not purchasing the land. Secondly, the airport is similar to marinas, golf courses, and other recreation use facilities in that the vast majority of its use is during the warmer months of the year. If the facility was visited in winter, potential tenants may not see or even know they need to consider aircraft noise. Finally, after going through the lengthy process

of getting into nursing home, I'm concerned that some tenants will feel they cannot move out if aircraft noise becomes a problem. At that point the city and the airport will the responsibility of handling the complaints.

Not the intent of Wheeler Landing

Beyond these concerns for the individuals, this was not the intent for the area within the Wheeler Landing PUD. Originally, all of the land west of Dartown Rd was zoned commercial/industrial IAW Area IV of the Wheeler Landing PUD. In early 2018, both city planners and APC members indicated they had serious concerns about the possibility of an industrial building or warehouse being allowed directly across the street from Grand Park. They desired something much more attractive and higher end. For that reason, the section directly across from the park was changed to Area III in March 2018 so that it would match the high level of building standards required along Grand Park Blvd.

At the time an internationally known transportation museum was planning on developing their new campus on that property. They were pretty far into the process and had site plans already drawn. World-renown museum consultants were helping to define the building design and layout. All indications were that we didn't need to worry what was allowed, as we knew what was actually going to go there. So long as that use was on the list, it didn't matter.



If there is a group of people anywhere that understand the regret that comes from having a developer describe a plan, it fall through, and being left with what only is written in black and white, it is this commission. So many times over the last year, I have heard you ask developers to put promises and plans in writing. Some get offended, as if you're asking because you don't believe them, but unfortunately you have experienced this same scenario when the original plan falls through and the next developer uses the wording to their advantage. Even worse, the whole reason for the change was to ensure nicer, premium buildings were built in the area, and the developer is asking to significantly reduce those standards in this request.

Not the Westfield Plan

Furthermore, I'll point out that this is not the plan our city has for this land. The Grand Park Economic Development Vision and Strategy document (https://www.westfield.in.gov/egov/documents/1424891034_49485.pdf) is the culmination of no less than five separate studies from various consultant groups that looked at the viability of the Grand Park idea between 2007 and 2011. It is a 360 page document that lays out the strategy that will make the

Grand Park plan successful toward the overall stated purpose to “attract visitors and new business to Westfield.” (Page 5, The “Grand” Plan, para 1)

Section III and Appendix K (Pages 8 & 360) of the document explain the strategy for the area surrounding Grand Park. A decade later, it is commendable how closely we have stuck to this plan. The Northwest corner of the plan (yellow) shows the only fully residential area of the plan and now includes Osborne Trails and future Lennar Homes subdivisions. It shows mixed use (brown & orange) along 191st St where the new distillery just opened. In the Northeast section it shows retail and hospitality (red) where Chatham Commons is being developed. In the Center and Southeast there is retail, hospitality, and mixed use planned. The current Hinke-Day, Lake Village, and other Wheeler Landing developments in those areas are designed to follow that strategy. To my knowledge the only area currently planned for a use outside of the strategy is the (green) area north of Grand Park. This is intended for privately owned sports venues and creates a draw to support businesses north of Grand Park, and I believe a portion is currently being proposed as dense, low amenity, residential.



This leads us to the area in question today, in the Southwest corner of the plan. This is entirely focused to Corporate Campuses (violet) and Retail/Hospitality (red). Per the document “the City plans to pursue sports themed manufacturing and distribution businesses as well as those companies owned and operated by sports enthusiasts.” This area is critical to the long-term success of the Grand Park plan. Not only does it bring in jobs and industry to Westfield, but it also ensures that with this type of local business support, Grand Park will remain relevant to new sports, products, and requirements.

The airport had no input to this plan, and yet the consulting agencies and the strategy writers came to two important decisions that we agree with; (1) the airport is included in the long term success plan for the area, and (2) it should be surrounded by corporate, retail, and commercial uses for the best success of the entire area.

I’m not sure if the City has ever gotten around to pursue the businesses they mentioned. In 2007 two large projects were initiated: The “Sports Capitol of the World” and “Destination Downtown”. A significant amount of money was used to create Grand Park, but since that time the primary focus seems to have been on Grand Junction. The concentration has been on getting that park set-up, ensuring our downtown becomes a showpiece, and promoting business within the area with items like parking garages. That doesn’t mean we abandoned the plan; it just means that through the less focused marketing of this project, it is taking much longer than some of us expected.

In that regard, I would like to take a moment to point out that there have been many statements over the last year that there are no large areas set aside for large corporate & commercial buildings left in Westfield. There are over 400 acres between SR32 and 186th St East of Springmill. Over 130 acres east

of the airport runway are already zoned through this PUD, and most lots along SR32 are zoned commercial. East of Dartown Rd, there is even more acreage available for commercial use. That is a lot of land awaiting these kinds of developments. The citizens of Westfield have clearly stated that they want higher class restaurants and entertainment. Those companies have indicated that weekend guests at Grand Park are nice, but they need the “lunch shift” crowd to make a profit. That comes from having businesses and corporate offices feeding this area.

Stay true to the plan

I sympathize with the landowners that are obviously ready to sell their property. The demand for developments that match the strategic plan have simply not yet come about, and it is difficult to avoid getting impatient. This is especially true for farmland as it is getting more and more difficult to get agricultural equipment in and out of this area.

So where does all of this leave us? Much of this site is already mistakenly approved for this use. We may not be able to do much about that. However, just because one mistake was made doesn't mean we should propagate the error. I'm concerned that adding the additional acreage requested to this development sends the statement that we have abandoned the plan and it will lead to more requests from residential developers in this same area. A no vote seems to do little harm to this overall development. They could probably plan around it, or simply ensure that only the commercial portions of the business are contained within that area and get it zoned commercial. However, a no vote would say that we are still committed to the long-term success of Grand Park. It would say that we learn from our mistakes. It may even provide that spark to the developer or landowner that they need to seriously consider the future impact of what they are proposing and help them to reconsider the project.

I respectfully request that you vote no on this proposed ordinance.

Ryan Wheeler
Westfield Airport
wheeler.ryan@westfieldairport.com
317.777.2776

December 2, 2022

Westfield City Council
130 Penn St.
Westfield, IN

Re: Ordinance 22-52: Traditions at Grand Park

Dear Council Members,

The Hamilton County Airport Authority (HCAA) has recently learned of plans to develop an “aging in place” property immediately adjacent to the Westfield Airport (I72) located within an area commonly referred to as the Wheeler Landing Planned Unit Development (PUD). Although the airport in question is not owned or operated by the HCAA, we do have an interest in assuring the safety and operability of airports within Hamilton County. As such, we oppose the placing of this facility in such close proximity to the Westfield Airport.

Our objections are based, in part, with our experiences with both existing and proposed residential developments in the vicinity of the Indianapolis Executive Airport (KTYQ) which is owned and operated by the HCAA.

High-density developments are not compatible with airports for two primary reasons. First is safety, for both the future residents of these communities and for the pilots that utilize the airport. High density developments, including the proposed development, utilize wet retention ponds to control drainage. These wet ponds attract waterfowl such as geese, which pose a significant threat to aircraft landing and taking off from these nearby airports. Aircraft within the traffic pattern for landing are at a low altitude and low speed, and an airstrike with a bird could therefore be catastrophic both for the residents on the ground and for the occupants of the aircraft. The proposed development shows two large retention ponds along the east side of the property. These retention ponds are positioned directly under the base turn for Westfield’s runway. This turn is the point where aircraft are descending and slowing down as they make their final approach into the airport. Aircraft are especially vulnerable within this stage of flight, and a potential for a bird strike would be almost unrecoverable at this stage of flight. Due to this heightened risk, the FAA Advisory Circular AC150/5200-33C recommends that water features that can attract wildlife be no closer than 10,000 feet from an airport runway. The proposed development would put wet retention ponds roughly 1,000 feet from the end of the runway.

Additionally, Indiana law (IC 8-21-10) defines both noise sensitive areas and tall structures in and around public use airports in Indiana. While the Westfield Airport is not considered a public use airport, the same practices and principles should be applied in order to promote a safe operating environment for both aviators and Westfield residents. A noise sensitive area is an area extending 1,500 feet on either side of the runway centerline extending for one nautical mile from an airport boundary. Tall structures are buildings that penetrate a 50:1 slope extending 10,000

Hamilton County Airport Authority
Indianapolis Executive Airport
11329 East State Road 32
Zionsville, Indiana 46077



feet from the end of an airport's runway. This development has the potential to be in violation of both of these directives.

The Hamilton County Airport Authority recommends that this proposed development not be allowed at the location immediately adjacent to the Westfield Airport. This recommendation is based on both safety and quality-of-life considerations. If you have additional questions or concerns, feel free to reach out to me at 317-385-3015 or at sam.sachs@hamiltoncounty.in.gov.

Respectfully,

A handwritten signature in black ink, appearing to read "Sam Sachs", positioned above a horizontal blue line.

Sam Sachs
Airport Director
Indianapolis Executive Airport

Cc: Ryan Wheeler
Andy Wheeler
William Frye, HCAA
Michael Howard, HCAA

From: [Alan Holmes](#)
To: [planners](#)
Subject: APC Comments, 2212-PUD-20, Traditions at Grand Park
Date: Friday, December 2, 2022 5:13:55 PM

**WARNING: This external email is from
alan@livesinprogress.com.**

Greetings,

I'm writing to you concerning the proposed retirement facility at the southwest corner of the intersection of 186th St. and Kinsey Ave, specifically with regard to the facility's proximity to the runway at the Westfield Airport.

As a private pilot - though one who does not use Westfield Airport, but who has been through this kind of thing before with other airports - I have some concerns.

The first is that residential development, once completed, almost always creates conflict between residents and users of the airport. Noise and traffic being the big concerns. Residents don't like the sounds of the airplanes coming and going on a nice day, and they will begin to complain. Then arguments and so forth will arise between the two entities and that will be a battle that that local government will need to address, and it almost always ends up with neither party being satisfied.

As a pilot, safety is a far bigger issue when I see residential developments go in next to an airport. From what I can tell, it appears that the edge of the development will be only 200 feet to the east of the runway center line, and a mere 380 ft from the runway threshold. Having to carefully navigate to a runway with buildings that close to it creates a very small margin for safety. While I understand this to be more of a retirement community, the possibility of pets or even children running off the property and into the path of approaching or departing aircraft is a real and potentially dangerous situation.

Anyway, there are more concerns that fall into these basic two categories.

The basic idea here is that residential developments are incompatible with airports when they are in such close proximity. I would encourage you to reconsider the use of the land where this development is planned.

Please don't hesitate to contact me if you have questions.

Thank you for your time and consideration.

Sincerely,
Alan Holmes
Westfield, IN

From: [Mike King](#)
To: [planners](#)
Subject: Traditions at Grand Park
Date: Sunday, December 4, 2022 2:37:54 PM

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

My name is Michael King, I am a Westfield High School graduate and a long time Westfield resident. Additionally, I am a local pilot that has utilized the Westfield Airport since 1981. As a child, my father based his airplane at Westfield in the late 50's and early 60's. My oldest daughter flies her plane into Westfield Airport from Louisville for family visits.

Small airports are often under-appreciated by non-pilots and many city residents are unaware these airports even exist. In fact they are community treasures that need the support of local officials to help preserve them for the generations to come.

One of the biggest threats to these airports is encroachment of residential development. Local zoning is very important to this cause, helping keep residential development a safe distance from active runways. While the proposed development is a 55 and over community, visitors including children will introduce hazards to aircraft operations at Westfield that can and will include baseballs, footballs, bb guns, slingshots, and undoubtedly drones. A drone can easily bring down an aircraft attempting to take off or land.

From a pilot's perspective, the runway needs to be a very sterile environment, completely free of distractions as the most critical phases of flight are the take offs and landings. A simple softball hidden in the grass can spell disaster for a small plane as it could send the airplane off the side of the runway with serious consequences.

Let's be honest, children can be mischievous, it is completely foreseeable that a child would shoot a pellet gun or bb gun at an airplane from the back yard of one of the many houses bordering the runway. Even a laser aimed at a pilot could spell disaster. Children do not understand the possible consequences of their actions.

To say these are safety issues is a huge understatement.

It's inevitable that houses would be purchased by excited buyers with the knowledge that they are in extremely close proximity to a active runway only to later complain about airplane noise and activity. Some will make it their mission to close the airport because of a poor decision on their part to buy said house.

The Westfield Airport is a treasure to this community and needs to be protected from the encroachment of a residential development right against it's runway.

The property in question would be much better served as industrial or commercial development. Please do the right thing.

Respectfully,
Michael King

From: [Lori Radford](#)
To: [planners](#)
Subject: Ordinance 22-52: Traditions at Grand Park
Date: Sunday, December 4, 2022 6:23:44 PM

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

I am writing to express my concern about this project. It is proposed within close proximity to Wheeler Airport, which is a major safety concern. A previous residential project (Courtyards at Springmill) was withdrawn from consideration for this area for the same reason. Please do not approve this, or any other residential project in this location.

Sincerely,
Lori Radford
14601 Linn Ct, Westfield

[Sent from Yahoo Mail for iPhone](#)

From: [Frank Ingegno](#)
To: [planners](#)
Cc: [FRANK INGEGNO](#)
Subject: 2212-PUD-20, Ordinance 22-52; Traditions at Grand Park
Date: Sunday, December 4, 2022 6:27:36 PM

**WARNING: This external email is from
figenius@outlook.com.**

Sir/Madam,

I am a residential property owner in the town of Westfield. I also hangar my airplane at the Westfield Airport.

It has been brought to my attention that residential development is being considered for land adjacent to the Westfield Airport. Refer to 2212-PUD-20, Ordinance 22-52 and/or Traditions at Grand Park

Please consider the following concerns regarding this proposed project:

1) Safety concerns – with residential properties located adjacent to an active airport and runway, the risk of children and pets wandering onto the active runway creates a potential danger to pilots, children, residents and pets. One injured child or pet will most likely cause a ground swell of complaints against the airport.

2) Noise complaint concerns – it's a given that residents living near the active airport will be exposed to aircraft noise. This noise may be unpleasant for residents and their guests. The

airport is most heavily used in evenings and weekends, the same time most residents are in their homes. There will surely be complaints regarding any airport generated noise.

3) Bird strike hazard concerns - residential developments typically have large drainage retention lakes and ponds. These attract wildlife & birds that can cause a collision hazard with aircraft. The result of such collisions can be catastrophic to both pilots and residents on the ground.

4) This development violates Indiana Code 8-21-10 which prohibits noise sensitive buildings within 1,500' of a runway.

5) This development is counter to the Westfield Grand Park plan. For the success of Grand Park, that plan recommends commercial/corporate (not residential) development in the area surrounding Westfield Airport.

https://www.westfield.in.gov/egov/documents/1424891034_49485.pdf

We are not against sensible development of the land adjacent to the Westfield Airport. Sensible development would be commercial (not residential) development.

We request the City of Westfield follow the Westfield Grand Park plan which indicates commercial development is the best use for the land surrounding Westfield Airport.

We also request that any future development considered for any of the land surrounding the Westfield Airport be commercial in nature, not residential.

Thank you for your consideration.

Best regards,

Frank Ingegno
317-428-7741

Sent from [Outlook](#)

From: [Matt Marcum](#)
To: [APC](#)
Cc: [Caleb Ernest](#)
Subject: 101 W. 186th Street to Wheeler Landing PUD
Date: Monday, December 5, 2022 5:17:04 PM

**WARNING: This external email is from
mmarcum22@gmail.com.**

To Whom it May Concern,

My name is Matt Marcum, and I am writing this letter on behalf of myself and my father, Richard Marcum. We are the owners of 101 W. 186th Street. As I'm sure you are aware, there is currently a proposal to add our ~2.5 acres to the Wheeler Landing PUD, in order to be able to sell the property to the Leo Brown Group for a future development. Having attended the neighborhood meeting on Monday, 11/29, it has come to our attention that there may be some opposition to the proposal from the Wheeler family in regards to possible interference with their grass landing strip.

Upon hearing their arguments, it seemed quite clear from the statements made by Project Manager, Project Architect, a the group's attorney, that the proposed age-restricted community would certainly fall with the permitted usage of the property. I do not have the expertise to speak on many aspects of the arguments brought forth by the Wheeler family, other than anecdotal evidence. My grandparents bought this property nearly 65 years ago, I spent every other weekend here while growing up, and have lived here since 2006. The two main arguments I would like to address are 1. The noise from the planes taking off and landing could be a disturbance to the residents; and 2. The lighting from the proposed community could interfere with the pilots in night time landing. To the first issue, I cannot ever remember a time when I have ever heard one of the planes while indoors, and outdoors, on the busiest days (of which there are very few outside of their annual Aviation Day), it was comparable to a neighbor mowing their lawn, if even that. To the second point, there is not currently any lighting on the grass landing strip, which would make impossible any dusk, twilight, or night time usage, therefore, any neighborhood light could not interfere with the pilots and night time usage, as there simply isn't any in the first place.

As I have mentioned previously, my family has lived here for nearly 65 years, and I, for close to 20. I have personally witnessed the population grow from around 10,000 to upwards of 50,000. I have seen my rural, country home go from gravel roads, woods, and cornfields as far as the eye can see to being adjacent to one of the largest sporting complexes in the country. None of this was to our choosing, as we prefer a more private, rural lifestyle. Yet we have never once spoken up in opposition to the progress and expansion, up to and including everything involved with Wheeler Landing.

Putting my family's property up for sale was not an easy decision, and if I didn't truly believe that the proposed project was in the best interest of the community, I would've never signed off on it in the first place. This sale is my and my father's chance to move on with our lives and get back to the rural lifestyle we've always enjoyed, and get out of the way of progress. I believe the proposed facilities will be of great value to the city, and is something that is sorely missing from the community. As someone who has a family history that includes family members affected by dementia and Alzheimer's, having a dedicated memory care unit sitting directly on my (former) property is a very personal issue for me.

In closing, I am urging you to please allow us to add our small parcel of land to the much larger Wheeler Landing PUD, and allow us the right to sell our property and move on with our lives. I appreciate your time and consideration.

Thanks,
Matthew T. Marcum & Richard L. Marcum

From: [Jen Hasseld](#)
To: [planners](#)
Subject: APC Comments, 2212-PUD-20, Traditions at Grand Park
Date: Tuesday, December 6, 2022 9:24:30 AM

**WARNING: This external email is from
jenhasseld@gmail.com.**

Hello planners!

I am a Westfield resident and know that there is a proposal for new development as listed above. This would run right along the edge of Wheeler Airport's runway. I don't think this is a great idea for three reasons: 1. there are safety issues at stake and the residents wouldn't appreciate the noise from the planes overhead; 2. keep the area full of wildlife as building in Westfield is moving our animal populations out of their homes; 3. continue the aviation tradition and not clog up this particular area with more residential plots.

Thank you for your consideration!

Jen Hasseld
17259 Meggs St,

From: [Kevin Hoffer](#)
To: [planners](#)
Subject: Traditions at Grand Park
Date: Wednesday, December 14, 2022 10:39:33 AM

**WARNING: This external email is from
khoffer51@aol.com.**

Westfield City Planners:

I am a member of the Westfield EAA Chapter 1527 and fly into the Westfield Airport. It has come to my attention that the City Planners are considering a residential build at the northeast edge of the runway. This is a mistake.

Safety and noise complaints, residents and pets wandering onto the runway are a few examples of incompatibility. That is also where the planes are at low level as they make take off and landings.

Commercial/Industrial would be a better fit as is noted in the Westfield Grand Park plan.

Sincerely,
Kevin Hoffer
Westfield EAA Chapter 1527 Member

To: The Members of the APC

From: Andrew Wheeler
317-507-8281

Re: 2212-PUD-20 (Ordinance No. 22-52) Leo Brown Development, LLC

I am writing in order to request that you vote against this proposed amendment, as it is not in the best interest of the surrounding area. As a property that is right across the street from Grand Park, and one that is within the “Sports Corporate Campus” of the *Grand Park Economic Development Vision and Strategy*, it seems evident that this property should be a commercial development that is an amenity to Grand Park, not one that is using it as an amenity. This development does not provide a resource for guests of the park, it does not bring more teams to the park, nor does it provide any sports-related products or services to support the long-term success of the park.

Secondly, the reduced masonry requirement being proposed provides no benefit to the City. During the neighborhood meeting, the developers mentioned that the reduced requirement was due to their observation of other 3+ story buildings in the area. I find this hard to believe, as there are a multitude of examples along the route from their offices in Indianapolis to this site, along US31. Every hotel, most businesses, and even assisted living complexes (Woodland Terrance, Majestic Care, etc) that are over 3-story along that corridor meet this masonry requirement. They may be talking about apartments along other streets, or along the new John Dippel Blvd. However, those are not along Grand Park Blvd, directly across the street from one of the busiest sections of Grand Park, nor part of this PUD. Every other user in the Wheeler Landing PUD (including a school project) has been able to meet or exceed this requirement.

Third, it is not in the best interest of the existing neighbor, the Westfield Airport. This airport has been in operation for approximately 70 years and has always tried to be a good neighbor. It was originally built away from the city, and as the city builds closer and closer to it, we should be respectful and build compatible developments around it (commercial/industrial, not residential). The airport was established in 1954 and cannot, nor should it need to be, moved to accommodate others that want to join our community. The Westfield Airport is a unique amenity for our City. It hosts weekly visitors during the spring, summer and fall, including those that visit Grand Park for tournaments, pilots traversing the country on trips, and small businessmen who all use the field. We do not charge any fees to those guests nor to the City, and many times we provide transportation to Grand Park visitors to the games using our own vehicles. Other visitors fly in, use the EAA club provided bicycles to grab a bite to eat and ride on the Monon Trail. Again, at no cost to the user or the City. Why would we ruin this and intentionally place two incompatible uses next to each other? This can only cause future complaints and discord.

Lastly, it is not in the best interest of safety for our City to place any kind of a residential project abutting the approach/departure lane of an airport. There is no need to place this project in the proposed area when our City has plenty of other locations available that are not adjacent to a runway or within the airport noise sensitive area defined by Indiana law. The only plausible reason this site has been chosen by the developer is purely economic. Is it within the City's risk tolerance to allow this project at this location, jeopardizing community safety as a result of mixing two incompatible uses? Assuming the risk of mixing residents, their visitors, their pets and airplanes traveling at 60+ miles an hour is negligence. Only your common sense can weigh the cost. This incompatible land use was considered last year with Ordinance 21-47 the proposed Courtyards at Spring Mill Development. That petition was rightfully withdrawn after the APC meeting because the petitioner realized they did not have the support of the residents nor the leadership of our City. I implore you to communicate the same to this petitioner.

It is unfortunate that the majority of this project was mistakenly already approved for residential uses. I believe this mistake, and how it came about, have already been explained. It would be very easy for you to recommend this amendment to City Council; the majority of the amendment is simply adding adjoining land. However, that would be making the same mistake twice and also providing a precedent for other developers who look at this area in the future. A no vote, is not only appropriate, but also the correct answer for the best interest of our community.

From: [Jeff Morris](#)
To: [APC](#)
Subject: APC Comments, 2212-PUD-20
Date: Monday, February 6, 2023 1:19:43 PM

**WARNING: This external email is from
jeffery.w.morris@gmail.com.**

To Whom it May Concern,

We, the Wood Family, and our agent have reviewed the December 4th, 2022 letter submitted by Ryan Wheeler on behalf of Westfield Airport. We understand their concerns about the *Traditions at Grand Park* development, but are confident that we are within developmental rights as landowners to continue with this project.

An Assisted Living facility is one of the approved uses in the Wheeler PUD for our property. We have worked with the Leo Brown group to determine the best way to utilize our property while protecting the Wheeler grass airstrip. There has been several letters of interest and offers over the years; but have wanted to find the right fit for the property, community, and the City of Westfield. We are empathetic to the families that live in the surrounding areas and we want to offer them a place where their loved ones can live independently. We believe that the proximity to Grand Park will be beneficial to those who enjoy getting outside and watching the activities. Our family is looking forward to working with Leo Brown and the City of Westfield on this project.

Thank you for your time/consideration and we are excited for next steps.

Sincerely,

Jeff

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Jeff Morris

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From: [Ryan Wheeler](#)
To: [APC; planners](#)
Cc: [wheeler.andy_](#)
Subject: 3/20 APC Workshop - Traditions at Grand Park
Date: Monday, March 20, 2023 2:56:24 PM

**WARNING: This external email is from
wheeler.ryan@westfieldairport.com.**

Advisory Plan Commission Members,

I appreciate your willingness to listen to my public comment regarding the Traditions at Grand Park on Feb 6th. The developer presented a layout for a retirement complex on ~14.5 acres. ~2.5 acres of that space are not approved for this use, while ~12 acres do allow this usage, per current zoning.

Please keep in mind that this amendment adds property to Wheeler Landing PUD Area III and therefore approves all uses listed in that PUD, not just the retirement complex presented. At least two other projects have created development plans for this site, yet fell through. If approved, the new owner would have the right to build other residential uses on the lot per this new zoning. This would have just taken an existing mistake and expanded it. Considering the impact to safety, the existing airport, and the Grand Park Economic Plan, it seems ill-advised to make the same mistake, and give that overall approval of use.

Please consider requiring an additional section to this ordinance in to mitigate that error. I propose adding:

Section 5.2.D: ““Noise sensitive purpose”, as defined by Indiana Code IC-8-21-10-2, applicable to the portion of Area III that is located inside the area described by IC-8-21-10-3(b)(3).” shall be added to the restricted uses list of the Wheeler Landing PUD, but not apply to this ordinance (Ord 22-52).”

In addition, with 11 of 13 public comment letters warning about safety and compatible-use issues (2 others were from the sellers), the INDOT restrictions against this land use so close to an airport, and all 10 FAA Aeronautical Study reports providing warnings for lighting, wildlife, and noise issues, it seems more important than ever that these issues are addressed in this stage of the planning process. Your upcoming workshop meeting seems like the most appropriate time to address these issues with the developer.

<!--[if !supportLists]-->1. <!--[endif]-->Lighting

Issue: Pilots flying or taxiing at night may be distracted or blinded by lights from the development.

Goal: Lighting within the development will not point directly toward the airport or above the horizon.

Possible Solution: General requirement or approval of specific lighting fixtures. (Similar to other projects with lighting concerns to neighbors; i.e. Community Heath project in/near Northpoint)

<!--[if !supportLists]-->2. <!--[endif]-->Wildlife/Ponds

Issue: Wildlife is a serious concern for aircraft. Retention ponds and other bodies of water can attract wildlife to the area. Airports try to eliminate open water completely.

Commercial properties generally try to keep their size at a minimum. Residential uses, on the other hand, include ponds as aesthetic features of the development and may increase their size and habitability to wildlife. Ref FAA Advisory Circular 150/5200-33 “Hazardous Wildlife Attractants on or near Airports” for more information.

Goal: Mitigate wildlife attractants.

Possible Solution: Ensure ponds are kept to the minimum size required and kept as far away from the runway as possible (current planned location and natural topography of the land already conform).

<!--[if !supportLists]-->3. <!--[endif]-->Airport/Runway Incursions

Issue: People and their pets have a desire to roam the areas surrounding their home. It’s just basic nature. There is a significant increase in airport and runway incursions near residential areas, and this development shares a property line with the airport runway property. Commercial property also has a slight risk, but people are generally there to do a job, or make a transaction, and go home. Whereas most recreational time is spent around your home.

Grand Park is fenced and parking lots are gated in this area. There is no pedestrian access to the park for the residents unless sporting events are active. This means the open airport property is the natural place for people and pets to roam. This combination of an incompatible land use and removing the existing natural barrier to the airport, requires some sort of mitigation effort.

Goal: Discourage residents and pets from entering the airport property.

Possible Solution: A fence that is difficult to climb over (5’+) and gaps/slats narrow enough to prevent small pets from passing through. This fence should be located along the entire western property line and extend from the SW corner of the property to the east for a distance that would discourage walking around the end (suggest ~100’ or the depth of the 6-plex housing unit closest to that corner).

<!--[if !supportLists]-->4. <!--[endif]-->Noise/Future Growth

Issue: Most people can handle noise for a certain period of time. However, at some point it can become too much, even if the level or frequency does not increase. This is typically a major concern for residential uses next to an airport. At some point, when enough people

are annoyed, it becomes the multitude of residents complaining versus the single airport. It never matters that the airport was there 70 years before their home was built. Then, each time the airport wants to make an improvement that could mean more traffic, it is shut down by public complaints during the approval process. The airport becomes stagnant and can't improve. The intent of this area of the city is to become the Sports Corporate Campus, which includes corporate offices, retail businesses and distribution. It is a very real possibility that these uses may encourage growth to the airport. Potentially, requiring larger hangars, fuel/maintenance sales, and a hard-surface runway.

Even without an improvement, the city and airport will eventually need to do something about the noise complaints we will receive. This generally starts with the city asking for unique traffic patterns and landing procedures so that planes will not fly directly over the residences. Then, it eventually leads to closure or some method to move the noise away from the residents. For this development, that can only come from reducing the runway length to move the landing point away further south.

The Westfield Airport runway is 3,000 ft long. If we end up having to reduce that, it would fall below the standard described by the INDOT airport classification guide for airports in Indiana that cater to small aircraft (general aviation). This reduces the safety factor for pilots, and makes the airport unusable to some aircraft. This includes aircraft currently based on the field, which is where previous comments about having to land on "a postage stamp" come from.

Goal: Avoid issues with future growth or modifications to the airport that would reduce its usability.

Possible Solution: Letter from the developer indicating that they, and subsequent owners, are aware of the concerns and will not deter future growth, seek closure of, or reduction in size of the airport.

Thank you,

Ryan Wheeler

Westfield Airport

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