



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_03_04_2019

Monday, March 04, 2019 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, March 04, 2019 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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - February 19, 2019

Documents: [APC Minutes - February 19, 2019](#)

Review APC Rules & Procedures

ITEMS OF BUSINESS

1902-PUD-03

Lancaster PUD

West and adjacent to Spring Mill Road, North and adjacent to 186th Street

Lancaster by Platinum Properties Management Co., LLC requests a change of zoning of 145 acres +/- from AG-SF1: Agricultural / Single-Family District and Spring Mill Trails PUD to the Lancaster PUD District.

(Planner Jonathan Dorsey - JDorsey @westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibits](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Area Map](#) | [Exhibit 7: Proposed Ordinance 19-02](#) | [Exhibit 8: Ordinance Redline](#) | [Exhibit 9: Public Comments](#) | [Exhibit 10: Issue List](#) | [Exhibit 11: Presentation Material](#)

PUBLIC HEARING ITEMS

1903-PUD-04[PUBLIC HEARING]

Oak Manor North II PUD

3540 East State Road 32

Leesman Engineering & Associates requests an amendment to the Oak Manor PUD District to modify development standards on approximately 0.923 acre +/- in order to accommodate an auto and motorcycle service use.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Illustrative Character Exhibit](#) | [Exhibit 5: Existing Landscape Plan](#) | [Exhibit 6: Proposed Landscape Plan](#) | [Exhibit 7: Proposed Ord. 19-04](#) | [Exhibit 8: Building Materials Exhibit](#) | [Exhibit 9: Signage Exhibit](#)

1903-ODP-06 & 1903-SPP-06[PUBLIC HEARING]

Oak Manor North II (Tire Discounters)

3540 East State Road 32

Leesman Engineering & Associates requests Overall Development Plan and Primary Plat review of one (1) lot and two (2) blocks on approximately 8.44 acres +/- in the proposed Oak Manor North II PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Existing Landscape Plan](#) | [Exhibit 6: On-Site Landscape Plan](#)

CONSENT AGENDA ITEMS

1903-DDP-03

Tire Discounters

3540 East State Road 32

Leesman Engineering & Associates requests Detailed Development Plan approval of a 7,900 square-foot auto and motorcycle service building in the proposed Oak Manor North II PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Elevations](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Building Materials Exhibit](#)

CONTINUED ITEMS

No Continued Items.

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



Westfield–Washington Advisory Plan Commission (APC)
Minutes of the February 19, 2019 APC Meeting
Presented for approval: March 4, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, February 19, 2019, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

Members Present: Randy Graham, Steve Hoover, Robert Horkay, Dave Schmitz, Robert Smith, Scott Willis, and Chris Woodard.

Ginny Kelleher arrived at 7:07 p.m.

Members Absent: Andre Maue.

City Staff Present: Matt Skelton, ECD Director; Kevin Todd, Senior Planner; Pam Howard, Senior Planner; Caleb Ernest, Associate Planner; and Paul Reis with Krieg DeVault.

APPROVAL OF MINUTES:

Motion: Approve February 4, 2019 meeting minutes as written.

Motion: Schmitz; Second: Willis. Motion passed. Vote: 7-0. (Kelleher not yet present)

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

1810-DDP-26

Riverview Westfield Helipad

Riverview Hospital by American Structurepoint, Inc. requests Detailed Development Plan review of a new helipad on approximately 8.89 acres +/- in The Junction PUD District.

(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Motion: Approve Consent Agenda as presented.

Motion: Horkay; Second: Woodard. Motion passed. Vote: 7-0. (Kelleher not yet present)

ITEMS OF BUSINESS

1812-ODP-22

Grand Park

1812-SPP-22

19000 Grand Park Boulevard

The City of Westfield by American Structurepoint requests Overall Development Plan and Primary Plat review of 2 lots and 3 blocks on approximately 399.36 acres +/- in the Grand Park PUD District.

(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)

Todd overviewed this petition stating that since the Public Hearing the project has been revised to be fully compliant with the Grand Park PUD and the City's UDO.

No APC comments.

Motion: Approve 1812-ODP-22 & 1812-SPP-22 with the following staff condition:

- All necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, and Westfield Fire Department prior to the issuance of a Certificate of Compliance.

Motion: Smith; Second: Horkay. Motion passed. Vote: 7-0. (Kelleher not yet present)

1901-ODP-02
1901-SPP-02

Westgate

Northeast Corner of 166th Street and Towne Road

CalAtlantic Homes of Indiana, Inc. (n/k/a Lennar) and Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat approval of 670 lots on approximately 230 acres +/- in the Westgate PUD District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Ernest presented an overview of this petition. He said that since the Public Hearing on this item, several public comments were received and were provided to the Commission members.

Jon Dobosiewicz with Nelson & Frankenberger, on behalf of the petitioners, summarized and reviewed the elements of this proposed project. He addressed that several of the public comments received may have been from residents who were not aware of the zoning that was approved in 2006. He addressed the realignment of Towne Road. He said that in the plans a portion of Towne Road will be defined as right-of-way. He said that Westfield Public Works requested the petitioner to upgrade a portion of the internal pedestrian path to account for the Midland Trace Trail to the west. He said that the petitioner agreed to construct approximately $\frac{3}{4}$ of a mile of the Midland Trace Trail thus creating public benefits including a natural setting and improved connectivity at crossings. He said that significant reforestation is included in the proposal. He concluded by stating that the ODP and SPP met all applicable requirements of the Westgate PUD and Westfield's UDO.

Kelleher stated that she was happy about the Towne Road realignment and is pleased with this project's compliance with the PUD. She asked if the Midland Trace Trail would be moved to the south.

Dobosiewicz replied yes. He overviewed the Trail's design to avoid mid-block crossings, as communicated by the Westfield Public Works Department.

Motion: Approve 1901-ODP-02 & 1901-SPP-02 with the following staff conditions:

1. The final approval of the Reforestation Buffer Yard plantings be delegated to the Department and shall be obtained prior to initiation of construction and prior to recording of the first secondary plat within the Westgate PUD District.
2. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

Motion: Horkay; Second: Woodard. Motion passed. Vote: 8-0. (Kelleher arrived at 7:07 p.m.)

1902-ODP-05
1902-SPP-05

Chatham Hills, Section 6

Northeast corner of 199th Street and Horton Road

Chatham Hills, LLP by Henke Development Group, LLC requests Overall Development Plan and Primary Plat review of 60 lots on 67.87 acres +/- in the Chatham Hills PUD District.

(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

Ernest presented an overview of this request for an Overall Development Plan and Primary Plat review.

No APC comments.

Motion: Approve 1902-ODP-05 & 1902-SPP-05 with the following staff condition:

- All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.

Motion: Willis; Second: Woodard. Motion passed. Vote: 8-0.

1901-ODP-03
1901-SPP-03

Emory Trace

Southeast Corner of 193rd Street and Casey Road

Platinum Properties Management Co., LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 74 lots on 37.26 acres +/- in the Springmill Trails PUD District.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Howard overviewed this request for an Overall Development Plan and Primary Plat review.

No APC comments.

Motion: Approve 1901-ODP-03 & 1901-SPP-03 with the following staff condition:

- All necessary approvals be obtained from the Westfield Public Works Department, the Hamilton County Surveyor's Office, and the Indiana Department of Natural Resources prior to the issuance of an Improvement Location Permit.

Motion: Hoover; Second: Horkay. Motion passed. Vote: 8-0.

PUBLIC HEARING ITEMS

1805-PUD-09

[PUBLIC HEARING]

Lyons Team PUD

750 Liberty Drive

Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.

(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

Howard presented an overview of this request for a change of zoning. She explained the reason for a second Public Hearing was the result of an error in the initial public notice mailing.

No APC comments.

Public Hearing for 1805-PUD-09 opened at 7:27 p.m.

No public comments.

Public Hearing for 1805-PUD-09 closed at 7:28 p.m.

Motion: Forward 1805-PUD-09 to the City Council with a favorable recommendation.

Motion: Schmitz; Second: Woodard. Motion passed. Vote: 8-0.

CONTINUED ITEMS

1902-PUD-03

Lancaster PUD

West and adjacent to Spring Mill Road, North and adjacent to 186th Street

Lancaster by Platinum Properties Management Co., LLC requests a change of zoning of 145 acres +/- from AG-SF1: Agricultural / Single-Family District and Spring Mill Trails PUD to the Lancaster PUD District.

(Planner Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Economic and Community Development Department: Skelton reminded the Commission that the May and November APC meetings will be rescheduled due to 2019 Election Days. Rescheduled dates are: Wednesday, May 8, 2019 and Wednesday November 6, 2019.

ADJOURNMENT

Motion: Adjourn Meeting

Motion: Horkay; Second, Willis. Motion passed 8-0.

Meeting adjourned at 7:34 p.m.

Randell Graham, President

Andre Maue, Vice President

Matthew S. Skelton, Esq., Secretary



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 4, 2019
1903-SPP-06 & 1903-ODP-06

Petition Number: 1903-SPP-06 & 1903-ODP-06

Subject Site Address: North of State Road 32, immediately east of the Grassy Branch Marketplace PUD (the "Real Estate")

Petitioner: Leesman Engineering & Associates (the "Petitioner")

Request: The Petitioner requests Overall Development Plan and Primary Plat review for one (1) lot and two (2) blocks on approximately 8.44 acres +/- in the proposed Oak Manor North II PUD District.

Current Zoning: Oak Manor North PUD (Ord. 05-04)

Proposed Zoning: Oak Manor North II PUD (Ord. 19-04)

Current Land Use: Vacant

Approximate Acreage: 8.44 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Existing Landscape Plan For Oak Manor North PUD
6. Proposed On-Site Landscape Plan

Staff Reviewer: Daine Crabtree, Associate Planner

HISTORY AND PROCEDURAL

The Oak Manor North PUD was adopted at the February 14, 2005, Westfield-Washington Township Town Council meeting. Commercial platting was not required when the adjacent AutoZone and Huntington Bank buildings were developed in 2007 and 2005 respectively.

An amendment to the Oak Manor North PUD specific to the Real Estate, Oak Manor North II PUD (Ord. 19-04), is concurrently being reviewed by the Advisory Plan Commission and Council for recommendation and adoption consideration. The approval of this Overall Development Plan and Primary Plat are contingent upon the adoption of the Oak Manor North II PUD at a future City Council meeting.



PROJECT OVERVIEW

The 8.44 acre +/- site is located at 3540 East State Road 32 on the north side of State Road 32 east of Grassy Branch Marketplace and west of the existing AutoZone. The request is for approval of an Overall Development Plan and Primary Plat for a 7,900 square foot tire sales and repair business and the remaining real estate that comprises the Oak Manor North (Ord. 05-04) and proposed Oak Manor North II (Ord. 19-04) PUD District.

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

The plans comply.

- 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.
- 10) Easements (locations, widths and purposes). (Article 8.3)
- 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)
- 13) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 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.
- 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.
- 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.
- 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.
- 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.
- 33) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 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.
- 39) Identify buildings proposed for demolition.
- 40) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 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) Landscaping Standards (Article 6.8)

- a) Street Trees
- b) Minimum Lot Landscaping Requirements
- c) External Street Frontage Landscaping
- d) Buffer Yard Requirements

47) Lot Standards (Article 6.10)

48) Setback Standards (Article 6.16)

49) Vision Clearance Standards (Article 6.19)

50) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

51) Block Standards (Article 8.1)

52) Easement Standards (Article 8.3)

53) Monument and Marker Standards (Article 8.5)

54) Open Space and Amenity Standards (Article 8.6)

55) Pedestrian Network Standards (Article 8.7)

- a) Internal Pedestrian Network Standard
- b) Perimeter/External Pedestrian Network Standards

56) Storm Water Standards (Article 8.8)

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

58) Street Light Standards (Article 8.10)

59) Street Sign Standards (Article 8.11)

60) Surety Standards (Article 8.12)

61) Utility Standards (Article 8.13)

PROPOSED OAK MANOR NORTH II PUD (ORD. 19-04)



The plans comply.

- 62) Concept Plan
- 63) Minimum Building Setback Line – 10 feet Front Yard, West Lot Line
- 64) State Highway 32 Overlay District
 - a) Character Exhibit
 - b) Trail Corridor Requirement
- 65) Development Standards
 - a) Screening of Receptacles and Loading Areas
 - b) General Standards
 - c) Sign Standards

STATE HIGHWAY 32 OVERLAY DISTRICT (Article 5.3 of UDO)

The plans comply.

- 66) Permitted Uses
- 67) Accessory Buildings

68) Building Height Requirements:

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

69) Architectural Design Requirements

Comment: Superseded by proposed Ord. 19-04

- a) Building Elevations:
 - i) Article 5.3(J)(2)(b): Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at intervals of not greater than forty (40) feet.
 - ii) Openings
 - iii) Roofs:
 - (1) Flat Roofs (Article 5.3(J)(2)(f)(ii)(c))
 - iv) Main Entrances
 - v) Windows
 - vi) Awnings



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 4, 2019
1903-SPP-06 & 1903-ODP-06

vii) Building Materials

viii) Accessory Buildings

70) Trail Corridor Requirement

Comment: Superseded by Ord. 19-04

1) **ACTION:** Hold a public hearing at the March 4, 2019, Advisory Plan Commission meeting. The Primary Plat (1903-SPP-06) & Overall Development Plan (1903-ODP-06) comply with the proposed Oak Manor North PUD Amendment (Oak Manor North II PUD, Ord. 19-04) and the UDO. The Department recommends approving the petition with the following conditions:

- Approval of 1903-SPP-06 & 1903-ODP-06 is contingent upon the approval of the Oak Manor North PUD Ordinance Amendment, Oak Manor North II PUD, (Ord. 19-04) at a subsequent City Council meeting.
- All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an improvement location permit.

2) 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.

Ord. 19-04 Oak Manor North II PUD

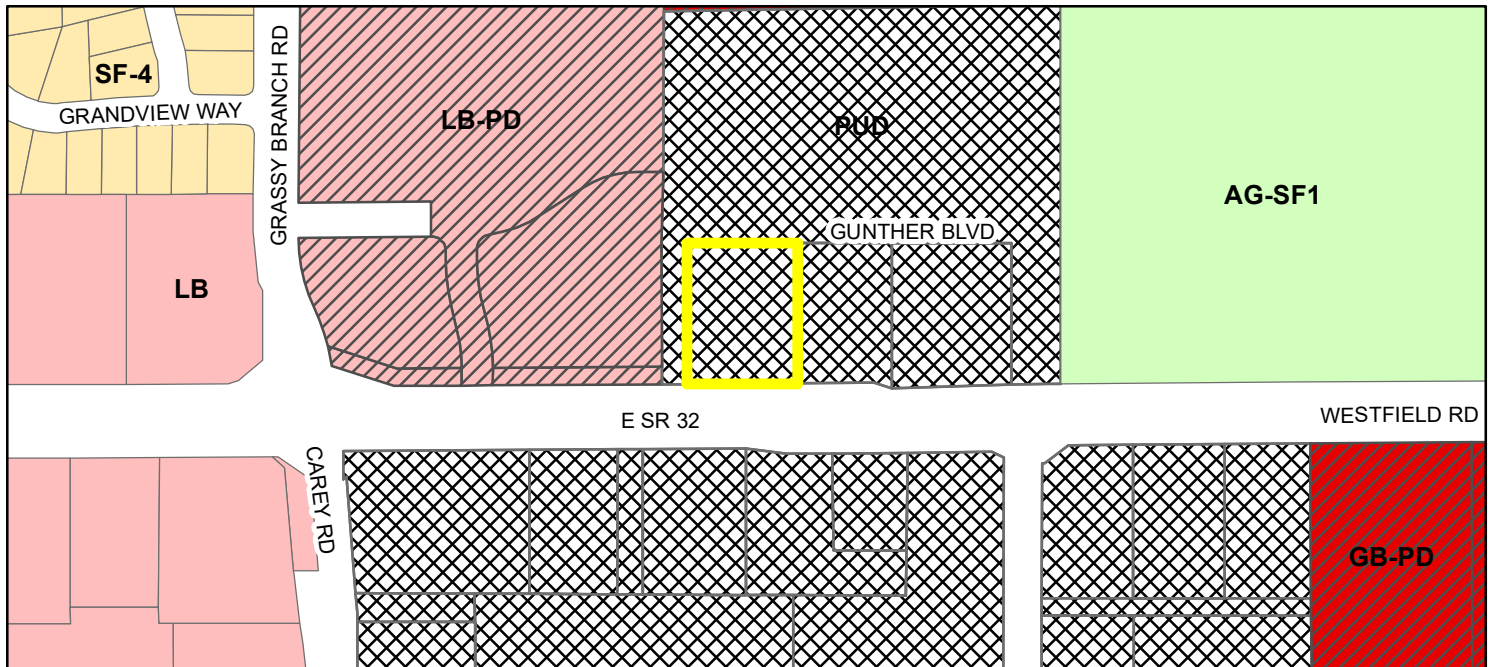
Not To Scale

Aerial Location Map

 Site



Zoning Map



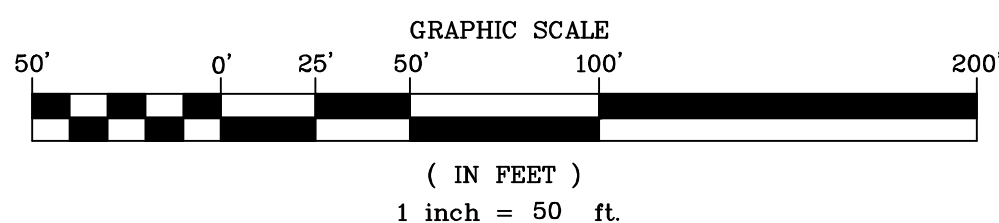
Zoning - All

Zoning

-  AG-SF1 (Agriculture - Single Family - 1)
-  GB-PD (General Business - Planned Development)
-  LB (Local Business)
-  LB-PD (Local Business - Planned Development)
-  PUD (Planned Unit Development)
-  SF-4 (Single Family - 4)



VOLUME _____ **PAGE** _____



- FOUND I.P.
- SET I.P. (5/8" W/
S.J. LEESMAN 8352 CAP)
- ⊗ SET MAG NAIL
- FOUND CONC. R/W MONUMENT
- ▲ SECTION CORNER



EASEMENT NOTES:
EASEMENTS (BLANKET IN NATURE) FOR INGRESS,
EGRESS, UTILITIES (INCLUDING, BUT NOT LIMITED TO,
DRAINAGE AND DETENTION) PROVIDED VIA RECIPROCAL
EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS
AGREEMENT OAK MANOR NORTH OUTLOTS & THE SHOPPING
CENTER RECORDED AS INSTRUMENT NO. 200600003056
OF HAMILTON COUNTY, INDIANA RECORDS.

SURVEYORS NOTES:
1) FOUND MONUMENTATION IN GOOD CONDITION
UNLESS OTHERWISE NOTED.
2) EVIDENCE IN GENERAL FITS THE SURVEY

BACK REFERENCE:
INSTRUMENT NO. 200600003055
INSTRUMENT NO. 200600003056
INSTRUMENT NO. 2007041573
INSTRUMENT NO. 2009013584

PROPERTY INFORMATION:
3540 SR 32, WESTFIELD, IN 46074

BEARINGS ARE BASED UPON ASSUMED BEARING N89°14'34"E OF THE SOUTH LINE OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 4 EAST, WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, AS RECORDED IN INSTRUMENT NO. 200400006559

SHEET NO.
1 OF 2

PLAT OF SURVEY

LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248 513/417-0420

PROJECT NO.
OAK MANOR
DATE: 1/15/19
SCALE: AS SHOWN

DRAWN BY: DMP
CHECKEDBY: SJL

1

ADD ACCESS EASEMENT AND TRAIL CORRIDOR

DMP

1/18/19

NO.

DESCRIPTION

BY

DATE

REVISIONS AND/OR ISSUES

GENERAL PLANTING NOTES

PREPARATION AND PLANTING
 1. PRIOR TO UTILITIES PRIOR TO STARTING WORK, IF A PLANT IS SHOWN ON THE PLAN WITHIN THREE FEET OF AN UNDERGROUND UTILITY, NOTIFY LANDSCAPE ARCHITECT FOR ADJUSTMENT INSTRUCTIONS.
 2. EXISTING STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND LAWNS AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
 3. *PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND EXPOSED ROOTS OF EXISTING TREES AND SHRUBS, AND TO PROTECT EXISTING UTILITIES AND WALKWAYS.
 4. *LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS.
 5. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF ALL PLANTING PLANS.
 6. *TREES SHALL BE SITED IN FIELD BY LANDSCAPE ARCHITECT WHERE NOTED ON PLANS.

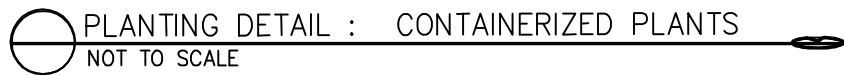
- *ALL PLANTS ARE TO BE INSTALLED WITH ORGANIC BIO TONE STARTER (A MYCORRHIZAL FUNGI STIMULANT)
- *AND TRICHODERMA ABSORBENT GEL, PER MANUFACTURERS SPECIFICATIONS ON INSTALLATION MEANS AND METHODS AND APPLICATION RATES.

- *WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.
- *PERFORM A SOIL TEST FOR SEED NEEDS, AND FERTILIZE AS REQUIRED FOR SUCCESSFUL GERMINATION
- *TILL AREA TO BE SEED TO A DEPTH OF 4". RAKE TILLED AREA TO REMOVE DEBRIS, OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.
- *SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.
- *RAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH FINE SPRAY.
- *PROTECT SEEDED AREAS WITH SLOPES EXCEEDING 1:6 WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
- *PROTECT ALL OTHER SEEDED AREAS BY SPREADING STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1-1/2" IN LOOSE DEPTH OVER
- *SEED INSPECTION SHALL BE PERFORMED TO WARRANT A 9090 GERMINATION, YIELDING 8090 OPACITY WITHIN 90 DAYS OR INSTALLATION.
- *SEED ONLY AS THE WEATHER AND TEMPERATURE ALLOWS FOR SUCCESS.

PROVIDE CLIENT WITH
QUANTITY OF
TOPSOIL PROVIDE
_____ CUBIC YARDS



○ PLANTING DETAIL : BED EDGE
NOT TO SCALE



(IN FEET)
inch = 20 ft.

3 WORKING DAYS
BEFORE YOU DIG
UTILITIES PROTECTION SERVICE

1	STAFF COMMENTS	MDC BY DATE
NO.	DESCRIPTION	
REVIEWS AND/OR ISSUES		



TD ***TireDiscounters*** - WESTFIELD, IN
3540 E STATE ROAD 32
WESTFIELD, IN 46074

LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248

SJL engineers

DRAWING TITLE

LANDSCAPING PLAN

PROJ. NO. TD W-FIELD	DATE 12/29/18
DRAWN GAF	CHECKED SJL

DRAWING NO.

L1



Petition Number: 1903-DDP-03

Project Name: Tire Discounters

Subject Property: 3540 East State Road 32 (the "Real Estate")

Petitioner: Leesman Engineering & Associates

Request: Petitioner requests Detailed Development Plan approval for a new 7,900 SF tire sales and repair business on 0.923 acre +/- in the proposed Oak Manor North II Planned Unit Development (PUD) District

Current Zoning: Oak Manor North PUD (Ord. 05-04)

Proposed Zoning: Oak Manor North II PUD (Ord. 19-04)

Current Land Use: Undeveloped

Approximate Acreage: 0.923 acre +/-

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Elevations
5. Landscape Plan
6. Building Materials Exhibit

Staff Reviewer: Daine Crabtree, Associate Planner

BACKGROUND

The applicable zoning district for this review is the proposed Oak Manor North II PUD District (Ord. 19-04). The approval of this Detailed Development Plan is contingent upon the approval of the Overall Development Plan (1903-ODP-06) and Primary Plat (1903-SPP-06) for the entirety of the remaining Oak Manor North PUD, which includes the Real Estate.

The Property being developed is the last remaining undeveloped Outlot in the current Oak Manor North PUD District.



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

The plans comply.

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



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

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

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

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

PROPOSED OAK MANOR NORTH II PUD (ORD. 19-04)

The plans comply.

- 22) Concept Plan
- 23) Minimum Building Setback Line – 10 feet Front Yard, West Lot Line
- 24) State Highway 32 Overlay District
- a) Character Exhibit
 - b) Trail Corridor Requirement
- 25) Development Standards
- a) Screening of Receptacles and Loading Areas
 - b) General Standards
 - c) Sign Standards

Underlying Zoning District Standards (GB: General Business - Article 4.16)

The plans comply.

26) GB: General Business District

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

State Highway 32 Overlay District (Article 5.3)

The plans comply.

27) Permitted Uses

28) Accessory Buildings

29) Building Height Requirements:

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

30) Architectural Design Requirements:

Comment: Superseded by Ord. 19-04

a) Building Elevations:

- i) Article 5.3(J)(2)(b): Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at intervals of not greater than forty (40) feet.
- ii) Openings
- iii) Roofs:



- iv) Main Entrances
- v) Windows
- vi) Awnings
- vii) Building Materials
- viii) Accessory Buildings

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

- 31) Landscaping Standards (Article 6.8):
- 32) Lighting Standards (Article 6.9)
- 33) Lot Standards (Article 6.10)
- 34) Outside Storage and Display (Article 6.12)
- 35) Parking and Loading Standards (Article 6.14)
- 36) Setback Standards (Article 6.16)
- 37) Vision Clearance Standards (Article 6.19)
- 38) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

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



DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) **Action:** Approve Detailed Development Plan 1903-DDP-03 with the following conditions:
 - That the approval of Detailed Development Plan 1903-DDP-03 is contingent upon Oak Manor North PUD Amendment, Oak Manor North II, (Ord. 19-04) being approved at a future City Council Meeting.
 - That the Secondary Plat (1903-SFP-09) associated with this development plan be signed and recorded at the Hamilton County recorder's office prior to the issuance of an Improvement Location Permit.
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.

Ord. 19-04 Oak Manor North II PUD

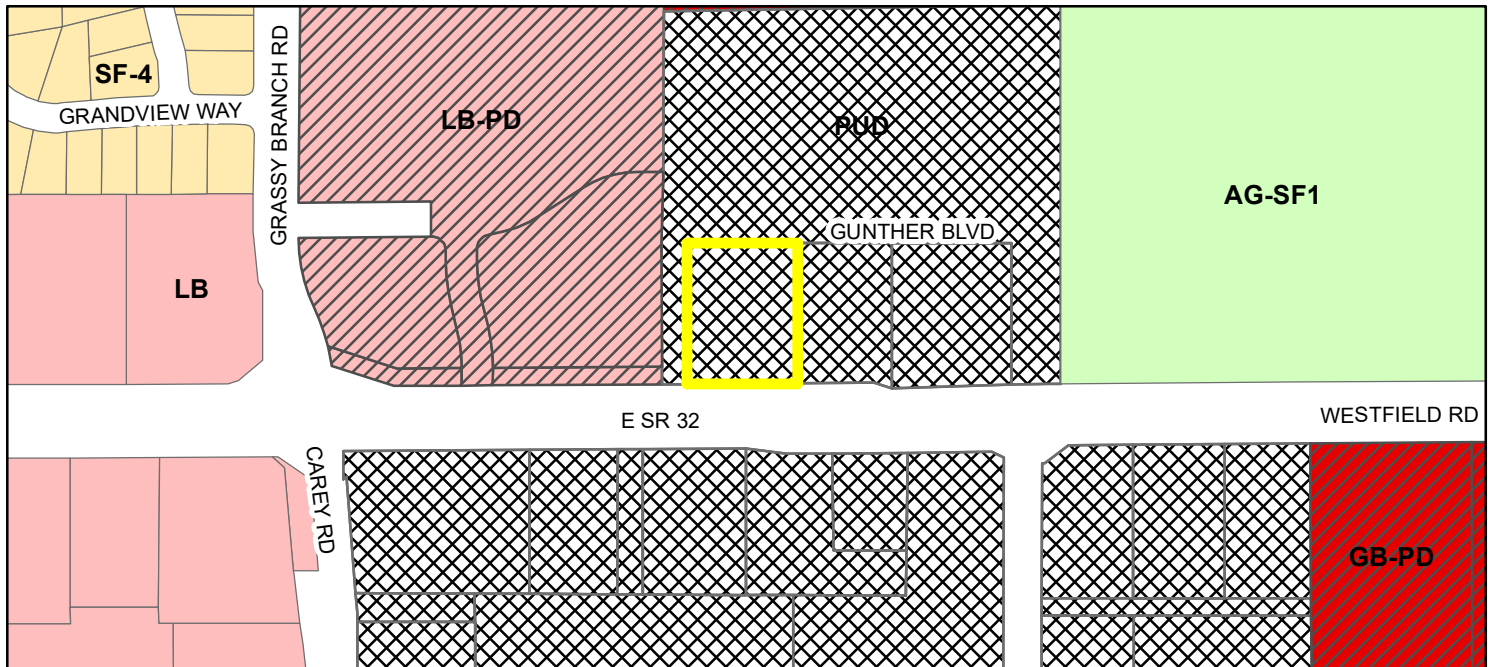
Not To Scale

Aerial Location Map

 Site



Zoning Map



Zoning - All

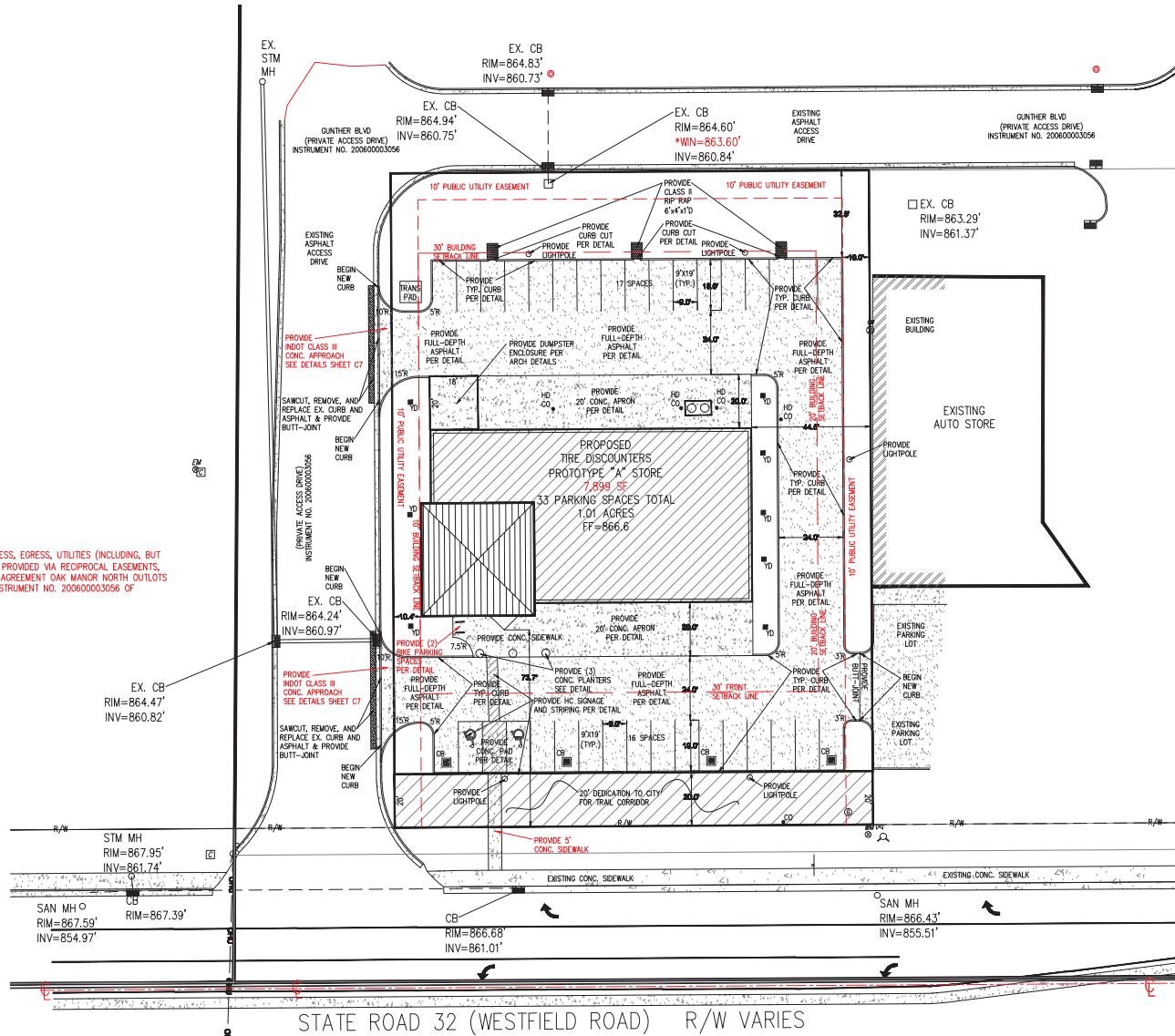
Zoning

-  AG-SF1 (Agriculture - Single Family - 1)
-  GB-PD (General Business - Planned Development)
-  LB (Local Business)
-  LB-PD (Local Business - Planned Development)
-  PUD (Planned Unit Development)
-  SF-4 (Single Family - 4)



EASEMENT NOTES:

EASEMENTS (BLANKET IN NATURE) FOR INGRESS, EGRESS, UTILITIES (INCLUDING, BUT NOT LIMITED TO, DRAINAGE AND DETENTION) PROVIDED VIA RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT OAK MANOR NORTH OUTLOTS & THE SHOPPING CENTER RECORDED AS INSTRUMENT NO. 200600003056 OF HAMILTON COUNTY, INDIANA RECORDS.



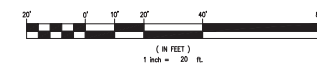
GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS IN THE AREA OF PROPOSED WORK. IF CONDITIONS OTHER THAN THOSE SHOWN ON THE DRAWINGS ARE ENCOUNTERED, THE CONTRACTOR MUST NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLAN FOR PLANNING PURPOSES ONLY AND HAVE BEEN OBTAINED BY FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS AND ARE BELIEVED TO BE CORRECT. HOWEVER, THE CONTRACTOR MUST VERIFY EXACT LOCATIONS BEFORE BEGINNING CONSTRUCTION. CONTACT THE UTILITIES PROTECTION SERVICE AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING STRUCTURES AND UTILITIES DURING OR RESULTING FROM CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING AND REPLACING ALL UTILITIES IGNORED TO COMPLETE AND UNDERGROUND UTILITIES. THIS PROJECT INCLUDING ALL OVERHEAD THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, INSPECTIONS, ETC. COORDINATION REQUIRED BY THE APPLICABLE UTILITY. THE CONTRACTOR SHALL MAKE ALL RESTORATION, REPLACEMENT, AND REPAIR IN ACCORD WITH THE APPLICABLE REQUIREMENTS OF THE UTILITY.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF INDIANA CONSTRUCTION AND MATERIAL SPECIFICATIONS.
- THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS, EARTH Dikes, TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE WORK AREA. THE CONTRACTOR SHALL CONTINUALLY MONITOR THE CONSTRUCTION PROGRESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO BE FINAL GRADE AND ARE TO REMAIN SO, SHALL RECEIVE VEGETATIVE STABILIZATION.
- FOLLOW WRITTEN DIMENSIONS ALWAYS. DO NOT SCALE.
- ADJUSTMENTS TO GRADE MAY BE ALLOWED TO PROVIDE A BALANCED SITE. NO ADJUSTMENT TO GRADE ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
- ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORD WITH CITY OF WESTFIELD AND INDOT DETAILS AND SPECIFICATIONS.
- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS
- LIGHTING TO BE SHOWN ON BUILDING WITH ARCHITECTURAL PLANS
- ROOF DRAINS, FOUNDATION DRAINS AND OTHER STORM WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED.

LEGEND

CB - CATCH BASIN
 YD - YARD DRAIN

SITE PLAN



3 WORKING DAYS
 BEFORE YOU DIG
 UTILITIES PROTECTION SERVICE

NO.	DATE	BY	REVISIONS AND/OR ISSUES
1	2-12-18	WDC	STAFF COMMENTS



TD TireDiscounters - WESTFIELD, IN
 9440 E STATE ROAD 32
 WESTFIELD, IN 46074
LEESMAN ENGINEERING & ASSOC.
 ENGINEERS, ARCHITECTS, PLANNERS
 5720 TOPIC HILL, CINCINNATI, OHIO 45243

SJL
 engineers

DRAWING TITLE

SITE PLAN

PROJ. NO.	DATE
TD W-FIELD	12/21/18
DRAWN	CHECKED
WDC	SJA

DRAWING NO.

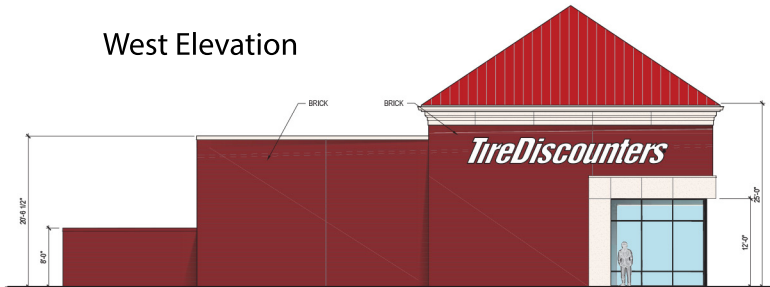
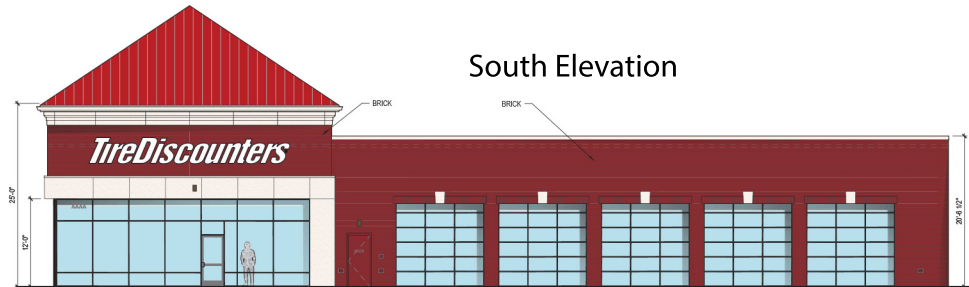
C2.1

South Elevation

West Elevation

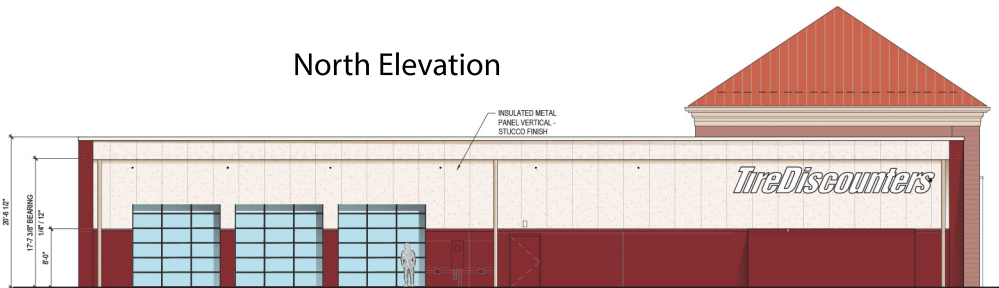
East Elevation

North Elevation



J1
A-201
Exterior Elevation
SCALE: 1/8" = 1'-0"

J9
A-201
Exterior Elevation
SCALE: 1/8" = 1'-0"



F1
A-201
Exterior Elevation
SCALE: 1/8" = 1'-0"

F9
A-201
Exterior Elevation
SCALE: 1/8" = 1'-0"



TireDiscounters

7976







SPECIFICATIONS

GENERAL PLANTING NOTES

*CONTRACTOR SHALL CONTACT ALL UTILITY COMANIES AND HAVE ALL LINES MARKED PRIOR TO COMMENCING WORK.
*PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."
*FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
*PROVIDE TREES AND SHRUBS OF SIZES AND GRADES COMPLYING WITH ANSI Z60.1 FOR TYPE OF TREES AND SHRUBS REQUIRED. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
*IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.
*LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
*LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
*TOPSOIL SHALL BE ASTM D 5285, pH RANGE OF 5.5 TO 7, A MINIMUM OF 4 PERCENT ORGANIC MATERIAL CONTENT, FREE OF STONES 1" INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
*COMPOST SHALL BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, MOISTURE CONTENT TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH ONE INCH SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.
*FERTILIZER TO BE SLOW-RELEASE, GRANULAR OR PELLETED CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, PHOSPHORUS, AND POTASSIUM IN AMOUNTS RECOMMENDED FOR TYPE OF PLANT BEING GROWN.

PREPARATION AND PLANTING
*LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. IF A PLANT IS SHOWN ON THE PLAN WITHIN THREE FEET OF AN UNDERGROUND UTILITY, NOTIFY LANDSCAPE ARCHITECT FOR ADJUSTMENT INSTRUCTIONS.
*PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND LAWNS AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
*PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
*LAYOUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
*TREES SHALL BE SITED IN FIELD BY LANDSCAPE ARCHITECT WHERE NOTED ON PLANS.

*ALL PLANTING BEDS ARE TO BE PREPARED AS FOLLOWS :
- LOOSEN SUBGRADE TO A DEPTH OF 4 - 6" . REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- SPREAD COMPOST AT A DEPTH OF 4 - 6" AND TILL WITH LOOSENED SUBGRADE, MIXING THOROUGHLY.
- GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- EDGE BEDS 3 - 4" DEEP (SEE DETAIL).
ADDITIONAL PREPERATION FOR PERENNIAL BEDS:
PROVIDE A TOTAL OF 6" OF COMPOST AND 6" UNSHREDDED TOPSOIL, THOROUGHLY BLEND MIXTURE, DO NOT COMPACT. MULCH WITH MINI PINE NUGGETS, 100% COVERAGE. LANDSCAPE ARCHITECT TO OBSERVE AND APPROVE.

*ALL PLANTS ARE TO BE INSTALLED WITH ORGANIC BIO-TONE STARTER (A MYCORRHIZAL FUNGI STIMULANT).

*AND TRICHODERMA ABSORBENT GEL, PER MANUFACTURERS' SPECIFICATIONS ON INSTALLATION MEANS AND METHODS AND APPLICATION RATES.

*NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.
*NOTIFY LANDSCAPE ARCHITECT IF A LIGHT FIXTURE OR OTHER UTILITY HAS BEEN BUILT WITHIN 10' OF PROPOSED TREE.
*ALL PLANTS ARE TO BE FERTILIZED WITH A SLOW-RELEASE FERTILIZER PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
*REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.
*IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN IN AN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD.
*ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS ARE TO BE MULCHED AT A DEPTH OF 2 - 3". APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
*FOR ALL PLANT MATERIALS, PRUNE TO REMOVE DEAD OR INJURED BRANCHES ONLY, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
*IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
- KEEP ADJACENT PAVINGS AND CONSTRUCTION CLEAN, AND MAINTAIN WORK AREA IN AN ORDERLY CONDITION, FOR DURATION OF PROJECT.
- PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.
- REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF OFF OWNER'S PROPERTY.
*CONTRACTOR SHALL PROVIDE OWNER WITH A WRITTEN WARRANTY FOR LABOR AND MATERIALS.
*CONTRACTOR SHALL WARRANT EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
*WARRANTY SHALL INCLUDE SPECIFIC WARRANTY PERIODS FOR TREES AND SHRUBS, SEED INSTALLATION, GROUND COVERS, AND OTHER EXTERIOR PLANTS.
*SERVICES PROVIDED BY WARRANTY SHALL INCLUDE :
- MAINTAINING UPRIGHT POSITION OF EXTERIOR PLANTINGS DURING WARRANTY PERIOD.
- IMMEDIATE REMOVAL OF DEAD EXTERIOR PLANTS AND IMMEDIATE REPLACEMENT, UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
- REPLACEMENT OF EXTERIOR PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.

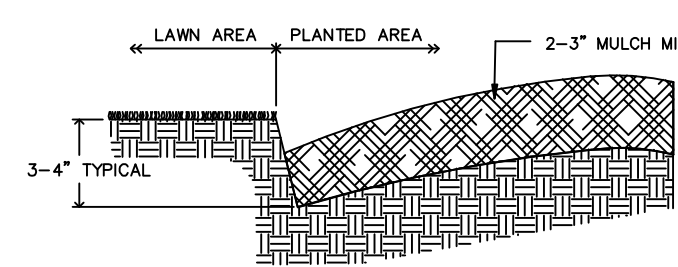
*WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.
*PERFORM A SOIL TEST FOR SEED NEEDS, AND FERTILIZE AS REQUIRED FOR SUCCESSFUL GERMINATION.
*TILL AREA TO BE SEED TO A DEPTH OF 4". RAKE TILLED AREA TO REMOVE DEBRIS 1" OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.
*SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.
*RAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH PINE SPRAY.
*PROTECT SEEDING AREAS WITH SLOPES EXCEEDING 1:6 WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
*PROTECT ALL OTHER SEEDING AREAS BY SPREADING STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1-1/2" IN LOOSE DEPTH OVER.
*SEED INSPECTION SHALL BE PERFORMED TO WARRANT A 9090 GERMINATION, YIELDING 8090 OPACITY WITHIN 90 DAYS OR INSTALLATION.
*SEED ONLY AS THE WEATHERING AND TEMPERATURE ALLOWS FOR SUCCESS.

MULCH TO BE FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, GRADE A MATERIALS 100 PERCENT OPACITY. LONG LASTING DYED BLACK MULCH DOUBLE SHREDDED

PROVIDE CLIENT WITH QNT MULCH PROVIDED CUBIC YARDS

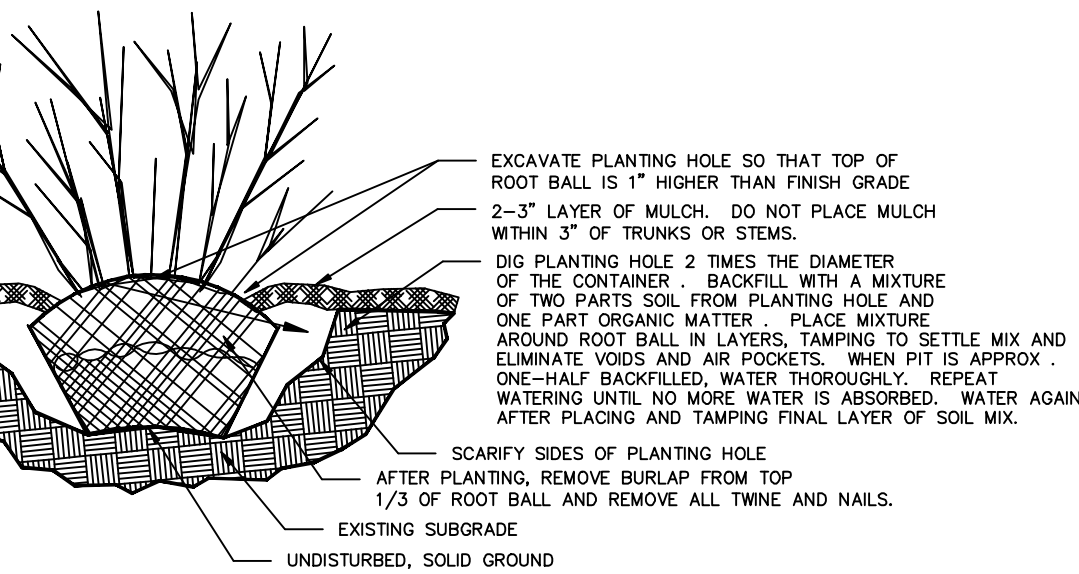
PROVIDE CLIENT WITH QNT OF COMPOST PROVIDED CUBIC YARDS

PROVIDE CLIENT WITH QUANTITY OF TOPSOIL PROVIDE CUBIC YARDS

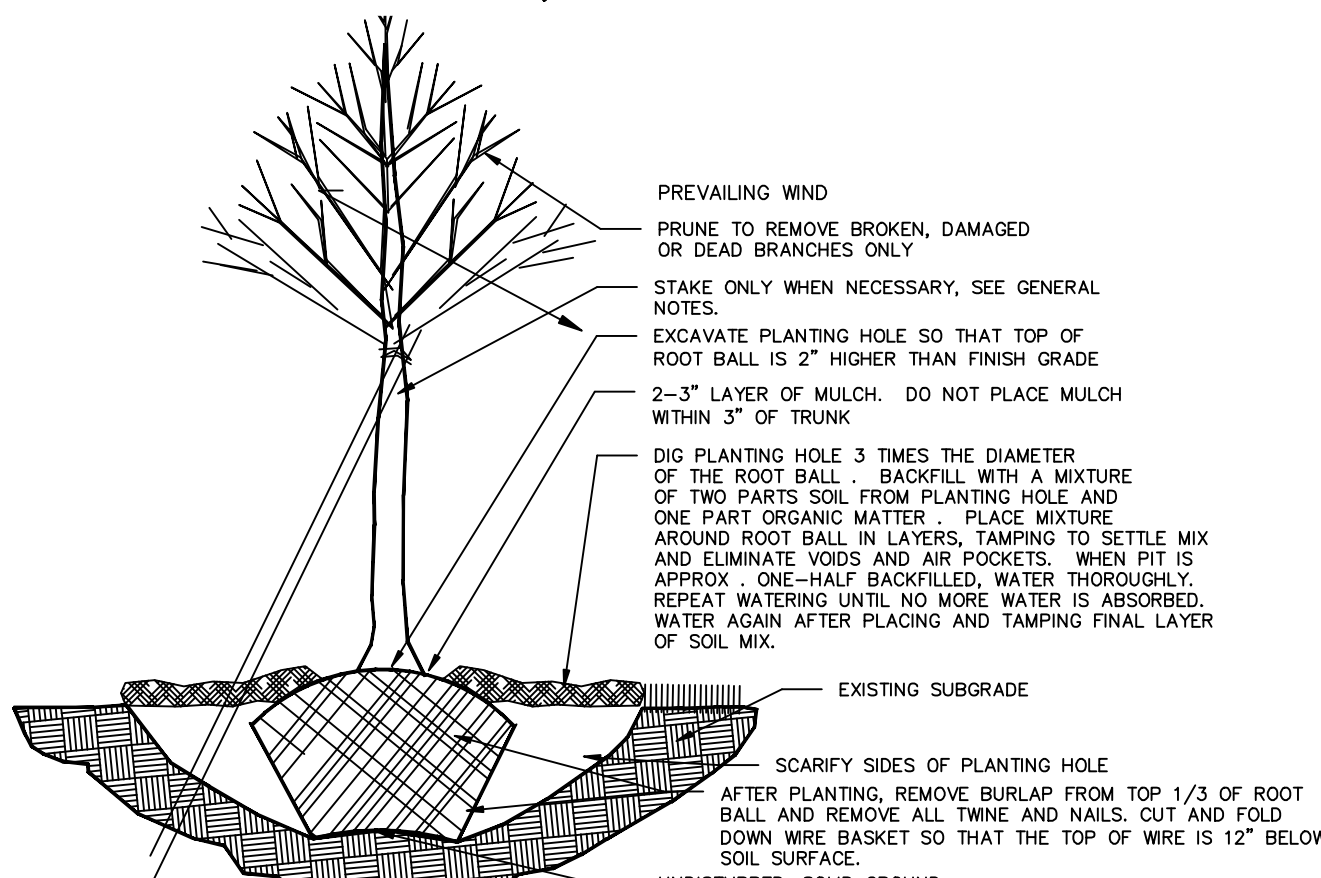


RED EDGE SHALL NOT BE ROUGH, BUT CLEAN, SMOOTH, AND CONTINUOUS AS SHOWN ON PLANS. MINOR FIELD ADJUSTMENTS ARE ALLOWED DUE TO UNEXPECTED OBSTRUCTIONS.

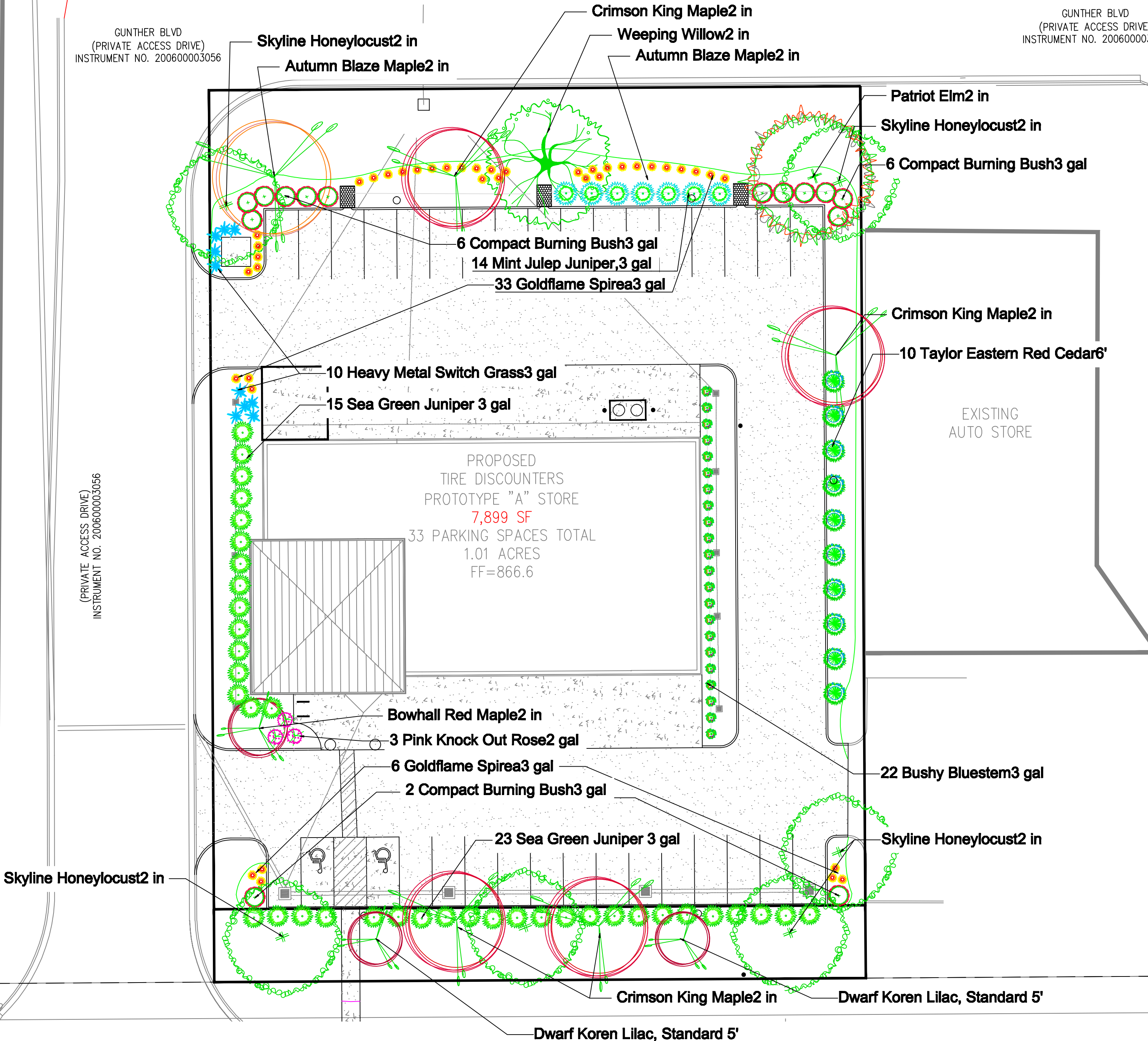
PLANTING DETAIL : BED EDGE
NOT TO SCALE



PLANTING DETAIL : BALLED AND BURLAPPED SHRUB
NOT TO SCALE



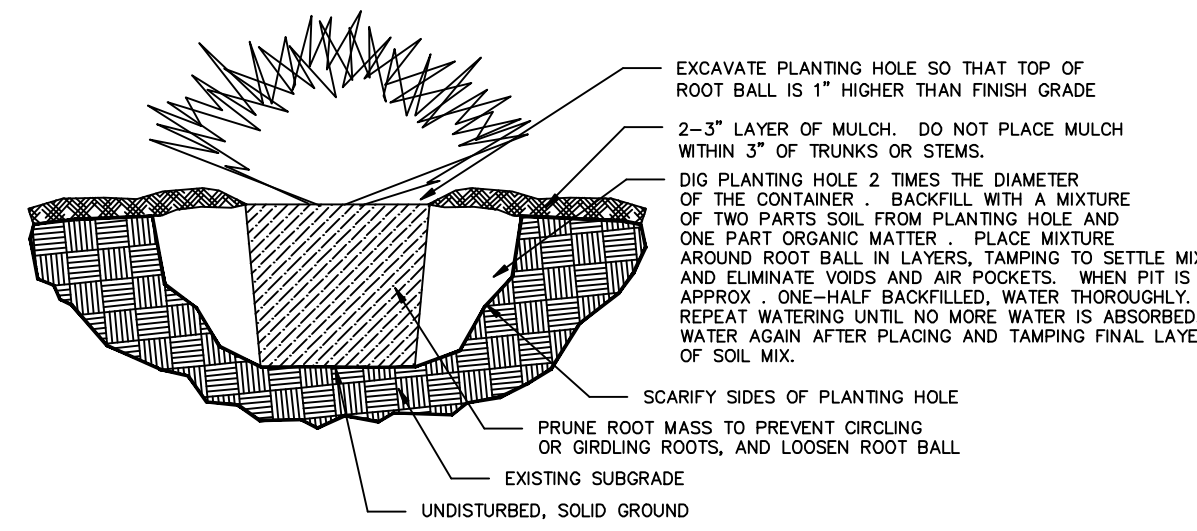
PLANTING DETAIL : BALLED AND BURLAPPED TREE
NOT TO SCALE



PLANT KEY			12.29.18
QNT	SIZE	LATIN	COMMON
3	2 in	Acer platanoides 'Crimson King'	Crimson King Maple
2	2 in	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple
4	2 in	Gleditsia triacanthos inermis 'Skylin	Skyline Honeylocust
1	2 in	Salix alba 'Niobe' or 'Tristis'	Weeping Willow
1	2 in	Ulmus carpinifolia 'Patriot'	Patriot Elm
14		PARKING PERIMETER TREES REQUIRED	
14		PARKING PERIMETER TREES PROPOSED	
2	5'	Syringa meyeri 'Palibin	Dwarf Koren Lilac
14	3 gal	Euonymus alatus 'Compactus'	Compact Burning Bush
47	3 gal	Spiraea x bumalda 'Goldflame'	Goldflame Spirea
14	3 gal	Juniperus chinensis 'Mint Julep'	Mint Julep Juniper
5	3 gal	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Gras
		PARKING PERIMETER SHRUBS REQUIRED	
80		PARKING PERIMETER SHRUBS PROPOSED	

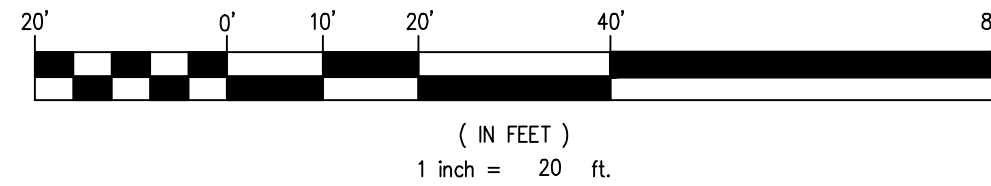
1	2 in	Acer rubrum "Bowhall"	Bowhall Red Maple
3	3 gal	Spiraea x bumalda 'Goldflame'	Goldflame Spirea
3	2 gal	Rosa 'Pink Knock Out'	Pink Knock Out Rose
15	3 gal	Juniperus chinensis 'Sea Green'	Sea Green Juniper
5	3 gal	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
22	3 gal	Andropogon glomeratus	Bushy Bluestem
		BUILDING LANDSCAPING	
10	6'	Juniperus virginiana 'Taylor'	Taylor Eastern Red Cedar
		EAST BUFFER LANDSCAPING	

PLAN BY
Gayle A. Frazer
7377 BRIDGEPOINT PASS CINCINNATI, OHIO 45248
513-607-8096 GAF1LA@FUSE.NET



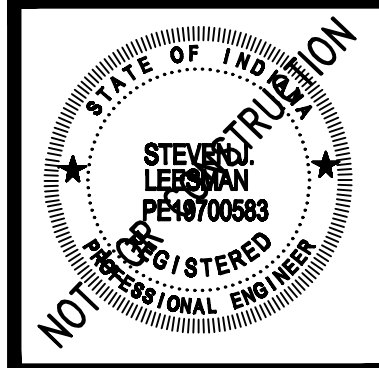
PLANTING DETAIL : CONTAINERIZED PLANTS
NOT TO SCALE

LANDSCAPING PLAN



3 WORKING DAYS
BEFORE YOU DIG
UTILITIES PROTECTION SERVICE

NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	2-12-19
	REVISIONS	AND/OR ISSUES



TireDiscounters - WESTFIELD, IN
3540 E STATE ROAD 32
WESTFIELD, IN 46074
LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248

SJL engineers

DRAWING TITLE

LANDSCAPING PLAN

PROJ. NO. TD W-FIELD
DATE 12/29/18
DRAWN GAF
CHECKED SJL

DRAWING NO.

L1

Ord. 19-04 Oak Manor North II PUD

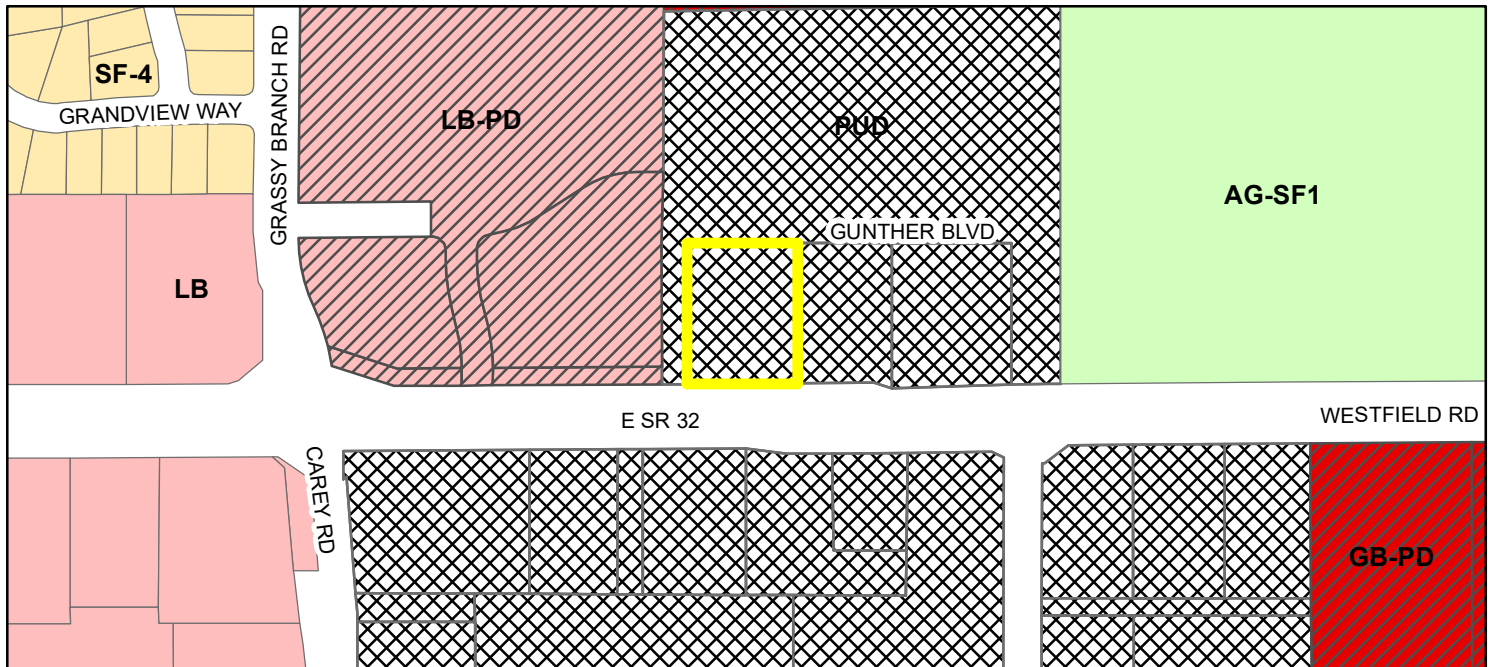
Not To Scale

Aerial Location Map

 Site



Zoning Map



Zoning - All

Zoning

-  AG-SF1 (Agriculture - Single Family - 1)
-  LB (Local Business)
-  LB-PD (Local Business - Planned Development)
-  PUD (Planned Unit Development)
-  SF-4 (Single Family - 4)
-  GB-PD (General Business - Planned Development)

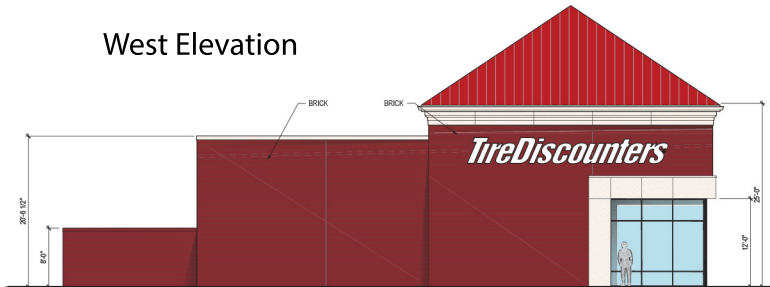
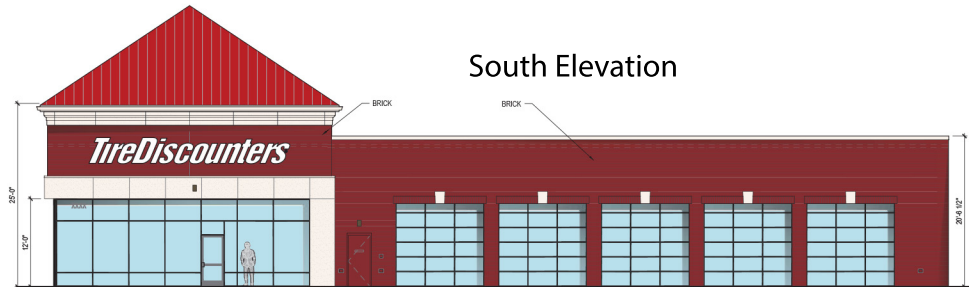


South Elevation

West Elevation

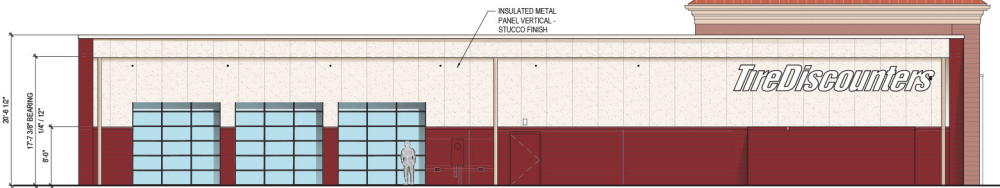
East Elevation

North Elevation



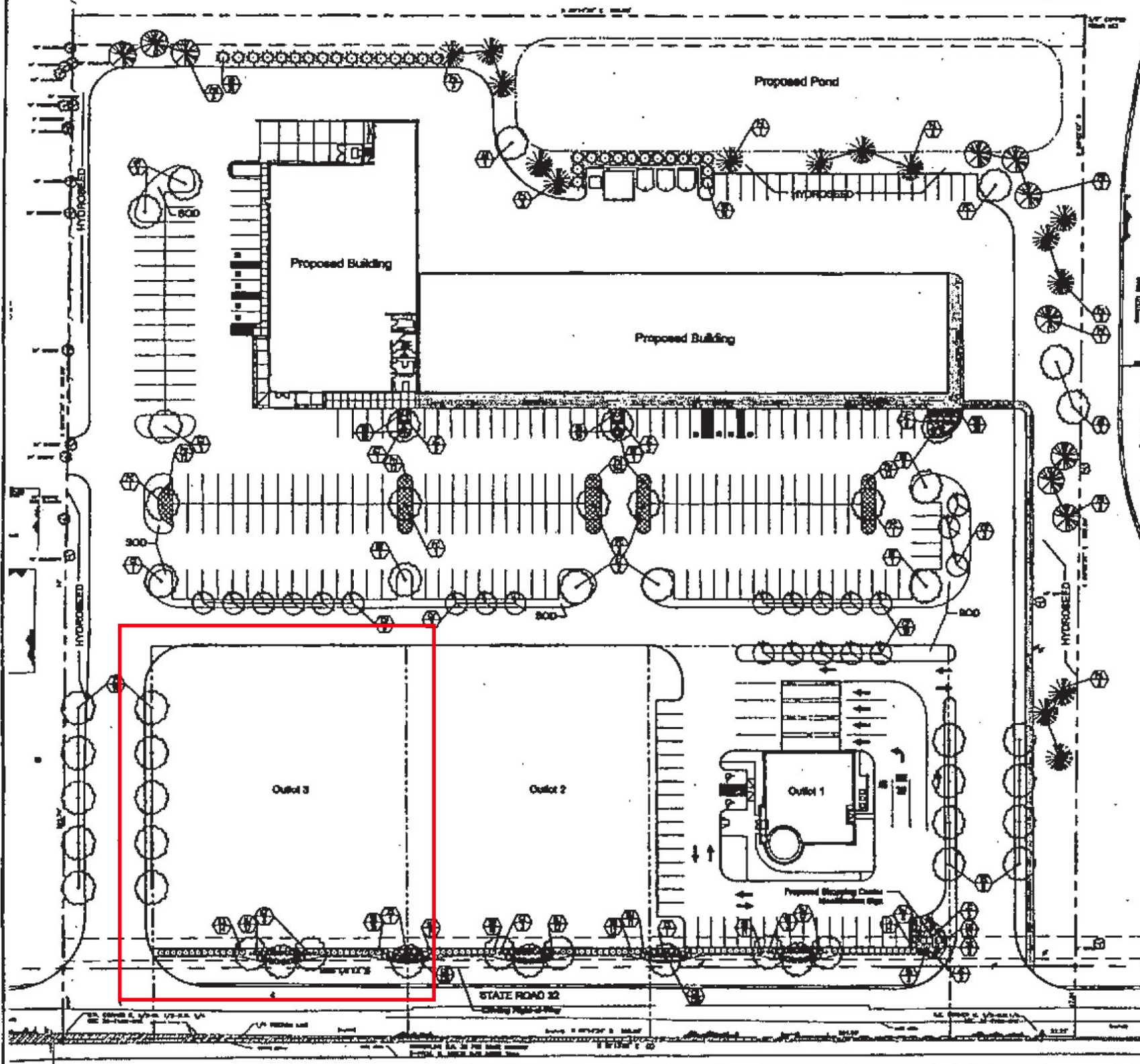
J1
A-201
Exterior Elevation
SCALE: 1/8" = 1'-0"

J9
A-201
Exterior Elevation
SCALE: 1/8" = 1'-0"



F1
A-201
Exterior Elevation
SCALE: 1/8" = 1'-0"

F9
A-201
Exterior Elevation
SCALE: 1/8" = 1'-0"

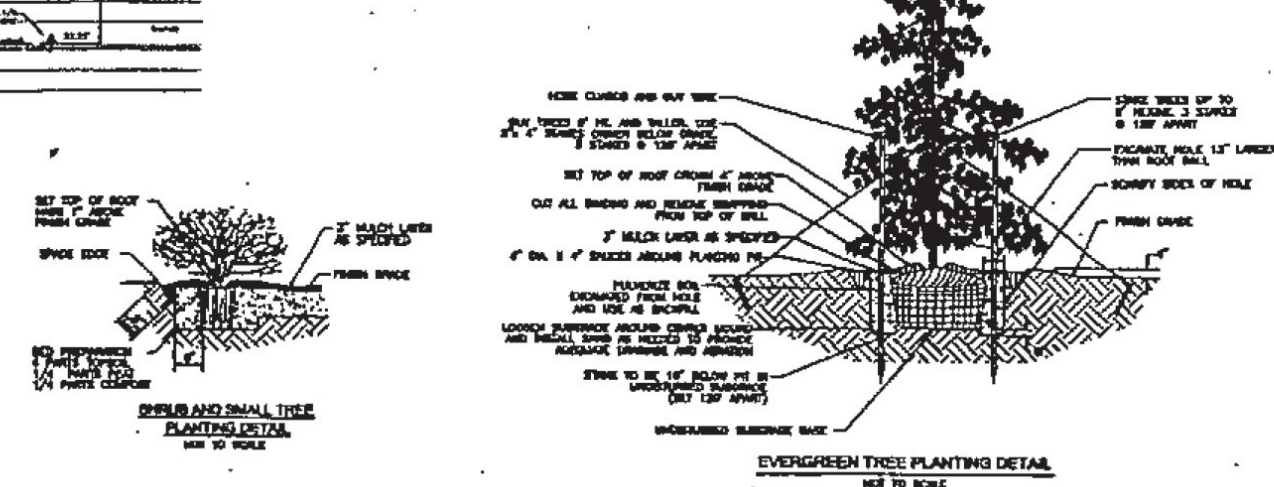
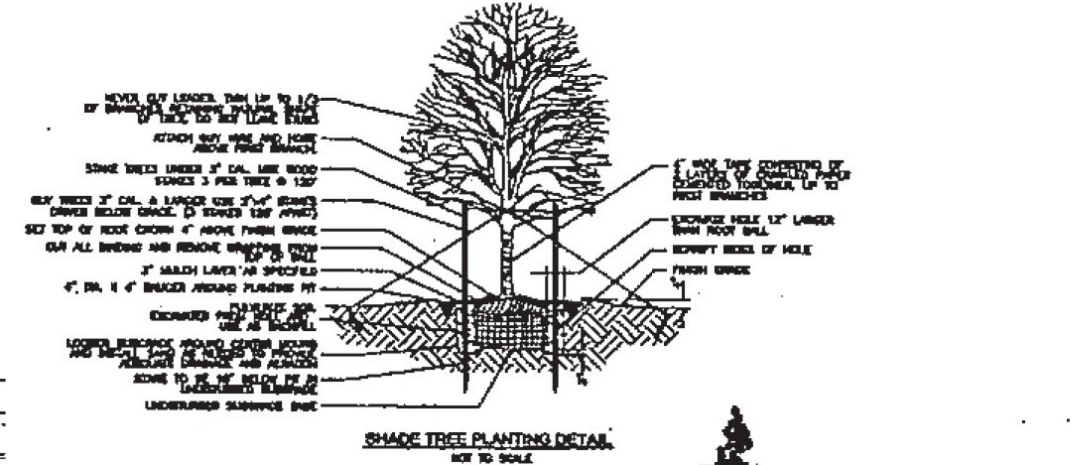


OVERALL PLANTING SCHEDULE

LINE	KEY	QTY	SYMBOL	NAME	GRADE	SIZE	NOTES
1	1	1	(Symbol)	Red Oak	Grade	12"	
2	2	1	(Symbol)	White Oak	Grade	12"	
3	3	1	(Symbol)	Yellow Oak	Grade	12"	
4	4	1	(Symbol)	Red Oak	Grade	12"	
5	5	1	(Symbol)	White Oak	Grade	12"	
6	6	1	(Symbol)	Yellow Oak	Grade	12"	
7	7	1	(Symbol)	Red Oak	Grade	12"	
8	8	1	(Symbol)	White Oak	Grade	12"	
9	9	1	(Symbol)	Yellow Oak	Grade	12"	
10	10	1	(Symbol)	Red Oak	Grade	12"	
11	11	1	(Symbol)	White Oak	Grade	12"	
12	12	1	(Symbol)	Yellow Oak	Grade	12"	
13	13	1	(Symbol)	Red Oak	Grade	12"	
14	14	1	(Symbol)	White Oak	Grade	12"	
15	15	1	(Symbol)	Yellow Oak	Grade	12"	
16	16	1	(Symbol)	Red Oak	Grade	12"	
17	17	1	(Symbol)	White Oak	Grade	12"	
18	18	1	(Symbol)	Yellow Oak	Grade	12"	
19	19	1	(Symbol)	Red Oak	Grade	12"	
20	20	1	(Symbol)	White Oak	Grade	12"	
21	21	1	(Symbol)	Yellow Oak	Grade	12"	
22	22	1	(Symbol)	Red Oak	Grade	12"	
23	23	1	(Symbol)	White Oak	Grade	12"	
24	24	1	(Symbol)	Yellow Oak	Grade	12"	
25	25	1	(Symbol)	Red Oak	Grade	12"	
26	26	1	(Symbol)	White Oak	Grade	12"	
27	27	1	(Symbol)	Yellow Oak	Grade	12"	
28	28	1	(Symbol)	Red Oak	Grade	12"	
29	29	1	(Symbol)	White Oak	Grade	12"	
30	30	1	(Symbol)	Yellow Oak	Grade	12"	
31	31	1	(Symbol)	Red Oak	Grade	12"	
32	32	1	(Symbol)	White Oak	Grade	12"	
33	33	1	(Symbol)	Yellow Oak	Grade	12"	
34	34	1	(Symbol)	Red Oak	Grade	12"	
35	35	1	(Symbol)	White Oak	Grade	12"	
36	36	1	(Symbol)	Yellow Oak	Grade	12"	
37	37	1	(Symbol)	Red Oak	Grade	12"	
38	38	1	(Symbol)	White Oak	Grade	12"	
39	39	1	(Symbol)	Yellow Oak	Grade	12"	
40	40	1	(Symbol)	Red Oak	Grade	12"	
41	41	1	(Symbol)	White Oak	Grade	12"	
42	42	1	(Symbol)	Yellow Oak	Grade	12"	
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84	84	1	(Symbol)	Yellow Oak	Grade	12"	
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88	88	1	(Symbol)	Red Oak	Grade	12"	
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91	91	1	(Symbol)	Red Oak	Grade	12"	
92	92	1	(Symbol)	White Oak	Grade	12"	
93	93	1	(Symbol)	Yellow Oak	Grade	12"	
94	94	1	(Symbol)	Red Oak	Grade	12"	
95	95	1	(Symbol)	White Oak	Grade	12"	
96	96	1	(Symbol)	Yellow Oak	Grade	12"	
97	97	1	(Symbol)	Red Oak	Grade	12"	
98	98	1	(Symbol)	White Oak	Grade	12"	
99	99	1	(Symbol)	Yellow Oak	Grade	12"	
100	100	1	(Symbol)	Red Oak	Grade	12"	



- LANDSCAPE NOTES**
1. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
 2. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITY AND QUALITY SUFFICIENT TO COMPLETE THE PLANTING AS SHOWN ON CHANGES.
 3. ALL MATERIALS SHALL CONFORM TO THE SPECIFICATIONS ESTABLISHED BY THE CURRENT "MANUAL OF STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES" PUBLISHED BY THE AMERICAN ASSOCIATION OF HIGHWAY ENGINEERS OR EQUIVALENT.
 4. NO PLANT SHALL BE PUT INTO THE GROUND BEFORE SOILS HAVE BEEN PROVED AND APPROVED.
 5. ALL PLANTS SHALL BE PLANTED SO THAT THE ROOT SYSTEM IS PLANTED AT GRADE LEVEL.
 6. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS NOT BOUNDED. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETIC OR PLASTIC SHALL BE REMOVED AT THE TIME OF PLANTING. ALL TIES OR ROPE SHALL BE REMOVED FROM AROUND CROWN OF TREE TO PREVENT Girdling OF TREE.
 7. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE PLANTER SHALL BE CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
 8. THE DAY PRIOR TO PLANTING, THE LOCATIONS OF ALL TREES AND SHRUBS SHALL BE STAKED FOR APPROVAL BY THE OWNER'S REPRESENTATIVE.
 9. THE LANDSCAPE CONTRACTOR SHALL REFER TO THE CONTRACT SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 10. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE NEW PLANT MATERIAL THROUGH ONE GROWING SEASON FROM THE TIME OF PROVISIONAL ACCEPTANCE.
 11. IF THERE IS A DISCREPANCY BETWEEN THE PLANS AND THE PLANT LIST, THE PLANS SHALL TAKE PRECEDENCE.
 12. CONTRACTOR SHALL REPAIR ANY DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO THE OWNER.
 13. STAKES AND CUT TREES SHALL BE REMOVED AFTER ONE YEAR.
 14. ALL EXISTING LANDSCAPING SHALL BE MAINTAINED DURING CONSTRUCTION. ANY MATERIAL, DEAD OR UNDESIRABLE, BY LANDSCAPE ARCHITECT WILL BE REPLACED EQUIVALENT IN SIZE AND SHAPE AT NO COST TO THE OWNER.
 15. IF PLANTS SPECIES SPECIFIED ARE FOUND TO BE UNAVAILABLE OR NOT IN SUFFICIENT QUANTITIES AT TIME OF PLANTING, THE CONTRACTOR MAY SUBSTITUTE SPECIES UPON WRITTEN APPROVAL BY THE LANDSCAPE ARCHITECT.



McCool
Survey and boundary information provided by Stephen M. Cooper, L.S. 25000, of Clear Consulting Corporation.

UTILITY STATEMENT
The undersigned states that they have been located from field survey information and existing drawings. The undersigned makes no guarantee that the underground utilities correspond all work shown in the plan, other in-service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the most accurate location although the surveyor does warrant that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

EXISTING LEGEND:

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Symbol)	EXISTING ASPHALT	(Symbol)	SEWER LINE
(Symbol)	EXISTING GRAVEL	(Symbol)	POUR CONCRETE
(Symbol)	TEMPORARY BOUND MARK	(Symbol)	WATER MAIN
(Symbol)	SECTION CORNER	(Symbol)	WATER MAIN
(Symbol)	POUR POLE	(Symbol)	DECIDUOUS TREE
(Symbol)	SLY MARK	(Symbol)	OVERHEAD ELECTRIC LINE
(Symbol)	SLY MARK	(Symbol)	UNDERGROUND ELECTRIC
(Symbol)	SLY MARK	(Symbol)	UNDERGROUND TELEPHONE
(Symbol)	SLY MARK	(Symbol)	TRUNK LINE
(Symbol)	SLY MARK	(Symbol)	ONE LINE

FLYNN & ZINKAN REALTY CO.
5332 NORTH TEMPLE AVENUE
INDIANAPOLIS, INDIANA 46220

CIVIL DESIGNS, LLP
2415 DIRECTOR'S ROW, SUITE E
INDIANAPOLIS, INDIANA 46221

OAK MANOR NORTH
STATE ROAD 32 AND CAREY ROAD
WESTFIELD, INDIANA

LANDSCAPE PLAN

DWN BY: DARGI
CHKD. BY: AGH
SCALE: 1"=40'
DATE: 01-27-2008

PROJECT NUMBER
03-207

DESIGN PHASE
CONSTRUCTION

PLAN NUMBER
C8.0
SHEET OF

SPECIFICATIONS

GENERAL PLANTING NOTES

*CONTRACTOR SHALL CONTACT ALL UTILITY COMANIES AND HAVE ALL LINES MARKED PRIOR TO COMMENCING WORK.
*PROVIDE QUALITY, SIZE, GENUS, SPECIES, AND VARIETY OF EXTERIOR PLANTS INDICATED, COMPLYING WITH APPLICABLE REQUIREMENTS IN ANSI Z60.1, "AMERICAN STANDARD FOR NURSERY STOCK."
*FURNISH NURSERY-GROWN TREES AND SHRUBS COMPLYING WITH ANSI Z60.1, WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
*PROVIDE TREES AND SHRUBS OF SIZES AND GRADES COMPLYING WITH ANSI Z60.1 FOR TYPE OF TREES AND SHRUBS REQUIRED. TREES AND SHRUBS OF A LARGER SIZE MAY BE USED, IF ACCEPTABLE TO LANDSCAPE ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.
*IF FORMAL ARRANGEMENTS OR CONSECUTIVE ORDER OF TREES OR SHRUBS IS SHOWN, SELECT STOCK FOR UNIFORM HEIGHT AND SPREAD, AND NUMBER LABEL TO ASSURE SYMMETRY IN PLANTING.
*LABEL AT LEAST ONE TREE AND ONE SHRUB OF EACH VARIETY AND CALIPER WITH A SECURELY ATTACHED, WATERPROOF TAG BEARING LEGIBLE DESIGNATION OF BOTANICAL AND COMMON NAME.
*LANDSCAPE ARCHITECT MAY OBSERVE TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING FOR COMPLIANCE WITH REQUIREMENTS FOR GENUS, SPECIES, VARIETY, SIZE, AND QUALITY. LANDSCAPE ARCHITECT RETAINS RIGHT TO OBSERVE TREES AND SHRUBS FURTHER FOR SIZE AND CONDITION OF BALLS AND ROOT SYSTEMS, INSECTS, INJURIES, AND LATENT DEFECTS AND TO REJECT UNSATISFACTORY OR DEFECTIVE MATERIAL AT ANY TIME DURING PROGRESS OF WORK. REMOVE REJECTED TREES OR SHRUBS IMMEDIATELY FROM PROJECT SITE.
*TOPSOIL SHALL BE ASTM D 5285, pH RANGE OF 5.5 TO 7, A MINIMUM OF 4 PERCENT ORGANIC MATERIAL CONTENT, FREE OF STONES 1" INCH OR LARGER IN ANY DIMENSION AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
*COMPOST SHALL BE WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8, MOISTURE CONTENT TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH ONE INCH SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS.
*FERTILIZER TO BE SLOW-RELEASE, GRANULAR OR PELLETED CONSISTING OF 50 PERCENT WATER-INSOLUBLE NITROGEN, PHOSPHORUS, AND POTASSIUM IN AMOUNTS RECOMMENDED FOR TYPE OF PLANT BEING GROWN.

PREPARATION AND PLANTING
*LOCATE ALL UNDERGROUND UTILITIES PRIOR TO STARTING WORK. IF A PLANT IS SHOWN ON THE PLAN WITHIN THREE FEET OF AN UNDERGROUND UTILITY, NOTIFY LANDSCAPE ARCHITECT FOR ADJUSTMENT INSTRUCTIONS.
*PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND LAWNS AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
*PROVIDE EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
*LAYOUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
*TREES SHALL BE SITED IN FIELD BY LANDSCAPE ARCHITECT WHERE NOTED ON PLANS.

*ALL PLANTING BEDS ARE TO BE PREPARED AS FOLLOWS :
- LOOSEN SUBGRADE TO A DEPTH OF 4 - 6" . REMOVE STONES LARGER THAN 1" IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER, AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
- SPREAD COMPOST AT A DEPTH OF 4 - 6" AND TILL WITH LOOSENED SUBGRADE, MIXING THOROUGHLY.
- GRADE PLANTING BEDS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES.
- EDGE BEDS 3 - 4" DEEP (SEE DETAIL).
ADDITIONAL PREPERATION FOR PERENNIAL BEDS:
PROVIDE A TOTAL OF 6" OF COMPOST AND 6" UNSHREDDED TOPSOIL, THOROUGHLY BLEND MIXTURE, DO NOT COMPACT. MULCH WITH MINI PINE NUGGETS, 100% COVERAGE. LANDSCAPE ARCHITECT TO OBSERVE AND APPROVE.

*ALL PLANTS ARE TO BE INSTALLED WITH ORGANIC BIO-TONE STARTER (A MYCORRHIZAL FUNGI STIMULANT).

*AND TRICHODERMA ABSORBENT GEL, PER MANUFACTURERS' SPECIFICATIONS ON INSTALLATION MEANS AND METHODS AND APPLICATION RATES.

*NOTIFY LANDSCAPE ARCHITECT IF SUBSOIL CONDITIONS SHOW EVIDENCE OF UNEXPECTED WATER SEEPAGE OR RETENTION IN TREE OR SHRUB PITS.
*NOTIFY LANDSCAPE ARCHITECT IF A LIGHT FIXTURE OR OTHER UTILITY HAS BEEN BUILT WITHIN 10' OF PROPOSED TREE.
*ALL PLANTS ARE TO BE FERTILIZED WITH A SLOW-RELEASE FERTILIZER PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
*REFER TO TYPICAL PLANTING DETAILS FOR PLANT INSTALLATION.
*IT IS THE CONTRACTOR'S OPTION WHETHER OR NOT TO STAKE A TREE, BUT IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ASSURE PLANTS REMAIN IN AN UPRIGHT POSITION UNTIL THE END OF THE WARRANTY PERIOD.
*ALL PLANTING BEDS AND INDIVIDUAL TREES AND SHRUBS ARE TO BE MULCHED AT A DEPTH OF 2 - 3". APPLY PRE-EMERGENT HERBICIDE BEFORE MULCHING PER MANUFACTURER'S WRITTEN INSTRUCTIONS.
*FOR ALL PLANT MATERIALS, PRUNE TO REMOVE DEAD OR INJURED BRANCHES ONLY, UNLESS OTHERWISE DIRECTED BY LANDSCAPE ARCHITECT.
*IT IS THE CONTRACTOR'S RESPONSIBILITY TO:
- KEEP ADJACENT PAVINGS AND CONSTRUCTION CLEAN, AND MAINTAIN WORK AREA IN AN ORDERLY CONDITION, FOR DURATION OF PROJECT.
- PROTECT EXTERIOR PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS, OPERATIONS BY OTHER CONTRACTORS AND TRADES, AND OTHERS. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED EXTERIOR PLANTING.
- REMOVE SURPLUS SOIL AND WASTE MATERIAL, INCLUDING EXCESS SUBSOIL, UNSUITABLE SOIL, TRASH, AND DEBRIS, AND LEGALLY DISPOSE OF OFF OWNER'S PROPERTY.
*CONTRACTOR SHALL PROVIDE OWNER WITH A WRITTEN WARRANTY FOR LABOR AND MATERIALS.
*CONTRACTOR SHALL WARRANT EXTERIOR PLANTS AGAINST DEFECTS, INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM LACK OF ADEQUATE MAINTENANCE, NEGLECT OR ABUSE BY OWNER, OR INCIDENTS THAT ARE BEYOND CONTRACTOR'S CONTROL.
*WARRANTY SHALL INCLUDE SPECIFIC WARRANTY PERIODS FOR TREES AND SHRUBS, SEED INSTALLATION, GROUND COVERS, AND OTHER EXTERIOR PLANTS.
*SERVICES PROVIDED BY WARRANTY SHALL INCLUDE :
- MAINTAINING UPRIGHT POSITION OF EXTERIOR PLANTINGS DURING WARRANTY PERIOD.
- IMMEDIATE REMOVAL OF DEAD EXTERIOR PLANTS AND IMMEDIATE REPLACEMENT, UNLESS REQUIRED TO PLANT IN THE SUCCEEDING PLANTING SEASON.
- REPLACEMENT OF EXTERIOR PLANTS THAT ARE MORE THAN 25 PERCENT DEAD OR IN UNHEALTHY CONDITION AT END OF WARRANTY PERIOD.

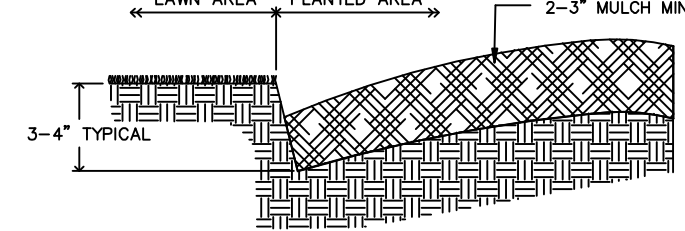
*WARRANTY SHALL BE LIMITED TO ONE REPLACEMENT OF EACH EXTERIOR PLANT, EXCEPT FOR LOSSES OR REPLACEMENTS DUE TO FAILURE OF CONTRACTOR TO COMPLY WITH REQUIREMENTS.
*PERFORM A SOIL TEST FOR SEED NEEDS, AND FERTILIZE AS REQUIRED FOR SUCCESSFUL GERMINATION.
*TILL AREA TO BE SEED TO A DEPTH OF 4". RAKE TILLED AREA TO REMOVE DEBRIS 1" OR LARGER IN SIZE THAT HAS BEEN BROUGHT TO THE SURFACE DURING TILLING.
*SEED WITH APPROPRIATE MIXTURE AT THE MANUFACTURER'S WRITTEN RECOMMENDED RATE.
*RAKE SEED LIGHTLY INTO TOP OF TOPSOIL, ROLL LIGHTLY, AND WATER WITH PINE SPRAY.
*PROTECT SEEDING AREAS WITH SLOPES EXCEEDING 1:6 WITH EROSION-CONTROL FIBER MESH INSTALLED AND STAPLED ACCORDING TO MANUFACTURER'S WRITTEN INSTRUCTIONS.
*PROTECT ALL OTHER SEEDING AREAS BY SPREADING STRAW MULCH AT A UNIFORM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1-1/2" IN LOOSE DEPTH OVER.
*SEED INSPECTION SHALL BE PERFORMED TO WARRANT A 90% GERMINATION, YIELDING 80% OPACITY WITHIN 90 DAYS OF INSTALLATION.
*SEED ONLY AS THE WEATHER AND TEMPERATURE ALLOWS FOR SUCCESS.

MULCH TO BE FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS, GRADE A MATERIALS 100 PERCENT OPACITY.
LONG LASTING DYED BLACK MULCH DOUBLE SHREDDED

PROVIDE CLIENT WITH QNT MULCH PROVIDED
CUBIC YARDS

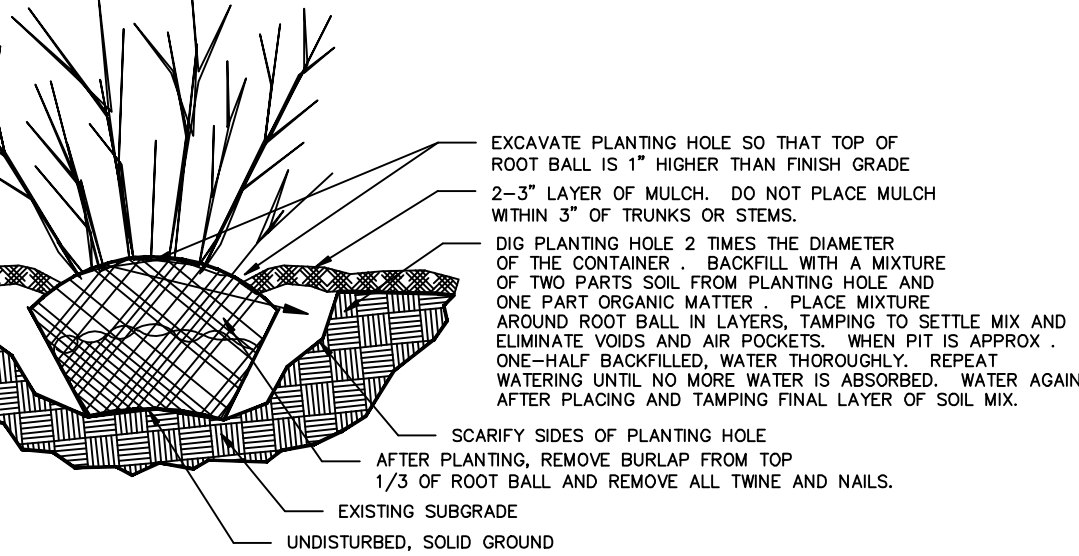
PROVIDE CLIENT WITH QNT OF COMPOST PROVIDED
CUBIC YARDS

PROVIDE CLIENT WITH QUANTITY OF TOPSOIL PROVIDED
CUBIC YARDS

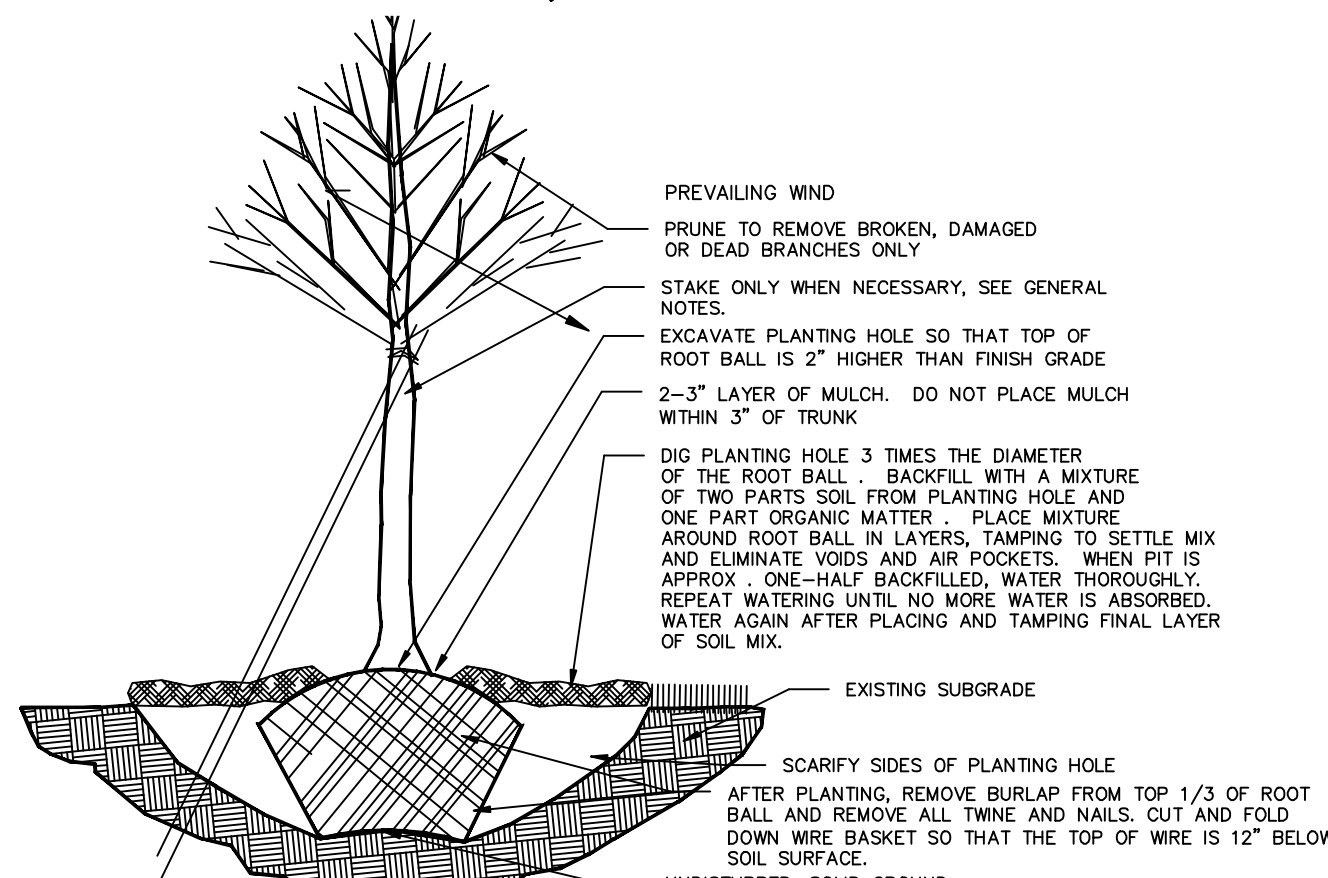


RED EDGE SHALL NOT BE ROUGH, BUT CLEAN, SMOOTH, AND CONTINUOUS AS SHOWN ON PLANS. MINOR FIELD ADJUSTMENTS ARE ALLOWED DUE TO UNEXPECTED OBSTRUCTIONS.

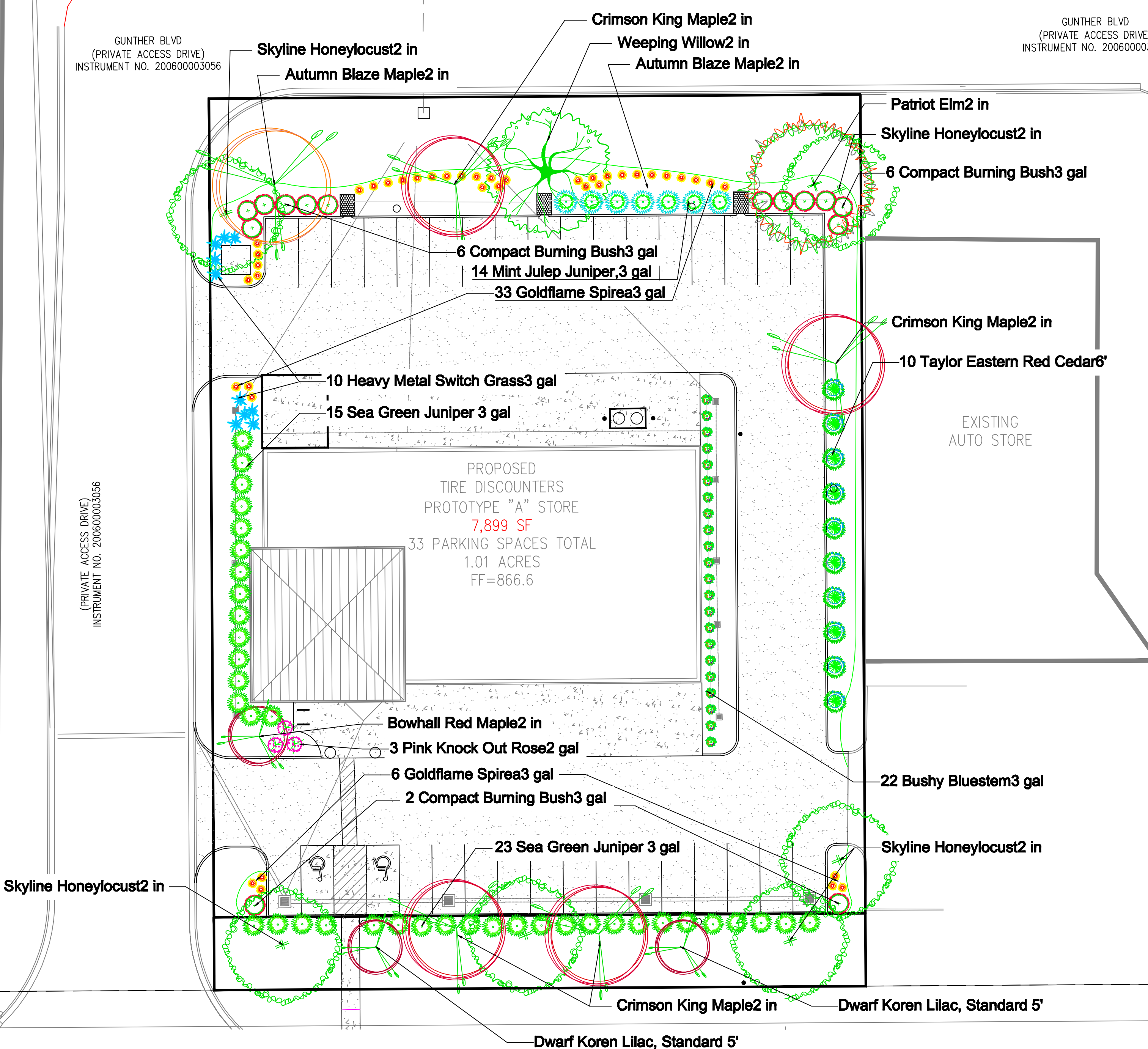
PLANTING DETAIL : BED EDGE
NOT TO SCALE



PLANTING DETAIL : BALLED AND BURLAPPED SHRUB
NOT TO SCALE



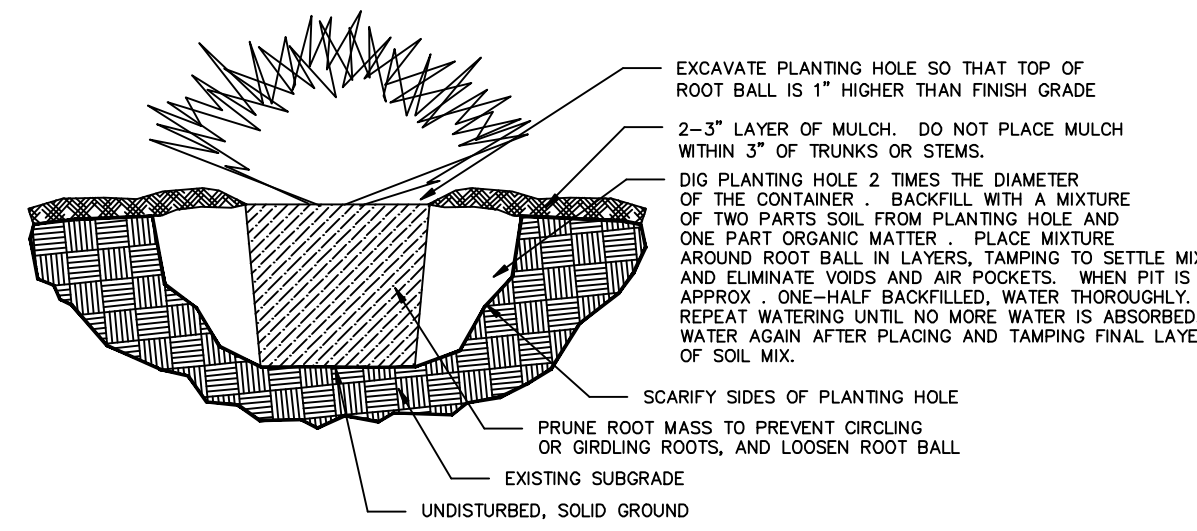
PLANTING DETAIL : BALLED AND BURLAPPED TREE
NOT TO SCALE



PLANT KEY			12.29.18
QNT	SIZE	LATIN	COMMON
3	2 in	Acer platanoides 'Crimson King'	Crimson King Maple
2	2 in	Acer rubrum 'Autumn Blaze'	Autumn Blaze Maple
4	2 in	Gleditsia triacanthos inermis 'Skylin	Skyline Honeylocust
1	2 in	Salix alba 'Niobe' or 'Tristis'	Weeping Willow
1	2 in	Ulmus carpinifolia 'Patriot'	Patriot Elm
14		PARKING PERIMETER TREES REQUIRED	
14		PARKING PERIMETER TREES PROPOSED	
2	5'	Syringa meyeri 'Palibin	Dwarf Koren Lilac
14	3 gal	Euonymus alatus 'Compactus'	Compact Burning Bush
47	3 gal	Spiraea x bumalda 'Goldflame'	Goldflame Spirea
14	3 gal	Juniperus chinensis 'Mint Julep'	Mint Julep Juniper
5	3 gal	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Gras
		PARKING PERIMETER SHRUBS REQUIRED	
80		PARKING PERIMETER SHRUBS PROPOSED	

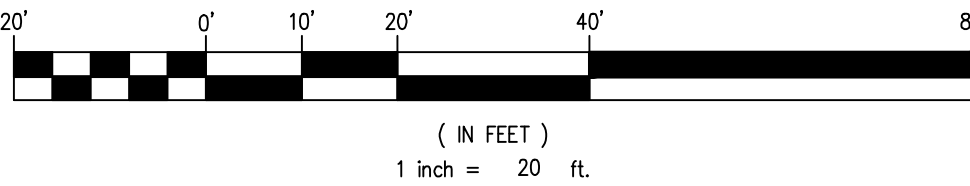
1	2 in	Acer rubrum "Bowhall"	Bowhall Red Maple
3	3 gal	Spiraea x bumalda 'Goldflame'	Goldflame Spirea
3	2 gal	Rosa 'Pink Knock Out'	Pink Knock Out Rose
15	3 gal	Juniperus chinensis 'Sea Green'	Sea Green Juniper
5	3 gal	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
22	3 gal	Andropogon glomeratus	Bushy Bluestem
		BUILDING LANDSCAPING	
10	6'	Juniperus virginiana 'Taylor'	Taylor Eastern Red Cedar
		EAST BUFFER LANDSCAPING	

PLAN BY
Gayle A. Frazer
Registered Landscape Architect
7377 BRIDGEPOINT PASS CINCINNATI, OHIO 45248
513-607-8096 GAF1LA@FUSE.NET



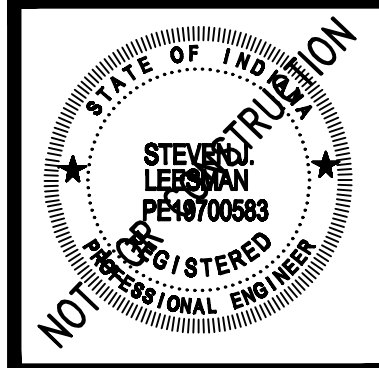
PLANTING DETAIL : CONTAINERIZED PLANTS
NOT TO SCALE

LANDSCAPING PLAN



3 WORKING DAYS
BEFORE YOU DIG
UTILITIES PROTECTION SERVICE

NO.	DESCRIPTION	DATE
1	STAFF COMMENTS	2-12-19
	REVISIONS	AND/OR ISSUES



TireDiscounters - WESTFIELD, IN
3540 E STATE ROAD 32
WESTFIELD, IN 46074
LEESMAN ENGINEERING & ASSOC.
ENGINEERING, SURVEYING, PLANNING
2720 TOPIC HILLS, CINCINNATI, OHIO 45248

SJL engineers

DRAWING TITLE

LANDSCAPING PLAN

PROJ. NO.	DATE
TD W-FIELD	12/29/18
DRAWN	CHECKED
GAF	SJL

DRAWING NO.

L1

ORDINANCE NUMBER 19-04

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE OAK MANOR NORTH PLANNED UNIT DEVELOPMENT DISTRICT BEING THAT OF ORDINANCE 05-04 AND THE UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance" or the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended; and

WHEREAS, the Westfield-Washington Township Plan Commission ("Commission") considered a petition (**Petition No. 1903-PUD-04**) filed with the Commission requesting an amendment to Ordinance 05-04, the Oak Manor North PUD, enacted by the Town Council on February 14, 2005, recorded as Instrument No. 200500013557 in the Office of the Recorder of Hamilton County, Indiana (the "Original PUD Ordinance"), specific to the real estate more particularly described in **Exhibit A** attached hereto and made a part hereof (the "Real Estate"); and

WHEREAS, the Commission forwarded **Petition No. 1903-PUD-04** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (___ in favor ___ against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019; 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; 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 the Oak Manor North PUD are hereby amended as follows:

Section 1. **Applicability of Ordinance.**

- 1.1 This Ordinance shall replace and supersede the Original PUD Ordinance, in its entirety, as applicable to the Real Estate.
- 1.2 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 “**Oak Manor North II PUD District**” (the “District”).
- 1.3 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 Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.4 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 unless otherwise stated.
- 1.5 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 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. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. **Underlying Zoning District.** The Underlying Zoning District (the “Underlying Zoning District”) shall be GB: General Business.

Section 5. **Permitted Land Uses.** All uses permitted in the Underlying Zoning District shall be permitted on the Real Estate except as otherwise set forth below.

5.1 Prohibited Uses: The following uses shall be explicitly prohibited:

- Heliport
- Special Exception Uses

Section 6. **General Regulations.** The standards of Chapter 4 Zoning Districts as applicable to the Underlying Zoning District shall apply to the development of the Real Estate, except as otherwise modified below.

6.1 Minimum Building Setback Lines:

- Front Yard, West: 10 feet if the Principal Building is utilized in conjunction with an Auto and Motorcycle Services Use that is substantially compliant with the Concept Plan.

Section 7. **State Highway 32 Overlay District.** The regulations of Article 5.3 Overlay Districts; State Highway 32 Overlay District (the “SR 32 Overlay”) shall apply to the development of the Real Estate except as otherwise modified below.

7.1 Character Exhibit: If a provision of Article 6.3 Architectural Standards or Article 5.3 State Highway 32 Overlay District, as modified by the Oak Manor North II PUD Ordinance is in conflict with the Illustrated Character Exhibit (the “Illustrated Character Exhibit”) (See **Exhibit C**), then the Illustrative Character Exhibit shall control.

7.2 Article 5.3(G)(2) Setback Requirements, Signage: Signs shall be located a minimum of twenty (20) feet from the State Highway 32 right-of-way line.

7.3 Article 5.3(L) Trail Corridor Requirement: The Trail Corridor immediately adjacent to the Real Estate shall be a minimum of twenty (20) feet in width.

The Westfield Public Works Department, at the direction of its Director, shall be permitted to replace, remove, or rearrange any required trees and/or plantings within the Trail Corridor immediately abutting the Real Estate.

Section 8. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the Real Estate, except as otherwise modified below.

8.1 Chapter 6.1(H)(2) Screening of Receptacles and Loading Areas, Placement: A trash receptacle shall be permitted in the Established Front Yard that abuts the Street adjacent to the north Lot Line of the Real Estate.

- 8.2 Chapter 6.1(H)(6) Screening of Receptacles and Loading Areas, Man Doors: Dumpster Man-Doors shall not be required on a trash receptacle if utilized in conjunction with an Auto and Motorcycle Service Use on the Real Estate.
- 8.2 Chapter 6.3(F)(2)(c)(ii) Business Districts, General Standards: Oversized service doors shall be permitted on External Façades of a Primary Structure when utilized in conjunction with an Auto and Motorcycle Services Use that is substantially compliant with the Concept Plan as well as the Illustrated Character Exhibit.
- 8.3 Chapter 6.17 Sign Standards: Shall apply, except as otherwise modified below:
- A. A maximum of Four Hundred and Forty (440) square feet of signage may be used on the Real Estate if installed in conjunction with an Auto and Motorcycle Service Use that is substantially compliant with the Concept Plan and Illustrated Character Exhibit.
 - 1. This allotted signage may be divided between a maximum of three (3) Wall Signs and one (1) Monument Sign.
 - 2. This allotted signage shall not count towards any Temporary Signs that are permitted on the Real Estate.
 - B. An Individual Monument Sign with manual changeable copy may be placed on the Real Estate in conjunction with an Auto and Motorcycle Service Use that is substantially compliant with the Concept Plan and Illustrated Character Exhibit.
 - 1. Manual changeable copy signage shall be maintained in a presentable condition at all times, including replacement of defective or missing parts and/or letters, cleaning, and other acts required for maintenance of said signage.

Section 9. **Infrastructure Standards.** The Real Estate's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of development on the Real Estate.

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 19-04 was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-04**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-04**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by: 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: Daine Crabtree

This document prepared by:
Daine Crabtree, City of Westfield, 2728 E. 171st Street, Westfield, IN 46074

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Illustrative Character Exhibit

EXHIBIT A

Part of the Southwest Quarter of Section 32, Township 19 North, Range 4 East, in Washington Township, Hamilton County, Indiana, and also being part of the property recorded in Instrument #2004-6559 as recorded in the Hamilton County Indiana courthouse, more particularly described as follows:

Commencing at the Southwest corner of said Southwest Quarter; thence on an assumed bearing of North 89 degrees 14 minutes 34 seconds East along the South line thereof a distance of 662.75 feet to a point being the Southwest corner of the East Half of the West Half of said Southwest Quarter; thence North 00 degrees 02 minutes 39 seconds West along the west line 57.56 feet to the north right of way for State Road 32; thence along said right of way North 89 degrees 13 minutes 46 seconds East 59.87 feet to a set iron pin with cap #21600010, thence leaving said right of way North 0 degrees 45 minutes 26 seconds East 20.00 feet to a set iron pin with cap #21600010 and also the POINT OF BEGINNING;

Thence along the new division line the following 2 courses;

- (1) North 00 degrees 45 minutes 26 seconds West 224.81 feet to a set Mag nail;
- (2) North 89 degrees 14 minutes 34 seconds East 178.85 feet to a set iron pin with cap #21600010 being the northwest corner of the Flynn & Zinkan & Barker Holdings, LLC, an Indiana limited liability company, recorded July 24, 2007 as Instrument No. 2007041573 tract;

Thence along the common property line of the Flynn & Zinkan & Barker Holdings, LLC, an Indiana limited liability company, recorded July 24, 2007 as Instrument No. 2007041573, South 00 degrees 45 minutes 26 seconds East 224.77 feet to a set iron pin with cap #21600010 and the north right of way line;

Thence along said north right of way of State Road 32, South 89 degrees 13 minutes 46 seconds West 178.85 feet to the POINT OF BEGINNING,

Said parcel of land containing 0.923 acres, more or less, subject however to all covenants, conditions, restrictions, reservations, and easements containing in any instrument of record pertaining to the above described tract of land. This description was prepared from a field survey performed by Steven J. Leesman Indiana License #21600010 on December 7, 2018 with bearings based upon legal description Instrument #2004-6559 as recorded in the Hamilton County Indiana courthouse. All pins set are 5/8" x 3/6" with cap S.J. Leesman with cap #21600010.

CONCEPT PLAN

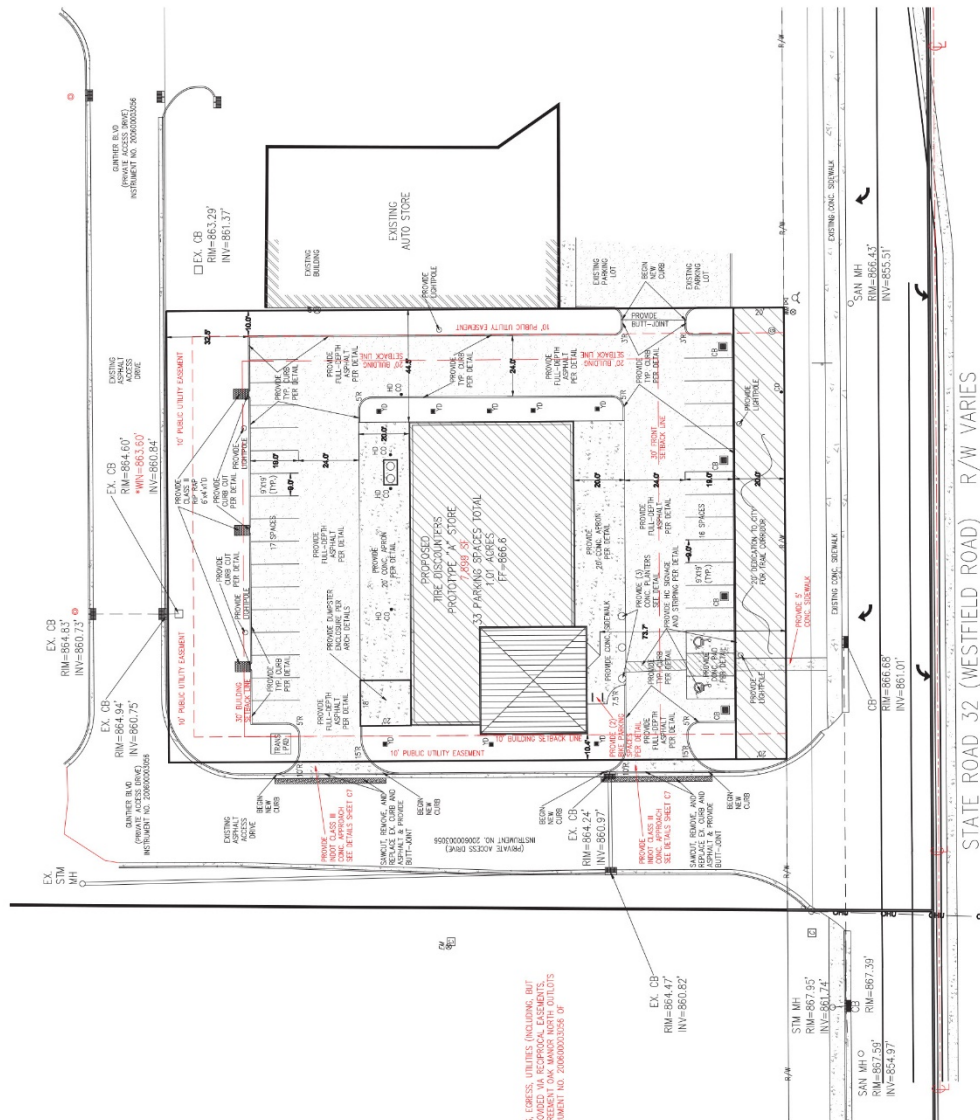
GENERAL NOTES

- [illegible]

LEGEND

CB - CATCH BASIN
YD - YARD DRAIN

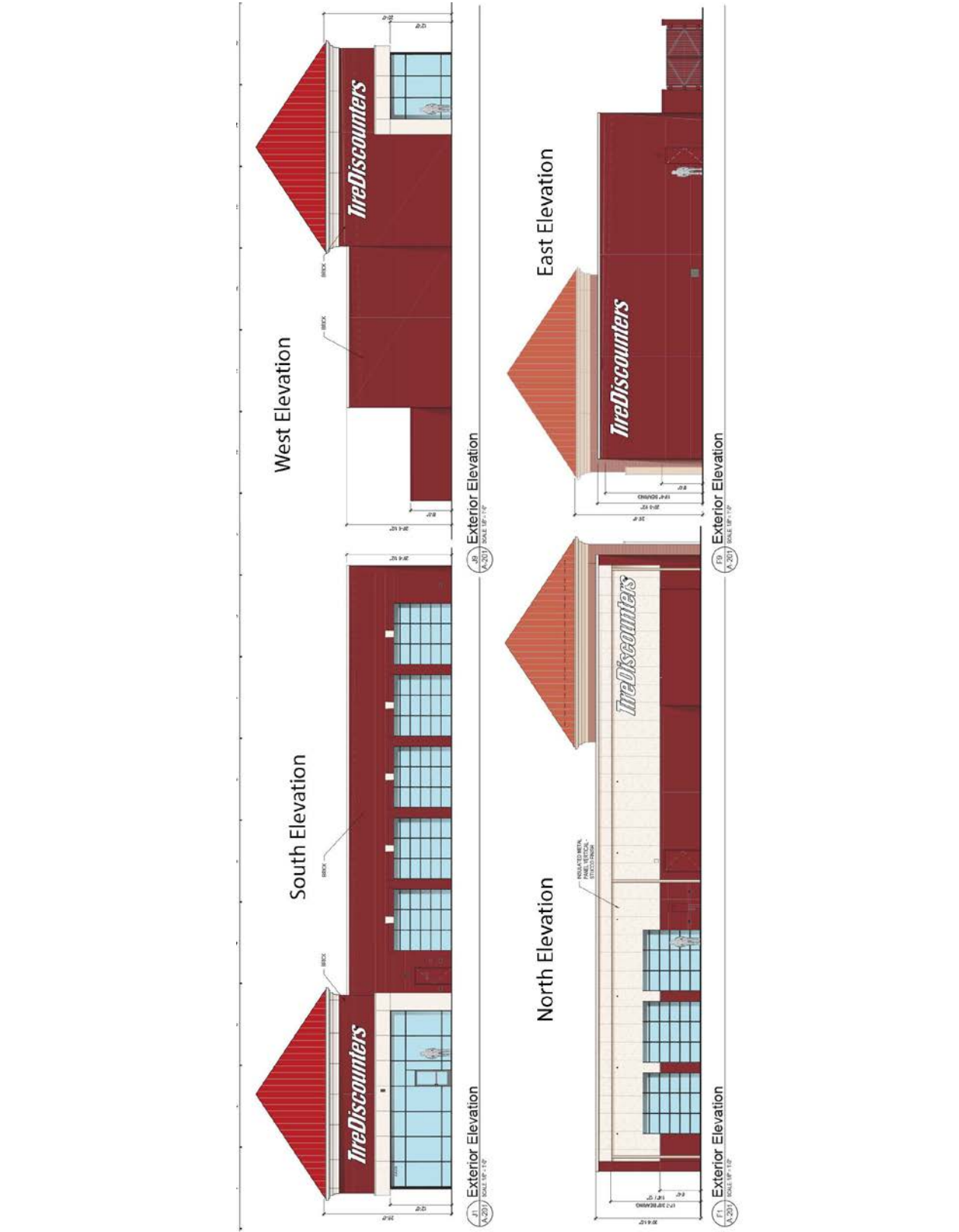
EASEMENT NOTES:



STATE ROAD 32 (WESTFIELD ROAD) R/W VARIES

3 WORKING DAYS
BEFORE YOU DIG
UTILITIES PROTECTION SERVICE

EXHIBIT C
ILLUSTRATIVE CHARACTER EXHIBIT





TireDiscounters

7976







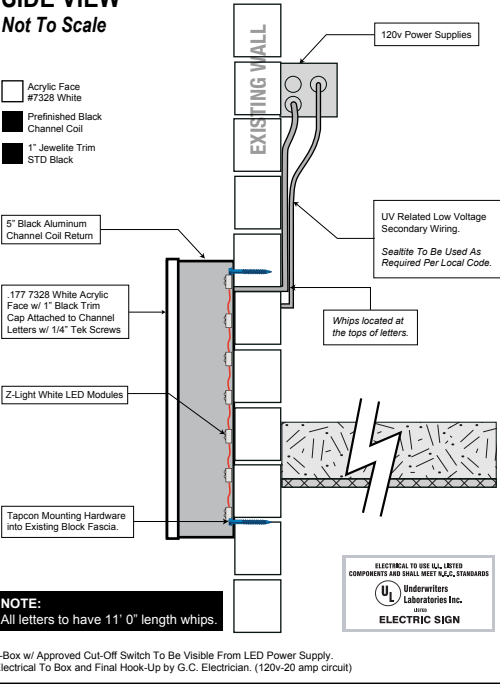
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32'-2"

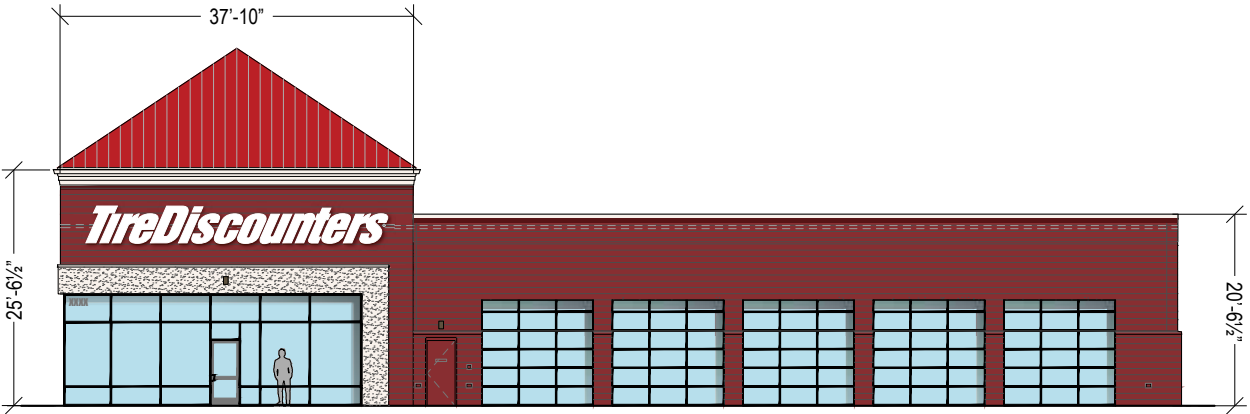
TireDiscounters®

ELECTRICAL WHIPS TO BE LOCATED AT THE TOP OF LETTERS AS SHOWN

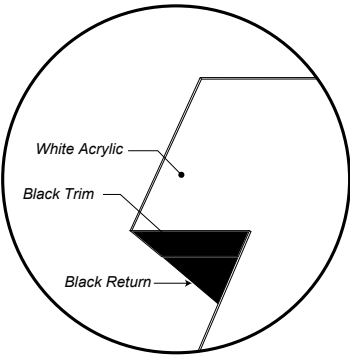
SIDE VIEW
Not To Scale



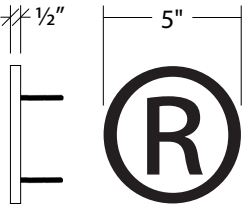
SOUTH ELEVATION
Facing Westfield Rd.



- 2012 OBC TO GOVERN CONSTRUCTION
- A-36 STEEL / PRIMED A-325 BOLTS
- WEEP HOLES AS NEEDED
- SIGN ELECTRICAL DISCONNECT TO COMPLY WITH NEC 600-6
- SIGN GROUNDING PER NEC 600-7
- WIRING/FIXTURES SUITABLE FOR DAMP CONDITIONS



White Acrylic Faces
w/ White Trim & Black Returns



Registered Logo:
1/2" White PVC w/ Black Vinyl Mounted to Existing
Fascia w/ 3/16" Aluminum or Stainless Studs.



128.7 SQ FT Proposed

TRIUMPH
signs & consulting, inc.

480 Milford Parkway • Milford, OH 45150
phone 513-576-8090 • fax 513-576-8095
visit us at www.triumphsigns.com

START DATE: 1-10-19 SCALE: _____

DESIGNED BY: TW MANAGED BY: JW

REVISION DATES:			
1.	2-14-19	4.	_____
2.	2-22-19	5.	_____
3.	_____	6.	_____

****FOR PERMITTING****

COMPANY NAME: TIRE DISCOUNTERS

ADDRESS: Westfield Road, Westfield, IN 46074

SIGNATURE: _____ DATE: _____

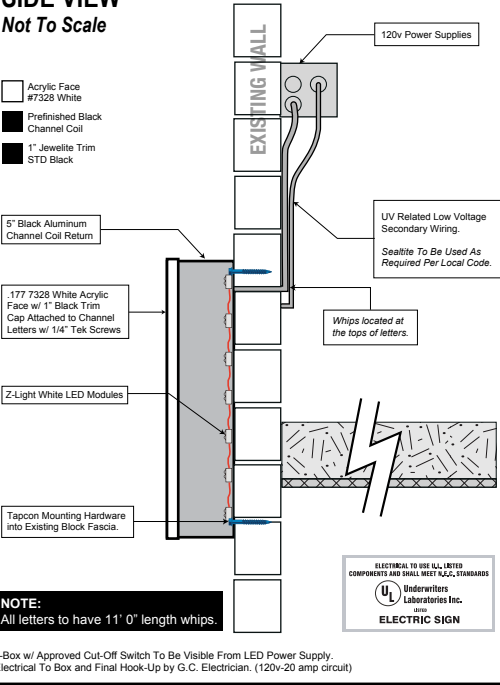
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32'-2"

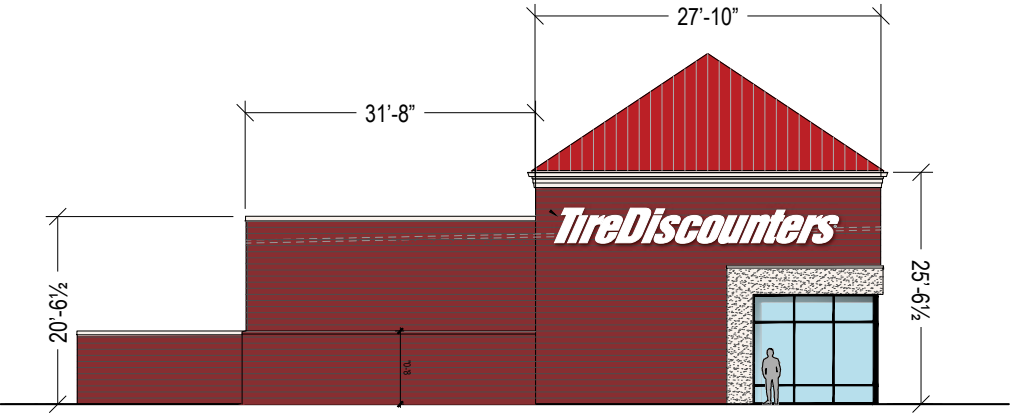
TireDiscounters®

ELECTRICAL WHIPS TO BE LOCATED AT THE TOP OF LETTERS AS SHOWN

SIDE VIEW
Not To Scale

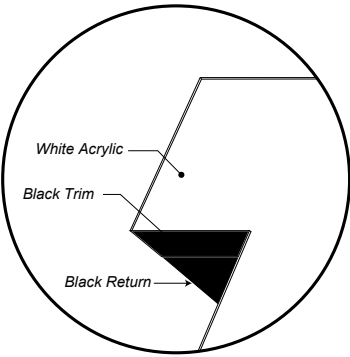


WEST ELEVATION
Facing Access Road

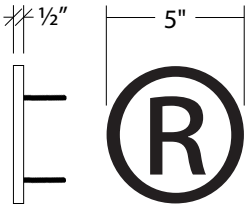


- 2012 OBC TO GOVERN CONSTRUCTION
- A-36 STEEL / PRIMED A-325 BOLTS
- WEEP HOLES AS NEEDED

- SIGN ELECTRICAL DISCONNECT TO COMPLY WITH NEC 600-6
- SIGN GROUNDING PER NEC 600-7
- WIRING/FIXTURES SUITABLE FOR DAMP CONDITIONS



White Acrylic Faces
w/ White Trim & Black Returns



Registered Logo:
1/2" White PVC w/ Black Vinyl Mounted to Existing Fascia w/ 3/16" Aluminum or Stainless Studs.



128.7 SQ FT Proposed

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1.	2-14-19	4.	_____
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3.	_____	6.	_____

****FOR PERMITTING****

COMPANY NAME: TIRE DISCOUNTERS

ADDRESS: Westfield Road, Westfield, IN 46074

SIGNATURE: _____ DATE: _____

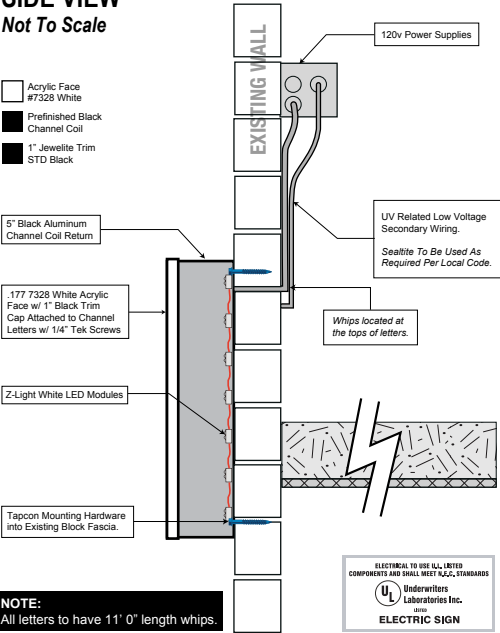
SCALE: 3/8"=1'

32'-2"

TireDiscounters®

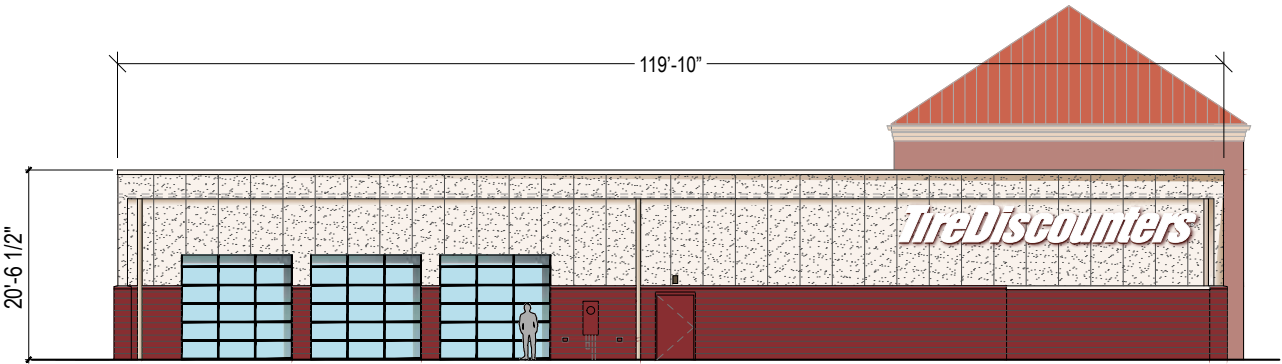
ELECTRICAL WHIPS TO BE LOCATED AT THE TOP OF LETTERS AS SHOWN

SIDE VIEW
Not To Scale



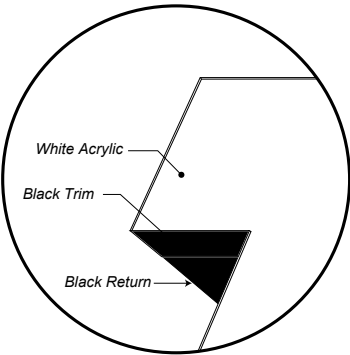
NORTH ELEVATION

Facing Gunther Blvd

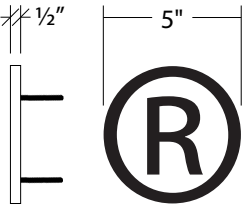


- 2012 OBC TO GOVERN CONSTRUCTION
- A-36 STEEL / PRIMED A-325 BOLTS
- WEEP HOLES AS NEEDED

- SIGN ELECTRICAL DISCONNECT TO COMPLY WITH NEC 600-6
- SIGN GROUNDING PER NEC 600-7
- WIRING/FIXTURES SUITABLE FOR DAMP CONDITIONS



White Acrylic Faces
w/ White Trim & Black Returns



1/2" White PVC w/ Black Vinyl Mounted to Existing Fascia w/ 3/16" Aluminum or Stainless Studs.

128.7 SQ FT Proposed

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phone 513-576-8090 • fax 513-576-8095
visit us at www.triumphsigns.com

START DATE: 1-10-19 SCALE: _____

DESIGNED BY: TW MANAGED BY: JW

REVISION DATES:			
1.	2-14-19	4.	_____
2.	_____	5.	_____
3.	_____	6.	_____

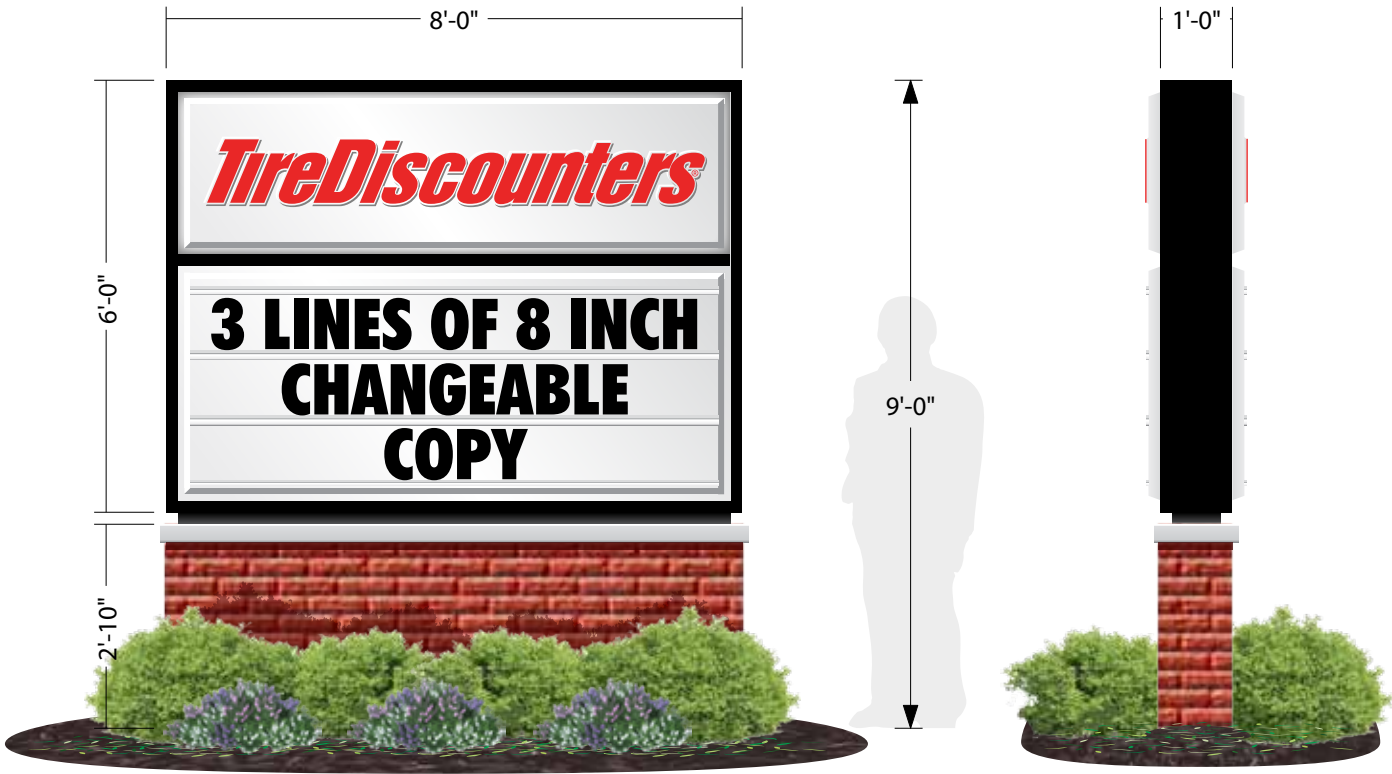
****FOR PERMITTING****

COMPANY NAME: TIRE DISCOUNTERS

ADDRESS: Westfield Road, Westfield, IN 46074

SIGNATURE: _____ DATE: _____

Double-Sided Monument Sign
LED Internally Illuminated / UL Listed



FRONT / BACK

SIDE

LANDSCAPING MUST BE INCLUDED AROUND BASE OF SIGN - BY OTHERS



480 Milford Parkway • Milford, OH 45150
phone 513-576-8090 • fax 513-576-8095
visit us at www.triumphsigns.com

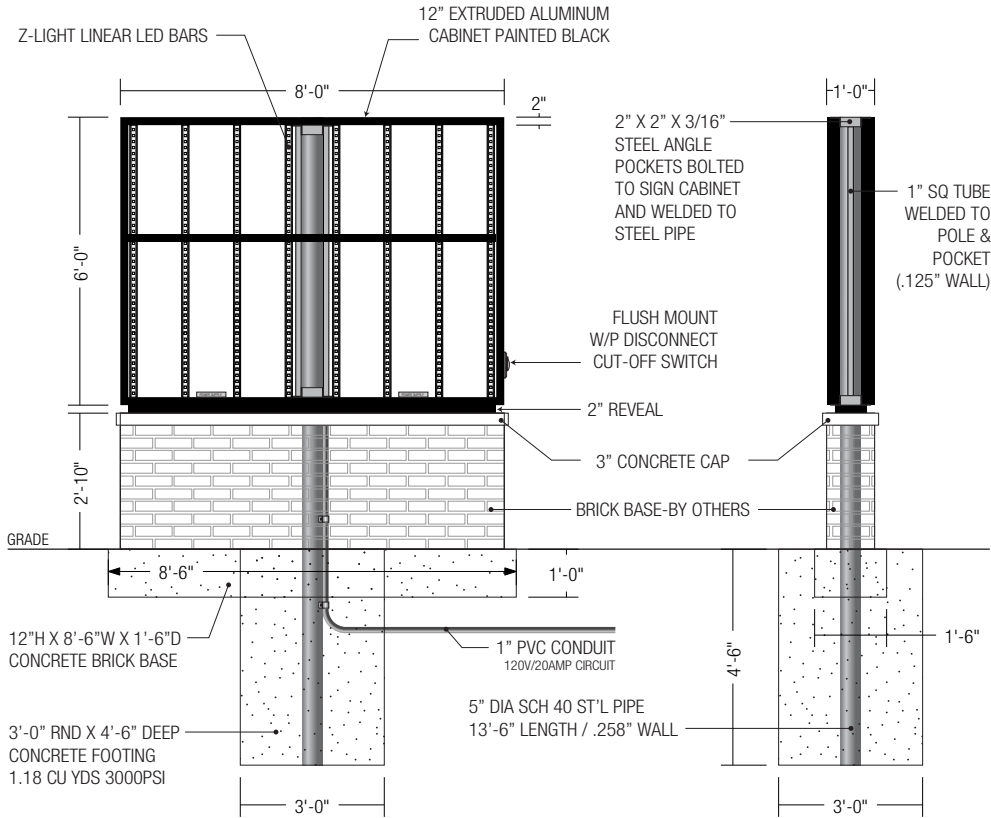
48 SQ FT Proposed

START DATE: 1-10-19 SCALE: _____
DESIGNED BY: TW APPROVED BY: JW

REVISION DATES:			
1.	<u>2-14-19</u>	4.	_____
2.	_____	5.	_____
3.	_____	6.	_____

****FOR PERMITTING****

COMPANY NAME: TIRE DISCOUNTERS
ADDRESS: Westfield Road, Westfield, IN 46074
CONTACT INFO: _____



ENGINEERED FOR 90 MPH WINDLOAD SCALE: 1/4"=1'

PRODUCTION NOTES

- D/F, UL LISTED, INTERNALLY ILLUMINATED WITH WHITE Z-LIGHT LED LINEAR BARS.
- PAN FORMED FACES W/ EMBOSSED "CLOUD " LOGO W/ 3M LIGHT TOMATO RED TRANSLUCENT VINYL APPLIED 1ST SURFACE.
- SIGN TO BE CENTER POLE MOUNTED W/ BRICK BASE (BY OTHERS) WEATHERPROOF, FLUSH MOUNTED ELECTRIC SWITCH.
- (1) DEDICATED CIRCUIT REQUIRED. 120V / 20 AMP (BY OTHERS)

• 2012 OBC TO GOVERN CONSTRUCTION	• SIGN ELECTRICAL DISCONNECT TO COMPLY WITH NEC 600-6
• A-36 STEEL / PRIMED A-325 BOLTS	• SIGN GROUNDING PER NEC 600-7
• WEEP HOLES AS NEEDED	• WIRING/FIXTURES SUITABLE FOR DAMP CONDITIONS

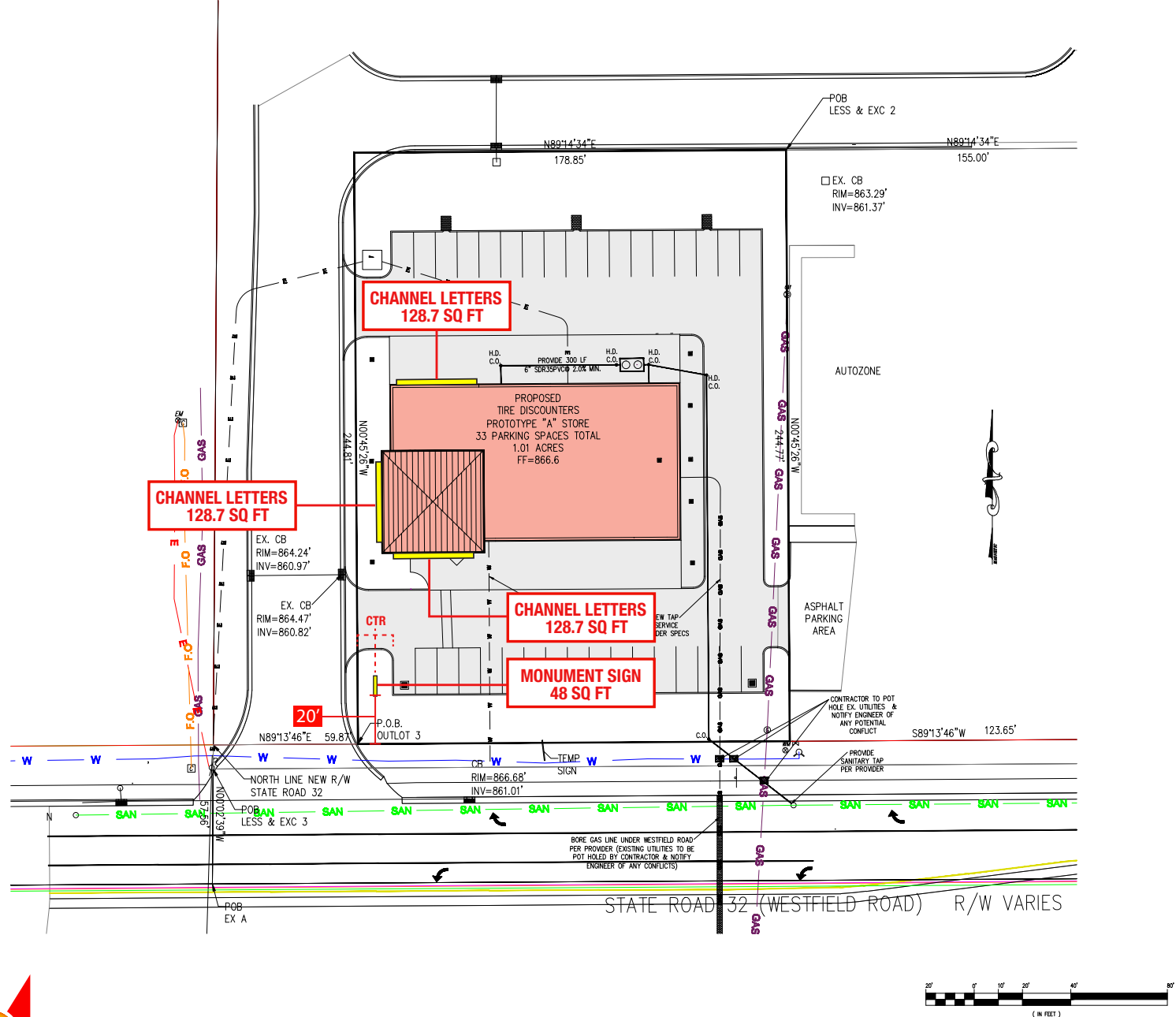


ZONING ALLOWANCES

Property is zoned AG-SF-1 - Agricultural Single Family

- Sign mounted on a building may be permitted to project eighteen (18) inches from the face of a Building Fascade or as otherwise granted by the council or designee.
- No instance shall a permitted non-residential use or tenant be restricted to less than twenty-five (25) square feet of Sign Area, nor shall any permitted non-residential use or tenant be permitted to display more than five hundred (500) square feet of total Sign Area.
- Monument Signs shall incorporate a base consisting of Masonry Materials. Masonry Materials shall compliment the color and texture of materials used on the Front Building Facade of the Lot's Building(s).
- Landscaping must be included around the base of the Monument Sign
- Pole signs and/or manual changeable copy sign sare prohibited.

GOOGLE AERIAL VIEW





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480 Milford Parkway • Milford, OH 45150
phone 513-576-8090 • fax 513-576-8095
visit us at www.triumphsigns.com

START DATE: 1-10-18 SCALE: _____

DESIGNED BY: TW MANAGED BY: JW

REVISION DATES:			
1.	2-14-19	4.	_____
2.	_____	5.	_____
3.	_____	6.	_____

****FOR PERMITTING****

COMPANY NAME: TIRE DISCOUNTERS

ADDRESS: Westfield Road, Westfield, IN 46074

SIGNATURE: _____ DATE: _____



Petition Number: 1902-PUD-03

Project Name: Lancaster PUD District

Subject Site Address: West and adjacent to Spring Mill Road and adjacent to 186th Street (the "Property")

Petitioner: Platinum Properties Management Co., LLC (the "Petitioner")

Representative: Nelson & Frankenberger

Request: Requests a change in zoning review of 145 acres +/- from the AG-SF1: Agricultural / Single-Family District and Spring Mill Trails PUD to the Lancaster PUD District.

Current Zoning: AG-SF1: Agricultural / Single Family Residential District
Spring Mill Trails PUD District

Current Land Use: Agricultural

Approximate Acreage: 145.0 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Landscape Plan Exhibits
6. Area Map
7. Proposed Ordinance 19-02
8. Ordinance Redline
9. Public Comments
10. Issue List

Staff Reviewer: Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the January 14, 2019, City Council meeting. The Petitioner held a neighborhood meeting at City Hall on January 23, 2019. The petition received a public hearing at the February 4, 2019, Advisory Plan Commission (the "Plan Commission") meeting.



PROJECT OVERVIEW

Location: The Property is located at West and adjacent to Spring Mill Road, North and adjacent to 186th Street (see **Exhibit 2**).

Property Description: The Property is currently in the process of being rezoned to the Lancaster PUD District (Ordinance 19-02, *pending*). The proposed PUD Ordinance establishes the SF4: Single-Family High Density District as the Underlying Zoning District.

Permitted Uses: the proposed PUD Ordinance defaults to the permitted and prohibited uses of the Underlying Zoning of SF4: Single-Family High Density District in Area A and SFA: Single-Family Attached District in Area B and enhances the following:

Permitted Uses: Single-Family Detached Homes shall be permitted in Area B.

Maximum Dwellings: The total number of Dwellings permitted shall not exceed 190 Single-family Dwelling Units between both Areas and a total of 100 Duplex Dwelling Units and 200 Townhome Dwelling Units within Area B.

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, the Unified Development Ordinance (the “UDO”), and as modified below:

	Proposed PUD Single-Family Dwellings	SF4: Single-Family High Density
Minimum Lot Area:	Nine thousand (9,000) square feet	Nine thousand (9,000) square feet
Minimum Lot Frontage:	Forty (40) feet	Forty (40) feet
Minimum Building Setback Lines:		
Front Yard:	Twenty (20) feet	Twenty-five (25) feet
Side Yard:	Zero (0) to Ten (10) feet	Eight (8) feet
Rear Yard:	Twenty (20) feet	Twenty-five (25) feet
Minimum Lot Width:	Seventy (70) feet	Fifty (50) feet
Maximum Building Height:	Two and a half (2.5) story	Twenty-five (25) feet
Minimum Living Area:		
Single (1) Story:	One thousand, four hundred (1,400) square feet	One thousand (1,000) square feet

Two (2) Story:	Two thousand (2,000) square feet	Seven hundred fifty (750) square feet*
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	Proposed PUD Paired Villas	Proposed PUD Townhomes	SFA: Single-Family Attached
Minimum Lot Area:	Three thousand, five hundred (3,500) square feet	No Minimum	No Minimum
Minimum Lot Frontage:	Thirty (30) feet	No Minimum	No Minimum
Minimum Building Setback Lines:			
Front Yard:	Twenty (20) feet	Zero (0) feet	
Expressways			Fifty (50) feet
Primary Arterials			Thirty-five (35) feet
Secondary Arterials			Twenty-five (25) feet
Collectors, Local, Private			Twenty (20) feet
Side Yard:	Zero (0) feet	Zero (0) feet	
With vinyl			Twenty-five (25) feet
Without vinyl			Thirty (30) feet
Rear Yard:	Ten (10) feet	Zero (0) feet	
Minimum Distance Between Buildings:	Ten (10) feet	Twenty (20) feet	
Minimum Lot Width:	Forty (40) feet	No minimum	Fifty (50) feet
Maximum Building Height:	One and a half (1.5) Stories	Three (3) Stories	Thirty-five (35) feet
Maximum Dwellings:	Two (2)	Eight (8)	Four (4) per building

Minimum Living Area:	One thousand, five hundred (1,500) square feet	One thousand, two hundred and fifty (1,250) square feet	†
Single (1) Story:			One thousand, three hundred (1,300) square feet
One and a half (1.5) Story:			One thousand, six hundred (1,600) square feet‡
Two (2) Story:			One thousand, eight hundred (1,800) square feet‡

*Based on UDO requirements (Article 4.7 (G)) of Minimum Living Area of Ground Floor.

‡Applicable to the lower and main levels

†UDO requires that SFA Minimum Living Area in any number of Stories have a minimum of seventy-five (75) percent of the Dwelling units within a project to be one thousand, five hundred (1,500) square feet or greater.

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with the modifications to the Development Standards as briefly highlighted below:

Architectural Standards:

- i. The Character Exhibits: (see **Exhibit 4**) is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- ii. Perimeter Lots: Article 6.3(C)(1)(a) shall requirements shall apply when a Dwelling's side façade is oriented toward the External Street.
 - a. Perimeter Lots Fronting 186th Street: Townhomes fronting 186th Street, as shown on the Concept Plan with an asterisk (*), shall require the front door to face 186th Street and the garage shall face an internal street.
- iii. Building Material: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited in Area A. In Area B, permitted exterior building materials are: Masonry, vinyl siding, composite trim, composite veneer

- panels, vinyl shutters, aluminum fascia, aluminum soffits, and aluminum downspouts/gutters.
- iv. Additional enhancements to Architectural Standards have been added, such as required minimum overhang, garage style variety, and improvements to the front and side façades.

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

- i. Street Trees: Article 6.8(J) Street Trees shall apply, however, a minimum spacing requirement of twenty (20) feet shall apply.
- ii. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
- a. The surface area of the detention and retention ponds shall not apply in the calculation for the Open Space / Common Area lot Landscaping Requirement
- b. At a minimum, all Established Front Yards shall be sodded, and the remainder of the Lot shall be seeded.
- c. Single-Family Detached Lots: The following shall apply to all Single-Family Detached Lots:
- i. A minimum of two (2) Shade Trees, two (2) Ornamental Trees, and eight (8) Shrubs shall be required.
- d. Paired Villas: The following shall apply to the Paired Villas within Area B:
- i. A minimum of one (1) Shade Tree, one (1) Ornamental Tree, and eight (8) Shrubs shall be required on each Paired Villa Lot.
- ii. Each Paired villa on a Corner Lot shall have one (1) additional tree (whether shade or ornamental) in either Front Yards.
- e. Townhomes: The following shall apply to the Townhomes within Area B:
- i. A minimum of one (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling.
- ii. Each Townhome on a Corner Lot shall have one (1) additional Shade Tree in either Front Yards.
- iii. Required Buffer Yard: Article 6.8(N) Shall apply and common area landscaping requirements shall apply except as modified and enhanced below. Relocation of plant materials shall be permitted as part of the Development Plan approval:
- a. No mounds shall be required in a Buffer Yard.
- b. A six (6) foot privacy fence may be located within a Buffer Yard in lieu of the required planting. Article 6.8(L) shall apply to the interior of the fence. If said privacy fence is not applied, all required planting materials shall be provided.
- c. A Buffer Yard shall not be required along the Real Estate zoned as the Spring Mill Trails PUD.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with the modifications to the Design Standards as briefly highlighted below:

Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

- i. **Minimum Open Space:** Shall be enhanced to require a minimum of twenty (20) percent of the Real Estate, as generally shown on the Concept Plan.
- ii. **Amenities:** The following amenities shall include, but shall not be limited to the following, as generally depicted on the Character Exhibits. The Amenities referenced in this Ordinance shall satisfy the requirements and obligations of Section 2.4 of the Spring Mill Trails PUD regarding Residential District 1 and shall be installed no later than the completion of two-hundred (200) dwelling units:
 - a. **Passive Amenities:** A central open space including trails and a pergola-covered walkway shall be provided for passive recreation opportunities, as generally depicted on the Character Exhibits. The Little Eagle Creek Trail and a trail from the Little Eagle Creek Trail to the Grand Park Sports Campus shall be required. Trails shall be installed in substantial compliance with the locations depicted on the concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations shall be approved by the Director.
 - b. **Playground:** Playground equipment shall be provided.
 - c. **Play-Court:** A full or multi-mini-court pad shall be provided.
 - d. **Shade Pavilion:** A shade pavilion shall be provided.
 - e. **Clubhouse Building:** A common indoor facility shall be provided as depicted on the Character Exhibits. The Clubhouse Building shall include an outdoor patio space, restrooms, and lockable storage.
 - f. **Community Pool:** A swimming pool and wading pool shall be provided as generally depicted on the Character Exhibits.
 - g. **Trailhead:** Bicycle parking station, playground, dog service stations, and benches shall be provided in the area depicted on the Concept Plan.
 - h. **Public Gathering Area:** A space within a common area occupied by a structure and surrounding hardscape/landscape design including seating for a minimum of ten (10) persons shall be provided in the area depicted as “Public Gathering Area” on the Concept Plan.

COMPREHENSIVE PLAN

The Property falls within the Existing Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Detached dwellings, Attached dwellings, Institutional uses, Recreational uses, and similar uses are contemplated as appropriate uses within the Existing Suburban area. Along with development that ensures that infill

development is compatible in mass, scale, density, materials, and architectural style to existing developments. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the February 4, 2019, 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 January 14, 2019, Council meeting.

DEPARTMENT COMMENTS

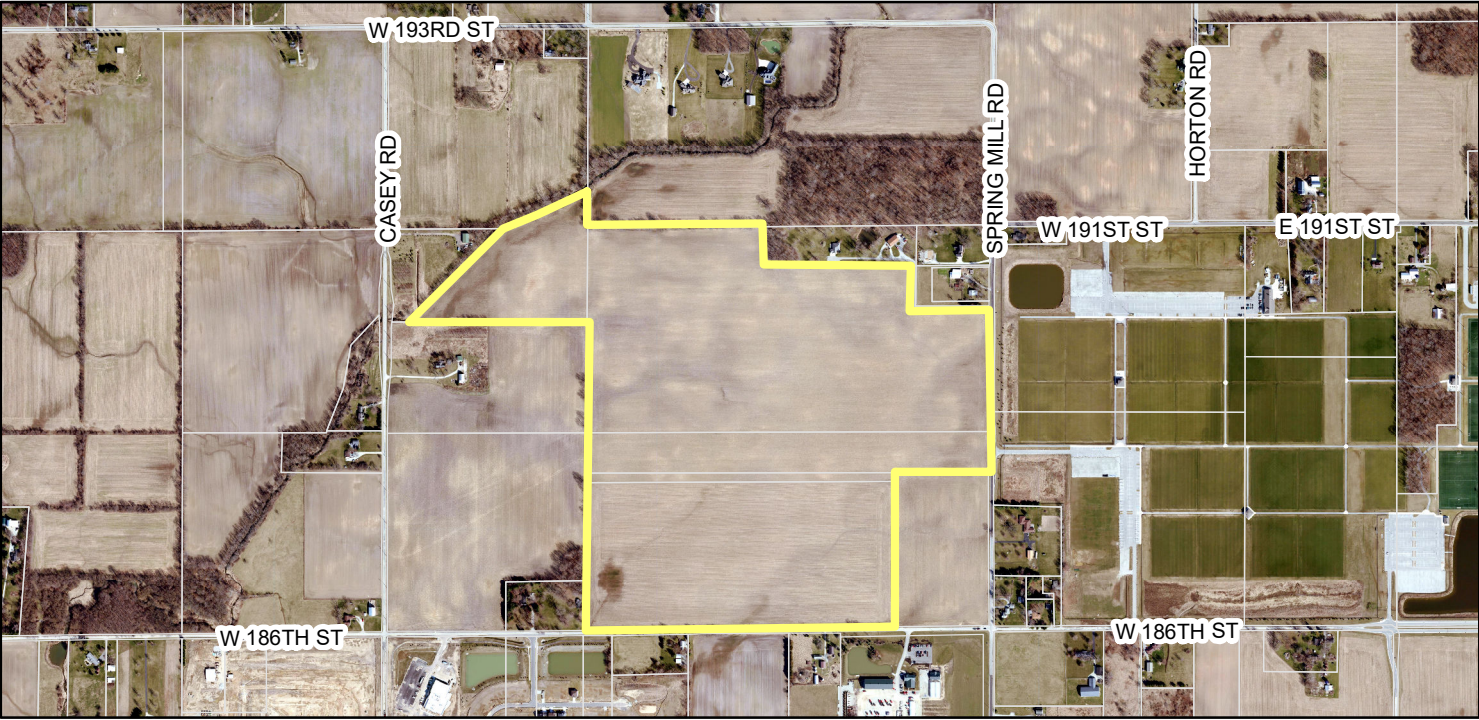
1. **Action: Staff recommends sending a recommendation to City Council for 1902-PUD-03 (Ord.19-02).**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.



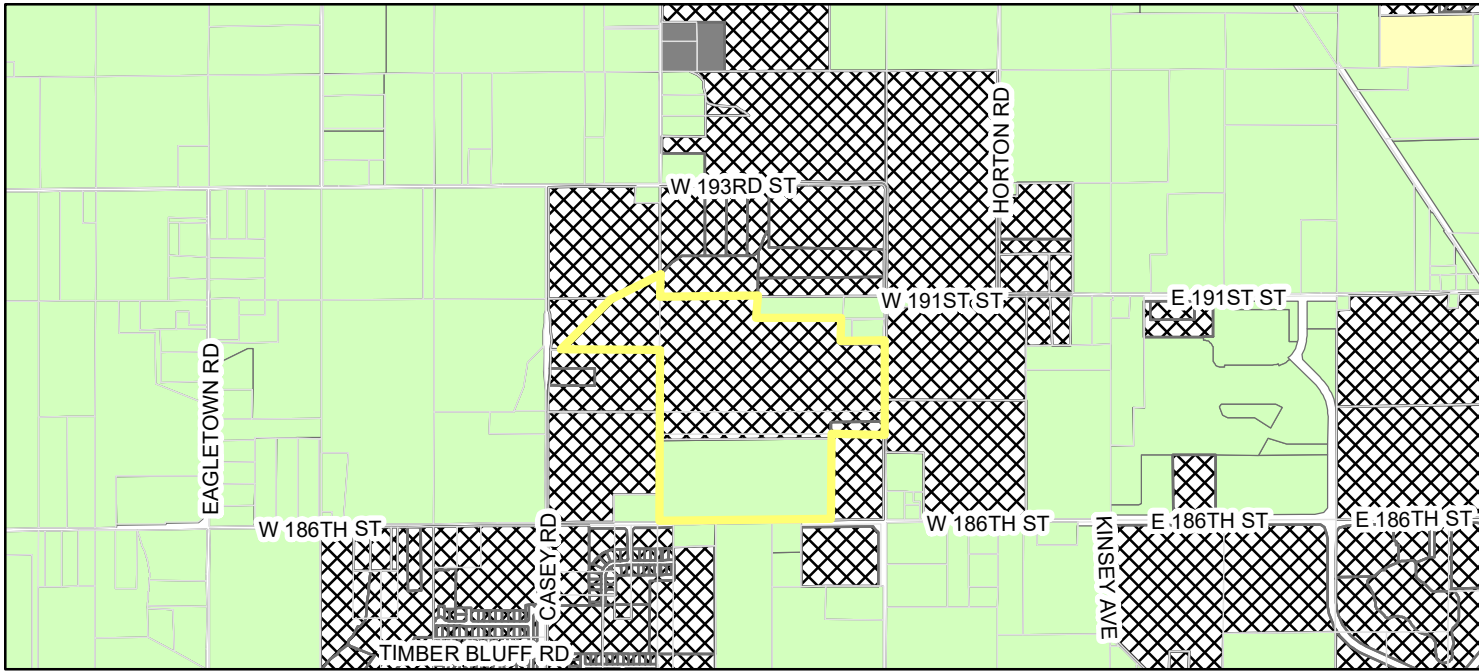
Property Location Map
Lancaster PUD District
Planned Unit Development
1902-PUD-03



Aerial Location Map



Zoning Map



Parcel

Zoning - All

Zoning

AG-SF1 (Agriculture - Single Family - 1)

OI (Open Industrial)

PUD (Planned Unit Development)

SF-2 (Single Family - 2)

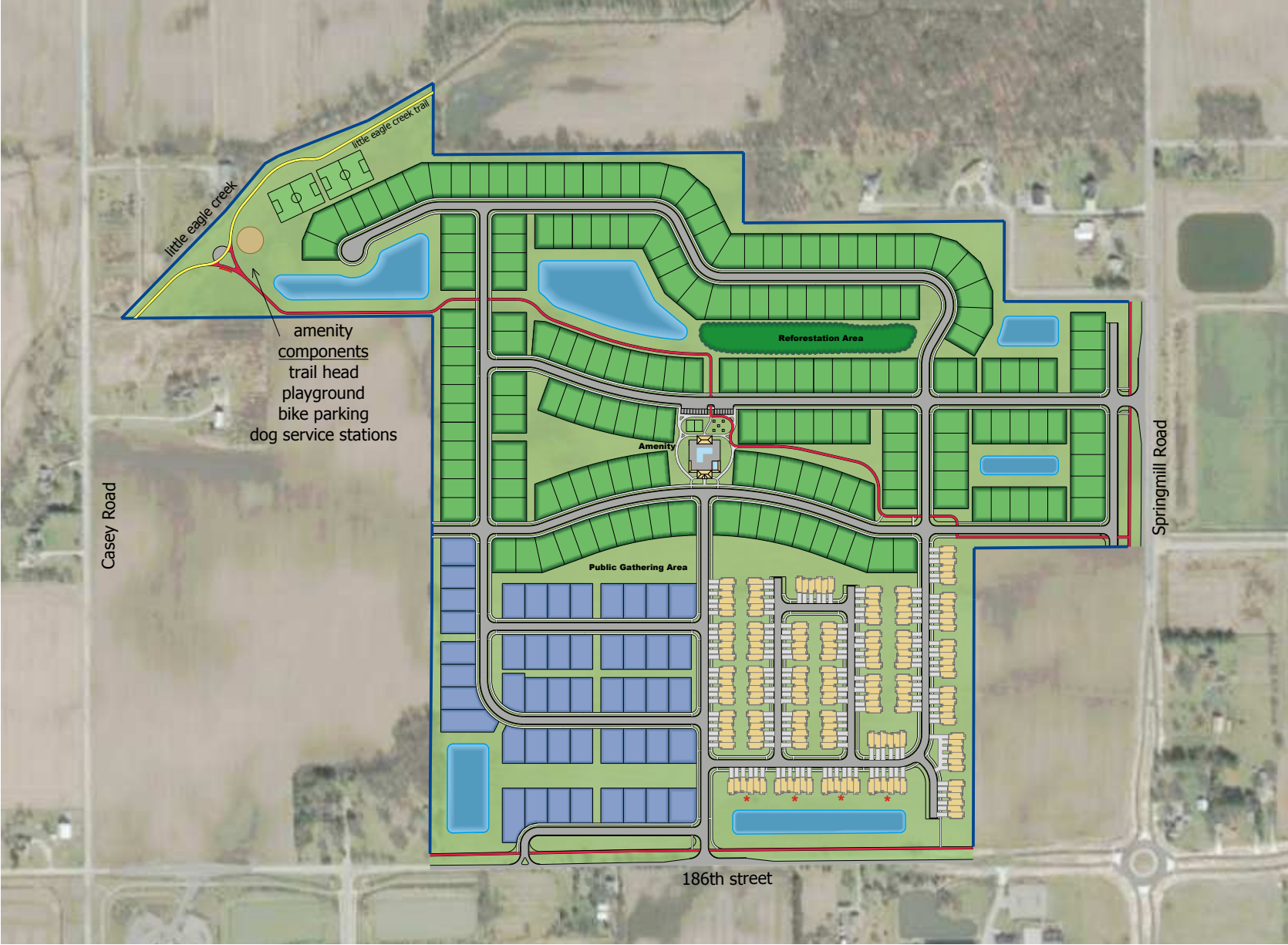


EXHIBIT D
SINGLE-FAMILY DETACHED DWELLINGS CHARACTER EXHIBITS
(Page 1 of 10)



EXHIBIT D
SINGLE-FAMILY DETACHED DWELLINGS CHARACTER EXHIBITS
(Page 2 of 5)



EXHIBIT D
SINGLE-FAMILY DETACHED DWELLINGS CHARACTER EXHIBITS
(Page 3 of 5)



EXHIBIT D
SINGLE-FAMILY DETACHED DWELLINGS CHARACTER EXHIBITS
(Page 4 of 5)



EXHIBIT D
SINGLE-FAMILY DETACHED DWELLINGS CHARACTER EXHIBITS
(Page 5 of 5)



EXHIBIT E
DUPLEX DWELLINGS CHARACTER EXHIBITS
(Page 1 of 3)



EXHIBIT E
DUPLEX DWELLINGS CHARACTER EXHIBITS
(Page 2 of 3)



EXHIBIT E
DUPLEX DWELLINGS CHARACTER EXHIBITS
(Page 3 of 3)



EXHIBIT F
TOWNHOME DWELLING CHARACTER EXHIBITS
(Page 1 of 3)



EXHIBIT F
TOWNHOME DWELLING CHARACTER EXHIBITS
(Page 2 of 3)



EXHIBIT F
TOWNHOME DWELLING CHARACTER EXHIBITS
(Page 3 of 3)

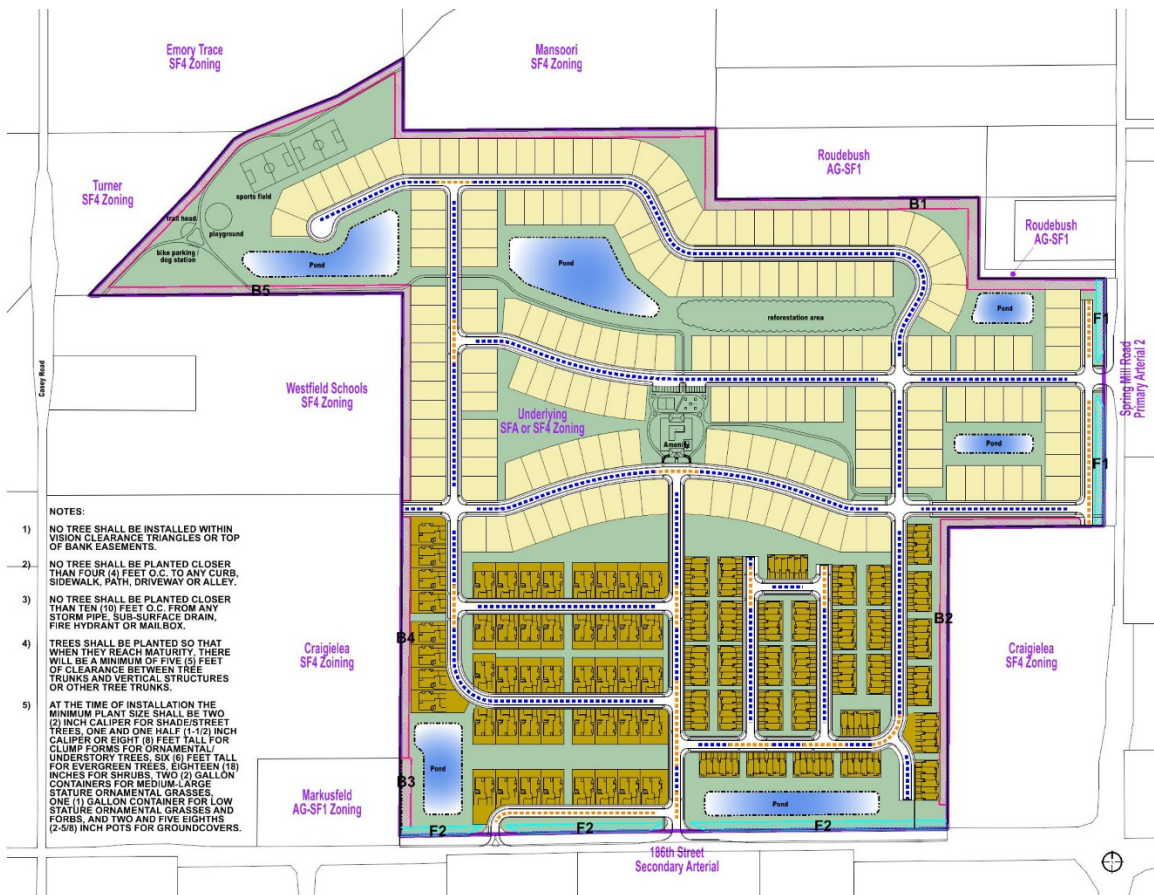
Townhomes Fronting 186th Street



EXHIBIT G

Buffer and Common Area Plan

(Page 1 of 3)



LANDSCAPING REQUIREMENTS AND STRATEGY FOR OVERALL P.U.D.

AREA	TYPE / LOCATION	ZONING OF ADJACENT PARCEL	MEASUREMENT	LANDSCAPING REQUIREMENTS PER U.D.O. AND/OR LANCASTER P.U.D.	PROPOSED STRATEGY
F1	EXTERNAL STREET FRONTAGE (SPRING MILL ROAD)	PRIMARY ARTERIAL 2	~700 LINEAL FEET	NONE, PROVIDED THAT DWELLINGS FACE OR SIDE THE EXTERNAL STREET.	FACE OR SIDE DWELLINGS ALONG THE EXTERNAL STREET.
F2	EXTERNAL STREET FRONTAGE (186TH STREET)	SECONDARY ARTERIAL	~1,614 LINEAL FEET	NONE, PROVIDED THAT DWELLINGS FACE OR SIDE THE EXTERNAL STREET.	FACE OR SIDE DWELLINGS ALONG THE EXTERNAL STREET.
B1	PERIMETER BUFFER	AG-SF1	~1,963 LINEAL FEET	ROUGHLY NINE HUNDRED FOOT PORTION DESCRIBED IN RECORDED AGREEMENT 2007047887 (SIX-FOOT EVERGREEN TREES PLANTED TEN FEET ON-CENTER ALONG AN EIGHT FOOT TALL MOUND WITH 3:1 SIDE SLOPES) WHILE THE REMAINDER OF AREA TO INCLUDE A TYPE-B BUFFER MINUS MOUND (407 YARD WITH 4 SHADE TREES + 4 EVERGREEN TREES + 10 SHRUBS PER 100 LINEAL FEET) OR SIX-FOOT TALL PRIVACY FENCE.	COMPLY WITH AGREEMENT AND/OR U.D.O. AND/OR P.U.D.
B2	PERIMETER BUFFER	SF4	~1,585 LINEAL FEET	NONE.	COMPLY WITH U.D.O. AND/OR P.U.D.
B3	PERIMETER BUFFER	AG-SF1	~256 LINEAL FEET	PER EXHIBIT-G (PAGE 2 OF 3) OF P.U.D.	COMPLY WITH P.U.D. (SEE EXHIBIT-G PAGE 2 OF 3)
B4	PERIMETER BUFFER	SF4	~888 LINEAL FEET	NONE.	COMPLY WITH U.D.O. AND/OR P.U.D.
B5	PERIMETER BUFFER	SF4	~4,7803 LINEAL FEET	NONE.	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (OPEN SPACE/COMMONS)	N/A		10 SHADE/ORNAMENTAL/EVERGREEN TREES PER ACRE OF OPEN SPACE	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY UNDER 8,000SF)	N/A	192 TOWNHOMES	1 SHADE TREES + 4 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY UNDER 8,000SF)	N/A	96 VILLAS	1 SHADE TREES + 1 ORNAMENTAL TREE + 8 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY OVER 8,000SF)	N/A	190 DETACHED HOMES	2 SHADE TREES + 2 ORNAMENTAL TREES + 8 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	STREET PLANTING STRIP (BOTH SIDES OF STREET)	N/A	~12,488 LINEAL FEET	2 STREET TREES (ONE PER SIDE) PER 50 LINEAL FEET (WITH VARIABLE SPACING 20-60' O.C.)	COMPLY WITH U.D.O. AND/OR P.U.D.
	STREET PLANTING STRIP (ONE SIDE OF STREET)	N/A	~3,293 LINEAL FEET	1 STREET TREE (ONE SIDE ONLY) PER 50 LINEAL FEET (WITH VARIABLE SPACING 20-60' O.C.)	COMPLY WITH U.D.O. AND/OR P.U.D.

Note: Larger scale paper and digital copies of the Landscape Plan are on file with the Department of Economic and Community Development under Docket Number 1902-PUD-03.

EXHIBIT G
Buffer Area B3 Details
(Page 2 of 3)

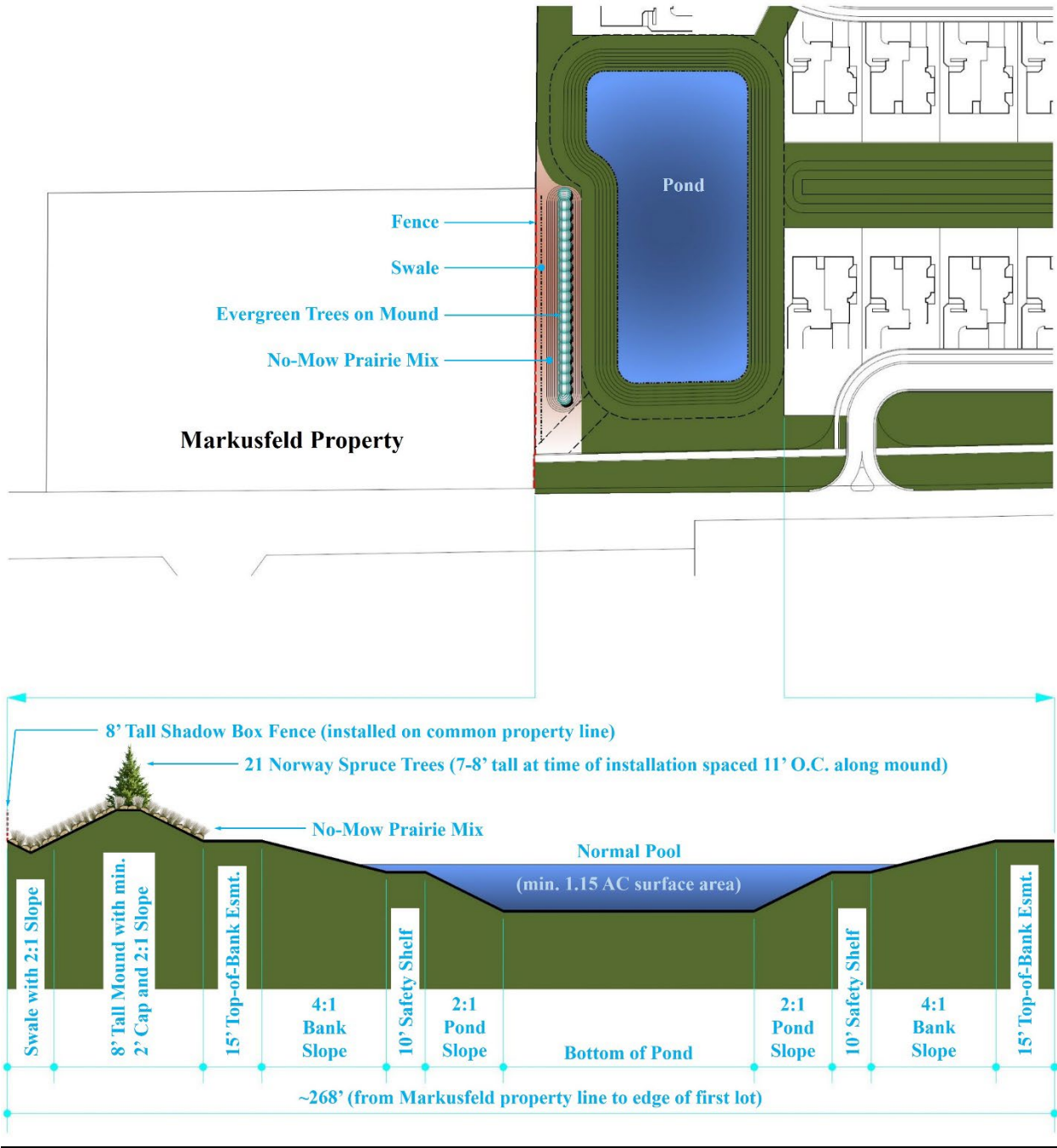


EXHIBIT G

Reforestation Area Details

(Page 3 of 3)



Low Stature Prairie Mix

Grasses

- PLS
sq/acre
- 32 Bouteloua curtipendula (Side-Oats Grama)
 - 3 Carex brevior (Plains Oval Sedge)
 - 1 Carex muhlenbergii (Sand-Bracted Sedge)
 - 32 Elymus canadensis (Canada Wild Rye)
 - 4 Elymus virginicus (Virginia Wild Rye)
 - 48 Schizachyrium scoparium (Little Bluestem)
 - 8 Sporobolus heterolepis (Prairie Dropseed)
- 128

Forbs

- PLS
sq/acre
- 1 Allium cernuum (Nodding Wild Onion)
 - 2 Asclepias syriaca (Common Milkweed)
 - 1 Asclepias tuberosa (Butterfly Weed)
 - 1 Baptisia alba (White False Indigo)
 - 1.5 Coreopsis lanceolata (Lance-Leaf Coreopsis)
 - 2 Coreopsis palmata (Plains Coreopsis)
 - 2 Dalea purpureum (Purple Prairie Clover)
 - 1 Drymocallis arguta (Prairie Cinquefoil)
 - 4 Echinacea purpurea (Purple Coneflower)
 - 1.5 Eryngium yuccifolium (Rattlesnake Master)
 - 2 Helianthus mollis (Downy Sunflower)
 - 2 Helianthus occidentalis (Western Sunflower)
 - 2 Lespedeza capitata (Round-Headed Bush Clover)
 - 0.5 Liatris aspera (Rough Blazing Star)
 - 1.5 Liatris spicata (Dense Blazing Star)
 - 0.5 Monarda fistulosa (Bergamot)
 - 1 Oligoneuron riddellii (Riddell's Goldenrod)
 - 1.5 Oligoneuron rigidum (Stiff Goldenrod)
 - 4 Parthenium integrifolium (Wild Quinine)
 - 2 Penstemon digitalis (Foxglove Beardtongue)
 - 1 Penstemon hirsutus (Hairy Beardtongue)
 - 0.5 Pycnanthemum virginianum (Mountain Mint)
 - 3 Ratibida pinnata (Yellow Coneflower)
 - 2 Rudbeckia hirta (Black-Eyed Susan)
 - 1 Solidago nemoralis (Gray Goldenrod)
 - 1 Solidago speciosa (Showy Goldenrod)
 - 0.5 Symphyotrichum ericoides (Heath Aster)
 - 2 Symphyotrichum laeve (Smooth Aster)
 - 1 Symphyotrichum oolentangense (Sky Blue Aster)
 - 1.5 Tradescantia ohiensis (Ohio Spiderwort)
 - 0.5 Veronicastrum virginicum (Culver's Root)
- 48

Commercial Turf. Minimum fifteen feet mow strip between reforestation area and lots.

72 Ornamental Trees. Roughly equal quantities of Flowering Dogwood, Eastern Redbud, and Serviceberry planted fifteen feet on-center. Size of trees at installation shall be five-seven gallon container stock.

Low Stature Prairie Mix (approximately 2.25 acres). Seed mix as specified by Spence Restoration Nursery (2220 East Fuson Road, Muncie, Indiana 47302) or equivalent in addition to a cover crop of Re-cleaned Oats (at a rate of 32-64 pounds per acre). Area shall be cut to a height of six-eight inches once each March.

17 Swamp White Oak Trees. Size of each tree at installation shall be two inch caliper.

48 Oak Tree Mix. Roughly equal quantities of Black Oak, Bur Oak, and Shingle Oak planted thirty feet on-center. Size of each tree at installation shall be five-ten gallon container stock.

EXHIBIT H
Amenity Exhibit
(Page 1 of 4)

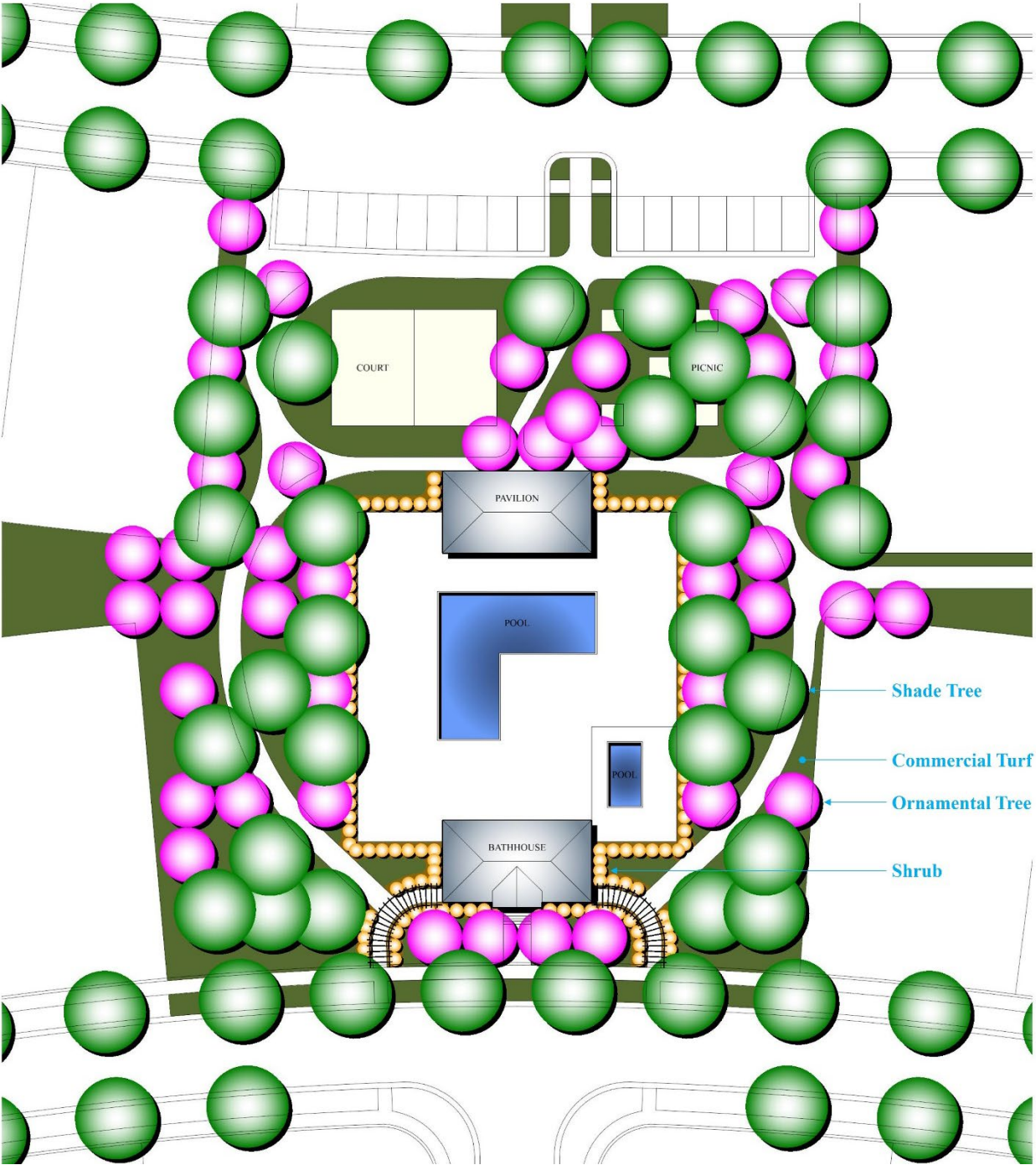


EXHIBIT H
Amenity Exhibit
(Page 2 of 4)



EXHIBIT H
Amenity Exhibit
(Page 3 of 4)



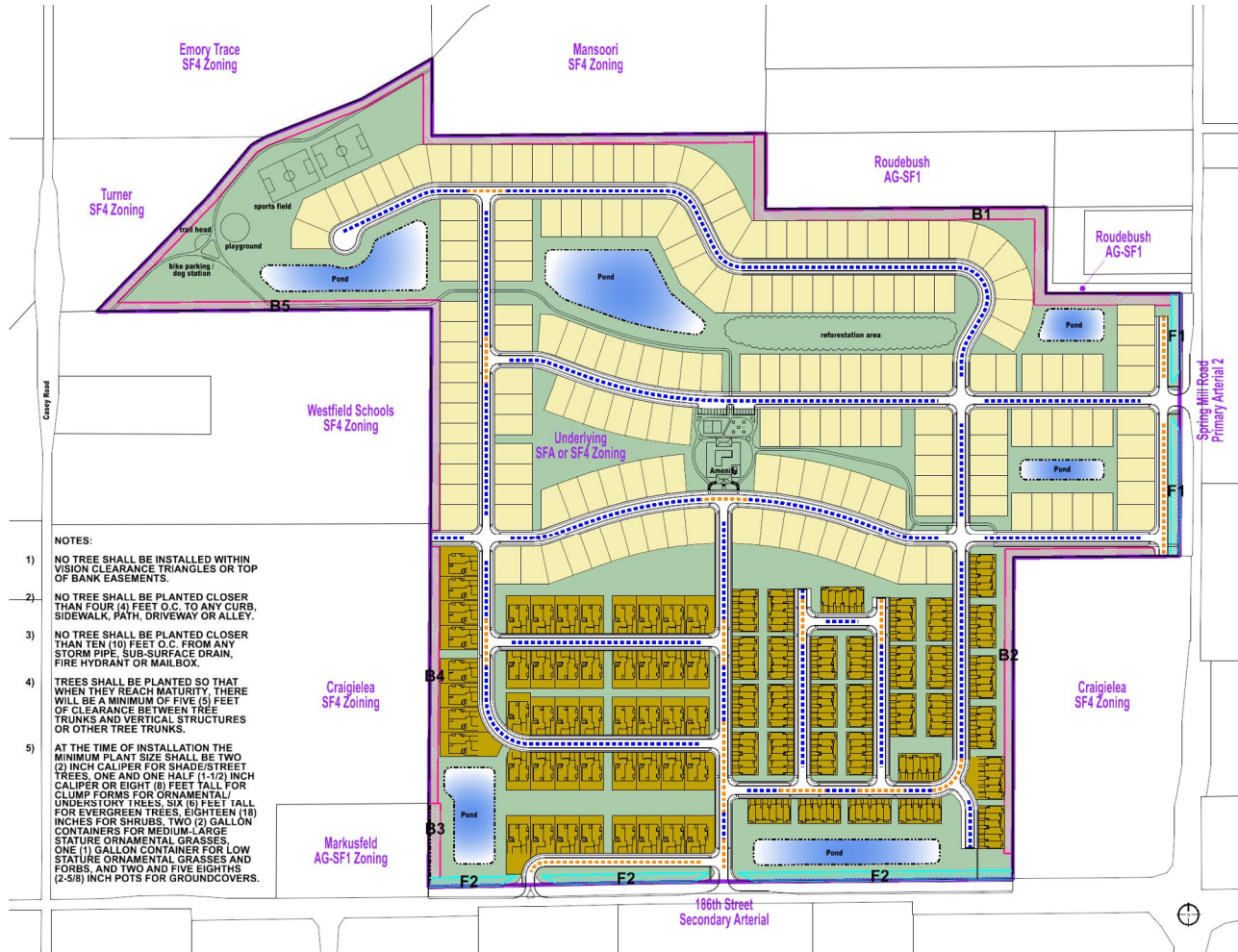
EXHIBIT H
Amenity Exhibit
(Page 4 of 4)



EXHIBIT G

Buffer & Common Area Plan

(Page 1 of 3)



LANDSCAPING REQUIREMENTS AND STRATEGY FOR OVERALL P.U.D.

AREA	TYPE / LOCATION	ZONING OF ADJACENT PARCEL	MEASUREMENT	LANDSCAPING REQUIREMENTS PER U.D.O. AND/OR LANCASTER P.U.D.	PROPOSED STRATEGY
F1	EXTERNAL STREET FRONTAGE (SPRING MILL ROAD)	PRIMARY ARTERIAL 2	~700 LINEAL FEET	NONE, PROVIDED THAT DWELLINGS FACE OR SIDE THE EXTERNAL STREET.	FACE OR SIDE DWELLINGS ALONG THE EXTERNAL STREET.
F2	EXTERNAL STREET FRONTAGE (186TH STREET)	SECONDARY ARTERIAL	~1,614 LINEAL FEET	NONE, PROVIDED THAT DWELLINGS FACE OR SIDE THE EXTERNAL STREET.	FACE OR SIDE DWELLINGS ALONG THE EXTERNAL STREET.
B1	PERIMETER BUFFER	AG-SF1	~1,993 LINEAL FEET	ROUGHLY NINE HUNDRED FOOT PORTION DESCRIBED IN RECORDED AGREEMENT #2007047807 (SIX FOOT EVERGREEN TREES PLANTED TEN FEET ON CENTER ALONG AN EIGHT FOOT TALL MOUND WITH 3:1 SIDE SLOPES) WHILE THE REMAINDER OF AREA TO INCLUDE A TYPE-B BUFFER MINUS MOUND (40 YARD WITH 4 SHADE TREES + 4 EVERGREEN TREES + 10 SHRUBS PER 100 LINEAL FEET) OR SIX FOOT TALL PRIVACY FENCE.	COMPLY WITH AGREEMENT AND/OR U.D.O. AND/OR P.U.D.
B2	PERIMETER BUFFER	SF4	~1,585 LINEAL FEET	NONE.	COMPLY WITH U.D.O. AND/OR P.U.D.
B3	PERIMETER BUFFER	AG-SF1	~256 LINEAL FEET	PER EXHIBIT-G (PAGE 2 OF 3) OF P.U.D.	COMPLY WITH P.U.D. (SEE EXHIBIT-G PAGE 2 OF 3)
B4	PERIMETER BUFFER	SF4	~888 LINEAL FEET	NONE.	COMPLY WITH U.D.O. AND/OR P.U.D.
B5	PERIMETER BUFFER	SF4	~4,7803 LINEAL FEET	NONE.	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (OPEN SPACE/COMMONS)	N/A		10 SHADE/ORNAMENTAL/EVERGREEN TREES PER ACRE OF OPEN SPACE	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY UNDER 8,000SF)	N/A	192 TOWNHOMES	1 SHADE TREES + 4 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY UNDER 8,000SF)	N/A	96 VILLAS	1 SHADE TREES + 1 ORNAMENTAL TREE + 8 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY OVER 8,000SF)	N/A	190 DETACHED HOMES	2 SHADE TREES + 2 ORNAMENTAL TREES + 8 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	STREET PLANTING STRIP (BOTH SIDES OF STREET)	N/A	~12,468 LINEAL FEET	2 STREET TREES (ONE PER SIDE) PER 50 LINEAL FEET (WITH VARIABLE SPACING 20-60' O.C.)	COMPLY WITH U.D.O. AND/OR P.U.D.
	STREET PLANTING STRIP (ONE SIDE OF STREET)	N/A	~3,293 LINEAL FEET	1 STREET TREE (ONE SIDE ONLY) PER 50 LINEAL FEET (WITH VARIABLE SPACING 20-60' O.C.)	COMPLY WITH U.D.O. AND/OR P.U.D.

EXHIBIT G
Buffer Area B3 Details
(Page 2 of 2)

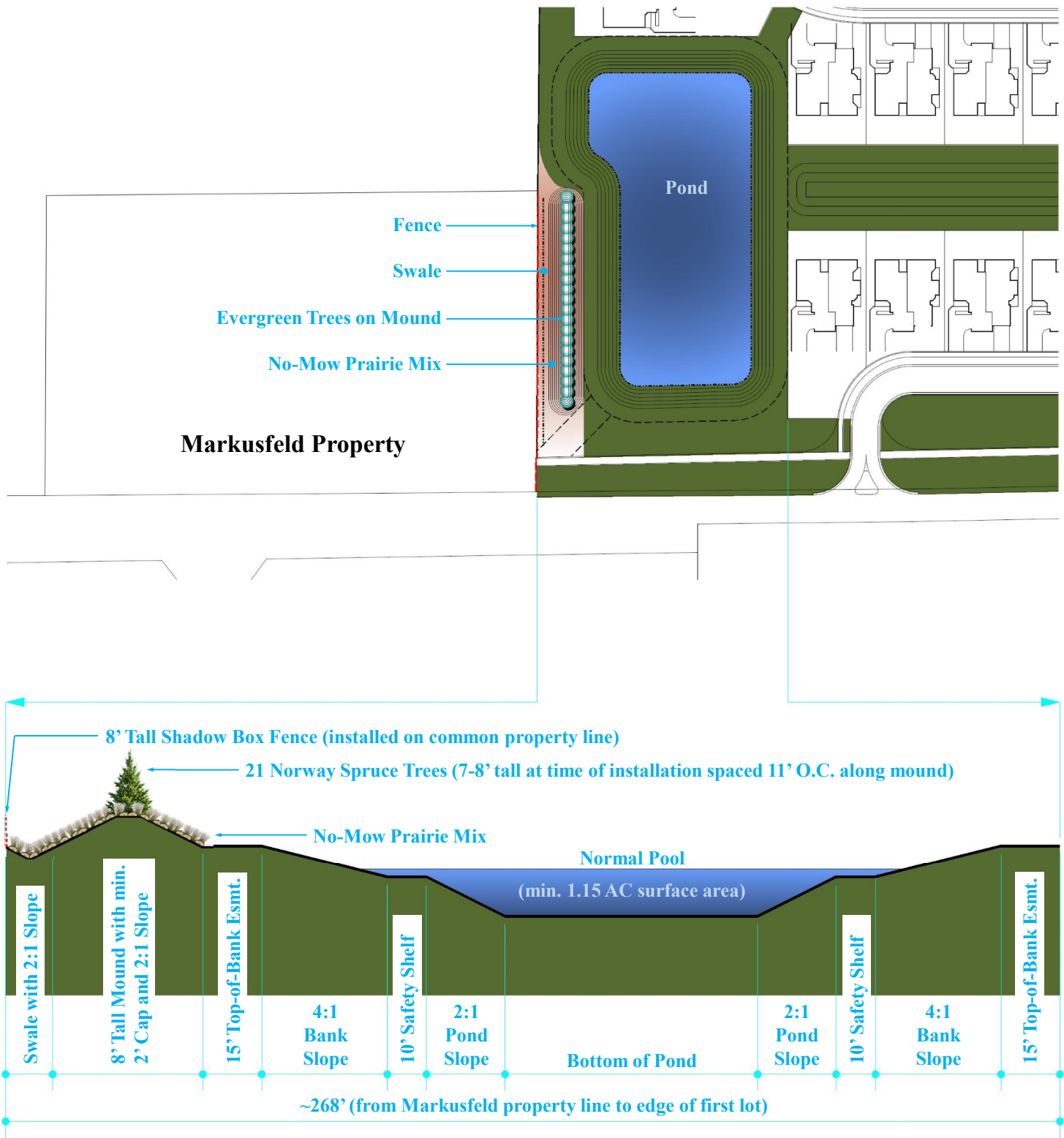


EXHIBIT I
Reforestation Area Details
(Page 1 of 1)



Low Stature Prairie Mix

Grasses

PLS oz/acre	
32	Bouteloua curtipendula (Side-Oats Grama)
3	Carex brevior (Plains Oval Sedge)
1	Carex mühlenbergii (Sand-Bracted Sedge)
32	Elymus canadensis (Canada Wild Rye)
4	Elymus virginicus (Virginia Wild Rye)
48	Schizachyrium scoparium (Little Bluestem)
8	Sporobolus heterolepis (Prairie Dropseed)
128	

Forbs

PLS oz/acre	
1	Allium cernuum (Nodding Wild Onion)
2	Asclepias syriaca (Common Milkweed)
1	Asclepias tuberosa (Butterfly Weed)
1	Baptisia alba (White False Indigo)
1.5	Coreopsis lanceolata (Lance-Leaf Coreopsis)
2	Coreopsis palmata (Plains Coreopsis)
2	Dalea purpureum (Purple Prairie Clover)
1	Drymocallis arguta (Prairie Cinquefoil)
4	Echinacea purpurea (Purple Coneflower)
1.5	Eryngium yuccifolium (Rattlesnake Master)
2	Helianthus mollis (Downy Sunflower)
2	Helianthus occidentalis (Western Sunflower)
2	Lespedeza capitata (Round-Headed Bush Clover)
0.5	Liatris aspera (Rough Blazing Star)
1.5	Liatris spicata (Dense Blazing Star)
0.5	Monarda fistulosa (Bergamot)
1	Oligoneuron riddellii (Riddell's Goldenrod)
1.5	Oligoneuron rigidum (Stiff Goldenrod)
4	Parthenium integrifolium (Wild Quinine)
2	Penstemon digitalis (Foxglove Beardtongue)
1	Penstemon hirsutus (Hairy Beardtongue)
0.5	Pycnanthemum virginianum (Mountain Mint)
3	Ratibida pinnata (Yellow Coneflower)
2	Rudbeckia hirta (Black-Eyed Susan)
1	Solidago nemoralis (Gray Goldenrod)
1	Solidago speciosa (Showy Goldenrod)
0.5	Symphyotrichum ericoides (Heath Aster)
2	Symphyotrichum laeve (Smooth Aster)
1	Symphyotrichum oolentangiense (Sky Blue Aster)
1.5	Tradescantia ohiensis (Ohio Spiderwort)
0.5	Veronicastrum virginicum (Culver's Root)
48	

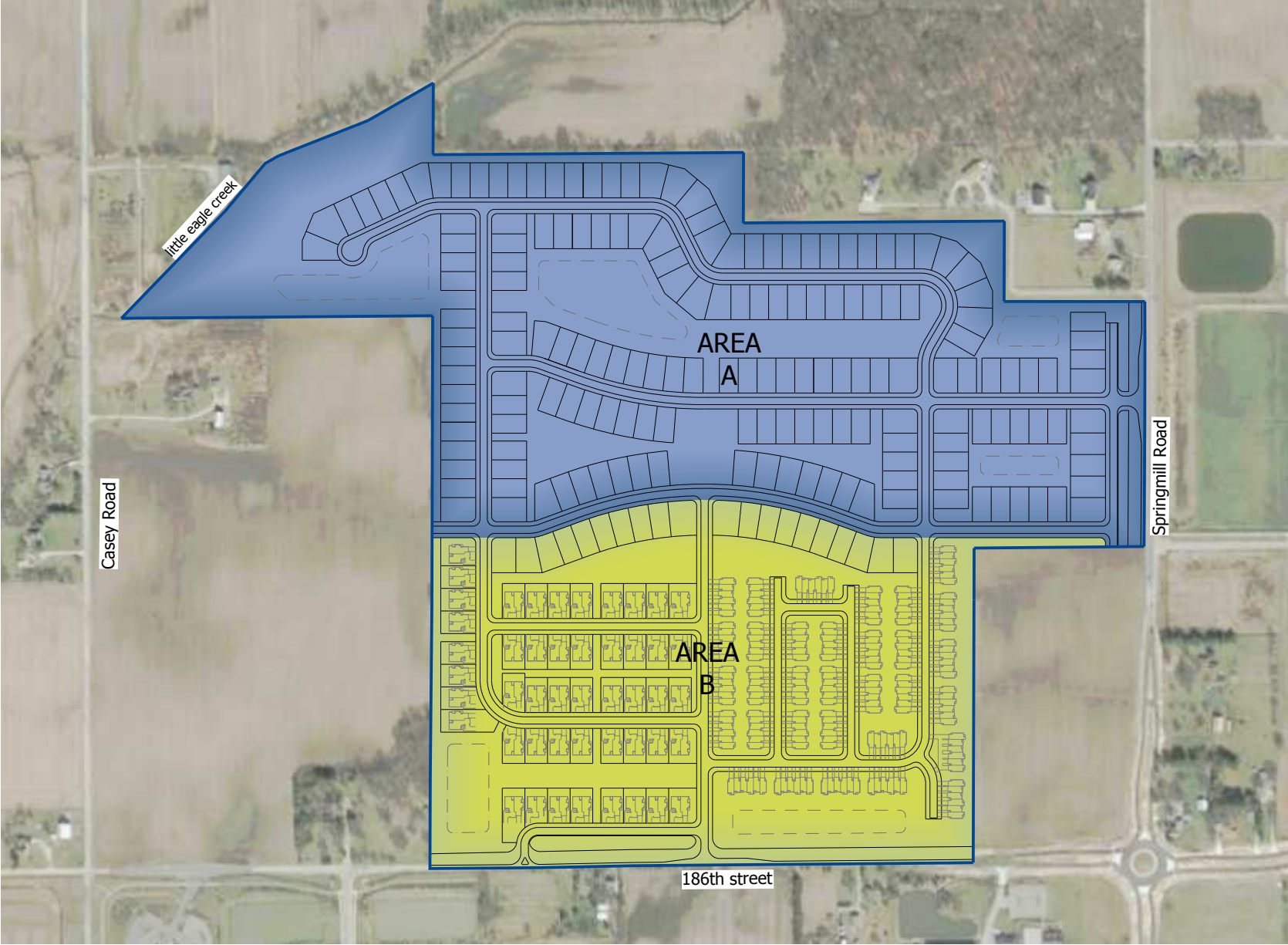
Commercial Turf. Minimum fifteen feet mow strip between reforestation area and lots.

72 Ornamental Trees. Roughly equal quantities of Flowering Dogwood, Eastern Redbud, and Serviceberry planted fifteen feet on-center. Size of trees at installation shall be five-seven gallon container stock.

Low Stature Prairie Mix (approximately 2.25 acres). Seed mix as specified by Spence Restoration Nursery (2220 East Fuson Road, Muncie, Indiana 47302) or equivalent in addition to a cover crop of Re-cleaned Oats (at a rate of 32-64 pounds per acre). Area shall be cut to a height of six-eight inches once each March.

17 Swamp White Oak Trees. Size of each tree at installation shall be two inch caliper.

48 Oak Tree Mix. Roughly equal quantities of Black Oak, Bur Oak, and Shingle Oak planted thirty feet on-center. Size of each tree at installation shall be five-ten gallon container stock.



ORDINANCE NUMBER 19-02

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 11-19 (the "Springmill Trails PUD Ordinance"), on September 12, 2011;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1902-PUD-03**), 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. 1902-PUD-03** to 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 _____, 2019;

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 Ordinance, which shall be referred to as the "**Lancaster PUD District**" (the "District"), shall amend and replace in its entirety the Springmill Trails PUD Ordinance and all amendments thereto and any related zoning commitments, if any, as applicable to the Real Estate. 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 "**Lancaster PUD District.**"

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

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

- 2.1 District Map: The map as illustrated on what is attached hereto as **Exhibit C** which outlines the two (2) individual Areas of the District.
- 2.2 Duplex Dwelling / Paired Villas: A Building consisting of a total of two (2) Dwelling Units.
- 2.3 Area A: The part of the Real Estate depicted on the District Map as Area A.
- 2.4 Area B: The part of the Real Estate depicted on the District Map as Area B. Area B may increase by as much as five (5) acres and as illustrated on a Primary Plat.

Section 3. **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.

- 3.1 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.
- 3.2 The District is hereby divided into two (2) areas as illustrated on the Concept Plan and labeled as Areas A and B (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan.

4.1 Area A: SF4: Single-Family High Density District.

4.2 Area B: SFA: Single-Family Attached District.

Section 5. Permitted Uses. The permitted uses shall be as set forth below:

5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

5.2 Single-Family Detached Homes shall be permitted in Area B.

5.3 Maximum Dwellings: The total number of Dwelling Units permitted in the District shall not exceed four-hundred and ninety (490).

A. Maximum Duplex Dwelling Units: The maximum number of Duplex Dwelling Units permitted in Area B shall not exceed one-hundred (100).

B. Maximum Townhome Dwelling Units: The maximum number of Townhome Dwelling Units permitted in Area B shall not exceed two-hundred (200).

Section 6. 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.

6.1 Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.

6.2 The following standards for Area A shall be applied to the Areas as depicted on the District Map:

Standard	Area A
Minimum Lot Area	9,000sqft
Minimum Lot Frontage	40'
Minimum Building Setback	
Front Yard	20'
Side Yard / Building Separation	0' / 10'
Rear Yard	20'
Minimum Lot Width	70'
Maximum Building Height	2 ½ Stories
Minimum Living Area (Total)	
Single Story	1,400sqft
Two Story	2,000sqft

6.3 The following standards for Area B shall be applied to the Area as depicted on the

District Map:

Standard	Paired Villas	Townhomes
Minimum Lot Area	3,500sqft	No Minimum
Minimum Lot Frontage	30'	No Minimum
Minimum Building Setback		
Front Yard	20'	0'
Side Yard	0'	0'
Rear Yard	10'	0'
Minimum Distance Between Buildings	10'	20'
Maximum Lot Coverage	No Maximum	No Maximum
Minimum Lot Width	40'	No Minimum
Maximum Dwelling Units Per Building	2	8
Maximum Building Height	1 ½ Stories	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,500sqft	1,250sqft

- 6.4 The standards in Section 6.2 of this Ordinance shall apply to Single-Family Detached Lots in Area B.

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

- 7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

- A. Perimeter Lots: Article 6.3(C)(1)(a) requirements shall apply when a Dwelling's side façade is oriented toward the External Street.
- B. Additional Architectural Standards – Area A: Article 6.3(C) shall apply to Area A except as modified below:
 - i. Character Exhibit: The Character Exhibit for single-family detached dwellings, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
 - ii. Perimeter Lots Fronting Spring Mill Road:
 - a) Building Materials: The Front Façade shall be one-hundred percent (100%) masonry.

- b) Garages: Side-Load or Courtyard garages shall be required for a minimum of three (3) of the lots facing Spring Mill Road.
 - c) Windows: Shutters shall be placed on all operable windows on the Front Façade.
- iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
- iv. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven inches (11”), as measured prior to the installation of Masonry Materials.
- v. Garage Composition and Orientation:
 - a) All Dwellings shall have a minimum two (2) car attached garage.
 - b) Garage door designs shall include a variety of design elements including windows and/or hardware to vary the appearance of garage doors based on the architectural style of the dwelling.
 - c) A minimum of two (2) garage door styles shall be utilized. Different windows and door hardware do not count as a different style.
 - d) All garage doors shall be cased with either masonry or trim not less than a nominal six inches (6”) wide.
- vi. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - a) At a minimum, the Front Building Façade shall have a two-foot (2’) knee wall of Masonry Material (exclusive of doors, windows, garage doors and areas under covered porches). The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.
 - b) A minimum of two (2) six-inch (6”) offsets or one (1) four-foot (4’) offset, both of which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).

- c) All front door entranceways shall be covered by not less than a four-foot (4') deep by six-foot (6') wide roof measured prior to the installation of any siding, cladding, and/or Masonry Materials.
 - d) The roof design shall consist of at least one of the following features: a hip roof, dormer, Dutch hip, jerkinhead roof, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.
- vii. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade. Side Building Façades adjoining a street internal to the District, which are located on a corner lot shall utilize a minimum of three (3) of the architectural elements noted below on the Side Building Façade that adjoins the internal street:
 - a) Architecturally-enhanced trim a minimum of a nominal six inches (6") wide.
 - b) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
 - c) Sunroom or morning room with a minimum one hundred square feet (100sqft) of additional living space located on Side or Rear Façade.
 - d) A window bay or box out not less than six feet (6') wide.
 - e) Hip roof.
 - f) Roofline direction change, roofline height change, or two (2) or more roof planes.
 - g) A minimum of two (2) or more windows per each Side Building Façade.
 - h) A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') deep offset which is a minimum height equivalent to one-story.

C. Additional Architectural Standards – Area B: Article 6.3(C) shall not apply to Area B, rather, the following shall apply:

- i. Character Exhibit: The Character Exhibit for Duplex Dwellings, attached hereto as **Exhibit E**, and the Character Exhibit for Townhomes, attached hereto as **Exhibit F**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be

constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.

- ii. Section 7.1(C) of this Ordinance shall apply to Single-Family Detached Lots.
- iii. Building Materials: Permitted exterior building materials are: Masonry (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of .046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.
- iv. Minimum Overhang: 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.
- v. Paired Villas: The following standards shall apply to the Paired Villas of Area B:
 - a) Streetscape Diversity Standards: Duplex Dwellings adjoining any subject Duplex Dwelling on the same side of the street or most directly across the street shall not have the same elevation or color package.
 - b) Perimeter Lots Fronting 186th Street: Paired Villas fronting 186th shall require one (1) the following:
 - i. A maximum of one (1) garage shall orient toward 186th Street.

-Or-

 - ii. One-hundred percent (100%) masonry material shall be utilized on the front façade and two (2) additional evergreen trees shall be planted in the landscape buffer along 186th Street.- c) Garages:
 - i. All Dwellings shall have a minimum two (2) car attached garage.
 - ii. In order to vary the appearance of garage doors and create street curb appeal, garage door designs shall include a mix and variety of design elements. A minimum of two (2) basic garage door styles (with windows, without windows, and mixed) matching the

door style shall be utilized and a variety of color packages will be utilized. Garage door colors shall match or compliment either the siding or trim color of the Duplex Dwelling based on each Duplex Dwelling's architectural style and color package.

- iii. All garage doors shall have trim of not less than six-inch (6") nominal width.
- d) Roof Pitch: The minimum primary/main roof pitch shall be 6:12. Other secondary accent roof planes shall not be less than 5:12.
- e) Front Building Façade Requirements: At a minimum, each Duplex Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - i. The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.
 - ii. All windows shall have either shutters or a nominal six-inch (6") trim board.
 - iii. A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') offset which is a minimum height equivalent to one-story (exclusive of windows, doors, garages, and other openings).
 - iv. The roof design shall consist of at least one (1) of the following features: hip roof, dormer, Dutch hip, jerkinhead, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.
- f) Side Building Façade Requirements: At a minimum, the side elevation for each Duplex Dwelling shall utilize the following architectural elements:
 - i. A minimum of two (2) windows shall apply to each Exterior Side Elevation.
 - ii. All windows shall have a minimum four-inch (4') nominal width trim.
 - iii. Gable ends shall include a minimum of one (1) or more of the following architectural treatments: brackets, louvers, shutters, trim detail, or a change in material pattern.

- g) Rear Building Façade Requirements: At a minimum, the Rear Building Façade for each Duplex Dwelling shall utilize the following architectural elements:
 - i. A minimum of three (3) windows and a patio door shall apply to each Dwelling.
 - ii. All windows shall have a minimum four inches (4") nominal width trim.
- vi. Townhomes: The following standards shall apply to the Townhomes of Area B:
 - a) Perimeter Lots Fronting 186th Street: Townhomes fronting 186th, as shown on the Concept Plan with an asterisk (*), shall require the front door to face 186th Street and the garage shall face an internal street.
 - b) Garages: All Dwellings shall have a two (2) car garage.
 - c) Roof Pitch:
 - i. The minimum primary/main and secondary roof pitches of all townhome buildings and garage buildings shall be no less than 6:12.
 - ii. Shed roof dormer accents shall be no less than 3:12.
 - d) Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade unless specifically noted otherwise:
 - i. Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.
 - ii. Shutters or a six-inch (6") nominal trim board on all operable windows shall apply unless wrapped in masonry.
 - iii. A minimum of one (1) offset at least one-foot (1') deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
 - iv. A minimum of five (5) windows.

- v. Front door entranceways shall be covered by a porch not less than three feet (3') deep by five feet (5') wide (prior to installation of any Masonry Material).
 - vi. The roof design shall consist of at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gables, or two (2) or more roof planes.
 - vii. Gable ends shall include a minimum of one of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four-inch (4") nominal width or composite veneer panels.
- e) 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):
- i. A minimum of two (2) windows.
 - ii. All windows shall have a minimum four-inch (4") nominal width trim.
 - iii. A two-foot (2') wide return of Masonry Material extending from the front on the first floor.
 - iv. Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends and shall be required on the corresponding end unit's garage side elevation.
 - v. For all Townhomes abutting a Common Area or Public Street, a two-foot (2') masonry knee wall shall apply to the exposed façade(s) and garages.
- f) Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade:
- i. A minimum of three (3) windows and a patio door.
 - ii. All windows shall have a minimum four-inch (4") nominal width trim.

- 7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.
- A. Street Trees: Article 6.8(J) Street Trees shall apply, however, a minimum spacing requirement of twenty feet (20') shall apply.
 - B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
 - i. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - ii. Single-Family Detached Lots: The following shall apply to all Single-Family Detached Lots:
 - a) A minimum of: two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs shall be required. A minimum of: two (2) trees and eight (8) shrubs shall be located in the Front Yard.
 - iii. Paired Villas: The following shall apply to the Paired Villas within Area B:
 - a) A minimum of: one (1) Shade Tree, one (1) Ornamental Tree and eight (8) Shrubs shall be required on each Paired Villa Lot. A minimum of: one (1) tree and four (4) shrubs shall be located in the Front Yard.
 - b) Each Paired Villa on a Corner Lot shall have one (1) additional tree (either shade or ornamental) in either Front Yards.
 - iv. Townhomes: The following shall apply to the Townhomes within Area B:
 - a) A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling.
 - b) Each Townhome on a Corner Lot shall have one (1) additional Shade Tree in either Front Yards.
 - C. Buffer Yards and Common Areas: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified and enhanced below. Buffer Yard and common area landscaping shall be as generally depicted as **Exhibit G**. If a provision of Article 6.8 Landscaping Standards is in conflict with **Exhibit G**, then this Ordinance shall control. Relocation of plant materials shall be permitted as part

of the Development Plan approval:

- i. No mounds shall be required in a Buffer Yard.
- ii. A six-foot (6') privacy fence may be located within a Buffer Yard in lieu of the required plantings. Article 6.8(L) shall apply to the interior of the fence. If said privacy fence is not applied, all required planting materials shall be provided.

- D. Reforestation Area: A reforestation area shall be provided in the area depicted as "Reforestation Area" on the Concept Plan and installed as generally depicted in **Exhibit G** (page 3 of 3). The surface area of the Reforestation Area shall not apply to the calculation of the Open Space / Common Area Lot Landscaping Requirements.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

Section 9. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

- 9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

- A. Minimum Open Space: Shall be a minimum of twenty percent (20%) of the Real Estate, as generally shown on the Concept Plan.
- B. Amenities: The following amenities shall include, but shall not be limited to the following, as generally depicted on **Exhibit H**. The Amenities referenced in this Ordinance shall satisfy the requirements and obligations of **Section 2.4 of the Springmill Trails PUD** regarding Residential District 1 and shall be installed no later than the completion of two-hundred (200) dwelling units:

- i. Passive Amenities: A central open space including trails and a pergola-covered walkway shall be provided for passive recreation opportunities, as generally depicted on **Exhibit H**. The Little Eagle Creek Trail, a trailhead, and a trail eight feet (8') in width (asphalt and/or concrete) from the Little Eagle Creek Trail to the Grand Park Sports Campus shall be required. Trails shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations shall be approved by the Director.

- ii. Playground: Playground equipment shall be provided as generally depicted on **Exhibit H**.
- iii. Play-Court: A full or multi-mini-court pad shall be provided as generally depicted on **Exhibit H**.
- iv. Shade Pavilion: A shade pavilion shall be provided as generally depicted on **Exhibit H**.
- v. Clubhouse Building: A common indoor facility shall be provided as depicted on **Exhibit H**. The Clubhouse Building shall include an outdoor patio space, restrooms, and lockable storage.
- vi. Community Pool: A swimming pool and wading pool shall be provided as generally depicted on **Exhibit H**.
- vii. Trailhead: A bicycle parking station, playground, dog service stations, and benches shall be provided in the area depicted on the Concept Plan.
- viii. Public Gathering Area: A space within a common area occupied by a structure and surrounding hardscape/landscape design including seating for a minimum of ten (10) persons shall be provided in the area depicted as “Public Gathering Area” on the Concept Plan.

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ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I 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: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 19-02** was delivered to the Mayor of Westfield

on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-02**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-02**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver, Jon C. Dobosiewicz, and
Matt Pleasant, AICP; Nelson & Frankengerger
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	District Map
Exhibit D	Single-Family Detached Dwellings Character Exhibits
Exhibit E	Duplex Dwellings Character Exhibits
Exhibit F	Townhome Dwelling Character Exhibits
Exhibit G	Buffer and Common Area Plan
Exhibit H	Amenity Exhibit

EXHIBIT A
REAL ESTATE

A part of the Southeast Quarter of Section 27, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast Corner of said Quarter Section; thence South 89 degrees 17 minutes 04 seconds West along the south line thereof 623.89 feet to the POINT OF BEGINNING of this description; thence continuing South 89 degrees 17 minutes 4 seconds West 2,013.33 feet; thence North 0 degrees 9 minutes 18 seconds East 2,055.84 feet; thence South 89 degrees 31 minutes 47 seconds West 1,156.26 feet; thence North 44 degrees 4 minutes 33 seconds East 553.83 feet; thence North 40 degrees 01 minute 20 seconds East 231.50 feet; thence North 60 degrees 19 minutes 57 seconds East 56.97 feet; thence North 68 degrees 30 minutes 15 seconds East 356.76 feet; thence North 60 degrees 7 minutes 41 seconds East 280.28 feet; thence South 0 degrees 9 minutes 48 seconds West 266.14 feet; thence North 89 degrees 35 minutes 31 seconds East 1,153.00 feet; thence South 0 degrees 10 minutes 2 seconds West 261.53 feet; thence North 89 degrees 35 minutes 30 seconds East 969.40 feet; thence South 0 degrees 10 minutes 2 seconds West 298.56 feet; thence South 89 degrees 57 minutes 11 seconds East 527.94 feet; thence South 0 degrees 31 minutes 11 seconds West 909.63 feet; thence South 89 degrees 28 minutes 37 seconds West 630.95 feet; thence South 0 degrees 10 minutes 17 seconds West 1,168.00 feet to the place of beginning, containing 145 acres, more or less.

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 1902-PUD-03.

EXHIBIT C
District Map
(Page 1 of 1)

AREA MAP

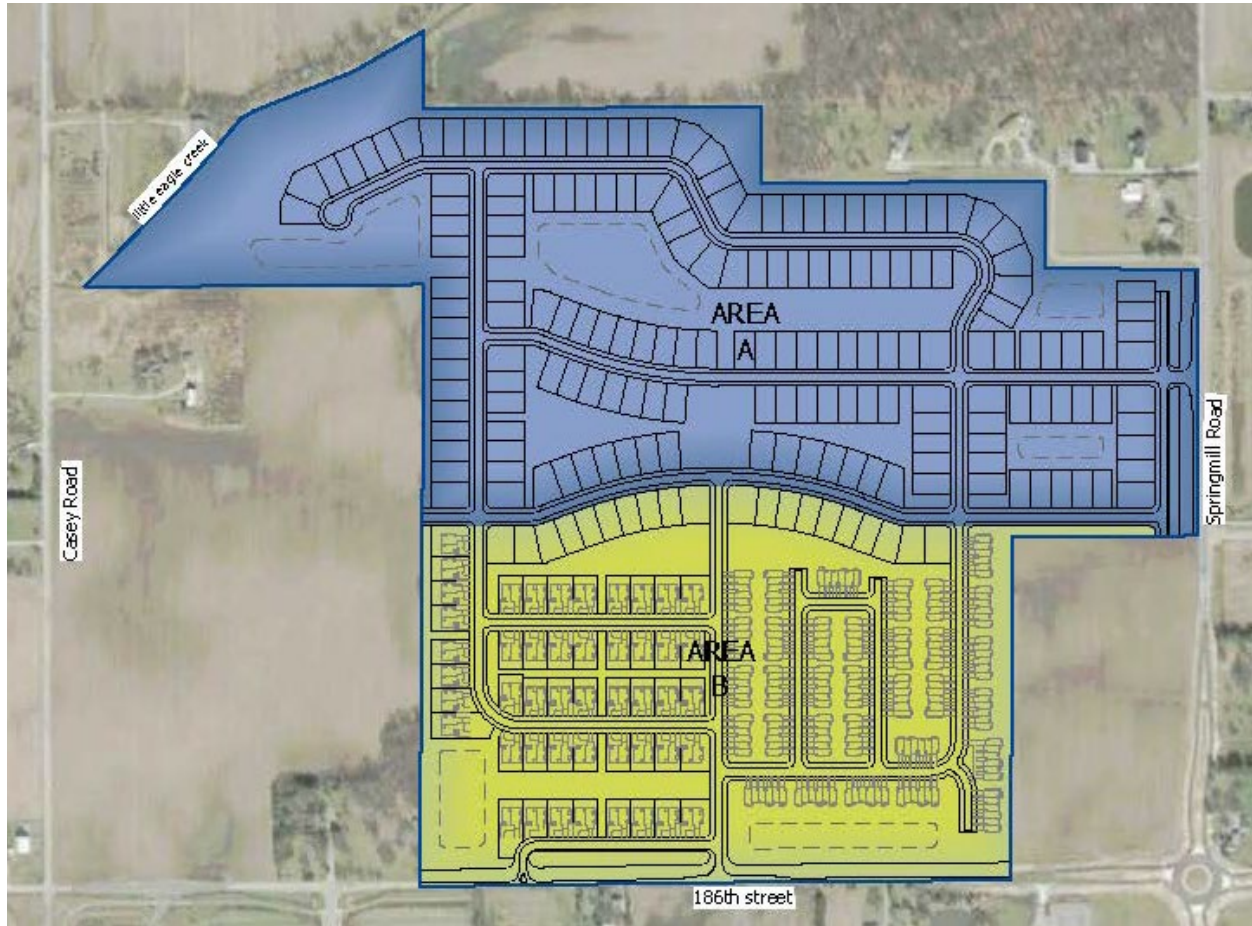


EXHIBIT D
SINGLE-FAMILY DETACHED DWELLINGS CHARACTER EXHIBITS
(Page 1 of 10)



EXHIBIT D
SINGLE-FAMILY DETACHED DWELLINGS CHARACTER EXHIBITS
(Page 2 of 5)



EXHIBIT D
SINGLE-FAMILY DETACHED DWELLINGS CHARACTER EXHIBITS
(Page 3 of 5)



EXHIBIT D
SINGLE-FAMILY DETACHED DWELLINGS CHARACTER EXHIBITS
(Page 4 of 5)



EXHIBIT D
SINGLE-FAMILY DETACHED DWELLINGS CHARACTER EXHIBITS
(Page 5 of 5)



EXHIBIT E
DUPLEX DWELLINGS CHARACTER EXHIBITS
(Page 1 of 3)



EXHIBIT E
DUPLEX DWELLINGS CHARACTER EXHIBITS
(Page 2 of 3)



EXHIBIT E
DUPLEX DWELLINGS CHARACTER EXHIBITS
(Page 3 of 3)



EXHIBIT F
TOWNHOME DWELLING CHARACTER EXHIBITS
(Page 1 of 3)



EXHIBIT F
TOWNHOME DWELLING CHARACTER EXHIBITS
(Page 2 of 3)



EXHIBIT F
TOWNHOME DWELLING CHARACTER EXHIBITS
(Page 3 of 3)

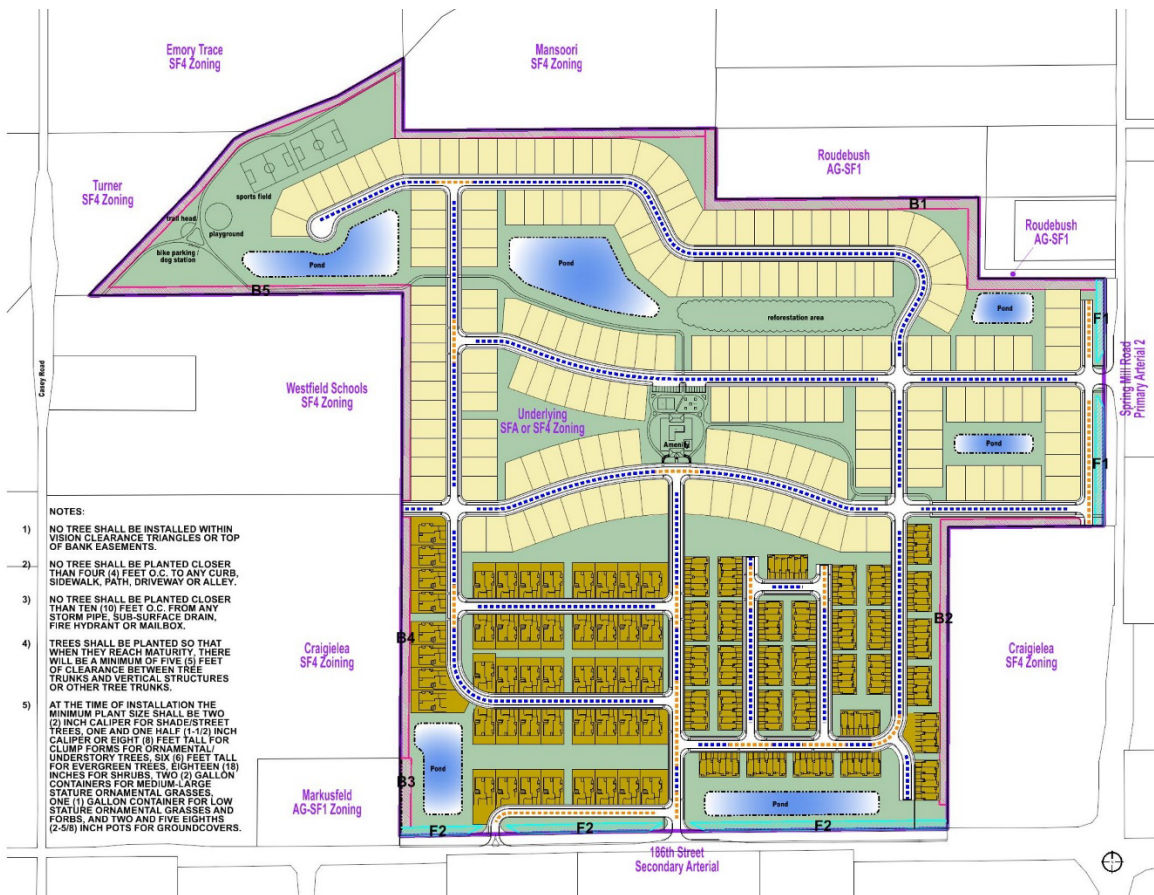
Townhomes Fronting 186th Street



EXHIBIT G

Buffer and Common Area Plan

(Page 1 of 3)



LANDSCAPING REQUIREMENTS AND STRATEGY FOR OVERALL P.U.D.

AREA	TYPE / LOCATION	ZONING OF ADJACENT PARCEL	MEASUREMENT	LANDSCAPING REQUIREMENTS PER U.D.O. AND/OR LANCASTER P.U.D.	PROPOSED STRATEGY
F1	EXTERNAL STREET FRONTAGE (SPRING MILL ROAD)	PRIMARY ARTERIAL 2	~700 LINEAL FEET	NONE, PROVIDED THAT DWELLINGS FACE OR SIDE THE EXTERNAL STREET.	FACE OR SIDE DWELLINGS ALONG THE EXTERNAL STREET.
F2	EXTERNAL STREET FRONTAGE (186TH STREET)	SECONDARY ARTERIAL	~1,614 LINEAL FEET	NONE, PROVIDED THAT DWELLINGS FACE OR SIDE THE EXTERNAL STREET.	FACE OR SIDE DWELLINGS ALONG THE EXTERNAL STREET.
B1	PERIMETER BUFFER	AG-SF1	~1,963 LINEAL FEET	ROUGHLY NINE HUNDRED FOOT PORTION DESCRIBED IN RECORDED AGREEMENT 2007047887 (SIX-FOOT EVERGREEN TREES PLANTED TEN FEET ON-CENTER ALONG AN EIGHT FOOT TALL MOUND WITH 3:1 SIDE SLOPES) WHILE THE REMAINDER OF AREA TO INCLUDE A TYPE-B BUFFER MINUS MOUND (407 YARD WITH 4 SHADE TREES + 4 EVERGREEN TREES + 10 SHRUBS PER 100 LINEAL FEET) OR SIX-FOOT TALL PRIVACY FENCE.	COMPLY WITH AGREEMENT AND/OR U.D.O. AND/OR P.U.D.
B2	PERIMETER BUFFER	SF4	~1,585 LINEAL FEET	NONE.	COMPLY WITH U.D.O. AND/OR P.U.D.
B3	PERIMETER BUFFER	AG-SF1	~256 LINEAL FEET	PER EXHIBIT-G (PAGE 2 OF 3) OF P.U.D.	COMPLY WITH P.U.D. (SEE EXHIBIT-G PAGE 2 OF 3)
B4	PERIMETER BUFFER	SF4	~888 LINEAL FEET	NONE.	COMPLY WITH U.D.O. AND/OR P.U.D.
B5	PERIMETER BUFFER	SF4	~4,7803 LINEAL FEET	NONE.	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (OPEN SPACE/COMMONS)	N/A		10 SHADE/ORNAMENTAL/EVERGREEN TREES PER ACRE OF OPEN SPACE	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY UNDER 8,000SF)	N/A	192 TOWNHOMES	1 SHADE TREES + 4 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY UNDER 8,000SF)	N/A	96 VILLAS	1 SHADE TREES + 1 ORNAMENTAL TREE + 8 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY OVER 8,000SF)	N/A	190 DETACHED HOMES	2 SHADE TREES + 2 ORNAMENTAL TREES + 8 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	STREET PLANTING STRIP (BOTH SIDES OF STREET)	N/A	~12,488 LINEAL FEET	2 STREET TREES (ONE PER SIDE) PER 50 LINEAL FEET (WITH VARIABLE SPACING 20-60' O.C.)	COMPLY WITH U.D.O. AND/OR P.U.D.
	STREET PLANTING STRIP (ONE SIDE OF STREET)	N/A	~3,293 LINEAL FEET	1 STREET TREE (ONE SIDE ONLY) PER 50 LINEAL FEET (WITH VARIABLE SPACING 20-60' O.C.)	COMPLY WITH U.D.O. AND/OR P.U.D.

Note: Larger scale paper and digital copies of the Landscape Plan are on file with the Department of Economic and Community Development under Docket Number 1902-PUD-03.

EXHIBIT G
Buffer Area B3 Details
(Page 2 of 3)

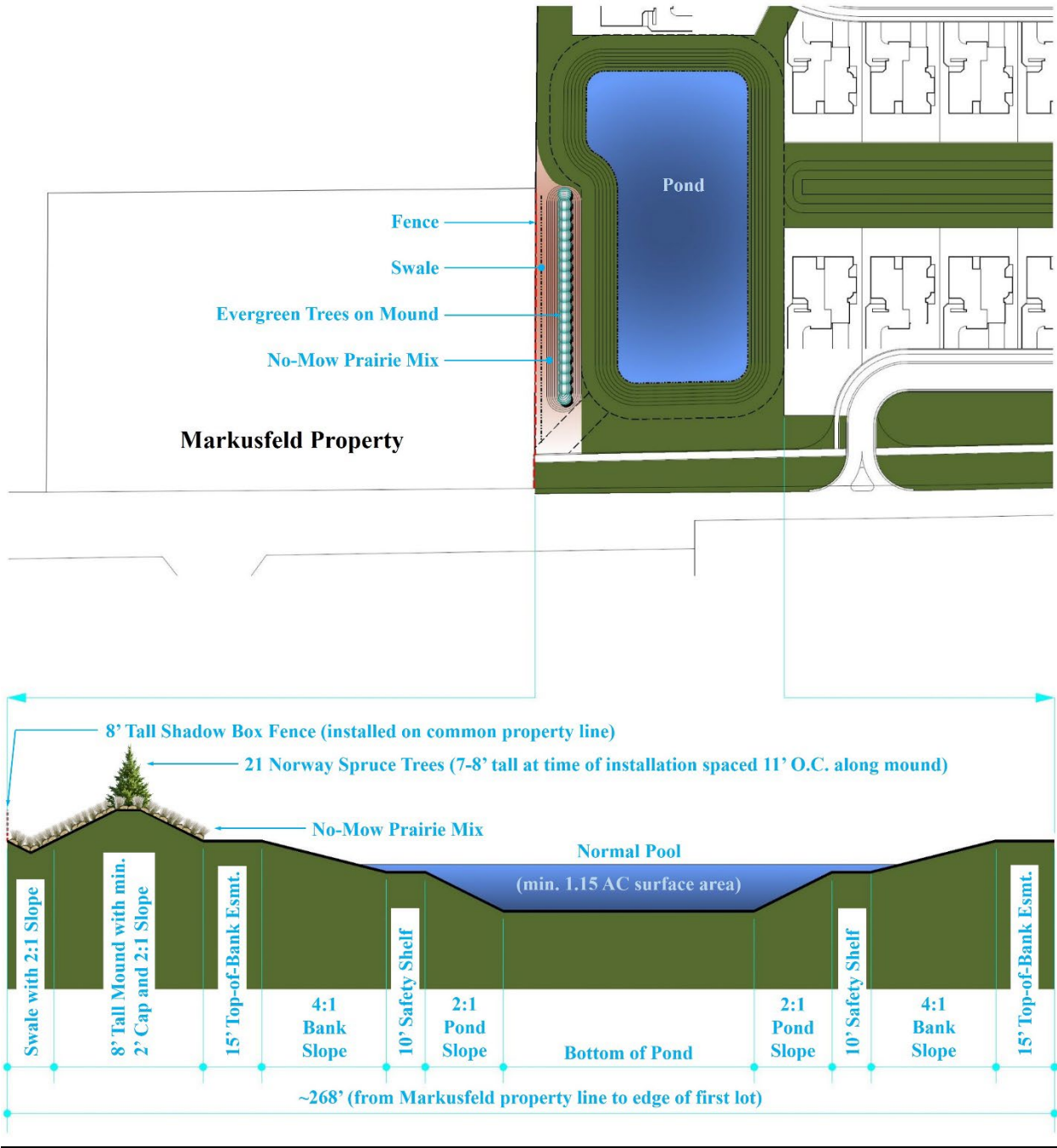


EXHIBIT G

Reforestation Area Details

(Page 3 of 3)



Low Stature Prairie Mix

Grasses

PLS sq/acre	
32	Bouteloua curtipendula (Side-Oats Grama)
3	Carex brevior (Plains Oval Sedge)
1	Carex muhlenbergii (Sand-Bracted Sedge)
32	Elymus canadensis (Canada Wild Rye)
4	Elymus virginicus (Virginia Wild Rye)
48	Schizachyrium scoparium (Little Bluestem)
8	Sporobolus heterolepis (Prairie Dropseed)
128	

Forbs

PLS sq/acre	
1	Allium cernuum (Nodding Wild Onion)
2	Asclepias syriaca (Common Milkweed)
1	Asclepias tuberosa (Butterfly Weed)
1	Baptisia alba (White False Indigo)
1.5	Coreopsis lanceolata (Lance-Leaf Coreopsis)
2	Coreopsis palmata (Plains Coreopsis)
2	Dalea purpureum (Purple Prairie Clover)
1	Drymocallis arguta (Prairie Cinquefoil)
4	Echinacea purpurea (Purple Coneflower)
1.5	Eryngium yuccifolium (Rattlesnake Master)
2	Helianthus mollis (Downy Sunflower)
2	Helianthus occidentalis (Western Sunflower)
2	Lespedeza capitata (Round-Headed Bush Clover)
0.5	Liatris aspera (Rough Blazing Star)
1.5	Liatris spicata (Dense Blazing Star)
0.5	Monarda fistulosa (Bergamot)
1	Oligoneuron riddellii (Riddell's Goldenrod)
1.5	Oligoneuron rigidum (Stiff Goldenrod)
4	Parthenium integrifolium (Wild Quinine)
2	Penstemon digitalis (Foxglove Beardtongue)
1	Penstemon hirsutus (Hairy Beardtongue)
0.5	Pycnanthemum virginianum (Mountain Mint)
3	Ratibida pinnata (Yellow Coneflower)
2	Rudbeckia hirta (Black-Eyed Susan)
1	Solidago nemoralis (Gray Goldenrod)
1	Solidago speciosa (Showy Goldenrod)
0.5	Symphyotrichum ericoides (Heath Aster)
2	Symphyotrichum laeve (Smooth Aster)
1	Symphyotrichum oolentangiense (Sky Blue Aster)
1.5	Tradescantia ohioensis (Ohio Spiderwort)
0.5	Veronicastrum virginicum (Culver's Root)
48	

Commercial Turf. Minimum fifteen feet mow strip between reforestation area and lots.

72 Ornamental Trees. Roughly equal quantities of Flowering Dogwood, Eastern Redbud, and Serviceberry planted fifteen feet on-center. Size of trees at installation shall be five-seven gallon container stock.

Low Stature Prairie Mix (approximately 2.25 acres). Seed mix as specified by Spence Restoration Nursery (2220 East Fuson Road, Muncie, Indiana 47302) or equivalent in addition to a cover crop of Re-cleaned Oats (at a rate of 32-64 pounds per acre). Area shall be cut to a height of six-eight inches once each March.

17 Swamp White Oak Trees. Size of each tree at installation shall be two inch caliper.

48 Oak Tree Mix. Roughly equal quantities of Black Oak, Bur Oak, and Shingle Oak planted thirty feet on-center. Size of each tree at installation shall be five-ten gallon container stock.

EXHIBIT H
Amenity Exhibit
(Page 1 of 4)

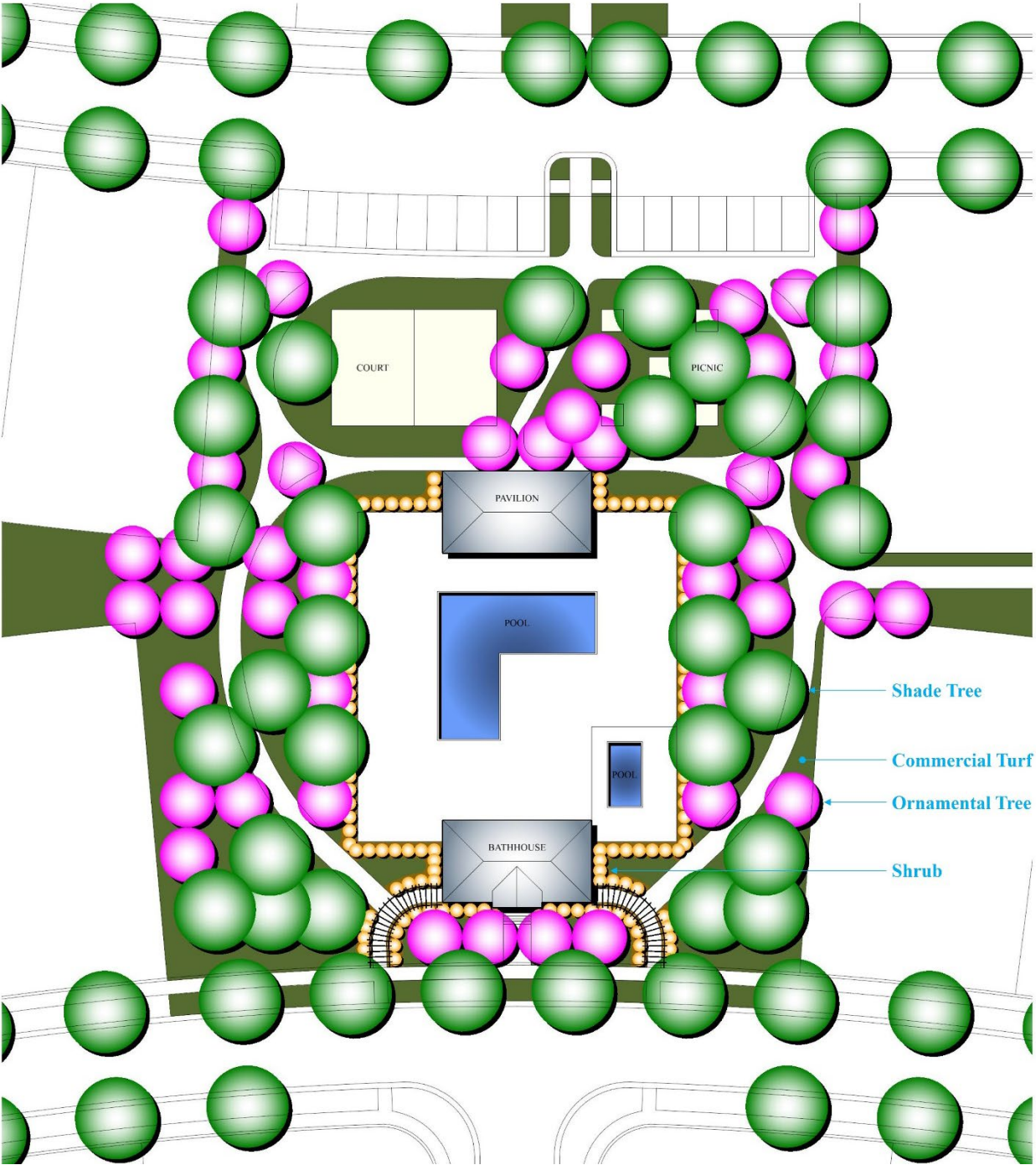


EXHIBIT H
Amenity Exhibit
(Page 2 of 4)



EXHIBIT H
Amenity Exhibit
(Page 3 of 4)



EXHIBIT H
Amenity Exhibit
(Page 4 of 4)



ORDINANCE NUMBER ~~19—~~02

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 11-19 (the "Springmill Trails PUD Ordinance"), on September 12, 2011;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ~~19—1902-PUD—~~03**), 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. ~~19—1902-PUD—~~03** to 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 _____, 2019;

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 Ordinance, which shall be referred to as the "**Lancaster PUD District**" (the "District"), shall amend and replace in its entirety the Springmill Trails PUD Ordinance and all amendments thereto and any related zoning commitments, if any, as applicable to the Real Estate. 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 "**Lancaster PUD District.**"

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

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

- 2.1 District Map: The map as illustrated on what is attached hereto as **Exhibit C** which outlines the two (2) individual Areas of the District. ~~Area B may increase by as much as fifteen (15) acres and as illustrated on a Primary Plat.~~
- 2.2 Duplex Dwelling / Paired Villas: A Building consisting of a total of two (2) Dwelling Units.
- 2.3 Area A: The part of the Real Estate depicted on the District Map as Area A.
- 2.4 Area B: The part of the Real Estate depicted on the District Map as Area B. ~~Area B may increase by as much as five (5) acres and as illustrated on a Primary Plat.~~

Section 3. **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.

- 3.1 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.~~
- 3.2 The District is hereby divided into two (2) areas as illustrated on the Concept Plan and labeled as Areas A and B (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District shall be set forth below as illustrated on the attached Concept Plan.

- 4.1 Area A: SF4: Single-Family High Density District.
- 4.2 Area B: SFA: Single-Family Attached District.

Section 5. Permitted Uses. The permitted uses shall be as set forth below:

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Single-Family Detached Homes shall be permitted in Area B.
- 5.3 ~~The Maximum Dwellings: The total number of Dwelling Units permitted in the District shall be set forth below:~~ not exceed four-hundred and ninety (490).

Maximum Dwelling Units		
Area A: 190 Single-Family Dwelling Units	100 Duplex Dwelling Units	200 Townhome Dwelling Units
Area B: 100 Single-Family Dwelling Units		

- A. Maximum Duplex Dwelling Units: The maximum number of Duplex Dwelling Units permitted in Area B shall not exceed one-hundred (100).
- B. Maximum Townhome Dwelling Units: The maximum number of Townhome Dwelling Units permitted in Area B shall not exceed two-hundred (200).

Section 6. 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.

- 6.1 Common Areas shall not be subject to the Minimum Lot Frontage provisions of the Underlying Zoning District; however, Article 8.6(C) shall apply.
- 6.2 The following standards for Area A shall be applied to the Areas as depicted on the District Map:

Standard	Area A
Minimum Lot Area	9,000sqft
Minimum Lot Frontage	40'
Minimum Building Setback	
Front Yard	20'
Side Yard / Building Separation	0' / 10'
Rear Yard	20'

Minimum Lot Width	70'
Maximum Building Height	2 ½ Stories
Minimum Living Area (Total)	
Single Story	1,400sqft
Two Story	2,000sqft

- 6.3 The following standards for Area B shall be applied to the Area as depicted on the District Map:

Standard	Paired Villas	Townhomes
Minimum Lot Area	3,500sqft	No Minimum
Minimum Lot Frontage	30'	No Minimum
Minimum Building Setback		
Front Yard	20'	0'
Side Yard	0'	0'
Rear Yard	10'	0'
Minimum Distance Between Buildings	10'	20'
Maximum Lot Coverage	No Maximum	No Maximum
Minimum Lot Width	40'	No Minimum
Maximum Dwelling Units Per Building	2	8
Maximum Building Height	1 ½ Stories	3 Stories
Minimum Living Area (Total) Per Dwelling Unit	1,200sqft500sqft	1,000sqft250sqft

- 6.4 The standards in Section 6.2 of this Ordinance shall apply to Single-Family Detached Lots in Area B.

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

- 7.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

A. Perimeter Lots: Article 6.3(C)(1)(a) requirements shall apply when a Dwelling's side façade is oriented toward the External Street.

B. Additional Architectural Standards – Area A: Article 6.3(C) shall apply to Area A except as modified below:

A.i. Character Exhibit: The Character Exhibit for single-family detached dwellings, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the

architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.

ii. Perimeter Lots Fronting Spring Mill Road:

- a) Building Materials: The Front Façade shall be one-hundred percent (100%) masonry.
- b) Garages: Side-Load or Courtyard garages shall be required for a minimum of three (3) of the lots facing Spring Mill Road.
- c) Windows: Shutters shall be placed on all operable windows on the Front Façade.

~~B.A. Perimeter Lots: Article 6.3(C)(1)(a) requirements shall apply when a Dwelling's side façade is oriented toward the External Street.~~

~~C.A. Additional Architectural Standards – Area A: Article 6.3(C) shall apply to Area A except as modified below:~~

ii.iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.

ii.iv. Minimum Overhang: The roof overhang or eaves shall be a minimum of ~~twelve (12)~~eleven inches, ~~(12")~~(11"), as measured prior to the installation of Masonry Materials.

ii.v. Garage Composition and Orientation:

- a) All Dwellings shall have a minimum two (2) car attached garage.
- b) Garage door designs shall include a variety of design elements including windows and/or hardware to vary the appearance of garage doors based on the architectural style of the dwelling.
- c) A minimum of two (2) garage door styles shall be utilized. Different windows and door hardware do not count as a different style.
- d) All garage doors shall be cased with either masonry or trim not less than a nominal six ~~(6)~~(6") inches (6") wide.

iv.vi. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade:

- a) At a minimum, the Front Building Façade shall have a two-~~(2)~~-foot (2') knee wall of Masonry Material (exclusive of doors, windows, garage doors and areas under covered porches). The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.
- b) A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') offset, both of which is a minimum height equivalent to one-story, excluding relief for doors, windows, and garages (homes incorporating two (2) or more architectural breaks shall be deemed to have met two (2) of the element requirements).
- c) All front door entranceways shall be covered by not less than a four-~~(4)~~-foot (4') deep by six-~~(6)~~-foot (6') wide roof measured prior to the installation of any siding, cladding, and/or Masonry Materials.
- d) The roof design shall consist of at least one of the following features: a hip roof, dormer, Dutch hip, jerkinhead roof, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.

vii. Side Building Façade Requirements: Each Dwelling shall utilize a minimum of two (2) of the following architectural elements on each Side Building Façade. Side Building Façades adjoining a street internal to the District, which are located on a corner lot shall utilize a minimum of three (3) of the architectural elements noted below on the Side Building Façade that adjoins the internal street:

- a) Architecturally-enhanced trim a minimum of a nominal six ~~(6)~~ inches (6") wide.
- b) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- c) Sunroom or morning room with a minimum ~~100~~one hundred square feet (100sqft) of additional living space located on Side or Rear Façade.
- d) A window bay or box out not less than six ~~(6)~~-feet (6') wide.
- e) Hip roof.
- f) Roofline direction change, roofline height change, or two (2) or more roof planes.

- g) A minimum of two (2) or more windows per each Side Building Façade.
- h) A minimum of two (2) six-inch (6”) offsets or one (1) four-foot (4’) deep offset which is a minimum height equivalent to one-story.

D.C. Additional Architectural Standards – Area B: Article 6.3(C) shall not apply to Area B, rather, the following shall apply:

i. Character Exhibit: The Character Exhibit for Duplex Dwellings, attached hereto as **Exhibit E**, and the Character Exhibit for Townhomes, attached hereto as **Exhibit F**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.

ii. Section 7.1(C) of this Ordinance shall apply to Single-Family Detached Lots.

iii. Building Materials: Permitted exterior building materials are: Masonry (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of .046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.

iv. Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of ~~twelve (12)~~eleven inches (11”) on all facades of each Building, as measured prior to the installation of any Masonry Materials.

v. Paired Villas: The following standards shall apply to the Paired Villas of Area B:

a) Streetscape Diversity Standards: Duplex Dwellings adjoining any subject Duplex Dwelling on the same side of the street or most directly across the street shall not have the same elevation or color package.

b) Perimeter Lots Fronting 186th Street: Paired Villas fronting 186th shall require one (1) the following:

i. A maximum of one (1) garage shall orient toward 186th Street.

-Or-

- ii. One-hundred percent (100%) masonry material shall be utilized on the front façade and two (2) additional evergreen trees shall be planted in the landscape buffer along 186th Street.

b)c) Garages:

- i. All Dwellings shall have a minimum two (2) car attached garage.
- ii. In order to vary the appearance of garage doors and create street curb appeal, garage door designs shall include a mix and variety of design elements. A minimum of two (2) basic garage door styles (with windows, without windows, and mixed) matching the door style shall be utilized and a variety of color packages will be utilized. Garage door colors shall match or compliment either the siding or trim color of the Duplex Dwelling based on each Duplex Dwelling's architectural style and color package.
- iii. All garage doors shall have trim of not less than six ~~(6)~~-inch (6") nominal width.

e)d) Roof Pitch: The minimum primary/main roof pitch shall be 6:12. Other secondary accent roof planes shall not be less than 5:12.

d)e) Front Building Façade Requirements: At a minimum, each Duplex Dwelling shall utilize the following architectural elements on the Front Building Façade:

- i. The exterior Building Materials shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding, and board and batten siding.
- ii. All windows shall have either shutters or a nominal six-~~inch~~ (6") trim board.
- iii. A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') offset which is a minimum height equivalent to one-story (exclusive of windows, doors, garages, and other openings).
- iv. The roof design shall consist of at least one (1) of the following features: hip roof, dormer, Dutch hip,

jerkinhead, shed roof accent, cornice returns, multiple gables, or two (2) or more roof planes.

e)f) Side Building Façade Requirements: At a minimum, the side elevation for each Duplex Dwelling shall utilize the following architectural elements:

- i. A minimum of two (2) windows shall apply to each Exterior Side Elevation.
- ii. All windows shall have a minimum four ~~(4)~~-inch (4') nominal width trim.
- iii. Gable ends shall include a minimum of one (1) or more of the following architectural treatments: brackets, louvers, shutters, trim detail, or a change in material pattern.

f)g) Rear Building Façade Requirements: At a minimum, the Rear Building Façade for each Duplex Dwelling shall utilize the following architectural elements:

- i. A minimum of ~~five (5)~~ three (3) windows and a patio door shall apply to each Dwelling.
- ii. All windows shall have a minimum four ~~(4)~~-inches (4") nominal width trim.

v.vi. Townhomes: The following standards shall apply to the Townhomes of Area B:

a) Perimeter Lots Fronting 186th Street: Townhomes fronting 186th, as shown on the Concept Plan with an asterisk (*), shall require the front door to face 186th Street and the garage shall face an internal street.

a)b) Garages: All Dwellings shall have a two (2) car garage.

b)c) Roof Pitch:

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

e)d Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade unless specifically noted otherwise:

- i. Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.
- ii. Shutters or a six-~~(6)~~-inch (6") nominal trim board on all operable windows shall apply unless wrapped in masonry.
- iii. A minimum of one (1) offset at least one-~~(1)~~-foot (1') deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
- iv. A minimum of five (5) windows. ~~Faux shutters that appear closed may be used on Dwelling units in each building for architectural appeal of the overall building. This element shall qualify as one (1) window.~~
- v. Front door entranceways shall be covered by a porch not less than ~~a three (3)~~-feet (3') deep by five ~~(5)~~-feet (5') wide (prior to installation of any Masonry Material).
- vi. The roof design shall consist of at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gables, or two (2) or more roof planes.
- vii. Gable ends shall include a minimum of one of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four-~~(4)~~-inch (4") nominal width or composite veneer panels.

d)e 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):

- i. A minimum of two (2) windows.

- ii. All windows shall have a minimum four-~~(4)~~-inch (4") nominal width trim.
- iii. A two-~~(2)~~-foot (2') wide return of Masonry Material extending from the front on the first floor.
- iv. Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends and shall be required on the corresponding end unit's garage side elevation.
- v. For all Townhomes abutting a Common Area or Public Street, a two-foot (2') masonry knee wall shall apply to the exposed façade(s) and garages.

e)f) Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade:

- i. A minimum of three (3) windows and a patio door.
- ii. All windows shall have a minimum four-~~(4)~~-inch (4") nominal width trim.

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

- A. Street Trees: Article 6.8(J) Street Trees shall apply, however, a minimum spacing requirement of twenty ~~(20)~~-feet (20') shall apply.
- B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:

~~i. The surface area of the detention and retention ponds shall not apply in the calculation for the Open Space / Common Area Lot Landscaping Requirement.~~

ii. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.

iii.ii. Single-Family Detached Lots: The following shall apply to all Single-Family Detached Lots:

- a) A minimum of: two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs shall be required. A minimum of: two (2) trees and eight (8) shrubs shall be located in the Front Yard.

iv.iii. Paired Villas: The following shall apply to the Paired Villas

within Area B:

- a) A minimum of: one (1) Shade Tree, one (1) Ornamental Tree and eight (8) Shrubs shall be required on each Paired Villa Lot. A minimum of: one (1) tree and four (4) shrubs shall be located in the Front Yard.
- b) Each Paired Villa on a Corner Lot shall have one (1) additional tree (either shade or ornamental) in either Front Yards.

~~v~~-iv. Townhomes: The following shall apply to the Townhomes within Area B:

- a) A minimum of: one (1) Shade Tree and four (4) Shrubs shall be required per Townhome Dwelling.
- b) Each Townhome on a Corner Lot shall have one (1) additional Shade Tree in either Front Yards.

C. Buffer Yards and Common Areas: Article 6.8(N) Buffer Yard Requirements and common area landscaping requirements shall apply except as modified and enhanced below. Buffer Yard and common area landscaping shall be as generally depicted as **Exhibit EG**. If a provision of Article 6.8 Landscaping Standards is in conflict with **Exhibit EG**, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval:

- i. No mounds shall be required in a Buffer Yard.
- ii. A six-~~(6)~~-foot (6') privacy fence may be located within a Buffer Yard in lieu of the required plantings. Article 6.8(L) shall apply to the interior of the fence. If said privacy fence is not applied, all required planting materials shall be provided.
- ~~iii. A Buffer Yard shall not be required along the Real Estate zoned as the Springmill Trails PUD.~~

D. Reforestation Area: A reforestation area shall be provided in the area depicted as "Reforestation Area" on the Concept Plan and installed as generally depicted in Exhibit G (page 3 of 3). The surface area of the Reforestation Area shall not apply to the calculation of the Open Space / Common Area Lot Landscaping Requirements.

Section 8. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique

design intent of the District.

Section 9. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: Shall be a minimum of twenty ~~(20%)~~ percent (20%) of the Real Estate, as generally shown on the Concept Plan.

B. Amenities: The following amenities shall include, but shall not be limited to the following, as generally depicted on **Exhibit FH**. The Amenities referenced in this Ordinance shall satisfy the requirements and obligations of **Section 2.4 of the Springmill Trails PUD** regarding Residential District 1 and shall be installed no later than the completion of ~~50% of the entire neighborhood~~two-hundred (200) dwelling units:

- i. Passive Amenities: A central open space including trails and a pergola-covered walkway shall be provided for passive recreation opportunities, as generally depicted on **Exhibit FH**. The Little Eagle Creek Trail, a trailhead, and a trail eight feet (8') in width (asphalt and/or concrete) from the Little Eagle Creek Trail to the Grand Park Sports Campus shall be required. Trails shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations shall be approved by the Director.
- ii. Playground: Playground equipment shall be provided as generally depicted on **Exhibit FH**.
- iii. Play-Court: A full or multi-mini-court pad shall be provided as generally depicted on **Exhibit FH**.
- iv. Shade Pavilion: A shade pavilion shall be provided as generally depicted on **Exhibit FH**.
- v. Clubhouse Building: A common indoor facility shall be provided as depicted on **Exhibit FH**. The Clubhouse Building shall include an outdoor patio space, restrooms, and lockable storage.
- vi. Community Pool: A swimming pool and wading pool shall be provided as generally depicted on **Exhibit FH**.
- vii. Trailhead: A bicycle parking station, playground, dog service stations, and benches shall be provided in the area depicted on the Concept Plan.

- viii. Public Gathering Area: A space within a common area occupied by a structure and surrounding hardscape/landscape design including seating for a minimum of ten (10) persons shall be provided in the area depicted as “Public Gathering Area” on the Concept Plan.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS __ DAY OF _____, 2019.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I 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: Matt Pleasant, AICP

I hereby certify that **ORDINANCE 19~~---~~02** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19~~---~~02** I hereby VETO **ORDINANCE 19~~---~~02**
this _____ day of _____, 2019. this _____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

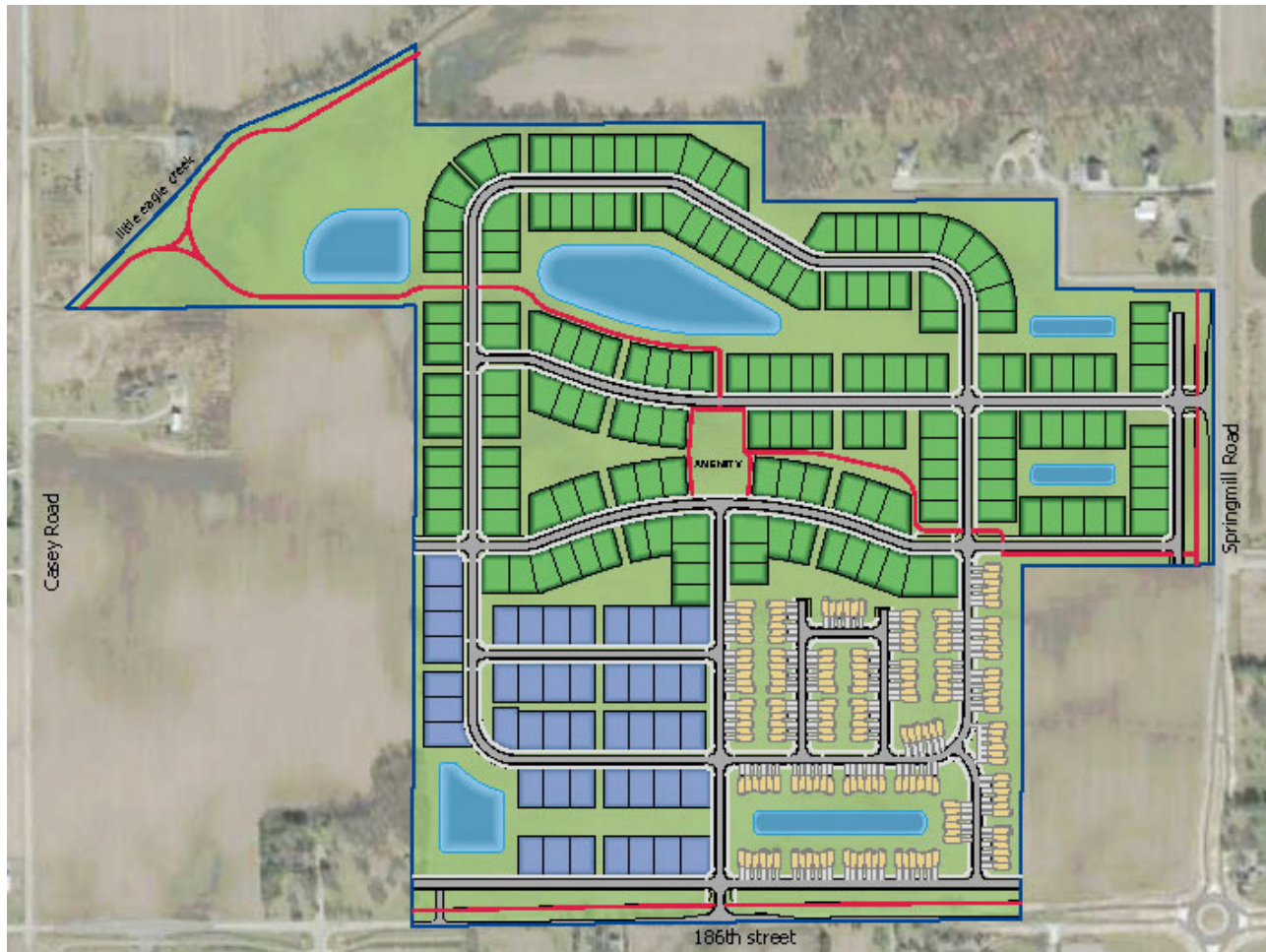
Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	<u>Single-Family Detached Dwellings</u> Character Exhibits
Exhibit E	<u>Duplex Dwellings Character Exhibits</u>
<u>Exhibit F</u>	<u>Townhome Dwelling Character Exhibits</u>
<u>Exhibit G</u>	Buffer and Common Area Plan
Exhibit FH	Amenity Exhibit

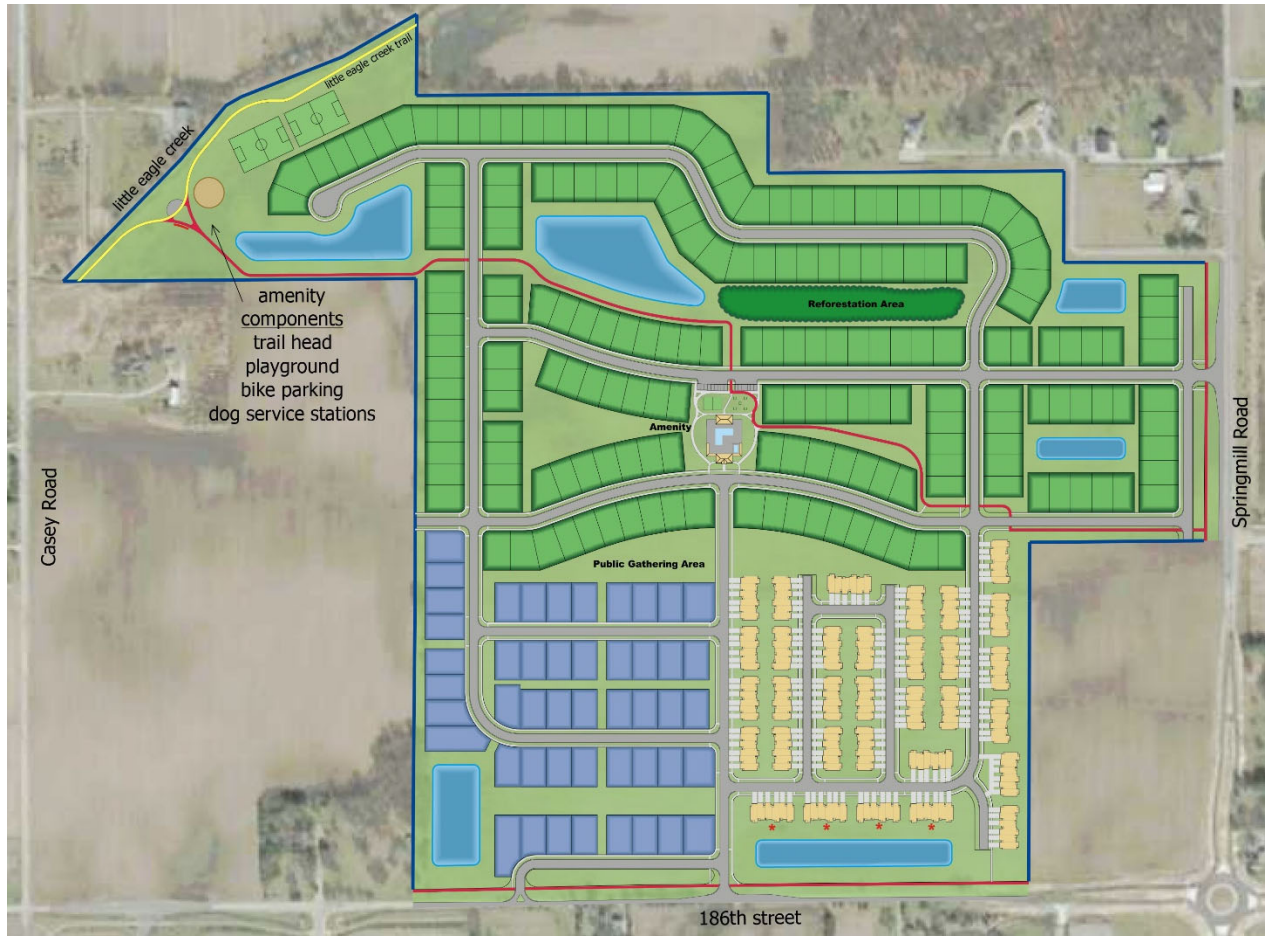
EXHIBIT A
REAL ESTATE

A part of the Southeast Quarter of Section 27, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southeast Corner of said Quarter Section; thence South 89 degrees 17 minutes 04 seconds West along the south line thereof 623.89 feet to the POINT OF BEGINNING of this description; thence continuing South 89 degrees 17 minutes 4 seconds West 2,013.33 feet; thence North 0 degrees 9 minutes 18 seconds East 2,055.84 feet; thence South 89 degrees 31 minutes 47 seconds West 1,156.26 feet; thence North 44 degrees 4 minutes 33 seconds East 553.83 feet; thence North 40 degrees 01 minute 20 seconds East 231.50 feet; thence North 60 degrees 19 minutes 57 seconds East 56.97 feet; thence North 68 degrees 30 minutes 15 seconds East 356.76 feet; thence North 60 degrees 7 minutes 41 seconds East 280.28 feet; thence South 0 degrees 9 minutes 48 seconds West 266.14 feet; thence North 89 degrees 35 minutes 31 seconds East 1,153.00 feet; thence South 0 degrees 10 minutes 2 seconds West 261.53 feet; thence North 89 degrees 35 minutes 30 seconds East 969.40 feet; thence South 0 degrees 10 minutes 2 seconds West 298.56 feet; thence South 89 degrees 57 minutes 11 seconds East 527.94 feet; thence South 0 degrees 31 minutes 11 seconds West 909.63 feet; thence South 89 degrees 28 minutes 37 seconds West 630.95 feet; thence South 0 degrees 10 minutes 17 seconds West 1,168.00 feet to the place of beginning, containing 145 acres, more or less.

EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)

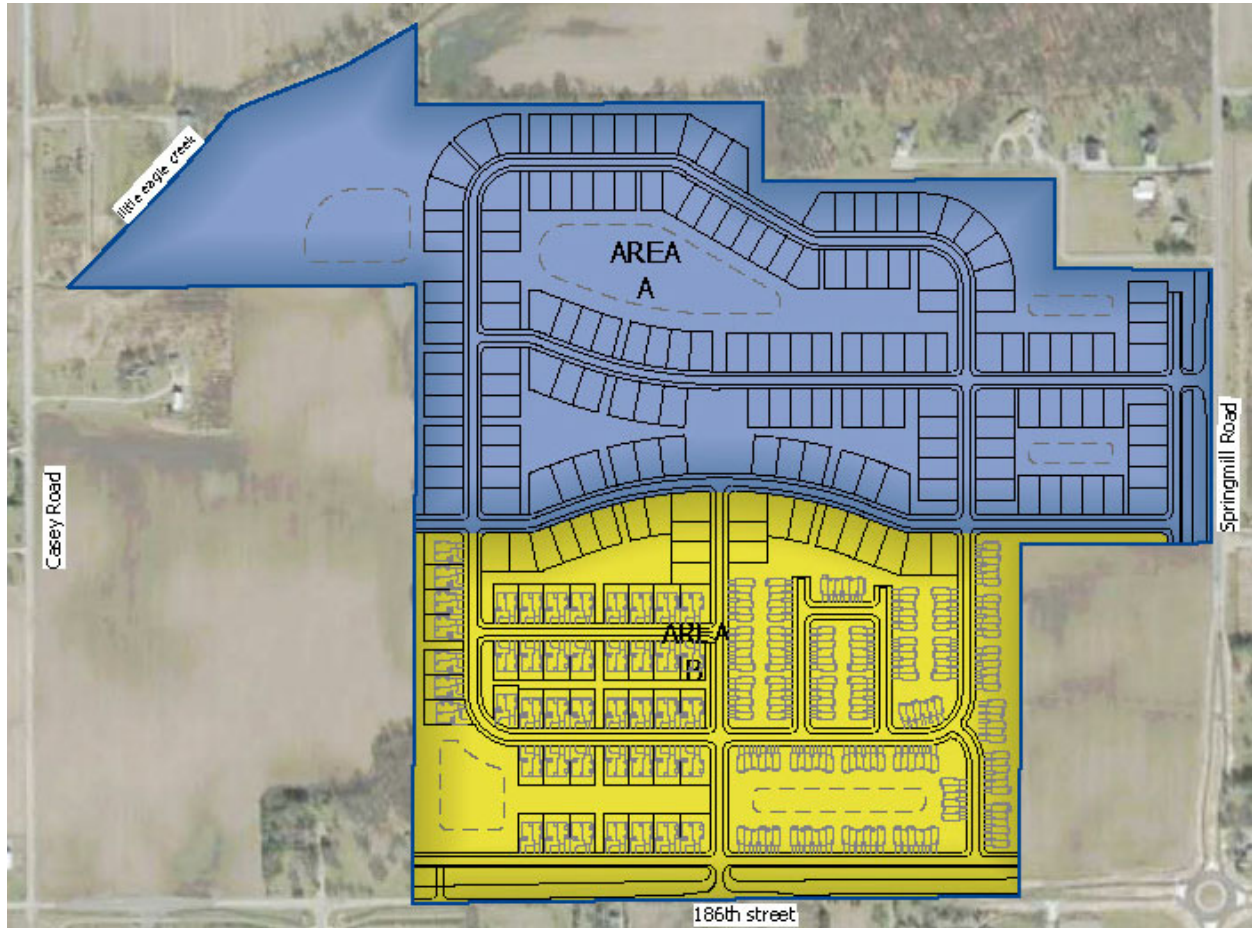




Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number ~~19-1902-PUD-03~~.

EXHIBIT C
District Map
(Page 1 of 1)

AREA MAP



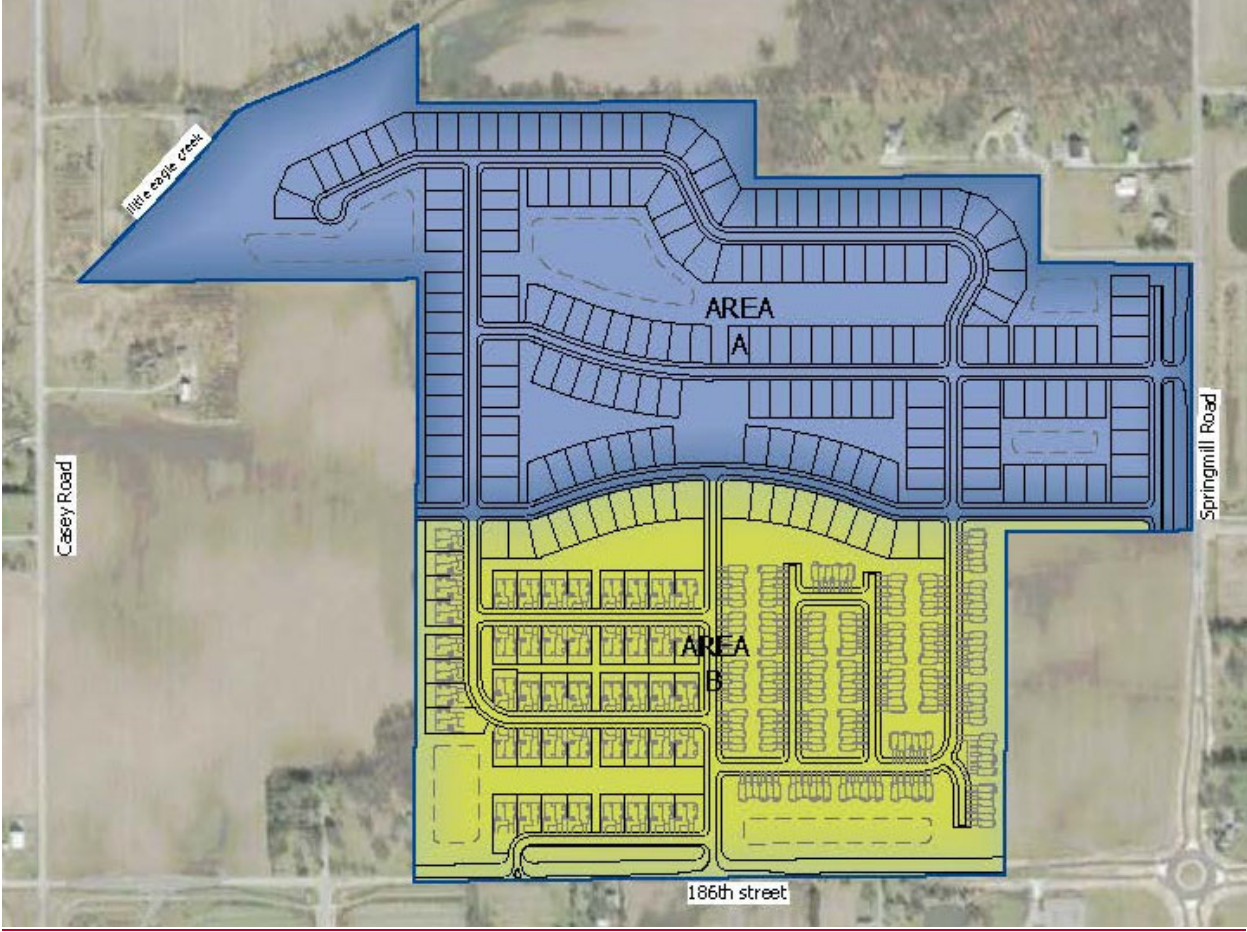


EXHIBIT D
SINGLE-FAMILY DETACHED DWELLINGS CHARACTER EXHIBITS
(Page 1 of 10)

AREA A and B—Detached



EXHIBIT D
SINGLE-FAMILY DETACHED DWELLINGS CHARACTER EXHIBITS
(Page 2 of ~~10~~5)



EXHIBIT D
SINGLE-FAMILY DETACHED DWELLINGS CHARACTER EXHIBITS
(Page 3 of ~~105~~)



EXHIBIT D
SINGLE-FAMILY DETACHED DWELLINGS CHARACTER EXHIBITS
(Page 4 of ~~105~~)



EXHIBIT D
SINGLE-FAMILY DETACHED DWELLINGS CHARACTER EXHIBITS
(Page 5 of ~~10~~5)



EXHIBIT DE
DUPLEX DWELLINGS CHARACTER EXHIBITS
(Page ~~61~~ of ~~103~~)

~~AREA B—Attached~~



EXHIBIT D
CHARACTER EXHIBITS
(Page 7 of 10)



EXHIBIT E
DUPLEX DWELLINGS CHARACTER EXHIBITS
(Page 2 of 3)



EXHIBIT E
DUPLEX DWELLINGS CHARACTER EXHIBITS
(Page 3 of 3)



Elevation C



Elevation A



Elevation B



Elevation D



Elevation C



Elevation A



Elevation B



Elevation D

EXHIBIT F
TOWNHOME DWELLING CHARACTER EXHIBITS
(Page 1 of 3)

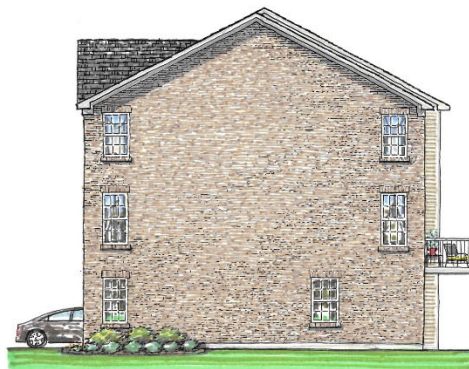




EXHIBIT F
TOWNHOME DWELLING CHARACTER EXHIBITS
(Page 2 of 3)



EXHIBIT F
TOWNHOME DWELLING CHARACTER EXHIBITS
(Page 3 of 3)

Townhomes Fronting 186th Street

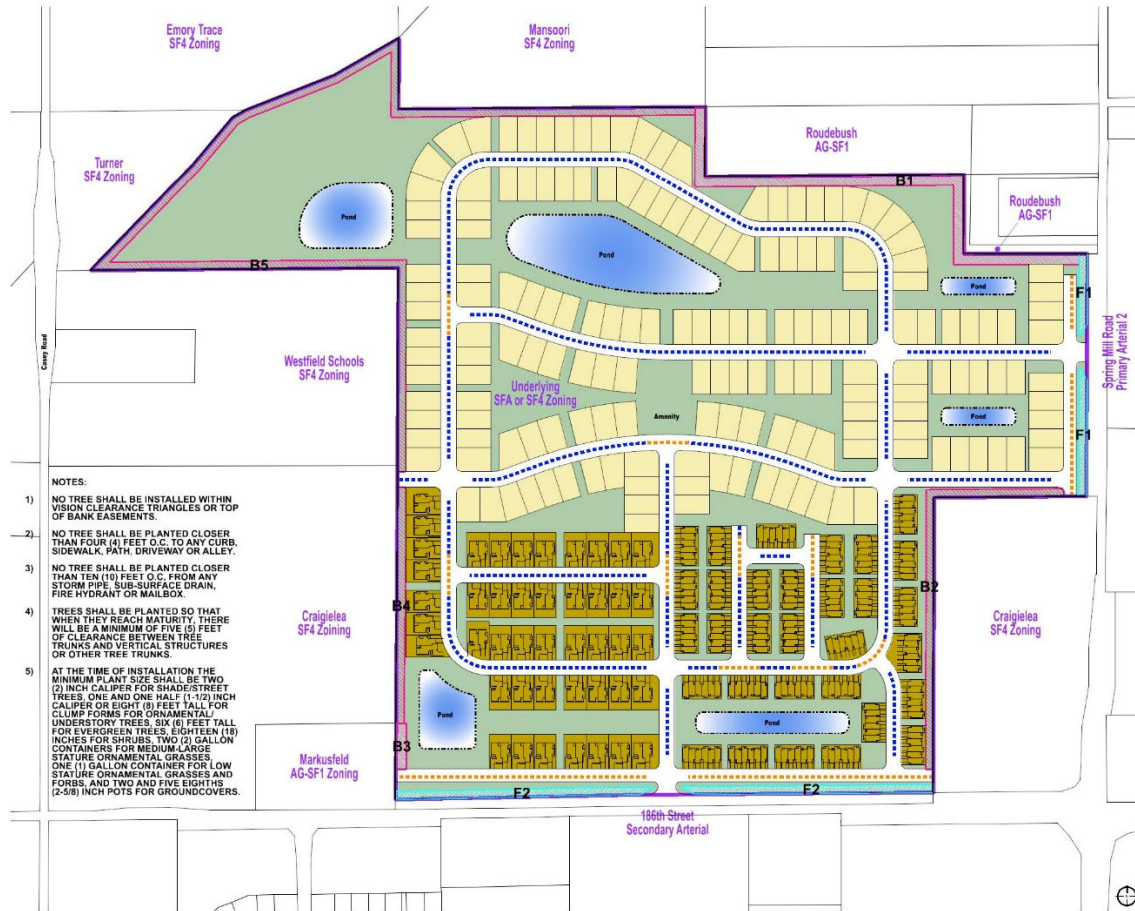


EXHIBIT G

Buffer and Common Area Plan

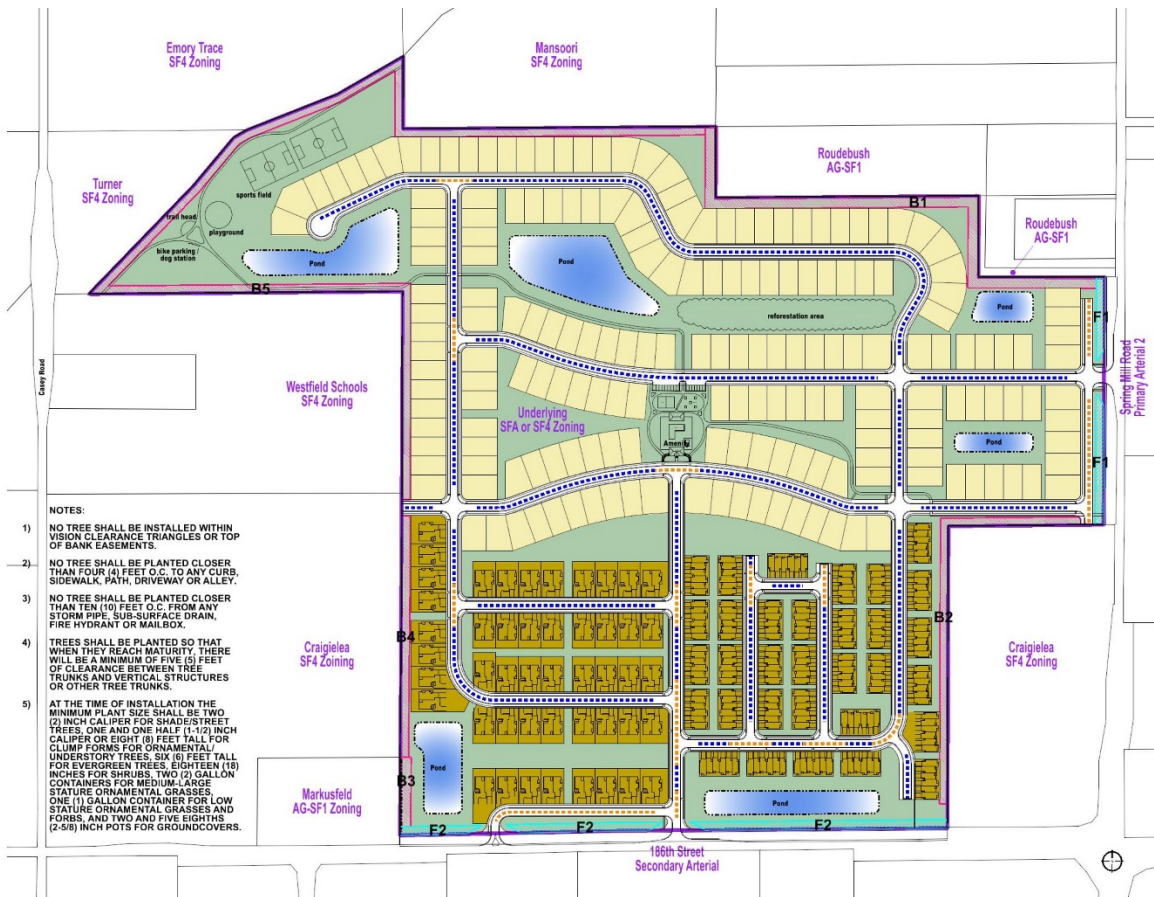
(Page 1 of 3)

(Page 1 of 1)



LANDSCAPING REQUIREMENTS AND STRATEGY

AREA	TYPE / LOCATION	ZONING OF ADJACENT PARCEL	MEASUREMENT	LANDSCAPING REQUIREMENTS PER U.D.O. AND/OR LANCASTER P.U.D.	PROPOSED STRATEGY
F1	EXTERNAL STREET FRONTAGE (SPRING MILL ROAD)	PRIMARY ARTERIAL 2	~700 LINEAL FEET	NONE, PROVIDED THAT DWELLINGS FACE OR SIDE THE EXTERNAL STREET	FACE OR SIDE DWELLINGS ALONG THE EXTERNAL STREET.
F2	EXTERNAL STREET FRONTAGE (18TH STREET)	SECONDARY ARTERIAL	~1,812 LINEAL FEET	NONE, PROVIDED THAT DWELLINGS FACE OR SIDE THE EXTERNAL STREET	FACE OR SIDE DWELLINGS ALONG THE EXTERNAL STREET.
B1	PERIMETER BUFFER	AG-SF1	~1,903 LINEAL FEET	TYPE-B BUFFER MINUS MOUND (40' YARD WITH 4 SHADE TREES + 4 EVERGREEN TREES + 10 SHRUBS PER 100 LINEAL FEET) OR SIX FOOT TALL PRIVACY FENCE.	COMPLY WITH U.D.O. AND/OR P.U.D.
B2	PERIMETER BUFFER	SF4	~1,585 LINEAL FEET	NONE	COMPLY WITH U.D.O. AND/OR P.U.D.
B3	PERIMETER BUFFER	AG-SF1	~238 LINEAL FEET	TYPE-B BUFFER MINUS MOUND (40' YARD WITH 4 SHADE TREES + 4 EVERGREEN TREES + 10 SHRUBS PER 100 LINEAL FEET) OR SIX FOOT TALL PRIVACY FENCE.	COMPLY WITH U.D.O. AND/OR P.U.D.
B4	PERIMETER BUFFER	SF4	~888 LINEAL FEET	NONE	COMPLY WITH U.D.O. AND/OR P.U.D.
B5	PERIMETER BUFFER	SF4	~4,780 LINEAL FEET	NONE	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (OPEN SPACE/COMMONS)	N/A	~47 ACRES	10 SHADE/ORNAMENTAL/EVERGREEN TREES PER ACRE OF OPEN SPACE	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY UNDER 8,000SF)	N/A	186 TOWNHOMES	1 SHADE TREES + 4 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY UNDER 8,000SF)	N/A	90 VILLAS	1 SHADE TREES + 1 ORNAMENTAL TREE + 8 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY OVER 8,000SF)	N/A	170 DETACHED HOMES	2 SHADE TREES + 2 ORNAMENTAL TREES + 8 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	STREET PLANTING STRIP (BOTH SIDES OF STREET)	N/A	~11,703 LINEAL FEET	2 STREET TREES (ONE PER SIDE) PER 50 LINEAL FEET (WITH VARIABLE SPACING 20-60' O.C.)	COMPLY WITH U.D.O. AND/OR P.U.D.
	STREET PLANTING STRIP (ONE SIDE OF STREET)	N/A	~3,958 LINEAL FEET	1 STREET TREE (ONE SIDE ONLY) PER 50 LINEAL FEET (WITH VARIABLE SPACING 20-60' O.C.)	COMPLY WITH U.D.O. AND/OR P.U.D.



LANDSCAPING REQUIREMENTS AND STRATEGY FOR OVERALL P.U.D.

AREA	TYPE / LOCATION	ZONING OF ADJACENT PARCEL	MEASUREMENT	LANDSCAPING REQUIREMENTS PER U.D.O. AND/OR LANCASTER P.U.D.	PROPOSED STRATEGY
F1	EXTERNAL STREET FRONTAGE (SPRING MILL ROAD)	PRIMARY ARTERIAL 2	~700 LINEAL FEET	NONE, PROVIDED THAT DWELLINGS FACE OR SIDE THE EXTERNAL STREET.	FACE OR SIDE DWELLINGS ALONG THE EXTERNAL STREET.
F2	EXTERNAL STREET FRONTAGE (186TH STREET)	SECONDARY ARTERIAL	~1,614 LINEAL FEET	NONE, PROVIDED THAT DWELLINGS FACE OR SIDE THE EXTERNAL STREET.	FACE OR SIDE DWELLINGS ALONG THE EXTERNAL STREET.
B1	PERIMETER BUFFER	AG-SF1	~1,963 LINEAL FEET	ROUGHLY NINE HUNDRED FOOT PORTION DESCRIBED IN RECORDED AGREEMENT #2007047887 (SIX FOOT EVERGREEN TREES PLANTED TEN FEET ON CENTER ALONG AN EIGHT FOOT TALL BOUND WITH 3:1 SIDE SLOPES) WHILE THE REMAINDER OF AREA TO INCLUDE A TYPE-B BUFFER MINUS MOUND (40 YARD WITH 4 SHADE TREES + 4 EVERGREEN TREES + 10 SHRUBS PER 100 LINEAL FEET) OR SIX FOOT TALL PRIVACY FENCE.	COMPLY WITH AGREEMENT AND/OR U.D.O. AND/OR P.U.D.
B2	PERIMETER BUFFER	SF4	~1,565 LINEAL FEET	NONE.	COMPLY WITH U.D.O. AND/OR P.U.D.
B3	PERIMETER BUFFER	AG-SF1	~256 LINEAL FEET	PER EXHIBIT-G (PAGE 2 OF 3) OF P.U.D.	COMPLY WITH P.U.D. (SEE EXHIBIT-G PAGE 2 OF 3)
B4	PERIMETER BUFFER	SF4	~888 LINEAL FEET	NONE.	COMPLY WITH U.D.O. AND/OR P.U.D.
B5	PERIMETER BUFFER	SF4	~4,780 LINEAL FEET	NONE.	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (OPEN SPACE/COMMONS)	N/A		10 SHADE/ORNAMENTAL/EVERGREEN TREES PER ACRE OF OPEN SPACE	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY UNDER 8,000SF)	N/A	192 TOWNHOMES	1 SHADE TREES + 4 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY UNDER 8,000SF)	N/A	96 VILLAS	1 SHADE TREES + 1 ORNAMENTAL TREE + 8 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY OVER 8,000SF)	N/A	190 DETACHED HOMES	2 SHADE TREES + 2 ORNAMENTAL TREES + 8 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	STREET PLANTING STRIP (BOTH SIDES OF STREET)	N/A	~12,468 LINEAL FEET	2 STREET TREES (ONE PER SIDE) PER 50 LINEAL FEET (WITH VARIABLE SPACING 20-60' O.C.)	COMPLY WITH U.D.O. AND/OR P.U.D.
	STREET PLANTING STRIP (ONE SIDE OF STREET)	N/A	~3,293 LINEAL FEET	1 STREET TREE (ONE SIDE ONLY) PER 50 LINEAL FEET (WITH VARIABLE SPACING 20-60' O.C.)	COMPLY WITH U.D.O. AND/OR P.U.D.

Note: Larger scale paper, and digital copies, and engineered plan of the Landscape Plan are on file with the Department of Economic and Community Development under Docket Number 19-1902-PUD-03.

EXHIBIT FG
Buffer Area B3 Details
(Page 2 of 3)

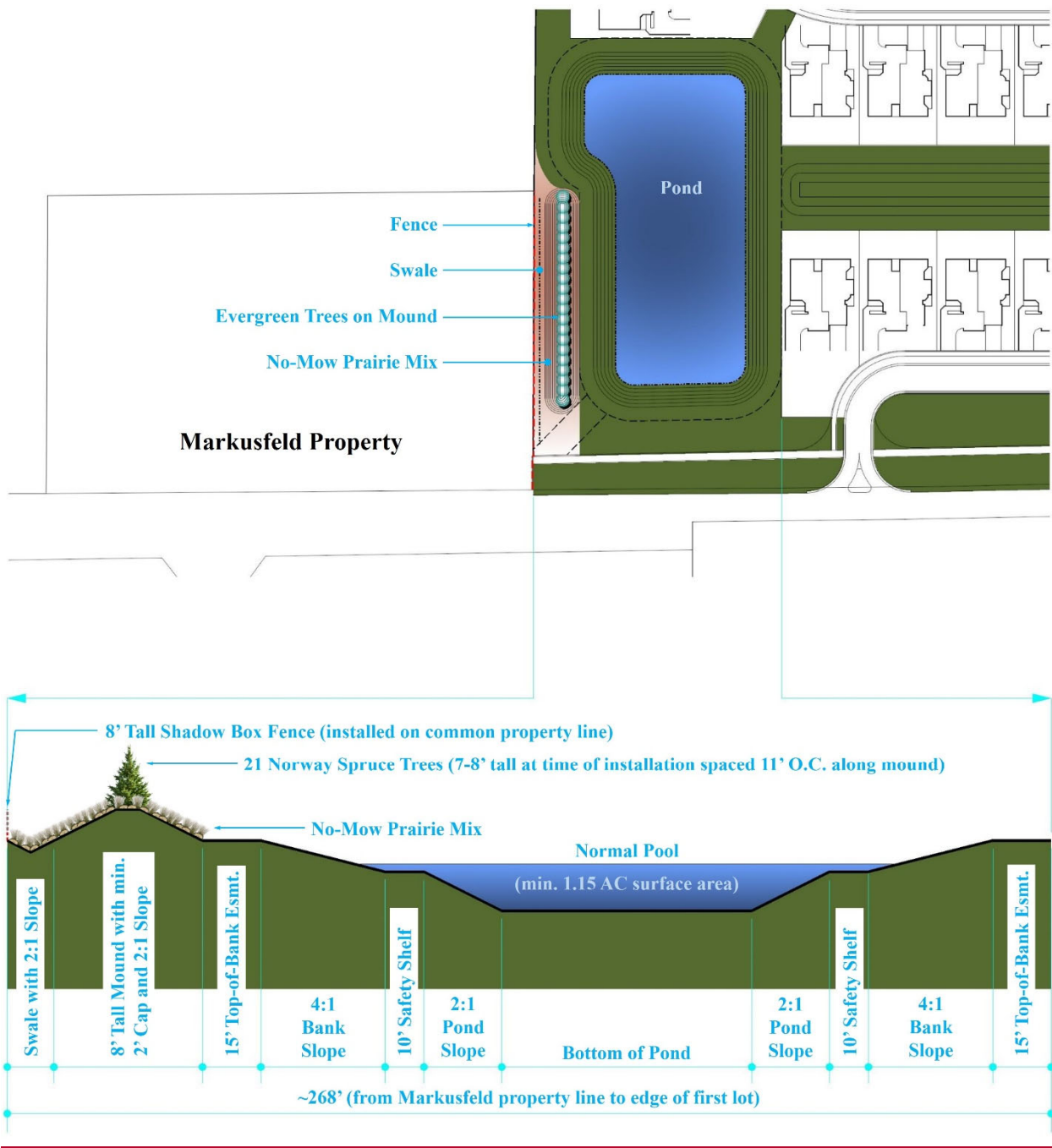


EXHIBIT G

Reforestation Area Details

(Page 3 of 3)

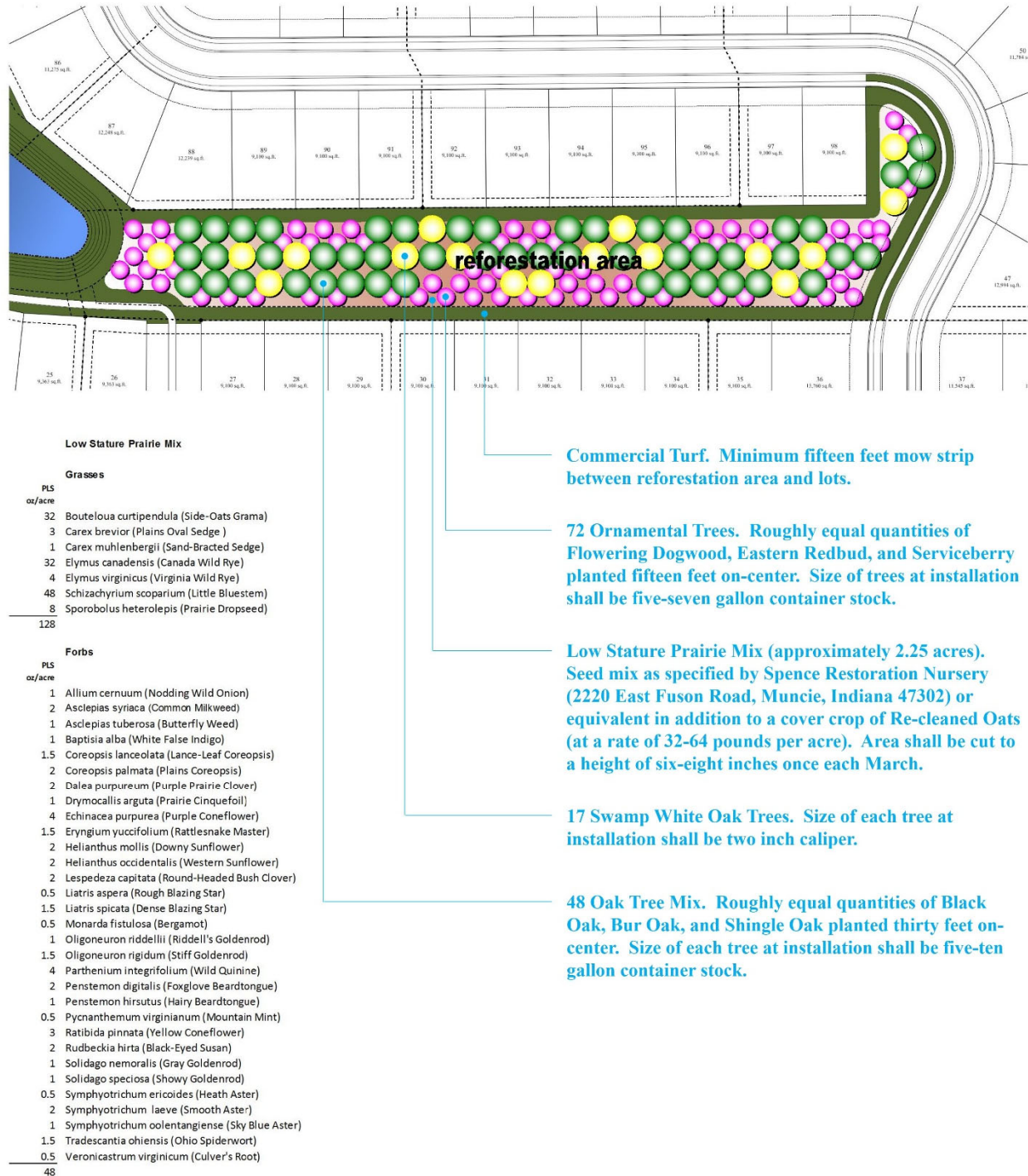


EXHIBIT H
Amenity Exhibit
~~(Page 1 of 3)~~

(Page 1 of 4)

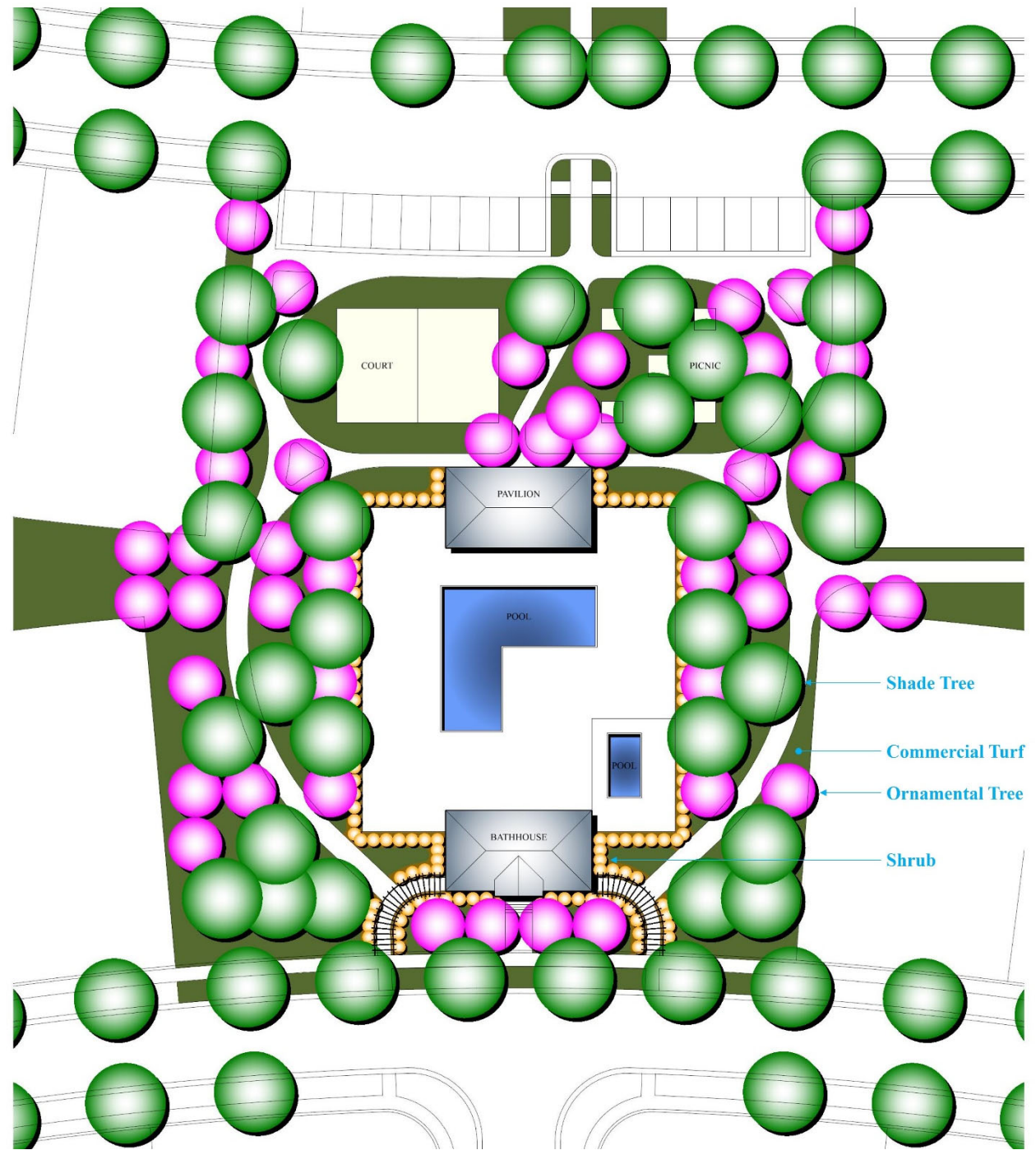


EXHIBIT FH
Amenity Exhibit
~~(Page 2 of 3)~~

(Page 2 of 4)



EXHIBIT FH
Amenity Exhibit
~~(Page 3 of 3)~~ (Page 3 of 4)



EXHIBIT H
Amenity Exhibit
(Page 4 of 4)



WRITTEN PUBLIC COMMENTS

Docket Number: 1902-PUD-03
Petitioner: Platinum Properties Management Co., LLC
Request: Petitioner requests a change of zoning of 145 acres +/- from AG-SF1: Agricultural / Single-Family District and Spring Mill Trails PUD to Lancaster PUD District

Enclosed Attachments:

February 04, 2019 Public Hearing

1. Markusfeld, Guy	928 West 186 th Street	(02/04/19)
2. Graham, Todd		(02/04/19)
3. Goodnight, Adam	955 W. Edenbridge Way	(02/04/19)
4. Burke, Dee		(02/04/19)
5. Phelps, Paul and Sarah		(02/04/19)
6. Plumer, Kim	19030 Spring Mill Road	(02/04/19)
7. Cindy Spoljaric		(02/08/19)

To Whom it may concern.

I have attached a letter and supporting documents. They are to address our family's concerns over the proposed Lancaster Development and change of zoning/rezone application. Under Docket Number 1902-PUD-03. As it pertains to Hertha Markusfeld's property at 928 West 186th Street, Westfield IN 46074.

Thank you for your time.

Guy Markusfeld

gmarkusfeld@aim.com

317-727-1536

To whom it may concern:

I am writing this letter to address our family's concerns in regard to Hertha Markusfeld's property at 928 West 186th street, Westfield IN 46074. As it pertains to the Public Hearing on Monday, February 4, 2019, where Platinum Properties Management Company, LLC will be petitioning the City of Westfield to consider a change of zoning/rezone application.

Hertha has lived in Westfield for over fifty five years. Our family has owned this property for 32 years. My parents Paul and Hertha Markusfeld immigrated to the United States from Vienna, Austria after narrowly surviving WWII. They were looking for a quiet, safe, and beautiful place to raise their family and found it here in Westfield.

Hertha purchased this property to enjoy the safety, privacy and quiet that country living should provide. Amazingly, at 88 years old, she continues to enjoy working in her yard and taking care of her 4.

She also purchased this property as an investment. Hertha has worked hard to make it a beautiful and desirable small country estate. With the intention being, if the day ever came that she would decide to sell her property it would be as attractive and valuable to the next person as it was to her.

Our main concerns with the development proposed around Hertha and its potential negative impact are:

1. Her safety and sense of security.
2. Property value and saleability.
3. Noise and light pollution.
4. Privacy.
5. Drainage.
6. Traffic.
7. The general aesthetics of the area.
8. A quality development that reflects the good taste of Westfield.
9. The rental of any propewrties in the development.

In 2006 we entered into an agreement with Beau Wilfong of Wilfong Land Companies. This agreement is designed to protect Hertha's safety, privacy and property value. While limiting the negative impact to her property and life style.

The documents of this agreement are attached.

With this agreement in place as part of the PUD, our concerns over the negative impact on Hertha's property and lifestyle are addressed.

Without this agreement in place we will strongly, persistently and vocally object to the density and style of the development Olthof Homes, LLC and others are or will be proposing.

Thank you for your time.

Sincerely,

Guy Markusfeld

gmarkusfeld@aim.com

317-727-1536

16412 Oak Road, Westfield IN 46074

WILFONG

LAND COMPANIES

June 26, 2006

Ms. Hertha Markusfeld
928 W. 186th Street
Westfield, IN 46074

Re: Commitments regarding buffering from Eagle Station:

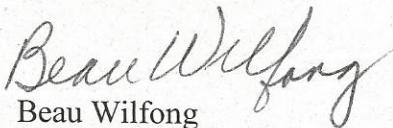
Dear Ms. Markusfeld

I appreciate being able to meet with you and your son Guy in order to find solutions to issues you have raised regarding Eagle Station. Attached is an outline of commitments that we are making to you that will minimize the noise and visibility.

If we are approved, we will be building Eagle Parkway in 2008 and would begin work on the mounds at that time together with the spruce trees on top of the mounds.

If you have any questions, please do not hesitate to call me, or have Guy call me.

Sincerely,


Beau Wilfong



June 22, 2006

Guy Markusfeld

- 8' high mound along the entire western board and along the northern border until the "woods" meets the new mound.
- Mound will be a 2/1 slope on the Markusfeld side and a 2/1 or 3/1 slope on Eagle Station side
- 7 to 8 foot tall Norway Spruce to be planted 11' apart on top of mound.
- Privacy fence along the property line along the west boundary and Northern boundary. This would be an 8 foot "shadow box" type fence
- South side of property, would be a "scalloped" "shadow box" fence 6 feet high at high point. Gate to be included.
- We will provide to Guy the engineered drawings for storm water as our plan develops. These will be the plans that the County/City will approve as part of our construction plans.
- If we buy Wheelers 45 acres to the east we will do the fence and mound to same specifications.
- Markusfelds feel that the TND homes need to be buffered. Mound along Springmill Road into Countryside (just north of the entryway that is north of 161st street) are a good example of what would be satisfactory on the south side of 186th.
- The mound would not be as wide at the far west end where the 4 lots back up to 186th.
- Spruce trees, shrubbery, and hard woods to make it more interesting on the south side of 186th.
- Walking path along 186th street on the south side
- Water and sewer designed so that they can develop their land if they desire
- Mounds to be built 2008 or 2009 and trees planted immediately so they can get height quicker.
- Markusfeld's have the right to join the Home Owners Association. (each homeowner would have to pay the typical fees that are assessed on a yearly basis)
- The security gate would be an automatic, sliding security gate.

7 to 8' TALL NORWAY SPRUCE

NEGOTIATION TO KEEP DOWN EROSION & SO NOT COMPETING TREES DOWN T&R ROW WELL.

3:1 OR 2:1 SLOPE

8'

2:1 SLOPE

MARKUSFELD SIDE

MARKUSFELD SIDE

PRESERVED TREES

8' MOUND

8' SHADOW BOX FENCE

8' MOUND

HOME

DRIVE

GATE SCALLOPED SHADOW BOX FENCE 6'

BLD

POSSIBLE FUTURE MOUND

MOUND SIMILAR TO COUNTRYSIDE MOUND ALONG SPRINGMILL ROAD

To whom it may concern;

I'm writing in response to the proposed housing throughout the area North of SR 32, just West of Ditch/Casey Roads.

Our respective crime rate has increased since the addition of Casey Acers Apartments, most recently a juvenile involved shooting. Please do not approve further section 8 low income housing in this area. Our neighborhood home sales have decreased and many of us are considering a move away from Westfield should this continue. Instead; Please approve detached residential housing with a similar cost per home as Water's Edge at Springmill Trails.

Thank you!

Todd M. Graham

Only those who realize the depth of their sin can appreciate the complete forgiveness that God offers through faith in Jesus.

Hello,

I'm writing with concerns regarding the proposed Lancaster PUD. First, I really don't think we need anymore massive housing projects at this time, especially with a Westgate vote on the horizon (670 lots, which will likely be approved if we look at history). Second, the housing types are more of the same, and appear to be on the lower end of the pricing spectrum. Arbor homes appears to be the builder of the single family section which will replicate Sonoma and Spring Orchard floor plans, with minimal exterior changes. The townhouses also appear to be lower end, which is concerning and I believe I read they would start around \$150,000? Seems pretty inconsistent with other higher quality developments in the area, which also means questionable quality long-term and opens the door for endless rental properties. Please vote no and demand something of higher quality.

Sincerely,

Adam Goodnight
955 W. Edenbridge Way

I am very concerned about Gristmill development and the proposed amenity center as it will sit right next to a private home, not have enough parking, poor access and very small lots leading to too high density for too little acreage. The plans for the two developments north of 186th St same thing Casey road nor 186th St have proper drainage, road condition or design for these developments. Where is the infrastructure as far as traffic flow or schools for the proposed number of homes? The PUD for Springmill Trails is not being upheld from the original plans and I do not see how layering more development will resolve it. The original PUD for Springmill Trail needs to be made accountable and put in place first. Home buyers in Arbor, MI, Davis and Olthoff have paid into "promised amenities" that were approved in original PUD and not one of them is being held accountable as well as Platinum Properties side stepping this and is the developer at least for Lancaster without a builder named. We don't need anything else that will be promised and not finished or started and abandoned.

Sent from my iPhone

Our family is very concerned with the amenities and other PUDs coming to our area. We have paid into this PUD and have nothing to show for it. The amenity area that we are being "promised" is not adequate in size. The size being proposed is barely big enough for one small neighborhood let alone the several that are to use it. On adding more neighborhoods to the area, the road structure is not able to withstand the amount of traffic flow. The roads are too narrow. Many times when making turns from 186 to Casey Rd and vice versa, I have to turn into the other lane to make sure my car stays on the road. I have watched many items constructions trucks struggle to make the turn as well as regular size vehicles. Please strongly consider not approving these additions till roads are able to hold the traffic and until the original pud has the adequate size amenities and location of what we were promised and what we pay for. We are paying about 400 each year for nothing and a poor management system that is managing us and the fact we all gave 1000 when we closed towards amenities we dont have.

Sincerely,

Paul and Sarah Phelps

Residents of Spring Orchard

Good Afternoon.

My name is Kim Plumer. I live at 19030 Spring Mill Rd. The new Lancaster neighborhood will be my back-door neighbors.

My husband and I built our home in 2003 with a building requirement of 3 acres. With that being said, I'd like to see less density near us and the few homes around us. However, I do appreciate single family homes closest to us, then condos and town homes.

Unfortunately, I was unable to attend the meeting with the developer, but I did attend the meeting at City Hall last month. I know the neighborhood is being compared to Maple Knoll. Like others I'd like to see more green space, buffers, yada-yada....But, my biggest thought....I'd like to see character. Spring Mill Rd. is sorta blah. Neighborhood after neighborhood.

This area is "country" –homes with acreage, fields, crops, barns, and even some barn animals.

When the developer presented his ideas last month he first described the neighborhood as having a "clubhouse". Later, he used the term "pool house". If they are truly mimicking Maple Knoll, it is a pool house, not a clubhouse. I think it would be great to see a clubhouse for use of the neighbors-more than just changing a swimsuit.

Again, "character"...changing nature into neighborhoods...as much as I hate to even use Countryside as an example, I do appreciate 169th St. between Oak Ridge & Spring Mill. I know this is a divider of one overgrown neighborhood, but it's nice to see the common areas, retention ponds, soccer goals and a nice clubhouse for the community. It's just not front or back doors-they are all somewhat buffered with a clubhouse/pool, small sports field, retention pond and hills with trees. Entrances into each section is minimal, not a big grand showcase.

One more thought...traffic-it would be great to see more of the main entrance on 186th and/or Casey. When sporting events are going on, there's already quite a bit of traffic along Spring Mill. I'm not complaining, but sometimes being from out of town and trying to pull in and out of the sports complex, while trying to read directional signs, may be dangerous with a main entrance of a neighborhood of this size.

I do appreciate all the time and effort you all put into this, but sometimes I feel like it's so routine. I'm trying to embrace what's happening around me. Please give some thought into not making this "just another neighborhood along Spring Mill Rd.

Thanks so much for listening.

Kim Plumer

Schools-this is a big one. We got the referendum to improve our schools, but the district can't keep up with the manpower needed to transport these kids to and from school. Less rooftops would help this situation.

Thanks again!

Kim Plumer

Lancaster:
comments (Cindy Spoljaric)

Need full detail on how the parcel adjacent to SW corner of project will be handled. There is a list of prior commitments there.

SMT PUD had decreasing density as you moved north. R-1 was supposed to be lower density than R-2. This places more density further north. Given adjacent uses, it may be appropriate but proper buffers and quality materials/architecture/design essential.

Amenity issue-complexities seen with R-2 may be avoided if this is handled with great detail.

Exact proposed amenities, locations, what neighborhoods included, and tying amenity completion to something more than 50% of neighborhood is needed. Suggest a certain land development portion of Area A or B...before xx certificate of occupancy (or ILP issued.) Property could legally go ahead with 1/2 the number of max units and never have to install amenities.

Aesthetically, driving along Springmill, given agricultural use, no buffer is required and while townhomes will not be directly adjacent to street, the 3 story rears of these buildings will be highly visible. Concept plan shows about 40 units, 6 per building, with only 20' between buildings (no required setbacks.) No rear landscape required.

Fronting 186th, I appreciate the forward orientation, but no mounding and just 1 street tree every 50' (language says min 20' spacing but landscape plan appears to say 50 (20-60'?))...will not be an adequate shield from front facing garage doors. Re-orient/diversify garages.

Language in PUD for architecture does not correlate well with exhibits. One exhibit shows attached product I assume a duplex exhibit, but there are 4 units together.

Language allows 8 units per building townhomes, 6 shown on concept plans, yet exhibits show 4- unit buildings.

More diversity of architecture, rear window treatment, landscape needed for townhomes. Need to see elevations for largest allowed buildings.

Duplexes appear to be 2 story in some exhibits but language only allows 1.5 story.

Language requires 4'x6' covered porches but exhibits do not show such.

Side building facades for townhomes...exhibits show 6-7 yet language says 2 required. Same w rear facades...show 7 plus patio door in exhibit and language says 3 minimum.

Using shutters to qualify as windows-NO.

Do not allow vinyl in Area B.

Overall, architecture and landscape need work.

References made to Springmill Trails should be omitted. With various past changes and/or future amendments, that is messy.

Area B uses SFA underlying zoning but standards are not even close to SFA.

The clubhouse building proposed is a bathhouse, not a clubhouse. SMT required a clubhouse.

Single family detached landscape-2 shade, 2 ornamental, 8 shrubs. Does not specify where. Same true for villas and townhomes. Someone could put them all in backyard and nothing would be in front or sides or vice versa.

The language concerning removing surface area of detention/retention when calculating landscape requirement...this is not something we normally see and a can of worms. It is bad enough that ponds are not being built to look natural (as required) and now we will have less landscaping around them?

In definitions-remove sentence in "District Map" that says Area B may increase..." That is not part of definition.

Also, increasing B by 15 acres could dramatically impact concept plan, unit count. New unit count maximums would be needed.

Architectural standards for perimeter lots...same should apply to elevations adjacent to trail segments.

Minimum total living areas-need to add that excludes porches, garages, patios, etc. Overall, some of the square footages are awfully small.

I have more but I whittled it down. Thank you for considering my comments.

Cindy Spoljaric
Westfield City Council
317-695-6673
Cspoljaric@westfield.in.gov

ISSUES RAISED REGARDING THE LANCASTER PUD PROPOSAL

The list below includes issues that were raised during the February 4, 2019, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. Will past agreements and commitments be met with the proposed development?

The Lancaster PUD will provide the amenities required for Residential District 1 of the Springmill Trails PUD and allow the surrounding future developments within Residential District 1 to use those facilities via private HOA agreements.

2. How can the proposed development include substantial landscape buffering?

The proposed Lancaster PUD defaults to the UDO regarding the plantings required for buffer yards. The proposed PUD is requiring enhanced landscaping along the Markusfeld property and the Roudebush property. A full buffer plan is attached to the PUD as Exhibit G and includes a reforestation area, common area details, and buffer yard details for the entire district.

3. How will proposed development meet higher architectural standard and character of area?

The Lancaster PUD meets and exceeds the UDO architectural requirements. Single-family detached homes are not permitted to have vinyl siding, which would be permitted by the UDO with additional architectural requirements. Enhanced requirements for perimeter lots facing Spring Mill Road include: 100% masonry on the front façade, shutters on all operable windows, and a third (1/3) of those lots are required to have a side-load or courtyard garage. The Paired Villas and Townhomes establish architectural requirements on all façades and require extra architectural enhancements to the homes facing 186th Street which includes the townhomes not permitting garages to face 186th Street and require the front entry to face 186th Street. The Paired Villas fronting 186th Street will require a choice of one out of two garages to face 186th street or 100% masonry on the front façade and additional frontage landscaping. The Lancaster PUD meets and exceeds the architectural standard of the subdivisions built within Residential District 2 of the Springmill Trails PUD and Osborne Trails PUD which both allow vinyl on the homes. Lancaster only permits vinyl siding on duplexes and townhomes.

4. How will the increased traffic from the proposed development be addressed?

The Petitioner will pay the required Road Impact Fees, dedicate right-of-way to the City, and install roadway improvements required by the City as part of the subdivision standards.

5. Are the proposed amenities adequate for neighborhood and future neighborhoods to use?

The various amenities will be adequate for the Lancaster PUD and the surrounding future neighborhoods within the current Residential District 1 of the Springmill Trails PUD. The Lancaster PUD provides passive amenities that include: a trail connecting the Little Eagle Creek Trail and Grand Park through the development, a trailhead, bicycle parking station, dog service stations, a shade pavilion, benches, and a public gathering area. Active Amenities include playgrounds, a community swimming pool and wading pool, and a play-court.

6. How will the separation between Springmill Trails and Lancaster be clear?

The Lancaster PUD provides language that amends and replaces the Springmill Trails PUD and establishes the Lancaster PUD as the zoning district consistent with language required through previously approved PUDs. Amenities for area of Springmill Trails south of 186th Street have been addressed via the Gristmill PUD approved last month. Amenities for Springmill Trails north of 186th Street are addressed in the Lancaster PUD.

7. Will connection of Little Eagle Creek Trail be in dedicated right-of-way?

The Little Eagle Creek Trail will be dedicated as required by the City and the Alternative Transportation Plan at the time of Secondary Plat and Construction Plan approval. The segments of path internal to Lancaster will be within common area and Right-of-Way.

8. Will the proposed amenities center be built before a certain number of certificates of occupancy are issued? How will the development of the site be tracked before the construction of the amenities center?

The proposed Lancaster PUD establishes the amenities the will be built no later than completion of 200 dwelling units (approximately 41%) of the proposed homes which provides a definitive deadline. The Lancaster PUD requirement for the timing of construction of the amenities exceeds the UDO requirement regarding timing of installation. The UDO only requires installation of the amenities by the completion of 50% of the secondary plat section in which the amenities are located.

9. Can there and will there be higher requirements for landscaping?

The Lancaster PUD is proposing buffers, a reforestation area as shown on the concept plan, and provides lot landscaping which exceeds the UDO requirements for all lot types.

10. Will the proposed housing units be sold at higher end rates?

Area A of Lancaster will be a mix of ranches and two-story homes with high architectural standards and are anticipated to sell in the low to mid \$300,000's. The duplexes ("Paired Villas") and the townhomes will be located within Area B of Lancaster. The Paired Villas are anticipated to sell in the low \$200,000's. The individually for sale townhomes will offer a variety of colors and building materials complimented with landscaping and extra parking. Townhome dwellings are expected to have an average sales price in the high \$100,000's. Both the Paired Villas and Townhomes will be individually for sale homes subject to commitments (see attached) restricting rental and on street parking. Vinyl siding is proposed as an exterior building material on the duplexes and townhomes which will include common maintenance and is important to provide for sale homes to a broader range of working families.

COMMITMENTS CONCERNING USE AND DEVELOPMENT OF REAL ESTATE

Document Cross Reference Instrument Nos. 2016009622 and 2011069204.

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

WHEREAS, the Developer filed a petition under Docket Number 1902-PUD-03 (Ordinance 19-02) with the Plan Commission and City Council to rezone parcels as the same are more particularly described in **Exhibit A** which is attached hereto and incorporated herein by reference (collectively the “Real Estate”) from Springmill Trails PUD Zoning District and AG-SF1: Agriculture / Single-Family Rural District to the Lancaster Planned Unit Development Ordinance (the “Lancaster PUD”);

WHEREAS, the Developer is requesting the City Council to consider approval of the Lancaster Run PUD subject to the following commitments (“Commitments”);

NOW THEREFORE, the Developer makes the following Commitments to the City Council regarding the use and development of the Real Estate:

Section 1. **Commitments.** The Real Estate is subject to the following Commitments:

- A. **Renting and Leasing:** The following text shall be included in Commitments Covenants and Restrictions (CCR’S) applicable to the duplexes and townhomes of Area B of the Lancaster PUD:

Renting and Leasing. Notwithstanding anything to the contrary herein, at least eighty-five percent (85%) of the Residential Units shall be Owner occupied. Owner occupancy includes ownership by an immediate family member of at least one person residing in the Residential Unit or a trust of which the occupant is settlor, grantor, trustee or beneficiary. As long as one Residential Unit satisfies the definition of Owner occupancy, the adjacent Residential Unit may be used to support independent living arrangements for the residents in the other Residential Unit. No renting or leasing of the Residential Units to a third party for income shall be permitted except in the case of (i) hardship as defined in this paragraph and (ii) acquisition of a Residential Unit by a lender through foreclosure, deed in lieu of foreclosure or similar proceedings, which in both cases the Owner shall be entitled to lease the Residential Unit for residential purposes. Hardship is defined as a personal or financial situation that without allowing renting or leasing of a Residential Unit significant financial harm shall occur to the Owner. The Owner must inform the Association of the specific circumstances of the hardship, and provide the Association with a copy of the lease. All lease or rental agreements must be in writing, and they shall be immediately provided to the Association. Residential Units shall not be leased for an

initial term of less than one year, nor for less than thirty (30) days for any term thereafter.

- B. Overnight On-Street Parking: The following text shall be included in Commitments Covenants and Restrictions (CCR'S) applicable to the townhomes in Area B of the PUD:

Parking of motor vehicles shall be prohibited between the hours of 2:00am and 5:00am within the public right-of-way of all public streets in applicable to the townhomes of Area B of the Lancaster PUD. This prohibition shall be subject to all applicable local ordinances regulating on-street parking.

Section 2. Definitions.

1. Developer. Lancaster Developer, LLC, and its successors and assigns.
2. Department. The Economic and Community Development Department of the City of Westfield.

Section 3. Modification of Commitments. These Commitments shall continue in effect until modified or terminated. These Commitments shall only be modified or terminated by the Council in accordance with the Section 10.6 (F) of the UDO.

Section 4. Effective Date. These Commitments shall be effective upon the Council's approval of the Lancaster PUD.

Section 5. Recording. These Commitments shall be recorded with the Office of the Recorder of Hamilton County, Indiana by the Developer within thirty (30) days of the City Council's approval of the Lancaster PUD. Within fifteen (15) days after the recording of these Commitments, the Developer shall provide to the Department a recorded copy of these Commitments.

Section 6. Enforcement. These Commitments may be enforced by the Department and/or the Council.

Section 7. Binding on Successors. These Commitments are binding upon (i) each owner of the Real Estate and (ii) upon each owner's successors, assigns and grantees with respect to the portion of the Real Estate owned by such successor, assign and grantee and during such successor's, assign's and grantee's ownership, unless modified or terminated by the City Council pursuant to the requirements herein. Notwithstanding the provisions of this Section 7, these Commitments shall terminate as to any part or parts of the Real Estate for which the zoning district or classification is later changed after the Effective Date.

REMAINDER OF PAGE LEFT INTENTIONALLY BLANK

IN WITNESS WHEREOF, Platinum Properties Management Company, LLC; Wheeler Farms, LLC; and HRKK, LLC have caused these Commitments to be executed as of the dates identified below.

“Developer”

Lancaster Developer, LLC

By: _____

Name: Paul Rioux

Title: Managing Partner

Date: _____, 2019

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Before me, a Notary Public in and for said County and State, personally appeared Paul Rioux (name), as Managing Partner (title) of Platinum Properties Management Company, LLC, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this ____ day of _____, 2019 for and on behalf of said entity.

My Commission Expires:

Notary Public

Residing in _____

County of _____

Printed Name

“Owner”

By: _____

Name: Andrew Wheeler of Wheeler Farms, LLC

Date: _____

STATE OF INDIANA)
) SS.:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared Thomas E. Goins (name), as Owner, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this ____ day of _____, 2019 for and on behalf of said entity

WITNESS my hand and Notarial Seal this _____ day of _____, 2019.

“Owner”

By: _____

Name: Henry J. Walker of HRKK, LLC

Date: _____

STATE OF INDIANA)
) SS.:
COUNTY OF _____)

Before me the undersigned, a Notary Public, in and for said County and State, personally appeared Thomas E. Goins (name), as Owner, who acknowledged the execution and the foregoing Commitments Concerning Use and Development of Real Estate this ____ day of _____, 2019 for and on behalf of said entity

WITNESS my hand and Notarial Seal this _____ day of _____, 2019.

This instrument prepared by James E. Shinaver, Nelson & Frankenger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

Return to: James E. Shinaver, Nelson & Frankenger, 550 Congressional Blvd., Suite 210, Carmel, IN 46032.

I affirm under the penalties of perjury that I have taken reasonable care to redact each social security number in this document, unless required by law. James E. Shinaver.

EXHIBIT A
REAL ESTATE

A part of the Northwest Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

Beginning at the Northwest corner of the Northwest Quarter of said Section 29; thence South 89 degrees 24 minutes 45 seconds East (assumed bearing) 1,325.85 feet along the North line of said Northwest Quarter to the Northeast corner of the Northwest Quarter of the Northwest Quarter of said Section 29; thence South 00 degrees 05 minutes 23 seconds West 1,266.53 feet along the East line of said Quarter-Quarter Section to the Northwest corner of the 42.50 acre parcel owned by Thomas E. Goins as recorded in Instrument No. 85-014694 in the Office of the Recorder of Hamilton County, Indiana; thence the next two (2) courses are along the North and East lines of said 42.50 acre parcel: (1) South 89 degrees 32 minutes 57 seconds East 1,323.26 feet; (2) South 00 degrees 06 minutes 33 seconds West 1,163.50 feet along the East line of said Northeast Quarter to the Northeast corner of Parcel II owned by Thomas E. Goings et ux as recorded in Instrument No. 9302300, in the Office of the Recorder of Hamilton County, Indiana; thence along the boundary of said Parcel II for the next two (2) courses: (1) North 89 degrees 32 minutes 57 seconds West 182.00 feet; (2) South 00 degrees 06 minutes 33 seconds West 239.00 feet to the South line of said Northwest Quarter; thence North 89 degrees 32 minutes 57 seconds West 1,140.78 feet along the South line of said Northwest Quarter to the Southwest corner of the Southwest Quarter of said Northwest Quarter; thence North 89 degrees 36 minutes 46 seconds West 647.49 feet along the South line of the Southwest Quarter of said Northwest Quarter to the Southeast corner of the 11.62 acre parcel owned by Crossroads Church at Westfield, Inc. as recorded in Instrument No. 2006-058047 in said Recorder's Office; thence North 00 degrees 01 minutes 04 seconds East 1,018.22 feet along the East line of said 11.62 acre parcel and the prolonged East line to the Northeast corner of 4.18 acre parcel owned by Mark T. Nigh et ux as recorded in Instrument No. 85-012054 in said Recorder's Office; thence North 89 degrees 21 minutes 16 seconds West 675.00 feet along the North line of said 4.18 acre parcel to the West line of said Northwest Quarter; thence North 00 degrees 01 minutes 04 seconds East 1,652.42 feet along said West line to the place of beginning, containing 107.000 acres, more or less.

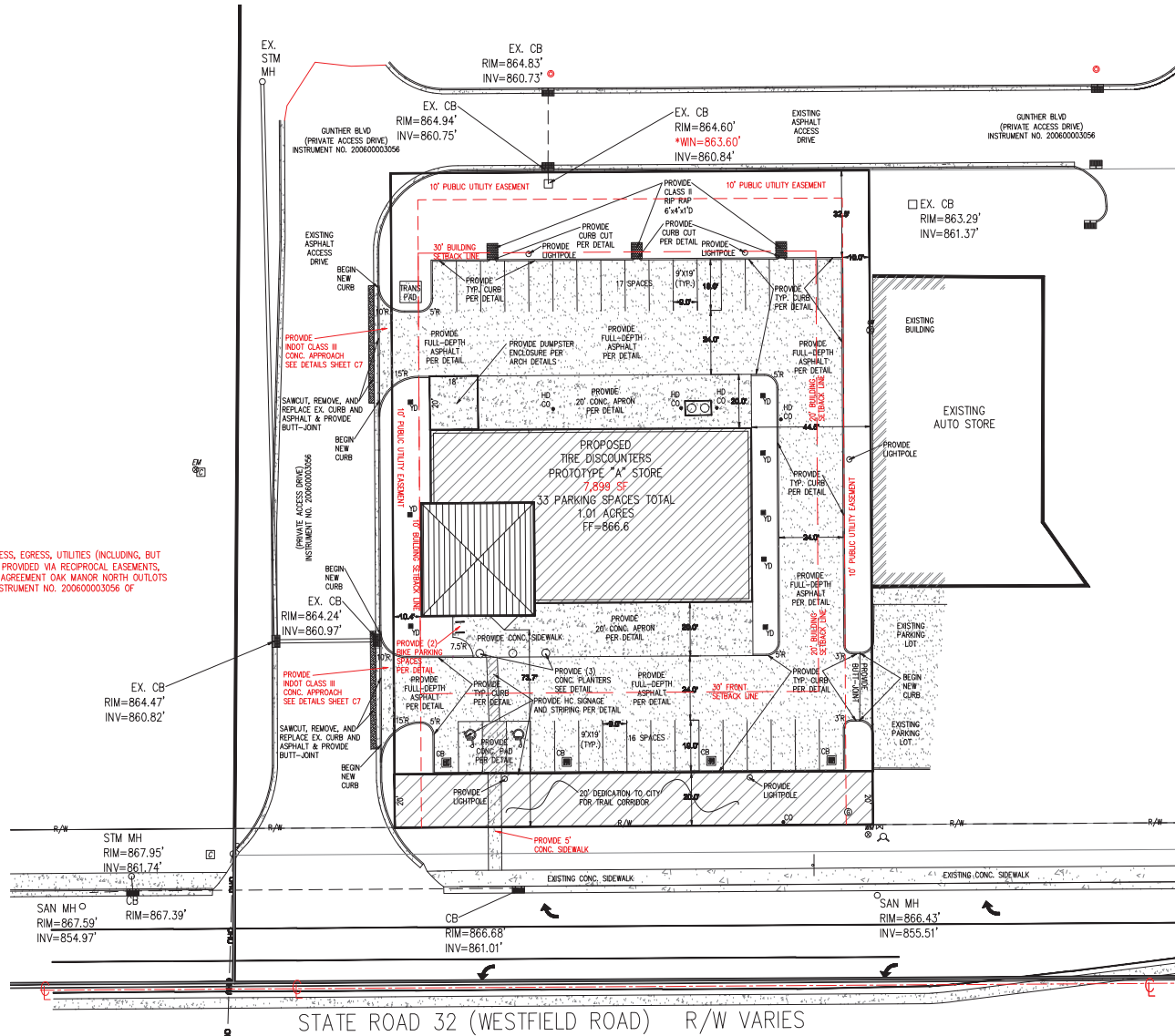
EXCEPTING THEREFROM:

A part of the Northwest Quarter of Section 29, Township 19 North, Range 4 East, located in Washington Township, Hamilton County, Indiana being more specifically described as follows:

Commencing at the Southeast corner of the Northwest Quarter of said Section 29; thence North 89 degrees 32 minutes 57 seconds West (assumed bearing) 182.00 feet along the South line of said Northwest Quarter to the POINT OF BEGINNING of this description; thence North 89 degrees 32 minutes 57 seconds West along said South line, 75.05 feet; thence North 00 degrees 06 minutes 33 seconds East 239.00 feet; thence South 89 degrees 32 minutes 57 seconds East 75.05 feet to the Northwest corner of Parcel II owned by Thomas E. Goings et ux as recorded in Instrument No. 9302300 in the Office of the Recorder of Hamilton County, Indiana; thence South 00 degrees 06 minutes 33 seconds West 239.00 feet along the West line of said Parcel II to the place of beginning, containing 0.412 acres, more or less.

EASEMENT NOTES:

EASEMENTS (BLANKET IN NATURE) FOR INGRESS, EGRESS, UTILITIES (INCLUDING, BUT NOT LIMITED TO, DRAINAGE AND DETENTION) PROVIDED VIA RECIPROCAL EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS AGREEMENT OAK MANOR NORTH OUTLOTS & THE SHOPPING CENTER RECORDED AS INSTRUMENT NO. 200600003056 OF HAMILTON COUNTY, INDIANA RECORDS.



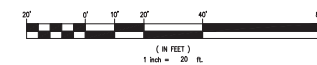
GENERAL NOTES

- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS IN THE AREA OF PROPOSED WORK. IF CONDITIONS OTHER THAN THOSE SHOWN ON THE DRAWINGS ARE ENCOUNTERED, THE CONTRACTOR MUST NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
- THE LOCATIONS OF THE EXISTING UTILITIES SHOWN ON THE PLAN FOR PLANNING PURPOSES ONLY AND HAVE BEEN OBTAINED BY FIELD CHECKS AND SEARCHES OF AVAILABLE RECORDS AND ARE BELIEVED TO BE CORRECT. HOWEVER, THE CONTRACTOR MUST VERIFY EXACT LOCATIONS BEFORE BEGINNING CONSTRUCTION. CONTACT THE UTILITIES PROTECTION SERVICE AT LEAST TWO (2) WORKING DAYS IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING STRUCTURES AND UTILITIES DURING OR RESULTING FROM CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RELOCATING AND REPLACING ALL UTILITIES IGNORED TO COMPLETE AND UNDERGROUND UTILITIES. THIS PROJECT INCLUDING ALL OVERHEAD THE CONTRACTOR IS RESPONSIBLE FOR ALL PERMITS, INSPECTIONS, ETC. COORDINATION REQUIRED BY THE APPLICABLE UTILITY. THE CONTRACTOR SHALL MAKE ALL RESTORATION, REPLACEMENT, AND REPAIR IN ACCORD WITH THE APPLICABLE REQUIREMENTS OF THE UTILITY.
- ALL CONSTRUCTION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE OF INDIANA CONSTRUCTION AND MATERIAL SPECIFICATIONS.
- THE CONTRACTOR SHALL CONSTRUCT TEMPORARY SEDIMENT BASINS, EARTH DIKES, TEMPORARY OR PERMANENT SEEDING, MULCHING AND/OR MULCH NETTING OR ANY OTHER GENERALLY ACCEPTED METHODS TO PREVENT EROSION, MUD AND DEBRIS FROM BEING DEPOSITED ON OTHER PROPERTY, ON NEWLY CONSTRUCTED OR EXISTING ROADS, OR INTO EXISTING SEWERS OR NEW SEWERS WITHIN THE WORK AREA. THE CONTRACTOR SHALL CONTINUALLY MONITOR THE CONSTRUCTION PROGRESS AND MAKE ANY NECESSARY TEMPORARY ADJUSTMENTS TO MAINTAIN THIS CONTROL.
- ALL GROUND SURFACE AREAS THAT HAVE BEEN EXPOSED OR LEFT BARE AS A RESULT OF CONSTRUCTION AND ARE TO BE FINAL GRADE AND ARE TO REMAIN SO, SHALL RECEIVE VEGETATIVE STABILIZATION.
- FOLLOW WRITTEN DIMENSIONS ALWAYS. DO NOT SCALE.
- ADJUSTMENTS TO GRADE MAY BE ALLOWED TO PROVIDE A BALANCED SITE. NO ADJUSTMENT TO GRADE ARE ALLOWED WITHOUT THE PRIOR APPROVAL OF THE ENGINEER.
- ALL CONSTRUCTION SHALL BE PROVIDED IN ACCORD WITH CITY OF WESTFIELD AND INDOT DETAILS AND SPECIFICATIONS.
- SEE ARCHITECTURAL DRAWINGS FOR BUILDING DIMENSIONS
- LIGHTING TO BE SHOWN ON BUILDING WITH ARCHITECTURAL PLANS
- ROOF DRAINS, FOUNDATION DRAINS AND OTHER STORM WATER CONNECTIONS TO SANITARY SEWER ARE PROHIBITED.

LEGEND

CB - CATCH BASIN
 YD - YARD DRAIN

SITE PLAN



3 WORKING DAYS
 BEFORE YOU DIG
 UTILITIES PROTECTION SERVICE

NO.	DATE	BY	REVISIONS AND/OR ISSUES
1	2-12-18	WDC	STAFF COMMENTS



TD TireDiscounters - WESTFIELD, IN
 9440 E STATE ROAD 32
 WESTFIELD, IN 46074
LEESMAN ENGINEERING & ASSOC.
 ENGINEERS, ARCHITECTS, PLANNERS
 2720 TOPIC HILL, CINCINNATI, OHIO 45248

SJL
 engineers

DRAWING TITLE

SITE PLAN

PROJ. NO.	DATE
TD W-FIELD	12/21/18
DRAWN	CHECKED
WDC	SJA

DRAWING NO.

C2.1



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 4, 2019
1903-PUD-04
Exhibit 1

Docket Number: 1903-PUD-04 (Ordinance No. 19-04 “the PUD Amendment”)

Petitioner: Leesman Engineering & Associates (“the Petitioner”)

Request: An amendment to the Oak Manor North PUD to modify development standards in order to accommodate an auto and motorcycle service use.

Current Zoning: Oak Manor North (Ord. 05-04)

Current Land Use: Vacant

Acreage: 0.923 acre +/- (“the Real Estate”)

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Illustrative Character Exhibit
5. Existing Landscape Plan
6. Proposed Landscape Plan
7. Proposed Ordinance 19-04
8. Building Materials Exhibit
9. Signage Exhibit

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the February 11, 2019, City Council meeting. The petition will receive a public hearing at the March 4, 2019, Advisory Plan Commission (the “APC”) meeting.

PROJECT OVERVIEW

Location: The petitioner is requesting an amendment to the Oak Manor North PUD specific to the Real Estate, which is approximately 0.923 acres in size (see **Exhibit 2**).

Properties to the north are also zoned as part of the Oak Manor North PUD while properties to the south are zoned part of the Oak Manor PUD. West of the Real Estate is zoned as the Grassy Branch Marketplace PUD while east of the Real Estate is the Flanner Buchanan Cemetery and Memorial Park, which is zoned AG-SF1.

ZONING REQUEST

History

The Existing PUD Ordinance was approved at the February 14, 2005, Westfield-Washington Town Council meeting. This PUD Ordinance was written so that certain standards (including development, landscaping, and signage) that were in effect at the time of the PUD was filed and/or approved are applicable today.

The Existing PUD's underlying zoning district is the "GB-PD District of the Zoning Ordinance in force at the time of the filing of this Oak Manor North PUD". The Oak Manor North PUD was filed on December 8, 2004. Therefore, the applicable underlying zoning for the Existing PUD is the Westfield-Washington Township Zoning Ordinance that was adopted in November of 2003 (the "Existing Underlying Zoning District").

Necessity

In order to provide a connection from the Real Estate's proposed parking lot to the adjacent AutoZone to the east, a PUD Amendment is necessary. Planning Staff has requested that the Petitioner repeal the Existing PUD (specific to the Real Estate) and replace it with a new PUD Ordinance that will default to the UDO going forward. This way, as the Real Estate redevelops, it is no longer bound by standards that were in place in 2003.

General Regulations

- The PUD Amendment proposes modifying the West Lot Line's Front Yard Building Setback from sixty (60) feet to ten (10) feet.
 - o Post-subdivision, the Real Estate will have three (3) Front Yards – north (Private Street – Gunther Blvd.), west (Private Street - unnamed), and south (State Road 32).
 - o The Existing PUD does not set forth specific Front Yard Setbacks since the only Front Yard at the time of the Existing PUD's filing was State Road 32; all of the Private Streets on-site were internal. Because the Existing PUD's Front Yard standards default to the GB-PD Standards in place in 2003, the Front Yard Requirement is sixty (60) feet.

State Highway 32 Overlay District:

- The Illustrative Character Exhibit (see **Exhibit 4**) shows elevations of the proposed Tire Discounters building. If a provision of Article 6.3 Architectural Standards or Article 5.3 State Highway 32 Overlay District is in conflict with the Illustrated Character Exhibit, the Illustrative Character Exhibit shall control.

- o The Existing PUD states that specific Development Standards, Streetscape Standards, and Architectural Guideline standards for the Real Estate (within the Existing PUD Ordinance) shall replace and supersede those standards set forth in WC 16.040.050 Business Districts of the 2003 Zoning Ordinance, or the Subdivision Control Ordinance, and other provisions of the Zoning Ordinance.
- In order to provide connectivity to the existing AutoZone to the east, the Petitioner is proposing to modify the required Trail Corridor adjacent to the Real Estate from thirty (30) to twenty (20) feet. Because of the modification to the Trail Corridor width, the petitioner is seeking to modify the setback for their proposed Monument Sign from thirty (30) to twenty (20) feet as well.

Development Standards: As proposed in the PUD Amendment, the Real Estate's underlying zoning would be the GB: General Business District of the UDO as amended instead of the Existing Underlying Zoning District.

- Post-subdivision, the Real Estate will have a Private Street adjacent to the north lot line of the Real Estate. Therefore, the Petitioner is requesting that a trash receptacle be permitted in the Established Front Yard that is adjacent to this Private Street. The Petitioner is also requesting that this trash receptacle not be required to have a dumpster man-door, if it is utilized in conjunction with an Auto and Motorcycle Service Use on the Real Estate.
- The Petitioner is requesting that oversized service doors be permitted on External Facades of a Primary Structure when specifically utilized in conjunction with an Auto and Motorcycle Services Use that is substantially compliant with the Concept Plan and the Illustrated Character Exhibit.
 - o The UDO explicitly prohibits oversized service doors on External Facades. Oversized service doors are not defined in the UDO.
 - o Neither the Existing PUD nor Existing Underlying Zoning defines or makes any reference to 'oversized service doors'.
- The proposed PUD Amendment permits up to a maximum of four hundred and forty (440) square feet of signage on the Real Estate if installed in conjunction with an Auto and Motorcycle Service Use that is substantially compliant with the Concept Plan and Illustrative Character Exhibit. This signage may be divided between a maximum of three (3) Wall Signs and one (1) Monument Sign.
 - o The Existing PUD permits up to a maximum of four hundred and eighty-four (484) square feet of Wall Signage on the Real Estate. In addition to Wall Signage, the Existing PUD permits up to a maximum of one hundred and forty-four (144) additional square feet of signage for one (1) Monument Sign.
 - o Because the streets west and north of the Real Estate are Private Streets, the Real Estate has only one façade fronting a public Right of Way. Because of this, the UDO would permit only 121 square feet of signage on the Real Estate. If the

aforementioned Private Streets were Public Streets, the Real Estate would be permitted 309.33 square feet of signage, per the UDO.

- The Petitioner is requesting that an Individual Monument sign with manual changeable copy be permitted on the Real Estate if in conjunction with an Auto and Motorcycle Service Use that is substantially compliant with the Concept Plan and Illustrated Character Exhibit.
 - o The Existing PUD defines 'Sign Ordinance' as, "The Sign Ordinance of the Westfield/Washington Township is in force on the date of the filing of this Oak Manor North PUD".
 - o The Existing PUD states that 'One ground sign shall be permitted for each free-standing building'. The Sign Ordinance of the Westfield/Washington Township that was in force on the date of the filing of the Oak Manor North PUD permitted changeable copy signage when incorporated into a permanent sign structure.
 - o The UDO does not permit individual Monument Signs for Outlots nor does it permit signs with manual changeable copy.
 - o In regards to size and materials, any Monument Sign on the Real Estate would still be required to follow the UDO.

COMPREHENSIVE PLAN

The Real Estate is located in the 'Local Commercial' corridor of the Comprehensive Plan. The Local Commercial section of the Comprehensive Plan states that appropriate Land Uses include but are not limited to banks, beauty salons, drug stores, convenience stores, automobile service stations, video stores, dry cleaners, restaurants and supermarkets. Local businesses are intended to provide goods and services used by nearby residents on a day-to-day basis as opposed to attracting customers or clients from a large geographic area.

Local examples include Westfield Commons, Westfield Marketplace, Grassy Branch Marketplace, Cary Shoppes, Springmill Commons and Bridgewater Marketplace.

Local commercial development is characterized by architecture having a residential or suburban feel, attractive signs, extensive landscaping, and ample off-street parking. Most local business is located in commercial centers, typically having at least one anchor business and several smaller businesses, some of which are Outlots.

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will be held at the March 4, 2019 Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

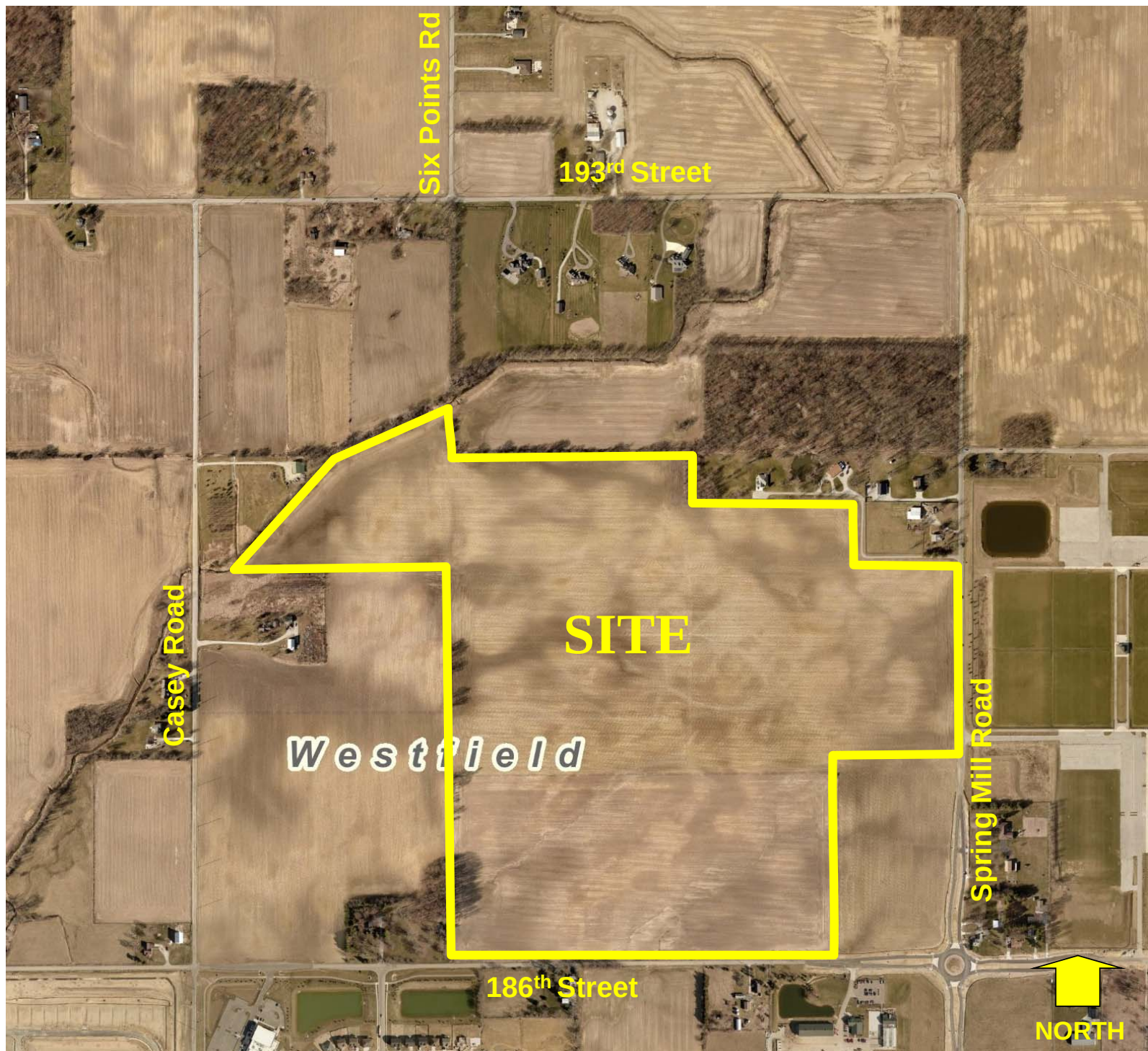
Statutory Considerations:

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

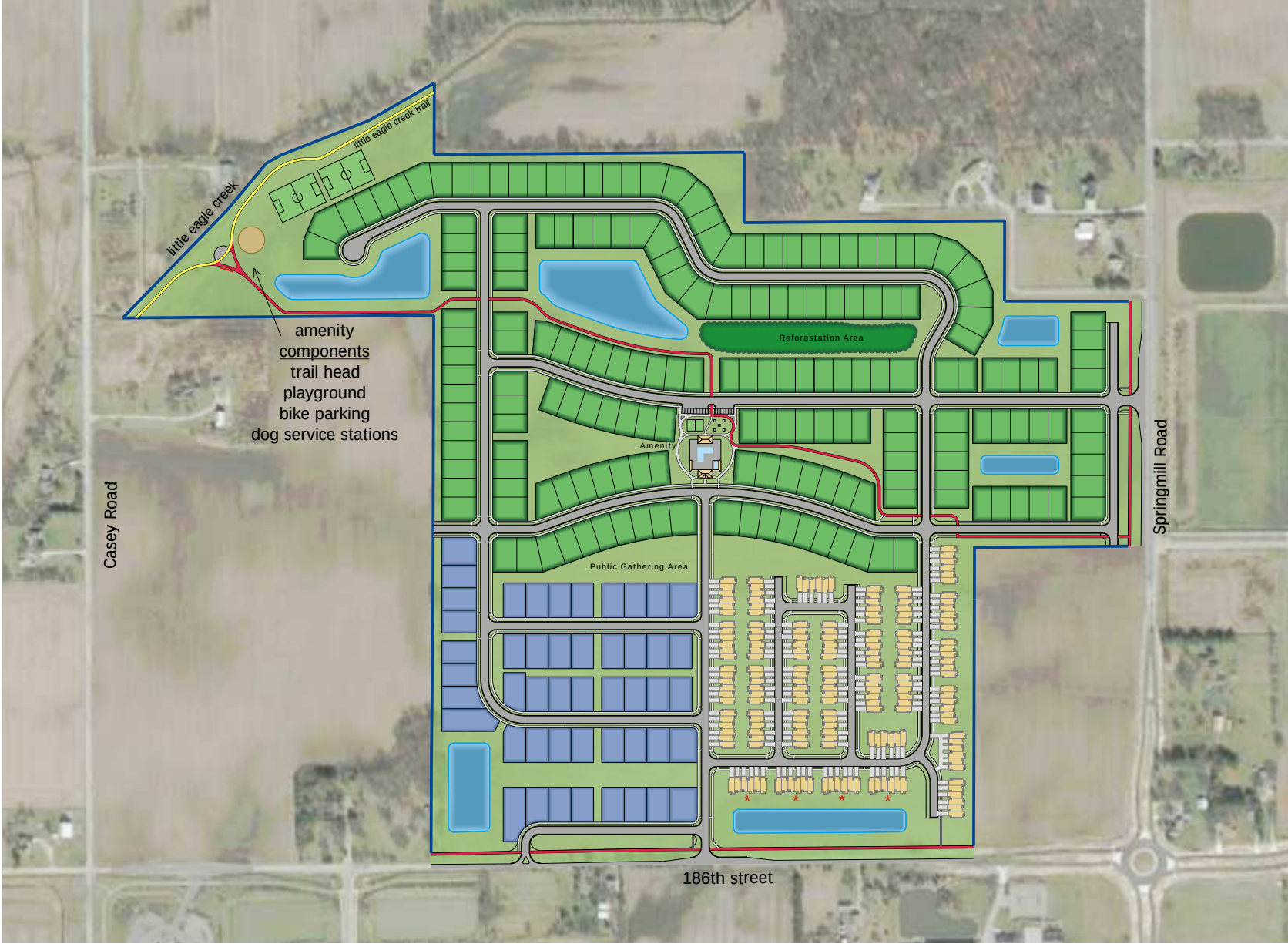
1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

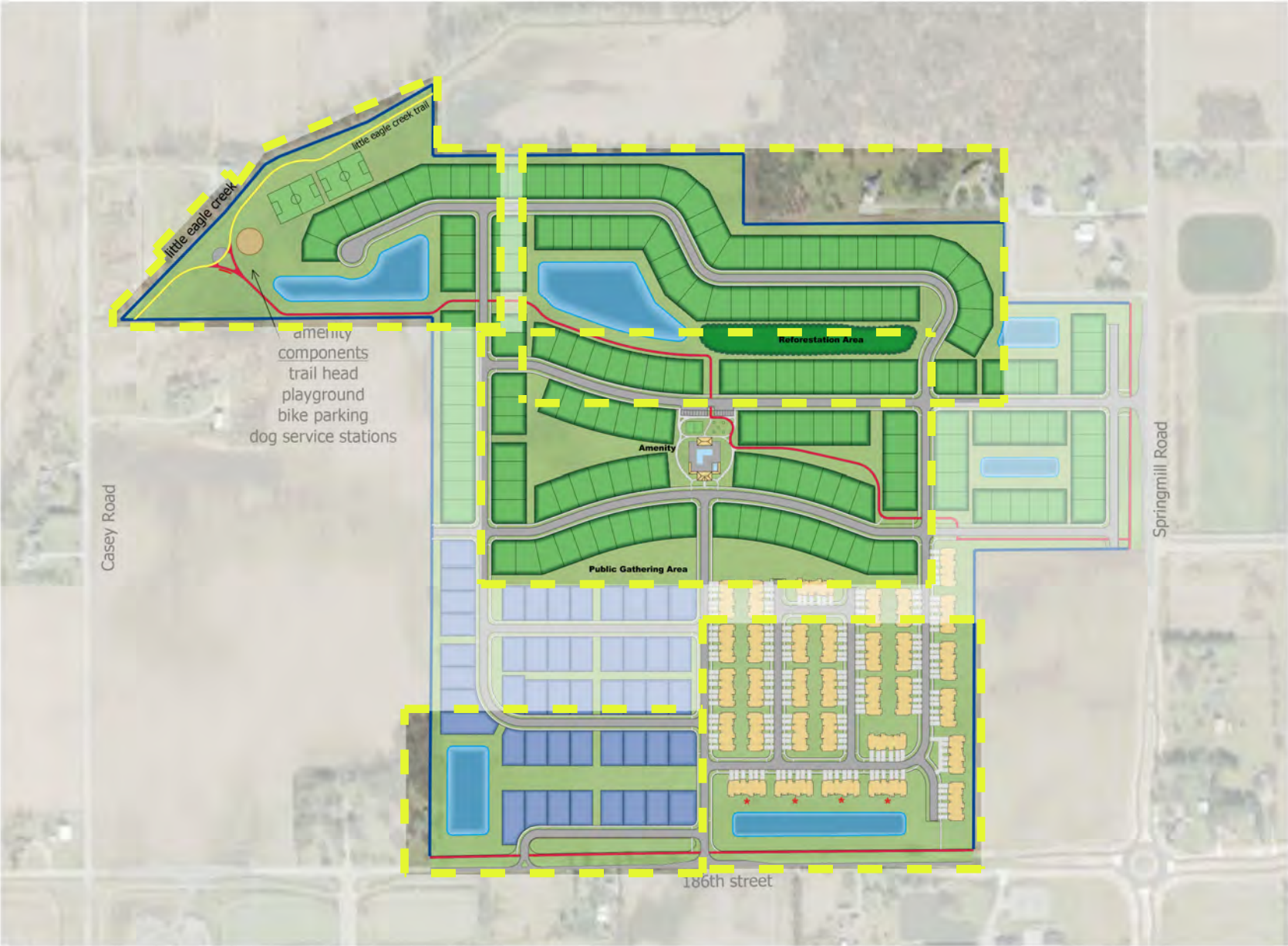
DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the March 4, 2019, Plan Commission meeting. If neither the public nor the Plan Commission have any concerns and are satisfied with the proposed Oak Manor North PUD Amendment (1903-PUD-04), the Department recommends forwarding a recommendation the City Council.**
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.

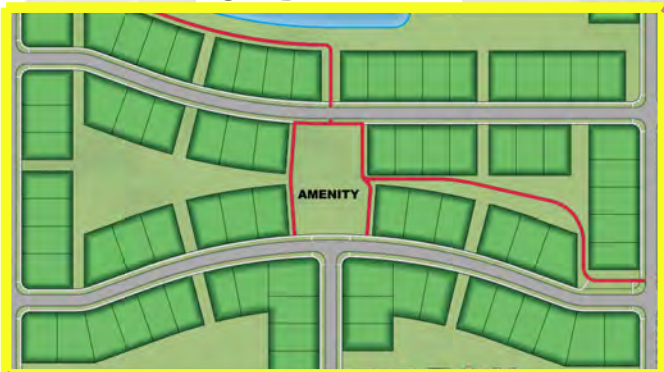


Lancaster PUD
Site Location Map





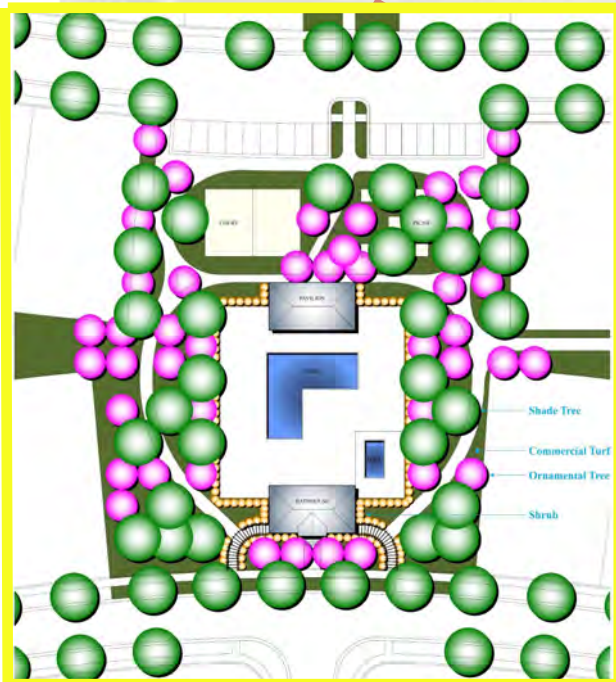
OLD PLAN



NEW PLAN



amenity
components
trail head
playground
bike parking
dog service stations



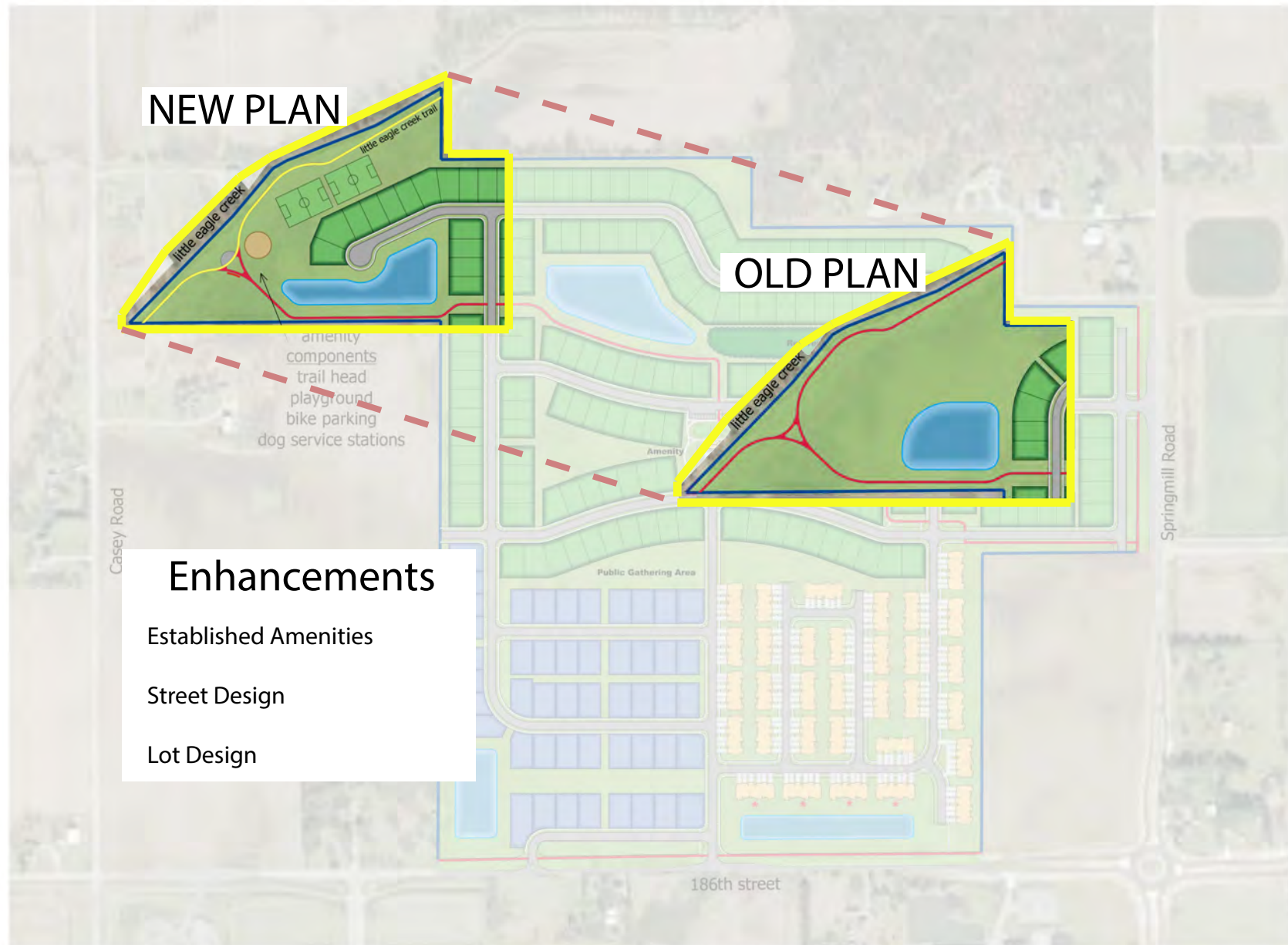
Enhancements

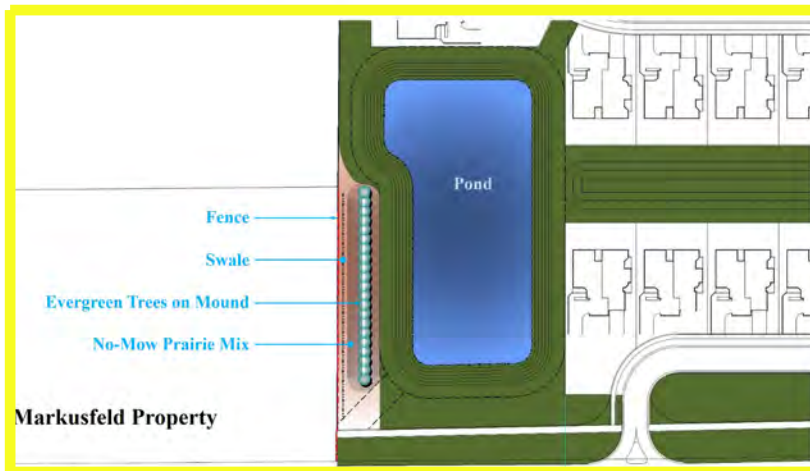
Amenity Concept Plan

Lot Design

Landscape Plan







components
trail head
playground
bike parking
dog service stations

Enhancements

Markusfeld Buffer

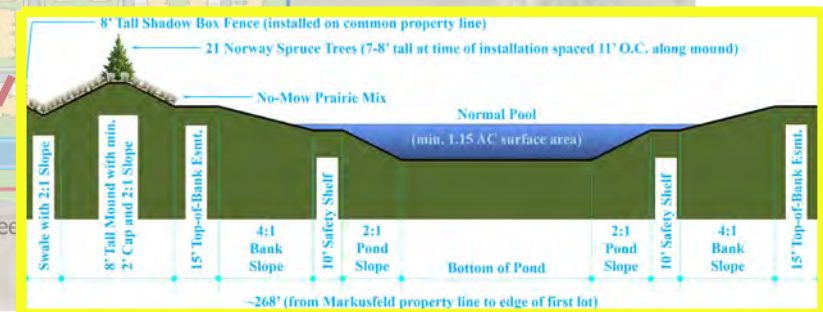
Street Design

Lot Design

Enhanced Architecture

OLD PLAN

NEW PLAN



Enhancements

Reforestation Area

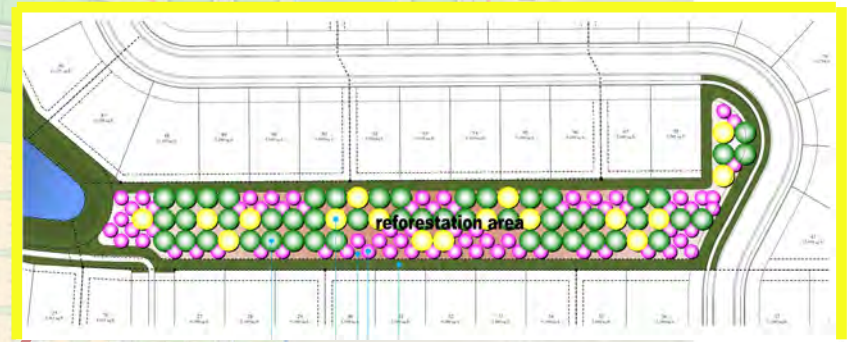
Street Design

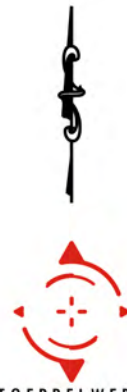
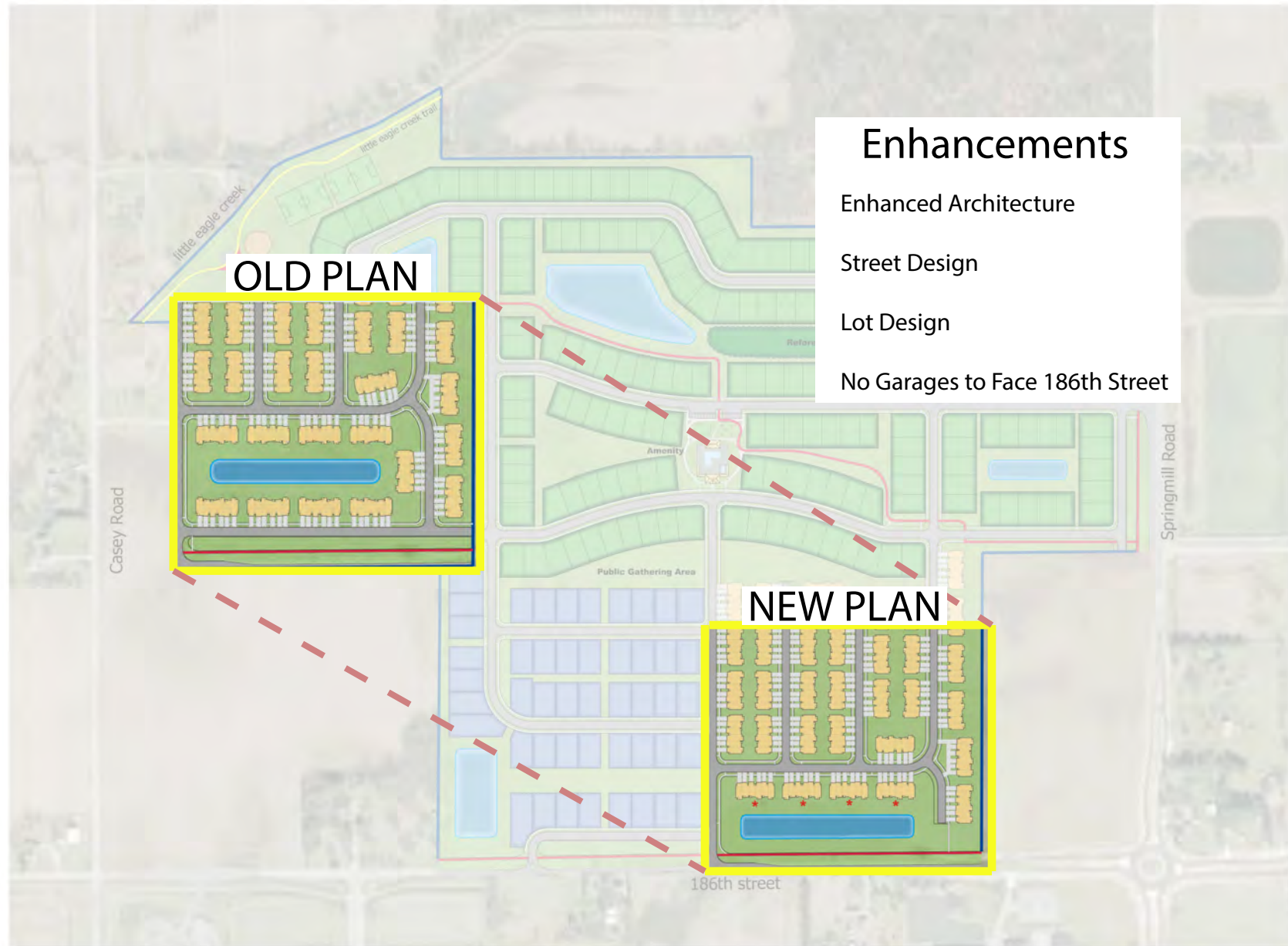
Lot Design

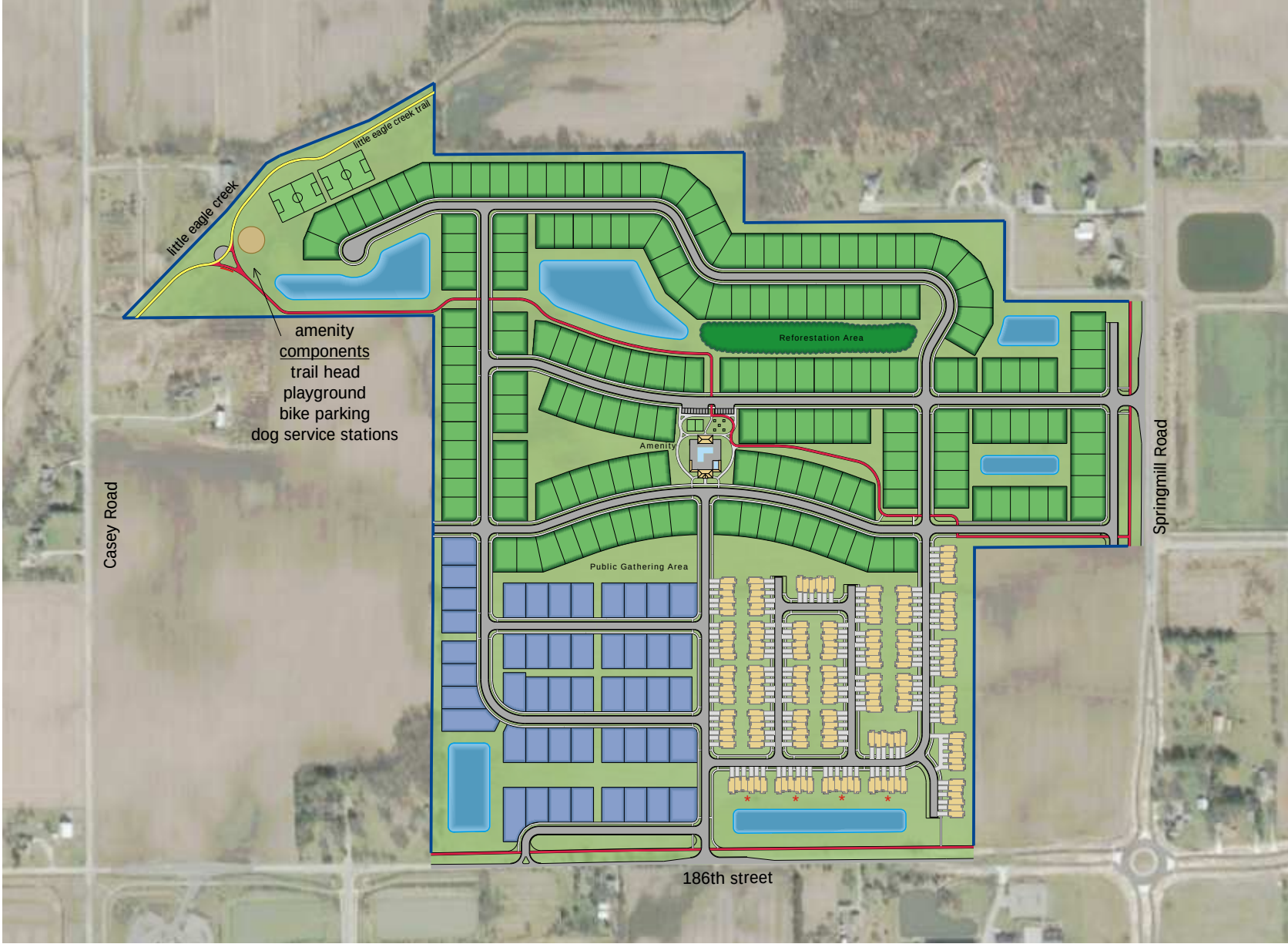
NEW PLAN



OLD PLAN

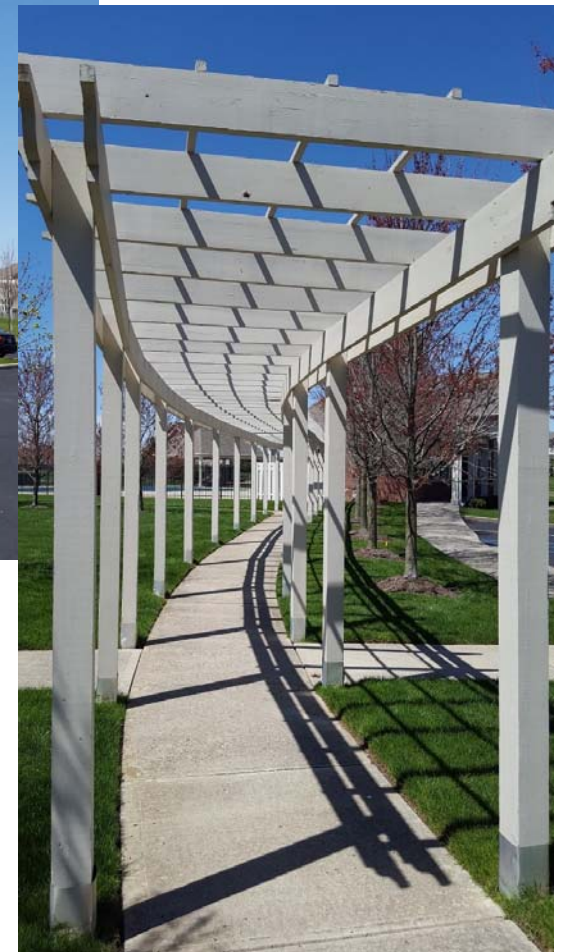








Amenities





Elevation C



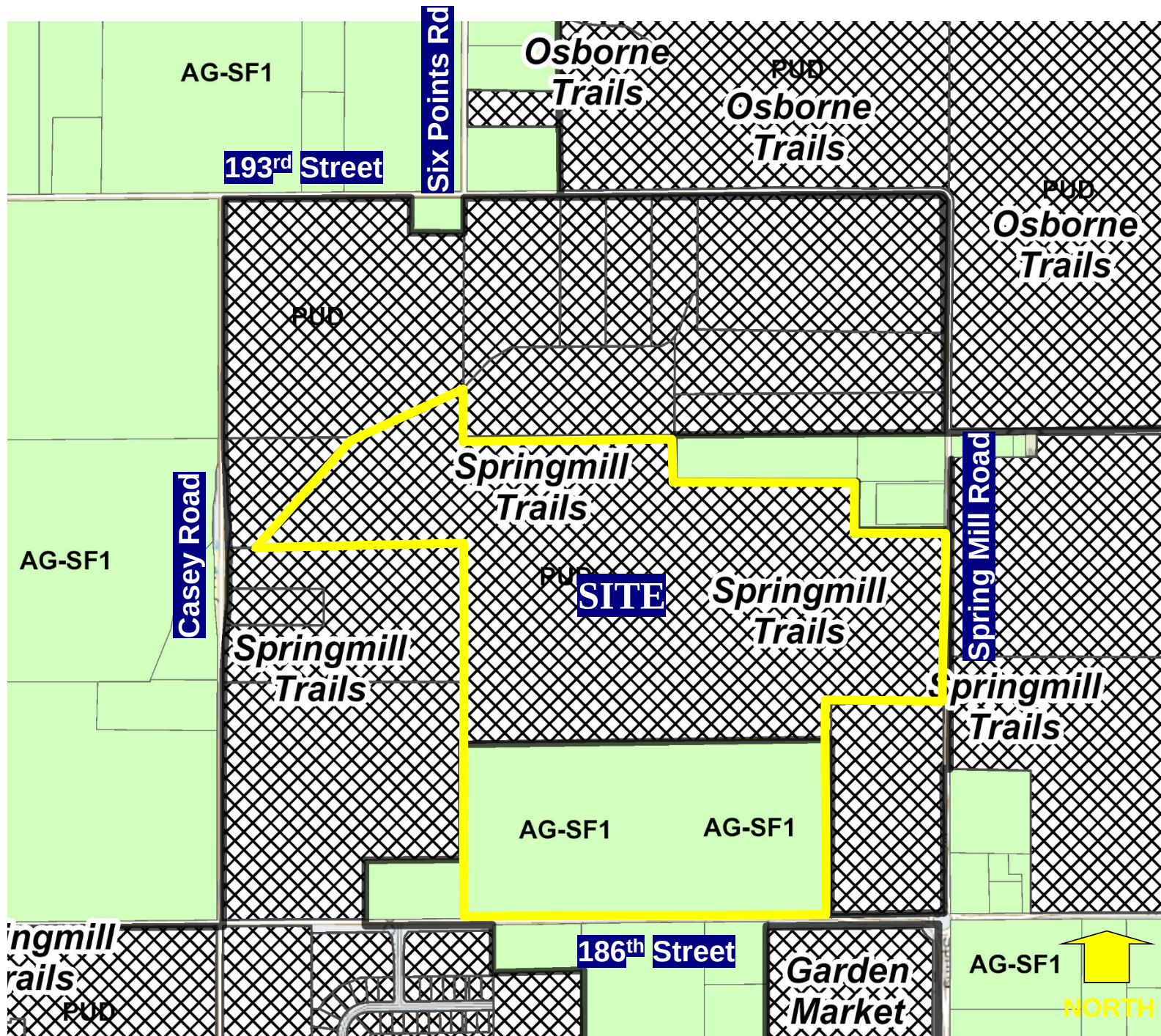
Elevation A

Elevation B

Elevation D



Multiple Home Product Types



Lancaster PUD
Site Zoning Map