

CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_03_07_2022

Monday, March 07, 2022 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, March 07, 2022 at 07:00 PM

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

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

Public input can be submitted in 1 of 2 ways:

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes

APC Minutes - February 22, 2022

Documents: [APC February 22, 2022-Minutes](#)

Review APC Rules & Procedures

CONSENT AGENDA

No Consent Agenda Items

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

2203-ODP-04 & 2203-SPP-04 [PUBLIC HEARING]

Lantern Commons

Northwest corner of east 161st Street and south Union Street

Front Street Partners, LLC by Church Church Hittle + Antrim requests Overall

Development Plan and Primary Plat review of 5 Blocks on 57.48 acres +/- in the Lantern Commons PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) |

[Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Public Comment](#)

2203-PUD-06 [PUBLIC HEARING]

Woods-Robinson-Briggs PUD Amendment I

Generally, at 300 E. 191st Street

CND-Wood Robinson, LLC by Weihe Engineers, Inc. requests an amendment to the Woods-Robinson-Briggs PUD on 157.53 acres +/- to modify development standards.
(Planner: Daine Crabtree - dcrabtree@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Project Narrative](#) | [Exhibit 4: Proposed Ord. 22-05](#) | [Exhibit 5: Buffer Yard Plan](#) | [Exhibit 6: Buffer Yard Example](#) | [Exhibit 7: Public Comment Exhibit](#)

2203-ODP-03 & 2203-SPP-03 [PUBLIC HEARING]

Harvest Trail

Generally, at 300 E. 191st Street

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

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

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

2203-PUD-04 [PUBLIC HEARING]

Grand Millennium Center PUD Amendment II

515 Park Street

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 22-08](#) | [Exhibit 4: Real Estate](#) | [Exhibit 5: Narrative Statement](#) | [Exhibit 6: Neighborhood Meeting Summary](#)

2203-PUD-03 [PUBLIC HEARING]

Chatham Hills PUD Amendment VIII

Southeast corner of Tomlinson Road and 203rd Street

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 22-07](#) | [Exhibit 4: Parcels](#) | [Exhibit 5: Concept Plan](#) | [Exhibit 6: Narrative Statement](#) | [Exhibit 7 Public Comment](#)

2203-PUD-05 [PUBLIC HEARING]

Towns at Union PUD

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

Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC request a change of

zoning of 12.85 acres +/- from the AG-SF1 District to the Towns at Union PUD District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)

Documents: [Exhibit 1 Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 22-06](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Concept Plan \(over aerial\)](#) | [Exhibit 6: Project Description \(Exhibit D\)](#) | [Exhibit 7: Townhome Examples \(Character Exhibit\)](#) | [Exhibit 8: Neighborhood Meeting Summary](#) | [Exhibit 9: Buffer Yard Exhibit](#) | [Exhibit 10: Single-family Distance Exhibit](#) | [Exhibit 11: Union Right-of-way Cross Section Exhibit](#) | [Exhibit 12 Public Comment](#) | [Petitioner Presentation](#)

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [PUBLIC HEARING]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.

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

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

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

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

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

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

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

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

2112-ODP-26 [CONTINUED]

Southpark Industrial

16465 Southpark Drive

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

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

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

March 7, 2022
2203-ODP-04 & 2203-SPP-04
Exhibit 1

Petition Number: 2203-ODP-04 & 2203-SPP-04

Project Name: Lantern Commons

Subject Site Address: Northwest corner of East 161st Street and South Union Street

Petitioner: Front Street Partners, LLC

Representative: Church Church Hittle + Antrim

Request: Overall Development Plan and Primary Plat review of 5 Blocks on 57.48 acres +/- in the Lantern Commons PUD District.

Current Zoning: Lantern Commons PUD

Current Land Use: Vacant

Approximate Acreage: 57.48 acres +/-

Property History: Lantern Commons PUD ([Ordinance 21-04](#), April 12, 2021)
Lantern Commons Secondary Plat (2203-SFP-22, *pending*)
Lantern Commons Apartments (2203-DDP-09, *pending*)

Exhibits:

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

Staff Reviewer: Rachel Riemenschneider, Associate Planner

BACKGROUND

The property is currently zoned Lantern Commons PUD District. Ordinance 21-04 Lantern Commons PUD (2102-PUD-04) was approved at the April 12, 2021 City Council Meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the February 22, 2022, Technical Advisory Committee meeting.

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

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

- 1) Proposed name of subdivision.

- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

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

- 5) Easements (locations, widths and purposes). (Article 8.3)

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

- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.

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

- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

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

- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

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

- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

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

11) Building setback lines.

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

12) Legend and notes.

13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

14) Other features or conditions which would affect the subdivision favorable or adversely.

15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

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

20) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

21) Title, scale, north arrow and date.

22) Proposed name of the development.

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

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

24) Address and legal description of the property.

25) Boundary lines of the property including all dimensions.

26) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

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

27) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

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

28) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

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

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

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

- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

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

- 31) Location and dimensions of all existing structures and paved areas.

- 32) Location of all Floodplain areas within the boundaries of the property.

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

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

- 34) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

- 35) Identify buildings proposed for demolition.

- 36) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

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

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

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

DISTRICT STANDARDS (Chapter 4 of UDO and Ord. 21-04)

The plans comply with Chapter 4 of the UDO and Ordinance 21-04: Lantern Commons PUD, except for the items noted as outstanding by a comment below.

19) Permitted Uses (Sec. 5 of PUD)

20) Area E Development Standards (Sec. 6.2 of PUD)

- a) Maximum Number of Dwelling Units: 325 (375 if additional land is incorporated)
- b) Minimum Living Area: 600sf
- c) Minimum Road Frontage: 70'
- d) Minimum BSL:
 - 1. A minimum 50' setback along the west perimeter of the District in Area E shall be provided.
 - 2. No Building shall be constructed within 200' of the north perimeter of the District in Area E. Subject to review and approval by the City, the improvements to be installed between the north property line of the District and the Buildings in Area E shall be in substantial compliance with Exhibit D, attached hereto ("Area E Transition"), including, but not limited to, installation of a 5' mound along the north property line of the District and installation of a decorative fence along the Westfield Boulevard right-of-way to deter pedestrians from entering the Area E Transition area.

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

- 3. There shall be no other setback requirements within Area E.
 - e) Maximum Building Height: 3 stories
 - f) Minimum Distance Between Buildings: 15'
 - g) Development Plan Review: Required
-

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Ord. 17-41)

The plans comply, as applicable to a Detailed Development Plan, except for the items noted as outstanding by a comment below.

21) Accessory Use and Building Standards (UDO Article 6.1 and Sec.8.1 of the PUD)

22) Architectural Standards (UDO Article 6.3(E) and Sec. 8.2 of the PUD)

23) Landscaping Standards (Article 6.8 of UDO and Section 8.4 of PUD)

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

24) Lighting Standards (Article 6.9 of UDO)

25) Lot Standards (Article 6.10)

26) Parking and Loading Standards (Article 6.14 and Sec. 8.3 of PUD)

27) Setback Standards (Article 6.16)

28) Sign Standards (Article 6.17)

29) Vision Clearance Standards (Article 6.19)

30) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO and Section 8.5 of PUD)

The plans comply, except for the items noted as outstanding by a comment below.

31) Easement Standards (Article 8.3)

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

32) Monument and Marker Standards (Article 8.5)

33) Open Space and Amenity Standards (Article 8.6)

a) Minimum Open Space: 20%.

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

- b) Plantings: Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
- c) Access: The Minimum Lot Frontage standards of Article 4 Zoning Districts shall not apply to Open Space. Instead, a public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.

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

- d) Connectivity: Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those Uses it serves, with the exception of preservation of existing features.
- e) Open Space and Development Amenity Improvements:
 - 1. Requirement: Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance (see also Article 10.4 Certificate of Compliance).
 - 2. Approval: Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval of a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
 - 3. Timing of Installation: Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.

34) Pedestrian Network Standards (Article 8.7)

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

- a) Internal Pedestrian Network Standards:

1. The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
2. Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
3. When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
4. Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

b) External Pedestrian Network Standards

1. Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
2. Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
3. The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

35) Storm Water Standards (Article 8.8)

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

37) Street Light Standards (Article 8.10)

38) Street Sign Standards (Article 8.11)

39) Surety Standards (Article 8.12)

40) Utility Standards (Article 8.13)

INFRASTRUCTURE STANDARDS (Section 9 of PUD)

The plans comply, except for the items noted as outstanding by a comment below.

- 41) The District's infrastructure shall comply with the UDO and the City's Construction Standards (see Chapter 7 Subdivision Regulations) unless otherwise approved by the Department of Public Works.
 - 42) Thematic elements consistent with the quality and character of those illustrated in Exhibit K. attached hereto ("Site Elements") will be incorporated throughout the District, subject to review and approval by the City.
 - 43) The pedestrian bridge improvements for the Natalie Wheeler Trail depicted in Exhibit L ("Gateway Options"), have been designed to facilitate pedestrian movements in the vicinity of the District. The Gateway Options have been tentatively designed and are subject to approval of a mutually acceptable agreement between the City and the owner/developer to permit and finance the construction of these improvements.
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DEPARTMENT COMMENTS

1) Action: Hold a public hearing at the March 7, 2022, Plan Commission meeting.

2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.

3) If any Plan Commission member has questions prior to the public hearings, please contact Rachel Riemenschneider at 463-231-6649 or rriemenschnider@westfield.in.gov.

The following encroachment List/Table/Notes if applicable are "Possible Encroachments", as shown and noted on this survey. But an Encroachment is a LEGAL CONDITION, not a matter of survey and, as a result, there may be other possible encroachments affecting the property that are not listed. The definition of an Encroachment is an "Illegal Trespass" - neither word of which is part of the practice of Land Surveying - and have NO intentions of getting in trouble for practicing law.

Existing Available Parking Spaces:
This property is currently un-developed (vacant ground) and therefore does not have parking spaces.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	20°07'26"	426.50'	149.80'	S80°47'41"E	149.00'
C2	24°54'27"	326.50'	140.63'	S34°24°10"E	139.63'
C3	14°08'42"	426.50'	105.29'	N07°02'41"W	105.03'
C4	25°56'56"	323.50'	146.51'	N12°58'28"W	145.26'
C5	13°52'38"	426.50'	143.31'	N21°05'01"W	143.05'
C6	33°08'02"	323.50'	186.89'	S76°00°11"E	184.30'
C7	64°31°53"	426.50'	480.36'	S60°17°16"E	455.37'
C8	39°06°14"	230.00'	156.97'	S19°35°29"W	153.94'
C9	50°51°24"	426.50'	378.57'	S25°25°42"E	366.26'
C10	92°33°12"	323.50'	522.57'	S46°16°36"E	464.58'
C11	50°33°00"	426.50'	376.29'	S67°16°42"E	367.20'
C12	36°40°26"	323.50'	207.07'	N32°31°11"W	203.55'

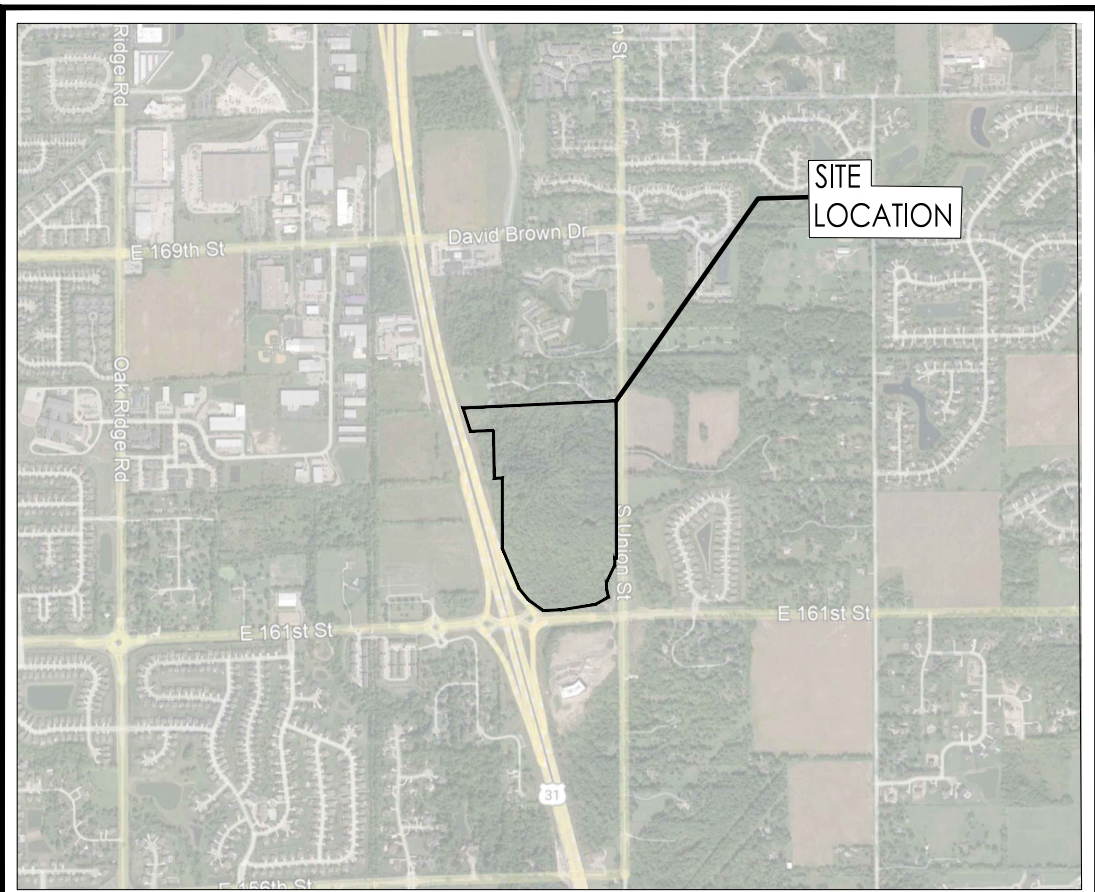
TOTAL ACREAGE:	51.8 AC
TOTAL LOTS:	7
FUTURE POND AREA:	65,587 SFT. (1.50 AC)
ZONING:	PUD

Front Street Partners
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NOT TO SCALE



The within survey reflects the location of above ground visible evidence of utility lines such as poles, riser pedestals, transformers, manholes, vault covers, valve boxes and fire hydrants, et cetera. Requests for underground utility location information are not made, although the surveyor may be able to provide some general indications of utility location available from utility companies. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from the information available. The surveyor has not physically located the underground utilities. The user of this survey is cautioned that there may be buried utility lines, either in service or abandoned, or other underground facilities existing on the premises which are not shown on the within survey, or which are shown but not located. The location of these utilities is clearly noted, the user assumes no liability for any errors or omissions relative to underground utility lines or other buried facilities. Note: Where vacated street[s] once existed on this survey, utilities within the old right of way may still exist if they have not been abandoned or relocated. The surveyor assumes no liability for any errors or omissions relative to underground utility lines that may exist in these vacated roadways.

Existing building (if building(s) exist on site) dimensions are shown per this survey at ground level all building(s) and the perpendicular dimension to the nearest property where applicable.

Existing building (if existing building on site) area(s) are shown per this survey, rounded to appropriate significant figures.

Names of adjoining owners of platted lands according to the current public records. As shown and noted on this survey.

If the existing property surveyed contains or contained an existing home or homestead and these existing building structures were serviced by an Existing Well and Septic Field, The Existing Well, Septic Field, Septic Tank, Dosing Tank, Finger System and Perimeter Drain and Power Supplies were NOT located as part of this Survey. Only observed evidence was shown and noted accordingly on this survey. If wells or septic systems were NOT noted on this Survey, that does not mean they do not exist. But there was no evidence observed at the time of this Survey. If wells and septic systems are noted or found on this site, the use and/or abandonment should be coordinated with and performed with current County Health and or IDEM regulations.

	MAILBOX		FIRE HYDRANT
	POST		POST INDICATOR VALVE
	POLE		FIRE DEPARTMENT CONN.
	BOLLARD (w/ TYPE)		WATER WELL
	SIGN		WATER SPIGOT
	DELINATOR POST		WATER AIR RELEASE
	GAS PUMP		IRRIGATION
	A.C. UNIT		SPRINKLER HEAD
	LIGHT POLE		SEPTIC TANK
	GROUND LIGHT		GRINDER PUMP OR GREASE PIT
	ELEC. OUTLET / CONN.		CLEANOUT
	POWER POLE		COMBINATION INLET
	POWER POLE WITH "W" WIRE		CURB
	GUY POST		CURB INLET WITH SOLID LID
	GROUND ELECTRIC TRANSFORMER		DROP INLET (ROUND)
	ELEC. UTILITY METER / CONNECTION (w/ TYPE)		DROP INLET (RECTANGLE)
	INLET DETECTOR HOUSING		BEEHIVE INLET
	"1" PANEL		STAND PIPE / FIELD TILE RISER
	"2" METER		YARD DRAIN
	"3" VALVE		POND OUTLET STRUCTURE
	"4" PEDESTAL - RISER		DECIDUOUS TREE
	"5" VAULT / UTILITY MANHOLE		CONIFEROUS TREE
	"6" WARNING POST		SHRUB - SMALL TREE
	"7" MANHOLE		

— S —	SEWER PIPE		WOODS LINE
— ST —	STORM WATER		FLOW LINE / WATERS EDGE
— UG —	ELEC. UNDERGROUND	— · —	FARM FIELD LINE
— OE —	ELEC. OVERHEAD	— — —	FENCE MISC.
— UGT —	TELE. UNDERGROUND	— — —	FENCE - BARB WIRE
— G —	GAS / HIGH	— o —	FENCE - CHAINLINK
— — —	PRESSURE PIPELINE	— — —	FENCE - ELECTRIC
— W —	WATER		
-785-	EXISTING CONTOURS		



TERRA
SITE DEVELOPMENT

16102 Spring Mill Road
Westfield, Indiana 46074
P: 317.399.1216 F: 317.663.3049
www.TERRASITEDev.com

[illegible]

LANTERN COMMONS

NWC - 161ST STREET & UNION STREET WESTFIELD, HAMILTON COUNTY, IN 46074 S26, T15N, R3E

Front Street Partners

PRIMARY PLAT

02/04/2022

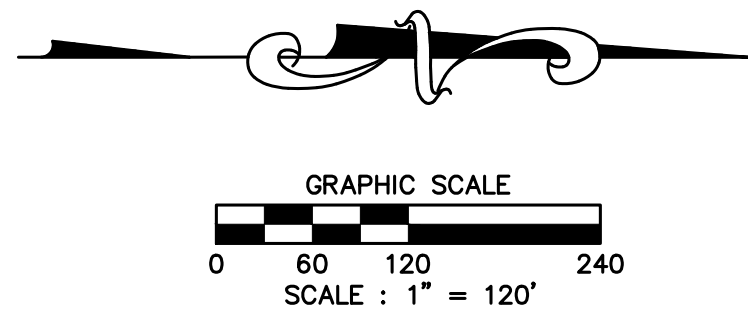
CHECK:	E
GRR	

0.

2112001

SHEET NO.

C101

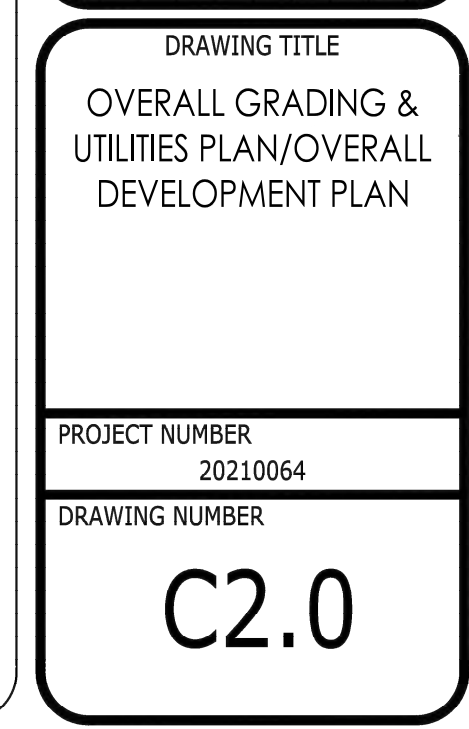


TOTAL ACREAGE:	2,256,408 SFT. (51.8 AC)
TOTAL LOTS:	7
FUTURE POND AREA:	65,587 SFT. (1.50 AC)
ZONING:	PUD

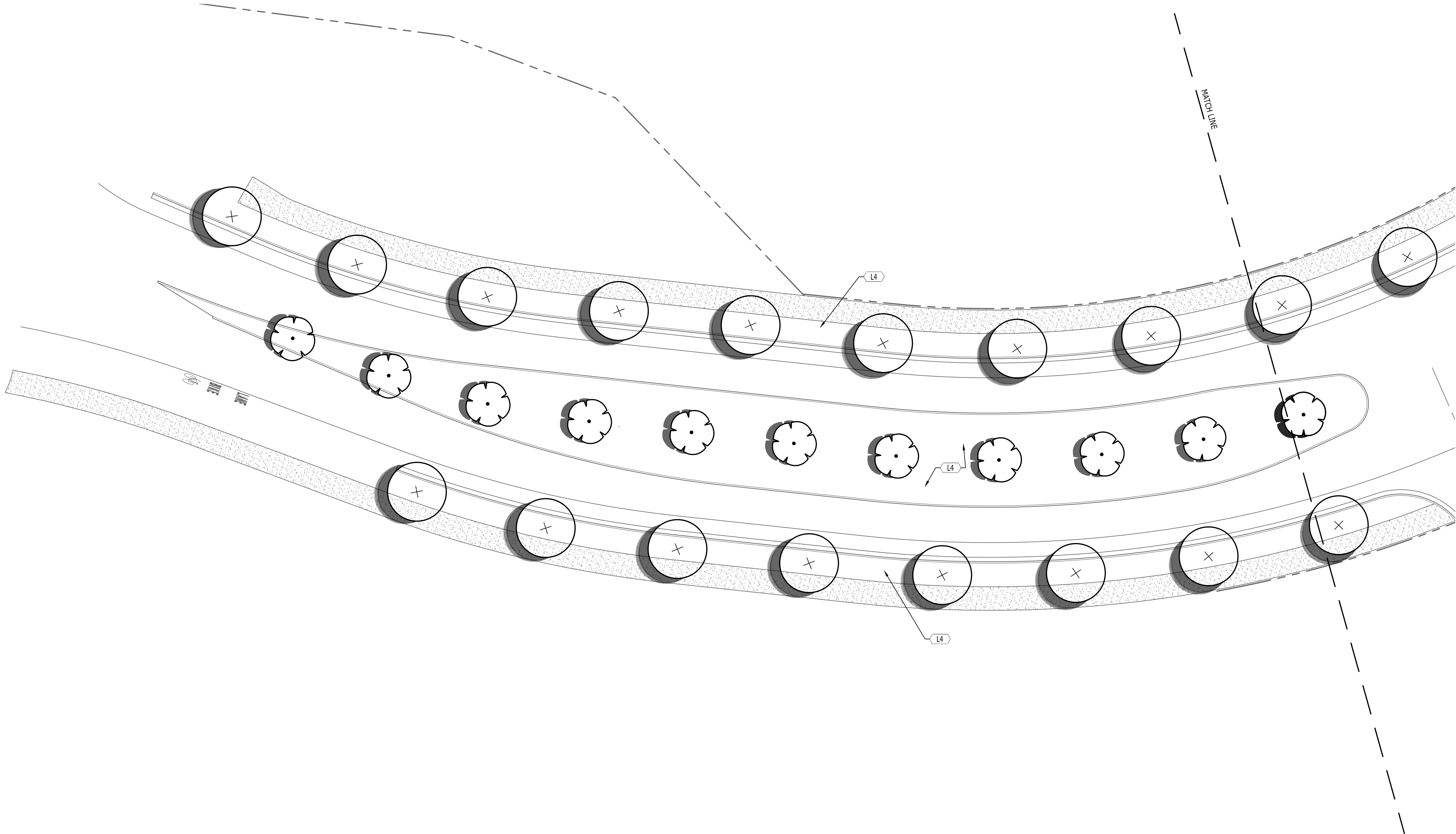
A part of the Northeast quarter of Section 12, Township 18 North, Range 3 East, in Washington Township, Hamilton County, Indiana more particularly described as follows:

Commencing at the Southeast corner of said quarter section; thence North 00 degrees 06 minutes 37 seconds East 583.31 feet along the East line of said quarter section to the Point of Beginning of this description; thence North 00 degrees 06 minutes 37 seconds East 1,624.89 feet along said East line to the Southeast corner of Woodside Estates, Section 2 recorded in Instrument Number 10835, Deed Record 3, Pages 1-2 as recorded in the Office of the Recorder of Hamilton County; thence South 87 degrees 26 minutes 48 seconds West 1,617.24 along the South line of said Woodside Estates to the East Right-of-Way boundary of U.S. 31; thence along the boundary of said U.S. 31 by the next ten (10) courses: 1) South 18 degrees 02 minutes 23 seconds East 266.29 feet; 2) North 87 degrees 26 minutes 57 seconds East 250.71 feet; 3) South 00 degrees 06 minutes 42 seconds West 139.21 feet; 4) North 87 degrees 30 minutes 37 seconds East 2.41 feet; 5) South 00 degrees 06 minutes 42 seconds West 357.00 feet; 6) North 87 degrees 53 minutes 23 seconds East 90.85 feet; 7) South 00 degrees 40 minutes 30 seconds West 724.52 feet; 8) South 22 degrees 27 minutes 48 seconds East 438.09 feet; 9) South 38 degrees 44 minutes 53 seconds East 147.95 feet; 10) South 53 degrees 28 minutes 25 seconds East 192.73 feet to the North Right-of-Way boundary of 161st Street; thence along the boundary of said 161st Street by the next three (3) courses: 1) North 87 degrees 25 minutes 29 seconds East 187.50 feet; 2) North 81 degrees 12 minutes 35 seconds East 357.20 feet; 3) North 61 degrees 45 minutes 41 seconds East 155.53 feet to the West Right-of-Way boundary of Union Street; thence along the boundary of said Union Street by the next five (5) courses: 1) North 12 degrees 55 minutes 29 seconds West 97.51 feet; 2) North 00 degrees 06 minutes 51 seconds East 60.00 feet; 3) North 26 degrees 01 minutes 14 seconds East 194.55 feet; 4) North 00 degrees 06 minutes 51 seconds East 75.00 feet; 5) South 89 degrees 53 minutes 09 seconds East 40.00 feet to the place of beginning, containing 57.88 acres more or less.

PLAN DATE: 02/04/2022		
DESIGN: GRR	CHECK: GRR	DRAWN: GRR
PROJECT NO. 2112001		
SHEET NO. C100		



R:\2021\20210064.dwg (construction)\Roadway\20210064_LAN-R.dwg-43 WESTFIELD BLVD LANDSCAPE PLAN - STA. 16+50 TO 22+00 Sep 15, 2021 tmcntrtry



OVERALL PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	124	Acer rubrum 'Red Sunset' / Red Sunset Maple	B&B	2"	12-14'	3-4'
UNDERSTORY/COLUMNAR TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	71	Cercis canadensis / Eastern Redbud	B&B	2"	7-8'	6-7'

LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	-
L2	IRRIGATION LIMITS	-
L3	AREA TO BE SEEDED	-
L4	AREA TO BE SODDED	-
L5	AREA TO BE 4"-6" RIVER ROCK	-

KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE CURB
2	CURB AND GUTTER, CONCRETE
3	CURB AND GUTTER, CONCRETE, MODIFIED

4	HMA FOR SIDEWALK COMPOSED OF : 330LB/SYD SURFACE, TYPE B ON 6" COMPACTED AGGREGATE NO. 53, BASE ON SUBGRADE TREATMENT, TYPE III
---	---

5	HMA FOR FULL DEPTH PAVEMENT COMPOSED OF: 165 LB/SYD QC/QA-HMA, 2 64, SURFACE, 9.5MM ON 275 LB/SYD QC/QA-HMA, 2 64, INTERMEDIATE 19.0 MM ON 550 LB/SYD QC/QA-HMA, 2 64, BASE, 25.0MM ON 6" COMPACTED AGGREGATE NO. 53, BASE, ON SUBGRADE TREATMENT, TYPE IC
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6	SEEDDED MIXTURE, "U"
7	UNDERDRAIN

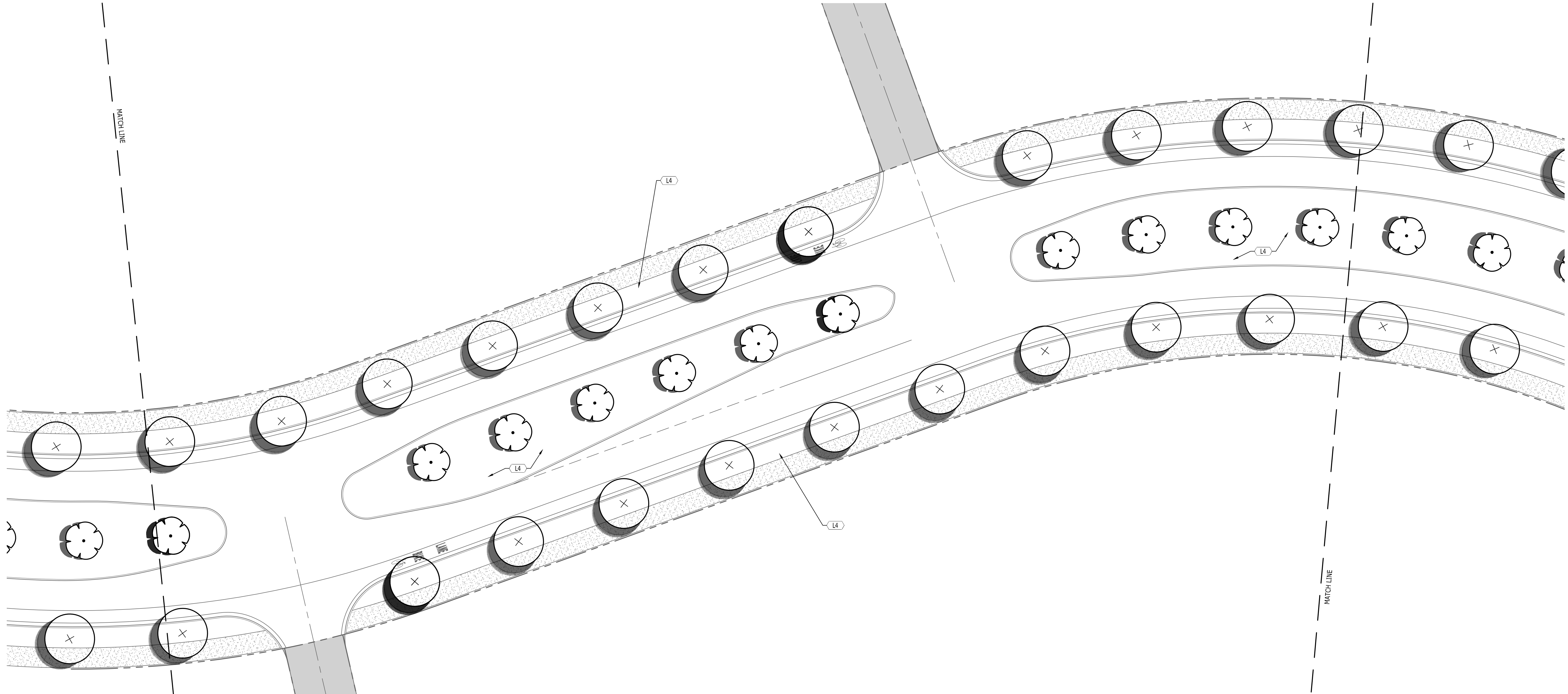


RECOMMENDED FOR APPROVAL: _____ 9.10.2021 DATE	
DESIGN ENGINEER	
DESIGNED: TM	DRAWN: LL
CHECKED: JP	CHECKED: TM

CITY OF WESTFIELD
WESTFIELD BLVD LANDSCAPE PLAN - STA. 16+50 TO 22+00

SCALE 1"=20'	BRIDGE FILE
VERT. SCALE	DESIGNATION
SURVEY BOOK	SHEETS
CONTRACT	43 OF 48
	PROJECT 20210064

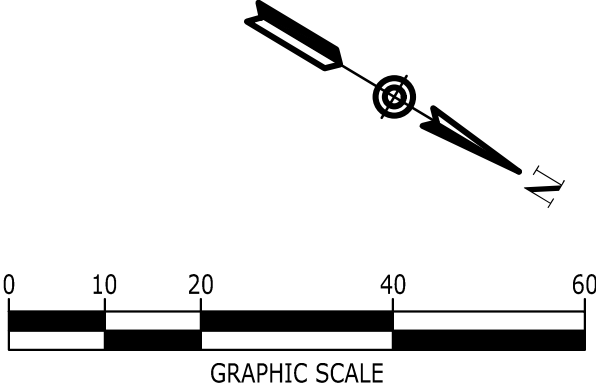
R:\2021\2021064\wing construction\Roadway\2021064_LAN-R.dwg-44 WESTFIELD BLVD LANDSCAPE PLAN - STA. 22+00 TO 27+00 Sep 15, 2021 tmmrudy



OVERALL PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	124	Acer rubrum 'Red Sunset' / Red Sunset Maple	B&B	2"	12-14'	3-4'
UNDERSTORY/COLUMNAR TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	71	Cercis canadensis / Eastern Redbud	B&B	2"	7-8'	6-7'

LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	-
L2	IRRIGATION LIMITS	-
L3	AREA TO BE SEEDED	-
L4	AREA TO BE SODDED	-
L5	AREA TO BE 4"-6" RIVER ROCK	-

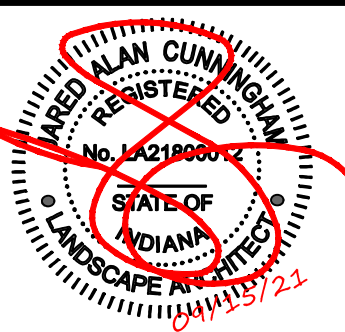


KEYNOTES	
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1	CONCRETE CURB
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3	CURB AND GUTTER, CONCRETE, MODIFIED

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5	HMA FOR FULL DEPTH PAVEMENT COMPOSED OF: 165 LB/SYD QC/QA-HMA, 2 64, SURFACE, 9.5MM ON 275 LB/SYD QC/QA-HMA, 2 64, INTERMEDIATE 19.0 MM ON 550 LB/SYD QC/QA-HMA, 2 64, BASE, 25.0MM ON 6" COMPACTED AGGREGATE NO. 53, BASE, ON SUBGRADE TREATMENT, TYPE IC
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6	SEEDED MIXTURE, "U"
7	UNDERDRAIN

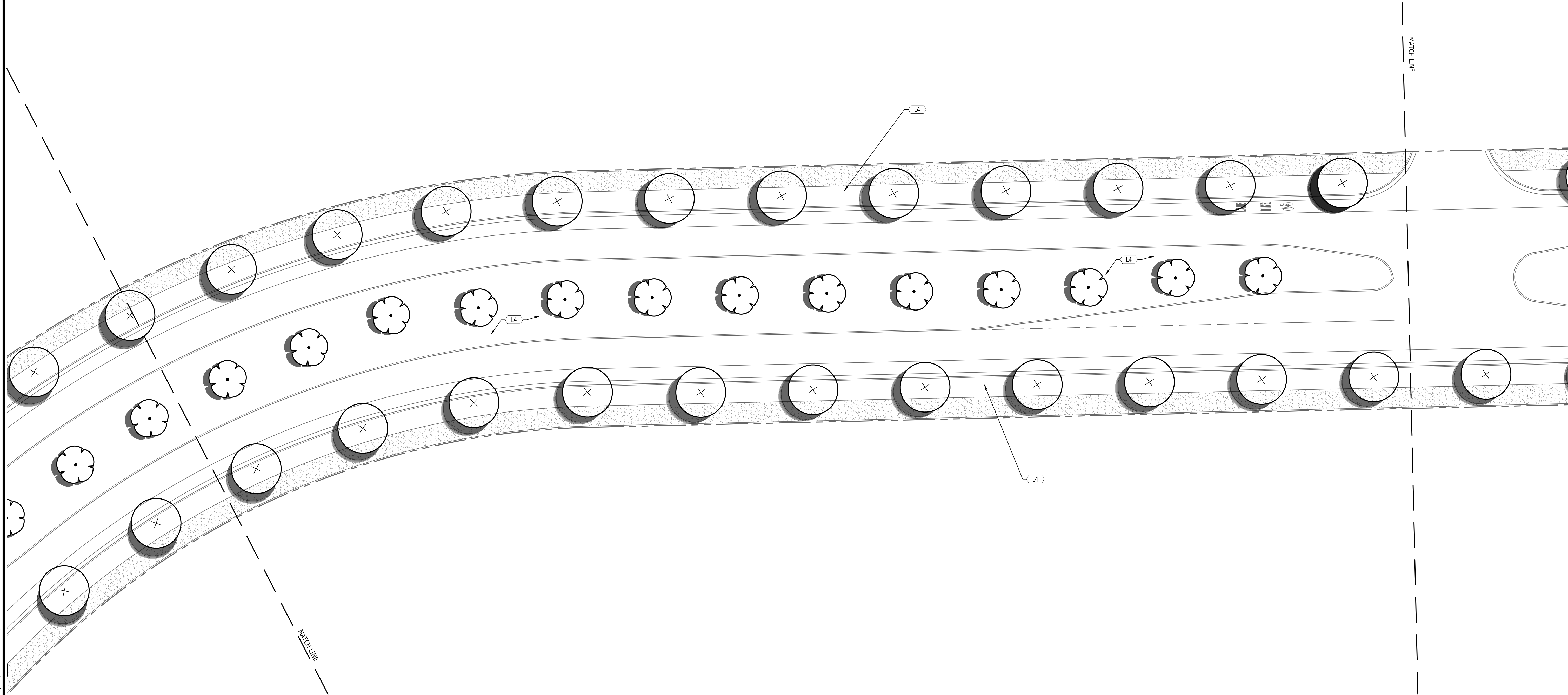


RECOMMENDED FOR APPROVAL: _____ 9.10.2021 DESIGN ENGINEER DATE	
DESIGNED: TM	DRAWN: LL
CHECKED: JP	CHECKED: TM

CITY OF WESTFIELD
WESTFIELD BLVD LANDSCAPE PLAN - STA. 22+00 TO 27+00

SCALE 1"=20'	BRIDGE FILE
VERT. SCALE	DESIGNATION
SURVEY BOOK	SHEETS 44 OF 48
CONTRACT	PROJECT 20210064

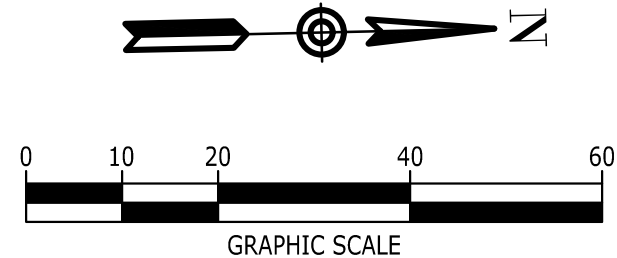
R:\2021\20210064.dwg(construction)\Roadway\20210064_LAN-R.dwg-45 WESTFIELD BLVD LANDSCAPE PLAN - STA. 27+00 TO 32+00 Sep 15, 2021 1mcmruty



OVERALL PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	124	Acer rubrum `Red Sunset` / Red Sunset Maple	B&B	2"	12-14'	3-4'
UNDERSTORY/COLUMNAR TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	71	Cercis canadensis / Eastern Redbud	B&B	2"	7-8'	6-7'

LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	-
L2	IRRIGATION LIMITS	-
L3	AREA TO BE SEEDED	-
L4	AREA TO BE SODDED	-
L5	AREA TO BE 4"-6" RIVER ROCK	-

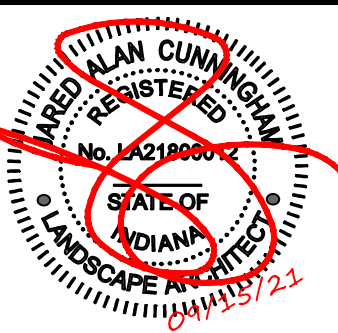


KEYNOTES	
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1	CONCRETE CURB
2	CURB AND GUTTER, CONCRETE
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6	SEEDED MIXTURE, "U"
7	UNDERDRAIN

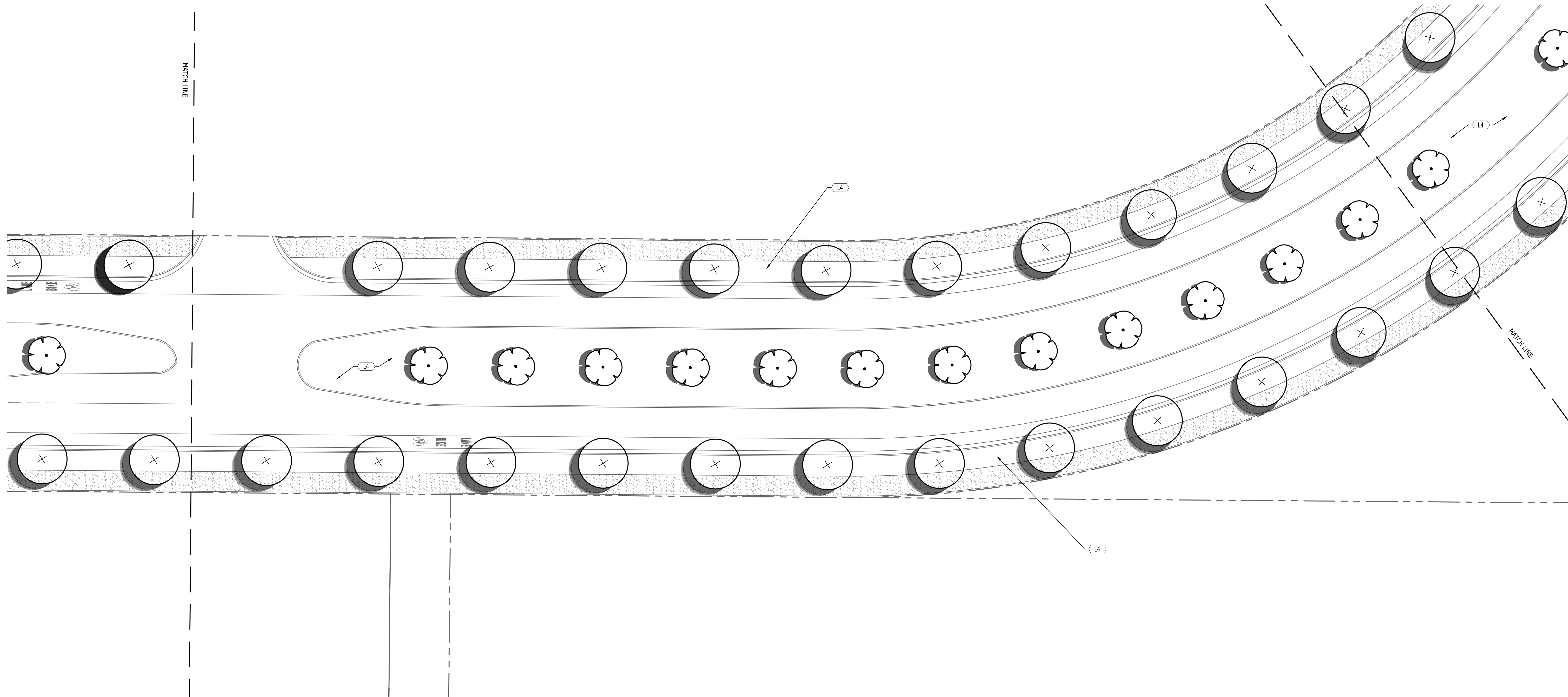


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CHECKED: JP	CHECKED: TM

CITY OF WESTFIELD
WESTFIELD BLVD LANDSCAPE PLAN - STA. 27+00 TO 32+00

SCALE 1"=20'	BRIDGE FILE
VERT. SCALE	DESIGNATION
SURVEY BOOK	SHEETS
CONTRACT	PROJECT
	45 OF 48 20210064

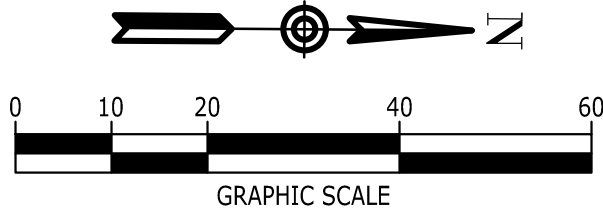
R:\2021\20210064\Bldg Construction\Roadway\20210064_LAN-R.dwg-46 WESTFIELD BLVD LANDSCAPE PLAN - STA. 32+00 TO 37+00 Sep 15, 2021 tmmurtry



OVERALL PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	124	Acer rubrum 'Red Sunset' / Red Sunset Maple	B&B	2"	12-14'	3-4'
UNDERSTORY/COLUMNAR TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	71	Cercis canadensis / Eastern Redbud	B&B	2"	7-8'	6-7'

LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	-
L2	IRRIGATION LIMITS	-
L3	AREA TO BE SEEDED	-
L4	AREA TO BE SODDED	-
L5	AREA TO BE 4"-6" RIVER ROCK	-



KEYNOTES	
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6	SEEDDED MIXTURE, "U"
7	UNDERDRAIN

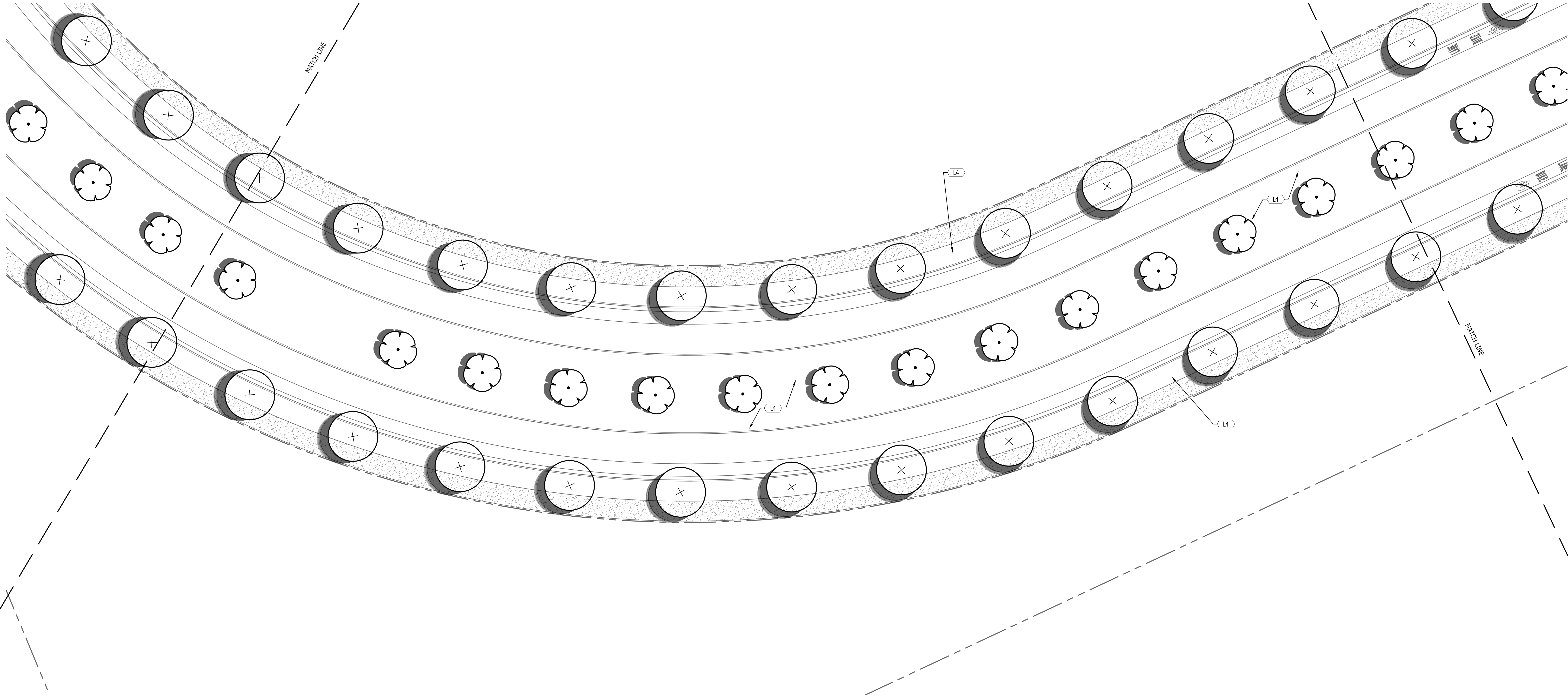


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CHECKED: JP	CHECKED: TM

CITY OF WESTFIELD
WESTFIELD BLVD LANDSCAPE PLAN - STA. 32+00 TO 37+00

SCALE 1"=20'	BRIDGE FILE
VERT. SCALE	DESIGNATION
SURVEY BOOK	SHEETS
CONTRACT	46 OF 48
	PROJECT 20210064

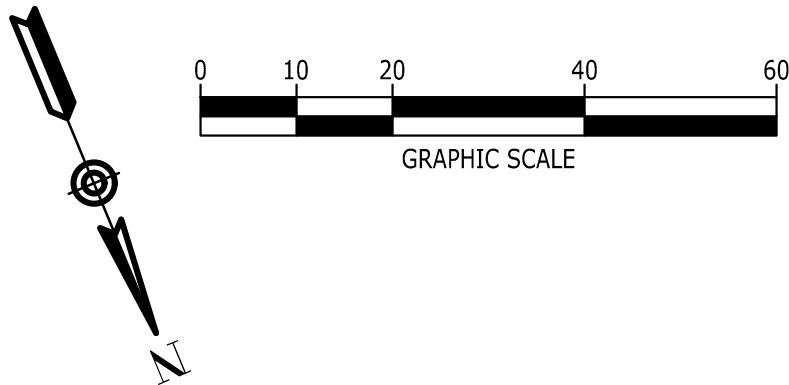
R:\2021\20210064\dwg\construction\Roadway\20210064_LAN-R.dwg-47 WESTFIELD BLVD LANDSCAPE PLAN - STA. 37+00 TO 42+00 Sep 15, 2021 tmmurtry



OVERALL PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	124	Acer rubrum 'Red Sunset' / Red Sunset Maple	B&B	2"	12-14'	3-4'
UNDERSTORY/COLUMNAR TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	71	Cercis canadensis / Eastern Redbud	B&B	2"	7-8'	6-7'

LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	-
L2	IRRIGATION LIMITS	-
L3	AREA TO BE SEEDED	-
L4	AREA TO BE SODDED	-
L5	AREA TO BE 4"-6" RIVER ROCK	-

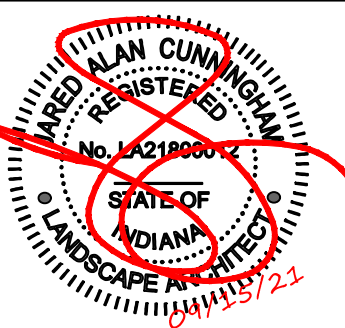


KEYNOTES	
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1	CONCRETE CURB
2	CURB AND GUTTER, CONCRETE
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6	SEEDING MIXTURE, "U"
7	UNDERDRAIN

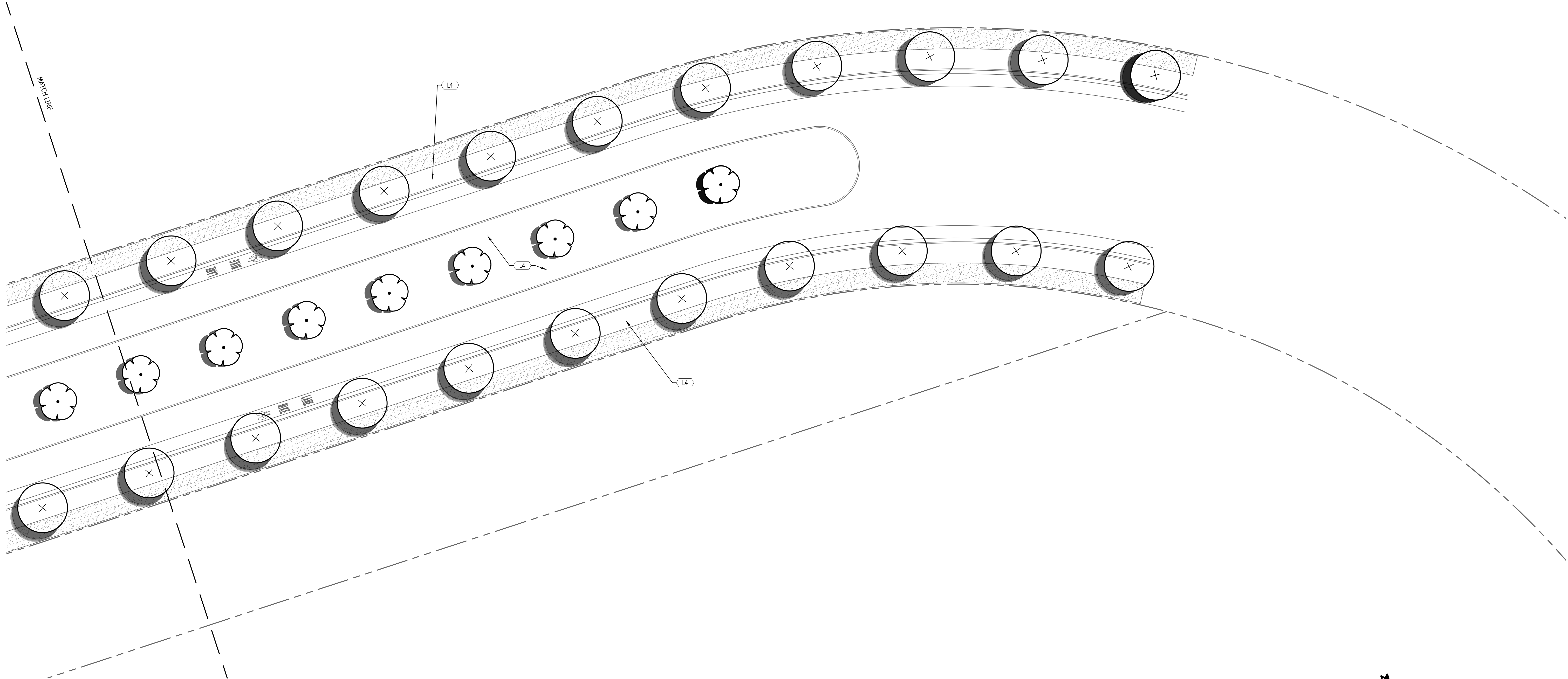


RECOMMENDED FOR APPROVAL: _____ 9.10.2021 DATE	
DESIGN ENGINEER	
DESIGNED: TM	DRAWN: LL
CHECKED: JP	CHECKED: TM

CITY OF WESTFIELD
WESTFIELD BLVD LANDSCAPE PLAN - STA. 37+00 TO 42+00

SCALE 1"=20'	BRIDGE FILE
VERT. SCALE	DESIGNATION
SURVEY BOOK	SHEETS
CONTRACT	47 OF 48
	PROJECT 20210064

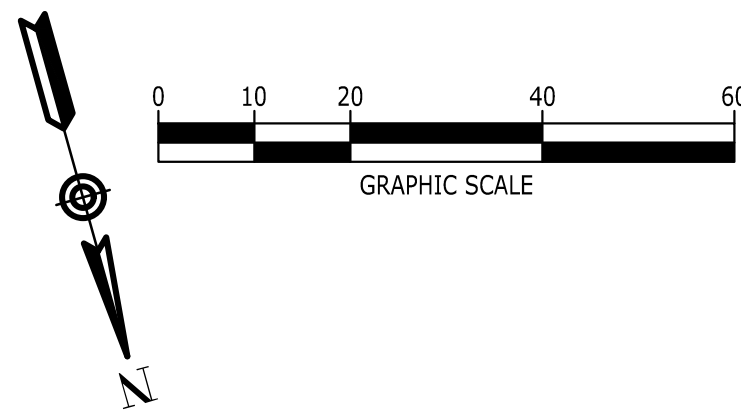
R:\2021\20210064\wg (construction)\Roadway\20210064_LAN-R.dwg-48 WESTFIELD BLVD LANDSCAPE PLAN - STA. 42+00 TO 48+00 Sep 15, 2021 tmcunrtry



OVERALL PLANT SCHEDULE

CANOPY TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	124	Acer rubrum 'Red Sunset' / Red Sunset Maple	B&B	2"	12-14'	3-4'
UNDERSTORY/COLUMNAR TREES	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE	SPREAD
	71	Cercis canadensis / Eastern Redbud	B&B	2"	7-8'	6-7'

LANDSCAPE KEYNOTES		
CODE	DESCRIPTION	DET #/SHT #
L1	PLANTING BED LIMITS	-
L2	IRRIGATION LIMITS	-
L3	AREA TO BE SEEDED	-
L4	AREA TO BE SODDED	-
L5	AREA TO BE 4'-6" RIVER ROCK	-

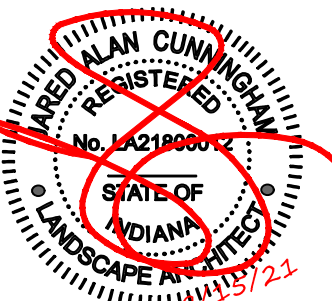


KEYNOTES	
CODE	DESCRIPTION
1	CONCRETE CURB
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6	SEEDING MIXTURE, "U"
7	UNDERDRAIN



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CITY OF WESTFIELD
WESTFIELD BLVD LANDSCAPE PLAN - STA. 42+00 TO 48+00

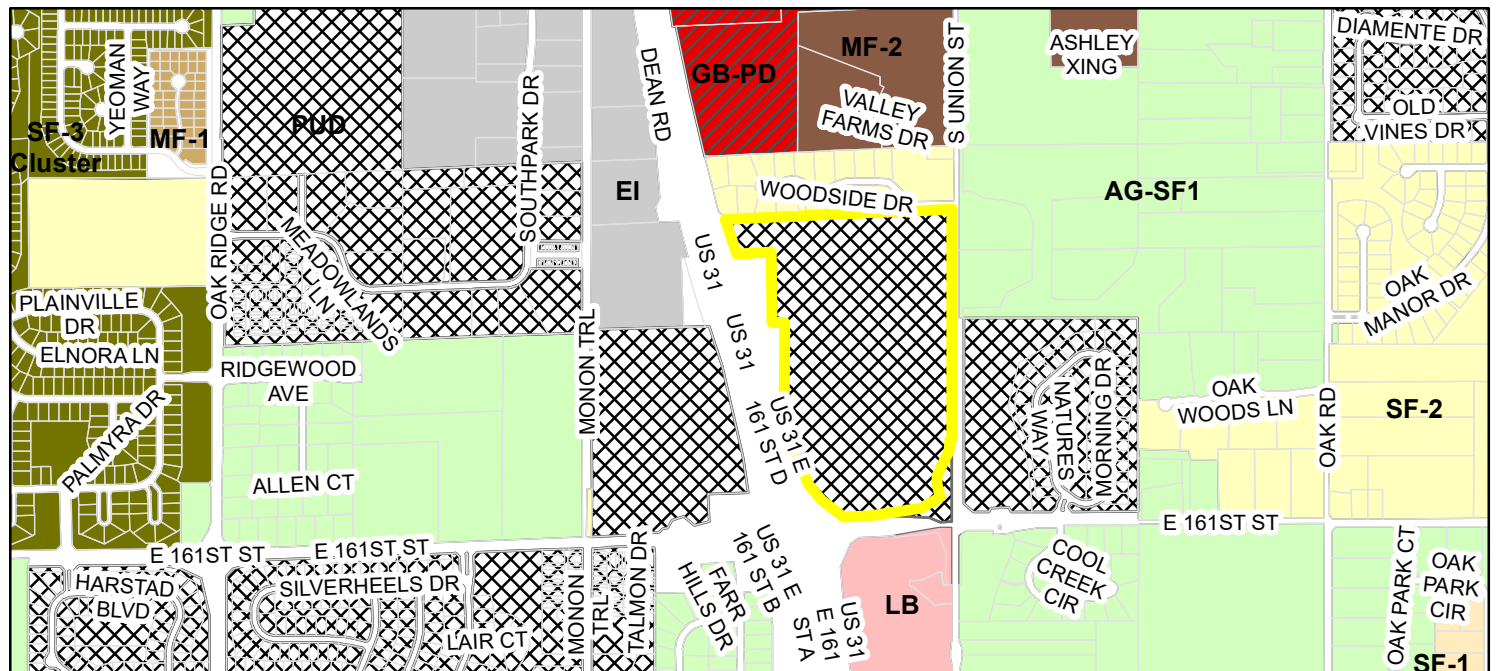
SCALE 1"=20'	BRIDGE FILE
VERT. SCALE	DESIGNATION
SURVEY BOOK	SHEETS
CONTRACT	48 OF 48
	PROJECT 20210064

Aerial Location Map

Site



Zoning Map



- | | | |
|--|--|--------------------------------|
| Site | EI (Enclosed Industrial) | PUD (Planned Unit Development) |
| Parcel | GB-PD (General Business - Planned Development) | SF-1 (Single Family - 1) |
| Zoning | LB (Local Business) | SF-2 (Single Family - 2) |
| AG-SF1 (Agriculture - Single Family - 1) | MF-1 (Multiple Family - 1) | SF-3 Cluster |
| | MF-2 (Multiple Family - 2) | |



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the February 22, 2022 APC Meeting

Presented for approval: February 22, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Tuesday, February 22, 2022 at Westfield City Hall.

Active Links for this meeting:

[February 22, 2022 APC Agenda & Exhibits](#)

[February 22, 2022 YouTube Video](#)

OPENING OF MEETING *[You Tube Time: 0:14](#)*

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Matthew Deck, Mike Johns, Ginny Kelleher, Andre Maue, Victor McCarty, and Dave Schmitz.

Commissioners Present Virtually: Robert Horkay.

Commissioners Absent: Cindy Spoljaric.

City Staff Present In-Person: Kevin Todd, Director; Pam Howard, Assistant Director; Ryan Collingwood, Associate Planner; and Wes Rogers, Associate Planner.

City Staff Present Virtually: Daine Crabtree, Senior Planner.

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

REVIEW RULES AND PROCEDURES

Howard reviewed APC rules and procedures.

APPROVAL OF MINUTES

Maue motioned to approve the February 07, 2021 Minutes.

Burkman seconded. Motion passed. Vote 8-0.

CONSENT AGENDA ITEMS

2112-DDP-45

[YouTube Time: 4:38](#)

Gristmill Shoppes

Northeast corner of Gristmill Road & State Road 32

William Tres Development, LLC by Kimley-Horn & Associates, Inc. requests Detailed Development Plan review for a 12,142 square foot commercial building on 2.56 acres +/- in the Spring Mill Trails PUD District.

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

2201-DDP-02

Ditch Road Fire Station

17001 Ditch Road

RQAW Corporation by the Westfield Fire Department requests Detailed Development Plan review of a 36,530 square foot fire station on 30.9 acres +/- in the Maple Knoll PUD District.

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

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

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

McCarty motioned to approve the Consent Agenda as presented in the associated Staff Reports.
Horkay seconded. Motion passed. Vote 8-0.

ITEMS OF BUSINESS

2201-PUD-02 [YouTube Time: 5:39](#)

Bel Canto PUD

South of and adjacent to David Brown Drive, east of and adjacent to US 31

Bel Canto Asset Growth Fund, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 23 acres +/- from the GB-PD: General Business-Planned Development District to the Bel Canto PUD District.

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

Staff presentation/Petitioner presentation/APC comments.

Horkay motioned to forward 2201-PUD-02 to the City Council with a negative recommendation.
Maue seconded. Motion passed. Vote 8-0.

PUBLIC HEARING ITEMS

2202-ODP-02 & 2202-SPP-02 [PUBLIC HEARING] [YouTube Time: 20:22](#)

The Harbor at Grand Park Village

Southeast corner of 186th Street and Kinsey Ave

Beazer Homes by Weihe Engineers requests Overall Development Plan and Primary Plat approval for 74 Single-family Attached residential lots and three (3) blocks on 87.08 acres +/- in the Grand Park Village PUD District.

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

Staff presentation/No Petitioner presentation.

Public Hearing for 2202-ODP-02 & 2202-SPP-02 opened at 7:20 p.m.

- No public comments.

Public Hearing for 2202-ODP-02 & 2202-SPP-02 closed at 7:21 p.m.

APC comments/Staff responses.

Maue motioned to approve 2202-ODP-02 & 2202-SPP-02 with the condition stated in the associated Staff Report.
Deck seconded. Motion passed. Vote 8-0.

2008-PUD-09 [PUBLIC HEARING] [YouTube Time: 25:13](#)

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Northpoint II PUD District.

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

Staff presentation/Petitioner presentation.

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

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

Public Hearing for 2008-PUD-09 opened at 7:40 p.m.

- Fifteen (15) public comments.

Public Hearing for 2008-PUD-09 closed at 8:27 p.m.

Petitioner responses/APC comments.

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

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

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

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

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

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

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

2112-ODP-26 [CONTINUED]

Southpark Industrial

16465 Southpark Drive

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

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

REPORTS/COMMENTS:

[YouTube Time: 2:23:11](#)

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

ADJOURNMENT

Schmitz motioned to adjourn the meeting. Maue seconded. Motion passed. Vote 8-0.

The meeting adjourned at 9:31 p.m.

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

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

APC Minutes for February 22, 2022 Page 3 of 4

Signature Page for APC Minutes for February 22, 2022

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary

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

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 7, 2022
2203-PUD-04
Exhibit 1

Petition Number: 2203-PUD-04 (Ordinance No. 22-08)
Petitioner: 31 & 32 Investors, LLC
Request: An amendment to the Grand Millennium Center PUD to add 1 acre +/- of Real Estate to the PUD District.
Current Zoning: Grand Millennium Center PUD District
Current Land Use: Vacant
Acreage: 1 acre +/-
Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 22-08
4. Real Estate
5. Narrative Statement
6. Neighborhood Meeting Summary

Staff Reviewer: Caleb Ernest, Senior Planner

PETITION HISTORY

This petition was introduced at the [February 14, 2022](#), City Council meeting. The discussion for this petition can be viewed [here](#). The petition will receive a public hearing at the March 7, 2022, Advisory Plan Commission (the “Plan Commission”) meeting.

The petitioner held a neighbor meeting on March 2, 2022. A summary of this meeting has been provided by the petitioner and included as **Exhibit 6**.

PROJECT OVERVIEW

Location: This subject real estate is approximately 1 acre in size and is located generally at the 515 Park Street, the southwest corner of Park Street and Poplar Street (the “Real Estate”, see **Exhibit 2**). The Real Estate is currently zoned the GB District. Adjacent zoning districts to the north are zoned GB, MF-1 and the Poplar Street Townhomes PUD. Adjacent zoning districts to the east and south are also zoned the Grand Millennium Center PUD. To the west is US 31.

Project Description: The petitioner is requesting an amendment to the Grand Millennium Center PUD to add 1 acre +/- of property to the PUD District. The 1 acre will contribute to the property designated for the development of the future library and as described in the Narrative Statement (see **Exhibit 5**).

ORDINANCE DETAILS

Section 1: The zoning map shall be amended to reclassify the Real Estate to the existing Grand Millennium Center PUD.

Section 2: The text of the Grand Millennium Center PUD ([Ord. 16-51](#)) shall include the Real Estate as shown in the Real Estate exhibit and is subject to the same standards of the PUD as applicable to the Concept Plan in the PUD.

COMPREHENSIVE PLAN

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

Office and service uses, research and development and retail and institutional uses that are subordinate to and supportive of the office and service uses are contemplated as appropriate uses within the Employment Corridor area.

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

- (i) Secondary Arterial: Westfield Boulevard;
 - (ii) Local: Poplar Street and Park Street;
 - (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and streets internal to the development.
-

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the March 7, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

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

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the March 7, 2022, Plan Commission meeting.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.



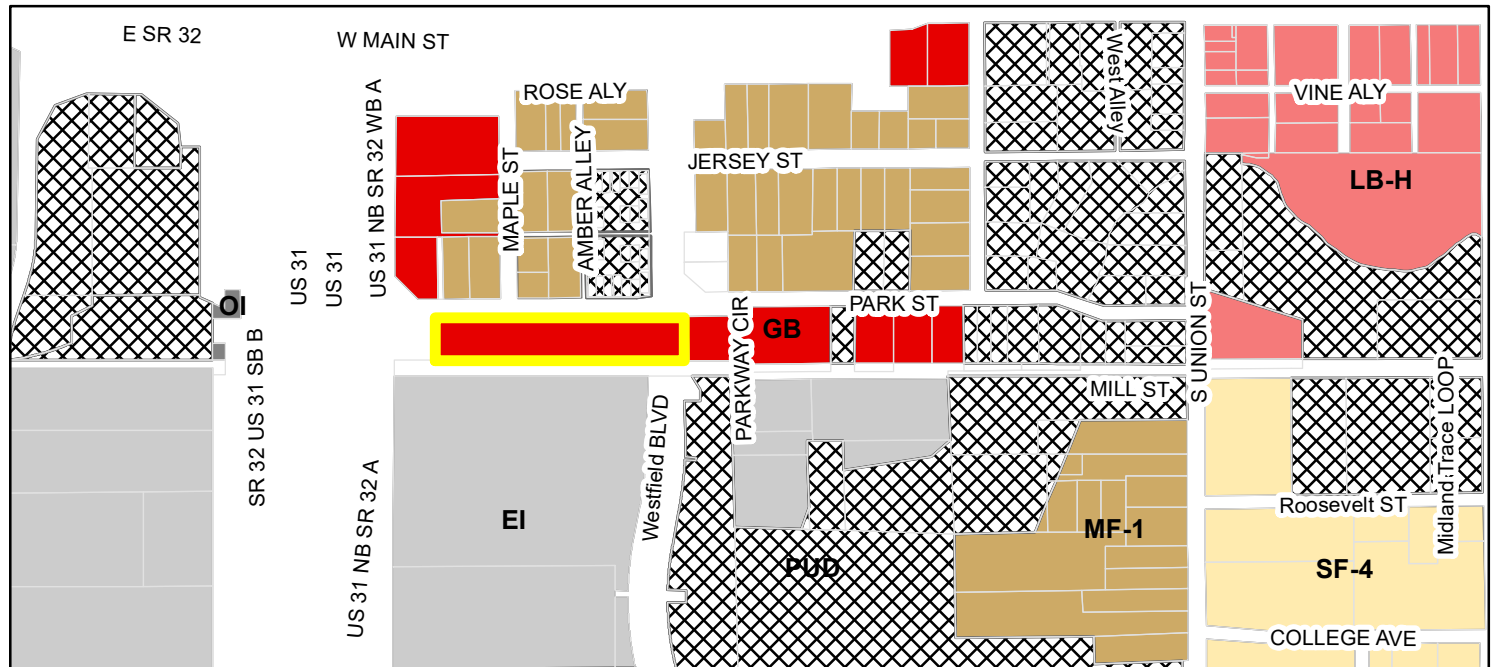
Property Location Map
515 Park Street
Planned Unit Development Amendment
2203-DDP-04



Aerial Location Map



Zoning Map



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

ORDINANCE NO. _____

**AN ORDINANCE OF THE CITY OF WESTFIELD CONCERNING
AMENDMENT TO TITLE 16 – LAND USE CONTROLS**

This is an Ordinance adding 1 +/- acres (the “Real Estate”) to Ordinance Number 16-51, as amended, (the Grand Millennium Ordinance”) of the City of Westfield and Washington Township, Hamilton County, Indiana.

WHEREAS, the City of Westfield and the Township of Washington, both of Hamilton County, Indiana, are subject to the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “Unified Development Ordinance”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 3607-4 et seq., as amended.;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition filed with the Commission to rezone the Real Estate containing approximately 1 acre legally described and depicted on **Exhibit A**, attached hereto, and located in Washington Township, Indiana;

WHEREAS, Westfield-Washington Township Advisory Plan Commission did take action to forward Petition to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a favorable recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-15-5;

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

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that Title 16 of the Westfield Code of Ordinance and the Zoning Map are hereby amended as follows:

Section 1. The Zoning Map shall be amended as follows:

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the Real Estate to the existing Grand Millennium Commercial District.

Section 2. The text of the Grand Millennium Center PUD Ordinance is hereby amended to:
(a) include the Real Estate as shown in Exhibit A, subject to the same standards applicable as shown on the attached **Exhibit A**: existing Concept Plan.

Section 3.

This Ordinance shall be effective with respect to the Real Estate upon adoption by the City Council and after occurrence of all other action required by law. All provisions of the Unified Development Ordinance in Conflict herewith are hereby repealed.

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**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA**

THIS _____ DAY OF _____, 2022

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ James J. Edwards	_____ James J. Edwards	_____ James J. Edwards
_____ Scott Frei	_____ Scott Frei	_____ Scott Frei
_____ Jake Gilbert	_____ Jake Gilbert	_____ Jake Gilbert
_____ Mike Johns	_____ Mike Johns	_____ Mike Johns
_____ Troy Patton	_____ Troy Patton	_____ Troy Patton
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Scott Willis	_____ Scott Willis	_____ Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify the **ORDINANCE 16-51** was delivered to the Mayor of Westfield on the _____ day of _____, 2022 at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby **APPROVE ORDINANCE 16-51**

This ____ day of _____, 2022

J. Andrew Cook, Mayor

I hereby **VETO ORDINANCE, 16-51**

This ____ day of _____, 2022

J. Andrew Cook, Mayor

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

This document prepared by: R. Birch Dalton

Exhibit A



Amendment to the GRAND MILLINNIUM CENTER PUD Ordinance number 16-51 Narrative

The request is to add parcel 09-09-01-02-07-002.00 (515 Park Street) approximate 1 plus or minus acres of land to be included in the existing GMC PUD. This will allow the new Library to move its contracted parcel up to Park Street and be part of a new parcel that will be platted.

DLM, GJ LLC and 31 32 Investors LLC have agreed to a land swap (see exhibit A) attached that will once completed then be sold to the Westfield Library.

This parcel will be added to the Commercial District as per the existing PUD (see Attached) and will comply with all of the existing standards, requirements, or other as stated in the approved PUD Ordinance 16-51.

Jim Ake passed out copies of Ordinance No. 22_08 and explained the Amendment to the PUD to rezone the Real Estate containing approximately 1 acre legally described and depicted on Exhibit A.

Sheryl Sollars explained that the library will be moving the parcel it's purchasing North to the corner of Park and Westfield Blvd, where it will build the new library and it will be a great location for the library and the community.

There were 3 people in attendance (attached is the signup sheet with their names and addresses) they had no specific concerns with the PUD amendment.

They asked about the road and traffic at the south end of the development, that really didn't pertain to the amendment being discussed, but Jim answered their concerns.

Name	Address	Email	Phone
Beverly Holliday	1520 Cherrywood, Westfield		317-804-3523
Peg Kriese	1512 Cherrywood Ch		317-319-3330
Jimmy Fusett	1520 Cherrywood		317-804-3523

XX



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 7, 2022
2203-PUD-03
Exhibit 1

Petition Number: 2203-PUD-03 (Ordinance No. 22-07)
Petitioner: Henke Development Group
Request: An amendment to the Chatham Hills PUD to add 2 acres +/- of Real Estate to the PUD District.
Current Zoning: Chatham Hills PUD District
Current Land Use: Vacant
Acreage: 2 acres +/-
Exhibits:
1. Staff Report
2. Location Map
3. Proposed Ord. 22-07
4. Parcels
5. Concept Plan
6. Narrative Statement
Staff Reviewer: Caleb Ernest, Senior Planner

PETITION HISTORY

This petition was introduced at the [February 14, 2022](#), City Council meeting. The discussion for this petition can be viewed [here](#). The petition will receive a public hearing at the March 7, 2022, Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: This subject real estate is approximately 2 acres in size and is located generally at the southeast corner of Tomlinson Road and 203rd Street (the “Real Estate”, see [Exhibit 2](#)). The Property is currently zoned the AG-SF1 District. Adjacent zoning districts to the west, south and east are also zoned the Chatham Hills PUD. The zoning districts to the north and east are zoned AG-SF1.

Project Description: The petitioner is requesting an amendment to the Chatham Hills PUD to add 2 acres +/- of property to the PUD District. The 2 acres are conceptually planned to be used as an amenity for the Chatham Hills community, as described in the Narrative Statement (see [Exhibit 6](#)).

ORDINANCE DETAILS

District Area Assignment: The 2 acres being added to the PUD are assigned to District 1: Residential District of the Chatham Hills PUD ([Ord. 13-24](#)). The standards of the Chatham Hills

PUD, applicable to the 2 acres, shall apply to the development of the Real Estate. As proposed, the PUD Ordinance includes a couple definitions that are not present in the UDO: Area and Underlying Zoning District. These definitions relate to the geographic areas within the Real Estate as well as the Zoning District that applies to each Area.

COMPREHENSIVE PLAN

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

Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area.

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

- (i) Collector: Tomlinson Road;
 - (ii) Local: 203rd Street, Stonehaven Drive and Everham Drive;
 - (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets.
-

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the March 7, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

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

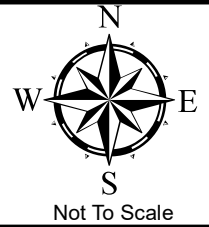
DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the March 7, 2022, Plan Commission meeting.

2. **Action:** If the APC is otherwise satisfied with the proposal, then forward a recommendation to the City Council for Docket No. 2203-PUD-03.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.



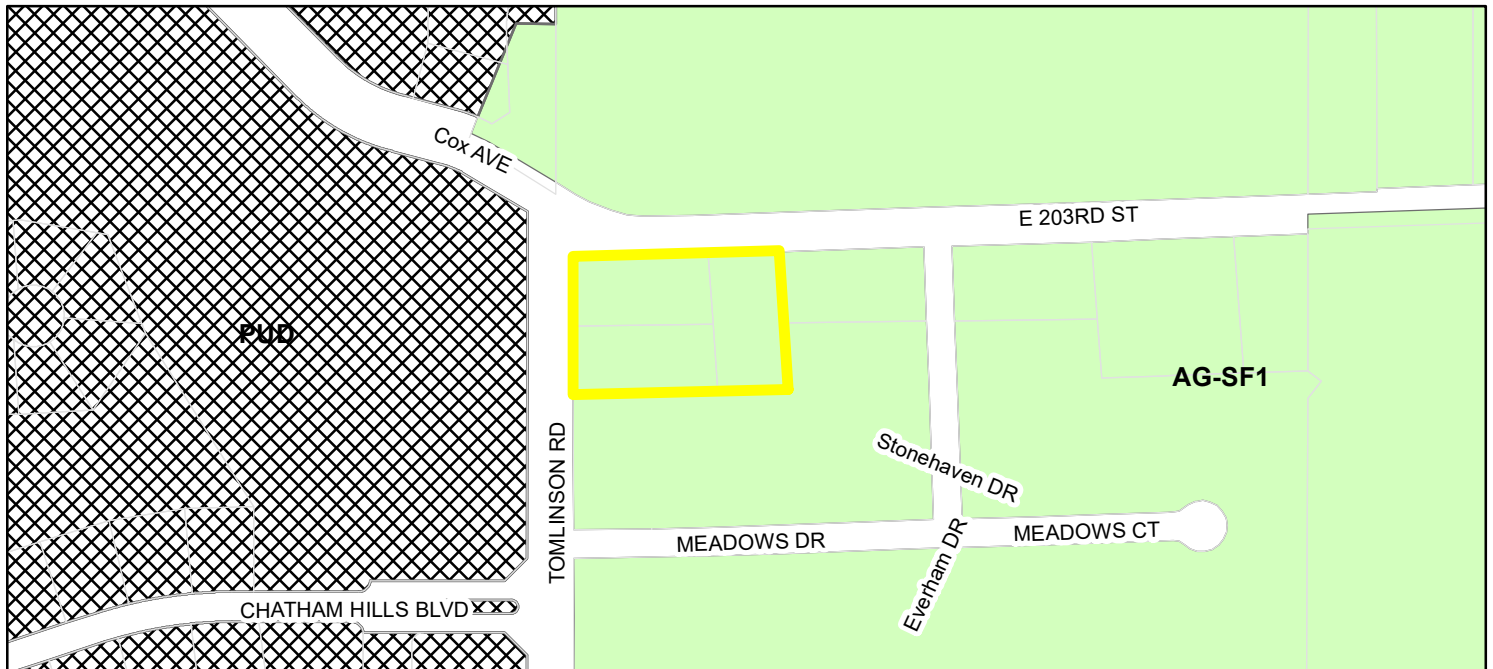
Property Location Map
Southeast corner of Tomlinson Road and 203rd Street
Planned Unit Development Amendment
2203-PUD-03



Aerial Location Map



Zoning Map



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

ORDINANCE NUMBER 22-07

Chatham Hills PUD District Amendment VIII

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

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

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

WHEREAS, the Council enacted Ordinance 13-24, Chatham Hills Planned Unit Development Ordinance on January 23, 2014 amended by (i) Ordinance 15-28, enacted by the City Council on October 12, 2015, and (ii) Ordinance 16-46, enacted by the City Council on December 12, 2016, and (iii) Ordinance 17-24, enacted by the City Council on September 11, 2017, and (iv) Ordinance 18-51, enacted by the City Council on February 11, 2019, and (v) Ordinance 19-11, enacted by the City Council on June 10, 2019, and (vi) Ordinance 19-51, enacted by the City Council on November 11, 2019 (collectively, the "Chatham Hills Planned Unit Development");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2203-PUD-03**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2203-PUD-03** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (X-X) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate into the Chatham Hills Planned Unit Development District (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Chatham Hills Planned Unit Development, Ordinance 13-24, and (iii) provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Chatham Hills Planned Unit Development.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. District Area Assignment

- 2.1 The Real Estate is hereby assigned to District I: Residential District of Ordinance 13-24 (the “Assigned Area”). The standards of the Chatham Hills Planned Unit Development applicable to the Assigned Area shall apply to the development of the Real Estate.

Section 3. Processes

- 3.1 The Real Estate shall be annexed into the corporate limits of the City of Westfield prior to the issuance of an Improvement Location Permit.
- 3.2 The Real Estate shall be exempt from the subdivision and development plan processes of the Unified Development Ordinance.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____ 2022.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Mike Johns

Mike Johns

Mike Johns

James J. Edwards

James J. Edwards

James J. Edwards

Scott Willis

Scott Willis

Scott Willis

Jake Gilbert

Jake Gilbert

Jake Gilbert

Scott Frei

Scott Frei

Scott Frei

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 22-XX** was delivered to the Mayor of Westfield

on the _____ day of _____, 2022, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 22-XX**

this _____ day of _____, 2022.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 22-XX**

this _____ day of _____, 2022.

J. Andrew Cook, Mayor

This document prepared by: Phil A. Sundling, P.E.
Henke Development Group, LLC
1100 Chatham Hills Boulevard
Westfield, IN 46074

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

EXHIBIT A

Real Estate

Lots Numbered 29, 30 and 31 in Style-Rite Meadows, a subdivision in Hamilton County, Indiana, as per plat thereof, recorded in Plat Book 7, pages 23-25, in the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT A

Real Estate

Chatham Hills PUD Amendment VIII

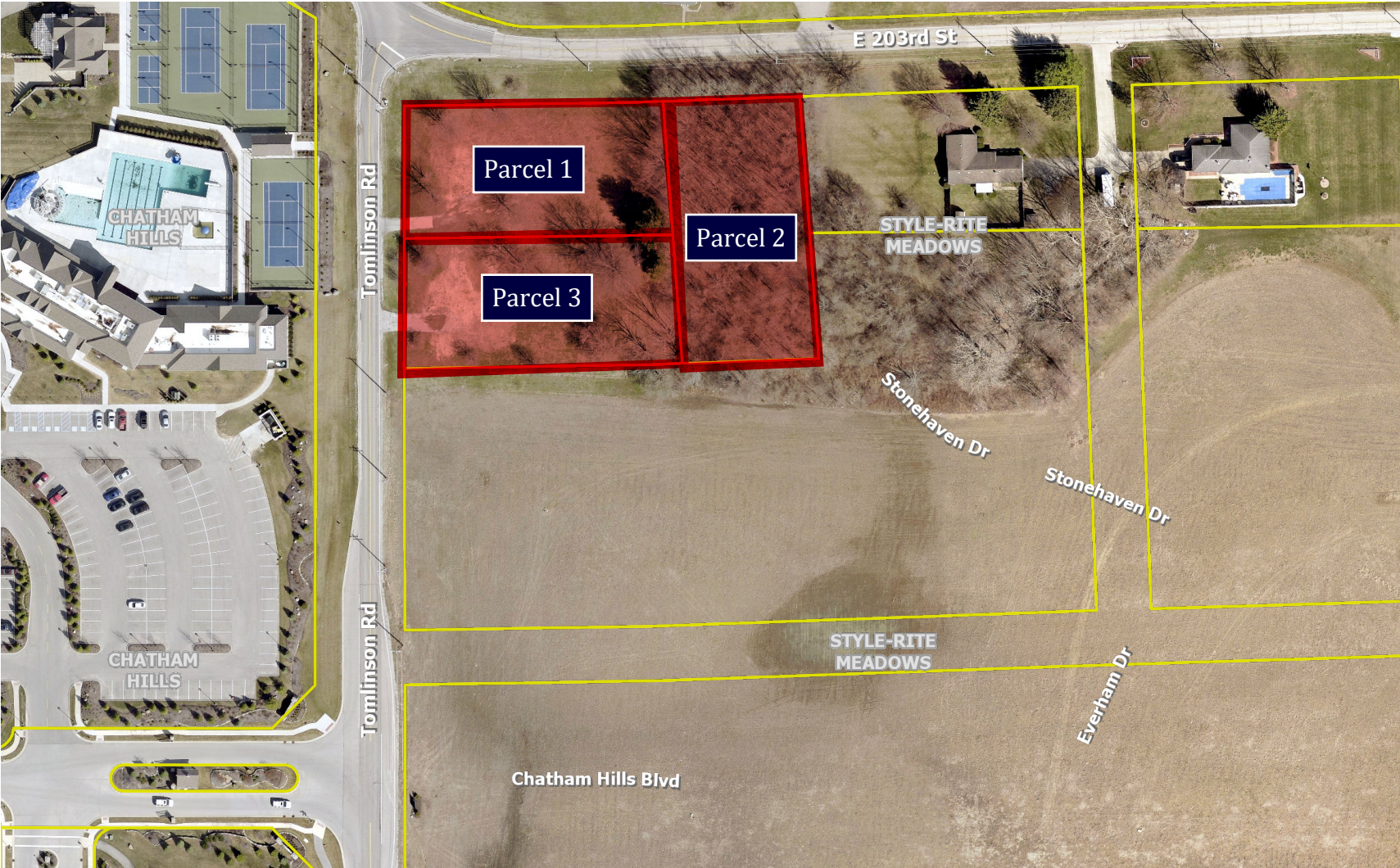


EXHIBIT A

Real Estate

Chatham Hills PUD Amendment VIII



Parcel 1

Lot 31 in Style-Rite Meadows, a subdivision in Hamilton County, Indiana, as per plat thereof, recorded in Plat Book 7, pages 23-25, in the Office of the Recorder of Hamilton County, Indiana.

Parcel 2

Lot Numbered 30 in Style-Rite Meadows, an Addition in Hamilton County, Indiana, as per plat thereof recorded in Plat Book 7, pages 23-25, in the Office of the Recorder of Hamilton County, Indiana.

Parcel 3

Lot Number 29 in Style-Rite Meadows, an Addition in Hamilton County, Indiana, as per plat thereof recorded in Plat Book 7, pages 23-25, in the Office of the Recorder of Hamilton County, Indiana.



Chatham Hills PUD Amendment VIII





Chatham Hills PUD – Amendment VIII

Narrative Statement

Henke Development Group LLC, on behalf of Chatham Hills LLP, is requesting a change of zoning to incorporate roughly 2 acres of property to the existing Chatham Hills PUD. The property is generally located at the southeast corner of Tomlinson Road and 203rd Street. The planned use is for an amenity area for the residents of Chatham Hills.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 7, 2022
2203-PUD-06
Exhibit 1

Docket Number: 2203-PUD-06 (Ord. No. 22-05) (the “Amendment”)
Petitioner: CND-Wood Robinson, LLC by Weihe Engineers, LLC
Request: An amendment to the Woods Robinson Briggs PUD to modify development standards
Current Zoning: Woods Robinson Briggs PUD ([Ord. 21-10](#))
Current Land Use: Agriculture
Acreage: 157.53 acres +/-
Exhibits:

1. Staff Report
2. Location Map
3. Project Narrative
4. Proposed Ord. 22-05
5. Buffer Yard Plan
6. Buffer Yard Example

Staff Reviewer: Daine Crabtree, Senior Planner

PETITION HISTORY

This petition was introduced at the February 14, 2022, City Council meeting. This introduction can be viewed [here](#). The petition will receive a public hearing at the March 7, 2022 Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: This subject real estate is approximately 157.53 acres in size and is located on the north side of 191st Street, west of the Monon Trail, north of Grand Park Boulevard (see **Exhibit 2**)

Project Description: The petitioner is requesting an amendment to the Woods Robinson Briggs PUD to modify development standards.

Real Estate

The Amendment proposes that a new legal description (see **Exhibit A** of the Amendment) supersede and replace the legal description of the Woods Robinson Briggs PUD.

The new legal description is more accurate than provided in the Woods Robinson Briggs PUD. No new, unanticipated real estate is being added to the PUD.

General Regulations: As proposed, the Amendment requests to modify two (2) setback standards in the Small Lot Single-Family (North) District of the Woods Robinson Briggs PUD:

- Minimum Building Setback (Front) shall be amended from twenty-five (25) to twenty (20) feet; and
- Minimum Building Setback (Rear) shall be amended from twenty-five (25) to twenty (20) feet.

Development Standards: As proposed, the Amendment requests that Buffer Yard Requirements of the UDO shall not apply. Instead a Buffer Yard Plan (see **Exhibits B-1** and **B-2** of the Amendment or **Exhibits 5** and **6** shall apply. The Buffer Yard Plan proposes the following (see **Exhibit B-1**):

- Pink-Striped Areas: Proposed no Buffer Yard due to likely future adjacent commercial uses
- Red-Striped Areas: Proposed modified Buffer Yard 10 feet wide with 3 shade trees, 10 evergreen trees and 20 shrubs per 200 linear feet; currently zoned AG-SF1 but likely to be residential or commercial development which would require no buffer if either of those uses were already in place

Standard	UDO Required Buffer Yard (per 100 linear feet)	Proposed Buffer Yard (per 100 linear feet)
Buffer Width	40 feet	10 feet
Shade Trees	4	1.5
Evergreen Trees	4	5
Shrubs	10	10
Mound	4' tall undulating mound for 60% of shared lot line	No mound

- Purple Cross-Hatched Areas: No Buffer Yard required; adjacent to residential zoned property
- Green-Striped Areas: No Buffer Yard required; adjacent to institutional use (Monon Trail Elementary)
- Yellow-Striped Areas: Proposed no Buffer Yard due to existing 35 +/- wide collection of mature trees already in existence adjacent to the Monon Trail and to match area to south where no additional Buffer Yard is required

Duration: As proposed, the zoning of the Property would revert back to AG-SF1 if an Improvement Location Permit has not been obtained for a new Dwelling Unit by January 1, 2027.

COMPREHENSIVE PLAN

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

The Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the “New Suburban” and “Employment Corridor” land uses as the appropriate land use for the Property. However, the Property also falls within the area identified in the Family Sports Capital Addendum II of the Westfield-Washington Township Comprehensive Plan (the “Addendum”), which supersedes the Comprehensive Plan to the extent that policies and recommendations conflict. The Addendum sets forth the following goals:

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

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the March 7, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

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

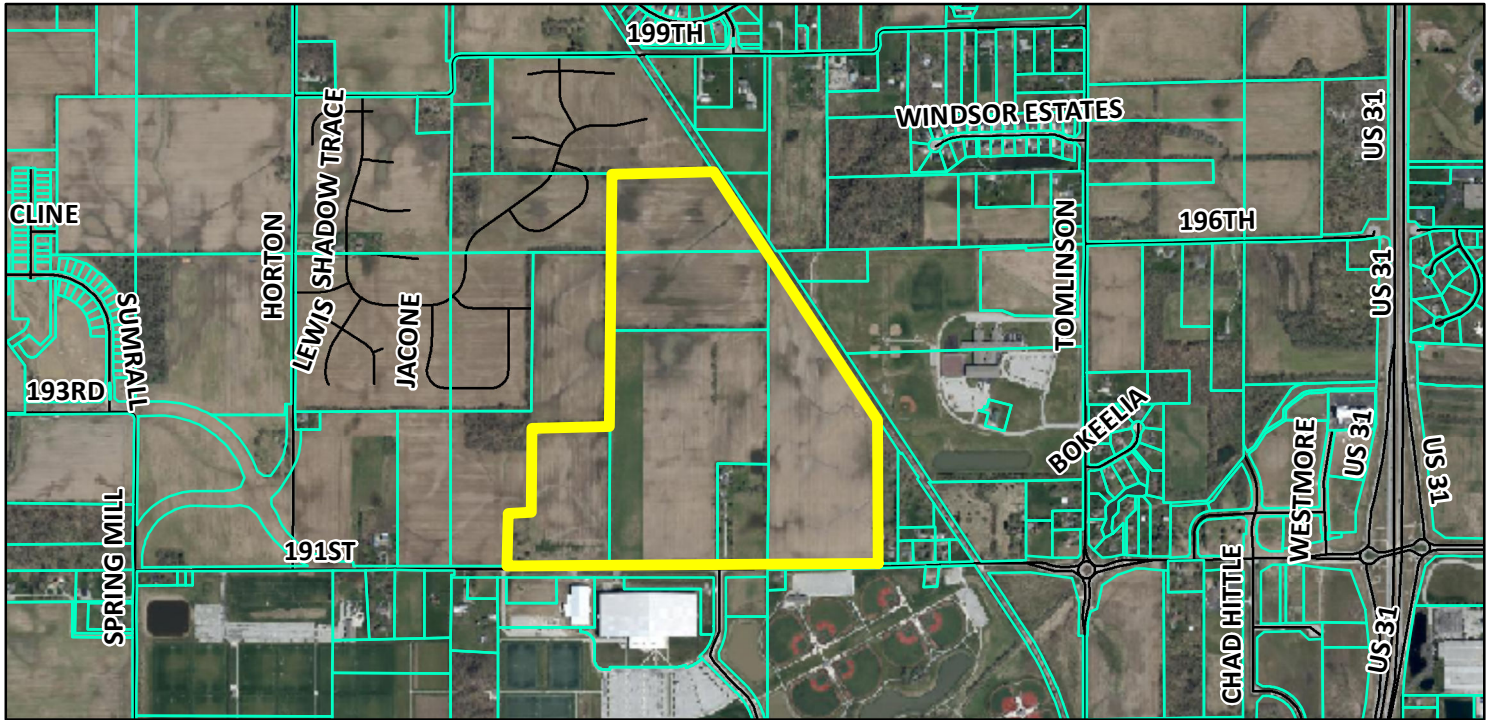
DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the March 7, 2022, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

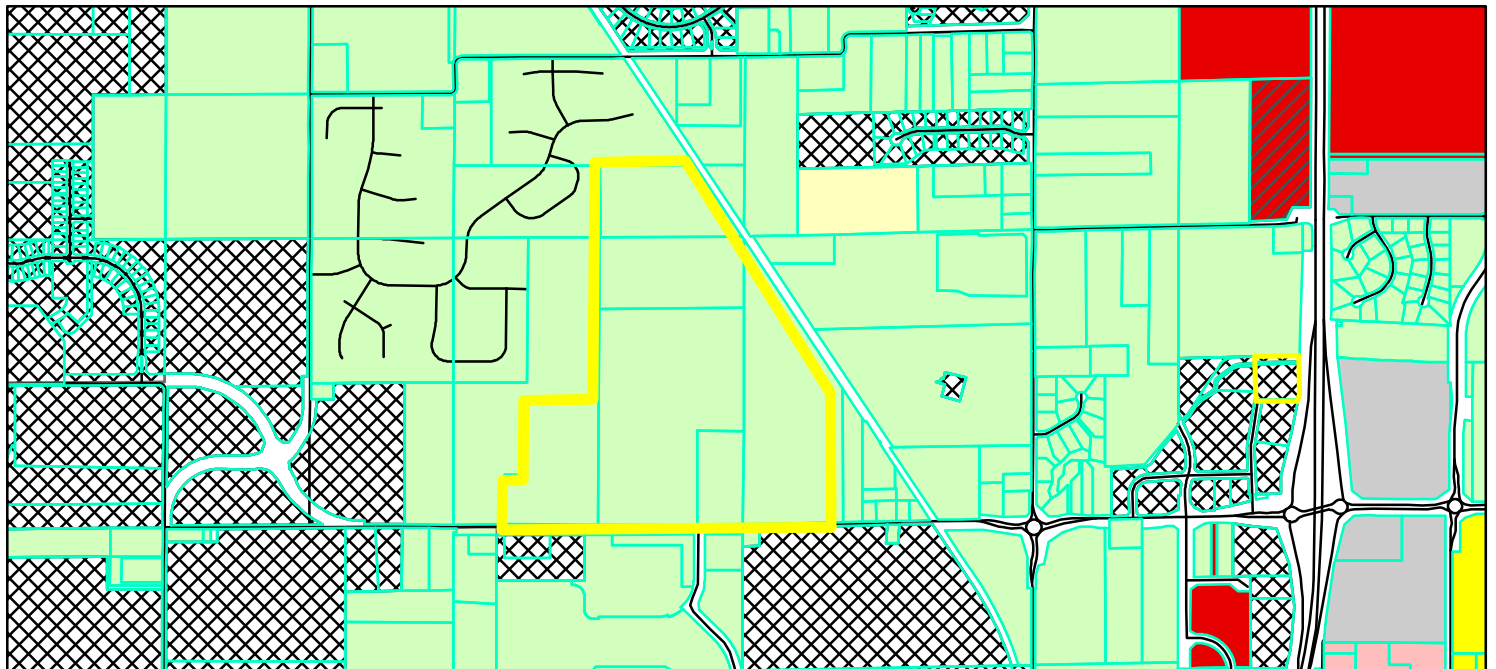
Woods Robinson Briggs PUD

Aerial Location Map

 Site



Zoning Map



- | | |
|--|--|
|  Parcel |  GB (General Business) |
|  GIS, DBO, PW, Streets |  GB-PD (General Business - Planned Development) |
| Zoning - All |  LB (Local Business) |
| Zoning |  PUD (Planned Unit Development) |
|  AG-SF1 (Agriculture - Single Family - 1) |  SF-2 (Single Family - 2) |
|  EI (Enclosed Industrial) |  SF-3 (Single Family - 3) |

0 0.225 0.45
Miles





February 3, 2022

Westfield Community Development
Attn: Kevin Todd
2728 E. 171st Street
Westfield, IN 46074

RE: Woods-Robinson-Briggs PUD
Ordinance 21-10
Instrument #2021027349

Mr. Todd,

On behalf of CND-Woods Robinson LLC, we are submitting a request for a text modification of Ordinance 21-10, Woods-Robinson-Briggs PUD. The modifications to Ordinance 21-10 would be as follows:

1. Overall Legal Description and acreage.
We would like to replace the existing Exhibit A with the one included herein to update the legal description and total acreage based on the latest description by survey. This description is included herein as Exhibit A.
2. Request changes to the Table contained in Section 8.3: Small Lot Single-Family (North) District.
 - a. Reduce the Minimum Building Setback (Front) from 25 feet to 20 feet.
 - b. Reduce the Minimum Building Setback (Rear) from 25 feet to 20 feet.

The five-foot front and rear setback reductions will allow CND to fit larger homes that have been extremely popular in other existing communities such as The Lakes at Shady Nook in Westfield.

3. Add a Buffer Yard Amendment.
We would like to add an Overall Buffer Yard Amendment based on the attached Exhibit B. We are requesting that no buffer yards be required adjacent to the Monon Trail – due to the tree lined Monon Trail already providing a significant buffer. We are also requesting that the buffer between the PUD's residential uses and the adjacent agricultural use be 10' wide with plantings as noted on attached Exhibit C. Finally, we are requesting no buffer be required between the PUD's commercial uses and adjacent



agricultural land due to the likelihood that the future use of the agricultural land will be commercial as well.

We respectfully request approval of these amendments to Ordinance 21-10, Woods-Robinson-Briggs PUD at the next available Westfield Plan Commission and City Council.

Thanks,

A handwritten signature in black ink that reads "Jim Pence". The signature is written in a cursive, flowing style.

Jim Pence
Project Manager

ORDINANCE NUMBER 22-05

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

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

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

WHEREAS, the City previously approved Ordinance 21-10 (the “Woods Robinson Briggs PUD”) on March 22, 2021, adopting a change in zoning;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 2203-PUD-06**) requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2203-PUD-06** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

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

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

Section 3. Concept Plan. The Buffer Yard Plan, attached hereto as **Exhibits B-1** and **B-2**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

Section 4. Real Estate.

The subject Real Estate described in **Exhibit A** of this Ordinance shall supersede and replace the legal description in **Exhibit A** of the Woods Robinson Briggs PUD.

- The Real Estate in **Exhibit A** of this Ordinance is a more accurate legal description than provided in the Woods Robinson Briggs PUD. It is not the intent of this modification to add additional property than originally contemplated in the Woods Robinson Briggs PUD.

Section 5. General Regulations. The standards of Article 8.3 of the Woods Robinson Briggs PUD, Small Lot Single-Family (North) District, shall be amended as follows:

- Minimum Building Setback (Front) shall be amended from twenty-five (25) feet to twenty (20) feet; and
- Minimum Building Setback (Rear) shall be amended from twenty-five (25) feet to twenty (20) feet.

Section 6. **Development Standards.** The standards of Article 6.8(N) of the UDO, Buffer Yard Requirements, shall not apply. Instead, a Buffer Yard Plan provided as **Exhibits B-1** and **B-2** shall apply.

Section 7. Duration. Failure to obtain the first Improvement Location Permit for a new Building on the Real Estate by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification to revert to the Agriculture/Single-Family Rural District (AG-SF1).

Section 8. Severability. If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK
SIGNATURE PAGE FOLLOWS

ALL OF WHICH IS ORDAINED/RESOLVED THIS ## DAY OF _____, 2022.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

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

This Instrument prepared by: Birch Dalton, EdgeRock Development, 555 E. Main Street, Westfield, IN 46074

I hereby certify that **ORDINANCE 22-05** was delivered to the Mayor of Westfield

on the _____ day of _____, 2022, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 22-05**

this _____ day of _____, 2022.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 22-05**

this _____ day of _____, 2022.

J. Andrew Cook, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibits B-1 and B-2 Buffer Yard Plan

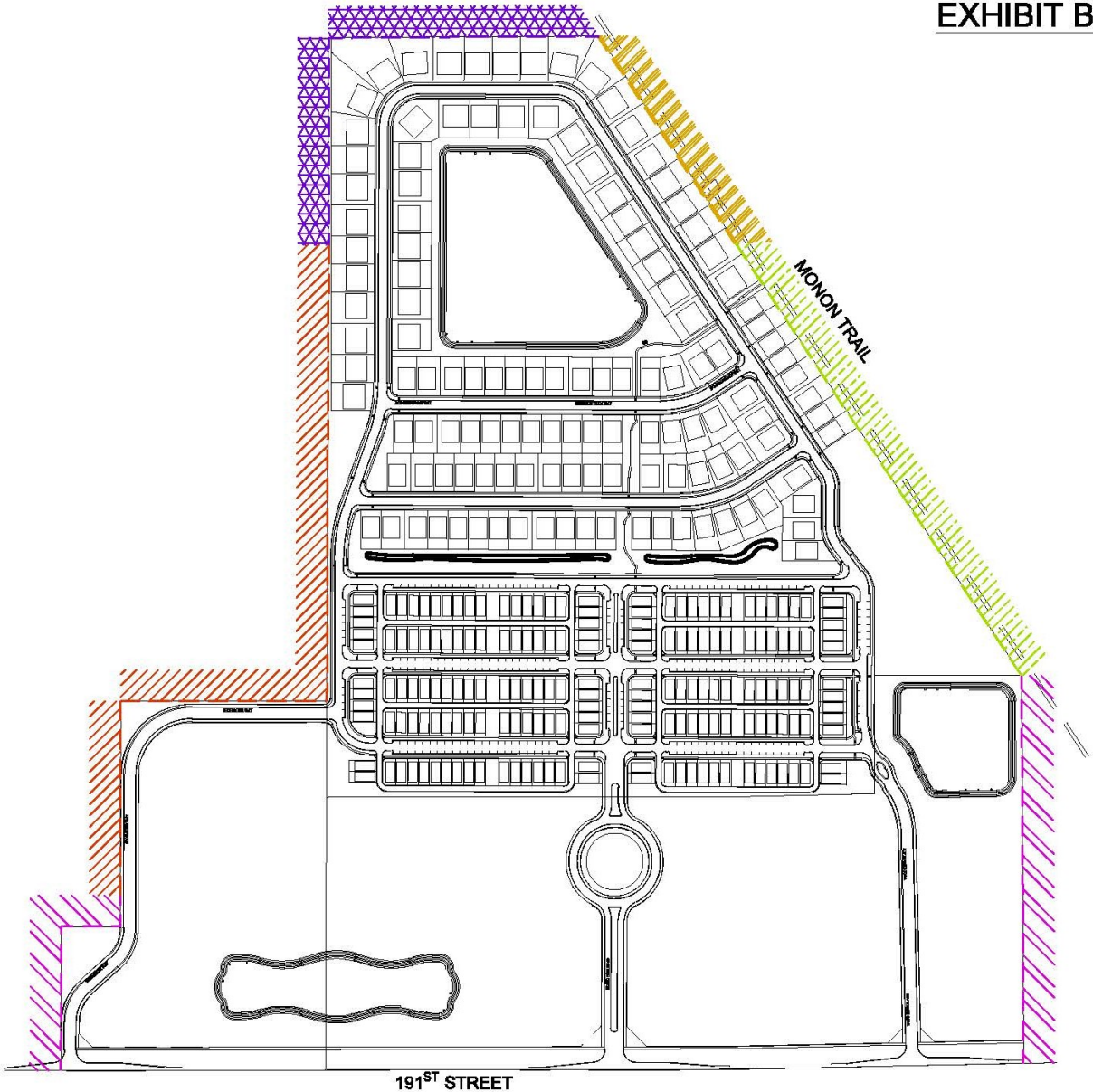
EXHIBIT A
REAL ESTATE

A part of the Southeast Quarter of Section 23, part of the Northwest Quarter of Section 25, and part of the Northeast Quarter of Section 26 all in Township 19 North, Range 3 East Hamilton County, Indiana, described as follows:

BEGINNING at the Southeast Corner of the Northeast Quarter of Section 26; thence along the south line of said Quarter South 89 degrees 54 minutes 14 seconds West (bearings are derived from coordinates based on the Indiana State Plane Coordinate System East Zone NAD 83 (2011) epoch 2010.0) a distance of 1323.22 feet to the Southeast Corner of the West Half of said northeast Quarter; thence continue along the south line of said Quarter Section South 89 degrees 54 minutes 14 seconds West 850.18 feet to a point 188.57 feet west of the Southwest Corner of the East Half of said Half Quarter Section; thence parallel with the west line of said East Half of said West Half Quarter Section North 00 degree 13 minutes 27 seconds East 462.01 feet; thence parallel with aforesaid south line North 89 degrees 54 minutes 14 seconds East 188.57 feet to the west line of the East Half of said West Half; thence along said west line North 00 degree 13 minutes 27 seconds East 723.04 feet to the northwest corner of 18 acres off the entire south end of said Half Half Quarter Section; thence along the north line of said 18 acres North 89 degrees 54 minutes 14 seconds East 661.74 feet to the northeast corner of said 18 acres; thence along the west line of the East Half of said Northeast Quarter North 00 degrees 13 minutes 50 seconds East 1463.08 feet to the Southwest Corner of the South Half of the of the Southeast Quarter of the Southeast Quarter of said Section 23; thence along the west line of said Half Quarter Quarter of said Section 23 North 00 degrees 01 minute 08 seconds West 663.50 feet to the Northwest Corner of the South Half of the Southeast Quarter of said Southeast Quarter; thence along the north line of said Half Quarter Quarter Section North 89 degrees 39 minutes 04 seconds East 866.88 feet to the westerly line of the lands of the City of Westfield (Former Monon Railroad); thence along said westerly line South 33 degrees 30 minutes 30 seconds East 2461.68 feet to the east northeast corner of the lands of the Wood Family Farm of Hamilton County, LLC as described in Instrument No. 2015012811; thence along the east line of Wood South 00 degrees 16 minutes 39 seconds East 1242.37 feet to the south line of the Northwest Quarter of said Section 25; thence along said south line South 88 degrees 46 minutes 09 seconds West 919.30 feet to the place of beginning, containing 157.53 acres, more or less.

EXHIBIT B-1
BUFFER YARD PLAN

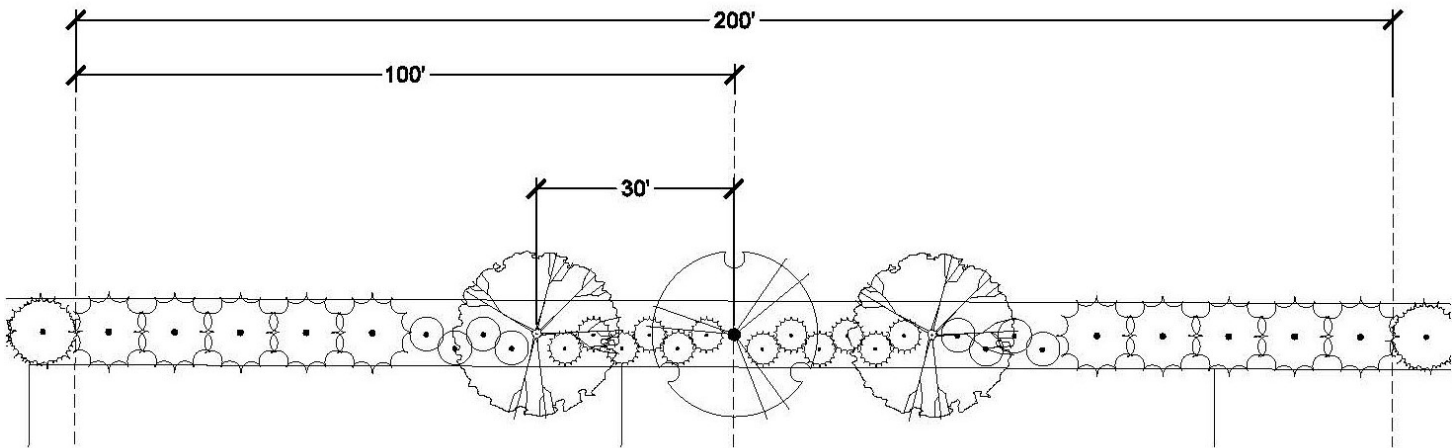
EXHIBIT B



LEGEND

- | | |
|--|--|
|  CURRENT AG ZONING
FUTURE COMMERCIAL - REQUEST NO BUFFER REQUIRED |  INSTITUTIONAL USE
NO BUFFER REQUIRED W/ INSTITUTIONAL |
|  CURRENT RESIDENTIAL ZONING
NO BUFFER REQUIRED |  CURRENT AG ZONING
REQUEST 10' BUFFER
(3 SHADE TREES, 10 EVERGREEN TREES,
20 SHRUBS PER 200 LF) |
|  CURRENT AG ZONING
PUD TO REQUEST NO BUFFER TO MATCH TO SOUTH,
MONON TRAIL HAS HEAVY TREELINE | |

EXHIBIT B-2
BUFFER YARD PLAN

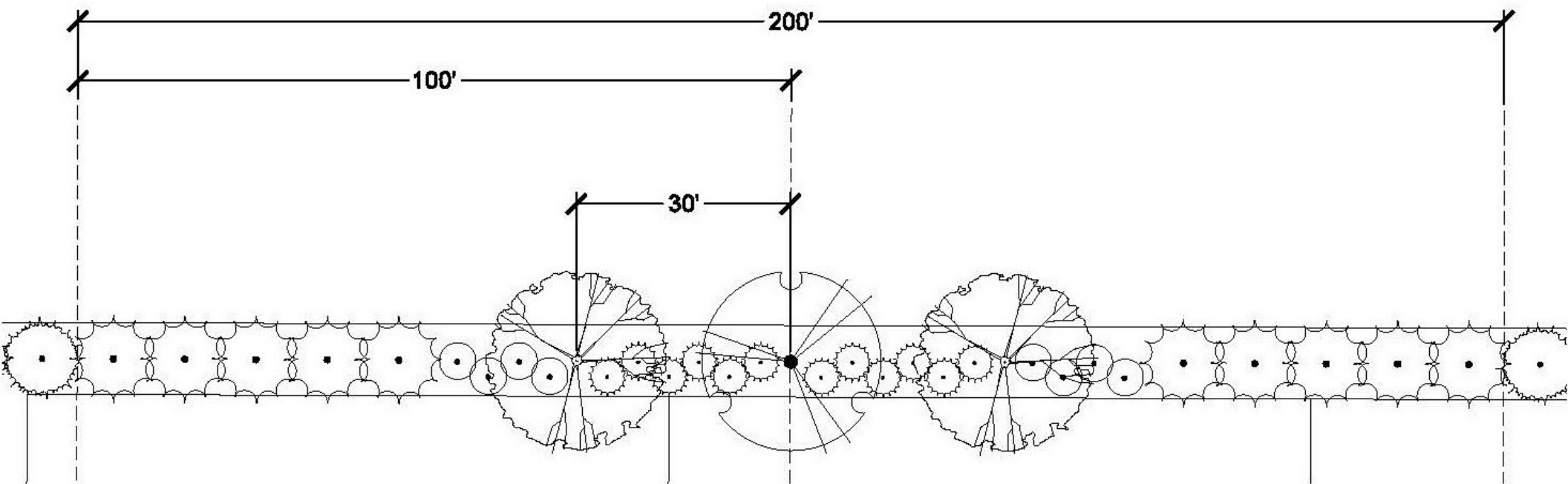


LEGEND

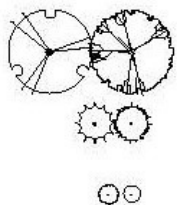
-  SHADE TREE
-  EVERGREEN TREE
-  SHRUB

BUFFERYARD REQUIREMENTS:

CURRENT AG ZONING
REQUEST 10' BUFFER
(3 SHADE TREES, 10 EVERGREEN TREES,
20 SHRUBS PER 200 LF)



LEGEND



SHADE TREE

EVERGREEN TREE

SHRUB

BUFFERYARD REQUIREMENTS:

CURRENT AG ZONING

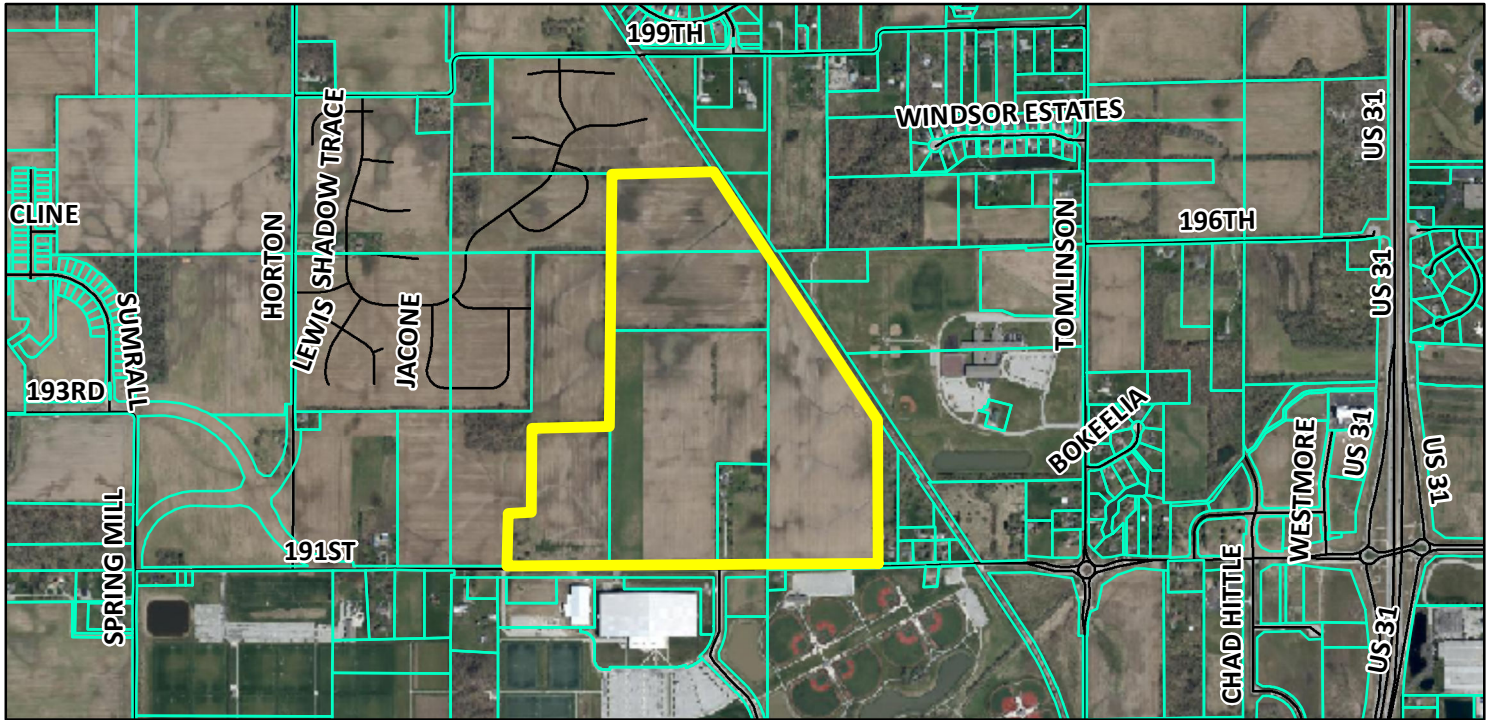
REQUEST 10' BUFFER

(3 SHADE TREES, 10 EVERGREEN TREES,
20 SHRUBS PER 200 LF)

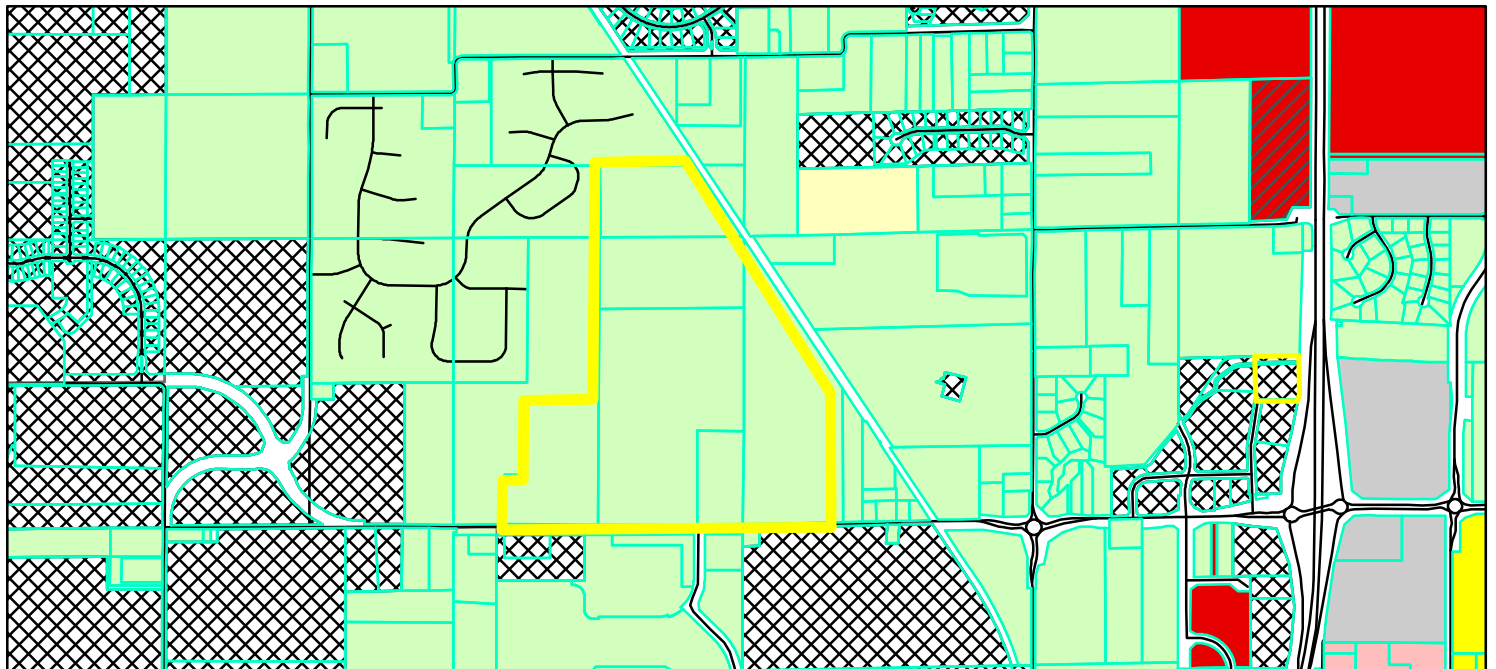
Woods Robinson Briggs PUD

Aerial Location Map

 Site



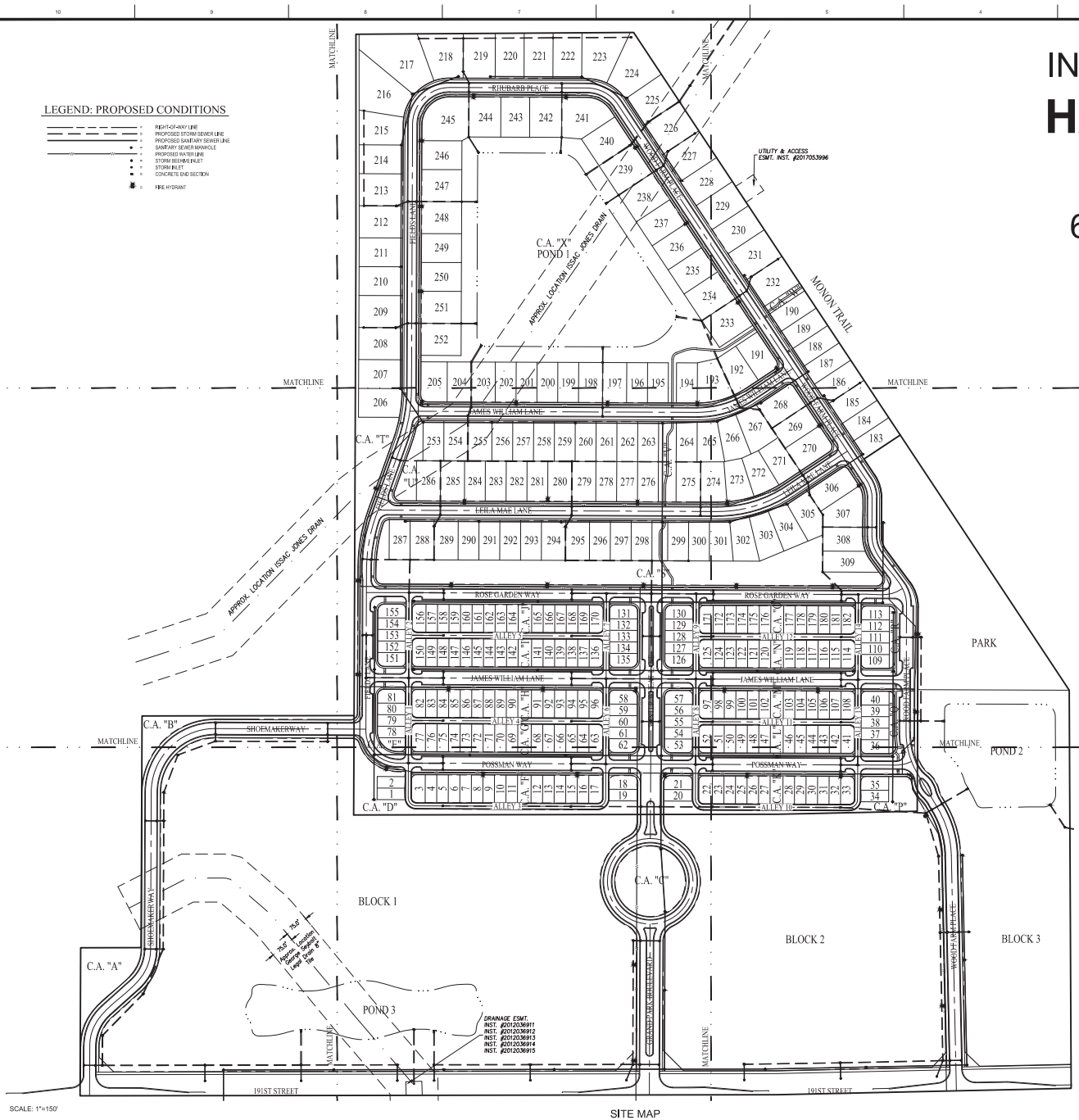
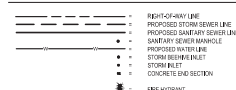
Zoning Map



- | | |
|--|--|
|  Parcel |  GB (General Business) |
|  GIS, DBO, PW, Streets |  GB-PD (General Business - Planned Development) |
| Zoning - All |  LB (Local Business) |
| Zoning |  PUD (Planned Unit Development) |
|  AG-SF1 (Agriculture - Single Family - 1) |  SF-2 (Single Family - 2) |
|  EI (Enclosed Industrial) |  SF-3 (Single Family - 3) |

0 0.225 0.45
Miles





INFRASTRUCTURE EXHIBIT

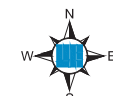
HARVEST TRAIL AT WESTFIELD

612 EAST 191ST STREET
WESTFIELD, IN 46074

PLANS PREPARED FOR
(RESIDENTIAL PORTION)
CND-WOOD ROBINSON, LLC
9310 MERIDIAN STREET, SUITE 100
INDIANAPOLIS, INDIANA 46260
TELEPHONE: (317) 582-2431
CONTACT PERSON: ED FREEMAN

PLANS PREPARED FOR
(COMMERCIAL PORTION)
191ST LAND ACQUISITION LLC
555 E. MAIN ST.
WESTFIELD, INDIANA 46074
TELEPHONE: (317) 979-0538
CONTACT PERSON: R. BIRCH DALTON

PLANS PREPARED BY
WEIHE ENGINEERS
10505 N. COLLEGE AVE.
INDIANAPOLIS, INDIANA 46280
TELEPHONE: (317) 846-6611
CONTACT PERSON: JIM PENCE
EMAIL: PENCEJ@WEIHE.NET



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DATE	BY	PROJECT NO.
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***	*	INSTRUMENTS
***	*	DEGRADED BY:
***	*	95%AMQ
***	*	DOWN BY
***	*	MTNAMD
***	*	OFGCOWIT
***	*	_JBP
***	*	DATE

HARVEST TRAIL AT WESTFIELD

312 EAST 191ST STREET WESTFIELD IN 46074

INFRASTRUCTURE EXHIBIT

SWEET N

P100

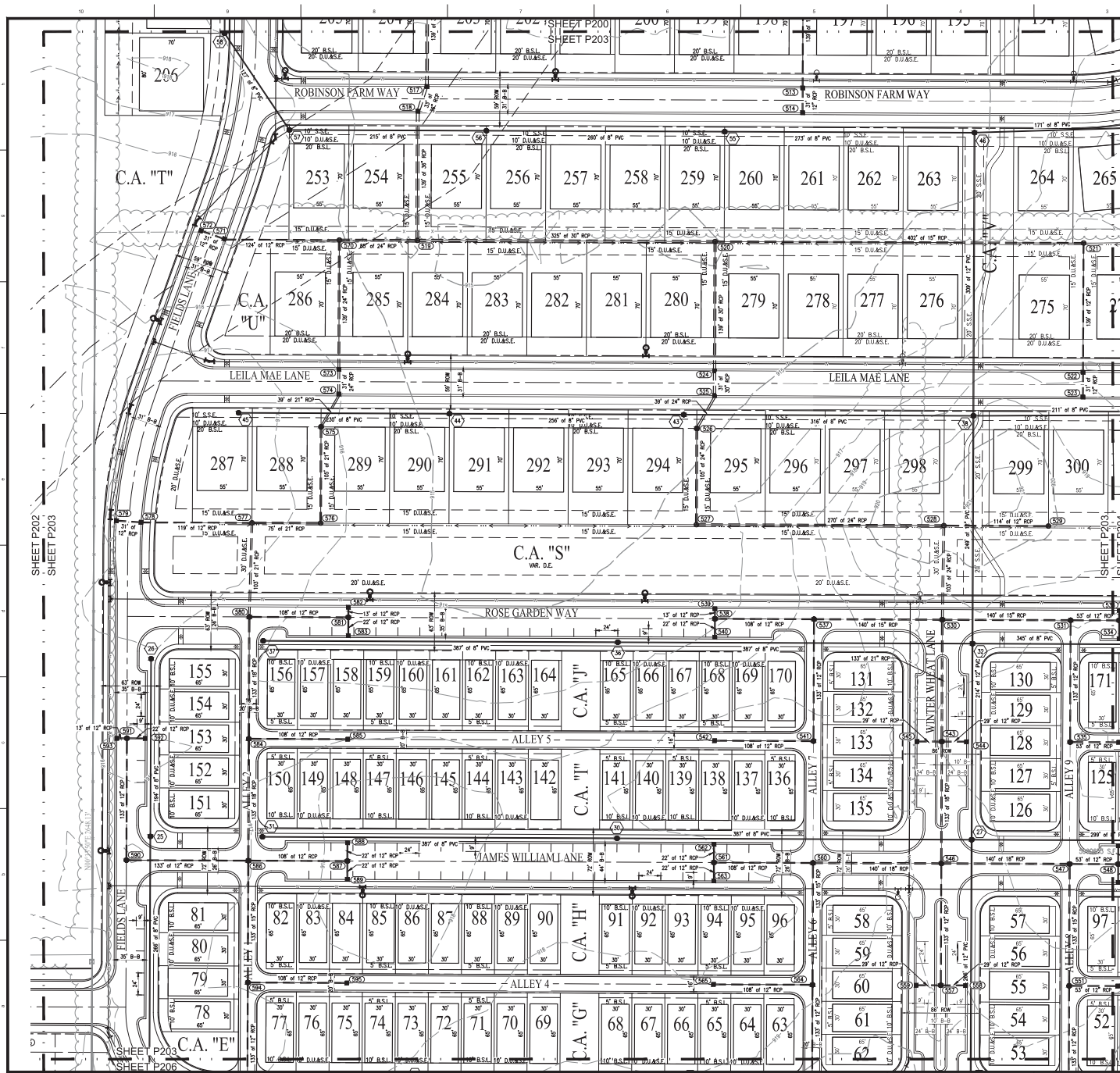
PROJECT NO.
W20.0155



	EXISTING STORM SEWER LINE
	EXISTING ROUND INLET
	EXISTING MANHOLE SEWER LINE
	EXISTING SANITARY SEWER MANHOLE
	INDEX CONTOUR
	INTERIOR FINISH CONTOUR
	UNDERGROUND GAS
	EXISTING WATER LINE
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING UNDERGROUND FIBER
	CABLE
	WEEDS OR UNLANDED OVERHEAD
	UTILITY POLE
	BOARD FENCE
	SPOT ELEVATION (GROUND)
	SPOT ELEVATION (ABOVE SURFACE)
	GAS PIPELINE MARKER
	COMMUNICATIONS JUNCTION BOX
	UNDERGROUND MANHOLE



SHEET NO.
P200
PROJECT NO.
W20.0155



LEGEND: PROPOSED CONDITIONS

S LEGEND: EXISTING CONDITIONS

NOTES:

1. BASED UPON A SCALED INTERSECTION OF THE FLOOD INSURANCE MAP (FIRM) MAP NO. 18502C FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014, THE DESCRIBED REAL ESTATES WITHIN THE UNDESIGNED ZONE ARE A FLOOD AREA DETERMINED TO BE OUTSIDE THE 60-YEAR FLOODPLAIN.
2. ALL STREET CURBS, WALKS, SIDEWALKS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT STANDARD SPECIFICATIONS FOR CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CIRCULATING WATERMAINS OF WESTFIELD STANDARDS.
3. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 24' RADIUS UNLESS OTHERWISE NOTED.
4. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A 24' RADIUS UNLESS OTHERWISE NOTED.
5. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED. ALLEY STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 5'.
6. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 35' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
7. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE RIGHT LINES AND ELEVATIONS OF THE STREET OR WHICH IS NOT NECESSARY FOR THE PROTECTION OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS TO FORM THE CORNER OF SAID LOT.
8. ALL SIDEWALKS TO BE 6' WIDE UNLESS OTHERWISE NOTED.
9. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 50' UNLESS OTHERWISE NOTED. SEE SHEET P200 FOR ADDITIONAL CROSS SECTIONS.
10. ALL INTERIOR STREET WIDTHS TO BE 35' UNLESS OTHERWISE NOTED. SEE SHEET P200 FOR ADDITIONAL CROSS SECTIONS.
11. ALL WATERMAINS TO BE 16" UNLESS OTHERWISE NOTED.
12. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM THE UTILITIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND. LOCATIONS OF UTILITIES NOT SHOWN ON THESE PLANS ARE BASED ON THE COORDINATE INFORMATION FROM UTILITIES COMPANIES AND REQUEST FOR LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ANY CHANGES OR ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
13. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, REDUCTION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR CONSTRUCTION OF THE WORK.
14. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
15. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN CONFORMANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
16. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
17. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
18. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUCK TO DAWN LIGHT.
19. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC STORM SEWERS, WATER MAINS, STORM SEWERS, AND GAS LINES. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE DEVELOPMENT TO PROVIDE AND MAINTAIN AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF UTILITIES ON SHEET P200.

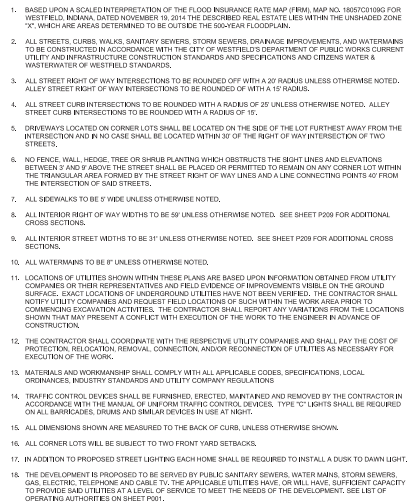
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Indianapolis, Indiana 46280
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REVISIONS AND ISSUES	DATE	BY	PROJECT NO.
* * *	1-1-86	*	W2010190
* * *	1-1-86	*	DWD NAME
* * *	1-1-86	*	2010 Overall Development Plan
* * *	1-1-86	*	DEVELOPED BY
* * *	1-1-86	*	SCS AND
* * *	1-1-86	*	OWNED BY
* * *	1-1-86	*	RETRAMQ

HARVEST TRAIL AT WESTFIELD
612 EAST 191ST STREET, WESTFIELD, IN 46074

SHEET NO.
P20
PROJECT NO.
W20.015



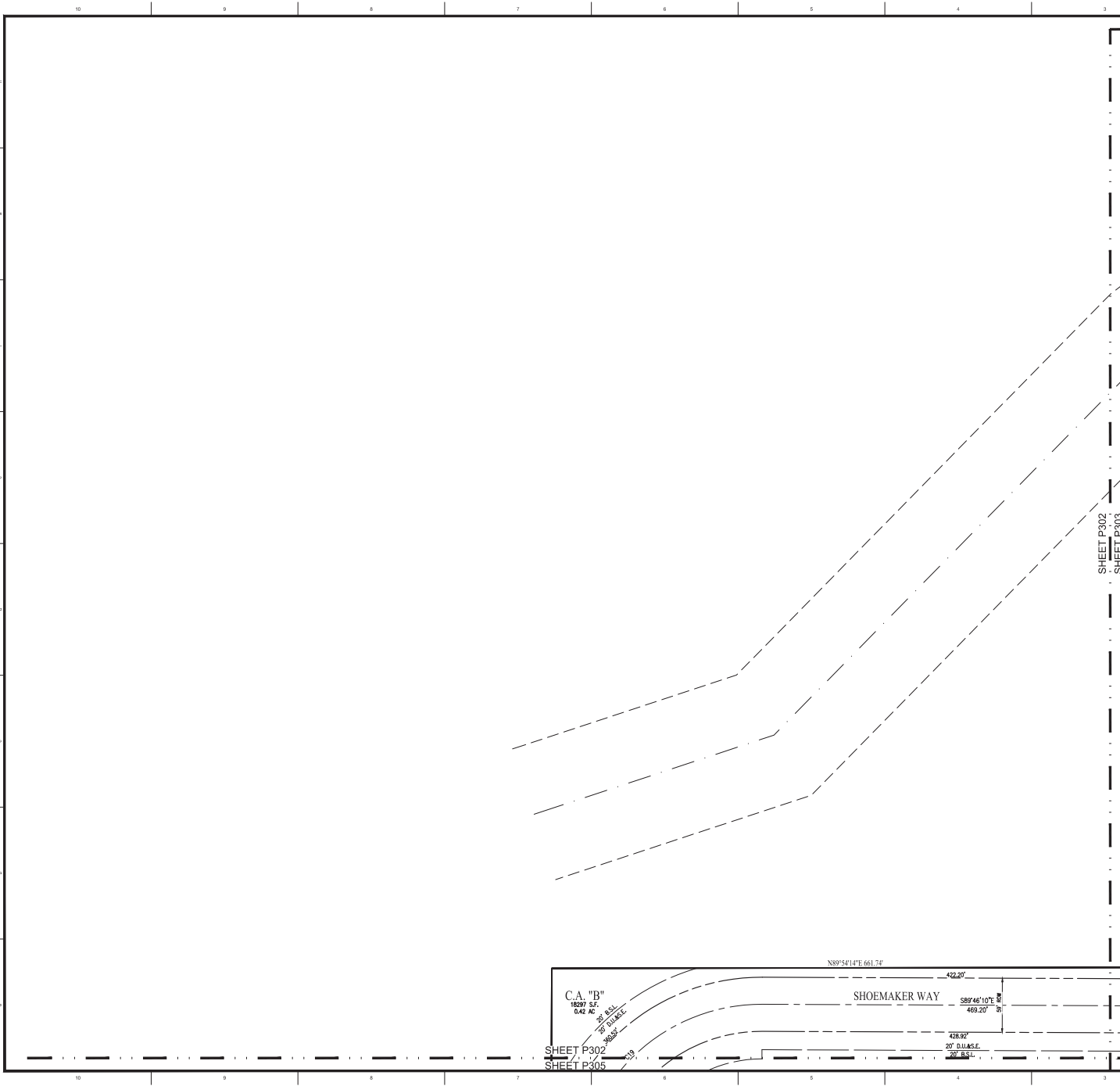
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OTHERS



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WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK

SHEET NO.
P205

PROJECT NO.
W20.0155



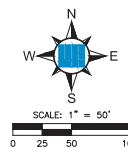
LEGEND: PROPOSED CONDITIONS

---	RIGHT-OF-WAY (R)
---	SEWER COVER EASEMENT
---	DRAINAGE UTILITY AND SEWER EASEMENT
---	PORT OF SEASING
---	ACRE
---	SQUARE FOOT
---	EXISTING
---	WHEELWHEEL
---	RIGHT-OF-WAY
---	BUILDING RETRACTION LINE

NOTES:

- BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM) MAP NO. 1807C0100G FOR WESTFIELD, INDIANA, DATED NOVEMBER 19, 2014. THE DESCRIBED REAL ESTATE LIES WITHIN THE UNSHADED ZONE "X", WHICH ARE AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITY'S WATER & WASTEWATER OF WESTFIELD STANDARDS.
- ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED. ALLEY STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 15' RADIUS.
- ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 20' UNLESS OTHERWISE NOTED. ALLEY STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 15'.
- BIKEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
- NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 4' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
- ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
- ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 30' UNLESS OTHERWISE NOTED. SEE SHEET P209 FOR ADDITIONAL CROSS SECTIONS.
- ALL INTERIOR STREET WIDTHS TO BE 30' UNLESS OTHERWISE NOTED. SEE SHEET P209 FOR ADDITIONAL CROSS SECTIONS.
- ALL WATERWAYS TO BE 8' UNLESS OTHERWISE NOTED.
- LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH ANY EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
- TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERRECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND BULKHEAD DEVICES IN USE AT NIGHT.
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
- ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
- IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
- THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WINTER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P001.

CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING
C1	162.15'	300.00'	29°03'29"	N15°45'36"W
C2	133.17'	250.00'	30°31'10"	N15°01'45"W
C3	64.25'	100.00'	36°48'37"	N18°10'29"W
C4	64.25'	100.00'	36°48'37"	N18°10'29"W
C5	58.89'	100.00'	33°44'20"	N16°38'20"W
C6	113.91'	116.00'	56°15'40"	N61°38'20"W
C7	182.21'	116.00'	90°00'00"	S45°13'50"W
C8	168.04'	500.00'	19°22'15"	S09°54'58"W
C9	168.04'	500.00'	19°22'15"	S09°54'58"W
C10	157.08'	100.00'	90°00'00"	S44°46'10"E
C11	37.73'	100.00'	21°36'54"	N79°25'23"E
C12	176.66'	300.00'	33°44'20"	N73°21'40"E
C13	235.54'	400.00'	33°44'20"	N73°21'40"E
C14	51.23'	100.00'	29°21'14"	N75°33'13"E
C15	39.27'	25.00'	90°00'00"	S44°46'10"E
C16	39.27'	25.00'	90°00'00"	N45°13'50"E
C17	39.27'	25.00'	90°00'00"	N44°46'10"W
C18	39.27'	25.00'	90°00'00"	S45°13'50"W
C19	314.18'	200.00'	90°00'23"	N45°13'38"E
C20	125.09'	150.00'	47°46'49"	S24°08'51"W
C21	125.09'	150.00'	47°46'49"	S24°08'51"W



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00000000	IN	REGISTERED PROFESSIONAL LAND SURVEYOR	01/01/2025
00000000	IN	REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT	01/01/2025
00000000	IN	REGISTERED PROFESSIONAL CIVIL ENGINEER	01/01/2025
00000000	IN	REGISTERED PROFESSIONAL ELECTRICAL ENGINEER	01/01/2025
00000000	IN	REGISTERED PROFESSIONAL MECHANICAL ENGINEER	01/01/2025
00000000	IN	REGISTERED PROFESSIONAL CHEMICAL ENGINEER	01/01/2025
00000000	IN	REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER	01/01/2025
00000000	IN	REGISTERED PROFESSIONAL AERONAUTICAL ENGINEER	01/01/2025
00000000	IN	REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER	01/01/2025
00000000	IN	REGISTERED PROFESSIONAL BIOLOGICAL ENGINEER	01/01/2025
00000000	IN	REGISTERED PROFESSIONAL ENVIRONMENTAL ENGINEER	01/01/2025
00000000	IN	REGISTERED PROFESSIONAL MARINE ENGINEER	01/01/2025
00000000	IN	REGISTERED PROFESSIONAL METALLURGICAL ENGINEER	01/01/2025
00000000	IN	REGISTERED PROFESSIONAL NUCLEAR ENGINEER	01/01/2025
00000000	IN	REGISTERED PROFESSIONAL PETROLEUM ENGINEER	01/01/2025
00000000	IN	REGISTERED PROFESSIONAL TRANSPORTATION ENGINEER	01/01/2025
00000000	IN	REGISTERED PROFESSIONAL WATERSUPPLY ENGINEER	01/01/2025
00000000	IN	REGISTERED PROFESSIONAL WASTE ENGINEER	01/01/2025
00000000	IN	REGISTERED PROFESSIONAL MINING ENGINEER	01/01/2025
00000000	IN	REGISTERED PROFESSIONAL METEOROLOGICAL ENGINEER	01/01/2025
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00000000	IN	REGISTERED PROFESSIONAL MINING ENGINEER	01/01/2025
00000000	IN	REGISTERED PROFESSIONAL METEOROLOGICAL ENGINEER	01/01/2025

HARVEST TRAIL AT WESTFIELD
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PRIMARY PLAT
P302
SHEET NO.
W20.0155



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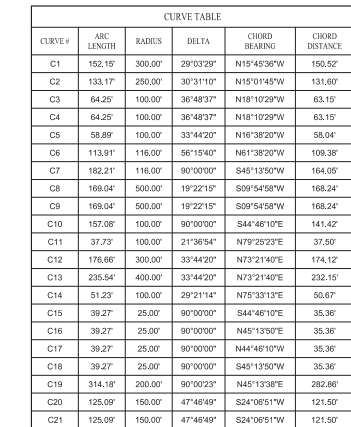
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WZ020155	*	WZ020155	*
OWN NAME	NAME	OWN NAME	NAME
PROD Primary Ref	NAME	PROD Primary Ref	NAME
PREPARED BY	NAME	PREPARED BY	NAME
SCS/MQ	NAME	SCS/MQ	NAME
DOWN BY	NAME	DOWN BY	NAME
MEMO	NAME	MEMO	NAME
CHECKED BY	NAME	CHECKED BY	NAME
ASP	NAME	ASP	NAME
DATE	DATE	DATE	DATE
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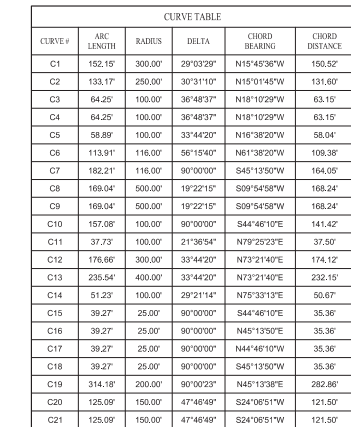
P305

SHEET NO.

PROJECT NO. W20.0155

[illegible]

SHEET NO. P306 PROJECT NO. W20.0155	HARVEST TRAIL AT WESTFIELD 612 EAST 191ST STREET, WESTFIELD, IN 46074 PRIMARY PLAT
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SHEET NO.
P307
PROJECT NO.
W20.0155

PROJECT NO.	BY	DATE	CHANGES AND ISSUES
WZ0105	*	0000	
OWNED BY	*	0000	
PREPARED BY	*	0000	
QC/SA/QC	*	0000	
DRAWN BY	*	0000	
MEMO/QC	*	0000	
CHECKED BY	*	0000	
DATE	*	00/00/00	

5100

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WESTFIELD, IN 46074

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OVERALL GREEN SPACE	
GREEN SPACE	ACRE
C.A. "A"	COMMERCIAL DEVELOPMENT
C.A. "B"	COMMERCIAL DEVELOPMENT
C.A. "C"	COMMERCIAL DEVELOPMENT
C.A. "D"	34.705 SF
C.A. "E"	2,838 SF
C.A. "F"	3,669 SF
C.A. "G"	3,669 SF
C.A. "H"	3,669 SF
C.A. "I"	3,669 SF
C.A. "J"	3,669 SF
C.A. "K"	3,480 SF
C.A. "L"	3,480 SF
C.A. "M"	3,480 SF
C.A. "N"	3,480 SF
C.A. "O"	3,480 SF
C.A. "P"	21,521 SF
C.A. "Q"	3,349 SF
C.A. "R"	3,213 SF
C.A. "S"	131,191 SF
C.A. "T"	46,699 SF
C.A. "U"	10,896 SF
C.A. "V"	13,849 SF
C.A. "W"	3,864 SF
C.A. "X"	431,313 SF
	TOTAL
	16.97 ACRES
PARK (BY OTHERS)	4.9 ACRES
	GRAND TOTAL
	21.87 ACRES

PLANS PREPARED FOR
(COMMERCIAL PORTION)
191ST LAND ACQUISITION LLC
555 E. MAIN ST.
WESTFIELD, INDIANA 46074
TELEPHONE: (317) 979-0538
CONTACT PERSON: R. BIRCH DALTON



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HEET NO.
L001
PROJECT NO.
W20.0155



HARVEST TRAIL AT WESTFIELD

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OVERALL LANDSCAPE PLAN

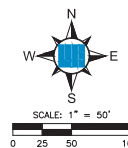
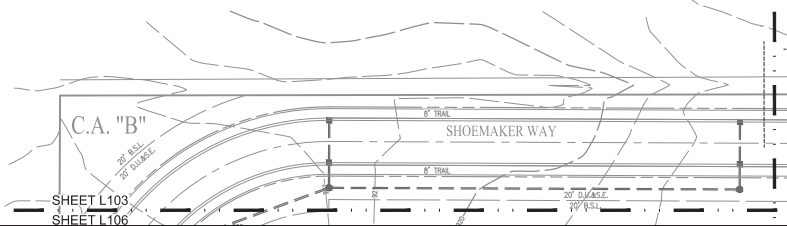
Part of the field of Section 23.25 & 26,
 Township 19 North, Range 3 East, WASHNOTON Township, HAMMOND

SHEET NO.

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PROJECT NO.

W20.0155



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HARVEST TRAIL AT WESTFIELD

612 EAST 191ST STREET, WESTFIELD, IN 46074

OVERALL LANDSCAPE PLAN

Part of the Bill of Section 22.25 & 26, Township 19 North, Range 4 East, WASHNOTON Township, HAMMOND

SHEET NO.

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PROJECT NO.

W20.0155

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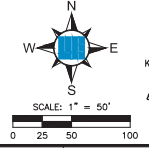
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CS:W:\Projects\2015\Westfield\Drawings\Site\W20.015.dwg
DATE: 11/11/2015
TIME: 10:10:10
USER: JLM
PLOT: 11/11/2015



SHEET 103
SHEET 104



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OVERALL LANDSCAPE PLAN
PROJECT NO.
W20.0155

DATE	BY	DESCRIPTION
11/11/2015	JLM	100% DESIGN
11/11/2015	JLM	90% DESIGN
11/11/2015	JLM	80% DESIGN
11/11/2015	JLM	70% DESIGN
11/11/2015	JLM	60% DESIGN
11/11/2015	JLM	50% DESIGN
11/11/2015	JLM	40% DESIGN
11/11/2015	JLM	30% DESIGN
11/11/2015	JLM	20% DESIGN
11/11/2015	JLM	10% DESIGN

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OVERALL LANDSCAPE PLAN

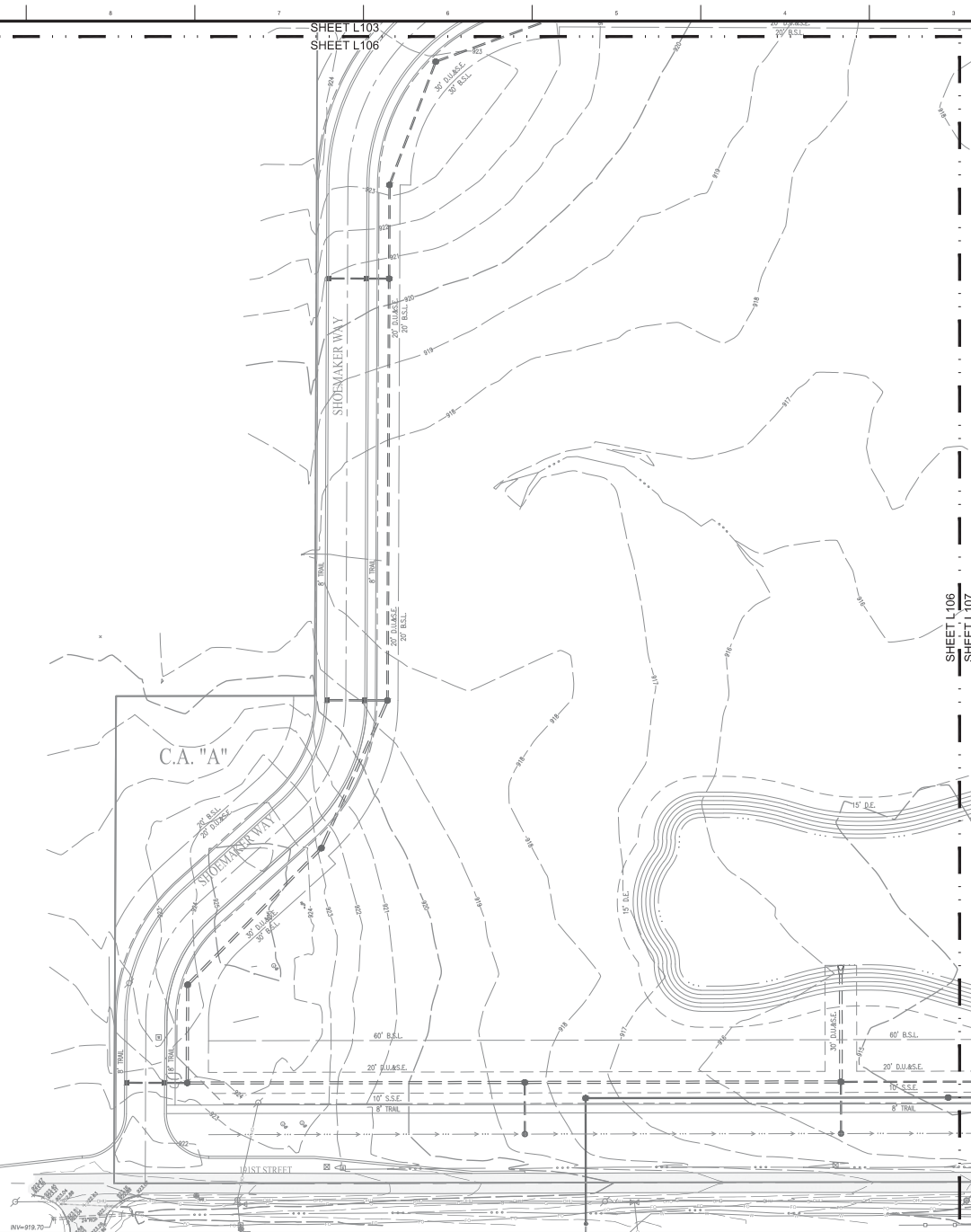
SHEET NO.

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PROJECT NO.
W20.0155

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SHEET L103
SHEET L106

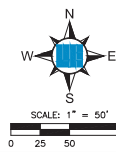
SHEET L106

SHOEMAKER WAY

SHEET L106
SHEET L107

SHEET L106
SHEET L107

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HARVEST TRAIL AT WEST

OVERALL LANDSCAPE PLAN

SHEET NO.
L106

PROJECT NO.
W20.0155

REMARKS/NOTES	DATE	BY	PROJECT NO.	WALU ID NO.
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	***	*	POW NAME	
	***	*	LIJHJ Language File	
	***	*	ORIGINATED BY	
	***	*	BSG/AMQ	
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	***	*	CHECKED BY	
	***	*	DATE	
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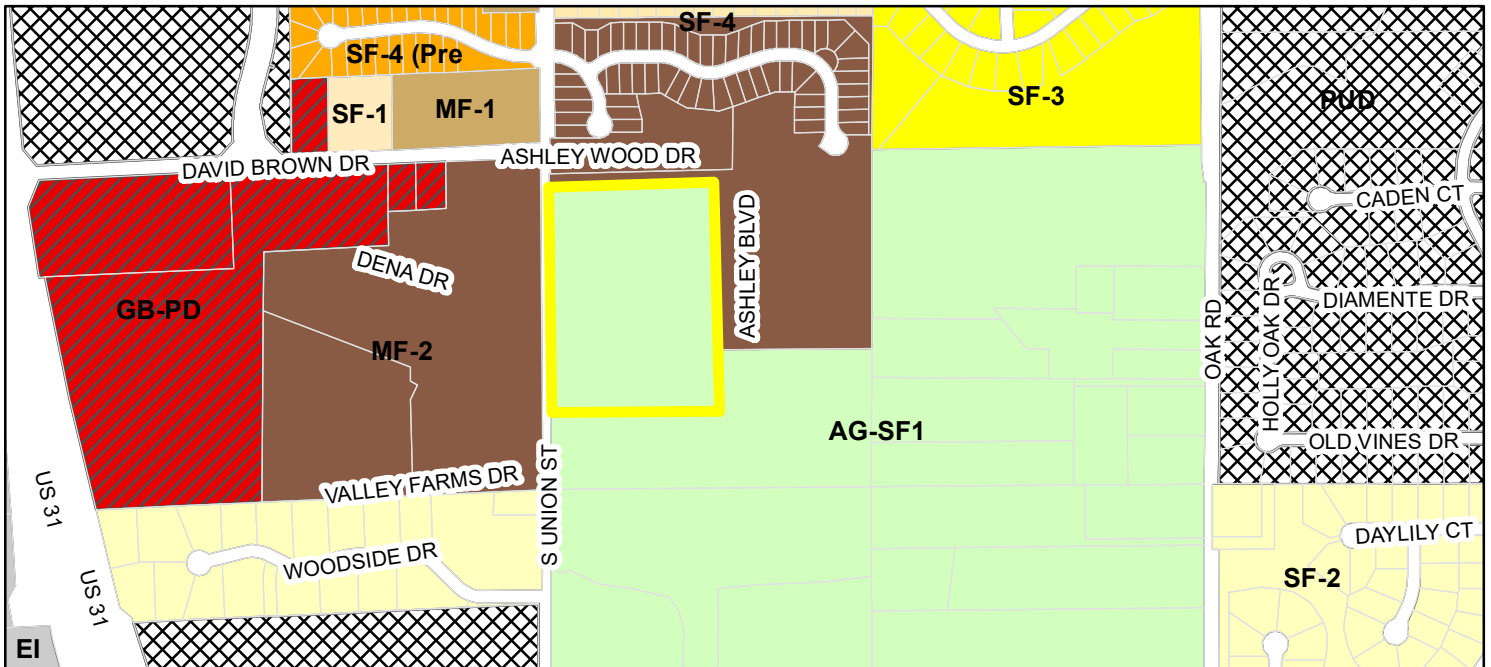
Property Location Map
16703 S. Union Street
Planned Unit Development
2203-PUD-05



Aerial Location Map



Zoning Map



Parcel	MF-2 (Multiple Family - 2)
Zoning - All	PUD (Planned Unit Development)
Zoning	SF-1 (Single Family - 1)
AG-SF1 (Agriculture - Single Family - 1)	SF-2 (Single Family - 2)
EI (Enclosed Industrial)	SF-3 (Single Family - 3)
GB-PD (General Business - Planned Development)	SF-4 (Single Family - 4)
MF-1 (Multiple Family - 1)	SF-4 Pre-1994 (Single Family - 4 Pre-1994)

ORDINANCE NUMBER 22-__

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

“Towns at Union”

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

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

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

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

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Towns at Union PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development

Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

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

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

- 2.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 2.2 The Real Estate shall be developed in substantial compliance with the Concept Plan.
- 2.3 The Concept Plan includes Front-Load Townhomes” and “Rear-Load Townhomes” which dwellings are further regulated under the terms of this Ordinance.

Section 3. **Underlying Zoning District.** The Underlying Zoning District shall be SFA: Single-Family Attached District.

Section 4. **Permitted Uses.** The permitted uses shall be limited to Townhome Dwellings.

- 4.1 **Maximum Dwellings:** The total number of Dwelling Units permitted in the District shall not exceed eighty-four (84).

Section 5. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below with the following table which replaces and supersedes the Section 4.9 (A-L) of the UDO:

Standard	
Minimum Lot Area	No Minimum
Minimum Lot Frontage	No Minimum
Maximum Density	See Section 4.1
Maximum Dwelling Units Per Building	6
Maximum Project Size	See Real Estate

Minimum Building Setback Lines from perimeter of Real Estate	
Setback from Union Street (stoop and porch may encroach)	10'
Setback form north perimeter of Real Estate	25'
Setback form east perimeter of Real Estate	80'
Setback from south perimeter of Real Estate	80'
Minimum Driveway Length	20'
Minimum Internal Building Setbacks	
Setback from internal street	Not Applicable
Side Yard & Rear Yard	Not Applicable
Minimum Distance Between Structures	20'
Maximum Lot Coverage	Not Applicable
Minimum Lot Width	20'
Maximum Building Height	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,900sqft

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

6.1 **Article 6.3 Architectural Standards:** Article 6.3 shall not apply, rather, the following shall apply:

- A. **Character Exhibit:** The Character Exhibit for Dwellings, attached hereto as **Exhibit C**, is hereby incorporated to capture the intended architecture of townhouses to be constructed. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the development. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.
- B. **Building Materials:** Permitted exterior building materials are as follows:
 - i. Masonry Material (brick or cultured stone), LP smart trim, composite trim, composite veneer panels, vinyl shutters, aluminum facia, aluminum soffits, aluminum downspouts/gutters. Vinyl siding shall be prohibited.
- C. **Roof Standards:**
 - i. The primary/main roof overhang or eaves shall be a minimum of eleven inches (11") on all facades of each Building, as measured

prior to the installation of any Masonry Materials. Dimensional shingles are required with metal roof accents permitted.

- ii. **Roof Pitch:** The minimum primary/main and secondary roof pitches of all townhome buildings shall be no less than 6:12. Shed roof dormer accents shall be no less than 3:12.

D. **Dwelling Design:** The following standards shall apply to all Dwellings:

- i. **Perimeter Lots Fronting Union Street:** Townhomes as shown on the Concept Plan facing Union Street and the internal sidewalk opposite the entrance off of Union Street, shall require the front door to face the street/sidewalk and the garage shall face an internal street.
- ii. **Garages:** All Dwellings shall have a two (2) car garage.
- iii. **Front Building Façade Requirements:** At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade (façade including the entry door) unless specifically noted otherwise:
 - a) All units shall be offset a minimum two (2) feet, unit to unit
 - b) All buildings shall have a minimum of three (3) materials, colors, or patterns on the front façade, one of which shall be masonry.
 - c) A minimum of forty (40) percent of the front façade below the roof line, facing a street right of way, shall be masonry which shall allow varied percentages of masonry per dwelling provided forty (40) percent is provided across the building.
 - d) A minimum of four (4) windows.
 - e) A one by 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided.
 - f) Windows installed in a garage, garage door, a service door with a window, and transom windows in bathroom or storage areas shall count as one window for purposes of these requirements as long as the window(s) in the garage exceed an aggregate of four (4) square feet in size.
- iv. **Side Building Façade Requirements:** At a minimum, the side elevation for each end unit on each Townhome building shall

utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):

- a) All side facades shall have a minimum of two (2) materials, colors, or patterns.
 - b) A side façade facing a public space (common areas or rights-of-way, including an alley, as shown on the Concept Plan) shall provide wainscot a minimum height of the lower of (i) 36" above grade, or (ii) the bottom of the first floor windows of the home.
 - c) A minimum of three (3) windows shall be required
 - d) A one by 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided.
 - e) Windows installed in a garage, garage door, a service door with a window, and transom windows in bathroom or storage areas shall count as one window for purposes of this requirement as long as the window(s) in the garage exceed an aggregate of four (4) square feet in size.
- v. Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade (façade opposite the façade including the entry door):
- a) All rear facades shall have a minimum of two (2) materials, colors, or patterns.
 - b) A minimum of four (4) windows shall be required.
 - c) A one by 4-inch nominal window trim board shall be provided unless the window is wrapped in masonry or shutters are provided.
 - d) Windows installed in a garage, garage door, a service door with a window, and transom windows in bathroom or storage areas shall count as one window for purposes of this requirement as long as the window(s) in the garage exceed an aggregate of four (4) square feet in size.

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

A. General Design Standards: Landscaping shall be as generally depicted on **Exhibit B**. If a provision of Article 6.8 Landscaping Standards is in conflict

with **Exhibit B**, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.

- B. Tree Preservation: Article 6.8(E) Tree Preservation Standards in UDO shall not apply. Instead, trees shall generally be preserved as shown on the Concept Plan as “Existing Trees”.
 - i. Trees to be preserved may be removed for required grading, utilities, and drainage needs.
 - ii. Trees to be preserved shall constitute as required buffer and plantings. No tree inventory and/or new plantings are required.
 - iii. Drainage and utility easements may overlap buffer yards.
- C. Easements: Article 6.8(G)(4)(f) Easements, of the UDO shall be modify as follows:
 - i. Landscaping shall be permitted within utility or drainage easements, so long as 10 ft separation from any storm sewer or subsurface drain is maintained.
- D. Ponds: Article 6.8(I)(2), of the UDO, Wetlands/aquatic vegetation planted around the wet perimeter shall not apply.
- E. Street Trees: Article 6.8(J) Street Trees shall not apply. If Street Trees are provided, they are not required to be located within R-O-W or within a minimum 8’ wide planting strip between curb and sidewalk.
- F. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply; except as modified below as generally illustrated on **Exhibit D**.
 - i. At a minimum, the yard between the entry door of a dwelling and the street shall be sodded and the remainder of the Lot shall be seeded.
 - ii. A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling. If the Shade Tree does not fit in the front yard, then it may be relocated on the lot.
 - iii. Each Townhome on a Corner Lot shall have a minimum of one (1) Shade Tree required between the side of the dwelling and the street.
- G. Foundation Plantings: Article 6.8(L)(1-5): Foundation Plantings shall not

apply.

- H. Open Space/Common Areas: Five (5) trees per acre shall be required and provided on the Real Estate.
- I. External Street Frontages: Article 6.8(M)(1) External Street Frontage Landscaping Requirements shall not apply.
- J. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall apply as required below:
 - i. North Buffer: Five (5) feet (excluding parking area)
 - ii. East Buffer: Fifteen (15) feet
 - iii. South Buffer: Twenty-five (25) feet
 - iv. West Buffer: Not Applicable
 - v. All buffers shall preserve existing trees, supplemental plantings not required. Trees to be preserved may be removed for required grading, utilities, and drainage needs.
 - vi. A tree inventory shall not be required.
- K. Parking Area Landscaping: Article 6.8(O) Parking Area Landscaping: shall not apply, instead the following shall apply:
 - ii. Parking shall be provided as generally shown on the concept plan.
 - iii. Parking areas shall be screened with shrubs and/or grasses,
 - iv. Hammer heads shall not permit parking, and shall have safety bollards as shown on the Concept Plan.
- L. Bike Parking: Article 6.14(H) Parking and Loading Standards – Bicycle Parking shall not apply.

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

- 7.1 The minimum street horizontal centerline radii shall be fifty (50) feet.
- 7.2 Vision Clearance: Thirty (30) feet maximum at Union Street and internal streets.
- 7.3 Driveway Setback from Intersection: Thirty (30) feet from intersecting right of way lines.
- 7.4 Internal public street section: Forty-one (41) feet total right-of-way, thirty-one (31) foot BC-BC.
- 7.5 Five (5) foot sidewalk abutting roll curb permitted as shown on Concept Plan.
- 7.6 Street right of way line to be five (5) feet behind back of curb, including Union Streets entrance.

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

- 8.1 Minimum Open Space: Open Space (green space area on lots, common areas and the area of ponds) shall be a minimum of thirty (30) percent and as generally shown on the Concept Plan. The Landscape qualifier for ponds shall not apply.
- 8.2 Article 8.6(H) Multi-family Districts: Shall not apply, rather site amenities shall include either a covered gathering structure, community fire pit or similar structure the character of which is generally illustrated on Exhibit E.
- 8.3 Article 8.7(C): shall not apply, instead the following shall apply: The minimum sidewalk width shall be five (5) feet, regardless of location or design. Sidewalks shall be provided as generally shown on the Concept Plan.
- 8.4 Article 8.9(D)(1): Passing Blister shall not apply.
- 8.5 Article 8.9(D)(4): Decel taper rate shall be based on 25 MPH. Accel taper lane shall be 100' in length.
- 8.6 Article 8.9(G)(3) Improvement Standards, Cul-de-sac Design – shall be modified as follows:
 - i. Terminus Design: Shall be allowed in form of Hammerhead Turnaround per concept plan
 - ii. Dead-end Streets: To be allowed up to 250' with Hammerhead Turnaround as shown on Concept Plan (223' per plan)

- 8.7 Article 8.9(G)(6) Improvement Standards, Access Points – shall be modified to provide one (1) primary access point to Union Street and (1) emergency access drive to Union Street.
- 8.8 Article 8.9(G)(7) Improvement Standards, Curved Streets – shall be modified as follows: Street centerline horizontal radius: shall be a min of 50’

Section 9. **Maintenance Standards:** The following shall be included in the Covenants, Conditions and Restrictions of the Owner’s Association for the Real Estate.

- 9.1. All lots shall be subject to a required landscape maintenance program including seasonal mulching, hard edging, fertilization, mowing and trimming, weeding of landscape beds, pruning and fall clean up.
- 9.2 All lots shall be subject to a required snow removal program for driveways and sidewalks.
- 9.3 The above provisions shall be included in the initial Covenants, Conditions and Restrictions of the Owner’s Association and all future administration and enforcement of the provisions shall be solely and exclusively the responsibility of the Owner’s Association.

Section 10. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2028 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the AG-SF 1 District.

Section 11. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 22-__** was delivered to the Mayor of Westfield

on the _____ day of _____, 2022, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 22-__

this _____ day of _____, 2022.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 22-__

this _____ day of _____, 2022.

J. Andrew Cook, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Jon C. Dobosiewicz

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Dwelling Character Exhibits
Exhibit D	Buffer Yard Exhibit
Exhibit E	Amenity Character Exhibits

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Part of the Southwest Quarter of Section 6, Township 18 North, Range 4 East of the Second Principal Meridian, in the City of Westfield, Washington Township, Hamilton County, Indiana, based on a survey prepared by Michael G. Judt, Professional Surveyor Number 21500017, HWC Engineering, Project Number 2019-243-A, more particularly described as follows:

COMMENCING at the Southwest corner of said Southwest Quarter, marked by a Harrison Monument found per Hamilton County Surveyor reference ties; thence North 00 degrees 15 minutes 36 seconds West (grid bearing, Indiana State Plane, East Zone, NAD 83, 2011, EPOCH 2010.0000) along the west line of said Southwest Quarter a distance of 324.72 feet to the POINT OF BEGINNING, marked by a mag nail with washer stamped "HWC ENGINEERING FIRM #0114"; thence continuing North 00 degrees 15 minutes 36 seconds West along said west line a distance of 847.06 feet to a southwest corner of a tract of land described in Instrument Number 200000054546 in the Office of the Recorder of Hamilton County, Indiana, the following two (2) courses being along a south and west line of said tract; (1) thence North 89 degrees 29 minutes 37 seconds East a distance of 660.00 feet; (2) thence South 00 degrees 15 minutes 36 seconds East a distance of 659.86 feet to a southwest corner of said tract; thence continuing South 00 degrees 15 minutes 36 seconds East along the southerly extension of the previous line a distance of 190.45 feet to a 5/8-inch rebar with cap stamped "HWC ENGINEERING FIRM #0114"; thence South 89 degrees 46 minutes 31 seconds West a distance of 659.99 feet to the POINT OF BEGINNING, containing 12.859 acres, more or less.

.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

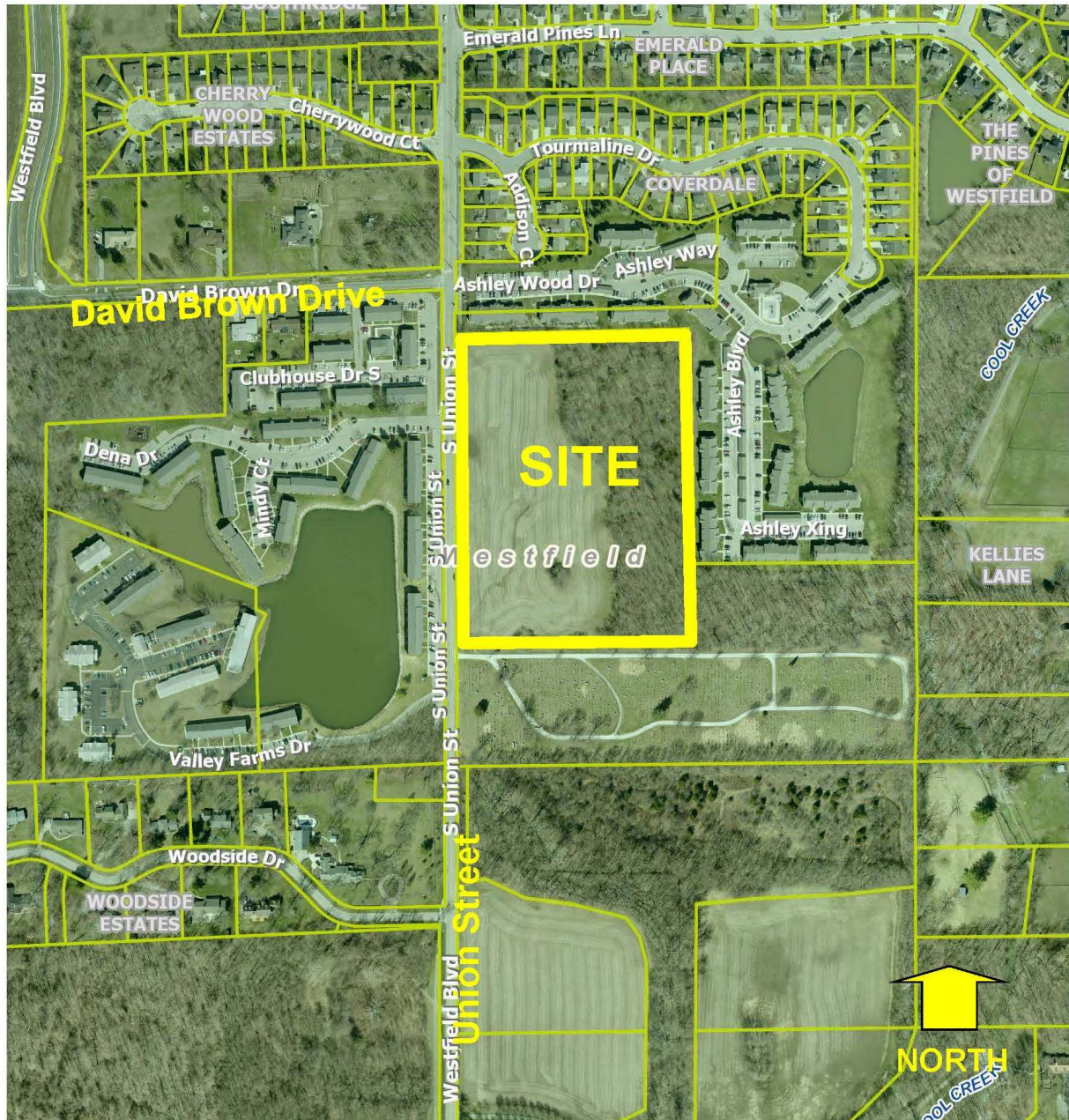


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2108-PUD-23.

EXHIBIT C
DWELLING CHARACTER EXHIBITS
 (Page 1 of 3)



EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 2 of 3)



EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 3 of 3)



EXHIBIT D
BUFFER YARD EXHIBIT
 (Page 1 of 1)

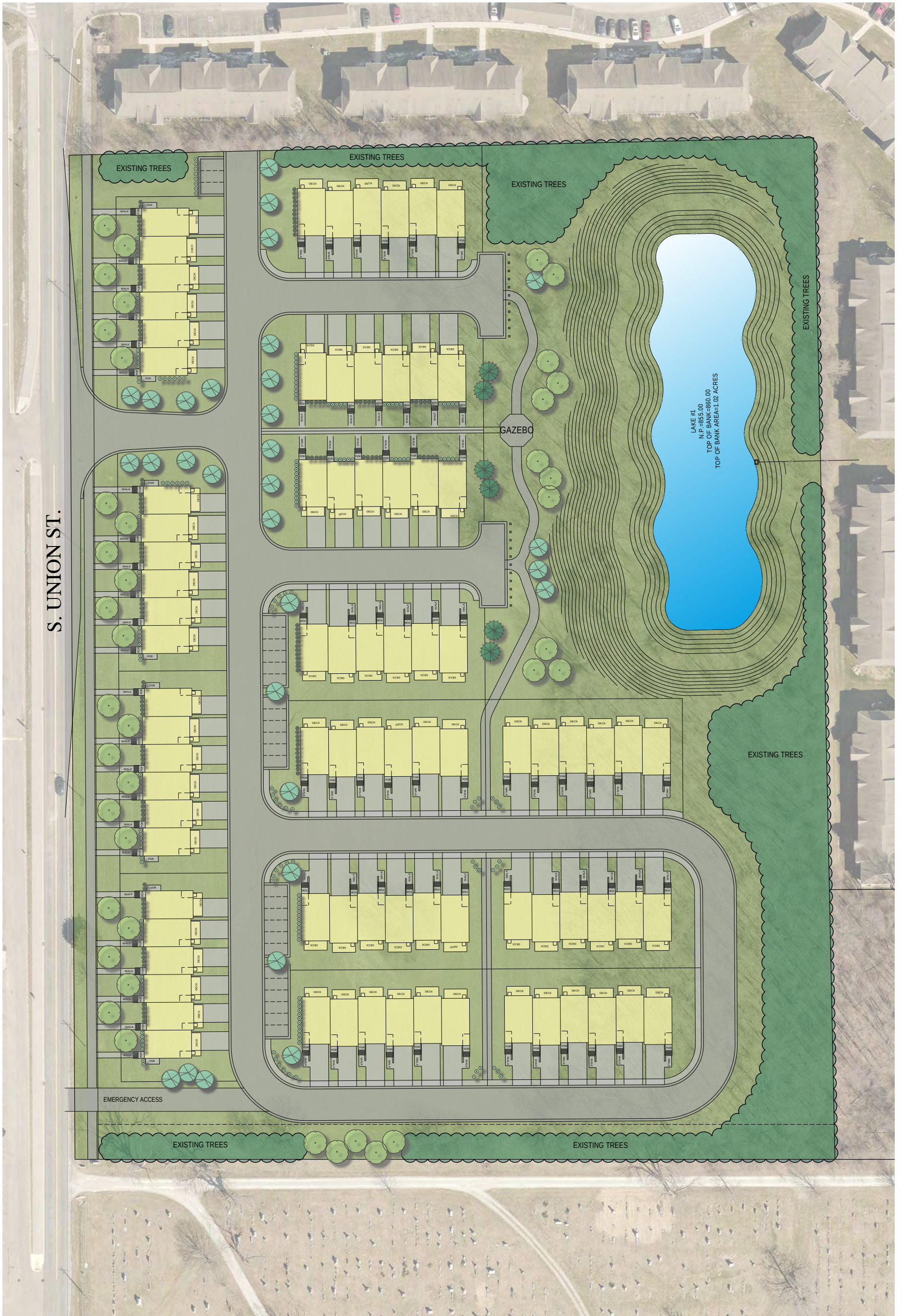


- 5' BUFFER YARD
- 15' BUFFER YARD
- 20' BUFFER YARD

EXHIBIT E
AMENITY CHARACTER EXHIBITS
(Page 1 of 1)



TOWNS AT UNION WESTFIELD, INDIANA



S. UNION ST.

EMERGENCY ACCESS

EXISTING TREES

EXISTING TREES

EXISTING TREES

LAKE #1
N.P.=855.00
TOP OF BANK=860.00
TOP OF BANK AREA=1.02 ACRES

EXISTING TREES

EXISTING TREES



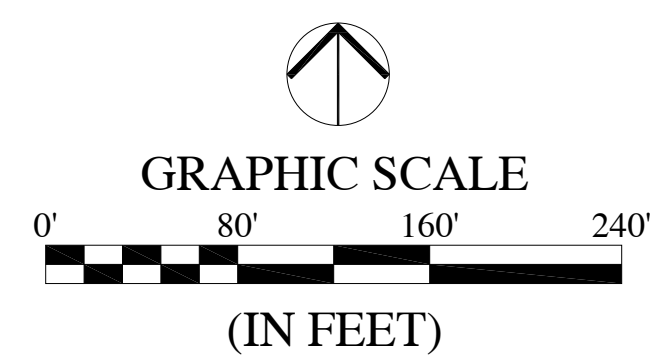
NOT TO SCALE



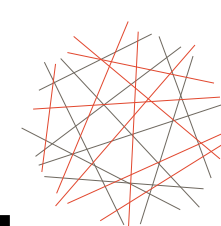
HWC
ENGINEERING

TOWNS AT UNION
COLOR EXHIBIT
WESTFIELD, INDIANA
JANUARY 13, 2022

Plot Date:	Jan 14, 2022	Plot Time:	9:43am	File Name:	W:\Pulte Homes\2019-243-A Pulte- Westfield Summit Lawn\Designs\Townes at Union - Layout G MColor Exhibit.dwg	Layout:	MColor Exhibit - OVERALL	By:	dchesterfield
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WESTFIELD, INDIANA
JANUARY 13, 2022



HWC

ENGINEERING

EXHIBIT “D”

PROJECT DESCRIPTION

The applicant, Pulte Homes of Indiana, LLC (“Pulte”) is seeking rezone approval to a Planned Unit Development Ordinance (“Request”) for a parcel of real estate that consists of approximately 12.86 acres which is generally located east of and adjacent to Union Street and south of David Brown Drive (“Real Estate”) in order to develop a for-sale townhome community to be known as “Towns at Union”.

The Real Estate is currently zoned AG-SF1 and the Request seeks to rezone the Real Estate to the “Towns at Union Planned Unit Development District Ordinance” which will have SFA – Single- Family Attached District as the underlying zoning classification.

Uses and zoning classifications that surround the Real Estate include: (i) to the immediate north is the Ashley Place apartment community that is zoned MF2 – Multi-Family Medium Density District; (ii) to the west, immediately across Union Street, are the Hamilton Square and Valley Farms apartment communities which are zoned MF2 -Multi-Family Medium Density District ; (iii) to the immediate south is real estate that is ground that is part of the Summit Lawn Cemetery that is zoned AG-SF1; and, (iv) to the immediate east is the Ashley Place apartment community that is zoned MF2 - Multi-Family Medium Density District and ground that will remain part of the Summit Lawn Cemetery.

Regarding the site plan for the Towns on Union, some items of note include: (i) the community will consist of eighty four (84) townhomes; (ii) positioned along Union Street will be rear load townhomes so that the fronts of these townhomes will be facing Union Street with individual sidewalk connections to the path proposed along the street; (iii) positioned internal to the site will be both rear and front load townhomes; and, (iv) tree preservation areas exist along the perimeters of the Real Estate with the largest area of tree preservation incorporated along the eastern portion of the site around the proposed pond and amenity feature. Pedestrian paths are provided in common areas as well as along Union Street with connectivity to the new trail along David Brown Drive which connects to the Monon Trail, the Natalie Wheeler Trail and the sidewalk system along Union Street which provides access to the restaurants along Park Street, Grand Junction Plaza and other downtown amenities including the Midland Trail.

Regarding the townhome architecture, there will be a mix of rear load and front load townhomes and the Towns at Union PUD includes specific architectural standards and requirements for all homes. The type and style of architecture is provided on the Exhibits included in the zoning proposal. Pulte anticipates the townhomes to be range in size from 2,200 to 2,400 square feet and the estimated average sales price range between \$400,000 to \$450,000.

AMBLESIDE

Frankton (KR)

Frankton (KR) /
Fairwood (KC)

Frankton (KR) /
Fairwood (KC)

Frankton (KR) /
Fairwood (KC)

Frankton (KR) /
Fairwood (KC)

Frankton (KR)



Elev. 4 - Side Entry

Elev. 5 - Front Entry

Elev. 3 - Front Entry

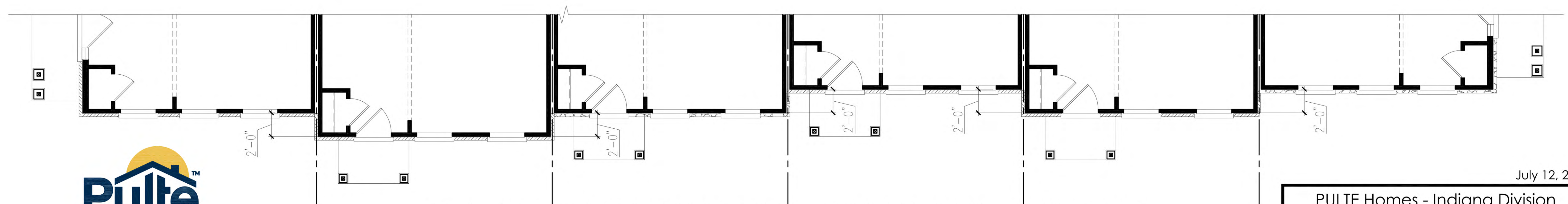
Elev. 4 - Front Entry

Elev. 5 - Front Entry

Elev. 3 - Side Entry

SIX (6) UNIT BUILDING - FRONT ELEVATION

1/8"=1'-0"



FRANKTON/FAIRWOOD - SIX (6) UNIT BUILDING

Property of Pulte Homes. No part of this plan may be used by others without express written consent of Pulte Homes.

July 12, 2021

PULTE Homes - Indiana Division
11590 North Meridian Street, Suite 530
Carmel, IN 46032



Towns at Union PUD Zoning Request

Neighborhood Meeting Summary

Project: Towns at Union PUD Rezone Request - Docket Number
Pulte Homes of Indiana, LLC

Docket Number: 2203-PUD-05

Date: March 1, 2022 at 6:30 pm

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

Presenters: Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
David Compton, Rex Ramage and Tabitha Calvin – Pulte Homes

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

The Neighborhood Meeting began at 6:30 pm and Jon Dobosiewicz (JD) and Rex Ramage (RR) provided an overview summary of the proposal.

Neighbor Comments and Questions:

1. Mr. and Mrs. Beauchamp asked general questions pertaining to: what trees will be preserved and what trees may be removed; how many townhomes are proposed; will these be for-sale townhomes; general questions regarding width of townhomes and design; and, do you think you will see more golf carts being used along Union Street from this community?
 - a. JD and RR provided responses to the Beauchamp's questions and comments.
2. Mr. Beauchamp commented that it was nice to see a high-quality project proposed for this site.

The meeting ended at approximately 7:15 pm.

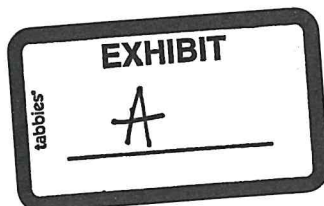
Neighborhood Meeting Sign In-Sheet

RE: Neighborhood Meeting
Pulte Homes of Indiana, LLC
Towns at Union PUD Rezone Request - Docket Number 2203-PUD-05

Location:

Tuesday, March 1, 2022, at 6:30 pm
Hampton Inn Westfield located at 17400 Wheeler Road, Westfield, IN. 46074

	<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1.	Robert Beauchamp		317-445-8275	RCB16400aol.com
2.	Michelle			
3.	Cindy S.			
4.				
5.				
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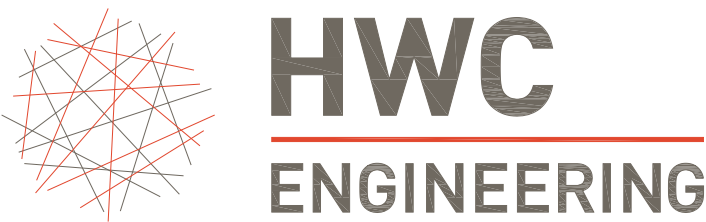
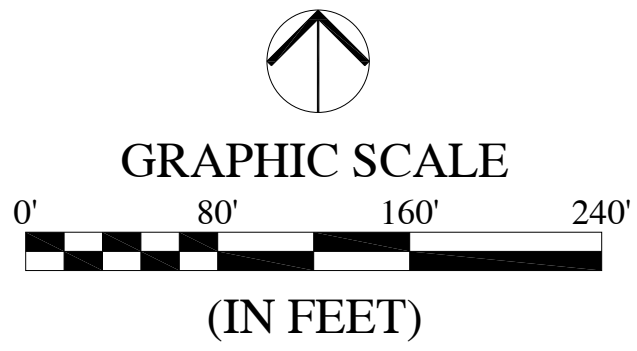


TOWNS AT UNION WESTFIELD, INDIANA



- 5' BUFFER YARD
- 15' BUFFER YARD
- 20' BUFFER YARD

TOWNS AT UNION WESTFIELD, INDIANA



TOWNS AT UNION
WESTFIELD, INDIANA
JANUARY 27, 2022

TOWNS AT UNION WESTFIELD, INDIANA



TOWNS AT UNION
RIGHT-OF-WAY CROSS SECTION EXHIBIT
WESTFIELD, INDIANA
JANUARY 27, 2022

NOT TO SCALE





Petition Number:	2203-ODP-03 & 2203-SPP-03
Subject Site Address:	Generally, 300 E. 191 st Street (the "Property")
Petitioner:	CND-Wood Robinson, LLC by Weihe Engineers, Inc. (the "Petitioner")
Request:	The Petitioner requests Primary Plat and Overall Development Plan approval for 309 single-family residential lots and three (3) blocks on 157.53 acres +/- in the Woods Robinson Briggs PUD District
Current Zoning:	Woods Robinson Briggs PUD (Ord. 21-10)
Proposed Amendment:	Woods Robinson Briggs PUD Amendment I (Harvest Trail) (Ord. 22-05)
Current Land Use:	Vacant
Approximate Acreage:	157.53 acres +/-
Staff Reviewer:	Daine Crabtree, Senior Planner
Exhibits:	1. Staff Report 2. Location Map 3. Primary Plat 4. Overall Development Plan 5. Overall Landscape Plan

HISTORY AND PROCEDURAL

The rezoning of the Property from the AG-SF1: Agriculture/Single-Family Rural District to the Woods Robinson Briggs PUD District was approved at the March 22, 2021, City Council meeting.

A proposed PUD Amendment to modify Buffer Yard requirements and Front and Rear Yard setback standards for District 3 within the PUD, Ord. 22-05, was introduced at the [February 14, 2022, City Council meeting](#). The discussion for this petition can be found [here](#).

PROJECT OVERVIEW

The 157.53 acre +/- site is located on the north side of 191st Street, west of Tomlinson Road across from Grand Park (see [Exhibit 2](#)). The request is for approval of a Primary Plat and Overall Detailed Development Plan for 309 Single-Family Residential Lots ("Harvest Trail at Westfield") and three (3) blocks (future commercial/institutional development as per the Woods Robinson Briggs PUD Concept Plan).



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

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

- 6) Proposed name of subdivision.
- 7) Names and addresses of the owner, owners, land surveyor or land planner.
- 8) Title, scale, north arrow and date.
- 9) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 10) Easements (locations, widths and purposes). (Article 8.3)

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 11) Statement concerning the location and approximate size or capacity of utilities to be installed.

- 12) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 14) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

- 15) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.



- 16) Building setback lines. (Article 4.23 & Article 5.3(G))
- 17) Legend and notes.
- 18) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 19) Other features or conditions which would affect the subdivision favorable or adversely.
- 20) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 21) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 22) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 23) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.
- 24) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

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

The plans comply.

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

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.
- 27) Boundary lines of the property including all dimensions.



- 28) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 29) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 30) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

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

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

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 33) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 34) Location and dimensions of all existing structures and paved areas.

- 35) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

- 36) Location of all Floodplain areas within the boundaries of the property.

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



- 38) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- 39) Identify buildings proposed for demolition.

- 40) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

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

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

The plans comply.

- 42) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 43) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 44) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.



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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 46) Accessory Use and Building Standards (Article 6.1)
47) Architectural Standards (Article 6.3)
48) Building Standards (Article 6.4)
49) Fence Standards (Article 6.5)
50) Height Standards (Article 6.6)
51) Landscaping Standards (Article 6.8)

- a) Street Trees

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- b) Minimum Lot Landscaping Requirements

- c) External Street Frontage Landscaping

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

- d) Parking Area Landscaping

- e) Buffer Yard Requirements

Comment: Proposed to be amended by Ord. 22-05 which provides a Buffer Yard Plan for the entire Real Estate.

- 52) Lighting Standards (Article 6.9)
53) Lot Standards (Article 6.10)
54) Outdoor Café and Eating Areas (Article 6.13)
55) Parking and Loading Standards (Article 6.14)
56) Setback Standards (Article 6.16)



57) Vision Clearance Standards (Article 6.19)

58) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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

59) Block Standards (Article 8.1)

60) Easement Standards (Article 8.3)

61) Monument and Marker Standards (Article 8.5)

62) Open Space and Amenity Standards (Article 8.6)

Comment: 15 percent (15%) Open Space required.

16.97 acres (20.3%) of Open Space provided.

21.87 acres (27.3%) of Open Space provided including the park.

63) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

b) Perimeter/External Pedestrian Network Standards

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

64) Storm Water Standards (Article 8.8)

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

Street Light Standards (Article 8.10)

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.

66) Street Sign Standards (Article 8.11)

67) Surety Standards (Article 8.12)

68) Utility Standards (Article 8.13)



WOODS ROBINSON BRIGGS PUD (ORD. 21-10 & proposed ORD. 22-05)

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

69) Concept Plan

Comment: The Director of Community Development has determined that, as currently presented, the SPP/ODP is compliant with the Concept Plan within Ord. 21-10.

- The aggregate acreage of Districts 3 and 4 is 83.77 acres +/- . The Concept Plan indicated an aggregate 87 acres for Districts 3 and 4. This difference is approximately 3% of the entire PUD area.
- Though retention pond(s) have moved from their location between Districts 3 and 4 on the Concept Plan to north of the proposed church area in District 1 on the Overall Development Plan to due to engineering (runoff drains to the southeast on the Property), the amount of usable greenspace between Districts 3 and 4 is approximately the same. Additionally, a buffer approximately 90 feet in width with a mound and trees is still proposed to buffer the Districts 3 and 4.
- The total number of residential lots proposed for the project is as follows:

District	Permitted via PUD	Proposed
Small Lot Single-Family North (District 3)	175 60' wide lots	127 lots (47 @ 90' wide, 80 @ 65' wide)
Small Lot Single-Family South (District 4)	235 36' wide lots	182 36' wide lots
TOTAL	410 lots	309 lots

70) District 3 (Small Lot Single-Family North) Standards

- a) Minimum Lot Area: 7,500 SF
- b) Minimum Lot Frontage: 30 feet
- c) Minimum Building Setback (Front): 20 feet (proposed to be modified from 25 feet in Ord. 22-05)
- d) Minimum Building Setback (Side): 5 feet
- e) Minimum Building Setback (Rear) 20 feet (proposed to be modified from 25 feet in Ord. 22-05)



- f) Minimum Lot Width: 60 feet
- g) Number of Dwelling Units (1 per lot max): 175 units

Comment: 127 lots shown.

- h) Minimum Building Separation: 10 feet

71) District 4 (Small Lot Single-Family South) Standards

- a) Minimum Lot Area: 2,880 SF
- b) Minimum Lot Frontage on Street: 30 feet
- c) Minimum Building Setback (Front): 10 feet
- d) Minimum Building Setback (Side): 3 feet
- e) Minimum Building Setback (Rear): 5 feet
- f) Minimum Lot Width at Building Line: 36 feet
- g) Minimum Building separation: 6 feet
- h) Maximum Number of Lots: 235 lots

Comment: 182 lots shown.

DEPARTMENT COMMENTS

- 1) **ACTION: Hold a public hearing at the March 7, 2022, Advisory Plan Commission meeting.**
- 2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.
- 3) If any APC member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 7, 2022
2203-PUD-05
Exhibit 1

Petition Number: 2203-PUD-05 (Ordinance No. 22-06)

Petitioner: Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC

Request: A change in zoning for 12.85 acres +/- from the AG-SF1 District to the Towns at Union PUD District.

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

Current Land Use: Cemetery / Vacant

Acreage: 12.85 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 22-06
4. Concept Plan
5. Concept Plan (over aerial)
6. Project Description (Exhibit D)
7. Townhome Examples (Character Exhibit)
8. Neighborhood Meeting Summary
9. Buffer Yard Exhibit
10. Single-family Distance Exhibit
11. Union Right-of-way Cross Section Exhibit
12. Public Comment

Staff Reviewer: Caleb Ernest, Senior Planner

PETITION HISTORY

This petition was introduced at the [February 14, 2022](#), City Council meeting. The discussion for this petition can be viewed [here](#). The petition will receive a public hearing at the March 7, 2022, Advisory Plan Commission (the “Plan Commission”) meeting.

The petitioner held a neighbor meeting on March 1, 2022. A summary of this meeting has been provided by the petitioner and included as **Exhibit 8**.

PROJECT OVERVIEW

Location: This subject real estate is approximately 12.85 acres in size and is located east of and adjacent to Union Street and south of David Brown Drive (the “Real Estate”, see **Exhibit 2**). The Property is currently zoned the AG-SF1 District. Adjacent zoning districts to the south and east are also zoned the AG-SF1 District. Adjacent zoning districts to the west, north and east are zoned the MF-2: Multi-family Medium Density District.

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to accommodate a residential use, as described in the Project Description (see **Exhibit 6**).

ORDINANCE DETAILS

Please note: some standards listed in the PUD are contingent on Public Work's review and standards from the Construction Standards, they are therefore not discussed in this report, the Department has recommended removal of those standards.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibits 4 and 5**) and requires that the Real Estate be developed in substantial compliance with the Concept Plan.

Underlying Zoning: As proposed, the PUD Ordinance assigns SFA: Single-family Attached District as the Underlying Zoning District.

Permitted Uses: The permitted uses shall be limited to Townhome Dwellings. The total number of dwelling units permitted shall not exceed eighty-four (84).

General Regulations: The table below outlines the proposed lot standards as compared to the UDO's requirements for SFA lots (the proposed Underlying Zoning District).

	PUD	UDO (SFA)
Min. Lot Area	No minimum	No minimum
Min. Lot Frontage	No minimum	No minimum
Max. Density	84 dwelling units	4 dwelling units per acre
Max. Dwelling Units Per Building	6	4
Max. Project Size	See Real Estate	30 acres
Min. Building Setback Lines from perimeter of Real Estate:	-	-
Setback from Union Street (stoop and porch may encroach)	10'	25'
Setback from north perimeter of Real Estate	25'	No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.
Setback from east perimeter of Real Estate	80'	No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.

Setback from south perimeter of Real Estate	80'	No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.
Min. Driveway Length	20'	n/a
Min. Internal Building Setbacks:	-	Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least 4'
Setback from internal street	n/a	20'
Side Yard & Rear Yard	n/a	n/a
Min. Distance Between Structures	20'	No Exterior Vinyl: 25 feet Exterior Vinyl: 30 feet
Max. Lot Coverage	n/a	n/a
Max. Lot Width	20'	n/a
Max. Building Height	3 Stories	35'
Min. Living Area (Total) Per Dwelling Unit	1,900 sq. ft	Single-story: 1,300 sq. ft Story and one-half: 1,600 sq. ft Two-story: 1,800 sq. ft

Development Standards: As proposed, the PUD Ordinance establishes some alternative development standards from the UDO. Below you will find sections of text beginning with the words “In the UDO” which are to show what the current UDO requirement is, compared to the bullet points, which show the proposed PUD standards. The proposed PUD standards of note are briefly highlighted and summarized below, but do not reflect the total text or wording of each standard:

- **Architectural Standards:** The proposed ordinance exempts the Real Estate from the architectural standards of Article 6.3 of the UDO and instead includes a Character Exhibit (**Exhibit 7**) to establish a benchmark for quality, vision, and appearance of architecture. Additionally, the proposed ordinance includes standards for Building Materials, Roofing and Dwelling Design which includes front, side and rear façade requirements.
- **Landscaping Standards:** shall apply, except:
 - Landscaping shall be depicted on the Concept Plan (Exhibit B of Ordinance);
 - Tree Preservation (Article 6.8(E) of UDO) shall not apply, rather:
 - Trees shall generally be preserved as shown on the Concept Plan;
 - Trees preserved may be removed for required grading, utilities, and drainage needs;

- Trees preserved shall constitute as required buffer and plantings;
- No tree inventory and/or new plantings are required;
- Drainage and utility easements may overlap buffer yards.

In the UDO, best practices standards are required for tree preservations in Article 6.8(E)(1) & (2). Article 6.8(E)(3) contains requirements for tree inventories for the purposes of crediting landscaping to meet other landscaping requirements in the Landscaping Standards. Similarly, the remainder of Article 6.8(E) contains standards supplemental to the plans, replacement, incentives, tree protection and tree preservation easements for when trees are being preserved.

- Easements (Article 6.8(G)(4)(f) of UDO) shall apply, except:
 - Landscaping shall be permitted within utility or drainage easements, so long as 10 ft separation from any storm sewer or subsurface drain is maintained.
- Ponds (Article 6.8(I)(2) of UDO) shall not apply.

In the UDO, wetlands/aquatic vegetation is planted around the wet perimeter of such areas to further the design objective of natural appearances around detention and retention areas.

- Street Trees (Article 6.8(J) of UDO) shall not apply.
 - If provided, they are not required to be located within ROW or within min. 8' wide planting strip.

In the UDO, street trees are required within ROW of all new Local Streets in residential Major subdivisions. Street trees shall only be required 1 side of a Residential Frontage Road and shall be located within a min. 8-foot wide planting strip between curb and sidewalk. Street trees shall be spaced an average of every 50 feet with a max. of 60 feet and a min. of 25 feet.

- Lot Landscaping (Article 6.8(K) of UDO) shall apply, except:
 - Yard between entry door of dwelling and street shall be sodded and remainder of lot seeded;
 - Min. 1 shade tree and 4 shrubs required per dwelling (if shade tree does not fit in front yard, it may be relocated on the lot);
 - Each townhome on a Corner Lot shall have min. 1 shade tree between side of dwelling and the street.

In the UDO, a Townhouse dwelling is permitted in the MF1: Multi-family Low Density District and would require lot landscaping per the chart below:

	Proposed in PUD	UDO (Multi-family Residential ((per Dwelling Unit))
Shade trees	1	1
Ornamental or Evergreen Trees	n/a	1
Shrubs	4	4

- Foundation Plantings (Article 6.8(L)(1-5) of UDO) shall not apply.

In the UDO, foundation plantings are required approximately every 40 feet against long expanses (over 80 feet) of Building Facades, fences, and other barriers to create a softening effect. Similarly, 1 shrub or ornamental tree per 12 lineal feet would be required along Front Building Facades.

- Open Space/Common Areas: 5 trees per acre shall be required.

In the UDO, open space/common areas are required 10 trees per acre.

- External Street Frontages (Article 6.8(M)(1) of UDO) shall not apply.

In the UDO, external street landscaping is required abutting external streets along residential development. The plantings required within a min. depth of 30 feet are: 4 evergreen trees, 3 shade trees, 3 ornamental trees and 25 shrubs per 100 lineal feet. In addition, a min. 3-foot tall undulating mound shall be required along the entire external street frontage.

- Buffer Yards (Article 6.8(N) of UDO) shall apply as follows:
 - North Buffer: 5 feet (excluding parking area);
 - East Buffer: 15 feet;
 - South Buffer: 25 feet;
 - West Buffer: N/A;
 - All buffers shall preserve existing trees, supplemental plantings not required. Trees to be preserved may be removed for required grading, utilities, and drainage needs;
 - A tree inventory shall not be required.

In the UDO, no buffer yards are required for proposed SFA underlying zoning districts adjacent to Multi-family districts. A Buffer Yard B is required for proposed SFA underlying zoning districts adjacent to AG-SF1 districts. Buffer Yard B requires a min. width of 40 feet, 4 shade trees, 4 evergreen trees and 10 shrubs per 100 lineal feet. Additionally, a min. 4-foot tall undulating mound for at least 60% of the length of the shared lot line is required.

- Parking Area Landscaping (Article 6.8(O) of UDO) shall not apply, rather:
 - Parking shall be provided as generally shown on the Concept Plan;
 - Parking areas shall be screened with shrubs and/or grasses;
 - Hammer heads shall not permit parking, and shall have safety bollards as shown on the Concept Plan.

In the UDO, parking areas shall be screened with a min. 1 tree per 30 linear feet and 1 shrub per 3 feet of parking area length. Perimeter parking area landscaping is required for parking areas with 10 or more spaces where the parking area is located within: i) an established Front Yard, ii) a required yard, or iii) 20 feet of a Lot Line or ROW line.

- Bike Parking (Article 6.14(H) of UDO) shall not apply.

In the UDO, a min. of 1 bicycle parking space (or position) shall be provided per 30 vehicular parking spaces. No more than 15 bicycle parking spaces shall be required for any Principal Building.

- Design Standards shall apply, except:

- Min. Open Space: min. of 30% as generally shown on Concept Plan (landscape qualifier for ponds shall not apply);

In the UDO, the min. open space for SFA zoning districts is 35%.

- Article 8.6(H) of UDO (Multi-family District amenities) shall not apply, rather site amenities shall include either a:
 - Covered gathering structure;
 - Community fire pit;
 - Or similar structure the character of which is illustrated on Exhibit E of the Ordinance.

In the UDO, the minimum number of amenities based on the number of dwelling units is shown below on the table. This standard in the UDO only applies to Multi-family Districts.

Number of Dwelling Units	Minimum Number of Amenities Required
1 to 60	2
61 - 90	3
91 - 120	4
121 - 250	5

- Article 8.7(C) of UDO shall not apply, rather min. sidewalk width shall be 5 feet and as generally shown on the Concept Plan.

In the UDO, the min. sidewalk width shall be as indicated in the Thoroughfare Plan or 5 feet (6 feet if immediately abutting the curb), whichever is greater.

COMPREHENSIVE PLAN

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

The land uses contemplated for “Existing Suburban” are: Detached dwellings, Attached dwellings, Institutional uses and Recreational uses.

Development Policies for “Existing Suburban” include:

- i) Promoting the protection of the existing suburban character of the area.
- ii) Encouraging only compatible infill development on vacant parcels in existing neighborhoods as a means of avoiding sprawl.
- iii) Permitting new development only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts.
- iv) Ensuring that infill development is compatible in mass, scale, density, materials, and architectural style to existing development.

- v) Ensuring that new development adjacent to existing suburban is properly buffered.

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

- (i) Secondary Arterial: S. Union Street;
- (ii) Proposed Local: other proposed streets internal to the development, and;
- (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the March 7, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

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

DEPARTMENT COMMENTS

- 1. **Action:** Hold a public hearing at the March 7, 2022, Plan Commission meeting.
- 2. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.

WRITTEN PUBLIC COMMENTS

Docket Number: 2203-PUD-05
Petitioner: Pulte Homes of Indiana, LLC
Request: Petitioner requests a change in zoning from 12.85 acres +/- from the AG-SF1 District to the Towns at Union Planned Unit Development (PUD) District.

Enclosed Attachments:

March 07, 2022 Public Hearing

1. Hinshaw, Elaine

(03/05/2022)

From: [ELAINE Hinshaw](#)
To: [APC](#); [Robert Horkay](#); [Cindy Spoljaric](#); [Mike Johns](#); [Jake Gilbert](#); [Troy Patton](#)
Cc: [kburkman@gmail.com](#); [gkelleher@gmail.com](#)
Subject: Towns at Union PUD
Date: Saturday, March 5, 2022 4:44:57 PM
Importance: High

WARNING: This external email is from e_hinshaw@msn.com.

This PUD should be approached with the **same level** of scrutiny as the Springwater Development! The following issues were ALL addressed and adjusted in the Springwater proposal.

Height- Currently **all** apartment complexes adjacent, across from and nearby residential housing are no more than 2 stories not 3 stories. This proposal should be for 2 stories only.

Density- While I am pleased that single family townhomes are proposed, the overall density of the number of townhomes needs to be adjusted (see comments re: traffic/infrastructure below).

Tree Preservation- While there is *some very limited* tree preservation in the proposal, decreasing the overall number of units would mitigate and allow more tree preservation.

Buffering Summit Lawn Cemetery- This cemetery, which is still frequently used, contains the resting places of many of the children, parents, grandparents of Westfield residents as well as prominent Westfield fore bearers and is considered by many as sacred space. There needs to be a more definite buffer than the proposed 25 feet of what??

Traffic/Infrastructure: Additionally I am very concerned with the volume of traffic that this development would add to Union Street both in the short term and the long term. Short term- the upcoming construction of the 161st roundabout coupled with the construction of the Lantern Commons and Springwater developments will create significant traffic flow problems for Union Street. Tied to that concern is the impact of this development on Union Street and David Brown Drive. The point at which David Brown Drive "T"s into Union Street already presents a challenging situation for pedestrians and drivers. Cars turning onto Union have difficulty visually and often turn in front of oncoming traffic on Union or veer out further into Union than they should. Long term- how much volume can Union Street (and David Brown) realistically handle?

Respectfully subintted,

Elaine Hinshaw



Towns at Union PUD

Plan Commission Public Hearing



March 7, 2022

Aerial Location Map



Adjacent Properties/Uses

Hamilton Square Apartments

3 Bedroom Rent from
\$1,596 - \$2,118
(1,386 Sq Ft)

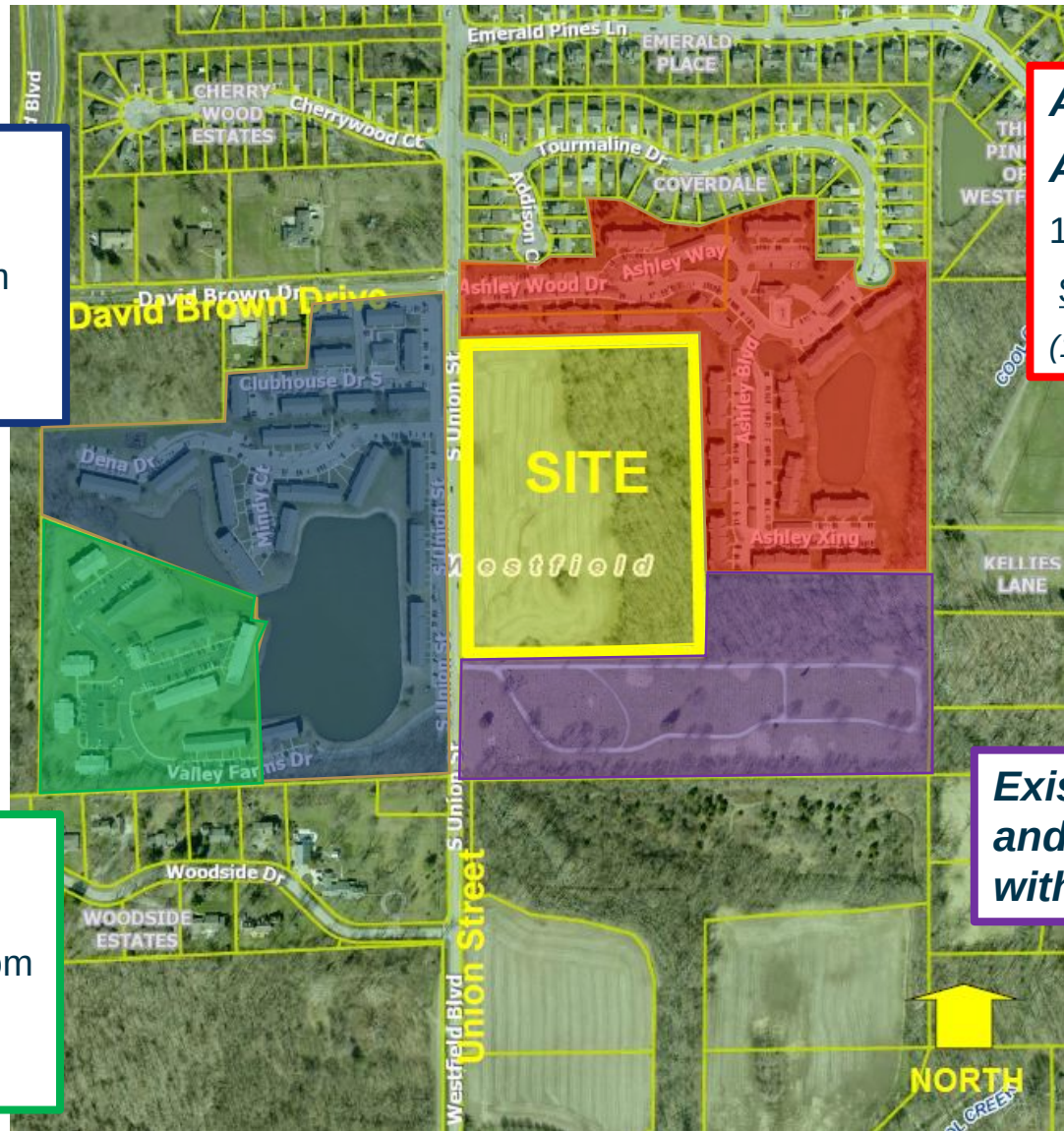
Valley Farms Apartments

3 Bedroom Rent from
\$979+
(1,296 Sq Ft)

Ashley Place Apartments

1&2 Bedroom Rent from
\$900 - \$2,414
(1,296 Sq Ft)

Existing Cemetery and land to remain with Cemetery



Adjacent Properties/Uses

*Ashley Place
Apartments*



*Hamilton Square
Apartments*



*Valley Farms
Apartments*



Density Map

Hamilton Square Apartments

9.9 du/ac

(202 units on 20.39 ac)

Ashley Place Apartments

11.03 du/ac

(192 units on 17.41 ac)

Valley Farms Apartments

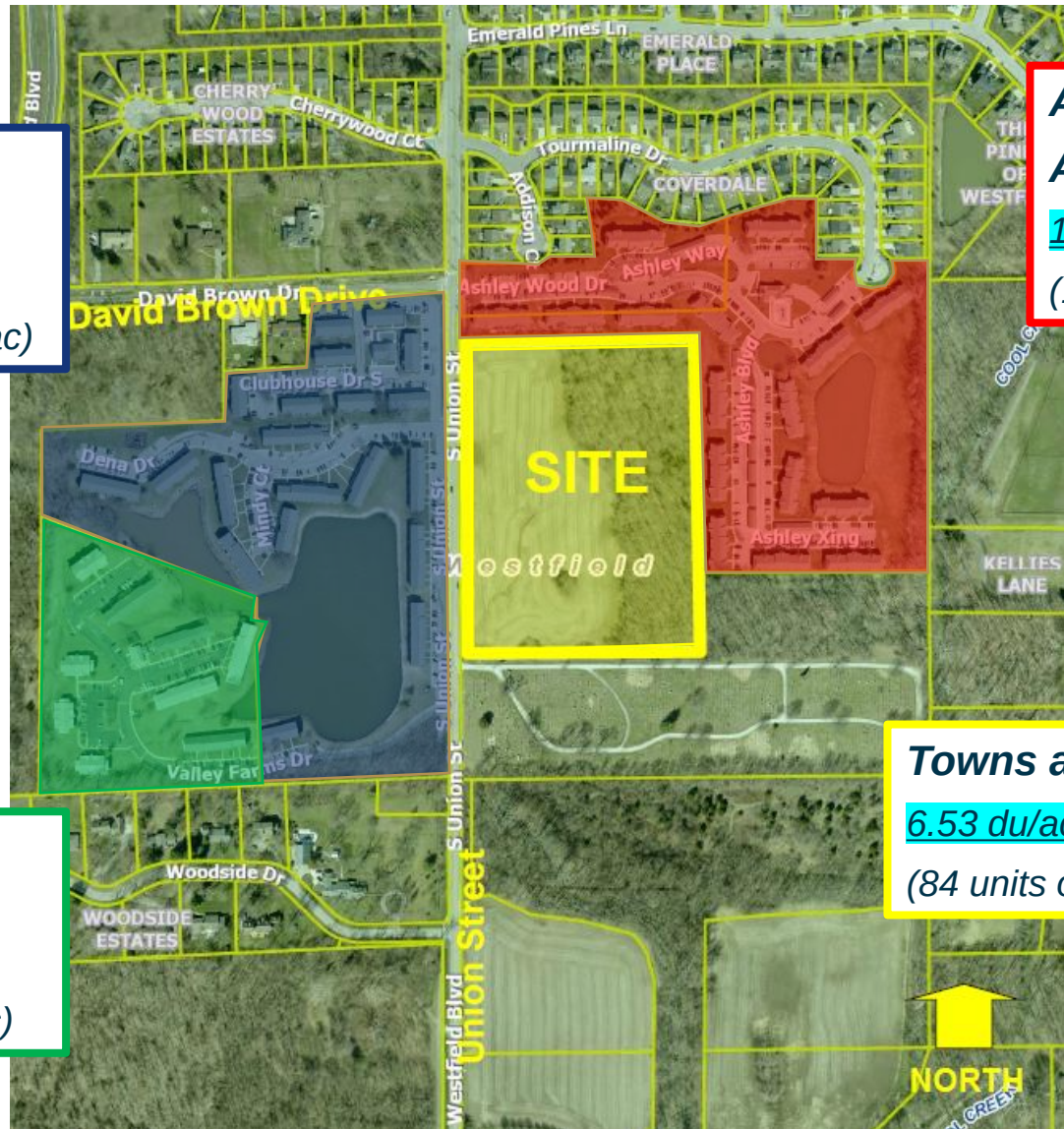
11.5 du/ac

(92 units on 8 ac)

Towns at Union

6.53 du/ac

(84 units on 12.859 ac)



Concept Plan



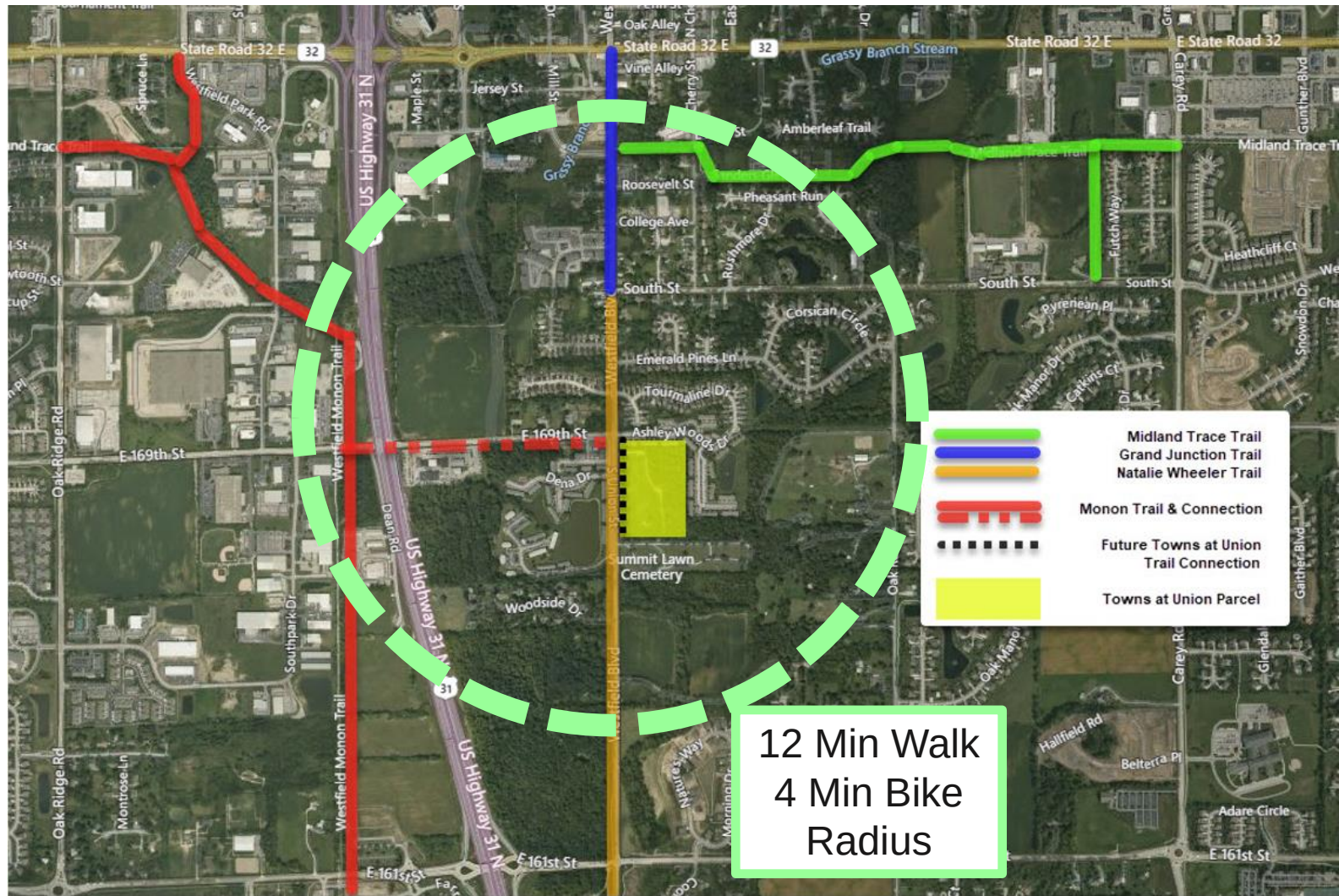
Concept Plan



Community Amenities



Connectivity Plan



Illustrative Renderings (Front)



Illustrative Photos (Side & Rear)

Side Elevation
(High-Visibility)



Rear Elevation
(High-Visibility)



Interior Photos/Finishes



Next Steps

- ~~2/14/22: Introduction to City Council~~
- ~~3/1/22: Neighbor Meeting~~
- **3/7/22: Plan Commission Public Hearing**
- 3/21/22: Potential Update to Plan Commission*
- 4/4/22: Plan Commission (Recommendation)*
- 4/11/22: City Council (Vote)*

**Dates subject to change based on comments/progress after public hearing.*

Questions?

WRITTEN PUBLIC COMMENTS

Docket Number: 2203-ODP-04 & 2203-SPP-04
Petitioner: Front Street Partners, LLC by Church Church Hittle + Antrim
Request: An Overall Development Plan and Primary Plat review of 5 Blocks on 57.48 acres +/- in the Lantern Commons PUD District.

Enclosed Attachments: March 7, 2022, APC Public Hearing

1. Hinshaw, Elaine	03/05/2022
2. Marcum, Jeff and Deborah	03/06/2022
3. Long, John	03/07/2022
4. Behan, Lou Ann and William	03/07/2022
5. Anonymous	03/07/2022
6. Gapinski, Rebecca	03/07/2022
7. Agee, Greg	03/07/2022

From: [ELAINE Hinshaw](#)
To: [APC](#); [Robert Horkay](#); [Cindy Spoljaric](#); [Mike Johns](#); [Jake Gilbert](#)
Cc: [gkelleher@gmail.com](#); [kburkman@gmail.com](#)
Subject: Lantern Commons PUD
Date: Saturday, March 5, 2022 4:21:12 PM
Importance: High

**WARNING: This external email is from
e_hinshaw@msn.com.**

I live at 1530 Woodside Drive. I live in the residential neighborhood adjacent to this project. This is a neighborhood that has been part of the Westfield community for nearly 50 years. That said, **many, many** Westfield residents who are not adjacent to this project have expressed their heartbreak and frustration with the clear cut/ deforestation of the acreage as well as the negative impact on wildlife encompassed in the Lantern Commons project.

Request: If this is to be as special of a project for this property as the developer promised it would be then I would request that the developer landscape with some larger trees/shrubs, especially in the Open Space, in addition to the minimum required and listed in the current landscape plan. Even some partial restoration of the tree canopy would be beneficial not only to the Westfield community but also to the development and by default to the developer. I commend the proposed use of indigenous trees- redbud and acers.

We as a community must think not only of the immediate financial gain development *may or may not* bring to our community but also of the long term impact on our natural resources for the next generations. And the next generation is concerned! In addition to the positive environmental impact of trees (e.g. slowing water run-off, helping with soil erosion, noise pollution, clean/cool the air), trees increase property values and provide positive social benefit to the community.

Request: It is incumbent on Westfield City Leaders and residents to develop mechanisms and ordinances to protect our community natural resources in the current era and for the future.

Respectfully submitted,
Elaine Hinshaw

From: jeff@themarcums.com
To: APC; Robert Horkay; Cindy Spoljaric; MJohns@c21scheetz.com; Jake Gilbert
Cc: "ELAINE Hinshaw"; "Jennifer Reed"; "Greg Agee"; paulpdesign@yahoo.com; "m.bruce.x"; "John Long"; rebeccagapinski@gmail.com; marlenepedigo@yahoo.com; "Heather Sommer"; leed2k3@gmail.com; mtne322@gmail.com; "Martha Huber"; jennlawr@iu.edu; markalbright@sbcglobal.net; wabehan@gmail.com; lkbehan@gmail.com
Subject: FW: Lantern Commons PUD-FYI
Date: Sunday, March 6, 2022 8:38:46 PM

WARNING: This external email is from jeff@themarcums.com.

We want to include our support for the requests that Ms. Hinshaw presented to you in her email March 5th 2022 (attached below).

Like many of the people she refers to in her comments, we are appalled at the destruction of the property to be developed that has occurred so far. It is hard to see how this property can take on any of the attributes the developers claimed to be providing in the proposals we sat through and commented on. It is our hope that our representatives will take an active role in assuring that this project is better managed and that the result will be a valuable addition to Westfield. It doesn't look like that will be the case based on how it appears now. We look forward to hear how you represent our community in the March 7th APC meeting.

Sincerely,

Jeff and Deborah Marcum
Residents of Lantern Park

 home office phone: 419.584.5064 |  mobile phone: 513.739.4031 |  email: Jeff@TheMarcums.COM

From: [ELAINE Hinshaw](#)
Sent: Saturday, March 5, 2022 4:21 PM
To: APC@westfield.in.gov; Robert Horkay; Cindy Spoljaric; Mike Johns; Jake Gilbert
Cc: gkelleher@gmail.com; kburkman@gmail.com
Subject: Lantern Commons PUD
Importance: High

I live at 1530 Woodside Drive. I live in the residential neighborhood adjacent to this project. This is a neighborhood that has been part of the Westfield community for nearly 50 years. That said, **many, many** Westfield residents who are not adjacent to this project have expressed their heartbreak and frustration with the clear cut/ deforestation of the acreage as well as the negative impact on wildlife encompassed in the Lantern Commons project.

Request: If this is to be as special of a project for this property as the developer promised it would be then I would request that the developer landscape with some larger trees/shrubs, especially in the Open Space, in addition to the minimum required and listed in the current landscape plan. Even some partial restoration of the tree canopy would be beneficial not only to the Westfield community but also to the development and by default to the developer. I commend the proposed use of indigenous trees- redbud and acers.

We as a community must think not only of the immediate financial gain development *may or may not* bring to our community but also of the long term impact on our natural resources for the next generations. And the next generation is concerned! In addition to the positive environmental impact of trees (e.g. slowing water run-off, helping with soil erosion, noise pollution, clean/cool the air), trees increase property values and provide positive social benefit to the community.

Request: It is incumbent on Westfield City Leaders and residents to develop mechanisms and ordinances to protect our community natural resources in the current era and for the future.

Respectfully submitted,
Elaine Hinshaw

From: [John Long](#)
To: [Lou Ann Behan](#)
Cc: [Jeff Marcum](#); [APC](#); [Robert Horkay](#); [Cindy Spoljaric](#); [MJohns@c21scheetz.com](#); [Jake Gilbert](#); [ELAINE Hinshaw](#); [Jennifer Reed](#); [Greg Agee](#); [paulpdesign@yahoo.com](#); [m.bruce.x](#); [rebeccagapinski@gmail.com](#); [marlenepedigo@yahoo.com](#); [Heather Sommer](#); [leed2k3@gmail.com](#); [Jan Kienholz](#); [Martha Huber](#); [Jennifer Lawrence](#); [Mark And Julie Albright](#); [William Behan](#)
Subject: Re: FW: Lantern Commons PUD-FYI
Date: Monday, March 7, 2022 12:23:53 PM

**WARNING: This external email is from
jtlong2@gmail.com.**

Dear Commission,

I too would like to voice my concern over the lack of trees kept on the property. Specifically the treeline bordering the Woodside Drive neighborhood. I am not sure if someone dropped the ball on overseeing this or what but there needs to be something done other than putting up a dirt mound as buffering.

I would also like for the commission to address the road noise now coming from US 31. Speaking as a homeowner in the Woodside Drive neighborhood, it is noticeably louder with the absence of the woods to the south.

I hope as leaders of this commission, these concerns and the ones outlined below, are appropriately addressed. So far, it doesn't seem the taxpayers' needs and concerns have been taken seriously.

John Long
1512 Woodside Drive

On Mon, Mar 7, 2022 at 9:04 AM Lou Ann Behan <lkbehan@gmail.com> wrote:

Dear Westfield leaders, representatives and neighbors,
We join with the other Westfield residents who are dismayed, disappointed and appalled at the destruction we have seen, and we offer our full support. We want assurance from our leaders and representatives that our environmental concerns will be seriously addressed, and that those who caused this will be compelled to make improvements and plant appropriately sized native trees and plants to replace what they destroyed.

Sincerely,
Lou Ann Kelly Behan
16201 Morning Drive
Westfield, Indiana 46074

On Sun, Mar 6, 2022 at 8:38 PM <jeff@themarcums.com> wrote:

We want to include our support for the requests that Ms. Hinshaw presented to you in her email March 5th 2022 (attached below).

Like many of the people she refers to in her comments, we are appalled at the destruction of the property to be developed that has occurred so far. It is hard to see how this property can take on any of the attributes the developers claimed to be providing in the proposals we sat through and commented on. It is our hope that our representatives will take an active role in assuring that this project is better managed and that the result will be a valuable addition to Westfield. It doesn't look like that will be the case based on how it appears now. We look forward to hear how you represent our community in the March 7th APC meeting.

Sincerely,

Jeff and Deborah Marcum

Residents of Lantern Park

📞 home office phone: 419.584.5064 | mobile phone: 513.739.4031 | ✉ email: Jeff@TheMarcums.COM

From: [ELAINE Hinshaw](#)

Sent: Saturday, March 5, 2022 4:21 PM

To: APC@westfield.in.gov; [Robert Horkay](#); [Cindy Spoljaric](#); [Mike Johns](#); [Jake Gilbert](#)

Cc: gkelleher@gmail.com; kburkman@gmail.com

Subject: Lantern Commons PUD

Importance: High

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Request: If this is to be as special of a project for this property as the developer promised it would be then I would request that the developer landscape with some larger trees/shrubs, especially in the Open Space, in addition to the minimum required and listed in the current landscape plan. Even some partial restoration of the tree canopy would be beneficial not only to the Westfield community but also to the development and by default to the developer. I commend the proposed use of indigenous trees- redbud and acers.

We as a community must think not only of the immediate financial gain development *may* or *may not* bring to our community but also of the long term impact on our natural

resources for the next generations. And the next generation is concerned! In addition to the positive environmental impact of trees (e.g. slowing water run-off, helping with soil erosion, noise pollution, clean/cool the air), trees increase property values and provide positive social benefit to the community.

Request: It is incumbent on Westfield City Leaders and residents to develop mechanisms and ordinances to protect our community natural resources in the current era and for the future.

Respectfully submitted,

Elaine Hinshaw

--

Lou Ann K. Behan

From: [Lou Ann Behan](#)
To: [planners](#); [Rachel Riemenschneider](#)
Cc: [Jeff Marcum](#); [e_hinshaw@msn.com](#)
Subject: Fwd: FW: Lantern Commons PUD-FYI
Date: Monday, March 7, 2022 11:58:19 AM

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

Dear Planners and Ms. Riemenschneider,
I have been told by Julie Sole that in order to get our comments on the agenda this evening, we need to email you.

Dear Westfield planners, representatives and neighbors,
My husband and I join with the other Westfield residents who are dismayed, disappointed and appalled at the destruction we have seen take place for the Lantern Commons development. We want assurance from planners and town leaders that our environmental concerns will be seriously addressed. We want assurances that this developer will make amends for the massive destruction and deforestation, by planting/replacing large, native trees.

We are at a loss to understand how such massive deforestation, even at the outer edges, benefits their "vision." We do, however, understand how this might benefit them in the short run financially. This was not what was presented to us initially. Eager to see and hear how our representatives will respond.

Thank you,
Lou Ann Kelly Behan and William A. Behan
16201 Morning Drive
Westfield, Indiana 46074

----- Forwarded message -----

From: **Lou Ann Behan** <lkbehan@gmail.com>
Date: Mon, Mar 7, 2022 at 9:04 AM
Subject: Re: FW: Lantern Commons PUD-FYI
To: Jeff Marcum <jeff@themarcums.com>
Cc: <APC@westfield.in.gov>, <rhorkay@gmail.com>, <cspoljaric@westfield.in.gov>, <MJohns@c21scheetz.com>, <jgilbert@westfield.in.gov>, ELAINE Hinshaw <e_hinshaw@msn.com>, Jennifer Reed <jennifer.thirdstory@gmail.com>, Greg Agee <gragee@gmail.com>, <paulpdesign@yahoo.com>, m.bruce.x <m.bruce.x@frontier.com>, John Long <jtlong2@gmail.com>, <rebeccagapinski@gmail.com>, <marlenepedigo@yahoo.com>, Heather Sommer <Sommer623@hotmail.com>, <leed2k3@gmail.com>, Jan Kienholz <mtnest322@gmail.com>, Martha Huber <marthajhuber@gmail.com>, Jennifer Lawrence <jennlawr@iu.edu>, Mark And Julie Albright <markalbright@sbcglobal.net>, William Behan <wabehan@gmail.com>

Dear Westfield leaders, representatives and neighbors,

We join with the other Westfield residents who are dismayed, disappointed and appalled at the destruction we have seen, and we offer our full support. We want assurance from our leaders and representatives that our environmental concerns will be seriously addressed, and that those who caused this will be compelled to make improvements and plant appropriately sized native trees and plants to replace what they destroyed.

Sincerely,

Lou Ann Kelly Behan
16201 Morning Drive
Westfield, Indiana 46074

On Sun, Mar 6, 2022 at 8:38 PM <jeff@themarkums.com> wrote:

We want to include our support for the requests that Ms. Hinshaw presented to you in her email March 5th 2022 (attached below).

Like many of the people she refers to in her comments, we are appalled at the destruction of the property to be developed that has occurred so far. It is hard to see how this property can take on any of the attributes the developers claimed to be providing in the proposals we sat through and commented on. It is our hope that our representatives will take an active role in assuring that this project is better managed and that the result will be a valuable addition to Westfield. It doesn't look like that will be the case based on how it appears now. We look forward to hear how you represent our community in the March 7th APC meeting.

Sincerely,

Jeff and Deborah Marcum

Residents of Lantern Park

📞 home office phone: 419.584.5064 | 📱 mobile phone: 513.739.4031 | ✉ email: Jeff@TheMarcums.COM

From: [ELAINE Hinshaw](#)

Sent: Saturday, March 5, 2022 4:21 PM

To: APC@westfield.in.gov; [Robert Horkay](#); [Cindy Spoljaric](#); [Mike Johns](#); [Jake Gilbert](#)

Cc: gkelleher@gmail.com; kburkman@gmail.com

Subject: Lantern Commons PUD

Importance: High

I live at 1530 Woodside Drive. I live in the residential neighborhood adjacent to this project. This is a neighborhood that has been part of the Westfield community for nearly 50 years. That said, **many, many** Westfield residents who are not adjacent to this project have

expressed their heartbreak and frustration with the clear cut/ deforestation of the acreage as well as the negative impact on wildlife encompassed in the Lantern Commons project.

Request: If this is to be as special of a project for this property as the developer promised it would be then I would request that the developer landscape with some larger trees/shrubs, especially in the Open Space, in addition to the minimum required and listed in the current landscape plan. Even some partial restoration of the tree canopy would be beneficial not only to the Westfield community but also to the development and by default to the developer. I commend the proposed use of indigenous trees- redbud and acers.

We as a community must think not only of the immediate financial gain development *may or may not* bring to our community but also of the long term impact on our natural resources for the next generations. And the next generation is concerned! In addition to the positive environmental impact of trees (e.g. slowing water run-off, helping with soil erosion, noise pollution, clean/cool the air), trees increase property values and provide positive social benefit to the community.

Request: It is incumbent on Westfield City Leaders and residents to develop mechanisms and ordinances to protect our community natural resources in the current era and for the future.

Respectfully submitted,

Elaine Hinshaw

--

Lou Ann K. Behan

--

Lou Ann K. Behan

From: [fkf dkr](#)
To: [John Long](#)
Cc: [Lou Ann Behan](#); [Jeff Marcum](#); [APC](#); [Robert Horkay](#); [Cindy Spoljaric](#); [MJohns@c21scheetz.com](#); [Jake Gilbert](#); [ELAINE Hinshaw](#); [Jennifer Reed](#); [Greg Agee](#); [paulpdesign@yahoo.com](#); [m.bruce.x](#); [rebeccagapinski@gmail.com](#); [marlenepedigo@yahoo.com](#); [Heather Sommer](#); [Jan Kienholz](#); [Martha Huber](#); [Jennifer Lawrence](#); [Mark And Julie Albright](#); [William Behan](#)
Subject: Re: FW: Lantern Commons PUD-FYI
Date: Monday, March 7, 2022 1:55:46 PM

**WARNING: This external email is from
leed2k3@gmail.com.**

To those who may be empowered to make a difference, while I don't have much stake on this, I had some comments that, if I say nothing, will wither into nothingness, so here they are:

Please note that while my notes here do not tie to ecology or environment directly; I do stand behind the comments that have been made already.

1. I will note that the increase in north-easterly wind within the Woodside Drive neighborhood and along the Natalie Wheeler trail has been (subjectively) notable. I do not have any data to understand if this is a result of the arguably bipolar weather we've been having, or simply a result of the lack of windbreak with the trees gone. There should be considerations made with respect to how wind will travel through the buildings placed on the property during construction and in their completed state, and be mindful of unintended consequences of such.. Of note, noise from turbulent flow around objects, location and protection of refuse bins from wind, as well as increased efforts to reduce or pick up after litter that have run away from home, especially since the victims of such runaway refuse will be practically everyone except those residing on this new development. I don't know if any attention was paid during the deforestation, but it was quite clear that much of the sawdust settled on Union, so I can only imagine the significant impact to air quality during the days of deforestation for the folks living in Lantern Park.

2. I have absolutely no experience with respect to property development; but I would hope that APC has really started to think about 'contingency plans' as developers buy land to develop. With supply chain issues reaching further and further every day; who is held accountable for the delay of construction finalization due to supply chain or supply chain costs? While I certainly don't expect the answer to be "tough luck, you need to complete your project on schedule", is there any accountability? Or can the duration of construction extend indefinitely? Will there be further plan reviews in place to understand the scope of adjustment when items are no longer available, and must change to meet the timeline?

3a. It has been discussed several times that there will be an extension of the Westfield Boulevard connector to 161. However, there have been no discussions of plans on when we plan to connect it, the expectation of priority is even less so since the petition to rezone the property south of 169 was recently agreed to deny due to what boiled down to business over residential. Both developments said "this is part of Westfield's plan, we just wanted to show we won't have a road to nowhere".

Notwithstanding, one can connect the dots here that traffic will increase on Union in the interim. Vehicles on Union are frequently in excess of the speed limit; while that may pose no significant danger at the moment, you can imagine if traffic through Union increases, the probability of danger may stay the same, but the risk density will increase, especially for drivers entering or leaving Woodside Drive or the adjacent properties. I know the city engineers will do their job, but just something to keep at the forefront.

3b. I noted that the Westfield boulevard connector has a walking path that runs on the west side of the connector. I haven't seen any details from Westfield with respect to his plan, but a couple things of note: US-31 at the level of the ground now is LOUD. Many trucks engine brake through this corridor daily between 161 and 169; and similarly, there are many muffler-less vehicles that pass by every second. That combined with the 'wanderer' concerns from the Woodside neighborhood, the wind, and the fumes from exhaust, you may strongly consider to protect pedestrian traffic from such nuisances or reallocate that expenditure and push pedestrian traffic down to the Natalie Wheeler Trail. This would greatly reduce underutilization of the pedestrian walkway on this section of the Westfield connector.

On Mon, Mar 7, 2022 at 12:23 PM John Long <jtlong2@gmail.com> wrote:

Dear Commission,

I too would like to voice my concern over the lack of trees kept on the property. Specifically the treeline bordering the Woodside Drive neighborhood. I am not sure if someone dropped the ball on overseeing this or what but there needs to be something done other than putting up a dirt mound as buffering.

I would also like for the commission to address the road noise now coming from US 31. Speaking as a homeowner in the Woodside Drive neighborhood, it is noticeably louder with the absence of the woods to the south.

I hope as leaders of this commission, these concerns and the ones outlined below, are appropriately addressed. So far, it doesn't seem the taxpayers' needs and concerns have been taken seriously.

John Long
1512 Woodside Drive

On Mon, Mar 7, 2022 at 9:04 AM Lou Ann Behan <lkbehan@gmail.com> wrote:

Dear Westfield leaders, representatives and neighbors,

We join with the other Westfield residents who are dismayed, disappointed and appalled at the destruction we have seen, and we offer our full support. We want assurance from our leaders and representatives that our environmental concerns will be seriously addressed, and that those who caused this will be compelled to make improvements and plant appropriately sized native trees and plants to replace what they destroyed.

Sincerely,

Lou Ann Kelly Behan
16201 Morning Drive
Westfield, Indiana 46074

On Sun, Mar 6, 2022 at 8:38 PM <jeff@themarcums.com> wrote:

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her email March 5th 2022 (attached below).

Like many of the people she refers to in her comments, we are appalled at the destruction of the property to be developed that has occurred so far. It is hard to see how this property can take on any of the attributes the developers claimed to be providing in the proposals we sat through and commented on. It is our hope that our representatives will take an active role in assuring that this project is better managed and that the result will be a valuable addition to Westfield. It doesn't look like that will be the case based on how it appears now. We look forward to hear how you represent our community in the March 7th APC meeting.

Sincerely,

Jeff and Deborah Marcum

Residents of Lantern Park

☎ home office phone: 419.584.5064 | 📱 mobile phone: 513.739.4031 | ✉ email: Jeff@TheMarcums.COM

From: [ELAINE Hinshaw](#)

Sent: Saturday, March 5, 2022 4:21 PM

To: APC@westfield.in.gov; [Robert Horkay](#); [Cindy Spoljaric](#); [Mike Johns](#); [Jake Gilbert](#)

Cc: gkelleher@gmail.com; kburkman@gmail.com

Subject: Lantern Commons PUD

Importance: High

I live at 1530 Woodside Drive. I live in the residential neighborhood adjacent to this project. This is a neighborhood that has been part of the Westfield community for nearly 50 years. That said, **many, many** Westfield residents who are not adjacent to this project have expressed their heartbreak and frustration with the clear cut/ deforestation of the acreage as well as the negative impact on wildlife encompassed in the Lantern Commons project.

Request: If this is to be as special of a project for this property as the developer promised it would be then I would request that the developer landscape with some larger trees/shrubs, especially in the Open Space, in addition to the minimum required and listed in the current landscape plan. Even some partial restoration of the tree canopy would be beneficial not only to the Westfield community but also to the development and by default to the developer. I commend the proposed use of indigenous trees-redbud and acers.

We as a community must think not only of the immediate financial gain development *may or may not* bring to our community but also of the long term impact on our natural resources for the next generations. And the next generation is concerned! In addition to the positive environmental impact of trees (e.g. slowing water run-off, helping with soil erosion, noise pollution, clean/cool the air), trees increase property values and provide positive social benefit to the community.

Request: It is incumbent on Westfield City Leaders and residents to develop mechanisms and ordinances to protect our community natural resources in the current era and for the future.

Respectfully submitted,

Elaine Hinshaw

--
Lou Ann K. Behan

From: [Rebecca Gapinski](#)
To: [Lou Ann Behan](#)
Cc: [APC](#); [ELAINE Hinshaw](#); [Greg Agee](#); [Heather Sommer](#); [Jan Kienholz](#); [Jeff Marcum](#); [Jennifer Lawrence](#); [Jennifer Reed](#); [John Long](#); [MJohns@c21scheetz.com](#); [Mark And Julie Albright](#); [Martha Huber](#); [William Behan](#); [Cindy Spoljaric](#); [Jake Gilbert](#); [leed2k3@gmail.com](#); [m.bruce.x](#); [marlenepedigo@yahoo.com](#); [paulpdesign@yahoo.com](#); [Robert Horkay](#)
Subject: Re: FW: Lantern Commons PUD-FYI
Date: Monday, March 7, 2022 2:02:09 PM

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

Hello, I'm a life long resident of Westfield and part of the next generation.

First of all, let's not mince words, we were lied to. We were told at least a 60 foot buffer of trees along the property of Woodside Drive and that clearly didn't happen. You took down mature trees which, more progressive and forward thinking communities like Zionsville are leading the way to highlight their value. But we were told "in the name of progress."

Second, we didn't just lose the trees. We lost our trust in these forums and this city's leaders. What is the point in expressing our feelings and concerns when even in the meetings you can feel a particular attitude; they are going to do what they want regardless of our input.

The rest of the development that's happening up Union and in the woods to the north of us had better get some more thoughtful, future thinking. And that includes what my neighbors have said; consideration for future climate, understanding the value of nature and green spaces, and listening to the people you're allegedly supposed to serve.

Thank you.
Rebecca Gapinski
1602 Woodside Dr, Westfield, IN 46074

On Mon, Mar 7, 2022 at 9:04 AM Lou Ann Behan <lkbehan@gmail.com> wrote:

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Sincerely,
Lou Ann Kelly Behan
[16201 Morning Drive](#)
[Westfield, Indiana 46074](#)

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Sincerely,

Jeff and Deborah Marcum

Residents of Lantern Park

☎ home office phone: 419.584.5064 | mobile phone: 513.739.4031 | ✉ email: Jeff@TheMarcums.COM

From: [ELAINE Hinshaw](#)

Sent: Saturday, March 5, 2022 4:21 PM

To: APC@westfield.in.gov; [Robert Horkay](#); [Cindy Spoljaric](#); [Mike Johns](#); [Jake Gilbert](#)

Cc: gkelleher@gmail.com; kburkman@gmail.com

Subject: Lantern Commons PUD

Importance: High

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Respectfully submitted,

Elaine Hinshaw

--

Lou Ann K. Behan

Rachel Riemenschneider

From: Greg Agee <gragee@gmail.com>
Sent: Monday, March 7, 2022 4:41 PM
To: APC; Cindy Spoljaric; Jake Gilbert; MJohns@c21scheetz.com; Robert Horkay
Cc: Lou Ann Behan; ELAINE Hinshaw; Heather Sommer; Jan Kienholz; Jeff Marcum; Jennifer Lawrence; Jennifer Reed; John Long; Mark And Julie Albright; Martha Huber; William Behan; leed2k3@gmail.com; m.bruce.x; marlenepedigo@yahoo.com; paulpdesign@yahoo.com; Rebecca Gapinski
Subject: Re: FW: Lantern Commons PUD-FYI
Attachments: image0.jpeg

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

Council members,

The atrocious eyesore at the corner of 161st and Union displays a truly pathetic ability to plan with an eye toward the future. Most of all, it's simply lazy. Clear cut the entire lot, up to the very edge. There was no attempt to work with the landscape and absolutely no regard given to the wishes of the community. I am sure that the next step is to flatten the entire property to a single grade that doesn't take into account existing elevation.

A year ago, when we uniformly expressed a dislike for this project, we were given assurances that "good trees would be kept" and that we would have at least a 50-60 foot buffer of trees. I watched from my backyard with horror as they indiscriminately ripped trees from the ground. Was someone out there doing their due diligence, clearing bad trees out for specific sites of development in a responsible manner? No. It was some guy in a monstrosity of a machine just doing the job that someone told him to do.

Tell me, council members: does this look like 50 feet?



“But the *road* will be 50 feet away with a **nice berm**.” If that was the case, leave the trees up to that point. This whole operation was carried out in the laziest way possible.

A year ago, our entire community expressed dislike for these plans. We lodged complaints and spoke at meetings. For this to be the result after all of that - after a community spoke with a uniform voice - is despicable. You have lost our trust. My neighbors have already enumerated several ways to start regaining it. We have all said what we want as a community. As representatives of this city, please figure out how to salvage this situation.

Greg Agee
1527 Woodside Dr., Westfield IN

On Mon, Mar 7, 2022 at 2:02 PM Rebecca Gapinski <rebeccagapinski@gmail.com> wrote:

Hello, I'm a life long resident of Westfield and part of the next generation.

First of all, let's not mince words, we were lied to. We were told at least a 60 foot buffer of trees along the property of Woodside Drive and that clearly didn't happen.

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Jeff and Deborah Marcum

Residents of Lantern Park

📞 home office phone: 419.584.5064 | 📞 mobile phone: 513.739.4031 | ✉ email: Jeff@TheMarcums.COM

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Sent: Saturday, March 5, 2022 4:21 PM

To: APC@westfield.in.gov; [Robert Horkay](#); [Cindy Spoljaric](#); [Mike Johns](#); [Jake Gilbert](#)

Cc: gkelleher@gmail.com; kburkman@gmail.com

Subject: Lantern Commons PUD

Importance: High

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Respectfully submitted,

Elaine Hinshaw

--

Lou Ann K. Behan



WRITTEN PUBLIC COMMENTS

Docket Number: 2203-PUD-03
Petitioner: Henke Development Group
Request: Petitioner requests an amendment to the Chatham Hills PUD to add 2 acres +/- of Real Estate to the Planned Unit Development (PUD) District.

Enclosed Attachments:

March 07, 2022 Public Hearing

1. Ailor, Marla 1602 E. 203rd Street (03/07/2022)

From: [Kurt Ailor](#)
To: [APC](#)
Subject: Chatham Hills Amendment VIII
Date: Monday, March 7, 2022 5:03:34 PM

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

Dear Members of the Advisory Planning Commission,

As a resident who lives on E 203rd Street and a person who is actively engaged in the processes and meetings of the city, I'm writing on behalf of several of my neighbors about one of your agenda items tonight. There are only ten homes on our street (soon to be eleven, when a long-time property owner, Mike Lewis, begins construction of his house this year.) We make an effort to take care of one of one another, but appreciate the quiet atmosphere and privacy that large-lot ownership has afforded us.

I don't know Mrs. Janice Spear, personally, despite the fact we've lived on the same street for twenty-three years (though my husband does occasionally plow snow from her driveway as needed in the winter.) It is my understanding from her direct neighbor, Mr. Tom Schultz, that she is a widow and doesn't really like to have unannounced visitors. Out of respect, I've never gone to her door and intruded on her fenced-in property. Mr. Schultz and my family are members at Chatham Hills. The other eight families are not members but have all been amenable and flexible when it comes to our new surroundings. Henke Development Group has also been a reasonable neighbor to all of us which makes the following request uncomfortable.

The location map provided in the document packet for 2203-PUD-03 doesn't provide a full picture of the area, in my opinion. To be clear, new pickleball courts were just built on the two "east/west" parcels shown on the map. The courts are so new, they have yet to be painted. (I assume they'll be ready for action soon and we're ready to welcome them.) The third parcel (that runs north and south) is approximately seven-tenths of an acre. This parcel is pretty special to many of us as it has been nothing but trees (for as long as I've lived here. Again, 23 years). The "little woods" creates a natural barrier on our "old country road" to the new and exciting country-club life. I know it probably doesn't seem like much, but it sits adjacent to Mrs. Spear's house, across from the new home that Mike Lewis is building, and plain and simple...we're fond of it.

There are trees across the street from my house which Mr. Henke and I discussed trying to keep/create a screen from the Chatham Village development, but there's only a twenty-five foot setback. I requested that many scrub trees be removed from Tomlinson Road because of the hazard they created for drivers, and that's underway now. I'm trying to express an understanding that often trees need to be removed in order to further advance development. By the same token, we're losing a lot of trees already.

The Chatham tennis/pickleball courts can be noisy on the weekends and at peak times, but are rarely used at other times during the week. They produce a great deal of light pollution also, as does the Chatham Clubhouse. I stopped to speak with Mike Lewis after the Council introduction on February 14th. He informed me that he had spoken with Phil Sundling (roughly two weeks prior to our conversation), and at that time we were told Chatham wasn't considering taking out the woods. Some of us are questioning if there's a need for more new courts. We agree that it's Chatham's/Henke Development Group's property, but respectfully request that it be left alone as one of the buffers to our little one-street neighborhood.

Thank you for your time and consideration,

Marla Ailor
1602 E 203rd Street
317-402-5835

WRITTEN PUBLIC COMMENTS

Docket Number: 2203-PUD-06

Petitioner: CND-Wood Robinson LLC by Weihe Engineers

Request: An amendment to the Woods Robinson Briggs PUD to modify development standards

Enclosed Attachments (as of 5:00 pm Monday, March 7, 2022):

March 7, 2022 Advisory Plan Commission Meeting

1. Todd Robinson		(2/9/22)
2. Marla Ailor	1602 E 203 rd Street	(3/7/22)
3. Marla Ailor	1602 E 203 rd Street	(3/7/22)

February 9, 2022

Kevin Todd – Director Community Development
Daine Crabtree – Planner
City of Westfield
2728 East 171st Street
Westfield, IN 46074

Re: Harvest Trail of Westfield Buffer Yard Modification Request
Westfield, IN

Dear Mr. Todd and Mr. Crabtree:

My property abuts the Monon Trail along the Northeast corner of the Harvest Trails of Westfield property and I do not object to the Buffer Yard request they have submitted to the City for approval with their other petitions. With the extensive tree-lined setbacks on both sides of the Monon Trail including my property and Harvest Trails, I do not believe a deeper buffer is necessary along my property line within the Harvest Trail Property Development.

Thanks for your time and consideration.

A handwritten signature in black ink that reads "Todd Robinson". The signature is written in a cursive, flowing style.

Todd Robinson , representative for the Carolyn A. Robinson Revocable Trust

From: Kurt Ailor
To: APC; planners@westfield.in.gov
Subject: Woods-Robinson-Briggs PUD
Date: Monday, March 7, 2022 12:14:24 PM

WARNING: This external email is from
kurtailor@aol.com

Dear Planners and Commission members,

Dense housing developments aren't often worthy of newspaper headlines. The Wood-Robinson-Briggs PUD, however, made plenty of them under a year ago, when it was marketed as a \$30+ million dollar pickleball facility.

<https://www.ibj.com/articles/estimated-30-million-pickleball-tennis-center-planned-for-development-in-westfield>

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As an aside, I have many concerns about the future of this PUD. Birch Dalton of EdgeRock informed me (following the amendment's introduction) that the pickleball portion of the project lacks the necessary funding at this time. This area didn't need another housing development. I assume it was the mixed-use development and the pickleball courts that led to the advancement of this project. It's noteworthy and sad that we're only talking about houses today with a density that is, quite frankly, disgusting for this area.

Thank you for your time and consideration,
Marla Ailor
1602 E 203rd Street
317-402-5835

Daine Crabtree

From: Kurt Ailor <kurtailor@aol.com>
Sent: Monday, March 7, 2022 3:02 PM
To: bdalton@mag-us.com; EFreeman@dwhomes.com; mluedke@DWHOMES.com; murray.clark@faegredrinker.com; mark.leach@faegredrinker.com; APC
Cc: pencej@weihe.net
Subject: Re: Woods-Robinson-Briggs PUD

WARNING: This external email is from kurtailor@aol.com.

Birch, Planners, and Commission Members,

The conversation in question (about the pickleball court funding) occurred following the introduction of the amendments at the February 14th Council meeting. I guess a lot has changed in three weeks, since last fall, and from the time all of the articles were published in various news publications. Birch, you're welcome to address whatever concerns you have about my statements tonight. Final engineering, lay out, and concept plans are the subject matter at hand, as **amendments** to PUD's must move through the planning and zoning process in order to be modified, isn't this the very reason for the public hearing tonight?

I cannot be at the meeting tonight, thus my written comments sent in advance. When the APC allows written comments, it is my understanding that they want to hear from residents who have concerns but can't attend the public hearing. I don't believe it is supposed to be an exercise in simply supplying developers ammunition for some kind of counter-argument in order to get what they want. As for any corrections, I've not said anything false to my knowledge. I simply stated my concerns.

I'm curious how many PUD's are next to schools buffered by public trails? (How many in Westfield?) Perhaps Daine can answer that question instead of repeating that there is no requirement for a buffer between the school and commercial zoning. Perhaps some special consideration should be given to the PUD due to the age of the children in the school building next to a commercial zoned property.

There seems to be some unnecessary tone in your email and the texts you sent me directly this afternoon. Let's let the APC conduct the public's business in public and offer their opinions on these proposed amendments. Your direct response to me in an email thread that includes the developers and their attorneys but excludes the Planning Commission seems unusual and intimidating.

Respectfully,
Marla Ailor

-----Original Message-----

From: bdalton@mag-us.com
To: Freeman, Edward <EFreeman@dwhomes.com>; Luedke, Michael <mluedke@DWHOMES.com>; Clark, J. Murray <murray.clark@faegredrinker.com>; Leach, Mark R. <mark.leach@faegredrinker.com>; Kurt Ailor <kurtailor@aol.com>
Cc: Jim Pence <pencej@weihe.net>
Sent: Mon, Mar 7, 2022 12:42 pm
Subject: RE: FW: Woods-Robinson-Briggs PUD

Marla

you are incorrect on many of your comments most particularly my financing of the commercial. We spoke back in the fall and being truthful it was not in place. But is now. Also. There is no requirement for a buffer between the school land and the commercial ask Daine

Your comments need to be corrected. I am shocked you did not contact me to get an update on the pickle ball project before you made a public statement. I always thought you did your research better. The pud is approved and will be built. We are within the approved pud in terms of number of homes and high quality. If more people would understand final engineering and lay out vs concept plan. It would be much easier for people to see the need for clean up of pud with amendments. I will be at the apc tonight and will rebutting your incorrect thinking on my pickle ball project in a respectful manner. Please next time please call me

thank you

Birch

EdgeRock Development, LLC
R. Birch Dalton
555 E. Main Street
Westfield, IN 46074
317-979-0538
www.edgerock.rocks

----- Original Message -----

Subject: FW: Woods-Robinson-Briggs PUD
From: "Freeman, Edward" <EFreeman@dwhomes.com>
Date: Mon, March 07, 2022 12:21 pm
To: "Luedke, Michael" <mluedke@DWHOMES.com>, "Clark, J. Murray" <murray.clark@faegredrinker.com>, "Leach, Mark R." <mark.leach@faegredrinker.com>
Cc: Jim Pence <pencej@weihe.net>, "R. Birch Dalton (bdalton@mag-us.com)" <bdalton@mag-us.com>

Murray and Mark

Please see the comments below about our project sent through Daine Crabtree to me this am. Let's discuss this sometime this afternoon.

Birch, please review the same and give me your thoughts.

Thanks,
Ed

From: Daine Crabtree <dcrabtree@westfield.in.gov>
Sent: Monday, March 7, 2022 12:19 PM
To: Freeman, Edward <EFreeman@dwhomes.com>
Subject: FW: Woods-Robinson-Briggs PUD

Ed: _____

First public comment for Woods Robinson; see below. Just an FYI you may need to address some of these points during your presentation this evening.

Regards,

Daine Crabtree | Senior Planner

Community Development | 2728 East 171st Street | Westfield, IN 46074
dcrabtree@westfield.in.gov | 317-416-2586

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From: Kurt Ailor <kurtailor@aol.com>

Sent: Monday, March 7, 2022 12:14 PM

To: APC <APC@westfield.in.gov>; planners@westfield.in.gov

Subject: Woods-Robinson-Briggs PUD

WARNING: This external email is from
kurtailor@aol.com.

Dear Planners and Commission members,

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*****This email originated from a non David Weekley Homes email address*****