



CITY OF WESTFIELD, IN
BoardofZoningAppeals_Meeting_Agenda_03_09_2021

Tuesday, March 09, 2021 at 07:00 PM

BOARD OR COMMISSION: Board of Zoning Appeals (BZA)

MEETING DATE: Tuesday, March 09, 2021 at 07:00 PM

MEETING PLACE: Westfield City Hall- Assembly Room

THE FOLLOWING AGENDA IS SUBJECT TO CHANGE AT THE DISCRETION OF THE BOARD OF ZONING APPEALS

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

To submit a comment for the record on any Public Hearing item, please email planners@westfield.in.gov

OPENING OF REGULAR MEETING

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

Note the presence of a quorum

Approval of Minutes

February 9, 2021

Documents: [BZA Minutes - February 9, 2021](#)

Review Rules & Procedures

ITEMS OF BUSINESS:

2103-VS-03 [PUBLIC HEARING]

2150 E. Greyhound Pass (Menards)

Menard, Inc.

The Petitioner requests an amendment to a previously approved Variance of Development Standard to encroach fifteen (15) feet into the fifteen (15) foot Side Yard (east) Setback; and additional Variances of Development Standard to encroach thirty-one (31) feet into the sixty (60) foot Front Yard (south) Setback, and to exempt the proposed development from the Architectural Standards, Landscaping Standards, and Outside Storage and Display Standards of the UDO (Articles 4.22(B), 6.3(F), 6.8, & 6.12(C)).

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Proposed Elevations](#) | [Exhibit 5: Application](#) | [Exhibit 6: Acknowledgement of Variance \(2007-VS-14\)](#)

2103-VS-05 [PUBLIC HEARING]

15823 Nocturne Way

Joe Pohrer

The Petitioner requests a Variance of Development Standard to encroach five (5) feet into the twenty (20) foot Minimum Rear Yard Setback to accommodate a retractable pergola and deck on 0.26 acres +/- in the Davis PUD.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Deck and Pergola Plan](#) | [Exhibit 5: HOA Approval](#)

2103-VS-06 [PUBLIC HEARING]

124 E. Main Street

Ben Hoffman

The Petitioner requests a Variance of Development Standard to exempt the Architectural Standards of the UDO for a Temporary Structure on 0.20 acres in the LB-H: Local Business / Historical District (Article 6.3(F)).

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Character Exhibits](#) | [Exhibit 4: Application](#) | [Exhibit 5: Sub-District Addendum](#)

2103-VS-07 [PUBLIC HEARING]

140 E. 161st Street

James Meyer

The Petitioner requests a Variance of Development Standard to encroach two (2) feet into the thirty (30) foot Side Yard Setback on 1.65 acres in the AGSF1: Agriculture / Single-family Rural District (Article 4.2(E)(2)).

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Floor Plan](#) | [Exhibit 4: Proposed Elevation Drawings](#) | [Exhibit 5: Proposed Site Plan](#)

2103-VS-08 [PUBLIC HEARING]

17684 Commerce Drive

Zanik Corporation by Coots, Henke & Wheeler, P.C.

The Petitioner requests Variances of Development Standard to permit Outside Storage in an Established Front Yard and perimeter access into said Outside Storage area to be oriented towards a Front Yard on 2.31 acres +/- in the Alpha Tau PUD District (Article 6.12(C)(1)(b)(iii) and 6.12(C)(1)(c)(iii)).

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Outside Storage Wall Exhibit](#)

2103-VS-10 [PUBLIC HEARING]

306 Penn Street

GPG Properties

The Petitioner requests Variances of Development Standard to modify the Minimum Lot Area and Minimum Setback Standards in order for an existing nonconforming lot and structure on 0.18 acres +/- in the SF4: Single Family High-Density District to become

compliant in order to improve the Property (Article 4.7(B) & Article 4.7(D)).

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Existing Conditions](#) | [Exhibit 4: Site Plan](#) | [Exhibit 5: Site Plan With Setbacks](#) | [Exhibit 6: New Truss and Porch Exhibit](#) | [Exhibit 7: 302 Penn Street](#)

2103-VS-11[PUBLIC HEARING]

16814 Hawk Creek Circle

Christie L. Clements

The Petitioner requests a Variance of Development Standard to encroach eleven (11) feet into the thirty (30) foot Minimum Rear Yard Setback in the SF2: Single-Family Low-Density District to accommodate a swimming pool and deck (Article 4.5(E)(3)(a)).

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: HOA Approval](#)

ITEMS CONTINUED TO A FUTURE MEETING:

2103-VS-04 [CONTINUED]

237 Old Ashbury Road

Brian Templeman

The Petitioner requests a Variance of Development Standard to encroach twelve (12) feet into the twenty-five and a half (25.5) foot Minimum Rear Yard Setback on 0.35 acres +/- in the Chatham Hills PUD District to accommodate a swimming pool and deck.

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

REPORTS/COMMENTS:

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

March 9, 2021
2103-VS-06
Exhibit 1

Petition Number: 2106-VS-06

Subject Site Address: 124 E. Main Street (the "Property")

Petitioner: Ben Hoffman (the "Petitioner")

Request: The Petitioner is requesting a Variance of Development Standard to exempt the Architectural Standards of the UDO for a Temporary Structure on 0.20 acres in the LB-H: Local Business / Historical District (Article 6.3(F)).

Current Zoning: LB-H District

Current Land Use: Commercial

Approximate Acreage: 0.20 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Character Exhibits
4. Application
5. Sub-District Addendum

Staff Reviewer: Caleb Ernest, Associate Planner

OVERVIEW

Location: The subject property is 0.20 acres +/- in size and located at 124 E. Main Street (see **Exhibit 2**). The Property is zoned the LB-H: Local Business / Historic District. All adjacent properties are also zoned the LB-H District.

Variance Request: The Petitioner is requesting a Variance of Development Standard to exempt the Architectural Standards of the UDO for a Temporary Structure on 0.20 acres in the LB-H District (Article 6.3(F)).

SUMMARY OF VARIANCE

The Petitioner is requesting a Variance of Development Standard to exempt the UDO required Architectural Standards for a Temporary Structure. Character Exhibits of the Temporary Structure can be seen on **Exhibit 3**.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies this Property within the “Downtown”¹ land use classification. Desired land uses in the Downtown include commercial, offices, retail, traditional neighborhood residential, high density residential, cottage industries, institutional, entertainment and parks, plazas, or other open spaces.

The Property is located within the Junction Sub-District of the Sub-District Addendum (**Exhibit 5**). The Junction Sub-District is to accommodate future mixed-use development and redevelopment within the downtown where visitors and residents can connect, shop, eat, live, work and be entertained. The Property further falls within the Main Street Corridor within the Junction Sub-District area. The Main Street Corridor contemplates land uses that are a mix of uses typically associated with central businesses and entertainment districts.

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of the Variance of Development Standard. This petition is scheduled to receive its public hearing at the March 9, 2021, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals’ Rules of Procedure.

Conditions: The UDO² and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefited by the variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

Acknowledgement of Variance: If the Board of Zoning Appeals approves this petition, then the UDO³ requires that the approval of the variance shall be memorialized in an acknowledgement of variance instrument prepared by the Department. The acknowledgement shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgement shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

Variance of Development Standard: The Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the underlying zoning

¹ Westfield-Washington Township Comprehensive Plan, Land Use Concept Map (p. 24).

² Article 10.14(I) Processes and Permits; Variances; Conditions of the UDO.

³ Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.

ordinance. Variances may be approved under Indiana Code § 36-7-4-918.5 only upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

DEPARTMENT COMMENTS

Approval: If the Board is inclined to approve the variance, then the Department recommends the following conditions and findings:

Recommended Conditions for Approval:

1. That the approval of this Variance shall expire on December 31, 2024;
2. That any request to extend the time limit for this Variance shall be reviewed and approved by the Board of Zoning Appeals prior to December 31, 2024;
3. That a new application shall be submitted by June 30, 2024 to the Community Development Department if an extension to the time limit for the Variance is requested;
4. That the building installed on the Property shall be substantially compliant with **Exhibit 3** as determined by the Director of the Community Development Department;
5. That the Petitioner shall record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Community Development Department.

Recommended Findings for Approval of the Variance of Development Standard:

1. *The approval will not be injurious to the public health, safety, morals, and general welfare of the community:*

Finding: It is unlikely that approving the requested variance would be injurious to the public health, safety, morals, and general welfare of the community because the existing use of the Property and the proposed Temporary Structure otherwise will operate and comply with all other standards of the Unified Development Ordinance (UDO).

2. *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:*

Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. Replacing the current trailer on site with a new Temporary Structure will improve the quality of the Lot. The Property otherwise fully complies with the zoning district.

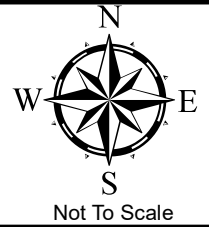
3. *The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.*

Finding: Strict adherence to the zoning ordinance would result in the inability to place a Temporary Structure on the Property as it is designed.

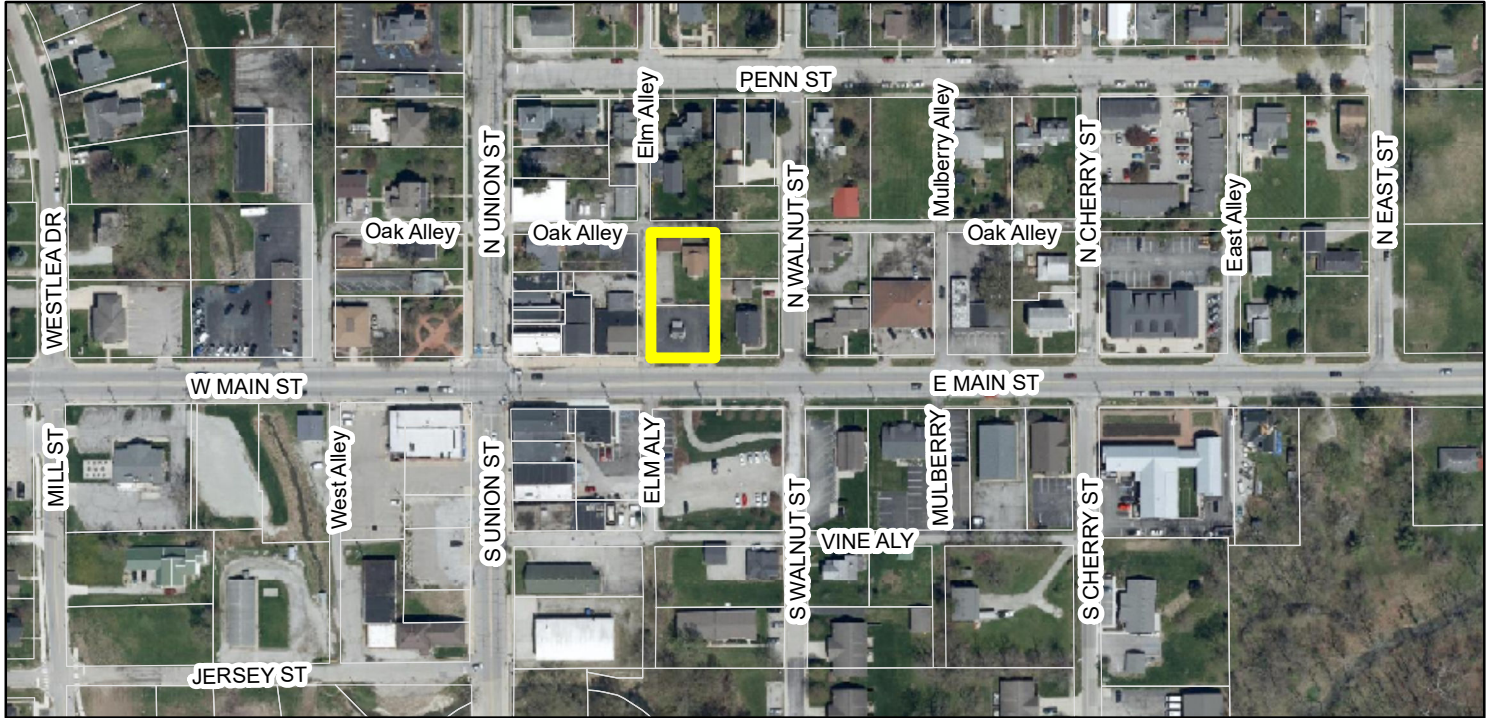
Denial: If the Board is inclined to deny either of the requested variances, then the Department recommends denying the variance, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings consistent with the public hearing evidence and Board discussion.



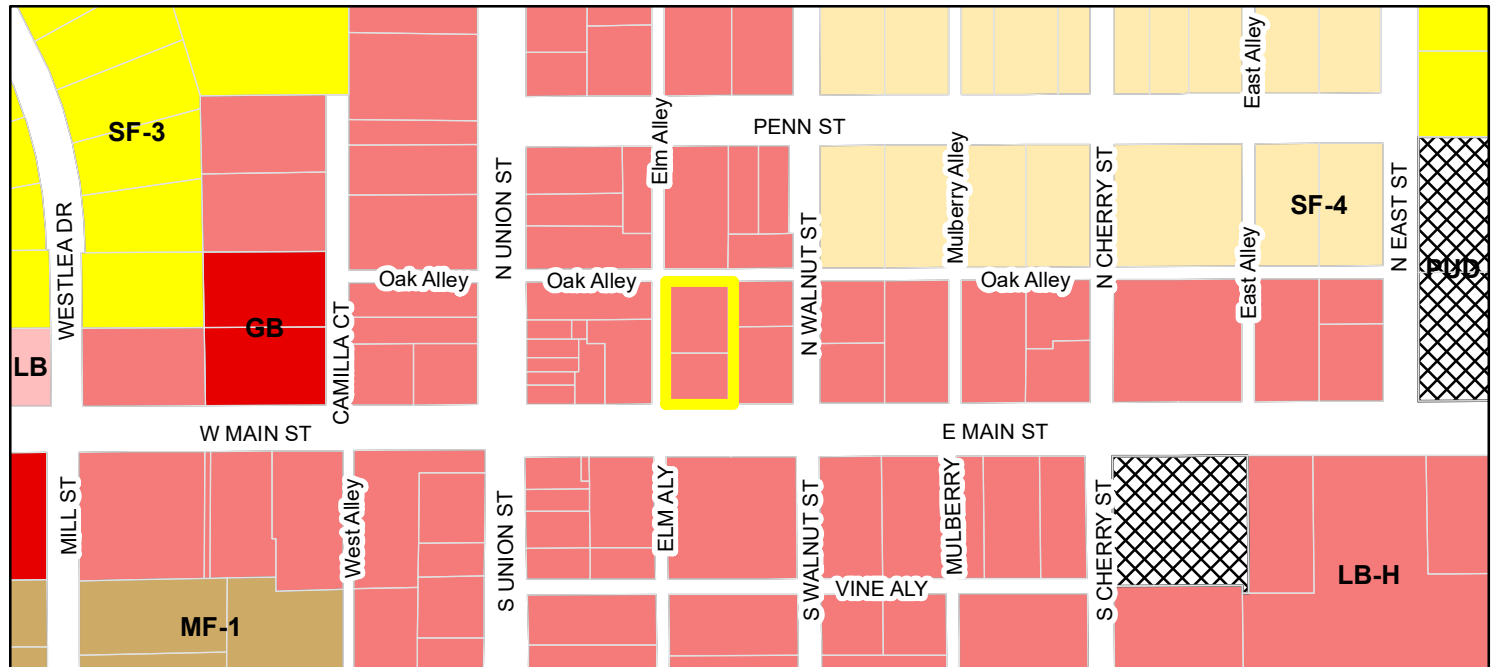
Property Location Map
124 E Main Street
Variance of Development Standard
2103-VS-06



Aerial Location Map



Zoning Map



Parcel	LB-H (Local Business - Historical)
Zoning - All	MF-1 (Multiple Family - 1)
Zoning	PUD (Planned Unit Development)
GB (General Business)	SF-3 (Single Family - 3)
LB (Local Business)	SF-4 (Single Family - 4)

BEN'S
BBQ
SHACK

BEN'S
BBQ
SHACK

BEN'S
BBQ
SHACK

WESTFIELD, IN

Ben's BBQ Shack

WESTFIELD, IN

WESTFIELD, IN

Accessory Structure Replacement Overview

130 E Main Street lot

BEN'S
BBQ
SHACK

BEN'S
BBQ
SHACK

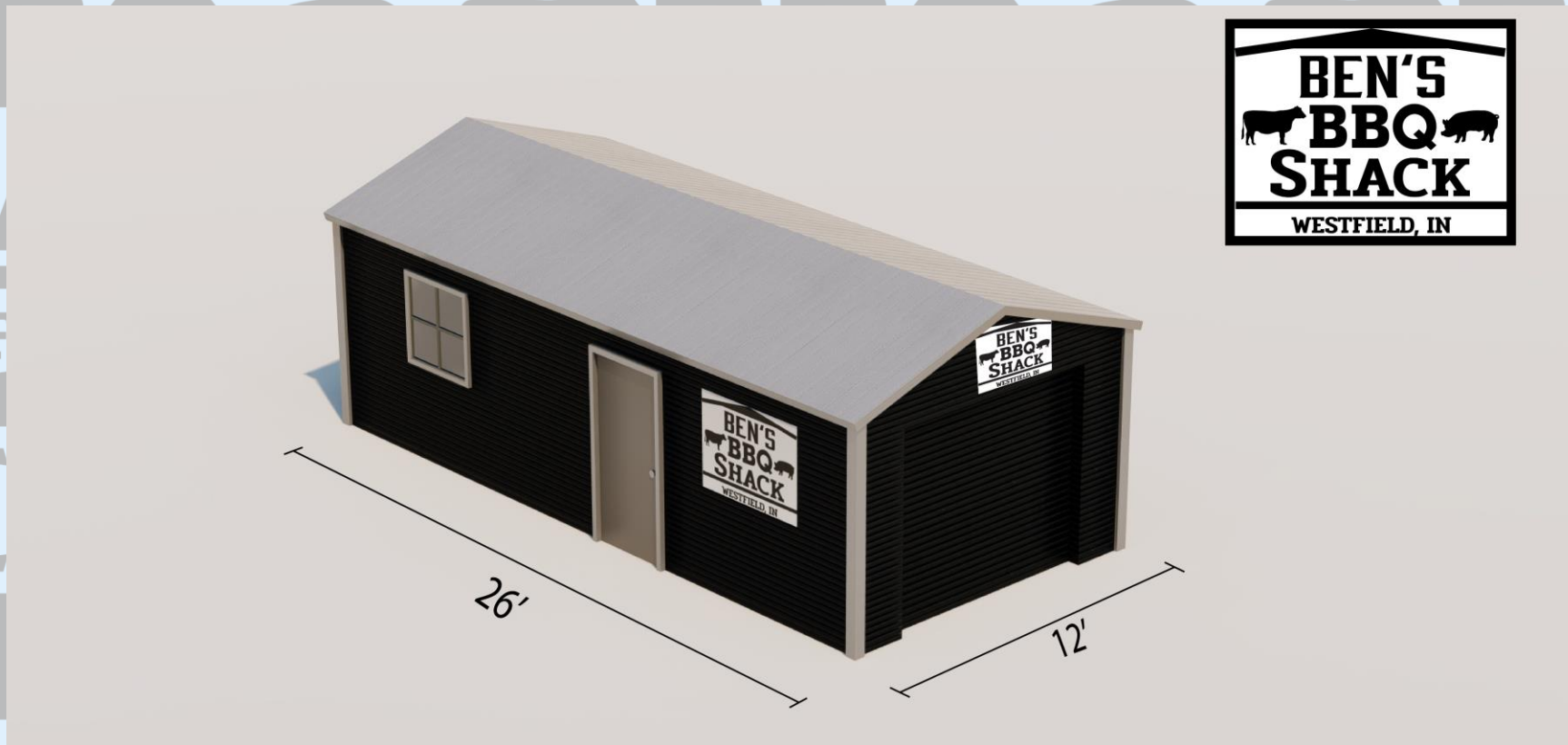
BEN'S
BBQ
SHACK

WESTFIELD, IN

WESTFIELD, IN

WESTFIELD, IN

New structure replacing
current trailer and smoker area



New 12' x 26' metal structure

CURRENT AND FUTURE IMAGES



FRONT VIEW CURRENT

CURRENT AND FUTURE IMAGES



FRONT VIEW NEW

CURRENT AND FUTURE
IMAGES



BEN'S
BBQ
SHACK

WESTFIELD, IN



BEN'S
BBQ
SHACK

WESTFIELD, IN



OVERHEAD VIEW
CURRENT

WESTFIELD, IN

BEN'S
BBQ
SHACK

WESTFIELD, IN

CURRENT AND FUTURE
IMAGES



OVERHEAD VIEW
NEW

CURRENT AND FUTURE IMAGES



SIDE VIEW CURRENT

CURRENT AND FUTURE IMAGES



SIDE VIEW NEW

VARIANCE APPLICATION

OFFICE USE ONLY

DOCKET #: _____ FILING DATE: _____

FILING FEE: \$ _____ FEE PLUS \$ _____ PER ADDITIONAL VARIANCE (@ _____) = \$ _____

PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH: Caleb Earnest (STAFF NAME) DATE: 12/01/20

PRIOR OR RELATED DOCKET NUMBERS

CHANGE OF ZONING: _____ AMENDMENTS: _____ DEVELOPMENT PLAN: _____

PRIMARY PLAT: _____ SECONDARY PLAT: _____ VARIANCE(S): _____

APPLICANT INFORMATION

APPLICANT'S NAME: Ben Hoffman

ADDRESS: 17018 Troy Lane

TELEPHONE: 937-823-0747

EMAIL: benbhoffman@gmail.com

PROPERTY OWNER'S NAME: John Schaaf

ADDRESS: _____

TELEPHONE: _____

EMAIL: _____

REPRESENTATIVE'S NAME: Ben Hoffman

COMPANY: Ben's BBQ Shack LLC

ADDRESS: 124 E Main St ; Westfield IN 46074

TELEPHONE: 937-823-0747

EMAIL: benbhoffman@gmail.com

PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION: 124 E Main St and 130 E Main St; Westfield IN 46074

COUNTY PARCEL ID #(S): _____

EXISTING ZONING DISTRICT(S): Historical EXISTING LAND USE(S): _____

PROPERTY AND PROJECT INFORMATION

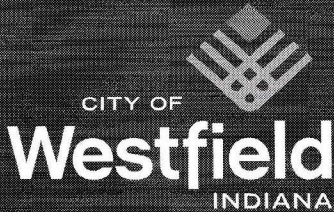
☐ VARIANCE OF LAND USE CODE CITATION: _____

☒ VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION: _____

FINDINGS OF FACT: (PLEASE SEE ATTACHED)

STATEMENT OF INTENT (EXPLANATION OF REQUEST - ATTACH SEPARATE SHEET IF NECESSARY): Separate sheet attached

"Current" and "new" images attached for clarity



Westfield Community Development
2728 E. 171st Street | Westfield, IN 46074
317.804.3170 | nwoerner@westfield.in.gov

APPLICANT AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says that above information is true and correct as he/she is informed and believes and that Applicant owns or controls the property involved in this application.

[Signature]
Applicant/Representative (signature)

Ben Hoffman

Applicant/Representative (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the above party, who having been duly sworn acknowledged the execution of the foregoing Application.

Witness my hand and Notarial Seal this 27th day of January, 2021
State of IN, County of Hamilton, SS: _____

[Signature]
Notary Public (signature)

Karin Crawford
Notary Public (printed)

KARIN CRAWFORD

Notary Public, State of Indiana

SEAL

Commission Number NP0723057

My Commission Expires October 20, 2027

PROPERTY OWNER AFFIDAVIT

IN WITNESS WHEREOF, the undersigned, having duly sworn, upon oath says they are the owners of the property involved in this application and that they hereby acknowledge and consent to the foregoing Application.

[Signature]
Property Owner (signature)*

John Schaaf

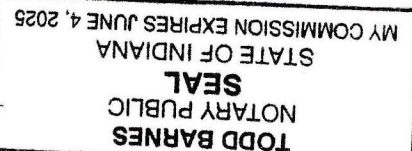
Property Owner (printed)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the Property Owner, who having been duly sworn acknowledged and consents to the execution of the foregoing Application.

Witness my hand and Notarial Seal this 27th day of January, 2021
State of Indiana, County of Hamilton, SS: _____

[Signature]
Notary Public (signature)

Todd Barnes
Notary Public (printed)



*A signature from each party having interest in the property involved in this application is required. If the Property Owner's signature cannot be obtained on the application, then a notarized statement by each Property Owner acknowledging and consenting to the filing of this application is required with the application.

FINDINGS OF FACT (VARIANCE OF DEVELOPMENT STANDARD)

APPLICANT: Ben Hoffman / Ben's BBQ Shack LLC

DOCKET #: _____

In taking action on a variance request, the Board of Zoning Appeals uses the following decision criteria to approve or deny a variance, as established by Indiana Code, and the Board may impose reasonable conditions as part of its approval. The applicant must address the criteria below (if multiple variances of development standard are being requested, then this sheet should be completed separately for each requested variance). A variance of land use may be approved by the Board of Zoning Appeals only upon a determination that the Board finds all of the following to be true:

A. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because: _____
Separate sheet attached

B. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because: _____
Separate sheet attached

C. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property because: _____
Separate sheet attached

VARIANCE OF DEVELOPMENT STANDARD(S)

STATEMENT OF INTENT (EXPLANATION OF REQUEST - ATTACH SEPARATE SHEET IF NECESSARY):

Entity to place a 12' x 26' accessory structure on the south end of the lot at 130 E Main Street in Westfield. This structure will be professionally erected of all-metal materials and will replace the smoker trailer currently used on-site to house the smokers used to supply Ben's BBQ Shack on the adjacent lot at 124 E Main St in Westfield IN. Structural and visual improvement to the property have already been made and the business has exhibited a clear path of growth requiring this next transitional step in its development. The plan and project have been endorsed by the Grand Junction Task Group preceding this application. Supporting documents and images attached.

FINDINGS OF FACT (VARIANCE OF DEVELOPMENT STANDARD)

A. The approval will not be injurious to the public health, safety, morals, and general welfare of the community because: The accessory structure will be used for the same purpose as currently operating in a mobile structure (food trailer) on the lot. All health related and service regulations and requirements are currently being met and are approved and in good standing with the Hamilton County Health Department, and will continue to be strictly adhered to by Ben's BBQ Shack.

B. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because: Replacing the trailer on site with a new, professionally installed, more aesthetically improved, accessory structure will be an improvement to the lot and surroundings with only favorable results. Use and value of the adjacent area will be affected in only favorable manners as a result of the plan.

C. The strict application of the terms of the Ordinance will result in practical difficulties in the use of the property because: Current use and structure on-site are such that the new accessory structure will result in only minor, but improved, differences necessary to the track of transitional growth of the entity happening. Cost estimates for strict compliance, would render conformity unnecessarily burdensome. The circumstances of the property are not shared by neighboring properties in the same zone.

GENERAL INSTRUCTIONS

- A. **Pre-Filing Conference:** A pre-filing conference is required for all petitions. An appointment must be made with the Community Development Department (the “Department”) to discuss a petition prior to filing. An application will not be considered filed until a pre-filing conference has occurred. Applicants are encouraged to incorporate the Department’s comments into the application prior to filing.
- B. **Filing Petition:** A petition shall be filed with the Department by the filing deadline in accordance with the Schedule of Meeting and Filing Dates. In order to be deemed a complete petition, a petition shall include the following:
- | | |
|---|--|
| ☐ Completed Application | ☐ Legal Description |
| ☐ Draft Public Notice | ☐ List of Adjoining Property Owners (as provided by County) |
| ☐ Property Owner Consent | ☐ TAC Delivery Affidavit (if TAC is determined to be necessary) |
| ☐ Site Plan (to scale) | ☐ Copy of Property Deed |
| ☐ Statement of Intent | Elevations, photographs or other supporting information necessary to explain the nature of the requested variance(s) |
- C. **Filing Fee Check:** After the filing of an application, the Department will advise the applicant of the applicable filing fee amount, which is due and payable (checks made out to “City of Westfield”) within two (2) weeks of filing.
- D. **Technical Advisory Committee (TAC):** The applicant is responsible for submitting a copy of the application and related information to Technical Advisory Committee members prior to filing, if determined by the Department to be necessary. An affidavit confirming delivery of information is required to be completed and signed by the applicant and submitted with the petition. Technical Advisory Committee meetings are held in the City Services Building (2728 East 171st Street, Westfield, IN 46074) in accordance with the Schedule of Meeting and Filing Dates. A representative must be present at this meeting.
- E. **Public Hearing and Notice:** All variance petitions require a public hearing by the Board of Zoning Appeals. The public hearing is held at City Hall, 130 Penn Street, Westfield, Indiana, in accordance with the Schedule of Meeting and Filing Dates. Notice of the hearing is required in accordance with the Board’s Rules of Procedure:
1. **Newspaper Publication:** Notice of the hearing will be published in the Hamilton County Reporter and The Times. The Department will handle the newspaper publication requirement.
 2. **Mailed Public Notice:** The applicant is responsible to send public notice by certified mail with proof of mailing (certificate of mailing) to all interested parties, postmarked at least ten (10) days prior to the hearing. A list of adjacent property owners may be obtained from the **Hamilton County Auditor, Office of Transfers and Mapping** (33 North 9th Street, Noblesville, IN 46060, (317) 776-9624), and shall include all owners of property to a depth of two (2) ownerships of no direct or indirect financial or other interest to the applicant or property owner or one eighth of a mile (1/8), whichever is less.
 3. **Public Notice Sign:** The applicant is responsible to post a public notice sign(s) on the property at least ten (10) days prior to the public hearing. The Department will determine sign locations and will make signs available for the applicant to obtain in the office of the Department.
 4. **Affidavit of Notice of Public Hearing:** The applicant shall deliver a copy of the mailed notice and a signed affidavit, verifying that the notices were mailed and the public notice sign(s) was posted on the subject property, to the Department at least four (4) calendar days prior to the public hearing.
- F. **Ex-parte Communication:** In no event shall applicants or other interested parties contact or attempt to communicate with members of the Board in regard to a filed variance petition prior to the public hearing.
- G. **Revised Materials:** If the applicant wishes to submit additional or revised information than what is filed, then the applicant shall submit those to the Department no later than ten (10) days prior to the public hearing.
- H. **Board’s Consideration:** Following the public hearing, the Board may either approve, approve with conditions, deny or continue the petition.
- I. **Resource:** Please see the Board’s Rules of Procedure for more detailed procedural information.

GRAND JUNCTION ADDENDUM

SUB-DISTRICTS OF THE GRAND JUNCTION



an Addendum to the Westfield-Washington Township Comprehensive Plan

GRAND JUNCTION SUB-DISTRICT ADDENDUM, RESOLUTION 15-119 (EXECUTIVE SUMMARY, GATEWAY SUB-DISTRICT, ADOPTED OCTOBER 12, 2015), RESOLUTION 16-106 (JUNCTION SUB-DISTRICT, ADOPTED MAY 9, 2016).

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acknowledgements



MAYOR:

J Andrew Cook

CLERK TREASURER:

Cindy Gossard

CITY COUNCIL:

- Chuck Lehman, President
- Jim Ake, Vice-President
- James J. Edwards
- Steve Hoover
- Robert L Horkay
- Dr. Mark F. Keen
- Cindy L Spoljaric

PLAN COMMISSION:

- Randell Graham, President
- Andre Maue, Vice-President
- Nathan Day
- Steve Hoover
- Robert L Horkay
- David Schmitz
- Robert Smith, Esq.
- Tom Smith
- Chris Woodard

DEPARTMENT HEADS:

- Todd Burtron, Administration
- Matthew Skelton, Economic and Community Development Department
- Jeremy Lollar, Public Works
- Melody Jones, Parks and Recreation
- Christopher Larson, Informatics
- Joel Rush, Chief of Police
- Joe Lyons, Fire Chief
- Erin Verplank, Communications

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SUB-DISTRICTS

EXECUTIVE SUMMARY

INTRODUCTION

This addendum to the [Westfield-Washington Township Comprehensive Plan](#) is intended to further define the vision and expectations for each of the sub-districts of the Grand Junction District, as established in the [Grand Junction Implementation Plan 2013](#) (Resolution 13-112). This addendum will identify appropriate land use types as well as establish preferred site design and architectural expectations for each sub-district area. [Figure A: Grand Junction Sub-District Map](#) and ([Figure 1.1: Gateway Sub-District \(green area\)](#)) are excerpts from the 2013 Grand Junction Implementation Plan, which first established the sub-districts, and include:

- ▶ [Gateway Sub-District](#)
- ▶ [Junction Sub-District](#)
- ▶ [Union Sub-District](#)
- ▶ [Kendall Sub-District](#)
- ▶ [Neighborhood Sub-District](#)

PURPOSE

It is expected that all new (re)development projects within the Grand Junction District will be developed and designed with the details of this addendum serving as the primary guide. Further, it is anticipated the Grand Junction District will contain several new and separate Planned Unit Development (“PUD”) Districts. This addendum includes a template ordinance (see “Exhibit A” on page 71). The template creates a consistent structure and format to be utilized for new projects within the Grand Junction District.

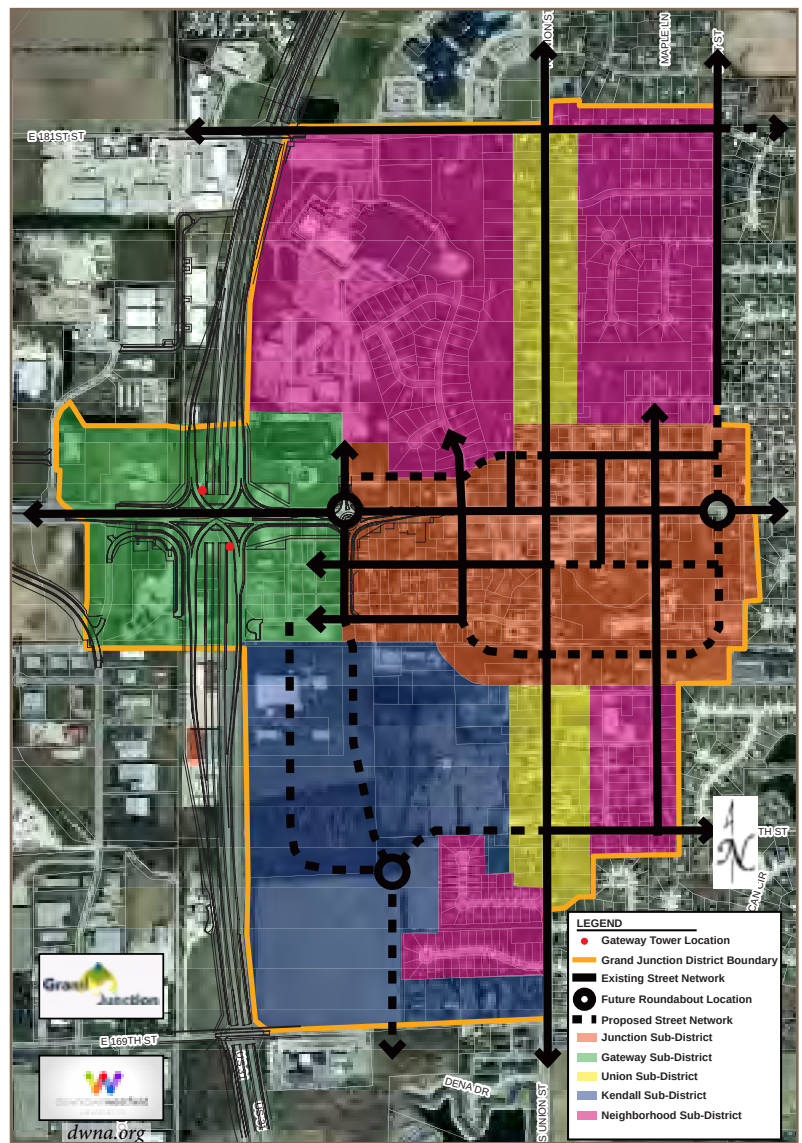
The listed land uses, site and architectural design expectations within this addendum shall serve as a guide for constructing each Grand Junction-related ordinance.

TASK GROUP REVIEW

Prior to City of Westfield approval of a project within the Grand Junction District, it is desirable that each proposed project be reviewed by the Grand Junction Task Group (or its designees, successors, or assigns).

The purpose of this review is to ensure compatibility of the project with the vision and direction of the Comprehensive Plan, specifically the Grand Junction Master Plan, the Grand Junction Implementation Plan 2013, and their subsequent amendments and addenda.

*Figure A: Grand Junction Sub-District Map
(Source: Grand Junction Implementation Plan 2013)*



NOTE: The identification of the “Gateway Tower Locations” (red dots) on this exhibit were only intended to identify the existing locations of two foundations constructed as part of the U.S. 31 Major Moves Project. This identification did not, and does not constitute any approval of potential towers, landmarks, or other gateway features.

CHAPTER 1:

GATEWAY SUB-DISTRICT

CHAPTER CONTENTS

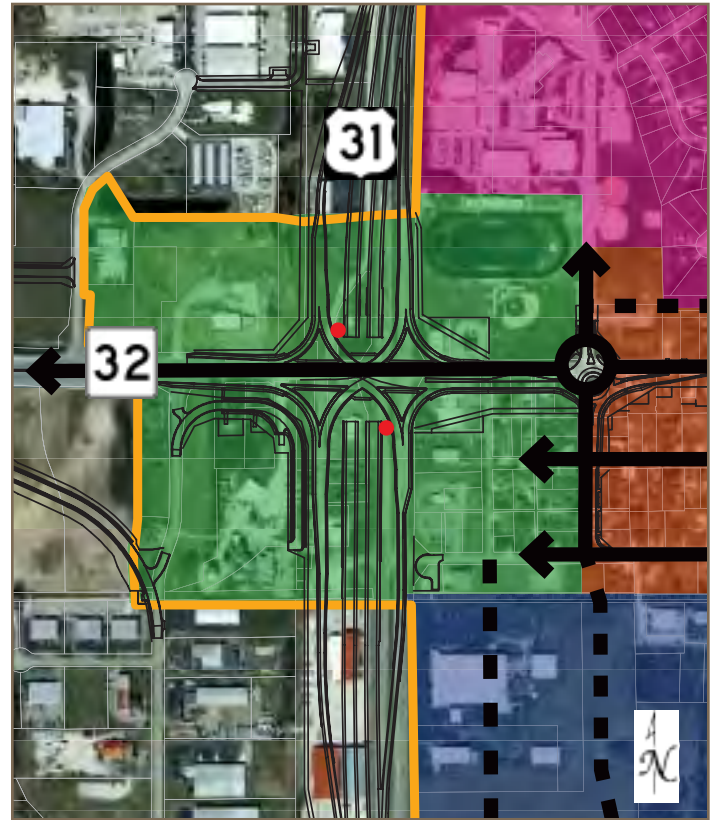
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INTRODUCTION

The purpose of this Gateway Sub-District addendum (this “chapter”) is to ensure high-quality development and redevelopment, preserve and enhance property values, and create a positive public perception of property near the interchange of U.S. Highway 31 and State Road 32. This chapter establishes a vision for appropriate land uses and various design and aesthetic features of development that will result in an increase in the quality of life for residents, businesses, and visitors of the City of Westfield, thus creating a credible reputation and ensuring economic success in tourism.

As shown in [Figure 1.1: Gateway Sub-District \(green area\)](#), this sub-district is identified as the four (4) quadrants of the interchange of U.S. Highway 31 and State Road 32. As the name implies, this highway interchange is the primary gateway into Westfield from U.S. Highway 31. Motorists on U.S. Highway 31 will be able to access both Grand Junction and Grand Park by using the State Road 32 interchange. This sub-district is the front door of Westfield and plays a critical role in the City of Westfield’s economic development strategy.

Figure 1.1: Gateway Sub-District (green area)
(Source: Grand Junction Implementation Plan 2013)



The intent of this chapter to provide a detailed vision for this sub-district. It is the City’s goal for each new project to implement this detailed vision. However, the City recognizes that there may be creative ideas that accomplish the overall vision, but may not meet some of the detailed criteria established in this chapter.

VISION

The vision for this sub-district is that each of the four quadrants redevelop in such a manner that provides signature, multi-story, landmark-quality buildings to Westfield’s front door. The buildings and spaces should be memorable, leaving lasting and favorable impressions on those that see and use them. The massing and height of the buildings should be dynamic and define the skyline, and they should be highly visible in all directions (ideally, visible from at least a mile away). The vision is to create quality, architecturally-significant urban development at a key focal point of the community (the interchange of U.S. Highway 31 and State Road 32) which demonstrates that this is an important, interesting, and vibrant place.

WEST AND EAST SIDES OF U.S. HIGHWAY 31

Within this sub-district, the east and west sides of U.S. Highway 31 are inherently different from one another. Both areas serve as gateways to Westfield from U.S. Highway 31: the west side welcomes people to Grand Park, while the east side welcomes people to Downtown Westfield (a.k.a., Grand Junction).

A. West Side: The west side of U.S. Highway 31 is more auto-oriented than the east side. Visitors to Grand Park will exit U.S. Highway 31 at the State Road 32 interchange and be in need of places to eat, get gas, stay the night, and find entertainment. The traditional uses that are found along interstate interchanges throughout the country (such as hotels, fast food, and gas stations) are expected to locate along both sides of State Road 32, from Wheeler Road to Springmill Road.

It is expected that the form of development along State Road 32 on the west side of U.S. Highway 31 will be of high-quality, while being friendly for both vehicular and pedestrian users alike. The form, function, and uses of the west side of this sub-district should complement the anticipated hospitality uses to its west.

This side of this sub-district serves an important role: 1) it will be part of the City's skyline and have identifiable, landmark-quality buildings; 2) it will be the front door to Westfield and Grand Park for many visitors, so it will need to be a place that they will find welcoming, safe, and comfortable.

This gateway area will be the place where many first impressions of Westfield are made. The area needs to be impressive and easy to navigate. This part of this sub-district should be considered for Grand Park-related theming and branding.

B. East Side: As the gateway to Grand Junction, the east side of U.S. Highway 31 should be very friendly to pedestrians. Like their counterparts on the west side of U.S. Highway 31, the buildings in this part of this sub-district will be part of Westfield's skyline, and will also need to be landmark-quality buildings.

It is anticipated that buildings in these quadrants will be located closer to the streets and sidewalks and will cater heavily to pedestrian users. The east side of this sub-district should be fully integrated into the rest of the downtown's branding, themes, and programming. Likewise, it should be fully integrated into the plans for vehicular and pedestrian circulation and parking within Grand Junction. The buildings may be taller and the list of appropriate uses may be fewer, but this area should look, feel, and function like a part of the Grand Junction District. The buildings and public spaces that are created need to be impressive.

Outside of Grand Park and the hospitality areas around Grand Park, Grand Junction is likely to be one of the first places tourists will visit in Westfield. A dynamic first-impression as people enter into Downtown Westfield is important to the sustained economic success of Westfield as a tourism destination. The east side of this sub-district needs to be welcoming, safe, comfortable, and vibrant with activity.

LAND USES

As the primary gateway into Westfield, the City has a high interest in limiting the land uses that are allowed within this sub-district. Land use can dictate the form of development, which is why it is important to focus on allowing certain uses that can help achieve the overall vision of this sub-district.

A. Hotels: As the southern gateway entrance to Grand Park and western gateway to Grand Junction, hotels and hotels with conference centers are critical to the overall success of this sub-district. It is especially desirable and encouraged that the southeastern quadrant contain a large, signature hotel with a conference center. The southeastern quadrant is desirable for a significant hotel with a conference center because of its close proximity to the easily-accessible Grand Junction Plaza. Further, a hotel in this quadrant would anchor this area of the Grand Junction District.

B. Office: Professional, medical, or general office uses (including a visitor's center) are also desirable within this sub-district. These could be developed as stand-alone buildings or as part of a multi-story, mixed-use building.

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C. Multi-family Residential: Multi-family uses are also desirable within this sub-district as long as the street-level of the building is dedicated to non-residential and non-parking uses (i.e., multi-family is only allowed on the second-floor or higher; and any integrated parking structures would not have a visible presence on the building's first floor, aside from access points). It is desirable for the street-level of all buildings within this sub-district be welcoming to visitors and patrons of the City.

D. Parking Structures: Multi-Story parking structures are going to be needed within the Grand Junction District. They may be located within this sub-district as long as they are architecturally consistent and compatible with nearby and adjacent buildings; and as long as the street-level does not contain visible parking areas (aside from access points), security grills, or other parking security methods. It is strongly encouraged that non-parking uses (i.e. any of the other listed commercial land uses in this chapter) are visible and have a street-level presence on multi-story parking structures. Parking structures may be incorporated into hotel, office, or multi-family buildings or they may be stand-alone buildings as long as the street-level expectations are met.

Figure 1.2: Parking Garage Massing, Design & Architecture
Figure 1.2.A (Source: Department Photo)



Figure 1.2B (Source: www.timhaahs.com)



Figure 1.2.C (Source: www.butlercollegian.com)



Figure 1.2.D (Source: www.watry.com)



E. Ancillary Uses: Ancillary retail, restaurant, cultural, institutional, entertainment, or recreational use (as defined by the City's Unified Development Ordinance) would be welcomed if incorporated within a mixed-use building, located on the first floor of a multi-family building, and/or located on the first floor of a multi-story parking structure. Stand-alone uses in this land use category are not envisioned, but may be considered on a case-by-case basis. Gasoline service stations and any business with a drive-thru window should not be allowed in this sub-district.

DESIGN REQUIREMENTS

All designs should pay special attention to the street-level of the building by providing elements that are pedestrian-scaled. Building details, transparent windows, awnings, benches, outdoor cafes, planters, pedestrian-scale signage, streetlights, fountains, and street trees are examples of urban design details that can help make a development friendly and inviting for pedestrians. See

“Figure 1.3: Building Massing, Design & Architecture” on page 10, for examples of the vision stated herein.

A. Minimum Tract Size: The City’s strong preference is that each quadrant be master planned and developed in its entirety. However, it is acknowledged that all land necessary to complete a quadrant may not be able to be reasonably assembled. In those instances, the developed area(s) should be planned in a way that is consistent with this Comprehensive Plan Addendum and provide ways for the remainder of the quadrant to connect to and feel like a part of the overall quadrant development when they redevelop in the future.

B. Building Height: As stated in the vision section herein, the massing and height of the buildings within this sub-district should define the Westfield skyline, and as such should offer significant height.

1. All Quadrants - Buildings Adjacent to U.S. Highway 31: It is strongly encouraged and desirable that buildings closest to U.S. Highway 31 have a minimum height of seventy-five (75) feet and have at least five (5) stories¹. It is highly desirable that at least one (1) signature building within each quadrant meet this height expectation. A maximum building height requirement should not be established for these buildings.

Buildings shorter than what is described above will be considered on a case-by-case basis, but only if significant attention and detail is given to the following:

- ▶ Increased and enhanced building entrance design and detail;
- ▶ Increased and enhanced architectural details;
- ▶ Increased and enhanced architectural features (i.e., columns, ornamental brackets, ribs, piers, pilasters, quoins, colonnades; cornices; cresting; turrets; and /or tourelles);
- ▶ Increased and enhanced window treatment,

as appropriate for the architectural style of the building (i.e., shutters, corbels, keystones, lintels, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or other such trim or design element); and/or

- ▶ Significant, decorative public spaces which are highly visible from U.S. Highway 31 and/or State Road 32 and include the use of public seating elements, decorative fountain(s), public art, and/or enhanced, manicured landscaping treatment.

Because U.S. Highway 31 is elevated to nearly thirty (30) feet above State Road 32 in this area, under no circumstance should a building adjacent to U.S. Highway 31 be shorter than forty (40) feet in height. The City’s desire is for motorists on U.S. Highway 31 to see the facades of these buildings, not the tops of their roofs and associated mechanical equipment.

2. Eastern Quadrants - Buildings Adjacent to State Road 32: For buildings on the east side of U.S. Highway 31 that have frontage on State Road 32 but do not have frontage on U.S. Highway 31, the desirable minimum building height is twenty-eight (28) feet. This preferred minimum building height is consistent with traditional Midwestern downtown development. When placed properly next to the street, buildings that are at least two-stories in height help create the desirable effect for a comfortable pedestrian-friendly downtown street. Because of the pedestrian-friendly, pedestrian-scale nature of these buildings, a maximum building height of fifty (50) feet is appropriate for buildings on these lots.

3. All Quadrants - Buildings Adjacent to Existing Single-Family Residential Uses: In order to protect existing single-family homes from being overcome by tall buildings, new buildings in this sub-district which are adjacent to single-family residential buildings should not exceed forty (40) feet in height.

¹ The top floor of buildings five (5) stories or shorter should substantially have the same footprint/square-footage as that of the first floor. Buildings taller than five (5) stories are encouraged to step-back the façade on the higher stories in order to: create visual and architectural interest in the building; keep the street-view of the building at a pedestrian-scale; and maintain access to natural light for pedestrians at the street-level.

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- 4. All Quadrants - Minimum Building Height for all other Lots:** Because the vision of this sub-district is to create a cluster of significant, landmark-quality buildings that will define Westfield's skyline, all new buildings in this area should be at least twenty-eight (28) feet in height – or at least have the appearance of a two-story building, in which case only the first floor would be required to be useable. A maximum building height should not be established for these lots. Single-story buildings should not be allowed in this sub-district.

Figure 1.3: Building Massing, Design & Architecture
Figure 1.3.A (Source: www.buffalonews.com)



Figure 1.3.B (Source: www.tkhinc.com)



Figure 1.3.C (Source: Department Photo)



Figure 1.3.D (Source: www.bizjournals.com)



Figure 1.3.E (Source: www.nreionline.com)



Figure 1.3.F (Source: www.arkansasbusiness.com)



- C. Building Size:** In order to achieve a certain massing of buildings, it is desirable for each building within this sub-district to have a minimum building footprint of 10,000 square feet. It is anticipated that some buildings, especially those nearest to U.S. Highway 31 will be taller than they are wide.

Figure 1.3.G (Source: www.mede8.com)



D. Building Setbacks:

1. Western Quadrants: It anticipated that buildings on the west-side of U.S. Highway 31 will follow the same setback requirements that are found in Article 5.3 (G) (State Highway 32 Overlay District) of the Unified Development Ordinance, with the requirements also applying in the same way to lots abutting U.S. Highway 31.
2. Eastern Quadrants: It anticipated that buildings on the east-side of U.S. Highway 31 will be set on or very close to the right-of-way/property lines – the exception being that buildings adjacent to U.S. Highway 31 may use similar setbacks to those found in Article 5.3 (G) (State Highway 32 Overlay District) of the Unified Development Ordinance. Additionally, buildings in the eastern quadrants may have a slight setback away from the right-of-way line/property line in order to allow for an outdoor public space.

In order to accommodate structures being located closer to the street, certain design criteria may need to be modified through the zoning process and/or by the Westfield Public Works Department (or other applicable utility companies or agencies). The design criteria to review include (but are

not limited to) the following: Vision Clearance Standards (found in Article 6.19 of the Unified Development Ordinance and in the Westfield Construction Standards); driveway separation from intersection requirements (found in the Westfield Construction Standards); and easement requirements (found in Article 8.3 of the Unified Development Ordinance).

3. All Quadrants – Buildings Adjacent to Existing Single-Family Residential Uses: Buildings adjacent to existing single-family residential uses should be setback a reasonable and respectful distance from the residential use. In these circumstances, it is suggested that similar setback requirements to those found in Article 4.16 (E) (GB: General Business District) of the Unified Development Ordinance be considered.
4. Accessory Structures: No accessory structure should be erected between the U.S. Highway 31 or State Road 32 rights-of-way lines and the established building setback. Structures associated with a public space should not be considered as an accessory structure for the purpose of this design concept.

E. Landscaping: It is anticipated that some of the City's suburban-based Landscaping Standards will not work very well in an urban setting, especially in the eastern quadrants. Depending on the uses and design of each quadrant, some of the following Landscaping Standards will likely need to be altered.

1. Detention and Retention Areas: Depending on the location, use, and full functionality of a detention or retention area within this sub-district, a meandering design of the pond and natural planting scheme may or may not be a reasonable requirement. This topic should be reviewed on a case-by-case basis for each project within this sub-district. It is anticipated that much of the storm water storage systems for developments in this sub-district will be underground.
2. Street Trees: Street trees are a desirable part of creating a pedestrian-friendly urban environment. Developments in each quadrant should include street trees in their design, where physically

possible.

3. Minimum Lot Landscaping Requirements:

The requirements for Business Uses and Multi-Family Residential uses, especially, may be excessive in an urban environment like this sub-district. These requirements may need to be reduced, depending on the site layout.

4. Foundation Plantings: The Foundation Planting requirements for all uses may be excessive or impractical for urban development within this sub-district. These requirements may need to be reduced, depending on the site layout. Planter boxes may be considered as an alternative method of achieving the goal of foundation plantings.

5. External Street Frontage Landscaping Requirements: The External Street Frontage Landscaping requirements may not be appropriate within this sub-district. Within this area, all U.S. Highway 31, State Road 32, and Poplar Street frontages would typically require the external street frontage landscaping treatment. These requirements may need to be reduced or eliminated, depending on the site layout.

6. Buffer Yards: The buffer yard requirements should only apply to appropriate places around the perimeter of this sub-district as a whole. There should not be a need for any buffer yard applications internal to this sub-district. Where buffer yards would normally apply, however, the required yard width, planting counts, and mounding requirements may be excessive in an urban environment. At the least, reducing all Gateway Sub-District Buffer Yard requirements to comply with the “Buffer A” (as outlined in Article 6.8(N)(4) of the Unified Development Ordinance) may be appropriate – and even further reducing the “Buffer A” requirements may also be appropriate, depending on the site layout and adjacent uses. This topic should be reviewed on a case-by-case basis for each project within this sub-district.

7. Interior Parking Area Landscaping: All surface parking lots within this sub-district

should be able to comply with the existing Interior Parking Area Landscaping requirements. These requirements, however, should not apply to multi-story parking structures.

8. Perimeter Parking Area Landscaping:

Depending on the site layout, the Perimeter Parking Area Landscaping requirements may be excessive for an urban environment. It is suggested that the planting requirements either be reduced or supplemented with the option of allowing certain hardscape (i.e. decorative fencing or masonry walls) in addition to or in lieu of plants. This topic should be reviewed on a case-by-case basis for each project within this sub-district.

F. Signage: The City’s Sign Standards address signage for multi-story buildings and other commercial centers. It is believed that with the few exceptions listed below, the existing Sign Standards adequately satisfy the vision for signage in this sub-district. The exceptions include the following: prohibit Monument Signs in this sub-district; increase (i.e., double) the minimum size for Entrance Signs; reduce (to a 1:1 ratio instead of the current 2:1 ratio) the front façade wall sign area calculation for ground-floor tenants; and prohibit panel signs. Reverse-channel letters and channel letters are strongly preferred, in that order.

In addition to auto-oriented signage that is addressed by the City’s Sign Standards, pedestrian-scale signage (for both, building-mounted and ground-mounted) is very important at the street-level of an urban area. Allocation for street-level, pedestrian-scale signage should be considered.

G. Lighting: It is strongly encouraged that decorative lighting fixtures be used throughout Gateway Sub-District. It is also anticipated that all light fixtures and poles will be consistent in style, color, size, height and design throughout a given quadrant. Light fixtures should be compatible with the architectural style of the area in which they are located.

H. Off-Street Parking & Loading: Surface parking is discouraged and should be minimized within this sub-district – especially in the eastern quadrants. If surface parking is provided, then it should not be allowed to be located between a structure and the

U.S. 31 right-of-way. It should also not be allowed to be located between a structure and the State Road 32 right-of-way. Sites should be designed in a way that minimizes or eliminates visibility of surface parking lots from both, the U.S. 31 and State Road 32 highways. All surface parking lots should be paved or equivalent (e.g. porous pavers).

Each Principal Building within the sub-district should include a minimum of ten (10) bicycle parking spaces/ racks in order to accommodate and encourage bicycle use within the Grand Junction District.

Loading berths should be oriented in a manner so that they are not visible from either U.S. Highway 31 or State Road 32. Materials such as opaque walls or fences should be consistent with the architecture and materials of the associated building, and they should be used to screen loading berths from view and minimize their visibility from all rights-of-way and adjacent properties. If appropriate to the context of the site, landscaping should be considered to help soften the visual impact of a screen wall or fence.

- I. **Outdoor Storage and Display:** It is expected that there will not be any outdoor storage and/or display of equipment, merchandise, inventory, etc. within this sub-district. Exceptions may be considered for temporary sidewalk sales and other similar events.
- J. **Dumpsters:** It is expected that the City's standards for screening garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities (Article 6.1 (H) of the Unified Development Ordinance) be followed within this sub-district. In addition, a roof which is architecturally-consistent with the architecture of the associated building should be required for all such structures/areas.

Figure 1.4: Architecturally-Consistent Dumpsters
Figure 1.4.A (Source: www.thebuildingcodeforum.com)



Figure 1.4.B (Source: www.securetechfence.com)



Figure 1.4.C (Source: www.a-gradepts.com)

AMENITIES

- A. **Outdoor Public Space:** Successful pedestrian-friendly urban areas are full of comfortable, usable outdoor public and semi-public spaces ("Public Spaces"). Public Spaces help give a community its identity. They help bring a downtown area to life. There are economic, social, cultural, and environmental benefits to having great places for people 'to see and be seen'. Great public spaces enhance the health of a community. The City is investing in the Grand Junction Plaza for this very reason. But a successful Downtown Westfield will need more Public Spaces than Grand Junction Plaza alone. Businesses, institutions, multi-family developers, and civic uses should also consider creating their own areas for public engagement, gathering, and recreation. The spaces do not have to be the very large to be successful. Examples of Public Spaces include but are not limited to: courtyards, plazas, gardens, public squares, fountains, marketplaces, public commons, or promenades. Public Spaces, such as lobbies, concourses, or lounges could even be located indoors as long as they were truly open to the public.

According to the [American Planning Association](http://www.planning.org), there are eight (8) characteristics of a great Public Space (source: www.planning.org):

- ▶ Promotes human contact and social activities;
- ▶ Safe, welcoming, and accommodating for all users;
- ▶ Has design and architectural features that are visually interesting;

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- ▶ Promotes community involvement;
- ▶ Reflects the local culture or history;
- ▶ Relates well to bordering uses;
- ▶ Well maintained; and
- ▶ Unique or special character.

It is highly desirable that each quadrant of this sub-district be designed with at least one great public space and include as many characteristics listed above as possible.

B. Public Art: Much like Public Spaces, public art helps form the identity and culture of a community. There are also demonstrated economic, social, and cultural benefits to places that have great public art. Downtown Westfield already has a few pieces of public art, but it is highly desirable for the list to expand. Public art may be located within a Public Space, though it is not required.

Each quadrant of this sub-district is encouraged to include at least one (1) sizable piece of public art. Ideally, the art would be visually accessible to the public from either U.S. Highway 31 or State Road 32 and located within a Public Space. However, if it makes more sense for the piece to be someplace that is not visible from either highway, that would be acceptable as well. Connecting to the City's past is also important, so it is encouraged that some of the art pieces within this sub-district include references to Westfield's history. All public art pieces should be coordinated with the Westfield Arts Council.

Figure 1.5: Public Art Examples

Figure 1.5.A (Sources: Department Photos)



Figure 1.5.B (Source: Department Photo)



Figure 1.5.C (Source: Department Photo)



Figure 1.5.D (Sources: Department Photos)



Figure 1.5.E (Sources: Department Photos)



SITE ACCESS & CIRCULATION

A. Vehicular Access: Direct vehicular access from State Road 32 will not be allowed. Access to Gateway Sub-District developments should come from the following intersecting streets: Sun Park Drive (NW Quadrant); Shamrock Boulevard (NE Quadrant); Westfield Business Park Court (SW Quadrant); and Poplar Street (potentially renamed “Westfield Boulevard” in the future) (SE Quadrant). All street design shall be in accordance with the Westfield Construction Standards.

B. Parallel Access Roads:

1. **Western Quadrants:** Depending on the users and ultimate site layout, it may be desirable for the State Highway Access Road Requirements, as described in Article 5.3(F) of the Unified Development Ordinance, to be included in developments in the western quadrants of this sub-district.
2. **Eastern Quadrants:** It is not desirable for the State Highway 32 Access Road Requirements, as described in Article 5.3(F) of the Unified Development Ordinance, to be extended into the eastern quadrants of this sub-district.

C. Existing Right-of-Way and Alleys: If necessary, the City will entertain vacating existing rights-of-way or alleys (especially in the SE Quadrant) in order to make a proposed project design viable. Otherwise, it is anticipated that all road rights-of-way will be dedicated to the City pursuant to the [Westfield Thoroughfare Plan](#).

D. Pedestrian Connectivity: Safe and efficient pedestrian connectivity into and within a Gateway Sub-District site is very important. Perimeter pathways or sidewalks along Sun Park Drive, Shamrock Boulevard, Westfield Business Park Court, and Poplar/Westfield Boulevard are expected to comply with the Westfield Construction Standards. Pathway and sidewalk widths should match what is used in the Junction Sub-District to the east.

Internal sidewalk connections between perimeter pathways/sidewalks, parking areas, Public Spaces, buildings, and other areas needing pedestrian access

are strongly encouraged. All pedestrian pathways that cross vehicular ways (i.e. drive lanes and parking lots) should be delineated and distinguished from driving surfaces through a change of color or material.

E. State Highway 32 Trail Corridor:

1. **Western Quadrants:** It is desirable for the State Highway 32 Trail Corridor, as described in Article 5.3(L) of the Unified Development Ordinance, to be included in developments in the western quadrants of this sub-district.
2. **Eastern Quadrants:** It is not desirable for the State Highway 32 Trail Corridor, as described in Article 5.3(L) of the Unified Development Ordinance, to be extended into the eastern quadrants of this sub-district.

ARCHITECTURAL DESIGN

As mentioned in the vision statement herein, the buildings in this sub-district need to be designed and finished in a manner that is of the highest quality and visual appeal. These buildings will be landmarks in Westfield and should be given special care and attention when being designed. The buildings need to be impressive. It is anticipated that desirable buildings would utilize multiple materials, textures, colors, and architectural breaks. Symmetrical architecture may not be the most desirable design approach. Box-shaped buildings are not desirable. Architectural variation is strongly encouraged, and franchise or formula business architecture is not welcome within this sub-district. With that in mind, the following architectural guidelines establish the City's expectations and design parameters, while maintaining flexibility for creativity and uniqueness.

A. General Architectural Design: It is anticipated that each building will have a defined base, middle, and top element, which are typically defined by a change of building material or texture. Creative building designs which do not include these three elements may be considered, but should have increased architectural features and/or ornamentation.

All buildings should be designed so that the same degree of building materials, architectural details, and architectural treatments are maintained on all sides of the structure. Building facades visible from

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U.S. Highway 31 and State Road 32 should receive increased and enhanced use of architectural features.

All building facades should incorporate offsets (projections or recessions) in a manner that creates architectural interest and visual appeal.

B. Building Orientation:

1. Eastern Quadrants: The City desires each building that fronts State Highway 32 to have at least one (1) public entrance that faces State Highway 32.

C. Building Materials: It is expected that high-quality materials will be used on all buildings within this sub-district. The primary building material(s) used on any façade should be the substantial majority of all external material(s) used on the building. Appropriate primary materials in this sub-district include brick, stone, pre-cast or architectural concrete that simulates brick or stone, architectural metal panels, or glass (if used, reflective glass should only be allowed on the second story or higher). Secondary building materials could include materials such as stucco, EIFS, wood siding, fiber cement siding, and ornamental metal. Vinyl siding, aluminum/metal siding, and concrete masonry units/split-face block should not be allowed in this sub-district.

D. Building Entrances: All main building entrances should be clearly defined and articulated by using multiple architectural elements such as additional associated windows, lintels, pediments, pilasters, columns, awnings, porticos, or stairs leading to the entrance.

E. Windows: Windows and other openings (such as doors, loading berths, faux windows, etc.) should be organized in a manner that align horizontally and vertically. They should also be arranged in a balanced, relatively uniform fashion. An exception would be to arrange windows and other openings in an aesthetically-pleasing manner that is artistically and architecturally-compatible with the character and style of the building.

Window grids and trim elements such as shutters, corbels, keystones, lintels, masonry arches, awnings, decorative stone frames, masonry rowlock frames, or

other such trim or design elements are expected on all windows, when architecturally appropriate.

In order to create a more pedestrian-friendly streetscape, transparent windows are encouraged on the first floor of pedestrian-scaled buildings.

F. Roofs: Landmark-quality rooflines are strongly encouraged because the buildings in this sub-district will establish the City's new skyline, creative, unique. Roofs should be architecturally compatible with the rest of the building design. Box-shaped buildings are strongly discouraged. If a building's roof is pitched, there should be multiple roof lines in order to create architectural interest. If a roof is flat, it should be edged by a three-dimensional, articulated parapet wall that is fully integrated into the architectural design of the building. A building with a flat roof should also include multiple modulations of the roof line. Under no circumstance should the top of any flat roof be visible from any part of the elevated U.S. Highway 31 and associated ramps.

1. Mechanical Equipment: All roof-mounted mechanical equipment, satellite dishes, and other similar improvements should be fully and permanently screened from all rights-of-way (including the elevated U.S. Highway 31 and associated ramps).

G. Walls and Fencing: Walls or fencing being used for screening, landscaping hardscapes, or other purposes should be decorative and consistent with the architectural style and materials of the associated building. Chain-link fences and other non-decorative fences should not be allowed in this sub-district.

H. Accessory Buildings: Accessory buildings should be architecturally compatible with the principal building with which they are associated.

ALTERNATIVE TRANSPORTATION

As of the publishing of this chapter, Indy Connect (a partnership between the Indianapolis Metropolitan Planning Organization, Central Indiana Regional Transportation Authority, and IndyGo) is in the process of designing a Bus Rapid Transit route (called the Red Line)

that will run from Westfield to Greenwood, connecting key destinations such as: Grand Park, Grand Junction, Carmel, Broad Ripple, Butler University, the Children's Museum of Indianapolis, the IU Health Hospital Complex, Eli Lilly, the University of Indianapolis, and Greenwood.

A Bus Rapid Transit station is currently being contemplated within the southeastern quadrant of this sub-district. The redevelopment of this quadrant should incorporate design concepts that embrace and a Bus Rapid Transit station in this area. The area will need to be well-lit, appropriately-signed, and welcoming to visitors. Ideally, special attractions such as a hotel with a conference center, high-quality restaurants, and unique shopping opportunities will locate near this transit stop.

TEMPLATE ORDINANCE

The template PUD District Ordinance found in "Exhibit A" on page 71 should be used for all new PUD District Ordinances.

A. PUD Naming Convention: Because there will likely be multiple PUD District Ordinances created for projects within this sub-district, it is highly desirable that a common and consistent naming convention be used for all projects within this sub-district. The following naming convention is suggested: "Gateway (Insert geographic quadrant name) PUD District". For example, the PUD district in the southeast quadrant could be called the "Gateway Southeast PUD District".

B. Underlying Zoning: As is true with every Planned Unit Development ("PUD") ordinance in the City of Westfield, any new PUD Ordinance within this sub-district will need to establish a base, underlying zoning district to serve as the foundation of the ordinance. Unless otherwise listed in the PUD Ordinance, the standards in a PUD District default to the Unified Development Ordinance. It is suggested that PUDs within this sub-district use the GB: General Business District (Article 4.16) as their underlying zoning district.

C. State Highway 32 Overlay District: It is suggested that the State Highway 32 Overlay District regulations apply to the Gateway quadrants on the west side of U.S. 31 and not apply to the Gateway quadrants on the east side of U.S. 31. The contents

of this Comprehensive Plan Addendum are intended to address all important Gateway Sub-District-related issues that are regulated by the State Highway 32 Overlay District.

D. U.S. Highway 31 Overlay District: It is suggested that the U.S. Highway 31 Overlay District regulations that are in place at the time of the adoption of this chapter not apply to any project within this sub-district. The contents of this Comprehensive Plan Addendum are intended to address all important Gateway Sub-District-related issues that are regulated by the U.S. Highway 31 Overlay District. When the U.S. Highway 31 Overlay District standards are updated in the future, it may be appropriate for the City to re-visit this section of this Comprehensive Plan addendum.

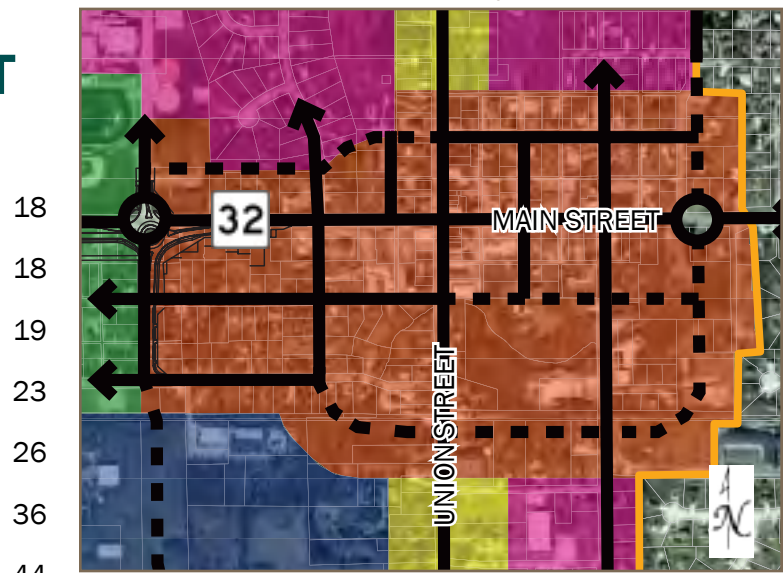
CHAPTER 2:

JUNCTION SUB-DISTRICT

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Figure 2.1: Junction Sub-District (orange area)
(Source: Grand Junction Implementation Plan 2013)



INTRODUCTION

The purpose of this Junction Sub-District addendum (this “chapter”) is to ensure quality development and redevelopment, preserve and enhance property values, and create a positive public perception of property within the core of downtown Westfield.

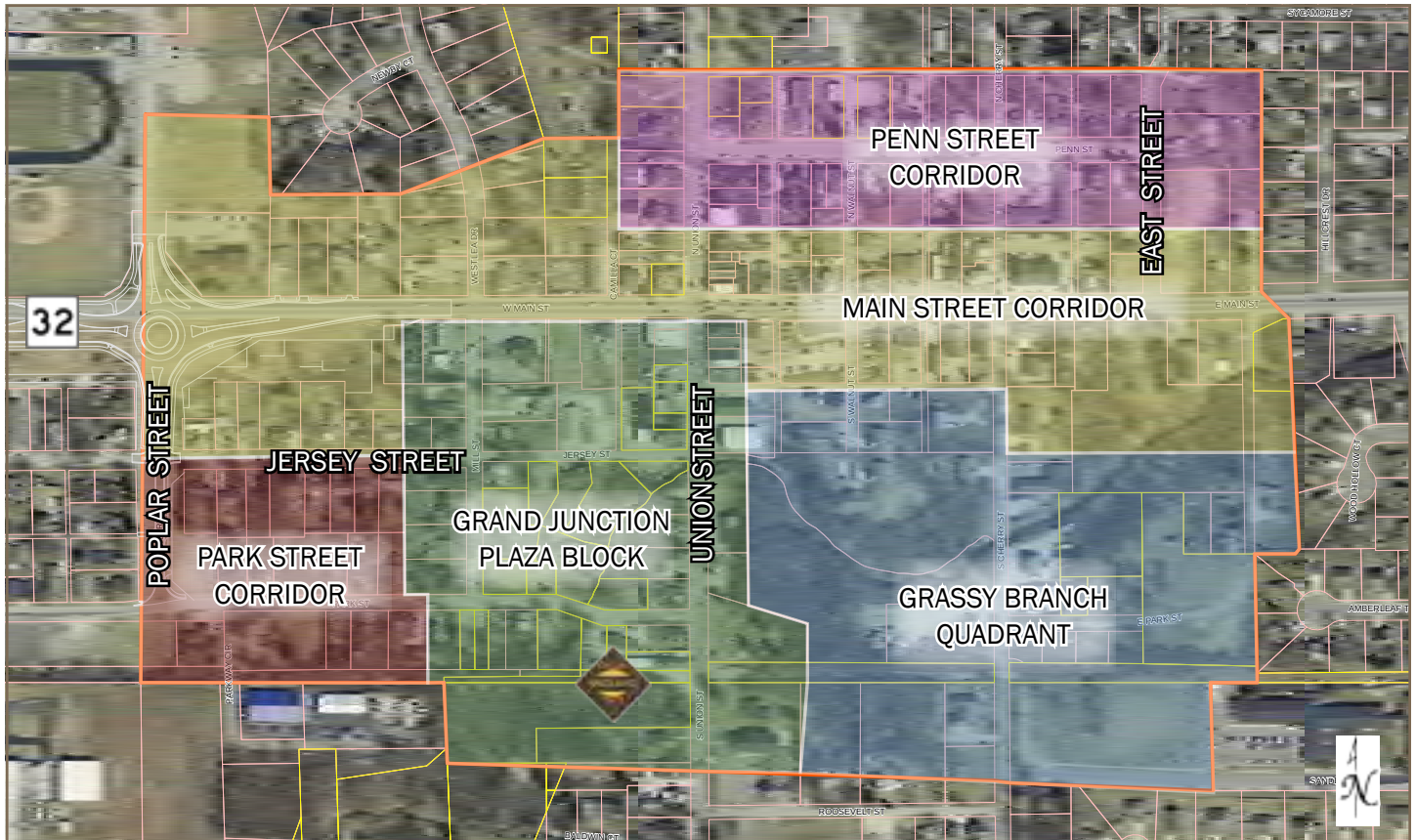
The intent of this chapter is to provide a detailed vision for the Junction Sub-District to serve as a guide for each new development, new use or reuse, or redevelopment as it pertains to changes of zoning, development plans, and/or variance considerations. The City recognizes that there may be creative ideas that accomplish the overall vision, but may not meet some of the detailed criteria established in this chapter.

As shown in [Figure 2.1: Junction Sub-District \(orange area\)](#), the Junction Sub-District centers on Union Street and Main Street. The sub-district extends from just north of Penn Street to just south of the future Mill Street extension and Midland Trace Trail; and then extends from Poplar Street/Shamrock Boulevard to just east of East Street.

SUB-DISTRICT VISION

The vision for the Junction Sub-District (this “sub-district”) is to accommodate future mixed-use development and redevelopment within the core of downtown by balancing the historic charm and character with contemporary, new

Figure 2.2: Junction Sub-District Sub-Areas



places for visitors and residents to connect, shop, eat, live, work and be entertained, as contemplated in the 2009 Grand Junction Addendum of the Westfield-Washington Township Comprehensive Plan. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services, and entertainment are located.

The regulating of land uses and various design and aesthetic features of development will influence growth and investment in downtown that will increase the quality of life for residents, visitors, and businesses.

SUB-AREA VISION

Within the Junction Sub-District, there are inherently different sub-areas that currently do and will continue to vary from each other both in form and function. This section outlines the basic vision for each sub-area, whereas the specific development and design criteria are further outlined throughout this chapter. [Figure 2.2: Junction Sub-District Sub-Areas](#) depicts the sub-areas within the Junction Sub-District.

Subject to available land and market conditions, it is recognized that the Main Street Corridor may overlap to the south into the Park Street Corridor and/or the Grassy Branch Quadrant.

A. Park Street Corridor (red sub-area): The Park Street Corridor extends from the Gateway Sub-District at Poplar Street east to the Grand Junction Plaza Block. The south edge of the corridor includes the Midland Trace Trail. As a result, this corridor provides a unique opportunity to connect and enhance visitor and resident experiences.

Due to its separation from Main Street (SR32), this corridor is anticipated to have less vehicular traffic than Jersey Street to the north, which lends itself to a more pedestrian-oriented design and streetscape that embraces the Midland Trace Trail and related land uses.

The overarching vision for this sub-area is a village character that includes the adaptive reuse of existing structures (see [Figure 2.3: Existing Adaptively Reused Buildings](#)) while encouraging new construction on individual lots that is contextually appropriate.

Figure 2.3: Existing Adaptively Reused Buildings
Figure 2.3.A (Source: Department Photo)



Figure 2.3.B (Source: www.railepicureanmarket.com)



Figure 2.3.C (Source: Department Photo)



Appropriate land uses primarily include restaurants, specialty shops, and uses that otherwise complement the Midland Trace Trail. Sites should be designed to provide opportunities for outdoor experiences that connect with the public realm of the Park Street streetscape and/or that embrace and are aesthetically sensitive to the Midland Trace Trail.

The village character includes smaller lots, minimal building setbacks, one or two story eclectic buildings, and front porches and entryways that are oriented towards the street. The north edge of the corridor near Jersey Street and the Main Street Corridor may provide for shared parking opportunities for uses within this sub-area.

B. Main Street Corridor (yellow sub-area):

With the exception of the Grand Junction Plaza Block sub-area, the Main Street Corridor generally includes a block north and a block south of State Highway 32 extending from Poplar Street to east of East Street.

Main Street serves as the backbone through Grand Junction and should focus on form over function. New buildings should be located along a build-to-line on the adjacent right-of-way line to frame the public space. New buildings shall be a minimum of two usable stories, with three plus stories encouraged. First floor building facades should be designed for a pedestrian-scale and contribute to the public realm to which it abuts.

Land uses are encouraged to be a mix of uses typically associated with central business and entertainment districts. Residential uses should generally be restricted from the first floor within this sub-area.

Figure 2.4: Existing Main Street Buildings

Figure 2.4.A (Source: Department Photo)



Figure 2.4.B (Source: Department Photo)



C. Penn Street Corridor (purple sub-area):

The Penn Street Corridor extends a half block north and south of Penn Street, bound on the west by Asa Bales Park and extending to a block east of East Street. This corridor includes the existing City Hall and predominantly structures that were originally built as single-family homes. Many of these structures have since been converted to low intensity non-residential uses. This area of the Junction Sub-District could be identified as most closely resembling Westfield's "old town".

Figure 2.5: Existing Penn Street Corridor Examples

Figure 2.5.A (Source: Department Photo)



Figure 2.5.B (Source: Department Photo)



Figure 2.5.C (Source: Department Photo)



The overarching vision for this corridor is a transition area between the Main Street Corridor to its south and the predominantly residential areas to the north. The built environment should continue to mirror the "old town" character that includes: small lots and house sizes; narrow two-story house fronts; detached or rear load garages; access from alleys; front porches; and minimum setbacks.

Special attention and consideration should be given to the intersection of Union Street and Penn Street to preserve and enhance the character that currently exists on the west and southeast corners for all four corners (see [Figure 2.6: Union & Penn Intersection](#)).

Figure 2.6: Union & Penn Intersection

Figure 2.6.A (Source: Department Photo)



Figure 2.6.B (Source: Department Photo)



Figure 2.6.C (Source: Department Photo)



Appropriate land uses primarily include residential and low intensity non-residential uses such as office or bed and breakfast uses. The expectation is for non-residential buildings to look and feel from the exterior of an old town single family dwelling (see also [Figure 2.13: Example Detached Residential](#)). Some on-site parking is anticipated for individual uses; however, this corridor may also provide for central parking opportunities for uses on the north side of Main Street.

D. Grand Junction Plaza Block (green sub-area): Grand Junction Plaza is located in the heart of Grand Junction and the Junction Sub-District. Grand Junction Plaza, as illustrated in Land Collective's Design (see [Figure 2.9: Plaza Perspective Exhibit](#) and [Figure 2.16: Grand Junction Plaza](#)), not only represents the geographic center of downtown, but also the activity center of downtown.

The plaza provides key connections with intersecting trail systems and is designed to engage within the plaza while also embracing its surroundings (see [Figure 2.7: Plaza Site Framework](#)). As a result, the block surrounding the plaza warrants special attention to ensure the redeveloped built environment is done in harmony with the plaza.

Even though this sub-area may overlap other sub-areas, the Grand Junction Plaza Block takes precedence and should have a more urban form than the village or old town form of other sub-areas.

Figure 2.7: Plaza Site Framework
(Source: Land Collective)



Figure 2.8: Existing Union Street Buildings
(Source: Department Photo)



All buildings should be a minimum of three stories in height, with three to six stories encouraged. First floor facades should be designed for a pedestrian-scale and contribute to the public realm to which it abuts. The public realm between buildings and the plaza should engage the plaza with: pedestrian scale details (furniture, signs, awnings); outdoor dining areas; front doors open towards the plaza; transparent storefront glass for most of the first floor; and, parking in the rear or sides of buildings.

Land uses are encouraged to be a mix of uses typically associated with central business and entertainment districts. Residential uses should be restricted from the first floor within this sub-area.

Figure 2.9: Plaza Perspective Exhibit
(Source: Land Collective)



E. Grassy Branch Quadrant (blue sub-area):

The Grassy Branch Quadrant includes the southeast quadrant of the Junction Sub-District and is traversed through the center by the Anna Kendall drain / Grassy Branch Creek and anchored along the south edge by the Midland Trace Trail. A large portion of this sub-area is floodplain and contains mature vegetation.

*Figure 2.10: Grassy Branch Creek at Cherry Street
(Source: Department Photo)*



The overarching vision for this sub-area is a desire to preserve the riparian corridor as an amenity greenway with trails that connect new development opportunities along its banks. As such, development should be aesthetically sensitive through building and site design to the Anna Kendall drain / Grassy Branch Creek and the Midland Trace Trail.

Appropriate land uses throughout this sub-area primarily include higher density residential uses (e.g., apartments, townhouses) with three or more stories in height, and the potential for municipal uses.

The north side of the Grassy Branch Creek is a transitional area that could also blend with and be influenced by the Main Street Corridor by including retail or restaurant uses, as supported by the market.

Development south of the Grassy Branch Creek should be sensitive to the existing single-family neighborhood to the east (Timberbrook Run) with respect to buffering and transitioning (e.g., uses, design).

LAND USES

As the heart and soul of Westfield, this sub-district should include an eclectic mix of uses to accommodate both the community's residents and visitors. A primary goal of this sub-district is to attract people. The description of the sub-areas briefly summarize the intended character of the sub-area and the intended uses. The following is a broader focus on specific uses that can help achieve the overall vision for the Junction Sub-District.

A balanced mix of land uses within the sub-district will contribute to a more vibrant, diverse and sustainable downtown, both socially and economically.

A. Office Uses: Professional, medical, or general office uses (including a visitor's center) are desirable throughout the sub-district and are primarily anticipated along Main Street, Poplar Street and Jersey Street within mixed-use or multi-tenant buildings. Office uses that fit the intended character in the Penn Street Corridor are also appropriate.

B. Trail-Oriented Uses: Grand Junction Plaza provides key connections with intersecting trail systems that include the Midland Trace Trail on the sub-districts southern boundary. Land uses that complement the trail and are trail-oriented (e.g., bike shop, coffee shop), both in site design and targeted market, are encouraged throughout the sub-district, especially within proximity of the Midland Trace Trail.

C. Neighborhood Uses: The sub-district is intended to serve both residents and visitors. The sub-district and surrounding sub-districts will also include a concentration of residential uses. As a result, neighborhood uses (e.g., market, dry cleaner, coffee shop, beauty salon) that cater to both the visitor and resident of the community is encouraged throughout the sub-district where retail and service uses are otherwise appropriate.

D. Cultural and Entertainment Uses: Retail (e.g., specialty or boutique shops), restaurants, cultural, institutional, entertainment, or recreational uses (as defined by the City's Unified Development Ordinance) are anticipated throughout the sub-district as stand alone uses, or within larger mixed-use buildings.

E. Residential: Higher-density housing of all types is encouraged throughout the sub-district, subject to the vision established for the form within each sub-area. Residential uses are important to support a vibrant downtown for live, work and play opportunities.

- 1. Multi-Family:** Multi-family residential uses are desirable on the second floor and above in the Main Street Corridor and the Grand Junction Plaza Block (see [Figure 2.11: Example Mixed-Use with Residential](#)). The street-level for buildings with multi-family uses in these sub-areas should be dedicated to non-residential and non-parking uses. Any integrated parking structures would not have a visible presence on the building's first floor, aside from access points.

Figure 2.11: Example Mixed-Use with Residential
(Source: Department Photo)



Figure 2.12: Example Attached Residential
Figure 2.12.A (Source: Department Photo)



Within the Grassy Branch Quadrant, multi-family uses could be stand alone uses that may include apartments, townhouses or condominiums. This sub-area provides opportunities adjacent to trails and natural features where units could overlook

and embrace unique site characteristics. Multi-family uses in this sub-area could also serve as a buffer from the downtown business area to the surrounding neighborhoods.

Figure 2.12.B

(Source: www.mycobblecreekapartments.com)



- 2. Single-Family Detached:** Single-family detached residential uses are encouraged within the Penn Street Corridor (see [Figure 2.13: Example Detached Residential](#)). This sub-area is starting to experience some redevelopment of new housing stock. The built environment should continue to mirror the “old town” character that includes: small lots and house sizes; narrow two-story house fronts; detached or rear load garages; access from alleys; front porches; and minimal setbacks.

Figure 2.13: Example Detached Residential
Figure 2.13.A (Source: www.funcityfinder.com)



Figure 2.13.B (Source: Department Photo)



Figure 2.13.C (Source: Department Photo)



Figure 2.13.D (Source: Department Photo)



Figure 2.13.E (Source: Department Photo)



Figure 2.13.F (Source: Department Photo)



Figure 2.13.G (Source: Department Photo)



Duplexes would also be permitted, but only in instances where the development was consistent in architecture to the surrounding single family homes and with the “old town” character.

F. Municipal Complex: One of the opportunities identified in the 2009 Grand Junction Addendum was to incorporate a new City Hall and Library into Grand Junction, which went on to further state:

Civic buildings are classic downtown destinations that generate high levels of activity throughout the year. They are usually among a community’s most significant landmarks and sources of civic pride. Due in part to its rapid rate of growth, the community of Westfield is at a point where decisions about future civic facilities have become critical.

Increased demand for services due to growth represents an opportunity that can best be described as “win-win” for both the future of the Grand Junction and the institutions themselves. In the case of the Westfield Washington Library,

a downtown location will provide easy access via the City's most important roadways (U.S. 31 and SR 32) and significant exposure facilitated by a signature location within a short walking distance of other key downtown destinations.

For City Hall, relocation would place this important symbolic civic use in the heart of the community and provide space that meets the contemporary needs of a growing community. Finally, for the Grand Junction itself, these institutional uses would help bring prominence, activity and connections to other downtown uses, which will help to define and differentiate the new Grand Junction brand in the marketplace.

In an effort to combine and reduce the amount of non-taxable property downtown, this opportunity should be broadened to potentially include a larger municipal complex. This complex could also include school administration offices and other civic or not-for-profit uses currently located in or near downtown.

*Figure 2.14: Existing City Hall
(Source: Department Photo)*



As a result, the City should initiate a study to develop a long term facilities plan to identify: (i) interested parties and partners; (ii) scope of community needs for such facilities; (iii) design (and cost estimates) of such facilities; and (iv) potential alternative locations for such facilities, particularly whether potential locations are appropriate in this sub-district.

G. Parking: Parking in the sub-district will be provided with a combination of on and off-street parking areas that include both surface and structure parking (see

page 44). The design parameters for surface and parking structures are further detailed in this chapter.

H. Automobile-Oriented Uses: New automobile-dominated uses such as gasoline service stations, automobile service stations, businesses with a drive-through window (e.g., fast food) are incompatible with the vision of the sub-district and should not be permitted. Special consideration could be given for financial institutions or pharmacies if the drive-through is: (i) integrated into a multi-story structure; (ii) not otherwise visible from the street; and, (iii) designed to minimize any negative impact on vehicular and pedestrian circulation.

AMENITIES

A. Public Spaces: The built environment in the various sub-areas will range in character from “village” to “old town” to “urban”. Although the sub-areas are slightly different in character, a constant is an enhanced focus on the pedestrian scale and pedestrian experience, with the goal of attracting people. Successful pedestrian-friendly areas are full of comfortable, usable outdoor public and semi-public spaces (“Public Spaces”).

Public Spaces contribute to the identity of a community. They help bring a downtown area to life. There are economic, social, cultural, and environmental benefits to having great places for people ‘to see and be seen’. Great Public Spaces enhance the health of a community. The City is investing in the Grand Junction Plaza (see [page 29](#)) for this very reason, but a successful downtown will need more Public Spaces than Grand Junction Plaza alone.

Businesses, institutions, multi-family developers, and civic uses should consider creating their own areas for public engagement, gathering, and recreation. The spaces do not have to be large to be successful. Examples of Public Spaces (see [Figure 2.15: Example Public Spaces](#)) include but are not limited to: courtyards, plazas, gardens, public squares, fountains, marketplaces, public commons, or promenades. Public Spaces, such as lobbies, concourses, or lounges could even be located indoors as long as they were truly open to the public.

According to the [American Planning Association](http://www.planning.org), there are eight (8) characteristics of a great Public Space (source: www.planning.org):

- ▶ Promotes human contact and social activities;
- ▶ Safe, welcoming, and accommodating for all users;
- ▶ Has design and architectural features that are visually interesting;
- ▶ Promotes community involvement;
- ▶ Reflects the local culture or history;
- ▶ Relates well to bordering uses;
- ▶ Well maintained; and
- ▶ Unique or special character.

Figure 2.15: Example Public Spaces

Figure 2.15.A (Source: Department Photo)



Figure 2.15.B (Source: Department Photo)



Figure 2.15.C (Source: Department Photo)



Figure 2.15.D (Source: Department Photo)



Figure 2.15.E (Source: Department Photo)



Figure 2.16: Grand Junction Plaza

(Source: Land Collective)

Figure 2.16.A: Site Plan



Figure 2.16.B: Wetland Amphitheater



Figure 2.16.C: Aerial View Looking Northwest

Each development in this sub-district should be designed to embrace Public Spaces, and incorporate design aspects (e.g., building treatment, street furniture, plazas, promenades, landscaping) and uses (e.g., outdoor dining, parks, display areas, courtyards), where appropriate, that complement the Public Space and attracts people.

B. Grand Junction Plaza: Grand Junction Plaza encompasses approximately eight (8) acres bound by Jersey Street, Mill Street (as extended), and Union Street. The design for the plaza is depicted in [Figure 2.16: Grand Junction Plaza](#).

Figure 2.16.C: Jersey Street + Plaza



Grand Junction Plaza is planned to include: an amphitheater and lawn gathering place for festivals, concerts and special events; a water feature; an arts garden; a full size ice skating rink in the winter months; a hardscape festival boulevard; and a play in nature area. The plaza will provide programmable space throughout all seasons and will be the connecting point of the Grassy Branch and Midland Trace Trails, allowing for access to Westfield's complete trail system and other points of interest throughout the community. Surrounding pedestrian-friendly streets will invite visitors and residents alike to explore both the plaza and area restaurants and shops.

As of the adoption of this chapter, the phasing for the construction of the plaza had not been determined. The improvement and restoration of the riparian corridor through the plaza from Union Street to the newly extended Mill Street will be completed as part of the first phase of the City's larger detention improvements (see [Figure 2.21: Detention Area & Phasing](#)).

C. Public Art: In addition to the demonstrated economic and social benefits, public art will be an important component to identify and share the culture of our community and shape the built environment of this sub-district.

Public art integrated into public and private spaces will create a distinct and unique character that is welcoming and safe for pedestrians, including residents and first time visitors of our community. Additionally, public art encourages pedestrians to explore the downtown environment. The theme for public art should be modern, yet historic, by offering educational and story-telling opportunities.

Figure 2.17: Example Public Art

Figure 2.17.A (Source: Department Photo)



Figure 2.17.B (Source: Department Photo)



Although no specific requirement for public art is identified herein, public art should be incorporated throughout the sub-district to create focal points, places to gather and character. Public art could be simple, yet understated, recognizing that several little pieces of pocket art have a collective impact on the character of the sub-district. Signature or more significant pieces of public art should be provided at nodes or specific focal or gathering points.

Figure 2.17.C (Source: Department Photo)



Figure 2.17.D (Source: Department Photo)



Opportunities for public art to be incorporated as street furniture or public realm improvements (e.g., planters, bicycle racks, seating, lighting, trash cans) or into public infrastructure (e.g., manhole covers) are encouraged (see [Figure 2.18: Public Infrastructure Examples](#)).

Figure 2.18: Public Infrastructure Examples

Figure 2.18.A (Source: Department Photo)



Figure 2.18.B (Source: Department Photo)



The Westfield Arts Alliance, a working committee of the Downtown Westfield Association, has created a plan to begin engaging with the community to develop arts as a community place-maker.



The goals of this plan are to:

- ▶ Develop a vibrant arts culture by establishing a supportive environment for awareness of the arts.
- ▶ Encourage community connections through all forms of art.
- ▶ Use the arts as an economic driver by establishing standards and purpose.
- ▶ Develop sustainable practices designed to increase participation in arts programming.

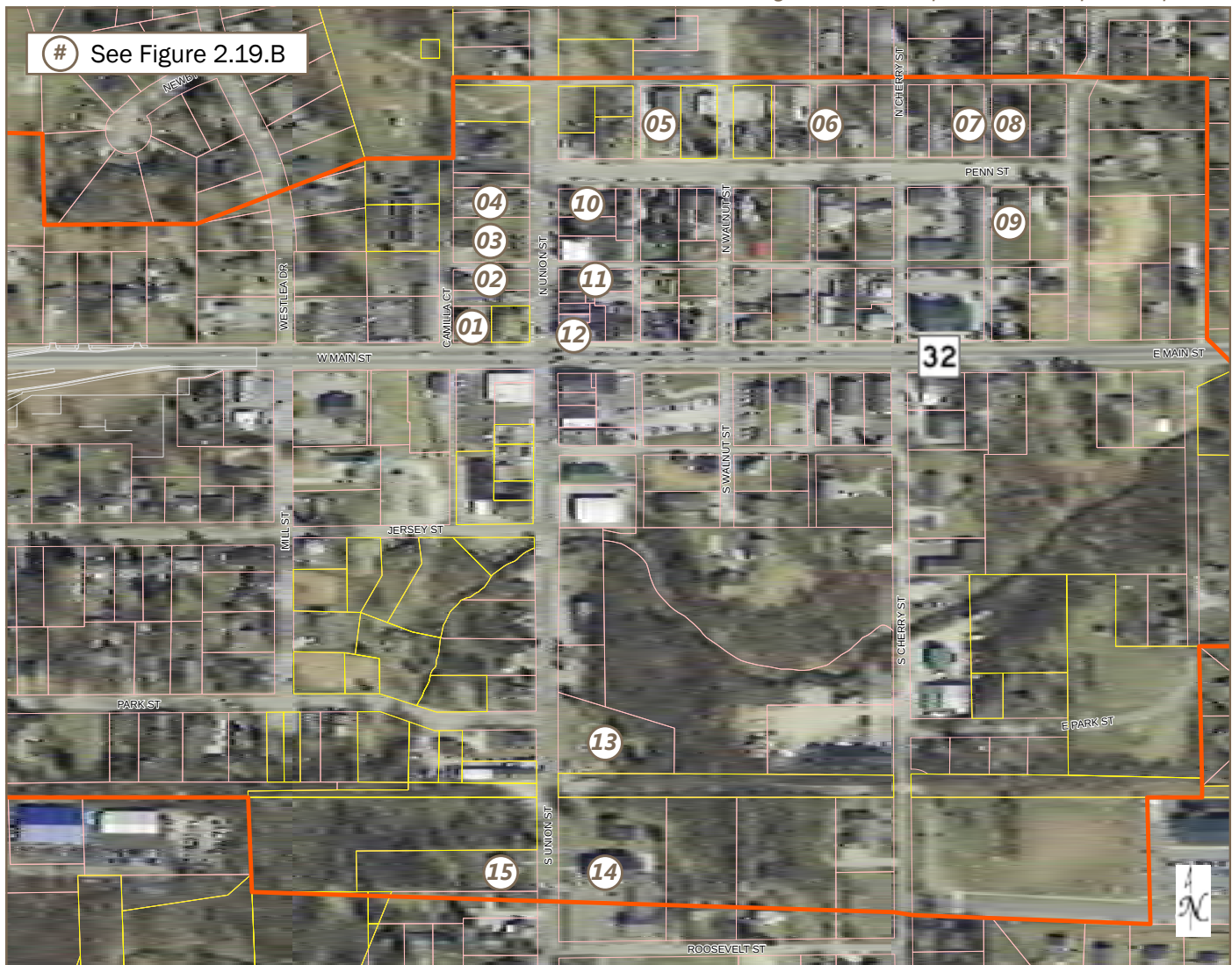
All public art pieces should be coordinated with the Westfield Arts Alliance.

D. Historical Assets: Much of the community's existing architecture is modest, reflecting our strong Quaker heritage. As such, new development and adaptive re-use of existing structures should bridge the gap for future development with the community's history.

As further detailed herein, several sub-areas of this sub-district emphasize the community's "village" or "old town" areas. Even if buildings don't have a historical significance, in the traditional sense, a priority should still be given to emphasize that new and maintained existing buildings are authentic to the intended architectural style and are eclectic. Furthermore, in some instances it may be appropriate to preserve a building's facade rather than preserving the building itself.

Several smaller blocks are noted within this addendum as a priority to maintain the existing character (e.g., north side of Main Street, east of Union Street). In addition, the Hamilton County Interim Report, as amended, published March 1992 by the Historic Landmarks Foundation of Indiana, provides an

Figure 2.19: Existing Interim Report Properties within Sub-District
Figure 2.19.A: Map of Interim Report Properties



inventory of buildings and sites that were surveyed in Hamilton County. The survey and subsequent report was intended as a resource for governmental agencies and organizations in evaluating the potential historical significance in planning and development efforts, as well as serve to boost citizen-awareness of the cultural heritage of a community. A list of the existing buildings and sites that were inventoried and within this sub-district are depicted in [Figure 2.19: Existing Interim Report Properties within Sub-District](#) (an “Interim Report Building”).

Most of the buildings surveyed were rated as “contributing”, which was given to buildings meeting the basic criteria of being pre-1940, but that are not necessarily important enough to stand on their own

as individually significant; rather, such buildings generally contribute to the larger density or continuity of the area’s historic fabric. Two (2) structures were rated as “notable”, meaning further research may reveal that the property could be eligible for National Register listing.

This addendum recommends the development of review criteria to be applied to any potential demolition activities of an Interim Report Building. The intent of this review criteria would be to determine what, if any, level of preservation may be desirable with respect to that building. Such review criteria may include coordination with the Indiana Historical Society or other organizations to further determine the historical significance of the building.

Figure 2.19.B: Photos of Interim Report Buildings
(Source: Department Photos, 2015-2016)

(01) Westfield Carnegie Library (Notable), 104 W Main Street. Craftsman, 1910/1918; Architecture, Social History (Interim Report No. 024).



(02) House (Contributing), 115 N Union Street. I-house, c. 1870; Vernacular/Construction (Interim Report No. 020).



(03) House (Contributing), 119-123 N Union Street. I-house, c. 1855/c. 1880; Vernacular/Construction (Interim Report No. 019).



(04) House (Contributing), 135 N Union Street. Free Classic, c. 1910; Architecture (Interim Report No. 009).



(05) Congregational Church (Contributing), 132 Penn Street. Gable-front/Greek Revival, 1861; Architecture, Religion, Vernacular/Construction (Interim Report No. 010).



(06) House (Contributing), 216 Penn Street. Hall-and-parlor, c. 1845; Vernacular/Construction (Interim Report No. 011).



(07) House (Notable), 312-314 Penn Street. Double-pen/Greek Revival, c. 1845; Architecture, Vernacular/Construction (Interim Report No. 012).



(08) House (Contributing), 320 Penn Street. Central-passage/
Greek Revival, 1845; Architecture, Vernacular/Construction
(Interim Report No. 013).



(09) House (Contributing), Penn Street. Double-pen, c. 1863;
Vernacular/Construction (Interim Report No. 016).



(10) Oscar Brown House (Contributing), 136 N Union Street.
Italianate, c. 1879; Architecture (Interim Report No. 018).



(11) House (Contributing), 116 N Union Street. Gable-front/
Greek Revival, c. 1855; Architecture, Vernacular/Construction
(Interim Report No. 021).



**(12) State Bank of Westfield (Contributing), 100 N Union
Street.** Commercial Vernacular, 1899; Vernacular/Construction
(Interim Report No. 022).



(13) Cemetery (Contributing), S Union Street. c. 1851-c. 1872;
Exploration/Settlement, Religion (Interim Report No. 023).



**(14) Westfield Friends Meetinghouse (Contributing), 322
S Union Street.** Gable-front, 1888; Religion, Vernacular/
Construction Architecture, Education, Religion (Interim Report
No. 029).



(15) House (Contributing), 323 S Union Street. Gable-front/
Gothic Revival, c. 1860; Architecture, Vernacular/Construction
(Interim Report No. 028).



In order to encourage preservation, the Council established The Westfield Facade Improvement Grant Program in 2011. The program is designed to enhance the development of downtown and increase economic development by assisting owners in making quality real estate improvements fostering a sense of place. The program is intended to increase the overall beauty of downtown by:

- ▶ Increasing pedestrian traffic;
- ▶ Increasing tourism;
- ▶ Promoting an attractive environment for new investment and business activity;
- ▶ Preserving and increasing the quality of life of Westfield residents and visitors; and
- ▶ Providing Downtown businesses and property owners with a higher return on their investment.

Where appropriate in the various sub-areas, adaptive re-use of existing buildings is encouraged and new buildings should be contextually sensitive.

The community's history is as much about Westfield's role in history as it is in the community's existing buildings. As such, a priority is placed on public art that is educational and provides story-telling opportunities of our history (see [Figure 2.20: Historical Story-Telling Examples](#)). This type of public art engages residents and visitors and provides a complementary historical asset differently than preserved buildings.

Figure 2.20: Historical Story-Telling Examples

Figure 2.20.A (Source: Department Photo)



Figure 2.20.B (Source: www.associationforpublicart.org)



E. Detention Design and Planning: A significant amount of land within the downtown area, particularly with the Grand Junction Plaza and the Grassy Branch Quadrant, falls within the floodplain of the Grassy Branch Creek and Thompson waterways. Additionally, storm water detention requirements make development challenging on small parcels of land which primarily exist within the Grand Junction.

In an effort to free up land for development and address existing drainage issues, the City has started work on a larger detention system that impacts the Junction Sub-District west of Union Street and south of Main Street. [Figure 2.21: Detention Area & Phasing](#) depicts the geographic extent of the larger detention area and phasing. Upon completion of the detention improvements, the City anticipates submitting a Letter of Map Revision (LOMR) to reflect the modified floodplain as a result of these improvements.

In addition, the improvements will position for the corridor to be enhanced pursuant to the [City's Parks and Recreation Master Plan](#) with the Monon/Midland Loop and Grassy Branch Trails, which furthers the goals of the Grand Junction Implementation Plan.

1. Phase One (blue): Phase one has been designed and received regulatory approval. This phase will be constructed with the extension of Mill Street (yellow), which is anticipated to start in Spring 2016 and completed in Fall 2016. Phase One includes a pedestrian tunnel/culvert under Mill Street for pedestrian connectivity of the Midland Trace Trail and plaza. Phase

one will accommodate drainage for property encompassed by Jersey Street, Union Street and Mill Street.

2. **Phase Two (red):** Phase two will accommodate drainage within the Junction Sub-District for property west of Mill Street and south of Main Street. Phase two will potentially be constructed as part of the southern extension of Poplar Street, which is currently anticipated for Spring 2018. The extent and location of phase two will be determined at the time of design.

Figure 2.21: Detention Area & Phasing



Drainage in other areas of the sub-district are expected to be managed with on-site or coordinated at a larger scale, if appropriate or necessary, to increase the capacity of existing drainage infrastructure.

- F. **Trails & Greenways:** As depicted in [Figure 2.22: Trails & Greenways Exhibit](#) and the [City's Parks and Recreation Master Plan](#), several trail systems intersect within the Junction Sub-District including the Natalie Wheeler Trail/Grand Junction Trail, Midland Trace Trail, Grassy Branch Trail, and Monon/Midland Loop. The vision established by this chapter is intended to draw on and enhance these trail systems.

An objective of the Grand Junction Implementation Plan 2013 was to “connect Grand Junction Trail to Asa Bales Park by installing a tunnel under State Highway 32.” After further consideration of the existing conditions at the potential tunnel crossing and anticipated improvements, it has been determined a more likely route to connect Grand Junction Trail to Asa Bales Park is to route the Grand Junction Trail along the west side of Union Street and cross State Road 32 at grade with an enhanced pedestrian crossing. The trail would then extend north to the entrance of Asa Bales Park (see page 42 for further details).

Figure 2.22: Trails & Greenways Exhibit

Figure 2.22.A: Midland Trace Trail

(Source: dwna.org)

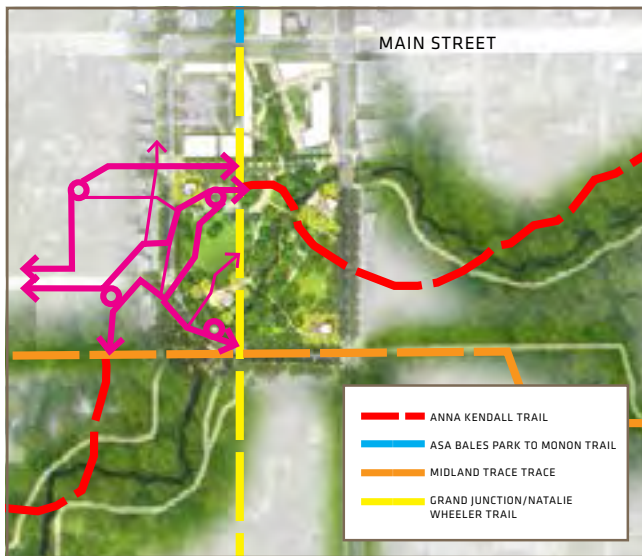


Figure 2.22.B: Grand Junction Trail

(Source: Department Photo)



Figure 2.22.C: Trail Connections
(Source: Land Collective)



ACCESS & CIRCULATION

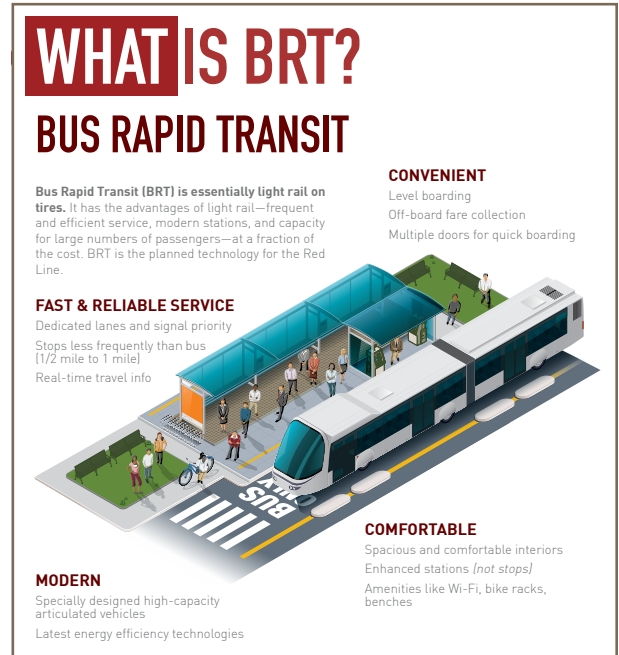
A. Mass Transit

1. **Indy Connect:** Since the adoption of the Grand Junction Implementation Plan in 2013, Westfield has cooperatively worked with Indy Connect (www.indyconnect.org) regarding the initial bus rapid transit plan for the “Red Line”. In 2014, refinements were made to the plan that result in the proposed north terminus for the Red Line at or near Grand Park (see [Figure 2.24: Indy Connect Red Line Recommendations](#)).

As shown, there are locations that have been preliminarily identified as possible stations for the Red Line within Westfield. Due to available land and routing efficiencies, the station that impacts the Junction Sub-District in downtown is anticipated to be located near the intersection of Poplar Street and Main Street (SR32).

As a result, development around the station will need to incorporate transit oriented design elements including walkability; parking; high density and high quality development within a ten (10) minute walk of the station; mixed land uses (residential, office, retail, government, and other employers); potential bike sharing station(s); and, other infrastructure related to a bus rapid transit station.

Figure 2.23: Bus Rapid Transit (Source: IndyConnect)



To the extent possible, the City encourages the consideration of a route stop within a parking garage to increase infrastructure efficiencies and maximize the investment while furthering the design goals and objectives of this chapter.

As of the adoption of this chapter, the Red Line is currently in the Project Development and Preliminary Engineering Phase. This continues to prepare the region to apply for Federal funding to construct the project through the Federal Transit Administration at the appropriate time.

2. **Hamilton County Transit Forum:** In addition to the Indianapolis metropolitan area's transit efforts, leaders within Hamilton County have initiated the Hamilton County Transit Forum. The Hamilton County Transit Forum is a group consisting of business partners, nonprofit and local government staff, and elected officials that is planning for Indy Connect's Central Indiana's Transportation Initiative and the possibility of enhanced local bus service.

Enhanced local bus service includes the possibility of routing local bus service throughout the County that would complement the Red Line. Local bus service could potentially include multiple routes and stops within the Junction Sub-District.

Figure 2.24: Indy Connect Red Line Recommendations (July 2015)(Source: IndyConnect)

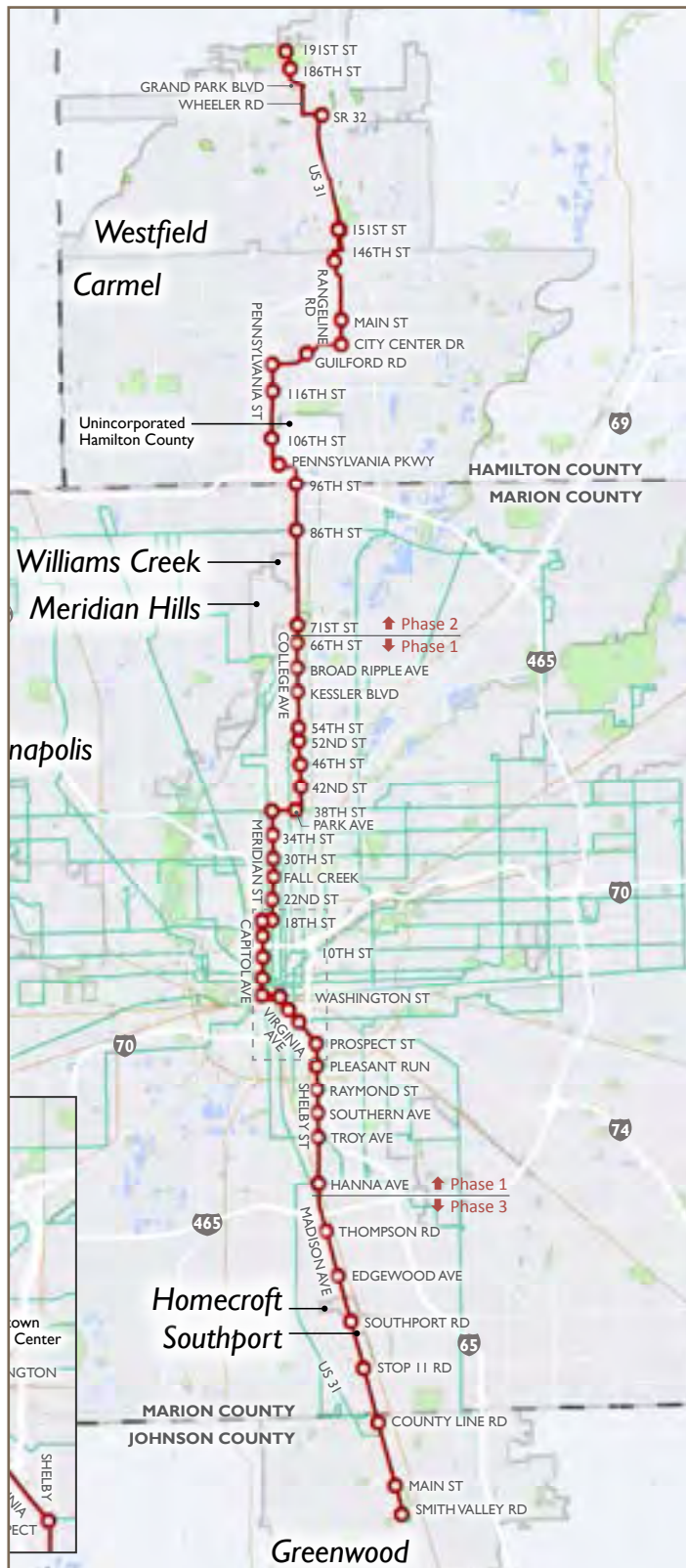


Figure 2.25: Examples of Local Bus Service



Although the potential for local bus service is still in early analysis and planning stages, the purpose of identifying its potential in this chapter is to ensure that as development occurs within the sub-district, consideration should be given to where and how that development embraces these potential bus stops in the future. Bus stops could be enhanced or incorporated within the public and private streetscape. Potential stops or stations should receive special consideration to the public spaces surrounding it and pedestrian safety.

B. Rights-of-Way & Alleys:

- 1. Alleys:** If necessary, the City will entertain vacating existing alleys in order to make a proposed project design viable; however, it is anticipated that existing alleys will need to be enhanced and new alleys will be proposed.

Alleys should primarily function as service corridors for abutting development (e.g., employee activity, deliveries, dumpster and trash service, mechanical equipment); however, enhanced alley ways for pedestrian corridors should also be considered as opportunities for mid-block connections as well as a human-scaled place for temporary special events.

Figure 2.26: Street Cross-Sections

Figure 2.26.A: Right-of-Way with Minimum Build-to-Line (e.g., Jersey Street, Walnut Street)

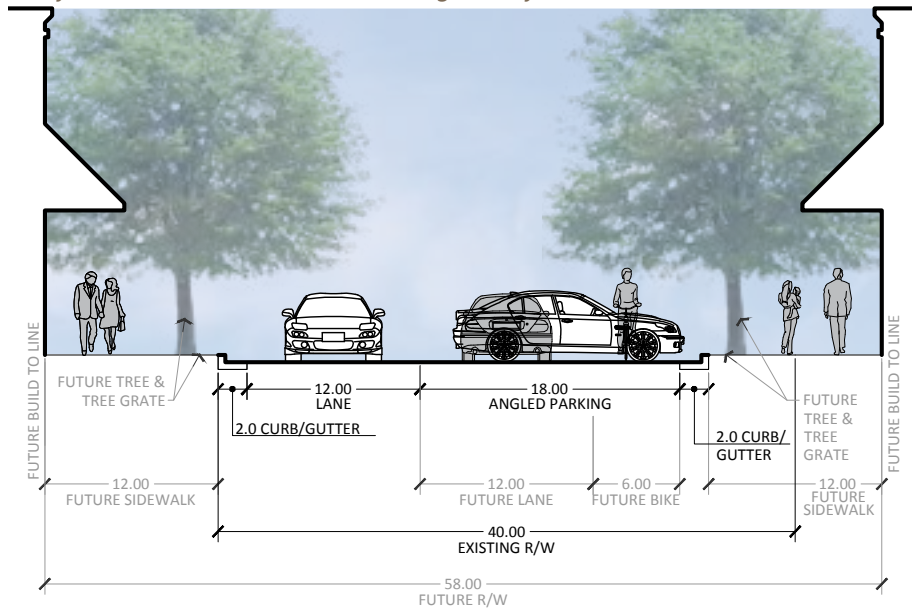


Figure 2.26.B: Right-of-Way with Existing Structures Setback (e.g., Park Street, Penn Street)

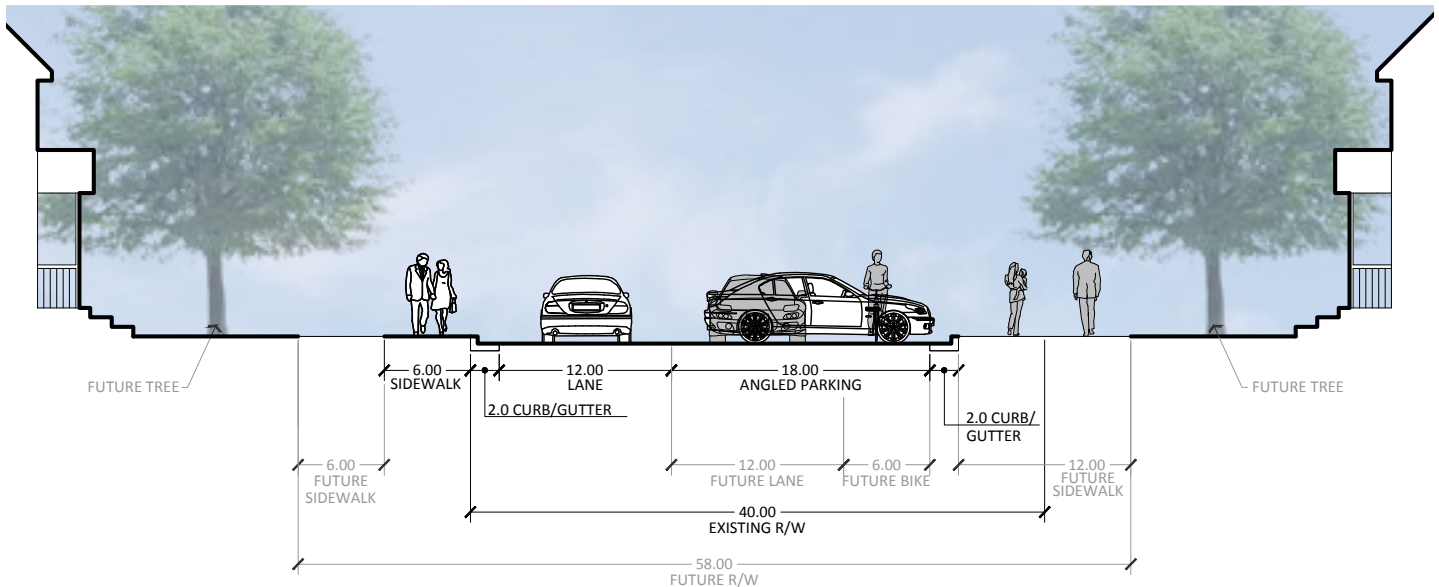


Figure 2.26.C: Jersey Street Right-of-Way Abutting Grand Junction Plaza

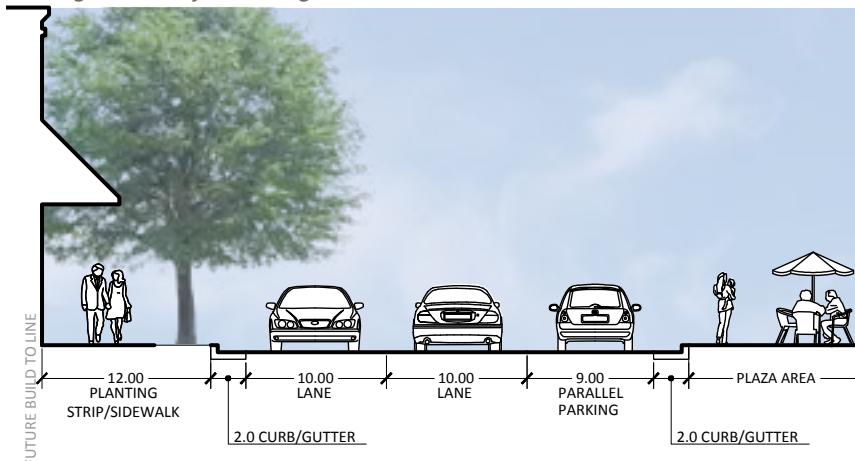
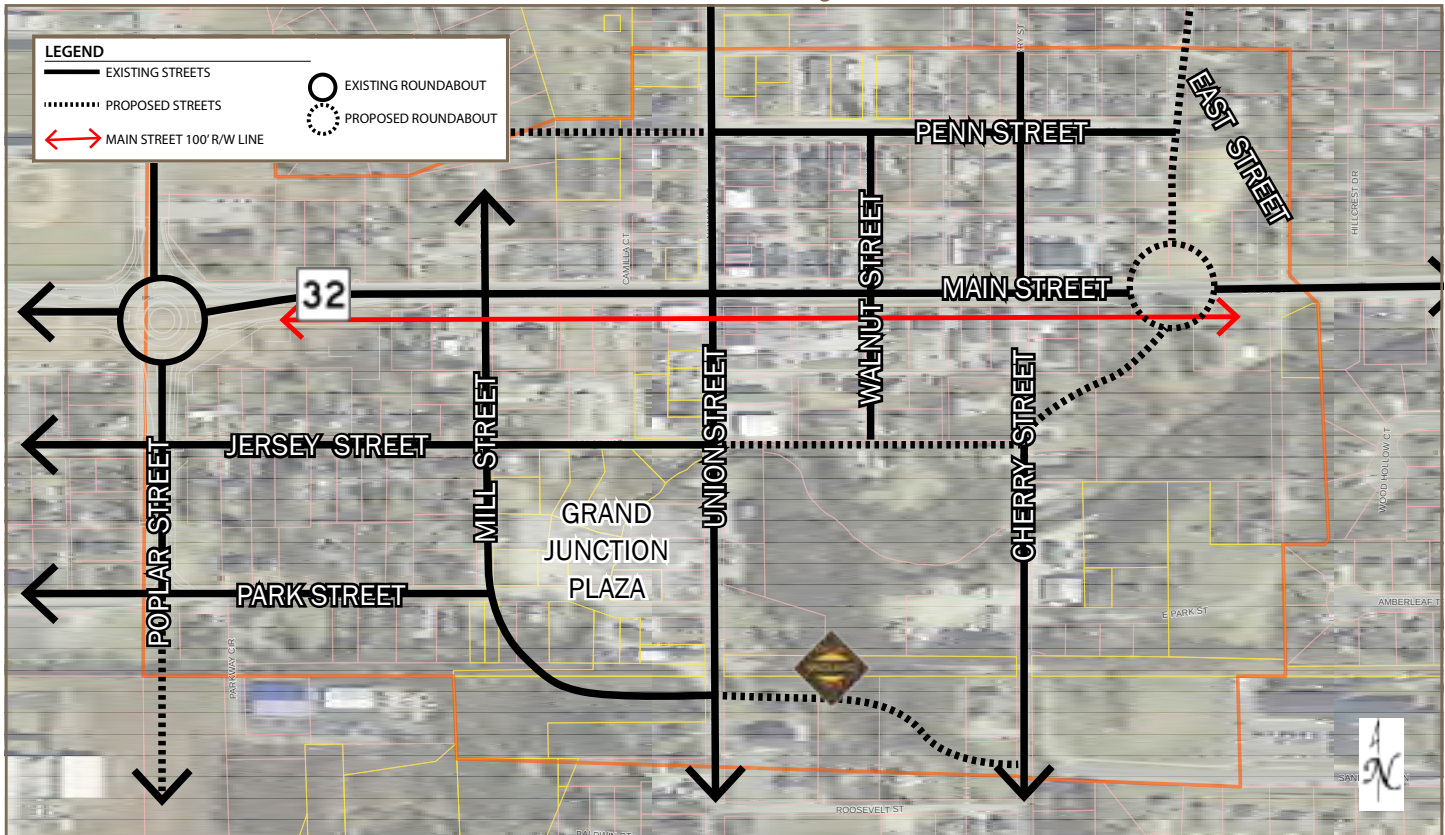


Figure 2.27: Junction Sub-District Street Network Exhibit



Alley cross-section designs will vary on a case-by-case basis; however, alleys are not intended to be designed or used to provide fire access.

2. **Existing Streets:** If necessary, the City will entertain vacating existing streets in order to make a proposed project design viable.

As the sub-district continues to transform, existing street rights-of-way will need to be enhanced to: (i) accommodate an increase in vehicular and pedestrian traffic; (ii) provide for on-street parking, as appropriate; and (iii) improve circulation and safety for both vehicles and pedestrians.

Improvements within the rights-of-way may be short or long term and the specific improvements for existing streets within the sub-district will vary in order to serve the needs of the community at that time. For example, on-street parking should be given a priority until more long term parking solutions become available. As a result, it is possible some existing rights-of-way may need to become one-way traffic only in order to facilitate angled or parallel on-street parking.

Pedestrian facilities are also a priority within the street right-of-way where they do not currently exist, and such pedestrian facilities should be wider in accordance with this chapter.

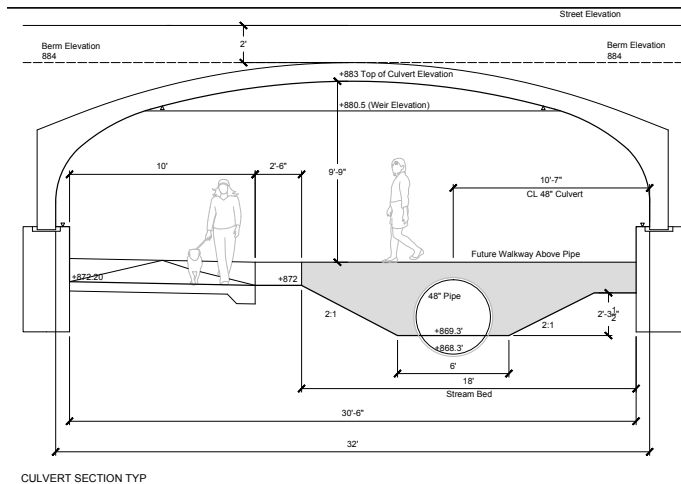
[Figure 2.26: Street Cross-Sections](#) is a series of cross-section scenarios that are appropriate for streets within this sub-district based on right-of-way widths that currently exist and that may need to be expanded.

2. **New Streets:** The Grand Junction Implementation Plan identified the existing and proposed street network within Grand Junction. With the exception of Mill Street, as summarized herein, the construction of new streets will be largely dependent on development in those areas. For purposes of this chapter, the proposed streets have been refined as depicted in [Figure 2.27: Junction Sub-District Street Network Exhibit](#).

All street rights-of-way shall be dedicated to the City pursuant to the Westfield Thoroughfare Plan and this addendum.

- 3. Mill Street:** As noted elsewhere in this chapter (see page 35), the Mill Street extension from Park Street to Union Street is anticipated to start Spring 2015 and be completed Fall 2016. The extension (see [Figure 2.28 Mill Street Pedestrian Tunnel](#)) includes the construction of the pedestrian tunnel/culvert under Mill Street for the Grassy Branch Trail and Midland Trace Trail (see [Figure 2.29: Mill Street Cross-Section](#)).

Figure 2.28 Mill Street Pedestrian Tunnel



Pedestrian connectivity includes increased pedestrian accessibility through the implementation of wider sidewalks, mid-block pedestrian crossings, intersection sidewalk bulb-outs, table speed bumps (where appropriate), bicycle parking amenities, shorter blocks and accessible ramps at crossings (see [Figure 2.30: Example Pedestrian Connectivity Amenities](#)).

Figure 2.30: Example Pedestrian Connectivity Amenities

Figure 2.30.A (Source: Department Photo)

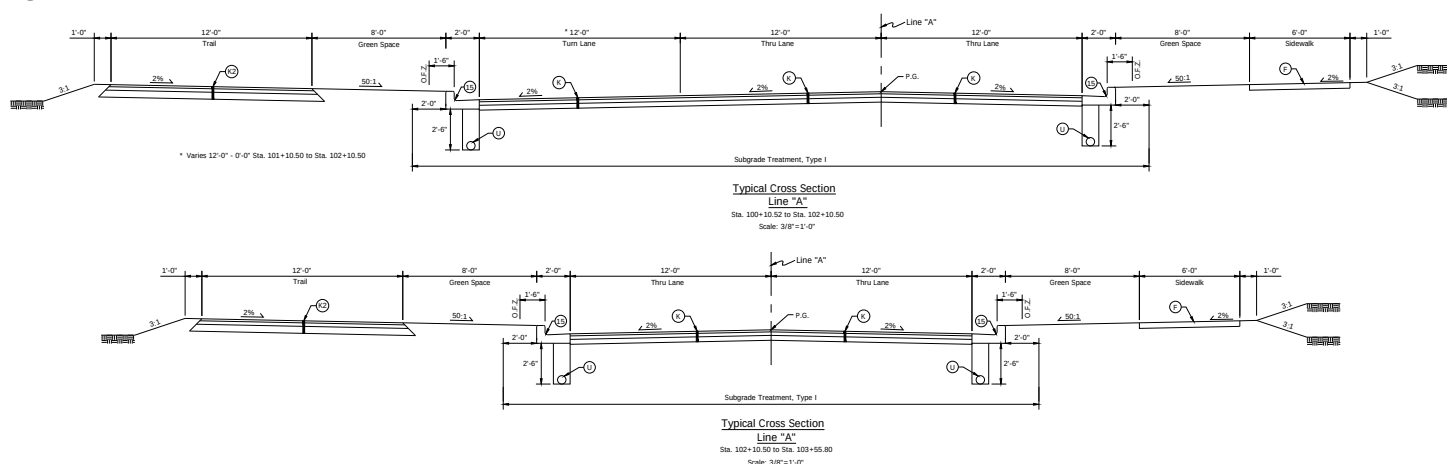


Figure 2.30.B (Source: www.nacto.org)



- C. Pedestrian Connectivity:** A priority within this sub-district is compactness, connectivity, and walkability with the intent to attract people. As a result, typical suburban prototypes of new buildings and site designs should not be permitted. Rather, features such as adjacent surface parking, drive-through lanes, lack of sidewalks, front entrances from parking areas rather than public realms, and the like are strongly discouraged.

Figure 2.29: Mill Street Cross-Section



Pedestrian pathways and crossings, whether public or private, shall be delineated (e.g., pavers, striping, edging, material) and distinguished from vehicular surfaces (see [Figure 2.31: Delineated Pedestrian / Raised Crossing](#)).

Additionally where appropriate, landscaping, street furniture, planters, walls, etc. should be used to further separate pedestrian spaces from vehicular spaces to create a safe environment for pedestrians.

Figure 2.31: Delineated Pedestrian / Raised Crossing

Figure 2.31.A (Source: www.nacto.org)



Figure 2.31.B (Source: Department Photo)



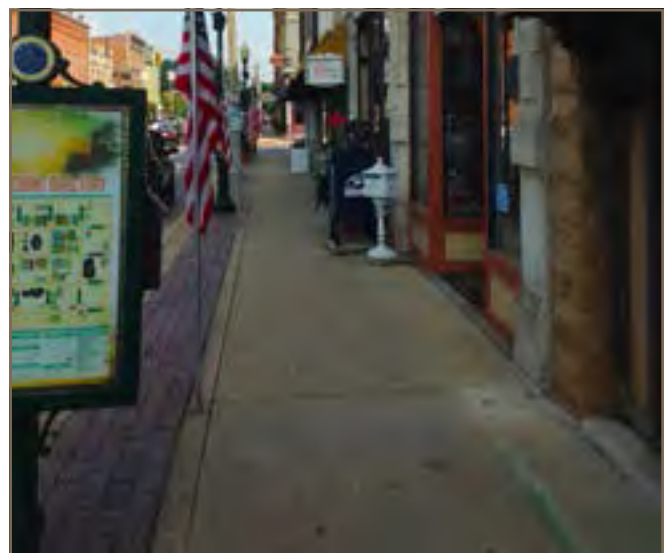
abutting the building; and (iii) a two (2) to three (3) foot area abutting the curb for trash, street lights, signs, and then street trees where sidewalk widens (see [Figure 2.32: Example Public Sidewalk Space](#) and also [Figure 2.26: Street Cross-Sections](#)).

Figure 2.32: Example Public Sidewalk Space

Figure 2.32.A (Source: Department Photo)



Figure 2.32.B (Source: Department Photo)



Public Spaces between buildings and the curb should generally include a wider pedestrian sidewalk (e.g., up to fifteen (15) feet wide on primary pedestrian streets and ten (10) feet wide on secondary pedestrian streets) that can accommodate: (i) a five (5) to six (6) foot wide unobstructed walking area; (ii) a two (2) to three (3) foot wide area for related street furniture and amenities (e.g., display space, outdoor dining)

D. State Highway 32 Corridor: A priority action item of the Grand Junction Implementation Plan is to formalize a position with the Indiana Department of Transportation (INDOT) regarding a potential State Highway 32 expansion through Grand Junction. In addition to providing guidance to INDOT for the community's desired design, formalizing a position as a policy further provides guidance for future development that abuts the Main Street corridor (e.g., setbacks, design, building orientation). The following is intended to establish the community's position with regard to the State Highway 32 expansion through downtown.

1. **Preferred Alternative:** As summarized in the Grand Junction Implementation Plan, a Main Street Corridor Study was completed by American Structurepoint, Inc. in 2010, which recognized the required balance for Main Street to serve both regional and local needs. The vision of the community is a Grand Junction District that is a vibrant, walkable, mixed-use district where people can live, work, and shop, with much of the redevelopment effort anticipated to be concentrated along the Main Street corridor. As an integral part of the Grand Junction District, the Main Street corridor will have direct impacts on the success of this vision.

The purpose of the study was to identify and evaluate transportation improvement alternatives for the corridor as a regional thoroughfare, while also supporting the local redevelopment efforts, and the study concluded with a preferred alternative.

It is hereby established that the policy of the City is to generally adopt the recommended preferred alternative as depicted in [Figure 2.34: Preferred Alternative](#). Where possible, limiting left turns is desirable to increase efficiency of traffic moving through downtown, while also minimizing potential conflict points with pedestrians. In addition, a priority in the design of this corridor and other rights-of-way is for utility lines to be buried.

2. **Width and Location:** The preferred cross-section requires a right-of-way width of one hundred (100) feet (see [Figure 2.35: Preferred Alternative Cross-Sections](#)). The existing right-of-way width is approximately seventy (70) feet. As a result, consistent with the historic asset and character provisions herein, the recommendation is for the right-of-way to be expanded to the south, maintaining the existing north right-of-way line of Main Street. As such, new (re)development should dedicate this additional right-of-way and design building setbacks and public right-of-way improvements (sidewalks, lighting, street furniture) accordingly.
3. **On-Street Parking:** In addition, an emphasis that needs to be taken into consideration at the time of the final design and construction is for on-street parking and safe pedestrian crossings. On-street parking should be permitted on Main Street, even if only permitted during non-peak hours.
4. **Pedestrian Crossings:** Safe pedestrian crossings, particularly during community events and peak tourism seasons, is mandatory to ensure safe pedestrian crossing between the north and south sides of Main Street. Crossings should not only meet safety design criteria, but care should be given in the final design to ensure the crossing provides a welcome and aesthetically-sensitive environment (see [Figure 2.36: Enhanced Pedestrian Crossings](#)). Options to better facilitate pedestrian crossing could include increased pedestrian cycles, scramble (Barnes Dance) lights, or split phase.

The primary pedestrian crossing that has been identified is the crossing of a realigned Grand Junction Trail at Union Street (see page 35). As a result, pedestrian traffic should be channeled and re-directed to Union Street with a wider, at grade crossing.
5. **Curb Cuts:** No new curb cuts onto Main Street should be permitted. Existing curb cuts should be removed upon redevelopment with vehicular access to properties via other streets or alleys.

Figure 2.34: Preferred Alternative
(Source: Main Street Corridor Study)



Figure 2.35: Preferred Alternative Cross-Sections
Figure 2.35.A: Cross-Section with Median

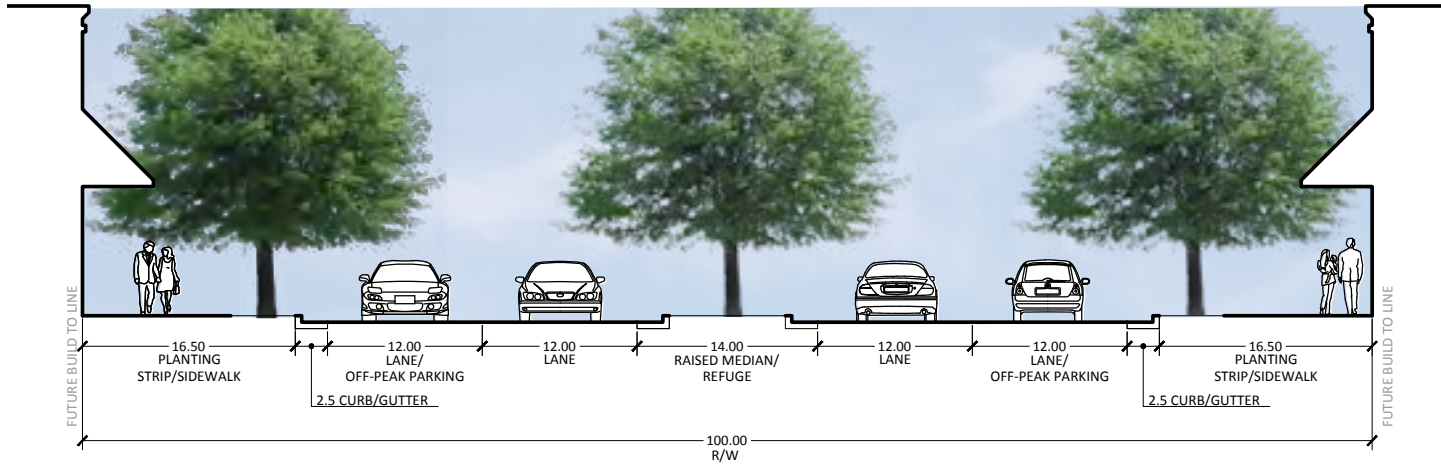


Figure 2.35.B: Cross-Section with Turn Lane

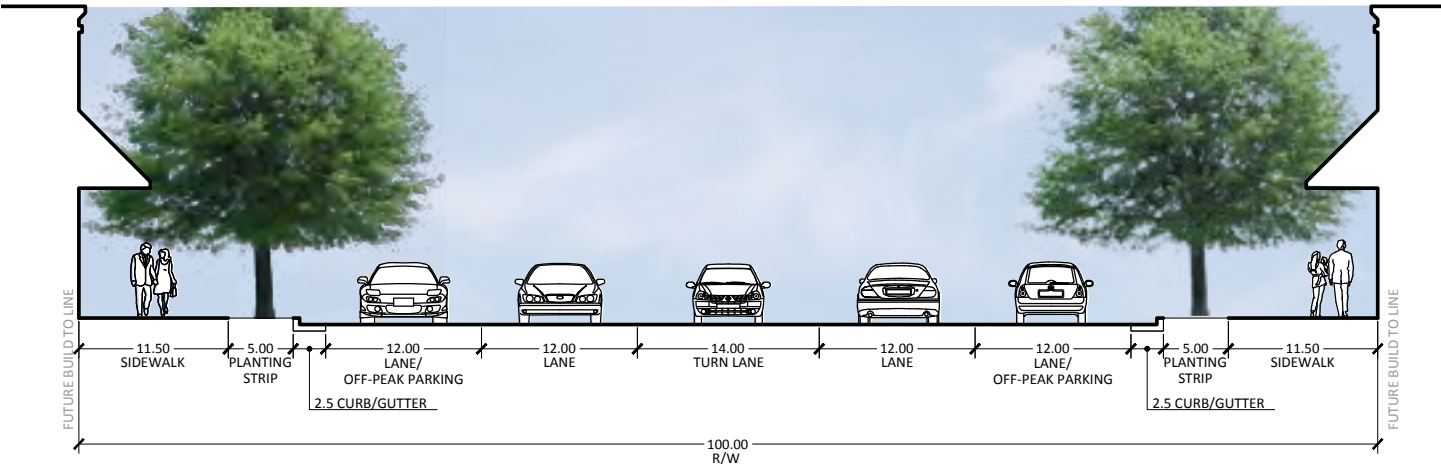


Figure 2.36: Enhanced Pedestrian Crossings
Figure 2.36.A (Source: www.nacto.org)



Figure 2.36.B (Source: www.urbanindy.com)



PARKING

The City's existing parking requirements are conventional for a suburban community and don't necessarily fit the needs of downtown. On-street parking is generally encouraged within the public right-of-way, while flexibility for off-street parking requirements within this sub-district should be provided. Parking requirements should be flexible, respond to market conditions, and address the intended mix of land uses, both short and long term, as development occurs within the sub-district.

In the more dense sub-areas (e.g., Main Street Corridor and Grand Junction Plaza Block) and in close proximity to public transportation hubs, on-site parking and parking structures should be required. In other sub-areas, parking requirements could allow for the ability to be waived or modified as parking is otherwise being provided within proximity of the site (e.g., parking located within four hundred (400) feet for patrons and seven hundred (700) feet for employees).

A. Overarching Parking Policies: The overarching parking policies for this sub-district include:

1. **Sharing Parking:** Minimize exclusive-use parking so that the value of public and private investment in surface and structure parking can be maximized.
2. **Convenient:** Ensure parking is conveniently located and accessible to encourage visitors and residents to be able to park once in downtown and be to walk to multiple destinations.
3. **Accessible:** Provide parking throughout the sub-district that supports mass transit and enhances pedestrian circulation.

B. Basic Parking Policies: The following sets forth the basic policies that should be considered as development and redevelopment is proposed within the sub-district:

1. **Park Street Corridor:** Off-street parking requirements should not be required, or at least should be minimal, for uses within this sub-area.
2. **Penn Street Corridor:** Some, but minimal, off-street parking should be required for uses within this sub-area.
3. **Other Sub-areas:** Off-street parking should be required within all other sub-areas. Off-street parking should be located to the rear and/or interior of buildings with minimal frontage along public streets; however, parking should be readily signed for ease of access and circulation.
4. **On-Street Parking:** On-street parking should not be counted toward individual site parking requirements, rather on-street parking is intended to supply needs for normal residential and visitor use while also offsetting lower parking standards for surrounding uses.
5. **Shared Parking:** On-site surface parking with more than ten (10) parking spaces should remain open for use of the public, as non-exclusive, at least during non-peak hours of the use.
6. **Structured Parking:** Structured parking may be available for exclusive or non-exclusive use.

C. Parking Strategy: In order to develop a broader parking plan for the sub-district, the City engaged a parking consultant in September 2015 to perform a parking study of the sub-district area to assist and complement the City’s planning efforts. As of the adoption of this chapter, that study was in progress; however, the scope of the study set forth its completion in a phased approach as follows:

1. **Phase One:** This phase is the initial parking supply and demand analysis, as well as shared parking analysis. The parking supply/demand inventory and analysis will be conducted, in addition to measuring the overall parking supply and occupancy during a typical day.

Potential shared-use opportunities will be identified and incorporated into the analysis. Current and future conditions will be projected which will pinpoint the actual parking issues and where potential issues will occur in the future as proposed future developments are brought on-line.

This analysis will provide the starting point and baseline from which to develop solutions for mitigating current and future parking issues.

2. **Phase Two:** This phase will be an analysis of alternatives that will build upon the knowledge developed in the first phase and include management strategies. This includes actual current parking conditions as well as projected future parking conditions.

Alternative solutions for mitigating current and future parking issues will be developed. The potential solutions will be evaluated and ranked using a weighted-value matrix that will be created mutually with the client. This way, the final selections of preferred alternatives will reflect community parking-related values.

3. **Phase Three:** This phase would be outside of the initial analysis, but is the next step to preliminarily plan for potential new parking facilities that would include potential sites, qualitative criteria, phasing, costs and funding mechanisms (such as development impact fee assessed on vehicle trips or a parking in lieu fee).

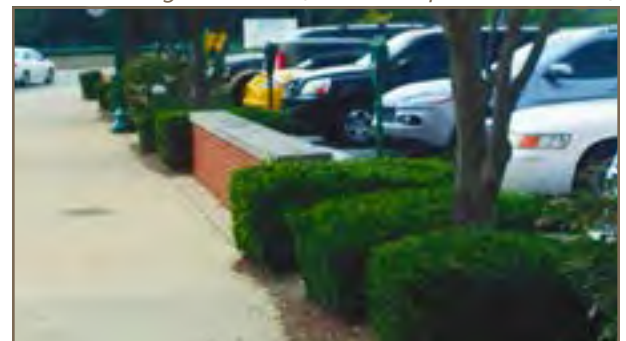
D. Parking Design: The design of parking areas is critical to the success of the sub-district, both for aesthetics and functionality. The parameters below are intended to promote efficient use of limited parking supply while ensuring that parking does not dominate or detract from the public spaces and is appropriately designed for pedestrian circulation.

1. **Parking Structures:** In general, multi-story, above ground parking structures should have a retail and service industry presence at the street level. Parking structures may be incorporated into mixed use buildings or they may be stand-alone buildings as long as the street-level expectations are met. Structures should be architecturally consistent and compatible with nearby and adjacent buildings and should not contain visible parking areas (aside from access points), security grills, or other parking security methods.
2. **Surface Parking:** Surface parking areas may provide for short or long term parking solutions; however, long term surface parking areas will require greater sensitivity to location (limited street frontage); design (softened with landscaping, walls and fences); and, separation from pedestrian activity (see [Figure 2.37: Surface Parking Treatment](#)).

*Figure 2.37: Surface Parking Treatment
Figure 2.37.A (Source: Department Photo)*



Figure 2.37.B (Source: Department Photo)



Surface parking areas should not be allowed to be located between a structure and the Main Street right-of-way nor between a structure and any right-of-way abutting Grand Junction Plaza.

All surface parking areas, even if temporary, should be paved or equivalent (e.g., porous pavers) and landscaped. Larger parking areas should be broken up into smaller areas to reduce the overall area of paving and promote a friendlier pedestrian environment.

3. **Bicycle Parking:** Each principal building within the sub-district should include bicycle parking spaces/racks in order to accommodate and encourage bicycle use within the Grand Junction District. To the extent reasonable, consideration should be given to incorporate creative bicycle racks to function as public art, or as part of public infrastructure improvements.

Figure 2.38: Bicycle Rack Examples

Figure 2.38.A (Source: Department Photo)



Figure 2.38.B (Source: columbusparksfoundation.org)



Figure 2.38.C (Source: Land Collective)



- E. **Service and Loading Areas:** Service and loading berths should be oriented in a manner so that they are not visible from streets or trails (hereinafter, “rights-of-way”), but rather from interior loading areas or alleys.

1. **Screening:** Screening should include opaque walls or fences and should be consistent with the architecture and materials of the associated building. Screening should be used to minimize visibility from all rights-of-way and adjacent properties. If appropriate to the context of the site, then landscaping should be considered to help soften the visual impact of a screen wall or fence.

Elements such as meter boxes, utility conduits, roof projections such as vent and exhaust pipes, and basement window enclosures should be designed and located so as to minimize their visibility and visual impact.

2. **Dumpster Enclosures:** The City’s zoning standards for screening trash receptacles and compactors, pallet storage and recycling areas, and other similar facilities should be applied within this sub-district. In addition, a roof which is architecturally-consistent with the architecture of the associated building should be considered when abutting structures in excess of two-stories (see [Figure 1.4: Architecturally-Consistent Dumpsters](#)).

Exceptions for dumpsters and other similar containers (e.g., walk-in freezers) may be appropriate if not visible from rights-of-way (e.g., located along alleys and/or within building recesses) (see [Figure 2.39 Example Alley](#)).

*Figure 2.39 Example Alley
(Source: Department Photo)*



OUTDOOR STORAGE, DISPLAY AND DINING

A. Outdoor Storage: The City's zoning standards for outdoor storage (Article 6.12 of the Unified Development Ordinance) should be applied within this sub-district. The temporary storage of material inherent to serving the business's needs of products and deliveries (e.g., pallets) should be restricted to within buildings or screened from adjacent properties (e.g., within an enclosure for dumpsters or other similar receptacles).

B. Outdoor Displays: Outdoor displays in the downtown can create an interesting shopping environment that engages pedestrians and supports the business. As summarized herein (see page 26), outdoor displays enhance Public Spaces and attract people; however, outdoor displays can also result in a cluttered and unattractive appearance and create obstructions for pedestrians. If deemed appropriate, then a permitting process should be considered to effectively regulate outdoor displays.

The following provides guidance for outdoor displays within this sub-district, which are encouraged and supported if the following criteria are implemented (see also [Figure 2.32: Example Public Sidewalk Space](#)):

- ▶ Items displayed are limited to the merchandise sold by the business.
- ▶ Displays are located within the business's frontage and immediately adjacent to the building.
- ▶ Displays located adjacent to or in a right-of-way should maintain a minimum unobstructed sidewalk width of five (5) to six (6) feet and be a maximum depth of two (2) feet. Display would be subject to the appropriate encroachment permits if located within the right-of-way.
- ▶ Unobstructed access shall be provided to all building entrances, curb ramps, and fire access, including at least a two-foot linear clearance on each side of a building entrance.
- ▶ Materials and colors used for shelves, racks, easels and similar supports for displayed items

shall complement the architectural style and colors used on the adjacent building façade.

- ▶ Displays must be maintained in an orderly appearance and displayed only during hours of operation for the associated business and shall be removed at the close of each business day.
- ▶ Outdoor displays shall be secured to prevent movement. However, they may not be permanently anchored to the right-of-way nor attached or affixed to any public tree, sign or similar fixture.
- ▶ In no case shall the location of the display occur within an area required for vehicular circulation, parking or loading, or emergency vehicle access.
- ▶ Maximum display area restrictions should be implemented based on a ratio of the business's street frontage.

Figure 2.40 Outdoor Display

Figure 2.40.A (Source: onemorefoldedsunset.com)



Figure 2.40.B (Source: Department Photo)



C. Outdoor Dining: As summarized herein (see page 26), outdoor dining spaces enhance Public Spaces and attract people. The City's zoning standards for Outdoor Cafe and Eating Areas (Article 6.13 of the Unified Development Ordinance) should be applied within this sub-district.

Figure 2.41 Outdoor Dining Spaces
Figure 2.41.A (Source: Department Photo)



Figure 2.41.B (Source: Department Photo)



Figure 2.41.C (Source: Department Photo)



In addition, the following guidelines should be considered:

- ▶ Outdoor dining areas abutting non-restaurant uses should consider barriers or screening to minimize the impact on adjoining properties.
- ▶ Furniture and fixtures relating to the outdoor dining area may not be stored on the public right of way and must be removed from the sidewalk when the restaurant is closed to the public every day and/or night.
- ▶ Outdoor dining areas permitted within the right-of-way are subject to the provisions herein (see also Article 6.13 of the Unified Development Ordinance), and would be subject to the appropriate encroachment permits.
- ▶ Outdoor dining areas located adjacent to or in a right-of-way should maintain a minimum unobstructed sidewalk width of five (5) to six (6) feet. Furniture and barriers should not be secured to trees, lamp posts, street signs, hydrants or any other right-of-way infrastructure.

LANDSCAPING STANDARDS

The City's existing landscaping standards are conventional for a suburban community and don't necessarily fit the needs of downtown. As downtown becomes more impervious, the "urban forest" becomes more important.

A. Purpose: According to the United States Department of Agriculture's "[Sustaining America's Urban Trees and Forests](#)" report (June 2010), urban forests enhance the physical, ecological, and cultural aspects of a community, including:

1. **Environmental:** Trees and landscaping make important contributions by reducing air pollution, ameliorating heat islands, improving hydrological conditions, sequestering carbon, and contributing to wildlife habitat. Use of drought-tolerant trees and landscaping can aide in water conservation.
2. **Economic:** Trees and landscaping can increase property values, increase commercial spending, and reduce maintenance costs of other streetscape elements.

3. **Aesthetic:** The visual characteristics of street trees and landscaping (form, color, texture) add greatly to the aesthetics of streets and can enhance the civic qualities of the public environment.
4. **Psychological:** People derive psychological benefits from symbolic and physical contact with nature provided by a green environment. A planted streetscape provides relief from an otherwise built out environment.
5. **Social:** Opportunities for new social contacts, community identity, and the opportunity to contribute to the establishment and care of a community feature are afforded by the presence of street trees and planting.
6. **Safety:** Consistent tree plantings along a street narrow the perceived width of a street, encouraging decreased vehicular speed and increased awareness of pedestrians.

B. Street Trees: Street trees are a critical element of the streetscape environment. Appropriate tree species selection, location and design will ensure the health of trees, enhance the character of the streetscape, and maximize public and private investment.

Street trees typically include trees planted within the public right-of-way; however, street trees could include trees planted in the front yard in corridors where space within the right-of-way is limited and building setbacks are greater (e.g., Jersey Street, Park Street). Street trees in rights-of-way should be planted in sidewalks with tree grates (minimum size of four (4) feet by (4) four feet) or other treatment, or between sidewalks and streets where planting strips of sufficient width exists.

Figure 2.42: Street Tree Streetscape Examples
Figure 2.42.A (Source: a2dda.org)



Figure 2.42.B (Source: permatill.com)



Figure 2.42.C (Source: www.terrafirmalandarch.com)



When designing a new or renovating an existing street, utilities and other elements should be relocated where feasible to establish regular tree spacing.

C. Abutting Street / Public Spaces: This landscaping area generally includes a space measured from the public right-of-way to the building facade. This area could include spaces identified as public spaces (see [Figure 2.15: Example Public Spaces](#)). General standards for lot or foundation plantings, as currently established by the City's zoning ordinance, do not address the nature of development envisioned in this sub-district (with the exception of single-family detached uses in the Penn Street Corridor).

The lack of yards and increase in impervious surfaces requires the primary focus for landscaping to be within the area immediately abutting the street, where the highest pedestrian activity will occur. This area should be landscaped with vegetation and/or hardscaped. If hardscaped, then window or ground planters should be considered to enhance the building's facade and soften the streetscape. The density of trees and flowers or shrubs will depend on the setback of the building from the street, as generally illustrated in the following exhibits.

Figure 2.43: Example Landscaping
for Buildings less than 10' from Right-of-Way
Figure 2.43.A (Source: destinationmainstreet.com)



Figure 2.43.B (Source: Department Photo)



Figure 2.43.C (Source: lotsafunmaps.com)



Figure 2.44: Example Landscaping
for Buildings 10' to 20' from Right-of-Way
Figure 2.44.A (Source: Department Photo)



Figure 2.44.B (Source: Department Photo)



Figure 2.45: Example Landscaping
for Buildings Greater than 20' from Right-of-Way
Figure 2.45.A (Source: Department Photo)



Figure 2.45.B (Source: Department Photo)



In general, these spaces abutting the right-of-way should be enhanced with natural vegetation to the reasonable extent possible to ensure best practices for the plantings health, while also maximizing the “curb appeal” and streetscape character of the various sub-areas. The building placement will dictate whether a lawn or hardscape is more appropriate.

- D. Off-Street Parking:** Surface parking areas require greater sensitivity when located along streets to aesthetically soften and to separate from pedestrian activity (see also [Figure 2.37: Surface Parking Treatment](#)).

Figure 2.46: Additional Surface Parking Treatment
Figure 2.46.A (Source: phila.gov)



Figure 2.46.B (Source: Department Photo)



The City's existing perimeter and interior parking area landscaping requirements should be applied. It may be appropriate to reduce interior parking area landscaping requirements for parking areas surrounded by buildings. It is also appropriate for perimeter parking area plantings to be enhanced and supplemented with fences or walls.

E. Landscape Buffers: In general, landscape buffers should not be required in this sub-district due to the nature of the intended mix of uses. There may, however, be instances where buffering is appropriate adjacent to existing neighborhoods (e.g., Grassy Branch Quadrant). Additionally, there may be instances where more intense aspects of a use (e.g., outdoor dining) may require screening (e.g., walls, fences, landscaping) to minimize its impact on adjacent uses.

F. Stormwater Management: The design of landscaped areas should consider including appropriate conditions for improved stormwater detention and infiltration and low impact development opportunities (see [Figure 2.47: Example Low Impact Design](#)).

Figure 2.47: Example Low Impact Design
Figure 2.47.A (Source: urbanlandscapes.info)



Figure 2.47.B (Source: Department Photo)



Figure 2.47.C (Source: www.seattle.gov)



Figure 2.47.D (Source: Department Photo)



SIGNAGE STANDARDS

The City's existing sign ordinance is generally conventional for a suburban community. The existing sign standards allow wall signs and ground signs in this sub-district (if the ground sign is located a minimum of five (5) feet from the right-of-way and setback the applicable zoning district's setback for the side and rear lot lines). In addition, the existing sign ordinance permits projecting signs in some areas of the sub-district.

The existing zoning ordinance sign standards for multi-story, mixed use or multi-tenant buildings primarily anticipate these buildings in corporate or business parks and shopping centers, not necessarily in downtown. In addition, the existing design standards in the zoning ordinance are not as restrictive as may be desired (e.g., lighting, materials) and the standards are primarily intended for vehicular traffic without an emphasis on pedestrian traffic (e.g., size and location restrictions).

This sub-district is intended to be an area of high pedestrian activity with buildings of pedestrian scale and architectural interest. This intent is important when considering the use of signs, both permanent and temporary, to ensure the pedestrian experience is enhanced and the need to identify a use is balanced with the character of the building's architecture and streetscape.

Signs that are uniquely designed and placed with respect to the pedestrian-orientation and building's architecture can positively contribute to the character of the streetscape and the pedestrian's experience in this sub-district.

As a result, the following should be considered when alternative sign standards are proposed (e.g., variance, PUD District) within this sub-district:

A. General Guidelines:

1. Signs should be primarily oriented and scaled to the pedestrian.
2. Sign colors, materials and lighting should be restrained and harmonious with the building architecture.
3. Signs should be compatible with adjacent signs and should not compete for attention (such as using excessively bright colors or disproportionately sized letters).

4. Businesses located in alleys, courtyards or arcades, and without a primary customer entrance from the street, should be permitted to be identified from the street.
5. Signs should be durable, well-designed and act as unique expressions of the business.
6. Street numbers should be prominently displayed at the main entrance to every business, and be clearly visible from the street or alley.
7. Electronic signs should be prohibited.

B. Wall Signs:

1. Due to the pedestrian nature, projecting raceways or pins that cause a wall sign to protrude from the wall should not be permitted. Channel letters may be flush-mounted to the building.
2. Wall sign sizes should be limited to allow for the permitted sign area to be distributed for awning or projecting/blade signs.
3. Sign heights and sign area should be limited to a pedestrian scale (e.g., 18" or 24").
4. Internally illuminated signs are not preferred; but rather externally lit with decorative (e.g., gooseneck) light fixtures.

Figure 2.48: Example Wall / Blade / Awning Signs

Figure 2.48.A (Source: hammerworks.com)



Figure 2.48.B (Source: Department Photo)



Figure 2.48.C (Source: Department Photo)



Figure 2.48.D (Source: viewpointsign.com)



Figure 2.48.E (Source: redirectionsigndesign.com)



C. Ground Signs: Ground signs should not be permitted within the Main Street Corridor or the Grand Junction Plaza Block. Ground signs within other sub-areas are not preferred, but should only be permitted with the following guidelines:

1. Ground signs should only be permitted for single-tenant buildings with a front yard setback in excess of twenty (20) feet.
2. The design of ground signs should be unique to the business and match the style and materials of the corresponding building.

3. Other alternative types of signs do not provide adequate identification from the street.
4. The scale and location of ground sign complements the building and adjacent properties.
5. Landscaping is integrated with the sign to soften its appearance and not create a site or visual obstruction.
6. Ground signs should not be internally illuminated or back lit.

Figure 2.49: Example Ground Signs

Figure 2.49.A (Source: Department Photos)



Figure 2.49.B (Source: Department Photos)



Figure 2.49.C (Source: Department Photo (left))



(Source: architectural-lighting-and-sign-ideas.blogspot.com (right))

D. Projecting Signs: Projecting or blade signs is the preferred sign type for this sub-district. Projecting signs should be positioned along the first floor level of the facade. Projecting signs may take on their own special shape, or create their own symbol within the overall facade design.

*Figure 2.50: Example Projecting Signs
(Source: Department Photo)*



E. Window Signs / Displays: Window signs and displays are an important aspect to engaging pedestrians along the streetscape; however, if done poorly can negatively contribute to the intended character. The following should apply.

1. Window graphics and displays should be tasteful and minimal, and designed to be pedestrian friendly.
2. Window graphics should use high quality, durable materials to prevent flaking and fading.
3. Window graphics should reinforce the identification of the store, and not compete with wall signs or distract from the business.
4. Illuminated window signs are discouraged. Signs such as “open” that are less than four (4) square feet in sign area are appropriate to allow.
5. Window graphics and displays should create an open and inviting appearance and express the nature or “personality” of the business without obscuring visibility.
6. Merchandise may be displayed but should not be stacked in the windows for storage, resulting in

visual clutter.

7. Flashing or moving signs visible from the street through or on windows should not be permitted.

*Figure 2.51: Example Window Signs / Displays
Figure 2.51.A (Source: archinect.net)*



Figure 2.51.B (Source: shelf-awareness.com)



Figure 2.51.C (Source: designsalononline.com)



Figure 2.51.D (Source: mcnallyjackson.com)



LIGHTING STANDARDS

The City's zoning standards for lighting (Article 6.9 of the Unified Development Ordinance) should generally be applied within this sub-district, except as noted below.

Street lighting should be provided as part of all projects, on both sides of the street when possible, and spaced approximately one hundred (100) feet apart, and be of a decorative design as established by the City. Light poles should not obstruct pedestrian circulation.

Figure 2.52: Example Street Lights

Figure 2.52.A (Source: panaramio.com)(left)

(Source: valmontstructures.com)(right)



Lighting of the building or site should be designed so that light is not directed off the site and the light source is shielded from direct offsite viewing. It is anticipated that exterior lighting will overflow to adjacent properties and rights-of-way; however, for any use abutting single-family residential uses, illumination levels should not exceed 0.5 foot candles at the property line (in accordance with the Unified Development Ordinance). The minimum amount of light possible for lighting sidewalks should be used to not wash out building facades but still maintain a safe environment.

Decorative exterior lighting is encouraged, but fixtures should be architecturally integrated with the building style, material and color. Fixtures should not obscure any building ornamentation. Rooftop lighting should be prohibited. All exterior architectural, display, decorative and sign lighting should be generated from concealed, low level fixtures.

Figure 2.52.B (Source: Department Photo)



The maximum height of light poles in parking areas should not exceed twenty-five (25) feet, in accordance with the Unified Development Ordinance; however, when light poles abut or are within ninety (90) feet of single family residential uses, then the height should not exceed fifteen (15) feet.

Figure 2.53: Example Decorative Fixtures

Figure 2.53.A (Source: kiterealty.com)



Figure 2.53.B (Source: cornerbakerycafe.com)



GENERAL DESIGN REQUIREMENTS

The following guidelines apply to all Sub-District Sub-Areas.

A. Franchise and Prototype Architecture:

Buildings that are stylized in an attempt to use the building itself as advertising or is contractually required as a standardized or prototype building by a use as a formula from or for another location should be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

B. General Architecture:

1. Street Level Architecture: The street level of a building should be designed with architecture that engages the street/sidewalk in a contextually appropriate manner, and integrates the building and landscape architecture.

2. Pedestrian Scale:

- a. Pedestrian scale detailing should be incorporated on the front facade of all buildings.
- b. Particularly, the street level of building facades should incorporate a higher level of visual interest and richer architectural detailing.
- c. Overall façade composition should break the building down into smaller distinct portions to provide a small-scale impression.

3. Building Composition:

- a. Building design elements should include an expression of a building base, a middle, and a top with articulated elements at the top of the first floor and the top of the building, as further described herein.
- b. The composition of all floors should be coordinated, which will usually be indicated by the alignment of upper floor windows and other features with openings and features of the first floor.

4. Mechanical and Electrical Elements:

Elements such as meter boxes, utility conduits, transformers, roof projections such as vent and exhaust pipes, basement window enclosures, and other mechanical systems should be designed and located so as to minimize their visibility and visual impact from rights-of-way and important view corridors.

C. Building Materials:

1. Existing Buildings: Existing buildings include a variety of shake shingles, clapboard siding, vinyl siding, brick and stone. Renovations of existing buildings should include materials that include and complement the existing building.

2. Permitted Materials: New buildings should be faced with authentic natural materials such as wood, brick, and stone. Highly reflective materials, exterior insulation finishing systems (EIFS), vinyl siding, and concrete block should not be permitted. Precast is not preferred, though with attention to finishes and jointing, it could be considered appropriate.

3. Alternate Materials: The limited use of alternate materials (e.g., synthetic materials, fiber cement siding, vinyl siding, or other modern materials) as a secondary exterior building material may be appropriate on a case by case basis if used in the same way as traditional materials, and is consistent with an intended historical architectural style (e.g., shape, size, profile, texture matching the historical practice when these elements were used).

4. Durability: Building materials should be selected for longterm durability and minimal maintenance requirements, particularly at pedestrian levels. Less durable materials (e.g., stucco, fiber cement siding) should only be used above the first story.

5. Material Variation: The building material selection for all building facades should be supplemented with multiple colors and multiple textures (e.g., rough, smooth, striated, etc.).

6. Material Transitions: If material changes are proposed, then they should generally occur

at corners, changes of exterior planes, or be delineated by a specific horizontal transitional detail such as pronounced belt course or substantial reveal. The heavier material should always be placed beneath the lighter material.

7. **Trim Details:** Close attention should be paid to trim details such as corner beads, window and door trim, soffits and eaves, and accent surfaces to ensure a correct match to traditional wood.

D. Four-sided Architecture: All building facades should be constructed with the same building material quality and level of architectural detail (e.g., window number, type, and placement; trim; ornamentation) on all building facades (e.g., 360 degree architecture). Exemptions could be considered for facades along alleys or when zero-lot lines exist.

E. Building Orientation:

1. All principal buildings should face a street, with a primary entrance readily apparent as a prominent architectural feature visible from the street.
2. The front facade should provide relief for windows and surrounds, storefronts, doors and features such as coursing, pilasters and lintels.
3. When applicable, retail storefronts should be oriented along the street facade of the first floor, except for pedestrian entrances to parking areas or trails, or small entrance lobbies for upper floors.
4. Buildings should be sited so that service activities (i.e. loading docks, garages and dumpster enclosures) are not adjacent to the street or a trail. When a lot configuration requires such activities from a street, these components should be architecturally integrated into the design of the façade and screened.

F. Building Entrances:

1. Entrances should include a functional overhead weather protection such as porches, awnings or building recesses.
2. Awnings should complement the building's architectural style, material, colors and details, and be of a non-reflective material (metal or

aluminum awnings should be prohibited). Awnings should not be internally illuminated.

3. Doors and entryways should follow a traditional storefront design (usually recessed) and should be compatible with the architectural style of the structure. Other traditional elements include bulkheads, window displays and transom windows.
4. Entrances should be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the architectural style and details of the building as a whole.
5. Building entrances should be transparent and well lit at night for the pedestrian.

G. Foundations: Exposed foundations should be covered with masonry materials (e.g., limestone, granite, fieldstone) or architectural concrete that matches a color and texture that is historically consistent with the building's architectural style.

H. Windows:

1. General Design:

- a. All window designs should be compatible with the style, materials, color, details and proportion of the building and desired pedestrian scale.
- b. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows should be consistent with and complementary to the architectural style of the building.
- c. When a window design has been selected for a building, then the same design should be used on all facades. Use of other window designs as accents may be appropriate if consistent with the architectural style of the building.

2. **Window Trim:** Window trim and other architectural design elements designed to accent the windows should be on all windows (e.g.,

shutters, keystones, masonry arches, awnings, decorative stone frames, masonry row-lock frames, or other such trim).

3. **Shutters:** When shutters are used, they do not necessarily need to be used on all elevations. Shutters should be solid-paneled or louvered and they should be sized and mounted in a way that gives the appearance of operability and full coverage of the window.
4. **Window Materials:** Window frames should be made of wood and may have either vinyl or aluminum cladding on the exterior.

I. Roof Design:

1. **Pitched Roofs:** Pitched roofs should have:
 - a. Minimum pitch of 5 (vertical units): 12 (horizontal units).
 - b. Three (3) or more roof slope planes.
 - c. High quality roofing materials such as natural clay tiles, slate, concrete tiles (with natural texture and color), wood shakes or shingles (with adequate fire protection), three-dimensional asphalt or fiberglass shingles.
2. **Flat Roofs:** Flat roofs should be:
 - a. Edged by a parapet wall with a distinct, three-dimensional cornice or molding.
 - b. Fully integrated into the architectural design of the building both below and above the roofline to create a seamless design transition (e.g., it should not be readily evident what portion of the wall extends above the roof line).
 - c. The rear of parapet walls should not be visible from the street level and should be designed with color, material and/or ornamentation that matches the front elevation.
3. **Pedestrian Weather Protection:** Roof design should incorporate measures to prevent falling snow or ice onto pedestrian areas.

- J. **Gutters and Downspouts:** Should be visually integrated with the architectural style of the structure. The color of gutters and downspouts should be selected to complement or to be consistent with the building materials.

K. Highly-Visible Buildings:

1. Corner buildings should have a strong corner presence by defining the street intersection with distinctive architectural features such as tower elements, rounded walls, recessed entries or other design features.
2. Building corners should be treated with distinct massing and materials to heighten the sense of pedestrian visual interest.
3. Entrances, large windows with transparency, balconies, terraces and special rooms should be incorporated to take advantage of the important corner views.
4. Buildings located at visual focal points should demonstrate a higher degree of architectural strength to emphasize their location and important view corridors.

L. Walls and Fences:

1. The design of fencing, sound walls, trash enclosures and similar site elements should replicate the architecture of the primary building in construction material and detailing.
2. Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches should be permitted in the established front yard to further define the streetscape.
3. Wrought iron, shadow box wood fences, or other approved fence, or brick or stone walls up to six (6) feet tall should only be permitted in side and rear yards.
4. Chain link fencing should not be permitted.

- M. **Accessory Buildings:** If accessory buildings are necessary, then they should be architecturally compatible with the principal building and otherwise comply with the Unified Development Ordinance.

N. Adaptive Reuse:

1. **General:** The conversion of a building to a new use that is different from that which its original design reflects should be done in a way that enhances the existing building while minimizing the negative changes to the building's features.
2. **General Site Improvements:** A property proposed to be adaptively reused should be improved to ensure that any facade and/or yard that abuts a right-of-way enhances the streetscape and engages the pedestrian from the street. Such improvements should include, but are not limited to: installing a sidewalk; creating a prominent entrance; incorporating landscaping and hardscaped areas.
3. **Access:** No new driveways or curb cuts onto streets should be permitted. Driveways or curb cuts onto streets are deemed undesirable because driveways:
 - ▶ Increase the likelihood of pedestrian and bicycle accidents with automobiles.
 - ▶ Interrupt the continuity-frontage of buildings.
 - ▶ Decrease the ability to provide desired on-street parking.
 - ▶ Decrease the ability to provide desired streetscaping (e.g., sidewalks, landscaping, furniture).

In general, access to private property should be via an alley as opposed to a private curb cut. As properties are redeveloped, curb cuts should be eliminated unless otherwise deemed appropriate for vehicular circulation (e.g., access, parking, deliveries).

4. Rehabilitations / Additions:

- a. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize an existing structure should be preserved, enhanced and replicated as appropriate.
 - b. Additions should be compatible in scale, materials, and character with the main building.
 - c. Additions should not damage or obscure architectural details and materials of the main building.
 - d. Alterations that remove porches, original windows or doors, or other notable features should be avoided.
5. **Yards:** Existing yards and setbacks which do not meet the current zoning requirements or the guidelines of this addendum should continue to be permitted, provided any proposed improvements do not further encroach into the regulated yards.
 6. **Development Plan Review:** An administrative development plan review process should be required and implemented when residential structures are converted to non-residential uses to ensure compatibility and compliance with applicable standards.

- O. **Minimum Living Area:** Except as otherwise set forth herein, a general guideline for the minimum living area (as defined by the Unified Development Ordinance) of a residential dwelling unit within this sub-district should be seven hundred (700) square feet per dwelling unit.

PARK STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. **Frontage:** No minimum or maximum.
2. **Lot Size:** No minimum or maximum.
3. **Building Height:** Minimum of two stories. Maximum of three stories.
4. **Building Size:** No minimum or maximum size; however, to maintain and enhance the desired character of the corridor, a single use or tenant should not exceed two (2) tenants or five thousand (5,000) square feet per building.
5. **Front Setback / Build-to Line:** Minimum of twenty (20) feet, subject to recorded easements. Maximum of forty (40) feet. New buildings should be sited in consideration to adjacent lots.
6. **Side & Rear Setbacks:** Minimum building separation of twenty (20) feet. Minimum rear yard setback of ten (10) feet. Minimum twenty-five (25) feet abutting Midland Trace Trail.

B. Architectural Design:

1. **Roofs:** Flat roofs should not be permitted. Pitched, flat, gambrel or mansard roof are appropriate.
2. **Alternate Materials:** The use of alternate materials (i.e. synthetic materials, fiber cement siding, or other modern materials) is appropriate in this sub-area if consistent with existing buildings.
3. **Architectural Theme:**
 - a. The design of a new infill building or renovation/addition of an existing building should be designed to look appropriate and compatible with surrounding buildings.
 - b. Sensitivity should be given to the character of the building in relation to the corridor and adjacent buildings.

PENN STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. **Frontage:** Minimum lot frontage of forty (40) feet, or fifty (50) feet for corner lots.
2. **Lot Size:** Minimum four thousand (4,000) square feet.
3. **Building Height:** Minimum of two stories. Maximum of three stories.
4. **Building Size:** Buildings should have a minimum first floor footprint of one thousand (1,000) square feet. No maximum.
5. **Minimum Living Area:** One thousand and five hundred (1,500) square feet.
6. **Front Setback / Build-to Line:** Minimum of ten (10) feet, subject to recorded easements. Maximum of twenty (20) feet. New buildings should be sited in consideration to adjacent lots using the average of adjacent buildings. Porches may encroach into this setback, subject to recorded easements.
7. **Side & Rear Setbacks:** Minimum side yard setback of eight (8) feet. Minimum rear yard setback of ten (10) feet.

B. Architectural Design:

1. **Building Entrances:**
 - a. The front door of the main unit should face Penn Street with the front facade of the building parallel to Penn Street.
 - b. All buildings should incorporate a prominent front porch with a minimum depth of four (4) feet and size of thirty-six (36) square feet.
 - c. Porches on homes on corner lots should wrap around the corner facing the intersecting street and should extend a minimum of six (6) feet facing the intersecting street.

2. Roofs:

- a. Flat roofs should not be permitted. Pitched, flat, gambrel or mansard roof are appropriate.
- b. Minimum roof overhangs should be twelve (12) inches.
- c. Minimum roof pitch of the main roof structure of the primary building should be 7:12.

3. Driveways & Garages: Driveways and garages should be rear loaded (e.g., accessed from an alley) and should not be permitted to be located directly on or visible from Penn Street. If a lot is not accessible by an alley, then a front load garage may be appropriate if setback a minimum of twenty (20) feet behind the primary front elevation.

4. Preferred Materials: New buildings should primarily be faced with brick, stone or fiber cement siding and trimmed in stone, contrasting brick, stucco, wood, or wood composite. Exposed surfaces of chimneys should be masonry.

5. Alternate Materials: The use of alternate materials (i.e. synthetic materials, fiber cement siding, or other modern materials) is appropriate in this sub-area if consistent with existing buildings.

6. Windows: Each building should have a minimum of two (2) windows per floor per facade. Where architecturally appropriate, buildings should incorporate dormers, bay windows, or palladian or venetian style windows.

7. Example Character: [Figure 2.5: Existing Penn Street Corridor Examples](#) and [Figure 2.13: Example Detached Residential](#) includes examples of buildings that illustratively represent the intended quality and character of this sub-area.

MAIN STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. Building Frontage: A building should occupy a minimum of seventy percent (70%) of the lot's frontage. Exceptions may be appropriate for buildings on lots with one hundred and twenty (120) feet or less of frontage provided the building still occupies the maximum frontage possible exclusive of driveways, sidewalks and landscape areas.

2. Lot Size: No minimum or maximum; however, traditional suburban outlots (e.g., single use lot, single story structure, parking area between street and building) should not be permitted.

3. Building Height: The minimum building height should generally be three (3) stories in this sub-area. It is expected that buildings near the intersection of Main Street and Union Street or in the Grand Junction Plaza Block (collectively, the "core") will be a minimum of three (3) to six (6) stories. A minimum building height of two (2) usable stories and thirty-four (34) feet is appropriate for buildings away from the core or for secondary or tiered sections of a taller building.

4. Minimum Ground Floor Height: Minimum of sixteen (16) feet ground floor-to-second floor height at the sidewalk level in order to allow conversions of commercial, retail, or other active uses. Adequate ventilation, mechanical and electrical equipment should be provided, or allowance for future conversion/expansion to a variety of tenant uses, such as a retail store or restaurant.

5. Minimum Ground Floor Building Depth: Along streets where retail is permitted, a minimum building depth of fifty (50) feet (from storefront to back of tenant space) should be provided for commercial tenant space to ensure functional viability.

6. Building Size: Minimum building footprint should be eight thousand (8,000) square feet.

The third and higher floor(s) should be at least fifty percent (50%) the size of the building footprint and oriented to the front of the building such that its front facade is equal to that of the first floor.

7. **Front Setback / Build-to Line:** The minimum should be zero (0) feet, subject to recorded easements. The maximum should be ten (10) feet; however, up to seventy-percent (70%) of the front façade may be recessed for entrances and outdoor seating; however, no entrance should be recessed more than ten (10) feet.
8. **Side & Rear Setbacks:** There should be no minimum side or rear setbacks; however, walkways to rear parking should be a minimum of six (6) feet wide.

B. Architectural Design: It is not the intent of this addendum to encourage one specific architectural theme or limit architectural styles. Variations in architectural designs, materials and textures are encouraged. As a result, other well executed quality materials and architectural styles that are not otherwise supported by this addendum may be considered.

1. **Preferred Materials:** New buildings should primarily be faced with brick or stone and trimmed (consisting of less than fifteen percent (15%) of the facade) in contrasting stone, brick, stucco, wood, metal, or precast concrete.
2. **Building Facades:** Building façades should provide relief by windows and surrounds, storefronts, doors, and features such as special brick coursing, pilasters and lintels.
3. **Building Massing:** Buildings in this sub-area are anticipated to occur in continuous rows, sharing party walls and with a continuous sequence of storefronts along the sidewalk; however, large massed blocks should be visually “broken up” into a series of smaller masses appropriate for the pedestrian-scale.

In general, continuous front façades more than fifty (50) feet in length should be designed with vertical offsets at intervals which evenly divide the façade into halves, thirds, or quarters, etc., or

designed at intervals not less than fifty (50) feet. Smaller massing could be accomplished with projections, recessions, or changes in building material or detailing.

4. **Pedestrian Passage:** Buildings with front facades, or facades that include multiple components sharing a common wall that create a single facade, greater than two hundred (200) feet in length should provide a pedestrian passage through the building with a minimum width of ten (10) feet.
5. **Building Base Design:** The base building facade is generally, depending on the overall height of the building, the lower facade from the ground to the beginning of the second story. It is approximately the lower twenty percent (20%) of the facade.
 - a. This portion of the facade is the most important part of the building as this is the facade that pedestrians will interact with at the ground level. As a result, this portion of building facade should be designed with architecture that engages the street/sidewalk in a contextually appropriate manner.
 - b. Pedestrian scale detailing should be incorporated along this portion of the facade by incorporating a higher level of visual interest and richer architectural detailing.
 - c. Overall façade composition should break the building down into smaller distinct portions to provide a small-scale impression.
 - d. The overall fenestration pattern should be vertically proportioned with columns or window mullions creating a rhythm. Window frames should be recessed or not otherwise flush with the exterior wall.
 - e. Overall window glazing of this portion of the facade should be a minimum of fifty percent (50%) consisting of non-reflective glass. Window displays, as addressed elsewhere herein, are encouraged.

- f. Retail, service, and other active uses that face a street or public space should have a minimum of sixty percent (60%) of the first floor facade (between three and eight feet above grade) consisting of non-reflective glass.
6. **Building Middle Design:** The middle building facade is the main mid-section of the facade, situated between the top building facade and base building facade.
- a. Fenestration should be organized to create a rhythmic pattern for the streetscape.
 - b. Window frames should be recessed or not otherwise flush with the exterior wall.
 - c. Overall window glazing should comprise a minimum of thirty percent (30%) of the facade but should not exceed seventy-five percent (75%).
 - d. For buildings with residential uses, the window patterns should be generally vertical in proportion. Continuous horizontal strip windows should not be permitted.
 - e. This portion of the facade may be flush with the base building facade or could be stepped back to provide a clear definition along the street.
 - f. The massing, materials and colors of this portion of the facade should vary from the base building facade to create visual interest.
 - g. Projections like balconies, bay windows, and horizontal or vertical shading devices should be incorporated to provide visual interest.
7. **Building Top Design:** The top, or upper building facade, includes approximately the top twenty percent (20%) of the facade.
- a. This portion of the facade could be flush with the middle portion of the building or could have discretionary setbacks to provide distinct definition along the street at the upper levels.
 - b. Overall window glazing should comprise a minimum of thirty percent (30%) of the facade but should not exceed seventy-five percent (75%).
- c. This portion of the facade provides the opportunity for building identity and visual interest against the sky with a distinct profile, materials and/or colors.
 - d. Roof elements, such as pergolas or penthouse balconies should be integrated into the design.
 - e. The roof line should be distinguished, as further described herein, with a cornice/parapet design and/or roof elements to create interest.
 - f. Elements like terraces, balconies and pergolas, should be used to create interesting massing and relief from the building's facade.
8. **Windows:** Every facade with frontage on a street should have openings for windows in a pattern that suggests habitation, generally with a minimum of one (1) window per structural bay per floor. Blank, windowless walls should not be permitted.

GRAND JUNCTION PLAZA BLOCK DESIGN REQUIREMENTS

The design requirements of the Main Street Corridor shall also apply to this sub-area.

GRASSY BRANCH QUADRANT DESIGN REQUIREMENTS

This chapter (see page 23) establishes that land uses within this sub-area could include: higher density residential uses (e.g., apartments, townhouses); potential municipal uses; and, transitional uses that could include a blend of retail or restaurant uses, as supported by the market.

As a result, the design requirements for this sub-area should vary depending on the use, but in general, the following should apply:

- A. Multi-family Uses:** The Unified Development Ordinance standards (development and architectural) applicable to multi-family uses should generally apply.
- B. Mixed-Use Buildings:** The guidelines applicable to the Main Street Corridor should generally apply to mixed-use buildings or non-residential buildings with multiple stories or multiple tenants.
- C. Retail/Restaurant Uses:** The guidelines applicable to the Park Street corridor generally apply for single or two story buildings with single tenants.

TEMPLATE ORDINANCE

The template PUD District Ordinance found in “Exhibit A” on page 71 should be used for all new PUD District Ordinances.

- A. PUD Naming Convention:** Because there will likely be multiple PUD District Ordinances created for projects within this sub-district, it is highly desirable that a common and consistent naming convention be used for all projects within this sub-district. The following naming convention is suggested: “[Project Name] in the Junction PUD District”.
- B. Underlying Zoning:** As is true with every Planned Unit Development (“PUD”) District ordinance in the City of Westfield, any new PUD Ordinance within this sub-district will need to establish a base, underlying zoning district to serve as the foundation of the ordinance. Unless otherwise listed in the PUD Ordinance, the standards in a PUD District default to the Unified Development Ordinance. It is suggested that PUDs within this sub-district use the GB: General Business District (Article 4.16) as the underlying zoning district.
- C. State Highway 32 Overlay District:** The State Highway 32 Overlay District regulations of the UDO do not currently apply to downtown. Although many of the architectural standards of the overlay may be appropriate for consideration, this chapter incorporates all important Junction Sub-District-related issues that are regulated by the State Highway 32 Overlay District. As such, the State Highway 32 Overlay District regulations should not apply to this sub-district.

CHAPTER 3:

UNION SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

CHAPTER 4:

KENDALL SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

CHAPTER 5:

NEIGHBORHOOD SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

EXHIBIT A

TEMPLATE PUD DISTRICT ORDINANCE

SEE FOLLOWING PAGES.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

March 9, 2021
2103-VS-07
Exhibit 1

Petition Number: 2106-VS-07

Subject Site Address: 140 E. 161st Street (the "Property")

Petitioner: James Meyer (the "Petitioner")

Request: The Petitioner is requesting a Variance of Development Standard to encroach two (2) feet into the thirty (30) foot Side Yard Setback on 1.65 acres in the AG-SF1: Agriculture / Single-family Rural District (Article 4.2(E)(2)).

Current Zoning: AG-SF1 District

Current Land Use: Residential

Approximate Acreage: 1.65 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Floor Plan
4. Proposed Elevation Drawings
5. Proposed Site Plan
6. Application

Staff Reviewer: Caleb Ernest, Associate Planner

OVERVIEW

Location: The subject property is 1.65 acres +/- in size and located at 140 E. 161st Street (see **Exhibit 2**). The Property is zoned the AG-SF1: Agriculture / Single-family Rural District. The adjacent properties to the west, south and east are also zoned the AG-SF1 District. The properties to the north are zoned the SF-3 Cluster: Single-family Medium Density District.

Variance Request: The Petitioner is requesting a Variance of Development Standard to encroach two (2) feet into the thirty (30) foot Side Yard Setback on 1.65 acres in the AG-SF1 District (Article 4.2(E)(2)).

SUMMARY OF VARIANCE

The Petitioner is requesting a Variance of Development Standard to encroach two (2) feet into the thirty (30) foot Side Yard Setback to accommodate a new chimney that is being installed on a new Accessory Building on the Property (**Exhibit 3**).

History: An Improvement Location Permit (the "Permit") was submitted for an Accessory Building on the Property. The Permit was reviewed and issued to begin construction. The

reviewed Permit at that time did not include a chimney. Based on neighbor input, the Property owner was contacted and revised documents were submitted for the Permit now showing the chimney. After review of the revised Permit documents, the chimney was shown as located within the Side Yard Setback. The Property owner was contacted to remedy this encroachment in the Side Yard Setback.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies this Property within the “Suburban Residential”¹ land use classification. Desired land uses in the Suburban Residential area include detached dwellings, attached dwellings, institutional and recreational uses.

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of the Variance of Development Standard. This petition is scheduled to receive its public hearing at the March 9, 2021, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals’ Rules of Procedure.

Conditions: The UDO² and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefited by the variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

Acknowledgement of Variance: If the Board of Zoning Appeals approves this petition, then the UDO³ requires that the approval of the variance shall be memorialized in an acknowledgement of variance instrument prepared by the Department. The acknowledgement shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgement shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

Variance of Development Standard: The Board of Zoning Appeals shall approve or deny variances from the development standards (such as height, bulk, or area) of the underlying zoning

¹ Westfield-Washington Township Comprehensive Plan, Land Use Concept Map (p. 24).

² Article 10.14(I) Processes and Permits; Variances; Conditions of the UDO.

³ Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.

ordinance. Variances may be approved under Indiana Code § 36-7-4-918.5 only upon a determination in writing that:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner; and
3. The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.

DEPARTMENT COMMENTS

Approval: If the Board is inclined to approve the variance, then the Department recommends the following conditions and findings:

Recommended Conditions for Approval:

1. That the approval of this Variance shall only apply to the proposed Accessory Structure;
2. That the Petitioner shall record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Community Development Department.

Recommended Findings for Approval of the Variance of Development Standard:

1. *The approval will not be injurious to the public health, safety, morals, and general welfare of the community:*

Finding: It is unlikely that approving the requested variance would be injurious to the public health, safety, morals, and general welfare of the community because the new Accessory Building that the chimney is attached to complies with all other standards of the Unified Development Ordinance (UDO).

2. *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:*

Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. A chimney is being installed onto an Accessory Building and fully complies with the zoning district.

3. *The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property.*

Finding: Strict adherence to the zoning ordinance would result in the inability to place the chimney on the side of the Accessory Building.

Denial: If the Board is inclined to deny either of the requested variances, then the Department recommends denying the variance, and then tabling the adoption of findings until the Board's

next meeting with direction to the Department to prepare the findings consistent with the public hearing evidence and Board discussion.



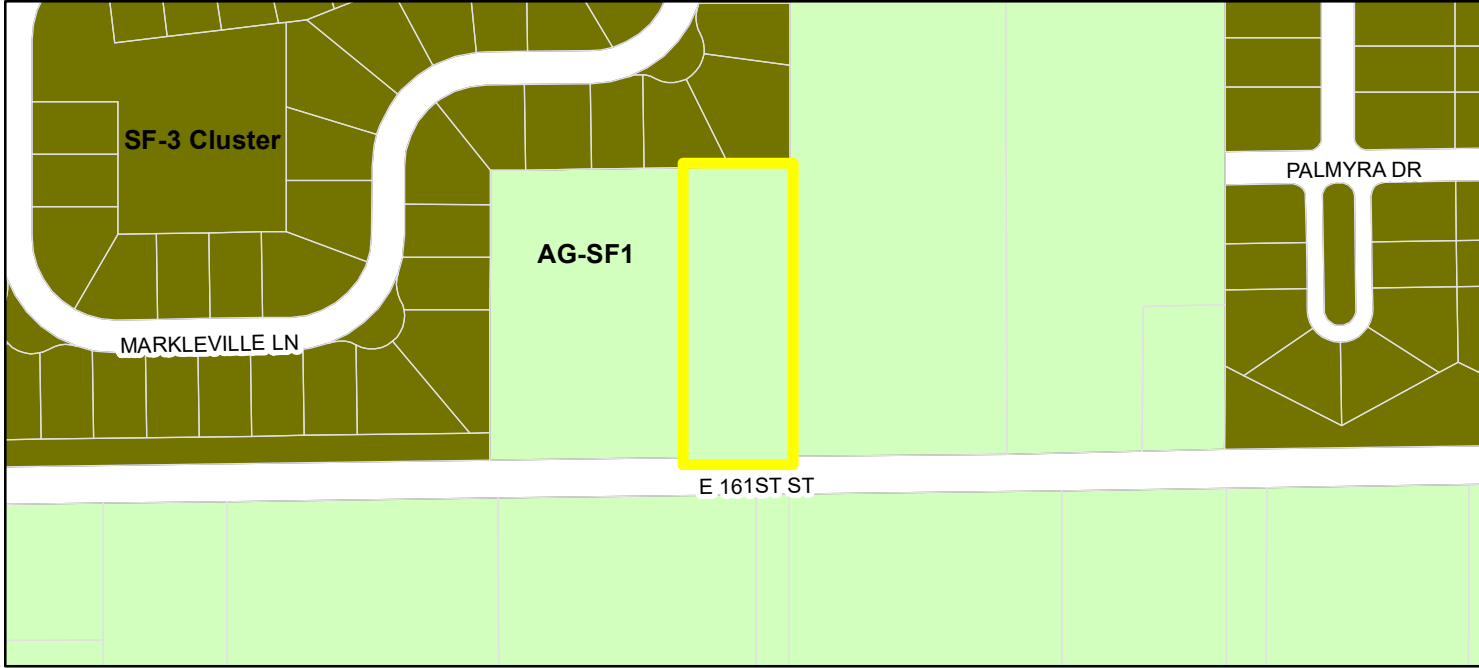
Property Location Map
140 E 161st Street
Variance of Development Standard
2103-VS-07



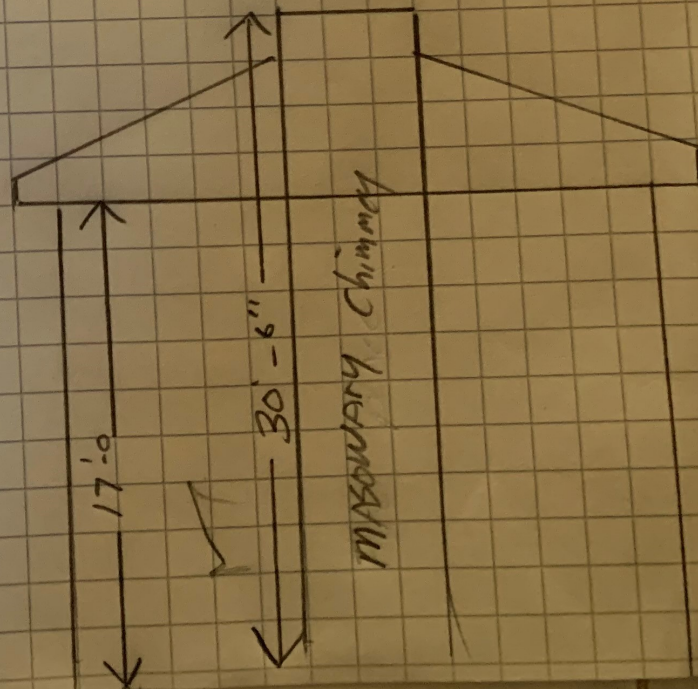
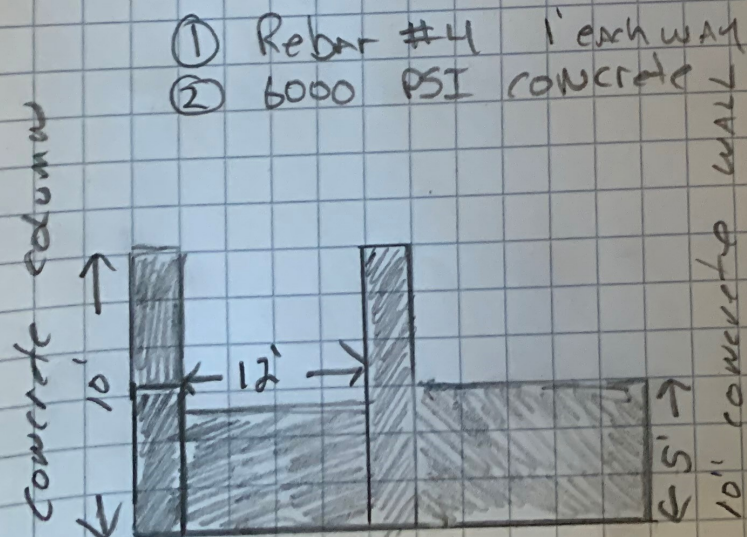
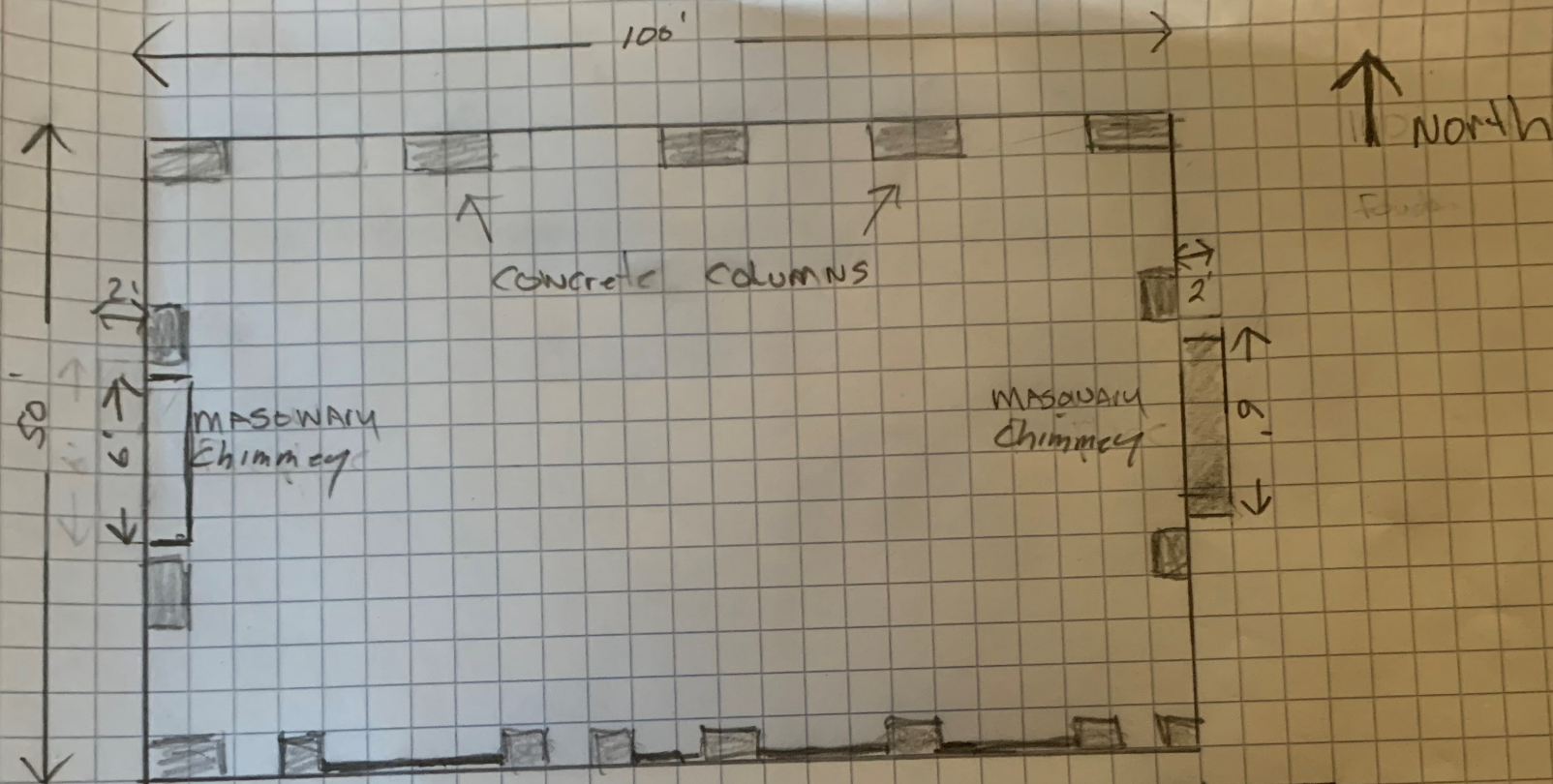
Aerial Location Map



Zoning Map

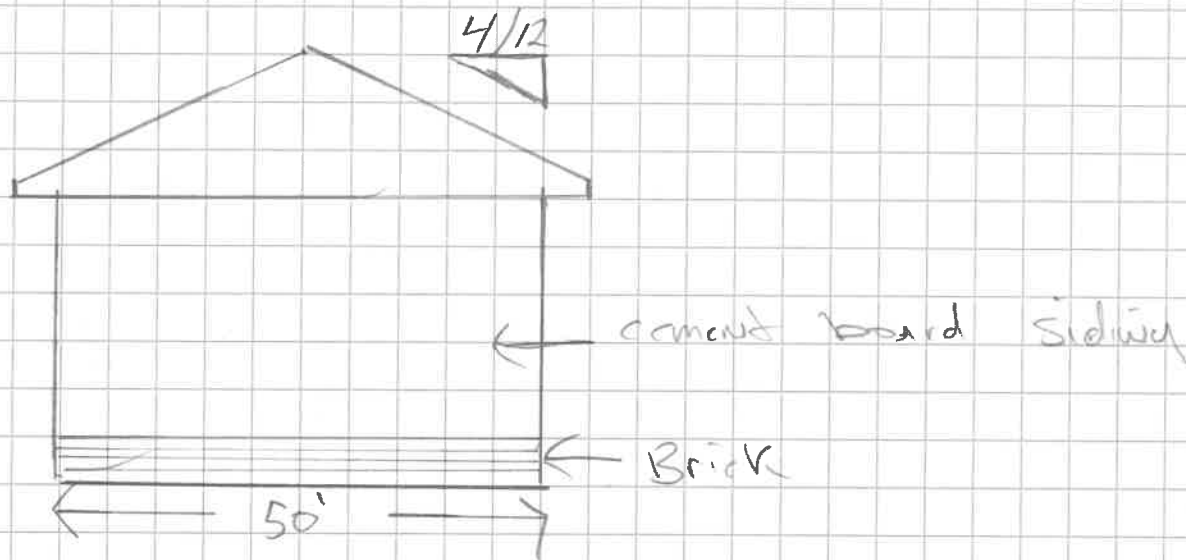


- Parcel Zoning
- Zoning - All
- AG-SF1 (Agriculture - Single Family - 1)
 - MF-2 (Multiple Family - 2)
 - SF-3 Cluster



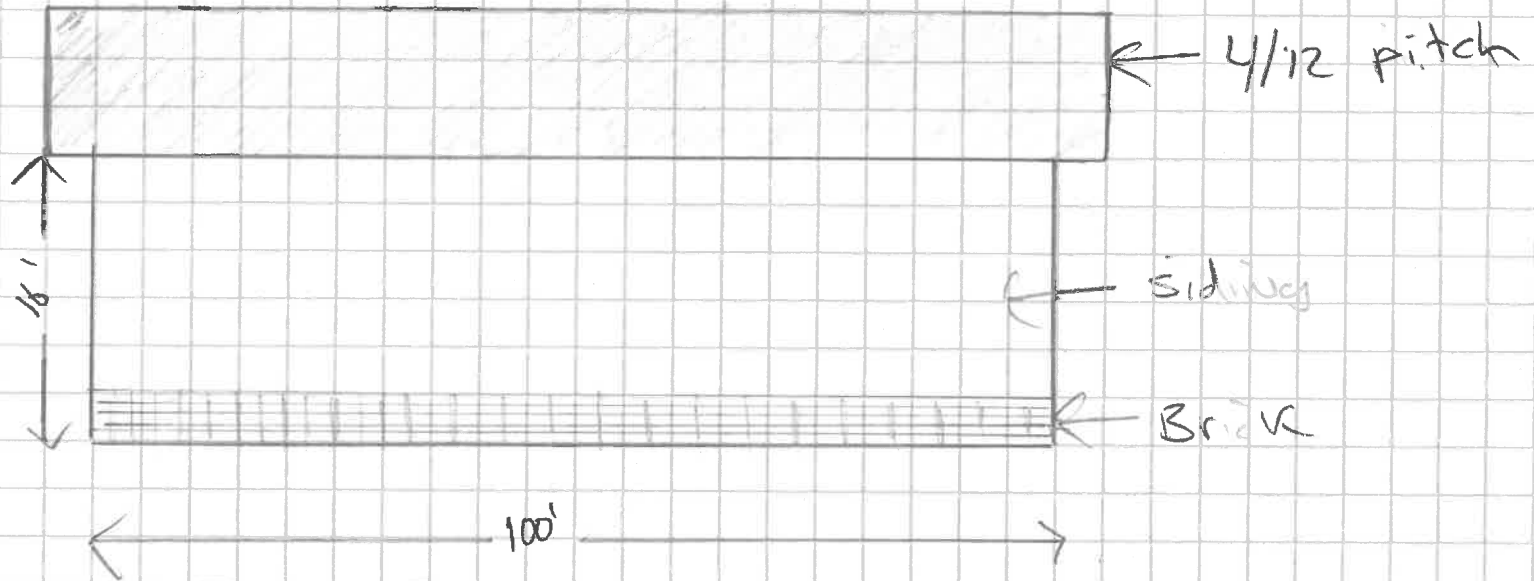
④

Both - Ends view



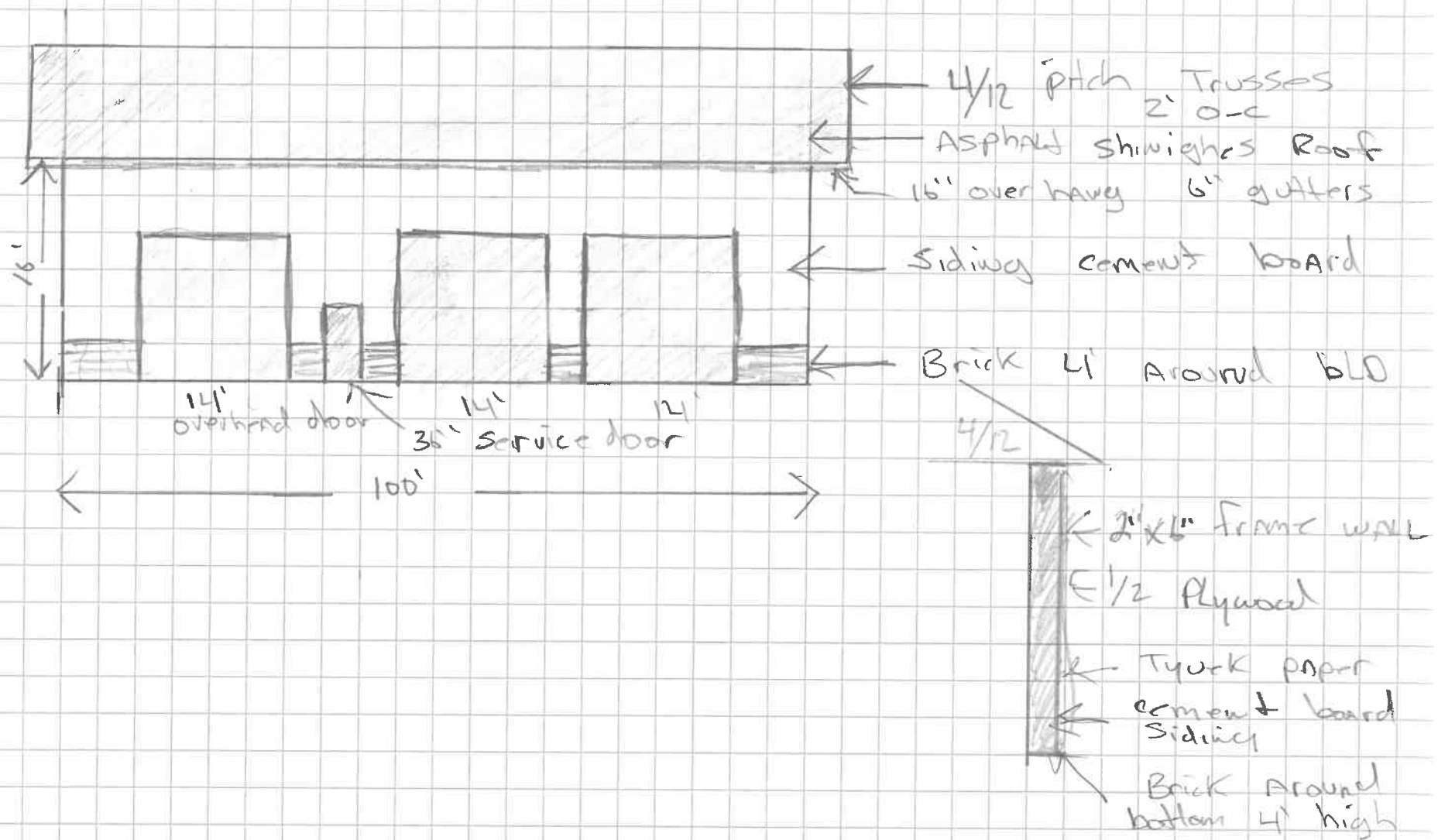
③

BACK view



②

Front view



SITE PLAN

PART OF THE N.W. 1/4, SECTION 11-18-3
WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA

LAND DESCRIPTION

INST. #199909968416

PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 90 DEGREES 00 MINUTES WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 160 FEET; THENCE NORTH 00 DEGREES 45 MINUTES EAST, PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, 478.70 FEET; THENCE NORTH 90 DEGREES 00 MINUTES EAST, PARALLEL WITH SAID SOUTH LINE, 160 FEET TO SAID EAST LINE; THENCE SOUTH 00 DEGREES 45 MINUTES WEST ALONG SAID EAST LINE 478.70 FEET TO THE POINT OF BEGINNING.

INST. #2014052342 - RIGHT OF WAY

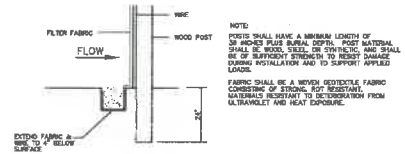
THE SOUTH 40.00 FEET OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 18 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE SOUTH 90 DEGREES 00 MINUTES WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 160 FEET; THENCE NORTH 00 DEGREES 45 MINUTES EAST, PARALLEL WITH THE EAST LINE OF SAID QUARTER SECTION, 478.70 FEET; THENCE NORTH 90 DEGREES 00 MINUTES EAST, PARALLEL WITH SAID SOUTH LINE, 160 FEET TO SAID EAST LINE; THENCE SOUTH 00 DEGREES 45 MINUTES WEST ALONG SAID EAST LINE 478.70 FEET TO THE POINT OF BEGINNING.

SEASONAL SOIL PROTECTION CHART											
STABILIZATION PRACTICE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV. DEC.
PERMANENT SEEDING											
DORMANT SEEDING											
TEMPORARY SEEDING											
MULCHING											

A = POST-HARVEST BLUEGRASS 100 LBS./ACRE, CRACKED RED FESCUE 100 LBS./ACRE, PLUS 2 TONS STRAW MULCH/ACRE, OR ADD ANNUAL RYEGRASS 20 LBS./ACRE.
B = POST-HARVEST BLUEGRASS 100 LBS./ACRE, CRACKED RED FESCUE 100 LBS./ACRE, PLUS 2 TONS STRAW MULCH/ACRE, OR ADD ANNUAL RYEGRASS 20 LBS./ACRE.
C = SPRING GRASS 5 BUSHELS/ACRE.
D = WHEAT OR RYE, 2 BUSHELS/ACRE.
E = ANNUAL RYEGRASS 40 LBS./ACRE (1 LB/1000 SQ. FT.)
F = SOD
G = STRAW MULCH 2 TONS/ACRE
H/A/P = IRRIGATION NEEDED DURING JUNE, JULY, AUGUST AND/OR SEPTEMBER
H = IRRIGATION NEEDED FOR 3 TO 3 WEEKS AFTER SUPPLYING SOD
SEEDING PREPARATION FOR PERMANENT SEEDING:
1. TEST SOIL TO DETERMINE pH AND NUTRIENT LEVELS. (CONTACT COUNTY BUREAU OR COOPERATING EXTENSION OFFICE FOR ASSISTANCE AND SOIL INFORMATION, INCLUDING AVAILABLE TESTING SERVICES.)
2. IF SOIL pH IS UNSUITABLE FOR THE SPECIES TO BE SEED, APPLY LINE ACCORDING TO TEST RECOMMENDATIONS.
3. FERTILIZER AS RECOMMENDED BY THE SOIL TEST. IF TESTING WAS NOT DONE, CONSIDER APPLYING 400-600 BULBS/AC OF 12-12-12 ANALYSIS, OR EQUIVALENT, FERTILIZER.
4. TILL TOP SOIL TO OBTAIN A UNIFORM BEDDED, WORKING THE FERTILIZER AND LINE INTO THE SOIL 2-4 INCHES DEEP WITH A DISK OR A RAKE OPERATED ACROSS THE SLOPE.
5. REPEAT 4 THROUGH 6 ON REMAINING AREA UNTIL THE ENTIRE 10 AC. SHALL HAVE SURFACE STABILIZATION APPLIED. WHEN WEATHER CONDITIONS PREVENT RAPID GERMINATION OF GRASS, THEN 2 1/2 TONS/AC MULCH WILL BE USED TO ENSURE GROUND STABILIZATION REQUIREMENTS ARE MET.



SILT FENCE CONSTRUCTION

NTS

MAINTENANCE:

INSPECT THE SILT FENCE PERIODICALLY AND AFTER EACH STORM EVENT. IF FENCE FABRIC TEARS, STARTS TO DECOMPOSE, OR IN ANY WAY BECOMES INEFFECTIVE, REPLACE THE AFFECTED PORTION IMMEDIATELY. REMOVE DEPOSITED SEDIMENT WHEN IT REACHES HALF THE HEIGHT OF THE FENCE AT ITS LOWEST POINT OR IS CAUSING THE FABRIC TO BULGE. TAKE CARE TO AVOID UNDERMINING THE FENCE DURING CLEANOUT. AFTER THE CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED REMOVE THE FENCE AND SEDIMENT DEPOSITS, BRING THE DISTURBED AREA TO GRADE, AND STABILIZE.

"THIS DRAWING IS NOT INTENDED TO BE REPRESENTED AS A RETRACEMENT OR ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT"



K. Nathan Altshuler
LS 20400007
FEB. 20, 2020
DATE

MILLER SURVEYING INC.

848 CORNER STREET
NOBLESVILLE INDIANA 46060
Ph. # (317) 773-2644 FAX 773-2644

LOCATION: PART OF THE NORTHWEST QUARTER SECTION 11, T18N, R3E WASHINGTON TWP., HAMILTON COUNTY, INDIANA	DRAWN BY: BDD	CHK'D BY: KNA
FIELD WORK COMPLETED: FEB. 6, 2020	SCALE: 1" = 40'	FIELD BOOK:
CLIENT: EVA MEYERS	DATE: FEB. 18, 2020	PAGE:
DESCRIPTION: SITE PLAN	JOB NUMBER	SURVEY 4 FILE:
	B38916	

FLOOD ZONE DEFINITION

ZONE EXPLANATION

"X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.

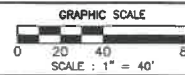
THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM AS PER SCALED INTERPRETATION OF FLOOD RATE MAP #18057C0120G. AREA IN ZONE "X" MAP DATED NOV. 19, 2014.

NOTES

THE EXISTING BUILDING WILL BE DEMOLISHED.

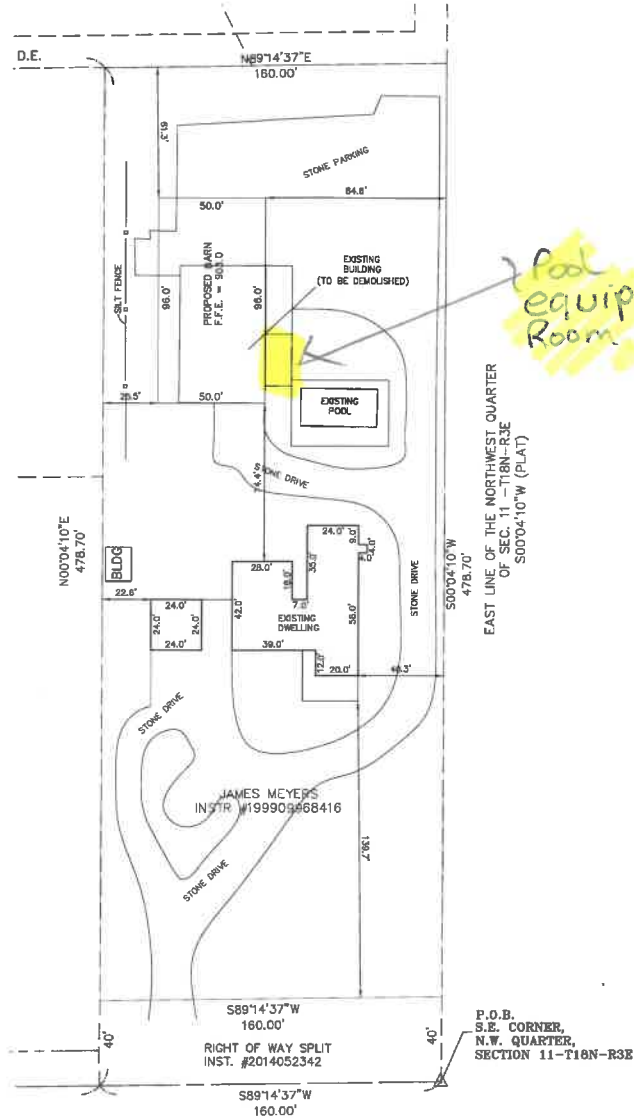
NO NEW UTILITIES WILL BE USED FOR THE CONSTRUCTION OF THE NEW BUILDING.

PERMANENT SEED/SOD IMMEDIATELY AFTER CONSTRUCTION.



REVISIONS

REV. DATE	BY	DESCRIPTION



THE WITHIN SITE PLAN WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE POLICY AND ARE THEREFORE SUBJECT TO ANY STATEMENT OF FACTS REVEALED BY EXAMINATION OF SCHEDULE "A" AND SCHEDULE "B" OF A TITLE POLICY.

140 E. 161ST STREET



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

March 9, 2021

2103-VS-03

Exhibit 1

Petition Number: 2103-VS-03

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

Petitioner: Tyler Edwards, Real Estate Rep. - Menard, Inc. (The "Petitioner(s)")

Request: The Petitioner requests an amendment to a previously approved Variance of Development Standard to encroach fifteen (15) feet into the fifteen (15) foot Side Yard (east) Setback; and additional Variances of Development Standard to encroach thirty-one (31) feet into the sixty (60) foot Front Yard (south) Setback, and to exempt the proposed development from the Architectural Standards, Landscaping Standards, and Outside Storage and Display Standards of the UDO (Articles 4.22(B), 6.3(F), 6.8, & 6.12(C)).

Current Zoning: SB-PD: Special Business/Planned Development District

Current Land Use: Commercial

Approximate Acreage: 15.76 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Proposed Elevations
5. Application
6. Acknowledgement of Variance (2007-VS-14)

Staff Reviewer: Pam Howard, Senior Planner

OVERVIEW

Location: The subject Property is 15.76 acres +/- in size and is located at 2150 E Greyhound Pass (see **Exhibit 2**). The Property is currently zoned SB-PD: Special Business / Planned Development. The properties to the South are zoned Village Park Plaza I PUD, to the West are zoned Village Park Plaza II PUD, and to the North and East are zoned SB-PD: Special Business / Planned Development.

Property History: The Property has received several Variances of Standard in the past. 0206-VS-058, granted on June 17, 2002, which permitted an increase of the maximum fence height from ten (10) feet to fourteen (14) feet. 0206-VS-058 was voted unanimously to approve with the condition that the wooden fence be constructed with the finished side of the fence facing outward and in the same manner as the existing fence.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

March 9, 2021

2103-VS-03

Exhibit 1

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

On January 29, 2021, an amendment was submitted to the previously approved Detailed Development Plan (the "Detailed Development Plan Amendment"), moving the proposed building both south and east. This resulted in the need to further encroach into the east setback, and to encroach into the front setback. The 2020 variance incorrectly referred to the east Side Yard¹ as a Rear Yard², that is being corrected in this request. Additionally, during the review of the Detailed Development Plan Amendment, compliance issues were discovered, the details of which will be discussed in the Summary of Variances section of this report. It is worth noting that these issues existed on the approved plans as well, but they were not identified in the staff review of the project. Because the plans do not comply with the standards of the Unified Development Ordinance, the proposed Detailed Development Plan Amendment cannot be approved, nor can Improvement Location Permits be approved for the buildings as shown on the currently approved Detailed Development Plan.

Variance Request: The Petitioner requests an amendment to a previously approved Variance of Development Standard to encroach fifteen (15) feet into the fifteen (15) foot Side Yard (east) Setback; and additional Variances of Development Standard to encroach thirty-one (31) feet into the sixty (60) foot Front Yard (south) Setback, and to exempt the proposed development from the Architectural Standards, Landscaping Standards, and Outside Storage and Display Standards of the UDO (Articles 4.22(B), 6.3(F), 6.8, & 6.12(C)).

SUMMARY OF VARIANCES

Side Yard Setback: The Property is currently subject to Zoning Standards for SB-PD: Special Business / Planned Development District as set forth in the UDO, as well as the previously approved variances. The SB-PD District refers to the standards for the LB-PD and GB-PD Districts. The required Minimum Side Yard Setback is fifteen (15) feet. The 2020 variance incorrectly considered the east yard a Rear Yard, which has a twenty (20) foot minimum setback, and permitted a fourteen (14) foot encroachment into that yard. The Petitioner now requests to move the proposed building to the east property line, as illustrated on the Site Plan (see **Exhibit 3**), resulting in a zero (0) foot side yard setback. If approved, then the Department recommends

¹ The UDO defines "Yard, Side" as "[a] Yard extending the full depth of the Lot between the Principal Building and the Side Lot Line, the width of which is the least distance between the Side Lot Line and the Principal Building".

² The UDO defines "Yard, Rear" as "[a] Yard extending across the full width of the Lot between the Principal Building and the Rear Lot Line, the depth of which is the least distance between the Rear Lot Line and the Principal Building".



a condition that the setback encroachment only applies to the proposed Accessory Building, as depicted on the Site Plan.

Article 4.22(B) Zoning Districts; SB-PD: Special Business / Planned Development; General Standards: Developments in this district shall be subject to the requirements and standards of the LB-PD and GB-PD: Business / Planned Development, except where other requirements and standards for this Zoning District are specifically set forth.

Article 4.23(F)(2) Zoning Districts; LB-PD and GB-PD: Business / Planned Development; Minimum Setback Lines; Side Yard: 15 feet

Front Yard Setback: As with the Side Yard, the SB-PD District refers to the standards for the LB-PD and GB-PD Districts. The development and use of the Property and surrounding area are more aligned with the GB-PD standards and uses. The Minimum Front Yard Setback in the GB-PD District is sixty (60) feet. The proposed building will be located 29.71 feet from the new property line, after the dedication of Right-of-Way with the recorded Secondary Plat. If approved, then the Department recommends a condition that the setback encroachment only applies to the proposed Accessory Building, as depicted on the Site Plan.

Article 4.22(B) Zoning Districts; SB-PD: Special Business / Planned Development; General Standards: Developments in this district shall be subject to the requirements and standards of the LB-PD and GB-PD: Business / Planned Development, except where other requirements and standards for this Zoning District are specifically set forth.

Article 4.23(F)(1)(a) Zoning Districts; LB-PD and GB-PD: Business / Planned Development; Minimum Setback Lines; Front Yard; GB-PD: 60 feet

Architectural Standards: The Property is subject to the UDO's Architectural Standards for Business Districts (Article 6.3(F)). The expansions of the current structure do not comply with some of the required standards related to building material, horizontal design, and wall planes/façade offsets. Additionally, Accessory Buildings³ are required to be architecturally compatible with the Principal Building⁴. The proposed Accessory Building can only be considered compliant with this standard when compared to the proposed non-compliant elevations of the Principal Building. The Petitioner is proposing to construct the expansion and Accessory Building as shown on the Proposed Elevations (see **Exhibit 4**). If approved, then the Department recommends including conditions that the approval applies only to the improvements being reviewed under APC docket 2103-DDP-09; and that the Accessory Building and the addition to the Principal Building be constructed in substantial compliance with the Proposed Elevations.

³ The UDO defines "Building, Accessory" as "[a] subordinate building or structure, the use of which is incidental to and customary in connection with the Principal Building or use and which is located on the same Lot with such Principal Building or use and is under the same ownership..."

⁴ The UDO defines "Building, Principal" as "[a] building in which is conducted the main or primary use of the Lot on which said building is located..."

Article 6.3(F)(2)(b) Architectural Standards; Business Districts; Building Materials; All Other Facades⁵: No more than twenty-five percent (25%) of all other Building Façades, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.

Article 6.3(F)(5)(a) Architectural Standards; Business Districts; Building Elevations; Horizontal Design: All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, cornice or moulding.

Article 6.3(F)(5)(b) Architectural Standards; Business Districts; Building Elevations; Wall Planes: Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade and/or with architectural elements (i.e., arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

Landscaping Standards: The Property is subject to the Landscaping Standards set forth in Article 6.8 of the UDO. When expansions to an existing site or building are review, only affected portions of the Property are required to comply with the current standards. That said, the affected areas do not comply with the Minimum Lot Landscaping, Foundation Plantings, External Street Frontage Landscaping, and Buffer Yard Requirements of the UDO. The Petitioner is proposing to install landscaping as shown on the Site Plan. If approved, then the Department recommends including conditions that the approval applies only to the improvements being reviewed under APC docket # 2103-DDP-09; and that the landscaping be installed in substantial compliance with the Site Plan.

Article 6.8(K) Landscaping Standards; Minimum Lot Landscaping; Business Uses: Ten (10) shade trees, ten (10) ornamental or evergreen trees and twenty-five (25) shrubs, per acre.

Article 6.8(L)(1) Landscaping Standards; Foundation Plantings: Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over

⁵ The term "All Other Facades" is in reference to facades that are not "External Facades". UDO Article 6.3(F)((2)(a) establishes "External Facades" as "[e]ach 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".



eighty (80) feet) of Building Façades, fences, and other barriers to create a softening effect.

Article 6.8(L)(2) Landscaping Standards; Foundation Plantings: Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

Article 6.8(L)(2) Landscaping Standards; External Street Frontage Plantings; Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way.

Article 6.8(N)(2) Landscaping Standards; Buffer Yard Requirements: A Business Use proposed adjacent to a Single-family Medium or High Density Residential Use requires a Buffer Yard Type B. This requires a forty (40) foot wide buffer planted with four (4) shade trees, four (4) evergreen trees, and ten (10) shrubs, per 100 lineal feet. A four (4) foot tall undulating mound is also required for at least 60% of the length of the shared Lot Line.

Outside Storage and Display: The Property is subject to the UDO's Outside Storage and Display Standards for Business Districts (Article 6.12(C)). The proposed improvement includes an increase in the size of the Outside Storage Area, therefore these standards are applied. The proposal does not comply with the maximum size, screening material, and perimeter access requirements. If approved, then the Department recommends including a condition that the approval applies only to the improvements being reviewed under APC docket 2103-DDP-09.

Article 6.12(C)(1)(a) Outside Storage and Display; Business Districts; Size: A Lot's Outside Storage area shall not exceed fifty percent (50%) of the Lot's Principal Buildings' gross floor area.

Article 6.12(C)(1)(c)(ii) Outside Storage and Display; Business Districts; Screening: Outside Storage areas shall be screened on all sides with a solid wall, not less than seven (7) feet in height, consisting of Masonry Materials that compliment the Principal Building.

Article 6.12(C)(1)(c)(ii) Outside Storage and Display; Business Districts; Screening: Perimeter access into Outside Storage areas shall not be oriented toward a Front Yard. Gates shall be required for such access and shall be opaque and architecturally compatible with the materials used on the Principal Building. A chain link fence or a



variation of a chain link fence combination shall not constitute an acceptable gate material.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (The "Plan") identifies the Property within the "Regional Commercial" land use classification⁶. The vision for the Regional Commercial classification is contemplated for a broad range of goods and services available to residents in a large geographic area, generally including big-box-type retail, with one or more large anchor stores.⁷

The Regional Commercial classification is designed to accommodate regional retail, office, and attached residential dwellings⁸. The Plan also contemplates Regional Commercial to:

- Reserve these areas exclusively for regional commercial development. These areas are intended to benefit the economic health of the community and uses that do not contribute to that economic health should not be allowed:
- Permit regional commercial only on arterial streets that are designed to carry large traffic volumes, or on frontage roads accessible from arterials:
- Permit regional commercial uses only in planned center with consistent design and architectural style for each center. In areas not already commercial, adjacent commercial areas should have consistent style and building materials, and:
- Permit attached residential within a regional commercial development only when it is clearly subordinate to the commercial component.

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Variance of Standard. This petition is scheduled to receive its public hearing at the March 9, 2021, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals' Rules of Procedure.

Conditions: The UDO⁹ and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefited by a variance as may be necessary or appropriate to prevent or minimize

⁶ Page 24 of the Westfield and Washington Township Comprehensive Plan; Chapter 2; Land Use Plan: Land Use Classifications and Development Policies.

⁷ Page 50 of the Westfield and Washington Township Comprehensive Plan; Chapter 2; Land Use Plan: Background.

⁸ Pages 50-52 of the Westfield and Washington Township Comprehensive Plan; Chapter 2; Land Use Plan; New Suburban.

⁹ Article 10.14(l) Processes and Permits; Variances; Conditions of the UDO.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

March 9, 2021

2103-VS-03

Exhibit 1

adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

Acknowledgement of Variance: If the Board of Zoning Appeals approves this petition, then the UDO¹⁰ requires that the approval of the variance shall be memorialized in an acknowledgement of variance instrument prepared by the Department. The acknowledgement shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgement shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

Variances of Standard: The Board of Zoning Appeals shall approve or deny variances from the terms of the UDO. A variance may be approved under Indiana Code § 36-7-4-918.4 only upon a determination in writing that:

- 1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- 2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;
- 3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property; and

DEPARTMENT COMMENTS

Approval: The Department recommends approval of the Variances of Standard (2103-VS-03), then the Department recommends the conditions and findings as set forth below:

Recommended Conditions of Approval:

1. That the Setback Variances only apply to the proposed Accessory Building, as depicted on the Site Plan (**Exhibit 3**).
2. The Architectural Standards, Landscaping Standards, and Outside Storage and Display variances only apply to the improvements being reviewed under APC docket 2103-DDP-09, which is partially represented by **Exhibit 3** and **Exhibit 4**.
3. That the Accessory Building be constructed in substantial compliance with the Proposed Elevations (**Exhibit 4**).
4. That the addition to the Principal Building be constructed in substantial compliance with the Proposed Elevations (**Exhibit 4**).
5. That the landscaping be installed in substantial compliance with the Site Plan (**Exhibit 3**).

⁶ Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

March 9, 2021

2103-VS-03

Exhibit 1

6. That the Petitioner shall record an acknowledgement of this approval with the Hamilton County Recorder's Office and return a copy of the recorded instrument to the Community Development Department.

Recommended Findings for Approval:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community:*

Finding: It is unlikely that approving the requested variance would be injurious to the public health, safety, morals, and general welfare of the community because the existing use and proposed improvements will otherwise comply with the applicable standards of the zoning of the SB-PD: Special Business / Planned Development.

- 2) *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:*

Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed variance should not have a negative impact on adjacent surrounding properties because the use of the Property will not change.

- 3) *The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:*

Finding: Strict adherence to the zoning ordinance would result in the inability to improve the property in compliance with the previously approved Detailed Development Plan.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

March 9, 2021

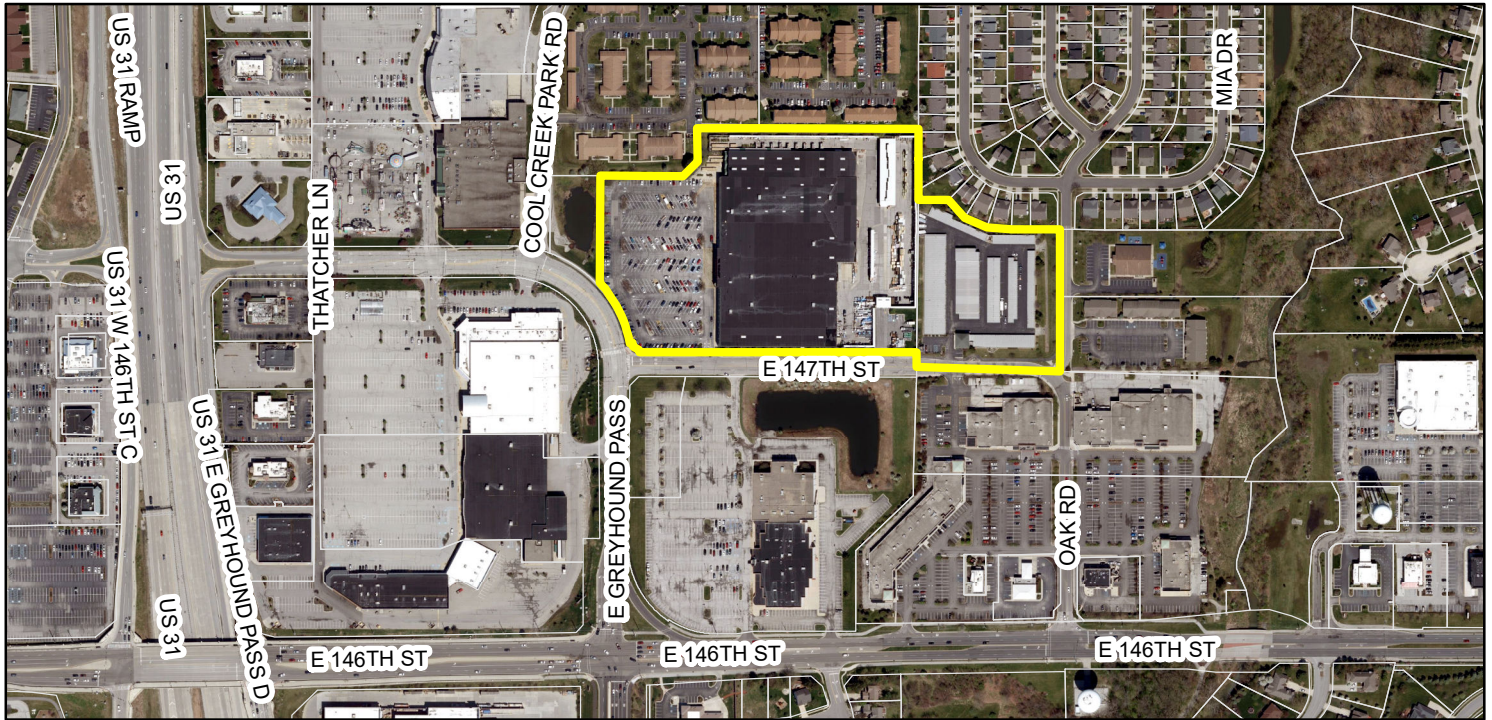
2103-VS-03

Exhibit 1

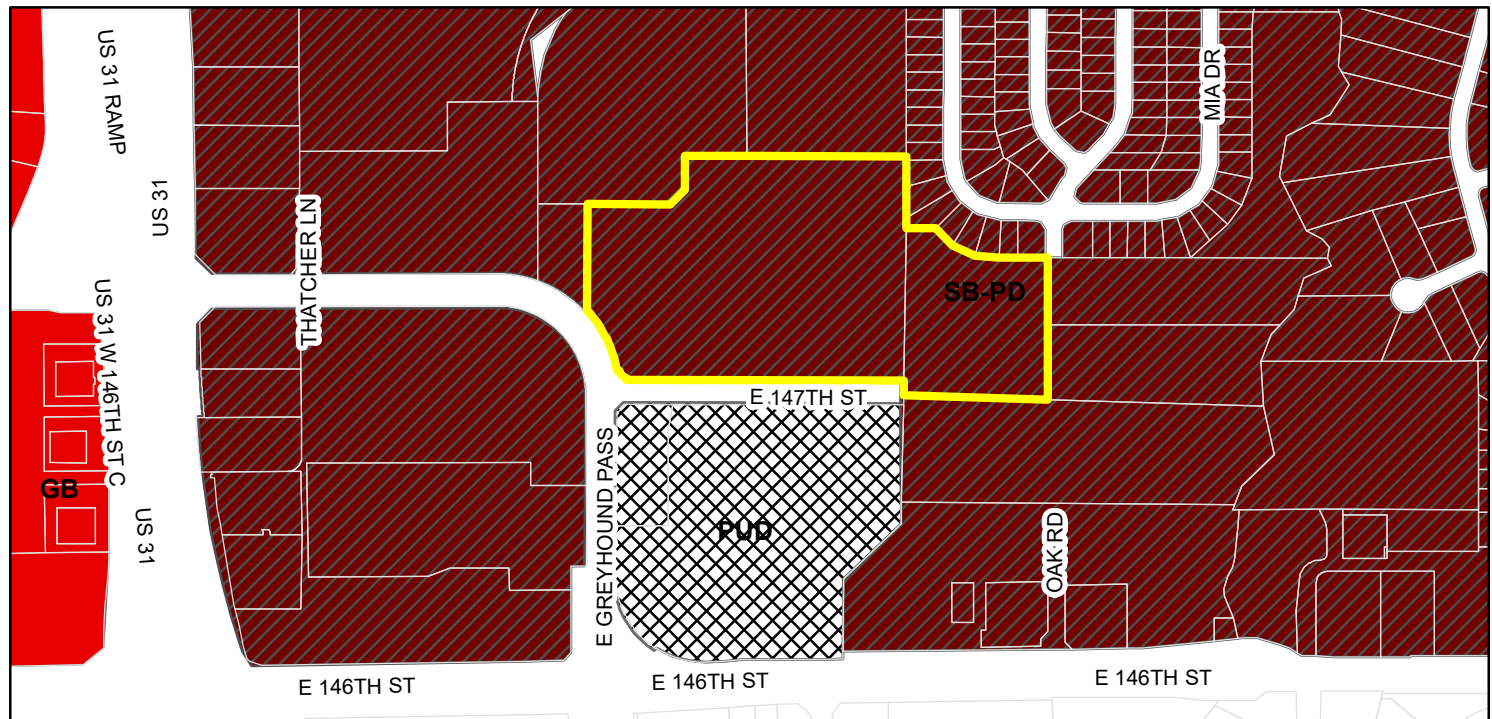
Denial: If the Board is inclined to deny the requested variance, then the Department recommends denying the variance, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.

Aerial Location Map

 Site

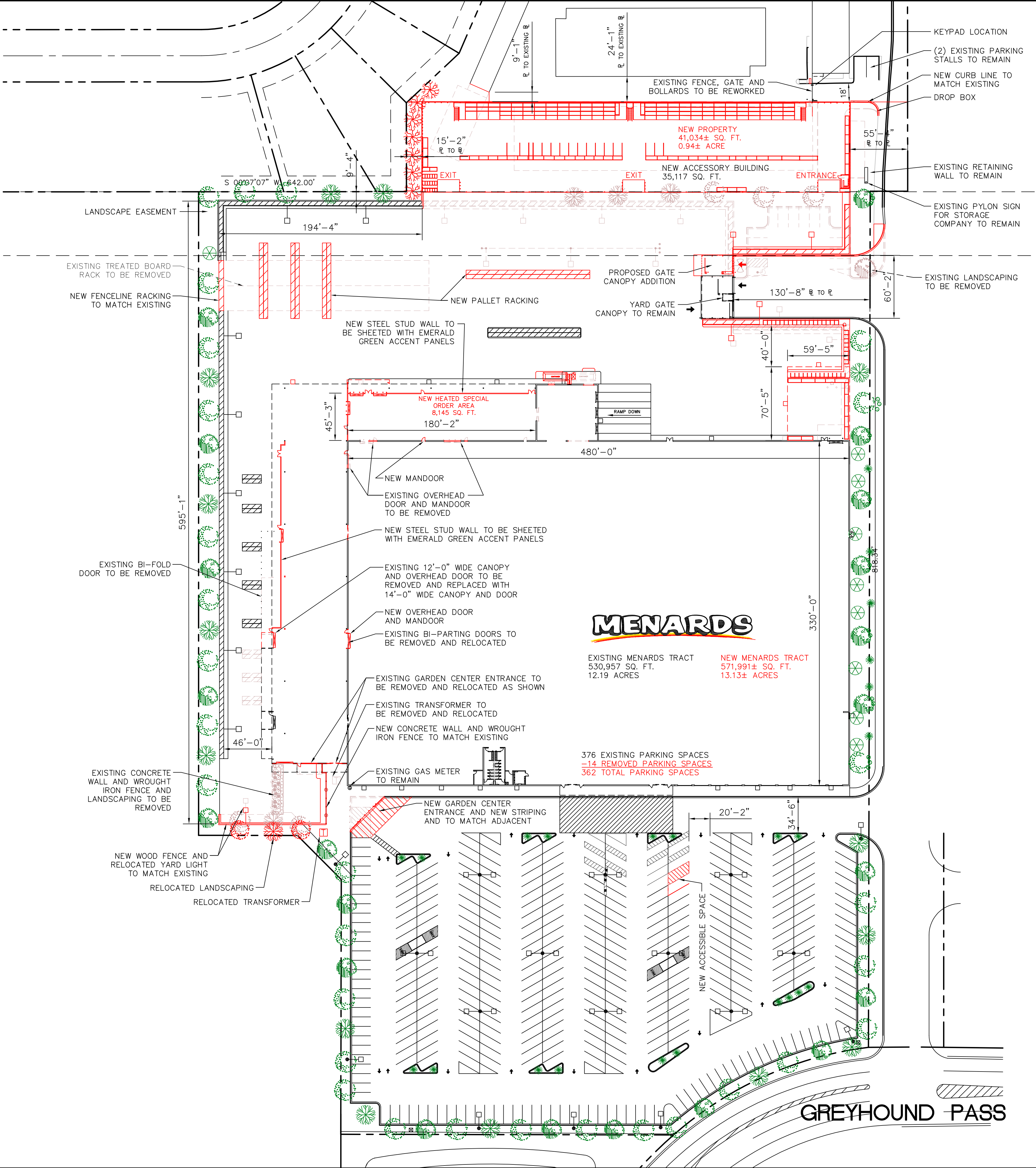


Zoning Map



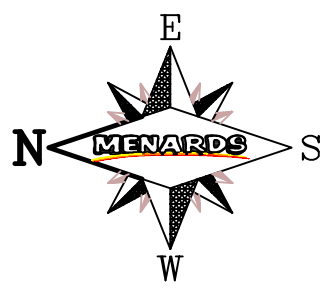
Zoning

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



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

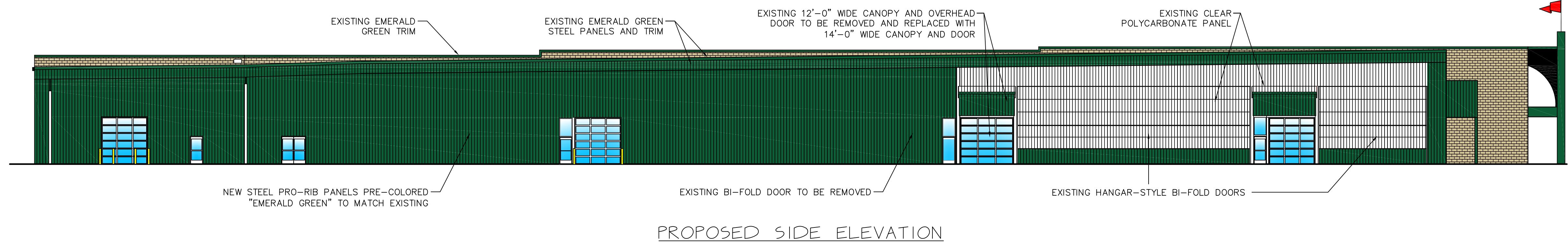
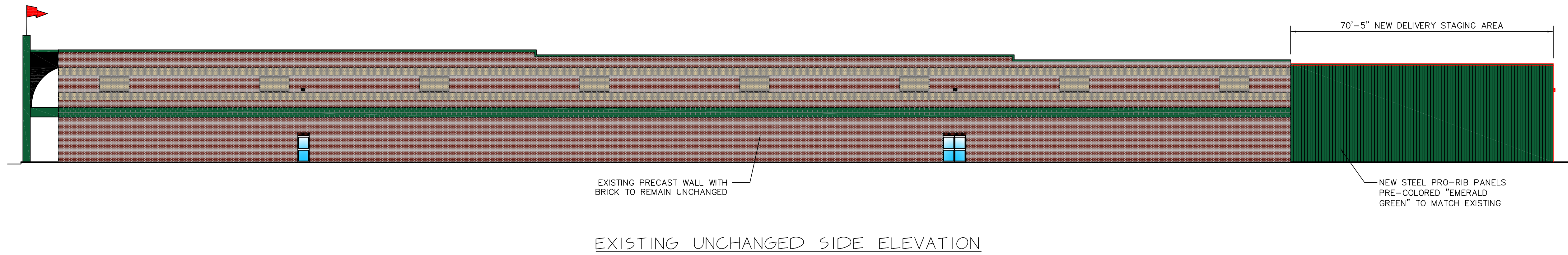
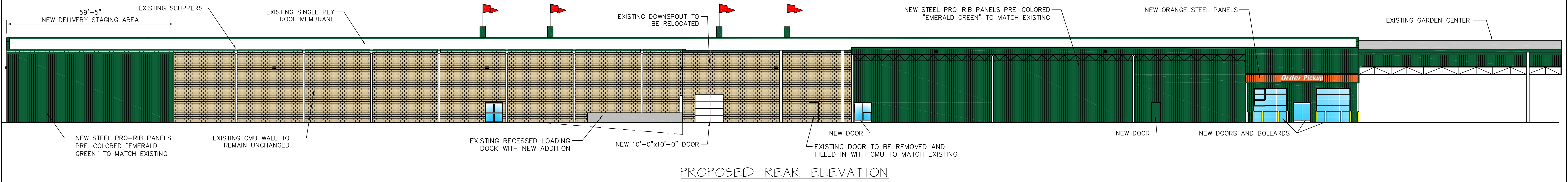
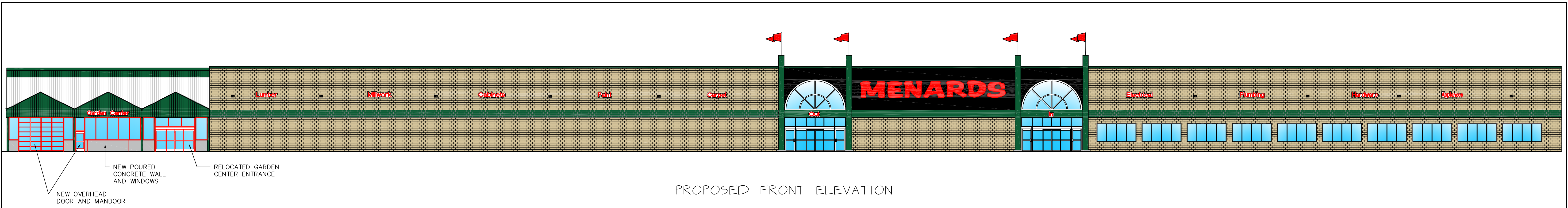
LANDSCAPE LEGEND		
SYMBOL	SCIENTIFIC, COMMON NAME	QUANTITY
✱	NEW 1 1/2"Ø GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPCOLE', 'IMPERIAL' HONEYLOCUST	7
✱	GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPCOLE', 'IMPERIAL' HONEYLOCUST	16
✱	EXISTING GLEDITSIA TRIACANTHOS VAR. INERMIS 'IMPCOLE', 'IMPERIAL' HONEYLOCUST TO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



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



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

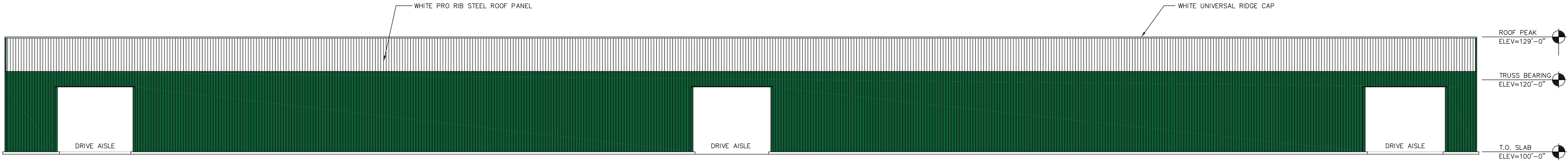


MENARDS

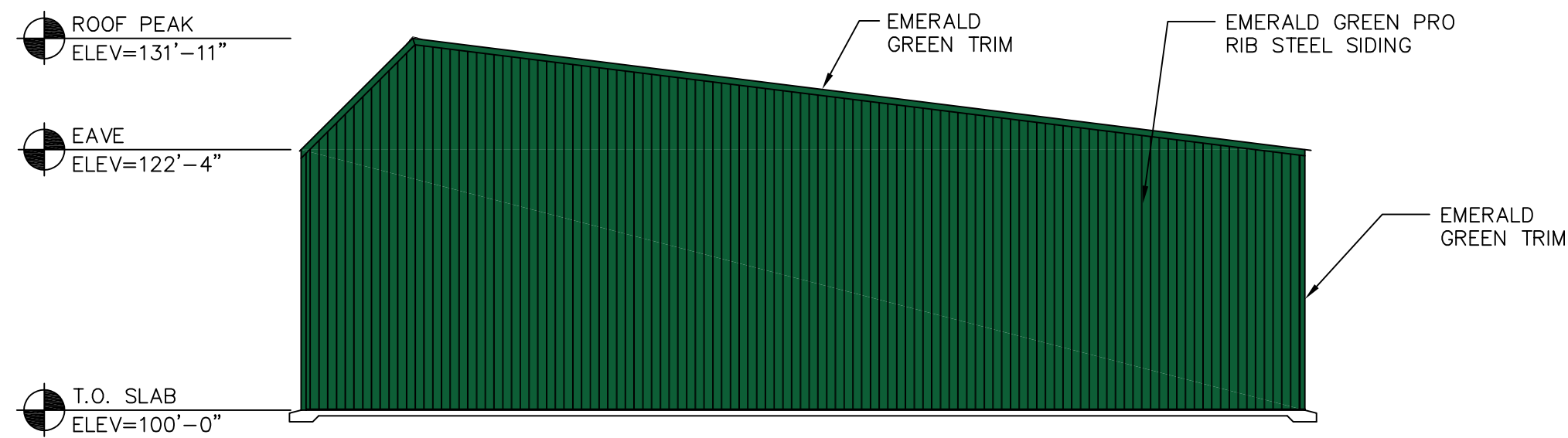
Tyler Edwards
Real Estate Representative
Menard, Inc.
5101 Menard Drive
Eau Claire, Wisconsin 54703

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

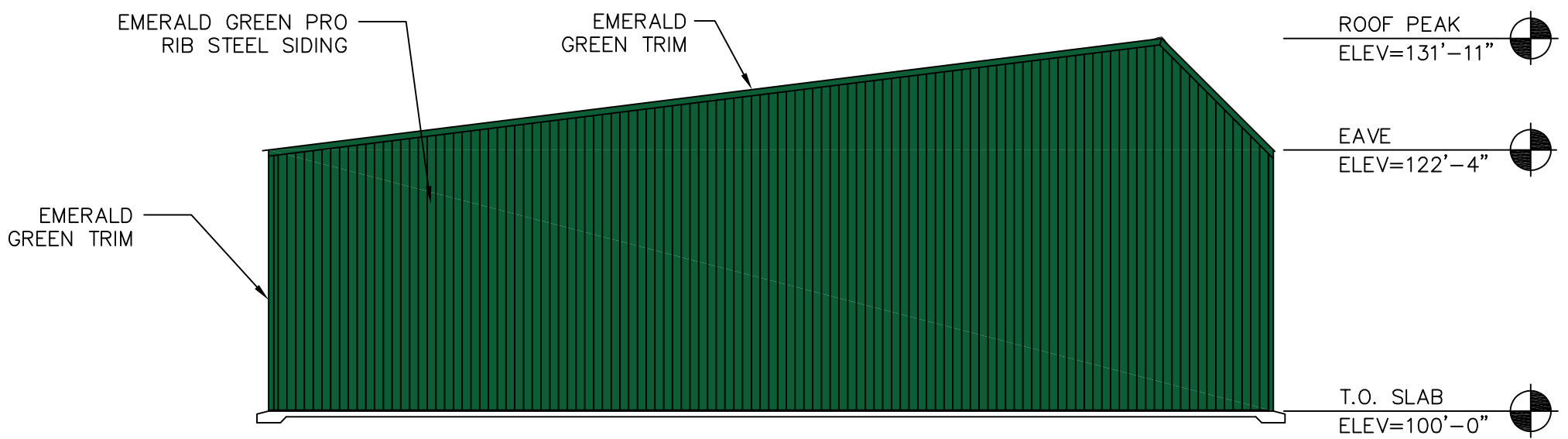
CT2



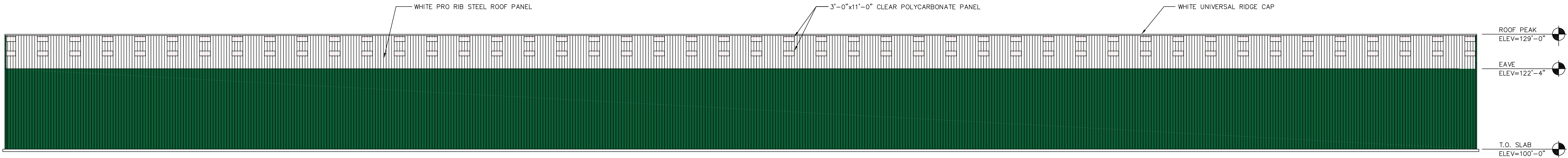
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

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



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



Westfield Community Development
2728 E. 171st Street | Westfield, IN 46074
317.804.3170 | nwoerner@westfield.in.gov

VARIANCE APPLICATION

OFFICE USE ONLY

DOCKET #: _____ FILING DATE: _____

FILING FEE: \$ _____ FEE PLUS \$ _____ PER ADDITIONAL VARIANCE (@ _____) = \$ _____

PRE-FILING CONFERENCE

PRE-FILING CONFERENCE WITH: _____ (STAFF NAME) DATE: _____

PRIOR OR RELATED DOCKET NUMBERS

CHANGE OF ZONING: _____ AMENDMENTS: _____ DEVELOPMENT PLAN: _____

PRIMARY PLAT: _____ SECONDARY PLAT: _____ VARIANCE(S): _____

APPLICANT INFORMATION

APPLICANT'S NAME: Tyler Edwards, Real Estate Rep - Menard, Inc.
ADDRESS: 5101 Menard Drive, Eau Claire, WI 54703

TELEPHONE: 715-876-2143
EMAIL: tedwards@menard-inc.com

PROPERTY OWNER'S NAME: Menard, Inc.
ADDRESS: 5101 Menard Drive, Eau Claire, WI 54703

TELEPHONE: 715-876-2143
EMAIL: tedwards@menard-inc.com

REPRESENTATIVE'S NAME: _____
COMPANY: _____
ADDRESS: _____

TELEPHONE: _____
EMAIL: _____

PROPERTY AND PROJECT INFORMATION

ADDRESS OR PROPERTY LOCATION: 2150 E Greyhound Pass

COUNTY PARCEL ID #(S): 09-10-18-00-02-001.000 09-10-18-00-00-014.010

EXISTING ZONING DISTRICT(S): Special Business PUD EXISTING LAND USE(S): Commercial

PROPERTY AND PROJECT INFORMATION

☐ VARIANCE OF LAND USE CODE CITATION: _____
☒ VARIANCE OF DEVELOPMENT STANDARD(S) CODE CITATION: 4.16.E, 4.22.B, 6.3F, 6.8, 6.12

FINDINGS OF FACT: (PLEASE SEE ATTACHED)

STATEMENT OF INTENT (EXPLANATION OF REQUEST - ATTACH SEPARATE SHEET IF NECESSARY):

Menards is requesting an amendment to the setback variance that was granted in 2020. The side yard setback distance increased and the rear yard setback decreased. The property with the smaller setback is owned by Menards.



ACKNOWLEDGEMENT OF VARIANCE

Document Cross Reference Number: 9251639

This ACKNOWLEDGEMENT, made this 21st day of July, 2020, by Kevin M. Todd, Community Development Director, City of Westfield, Indiana (the "Director") WITNESSETH:

WHEREAS, on Tuesday, July 14, 2020, the Westfield-Washington Township Board of Zoning Appeals (the "Board") heard Petition No. 2007-VS-14 (the "Petition"), filed by Menard, Inc (the "Applicant"), for a Variance of Development Standard from the Westfield-Washington Township Unified Development Ordinance (the "UDO") regarding property commonly known as 2150 E Greyhound Pass, Carmel, IN 46033 (Parcel No: 09-10-18-00-02-001.000) and more particularly described in **Exhibit A** (the "Property"); and

WHEREAS, The Applicant requested and received approval of the following: **2007-VS-14**: Variance of Development Standard: To encroach three (3) feet into the fifteen (15) foot Minimum Side Yard Setback (Article 4.22(B)), to encroach fourteen (14) feet into the twenty (20) foot Minimum Rear Yard Setback (Article 4.22(B)), and to increase the maximum fence height from ten (10) feet to fourteen (14) feet (Article 6.5(C)(5)); and

WHEREAS, the Board voted three (3) to zero (0) to approve the Petition:

NOW, THEREFORE, the Director hereby declares that all the Property as it is held and shall be held, conveyed, hypothecated or encumbered, leased, rented, used, or occupied and improved, is subject to the Variance of Development Standard approved by the Board on July 14, 2020. Unless otherwise modified herein, this Variance of Development Standard shall run with the land, and shall be binding upon the owner, heirs and assigns, and all parties having an interest in and to the Property or any part or parts thereof subject to such Variance of Development Standard, and shall inure to the benefit of the owner and every one of his/her successors in title to any real estate in the Property.

WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT
"DIRECTOR"

KEVIN M. TODD, DIRECTOR
Community Development Department, City of Westfield, IN

EXHIBIT A
THE PROPERTY

LAND DESCRIPTION

A part of the Southwest Quarter of Section 18, Township 18 North, Range 4, East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence North 89°19'32" East (assumed bearing) along the North line of said Southwest Quarter a distance of 418.79 feet to its point of intersection with the Northerly extension of the Eastern boundary of the 1.959 acre tract of land described in a warranty deed recorded as Instrument #83-3497 in deed record 336, page 110 in the Office of the Recorder of Hamilton County, Indiana; thence South 00°00'00" West along the Northerly extension of the Eastern boundary of said 1.959 acre tract and along the Eastern boundary of said 1.959 acre tract a distance of 40.00 feet to a point 40.00 feet South by perpendicular measurement of the North line of said Southwest Quarter; thence North 89°19'32" East parallel with said North line a distance of 919.86 feet; thence South 00°16'48" East a distance of 662.37 feet; thence South 89°43'12" West a distance of 67.46 feet; thence South 51°53'58" West a distance of 210.05 feet; thence South 07°17'33" East a distance of 164.22 feet; thence South 00°16'48" East a distance of 306.19 feet; thence South 89°53'03" East a distance of 133.44 feet to the POINT OF BEGINNING; thence continuing South 89°53'03" East a distance of 243.42 feet; thence North 45°06'57" East a distance of 59.40 feet; thence North 00°06'57" East a distance of 96.00 feet; thence South 89°53'03" East a distance of 617.09 feet; thence South 00°07'07" West a distance of 642.00 feet; thence North 89°53'03" West a distance of 818.34 feet to a point on the Eastern boundary of Greyhound Pass as described in a Right-of-way Dedication recorded as Instrument #90-23601 in said Recorder's Office, said point being on a curve concave to the Southwest, said point bearing North 82°59'27" East a distance of 345.00 feet from the radius point of said curve; thence Northwesterly along the Northeastern boundary of said Greyhound Pass and along said curve an arc distance of 207.28 feet to a point which bears North 48°34'01" East a distance of 345.00 feet from said radius point; thence North 00°06'57" East a distance of 317.96 feet to the Point of Beginning. Containing 12.189 Acres, more or less.

9251639

EXHIBIT A

INGRESS-EGRESS EASEMENT
Land Description

A part of the Southwest Quarter of section 18, Township 18 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence North 89°19'32" East (assumed bearing) along the North line of said Southwest Quarter a distance of 418.79 feet; thence South 00°00'00" East a distance of 40.00 feet; thence North 89°19'32" East parallel with said North line a distance of 919.86 feet; thence South 00°16'48" East a distance of 662.37 feet; thence South 89°43'12" West a distance of 67.46 feet; thence South 51°53'58" West a distance of 210.05 feet; thence South 07°17'33" East a distance of 164.22 feet; thence South 00°16'48" East a distance of 531.94 feet to a point on the Northern boundary of Greyhound Pass as described in a Right-of-way Dedication recorded as Instrument No. 90-23607 in the Office of the Recorder of Hamilton County, Indiana, said point being on a curve concave to the Southwest, said point being North 21°35'35" East a distance of 345.00 feet from the radius point of said curve; thence Southeasterly along the Northeastern boundary of said Greyhound Pass and along said curve an arc distance of 369.70 feet to the POINT OF BEGINNING, said point being North 82°59'27" East a distance of 345.00 feet from said radius point; thence South 89°53'03" East a distance of 280.86 feet; thence South 00°06'57" West a distance of 70.00 feet; thence North 89°53'03" West a distance of 253.45 feet; thence South 45°24'09" West a distance of 35.53 feet to the Eastern boundary of said Greyhound Pass; thence North 00°41'21" East along said Eastern boundary a distance of 48.76 feet to the point of curvature of said curve, said point being South 89°18'39" East a distance of 345.00 feet from said radius point; thence Northerly along said Eastern boundary and along said curve an arc distance of 46.35 feet to the Point of Beginning. Containing 19.827 Square Feet, more or less.

desc2\9243ing.eg
Project No. 9243
Village Park Plaza
GLP/bgs 11/4/92
Revised 11/16/92

9251639
EXHIBIT B

UTILITY EASEMENT

LAND DESCRIPTION

A part of the Southwest Quarter of Section 18, Township 18 North, Range 4 East of the Second Principal Meridian, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northwest corner of said Southwest Quarter; thence North 89°19'32" East (assumed bearing) along the North line of said Southwest Quarter a distance of 418.79 feet; thence South 00°00'00" East a distance of 40.00 feet; thence North 89°19'32" East parallel with said North line a distance of 919.86 feet; thence South 00°16'48" East a distance of 662.37 feet; thence South 89°43'12" West a distance of 67.46 feet; thence South 51°53'58" West a distance of 210.05 feet; thence South 07°17'13" East a distance of 164.22 feet; thence South 00°16'48" East a distance of 306.19 feet; thence South 89°53'03" East a distance of 133.44 feet; thence South 00°06'57" West a distance of 254.12 feet to the POINT OF BEGINNING; thence South 27°11'15" East a distance of 203.20 feet; thence South 53°21'16" East a distance of 116.46 feet; thence North 89°53'03" West a distance of 102.65 feet to a point on the Northeastern boundary of Greyhound Pass as described in a Right-of-way Dedication recorded as Instrument No. 90-23601 in the Office of the Recorder of Hamilton County, Indiana, said point being on a curve concave to the Southwest having a radius of 345.00 feet; thence Northwesterly along said Northeastern boundary and along said curve through a central angle of 34°25'27" an arc distance of 207.28 feet, said arc being subtended by a chord bearing North 24°13'16" West a distance of 204.18 feet; thence North 00°06'57" East a distance of 53.85 feet to the Point of Beginning. Containing 8,181 Square Feet, more or less.

desc2\9243ue2
Project No. 9243
GLP/bgs 10/29/92

This Instrument Recorded 12-29-1992
Sharon K. Cherry, Recorder, Hamilton County, Indiana

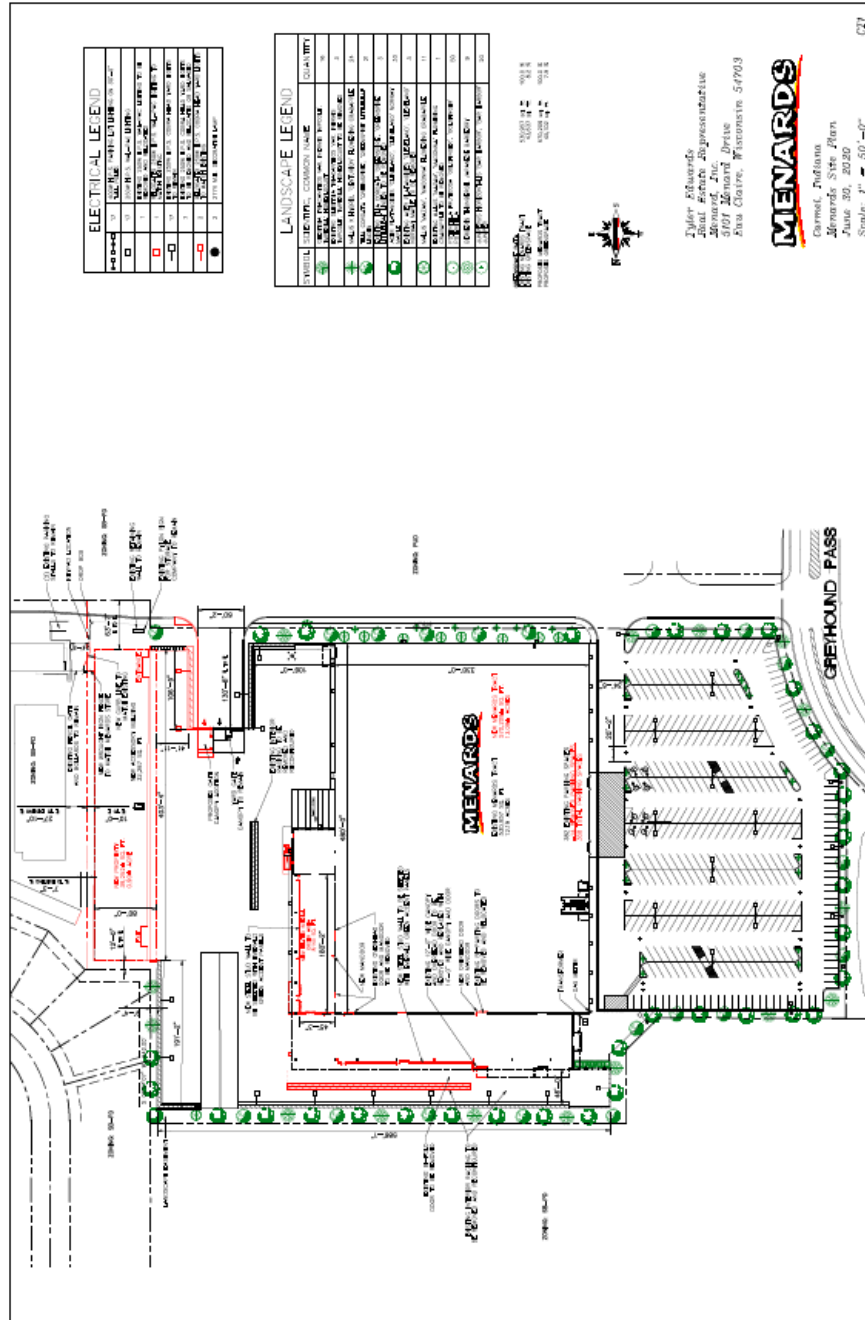
RECEIVED
HAMILTON CO. IN

92 DEC 29 P2:01

9251639

EXHIBIT C

EXHIBIT B THE SITE PLAN





Westfield–Washington Township Board of Zoning Appeals (BZA)
Minutes of the February 9, 2021 BZA Meeting
Presented for approval: March 9, 2021

The Westfield-Washington Township Board of Zoning Appeals (BZA)
met both in-person and virtually at 7:00 p.m. on Thursday, February 9, 2021.

OPENING OF MEETING: 7:00 PM

ROLL CALL

Members Present: Jeannine Fortier, Ken Kingshill, Victor McCarty, and Dave Schmitz.
Members Absent: All present.

City staff present: Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; Christopher Larsen, Director of IT; and Beth Copeland, Legal Counsel.

ELECTION OF OFFICERS

Motion: Nominate Dave Schmitz as BZA Chair for 2021.
Nominate Ken Kingshill as BZA Vice-Chair for 2021.
Nominate Victor McCarty as BZA Pro-Tempore for 2021.
Motion: Kingshill; Second: Fortier. Motion passed. Vote 4-0.

APPROVAL OF MINUTES

McCarty motioned to approve the November 10, 2020 and December 8, 2020 Minutes.
Kingshill seconded. Motion passed. Vote 4-0.

REVIEW RULES AND PROCEDURES

Crabtree reviewed BZA rules and procedures.

ITEMS OF BUSINESS:

2101-VU-01
[PUBLIC HEARING]

16915 Westfield Park Road

TM Crowley & Associates

TM Crowley & Associates requests Variances of Use and Development Standard to permit a Very High Intensity Retail Use (Tool and Equipment Rental) with Outside Storage on 2.63 acres +/- in the EI: Enclosed Industrial District and US Highway 31 Overlay District (Articles 13.2 & 6.12(D)).

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

Howard overviewed this request for Variances of Use and Development Standard.

Brian Moll, with TM Crowley & Associates, summarized the details of this request including updates to the exterior of the building, signage, and outdoor storage. He said that they would be asking to add more trees for screening, as well as a curb cut to assist with traffic flow. He said that a neighborhood meeting was held on January 26, 2021 with no neighboring landowners in attendance.

Public Hearing for 2101-VU-01 opened at 7:16 p.m.

Three letters were forwarded to the BZA members.
No additional email comments were received

Public Hearing for 2101-VU-01 closed at 7:18 p.m.

Schmitz asked about a previous petition by Sunbelt.

- Moll replied that yes, they did receive approval for another site, but were unable to come terms with the seller.

Schmitz voiced concern about the outdoor storage.

- Moll replied that was the reason for the additional screening.

Kingshill asked about the intensity of the outdoor storage and traffic

- Moll replied that the storage would be sparse and not at the level of other local Sunbelt locations. And that the traffic would not be high intensity.

Kingshill asked Staff why the use was classified as high density.

- Howard replied it was due to the outdoor storage portion of this use.

Kingshill said that he did not see the use as being much different than an auto repair facility.

McCarty replied that he agreed with Kingshill.

Kingshill asked if the neighbor, AgReliant Genetics, had commented.

- Moll said no, they had not commented.

McCarty said that if there were concerns by the neighbors, they would have written or would be present at the hearing.

Fortier said she had no real concerns, especially since AgReliant Genetics had not commented. She said the screening would be very important.

Kingshill said he was not concerned about setting a precedent based on the discussion that took place at this meeting and had no issues with allowing outdoor storage.

McCarty said that he did not think this unique situation, along with noise levels. would be unacceptable.

Schmitz addressed the proposed landscaping and curb cut and asked about commitments for screening. He asked Staff if landscaping conditions could be imposed by the BZA.

Howard said that, at a minimum the Petitioner, would need to be compliant with the UDO standards.

Kingshill asked if the BZA could ask for UDO commitments.

- Howard said it would be better to be specific on landscaping requirements .
- Moll said that the Petitioner could make those commitments.

Kingshill motioned to approve 2101-VU-01 with the following staff conditions:

- That the petitioner complies with the standards of Article 6.12(D) of the UDO.

- That the petitioner augments the existing landscaping to above and beyond UDO requirements in order to screen the fencing and equipment stored behind the fence.

McCarty seconded. Motion passed. Vote 3-1 (Schmitz)

Schmitz motioned to adopt Staff's Findings of Fact for 2101-VU-01 .

Kingshill seconded. Motion passed. Vote 4-0.

2101-VS-02
[PUBLIC HEARING]

16915 Westfield Park Road

TM Crowley & Associates

TM Crowley & Associates requests Variances of Use and Development Standard to permit a Very High Intensity Retail Use (Tool and Equipment Rental) with Outside Storage on 2.63 acres +/- in the EI: Enclosed Industrial District and US Highway 31 Overlay District (Articles 13.2 & 6.12(D)).

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

Kingshill motioned to approve 2101-VS-02 with the following staff conditions:

- That the petitioner complies with the standards of Article 6.12(D) of the UDO.
- That the petitioner augments the existing landscaping to above and beyond UDO requirements in order to screen the fencing and equipment stored behind the fence.

McCarty seconded. Motion passed. Vote 3-1 (Schmitz)

Schmitz motioned to adopt Staff's Findings of Fact for 2002-VS-01.

Kingshill seconded. Motion passed. Vote 4-0.

ITEMS CONTINUED TO A FUTURE MEETING:

None

REPORTS/COMMENTS:

- Plan Commission Liaison
- Community Development Department

ADJOURNMENT

Schmitz motioned to adjourn the meeting.

Kingshill seconded. Motion passed. Vote 4-0.

The meeting adjourned at 7:44 p.m.

Chairperson
Dave Schmitz

Secretary
Kevin M. Todd, AICP
Director



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

March 9, 2021

2103-VS-05

Exhibit 1

Petition Number: 2103-VS-05

Subject Site Address: 15823 Nocturne Way (The "Property")

Petitioner: Joe Pohrer (The "Petitioner")

Request: The Petitioner requests a Variance of Development Standard to encroach five (5) feet into the twenty (20) foot Minimum Rear Yard Setback on 0.26 acres +/- in the Davis PUD District to accommodate a retractable pergola and deck.

Current Zoning: Davis PUD (Ord. 17-52)

Current Land Use: Residential

Approximate Acreage: 0.26 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Deck Plan
5. HOA Approval

Staff Reviewer: Daine Crabtree, Associate Planner

OVERVIEW

Location: The subject Property is 0.26 acres +/- in size and is located at 15823 Nocturne Way (see **Exhibit 2**) in the Serenade subdivision. The Property is currently zoned the Davis PUD. The surrounding properties are also zoned the Davis PUD.

Variance Request: The Petitioner is requesting a Variance of Standard to encroach five (5) feet into the twenty (20) foot Minimum Rear Yard Setback as further described herein.

SUMMARY OF VARIANCE

The Property is currently subject to Zoning Standards for the Davis PUD District as set forth in Ordinance 17-52. The zoning sets forth a minimum rear yard setback line of twenty (20) feet. The Petitioner is requesting this variance to encroach five (5) feet into the Minimum Rear Yard Setback to accommodate a retractable pergola and deck, as illustrated on the Site Plan (see **Exhibit 3**). The variance is needed because when the pergola is completely retracted, an enclosed space is created - by definition being a building.



COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (The “Plan”) identifies the property within the “New Suburban” land use classification¹. The vision for the Suburban Residential classification is contemplated for future residential growth of the community, generally to the west and north of the Existing Suburban area.²

The New Suburban classification is designed to accommodate predominately residential uses including a variety of housing types to serve different family sizes and life situations from entry level to retirement³. The Plan also contemplates New Suburban to:

- Ensure that new development occurs in a way that it is contiguous with existing development:
- Prevent monotony of design and color. Recognize that quality in design applies not just to individual homes, but to the collective impact of an entire development:
- Encourage a diverse range of homes styles in individual subdivisions, using innovative architecture of a character appropriate to Westfield, and:
- Emphasize connectivity between subdivisions, and avoid creating isolated islands of development.

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Variance of Standard. This petition is scheduled to receive its public hearing at the March 9, 2021, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals’ Rules of Procedure.

Conditions: The UDO⁴ and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefited by a variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

¹ Page 24 of the Westfield and Washington Township Comprehensive Plan; Chapter 2; Land Use Plan: Land Use Classifications and Development Policies.

² Page 38 of the Westfield and Washington Township Comprehensive Plan; Chapter 2; Land Use Plan: Background.

³ Pages 38-39 of the Westfield and Washington Township Comprehensive Plan; Chapter 2; Land Use Plan; New Suburban.

⁴ Article 10.14(l) Processes and Permits; Variances; Conditions of the UDO.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

March 9, 2021

2103-VS-05

Exhibit 1

Acknowledgement of Variance: If the Board of Zoning Appeals approves this petition, then the UDO⁶ requires that the approval of the variance shall be memorialized in an acknowledgement of variance instrument prepared by the Department. The acknowledgement shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgement shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

Variances of Standard: The Board of Zoning Appeals shall approve or deny variances from the terms of the UDO. A variance may be approved under Indiana Code § 36-7-4-918.4 only upon a determination in writing that:

- 1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- 2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;
- 3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property; and

DEPARTMENT COMMENTS

Approval: If the Board is inclined to approve the Variance of Standard (2103-VS-05), then the Department recommends the findings as set forth below, for the variance:

Recommended Findings for Approval:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community:*

Finding: It is unlikely that approving the requested variance would be injurious to the public health, safety, morals, and general welfare of the community because the existing use and proposed improvements will otherwise comply with the applicable standards of the zoning of the Davis PUD.

- 2) *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:*

Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed variance should not have a negative impact on adjacent surrounding properties because the use of the Property will not change.

⁶ Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

March 9, 2021

2103-VS-05

Exhibit 1

- 3) *The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:*

Finding: Strict adherence to the zoning ordinance would result in the inability to improve the property as proposed and would result in the construction of a project that would not suit the needs of the Petitioner.

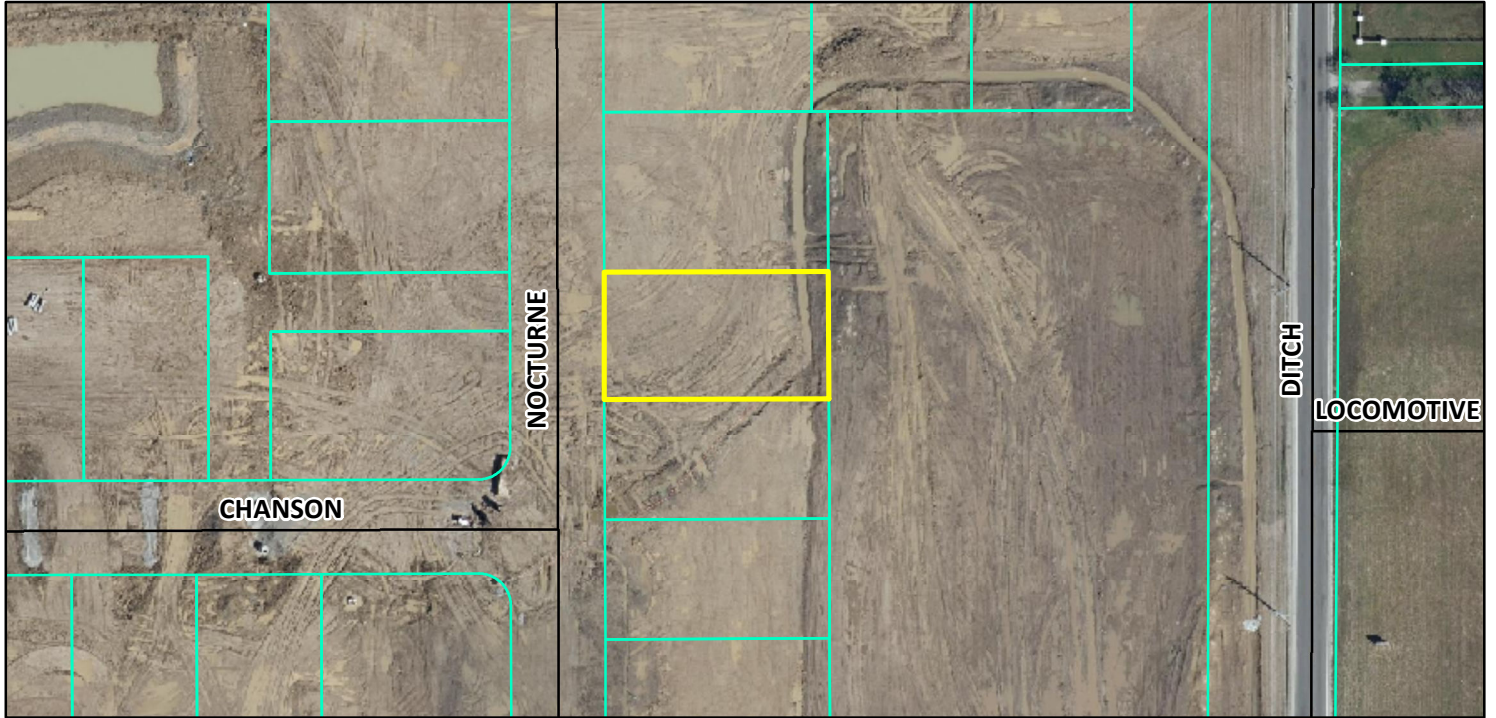
Recommended Condition:

- That the variances shall only be applicable to the Property if it is developed in substantial compliance with the Site Plan (**Exhibit 3**) as determined by the Director of the Westfield Community Development Department.

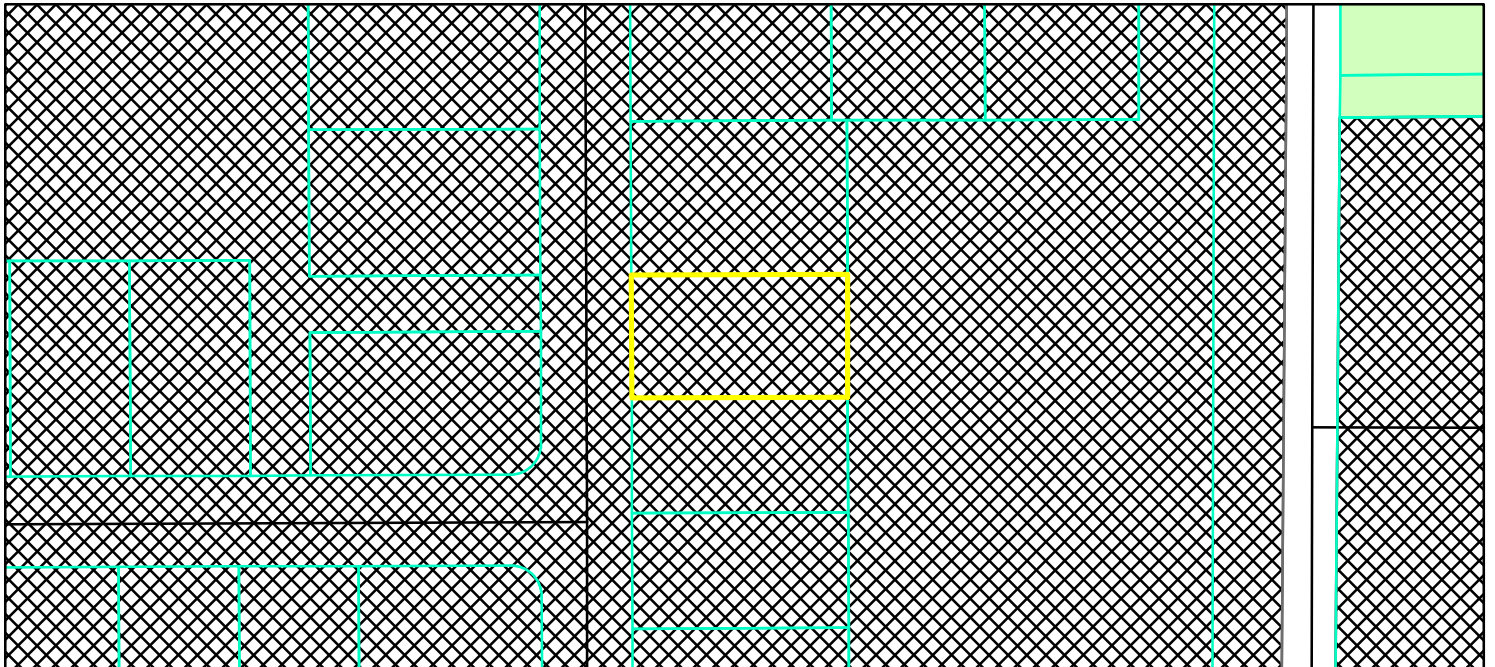
Denial: If the Board is inclined to deny the requested variance, then the Department recommends denying the variance, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.

Aerial Location Map

 Site



Zoning Map



 Parcel
 GIS.DBO.PW_Streets
Zoning - All
Zoning
 AG-SF1 (Agriculture - Single Family - 1)
 PUD (Planned Unit Development)

0 0.015 0.03
 Miles



SERENADE

INST.#2019-038247
LOT #75

WESTFIELD, INDIANA
15823 NOCTURNE DRIVE

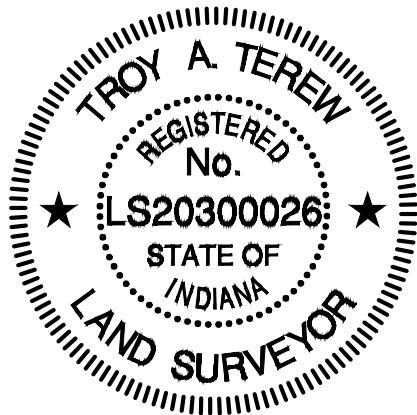
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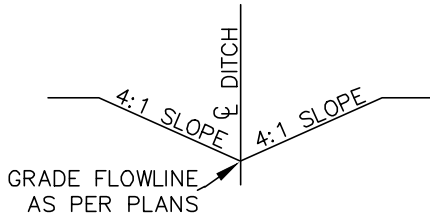
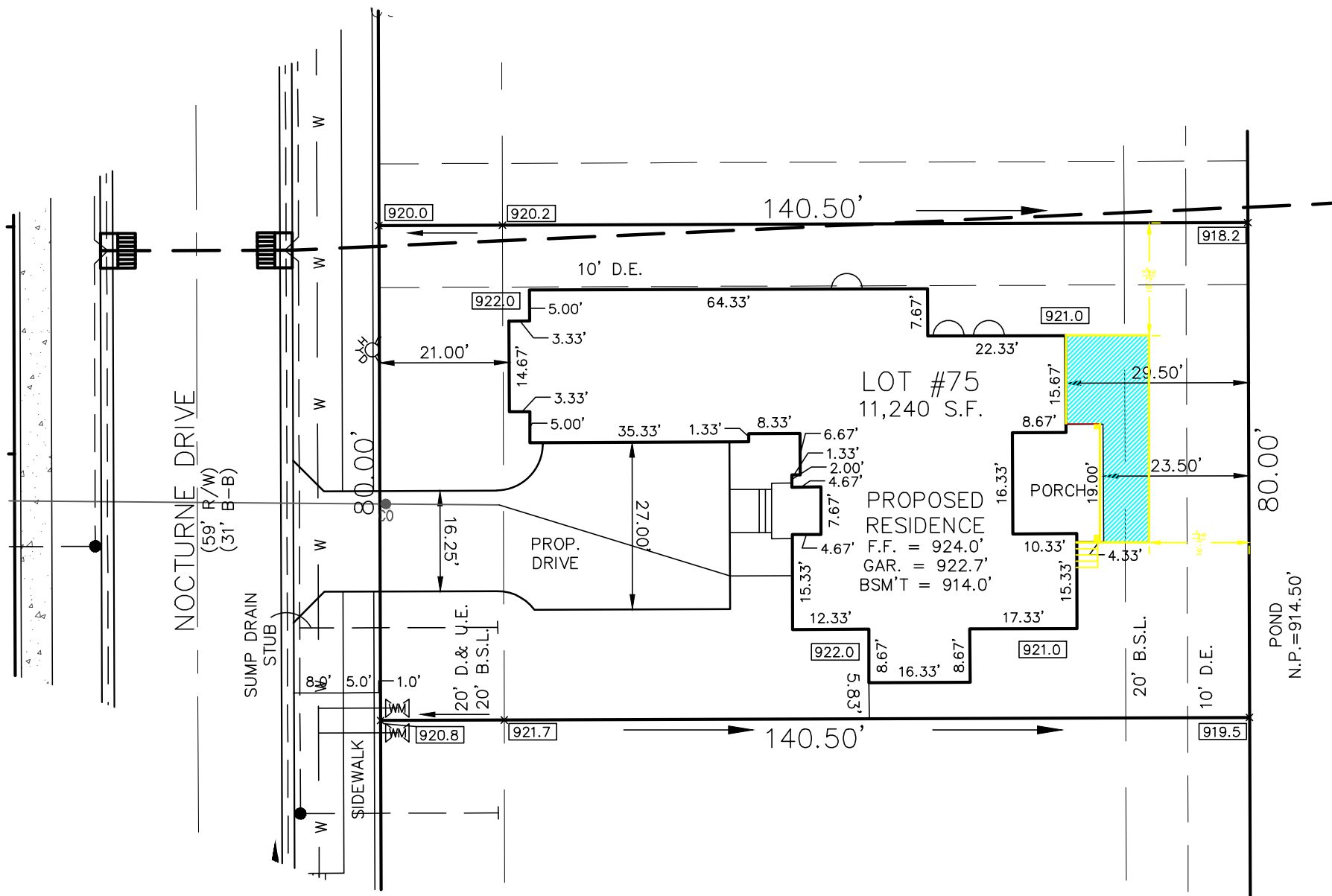
PLOT PLAN

PREPARED FOR
ESTRIDGE, LLC

TAT



LOT SIZE: 11,240 SQ.FT.
CONC. DRIVEWAY: 1,518± SQ.FT.
PUBLIC WALK: 319± SQ.FT.
PRIVATE WALK: 47± SQ.FT.
SEEDING: 0± S.F.
SOD: 755± SQ.YD.



TYPICAL SWALE SECTION

NOTE: BUILDER TO ENSURE POSITIVE DRAINAGE AWAY FROM STRUCTURE(S)

NOTE:

- DRIVE ENTRY TO CONFORM WITH CITY OF WESTFIELD STD.
- SEE SHEET 2 FOR CLEAN WATER PERMIT EROSION CONTROL PLAN
- THE LOCATIONS, DIMENSIONS, AND WIDTH ALONG THE PROPOSED PUBLIC SIDEWALK WERE SCALED OR TAKEN FROM ENGINEERING CONSTRUCTION PLANS PREPARED BY OTHERS OR AS PROVIDED.
- VERIFY SANITARY LATERAL LOCATION PRIOR TO CONSTRUCTION
- IT SHALL BE THE RESPONSIBILITY OF THE BUILDER/CONTRACTOR TO VERIFY THE BUILDING DIMENSIONS, BUILDING LOCATIONS, THE LOCATION OF OTHER PERTINENT FEATURES AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION. THE INTENDED USE OF THIS PLOT PLAN IS FOR SECURING BUILDING PERMITS ONLY AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

LEGEND

000.0 — PROPOSED GRADE
000.0 — EXISTING GRADE

SHEET 1 OF 2



LAND DEVELOPMENT CONSULTING
& LAND SURVEYING SERVICES
11650 Olio Road, Suite#1000-289
Fishers, Indiana 46037
Phone: (317)-841-8754
Fax: (317)-841-8762
E-mail: Troy@Truenorthindy.com

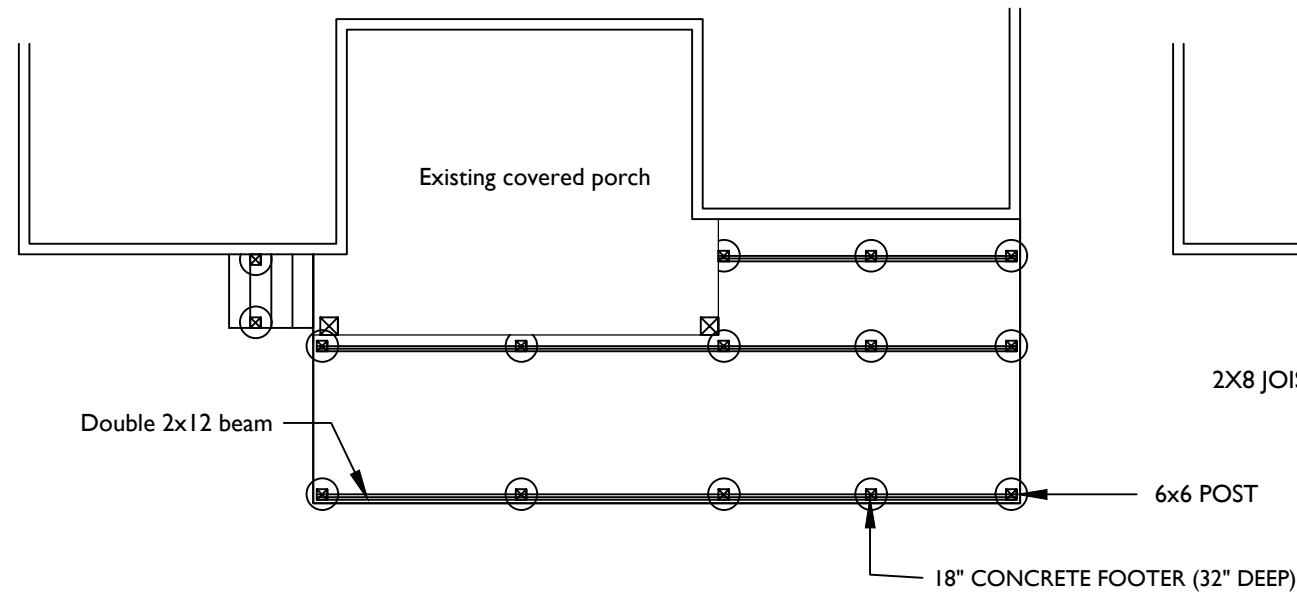
DRWN: TAT
JOB#: 20-119

DATE: 02/17/20
REV.:

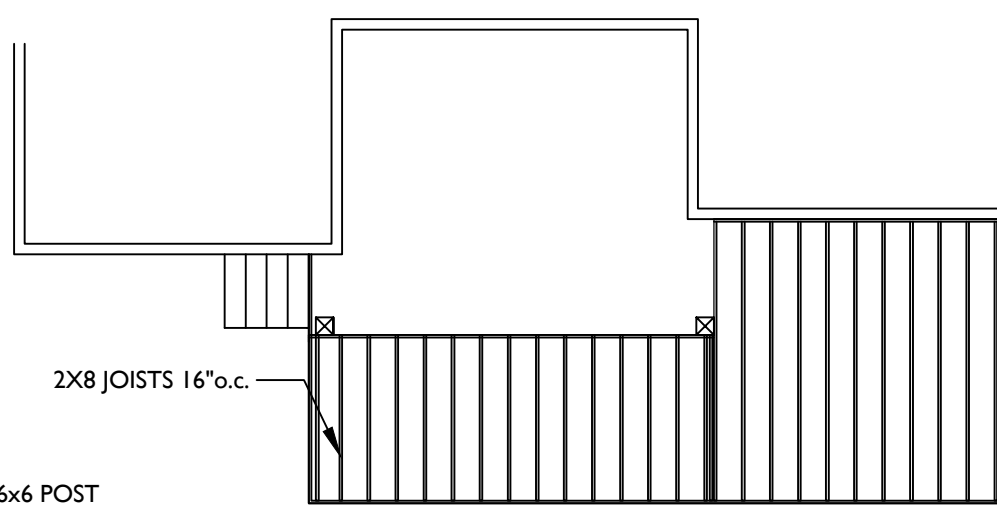
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DOCUMENT SIZE: 8-1/2"x14"

ZONED:
ZONING: 5' SIDE
FRONT/REAR AS PER PLAT

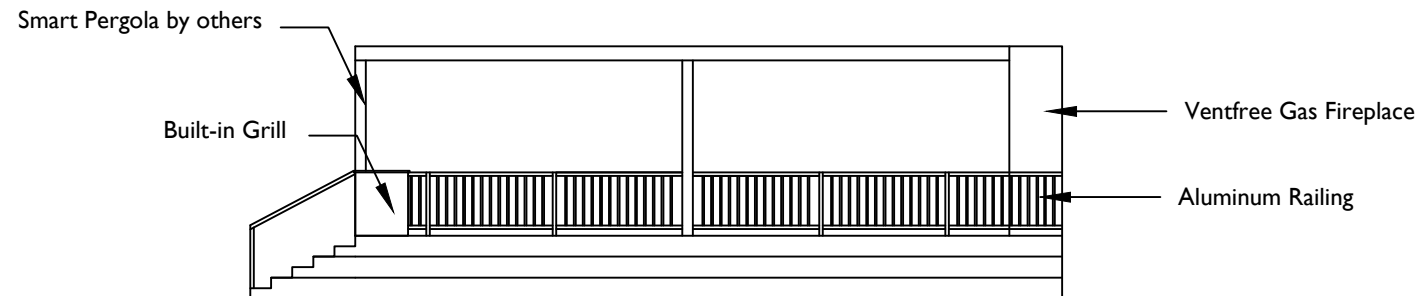
F.F.E. HSE: 924.0'
F.F.E. GAR: 922.7'
F.F.E. BSM'T: 914.0'



1
A1.0
FOOTER AND BEAM
SCALE: 1/8" = 1'-0"



2
A1.0
JOIST LAYOUT
SCALE: 1/8" = 1'-0"



3
A1.0
ELEVATION
SCALE: 1/8" = 1'-0"



11071 E. 126th Street
Fishers, IN 46038
p: 317-813-9669
www.artisanOC.com

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DECK PLAN FOR:
POHRER RESIDENCE
15823 Nocturne Way
Westfield, IN

drawn by: RMC
checked by: RMC
date: 1.14.21
sheet:

A 1.0



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

March 9, 2021

2103-VS-08

Exhibit 1

Petition Number: 2103-VS-08

Subject Site Address: 17684 Commerce Drive (The "Property")

Petitioner: Zanic Corporation by Coots, Henke & Wheeler, P.C. (The "Petitioner")

Request: The Petitioner requests Variances of Development Standard to permit Outside Storage in an Established Front Yard and perimeter access into said Outside Storage area to be oriented towards a Front Yard on 2.31 acres +/- in the Alpha Tau PUD District.

Current Zoning: Alpha Tau PUD (Ord. 19-25)

Current Land Use: Vacant

Approximate Acreage: 2.31 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Outside Storage Wall Exhibit

Staff Reviewer: Daine Crabtree, Associate Planner

OVERVIEW

Location: The subject Property is 2.31 acres +/- in size and is located at 17684 Commerce Drive (see **Exhibit 2**). The Property is currently zoned the Alpha Tau PUD. The properties to the south and east are also zoned the Alpha Tau PUD. Properties to the north are zoned EI: Enclosed Industrial while the Dartown Crossing PUD exists to the west across Dartown Road

Variance Request: The Petitioner is requesting Variances of Development Standard to permit Outside Storage in an Established Front Yard and perimeter access into said Outside Storage area to be oriented towards a Front Yard as further described herein. Both variances requested are UDO standards as the Alpha Tau PUD did not modify Outside Storage standards.

SUMMARY OF VARIANCE

The Property is currently subject to Zoning Standards for the Alpha Tau PUD District as set forth in Ordinance 19-25. The Alpha Tau PUD's underlying zoning district is GB: General Business.

A collision repair business, a permitted use, wishes to locate on the Property. The Property is subject to the UDO's Outside Storage standards as the Alpha Tau PUD did not modify Outside Storage standards. Because the Property is surrounded on all four (4) sides by Private Streets and/or public Right-of-way, the Property has four (4) Front Yards.



The Petitioner is requesting this variance to permit Outside Storage in an Established Front Yard and perimeter access into said Outside Storage area to be oriented towards a Front Yard, as illustrated on the Site Plan (see **Exhibit 3**). The aforementioned variances are necessary for any Outside Storage to be permitted on the Property as the Property contains only Front Yards.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (The “Plan”) identifies the property within the “Employment Corridor” land use classification¹. The vision for the Employment Corridor (called “Highway Corridors” within the Comprehensive Plan) classification is to offer opportunities for economic activity and aesthetic value.²

The Highway Corridor classification is designed to reserve employment corridors for employment-generating uses and related supporting service uses³. The Plan also contemplates Highway Corridors to:

- Limit industrial uses that are visible from either US 31 or SR 32 to those that do not have negative land use impacts;
- Prohibit outdoor storage and outdoor operations;
- Promote large-scale employment-intensive office uses on the US 31-Meridian Corridor; and
- Promote smaller scale local office and service uses along SR 32. Such uses should generally take place along the north side of SR 32 with business uses on the south side of US 32 allowed only where it is demonstrated that they will not negatively impact residential neighborhoods or uses.

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Variance of Standard. This petition is scheduled to receive its public hearing at the March 9, 2021, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals’ Rules of Procedure.

Conditions: The UDO⁴ and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO

¹ Page 24 of the Westfield and Washington Township Comprehensive Plan; Chapter 2; Land Use Plan: Land Use Classifications and Development Policies.

² Page 53 of the Westfield and Washington Township Comprehensive Plan; Chapter 2; Land Use Plan: Background.

³ Pages 38-39 of the Westfield and Washington Township Comprehensive Plan; Chapter 2; Land Use Plan; New Suburban.

⁴ Article 10.14(l) Processes and Permits; Variances; Conditions of the UDO.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

March 9, 2021

2103-VS-08

Exhibit 1

upon any Lot benefited by a variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

Acknowledgement of Variance: If the Board of Zoning Appeals approves this petition, then the UDO⁵ requires that the approval of the variance shall be memorialized in an acknowledgement of variance instrument prepared by the Department. The acknowledgement shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgement shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

Variances of Standard: The Board of Zoning Appeals shall approve or deny variances from the terms of the UDO. A variance may be approved under Indiana Code § 36-7-4-918.4 only upon a determination in writing that:

- 1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- 2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;
- 3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property; and

DEPARTMENT COMMENTS

Approval: If the Board is inclined to approve the Variance of Standard (2103-VS-08), then the Department recommends the findings as set forth below, for the variance:

Recommended Findings for Approval:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community:*

Finding: It is unlikely that approving the requested variance would be injurious to the public health, safety, morals, and general welfare of the community because the existing use and proposed improvements will otherwise comply with the applicable standards of the zoning of the Alpha Tau PUD.

- 2) *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:*

⁶ Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

March 9, 2021

2103-VS-08

Exhibit 1

Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed variance should not have a negative impact on adjacent surrounding properties because Outside Storage is permitted in areas zoned as General Business and adjacent properties are zoned the same or are permitted higher intensity uses.

- 3) *The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:*

Finding: Strict adherence to the zoning ordinance would result in the inability to include any Outside Storage on the Property, a necessity for the proposed use as well as many other by-right permitted uses.

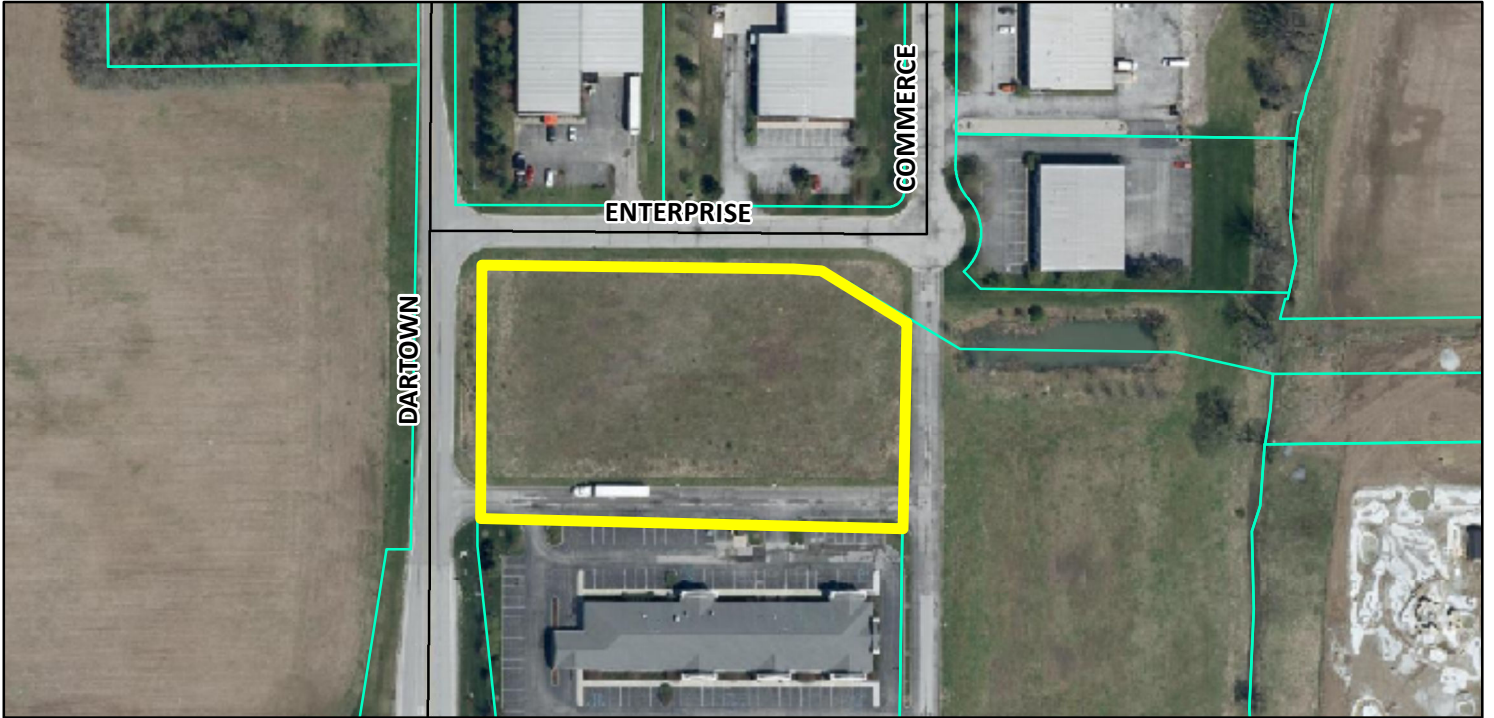
Recommended Condition:

- That the variance shall only be applicable to the Property if it is developed in substantial compliance with the Site Plan (**Exhibit 3**) as determined by the Director of the Westfield Department of Community Development

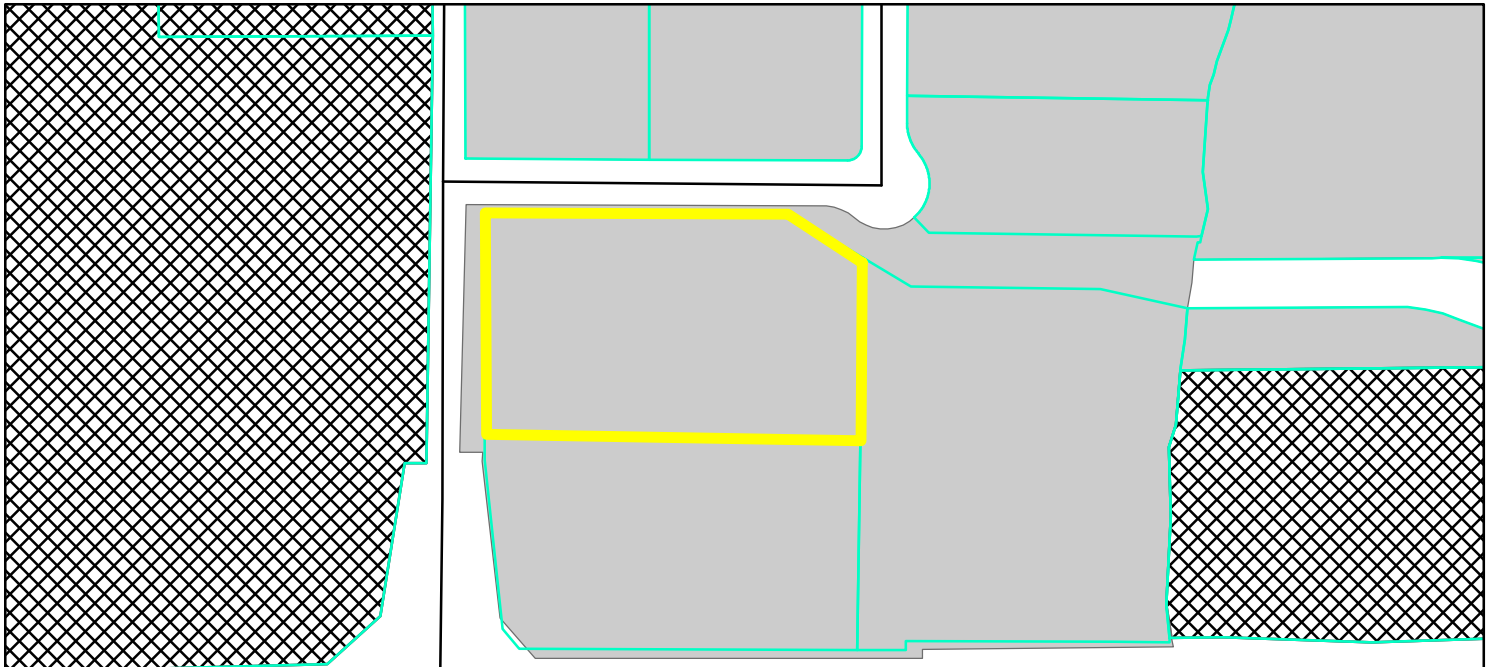
Denial: If the Board is inclined to deny the requested variance, then the Department recommends denying the variance, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.

Aerial Location Map

 Site



Zoning Map

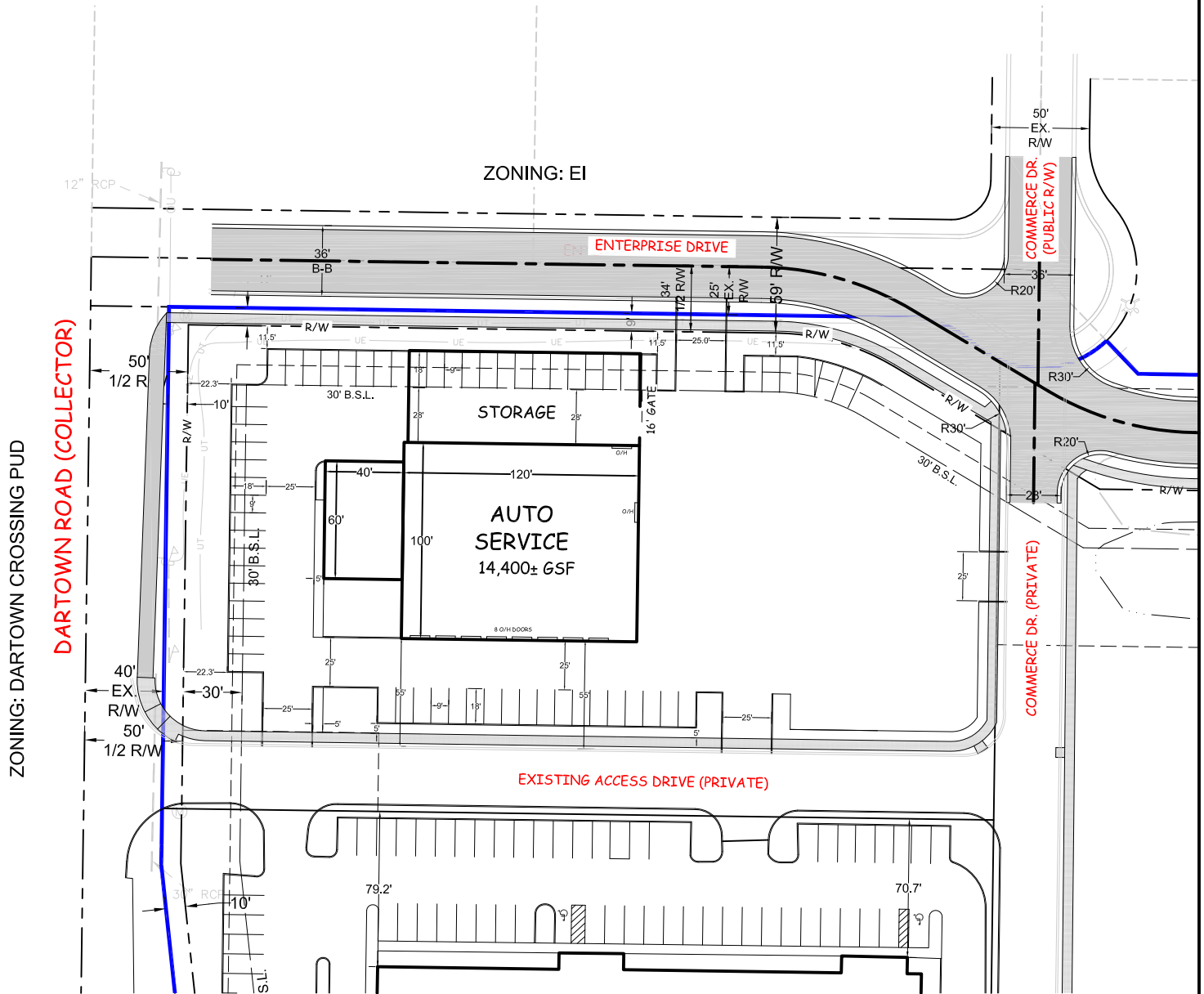


 Parcel
 GIS.DBO.PW_Streets
Zoning - All
Zoning
 EI (Enclosed Industrial)
 PUD (Planned Unit Development)

0 0.0325 0.065
 Miles



CONCEPT SITE PLAN



LOT 2 ALPHA TAU PARK - WESTFIELD, INDIANA

LAYOUT-4

CSG PROJECT NUMBER
TWC.021

DATE: 01/22/21

DWN. BY: BSC

CHKD. BY: BSC

SCALE: 1" = 80'

SHEET 1 OF 1

CIVIL SITE GROUP, INC.

160 W. CARMEL DRIVE, SUITE 240
CARMEL, INDIANA 46032
(317) 810-1677 / (Fax) 810-1679

Civil Site
GROUP, INC.





WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

March 9, 2021

2103-VS-10

Exhibit 1

Petition Number: 2103-VS-10

Subject Site Address: 306 Penn Street (The "Property")

Petitioner: George Sanburn / GPG Properties, LLC (The "Petitioner")

Request: The Petitioner requests Variances of Development Standard to modify the Minimum Lot Area and multiple Minimum Setback Standards in order for an existing nonconforming lot and structure on 0.18 acres +/- in the SF4: Single Family High-Density District to become conforming and improved (Article 4.7(B) and Article 4.7(D)(1) and (2))

Current Zoning: SF4: Single Family High-Density

Current Land Use: Residential

Approximate Acreage: 0.18 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Existing Conditions
4. Site Plan
5. Site Plan with Setbacks
6. New Truss and Porch Exhibit
7. 302 Penn Street

Staff Reviewer: Daine Crabtree, Associate Planner

OVERVIEW

Location: The subject Property is 0.18 acres +/- in size and is located at 306 Penn Street Drive (see **Exhibit 2**). The Property is currently zoned SF4: Single Family High-Density. The surrounding properties are also zoned SF4.

Variance Request: The Petitioner is requesting Variances of Standard to modify the Minimum Lot Area and multiple Minimum Setback Standards in order for an existing nonconforming lot and structure on 0.18 acres +/- in the SF4: Single Family High-Density District to become conforming in order to improve the Property

SUMMARY OF VARIANCE

The existing 306 Penn Street Property was created prior to zoning being established in Westfield. There is no building permit on record for the residence that exists on the 306 Penn Street lot.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

March 9, 2021

2103-VS-10

Exhibit 1

However, based on historic aerials, it appears to have been built in the first half of the 20th Century.

The Property and the structure that sits upon it are considered 'Legal, Nonconforming' as both the lot and home are legally established but no longer conform to the existing SF4 zoning standards.

Although the Property is located in the area defined as "Downtown Area" by the UDO, which does permit the Nonconforming Lot to be built upon, any new development is be required to conform to "comply with all other standards of the UDO". Not only does the existing residence not comply with the SF4 setbacks, the Petitioner is requesting to further modify the existing setbacks by adding square footage to the residence.

Additionally, the UDO states that a Legal Nonconforming Building or Structure may continue provided it shall not be enlarged or altered in a manner that the enlargement or alteration increases its nonconformity. As the Petitioner is requesting to further modify the existing non-compliant setbacks by adding square footage to the residence, the qualifiers for this allowance are not met.

The Petitioner is requesting the following Variances of Development Standard to bring the Property and residence on the Property into compliance so it can be improved per the Site Plan provided (see **Exhibit 3**). The following Variances of Development Standard are requested:

- 1) **Modify the Minimum Lot Area** from 9,000 square feet to **0.18 acres**
 - The existing Lot Area is the requested 0.18 acres
- 2) **Modify the Minimum Front Yard setback** from 25 feet to **1 foot, 6 inches**
 - The existing Front Yard setback is approximately 9 feet
- 3) **Modify the Minimum Side Yard setback (east)** from 8 feet to **6 inches**
 - The existing Side Yard setback (east) is approximately 1 foot, 6 inches
- 4) **Modify the Minimum Side Yard setback (west)** from 8 feet to **6 inches**
 - The existing Side Yard setback (west) is approximately 15 inches

Although the requested setbacks may not directly reflect those shown on the Site Plan with Setbacks (see **Exhibit 4**), due to the close proximity of the existing home to both the east and west lot lines, it is suggested that some additional latitude be given in the event that it is necessary.

The Petitioner received several similar Variances of Development Standard at the April 14, 2020, BZA meeting for the adjacent property, 302 Penn Street, so the residence on that property could be refurbished (see **Exhibit 7**).

COMPREHENISVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Downtown area. A healthy mix of commercial, offices, retail, residential, and more



are contemplated as appropriate uses within the Downtown area. Along with development that ensures a unique image for downtown Westfield, development that will complement the visual and aesthetic value of the entire town, and promote the downtown as a growth area and a destination. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Variance of Standard. This petition is scheduled to receive its public hearing at the March 9, 2021, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals' Rules of Procedure.

Conditions: The UDO¹ and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefited by a variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

Acknowledgement of Variance: If the Board of Zoning Appeals approves this petition, then the UDO² requires that the approval of the variance shall be memorialized in an acknowledgement of variance instrument prepared by the Department. The acknowledgement shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgement shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

Variances of Standard: The Board of Zoning Appeals shall approve or deny variances from the terms of the UDO. A variance may be approved under Indiana Code § 36-7-4-918.4 only upon a determination in writing that:

- 1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- 2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;
- 3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property; and

¹ Article 10.14(I) Processes and Permits; Variances; Conditions of the UDO.

⁶ Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.

DEPARTMENT COMMENTS

Approval: If the Board is inclined to approve the Variances of Development Standard (2103-VS-10), then the Department recommends the findings as set forth below, for the variance:

Recommended Findings for Approval:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community:*

Finding: It is unlikely that approving the requested variance would be injurious to the public health, safety, morals, and general welfare of the community because the existing use and proposed improvements are similar in nature to other existing, refurbished buildings in the immediate Downtown Westfield area.

- 2) *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:*

Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed variance should not have a negative impact on adjacent surrounding properties because the use of the Property will not change.

- 3) *The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:*

Finding: Strict adherence to the zoning ordinance would result in the inability to improve the property in any manner that increases the footprint of the existing residence.

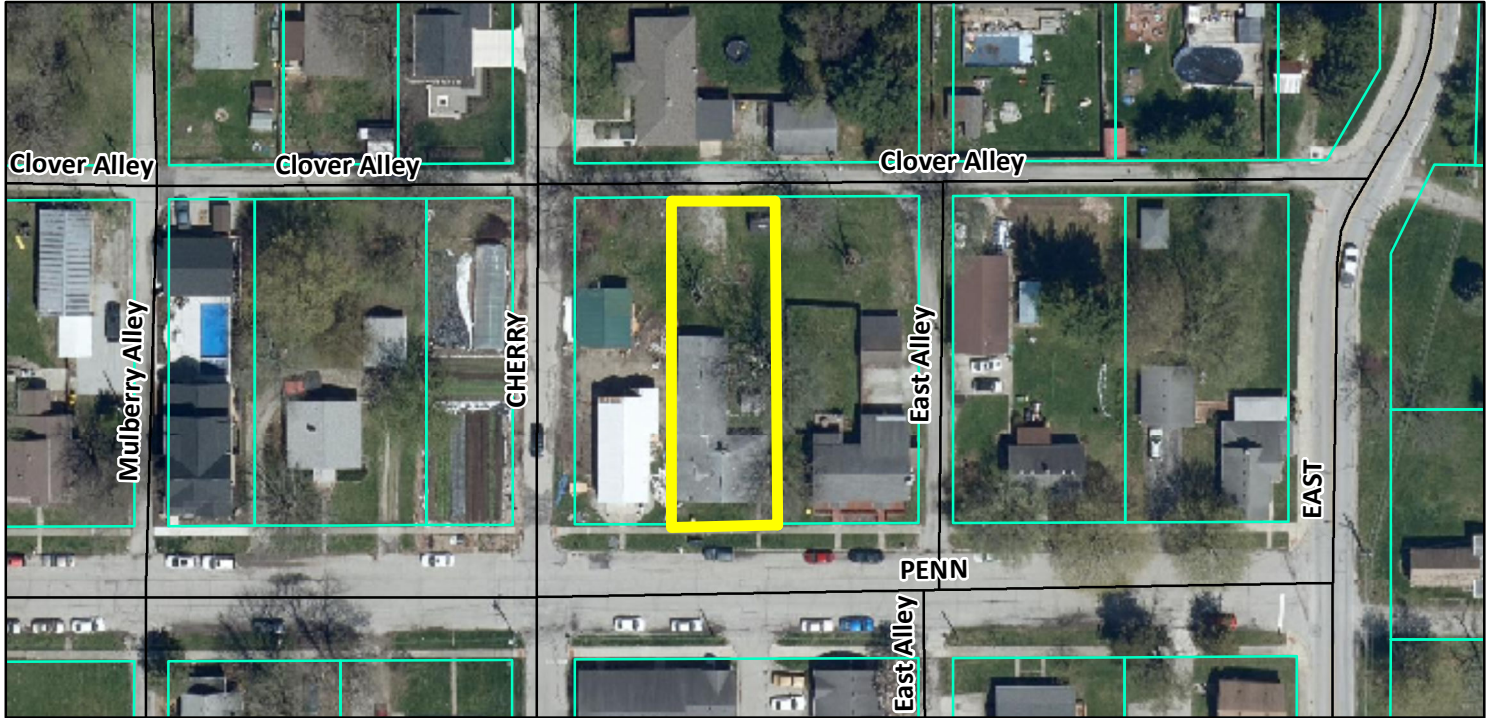
Recommended Condition:

- That the variances shall only be applicable to the Property if it is developed in substantial compliance with the Site Plan (**Exhibit 4**) and Site Plan with Setbacks (**Exhibit 5**) as determined by the Director of the Westfield Department of Community Development

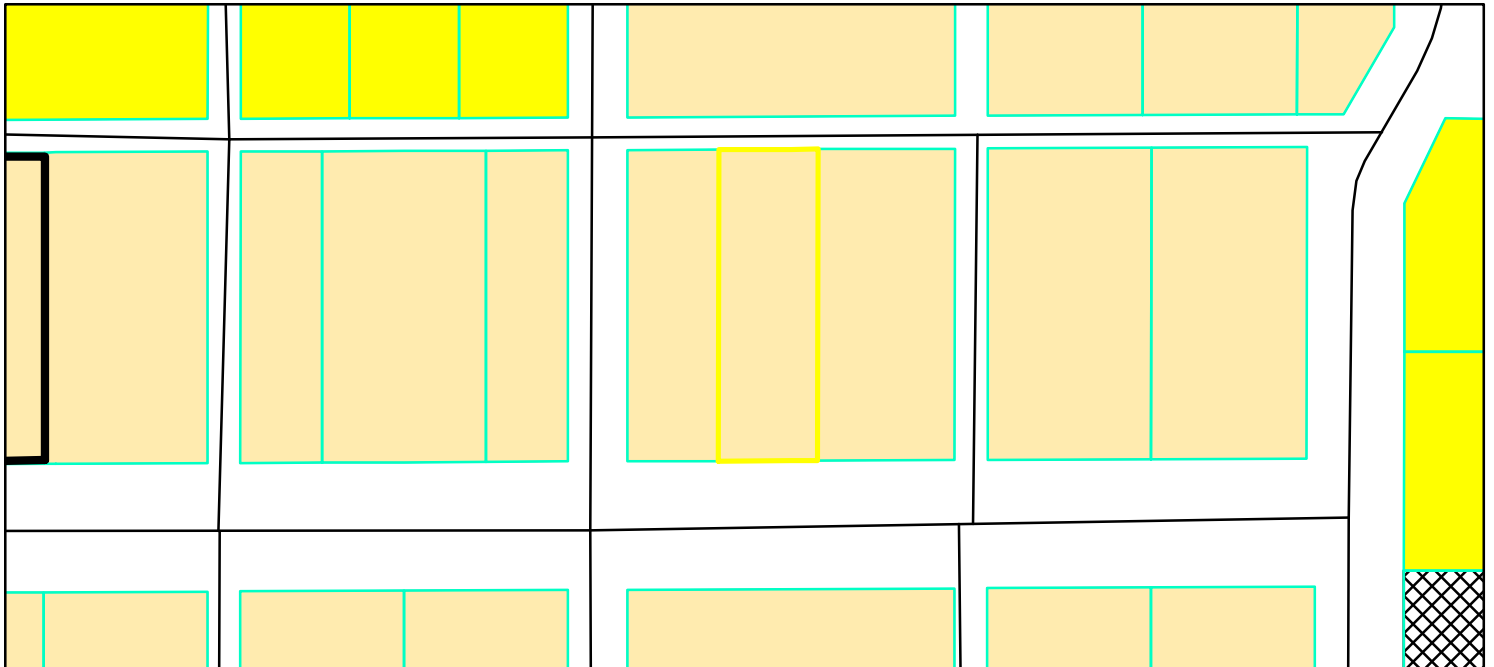
Denial: If the Board is inclined to deny the requested variance, then the Department recommends denying the variance, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.

Aerial Location Map

 Site



Zoning Map



 Parcel
 GIS.DBO.PW_Streets
Zoning - All
 PUD (Planned Unit Development)
 SF-3 (Single Family - 3)
 SF-4 (Single Family - 4)

0 0.0125 0.025
 Miles

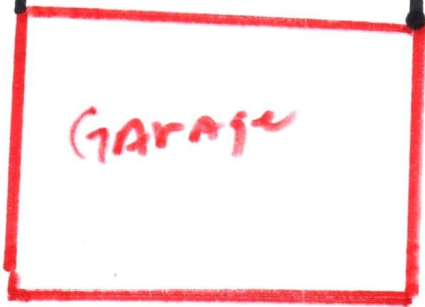
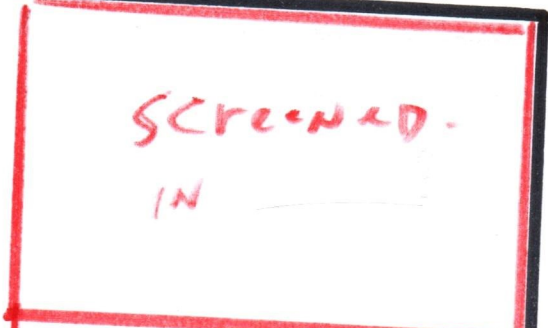
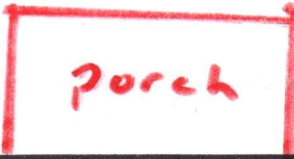






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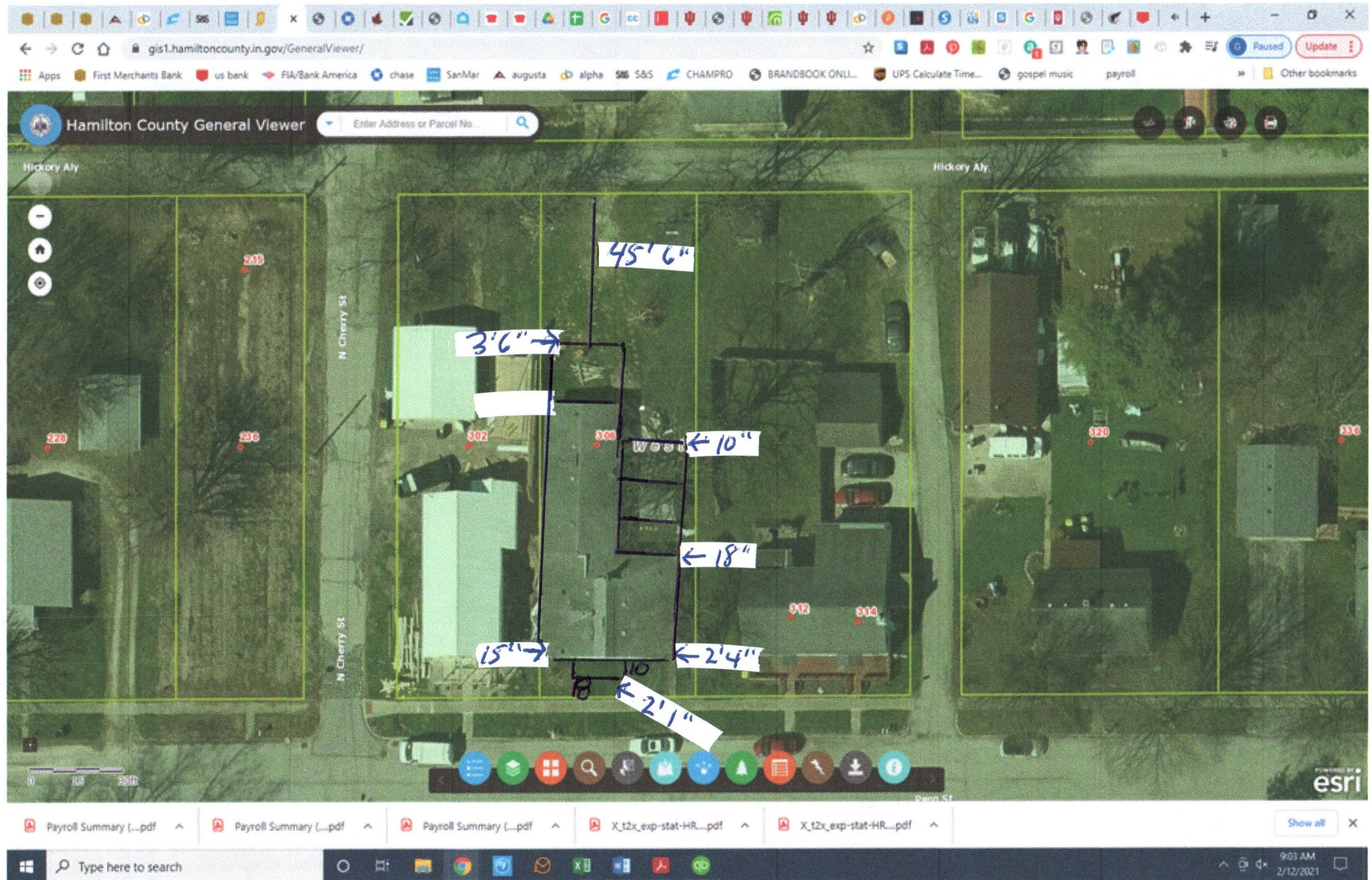
306 PENN



E

W

N

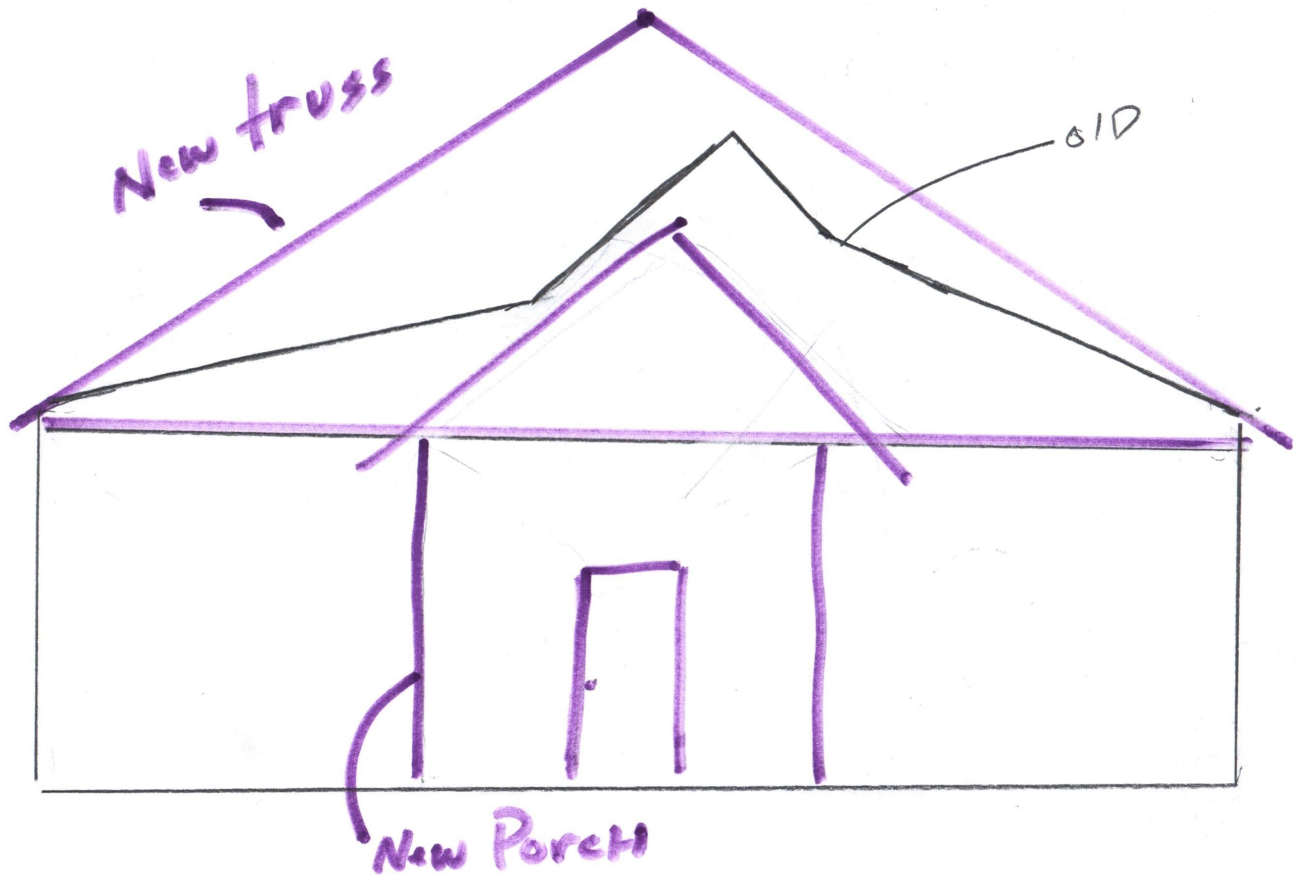


306 PENN
DOCKET 2103-VS-10

306 Penn

pencil = old

purple = New







WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

March 9, 2021

2103-VS-11

Exhibit 1

Petition Number: 2103-VS-11

Subject Site Address: 16814 Hawk Creek Circle (The "Property")

Petitioner: Christie L. Clements (The "Petitioner")

Request: The Petitioner requests a Variance of Development Standard to encroach eleven (11) feet into the (30) foot Minimum Rear Yard Setback on 0.41 acres +/- in the SF2: Single Family Low-Density District to accommodate a swimming pool and deck.

Current Zoning: SF2: Single Family Low-Density

Current Land Use: Residential

Approximate Acreage: 0.41 acres+/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. HOA Approval

Staff Reviewer: Daine Crabtree, Associate Planner

OVERVIEW

Location: The subject Property is 0.41 acres +/- in size and is located at 16814 Hawk Creek Circle (see **Exhibit 2**) in the Walnut Ridge Estates subdivision. The Property is currently zoned SF2: Single Family Low-Density. The surrounding properties on the east side of Carey Road are also zoned SF2. The Oak Manor PUD exists on the west side of Carey Road.

Variance Request: The Petitioner is requesting a Variance of Standard to encroach eleven (11) feet into the thirty (30) foot Minimum Rear Yard Setback as further described herein.

SUMMARY OF VARIANCE

The Property is currently subject to SF2: Single Family Low-Density Zoning Standards as set forth in the UDO. The zoning sets forth a minimum rear yard setback line of thirty (30) feet. The Petitioner is requesting this variance to encroach eleven (11) feet into the thirty (30) foot Minimum Rear Yard Setback to accommodate a swimming pool and deck, as illustrated on the Site Plan (see **Exhibit 3**).



COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan (The “Plan”) identifies the property within the “Suburban Residential” land use classification¹. The vision for the Suburban Residential classification is contemplated for future residential growth of the community, generally to the east and south of the New Suburban area.²

The Existing Suburban classification is designed to accommodate detached dwellings, attached dwellings, institutional uses, and recreational uses³. The Plan also contemplates Existing Suburban to:

- Ensure that new development occurs in a way that it is contiguous with existing development:
- Prevent monotony of design and color. Recognize that quality in design applies not just to individual homes, but to the collective impact of an entire development:
- Encourage a diverse range of homes styles in individual subdivisions, using innovative architecture of a character appropriate to Westfield, and:
- Emphasize connectivity between subdivisions, and avoid creating isolated islands of development.

PROCEDURAL

Public Notice: The Board of Zoning Appeals is required to hold a public hearing on its consideration of a Variance of Standard. This petition is scheduled to receive its public hearing at the March 9, 2021, Board of Zoning Appeals meeting. Notice of the public hearing was properly advertised in accordance with Indiana law and the Board of Zoning Appeals’ Rules of Procedure.

Conditions: The UDO⁴ and Indiana law provide that the Board of Zoning Appeals may impose reasonable conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of the UDO upon any Lot benefited by a variance as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject Lot or upon public facilities and services. Such conditions shall be expressly set forth in the order granting the variance.

¹ Page 24 of the Westfield and Washington Township Comprehensive Plan; Chapter 2; Land Use Plan: Land Use Classifications and Development Policies.

² Page 38 of the Westfield and Washington Township Comprehensive Plan; Chapter 2; Land Use Plan: Background.

³ Pages 38-39 of the Westfield and Washington Township Comprehensive Plan; Chapter 2; Land Use Plan; New Suburban.

⁴ Article 10.14(l) Processes and Permits; Variances; Conditions of the UDO.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

March 9, 2021

2103-VS-11

Exhibit 1

Acknowledgement of Variance: If the Board of Zoning Appeals approves this petition, then the UDO⁶ requires that the approval of the variance shall be memorialized in an acknowledgement of variance instrument prepared by the Department. The acknowledgement shall: (i) specify the granted variance and any commitments made or conditions imposed in granting of the variance; (ii) be signed by the Director, Property Owner and Applicant (if Applicant is different than Property Owner); and (iii) be recorded against the subject property in the Office of the Recorder of Hamilton County, Indiana. A copy of the recorded acknowledgement shall be provided to the Department prior to the issuance of any subsequent permit or commencement of uses pursuant to the granted variance.

Variances of Standard: The Board of Zoning Appeals shall approve or deny variances from the terms of the UDO. A variance may be approved under Indiana Code § 36-7-4-918.4 only upon a determination in writing that:

- 1) The approval will not be injurious to the public health, safety, morals, and general welfare of the community;
- 2) The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner;
- 3) The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property; and

DEPARTMENT COMMENTS

Approval: If the Board is inclined to approve the Variance of Standard (2010-VS-32), then the Department recommends the findings as set forth below, for the variance:

Recommended Findings for Approval:

- 1) *The approval will not be injurious to the public health, safety, morals, and general welfare of the community:*

Finding: It is unlikely that approving the requested variance would be injurious to the public health, safety, morals, and general welfare of the community because the existing use and proposed improvements will otherwise comply with the applicable standards of the SF2: Single Family Low-Density District.

- 2) *The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner:*

Finding: It is unlikely the use and value of adjacent property will be affected in a substantially adverse manner. The proposed variance should not have a negative impact on adjacent surrounding properties because the use of the Property will not change.

⁶ Article 10.14(K) Processes and Permits; Variances; Acknowledgement of Variance of the UDO.



WESTFIELD-WASHINGTON TOWNSHIP
BOARD OF ZONING APPEALS

March 9, 2021

2103-VS-11

Exhibit 1

- 3) *The strict application of the terms of the zoning ordinance will result in practical difficulties in the use of the subject property:*

Finding: Strict adherence to the zoning ordinance would result in the inability to improve the property as proposed and would result in the construction of a swimming pool and deck that would not suit the needs of the Petitioner.

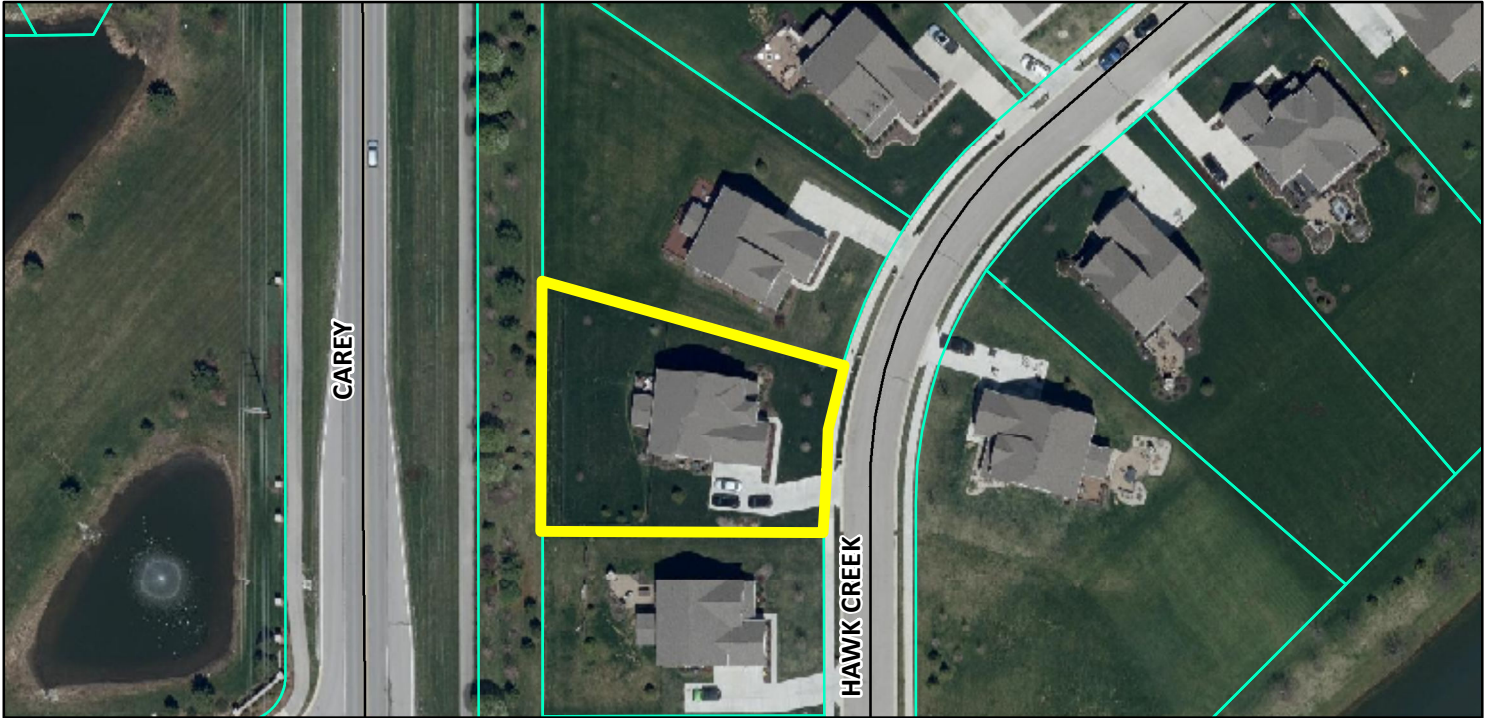
Recommended Condition:

- That the variance shall only be applicable to the Property if it is developed in substantial compliance with the Site Plan (**Exhibit 3**) as determined by the Director of the Westfield Community Development Department.

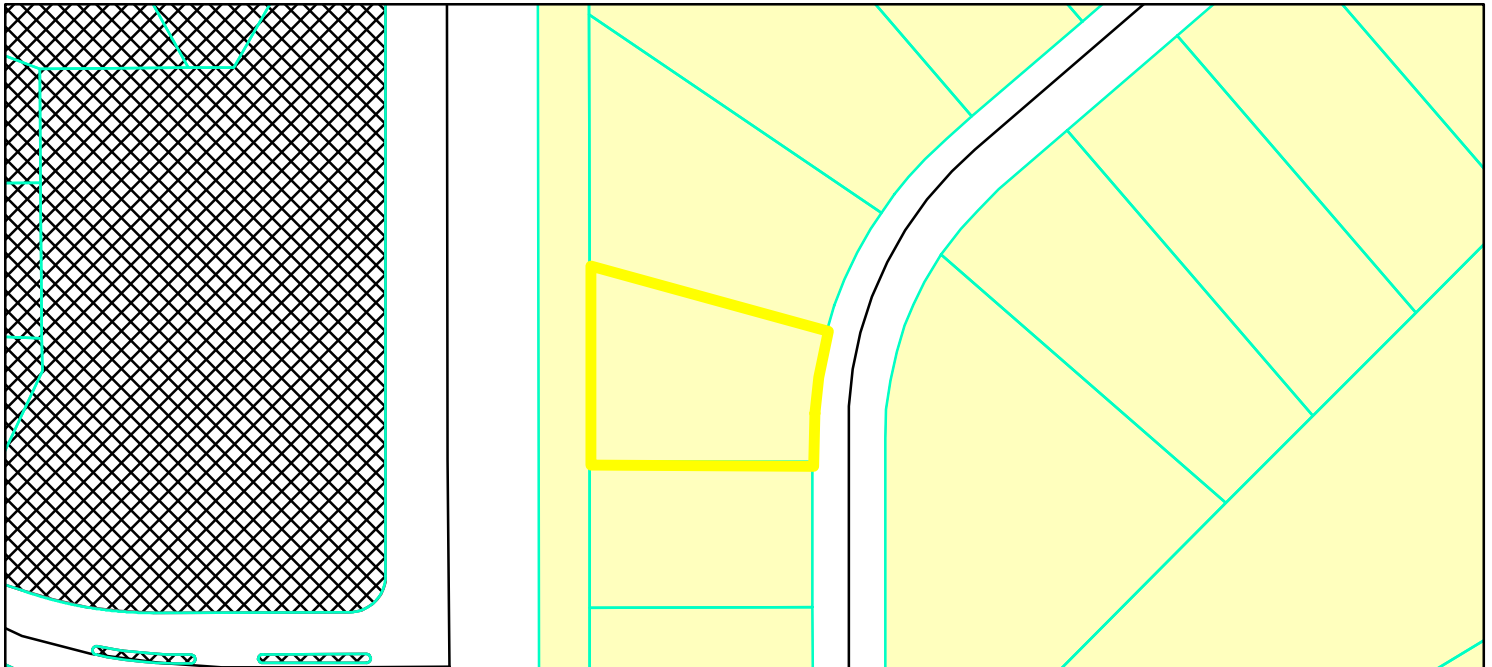
Denial: If the Board is inclined to deny the requested variance, then the Department recommends denying the variance, and then tabling the adoption of findings until the Board's next meeting with direction to the Department to prepare the findings pursuant to the public hearing evidence and Board discussion.

Aerial Location Map

 Site



Zoning Map



 Parcel
 GIS.DBO.PW_Streets
Zoning - All

Zoning
 PUD (Planned Unit Development)
 SF-2 (Single Family - 2)

0 0.015 0.03
 Miles



CLEMENTS

ADDRESS: 16814 HAWK CREEK CIR
CITY: WESTFIELD ST:IN ZIP: 46074
COUNTY: HAMILTON
TOWNSHIP:
POOL MFG: RIVER
CONC. SF:
WATER: TRUCK DIRT: HAUL
AUTOCOVER: UNDER
DATE:01-14-2021

SPECIAL NOTES:

TOC:
P/F/H:
RLS/RCS:

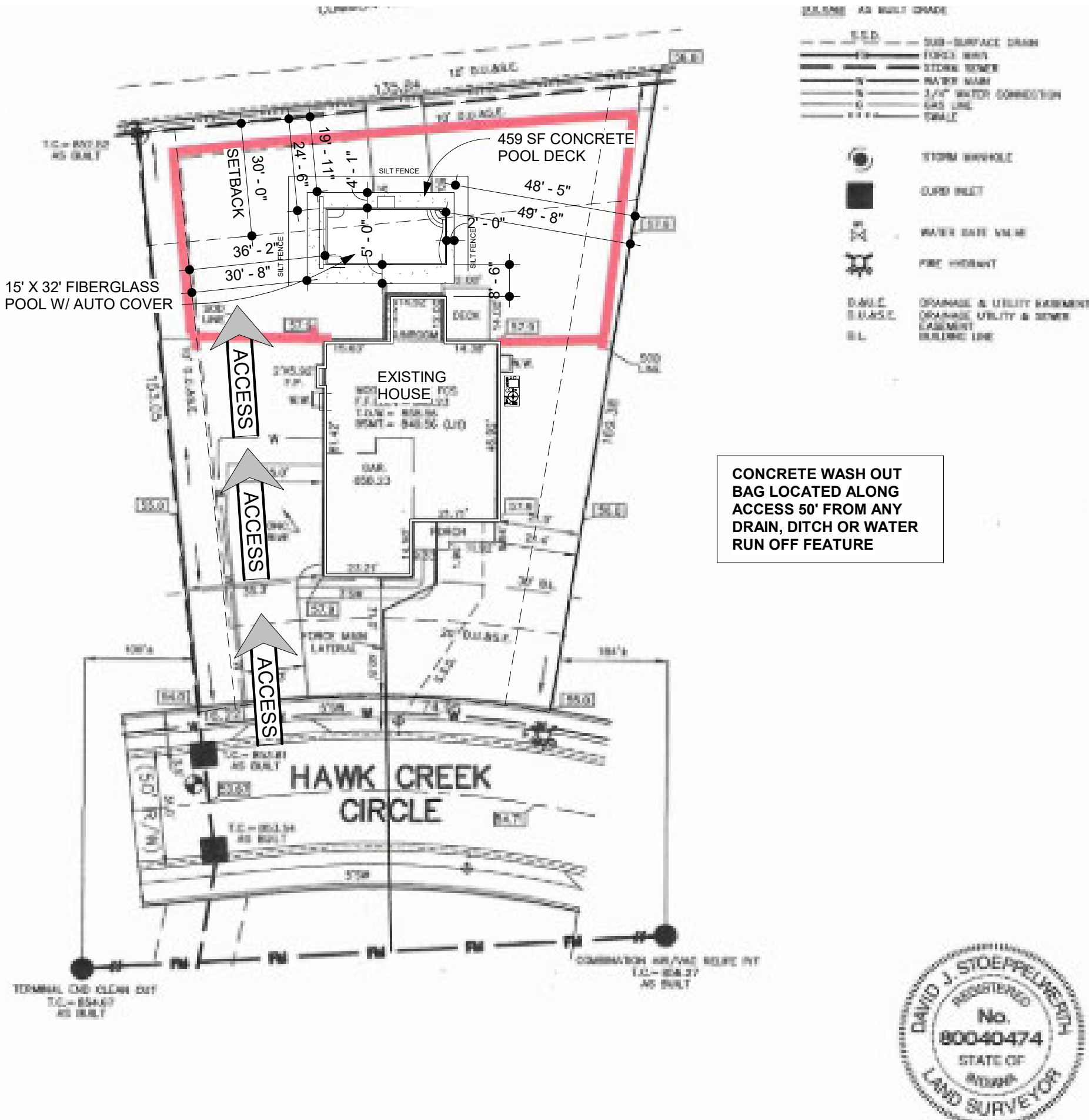
LEGEND:

PANEL LAYOUT:



Date
01-14-2021

P0



1 PLOT PLAN
1" = 30'-0"

Diagram illustrating a Limestone Cap structure. The cap is shown with (1) 36" Shear Descents and a 24" Tall Wall.

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powered by DynaSCAPE®

Walnut Ridge Homeowners Association

Architectural Approval Request Form

Please read the guidelines before completing this form. Please complete 1-6. Please print.

1. Name: Nick and Christie Clements Phone: 317.363.6718
2. Address: 16814 Hawk Creek Circle City: Westfield Zip: 46074
3. Lot Number: 7 Lake Lot: Yes ☐ No ☒ Email address: christieclements@comcast.net
nickclements@comcast.net

4. Briefly Describe the proposed change:

A. Deck:

Size: (w) (L)

B. Fence (Note: See guidelines)

a. 6' Privacy

Wood type: _____

Style of fence: _____

b. Picket (h)4' 5' _____

Wood type: _____

Style of fence: _____

c. Vinyl Coated Chain Link

Black Green

(h)4' 5' 6' _____

☒ Other (Please explain in detail.)

see attached detailed Word Doc

5. Project schedule:

A. The project will be done by: _____ Homeowner Contractor Name: Pools of Fun & Capehart Landscaping

B. Please indicate the approximate time needed to complete the project, subsequent to the Board's approval. It is scheduled to start in late July or early August 2021. It will take approximately 35 days to complete. Weather may impact this.

C. Please indicate any building permits that will be required. (Please check with the City Ordinance.)

All permits will be obtained and any requirements for variances will be applied for with the City

6. Please attach the following information:

A. A plot plan indicating the location and dimensions of the project to scale.

B. Professional blueprints or working drawings indicating all necessary dimensions and elevations to scale.

C. If available, a photograph of a similar completed project.

I understand that under the Declaration and the rules and regulations, the Board will act on this request and provide me with a written response of their decision. I further understand and agree to the following provisions:

1. No work or commitment of work will be made by me until I have received written approval from the Association.
2. All work will be done at my expense and all future upkeep will remain at my expense.
3. All work will be done expeditiously once commenced and will be done in a good workman-like manner by myself and/or a licensed and insured contractor.
4. All work will be performed at a time and in a manner to minimize interference and inconvenience to other unit owners.
5. I assume all liability and will be responsible for all damage and/or injury which may result from performance of this work.
6. I will be responsible for the conduct of all persons, agents, contractors, and employees who are connected with this work.
7. I will be responsible for complying with, and will comply with, all applicable federal, state and local laws, codes, the community governing documents, regulations and requirements in connection with this work, and I will obtain any necessary governmental permits and approvals for the work. I understand and agree that the Association, its Board of Directors, its Agent and/or the Committee have no responsibility with respect to such compliance and that the Board of Director's and/or its designated Committee's approval of this request shall not be understood as the making of any representation or warranty that the plans, specifications or work comply with any law, code, covenant, regulation and/or requirement.

NOTE: All submitted materials shall remain the property of the Association. You may wish to make a copy for your personal records.

I hereby acknowledge that I have read, understand and will comply with the **ARCHITECTURAL CHANGE STANDARDS** set forth by the Board, as well as the Declaration of Covenants and Restrictions.

Homeowner's Signature: christie clements Date: 09/26/20

****DO NOT WRITE BELOW THIS LINE****

Committee Action: ☒ Approved as Submitted ☐ Deferred (stated in comments)
☐ Approved with conditions (stated in comments) ☐ Denied (stated in comments)

Comments: _____

Signed: Am. Starr
Architectural Control Committee Representative

Date: 10/1/2020



SERENADE

Exhibit A

Architectural Review Form





SERENADE ARCHITECTURAL REVIEW FORM

How Can We Contact You?

Print

Please

Name Joseph Pauly Pohrer III Phone (317) 432-3702
 Address 15823 NOCTURNE DRIVE Fax (317) 580-0857
 Lot Number _____ Email jep@paulyjail.com

Tell Us About Your Project

I am requesting architectural approval for the following (check all that apply):

- | | | | |
|--|--|--|--|
| ☐ Basketball Goal | ☒ Deck/Patio | ☐ Fence | ☐ Flag Pole |
| ☐ Hot Tub | ☐ Landscaping | ☐ Play Set | ☐ Room Addition |
| ☐ Satellite Dish | ☒ Screened Porch | ☐ Shade Trellis | ☐ Swimming Pool |
| ☐ Other (describe): _____ | | | |

Briefly Describe The Proposed Change IT IS CALLED A SMART pergola, with operable roof covers, AND operable screens. IT will be attached to the back of the House
 Location: AND EXISTING DECK. ONLY THE HIGHEST QUALITY PRODUCTS.

Dimensions: _____

Would any part of the proposed change extend into any Utility, Drainage, or Sewer Easement, Landscape Easement, or Use Easement shown on the plot plan for your lot? ☐ Yes ☒ No

Please List Below The Major Construction Materials That Will Be Used

Be as specific as possible:

SEE THE ATTACHMENTS FROM ARTISAN CRAFTSMAN AND THE SMART pergola.

Please Note:

- Exterior materials must conform to or be sufficiently compatible with the original construction.
- Requests for exterior color/materials changes MUST include samples of color, stain, paint, brick, etc.
- All submitted materials will be retained by the Association. You may wish to make a copy for your personal records prior to submitting this form.

What Is Your Schedule For The Project?

The work will be performed by (check all that apply):

☐ Homeowner

☒ Contractor Company Name: The Smart Pergola Company

After Board approval, please indicate the projected start date: MARCH 2021

Please indicate all required permits (building, etc.): _____

ARTISAN
CRAFTSMAN'S
OUTDOOR Co.

Serenade Architectural Review Form

Submittal Checklist

For ALL submissions, the following items are required. In order to provide a quick response to you, please make sure to submit all of items.

- ☒ Architectural Review Form. This form.
- ☒ Plot Plan for your lot. The builder at closing furnished you with a plot plan for your lot. On a copy, please draw the proposed changes in the location where they will be built.
- ☒ Elevations and blueprints or working drawings indicating all dimensions.
- ☒ If available, a photograph or drawing of a similar completed project.

Sign Here

I hereby acknowledge that I have read and understand the Design Guidelines set forth by the Board and in the Declaration of Covenants, Conditions, and Restrictions.

Homeowner's Signature: _____

Date: _____

12/30/2020

Send Your Complete Application to:

Serenade Homeowners Association Architectural Review Board
12965 Old Meridian Street
Carmel, IN 46032

For Office Use OnlyDate initial application was received: 1/4/2021Complete? ☒ Yes ☐ No

Date complete application was received: _____

First request for additional information: _____

Submitted on: _____

Second request for additional information: _____

Submitted on: _____

Architectural Review Board Action

- ☒ Approved as submitted.
- ☐ Approved with conditions noted below.
- ☐ Disapproved. ARB Comments below.

ARB Signature: _____


Date: 1/4/2021



SERENADE ARCHITECTURAL REVIEW FORM

How Can We Contact You?

Print

Please

Name

JOSEPH PAULY POHRETT III

Phone

(317) 432-3702

Address

15823 NOCTURNE DRIVE

Fax

(317) 580-0857

Lot Number

Email

JOE.C.PAULY@AOL.COM

Tell Us About Your Project

I am requesting architectural approval for the following (check all that apply):

- | | | | |
|--|--|---|--|
| ☐ Basketball Goal | ☒ Deck/Patio | ☐ Fence | ☐ Flag Pole |
| ☐ Hot Tub | ☐ Landscaping | ☐ Play Set | ☐ Room Addition |
| ☐ Satellite Dish | ☐ Screened Porch | ☒ Shade Trellis | ☐ Swimming Pool |
| ☐ Other (describe): _____ | | | |

Briefly Describe The Proposed Change

A NEW DECK IS PROPOSED USING TREX TRANSCEND DECKING WITH A SMART PERGOLA OVER TOP WITH DROP DOWN SHADES

Location: OFF BACK OF HOME AND EXISTING PORCH

Dimensions: 13'6" OUT FROM HOUSE X 35' LONG (PORTION INCLUDES EXISTING PORCH)

Would any part of the proposed change extend into any Utility, Drainage, or Sewer Easement, Landscape Easement, or Use Easement shown on the plot plan for your lot? ☐ Yes ☒ No

Please List Below The Major Construction Materials That Will Be Used

Be as specific as possible:

TREX TRANSCEND DECKING WITH BLACK WESTBURY ALUMINUM RAILING
ELDORADO DRYSTACK VENEER STONE FOR GRILL & FIREPLACE
BLACK METAL SMART PERGOLA

Please Note:

- Exterior materials must conform to or be sufficiently compatible with the original construction.
- Requests for exterior color/materials changes MUST include samples of color, stain, paint, brick, etc.
- All submitted materials will be retained by the Association. You may wish to make a copy for your personal records prior to submitting this form.

What Is Your Schedule For The Project?

The work will be performed by (check all that apply):

☐ Homeowner

☒ Contractor Company Name: ARTISAN OUTDOOR CRAFTSMAN & SMART PERGOLA

After Board approval, please indicate the projected start date: 1-25-21

Please indicate all required permits (building, etc.): STRUCTURAL DECK PERMIT & PERGOLA PERMIT

P95



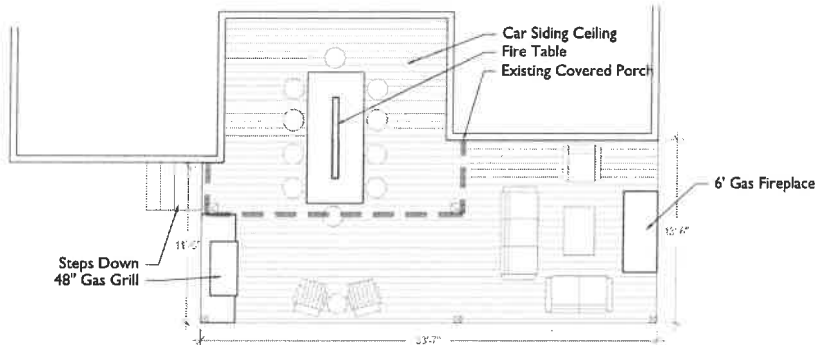
11071 E. 126th Street
Fishers, IN 46038
p: 317-813-9669
www.artisanc.com

ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED ON REPRESENTED BY THIS DRAWING ARE OWNED BY AND THE PROPERTY OF ARTISAN OUTDOOR CRAFTSMAN AND WILL BE CREATED, EXCLUDED AND DEVELOPED FOR THE USE ON AND IN CONNECTION WITH THE DESIGN PROJECT. NONE OF THE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY OR DISCLOSED TO ANY PERSON, FIRM, OR CORPORATION FOR ANY PURPOSE WHATSOEVER WITHOUT THE WRITTEN PERMISSION OF ARTISAN OUTDOOR CRAFTSMAN, LLC.

WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALE. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE SITE. THE USER MUST BE ADVISED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

REPRODUCTION OF THESE PLANS IS A CRIMINAL OFFENSE UNDER INDIANA LAW. UNAUTHORIZED REPRODUCTION OF THESE PLANS IS A CRIMINAL OFFENSE UNDER INDIANA LAW. THE USER MUST BE ADVISED OF ANY VARIATION FROM THE DIMENSIONS AND CONDITIONS SHOWN BY THESE DRAWINGS.

COMMENTS: ARTISAN OUTDOOR CRAFTSMAN, LLC



MASTER PLAN FOR:

**POHRER RESIDENCE
15823 NOCTURNE WAY
WESTFIELD, IN**

drawn by: RMC
checked by: RMC
12.21.20

sheet:
L1.0

Serenade Architectural Review Form

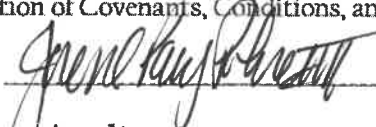
Submittal Checklist

For ALL submissions, the following items are required. In order to provide a quick response to you, please make sure to submit all of items.

- ☒ Architectural Review Form. This form.
- ☐ Plot Plan for your lot. The builder at closing furnished you with a plot plan for your lot. On a copy, please draw the proposed changes in the location where they will be built.
- ☒ Elevations and blueprints or working drawings indicating all dimensions.
- ☒ If available, a photograph or drawing of a similar completed project.

Sign Here

I hereby acknowledge that I have read and understand the Design Guidelines set forth by the Board and in the Declaration of Covenants, Conditions, and Restrictions.

Homeowner's Signature:  Date: 1/4/2021

Send Your Complete Application to:

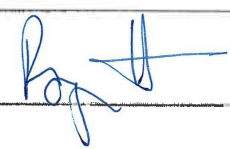
Serenade Homeowners Association Architectural Review Board
12965 Old Meridian Street
Carmel, IN 46032

For Office Use Only

Date initial application was received: 1/4/2021 Complete? ☒ Yes ☐ No
 Date complete application was received: _____
 First request for additional information: _____ Submitted on: _____
 Second request for additional information: _____ Submitted on: _____

Architectural Review Board Action

- ☒ Approved as submitted.
- ☐ Approved with conditions noted below.
- ☐ Disapproved. ARB Comments below.

ARB Signature:  Date: 1/4/2021

The Smart Pergola



STRUXURE
OUTDOOR



Introducing the StruXure Luxury Louvered System.

StruXure Outdoors (Formerly known as Arcadia Adjustable Louvered Roof) *Pivot* system offers the optimal solution for outdoor areas, allowing to enjoy **full and partial sun** or **shade**, and **becoming a water tight roof** in case of rain.

There are more than 10,000 StruXure systems installed in North America, from Florida to Canada and the Caribbean.

The system is engineered to withstand high winds and heavy snow falls.

The StruXure Pivot is entirely manufactured in the US in Dahlonaga, GA.

The name of the factory trained distribution company in Indiana is ***The Smart Pergola***.

As of June 2020 there are more than 300 local installations in Indiana including:

- Rick's Café Boatyard (Eagle Creek Reservoir) on front deck and bar areas (2,010 sqft total)
- Woody's Library Restaurant (Carmel) on front deck (1,120 sqft)
- Divvy Restaurant (Carmel) on back patio (780 sqft)
- Convivio Italian Artisan Cuisine (Carmel) on side patio (336 sqft)
- Sangrita (Broad Ripple) on front deck (560 sqft)
- Ambrosia (Broad Ripple) on from deck (600 sqft)
- Provision at Ironworks (Keystone Crossing) on terrace (770 sqft)
- Ruth's Chris at the Ironworks (Keystone Crossing) on patio (1,500 sqft)
- Bru Burger and Tavern at the point on Mass Ave (295 sqft each)
- Jamaican Reggae Grill (Carmel) on side patio (620 sqft)
- Peace Water Winery (Carmel) on back patio (384 sqft)
- Napolese at the Fashion Mall (Keystone Crossing) on front patio (630 sqft)
- Nesso at the Alexander Hotel (Downtown) on back patio (800 sqft)
- Bar Louie (Carmel, IN) on front patio (1,450sqft)
- Bub's Burger and Bub's café' (Carmel, IN) on front patios (800 and 760 sqft)
- Bru Burger (Noblesville, IN) on front patio (1,020 sqft) and others.
- More than 270 residential installations on decks and patios in Carmel, Zionsville, Westfield, Fishers, Geist, Noblesville, Cicero, Indianapolis, Greenwood, Bargersville, Greenfield, Plainfield, Brownsburg, Avon, Pittsboro, Crawfordsville, Bloomington, Mishawaka, Monticello, Leesburg, Leavenworth.

Main features of the StruXure Pivot

- Made in the USA
- Extruded aluminum durable components (louvers, beams and gutters)
- 6" wide louvers rotating up to 150° (motorized) or 170° (manual)
- High-end powder coated finish and stainless steel components with zero maintenance
- Fully integrated gutter system prevents water from splashing onto patio, furniture, flowerbeds and windows.
- The system can be free standing or attached to the structure of the building eliminating any gap between the indoor and the outdoor area
- Manual or motorized (UL compliant) remote controlled (RF remote or Wi-Fi smart device) operation. Rain sensor for automatic close.
- 15 year warranty on structural components.
- Corporate web site: www.StruXure.com
- Local web site: www.TheSmartPergola.com











