

CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_03_01_2021

Monday, March 01, 2021 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, March 01, 2021 at 07:00 PM

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

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

Public input can be submitted in 1 of 2 ways:

- Email to planners@westfield.in.gov
- Show up at Westfield City Hall for an opportunity to participate in this public hearing.
 - o Masks and social distancing are required.
 - o Maximum capacity is 22 people at a time.
 - o Staff will be present to help direct traffic inside the room.

OPENING OF MEETING

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

Note the Presence of a Quorum

Approval of Minutes

February 1, 2021 & February 16, 2021

Documents: [APC Minutes - February 1, 2021](#) | [APC Minutes - February 16, 2021](#)

Review APC Rules & Procedures

CONSENT AGENDA

2103-DDP-07

Shelby Materials

18050 Mule Barn Road

Shelby Gravel, Inc. by Zentz Consulting, LLC requests Detailed Development Plan

Review for non-vertical improvements on 5 acres +/- in the OI: Open Industrial District.

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

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

ITEMS OF BUSINESS

2012-PUD-15

Somerset PUD

2,650 linear feet north of US 32 on Spring Mill Road and 1,300 linear feet west of Spring Mill Road on W 186th Street

Silverthorne Homes requests a change of zoning for 61.39 acres +/- in the AG-SF1: Agriculture / Single-family Rural District to the Somerset PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Narrative Statement](#) | [Exhibit 4: Proposed Ordinance 20-48](#) | [Exhibit 5: Concept Plan](#) | [Exhibit 6: Character Exhibit](#) | [Exhibit 7: Landscape Plan](#) | [Exhibit 8: Neighborhood Meeting Summary](#) | [Exhibit 9: Petitioners Response to Issue List](#) | [Exhibit 10: Concept Plan Comparison](#) | [Exhibit 11: Public Comments](#)

2102-PUD-02

Lancaster, Phase 2 PUD

NEC of 186th Street and Casey Road

William Tres Development, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 36.2 acres +/- from the Springmill Trails PUD District to the Lancaster - Phase 2 PUD District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan and Character Exhibit](#) | [Exhibit 4: Ordinance 21-02 \(clean version\)](#) | [Exhibit 5: Ordinance 21-02 \(redline version\)](#) | [Exhibit 6: Buffer Exhibit](#) | [Exhibit 7: Common Area Scale Comparison](#) | [Exhibit 8: Project Narrative](#) | [Exhibit 9: Neighborhood Meeting Summary](#) | [Exhibit 10: Issue List & Responses](#) | [Exhibit 11: Petitioner Responses to APC Member Comments](#) | [Exhibit 12: Public Comments](#) | [Buffer Yard Standards \(redline version\) \(UPDATED 03-01-21\)](#) | [Ordinance 21-02 \(includes updated buffer yard standards\) \(UPDATED 03-01-21\)](#) | [Petitioners Presentation](#)

Plan Commission Order 21-01

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution for the Grand Junction Economic Development Area approved and adopted by the Westfield Redevelopment Commission conforms to the Comprehensive Plan and approving the Amending Declaratory Resolution.

Documents: [Plan Commission Order \(Union Square Allocation Area Expansion\)](#) | [Final Draft Amending Declaratory Resolution](#)

PUBLIC HEARING ITEMS

2103-ODP-05 & 2103-SPP-05 [PUBLIC HEARING]

Belle Crest

NW Corner of 186th Street & Shady Nook Road

Drees Premier Homes requests Primary Plat and Overall Development Plan approval

for forty-two (42) single-family attached residential lots on 20 acres +/- in the Belle Crest PUD District.

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

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

2103-ODP-01 & 2103-SPP-01 [PUBLIC HEARING]

Chatham Villages Multifamily Project

South side of 196th Street, East of Tomlinson Road

TWG by Cripe requests Overall Development Plan and Primary Plat approval of 2 lots and 1 block on 40.24 acres +/- in the Chatham Hills PUD District.

(Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)

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

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

2103-ODP-03 & 2103-SPP-03 [PUBLIC HEARING]

Carramore

Northwest corner of 196th Street and Horton Road

Drees Premier Homes requests Overall Development Plan and Primary Plat approval of 83 lots on 40 acres +/- in the Carramore PUD District.

(Reviewing Planner: Corrie Meyer - cmeyer@westfield.in.gov)

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

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

2103-ODP-04 & 2103-SPP-04 [PUBLIC HEARING]

Community Bible Fellowship Church

Northeast corner of Oak Rd & E 161st

Community Bible Fellowship Church, Inc. requests Overall Development Plan and Primary Plat approval of 2 lots on 34.43 acres +/- in the SF-2: Single-family Low Density District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Neighborhood Meeting Summary](#) | [Exhibit 7: Public Comments - Updated 3/1: 8:00pm](#)

2103-PUD-06 [PUBLIC HEARING]

Orchard View PUD Amendment 1

17922 Spring Mill Road

Arbor Homes requests a change of zoning for 3.03 acres +/- from the AG-SF1: Agriculture / Single-family Rural District to the Orchard View Planned Unit Development (PUD) District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Ordinance 21-11](#) | [Exhibit 5: Statement of Intent](#)

2103-PUD-07 [PUBLIC HEARING]

Midland South PUD

Generally near 321 South Cherry Street

Old Town Companies requests a change in zoning of 3.67 acres +/- from the SFA: Single-family Attached District to the Midland South PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 21-07](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Concept Plan Comparison](#) | [Exhibit 6: Character Exhibits](#) | [Exhibit 7: Statement of Intent](#) | [Exhibit 8: Sub-District Addendum](#) | [Exhibit 9: Neighborhood Meeting Summary](#) | [Exhibit 10: Public Comment](#) | [Exhibit 11: Grand Junction Task Group Endorsement](#) | [Petitioner Presentation](#)

2103-PUD-08 [PUBLIC HEARING]

Union Square at Grand Junction PUD Text Amendment

Generally near 305 South Cherry Street

Old Town Companies requests an amendment to add an additional 5 acres/- and modify the concept plan, character exhibits, development and design standards of the Union Square at Grand Junction Planned Unit Development (PUD) District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 21-08](#) | [Exhibit 4: Concept Plans](#) | [Exhibit 5: Character Exhibits](#) | [Exhibit 6: Statement of Intent](#) | [Exhibit 7: Sub-District Addendum](#) | [Exhibit 8: Neighborhood Meeting Summary](#) | [Exhibit 9: Public Comment](#) | [Exhibit 10: Grand Junction Task Group Endorsement](#) | [Petitioner Presentation](#)

2103-PUD-09 [PUBLIC HEARING]

Harmony PUD Amendment (Signage)

1367 S. Waterleaf Drive

Woodmont Westfield Ditch Academy LLC by American Structurepoint, Inc. requests an amendment to the Harmony PUD District modifying the sign standards.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 21-09](#) | [Exhibit 4: Proposed Monument Sign](#) | [Exhibit 5: Project Narrative](#)

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

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

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

Documents: [Extended Continuance Request and Approval](#)

2007-PUD-07 [CONTINUED]

Bridgewater PUD Amendment (Culver's)

14631 North Gray Road

K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.

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

2102-PUD-010 [CONTINUED]

Wood Robinson Briggs PUD

Northside of 191st Street, West of Tomlinson Road

Edgerock Development, LLC requests a change of zoning for approximately 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Woods Robinson Briggs PUD District.

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

2102-PUD-01 [CONTINUED]

Sanders Glen PUD

2432 South Street

Patch Development, LLC requests a change of zoning for approximately 9.07 acres +/- from the Kalorama Park PUD to the Sanders Glen PUD.

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

2102-PUD-04 [CONTINUED]

Lantern Commons PUD

NWC of 161st Street and Westfield Boulevard

Front Street Partners, LLC by Church, Church, Hittle + Antrim requests a change of zoning for 60.74 acres +/- from the GB-PD: General Business/Planned Development District to Lantern Commons Planned Unit Development (PUD) District.

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

2102-ZOA-01 [CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

REPORTS/COMMENTS

Community Development Department

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

ADJOURNMENT



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 1, 2021
2103-ODP-04 & 2103-SPP-04
Exhibit 1

Docket Number: 2103-ODP-04 & 2103-SPP-04
Project Name: Community Bible Fellowship
Subject Site Address: NEC of 161st Street and Oak Road
Petitioner: Community Bible Fellowship
Representative: Mike Rasor
Request: Overall Development Plan & Primary Plat review of 2 blocks on 34.43 acres +/- in the SF2: Single-family Low Density District.
Current Zoning: SF2: Single-family Low Density District
Current Land Use: Vacant
Approximate Acreage: 34.43 +/-
Property History: 1802-SPP-02 (Hawthorne Ridge Primary Plat)
1802-ODP-02 (Hawthorne Ridge Overall Development Plan)
Exhibits:

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

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

Approval of an Overall Development Plan and Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

BACKGROUND

The Property was included on the Primary Plat and Overall Development Plan for the Hawthorne Ridge Subdivision, which was approved at the [February 20, 2018](#), APC meeting. This portion of the subdivision has not been included on an approved secondary plat.

Project Overview

The current proposal is an Overall Development Plan and Primary Plat for 2 blocks on 34.43 acres +/- in the SF2: Single-family Low Density District. Any vertical improvements proposed for the site will be reviewed during a subsequent Detailed Development Plan process.

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

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

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

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

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

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

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

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

- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

- 11) Building setback lines. (Article 4.23)

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

- 12) Legend and notes.

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

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

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

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

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

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

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

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

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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

- 20) Title, scale, north arrow and date.

- 21) Proposed name of the development.

- 22) 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.

- 23) Address and legal description of the property.

- 24) Boundary lines of the property including all dimensions.
- 25) 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.
- 26) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

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

- 27) 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.

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

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

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

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

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

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

- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.

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

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

- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 38) 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).

DISTRICT STANDARDS

The plans comply with Article 4.5 (SF2 District) except for those items identified as outstanding below:

- 39) Minimum Lot Area:

- | | |
|---------------------|--------------------|
| a) Subdivision Lot: | 15,000 square feet |
| b) All other lots: | Three (3) acres |

- 40) Minimum Lot Frontage:

- | | |
|---------------------|----------|
| a) Subdivision Lot: | 50 feet |
| b) All other Lots: | 250 feet |

- 41) Minimum Building Setback Lines:

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

- | | |
|---------------------|--|
| a) Front Yard: | |
| i) Subdivision Lot: | 30 feet |
| ii) All other Lots: | 80 feet; 100 feet along Expressway or Arterial |

b) Side Yard:

i) Subdivision Lot: 12 feet

ii) All other Lots: 30 feet

c) Rear Yard:

i) Subdivision Lot: 30 feet

ii) All other Lots: 30 feet

42) Minimum Lot Width:

a) Subdivision Lot: 100 feet

b) All other Lots: No minimum

43) Maximum Building Height: Two and one-half (2 ½) stories (see also Article 6.6 Height Standards)

Comment: To be reviewed with Detailed Development Plan.

44) Minimum Living Area (Ground Floor):

Comment: Not applicable to proposed use. If a home were proposed, this would be reviewed with the Improvement Location Permit.

a) Single story: 1,200 square feet

b) Two story: 800 square feet

c) Tri-level: 800 square feet (Basement and first level)

d) Story and one-half: 800 square feet

45) Development Plan Review: Required for Major Subdivisions.

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

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

- 46) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - 47) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
 - 48) 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.
 - 49) 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 except for those items identified as outstanding below:

- 50) Accessory Use and Building Standards (Article 6.1)

Comment: To be reviewed with Detailed Development Plan.

- 51) Architectural Standards (Article 6.3)

Comment: To be reviewed with Detailed Development Plan.

- 52) Building Standards (Article 6.4)

- 53) Fence Standards (Article 6.5)

54) Height Standards (Article 6.6)

Comment: To be reviewed with Detailed Development Plan.

55) Landscaping Standards (Article 6.8)

a) General Landscape Design Standards:

i) Placement: Installed plantings shall comply with the following:

- (1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

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

b) General Screening Standards:

Comment: To be reviewed during Detailed Development Plan.

c) Detention and Retention Areas:

i) Natural Appearance:

- (1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
- (2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
- (3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

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

- ii) Location: Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).

- iii) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.

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

- d) Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:

Comment: Not required in nonresidential developments.

- i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.
- e) Minimum Lot Landscaping Requirements: Yard and Open Space areas of all Lots shall be landscaped in accordance with this section (the "Minimum Lot Landscaping Requirements"):

Comment: To be reviewed during Detailed Development Plan.

- f) Foundation Plantings

Comment: To be reviewed during Detailed Development Plan.

- g) External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.

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

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

- h) Buffer Yard Requirements: Institutional adjacent to SF2 requires Buffer Type B.

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

- i) Parking Area Landscaping

Comment: To be reviewed during Detailed Development Plan.

- 56) Lighting Standards (Article 6.9)

Comment: To be reviewed during Detailed Development Plan.

- 57) Lot Standards (Article 6.10)

Comment: See District Standards.

- 58) Outside Storage and Display (Article 6.12)

Comment: To be reviewed during Detailed Development Plan.

- 59) Parking and Loading Standards (Article 6.14)

Comment: To be reviewed during Detailed Development Plan.

- 60) Performance Standards (Article 6.15)

Comment: To be reviewed during Detailed Development Plan.

- 61) Setback Standards (Article 6.16)

Comment: See District Standards.

- 62) Sign Standards (Article 6.17)

Comment: To be reviewed with sign permit application.

- 63) Vision Clearance Standards (Article 6.19)

- a) Vision Clearance: No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:

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

- i) Forty (40) feet from intersection of Collectors, Private or Local Street.

- ii) Seventy-five (75) feet from intersections of Expressways or Arterials.
- iii) Ten (10) feet from intersections of Driveways of Alleys.

DESIGN STANDARDS (Chapter 8 of UDO)

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

64) Block Standards (Article 8.1)

65) Easement Standards (Article 8.3)

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

66) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

67) Open Space and Amenity Standards (Article 8.6)

68) Pedestrian Network Standards (Article 8.7)

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

69) Storm Water Standards (Article 8.8)

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

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

71) Street Light Standards (Article 8.10)

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

72) Street Sign Standards (Article 8.11)

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

73) Surety Standards (Article 8.12)

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

74) Utility Standards (Article 8.13)

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

DEPARTMENT COMMENTS

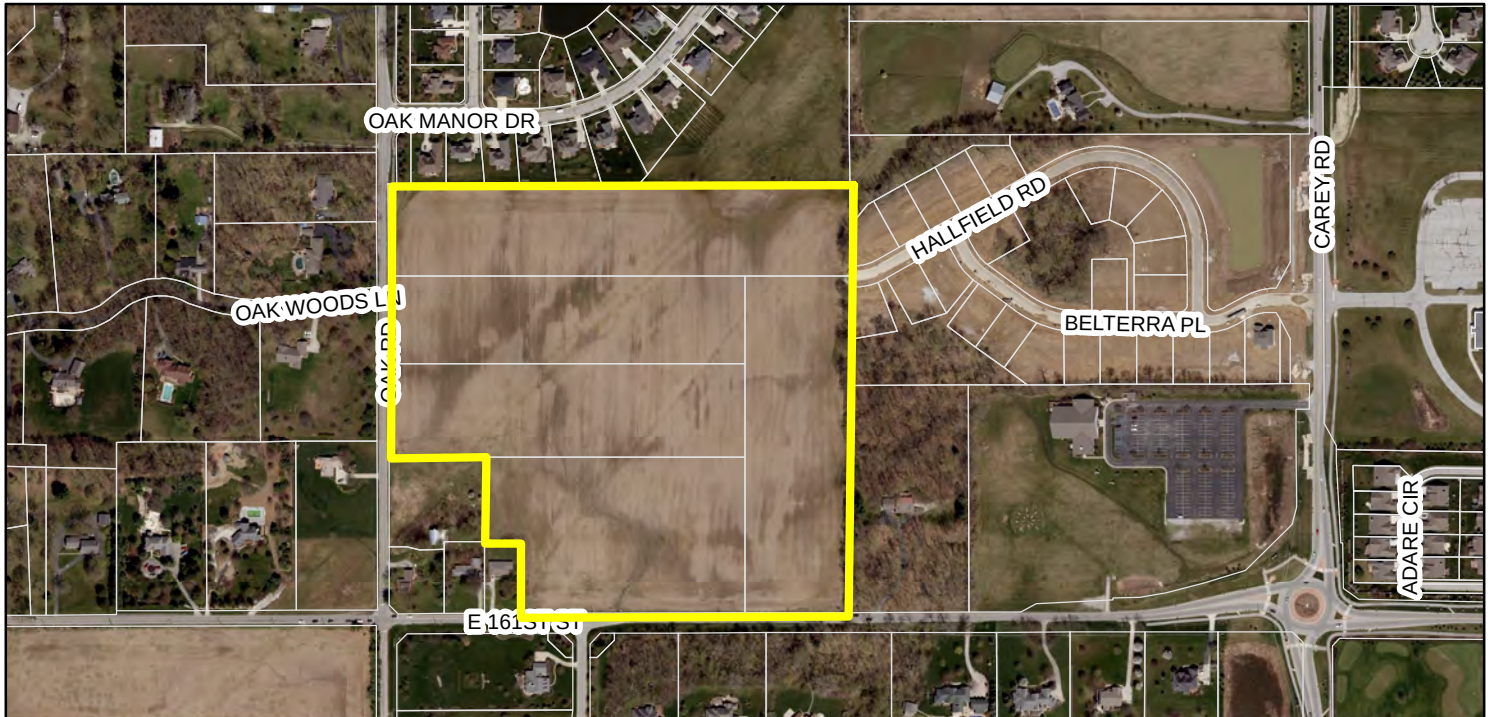
1. **Action:** Hold a public hearing at the March 1, 2021, Plan Commission meeting.
2. The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard (317) 531-3751 or [phoward@westfield.in.gov](mailto:poward@westfield.in.gov).



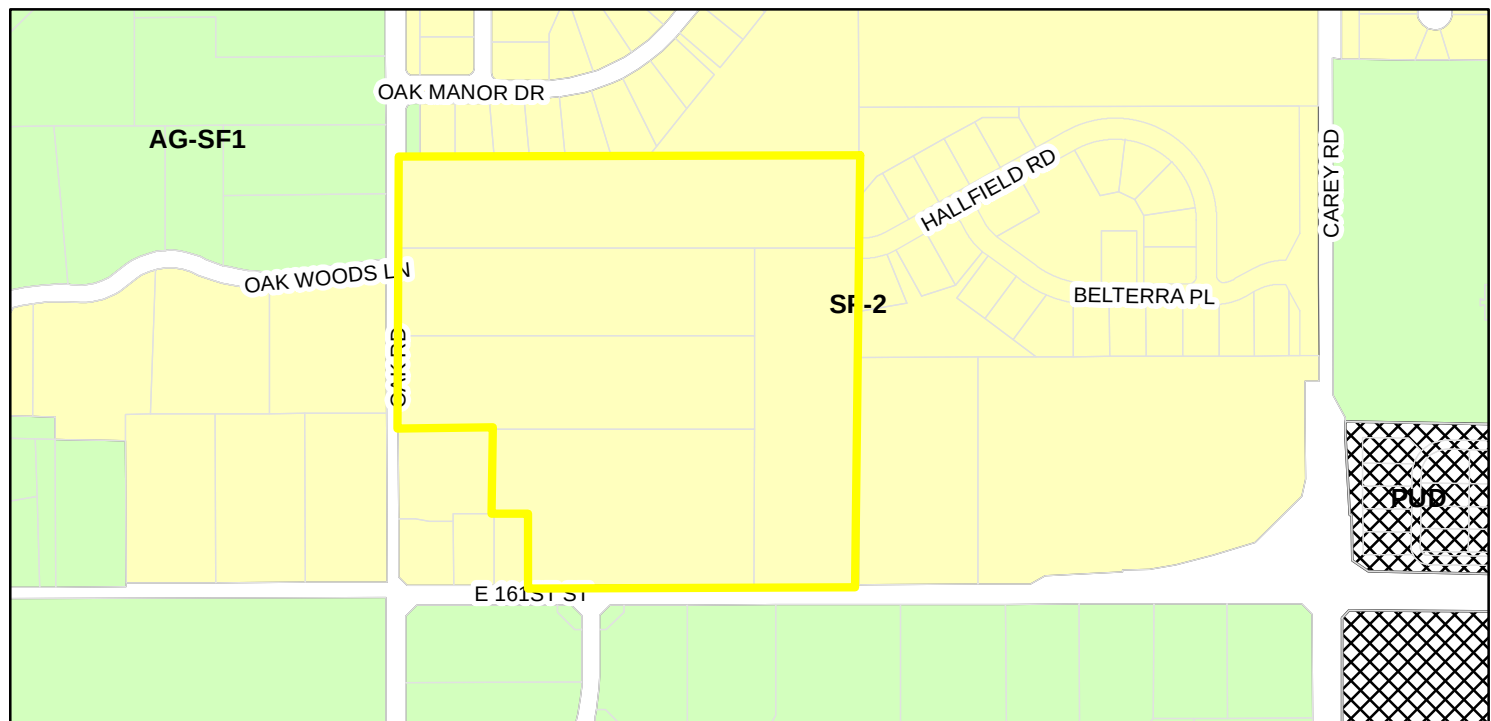
Property Location Map
Community Bible Fellowship
2103-ODP-04 & 2103-SPP-04



Aerial Location Map



Zoning Map



Zoning

-  AG-SF1 (Agriculture - Single Family - 1)
-  PUD (Planned Unit Development)
-  SF-2 (Single Family - 2)



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

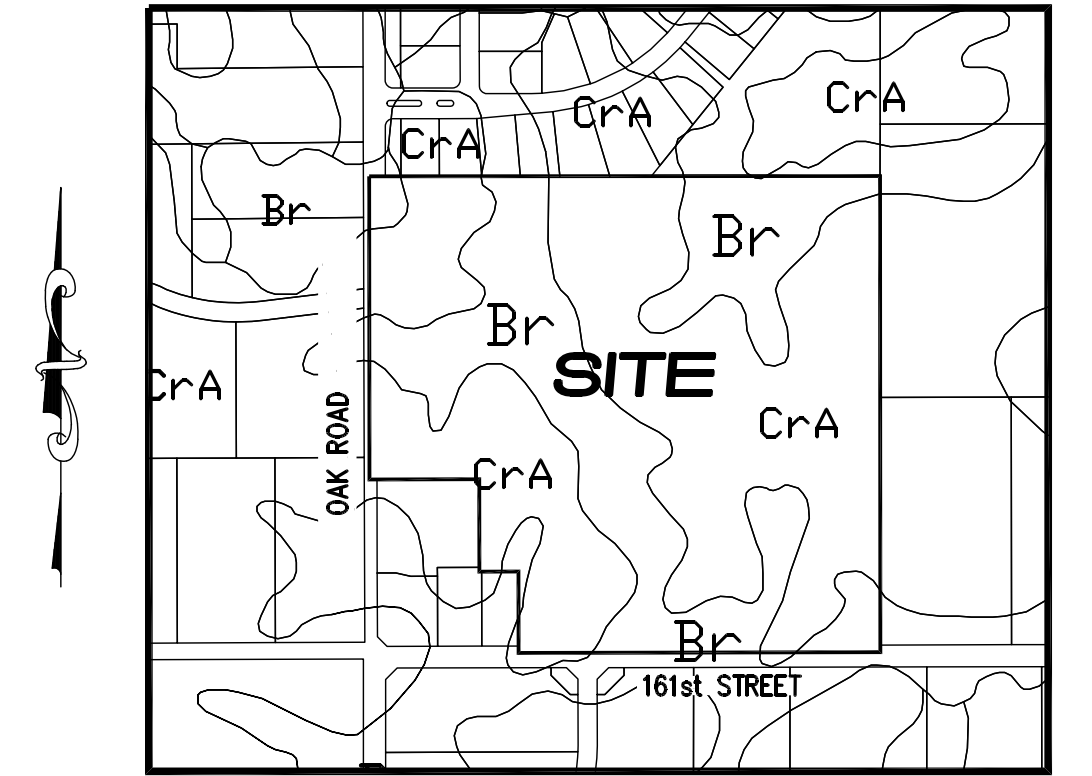
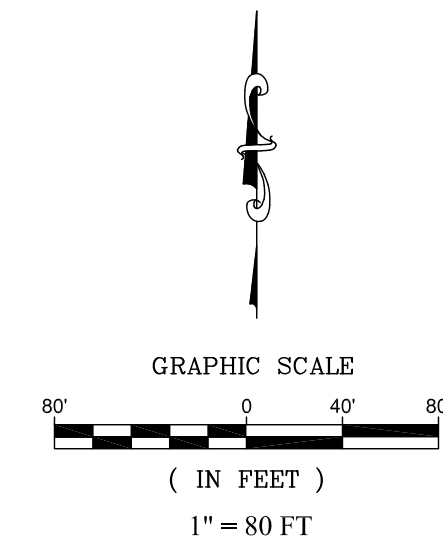
THIS INSTRUMENT PREPARED FOR:
COMMUNITY BIBLE FELLOWSHIP CHURCH, INC.
550 CONGRESSIONAL BLVD.
SUITE #115
CARMEL, IN 46032
CONTACT: MARK ALT
PHONE: (317) 223-4257

CURRENT LANDOWNER:
Linda Walcher Jones, Laura Walcher Wilkerson, Carol
Walcher, Jenny Walcher & Terry Walcher Harding T/C

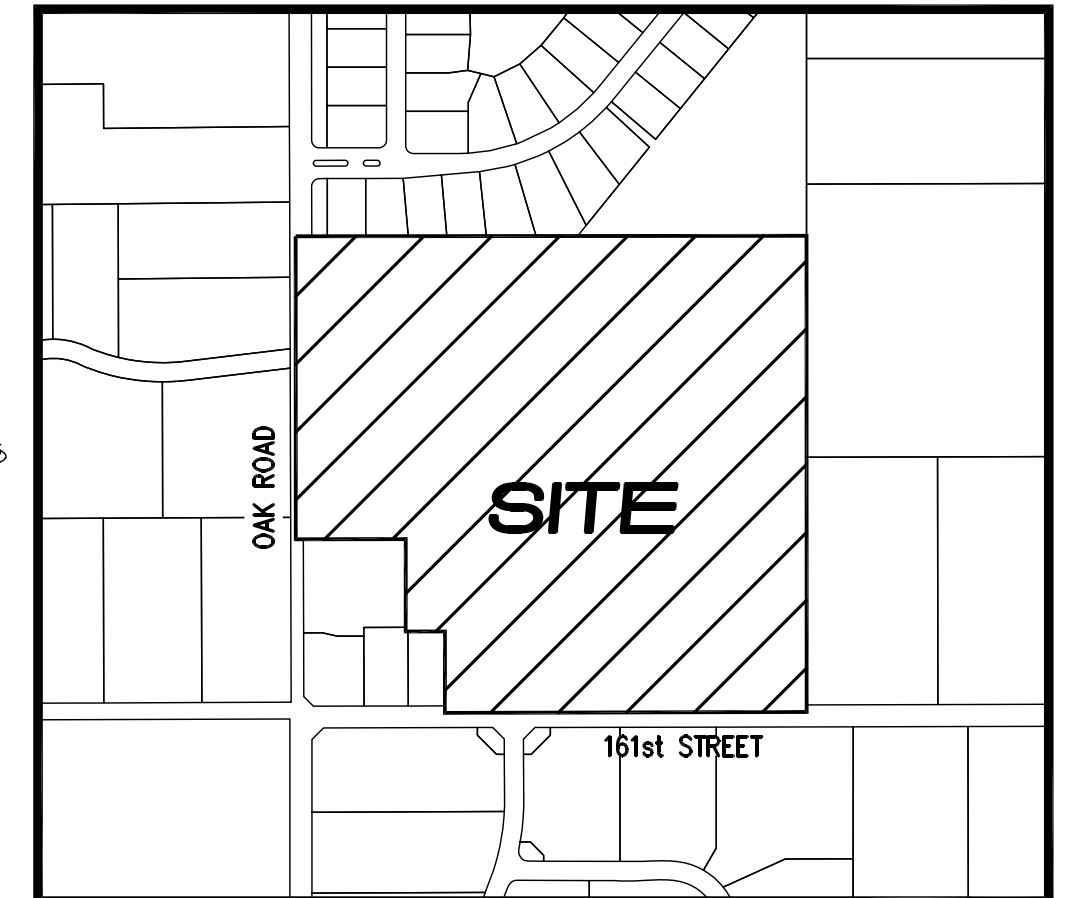
PRIMARY PLAT / DEVELOPMENT PLAN

for COMMUNITY BIBLE FELLOWSHIP CHURCH

WESTFIELD, INDIANA
ZONING: SF2



SOILS MAP
SCALE: 1"=500'
Br / CrA



LOCATION MAP
SCALE: 1"=500'



FLOOD STATEMENT
THIS SITE DOES NOT LIE
WITHIN A ZONE PER FIRM
18057C01380 DATED
NOVEMBER 19, 2014

- NOTE:
- ALL TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
 - TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
 - THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSO

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

EXISTING WATER ALONG 161ST STREET WILL SERVICE THIS SITE.

THE CITY OF WESTFIELD WILL BE LOWERING THE LOCATION OF THE OAK PARK DITCH NEAR THE SOUTHEAST CORNER OF THIS SITE AS A CAPITAL IMPROVEMENT PROJECT OF 161ST STREET, COORDINATION WITH THE CITY WILL CONTINUE THROUGH THE DEVELOPMENT OF THIS SITE.

PROPOSED SANITARY FOR THIS SITE WILL CONNECT TO THE SANITARY MAIN NEAR THE EAST PROPERTY LINE ON HALLFIELD ROAD.

THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE", SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE UNDERSIGNED OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

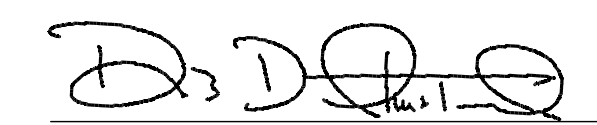
LAND DESCRIPTION

A part of the West Half of the Northeast Quarter of Section 7, Township 18 North, Range 4 East, Washington Township, Hamilton County, Indiana, more particularly described as follows:

Commencing at the Southwest corner of said Half Quarter Section; thence North 00 degrees 02 minutes 40 seconds West 452.09 feet to the POINT OF BEGINNING of this description; thence North 00 degrees 02 minutes 40 seconds West 789.25 feet; thence North 89 degrees 57 minutes 20 seconds East 1,330.17 feet; thence South 00 degrees 01 minute 52 seconds East 1,238.79 feet; thence South 88 degrees 51 minutes 41 seconds West 941.88 feet; thence North 00 degrees 02 minutes 40 seconds West 212.00 feet; thence South 89 degrees 51 minutes 41 seconds West 102.00 feet; thence North 00 degrees 02 minutes 40 seconds West 240.73 feet; thence South 89 degrees 51 minutes 41 seconds West 286.00 feet to the place of beginning, containing 34.419 acres, more or less.

INDEX

SHT.	DESCRIPTION
C001	COVER SHEET
C100-C101	EXISTING CONDITIONS
C102-C105	PRIMARY PLAT / DEVELOPMENT PLAN
	LANDSCAPE PLAN


DENNIS D. OLMSTEAD
REGISTERED LAND SURVEYOR
NO. 900012

1/29/2021
DATE

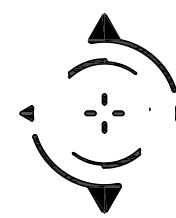


PLANS PREPARED BY:

STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: DENNIS D. OLMSTEAD
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM



Know what's below.
Call before you dig.



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

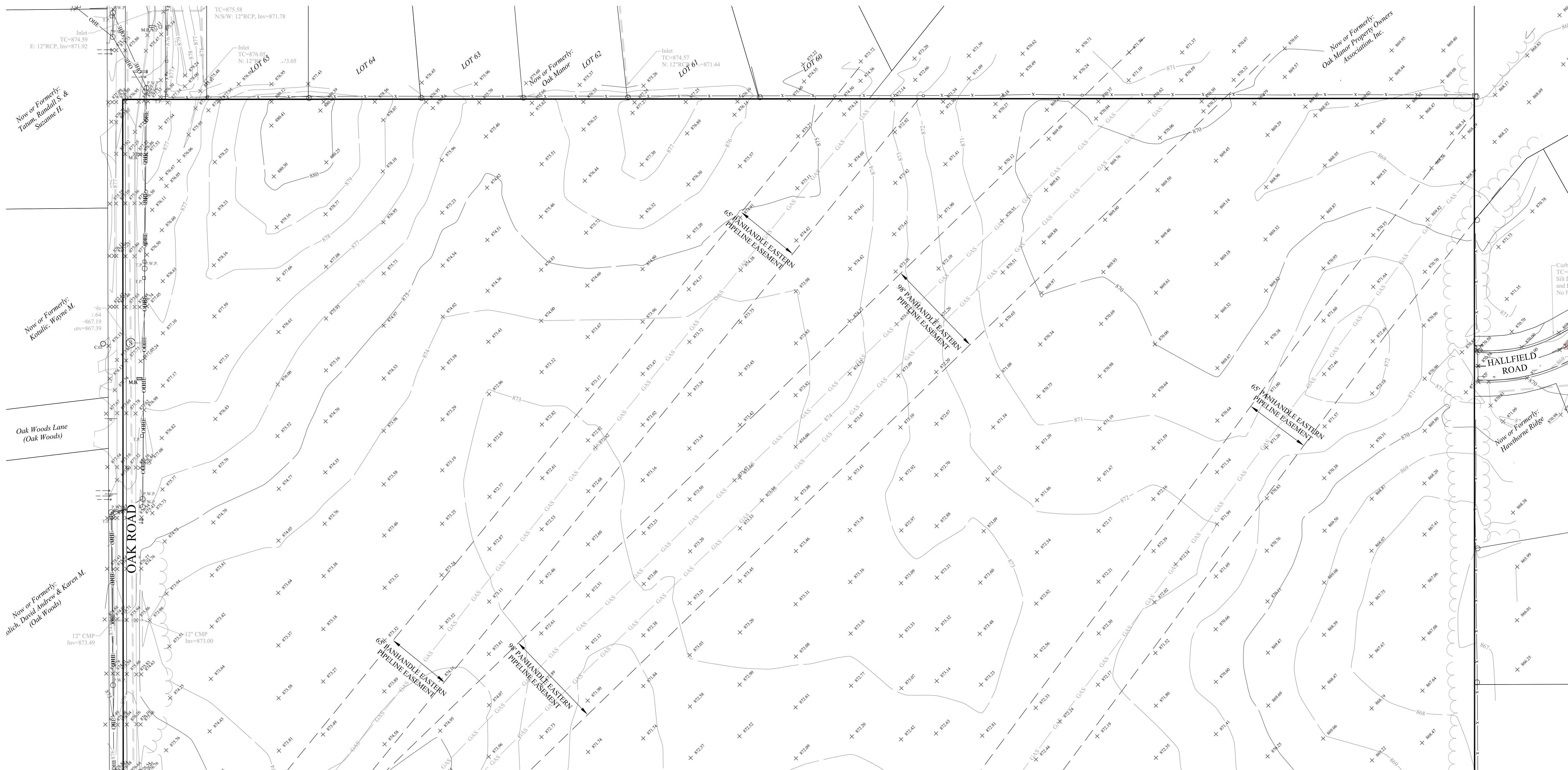
THIS INSTRUMENT PREPARED FOR:
COMMUNITY BIBLE FELLOWSHIP CHURCH, INC.
550 CONGRESSIONAL BLVD.
SUITE #115
CARMEL, IN 46032
CONTACT: MARK ALT
PHONE: (317) 223-4257

CURRENT LANDOWNER:
Linda Walcher Jones, Laura Walcher Wilkerson, Carol
Walcher, Jenny Walcher & Terry Walcher Harding T/C

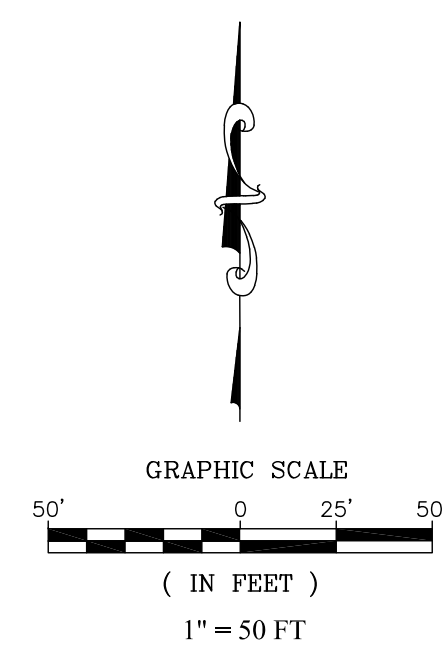
COMMUNITY BIBLE FELLOWSHIP CHURCH

PRIMARY PLAT

ZONING SF2



- LEGEND**
- | | | | | |
|------------------------------|---------------------|---|---------------------|--------------|
| 830 | EXISTING CONTOUR | Sanitary Cleanout | NO ACCESS EASEMENT | Gas Valve |
| W | EXISTING WATER LINE | Storm Sewer Line, Manhole & End Section | Power Pole | Gas Meter |
| Proposed Sanitary Sewer | | Curb Inlet | Light Pole | Water Meter |
| Proposed Storm Sewer | | Beehive or Round Inlet | Elect. Transformer | Water Valve |
| W | PROPOSED WATER LINE | Square Flat Inlet | Elect. Pedestal | Fire Hydrant |
| Flow Line | | Fence Line | Elect. Meter | Mailbox |
| BURIED ELECTRIC LINE | | | GUY WIRE | |
| OVERHEAD ELECTRIC LINES | | | TELEPHONE POLE | |
| BURIED TELEPHONE LINE | | | TELEPHONE PEDESTAL | |
| TELEPHONE LINE | | | TELEPHONE MANHOLE | |
| BURIED CABLE T.V. LINE | | | CABLE T.V. POLE | |
| CABLE T.V. LINE | | | CABLE T.V. PEDESTAL | |
| GAS LINE | | | TRAFFIC SIGNAL POLE | |
| WATER LINE | | | TRAFFIC MANHOLE | |
| SANITARY SEWER LINE, MANHOLE | | | TRAFFIC CONTROL BOX | |



Know what's below.
Call before you dig.

EXISTING CONDITIONS			PREPARED FOR: COMMUNITY BIBLE FELLOWSHIP CHURCH WASHINGTON TOWNSHIP HAMILTON CO., INDIANA		
SECTION: 7			TOWNSHIP: 18N		
DRAWN BY: LAF			CHECKED BY: GDK		
SHEET NO.			RANGE: R4E		
C100			S & A JORN: 78310MMA		

STOEPPELWERTH

ALWAYS ON

7965 E. 106th Street, Fishers, IN 46038-2905

Phone: (317) 849-5935 Fax: (317) 849-5942

REGISTERED

No. 900012

STATE OF INDIANA

LAND SURVEYOR

CERTIFIED: 01/29/2021

Dennis D. Olmstead

THIS DRAWING IS NOT INTENDED TO BE AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

DATE

REVISIONS

BY

STOEPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMESEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5955

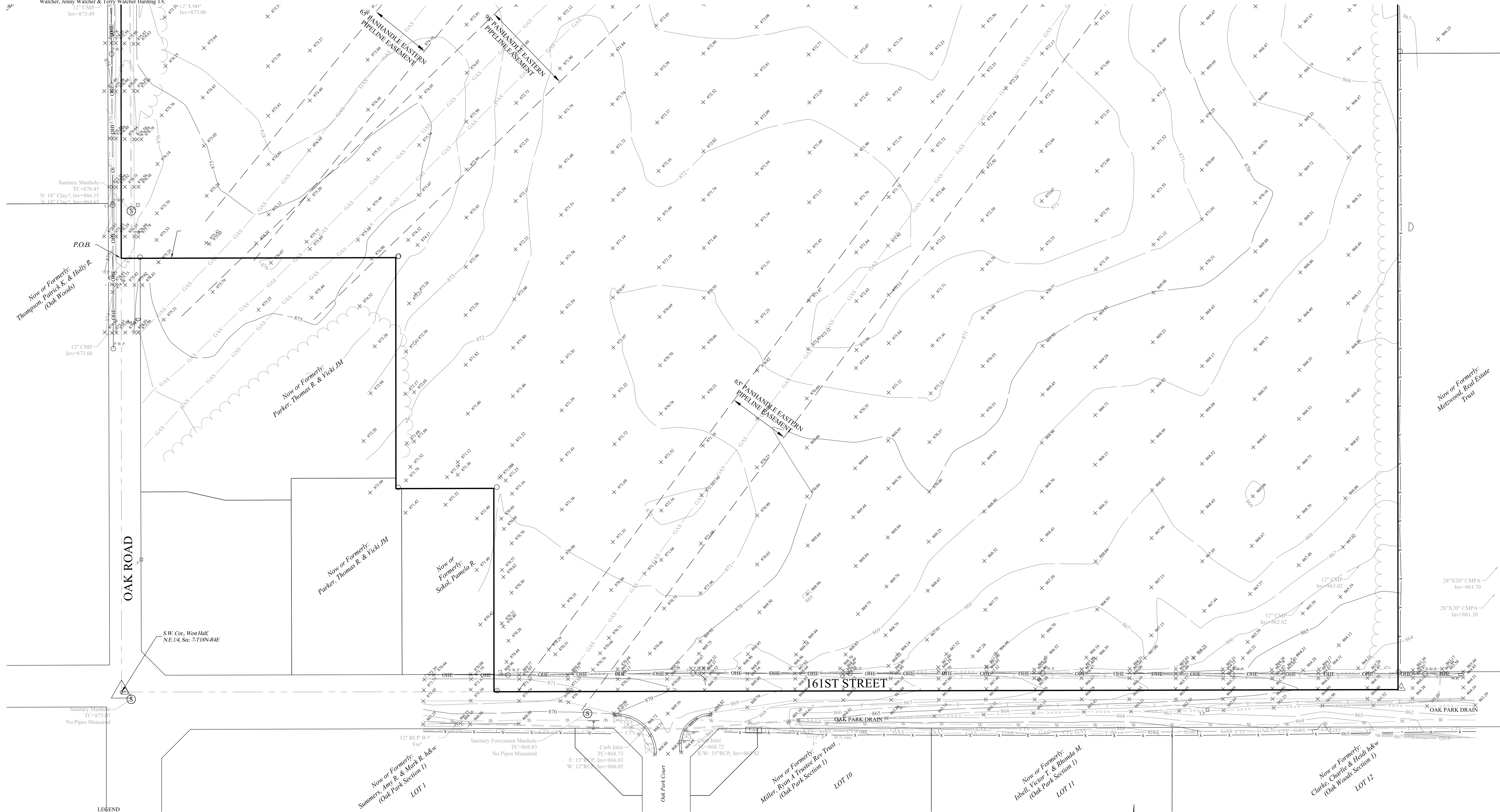
THIS INSTRUMENT PREPARED FOR:
COMMUNITY BIBLE FELLOWSHIP CHURCH, INC.
550 CONGRESSIONAL BLVD.
SUITE #115
CARMEL, IN 46032
CONTACT: MARK ALT
PHONE: (317) 223-4257

CURRENT LANDOWNER:
Linda Walcher Jones, Laura Walcher Wilkerson, Carol
Walcher, Jenny Walcher & Terry Walcher Harding T/C
12" CMP -
Inv=873.49
12" CMP -
Inv=873.00

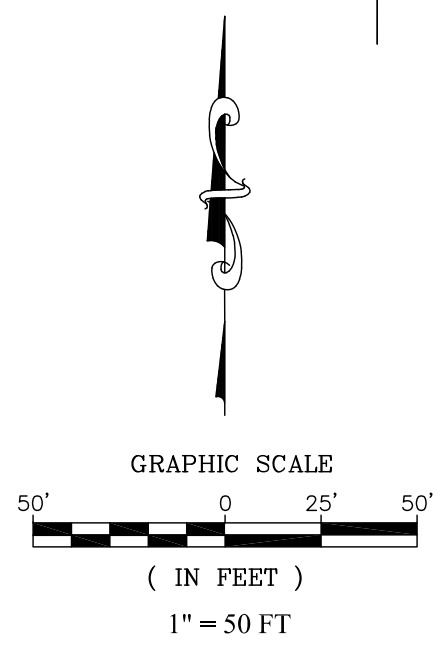
COMMUNITY BIBLE FELLOWSHIP CHURCH

PRIMARY PLAT

ZONING: SF2



- LEGEND**
- 830 EXISTING CONTOUR
 - W EXISTING WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - W PROPOSED WATER LINE
 - FLOW LINE
 - BURIED ELECTRIC LINE
 - OVERHEAD ELECTRIC LINES
 - BURIED TELEPHONE LINE
 - TELEPHONE LINE
 - BURIED CABLE T.V. LINE
 - CABLE T.V. LINE
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER LINE; MANHOLE
- SANITARY CLEANOUT**
- STORM SEWER LINE; MANHOLE & END SECTION
 - CURB INLET
 - BEEHIVE OR ROUND INLET
 - SQUARE FLAT INLET
 - FENCE LINE
 - SET NAIL - UNLESS OTHERWISE NOTED
 - SET CAPPED REBAR STAMPED S&A FIRM #0008
 - SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
 - HAMILTON COUNTY SURVEYOR
 - MEASURED
 - RECORDED
 - NO ACCESS EASEMENT
- NO ACCESS EASEMENT**
- POWER POLE
 - LIGHT POLE
 - ELECT. TRANSFORMER
 - ELECT. PEDESTAL
 - ELECT. METER
 - GUY WIRE
 - TELEPHONE POLE
 - TELEPHONE PEDESTAL
 - TELEPHONE MANHOLE
 - CABLE T.V. POLE
 - CABLE T.V. PEDESTAL
 - TRAFFIC SIGNAL POLE
 - TRAFFIC MANHOLE
 - TRAFFIC CONTROL BOX
- GAS VALVE**
- GAS METER
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - MAILBOX
- S.S.E. SANITARY SEWER EASEMENT**
- P.S.E. PERPETUAL STORMWATER EASEMENT
 - I.E.E. INGRESS / EGRESS EASEMENT
 - HANDICAP RAMP



EXISTING CONDITIONS		
SECTION	TOWNSHIP	RANGE
7	18N	R4E
DRAWN BY: LAF	CHECKED BY: GDK	
SHEET NO. C101		
S & A JORDN 78310MMA		

STOEPELWERTH

ALWAYS ON

7965 E. 106th Street, Fishers, IN 46038-2905

Phone: (317) 849-5955 Fax: (317) 849-5942

REGISTERED

No. 900012

STATE OF INDIANA

LAND SURVEYOR

CERTIFIED: 01/29/2021

DENNIS D. OLMESEAD

THIS DRAWING IS NOT INTENDED TO BE AN ORIGINAL BOUNDARY SURVEY A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 01/29/2021

DENNIS D. OLMESEAD

PREPARED FOR:

COMMUNITY BIBLE FELLOWSHIP CHURCH

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7963 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

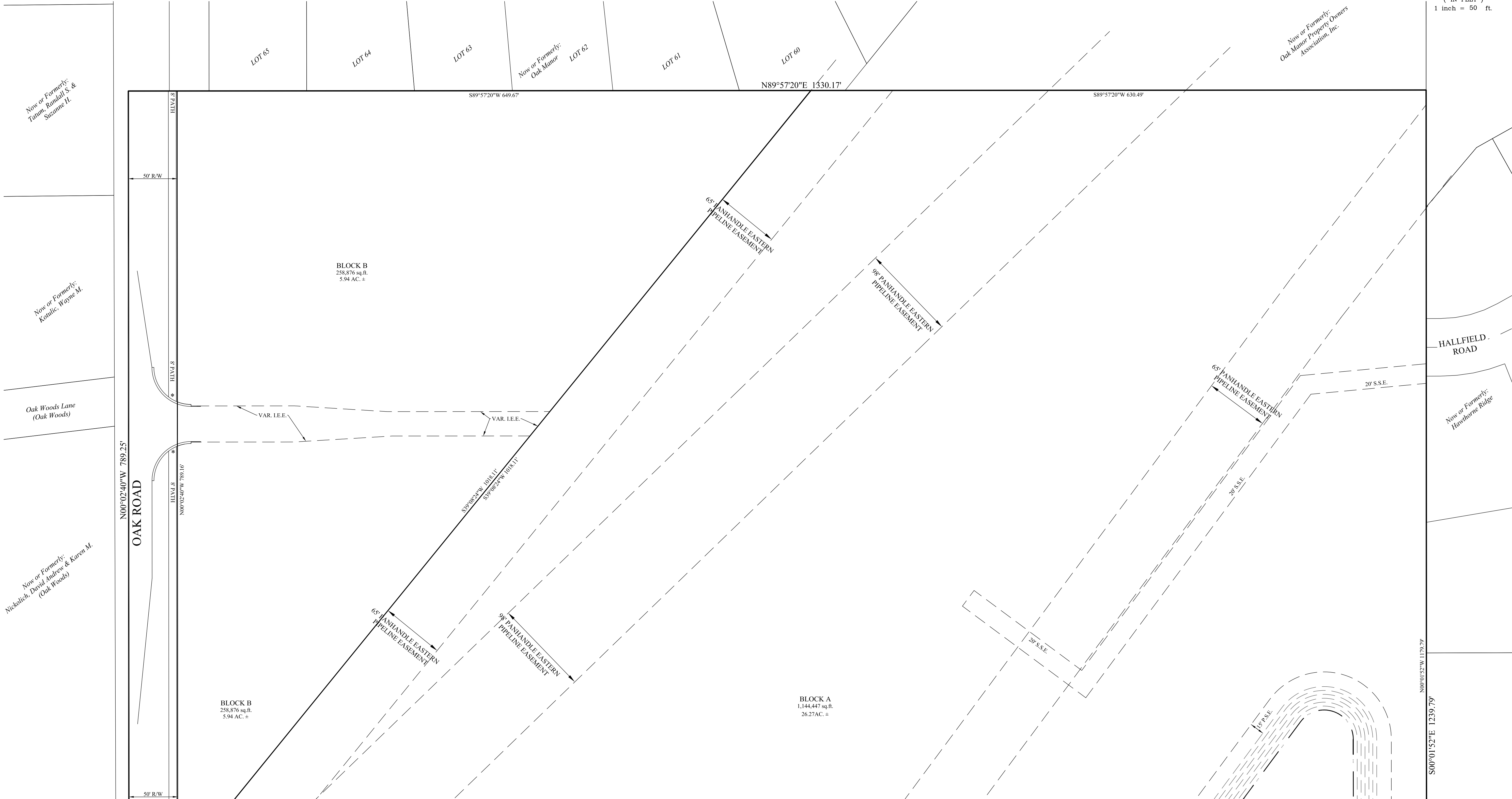
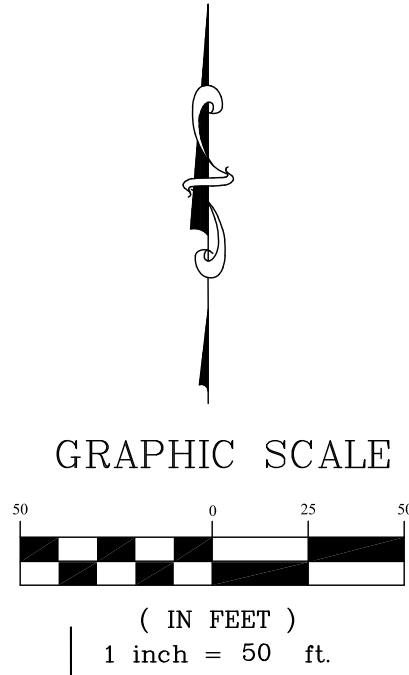
THIS INSTRUMENT PREPARED FOR:
COMMUNITY BIBLE FELLOWSHIP CHURCH, INC.
550 CONGRESSIONAL BLVD.
SUITE #115
CARMEL, IN 46032
CONTACT: MARK ALT
PHONE: (317) 223-4257

CURRENT LANDOWNER:
Linda Walcher Jones, Laura Walcher Wilkerson, Carol
Walcher, Jenny Walcher & Terry Walcher Harding T/C

COMMUNITY BIBLE FELLOWSHIP CHURCH

PRIMARY PLAT

ZONING SF2



S.S.E. SANITARY SEWER EASEMENT
P.S.E. PERPETUAL STORMWATER EASEMENT
I.E.E. INGRESS / EGRESS EASEMENT
* HANDICAP RAMP

SHEET 102



SECTION: 7			TOWNSHIP: 18N			RANGE: R4E		
DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO. C102		
PREPARED FOR: PRIMARY PLAT			COMMUNITY BIBLE FELLOWSHIP CHURCH			WASHINGTON TOWNSHIP		
TOWNSHIP: WASHINGTON			COUNTY: HAMILTON CO., INDIANA			DATE		
BY			REVISIONS			DATE		

STOEPPELWERTH

ALWAYS ON.

7963 East 106th Street, Fishers, IN 46038-2205
Phone: (317) 849-5935 Fax: (317) 849-5942

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

CERTIFIED: 01/29/2021

THIS DRAWING IS NOT INTENDED TO BE
A SUBSTITUTE FOR THE ORIGINAL
ORIGINAL BOUNDARY SURVEY A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT.



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7963 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

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COMMUNITY BIBLE FELLOWSHIP CHURCH

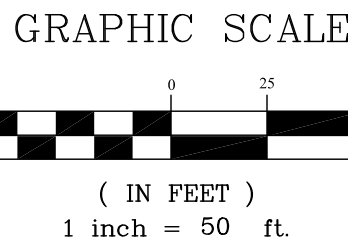
PRIMARY PLAT

ZONING: SF2

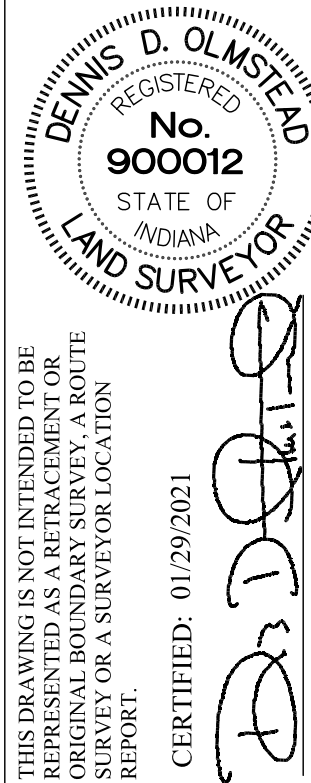
SHEET 101

BLOCK A
1,144,447 sq. ft.
26.27 AC. ±

BLOCK B
258,876 sq. ft.
5.94 AC. ±



N00°01'52"W 1239.79'
S00°01'52"E 1239.79'



STOEPPELWERTH
ALWAYS ON.
7963 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

PREPARED FOR:
COMMUNITY BIBLE FELLOWSHIP CHURCH
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 7 TOWNSHIP: 18N RANGE: R4E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO.
C103
S & A JOB NO.
78310MMA



S.S.E. SANITARY SEWER EASEMENT
P.S.E. PERPETUAL STORMWATER EASEMENT
I.E.E. INGRESS / EGRESS EASEMENT
* HANDICAP RAMP

Now or Formerly:
Thompson, Patrick E. & Holly R.
(Oak Woods)

Now or Formerly:
Parker, Thomas R. & Vicki JM

Now or Formerly:
Parker, Thomas R. & Vicki JM

Now or Formerly:
Sokol, Pamela R.

Now or Formerly:
Summers, Amy R. & Mark R. & w
(Oak Park Section 1)
LOT 1

Oak Park Court

Now or Formerly:
Miller, Ryan A Trustee, Roy Trust
(Oak Park Section 1)
LOT 10

Now or Formerly:
Isbell, Victor T. & Ronald M.
(Oak Park Section 1)
LOT 11

Now or Formerly:
Clarke, Charlie & Heidi & w
(Oak Woods Section 1)
LOT 12

OAK ROAD

161ST STREET

LAKE #1
102,119 sq. ft.

STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

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COMMUNITY BIBLE FELLOWSHIP CHURCH, INC.
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SUITE #115
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CURRENT LANDOWNER:
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Walcher, Jenny Walcher & Terry Walcher Harding T/C

COMMUNITY BIBLE FELLOWSHIP CHURCH

DEVELOPMENT PLAN

ZONING SF2



APPROXIMATE PARKING SPACES: 500 +
TYPICAL PARKING DIMENSIONS: 9' X 20'
*FINAL BUILDING DIMENSIONS AND PARKING
CONFIGURATION TO BE DETERMINED.

NOTE:
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MASTER TREE LIST
• TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
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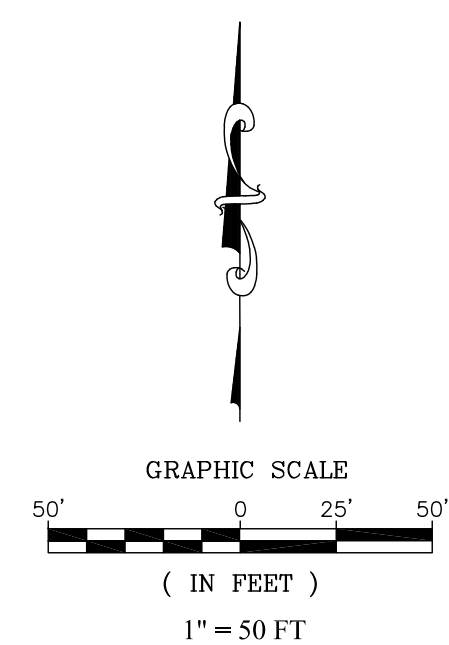
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PROPOSED STORM PIPES WILL RANGE FROM 12" - 36".
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THE CITY OF WESTFIELD WILL BE LOWERING THE LOCATION OF
THE OAK PARK DITCH NEAR THE SOUTHEAST CORNER OF THIS
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811
Know what's below.
Call before you dig.

REVISIONS			DATE	BY

THIS DRAWING IS NOT INTENDED TO BE
AN ORIGINAL BOUNDARY SURVEY A ROUTE
SURVEY OR A SURVEYOR LOCATION
REPORT.

CERTIFIED: 01/29/2021

DENNIS D. OLMSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH

ALWAYS ON
7965 E. 106th Street, Fishers, IN 46038-2905
Phone: (317) 849-5935 Fax: (317) 849-5942

DEVELOPMENT PLAN

PREPARED FOR:
COMMUNITY BIBLE FELLOWSHIP CHURCH

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 7 TOWNSHIP: 18N RANGE: R4E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C104
S & A JORN NO. 78310MMA

STOEPEL WERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5955

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SUITE #115
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Walcher, Jenny Walcher & Terry Walcher Harding T/C
12" CMP Inv=873.49
12" CMP Inv=873.00

COMMUNITY BIBLE FELLOWSHIP CHURCH

DEVELOPMENT PLAN

ZONING: SF2



- LEGEND**
- 830 EXISTING CONTOUR
 - W EXISTING WATER LINE
 - W EXISTING SANITARY SEWER
 - W PROPOSED SANITARY SEWER
 - W PROPOSED WATER LINE
 - W FLOW LINE
 - W BURIED ELECTRIC LINE
 - W OVERHEAD ELECTRIC LINES
 - W BURIED TELEPHONE LINE
 - W TELEPHONE LINE
 - W BURIED CABLE T.V. LINE
 - W CABLE T.V. LINE
 - W GAS LINE
 - W WATER LINE
 - W SANITARY SEWER LINE, MANHOLE
 - SANITARY CLEANOUT
 - STORM SEWER LINE, MANHOLE & END SECTION
 - CURB INLET
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 - SET NAIL (UNLESS OTHERWISE NOTED)
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 - STAMPED S&A FIRM #0008
 - SET PIPE UP 1" CAPPED
 - STAMPED S&A FIRM #0008
 - HAMILTON COUNTY SURVEYOR
 - MEASURED
 - RECORDED
 - N.A.E.
 - NO ACCESS EASEMENT
 - POWER POLE
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 - ELECT. PEDESTAL
 - ELECT. METER
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 - MAILBOX
 - S.S.E. SANITARY SEWER EASEMENT
 - P.S.E. PERPETUAL STORMWATER EASEMENT
 - I.E.E. INGRESS / EGRESS EASEMENT
 - * HANDICAP RAMP

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TYPICAL PARKING DIMENSIONS: 9' X 20'
*FINAL BUILDING DIMENSIONS AND PARKING CONFIGURATION TO BE DETERMINED.

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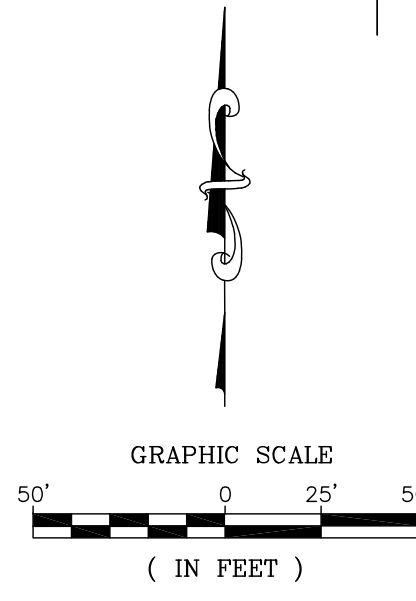
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811

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REVISIONS			DATE	BY

THIS DRAWING IS NOT INTENDED TO BE AN ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 01/29/2021

DENNIS D. OLMEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPEL WERTH

ALWAYS ON
7965 E. 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5955 Fax: (317) 849-5942

DEVELOPMENT PLAN

COMMUNITY BIBLE FELLOWSHIP CHURCH

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

SECTION: 7 TOWNSHIP: 18N RANGE: R4E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C105
S & A JORN NO. 78310MMA

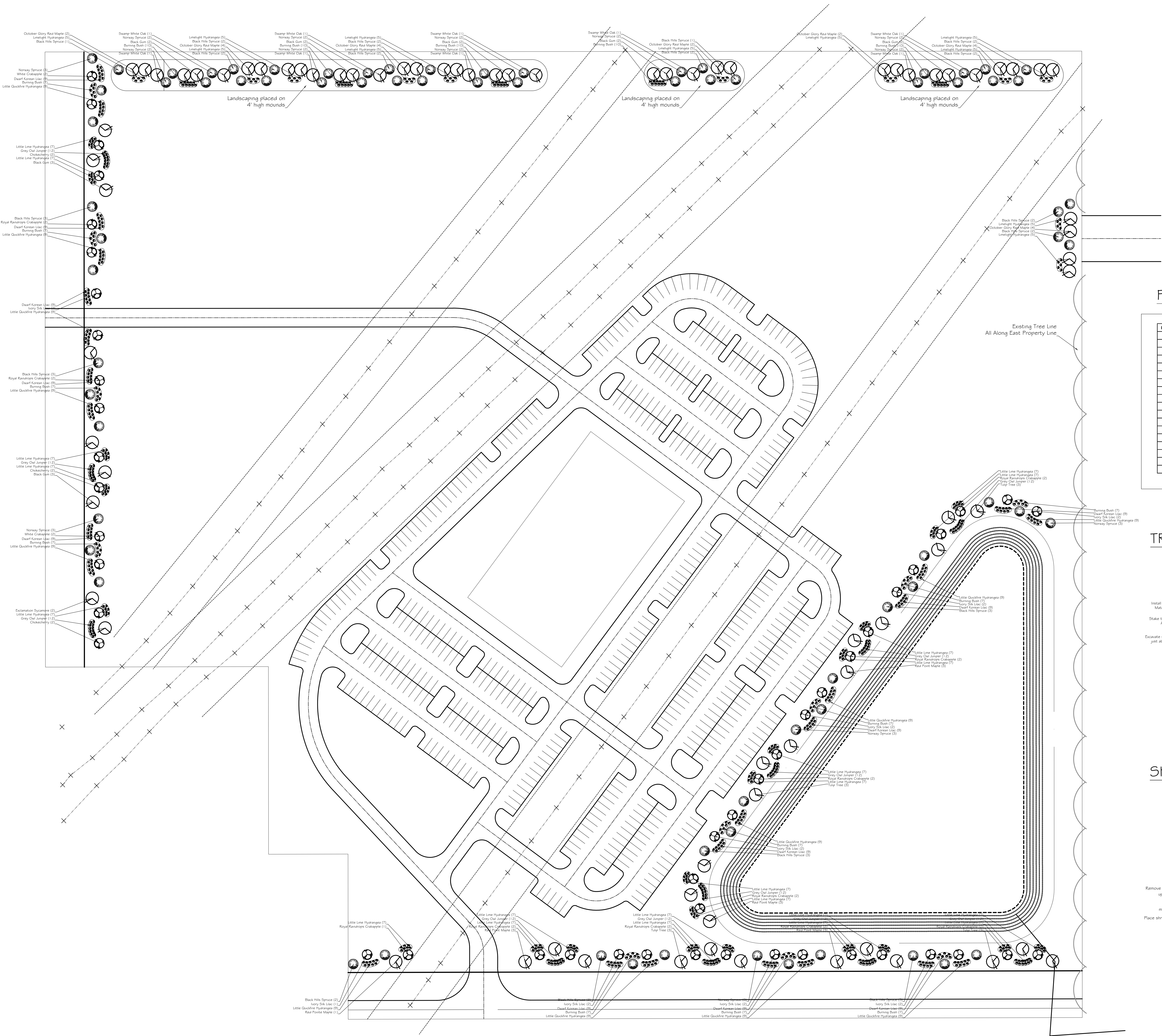


505 West 186th St.
Westfield, IN 46074
phone: (317) 846-0620
fax: (317) 846-4950
web: sundowngardens.com

Scale: 1" = 50'
Date: 01-13-21
Designer: TE
Drawn By: TE, DBa

COMMUNITY BIBLE FELLOWSHIP CHURCH

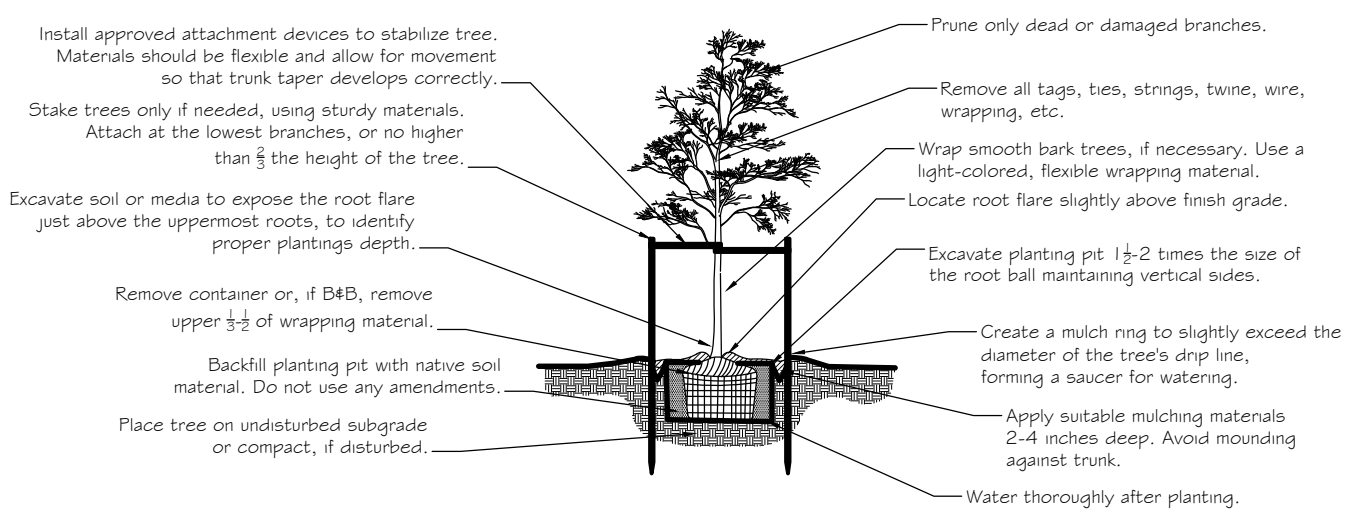
Address
Westfield IN, 46074



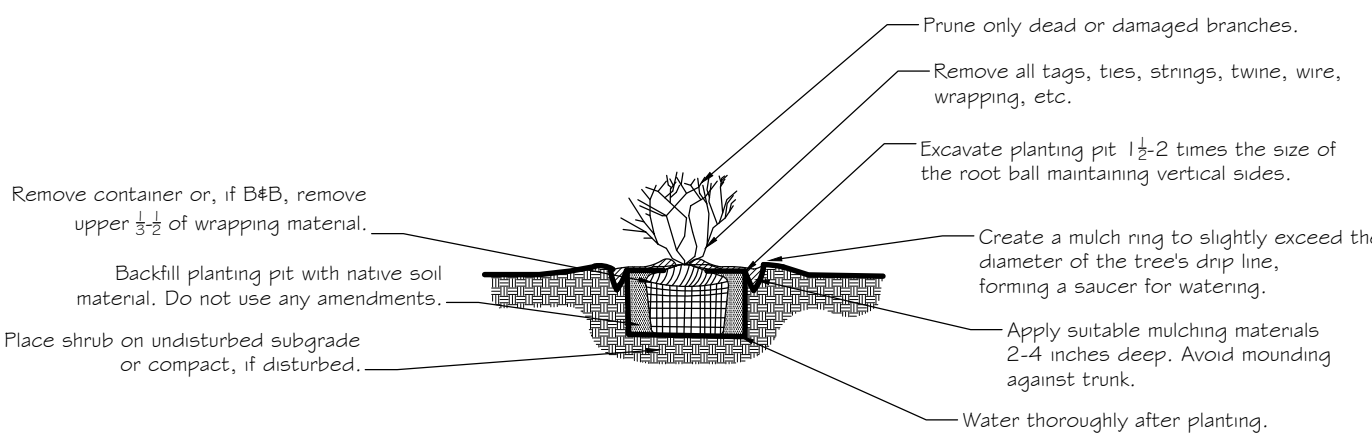
PLANT KEY

Quantity	Botanical Name	Common Name	Size
55	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	24"
154	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	18"
117	Hydrangea paniculata 'Little Quickfire'	Little Quickfire Hydrangea	18"
108	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	18"
127	Euonymus alatus	Burning Bush	18-24"
132	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	18"
21	Malus transtoria 'Royal Raindrops'	Royal Raindrops Crabapple	2"
17	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac Tree	2"
6	Prunus virginiana	Chokecherry	2"
4	Malus	White Crabapple	2"
40	Picea glauca 'Black Hills'	Black Hills Spruce	6' B&B
33	Picea abies	Norway Spruce	6' B&B
13	Acer rubrum 'Redpointe'	Red Point Maple	2"
12	Liriodendron tulipifera	Tulip Tree	2"
2	Platanus x acerifolia 'Morton Circle'	Exclamation Sycamore	2"
16	Nyssa sylvatica	Black Gum	2"
22	Acer rubrum 'October Glory'	October Glory Red Maple	2"
9	Quercus bicolor	Swamp White Oak	2"

TREE PLANTING DETAIL



SHRUB PLANTING DETAIL



REVISION	DATE
1	-
2	-
3	-
4	-

"DISCLAIMER"
UNLESS OTHERWISE NOTED AND AS NECESSARY IRRIGATION REPAIRS AND/OR ADJUSTMENTS WILL BE BILLED ON A TIME AND MATERIAL BASIS.
ANY UNFORESEEN AND/OR UNMARKED UTILITIES INCLUDING BUT NOT LIMITED TO INVISIBLE FENCES, POST LIGHTING, AND SUMP LINES ARE THE RESPONSIBILITY OF THE CLIENT.

Memorandum

Date: February 11, 2021

To: Pam Howard, Senior Planner
Economic and Community Development Department

From: Andrew Wert
Church Church Hittle + Antrim
116 N. Union Street, Westfield, IN 46074

Re: Community Bible Fellowship Church primary plat and overall development plan,
northeast corner of Oak Road and East 161st Street

Summary of Virtual Neighborhood Meeting

Community Bible Fellowship Church hosted a virtual Neighborhood Meeting on Thursday, February 10, 2021. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as Westfield Planning staff. Below please find a brief written report of the meeting.

The Virtual Neighborhood Meeting began at 6:30 p.m.

Petitioner representatives included Mark Alt, Paul Claire, Mike Rasor, and Pastor David Hoffeditz representing the Building Committee of Community Bible Fellowship, Gordon Kritz of Stoeppelwerth & Associates, and Andrew Wert of CCH+A.

Attendees included Pam Howard (Westfield planning staff), Megan & David Lohman, Alyssa Milligan, Jonathan Dilley, Brian Collier, Jeff Loeser, Kent & Bobbi Erb, Susie & Randy Tatum, Tammie & Ron Loera, Wayne Kotulic, Mike & Michelle Rosser, Craig Bohbrink, and Debbie Lewis for a total of 21 participants.

A summary of the meeting follows:

Andrew Wert summarized the proposal by Community Bible Fellowship Church to develop multiple adjoining parcels totaling around 34 acres for a church. Andy summarized the request that has been filed with the Westfield Plan Commission which is for a primary plat and overall development plan. He explained that most on the invite list will receive a public notice in the mail advising them of the public hearing to be held March 1st. He displays the plat document and landscape plan. He states that this is an active church, currently worshipping at the Carmel Events Center on Carmel Drive. The church is very early in the process, has not purchased the

ground yet, but will be submitting more detail to the City before construction begins. This may not occur until 2024.

Randy Tatum expresses concerns about lighting, signage, drainage and traffic.

Sam Milligan does not want a passing blister taking up existing ground on the west side of Oak Road, explaining that the abandoned Pulte project was able to shift all auxiliary lanes east. He also asks how late evening meetings/services might go.

Pastor Hoffeditz replies probably 8pm.

There is a question about how large the building will be.

Mr. Alt replies 35,000 to 40,000 square feet.

There are questions about the landscaping, with some advocating landscape mounds along Oak Road.

Jonathan Dilley has concerns that the church project will aggravate drainage problems for his subdivision to the north (Oak Manor).

There is a question about seating capacity in the proposed church as well as what other rooms will be included in the building.

Pastor Hoffeditz replies that there will be, in addition to the sanctuary, Sunday school rooms, foyers, and administrative offices. The current Sunday attendance of the church is around 350 plus another 180 online. In three to five years, membership could be anywhere from 500 to 1000.

There is more discussion about the configuration of the entrance and auxiliary lanes on Oak Road. Paul Claire believes the improvements can all be made on the east side. He will attempt to have more information on this prior to the Plan Commission meeting.

Brian Collier of Oak Manor is concerned about parking lot lights and lights from headlamps shining into his neighborhood. Paul believes this can be addressed with shielding on the light standards. The main entrance to the church will be on the south side. Consequently, evening meetings, which will not fill the parking lot, will likely have cars parking south of the church, near the entrance.

Mike Rasor of the Building Committee states that the church will probably not close on the property until June. Design may be a year or a year and a half away. The church wants to be an attribute to the area, and a good neighbor. They hope some area residents will join their congregation.

Randy Tatum asks for a commitment that ball fields will not be constructed at the northwest portion of the property.

Mark Alt explains that the Building Committee is not authorized to make such a commitment at this time.

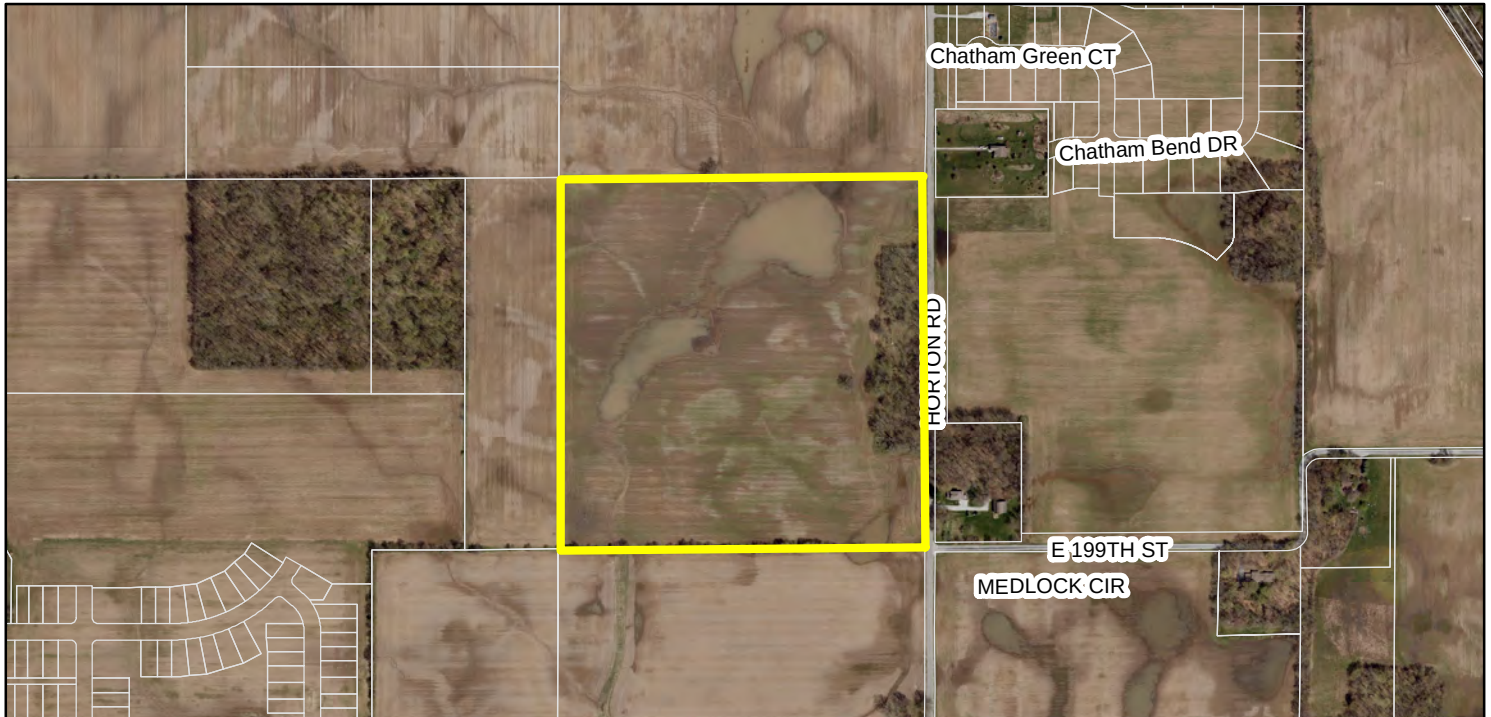
There being no questions further questions or comments from attendees, the meeting concluded at 8:00 p.m.



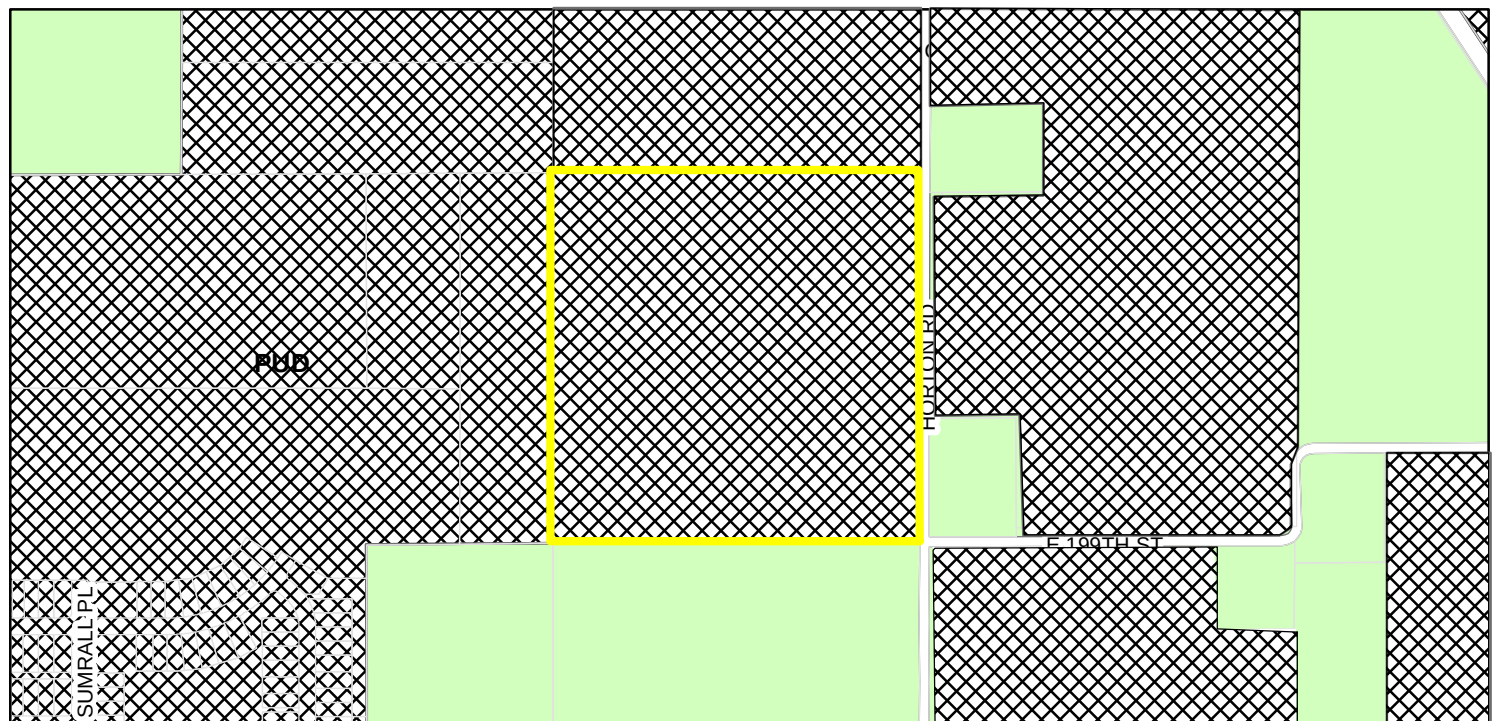
Property Location Map
Carramore
2103-ODP-03 & 2103-SPP-03



Aerial Location Map



Zoning Map



Zoning

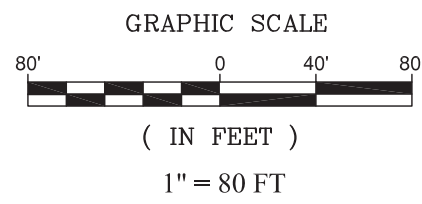
-  AG-SF1 (Agriculture - Single Family - 1)
-  PUD (Planned Unit Development)

PRIMARY PLAT / OVERALL DEVELOPMENT PLAN for CARRAMORE

WESTFIELD, INDIANA
Carramore PUD District



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
DREES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46340
CONTACT: LEE PHILLIPS
PHONE: (317) 495-4943
CURRENT LANDOWNER:
HINKLE CREEK FARMS LLC
3535 EAST 161st STREET
CARMEL, IN 46033



- NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
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 - THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD

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PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
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SANITARY WILL BE PROVIDED FROM A 24" INTERCEPTOR LOCATED ON THE WEST SIDE OF HORTON ROAD.

A WATER MAIN WILL BE EXTENDED ALONG THE EAST SIDE OF HORTON ROAD WITH THE CHATHAM HILLS, SECTION 6 PROJECT.

TOTAL SITE = 40.265
TOTAL LOTS - 83
DENSITY - 2.06 u/a

TOTAL COMMON AREA = 11.83ac± (29.3%)

ZONING PUD
LOT STANDARDS:
Minimum Lot Area - 9,100sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.
Side Yard Setback - 5' min.
Rear Yard Setback - 20 min.
Minimum Lot Width - 65' min.

STREET DATA

STREET A	279.50 L.F.
STREET B	875.46 L.F.
STREET C	543.67 L.F.
STREET D	867.73 L.F.
STREET E	351.23 L.F.
STREET F	440.00 L.F.
STREET G	303.56 L.F.
STREET H	179.50 L.F.
TOTAL	3,840.65 L.F.

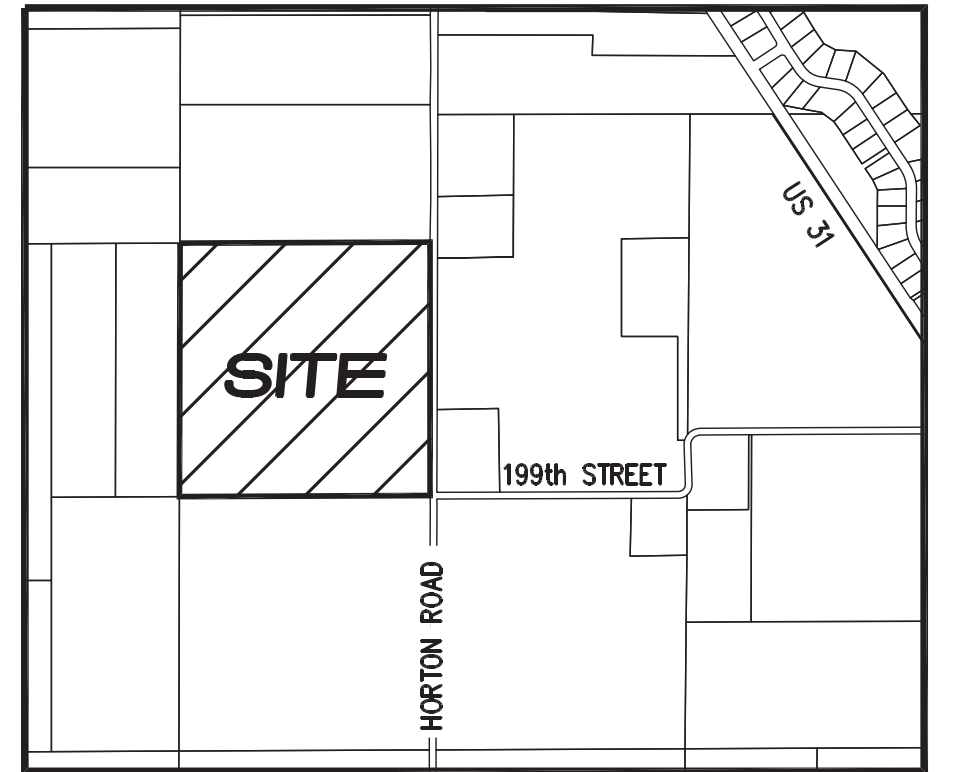
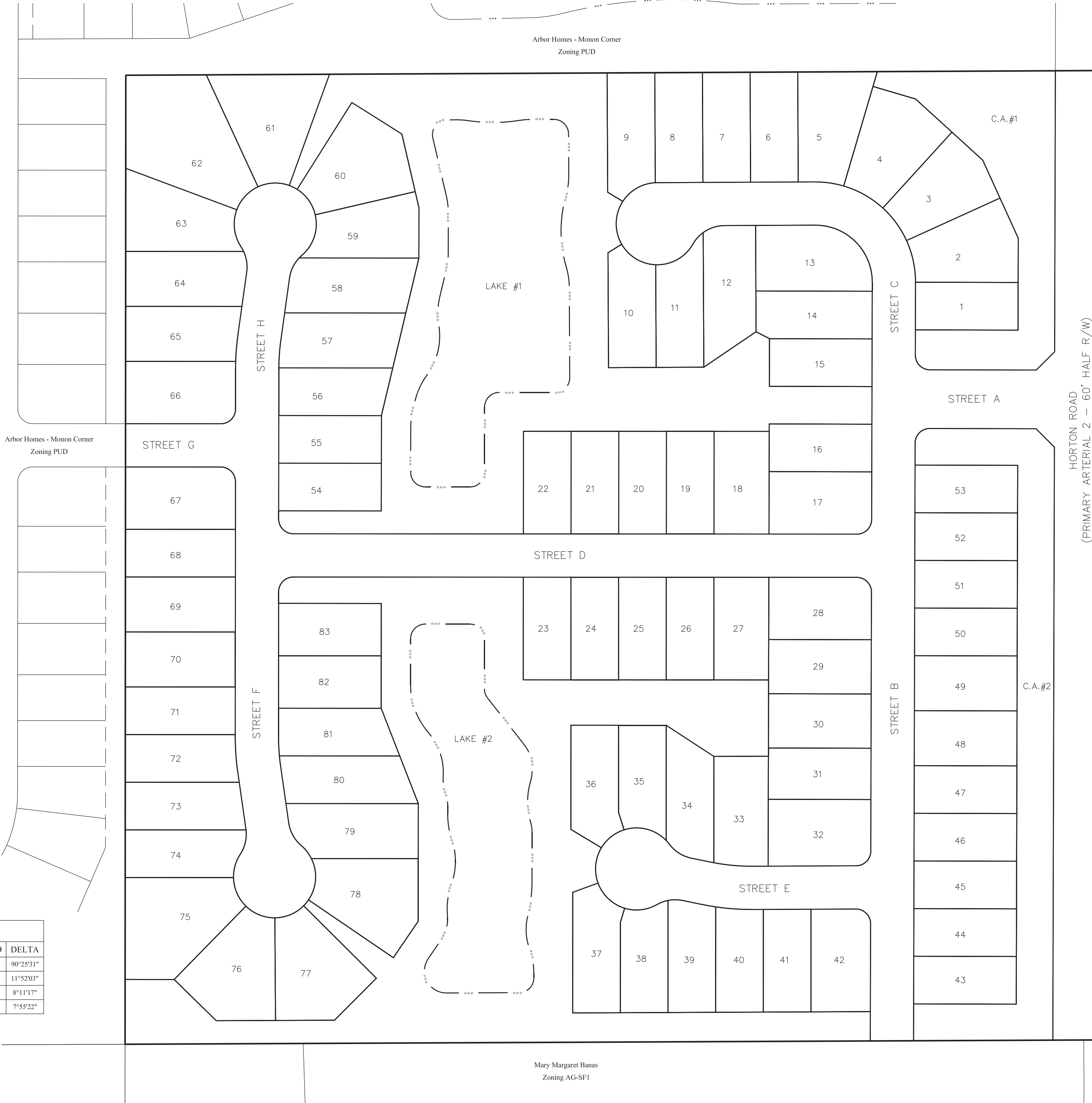
LAND DESCRIPTION

A part of the Southwest Quarter of Section 23, Township 19 North, Range 03 East, Washington Township, Hamilton County, Indiana more particularly described as follows:

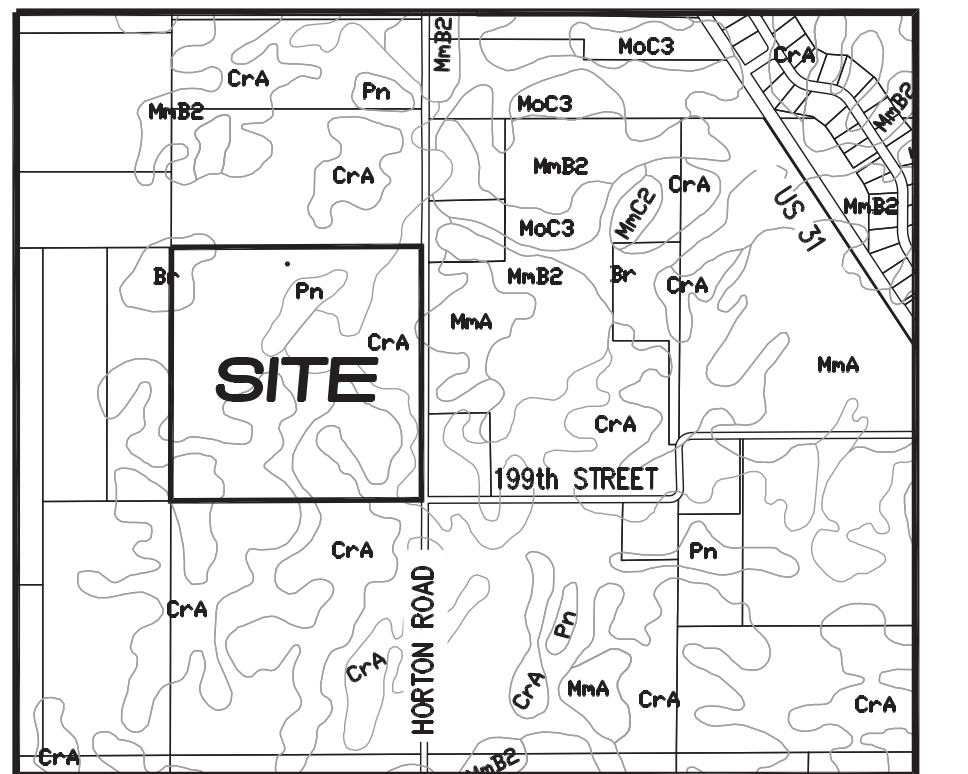
Beginning at the Northeast corner of the West Half of said Quarter Section; thence South 00 degrees 08 minutes 57 seconds West along East line thereof 1,322.28 feet to the Southeast corner of the Northwest Quarter of said Quarter Section; thence South 89 degrees 44 minutes 46 seconds West along the South line thereof 1,325.52 feet to the Southwest corner thereof; thence North 00 degrees 02 minutes 31 seconds East along the West line of said Southwest Quarter 1,321.74 feet to the place of beginning, containing 40.265 acres, more or less.

This description was prepared without the benefit of an ALTA survey and is subject to change.

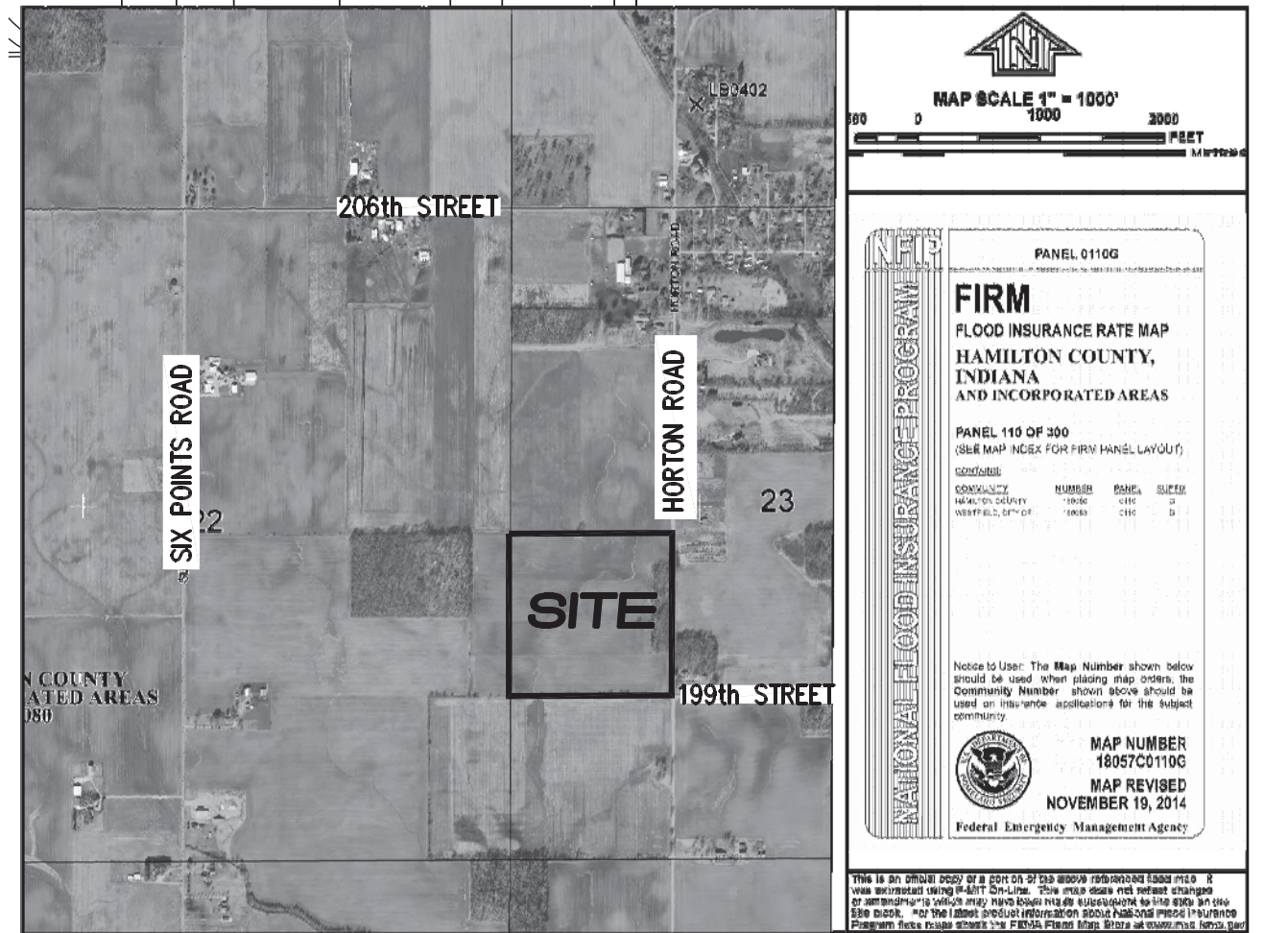
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	168.87	107.00	107.80	N45°03'49"W	151.88	90°25'31"
C2	62.14	300.00	31.18	S84°19'12"E	62.03	11°52'03"
C3	42.87	300.00	21.47	S4°03'07"E	42.84	8°11'17"
C4	41.48	300.00	20.77	S4°00'12"W	41.45	7°55'22"



LOCATION MAP
SCALE: 1"=1000'



SOILS MAP
SCALE: 1"=1000'
Br / CrA



FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE PER FIRM
18057C0110G DATED NOVEMBER 19, 2014

INDEX	
SHT.	DESCRIPTION
C001	COVER SHEET
C100	EXISTING CONDITIONS
C101-C104	PRIMARY PLAT / DEVELOPMENT PLAN
L101-L104	LANDSCAPE PLAN

PLANS PREPARED BY:
STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: DENNIS D. OLMSTEAD
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM

Dennis D. Olmstead DATE 01/29/2021
REGISTERED LAND SURVEYOR
NO. 900012





THIS INSTRUMENT PREPARED FOR
DREES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILIPS
PHONE: (317) 495-4943

CURRENT LANDOWNER:
HINKLE CREEK FARMS LLC
3535 EAST 161st STREET
CARMEL, IN 46033

CARRAMORE

PRIMARY PLAT

ZONING PUD



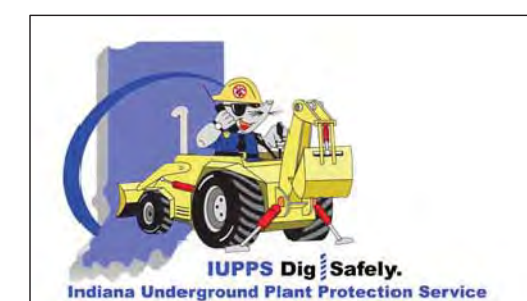
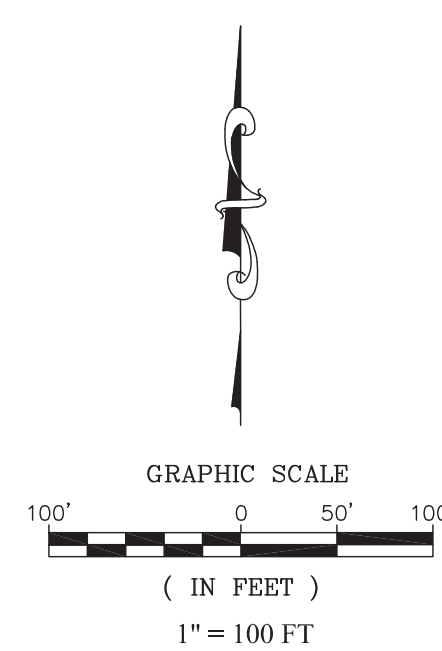
- | LEGEND | | LEGEND | | LEGEND | | |
|---|-----------|------------------------------|---|---|---|---------------------|
|  | 830 | EXISTING CONTOUR |  | SANITARY CLEANOUT |  | NO ACCESS EASEMENT |
|  | W | EXISTING WATER LINE |  | STORM SEWER LINE & MANHOLE & END SECTION |  | POWER POLE |
|  | | PROPOSED SANITARY SEWER |  | CURB INLET |  | LIGHT POLE |
|  | | PROPOSED STORM SEWER |  | BEEHIVE OR ROUND INLET |  | ELECT. TRANSFORMER |
|  | W | PROPOSED WATER LINE |  | SQUARE FLAT INLET |  | ELECT. PEDESTAL |
|  | | FLOW LINE |  | FENCE LINE |  | ELECT. METER |
|  | ENC - ENC | BURIED ELECTRIC LINE |  | SET NAIL - UNLESS OTHERWISE NOTED |  | GLY WIRE |
|  | ENC - ENC | OVERHEAD ELECTRIC LINES |  | SET CAPED DEWB/S STAMPED S&A FIRM #0008 |  | TELEPHONE POLE |
|  | ENC - ENC | BURIED TELEPHONE LINE |  | SET PIPE UP 1" CAPED STAMPED S&A FIRM #0008 |  | TELEPHONE PEDESTAL |
|  | ENC - ENC | TELEPHONE LINE |  | HAMILTON COUNTY SURVEYOR |  | CABLE T.V. POLE |
|  | ENC - ENC | BURIED CABLE T.V. LINE |  | MEASURED |  | CABLE T.V. PEDESTAL |
|  | ENC - ENC | CABLE T.V. LINE |  | RECORDED |  | TRAFFIC SIGNAL POLE |
|  | ENC - ENC | GAS LINE |  | NO ACCESS EASEMENT |  | TRAFFIC MANHOLE |
|  | ENC - ENC | WATER LINE | | |  | TRAFFIC CONTROL BOX |
|  | | SANITARY SEWER LINE; MANHOLE | | | | |

- LEGEND**
- | | |
|--------|--|
| | SANITARY CLEANOUT |
| | STORM SEWER LINE; MANHOLE & END SECTION |
| | CURB INLET |
| | BEEHIVE OR ROUND INLET |
| | SQUARE FLAT INLET |
| | FENCE LINE |
| | SET NAIL - UNLESS OTHERWISE NOTED |
| | SET CAPPED REBAR
STAMPED S&A FIRM #0008 |
| | SET PIPE UP / CAPPED
STAMPED S&A FIRM #0008 |
| H.C.S. | HAMILTON COUNTY SURVEYOR |
| (M) | MEASURED |
| (R) | RECORDED |
| N.A.E. | NO ACCESS EASEMENT |

- LEGEND
- NO ACCESS EASEMENT
POWER POLE
LIGHT POLE
ELECT. TRANSFORMER
ELECT. PEDESTAL
ELECT. METER
GUY WIRE
TELEPHONE POLE
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
CABLE T.V. POLE
CABLE T.V. PEDESTAL
TRAFFIC SIGNAL POLE
TRAFFIC MANHOLE
TRAFFIC CONTROL BOX

- LEGEND**
- | | |
|---|--------------|
|  | GAS VALVE |
|  | GAS METER |
|  | WATER METER |
|  | WATER VALVE |
|  | FIRE HYDRANT |
|  | MAILBOX |

- GAS VALVE
- GAS METER
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- MAILBOX



Know what's **below**.
Call before you dig.

EXISTING CONDITIONS

PREPARED FOR:

CARRAMORE

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

STOEPPELWERTH

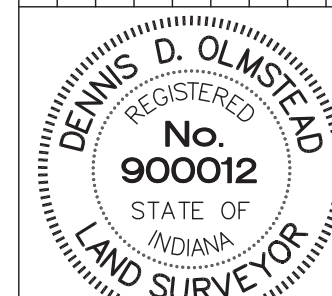


ALWAYS ON.

965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

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

CERTIFIED: 01/29/2021



BY

REVISIONS

DATE _____

SECTION:	TOWNSHIP:	RANGE:
	19N	R4E

OWN BY:	CHECKED BY:
AF	GDK

SHEET NO. _____

C100

S & A JOB NO.
90970DRE

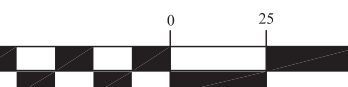


STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLNSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
DREES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILIPS
PHONE: (317) 849-4943

CURRENT LANDOWNER:
HINKLE CREEK FARMS LLC
3535 EAST 161st STREET
CARMEL, IN 46033

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

CARRAMORE

PRIMARY PLAT

ZONING: PUD

TOTAL SITE = 40,265

TOTAL LOTS - 83

DENSITY - 2.06 u/a

TOTAL COMMON AREA = 11.83ac± (29.3%)

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Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.

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Rear Yard Setback - 20' min.

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LEGEND

- | | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| L.O.S.E. | LINE OF SITE EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| R.D.E. | REGULATED DRAINAGE EASEMENT |
| P.S.E. | PERPETUAL STORMWATER EASEMENT |
| B.L. | BUILDING LINE |
| R/W | RIGHT OF WAY |
| B-B | BACK TO BACK OF CURB |
| * | HANDICAP RAMP |
| ☆ | STREET LIGHT |

NOTE:

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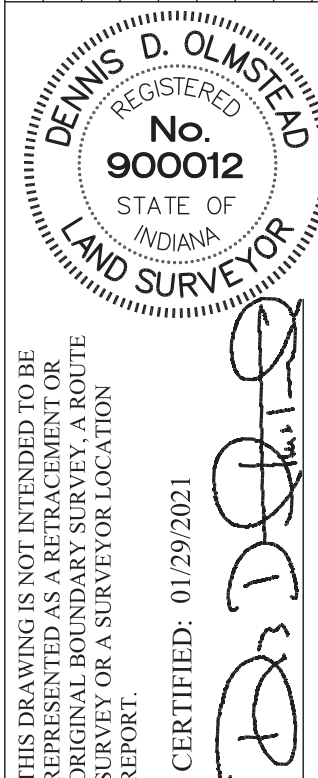
A WATER MAIN WILL BE EXTENDED ALONG THE EAST SIDE OF HORTON ROAD WITH THE CHATHAM HILLS, SECTION 6 PROJECT.

Arbor Homes - Monon Corner
Zoning PUD

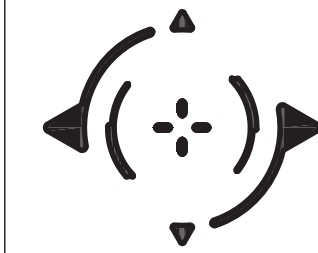
P.O.B.
NE Cor. W 1/2, SW 1/4,
Sec. 23-T19N-R3E

Caulfield, Michael A
Zoning AG-SF1

Chatham Hills - future sections
Zoning PUD



STOEPPELWERTH



PRIMARY PLAT

CARRAMORE

PREPARED FOR:

SECTION:

29

TOWNSHIP:

19N

RANGE:

R3E

DRAWN BY:

LAF

CHECKED BY:

GDK

SHEET NO.

C101

S & A JORDN

90970DRE

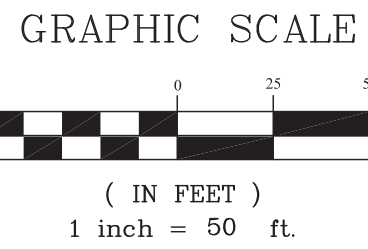


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DENNIS D. OLMSHEAD
7963 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
DRES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILIPS
PHONE: (317) 495-4943

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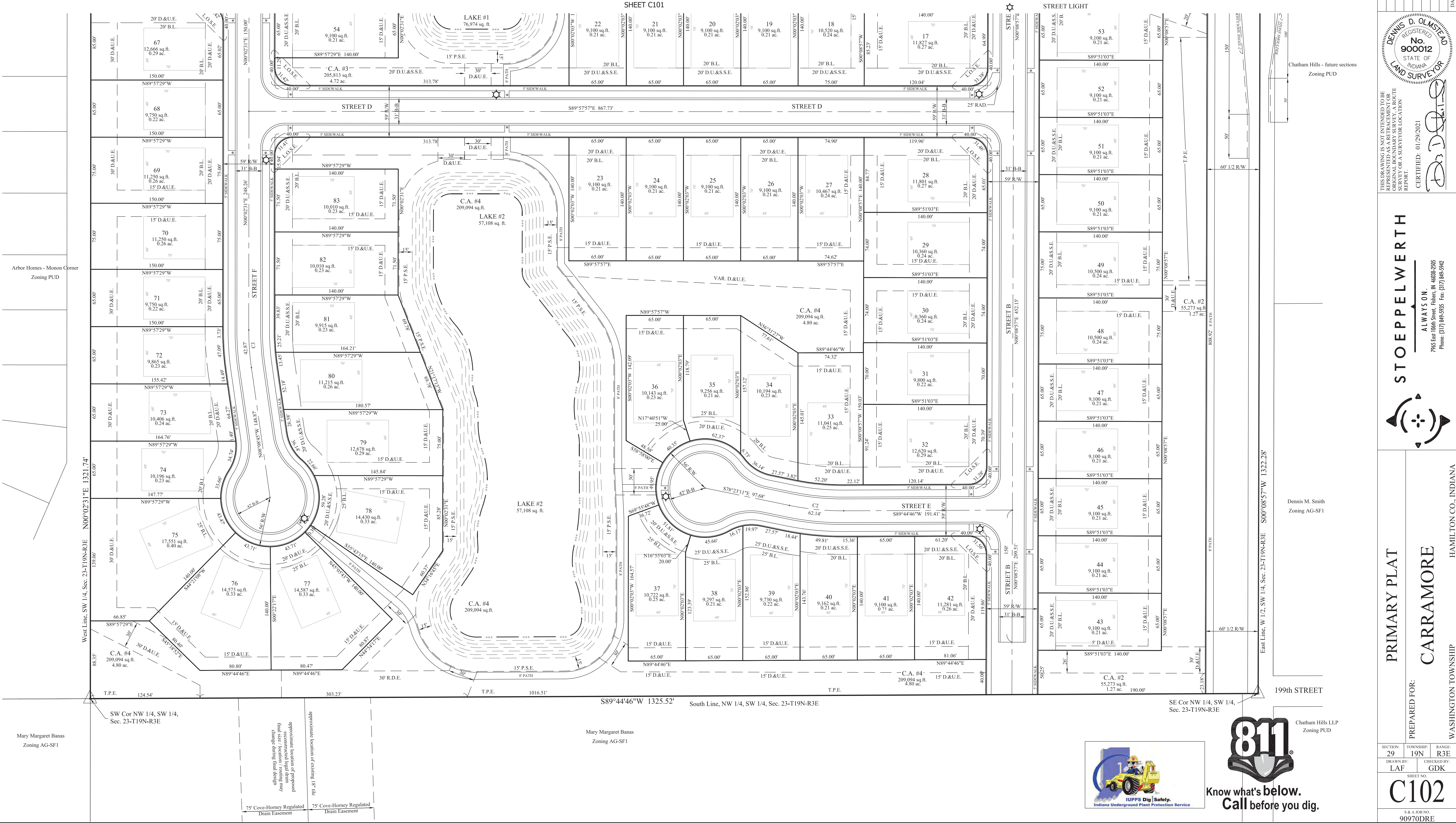
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THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR AN ORIGINAL BOUNDARY SURVEY A ROUTE REPORT.

CERTIFIED: 01/29/2021

DENNIS D. OLMSHEAD
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH

ALWAYS ON.

7963 East 106th Street, Fishers, IN 46038-5055
Phone: (317) 849-5935 Fax: (317) 849-5942

PRIMARY PLAT

CARRAMORE

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 29 TOWNSHIP: 19N RANGE: R3E

DRAWN BY: LAF CHECKED BY: GDK

SHEET NO.

C102

S & A JORN NO. 90970DRE



STOEPEL WERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5925

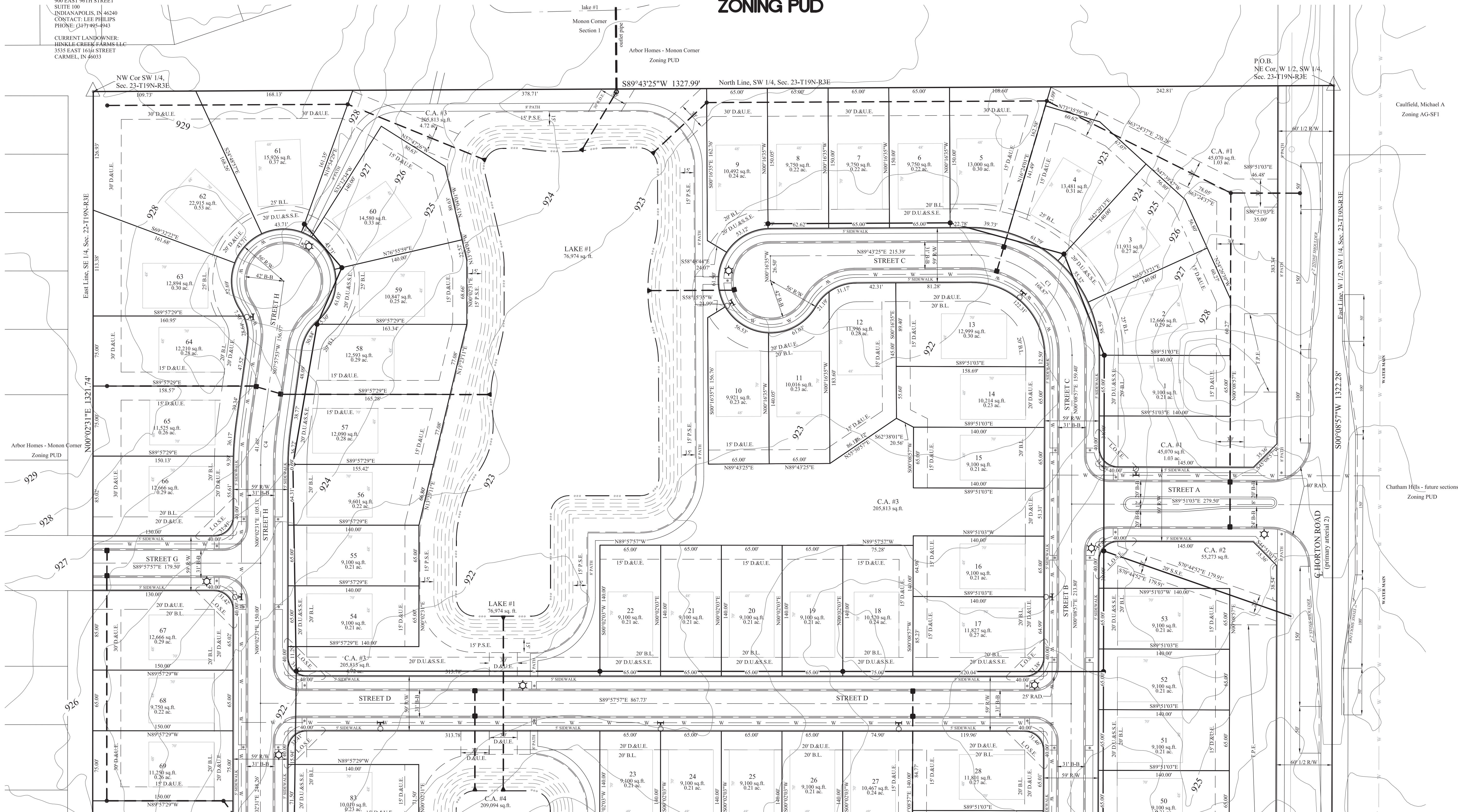
THIS INSTRUMENT PREPARED FOR:
DRES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILIPS
PHONE: (317) 445-4943

CURRENT LANDOWNER:
HINKLE CREEK FARMS LLC
3535 EAST 161st STREET
CARMEL, IN 46033

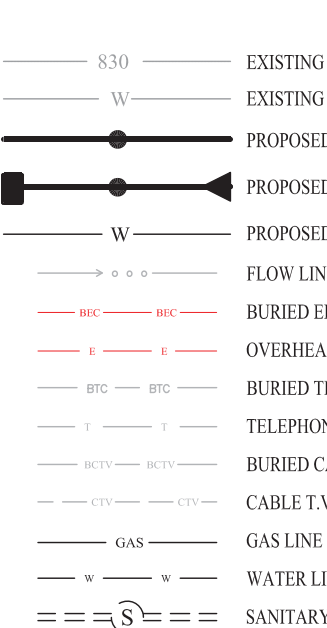
CARRAMORE

DEVELOPMENT PLAN

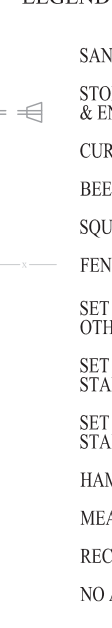
ZONING PUD



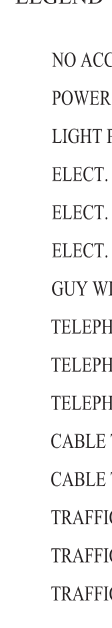
LEGEND



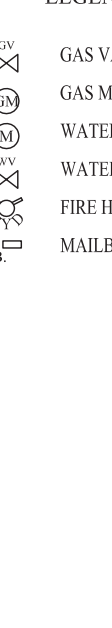
LEGEND



LEGEND



LEGEND



TOTAL SITE = 40.265
TOTAL LOTS = 83
DENSITY = 2.06 u/a

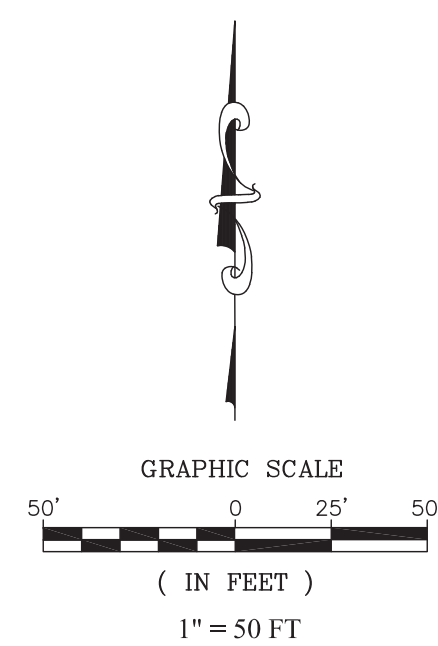
TOTAL COMMON AREA = 11.83ac± (29.3%)

ZONING PUD
LOT STANDARDS:
Minimum Lot Area - 9,100sq.ft.
Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.
Side Yard Setback - 5' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 65' min.

LEGEND SHEET C104

- | | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
| S.S.E. | SANITARY SEWER EASEMENT |
| D.&U.E. | DRAINAGE & UTILITY EASEMENT |
| L.O.S.E. | LINE OF SITE EASEMENT |
| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
| R.D.E. | REGULATED DRAINAGE EASEMENT |
| P.S.E. | PERPETUAL STORMWATER EASEMENT |
| B.L. | BUILDING LINE |
| R/W | RIGHT OF WAY |
| B-B | BACK TO BACK OF CURB |
| * | HANDICAP RAMP |
| ☆ | STREET LIGHT |



SECTION: 29			TOWNSHIP: 19N			RANGE: R4E		
DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO. C103		
PREPARED FOR: DEVELOPMENT PLAN			CARRAMORE			WASHINGTON TOWNSHIP		
HAMILTON CO., INDIANA			STOEPEL WERTH			REGISTERED LAND SURVEYOR		
ALWAYS ON			7965 E. 106th Street, Fishers, IN 46038-2505			Phone: (317) 849-5925 Fax: (317) 849-5942		
THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR A PROFESSIONAL SURVEY OR A SURVEYOR LOCATION REPORT.			CERTIFIED: 01/29/2021			DENNIS D. OLMSTEAD		
No. 900012			STATE OF INDIANA			LAND SURVEYOR		
BY			DATE			REVISIONS		



STOEPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5925

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SUITE 100
INDIANAPOLIS, IN 46240
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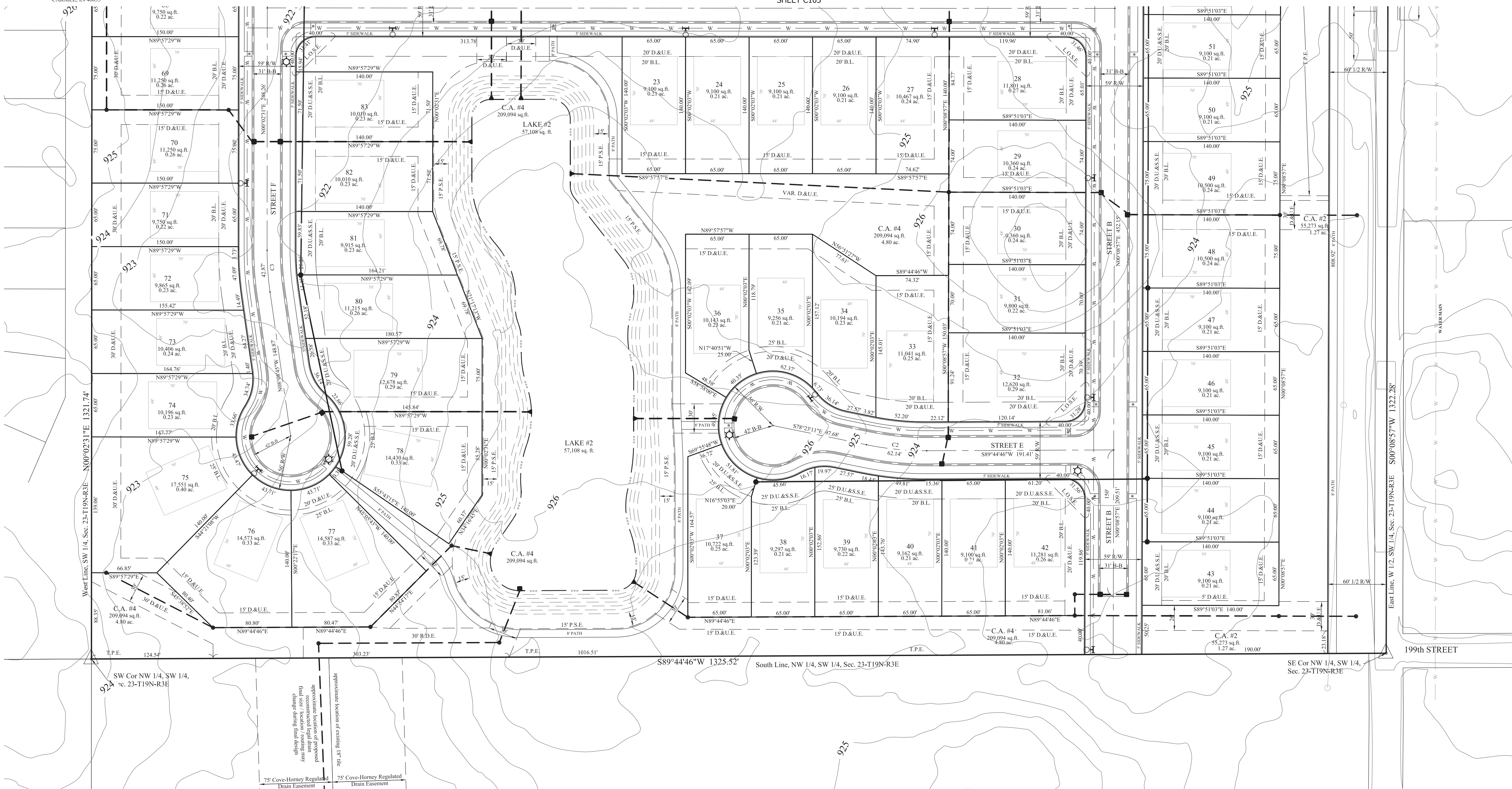
CURRENT LANDOWNER:
HINKLE CREEK FARMS LLC
3555 EAST 161st STREET
CARMEL, IN 46033

CARRAMORE

DEVELOPMENT PLAN

ZONING PUD

SHEET C103



- LEGEND
- 830 EXISTING CONTOUR
 - W EXISTING WATER LINE
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - FLOW LINE
 - BURIED ELECTRIC LINE
 - OVERHEAD ELECTRIC LINES
 - BURIED TELEPHONE LINE
 - TELEPHONE LINE
 - BURIED CABLE T.V. LINE
 - CABLE T.V. LINE
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER LINE; MANHOLE

- LEGEND
- SANITARY CLEANOUT
 - STORM SEWER LINE; MANHOLE & SNO SECTION
 - CURB INLET
 - BEEHIVE OR ROUND INLET
 - SQUARE FLAT INLET
 - FENCE LINE
 - SET NAIL - UNLESS OTHERWISE NOTED
 - SET CAPPED REBAR STAMPED S&A FIRM #008
 - SET PIPE UP 1" CAPPED STAMPED S&A FIRM #008
 - HAMILTON COUNTY SURVEYOR
 - MEASURED
 - RECORDED
 - NO ACCESS EASEMENT

- LEGEND
- NO ACCESS EASEMENT
 - GAS VALVE
 - GAS METER
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - MAILBOX
 - TELEPHONE POLE
 - TELEPHONE PEDestal
 - TELEPHONE MANHOLE
 - CABLE T.V. POLE
 - CABLE T.V. PEDestal
 - TRAFFIC SIGNAL POLE
 - TRAFFIC MANHOLE
 - TRAFFIC CONTROL BOX

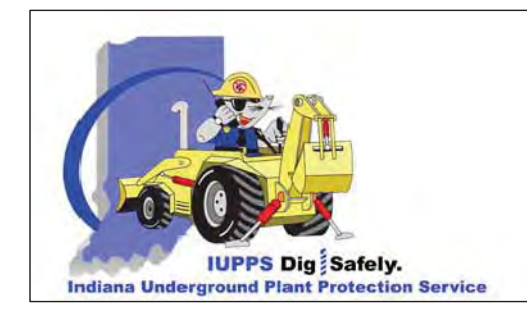
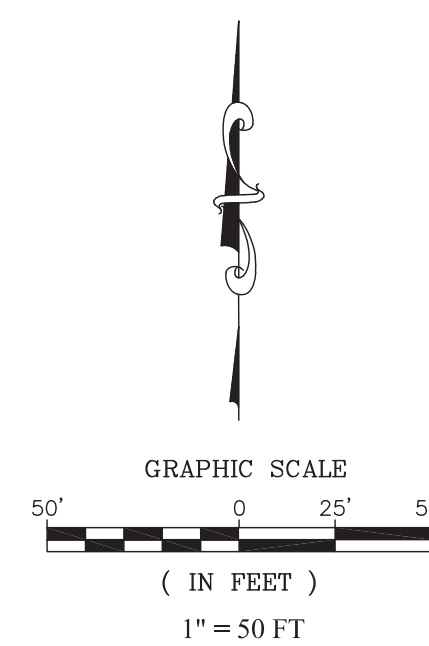
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TOTAL LOTS = 83
DENSITY = 2.06 u/a

TOTAL COMMON AREA = 11.83ac± (29.3%)

ZONING PUD
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Minimum Lot Frontage - 40'

Front Yard Setback - 20' min.
Side Yard Setback - 5' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 65' min.

- LEGEND
- 30 LOT NUMBER
 - S.S.E. SANITARY SEWER EASEMENT
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - L.O.S.E. LINE OF SITE EASEMENT
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - R.D.E. REGULATED DRAINAGE EASEMENT
 - P.S.E. PERPETUAL STORMWATER EASEMENT
 - B.L. BUILDING LINE
 - R/W RIGHT OF WAY
 - B-B BACK TO BACK OF CURB
 - * HANDICAP RAMP
 - ☆ STREET LIGHT



Know what's below.
Call before you dig.

DEVELOPMENT PLAN

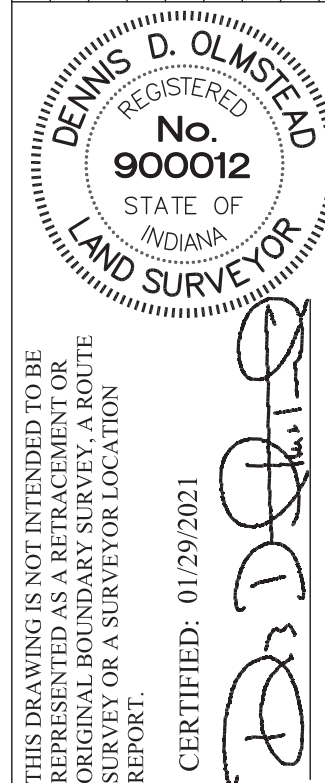
PREPARED FOR:

SECTION: 29 TOWNSHIP: 19N RANGE: R4E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO.
C104
S & A JORN NO.
90970DRE

CARRAMORE

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

STOEPELWERTH



ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5925 Fax: (317) 849-5942



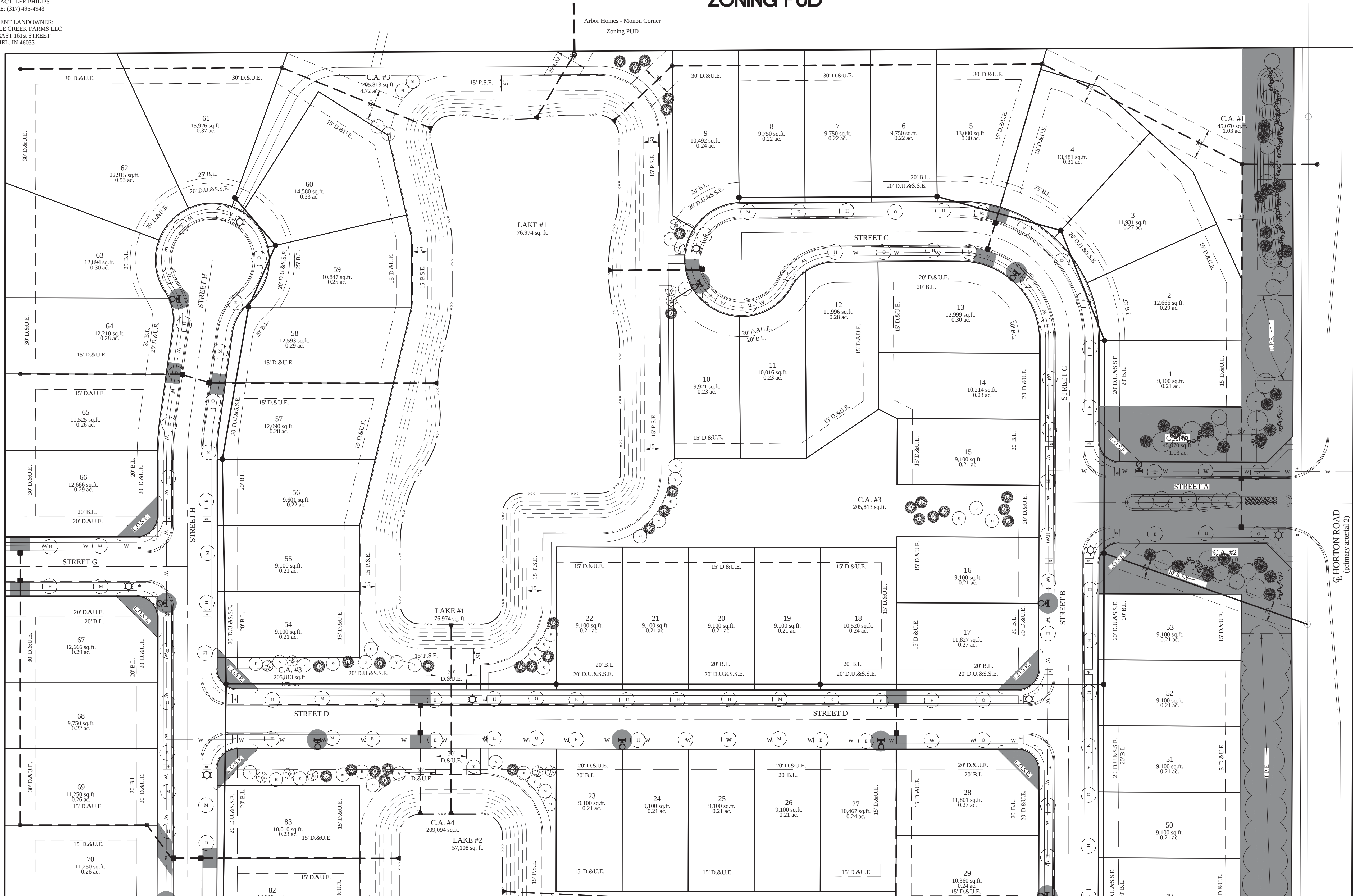
STOEPPEL WERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
DREES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILIPS
PHONE: (317) 495-4943
CURRENT LANDOWNER:
HINKLE CREEK FARMS LLC
3535 EAST 161st STREET
CARMEL, IN 46033

CARRAMORE

LANDSCAPE PLAN

ZONING PUD

Arbor Homes - Monon Corner
Zoning PUD



Caulfield, Michael A
Zoning AG-SF1

Chatham Hills - future sections
Zoning PUD

- NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
 - STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
 - THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
 - ONE (1) ADDITIONAL SHADE TREE SHALL BE INSTALLED IN THE REAR OF EACH PERIMETER LOT.
 - SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6" HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
 - MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
 - MINIMUM OF A 20' BUFFER FOR BOUNDARIES ADJACENT TO AG-SF1 BUFFER TO INCLUDE 4 SHADE TREES / 4 EVERGREEN / 10 SHRUBS PER 100' AND A 4' UNDULATING MOUND UNLESS EXISTING TREES ARE TO BE PRESERVED
 - COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL OR EVERGREEN) PER 1 ACRE OR COMMON AREA (11.86± common area x 10 = 118 trees)
 - ROAD FRONTAGE LANDSCAPE, ALONG HORTON ROAD SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNDULATING MOUND AND AREAS OF PRESERVED TREES WHERE POSSIBLE.
 - STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

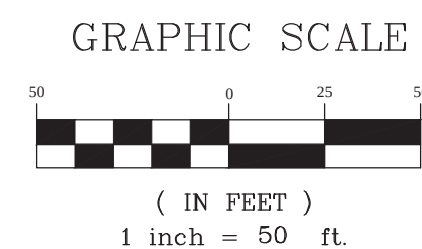
SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS

LEGEND

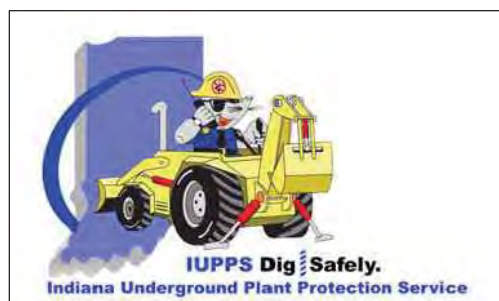
- shade
- evergreen
- ornamental
- shrub

- 30 LOT NUMBER
- S.S.E. SANITARY SEWER EASEMENT
- D.&U.E. DRAINAGE & UTILITY EASEMENT
- L.O.S.E. LINE OF SITE EASEMENT
- L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
- R.D.E. REGULATED DRAINAGE EASEMENT
- P.S.E. PERPETUAL STORMWATER EASEMENT
- B.L. BUILDING LINE

- R/W RIGHT OF WAY
- B-B BACK TO BACK OF CURB
- * HANDICAP RAMP
- ☆ STREET LIGHT
- PROPOSED SANITARY SEWER
- PROPOSED STORM SEWER
- PROPOSED WATER LINE



SHADED AREA: SEE SHEET L103 FOR DETAILS
*some trees will need to adjust due to utility changes



LANDSCAPE PLAN

CARRAMORE

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 23	TOWNSHIP: 19N	RANGE: 3E
DRAWN BY: LAF	CHECKED BY: GDK	
SHEET NO. L101		
S & A JORDN 90970DRE		



STOEPPEL WERTH
ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY PURPOSE OTHER THAN THE ORIGINAL BOUNDARY SURVEY, A ROUTE SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 01/29/2021

REVISIONS
DATE
BY



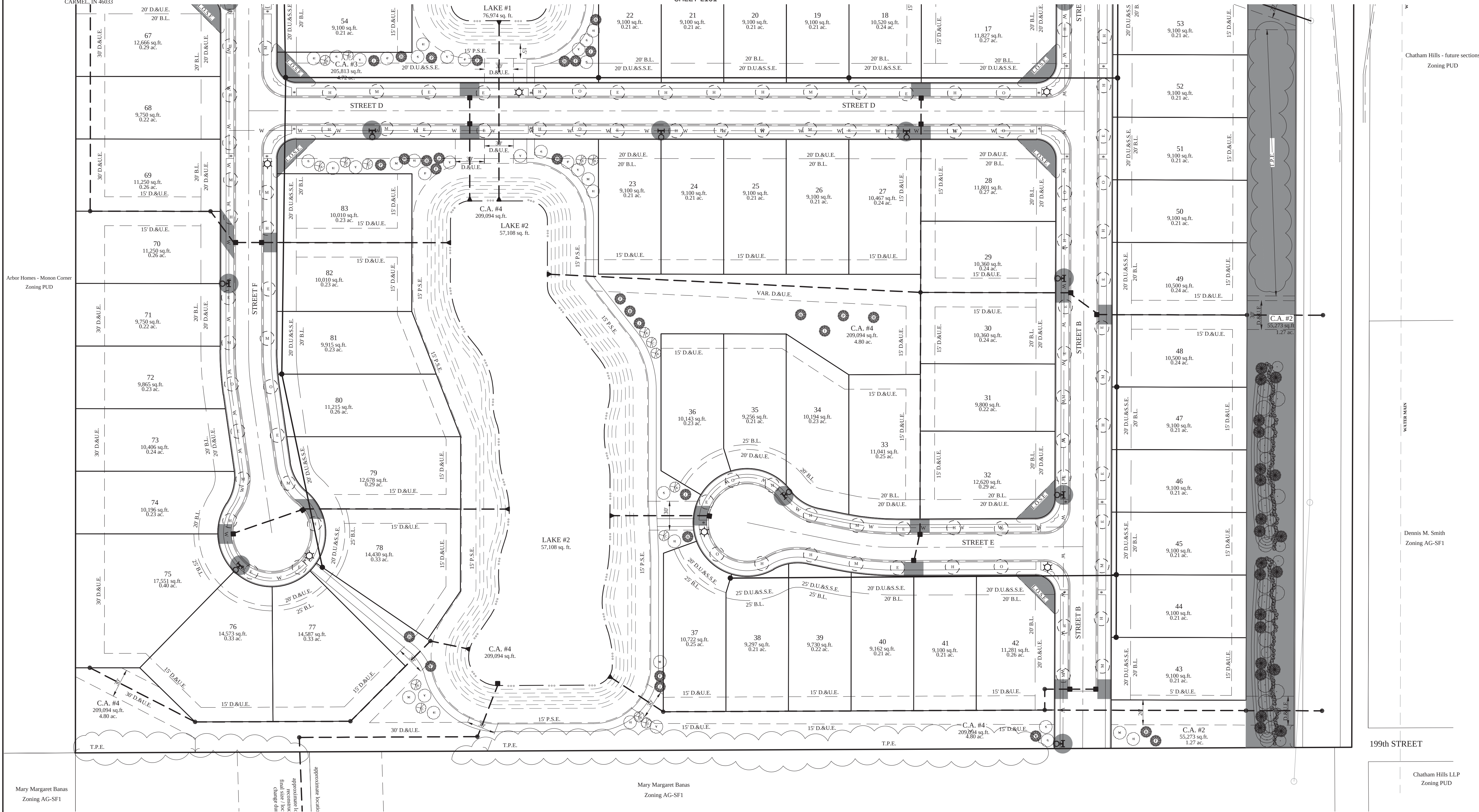
STOEPPEL WERTH & ASSOCIATES, INC.
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CARRAMORE

LANDSCAPE PLAN

ZONING PUD

SHEET L101



- NOTE:
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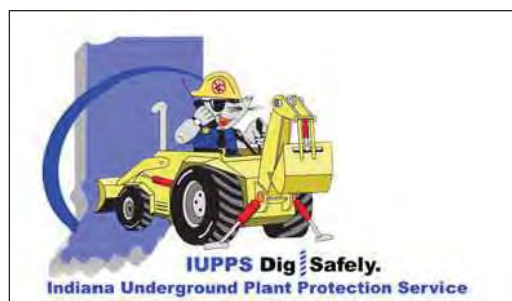
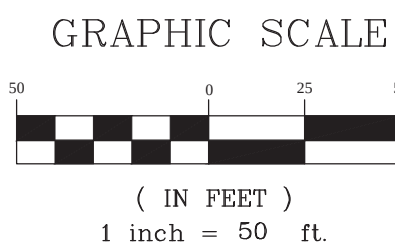
SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS

LEGEND

- | | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
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- | | |
|-----|-------------------------|
| R/W | RIGHT OF WAY |
| B-B | BACK TO BACK OF CURB |
| * | HANDICAP RAMP |
| ☆ | STREET LIGHT |
| —●— | PROPOSED SANITARY SEWER |
| —▲— | PROPOSED STORM SEWER |
| —W— | PROPOSED WATER LINE |

SHADED AREA: SEE SHEET L103 FOR DETAILS
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Know what's below.
Call before you dig.

LANDSCAPE PLAN

CARRAMORE

WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 23	TOWNSHIP: 19N	RANGE: 3E
DRAWN BY: LAF	CHECKED BY: GDK	
SHEET NO. L102		
S & A JORDN 90970DRE		



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CERTIFIED: 01/29/2021

D.D. Olmstead

STOEPPEL WERTH



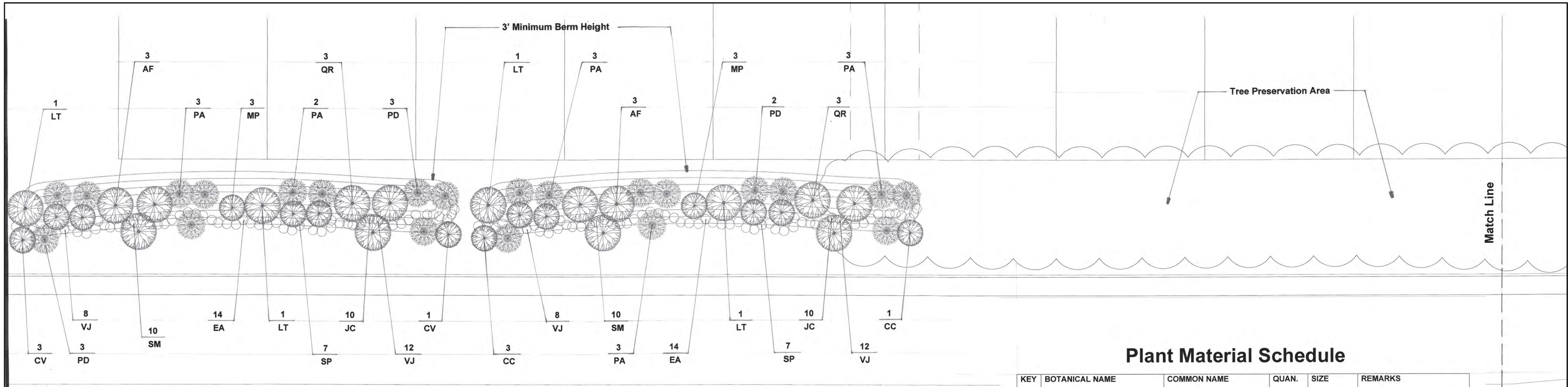
ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 449-5942

DATE

REVISIONS

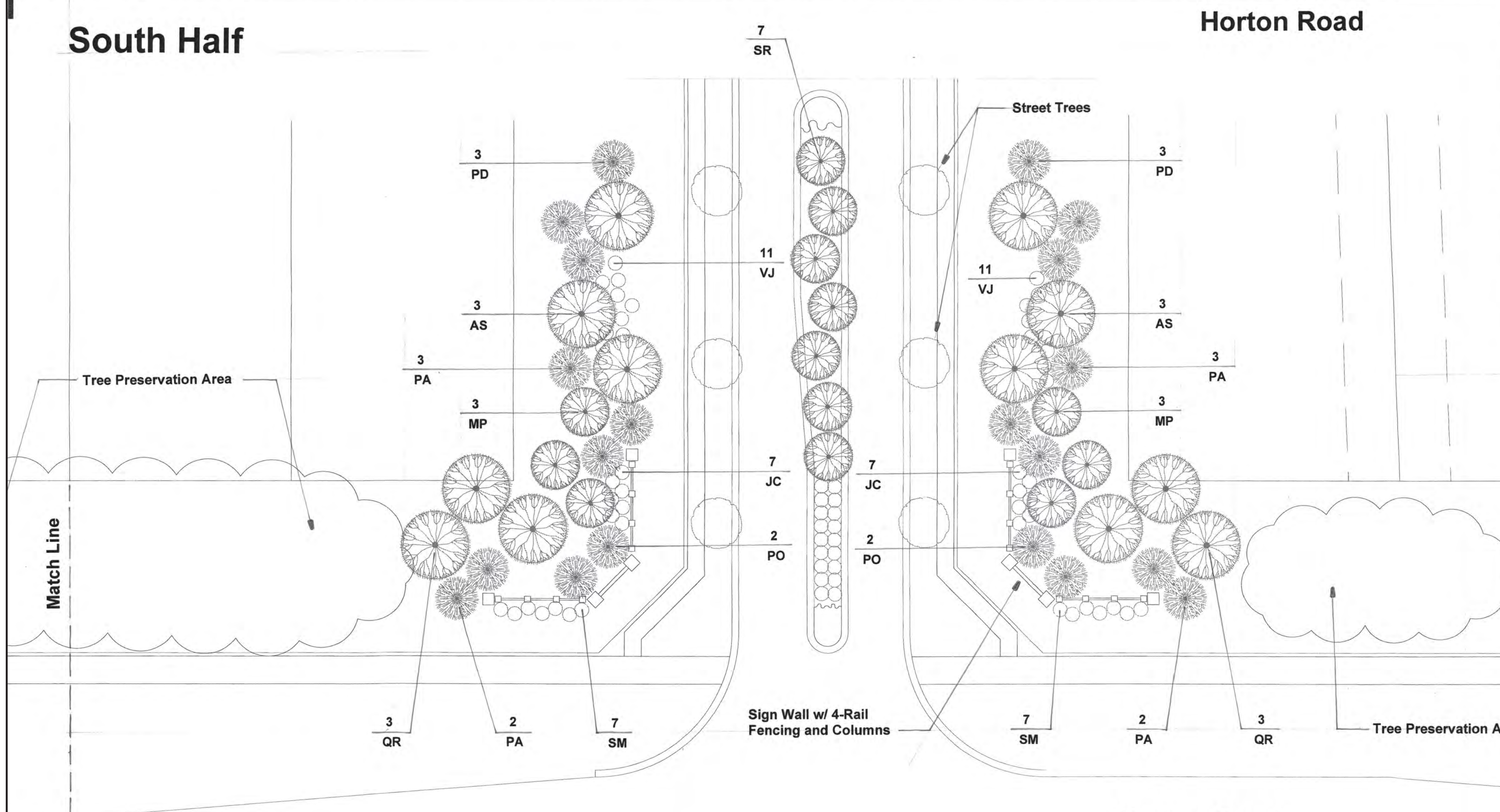
BY



Plant Material Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AF	ACER FREEMANII 'FIREFALL'	FIREFALL MAPLE	11	2-1/2" B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
AS	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	6	2-1/2" B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
CC	CERCIS CANADENSIS	EASTERN REDBUD	6	2" B&B	4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
CV	CRATEAGUS VIRIDID 'WINTER KING'	WINTER KING HAWTHORN	7	2" B&B	4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
EA	EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	51	30" CONT	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	55	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	7	2-1/2" B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
MP	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE FLOWERING CRAB	12	2" B&B	4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
MR	MALUS 'RED JEWEL'	RED JEWEL FLOWERING CRAB	3	2" B&B	SINGLE LEADER, 4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
PA	PICEA ABIES	NORWAY SPRUCE	29	8" B&B	CENTRAL LEADER, FULL, MATCHING IN GROUPS
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	17	8" B&B	CENTRAL LEADER, FULL, MATCHING IN GROUPS
PO	PICEA 'OMORIKA'	SERBIAN SPRUCE	4	8" B&B	CENTRAL LEADER, FULL, MATCHING IN GROUPS
QR	QUERCUS RUBRA	NORTHERN RED OAK	15	2-1/2" B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
SM	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	34	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	22	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	7	2" B&B	SINGLE LEADER, 4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
VJ	VIBURNUM 'JUDDII'	JUDDII VIBURNUM	70	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS

South Half



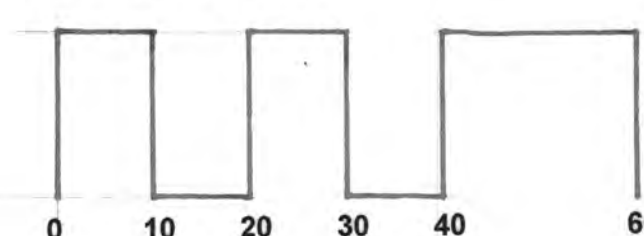
North Half



Carramore
of Westfield

Landscape Plan External Street Frontage

Scale in Feet:



* SOME TREES SHOWN ON THIS SHEET WILL BE ADJUSTED DUE TO UTILITY CHANGES

October 14, 2020

L103



North



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
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CONTACT: LEE PHILIPS
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3535 EAST 161st STREET
CARMEL, IN 46033

CARRAMORE

LANDSCAPE PLAN

ZONING PUD

SECTION 02800 – STREET TREE LIST

Table 1
Preferred Street Trees
Large/ Medium Tree List

Trees from Table 1 will eventually reach a height of between thirty (30) to eighty (80) feet in most urban situations. Variations of the plant selections not included on the *Preferred Shade Tree List* may be approved through the City's designee. Improved cultivars, seedless, and/or thornless varieties **must** be used when available. Locally grown stock is advised to improve tree survival rates. Minimum caliper of 2 inches is required for all Shade Trees at installation unless otherwise specified.

STREET TREES (TYPE A)

COMMON NAME	SCIENTIFIC NAME
Coffeetree, Kentucky	<i>Gymnocladus dioica</i> (male only)
Elm, Accolade	<i>Ulmus 'Morton'</i>
Ginkgo	<i>Ginkgo biloba</i> (male only)
Hackberry	<i>Celtis occidentalis</i>
Honeylocust (thornless)	<i>Gleditsia triacanthos</i> var. <i>inermis</i> , <i>seedless cultivars</i>
Horchestnut, Red	<i>Aesculus x carnea</i> 'Briotii'
Katsuristree	<i>Cercidiphyllum japonicum</i>
Linden, Silver 'Sterling Silver'	<i>Tilia tomentosa</i> 'Sterling Silver'
Maple, Black	<i>Acer nigrum</i>
Maple, Freeman	<i>Acer freemanii</i>
Maple, Red	<i>Acer rubrum</i>
Maple, Sugar	<i>Acer saccharum</i>
Maple, Sycamore	<i>Acer pseudoplatanus</i>
Oak, Chinkapin	<i>Quercus muehlenbergii</i>
Oak, Northern Red	<i>Quercus rubra</i>
Oak, Shingle	<i>Quercus imbricaria</i>
Oak, Swamp White	<i>Quercus bicolor</i>
Oak, White	<i>Quercus alba</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Tulip	<i>Liriodendron tulipifera</i>
Zelkova	<i>Zelkova serrata</i>

Table 2
Alternative/ Substitute Trees
Small Tree List

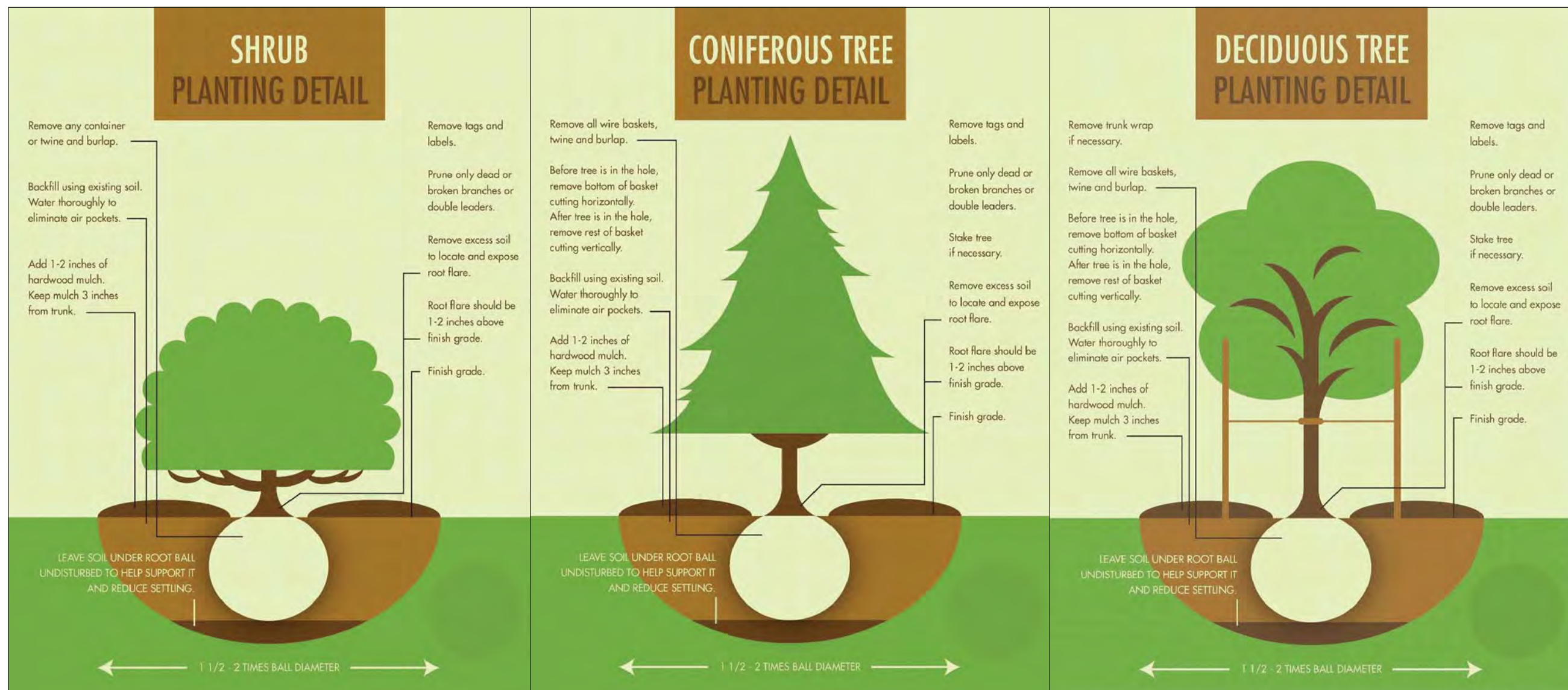
Trees from Table 2 will eventually reach a height of between fifteen (15) to thirty (30) feet in most urban situations. The *Alternate/ Substitute Tree List* may be used with the approval of the City's designee under circumstances not conducive to trees listed in Table 1 (i.e. overhead power lines, narrow planting strips).

*See note below.

COMMON NAME	SCIENTIFIC NAME
Cherry, Cornelian	<i>Cornus mas</i>
Crabapple Var.	<i>Malus</i> var.
Hawthorn Var.	<i>Crataegus crusgalli</i> var.
Hornbeam, American	<i>Carpinus caroliniana</i>
Hornbeam, European	<i>Carpinus betulus</i>
Ironwood	<i>Ostrya virginiana</i>
Japanese Lilac	<i>Syringa reticulata</i>
Maple, Amur	<i>Acer ginnala</i> (single stem)
Maple, Hedge	<i>Acer campestre</i>
Maple, Paperbark	<i>Acer griseum</i>
Redbud	<i>Cercis canadensis</i>
Serviceberry	<i>Amelanchier</i> var.

Note:

Improved cultivars and seedless, thornless varieties **must** be used when available. Locally grown tree stock is advised to improve tree survival rates. Small trees used as street trees must be upright/ columnar; not clump form. Most small trees are not suitable for narrow tree lawns due to low branching habits. Minimum size for trees required by the Landscape Standards is two (2) inch caliper at time of installation



Street Trees (2")

- (M) Acer saccharum 'Legacy' - 27 (Legacy Sugar Maple)
- (H) Celtis occidentalis 'Prairie Pride' - 50 (Prairie Pride Hackberry)
- (O) Quercus bicolor - 25 (Swamp White Oak)
- (E) Ulmus x 'Morton' - 41 (Accolade Elm)

Shade Trees (2")

- (W) Acer rubrum 'Autumn Flame' - 8 (Autumn Flame Red Maple)
- (Y) Cladastrus kentukea - 13 (Yellowwood)
- (P) Diospyros virginiana - 4 (American Persimmon)
- (H) Gleditsia triacanthos var inermis 'Suncole' - 15 (Sunburst Honeylocust)
- (S) Liquidambar styraciflua 'Worplesdon' - 12 (Worplesdon Sweetgum)

Evergreen Trees (6")

- (A) Abies balsamea var phanerolepis - 12 (Canaan Fir)
- (J) Juniperus virginiana 'Carnaertii' - 10 (Carnaeri Juniper)
- (P) Picea abies - 7 (Norway Spruce)
- (S) Picea glauca - 19 (Black Hills Spruce)

Ornamental Trees (2")

- (C) Cercis canadensis - 6 (Eastern Redbud)
- (K) Cornus Kousa - 9 (Kousa Dogwood)
- (P) Prunus virginiana 'Canada Red' - 5 (Canada Red Chokecherry)



NOT TO SCALE

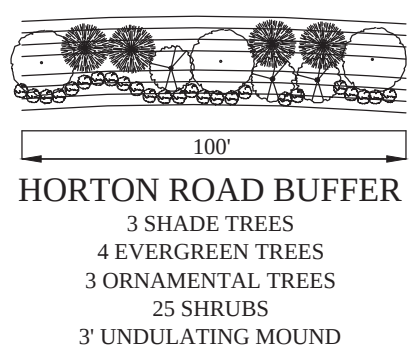
NOTE:

- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.
- ONE (1) ADDITIONAL SHADE TREE SHALL BE INSTALLED IN THE REAR OF EACH PERIMETER LOT.
- SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6" HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
- MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1.
- MINIMUM OF A 20' BUFFER FOR BOUNDARIES ADJACENT TO AG-SF1 BUFFER TO INCLUDE 4 SHADE TREES / 4 EVERGREEN / 10 SHRUBS PER 100' AND A 4' UNDULATING MOUND UNLESS EXISTING TREES ARE TO BE PRESERVED
- COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL or EVERGREEN) PER 1 ACRE OR COMMON AREA (11.866 common area x 10 = 118.666 trees)
- ROAD FRONTAGE LANDSCAPE, ALONG HORTON ROAD SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNDULATING MOUND AND AREAS OF PRESERVED TREES WHERE POSSIBLE.
- STREET TREES: 50' O.C. AVERAGE / 25' O.C. MIN. / 60' O.C. MAX

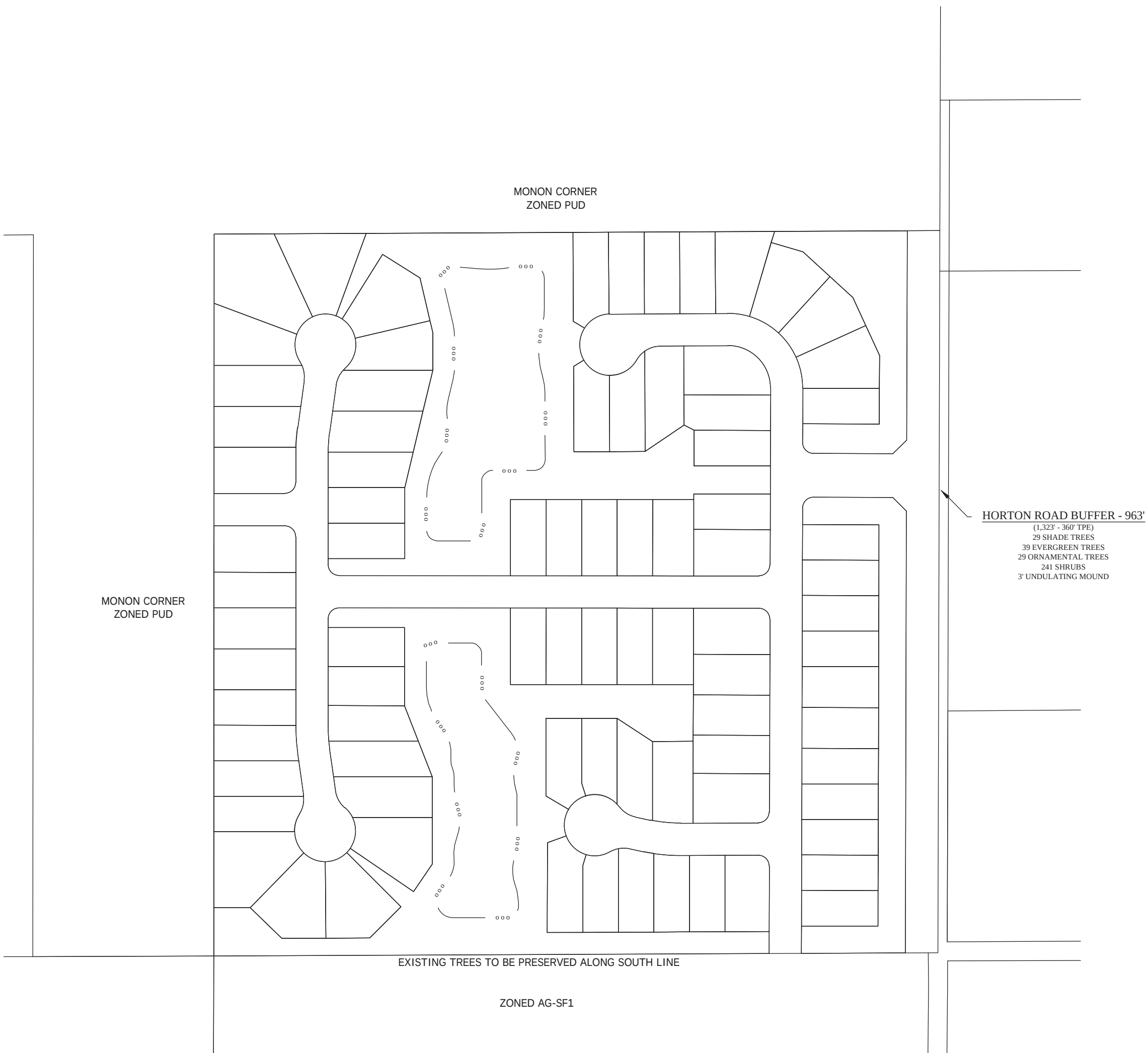
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

SEE SHEET L111 FOR PLANTING DETAILS AND TREE / SHRUB LISTS

- shade
- evergreen
- ornamental
- shrub



HORTON ROAD BUFFER - 963'
(1,323' - 360' TPE)
29 SHADE TREES
39 EVERGREEN TREES
29 ORNAMENTAL TREES
241 SHRUBS
3' UNDULATING MOUND



BY

REVISIONS

DATE

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DENNIS D. OLMSTEAD
No. 900012
STATE OF INDIANA
CERTIFIED: 01/29/2021

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LANDSCAPE PLAN DETAILS

PREPARED FOR:

CARRAMORE

HAMILTON CO., INDIANA

WASHINGTON TOWNSHIP

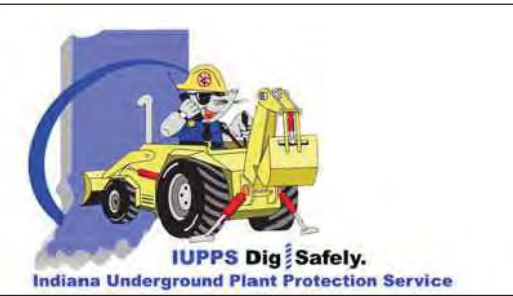
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DRAWN BY: LAF CHECKED BY: GDK

SHEET NO.

L104

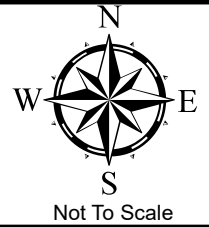
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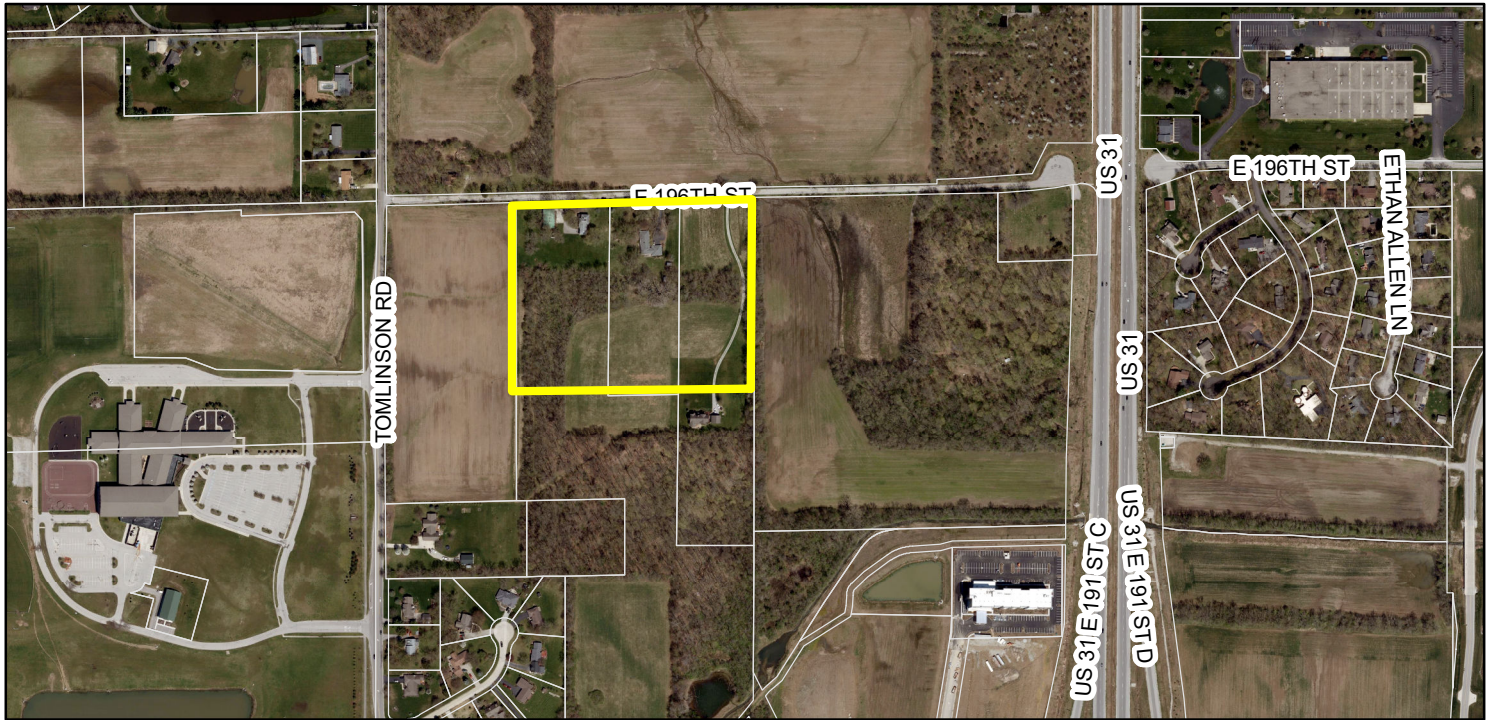
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Property Location Map
Chatham Village Multifamily Project
2103-ODP-01 & 2103-SPP-01



Aerial Location Map



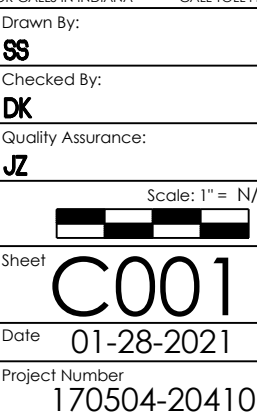
Zoning Map



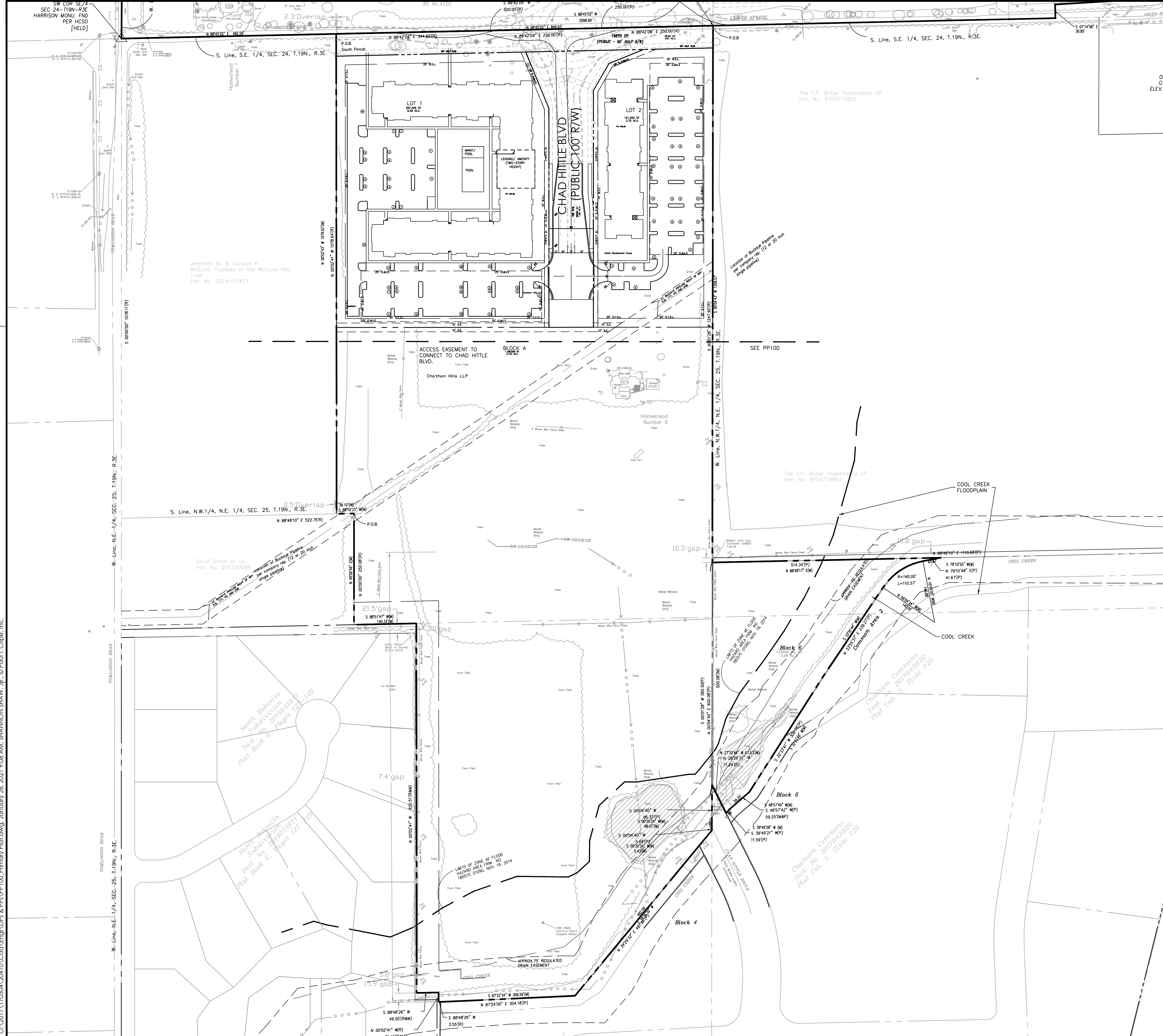
Zoning

- | | |
|--|--|
| AG-SF1 (Agriculture - Single Family - 1) | GB-PD (General Business - Planned Development) |
| EI (Enclosed Industrial) | PUD (Planned Unit Development) |
| GB (General Business) | SF-2 (Single Family - 2) |

O:\2017\170504\20410\Cad\Engr\DPs & PPs\C001_Notes, Legends, and Abbreviations.dwg, January 28, 2021 9:03 AM, SHANNON SHAW, JR., © Paul I. Cripe, Inc.



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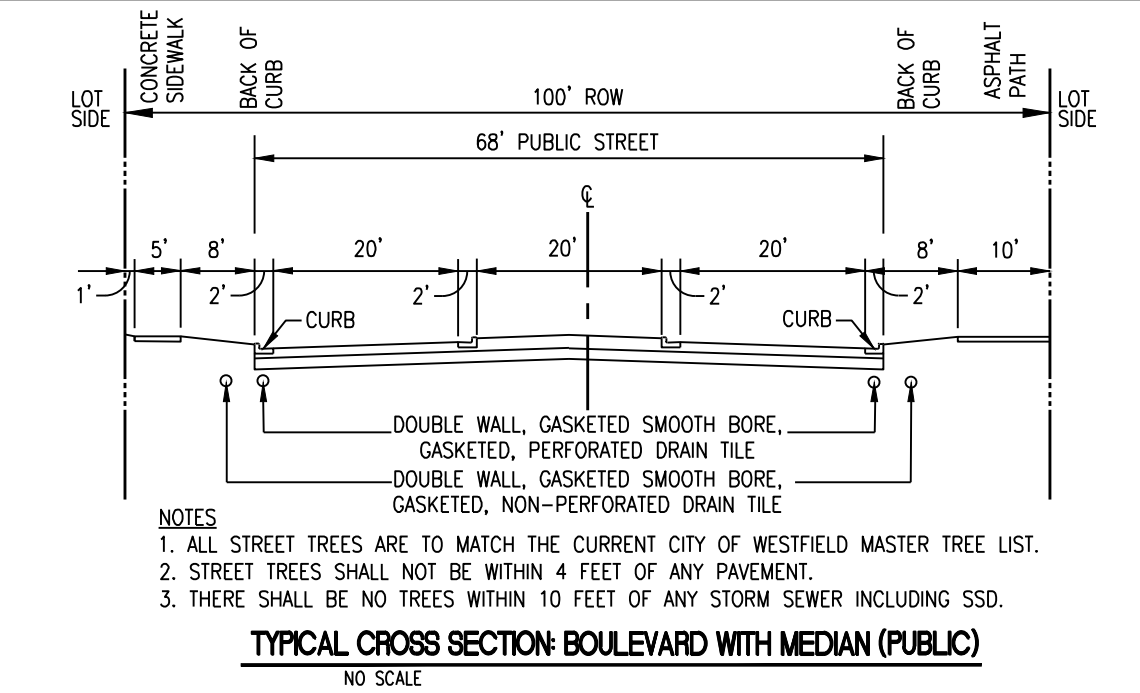
SITE PLAN LEGEND

[Symbol]	LOT LINE
[Symbol]	EASEMENT LINE
[Symbol]	RIGHT-OF-WAY
[Symbol]	SETBACK LINE
[Symbol]	CENTERLINE STREET
[Symbol]	EXISTING SWALE, CREEK, STREAMS
[Symbol]	POND NORMAL POOL
[Symbol]	MATCHLINE

P.S.S.D.&U.E. PRIVATE STREET, SANITARY, DRAINAGE AND UTILITY EASEMENT
S.D.U. & L.M.A.E. SANITARY, DRAINAGE, UTILITY, & LANDSCAPE MAINTENANCE EASEMENT
S.D.U. & U.E. SANITARY, DRAINAGE AND UTILITY EASEMENT
D.U.E. DRAINAGE AND UTILITY EASEMENT
S.E. SANITARY EASEMENT
B.S.L. BUILDING SETBACK LINE
S.Y.S.L. SIDE YARD SETBACK LINE
IRR. IRRIGATED
L. LENGTH
VAR. VARIABLE
S.A. SQUARE FEET
A.C. ACRES MORE OR LESS
R/W RIGHT OF WAY

A18 LOT NUMBER
X STREET LIGHT
+ STREET SIGN
+ SIGN
X ACCESSIBLE RAMP
+ STREET BARRICADE

[Symbol] WETLAND AREA



OVERALL PRIMARY PLAT
CHATHAM MULTIFAMILY PROJECT
TWG
1301 EAST WASHINGTON STREET, STE 100
INDIANAPOLIS, IN 46202

DATE 01-28-2021

Scale: 1" = 100'

PP100
Date: 01-28-2021
Project Number: 170504-20410

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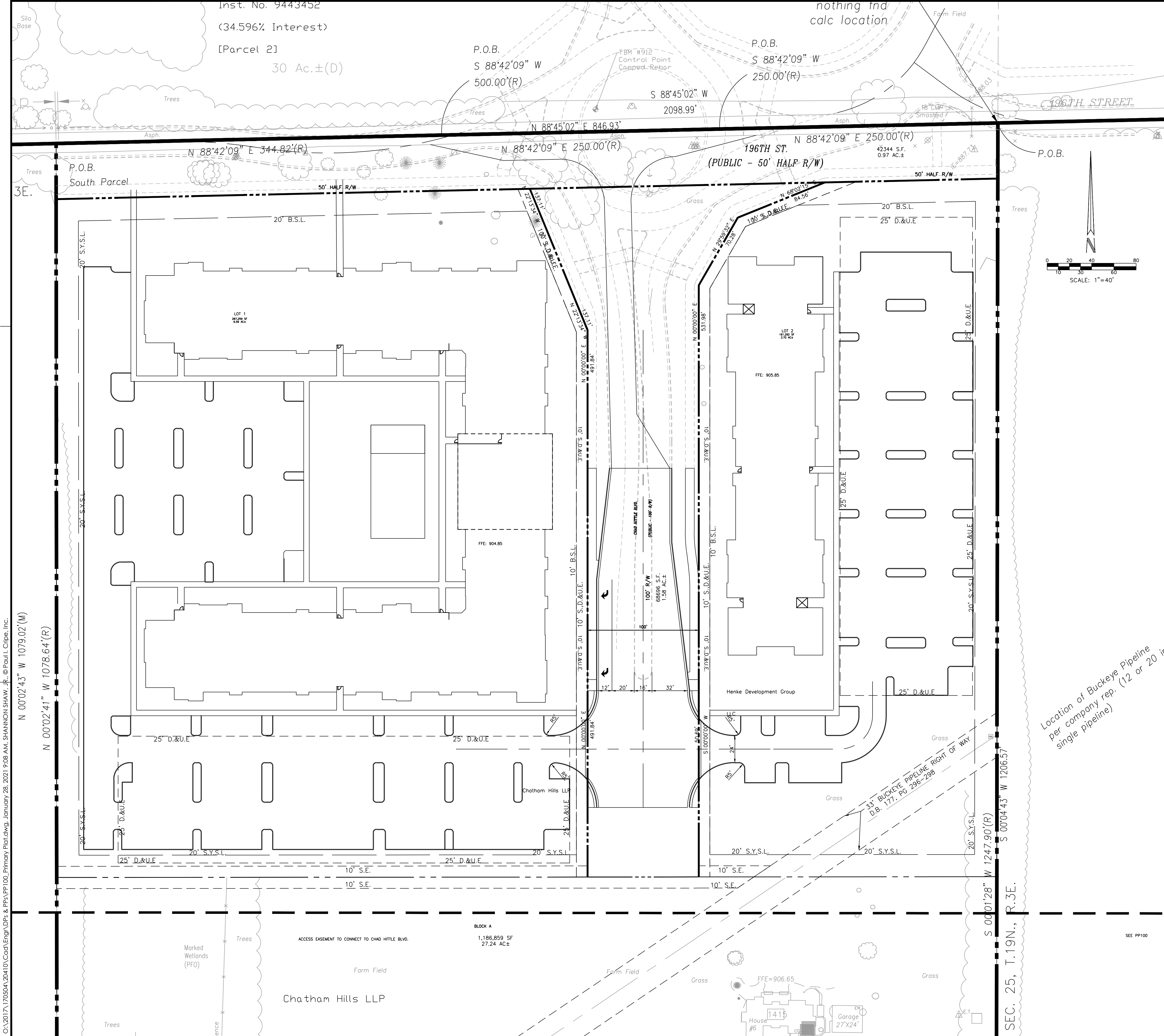
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N 0°02'43" W 1079.02'(M)
N 0°02'41" W 1078.64'(R)



SITE PLAN LEGEND	
	LOT LINE
	EASEMENT LINE
	RIGHT-OF-WAY
	SETBACK LINE
	CENTERLINE STREET
	EXISTING SWALE, CREEK, STREAMS
	POND NORMAL POOL
	MATCHLINE
	LOT NUMBER
	STREET LIGHT
	STREET SIGN
	SIGN
	ACCESSIBLE RAMP
	STREET BARRICADE
	WETLAND AREA

P.S.S.D.&U.E.
S.D.U. & L.M.A.E.
S.D.&U.E.
D.&U.E.
S.E.
B.S.L.
S.Y.S.L.
IRR.
R
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VAR.
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DRAINAGE AND UTILITY EASEMENT
SANITARY EASEMENT
BUILDING SETBACK LINE
SIDE YARD SETBACK LINE
IRREGULAR
RADIUS
LENGTH
VARIABLE
SQUARE FEET
ACRES MORE OR LESS
RIGHT OF WAY



PRIMARY PLAT
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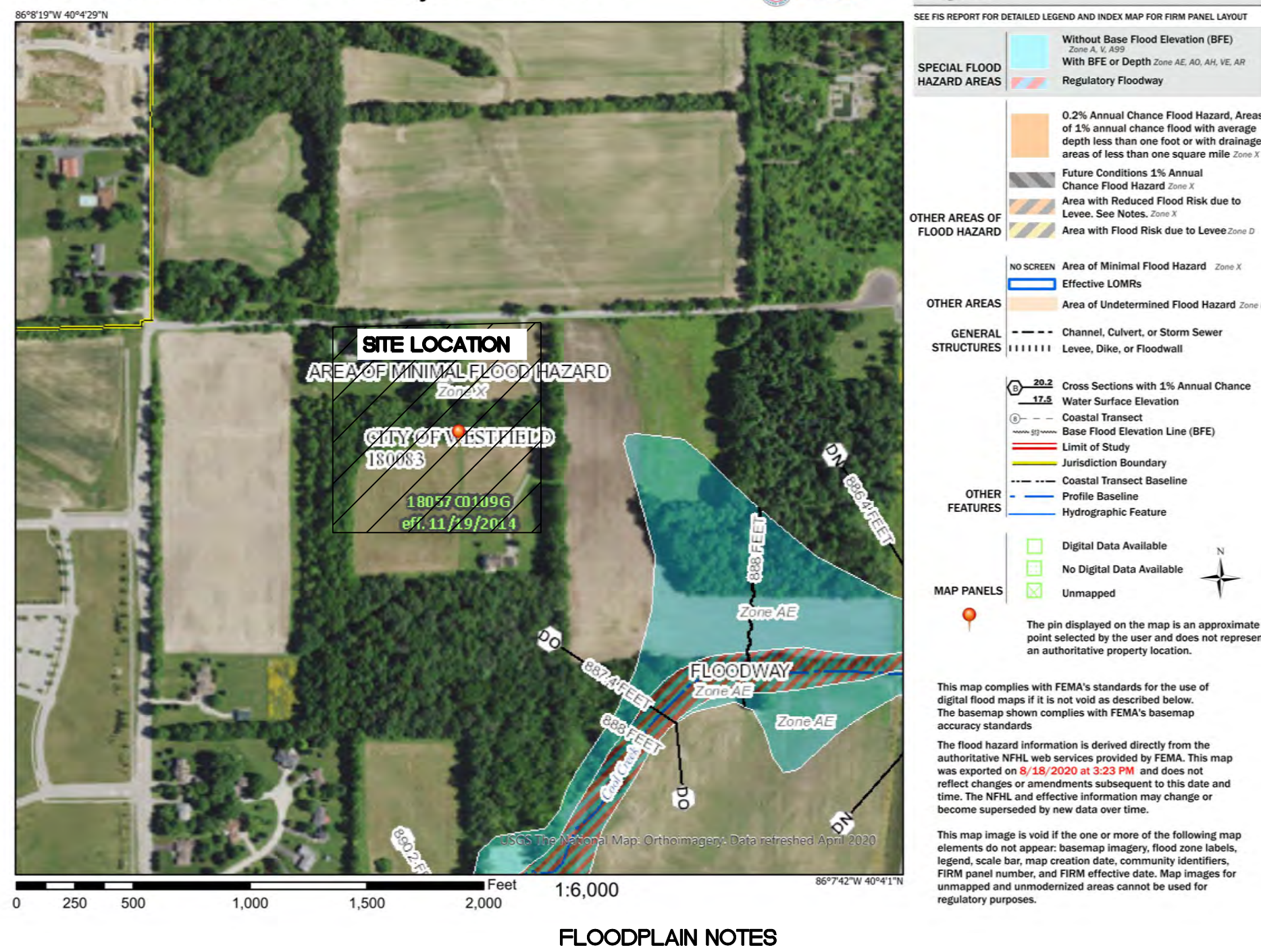
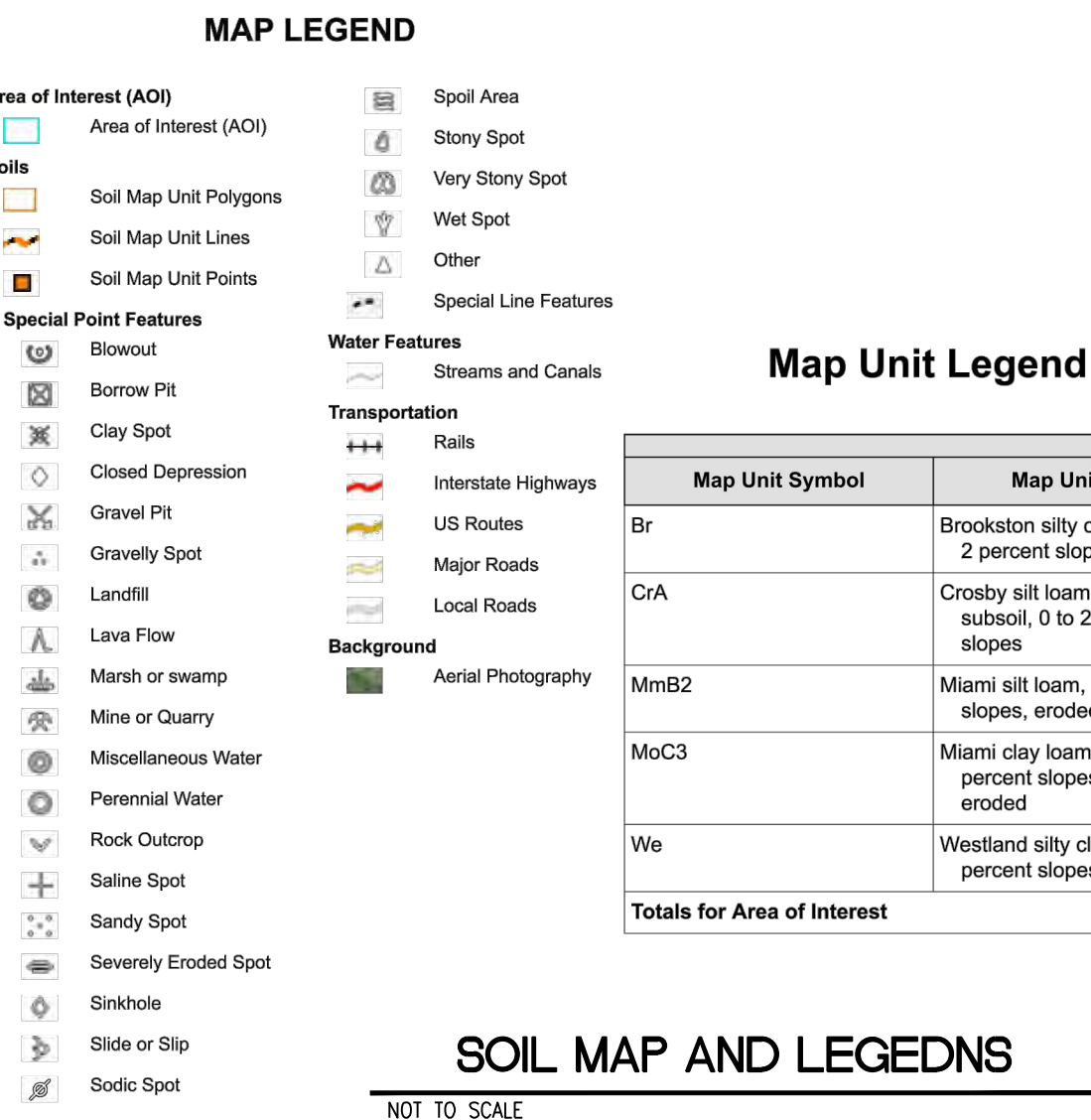
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SEE SHEET C001 FOR VICINITY MAP AND LOCATION MAP.

PER HAMILTON COUNTY SURVEYOR'S OFFICE

1. THE PROPOSED PROJECT DOES NOT FALL IN A WESTFIELD WELL HEAD PROTECTION ZONE.
2. THE PROPOSED PROJECT FALLS IN COOL CREEK REGULATED DRAIN WATERSHED.



- FEMA FLOOD MAP



ALTERNATE TRANSPORTATION MAP



EXISTING CONDITIONS LEGEND

SS	SANITARY SEWER & MANHOLE	POWER POLE
ST	STORM SEWER; END SECTION, INLET & M.H.	GUY WIRE
G	GAS LINE	UTILITY RISER; TELEPHONE, ELECTRIC & CABLE TV
W	WATER LINE	ELECTRIC TRANSFORMER
E	ELECTRIC LINE (AERIAL)	AIR CONDITIONER UNIT
T	TELEPHONE LINE (AERIAL)	STREET LIGHT
CTV	CABLE TELEVISION (AERIAL)	LIGHT POLE
BTC	BURIED TELE. CABLE	FLOOD LIGHT
BEC	BURIED ELEC. CABLE	TRAFFIC MANHOLE AND SIGNAL POLE
FNC	FENCE LINE (FNC)	FIRE HYDRANT
BCTV	BURIED CABLE TV	VALVE; GAS & WATER
GR	GUARDRAIL	STREET SIGN
R/W	RIGHT OF WAY LINE (R/W)	WATER, TELEPHONE AND ELECTRIC MANHOLE
PL	PROPERTY LINE	SEWER CLEANOUT
EL	EASEMENT LINE	ELECTRIC, GAS AND WATER METER
CL	CENTER LINE	PIPELINE MARKER POST
SL	SWALE LINE	MAILBOX
D	DEED DIMENSION	GUARD POST
M	MEASURED DIMENSION	SPRINKLER HEAD
P	PLAT DIMENSION	IRRIGATION CONTROL BOX
R	RADIUS	SPOT GRADE
L	ARC LENGTH	TOP CURB/OUTTER GRADE
H.H.	HANDHOLE	MONITORING WELL
FND.	FOUND	FIRE SERVICE STAND PIPE
CONC.	CONCRETE	GAS VENT PIPE
ASPH.	ASPHALT	SEPTIC TANK LID
TC	TOP OF CASTING ELEVATION	WELL CAP
IE	INVERT ELEVATION	AIR RELIEF VALVE
FFE	FINISH FLOOR ELEVATION	UNDERGROUND TANK FILLER PIPE
TBM	TEMPORARY BENCHMARK	123 SITE ADDRESS
●	DENOTES A 5/8" DIA. REBAR WITH YELLOW PLASTIC CAP SET. CAP STAMPED "CRPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.	
○	DENOTES A MAG NAIL WITH WASHER SET. WASHER STAMPED "CRPE FIRM NO. 0055" UNLESS OTHERWISE NOTED.	
		WETLAND AREA

DEMOLITION PLAN LEGEND

SAWCUT AND REMOVE ASPHALT FROM SITE	SAWCUT AND REMOVE CONCRETE FROM SITE
CONSTRUCTION LIMITS	MATCH LINES
	REMOVE STONE FROM SITE

DEMOLITION PLAN NOTES

- UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR IS TO DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS OF THE UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE ALL WORK ASSOCIATED WITH THE ABANDONMENT, REMOVAL, RELOCATION, AND INSTALLATION OF UTILITIES WITH EVERY UTILITY COMPANY AND OBTAIN THEIR APPROVAL PRIOR TO PERFORMING ANY UTILITY WORK.
- ALL DEMOLISHED MATERIAL TO BECOME THE PROPERTY OF THE CONTRACTOR UNLESS OTHERWISE NOTED, AND SHALL BE LEGALLY DISPOSED OF OFF-SITE.
- CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PER SHEET C010-000-DEMOLITION.
- MAINTAIN PROPER DRAINAGE IN DEMOLITION AREAS.
- SAWCUT CONCRETE AND ASPHALT SURFACES FOR REMOVAL AS NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING DAMAGE TO ALL BUILDINGS AND/OR SITE ENTITIES THAT ARE TO REMAIN. 8. THE CONCRETE TO BE SAWCUT SHALL BE SAWCUT TO THE NEAREST CONCRETE JOINT BEYOND THE LIMITS ILLUSTRATED. NOTIFY ENGINEER IF JOINT IS OVER ONE (1) FOOT FROM LINE SHOWN.
- REMOVAL OR RELOCATION OF ALL LANDSCAPING MUST BE COORDINATED WITH OWNER.
- OVERHEAD AND/OR UNDERGROUND ELECTRIC AND TELEPHONE CABLES THAT ARE SHOWN TO BE ABANDONED IN PLACE MAY BE CUT AS NECESSARY TO FACILITATE NEW CONSTRUCTION. CONTRACTOR SHALL ENSURE THAT LINES ARE NOT ACTIVE PRIOR TO CUTTING AND OBTAIN UTILITY COMPANY APPROVAL PRIOR TO PERFORMING ANY DEMOLITION.
- WATER LINES SHALL NOT BE ABANDONED OR DEMOLISHED UNTIL PROPOSED WATER MAINS HAVE BEEN INSTALLED TO A POINT SUCH THAT ONLY MINIMAL DISRUPTION IN WATER SERVICE TO THE EXISTING OCCUPIED BUILDINGS WILL OCCUR. CONTRACTOR TO COORDINATE ANY SERVICE SHUT DOWN WITH THE BUILDING OWNER AT LEAST 72 HOURS PRIOR TO SCHEDULING SHUT DOWN.
- ANY DISCREPANCIES OR CONFLICTS WHICH BECOME APPARENT BEFORE OR DURING CONSTRUCTION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY SO THAT CLARIFICATION OR REDESIGN MAY OCCUR.
- CONTRACTOR TO ESTABLISH NEW LOCAL SURVEY CONTROL SYSTEM (VERTICAL AND HORIZONTAL) PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY. MANY TEMPORARY BENCHMARKS UTILIZED IN THE PREPARATION OF THE TOPOGRAPHIC SURVEY FOR THE DESIGN WILL BE RELOCATED AS PART OF CONSTRUCTION.

KEYNOTE LEGEND

- 1 MAINTAIN ACCESS TO STRUCTURE DURING ALL PHASES OF PROJECT
- 2 REMOVE PAVEMENT
- 3 REMOVE STRUCTURE
- 4 REMOVE VEGETATION
- 5 REMOVE FENCING

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SITE DEMOLITION PLAN

CHATHAM MULTIFAMILY PROJECT

TWG

1301 EAST WASHINGTON STREET, STE 100
INDIANAPOLIS, IN 46202

JOHN C. CRPE
PROFESSIONAL ENGINEER
No. 12807
INDIANA
Date 01-28-2021

Indiana

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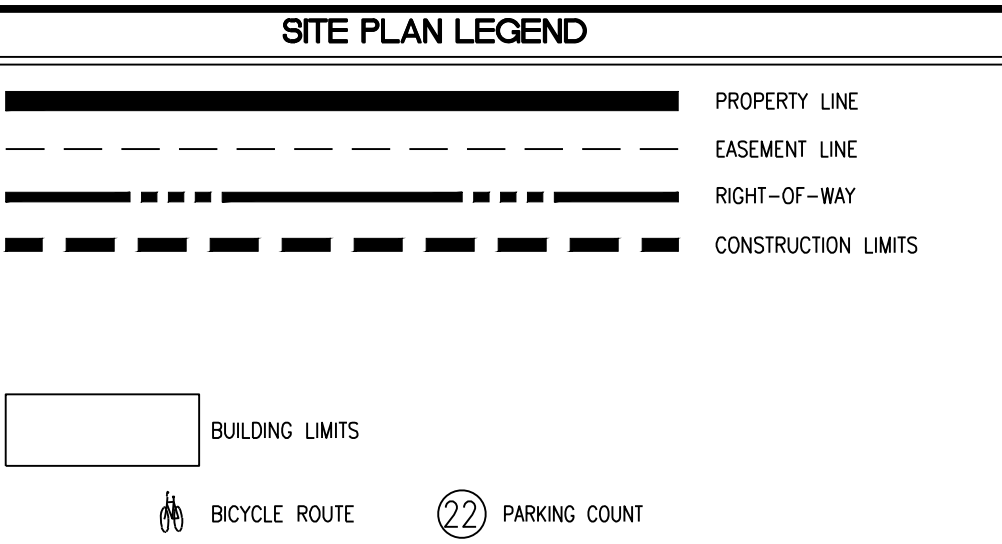
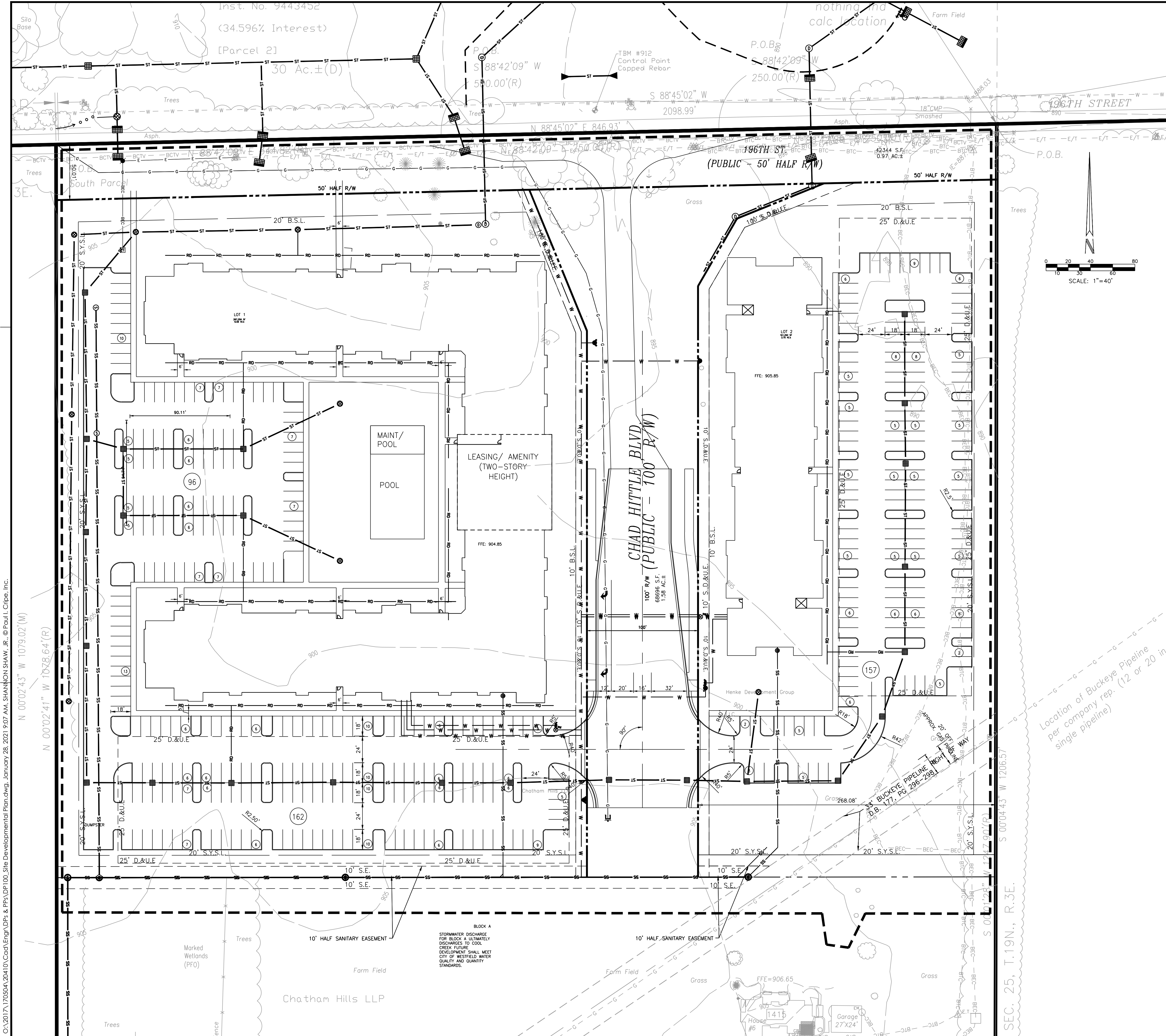
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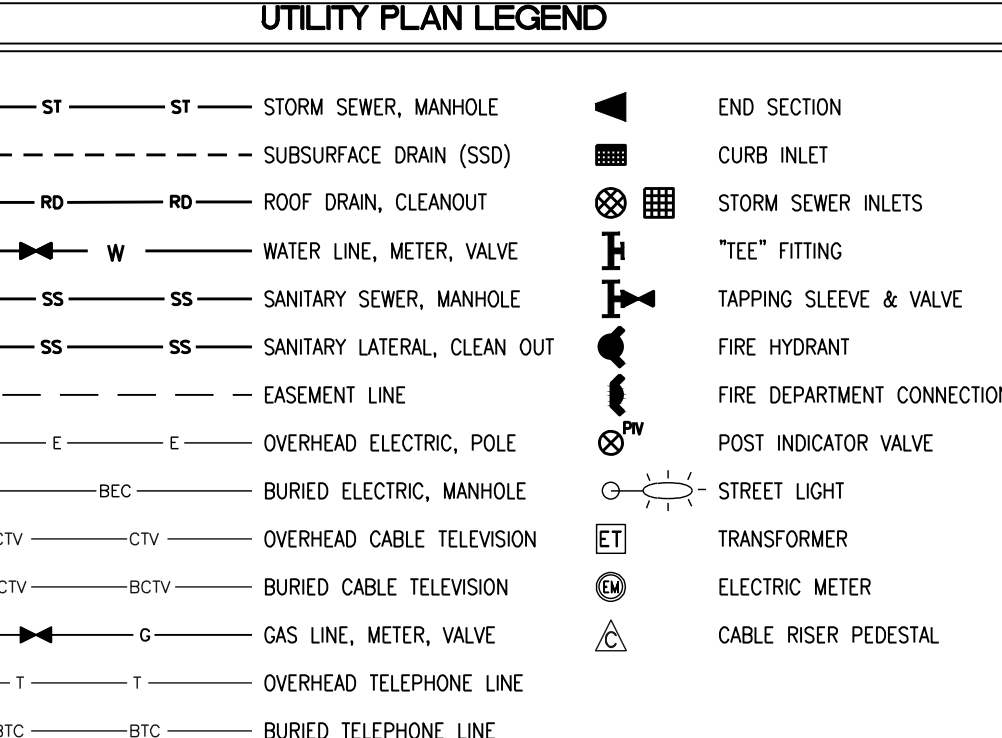
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Project Number
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- ### SITE WORK GENERAL NOTES AND SPECIFICATIONS
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING, THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, STATE AND ANY OTHER REGULATORY AGENCIES PRIOR TO STARTING CONSTRUCTION.
 - EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY AND OBTAIN APPROVAL FROM EACH RESPECTIVE UTILITY COMPANY PRIOR TO PERFORMING ANY WORK ON OR IN THE VICINITY OF EXISTING UTILITIES LINES AND APPURTENANCES.
 - IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THE PROJECT. FAILURE TO DO SO MAY RESULT IN REMOVAL AND REPLACEMENT OF THE DEFECTIVE WORK. IT IS RECOMMENDED THAT THE DEVELOPER HAVE A QUALIFIED INSPECTOR ON THE JOB SITE AT ALL TIMES DURING CONSTRUCTION.
 - ALL QUANTITIES GIVEN ON THE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTOR.
 - OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS FINAL RULE 29 CFR PART 1926, SUBPART "P" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH.
 - EXCAVATIONS EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
 - IT IS ESSENTIAL THAT THE WORK TO BE COMPLETED IN CONJUNCTION WITH THIS PROJECT SHALL BE INSTALLED ACCORDING TO THESE PLANS AND SPECIFICATIONS. THE ENGINEER WILL BE REQUIRED TO CERTIFY TO CERTAIN PORTIONS OF THIS PROJECT UPON COMPLETION. THEREFORE, IT IS NECESSARY TO OBTAIN APPROVAL AND ACCEPTANCE BY THE CITY THAT CONSTRUCTION WAS COMPLETED IN COMPLIANCE WITH THESE PLANS AND SPECIFICATIONS.
 - LOCATIONS & ELEVATIONS OF "FLOODWAY LIMITS" AND "100 YEAR FLOOD LIMITS" ARE SHOWN FOR REFERENCE ONLY. DEVELOPER/BUILDER/INDIVIDUAL LOT OWNER TO REFER TO NATIONAL FLOOD HAZARD INSURANCE MAP (F.E.M.A.) TO DETERMINE FLOOD HAZARD POTENTIAL PRIOR TO PROJECT CONSTRUCTION.

- ### SITE PLAN NOTES
- ALL RADII AND STREET DIMENSIONS SHALL BE MEASURED TO BACK OF CURB OR FACE OF INTEGRAL CURB AND WALK. ALL DIMENSIONS TO THE BUILDING ARE TO THE OUTSIDE OF BUILDING FOUNDATION WALL.
 - ALL PAVEMENT AND/OR CURB RADII SHALL BE FIVE (5) FOOT UNLESS OTHERWISE NOTED.
 - BEARINGS, DIMENSIONS AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. REFER TO RECORDED BOUNDARY SURVEYS, ALIAS AND SECONDARY PLATS FOR EXACT INFORMATION.
 - ALL PARKING STALLS SHALL BE 9' X 18' WHERE ADJACENT TO SIDEWALK OR GRASS AREA. WHERE INTEGRAL CURB AND WALK IS ADJACENT TO A PARKING STALL, TWO (2) FEET OF SIDEWALK SHALL BE UTILIZED AS PARKING AREA OVERHANG. PARKING STALLS ARE DIMENSIONED TO THE FACE OF CURBS.
 - REFER TO ARCHITECTURAL PLANS FOR DETAILS OF BUILDINGS AND BUILDING DIMENSIONS.
 - TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION SHALL CONFORM TO APPLICABLE LOCAL STANDARDS.
 - REFER TO UTILITY PLAN FOR SANITARY AND STORM STRUCTURE LOCATIONS.



- ### UTILITY PLAN NOTES:
- SEE ARCHITECTURAL PLUMBING PLANS FOR PLUMBING DETAILS TO AREAS FIVE (5) FEET OUTSIDE AND INSIDE OF THE PROPOSED STRUCTURE.
 - SITE CONTRACTOR TO VERIFY ALL BUILDING LATERALS WITH PLUMBING DRAWINGS PRIOR TO CONSTRUCTION.
 - SITE UTILITY CONTRACTOR TO VERIFY BUILDING CONNECTION LOCATIONS AND ELEVATIONS WITH MEP AND ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
 - EXISTING UTILITY LOCATIONS ARE APPROXIMATE. THE CONTRACTOR SHALL DETERMINE AND FIELD VERIFY ALL HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - RIM ELEVATION (RE) SHALL INDICATE THE ELEVATION THAT WATER WOULD ENTER THE GRATE FOR ALL CASTINGS. IF CASTING HAS SOLID LID, THE RE IS THE LID ELEVATION.
 - WATER AND SEWER CROSSINGS AND SEPARATIONS SHALL BE IN ACCORDANCE WITH TEN STATE STANDARDS AND LOCAL CODES.
 - WATER LINES THROUGHOUT THE PROJECT SHALL BE INSTALLED WITH AT LEAST 54 INCHES OF COVER TO PROVIDE PROTECTION FROM FREEZING.
 - PLASTIC WATER LINES SHALL BEAR THE NSF SEAL OF APPROVAL AND MEET COMMERCIAL STANDARD NO. 256-3, PRODUCT STANDARD 22-70, OR ASTM D 2441.
 - ALL SUB-SURFACE DRAIN (SSD) SHALL BE 6" PERFORATED DUAL WALL HOPE UNLESS NOTED OTHERWISE.
 - INVERT ELEVATION OF SUB-SURFACE DRAIN (SSD) AT STRUCTURE TO BE THREE (3) FEET BELOW RIM ELEVATION.

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SS

Checked By:
DX

Quality Assurance:
JZ

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DP100

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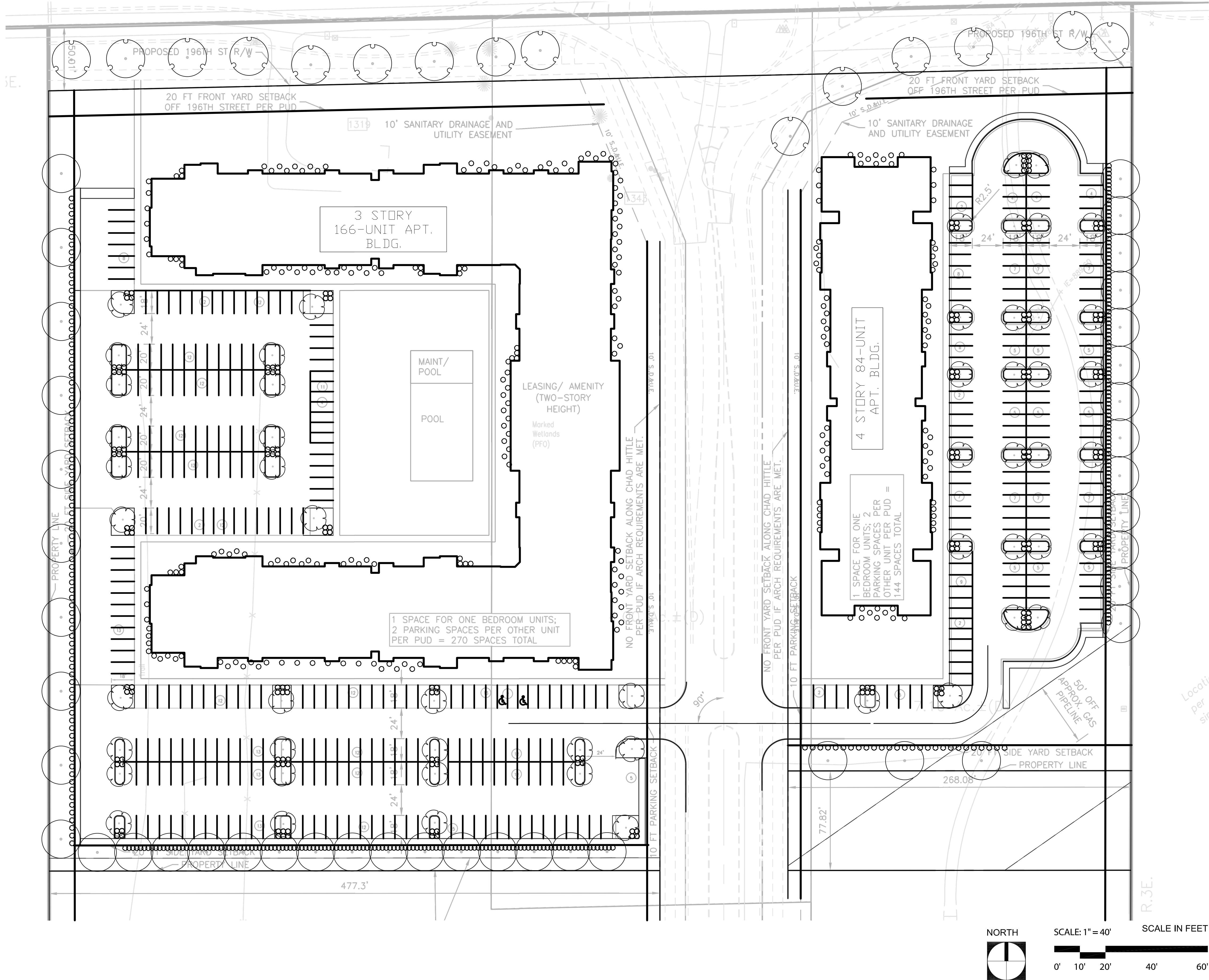
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SITE UTILITY PLAN A
CHATHAM MULTIFAMILY PROJECT
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Professional Engineer
JOHN W. CRIPE
No. 19887
Exp. 12/31/2021
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CALL THE FREE



PLANTING NOTES

1. Seed/Sod limit line is approximate. Seed/Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/sodded areas.
3. Tree much rings in turf areas are 5 foot diameter, typical. Contractor shall provide a much ring around all existing trees within the limit of work. Remove all existing grass from area to be mulched and provide a typical v-trench edge.
4. Bedlines are to be spaced cut to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
5. Do not locate plants within 10' of utility structures, or within 5' horizontally of underground utility lines unless otherwise shown on the plans. Consult with Landscape Architect if these conditions exist.
6. FOR LUMP SUM CONTRACTS, Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
7. Refer to specifications for additional conditions, standards and notes.

REQUIRED PLANT MATERIALS		REQUIRED	PROPOSED
ZONING ORDINANCE SECTION			
6.8.E	TREE PRESERVATION		TBD
6.8.H	GENERAL SCREENING MECHANICAL SCREENING SERVICE & LOADING AREAS		TBD
6.8.J	STREET TREES TREES = 150 LF	15 TREES	15 TREES
6.8.K	MINIMUM LOT LANDSCAPING SHADE TREES = 100' ORNAMENTAL/EV = 100' SHRUBS = 400'	250 TREES 250 TREES 1000 SHRUBS	TBD TBD TBD
6.8.L	FOUNDATION PLANTING SHRUB/TREE = 1/12 FT PLANT BED = 8' MIN.	248 PLANTS MIN	TBD
6.8.N	BUFFER YARD REQUIREMENTS NOT REQUIRED PER PUD 6' WOOD FENCE (5) EVERGREEN TREES EACH SIDE AT TIME OF ADJACENT DEVELOPMENT		N/A
6.8.O	INTERIOR PARKING AREA 136275 TOTAL SF 10% OF PARKING AREA SHADE TREE = 10' ISLAND SHRUBS = 40' ISLAND PERIMETER PARKING AREA TREES = 1/30 FT SHRUBS = 10 FT SCREENING WALLS	13627.5 SF 40 TREES 50 SHRUBS	11785 SF 50 TREES TBD SHRUBS
		41 TREES 360 SHRUBS WHERE NOTED	41 TREES TBD SHRUBS

CONCEPT PLANT SCHEDULE

	<u>STREET TREES</u>	15
	<u>BUFFER/PERIMETER SHADE TREE</u>	41
	<u>INTERIOR PARKING SHADE TREE</u>	55
	<u>INTERNAL PARKING SHRUB</u>	176
	<u>PERIMETER SHRUB</u>	360
	<u>FOUNDATION PLANTING</u>	248

ORDER OF THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY
PLAN COMMISSION DETERMINING THAT AN AMENDING
DECLARATORY RESOLUTION AND PLAN SUPPLEMENT APPROVED
AND ADOPTED BY THE WESTFIELD REDEVELOPMENT COMMISSION
RELATING TO THE GRAND JUNCTION ECONOMIC DEVELOPMENT
AREA CONFORM TO THE PLAN OF DEVELOPMENT FOR THE CITY OF
WESTFIELD AND APPROVING THE AMENDING DECLARATORY
RESOLUTION AND PLAN SUPPLEMENT

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (the “Plan Commission”) is the body charged with the duty of developing a general plan of development for the City of Westfield, Indiana (the “City”);

WHEREAS, the Redevelopment Commission (the “Commission”) of the City of Westfield, Indiana (the “City”) serves as the governing body of the Westfield Redevelopment District pursuant to Indiana Code 36-7-14 (the “Act”);

WHEREAS, on July 7, 2009, the Commission adopted Declaratory Resolution No. 2-2009 (the “Original Declaratory Resolution”) which, among other things, (i) established the Grand Junction Economic Development Area (the “Grand Junction Area”), (ii) approved an economic development plan for the Grand Junction Area (the “Plan”) and (iii) designated the entire Grand Junction Area as an allocation area in accordance with Section 39 of the Act (the “Grand Junction Allocation Area”);

WHEREAS, on July 13, 2010, the Commission adopted Resolution No. 2-2010 amending certain provisions of the Original Declaratory Resolution (as amended, the “Original Declaratory Resolution”) relating to the percentage of accumulated assessed value that the Commission could capture, collect and retain in the Grand Junction Allocation Area;

WHEREAS, on August 29, 2011 the Commission adopted Resolution No. 2-2011 amending the Original Declaratory Resolution (as amended, the “Original Declaratory Resolution”) to (i) expand the boundaries of the Grand Junction Area (the “Expansion Area No. 1” and together with the Grand Junction Area, the “Grand Junction Area”), (ii) remove certain parcels from the Grand Junction Area, (iii) designate the Expansion Area No. 1 as an allocation area in accordance with Section 39 of the Act (the “Expansion Area No. 1 Allocation Area”), (iv) designate a certain parcel within Expansion Area No. 1 as an allocation area in accordance with Section 39 of the Act (the “Mainstreet Project Sub-Area”) and (v) approve a plan for Expansion Area No. 1 Area (the “Expansion Area No. 1 Plan” and together with the Plan, collectively, the “Plan”);

WHEREAS, on January 23, 2013, the Commission adopted Resolution No. 1-2013 amending the Original Declaratory Resolution (as amended, the “Original Declaratory Resolution”) to remove certain parcels or portions of parcels from the Grand Junction Area;

WHEREAS, on January 21, 2014, the Commission adopted Resolution No. 1-2014 amending the Original Declaratory Resolution (as amended, the “Original Declaratory

Resolution”) to remove certain parcels and portions of parcels from the Grand Junction Area;

WHEREAS, on February 2, 2015, the Commission adopted Resolution No. 1-2015 amending the Original Declaratory Resolution (as amended, the “Original Declaratory Resolution”) to remove certain parcels and portions of parcels within the Grand Junction Area;

WHEREAS, on November 18, 2019, the Commission adopted Resolution 09-2019 amending the Original Declaratory Resolution (as amended, the “Original Declaratory Resolution”) to (i) remove certain parcels from the Grand Junction Allocation Area, (ii) designate such parcels as a separate allocation area in accordance with Section 39 of the Act (the “Union Square Allocation Area”) and (iii) adopt a supplement to the Plan (as supplemented, the “Plan”);

WHEREAS, on February 22, 2021, the Commission adopted Resolution 01-2021 attached hereto as Exhibit A (the “Amending Declaratory Resolution”) to (i) remove certain parcels from the Grand Junction Allocation Area and include such parcels in the Union Square Allocation Area (the “Union Square Expansion Area”) and (ii) adopt a supplement to the Plan (the “2021 Plan Supplement”);

WHEREAS, the Redevelopment Commission has submitted the Amending Declaratory Resolution and the 2021 Plan Supplement to this Plan Commission for approval pursuant to the provisions of Section 16 of the Act; and

WHEREAS, the Plan Commission has reviewed the Amending Declaratory Resolution and the 2021 Plan Supplement and has determined that the Amending Declaratory Resolution and the 2021 Plan Supplement conform to the plan of development for the City, and now desire to approve the Amending Declaratory Resolution and the 2021 Plan Supplement.

NOW, THEREFORE, BE IT ORDERED BY THE WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION, AS FOLLOWS:

1. Pursuant to Section 16 of the Act, the Plan Commission hereby finds and determines that the Amending Declaratory Resolution and the 2021 Plan Supplement conform, in all respects, to the plan of development for the City.

2. The Amending Declaratory Resolution and the 2021 Plan Supplement are, in all respects, hereby approved. This order hereby constitutes the written order of the Plan Commission approving the Amending Declaratory Resolution and the 2021 Plan Supplement pursuant to Section 16 of the Act.

3. The Secretary of the Plan Commission is hereby directed to file a copy of the Amending Declaratory Resolution and the 2021 Plan Supplement with the minutes of this meeting.

Passed this 1st day of March, 2021.

WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

President

ATTEST:

Secretary

EXHIBIT A

RESOLUTION 01-2021

AMENDING DECLARATORY RESOLUTION OF THE WESTFIELD
REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY
RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE GRAND
JUNCTION ECONOMIC DEVELOPMENT AREA

(See Attached)



Petition Number: 2103-SPP-05 & 2103-ODP-05

Subject Site Address: NW Corner of 186th Street & Shady Nook Road (the “Property”)

Petitioner: Drees Premier Homes Inc. (the “Petitioner”)

Request: The Petitioner requests Primary Plat and Overall Development Plan review for forty-two (42) single-family attached residential lots on 20 acres +/- in the Belle Crest PUD District

Current Zoning: Belle Crest PUD (Ord. 20-37)

Current Land Use: Vacant/Agriculture

Approximate Acreage: 20 acres +/-

Staff Reviewer: Daine Crabtree, Associate Planner

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat and Overall Development Plan

HISTORY AND PROCEDURAL

The rezoning of the Property from the AG-SF1: Agriculture/Single-Family Rural District to the Belle Crest PUD District was approved at the December 14, 2020, City Council meeting.

PROJECT OVERVIEW

The 20 acre +/- site is at the northwest corner of 186th Street and Shady Nook Road (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Detailed Development Plan for 42 Single-Family Attached Residential Lots (see **Exhibit 3**), which would contain a total of 84 dwelling units.

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

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

- 6) Proposed name of subdivision.
- 7) Names and addresses of the owner, owners, land surveyor or land planner.
- 8) Title, scale, north arrow and date.
- 9) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and



including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

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

- 10) Easements (locations, widths and purposes). (Article 8.3)
- 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 except for those items identified as outstanding below:

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

26) Address and legal description of the property.

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

27) Boundary lines of the property including all dimensions.

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

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

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

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 except for those items identified as outstanding below:

- 46) Accessory Use and Building Standards (Article 6.1)
- 47) Architectural Standards (Article 6.3)



- 48) Building Standards (Article 6.4)
- 49) Fence Standards (Article 6.5)
- 50) Height Standards (Article 6.6)
- 51) Landscaping Standards (Article 6.8)
 - a) Street Trees
 - b) Minimum Lot Landscaping Requirements
 - c) External Street Frontage Landscaping
- Comment: Superseded by Ord. 20-37**
- d) Parking Area Landscaping
- e) Buffer Yard Requirements

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

- 52) Lighting Standards (Article 6.9)
- 53) Lot Standards (Article 6.10)
- 54) Outdoor Café and Eating Areas (Article 6.13)
- 55) Parking and Loading Standards (Article 6.14)
- 56) Setback Standards (Article 6.16)
- 57) Vision Clearance Standards (Article 6.19)
- 58) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 59) Block Standards (Article 8.1)
- 60) Easement Standards (Article 8.3)
- 61) Monument and Marker Standards (Article 8.5)
- 62) Open Space and Amenity Standards (Article 8.6)
- 63) Pedestrian Network Standards (Article 8.7)



- a) Internal Pedestrian Network Standards
- b) Perimeter/External Pedestrian Network Standards
- 64) Storm Water Standards (Article 8.8)
- 65) Street and Right-of-Way Standards (Article 8.9)
- 66) Street Light Standards (Article 8.10)
- 67) Street Sign Standards (Article 8.11)
- 68) Surety Standards (Article 8.12)
- 69) Utility Standards (Article 8.13)

BELLE CREST PUD (ORD. 20-37)

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

- 70) Concept Plan (Section 3)
- 71) Permitted Uses (Section 5)
- 72) General Regulations (Section 6)
 - a) Maximum Dwellings per Structure
 - b) Minimum Building Setback Lines
 - i) Front Yard Building Setback Line: 25 feet
 - ii) Side Yard Building Setback Line: 7.5 feet
 - iii) Rear Yard Building Setback Line: 20 feet
 - c) Maximum Number of Paired Duplex Dwellings: 42 paired duplex dwellings
 - d) Maximum Number of Dwelling Units: 84 dwelling units
 - e) Minimum Lot Area: None (UDO Standard)
 - f) Minimum Lot Frontage: None (UDO Standard)

Comment: Item identified as outstanding. Staff will confirm compliance prior to this item being docketed for final APC consideration.
- 73) Development Standards (Section 7)
 - a) Architectural Standards
 - b) Fence Standards
 - c) Landscaping Standards



- i) Street Trees
- ii) Lot Landscaping
- iii) Common Areas

(1) Tree Preservation Areas: Identified on the Concept Plan. Existing trees in these areas shall not be disturbed by the Developer unless required by the City, or for drainage/utility installation.

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

(2) External Street Frontage Landscaping Requirements: Along Shady Nook Road, shall be planted in substantial compliance with the External Street Frontage Landscaping Plan.

(3) Other Common Areas: Landscaping to be installed in other Common Areas may, but shall not be required, to exceed the planting requirements of Article 6.8(K) of the UDO. The landscaping shown for illustrative purposes on the Concept Plan may be adjusted in quantity and location when detailed landscaping plans are prepared during the Development Plan process.

74) Infrastructure Standards (Section 8)

- a) Dedication of Pedestrian Trail Corridor

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

- b) Internal Streets

75) Design Standards (Section 9)

- a) Open Space and Amenity Standards

- i) Minimum Open Space required: 25%
- ii) Amenities

iii) Access Easement: Shall be provided to permit pedestrian access to the common area/tree preservation area located along the west property line of the District as generally depicted on the Concept Plan

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



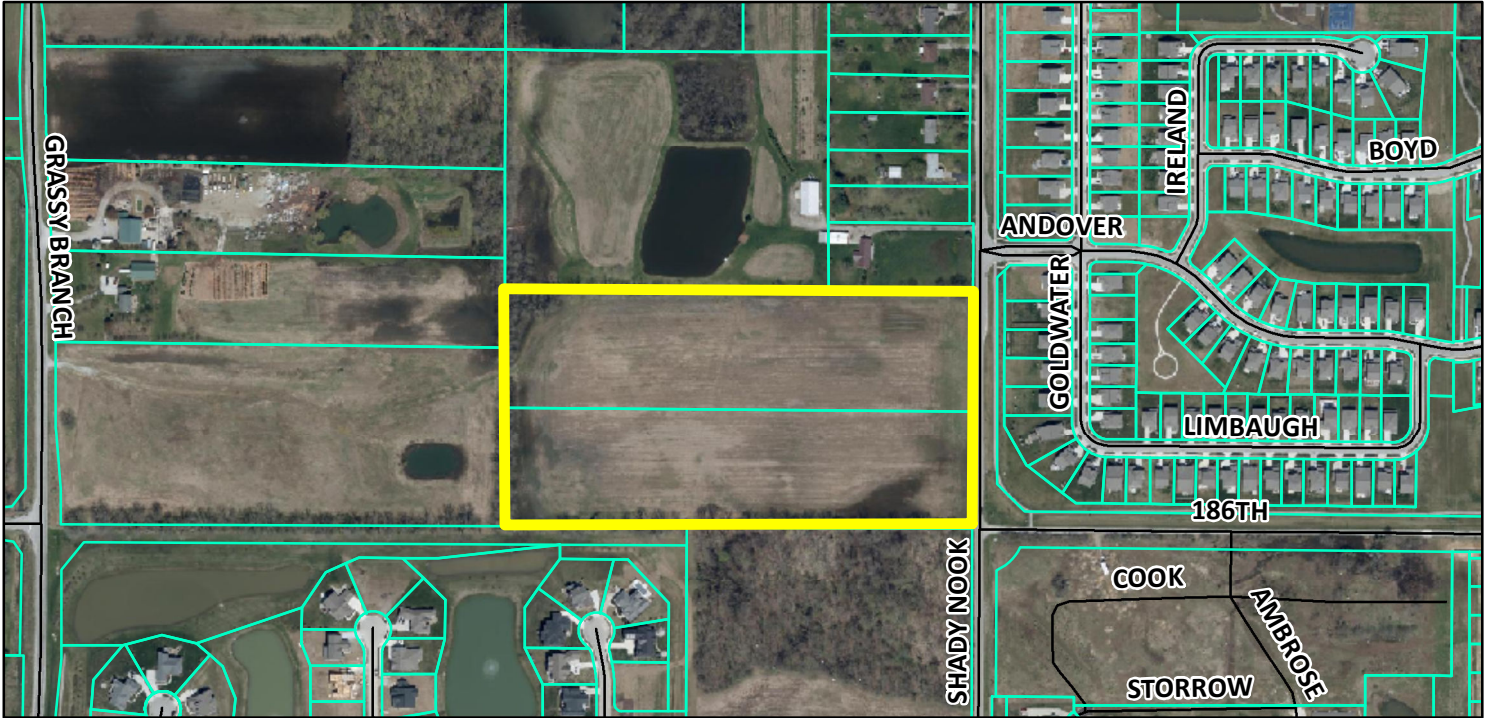
76) Duration (Section 10)

DEPARTMENT COMMENTS

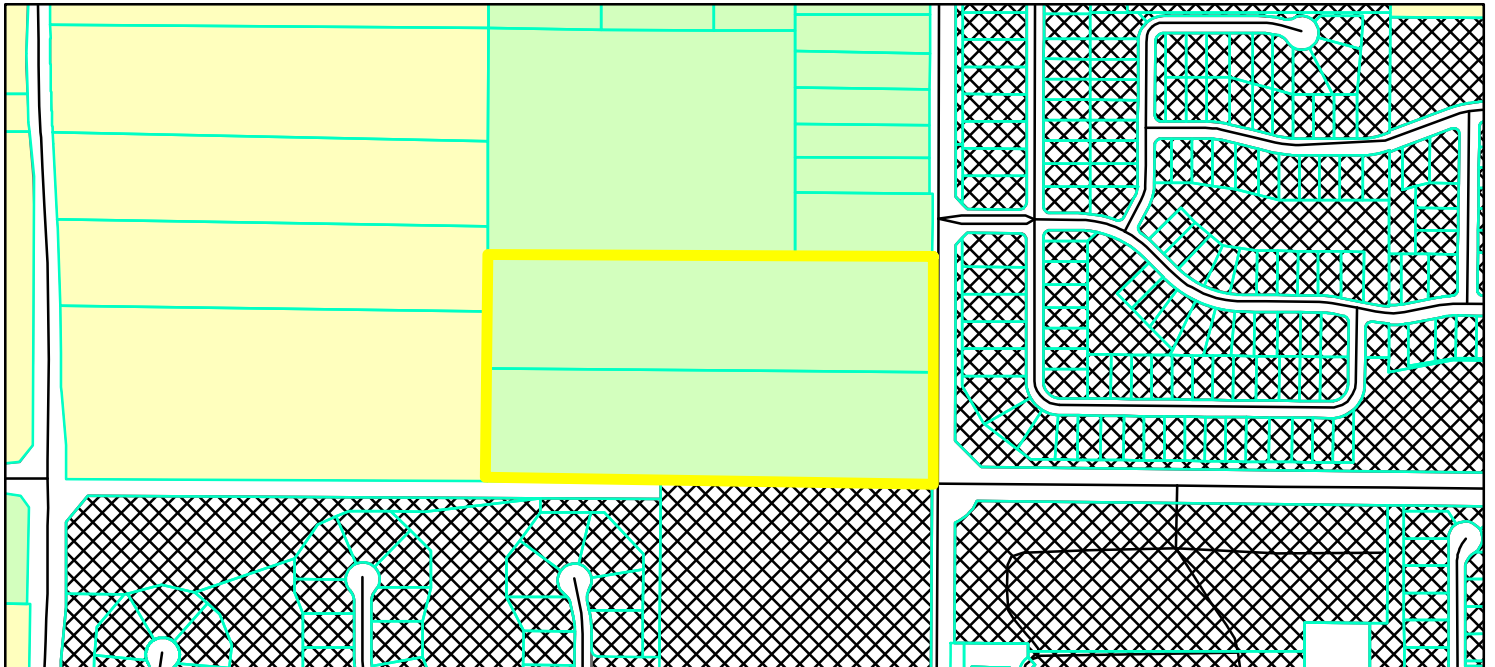
- 1) **ACTION: Hold a public hearing at the March 1, 2021, Advisory Plan Commission meeting.**
- 2) The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration.
- 3) If any APC member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dcrabtree@westfield.in.gov

Aerial Location Map

 Site



Zoning Map



 Parcel
 GIS DBO PW_Streets
Zoning - All
 AG-SF1 (Agriculture - Single Family - 1)
 PUD (Planned Unit Development)
 SF-2 (Single Family - 2)

0 0.05 0.1
 Miles

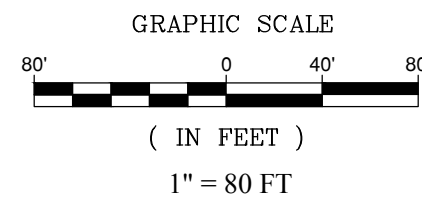




STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
DREES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILIPS
PHONE: (317) 495-4943

CURRENT LANDOWNER:
ROUDY1 LLC
1616 SHERIDAN ROAD
NOBLESVILLE, IN 46060



BELLE CREST

PRIMARY PLAT & OVERALL DEVELOPMENT PLAN

WESTFIELD, IN

ZONING: PUD



Now or Formerly
Holcombe, James R. & Elizabeth A.
Zoning: AG-SF1

Now or Formerly
Roudy1 LLC
Zoning: SF-2

Now or Formerly
Lakes of Grassy Branch
Zoning: PUD

Now or Formerly
Shady Nook 3 LLC
Zoning: PUD

- NOTE:
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
 - STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
 - THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSO

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.

PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8".
PROPOSED STORM PIPES WILL RANGE FROM 12"-36".
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8".

AN EXISTING 15" WATER MAIN IS LOCATED ON THE EAST SIDE OF SHADY NOOK ROAD AND WILL SERVE THIS SITE.

THE PROPOSED SANITARY FOR THIS SITE WILL CONNECT TO THE EXISTING 10" SANITARY MAIN LOCATED APPROXIMATELY 1300' EAST ALONG 186TH STREET.

THE PROPOSED DRAINAGE BASIN WILL BE LOCATED OF SITE TO THE WEST. THIS POND WILL OUTLET TO AN EXISTING BASIN IN THE LAKES AT GRASSY BRANCH SECTION 1. WE ARE WORKING WITH HCSO TO DETERMINE THE BEST ROUTE AND DESIGN THE THE OUTLET IN TO COOL CREEK ON THE WEST SIDE OF GRASSY BRANCH ROAD.

TOTAL SITE = 20.18 ac±
TOTAL LOTS - 84
DENSITY - 4.15 u/a

TOTAL COMMON AREA = 6.03 ac± (29.9%)
Includes Block A - 38,227 sq. ft.

ZONING PUD
LOT STANDARDS:
Front Yard Setback - 25' min.
Side Yard Setback - 7.5' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 85' min.
Minimum Open Space - 25%

STREET DATA

STREET A	214.42 L.F.
STREET B	960.14 L.F.
STREET C	978.80 L.F.
STREET D	436.52 L.F.
TOTAL	2,589.88 L.F.

BELLE CREST

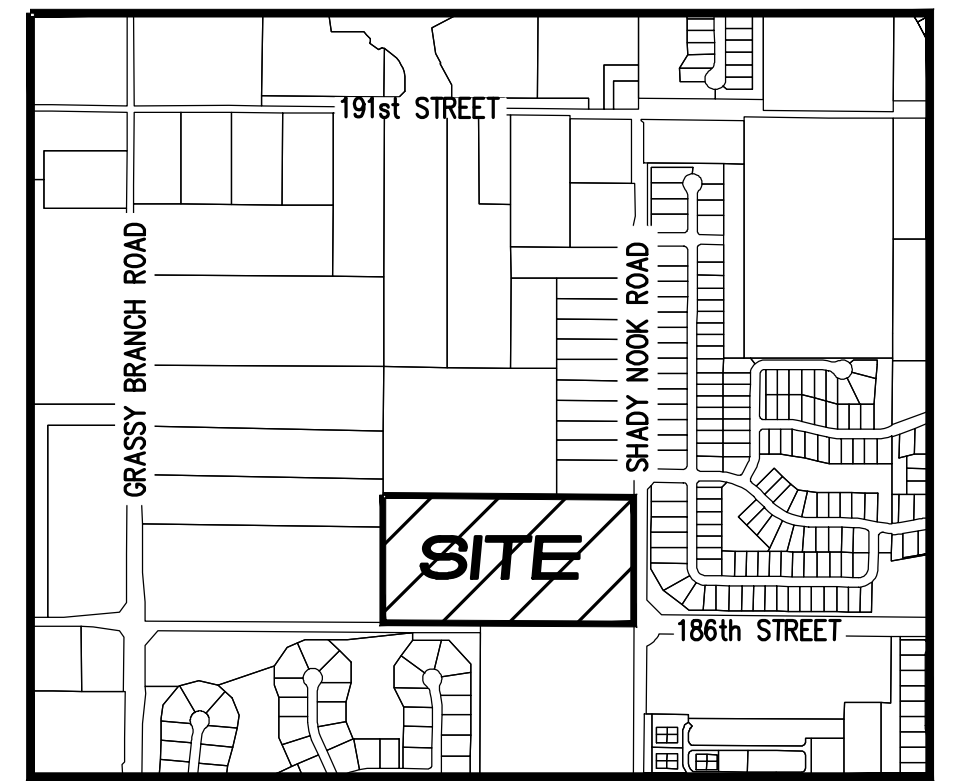
A part of the South Half of the Southeast Quarter of the Southwest Quarter of Section 29, Township 19 North, Range 04 East, Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the Southeast corner of said Half Quarter-Quarter Section; thence North 89 degrees 41 minutes 18 seconds West, along the South line thereof, a distance of 1,324.23 feet to the Southwest corner of said Half Quarter-Quarter Section; thence North 00 degrees 07 minutes 52 seconds East, along the West line of said Half Quarter-Quarter Section, a distance of 665.99 feet to the Northwest corner thereof; thence South 89 degrees 39 minutes 22 seconds East, along the North line of said Half Quarter-Quarter Section, a distance of 1323.83 feet to the East line of the aforementioned Half Quarter-Quarter Section; thence South 00 degrees 05 minutes 49 seconds West, along said line, a distance of 665.25 feet to the Point of Beginning, Containing 20.180 acres, more or less.

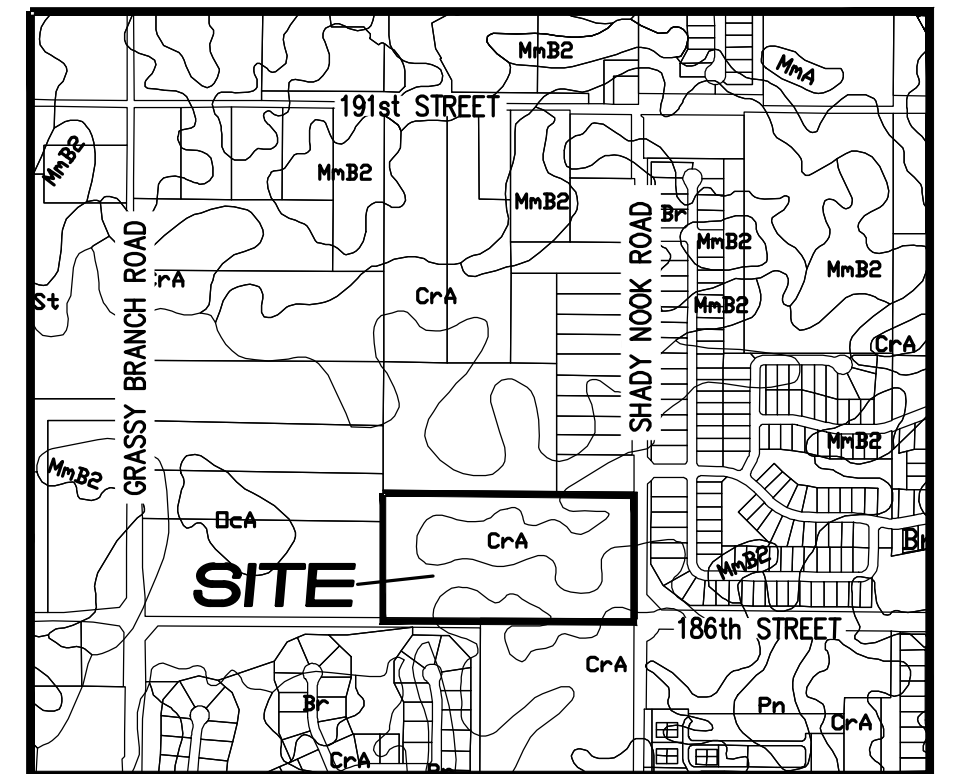
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	167.37'	107.00'	106.30'	N44°43'07"W	150.82'	89°37'20"
C2	168.48'	107.00'	107.41'	N45°12'07"E	151.61'	90°13'09"
C3	167.75'	107.00'	106.68'	S44°46'29"E	151.09'	89°49'38"

PLANS PREPARED BY:

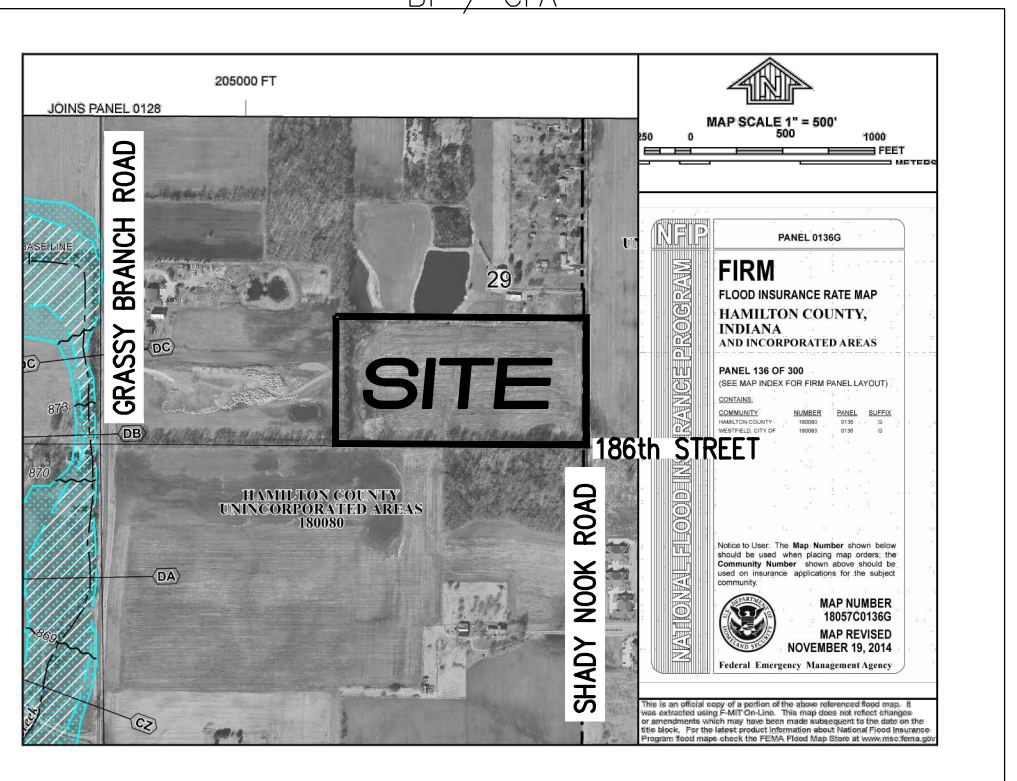
STOEPPELWERTH & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
7965 E. 106TH STREET, FISHERS, INDIANA 46038
PHONE: (317)-849-5935
FAX: (317)-849-5942
CONTACT PERSON: DENNIS D. OLMSTEAD
EMAIL: DOLMSTEAD@STOEPPELWERTH.COM



LOCATION MAP
SCALE: 1"=1000'



SOILS MAP
SCALE: 1"=1000'
Br / CrA



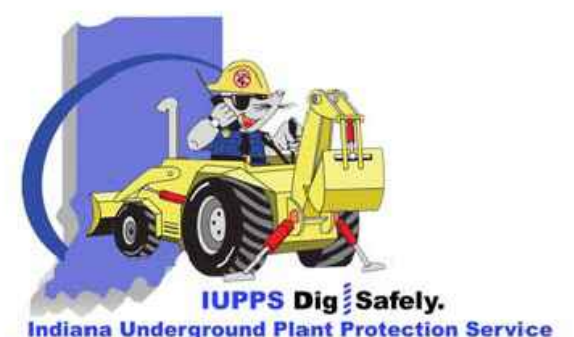
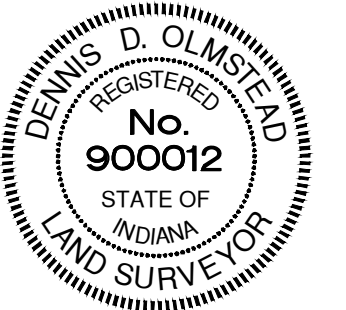
FLOOD STATEMENT
THIS SITE DOES NOT LIE WITHIN A ZONE PER
FIRM 18057C0136G DATED NOVEMBER 19, 2014

INDEX

SHT.	DESCRIPTION
C001	COVER SHEET
C100	EXISTING CONDITIONS
C101	PRIMARY PLAT
C102-105	DEVELOPMENT PLAN
L100-L102	LANDSCAPE PLAN

D. D. OLMSTEAD
DENNIS D. OLMSTEAD
REGISTERED LAND SURVEYOR
NO. 900012

01/29/2021





STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
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FISHERS, INDIANA 46038
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THIS INSTRUMENT PREPARED FOR:
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SUITE 100
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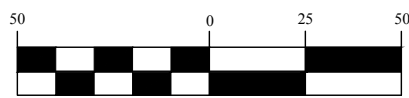
CURRENT LANDOWNER:
ROUDY LLC
1616 SHERIDAN ROAD
NOBLESVILLE, IN 46060

BELLE CREST

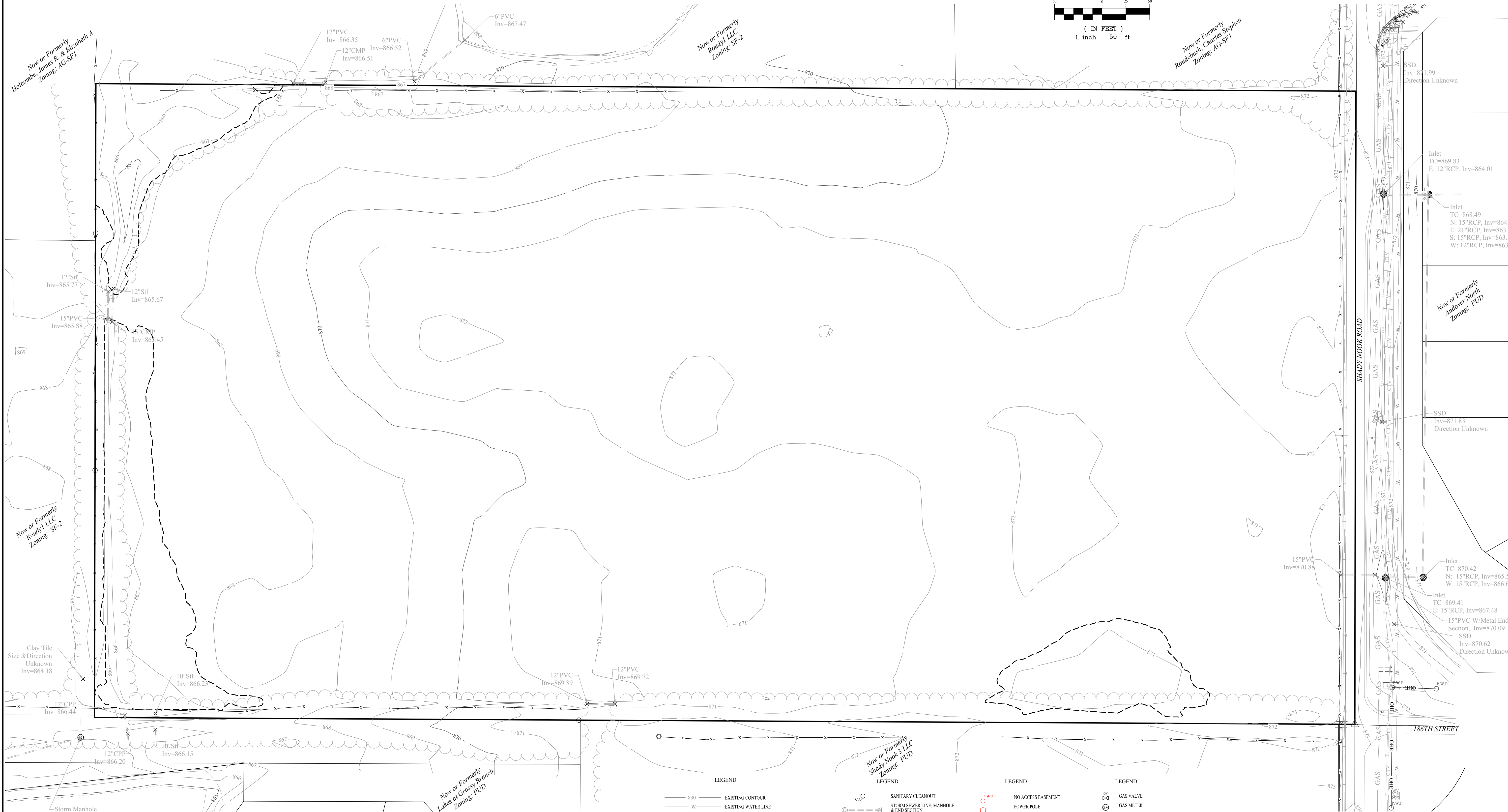
PRIMARY PLAT

ZONING PUD

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



- LEGEND
- 830 ——— EXISTING CONTOUR
 - W ——— EXISTING WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED WATER LINE
 - W ——— FLOW LINE
 - BURIED ELECTRIC LINE
 - OVERHEAD ELECTRIC LINES
 - BURIED TELEPHONE LINE
 - TELEPHONE LINE
 - BURIED CABLE T.V. LINE
 - CABLE T.V. LINE
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER LINE; MANHOLE

- LEGEND
- SANITARY CLEANOUT
 - STORM SEWER LINE; MANHOLE & END SECTION
 - CURB INLET
 - BEEHIVE OR ROUND INLET
 - SQUARE FLAT INLET
 - FENCE LINE
 - SET NAIL - UNLESS OTHERWISE NOTED
 - SET CAPPED REBAR STAMPED S&A FIRM #0008
 - SET PIPE UP 1\"/>

- LEGEND
- NO ACCESS EASEMENT
 - POWER POLE
 - LIGHT POLE
 - ELECT. TRANSFORMER
 - ELECT. PEDESTAL
 - ELECT. METER
 - GUY WIRE
 - TELEPHONE POLE
 - TELEPHONE PEDESTAL
 - TELEPHONE MANHOLE
 - CABLE T.V. POLE
 - CABLE T.V. PEDESTAL
 - TRAFFIC SIGNAL POLE
 - TRAFFIC MANHOLE
 - TRAFFIC CONTROL BOX

- LEGEND
- GAS VALVE
 - GAS METER
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - MAILBOX



Know what's below.
Call before you dig.

EXISTING CONDITIONS

PREPARED FOR:

BELLE CREST

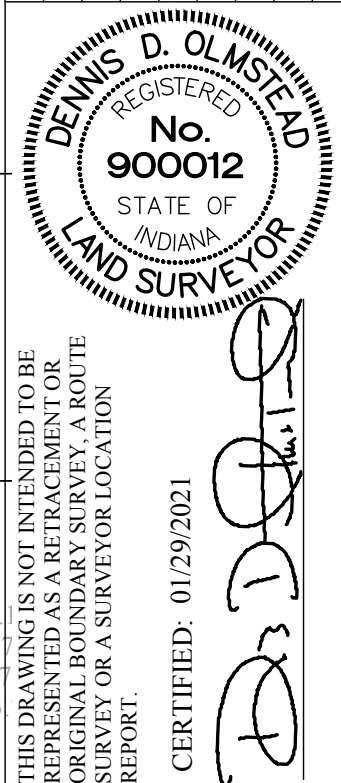
WASHINGTON TOWNSHIP HAMILTON CO., INDIANA

SECTION: 29 TOWNSHIP: 19N RANGE: R4E

DRAWN BY: LAF CHECKED BY: GDK

SHEET NO. C100

S & A JORN NO. 92255DRE



CERTIFIED: 01/29/2021

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

STOEPPELWERTH



DATE

REVISIONS

BY

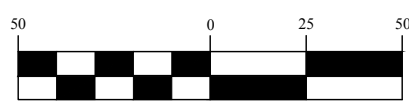


STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSSTEAD
7963 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
DREES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILLIPS
PHONE: (317) 495-4943

CURRENT LANDOWNER:
ROUDY LLC
1616 SHERIDAN ROAD
NOBLESVILLE, IN 46060

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

BELLE CREST

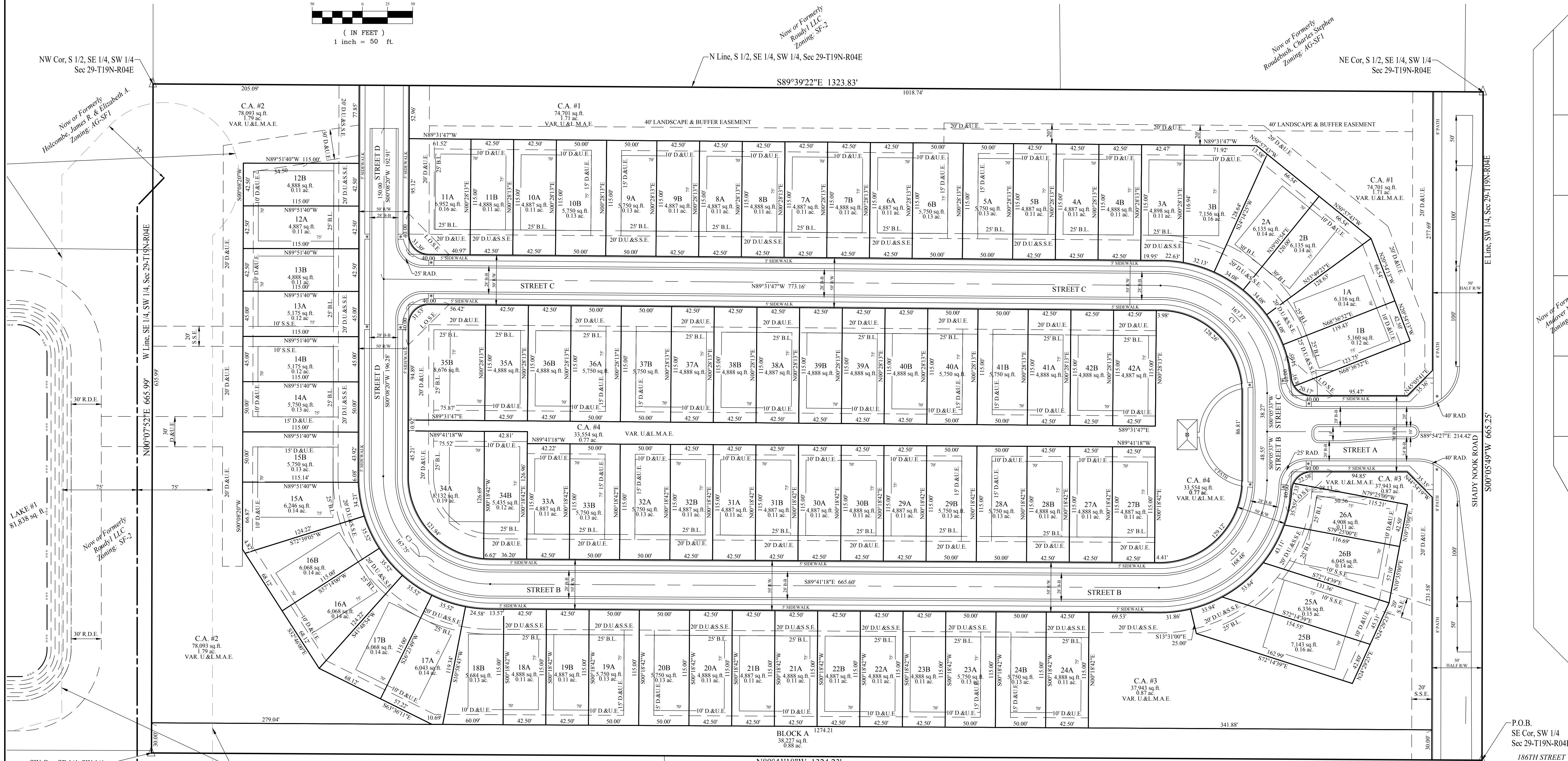
PRIMARY PLAT

ZONING PUD

TOTAL SITE = 20.23 ac±
TOTAL LOTS - 84
DENSITY - 4.15 u/a

TOTAL COMMON AREA = 6.03 ac± (29.9%)
Includes Block A - 38,227 sq. ft.

ZONING PUD
LOT STANDARDS:
Front Yard Setback - 25' min.
Side Yard Setback - 7.5' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 85' min.
Minimum Open Space - 25%



- LEGEND**
- 69 LOT NUMBER
 - B.L. BUILDING LINE
 - D&U.E. DRAINAGE & UTILITY EASEMENT
 - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
 - R.D.E. REGULATED DRAINAGE EASEMENT
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - L.O.S.E. LINE OF SITE EASEMENT
 - C.A. COMMON AREA
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - R/W RIGHT OF WAY
 - B-B BACK TO BACK OF CURB
 - * HANDICAP RAMP
 - ☼ STREET LIGHT



BY

REVISIONS

DATE

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CERTIFIED: 01/29/2021

DENNIS D. OLMSSTEAD
REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

STOEPPELWERTH

ALWAYS ON

7963 East 106th Street, Fishers, IN 46038-2505
phone: 317.849.5935 fax: 317.849.5942

PRIMARY PLAT

PREPARED FOR:

SECTION: 29 TOWNSHIP: 19N RANGE: R4E

DRAWN BY: LAF CHECKED BY: GDK

SHEET NO.

C101

S & A JORDN
92255DRE

WASHINGTON TOWNSHIP

BELLE CREST

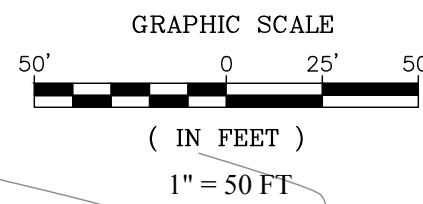
HAMILTON CO., INDIANA



STOEPEL WERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSHEAD
7965 E. 106TH STREET
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PHONE: (317) 849-5935

THIS INSTRUMENT PREPARED FOR:
DREES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILLIPS
PHONE: (317) 495-4943

CURRENT LANDOWNER:
ROUDY LLC
1616 SHERIDAN ROAD
NOBLESVILLE, IN 46060



BELLE CREST

DEVELOPMENT PLAN

ZONING PUD



Approximate Limits of Clark & Inman
Closed Regulated Drain Easement
(To be relocated - see sheet C105)

LEGEND	
	EXISTING CONTOUR
	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	FLOW LINE
	BURIED ELECTRIC LINE
	OVERHEAD ELECTRIC LINES
	BURIED TELEPHONE LINE
	TELEPHONE LINE
	BURIED CABLE T.V. LINE
	CABLE T.V. LINE
	GAS LINE
	WATER LINE
	SANITARY SEWER LINE; MANHOLE

LEGEND	
	SANITARY CLEANOUT
	STORM SEWER LINE; MANHOLE & END SECTION
	CURB INLET
	BEEHIVE OR ROUND INLET
	SQUARE FLAT INLET
	FENCE LINE
	SET NAIL - UNLESS OTHERWISE NOTED
	SET CAPPED REBAR STAMPED S&A FIRM #0088
	SET PIPE UP 1\"/>
	HAMILTON COUNTY SURVEYOR
	MEASURED
	RECORDED
	NO ACCESS EASEMENT

LEGEND	
	POWER POLE
	LIGHT POLE
	ELECT. TRANSFORMER
	WATER PEDISTAL
	ELECT. METER
	GUY WIRE
	TELEPHONE POLE
	TELEPHONE PEDISTAL
	TELEPHONE MANHOLE
	CABLE T.V. POLE
	CABLE T.V. PEDISTAL
	TRAFFIC SIGNAL POLE
	TRAFFIC MANHOLE
	TRAFFIC CONTROL BOX

LEGEND	
	GAS VALVE
	GAS METER
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	MAILBOX

LEGEND	
69	LOT NUMBER
B.L.	BUILDING LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
C.A.	COMMON AREA
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE

NOTE:
• ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST
• STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
• THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSO
ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.
PROPOSED SANITARY MAINS THROUGHOUT THE SITE WILL BE 8\"/>
PROPOSED STORM PIPES WILL RANGE FROM 12\"/>
PROPOSED WATER MAIN THROUGHOUT THE SITE WILL BE 8\"/>
AN EXISTING 15\" WATER MAIN IS LOCATED ON THE EAST SIDE OF SHADY NOOK ROAD AND WILL SERVE THIS SITE.
THE PROPOSED SANITARY FOR THIS SITE WILL CONNECT TO THE EXISTING 10\" SANITARY MAIN LOCATED APPROXIMATELY 1300' EAST ALONG 186TH STREET.
THE PROPOSED DRAINAGE BASIN WILL BE LOCATED OFF SITE TO THE WEST. THIS POND WILL OUTLET TO AN EXISTING BASIN IN THE LAKES AT GRASSY BRANCH SECTION 1. WE ARE WORKING WITH HCSO TO DETERMINE THE BEST ROUTE AND DESIGN THE OUTLET IN TO COOL CREEK ON THE WEST SIDE OF GRASSY BRANCH ROAD.



DEVELOPMENT PLAN

PREPARED FOR:

SECTION: 29 TOWNSHIP: 19N RANGE: R4E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C103
S & A JORN NO. 92255DRE

STOEPEL WERTH

ALWAYS ON

7965 E. 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942

REGISTERED
No. 900012
STATE OF INDIANA
LAND SURVEYOR

CERTIFIED: 01/29/2021

DATE

REVISIONS

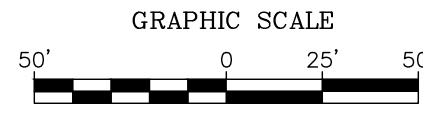
BY



STOEPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935

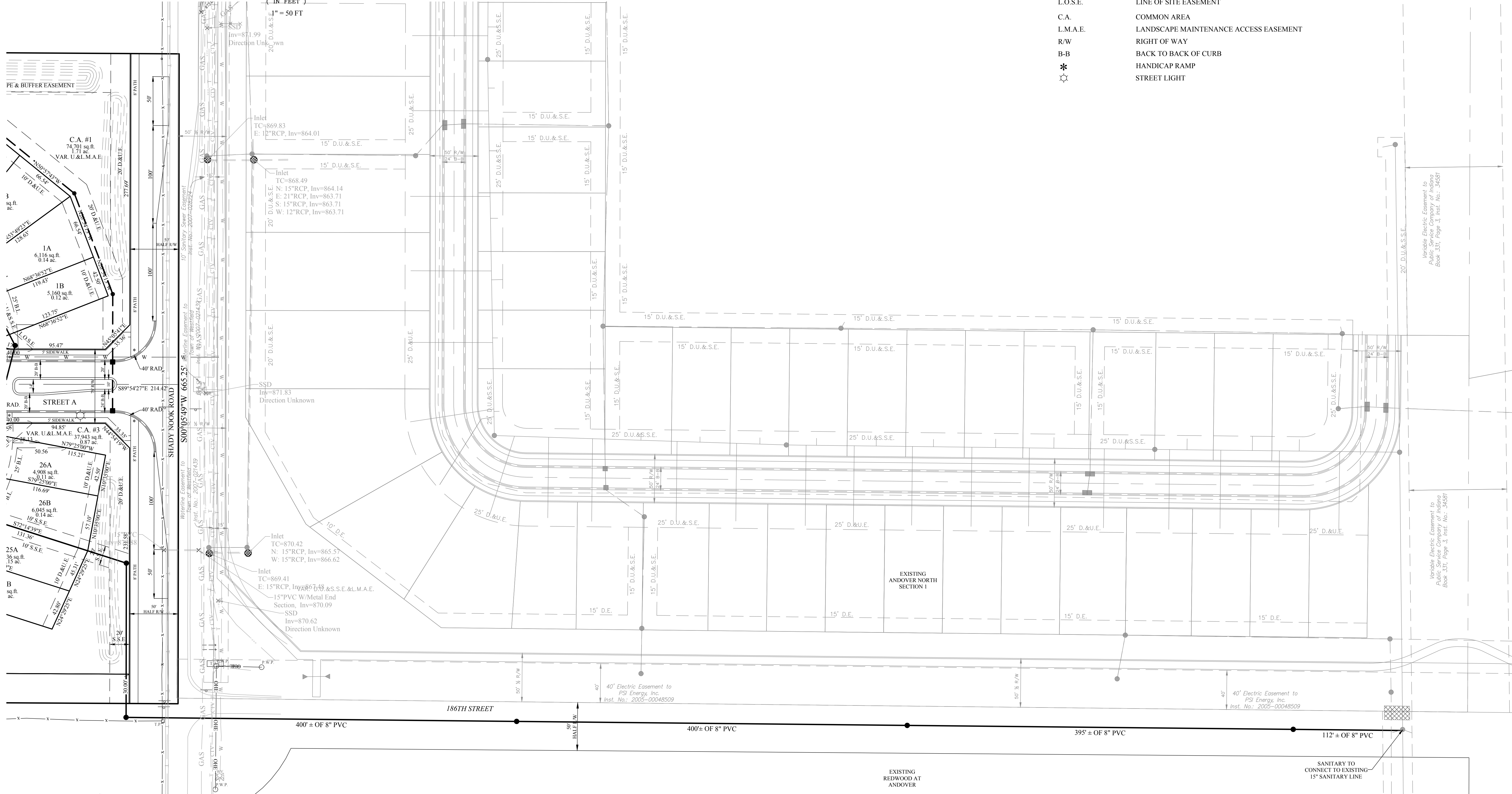
THIS INSTRUMENT PREPARED FOR:
DREES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILLIPS
PHONE: (317) 495-4943

CURRENT LANDOWNER:
ROUDY LLC
1616 SHERIDAN ROAD
NOBLESVILLE, IN 46060



BELLE CREST DEVELOPMENT PLAN ZONING PUD

	LEGEND
69	LOT NUMBER
B.L.	BUILDING LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
C.A.	COMMON AREA
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
⊙	STREET LIGHT



LEGEND	
	EXISTING CONTOUR
	EXISTING WATER LINE
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER LINE
	FLOW LINE
	BURIED ELECTRIC LINE
	OVERHEAD ELECTRIC LINES
	BURIED TELEPHONE LINE
	TELEPHONE LINE
	BURIED CABLE T.V. LINE
	CABLE T.V. LINE
	GAS LINE
	WATER LINE
	SANITARY SEWER LINE; MANHOLE

LEGEND	
	SANITARY CLEANOUT
	STORM SEWER LINE; MANHOLE & END SECTION
	CURB INLET
	BEEHIVE OR ROUND INLET
	SQUARE FLAT INLET
	FENCE LINE
	SET NAIL - UNLESS OTHERWISE NOTED
	SET CAPPED REBAR STAMPED S&A FIRM #0008
	SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
	HAMILTON COUNTY SURVEYOR
	MEASURED
	RECORDED
	NO ACCESS EASEMENT

LEGEND	
NO ACCESS EASEMENT	
POWER POLE	
LIGHT POLE	
ELECT. TRANSFORMER	
ELECT. PEDESTAL	
ELECT. METER	
GUY WIRE	
TELEPHONE POLE	
TELEPHONE PEDESTAL	
TELEPHONE MANHOLE	
CABLE T.V. POLE	
CABLE T.V. PEDESTAL	
TRAFFIC SIGNAL POLE	
TRAFFIC MANHOLE	
TRAFFIC CONTROL BOX	

LEGEND	
	GAS VALVE
	GAS METER
	WATER METER
	WATER VALVE
	FIRE HYDRANT
	MAILBOX



Know what's below.
Call before you dig.

OFFSITE SANITARY

PREPARED FOR:

SECTION: 29

DRAWN BY: LAF

TOWNSHIP: 19N

CHECKED BY: GDK

RANGE: R4E

SHEET NO.

C104

S & A JORNNO

92255DRE

STOEPELWERTH

ALWAYS ON

7965 East 106th Street, Fishers, IN 46038-2505

Phone: (317) 849-5935 Fax: (317) 449-5942

REGISTERED

No. 900012

STATE OF INDIANA

LAND SURVEYOR

CERTIFIED: 01/29/2021

D3 D O L M S T E A D

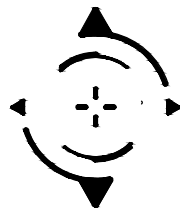
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REVISIONS

DATE

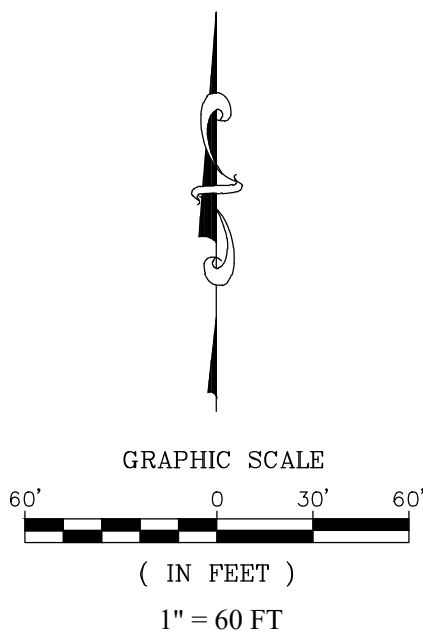
BY



STOEPEL WERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLAMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
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THIS INSTRUMENT PREPARED FOR:
DREES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILIPS
PHONE: (317) 495-4943

CURRENT LANDOWNER:
ROUDY 1 LLC
1616 SHERIDAN ROAD
NOBLESVILLE, IN 46060



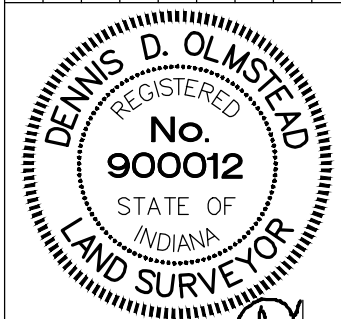
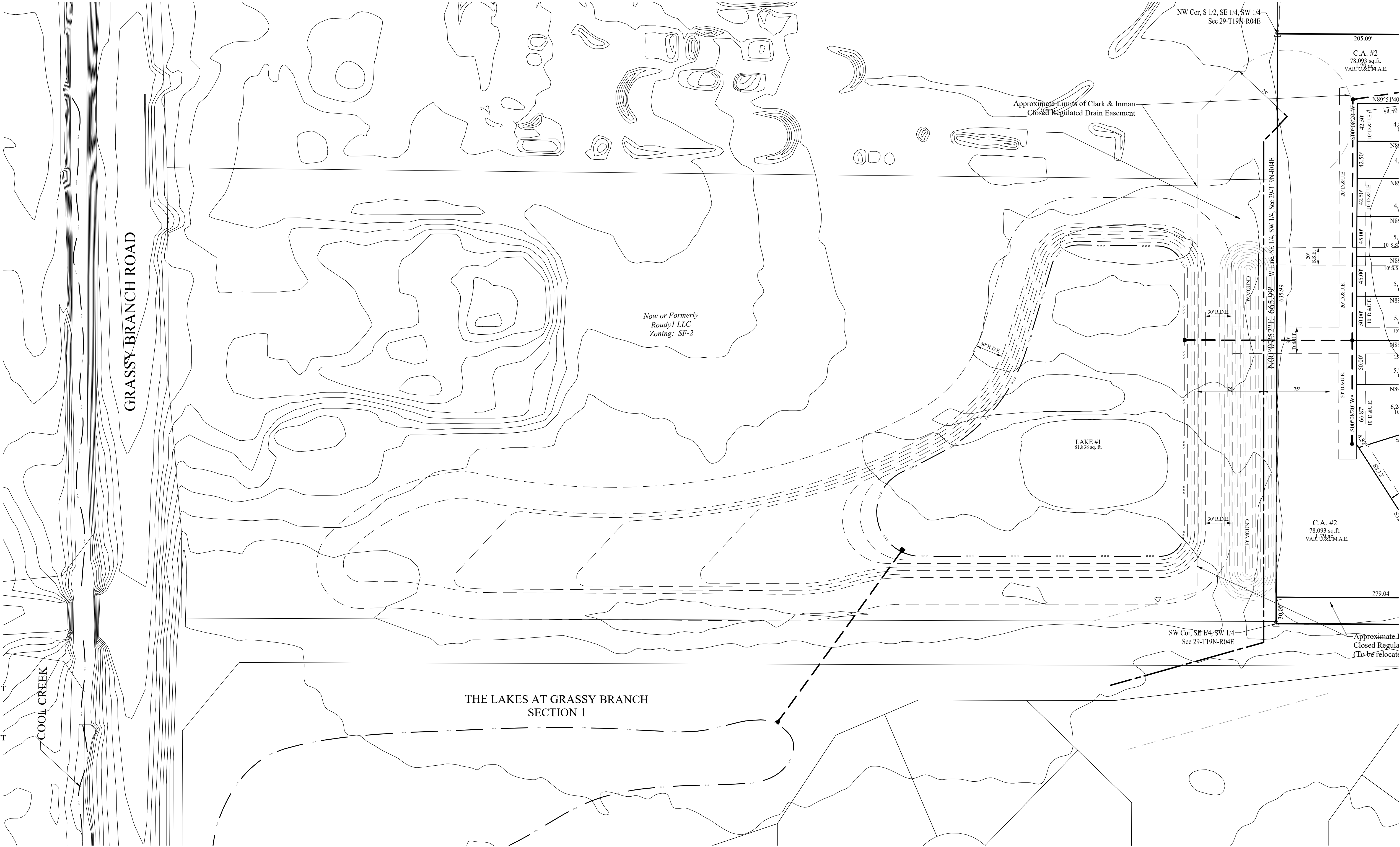
BELLE CREST DEVELOPMENT PLAN ZONING PUD

NOTE: DEVELOPER IS ACTIVELY WORKING WITH
THE HCSO TO DETERMINE THE BEST STORMWATER
DESIGN THAT WILL BENEFIT THE DRAINAGE AREA

EXISTING CLARK & INMAN
LEGAL DRAIN TO BE
RE-ROUTED THROUGH LAKE #1

- LEGEND**
- 830 EXISTING CONTOUR
 - W- EXISTING WATER LINE
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - W- PROPOSED WATER LINE
 - FLOW LINE
 - BURIED ELECTRIC LINE
 - OVERHEAD ELECTRIC LINES
 - BURIED TELEPHONE LINE
 - TELEPHONE LINE
 - BURIED CABLE T.V. LINE
 - CABLE T.V. LINE
 - GAS LINE
 - WATER LINE
 - SANITARY SEWER LINE; MANHOLE
 - SANITARY CLEANOUT
 - STORM SEWER LINE; MANHOLE & END SECTION
 - CURB INLET
 - BEEHIVE OR ROUND INLET
 - SQUARE FLAT INLET
 - FENCE LINE
 - SET NAIL - UNLESS OTHERWISE NOTED
 - SET CAPPED RETAIN STAMPED S&A FIRM #0008
 - SET PIPE UP 1" CAPPED STAMPED S&A FIRM #0008
 - HAMILTON COUNTY SURVEYOR
 - MEASURED
 - RECORDED
 - NO ACCESS EASEMENT
 - POWER POLE
 - LIGHT POLE
 - ELECT. TRANSFORMER
 - ELECT. PEDESTAL
 - ELECT. METER
 - GUY WIRE
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 - TELEPHONE PEDESTAL
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 - TRAFFIC CONTROL BOX
 - GAS VALVE
 - GAS METER
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - MAILBOX

- LEGEND**
- 69 LOT NUMBER
 - B.L. BUILDING LINE
 - D.&U.E. DRAINAGE & UTILITY EASEMENT
 - R.D.E. REGULATED DRAINAGE EASEMENT
 - D.U.&S.S.E. DRAINAGE UTILITY & SANITARY SEWER EASEMENT
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - L.O.S.E. LINE OF SITE EASEMENT
 - C.A. COMMON AREA
 - L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
 - R/W RIGHT OF WAY
 - B-B BACK TO BACK OF CURB
 - * HANDICAP RAMP
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM SEWER
 - PROPOSED WATER LINE
 - STREET LIGHT



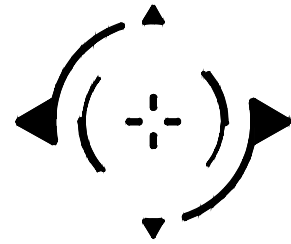
THIS DRAWING IS NOT INTENDED TO BE
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REPORT.

CERTIFIED: 01/29/2021

Dennis D. Olamstead

STOEPEL WERTH

ALWAYS ON
7965 East 106th Street, Fishers, IN 46038-2505
Phone: (317) 849-5935 Fax: (317) 849-5942



DEVELOPMENT PLAN

BELLE CREST

HAMILTON CO., INDIANA

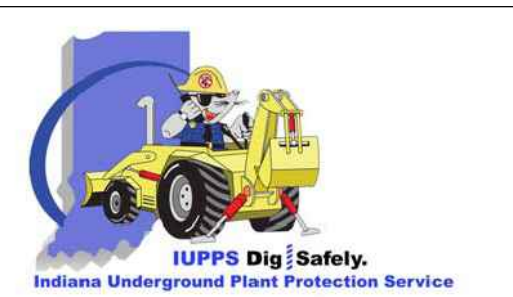
PREPARED FOR:

SECTION: 29 TOWNSHIP: 19N RANGE: R4E
DRAWN BY: LAF CHECKED BY: GDK

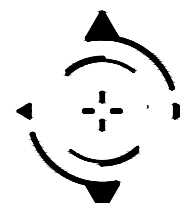
SHEET NO.

C105

S & A JOB NO.
92255DRE



Know what's below.
Call before you dig.



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DENNIS D. OLAMSTEAD
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FISHERS, INDIANA 46038
PHONE: (317) 849-5935

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CONTACT: LEE PHILLIPS
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CURRENT LANDOWNER:
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69	LOT NUMBER
B.L.	BUILDING LINE
D.&U.E.	DRAINAGE & UTILITY EASEMENT
D.U.&S.S.E.	DRAINAGE UTILITY & SANITARY SEWER EASEMENT
R.D.E.	REGULATED DRAINAGE EASEMENT
L.M.A.E.	LANDSCAPE MAINTENANCE ACCESS EASEMENT
L.O.S.E.	LINE OF SITE EASEMENT
C.A.	COMMON AREA
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R/W	RIGHT OF WAY
B-B	BACK TO BACK OF CURB
*	HANDICAP RAMP
☆	STREET LIGHT
—●—	PROPOSED SANITARY SEWER
—●—	PROPOSED STORM SEWER
—W—	PROPOSED WATER LINE

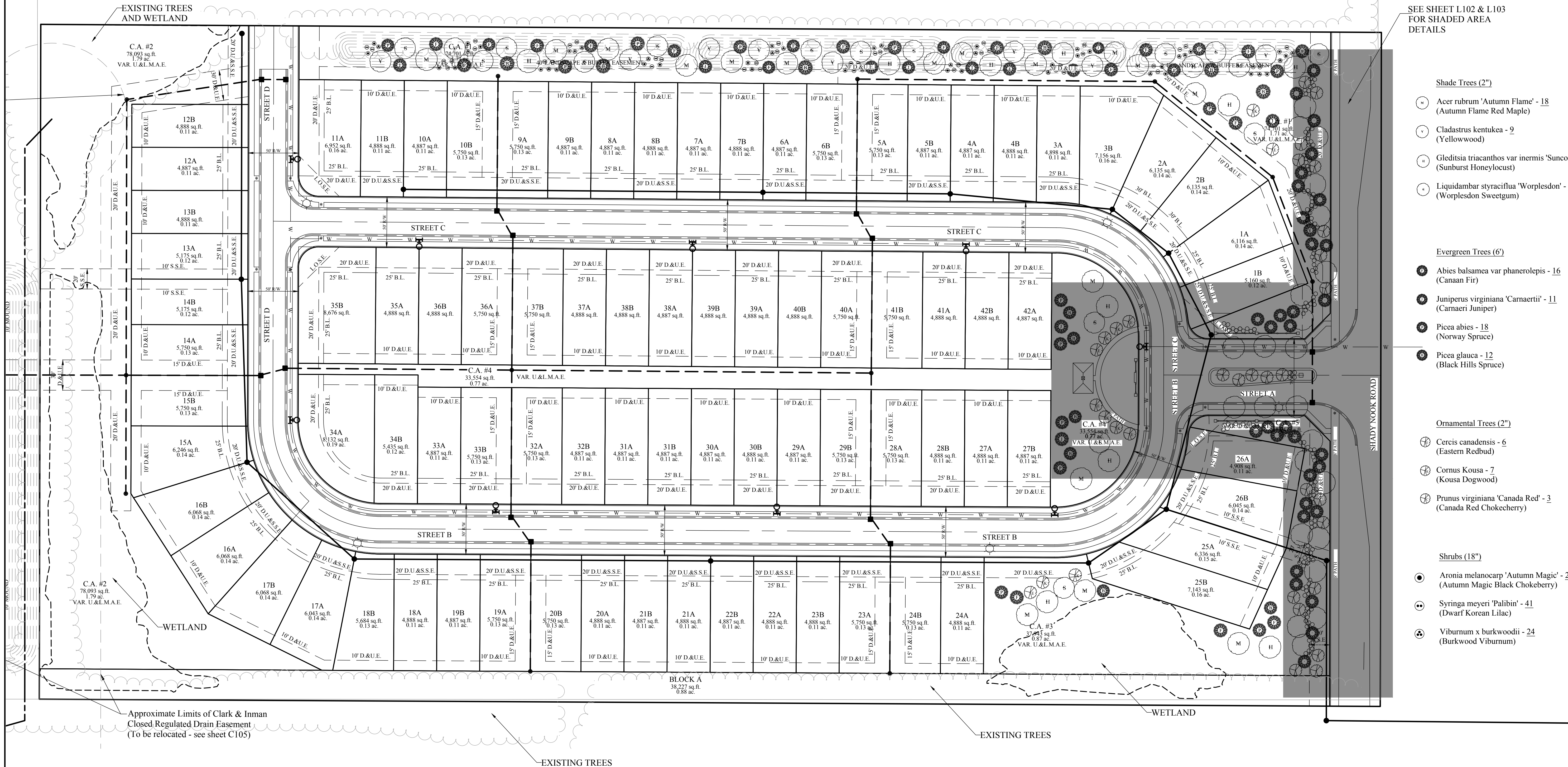
BELLE CREST

LANDSCAPE PLAN

ZONING PUD

- NOTE:
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD
 - SIZES AT PLANTING: SHADE TREE 2" CAL. MIN. / EVERGREEN 6" HT. MIN. / ORNAMENTAL TREE 2" CAL. MIN. / SHRUBS 18" HT. MIN.
 - MOUNDS TO HAVE A MAXIMUM SLOPE OF 3:1
 - MINIMUM OF A 20' BUFFER FOR BOUNDARIES ADJACENT TO AG-SF1 BUFFER TO INCLUDE 4 SHADE TREES / 4 EVERGREEN / 10 SHRUBS PER 100' AND A 4' UNULATING MOUND
 - COMMON AREA / OPEN SPACE TREES ARE CALCULATED AT 10 TREES (SHADE / ORNAMENTAL or EVERGREEN) PER 1 ACRE OR COMMON AREA (6.03ac± common area x 10 = 60 trees)
 - ROAD FRONTAGE LANDSCAPE, ALONG SHADY NOOK ROAD SHALL INCLUDE 4 EVERGREEN / 3 SHADE TREES / 3 ORNAMENTAL TREES / 25 SHRUBS PER 100' AND A 3' UNULATING MOUND
 - EACH STRUCTURE SHALL BE LANDSCAPED WITH A MINIMUM OF FOUR (4) SHADE TREES (AT LEAST ONE OF THESE REQUIRED SHADE TREES SHALL BE PLANTED IN THE FRONT YARD OF EACH DWELLING), TWO (2) ORNAMENTAL OR EVERGREEN TREES, AND TEN (10) SHRUBS.
 - AT A MINIMUM, THE LOTS ESTABLISHED FRONT YARD SHALL BE SODDED AND THE REMAINDER OF THE LOT SHALL BE SEED.
 - EACH DWELLING ON A CORNER LOT SHALL CONTAIN A MINIMUM OF A TEN (10) FOOT LONG LANDSCAPE PRBD ALONG THE SIDE OF THE DWELLING ADJACENT TO THE SIDE STREET WHICH SHALL CONTAIN SIZE ADDITIONAL (6) SHRUBS.
 - TWO (2) ADDITIONAL SHADE TREES (ONE PER DWELLING) SHALL BE INSTALLED AT THE TIME OF HOME CONSTRUCTION IN THE REAR YARD OF EACH STRUCTURE ON A PERIMETER LOT AND EACH SOUTH LOT.
 - THE STANDARDS OF THIS SECTION 7.3(B) OF THIS ORDINANCE SHALL NOT APPLY TO COMMON AREAS, RATHER, 7.3(A) OF THIS ORDINANCE SHALL APPLY.
 - TREE PRESERVATION AREAS ARE IDENTIFIED ON THE CONCEPT PLAN. EXISTING TREES IN THESE AREAS SHALL NOT BE DISTURBED BY THE DEVELOPER UNLESS REQUIRED BY THE CITY, OR FOR DRAINAGE/UTILITY INSTALLATION. TREE PRESERVATION SHALL BE IN ACCORDANCE WITH ARTICLE 6.8, LANDSCAPING STANDARDS OF THE UDO.
 - LANDSCAPING TO BE INSTALLED IN OTHER COMMON AREAS WITHIN THE REAL ESTATE MAY, BUT SHALL NOT BE REQUIRED, TO EXCEED THE PLANTING REQUIREMENTS OF ARTICLE 6.8 (K) OF THE UDO. THE LANDSCAPING SHOWN IN THE OTHER COMMON AREAS ON THE CONCEPT PLAN ARE SHOWN FOR ILLUSTRATIVE PURPOSES AND MAY BE ADJUSTED IN QUANTITY AND LOCATION WHEN DETAILED LANDSCAPING PLANS ARE PREPARED DURING THE DEVELOPMENT PLAN PROCESS.

ALL PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DURING CONSTRUCTION PLANS.



SEE SHEET L102 & L103
FOR SHADED AREA
DETAILS

Shade Trees (2")

- Acer rubrum 'Autumn Flame' - 18 (Autumn Flame Red Maple)
- Cladastrus kentukea - 9 (Yellowwood)
- Gleditsia triacanthos var inermis 'Suncole' - 11 (Sunburst Honeylocust)
- Liquidambar styraciflua 'Worpleston' - 15 (Worpleston Sweetgum)

Evergreen Trees (6")

- Abies balsamea var phanerolepis - 16 (Canaan Fir)
- Juniperus virginiana 'Carnartii' - 11 (Carnart Juniper)
- Picea abies - 18 (Norway Spruce)
- Picea glauca - 12 (Black Hills Spruce)

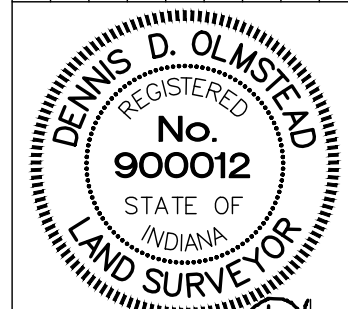
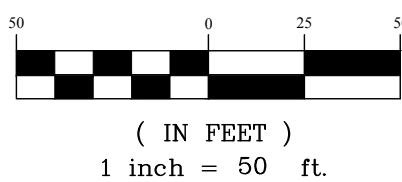
Ornamental Trees (2")

- Cercis canadensis - 6 (Eastern Redbud)
- Cornus Kousa - 7 (Kousa Dogwood)
- Prunus virginiana 'Canada Red' - 3 (Canada Red Chokecherry)

Shrubs (18")

- Aronia melanocarp 'Autumn Magic' - 26 (Autumn Magic Black Chokeberry)
- Syringa meyeri 'Palibin' - 41 (Dwarf Korean Lilac)
- Viburnum x burkwoodii - 24 (Burkwood Viburnum)

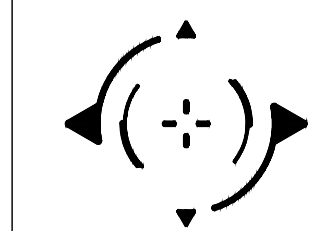
GRAPHIC SCALE



THIS DRAWING IS NOT INTENDED TO BE A SUBSTITUTE FOR A PROFESSIONAL SURVEY OR A SURVEYOR LOCATION REPORT.

CERTIFIED: 01/29/2021

STOEPPELWERTH



LANDSCAPE PLAN

BELLE CREST

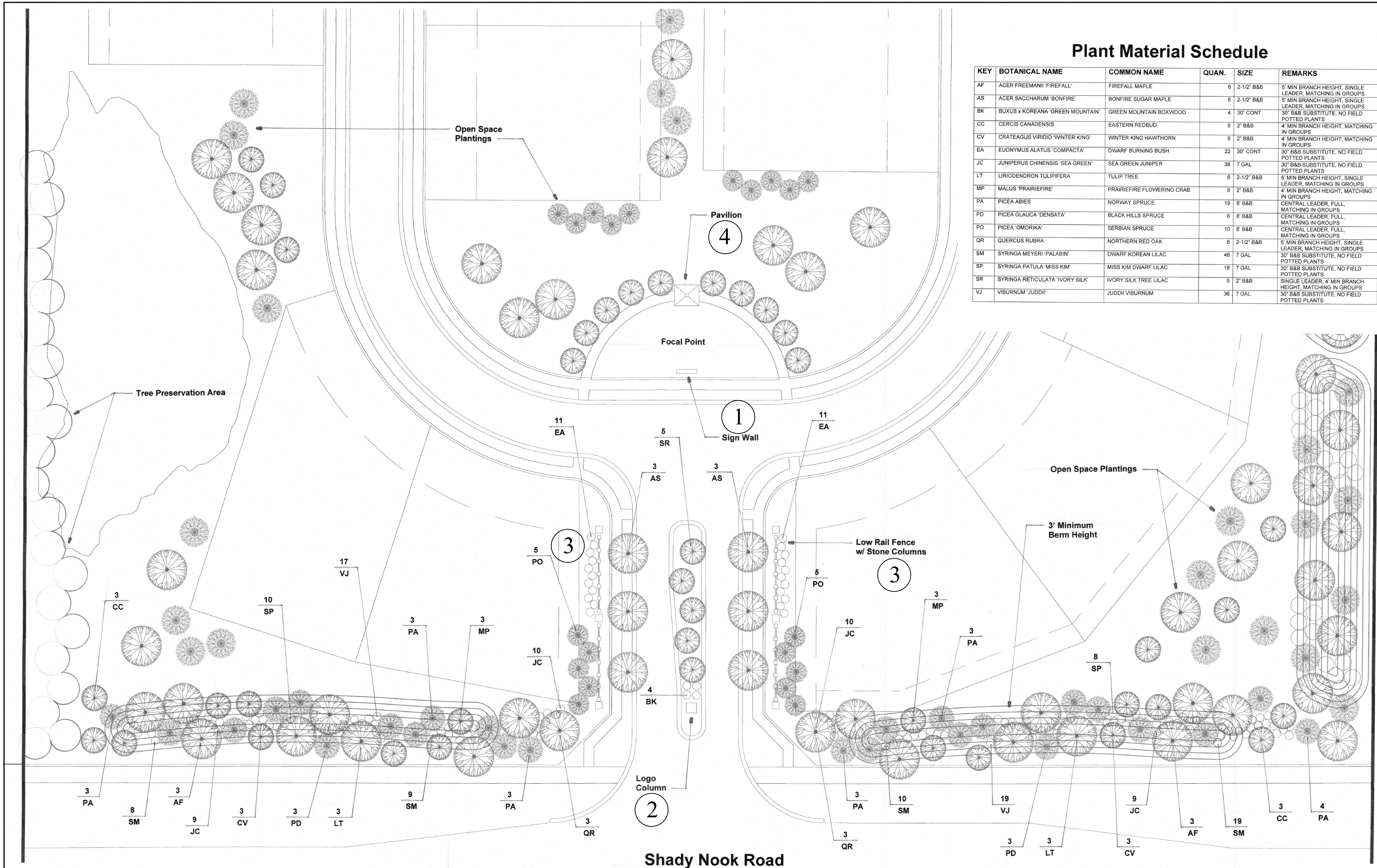
WASHINGTON TOWNSHIP

PREPARED FOR:
SECTION: 29 TOWNSHIP: 19N RANGE: 4E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO.
L101
S & A JORNNO
92255ARB



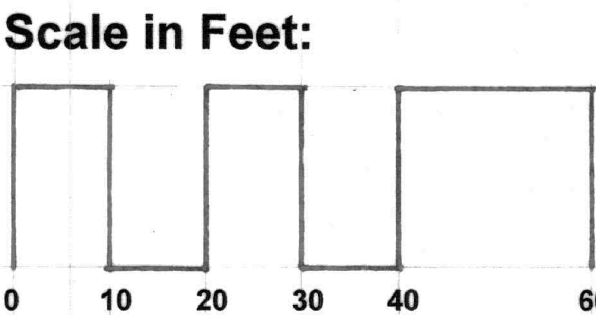
Plant Material Schedule

KEY	BOTANICAL NAME	COMMON NAME	QUAN.	SIZE	REMARKS
AF	ACER FREEMANII 'FIREFALL'	FIREFALL MAPLE	6	2-1/2" B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
AS	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	6	2-1/2" B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
BK	BUXUS x KOREANA 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	4	30" CONT	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
CC	CERCIS CANADENSIS	EASTERN REDBUD	6	2" B&B	4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
CV	CRATEAGUS VIRIDID 'WINTER KING'	WINTER KING HAWTHORN	6	2" B&B	4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
EA	EUONYMUS ALATUS 'COMPACTA'	DWARF BURNING BUSH	22	30" CONT	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
JC	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	38	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
LT	LIRIODENDRON TULIPIFERA	TULIP TREE	6	2-1/2" B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
MP	MALUS 'PRAIRIEFIRE'	PRAIRIEFIRE FLOWERING CRAB	6	2" B&B	4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
PA	PICEA ABIES	NORWAY SPRUCE	19	8" B&B	CENTRAL LEADER, FULL, MATCHING IN GROUPS
PD	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6	8" B&B	CENTRAL LEADER, FULL, MATCHING IN GROUPS
PO	PICEA 'OMORIKA'	SERBIAN SPRUCE	10	8" B&B	CENTRAL LEADER, FULL, MATCHING IN GROUPS
QR	QUERCUS RUBRA	NORTHERN RED OAK	6	2-1/2" B&B	5' MIN BRANCH HEIGHT, SINGLE LEADER, MATCHING IN GROUPS
SM	SYRINGA MEYERI 'PALABIN'	DWARF KOREAN LILAC	46	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM DWARF LILAC	18	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS
SR	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	5	2" B&B	SINGLE LEADER, 4' MIN BRANCH HEIGHT, MATCHING IN GROUPS
VJ	VIBURNUM 'JUDDII'	JUDDII VIBURNUM	36	7 GAL	30" B&B SUBSTITUTE, NO FIELD POTTED PLANTS

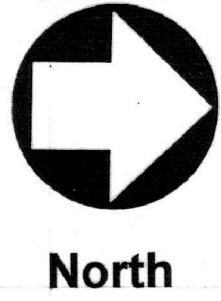


Belle Crest
of Westfield

Landscape Plan
External Street Frontage



October 14, 2020



L102

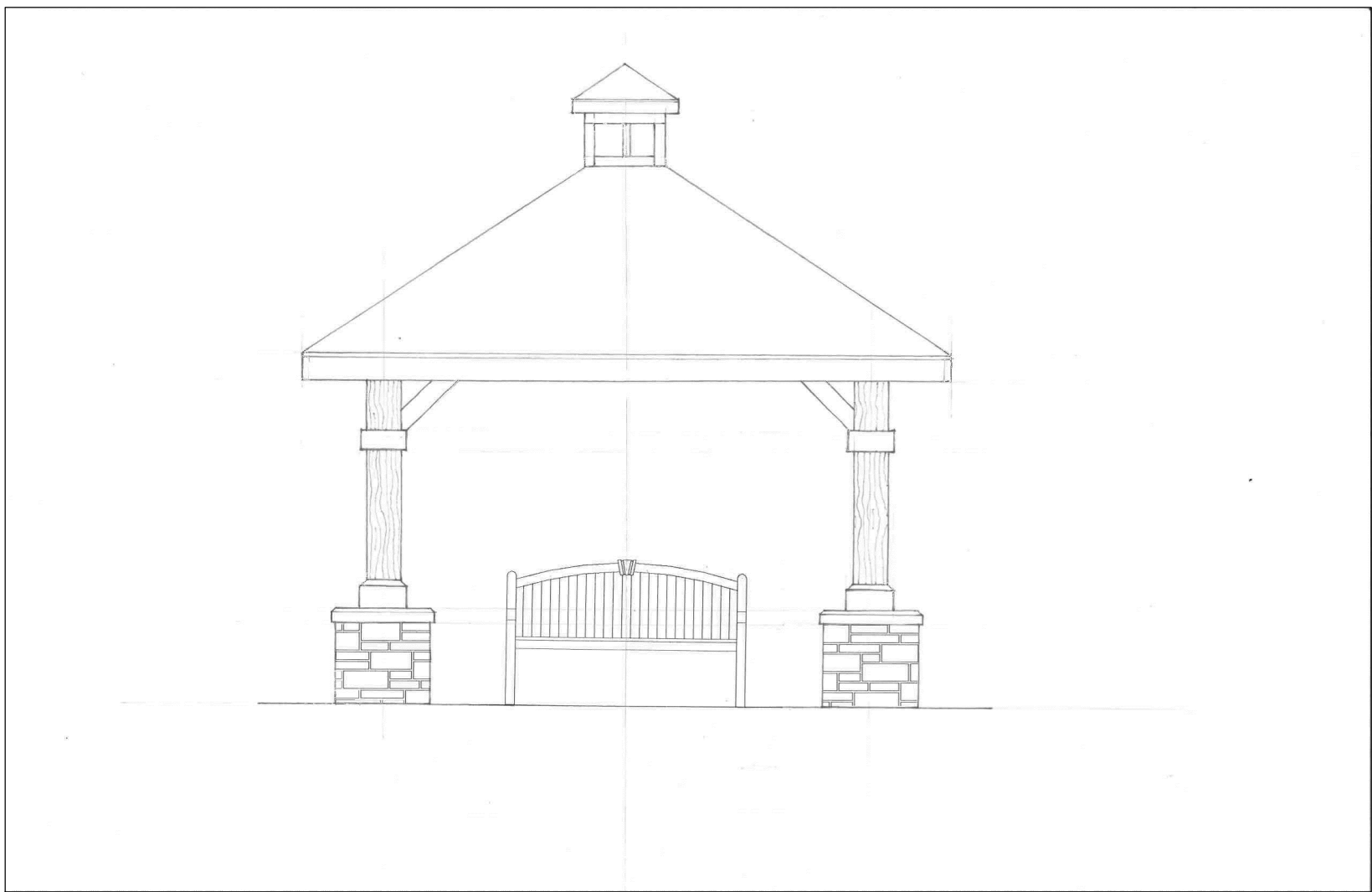
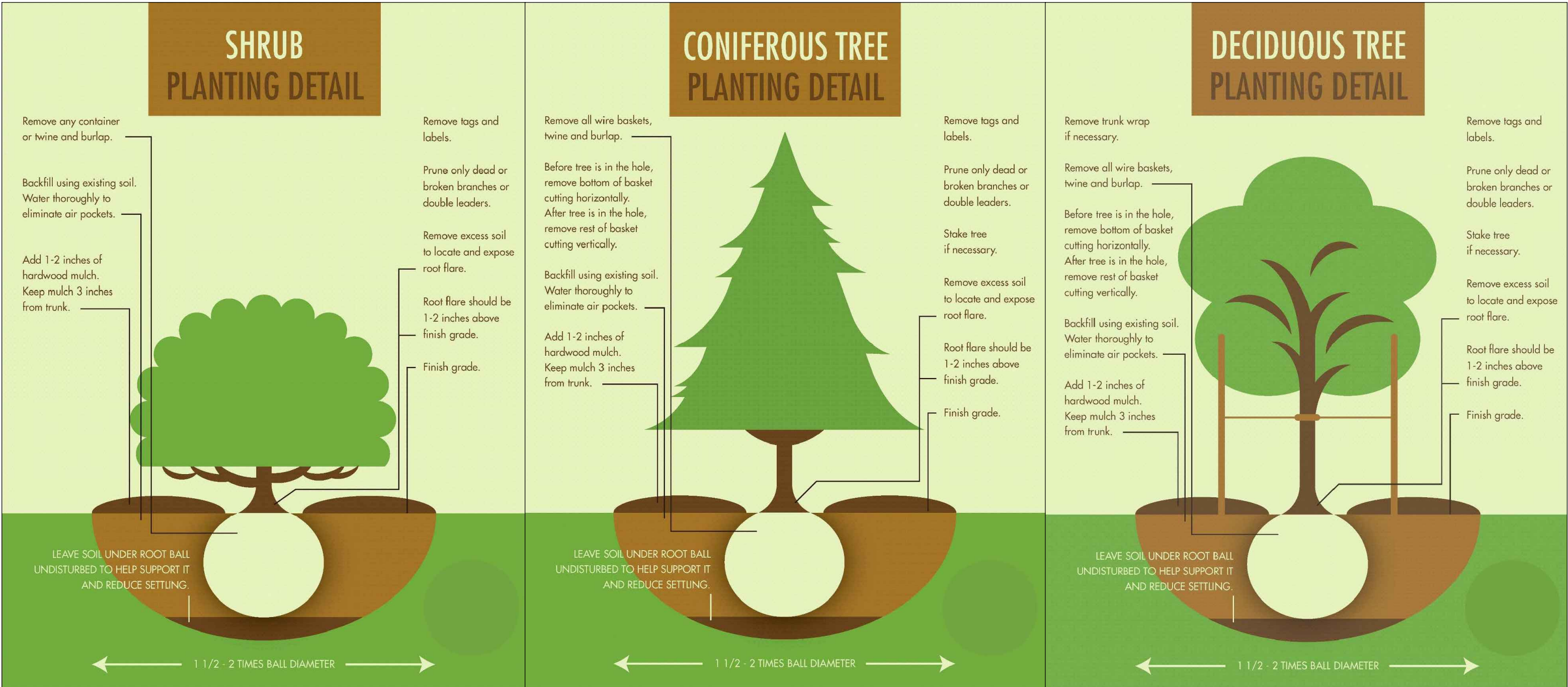


STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLNSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
DRIES COMPANY
900 EAST 96TH STREET
SUITE 100
INDIANAPOLIS, IN 46240
CONTACT: LEE PHILIPS
PHONE: (317) 495-4943
CURRENT LANDOWNER:
ROUDY LLC
1616 SHERIDAN ROAD
NOBLESVILLE, IN 46060

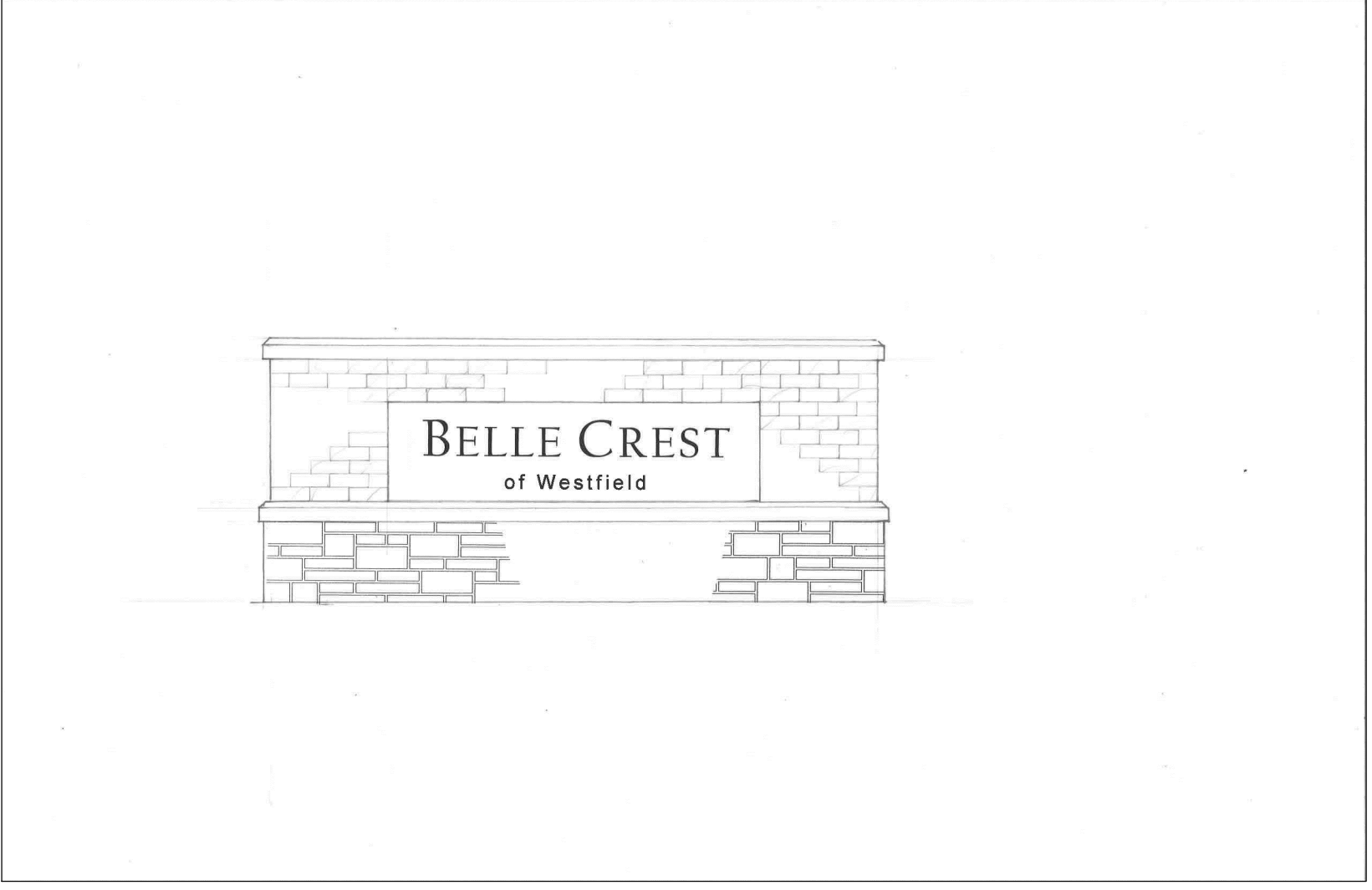
BELLE CREST

LANDSCAPE DETAILS

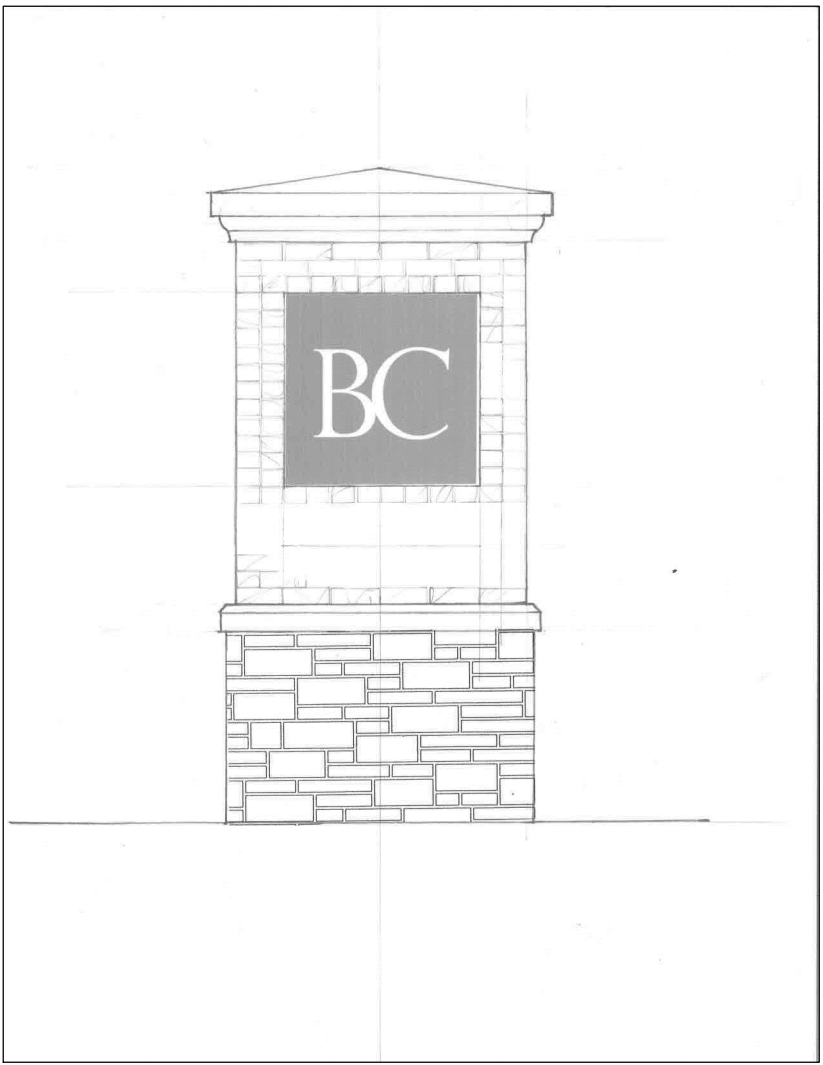
ZONING PUD



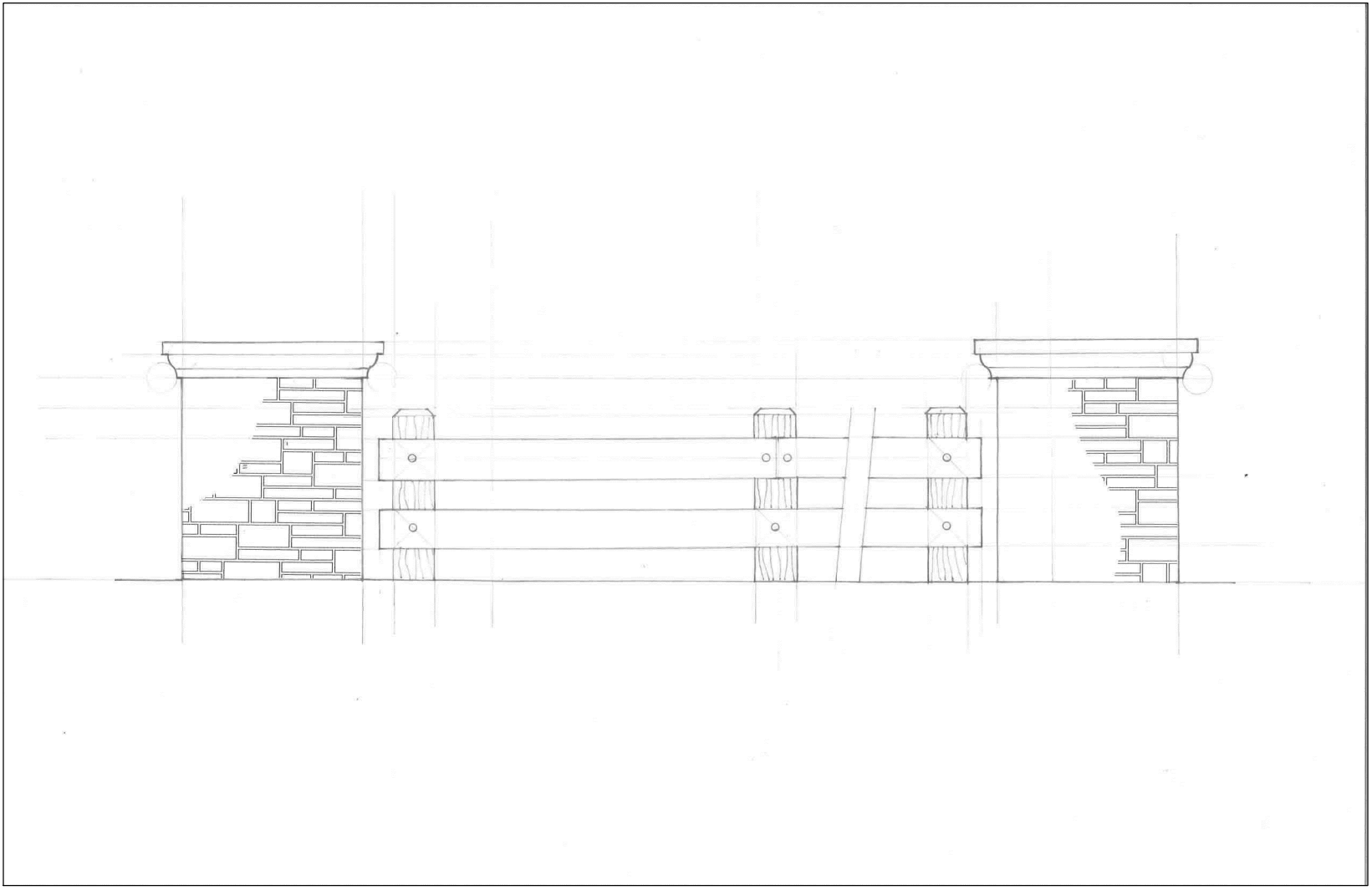
4
NOT TO SCALE



1
NOT TO SCALE



2
NOT TO SCALE



3
NOT TO SCALE

Shade Trees (2")

- ✖ Acer rubrum 'Autumn Flame' - 18 (Autumn Flame Red Maple)
- ✖ Cladastrus kentuckea - 9 (Yellowwood)
- ✖ Gleditsia triacanthos var inermis 'Suncole' - 11 (Sunburst Honeylocust)
- ✖ Liquidambar styraciflua 'Worplesdon' - 15 (Worplesdon Sweetgum)

Evergreen Trees (6")

- ✖ Abies balsamea var phanerolepis - 16 (Canaan Fir)
- ✖ Juniperus virginiana 'Carnariti' - 11 (Carnareri Juniper)
- ✖ Picea abies - 18 (Norway Spruce)
- ✖ Picea glauca - 12 (Black Hills Spruce)

Ornamental Trees (2")

- ✖ Cercis canadensis - 6 (Eastern Redbud)
- ✖ Cornus Kousa - 7 (Kousa Dogwood)
- ✖ Prunus virginiana 'Canada Red' - 3 (Canada Red Chokecherry)

Shrubs (18")

- ✖ Aronia melanocarp 'Autumn Magic' - 26 (Autumn Magic Black Chokeberry)
- ✖ Syringa meyeri 'Palibin' - 41 (Dwarf Korean Lilac)
- ✖ Viburnum x burkwoodii - 24 (Burkwood Viburnum)



Know what's below.
Call before you dig.

SECTION: 29			TOWNSHIP: 19N	RANGE: 4E	DATE	BY
DRAWN BY: LAF			CHECKED BY: GDK	SHEET NO.		
LANDSCAPE PLAN DETAILS			PREPARED FOR: BELLE CREST		WASHINGTON TOWNSHIP	
STOEPPELWERTH			ALWAYS ON		HAMILTON CO., INDIANA	
7965 East 106th Street, Fishers, IN 46038-2505			Phone: 317.849.5935 Fax: 317.849.5942			
THIS DRAWING IS NOT INTENDED TO BE USED FOR ANY OTHER PROJECT OR FOR ANY OTHER PURPOSE. IT IS THE PROPERTY OF STOEPPELWERTH & ASSOCIATES, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND LOCATION SPECIFICALLY IDENTIFIED HEREON.			REGISTERED PROFESSIONAL LAND SURVEYOR			
No. 900012			STATE OF INDIANA			
DENNIS D. OLNSTEAD			CERTIFIED: 01/29/2021			
REVISIONS						
L103			S & A JORN NO. 92255DRE			



Petition Number: 2103-DDP-07
Project Name: Shelby Materials
Subject Site Address: 18050 Mule Barn Road
Petitioner: Shelby Gravel, Inc. by Zentz Consulting, LLC
Request: Detailed Development Plan review of non-vertical improvements on 5 acres +/- in the OI: Open Industrial District.
Current Zoning: OI: Open Industrial
Current Land Use: Industrial
Approximate Acreage: 5.0 acres +/-
Staff Reviewer: Daine Crabtree, Associate Planner

PROCEDURAL

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

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.



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

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

The plans comply.

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:

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

DISTRICT STANDARDS

The plans comply with Article 4.25 (OI District).

- | | |
|---------------------------------|---------|
| 23) Minimum Tract Requirements: | 3 acres |
| 24) Minimum Lot Frontage: | 70 feet |

25) Minimum Building Setback Lines:

a) Front Yard:

i) Expressways or Arterials: 100 feet

ii) All other: 40 feet

b) Side Yard: 20 feet

c) Rear Yard: 40 feet

26) Minimum Lot Width: No minimum

27) Maximum Building Height: 60 feet

28) Minimum Building Size: No minimum

Comment: No vertical improvements planned at this time.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

29) Accessory use and Building Standards (Article 6.1)

a) Screening of Receptacles and Loading Areas (Article 6.1(H))

30) Architectural Standards (Article 6.3)

31) Building Standards (Article 6.4)

32) Fence Standards (Article 6.5)

33) Height Standards (Article 6.6)

34) Home Business Standards (Article 6.7)

35) Landscaping Standards (Article 6.8)

a) Minimum Lot Landscaping

- i) 5 shade trees, 5 ornamental/evergreen trees, and 25 shrubs per acre

Comment: The plans comply.

b) Buffer Yard Landscaping

- i) 5 shade trees, 5 evergreen trees, and 20 shrubs per 100 lineal feet

Comment: The plans comply.

36) Lighting Standards (Article 6.9)

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

37) Lot Standards (Article 6.10)

38) Outside Storage and Display (Article 6.12)

39) Outdoor Café and Eating Areas (Article 6.13)

40) Parking and Loading Standards (Ord. 12-14, Sec. 4 and Article 6.14)

41) Performance Standards (Article 6.15)

42) Setback Standards (Article 6.16)

43) Sign Standards (Article 6.17)

44) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:

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

45) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

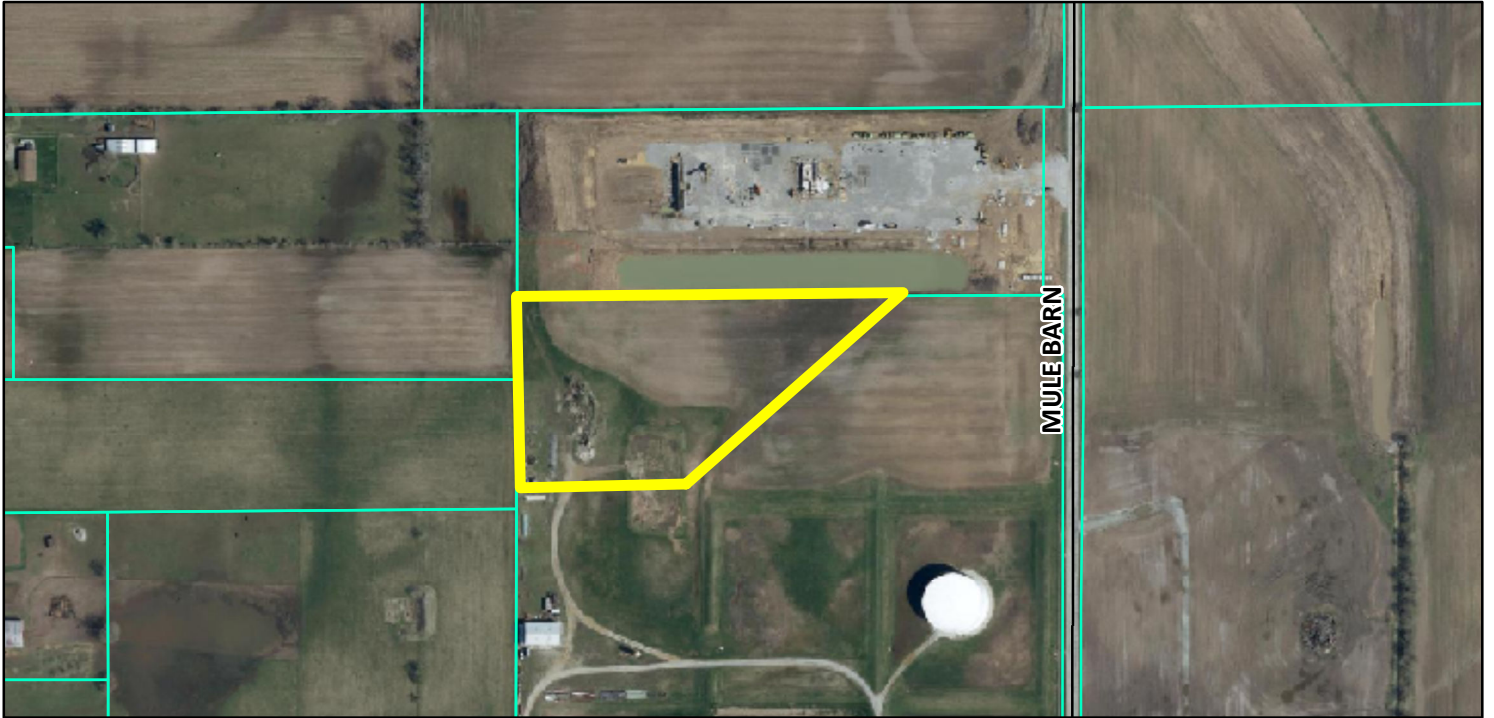
- 46) Easement Standards (Article 8.3)
 - 47) Monument and Marker Standards (Article 8.5)
 - 48) Open Space and Amenity Standards (Article 8.6)
 - 49) Pedestrian Network Standards (Article 8.7)
 - 50) Storm Water Standards (Article 8.8)
 - 51) Street and Right-of-Way Standards (Article 8.9)
 - 52) Surety Standards (Article 8.12)
 - 53) Utility Standards (Article 8.13)
-

DEPARTMENT COMMENTS

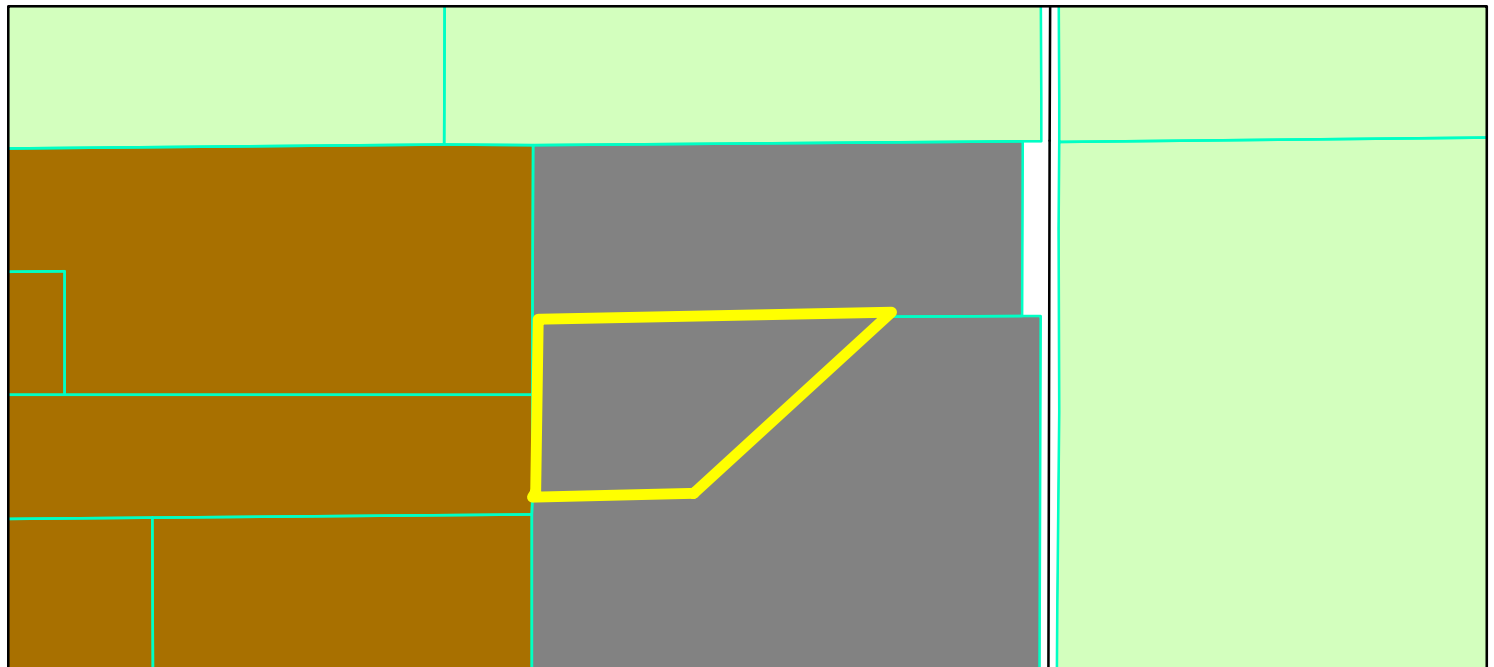
- 1) **The plans as presented comply with the applicable zoning ordinances.**
- 2) **Action: Approve Detailed Development Plan 2003-DDP-03 with the following conditions:**
 - **That associated Secondary Plat 2102-SFP-09 be signed and recorded at the Hamilton County Recorder's Office prior to any work beginning on the Property**
 - **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.**
- 3) **If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.**

Aerial Location Map

 Site



Zoning Map

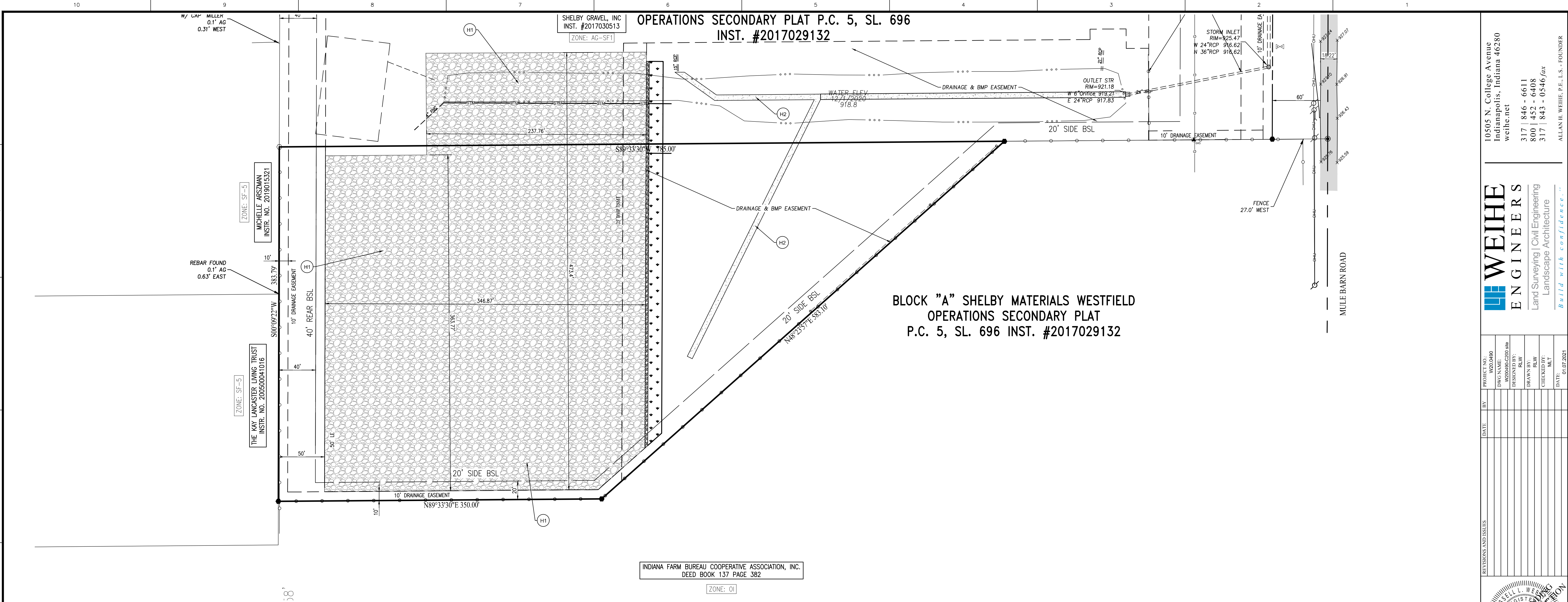


 Parcel
 GIS.DBO.PW_Streets
Zoning - All

Zoning
 AG-SF1 (Agriculture - Single Family - 1)
 OI (Open Industrial)
 SF-5 (Single Family - 5)

0 0.05 0.1
 Miles





SITE PLAN GENERAL NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING, OR VERIFYING THAT ALL PERMITS AND APPROVALS ARE OBTAINED FROM THE RESPECTIVE CITY, COUNTY, AND STATE AGENCIES PRIOR TO STARTING CONSTRUCTION.
- ALL QUANTITIES GIVEN ON THESE PRINTS, VERBALLY OR IN THE SCOPE OF WORK SECTION ARE ESTIMATES AND SHALL BE CONFIRMED BY THE BIDDING CONTRACTORS.
- OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) STANDARDS FOR EXCAVATIONS: FINAL RULE 29 CFR PART 1926, SUBPART "F" APPLIES TO ALL EXCAVATIONS EXCEEDING FIVE (5) FEET IN DEPTH. IN ADDITION, EXCAVATION EXCEEDING TWENTY (20) FEET IN DEPTH REQUIRE THE DESIGN OF A TRENCH SAFETY SYSTEM BY A REGISTERED PROFESSIONAL ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTOR TO MAINTAIN QUALITY CONTROL THROUGHOUT THIS PROJECT.
- TEMPORARY TRAFFIC CONTROL DURING CONSTRUCTION TO CONFORM TO APPLICABLE LOCAL STANDARDS.
- BEARINGS, DIMENSIONS, AND EASEMENTS ARE SHOWN FOR REFERENCE ONLY. SEE RECORD SURVEYS AND PLATS FOR EXACT INFORMATION.
- THE ENGINEER AND/OR OWNER DISCLAIM ANY ROLE IN THE CONSTRUCTION MEANS AND METHODS ASSOCIATED WITH THE PROJECT.
- ALL DIMENSIONS ARE BASED ON FACE OF CURB OR BACK OF ROLL CURB OR FACE OF BUILDING.
- SEE ARCHITECTURAL PLANS FOR DETAILS OF BUILDING, BUILDING DIMENSIONS AND SIGNAGE SPECIFICATIONS. DO NOT STAKE OR ANY SITE IMPROVEMENTS BUILDING FROM THESE PLANS.
- COORDINATE CONSTRUCTION ACTIVITIES WITH ADJOINING WORK IF APPLICABLE. VERIFY EXTENT OF ADJOINING WORK AND COORDINATE AS REQUIRED.
- FIELD VERIFY EXISTING CURBS AND TAPER PROPOSED VERTICAL CURBS TO MATCH WITHIN A MIN. OF THREE (3) FEET.
- ± DIMENSIONS INDICATE FIELD DIMENSION ADJUSTMENT AREA BASED ON ACTUAL FIELD LAYOUT COORDINATES.
- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FIELD DIMENSIONS. IF ANY DISCREPANCIES ARE FOUND IN THESE PLANS FROM ACTUAL FIELD CONDITIONS, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
- PROVIDE SMOOTH TRANSITION FROM NEWLY PAVED AREAS TO EXISTING AREAS AS NECESSARY. ALL AREAS WHERE PROPOSED PAVEMENT MEETS EXISTING PAVEMENT, THE EXISTING EDGE OF PAVEMENT SHALL BE FREE OF ALL LOOSE DEBRIS. THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING.
- RESURFACE OR RECONSTRUCT AT LEAST TO ORIGINAL CONDITIONS ALL AREAS WHERE THE EXISTING PAVEMENT OR LAWNS ARE DAMAGED DURING CONSTRUCTION FROM TRAFFIC BY CONTRACTORS, SUBCONTRACTORS, OR SUPPLIERS AFTER CONSTRUCTION WORK IS COMPLETE.
- THE CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING ACCESSORY DETAILS.
- REFER TO SHEET C201 FOR SITE PLAN DETAILS UNLESS OTHERWISE NOTED.
- REFER TO CONCRETE PLANT PLANS FOR EXACT LOCATIONS AND ELEVATIONS OF

CONCRETE RAMP, BINS, ELEVATIONS AND CONCRETE MIX PLANT - DESIGN BY OTHERS.

- REFER TO SANITARY SEWER SYSTEM PLANS FOR FILTRATION FIELD DESIGN AND SPECIFICATIONS - DESIGN BY OTHERS.
- NO EXCAVATION TO OCCUR OVER EXISTING GAS PIPE LINE OTHER THAN TOP SOIL REMOVAL FOR ENTRY DRIVE AND OUTLET PIPE INSTALLATION.
- SEE PLANS FOR SUSPENSION TANK AND AGGREGATE CLEAN AND RECLAIM. LOCATION AND SIZE TO BE DETERMINED BY PLANS - DESIGN BY OTHERS.
- WELL LOCATION TO BE DETERMINED BY DRILLING CONTRACTOR. ALL PERMITS AND APPROVALS BY OTHERS.
- ALL INFORMATION PERTAINING TO FUEL ISLANDS IS TO BE COORDINATED WITH OWNER. THIS INCLUDES PERMITTING, PIPING, PAVEMENT, TANKS, AND SPILL CONTAINMENT. THIS IS EXCLUDED FORM THESE PLANS.
- CONTRACTOR TO COORDINATE LOCATION OF TRANSFORMER PAD WITH UTILITY COMPANY AND VERIFY LOCATION WITH OWNER.
- SIZES AND LOCATIONS OF ALL SITE IMPROVEMENTS WERE PROVIDED BY OWNER AND OWNER'S REPRESENTATIVE. HOWEVER SOME WERE ESTIMATED SIZES AT THE TIME THESE PLANS WERE PREPARED. THEREFORE IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SIZE AND LOCATION OF ALL SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.

SITE PLAN NOTES

HARDSCAPE

- (H1) PROPOSED GRAVEL
- (H2) PROPOSED 6" CONCRETE DRY DETENTION BOTTOM
- (H3) PROPOSED FENCE - COORDINATE WITH OWNER & OWNER REPRESENTATIVE

SITE PLAN LEGEND

UTILITIES

- FIRE DEPT HOOKUP
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER MANHOLE
- WATER METER
- WATER VALVE
- GAS METER
- GAS VALVE
- ELECTRIC MANHOLE
- ELECTRIC OUTLET
- ELECTRIC METER
- ELECTRICAL RISER
- TRANSFORMER
- GUY ANCHOR
- ELECTRIC JUNCTION BOX
- UTILITY POLE
- UTILITY POLE W/ TRANSFORMER

OTHER

- SIGN
- POST
- GATE POST
- BOLLARD
- PARKING WHEEL STOP
- ACCESSIBLE SPACE

PAVEMENT

- GRAVEL

LINE TYPES

- RIGHT OF WAY LINE
- FENCE
- GUARD RAIL
- BUILDING SETBACK LINE
- BOUNDARY LINE
- SECTION LINE

ABBREVIATIONS

- ROW RIGHT OF WAY
- BSL BUILDING SETBACK LINE
- EASEMENT
- D&UE DRAINAGE AND UTILITY EASEMENT
- FFE FINISH FLOOR ELEVATION

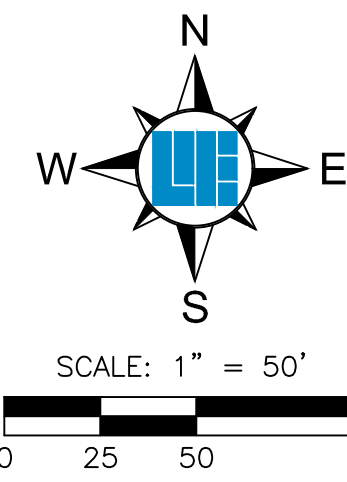
UTILITIES

- ORNAMENTAL LIGHT
- STREET LIGHT
- PARKING LOT LIGHT (1 HEAD)
- COMMUNICATIONS JUNCTION BOX
- COMMUNICATIONS MANHOLE
- COMMUNICATIONS PEDESTAL
- COMMUNICATIONS RISER
- BEEHIVE INLET
- CURB INLET
- FLOOR DRAIN
- ROUND INLET
- SQUARE INLET
- STORM MANHOLE
- DOWN SPOUT
- SANITARY SEWER CLEANOUT
- LIFT STATION
- SANITARY SEWER MANHOLE
- SANITARY STUB MARKER
- SEPTIC TANK
- DISTRIBUTION BOX

SITE DATA

SITE AREA = 5.0 AC
PERCENT IMPERVIOUS = 1%
ZONING = O1

FRONT = 10 FT BUFFER YARD AFTER 60 FT R.O.W.
REAR YARD BUFFER = 50 FT
SIDE YARD BUFFER = 30 FT (NORTH LINE)



811

Know what's below.
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Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.

PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PREPARED FOR:

SHELBY MATERIALS EXPANSION

MULE BARN ROAD, WESTFIELD, IN 46074

SITE PLAN

SHEET NO. **C200**

PROJECT NO. **W20.0490**

10505 N. College Avenue
Indianapolis, Indiana 46280
whehe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

ALLAN H. WEIHE, P.E., L.S. - FOUNDER



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

March 1, 2021
2103-ODP-03 and 2103-SPP-03

Docket Number: 2103-ODP-03 and 2103-SPP-03

Project Name: Carramore

Subject Site Address: Northwest corner of 199th Street and Horton Road

Petitioner: Drees Premier Homes, Lee Phillips

Representative: Drees Premier Homes, Lee Phillips

Request: Drees Premier Homes requests Overall Development Plan and Primary Plat approval of 83 lots.

Current Zoning: Carramore PUD District

Current Land Use: Vacant

Approximate Acreage: 40 acres+/-

Property History: Carramore PUD was adopted December 14th, 2020. [Ord. 20-38](#)

Exhibits:

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

Staff Reviewer: Corrie Meyer, Planning consultant

Staff Presenter: Pam Howard, Senior Planner

Procedural

Approval of an Overall Development Plan and Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

- APC First Meeting (Public Hearing)

03/01/2021



- Revised Plan Submittal & APC Packet Materials 03/05/2021
- APC Second Meeting 03/15/2021

BACKGROUND

Carramore PUD was adopted December 14th, 2020. [Ord. 20-38](#)

PROJECT OVERVIEW

Carramore is a proposed subdivision located at the northwest corner of 199th Street and Horton Road in the City of Westfield Indiana. This subdivision will consist of 83 lots on approximately 40 + acres.

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

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

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
Comment: The Petitioner is coordinating with WPWD to address outstanding issues.
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)



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

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

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

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

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

- 11) Building setback lines. (Article 4.23 & Article 5.3(G))
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

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

- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

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



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

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

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

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

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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

- 20) Title, scale, north arrow and date.
- 21) Proposed name of the development.
- 22) 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.
- 23) Address and legal description of the property.
- 24) Boundary lines of the property including all dimensions.
- 25) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.
- 26) 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.



- 27) 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.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and out lots with Building Setback Lines.
- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

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

- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 38) 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).



CARRAMORE PUD DISTRICT STANDARDS

The plans comply with CARRARMORE PUD DISTRICT except for those items identified as outstanding below:

39) Minimum Lot Area: 9100 square feet

40) Minimum Lot Frontage: 40 feet

41) Minimum Building Setback Lines:

a) Front Yard: 20 feet

b) Side Yard: 5 feet

c) Rear Yard: 20 feet

42) Minimum Lot Width: 65 feet

43) Maximum Building Height: Two and one-half (2 ½) stories

44) Minimum Living Area (total):

a) Single story: 1750 square feet

b) Two story: 2200 square feet

45) Open Space: 25%

46) Amenities: playground and central open space trails

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

47) Landscaping: Article 6.8 (k) minimum lot landscaping requirements shall apply except as modified and enhanced below.

a) Front yard shall be sodded

b) Min. 8 shrubs on each lot



- c) Perimeter lots shall have 1 additional shade tree in the rear yard
- d) Common areas:
 - i) Tree preservation: see Article 6.8
 - ii) External street frontage landscaping requirements; see exhibit G
 - iii) Other common areas: see Article 6.8 (k)

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

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

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

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

50) 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:

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

- 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.

51) 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.

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

52) Accessory Use and Building Standards (Article 6.1)

53) Architectural Standards (Article 6.3)

54) Building Standards (Article 6.4)

55) Fence Standards (Article 6.5)

56) Height Standards (Article 6.6)

57) Landscaping Standards (Article 6.8)

a) General Landscape Design Standards:

i) Placement: Installed plantings shall comply with the following:

(1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

b) Street Trees: Street Trees shall be required in accordance with the following, and the placement standards set forth herein:

i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.

c) Minimum Lot Landscaping Requirements: Yard and Open Space areas of all Lots shall be landscaped in accordance with this section (the "Minimum Lot Landscaping Requirements"):

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



- d) External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.

58) Lighting Standards (Article 6.9)

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

59) Lot Standards (Article 6.10)

60) Outside Storage and Display (Article 6.12)

61) Parking and Loading Standards (Article 6.14)

62) Performance Standards (Article 6.15)

63) Setback Standards (Article 6.16)

64) Sign Standards (Article 6.17)

65) Vision Clearance Standards (Article 6.19)

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

DESIGN STANDARDS (Chapter 8 of UDO)

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

66) Block Standards (Article 8.1)

67) Easement Standards (Article 8.3)



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

68) Monument and Marker Standards (Article 8.5)

69) Open Space and Amenity Standards (Article 8.6)

70) Pedestrian Network Standards (Article 8.7)

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

71) Storm Water Standards (Article 8.8)

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

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

73) Street Light Standards (Article 8.10)

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

74) Street Sign Standards (Article 8.11)

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

75) Surety Standards (Article 8.12)

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

76) Utility Standards (Article 8.13)

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



DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the March 1, 2021, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Corrie Meyer (317) 660-1762 or cmeyer@westfield.in.gov.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 1, 2021
2012-PUD-15

Docket Number: 2012-PUD-15 (Ord. 20-48)

Petitioner: Silverthorne Homes (the "Petitioner")

Subject Site Address: Generally located southwest of 186th Street and Spring Mill Road.

Request: Silverthorne Homes requests a change of zoning for approximately 61.4 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Somerset Planned Unit Development (PUD) District.

Current Zoning: AG-SF1: Agriculture/Single-Family Rural

Current Land Use: Vacant

Approximate Acreage: 61.4 acres+/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Narrative Statement
4. Proposed Ord. 20-48
5. Concept Plan
6. Character Exhibit
7. Landscape Plan
8. Neighborhood Meeting Summary
9. Petitioner's Response to Issue List
10. Concept Plan Comparison
11. Public Comments

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the November 11, 2020, City Council meeting. The petition received a public hearing the December 7, 2020, Advisory Plan Commission (the "APC") meeting. The petitioner held a neighborhood meeting on Wednesday, November 11, at Monon Trails Elementary School. A summary of the meeting is attached as **Exhibit 8**.



PROJECT OVERVIEW

Location: The petitioner is requesting a change in zoning for approximately 61.4 acres +/- located generally 2,650 linear feet north of US 32 on Spring Mill Road and 1,300 linear feet west of Spring Mill Road on W. 186th Street (see **Exhibit 2**).

The Property is currently zoned AG-SF1: Agriculture/Single-Family Rural. The Springmill Trails PUD District is located to the west, the Orchard View PUD District is located to the south and AG-SF1 and the Garden Market PUD District exist to the east.

This petition received a public hearing at the December 7, 2020, Plan Commission meeting.

ZONING REQUEST

The petitioner requests this change in zoning to the Somerset PUD District (Ordinance 20-48) for a single-family detached residential community with relief from and/or enhanced development standards.

Concept Plan: A Concept Plan (see **Exhibit 5** or **Exhibit B** of the PUD) is made a part of the PUD.

Underlying Zoning: The proposed underlying zoning for the Property is SF4: Single-Family High-Density District.

Permitted Uses: All uses in the Underlying Zoning District as defined by the Westfield-Washington Township Unified Development Ordinance (UDO). Accessory Buildings and above ground pools shall be prohibited.

The total number of Dwellings permitted shall not exceed one hundred and fifty-two (152) Single-family Detached Dwelling Units.

General Regulations: The PUD proposes some standards that differ from the UDO. A comparison table can be seen below:

<u>STANDARD</u>	<u>Somerset</u>	<u>UDO (SF4)</u>
Minimum Lot Area	8,750 SF	9,000 SF
Minimum Lot Frontage	30 feet	40 feet
Minimum Setback Lines		
Front Yard	25 feet	25 feet
Side Yard	5 feet	8 feet
Rear Yard	15 feet	25 feet
Minimum Dwelling Separation	15 feet	
Minimum Lot Width	70 feet	50 feet
Maximum Building Height	35 feet	25 feet
Minimum Living Area (Total)		
One Story	1,800 SF	1,000 SF
Two Story*	2,200 SF	

* 900 SF Minimum Ground Floor Area



Development Standards:

Architecture: The proposed PUD sets forth to modify the Architectural Standards of the UDO with Character Exhibits (see **Exhibit 6**), masonry on at least fifty (50%) percent of the Front Building Façade unless it has a front porch then it requires a minimum thirty (30%) percent, a minimum of a 6:12 primary roof pitch, dusk-to-dawn carriage lights, dimensional or architectural grade shingles, shutters are required on all Front Façade windows and all windows have window grids and trim with a nominal thickness of one (1) inch by four (4) inches, vinyl siding prohibited, and garage standards.

The proposed PUD sets to replace the UDO Perimeter Lot requirements for Rear and Side Building Facades with two different standards. The first would require homes with rear facades facing the External Streets, indicated by (o) on the Concept Plan (see **Exhibit 5**) to have a sunroom, screened-in porch, covered patio or covered porch, or a four (4) feet deep offset on the rear; and all windows on said rear elevation to have shutters and window grids. The second standard would require corner lots, indicated by (*) on the Concept Plan (see **Exhibit 5**) to contain three (3) finished façade styles if the side elevation includes a gable, or two (2) finished façade styles if the side elevation does not include a gable. A 24" brick or stone wainscot is required to be one of the styles. A first-floor brick wrap satisfies the intent of the standard, and would exempt the home from requiring a particular number of styles.

Landscaping: The proposed PUD would require the Established Front Yard be sodded on all Lots.

No buffer yards are required on the west and south boundaries of the District as per the UDO. A thirty (30) foot Buffer shall be provided along the east boundary separating the District from the AG-SF1 zoned property with four (4) shade trees, four (4) evergreen trees, and ten (10) shrubs per one hundred (100) lineal feet without mounding. A fifteen (15) foot Buffer shall be provided along the north boundary separating the District from the AG-SF1 zoned property requiring four (4) shade trees, four (4) evergreen trees, and ten (10) shrubs per one hundred (100) lineal feet without mounding. The UDO sets this Buffer Yard as type B which would require a forty (40) foot Buffer with four (4) shade trees, four (4) evergreen trees, and ten (10) shrubs per one hundred (100) lineal feet with a four (4) foot tall undulating mound for at least 60% of the length of the shared Lot Line.

Common Area A, External Street Frontage Landscaping is set by the PUD to have four (4) shade trees, four (4) evergreen trees, and ten (10) shrubs per one hundred (100) lineal feet with no mounding. The UDO sets this External Street Frontage Landscaping at a thirty (30) foot deep landscape area that includes four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet with a three (3) foot tall undulating mound along the entire External Street frontage.

Common Area B abuts AG-SF1 properties. The UDO would require a Buffer Type B, which would be 40' in width with a 4' tall undulating mound. The PUD ordinance proposed reducing the width to 30' along the west property line of the AG parcel and to 15' along the south property line of the AG parcel, and eliminates the mound requirement along both. Plantings would be provided in accordance with the UDO, which requires 4 shade trees, 4 evergreen trees, and 10 shrubs per 100'.

A Tree Preservation Easement (TPE) will be established within Common Area F, as depicted on the Concept Plan (see **Exhibit 5**). The proposed ordinance outlines the requirements of a tree inventory in this area.



Infrastructure Standards:

The PUD Ordinance proposes Infrastructure Standards related to street width, street signage, on-street parking, and utility location.

Design Standards

The proposed ordinance defaults to the Open Space and Amenity Standards of the UDO, while also requiring a pocket park and playground area as detailed on the Landscape Plan (see **Exhibit 7**).

Duration:

This Ordinance shall remain in full force and effect so long as a primary plat application is filed. Should a Primary Plat application not be filed, expire, or the project is otherwise abandoned, this Ordinance shall return to Council five (5) years after the effective date to either be rezoned classification or to be maintained under this Ordinance.

CHANGES SINCE THE PUBLIC HEARING

The petitioner has made several changes to the PUD ordinance and exhibits since the December 7, 2020, public hearing. Changes include an increase in the number of lots from 151 to 152, the addition of requirements for corner lots, the addition of 2 pocket parks within the development, and the removal of standards that were not alterations of the UDO. The Concept Plan and Landscape Plan have also been updated to reflect these changes.

COMPREHENSIVE PLAN

The Property falls within the New Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

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 occurred at the December 7, 2020, 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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 1, 2021
2012-PUD-15

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: Forward a recommendation to the City Council.**
2. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or [phoward@westfield.in.gov](mailto:pHoward@westfield.in.gov).

Statement of Intent:

Silverthorne Homes is pleased to present the Somerset residential community, its newest Westfield residential project. This community will offer approximately 149 new homes on 61 acres located between Spring Mill Road and the Spring Orchard community.

The Gardens at Somerset will feature the following:

- 149 single-family detached homes with sales prices ranging from the high \$200's.
 - Illustrative elevations have been provided in Exhibit D of the proposed PUD ordinance.
- Approximately 14 acres will be dedicated to common areas, lakes, and passive recreation areas.
- Enhanced landscape buffers along 186th St. and also along Spring Mill Road.
- Additional landscape buffers along the south and west boundaries as well as the preservation of mature and healthy existing trees and vegetation.

The Somerset community proposed will address the high quality “life span” housing sought in the Westfield-Washington Township Comprehensive Plan (page 9). The single-family detached homes will offer affordable semi-custom options to those who have outgrown their current homes and are looking to stay in the Westfield area.

MARCH 1, 2021



THE SOMERSET

PLANNED UNIT DEVELOPMENT



DEVELOPER
SILVERTHORNE HOMES
9225 Harrison Park Court Indianapolis, IN 46216



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Statement of Intent:

Silverthorne Homes is pleased to present the Somerset residential community, its newest Westfield residential project. This community will offer approximately 149 new homes on 61 acres located between Spring Mill Road and the Spring Orchard community.

The Gardens at Somerset will feature the following:

- 152 single-family detached homes with sales prices ranging from the high \$200's.
 - Illustrative elevations have been provided in Exhibit D of the proposed PUD ordinance.
- Approximately 14 acres will be dedicated to common areas, lakes, and passive recreation areas.
- Enhanced landscape buffers along 186th St. and also along Spring Mill Road.
- Additional landscape buffers along the south and west boundaries as well as the preservation of mature and healthy existing trees and vegetation.

The Somerset community proposed will address the high quality “life span” housing sought in the Westfield-Washington Township Comprehensive Plan (page 9). The single-family detached homes will offer affordable semi-custom options to those who have outgrown their current homes and are looking to stay in the Westfield area.

ORDINANCE NUMBER 20-48

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 2012-PUD-15**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2012-PUD-15** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2021;

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance (the “UDO”) and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**The Somerset PUD District**" (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i.) the provisions of this Ordinance and its exhibits, and (ii.) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District (as defined herein) or 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 is 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 **Tudor Style.** A style generally characterized by steeply pitched roof, usually side gabled, façade dominated by one or more prominent front-facing gables, in most cases front door, entry porch and or garage openings with round or Tudor arch; decorative half timbering present on front facades.

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(s). The underlying Zoning District shall be SF4: Single-family High-Density District (the “Underlying Zoning District”). Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Zoning Ordinance applicable to the Underlying Zoning District shall apply.

Section 5. Permitted Uses. The permitted uses, as defined by the City of Westfield Unified Development Ordinances, for the Real Estate are described below, all uses not listed below, shall be considered prohibited.

- 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, unless otherwise specified below:
- 5.2 The Maximum Dwellings permitted shall be set forth below.
 - a. 152 Single-family Detached Dwelling Units

Section 6. General Regulations. The standards of Chapter 4: Zoning Districts in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

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 shall be applied to the Areas as depicted on the Concept Plan.

Standard	
Minimum Lot Area	8,750 sq. ft.
Minimum Lot Frontage	30'
Minimum Building Setback	
Front Yard	25'
Side Yard / Minimum Separation	5' / 15'
Rear Yard	15'
Minimum Lot Width	70'
Maximum Building Height	35'
Minimum Living Area (Total)	*900 sq. ft. Min. Ground Floor Area
Single Story	1,800 sq. ft.
Two Story*	2,200 sq. ft.

Section 7. Development Standards. The standards of Chapter 6: Development Standards in the Unified Development Ordinance shall apply to the development of the Real Estate, except as otherwise modified or enhanced by this Ordinance.

7.1 Article 6.3 Architectural Standards. Shall Apply, except as otherwise modified or enhanced by this ordinance.

- a. Perimeter Lots. All Dwellings, indicated in **Exhibit B** by the (o), shall replace Article 6.3(C)(1)(b) standards with the following:
 - i. Rear Building Facade. Those Lots indicated with (o) shall require one of the following: a sunroom, screened-in porch, covered patio or covered porch, or a four (4') feet deep offset on the rear. The windows on said rear elevation shall have shutters and window grids.

- b. Corner Lots. All Dwellings, indicated in **Exhibit B** by the (*), shall replace Article 6.3(C.)(1)(b) standards with the following:
- i. Side Building Facade. Those Lots indicated with (*) shall meet the following requirements:
 - 1. Homes with a gable on the side elevation shall require a minimum of three (3) different finish façade styles from the list below for each side elevation. A twenty-four (24”) inch brick or stone wainscot is required as one of the finished façade styles. Finished façade styles shall include but are not limited to brick, stone, horizontal siding, bat and board siding, Tudor style siding and cedar shake siding. A first-floor brick wrap satisfies the intent of this requirement.
 - 2. Homes without a gable on the side elevation shall require two (2) different finished façade styles. A first-floor brick wrap satisfies the intent of this requirement. Finished façade styles shall include but are not limited to brick, stone, horizontal siding bat and board siding, Tudor style siding and cedar shake siding. A twenty-four (24”) inch brick or stone wainscot is required as one of the finished façade styles.
 - c. Masonry. All Dwellings shall have masonry on at least fifty (50%) percent of the Front Building Facade (excluding windows, doors, garage doors, and areas above roof line). However, if a Front Building Facade includes a front porch, the home shall have a minimum masonry of at least thirty (30%) percent.
 - d. Roof Pitch. All Dwellings in the District shall feature a minimum of a 6:12 primary roof pitch. Ancillary roofs (including but not limited to porches, garage extensions, overhangs, sunrooms, and third car garages with separate roof structures) shall not be considered primary roof for the purposes of the 6:12 pitch requirement above.
 - e. Lighting. All Dwellings in the District shall have dusk-to-dawn carriage lights.
 - f. Shingles. All Dwellings shall have dimensional or architectural grade shingles.
 - g. Windows. All Dwellings shall have shutters on the Front Facade windows of the Dwelling as depicted in **Exhibit E**. All windows on all facades of the Dwelling shall have window grids and trim with a nominal thickness of one (1”) inch x four (4”) inch.
 - h. Finished Façade Materials. The primary building material for all facades shall include masonry, wood, cement fiber board, stucco, shakes, and board and batten. Vinyl siding shall be prohibited.
 - i. Garages. All Dwellings in the District shall have a minimum two-car garage. Three car garages shall have a separate door and shall not be required to be recessed from the other bays. The total two-car garage door width may not exceed forty-five (45%) percent of the linear footage of the primary elevation Front Building Façade of the Dwelling. The total three-car garage door width shall not exceed fifty (50%) percent of the linear footage of the primary elevation Front Building Façade of the

Dwelling. Garage elevations shall include design elements to vary the appearance of the garage façade. Design elements may include, but are not limited to, garage door panel styles, garage door colors, the garage door windows, garage door hardware, garage door header, roof gable brackets and/or accent trim, multiple building materials, gable accent window and gable decorative louver.

- j. Character Exhibits. Character exhibits, attached hereto as **Exhibit E**, are incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Although the exhibits do not necessarily represent final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed and that contribute to the District's intent and vision. It is not the intent to limit the architectural styles shown in **Exhibit E**, but to encourage diversity in architectural styles of Dwellings within the District.

7.3 Article 6.6 Height Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

- a. Dwelling Height. As modified above in Section 6.1 and Section 6.2.

7.4 Article 6.8 Landscape Standards. Shall apply, except as otherwise modified or enhanced by this ordinance. Landscaping and Buffering shall be installed in substantial compliance with **Exhibit C**.

- a. Sod and Seedings. All Dwellings shall have sod installed in the front yard.
- b. Common Area A. Abutting East 186th Street shall contain four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs per every one hundred (100) linear feet of street frontage. No mounding shall be provided along the street frontage.
- c. Common Area B. Shall conform to Landscaping requirements as noted below:
 - i. A thirty (30') foot Buffer Yard shall be provided between new residential development and existing Agriculture/Single-family Rural District (AG-SF1) properties along the east boundary to include four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs per every one hundred (100) linear feet. Due to drainage concerns, no mounding shall be required along this boundary.
 - ii. A fifteen (15') foot Buffer Yard shall be provided between new residential development and existing AG-SF1 properties along the southeast boundary to include four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs per every one hundred (100) linear feet, but no mounding shall be required.
- d. Common Area F. Vegetation along the south boundary shall be preserved in a Tree Preservation Easement.
- e. Tree Preservation Easement. A Tree Preservation Easement (TPE) shall be located along certain areas of the perimeter of the development, as depicted in **Exhibit C**, for the purpose of maintaining the existing healthy, non-evasive trees and shrubs. A tree inventory (the "Tree Inventory") will be made with photographs of the trees along the perimeter of the Real Estate to identify the quantity and quality of trees to be preserved and shall depict locations, sizes, and common names of existing trees and individual shrubs, areas containing dense trees or shrubs. Such inventory shall be

provided as part of the Real Estate's Overall Development Plan and Primary Plat application to the Department. Within the defined TPE and to be further classified within the Tree Inventory, no trees with a diameter at breast height ("DBH") in excess of six inches (6") or evergreens six feet (6') or more in height (the "Protected Trees") shall be removed unless the tree is damaged, diseased, dead, or required to be removed in order to comply with safety or drainage requirements of any utility or governmental agency. If a Protected Tree is damaged or otherwise removed, except as permitted to be removed as listed above, then the developer, builder, or homeowner (as the case may be) shall reestablish the Protect Tree with a tree or trees of combined equal or greater DBH subject to approval of the Department and the Department of Public Works, and to the availability of space for their healthy growth in the Easement.

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 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.

- a. **Street Width.** All Streets within the District shall be designed with a Right-Of-Way of fifty-nine (59') feet with a minimum Street width of thirty-one (31') feet from back of curb to back of curb, with the exception of the frontage road. There shall be an eight (8') feet wide planting strip from back of curb to front edge of sidewalk. Sidewalks shall be five (5') feet in width.
- b. **Street Signage.** The developer will be responsible for the cost of and the placement of all street signage as required by the City.
- c. **On-Street Parking.** On street parking shall be limited to one side of the street. No parking signs shall be installed to indicate which side of the street is prohibited.
- d. **Utilities.** All utilities within the District will be trenched and located behind the curb. This commitment is subject to the approval by the utilities that will serve the community. Private utilities shall be placed in the utility easements and shall not be within the public Right-Of-Way.
- e. **Bump Outs.** Bump outs shall be installed at the intersecting roads to Ogala Drive as depicted in the **Exhibit B**. Bumps outs shall be designed and installed in compliance with and under the direction of the City Engineer.

Section 9. Design Standards. The standards of Chapter 8 Design Standards shall apply to the development of the District.

7.1 Article 8.6 Open Space and Amenity Standards. Shall Apply. Amenities shall include a pocket park and a playground area, including the elements detailed on the enlargement in **Exhibit C**.

Section 10. Duration. Unless otherwise amended, this Ordinance shall remain in full force and effect so long as a primary plat application is filed and vested rights in this zoning classification as permitted by Indiana Code are maintained. However, should a Primary Plat application not be filed, expire, or the project is otherwise abandoned, this Ordinance shall return to Council five (5) years after the effective date to either be rezoned to another zoning classification or to be maintained under this ordinance.

PASSED AND ADOPTED THIS _____ day of _____, 20__.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

Jake Gilbert

Jack Gilbert

Jack Gilbert

Mike Johns

Mike Johns

Mike Johns

Scott Frei

Scott Frei

Scott Frei

Troy Patton

Troy Patton

Troy Patton

Joe Edwards

Joe Edwards

Joe Edwards

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

ATTEST:

Cindy Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE #20-48** was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby **APPROVE ORDINANCE #20-48**
This _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby **VETO ORDINANCE #20-48**
This _____ day of _____, 2021.

J. Andrew Cook, Mayor

This document was prepared by: Paul Munoz
9225 Harrison Park Court
Indianapolis, IN 46216

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:

EXHIBIT A

LEGAL DESCRIPTION

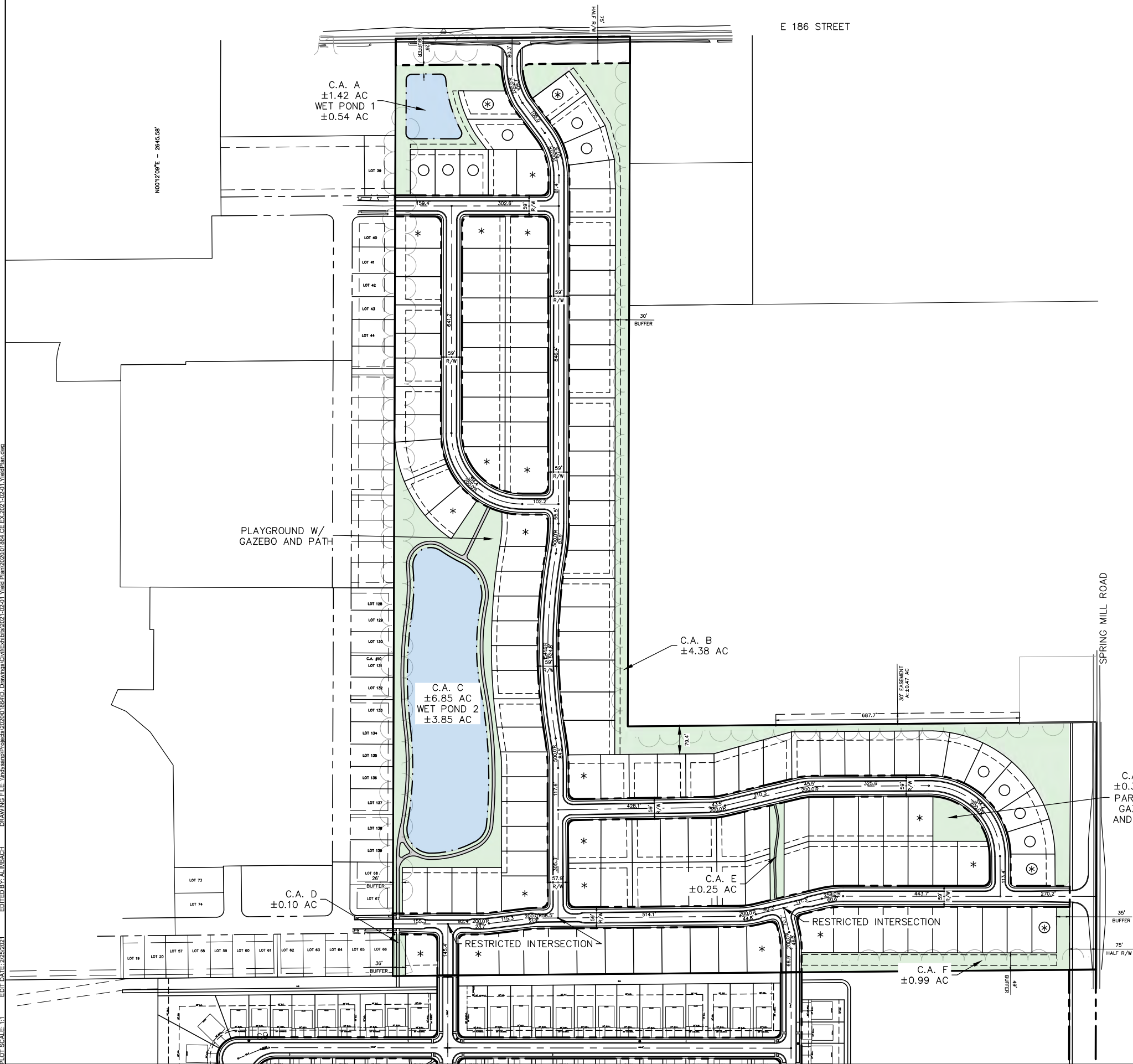
LEGAL DESCRIPTION

Banas Overall Parcel

Part of the Northeast Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Hamilton County, Indiana, being that 61.835-acre tract of land shown on the ALTA/NSPS Land Title Survey dated October 6, 2020, as last revised, by Michael J. Smith, PS #LS20500025 of American Structurepoint, Inc. under project number 2020.01864, more particularly described as follows:

BEGINNING at a Harrison Monument at the southeast corner of said Northeast Quarter; thence South 89 degrees 28 minutes 18 seconds West 1,984.85 feet along the south line of said Northeast Quarter (assumed basis of bearings) to a 5/8-inch diameter rebar with a cap stamped "ASI FIRM #0094" set flush (hereafter referred to as "set rebar") at the southwest corner of the East Half of the West Half of said Northeast Quarter; thence North 0 degrees 10 minutes 55 seconds East 2,645.51 feet along the west line of said Half, Half, Quarter Section to a mag nail set at the northwest corner of said Half, Half, Quarter Section; thence North 89 degrees 28 minutes 34 seconds East 661.66 feet along the north line of said Northeast Quarter to a mag nail set at the northeast corner of said West Half; thence South 0 degrees 11 minutes 42 seconds West 1,947.00 feet along the east line of said West Half to a set rebar at the northwest corner of the parcel conveyed to Mary Margaret Banas in Instrument Number 9018056, on file in the Office of the Recorder of Hamilton County, Indiana; thence North 89 degrees 28 minutes 34 seconds East 1,323.70 feet along the north line of said Banas parcel to a mag nail set on the east line of said Northeast Quarter; thence South 0 degrees 11 minutes 16 seconds West 698.36 feet along said east line to the POINT OF BEGINNING. Containing 61.385 acres, more or less.

EXHIBIT B
CONCEPT PLAN



SCALE: 1"=300'

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±61.39 ACRES
PROPOSED PUBLIC RIGHT-OF-WAY:	±11.27 ACRES (18.4%)
COMMON AREA:	±14.32 ACRES (23.3%)
NORMAL POOL POND AREA:	±4.57 ACRES (7.4%)
TOTAL LOT AREA:	±35.80 ACRES (58.3%)
TOTAL LOTS:	152
70' WIDE LOTS:	106 (69.7%)
80' WIDE LOTS:	46 (30.3%)
GROSS AREA DENSITY:	2.5
MINIMUM LOT SIZE:	70'x125'
MINIMUM LOT AREA:	8,750 SF
BUILDING SIDE SETBACK:	5' / 15' SEPARATION
MIN. FRONT YARD:	25'
MIN. REAR YARD:	15'
LOCAL ROAD LENGTH:	7846' LF
SPRING MILL ROAD FRONTAGE: (SECONDARY ARTERIAL)	682' LF
E 186TH STREET FRONTAGE: (COLLECTOR)	665' LF
TYPICAL R/W WIDTHS:	59' (LOCAL STREET)

- PERIMETER LOT REQUIREMENT
* CORNER LOT REQUIREMENT



SILVERTHORNE HOMES
9225 HARRISON PARK
COURT
INDIANAPOLIS, IN 46216



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

**SOMERSET
DEVELOPMENT**

Spring Mill and E 186 St
Westfield, IN

CERTIFIED BY

ISSUANCE INDEX

DATE:

12/28/2020

PROJECT PHASE:	
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CONCEPTUAL

REVISION SCHEDULE

[illegible]

Project Number	2020.01864
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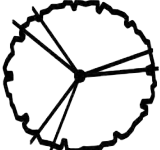
YIELD PLAN

EX1

EXHIBIT C
LANDSCAPE PLAN



LANDSCAPE LEGEND

DECIDUOUS SHADE TREE

EVERGREEN TREE

SHRUBS AND GRASSES

- PERIMETER LOT REQUIREMENT
- * CORNER LOT REQUIREMENT

LANDSCAPE NOTES:

Chapter 6 Landscape Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

a. **Sod and Seedlings.** All Dwellings shall have sod installed in the front yard.

b. **Street Trees.** Shall be provided to meet all ordinance requirements found in Chapter 6.J of the Unified Development Ordinance.

c. **Minimum Lot Landscaping.** All Dwellings and Open Spaces in the District shall meet all ordinance requirements found in Chapter 6.K of the Unified Development Ordinance.

d. **Buffer Yard Requirements.** No buffer yards shall be required between residential development to the west and south of the District as directed in Chapter 6.N. Modified buffer yards will be provided as identified in this document.

e. **Common Area Landscaping.**

i. **Common Area A** abutting East 180th Street shall contain four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs or every 100 linear feet of street frontage. No berming shall be provided along the street frontage.

ii. **Common Area B** shall conform to standard Landscaping requirements as noted below.

i. Street Frontage along East 186th Street shall meet all External Street Frontage Landscaping Requirements as found in Chapter 6.M of the Unified Development Ordinance.

ii. A 30' Bufferyard shall be provided between new residential development and existing AG-SF1 residences along the east boundary to include four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs. Due to drainage concerns, no berm shall be required along this boundary.

iii. A 15' Bufferyard shall be provided between new residential development and existing AG-SF1 residences along the southeast boundary to include four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) shrubs, but no berm shall be required.

iv. Street Frontage along Spring Mill Road shall meet all External Street Frontage Landscaping Requirements as found in Chapter 6.M of the Unified Development Ordinance.

c. **Common Area C** shall meet landscaping requirements for open spaces found in Chapter 6.K of the Unified Development Ordinance. No bufferyard shall be required between similar uses.

d. **Common Area D** shall meet landscaping requirements for open spaces found in Chapter 6.K of the Unified Development Ordinance. No bufferyard shall be required between similar uses.

e. **Common Area E** shall meet landscaping requirements for open spaces found in Chapter 6.K of the Unified Development Ordinance.

f. **Common Area F** Street Frontage along Spring Mill Road shall meet all External Street Frontage Landscaping Requirements as found in Chapter 6.M of the Unified Development Ordinance. Vegetation along the south boundary shall be preserved.



ENTRY SIGNAGE:
VIEW FROM NORTHEAST

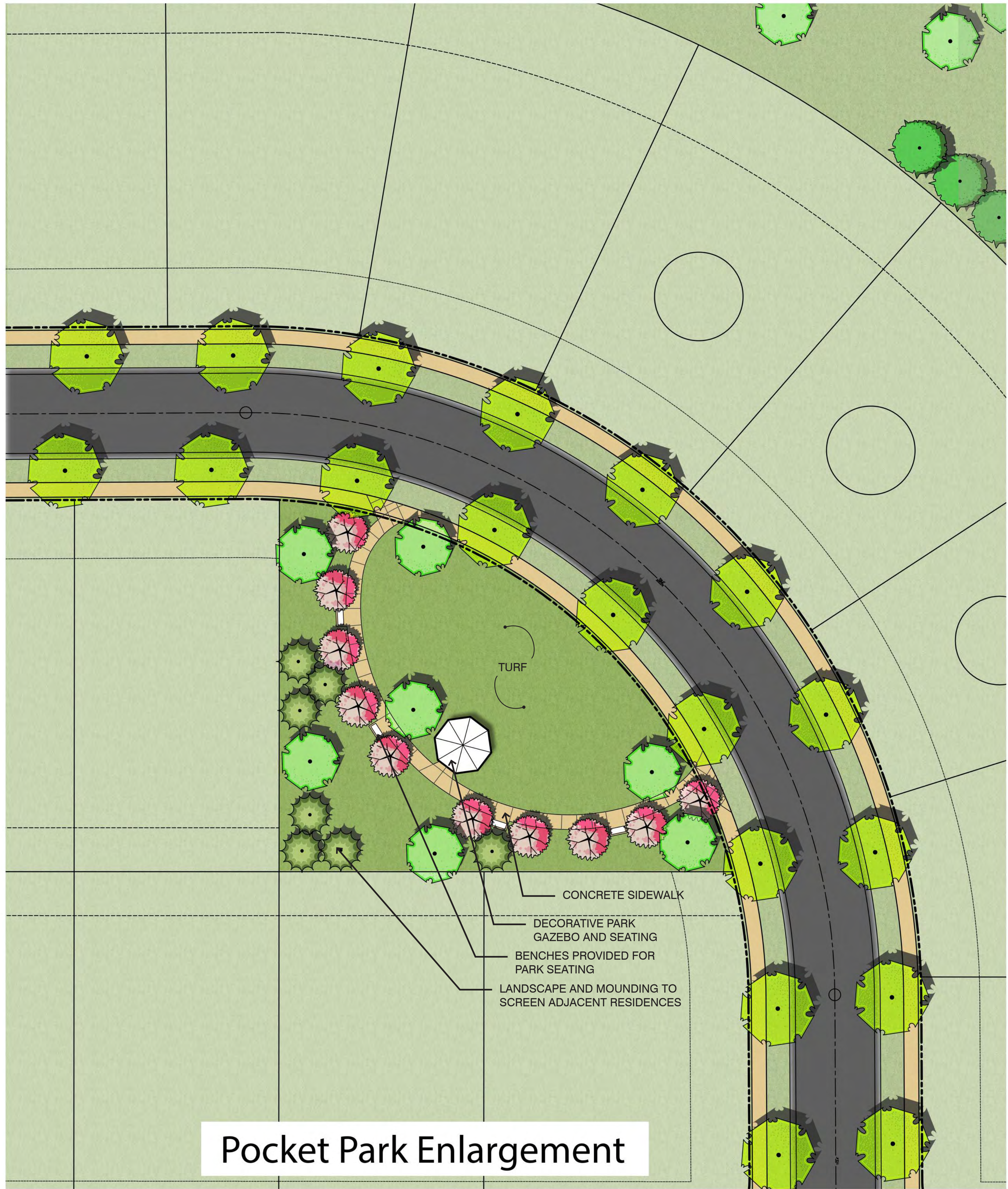


POND & ENTRY SIGNAGE:
VIEW FROM NORTHWEST





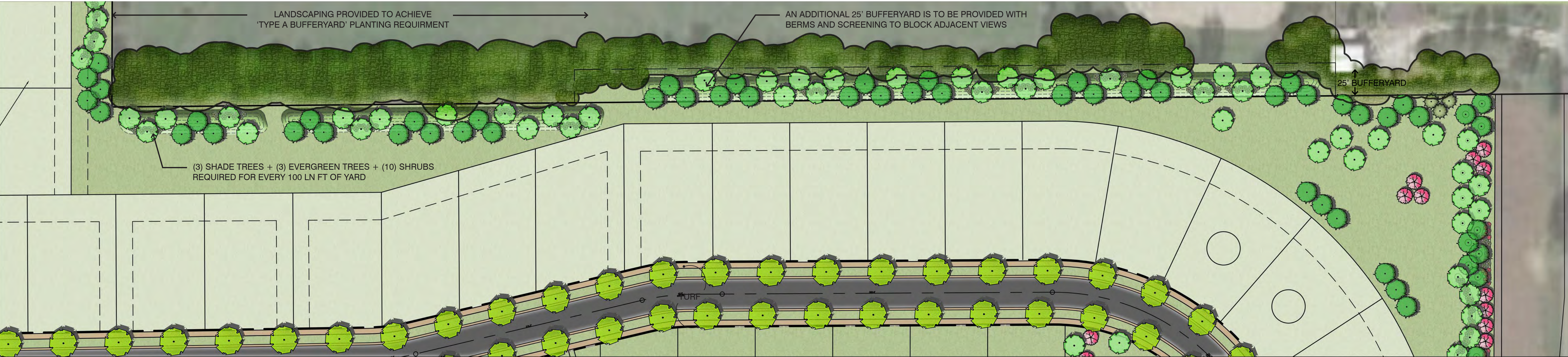
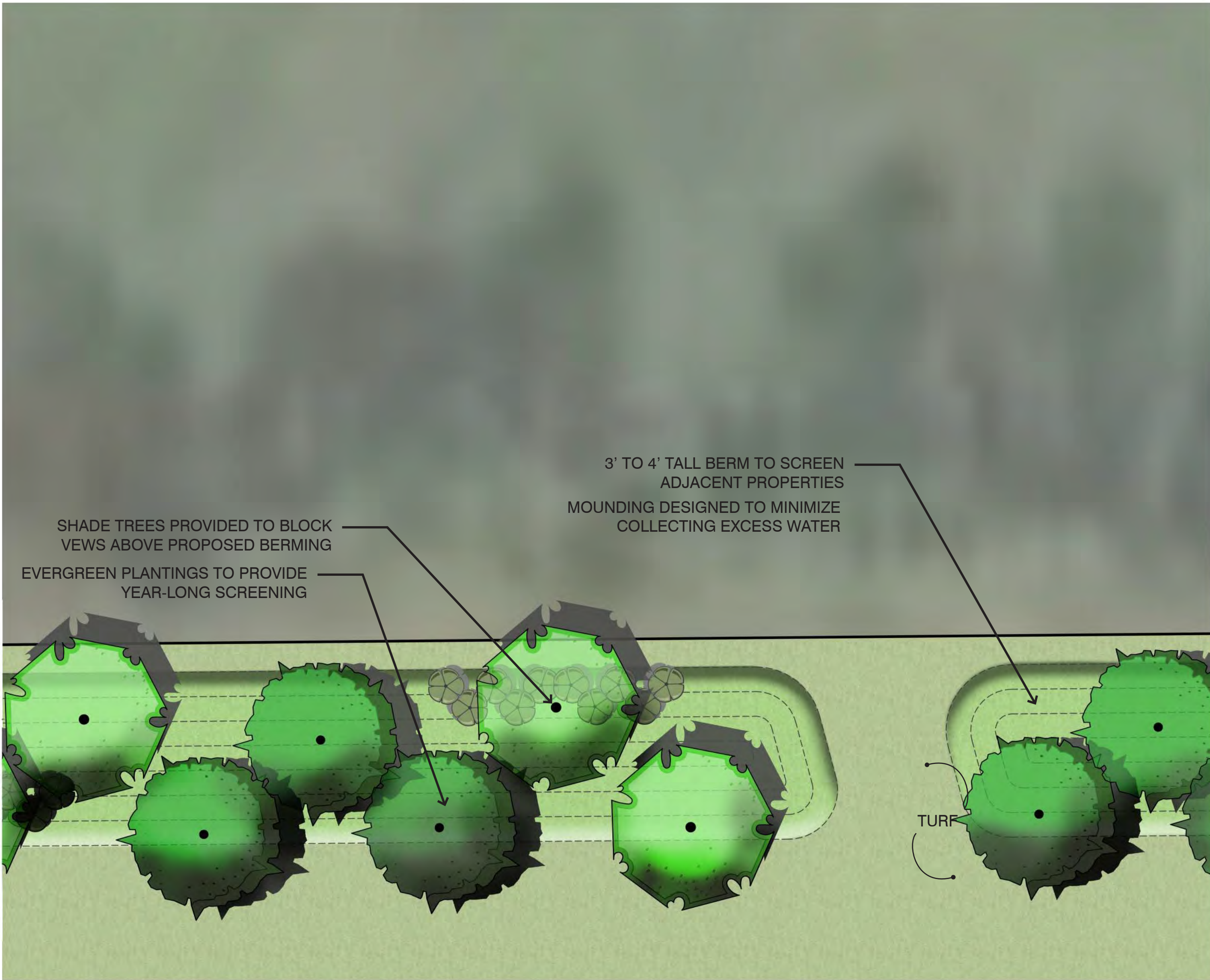
Playground Enlargement



Pocket Park Enlargement



BUFFER YARD PERSPECTIVE
VIEW FROM NORTH



SCALE:
Not to Scale



February 4, 2021

PLOT DATE: 08/24/21 2:15 PM
DRAWING FILE: P:\2020\1864\Drawings\Landscape Architecture\Concept Landscape Plan\2021-02-04 Landscape Update\2020-01864-LA-LP.dwg

Somerset
Westfield, IN

EXHIBIT D
CHARACTER EXHIBITS



ARTHUR ELEVATION A



ARTHUR ELEVATION B



ARTHUR ELEVATION C



ARTHUR ELEVATION D



ARTHUR ELEVATION E



ARTHUR ELEVATION F



MONROE ELEVATION A



MONROE ELEVATION B



MONROE ELEVATION C



MONROE ELEVATION D



MONROE ELEVATION E



MONROE ELEVATION F



LINCOLN TUDOR



LINCOLN TRADITIONAL



LINCOLN CRAFTSMAN



REAGAN A



REAGAN B



REAGAN C



REAGAN CRAFTSMAN



REAGAN TRADITIONAL



REAGAN TUDOR



JEFFERSON A



JEFFERSON B



JEFFERSON C



JEFFERSON TRADITIONAL



JEFFERSON CRAFTSMAN



JEFFERSON TUDOR



EISENHOWER TRADITIONAL



HARRISON TRADITIONAL



HARRISON CRAFTSMAN



HARRISON TUDOR



TRUMAN TRADITIONAL



TRUMAN CRAFTSMAN



TRUMAN TUDOR



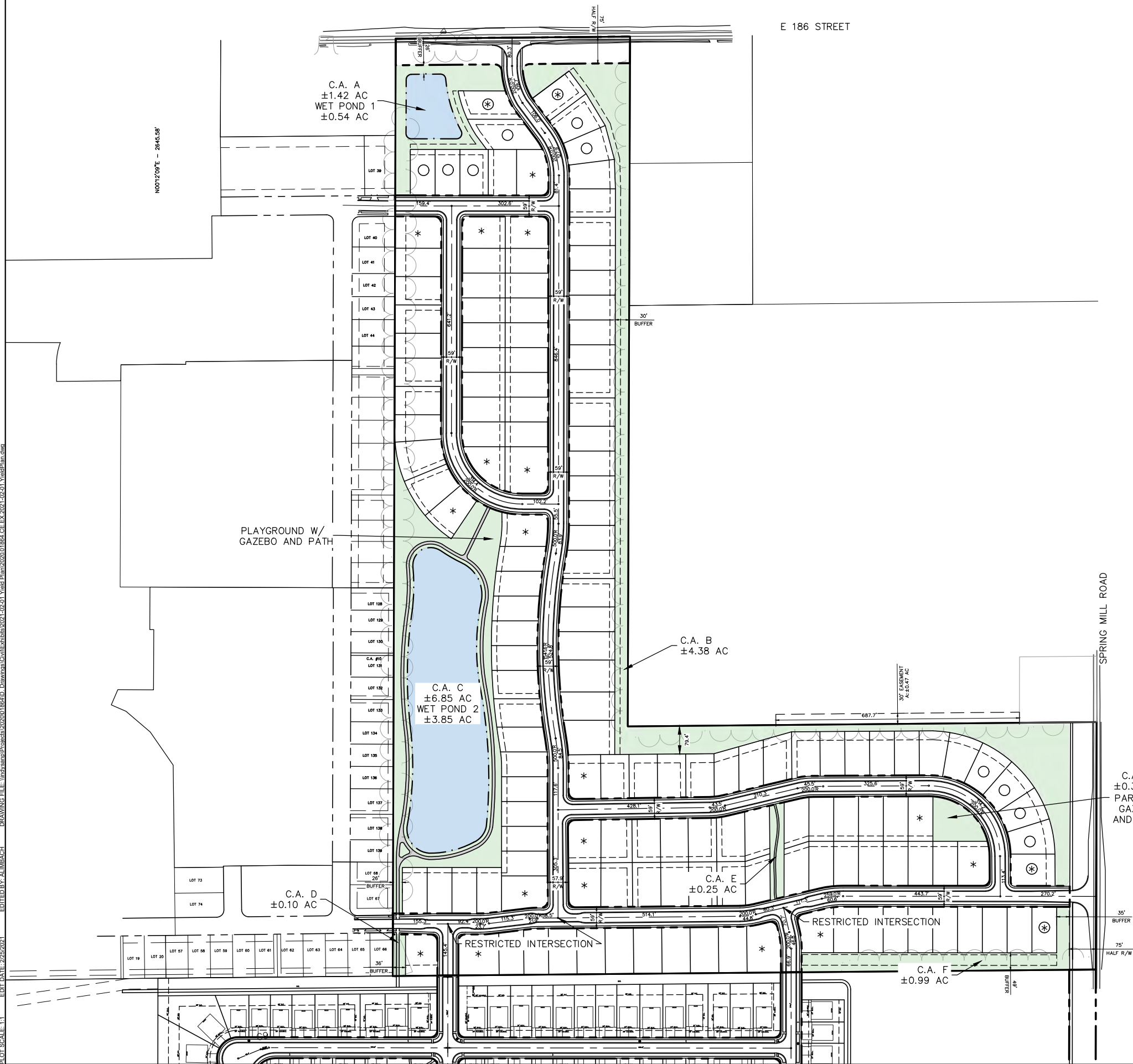
ROOSEVELT TRADITIONAL



ROOSEVELT CRAFTSMAN



ROOSEVELT TUDOR



SCALE: 1"=300'

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±61.39 ACRES
PROPOSED PUBLIC RIGHT-OF-WAY:	±11.27 ACRES (18.4%)
COMMON AREA:	±14.32 ACRES (23.3%)
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TOTAL LOTS:	152
70' WIDE LOTS:	106 (69.7%)
80' WIDE LOTS:	46 (30.3%)
GROSS AREA DENSITY:	2.5
MINIMUM LOT SIZE:	70'x125'
MINIMUM LOT AREA:	8,750 SF
BUILDING SIDE SETBACK:	5' / 15' SEPARATION
MIN. FRONT YARD:	25'
MIN. REAR YARD:	15'
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SPRING MILL ROAD FRONTAGE: (SECONDARY ARTERIAL)	682' LF
E 186TH STREET FRONTAGE: (COLLECTOR)	665' LF
TYPICAL R/W WIDTHS:	59' (LOCAL STREET)

- PERIMETER LOT REQUIREMENT
* CORNER LOT REQUIREMENT



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**SOMERSET
DEVELOPMENT**

Spring Mill and E 186 St
Westfield, IN

CERTIFIED BY

ISSUANCE INDEX

DATE:

12/28/2020

PROJECT PHASE:

CONCEPTUAL	
------------	--

REVISION SCHEDULE

[illegible]

Project Number	2020.01864
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YIELD PLAN

EX1



SILVERTHORNE HOMES



ARTHUR ELEVATION A



ARTHUR ELEVATION B



ARTHUR ELEVATION C



ARTHUR ELEVATION D



ARTHUR ELEVATION E



ARTHUR ELEVATION F



SILVERTHORNE HOMES



MONROE ELEVATION A



MONROE ELEVATION B



MONROE ELEVATION C



MONROE ELEVATION D



MONROE ELEVATION E



MONROE ELEVATION F



SILVERTHORNE HOMES



LINCOLN TUDOR



LINCOLN TRADITIONAL



LINCOLN CRAFTSMAN



REAGAN A



REAGAN B



REAGAN C



REAGAN CRAFTSMAN



REAGAN TRADITIONAL



REAGAN TUDOR



JEFFERSON A



JEFFERSON B



JEFFERSON C



JEFFERSON TRADITIONAL



JEFFERSON CRAFTSMAN



JEFFERSON TUDOR



EISENHOWER TRADITIONAL



Traditional

HARRISON TRADITIONAL



Craftsman

HARRISON CRAFTSMAN



Tudor

HARRISON TUDOR



TRUMAN TRADITIONAL



TRUMAN CRAFTSMAN



TRUMAN TUDOR



ROOSEVELT TRADITIONAL



ROOSEVELT CRAFTSMAN



ROOSEVELT TUDOR

Somerset Community Meeting
November 11th, 2020
Monon Trails Elementary School
19400 Tomlinson Rd.
Westfield, IN 46074

A meeting was held by Silverthorne Homes to present information regarding the Somerset Community that was proposed for the 186th and Spring Mill Road area. The meeting started at 6:00 pm. There were 10 people in attendance. Of those nine, two were City Council Members and 3 were representing Silverthorne Homes.

Key questions asked by those in attendance:

- One couple asked if we would keep the trees along the west property line?
 - Silverthorne's Response was that we would attempt to preserve as much as possible with the exception of trees that are diseased, dying or invasive.
- Will Somerset be a part of Spring Orchard?
 - It was clarified that Somerset will be a part of Orchard View's HOA, not Spring Orchard.
- One guest asked if Arbor would purchase the two homes directly above our project?
 - Silverthorne responded that those will be remaining.
- One guest expressed general concern about roads, density, but stated that he liked the multiple access points.
- Councilwoman Cindy S. asked if we were aware of Urban Vines plans for a production center?
 - It was explained that we were aware and would make sure that all buyers that aware of the proposed project.
- Orchard View amenities were discussed.
 - Silverthorne explained we would make Somerset residents aware of what amenities they had access to and what their HOA contributions were supporting.
- One guest asked about the opportunity to buy ROW in front of the remaining lots for the purpose of extending the trail?
 - The representative from Silverthorne stated that they will reach out to those property owners regarding ROW and the potential for trails extensions.

The meeting adjourned at 6:45 pm.

Sincerely,

Paul Munoz
Silverthorne Homes
317-557-4466

ISSUES RAISED REGARDING Somerset PUD PROPOSAL

The list below includes issues that were raised during the December 7, 2020, Plan Commission public hearing submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. Are the rear yards too small for a non-empty nester community?

The concern was regarding the text in the PUD that stated the rear yard setback was set at 15'. This is a setback from the rear property line that is in place to provide a drainage area that would prevent accessory structures or fencing which will not be allowed in this easement/area. The usable average rear yard of a lot within Somerset will range from roughly 37' to over 60' from the rear of a dwelling to the rear property line. This is dependent on the floor plan that is chosen and the specific lot.

2. Would there be a way to add more usable open space?

As part of the changes made to the concept plan Silverthorne Homes has added additional programmed amenity areas. Two dwelling lots have been removed from the plan. By eliminating those lots, Silverthorne will be adding a park space with a playground at the trail head and an open courtyard space with a path and landscaping.

3. Can the density be lowered?

Somerset is an infill development that is located between two existing developments. The southern border has a sizeable utility easement that limits potential development layout changes. Silverthorne has removed two dwelling lots for the purpose of planned open space per the Plan Commission comments.

4. What types of amenities will be available and when would the amenities be available from Orchard View?

There are two programmed amenity area spaces within the Orchard View community to the south. One is located to the west which will have a walkway, landscaping and outdoor exercise stations. The second is located to the north east. It will have a walkway, landscaping, a playground area with benches and a picnic shelter. Both areas should be available within a year of the Somerset community being available for sale.

Silverthorne Homes has also added two amenity areas to the proposed Concept Plan within Somerset that will be available as the community is being developed.

5. Would there be a way to design this property to avoid using long straight streets?

The restraints of the property limit the ability to provide for curvature in the road system within the development. We have worked within the confines of the developable area to add some curvature to the roads. These curves should provide more character to the layout and help prevent the long, straight main corridor from the north entrance.

6. Can assurances be made in the PUD or commitments that the trees and brush are protected along the buffer between the PUD area and the agricultural property to the northeast.

The PUD contains language regarding Tree Preservation areas. Silverthorne will take careful consideration to the preservation of healthy native trees along the boundary between the agricultural property and Somerset. We have also worked with the landowner to provide for a buffer easement on the north side of this tree line. This should provide for additional buffering from adjacent uses and sound.

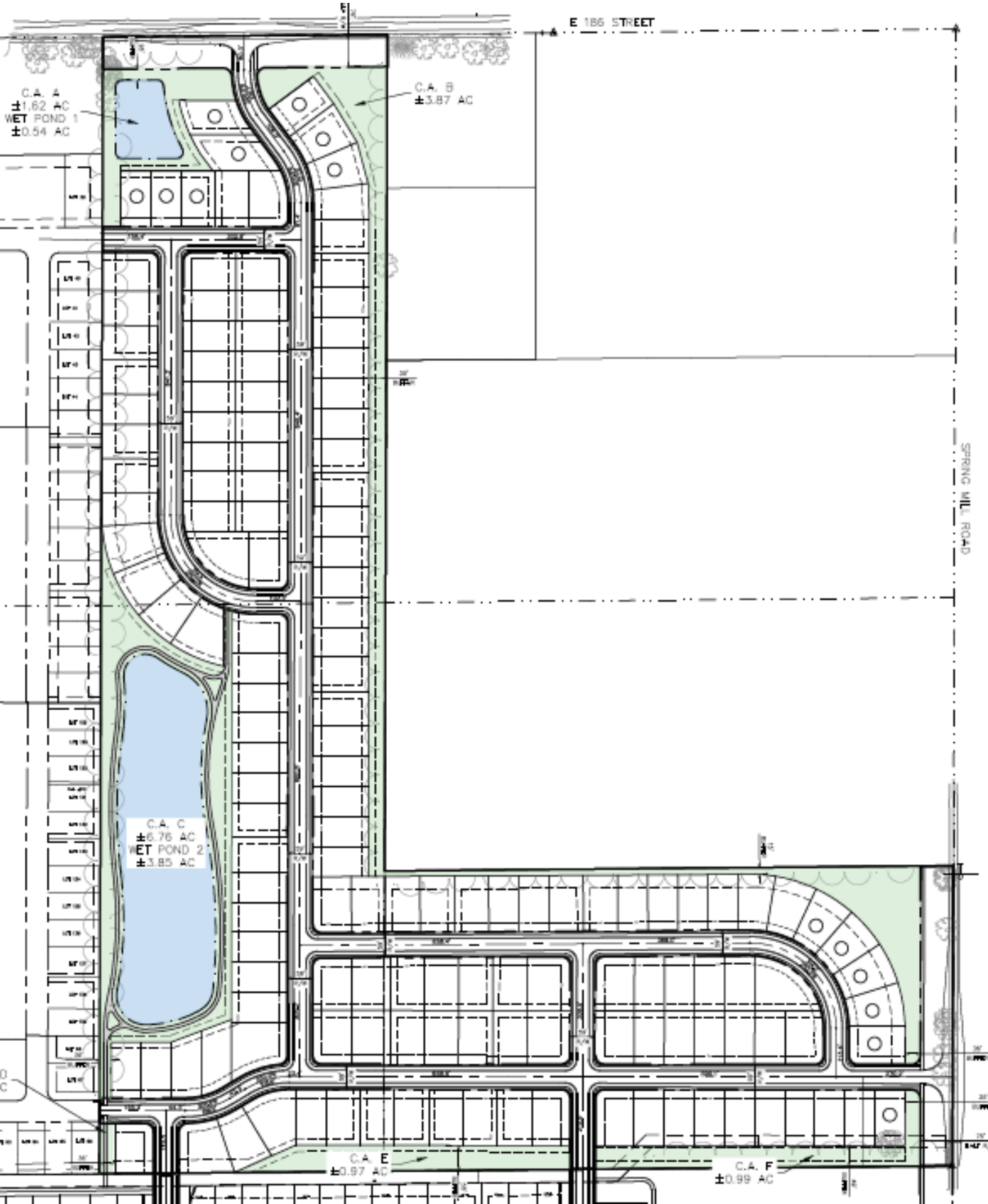
7. Can the north/south buffer between the PUD area and the agricultural property can be wider than the 15' proposed.

The North/South Buffer along the west side of the agricultural property is 30' in width. Landscaping within that area shall consist of shade trees, evergreen trees and shrubs. Due to drainage concerns a mound cannot be provided.

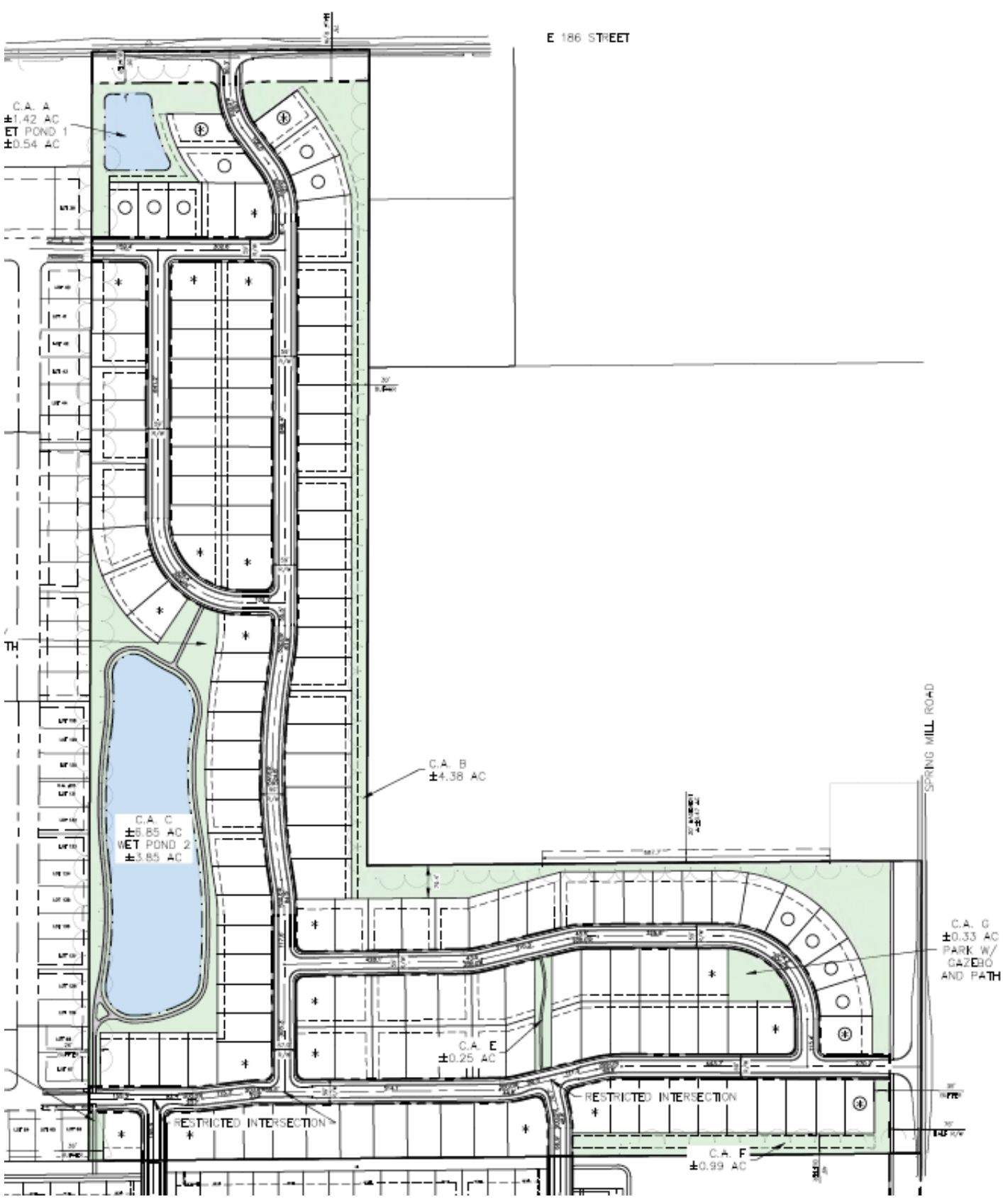
The sizeable utility easement along the south property line of Somerset limits the ability to alter the Concept Plan to provide for a larger buffer between the agricultural property and the Somerset community. The change in the street layout has provided for additional buffering area up to 75' between said property and the rear lot line of several of the new homes. Silverthorne will also have to take into consideration the drainage from the agricultural property draining south and west onto the Somerset community. This will limit the landscaping that can be considered for that buffer yard.

Concept Plan Comparison

Previous



Updated



WRITTEN PUBLIC COMMENTS

Docket Number: 2012-PUD-15

Petitioner: Silverthorne Homes

Request: A change of zoning for approximately 61.4 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Somerset Planned Unit Development (PUD) District.

Enclosed Attachments:

March 1, 2021, APC Recommendation

1. Herron, Noah

12/20/2020

Pamela Howard

From: Urban Farmer <noah@ufseeds.com>
Sent: Sunday, December 20, 2020 9:44 AM
To: APC
Subject: Somerset PUD

Warning: This external email is from noah@ufseeds.com. Do not click on unexpected or untrusted links and attachments.

Hello,

Hope all is well! Hope you and your families are having a great holiday!

I just purchased the 35 acre horse farm on Springmill Rd. The Somerset PUD will touch both my South and West property lines. As you know I plan on doing some type of agritourism on this property and wanted to make sure that the correct buffers are incorporated into this PUD to protect both my intentions and future residents.

1. The South and West borders have a mix of mature trees and brush that are both on my property and the petitioner. I want to make sure 100% of these trees and brush remain untouched to provide privacy for both parties. I would like some sort of assurance in the PUD or elsewhere that these trees and brush are protected and won't be accidentally removed. Some sort of safety fencing surrounding them during the construction phase would be adequate. Also some sort of assurance in the HOA that future homeowners leave them untouched.

2. If the petitioner can make it work I would prefer a wider buffer along my Southern border. The 15' buffer proposed is inadequate.

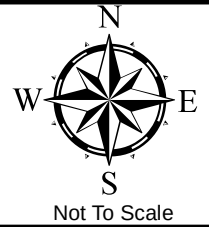
Thanks!

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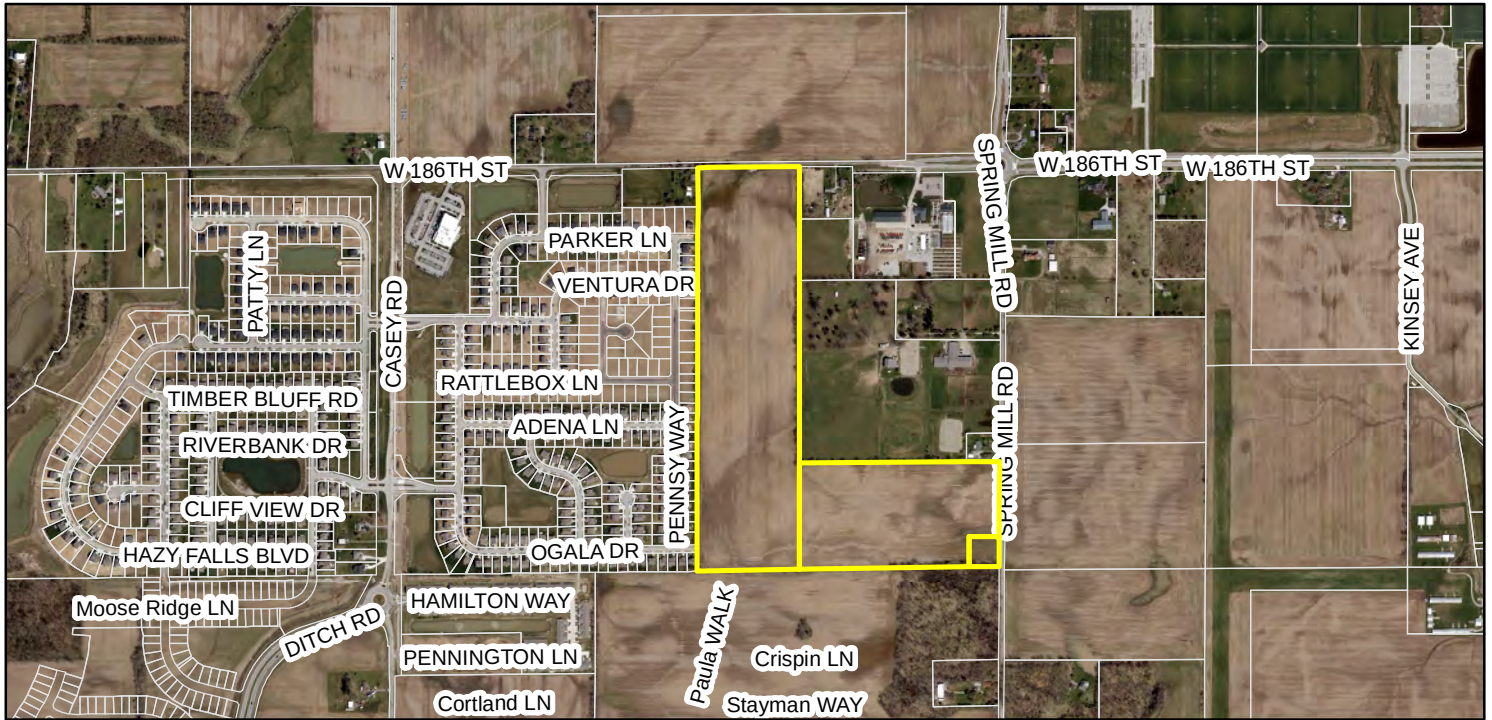
Noah Herron
Urban Farmer
www.ufseeds.com
1-317-600-2807



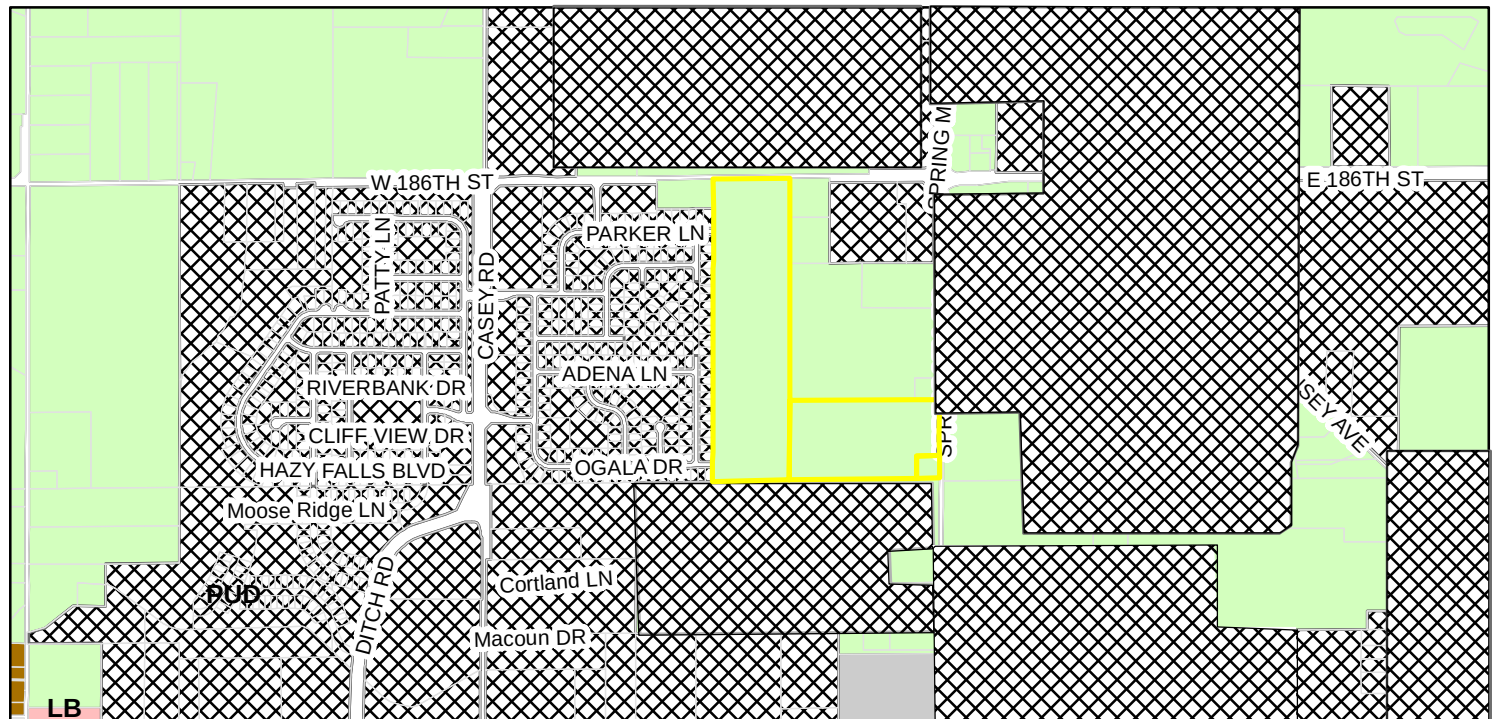
Property Location Map
Somerset PUD District
2012-PUD-15



Aerial Location Map



Zoning Map



Zoning

- AG-SF1 (Agriculture - Single Family - 1)
- EI (Enclosed Industrial)
- LB (Local Business)
- OI (Open Industrial)
- PUD (Planned Unit Development)
- SF-5 (Single Family - 5)



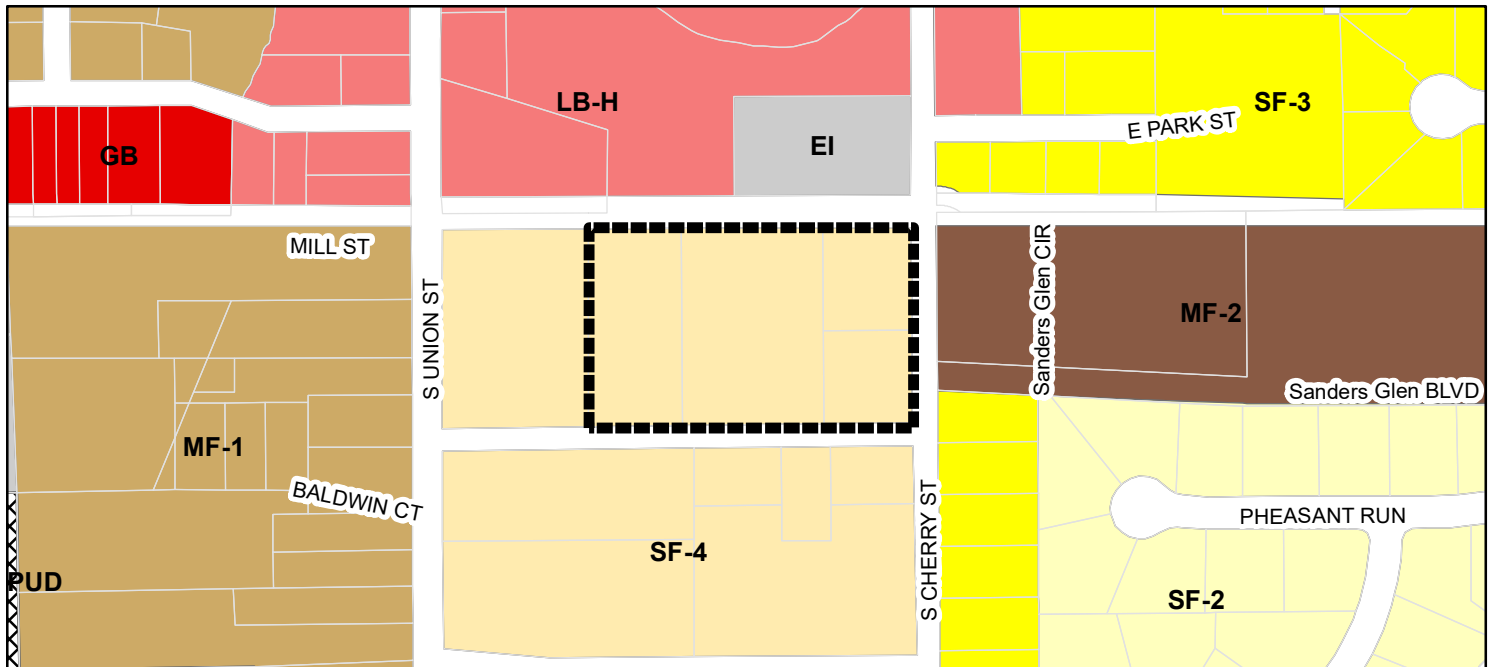
Property Location Map
Midland South PUD
Planned Unit Development
2103-PUD-07



Aerial Location Map



Zoning Map



Parcel	MF-1 (Multiple Family - 1)
Zoning - All	MF-2 (Multiple Family - 2)
Zoning	PUD (Planned Unit Development)
EI (Enclosed Industrial)	SF-2 (Single Family - 2)
GB (General Business)	SF-3 (Single Family - 3)
LB-H (Local Business - Historical)	SF-4 (Single Family - 4)

ORDINANCE NUMBER 2103-PUD-07

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2103-PUD-07**) 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. 2103-PUD-07** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ **recommendation** (____ - ____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2021;

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

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

Section 1. **Applicability of Ordinance.**

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

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

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

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 compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements.

Section 4. Underlying Zoning District. The Underlying Zoning District shall be SFA: Single-family Attached.

Section 5. Permitted Uses.

- 5.1 All Special Exception Uses and Prohibited Uses shall be prohibited.
- 5.2 The following additional uses shall be permitted in the District:
 - A. Townhouse Dwellings.
- 5.3 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed fifty-six (56).

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 modified below:

- 6.1 Maximum Density (Article 4.9E): Sixteen (16) Dwelling Units per acre.
-

- 6.2 Article 4.7(C) shall not apply; rather, the following standards shall apply to the Real Estate:

Standard	Midland South PUD
Minimum Lot Area	No Minimum
Minimum Lot Width	No Minimum
Maximum Lot Coverage	No Maximum
Minimum Tract Requirement	No Minimum
Minimum Lot Frontage	Minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)
Minimum Building Setbacks	
Front Yard	5'
Side Yard / Building Separation	5'/10'
Rear Yard	5'
Project Perimeter Setback (4.9J)	Shall Not Apply
Front Setback Stagger (4.9.H.2)	Shall Not Apply
Minimum Building Height	N/A
Maximum Building Height	35'
Minimum Living Area	1,600 SF

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. Character Exhibit: The “Character Exhibit”, attached hereto as **Exhibit C**, is hereby incorporated to capture the intended architecture of townhouses to be constructed. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the development. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department’s decision may be appealed to the Plan Commission.
- B. Streetscape Diversity (Article 6.3(C)(2): Shall Not Apply.

- C. Building Material (Article 6.3(C)(3): Shall apply, however, vinyl and aluminum siding shall not be a permitted exterior building material, except gutters, soffits, soffit trim, and other similar building components.
- D. Garage in the SFA District (Article 6.3(C)(4): All Dwelling Units shall have a minimum two (2) car attached garage.

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

- A. Street Trees (Article 6.8 (J): Shall apply, unless otherwise approved by the Director or Department of Public Works.
- B. Foundation Plantings (Article 6.8 (L)(1): Shall not apply.
- C. External Street Frontage Landscaping Requirements (Article 6.8(M): Shall not apply.
- D. Buffer yard Requirements (Article) 6.8 (N): Shall not apply.

7.3 Vision Clearance (Article 6.19 (A)(1) and (4): Ten (10) feet from intersections of Collectors, Private, or Local Streets.

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 approve by the Plan Commission or Department of Public Works.

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

9.1 Article 8.6 Open Space and Amenity Standards: Shall not apply.

9.2 Article 8.9 Street and Right-of-Way Standards: The District shall comply with the requirements of the Thoroughfare Plan unless otherwise agreed to by the Department of Public Works.

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ALL OF WHICH IS ORDAINED/RESOLVED THIS__ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

James J. Edwards

James J. Edwards

James J. Edwards

Jake Gilbert

Jake Gilbert

Jake Gilbert

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

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: Rebecca McGuckin, Old Town Companies, Community Collaborator

I hereby certify that **ORDINANCE 21-07** was delivered to the Mayor of Westfield
on the ___ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-07**
this ___ day of _____, 2021.

I hereby VETO **ORDINANCE 21-07**
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate
Exhibit B	Concept Plan
Exhibit C	Character Exhibit

EXHIBIT A
REAL ESTATE



SFA

EXHIBIT B

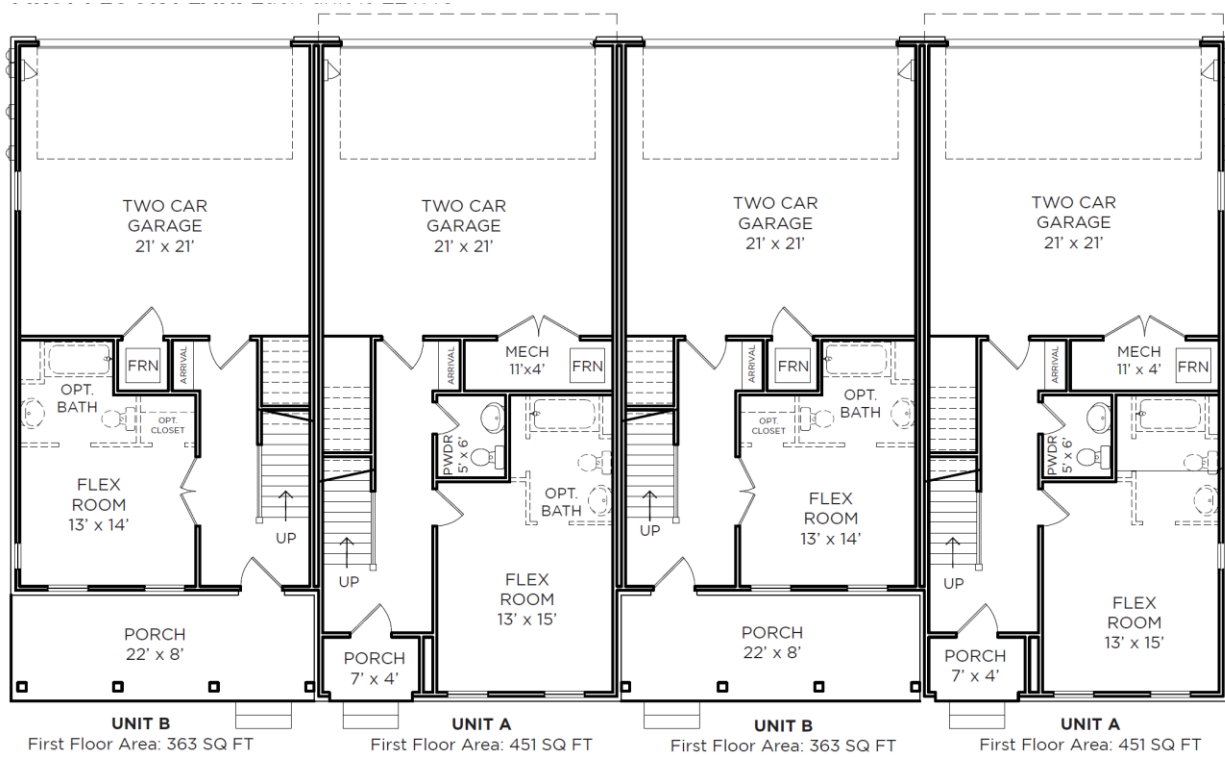
MIDLAND SOUTH CONCEPT PLAN



EXHIBIT C

MIDLAND SOUTH CHARACTER EXHIBITS





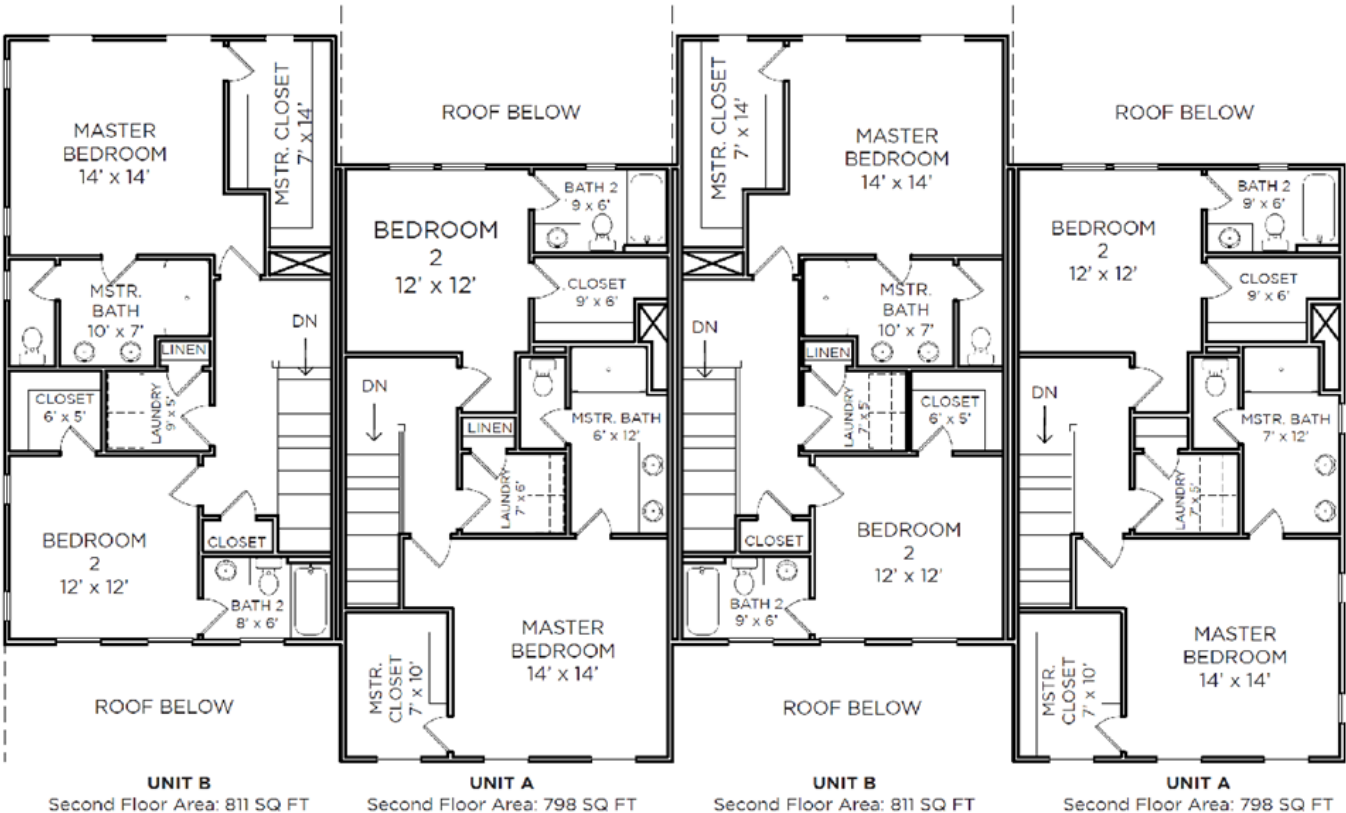
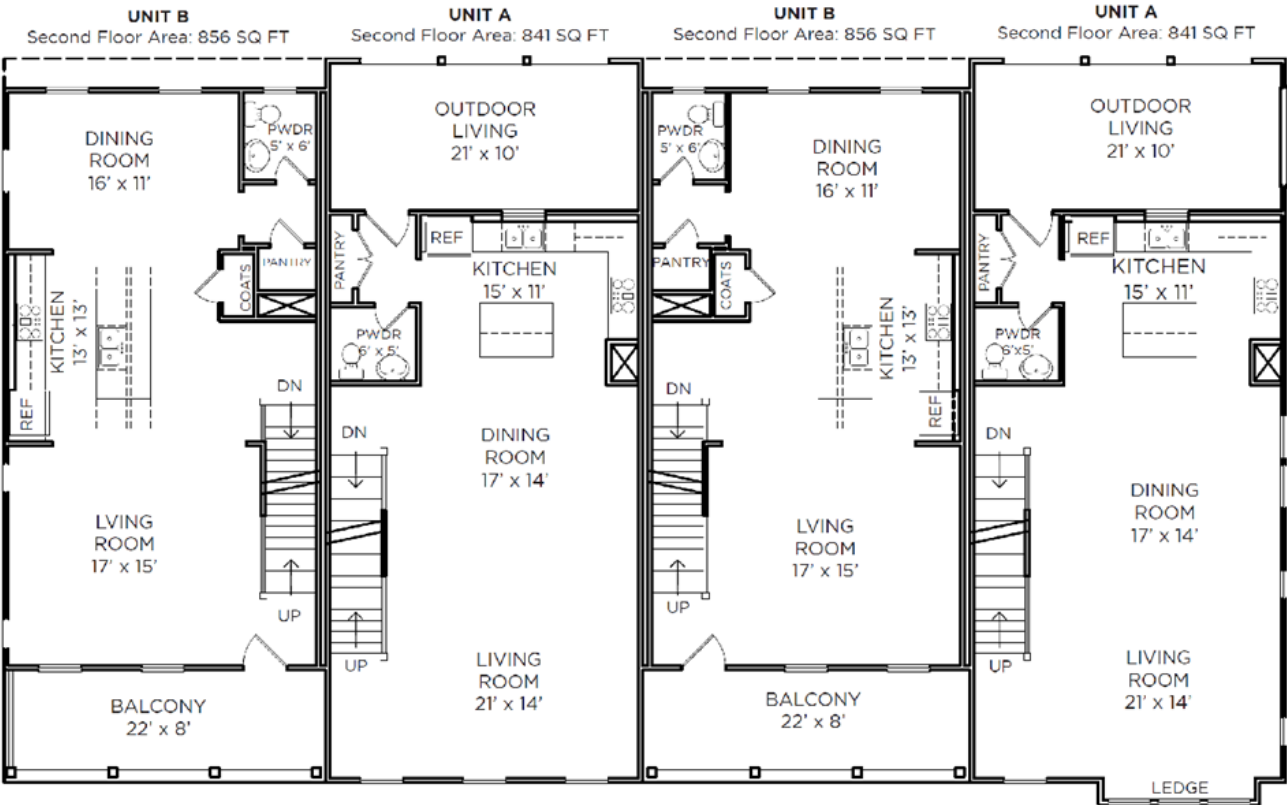


EXHIBIT B

MIDLAND SOUTH CONCEPT PLAN

Page 1 of 1



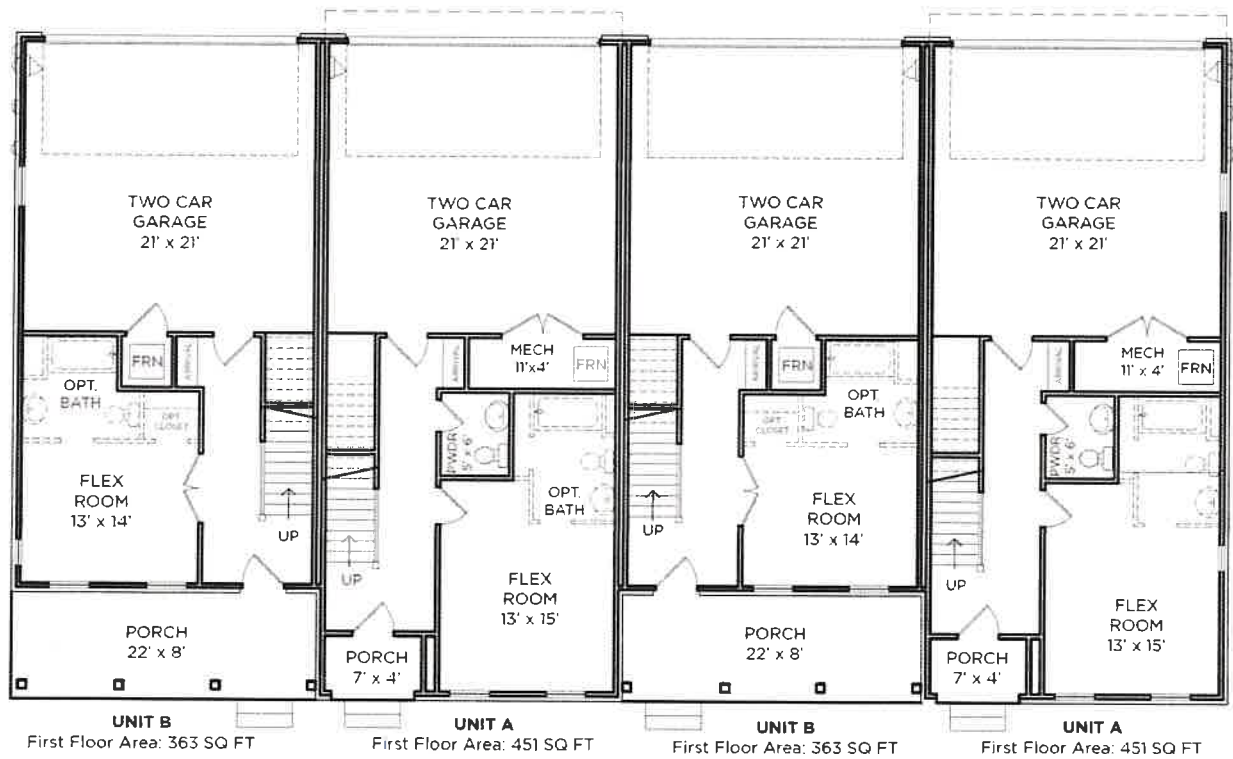
MIDLAND SOUTH CONCEPT PLAN



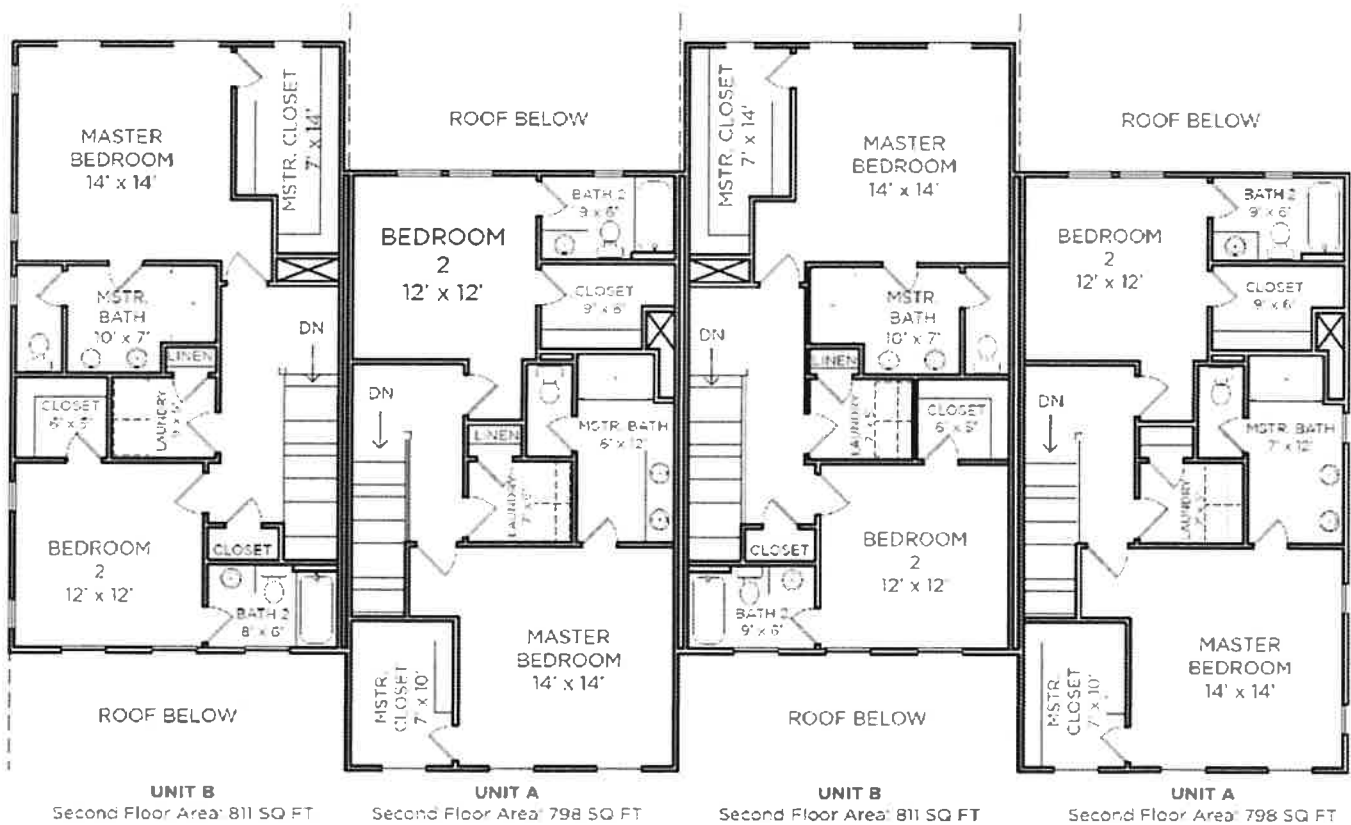
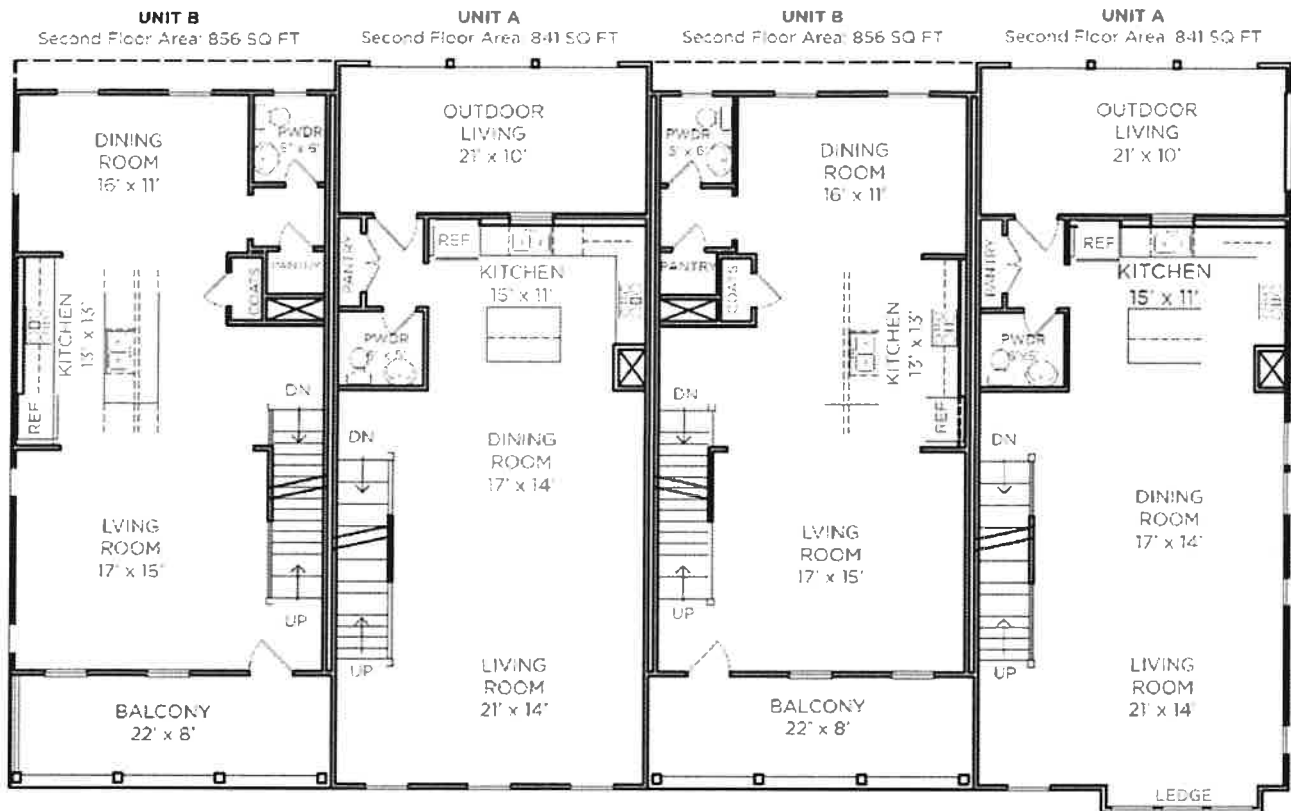
EXHIBIT C

MIDLAND SOUTH CHARACTER EXHIBITS





MIDLAND SOUTH PUD DISTRICT



Midland South is a proposed townhome development designed to complement Union Square at Grand Junction and Grand Junction Plaza.

The nearby boutique restaurants, stores, and public gathering spaces to be constructed within the Plaza encourage a variety of housing options for urban dwellers. Old Town is expanding the residential opportunities here by proposing a PUD that will bring townhomes along Midland Trace Trail and to the northwest corner of Roosevelt Street and Cherry Street.

Once completed, Midland South, will further the Grand Junction Addendum's (2016) intent of concentrating residential uses with stand-alone luxury townhomes that embrace adjacency to the trail and Grand Junction plaza, providing an additional housing choice at an exceptional location.

Midland South is yet another element of expanding the exciting offerings of downtown Westfield.

**Old Town Companies is an award-winning central Indiana-based real estate development company that pursues community-focused development projects that enrich the lives and well-being of its residents. Old Town's sister company, Old Town Design Group, is the leading custom homebuilder in the northern Indianapolis suburbs of Carmel, Westfield and Zionsville specializing in creating timeless custom home designs.*

2016

Grand Junction

Boundary

Existing Street Network

Future Roundabout Location

Proposed Street Network

Junction Sub-District

an Addendum to the Westfield-Washington Township Comprehensive Plan

an Addendum to the Westfield-Washington Township Comprehensive Plan

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

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acknowledgements



MAYOR:

J Andrew Cook

CLERK TREASURER:

Cindy Gossard

CITY COUNCIL:

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

PLAN COMMISSION:

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

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

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SUB-DISTRICTS

EXECUTIVE SUMMARY

INTRODUCTION

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

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

PURPOSE

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

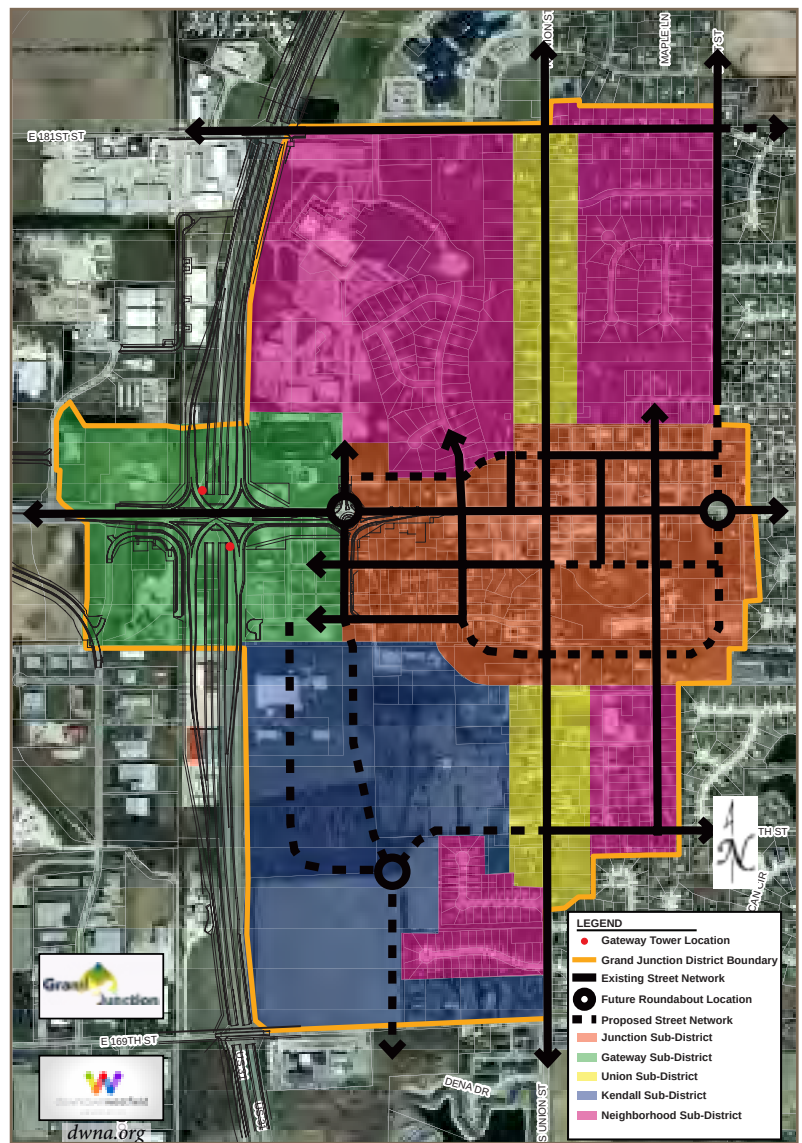
The listed land uses, site and architectural design expectations within this addendum shall serve as a guide for constructing each Grand Junction-related ordinance.

TASK GROUP REVIEW

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

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

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



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

CHAPTER 1:

GATEWAY SUB-DISTRICT

CHAPTER CONTENTS

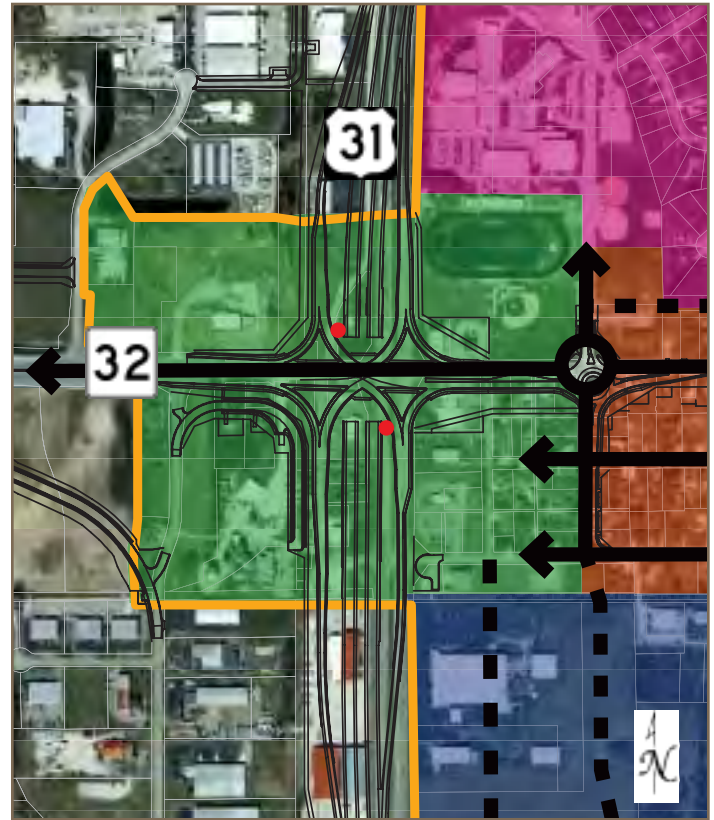
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INTRODUCTION

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

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

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



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

VISION

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

WEST AND EAST SIDES OF U.S. HIGHWAY 31

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

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

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

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

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

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

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

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

LAND USES

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

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

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

1. gateway sub-district

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

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

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



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



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



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



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

DESIGN REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

1. gateway sub-district

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

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



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



Figure 1.3.C (Source: Department Photo)



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



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



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



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

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



D. Building Setbacks:

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

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

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

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

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

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

possible.

3. Minimum Lot Landscaping Requirements:

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

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

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

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

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

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

8. Perimeter Parking Area Landscaping:

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

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

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

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

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

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

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

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

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

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



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



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

AMENITIES

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

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

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

1. gateway sub-district

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

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

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

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

Figure 1.5: Public Art Examples

Figure 1.5.A (Sources: Department Photos)



Figure 1.5.B (Source: Department Photo)



Figure 1.5.C (Source: Department Photo)



Figure 1.5.D (Sources: Department Photos)



Figure 1.5.E (Sources: Department Photos)



SITE ACCESS & CIRCULATION

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

B. Parallel Access Roads:

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

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

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

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

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

E. State Highway 32 Trail Corridor:

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

ARCHITECTURAL DESIGN

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

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

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

1. gateway sub-district

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

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

B. Building Orientation:

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

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

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

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

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

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

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

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

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

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

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

ALTERNATIVE TRANSPORTATION

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

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

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

TEMPLATE ORDINANCE

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

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

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

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

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

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

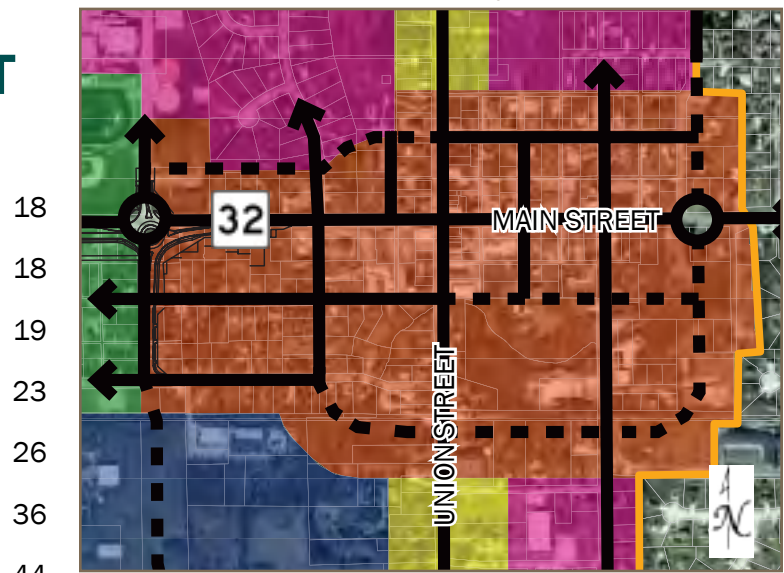
CHAPTER 2:

JUNCTION SUB-DISTRICT

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



INTRODUCTION

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

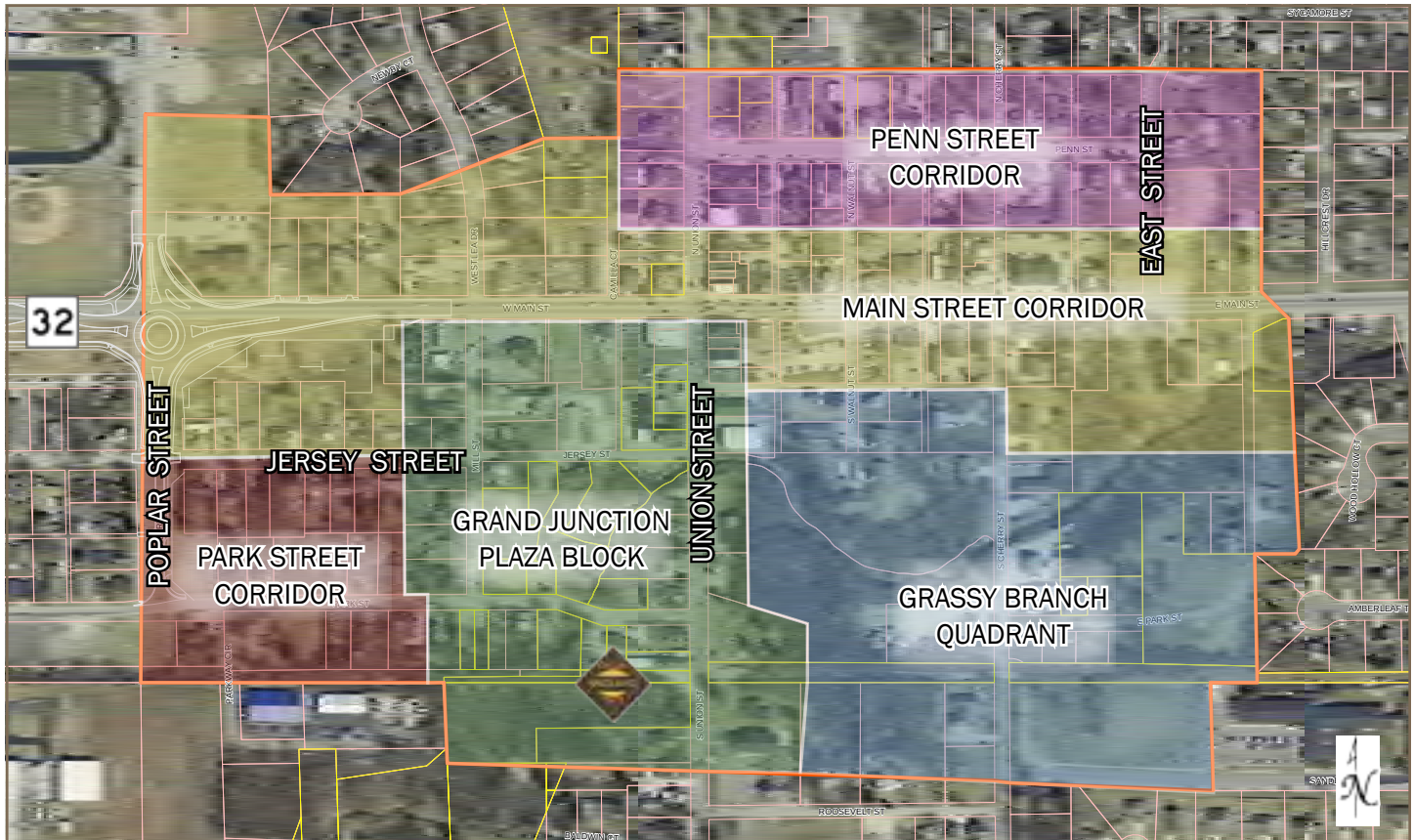
The intent of this chapter is to provide a detailed vision for the Junction Sub-District to serve as a guide for each new development, new use or reuse, or redevelopment as it pertains to changes of zoning, development plans, and/or variance considerations. The City recognizes that there may be creative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

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

SUB-DISTRICT VISION

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

Figure 2.2: Junction Sub-District Sub-Areas



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

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

SUB-AREA VISION

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

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

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

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

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

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



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



Figure 2.3.C (Source: Department Photo)



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

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

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

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

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

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

Figure 2.4: Existing Main Street Buildings

Figure 2.4.A (Source: Department Photo)



Figure 2.4.B (Source: Department Photo)



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

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

Figure 2.5: Existing Penn Street Corridor Examples

Figure 2.5.A (Source: Department Photo)



Figure 2.5.B (Source: Department Photo)



Figure 2.5.C (Source: Department Photo)



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

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

Figure 2.6: Union & Penn Intersection

Figure 2.6.A (Source: Department Photo)



Figure 2.6.B (Source: Department Photo)



Figure 2.6.C (Source: Department Photo)



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

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

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

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

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



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



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

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

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

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

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

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



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

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

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

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

LAND USES

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

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

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

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

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

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

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

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

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



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



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

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

Figure 2.12.B

(Source: www.mycobblecreekapartments.com)



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

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



Figure 2.13.B (Source: Department Photo)



Figure 2.13.C (Source: Department Photo)



Figure 2.13.D (Source: Department Photo)



Figure 2.13.E (Source: Department Photo)



Figure 2.13.F (Source: Department Photo)



Figure 2.13.G (Source: Department Photo)



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

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

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

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

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

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

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

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



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

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

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

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

AMENITIES

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

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

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

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

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

Figure 2.15: Example Public Spaces

Figure 2.15.A (Source: Department Photo)



Figure 2.15.B (Source: Department Photo)



Figure 2.15.C (Source: Department Photo)



Figure 2.15.D (Source: Department Photo)



Figure 2.15.E (Source: Department Photo)



Figure 2.16: Grand Junction Plaza

(Source: Land Collective)

Figure 2.16.A: Site Plan



Figure 2.16.B: Wetland Amphitheater



Figure 2.16.C: Aerial View Looking Northwest

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

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

Figure 2.16.C: Jersey Street + Plaza



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

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

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

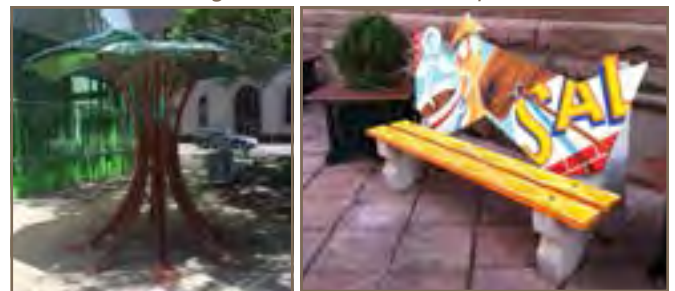
Public art integrated into public and private spaces will create a distinct and unique character that is welcoming and safe for pedestrians, including residents and first time visitors of our community. Additionally, public art encourages pedestrians to explore the downtown environment. The theme for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

Figure 2.17: Example Public Art

Figure 2.17.A (Source: Department Photo)



Figure 2.17.B (Source: Department Photo)



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

Figure 2.17.C (Source: Department Photo)



Figure 2.17.D (Source: Department Photo)



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

Figure 2.18: Public Infrastructure Examples

Figure 2.18.A (Source: Department Photo)



Figure 2.18.B (Source: Department Photo)



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



The goals of this plan are to:

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

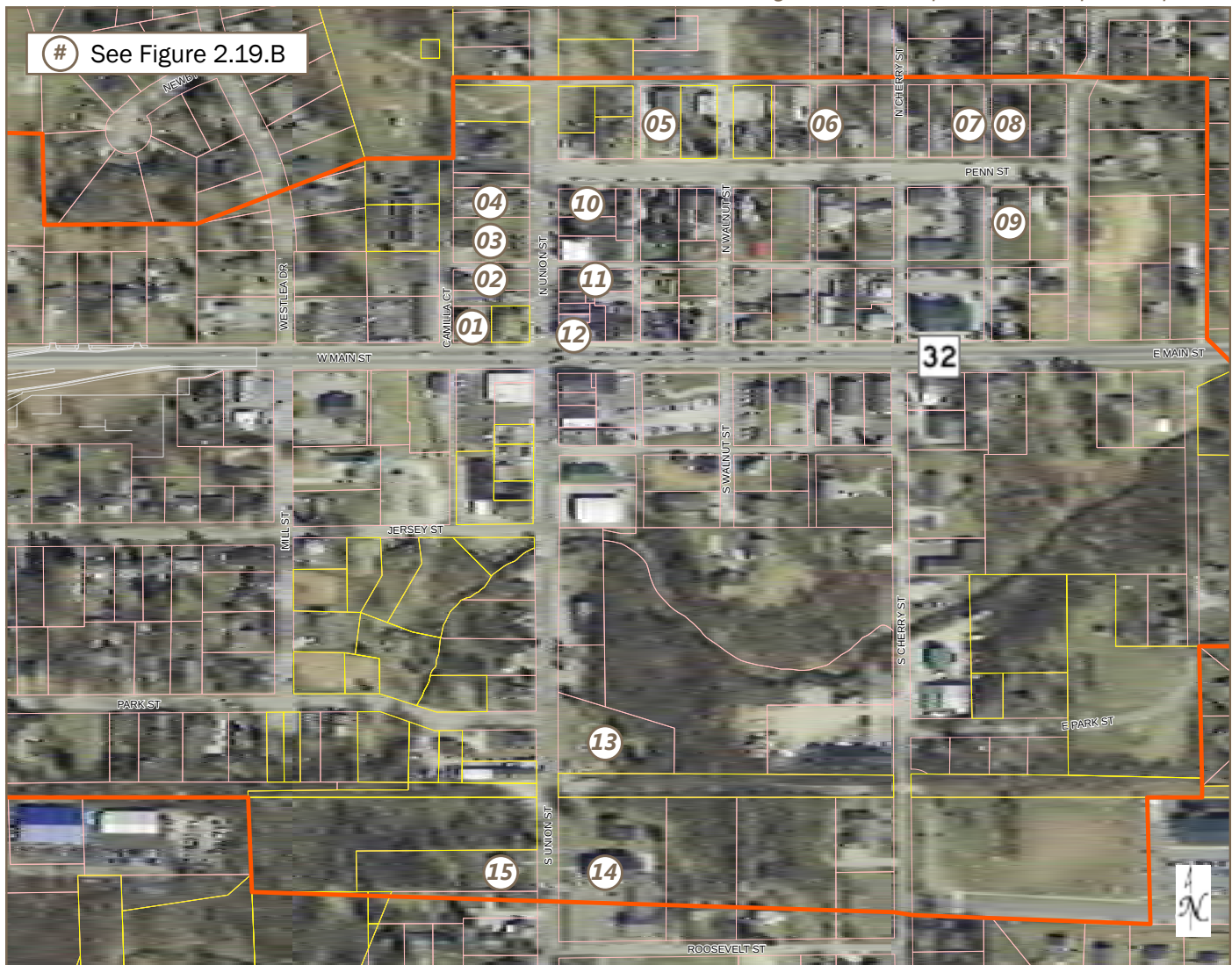
All public art pieces should be coordinated with the Westfield Arts Alliance.

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

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

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

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



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

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

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

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

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

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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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

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

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

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

Figure 2.20: Historical Story-Telling Examples

Figure 2.20.A (Source: Department Photo)



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



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

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

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

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

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

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

Figure 2.21: Detention Area & Phasing



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

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

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

Figure 2.22: Trails & Greenways Exhibit

Figure 2.22.A: Midland Trace Trail

(Source: dwna.org)

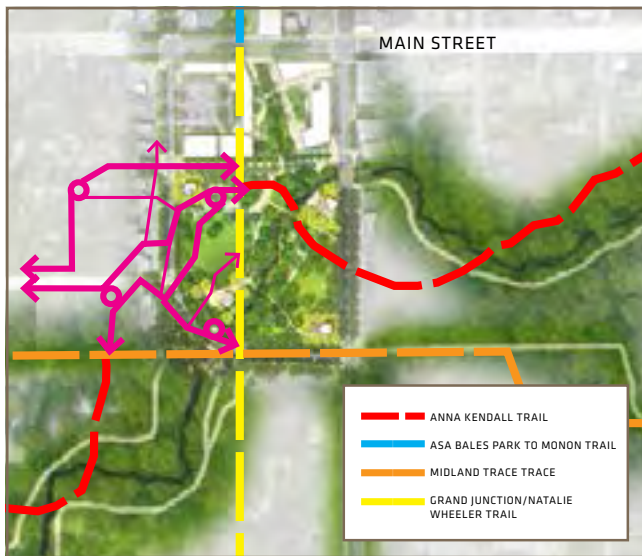


Figure 2.22.B: Grand Junction Trail

(Source: Department Photo)



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



ACCESS & CIRCULATION

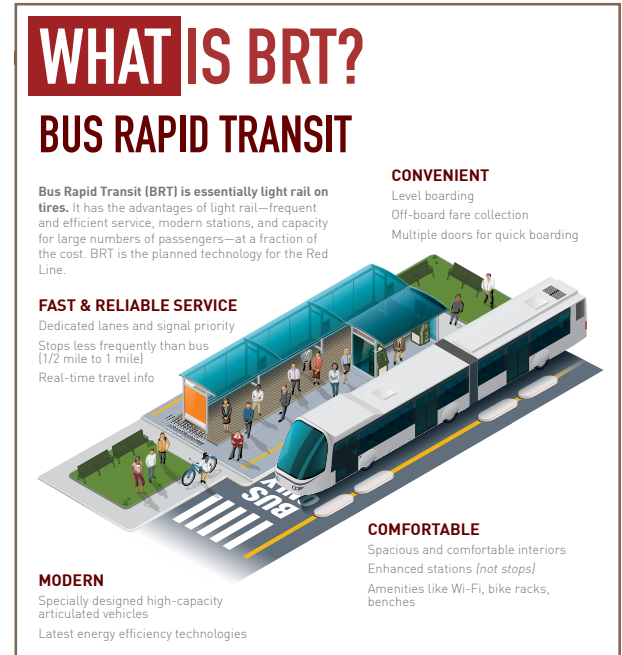
A. Mass Transit

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

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

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

Figure 2.23: Bus Rapid Transit (Source: IndyConnect)



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

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

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

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

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

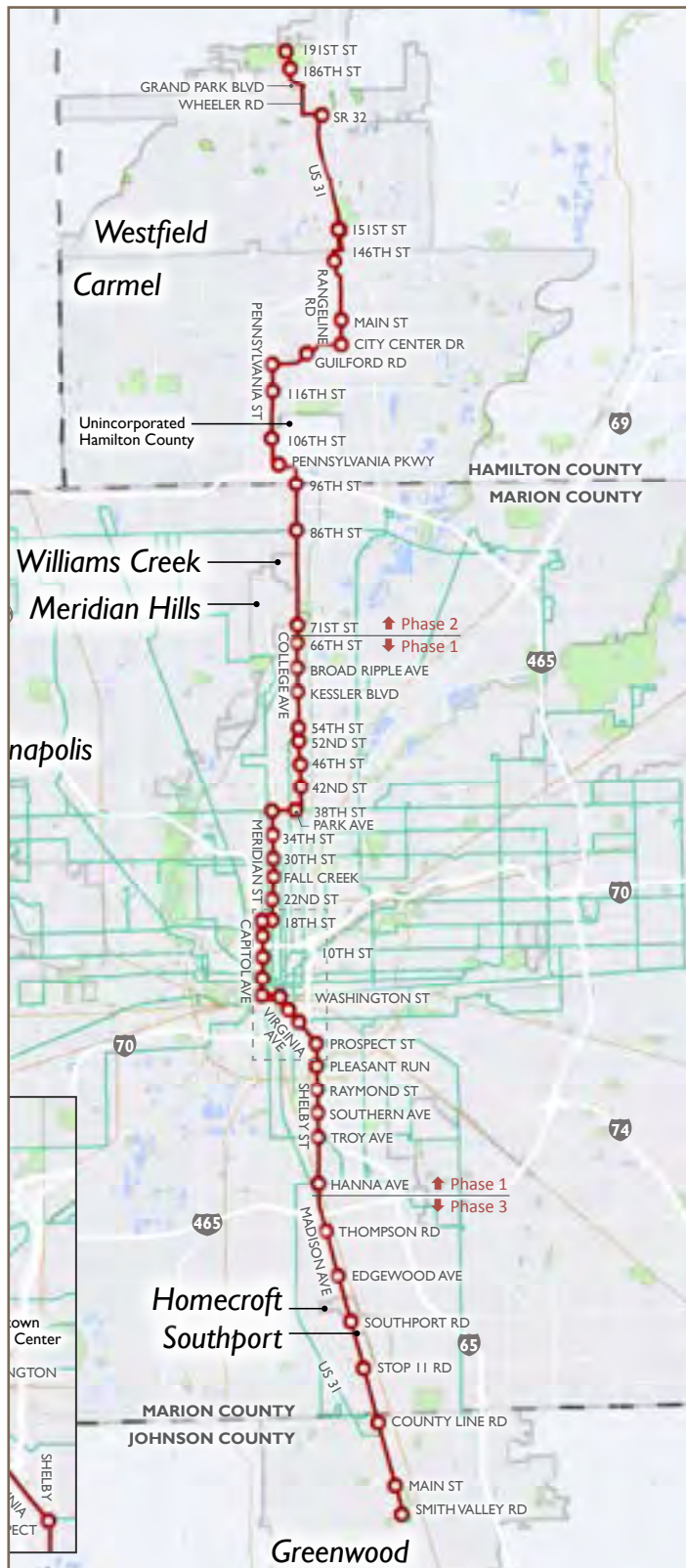


Figure 2.25: Examples of Local Bus Service



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

B. Rights-of-Way & Alleys:

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

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

Figure 2.26: Street Cross-Sections

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

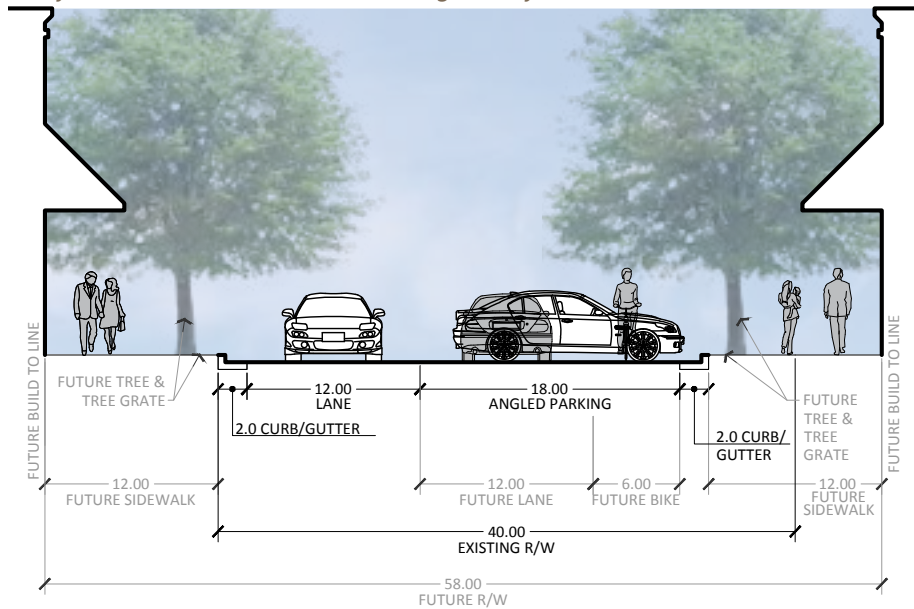


Figure 2.26.B: Right-of-Way with Existing Structures Setback (e.g., Park Street, Penn Street)

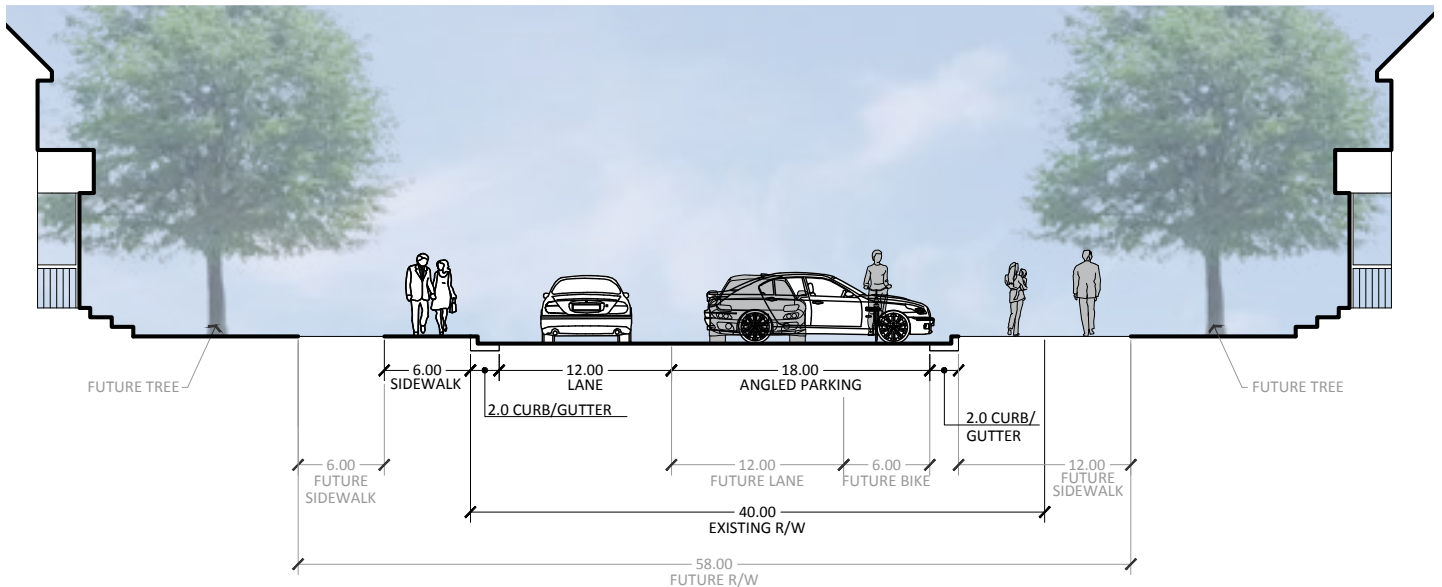


Figure 2.26.C: Jersey Street Right-of-Way Abutting Grand Junction Plaza

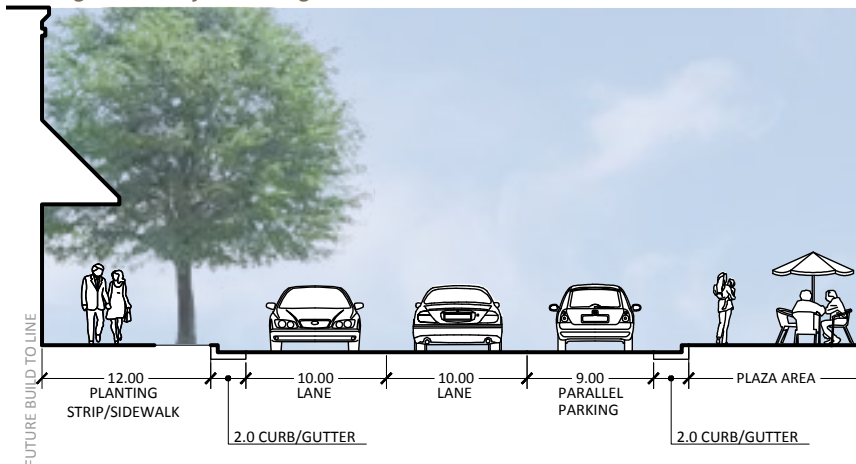
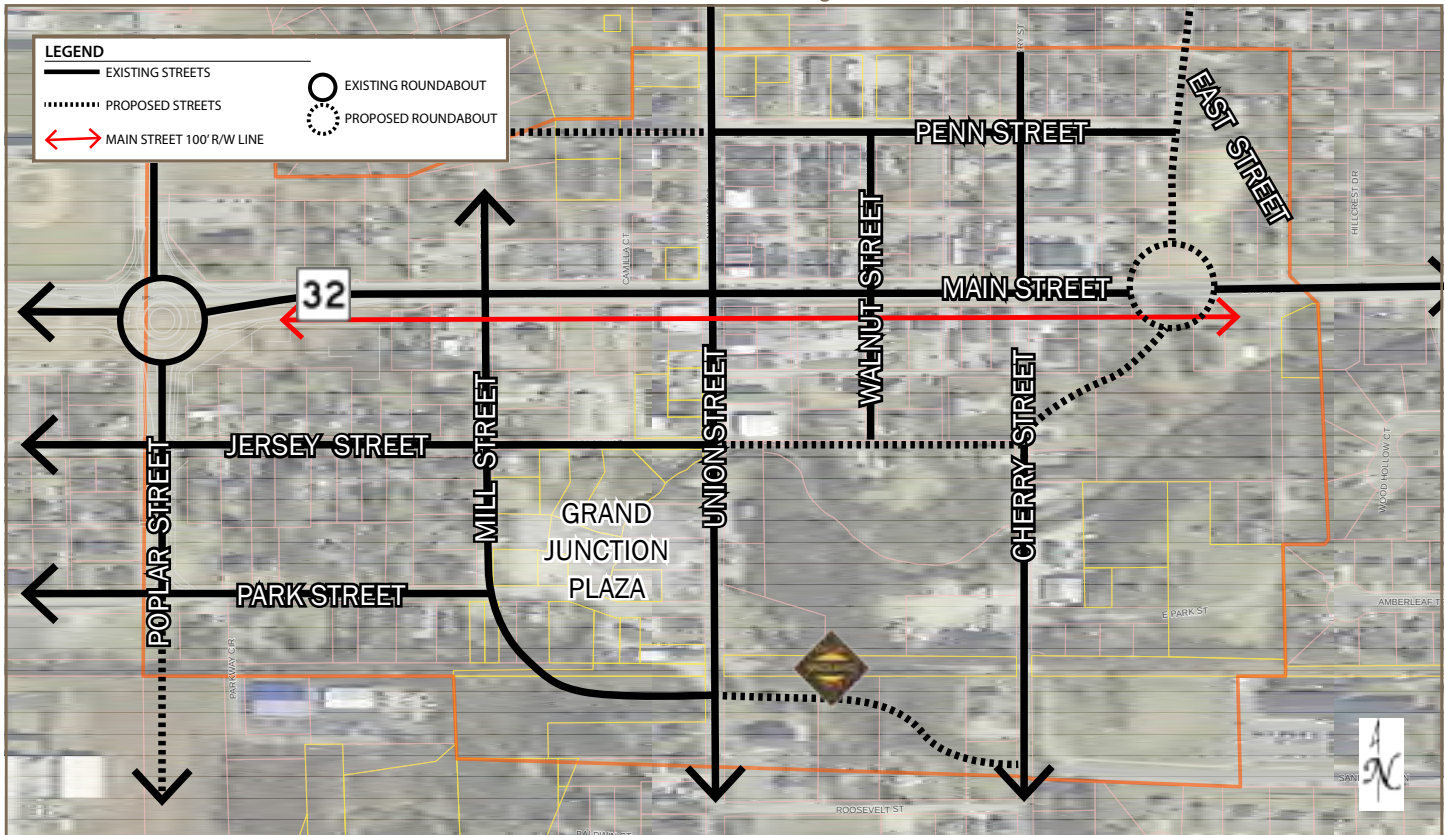


Figure 2.27: Junction Sub-District Street Network Exhibit



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

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

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

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

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

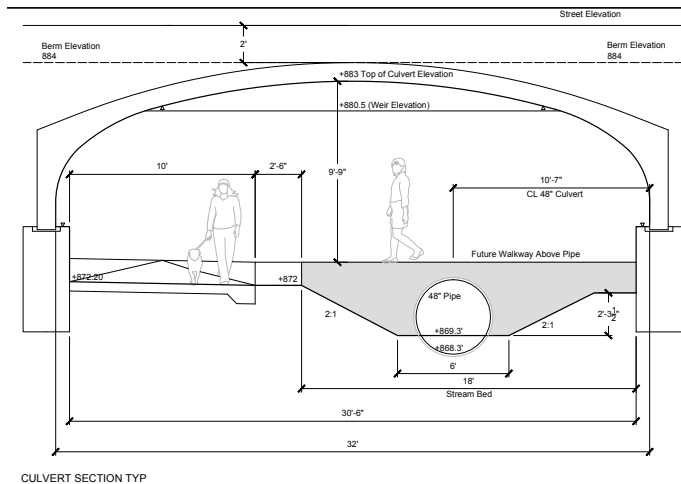
[Figure 2.26: Street Cross-Sections](#) is a series of cross-section scenarios that are appropriate for streets within this sub-district based on right-of-way widths that currently exist and that may need to be expanded.

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

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

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

Figure 2.28 Mill Street Pedestrian Tunnel



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

Figure 2.30: Example Pedestrian Connectivity Amenities

Figure 2.30.A (Source: Department Photo)

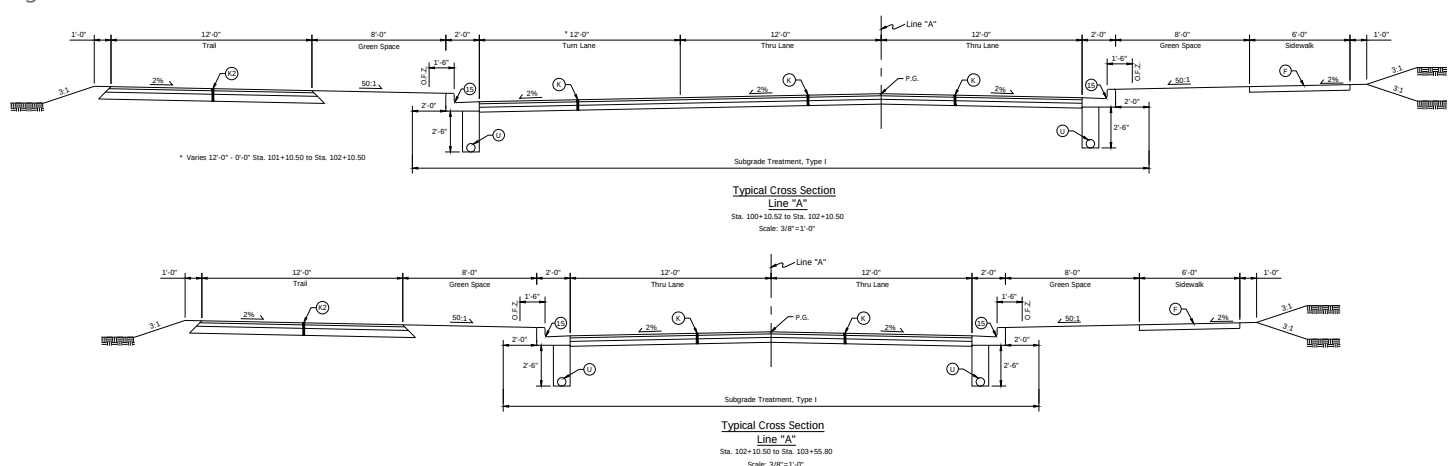


Figure 2.30.B (Source: www.nacto.org)



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

Figure 2.29: Mill Street Cross-Section



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

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

Figure 2.31: Delineated Pedestrian / Raised Crossing

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



Figure 2.31.B (Source: Department Photo)



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

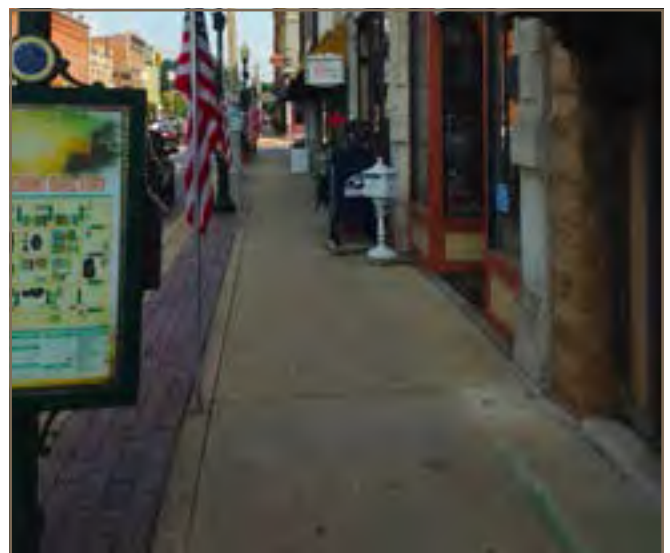
abutting the building; and (iii) a two (2) to three (3) foot area abutting the curb for trash, street lights, signs, and then street trees where sidewalk widens (see [Figure 2.32: Example Public Sidewalk Space](#) and also [Figure 2.26: Street Cross-Sections](#)).

Figure 2.32: Example Public Sidewalk Space

Figure 2.32.A (Source: Department Photo)



Figure 2.32.B (Source: Department Photo)



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

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

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

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

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

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

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



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

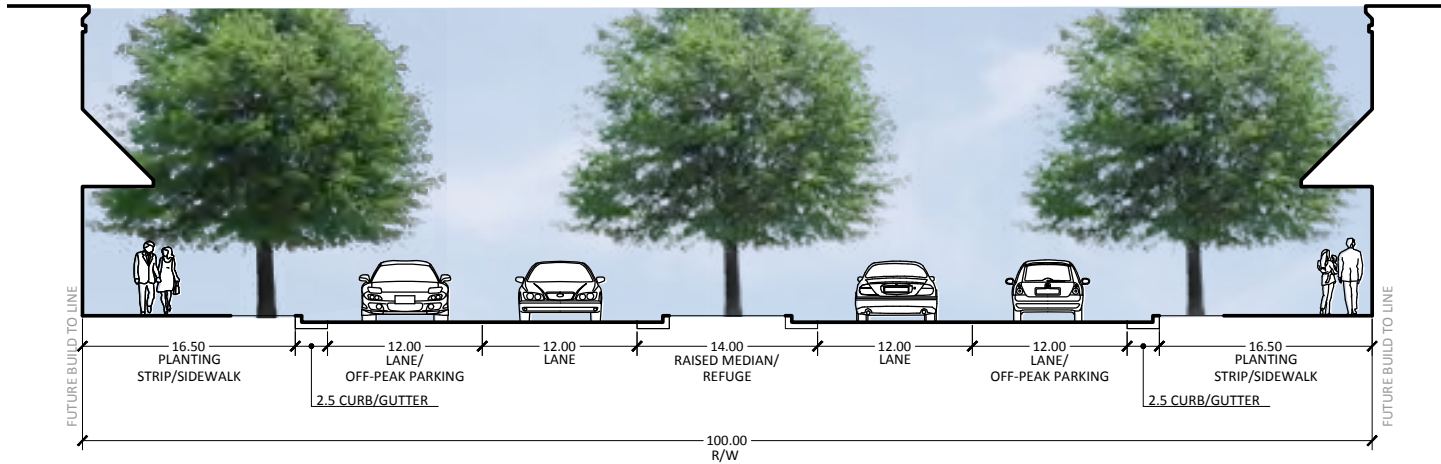


Figure 2.35.B: Cross-Section with Turn Lane

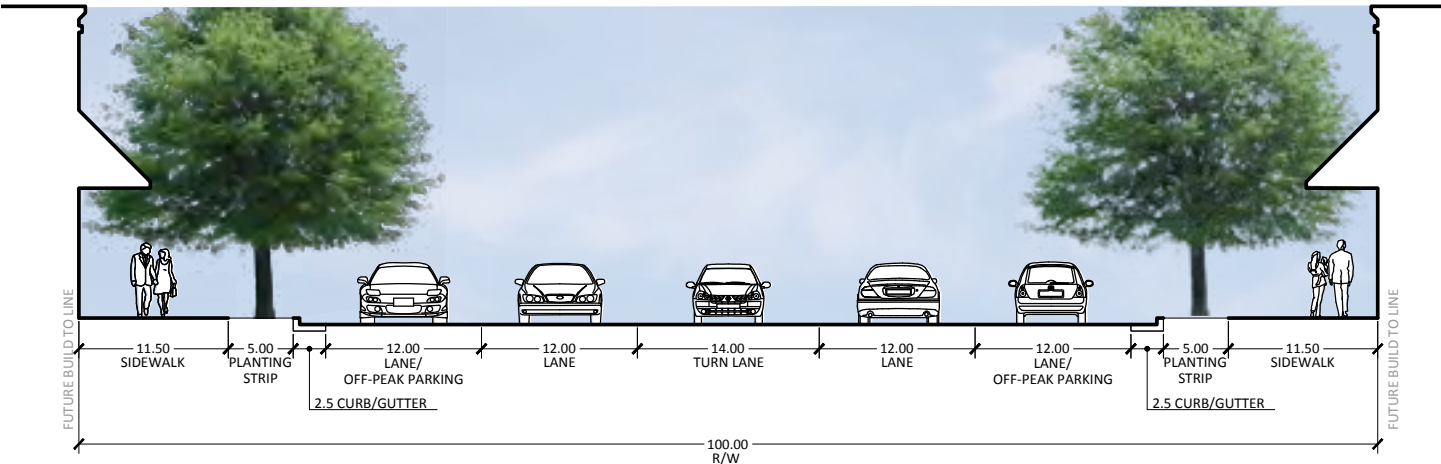


Figure 2.36: Enhanced Pedestrian Crossings
Figure 2.36.A (Source: www.nacto.org)



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



PARKING

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

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

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

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

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

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

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

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

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

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

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

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

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

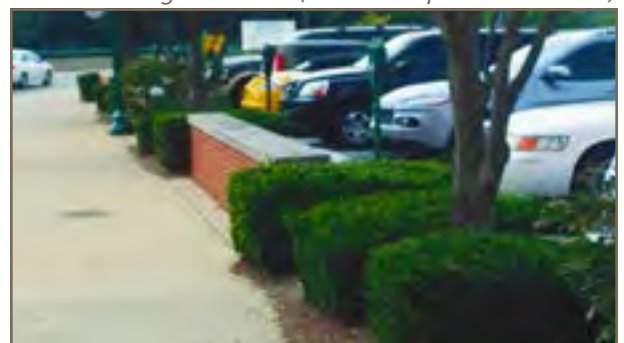
D. Parking Design: The design of parking areas is critical to the success of the sub-district, both for aesthetics and functionality. The parameters below are intended to promote efficient use of limited parking supply while ensuring that parking does not dominate or detract from the public spaces and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

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

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



Figure 2.37.B (Source: Department Photo)



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

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

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

Figure 2.38: Bicycle Rack Examples

Figure 2.38.A (Source: Department Photo)



Figure 2.38.B (Source: columbusparksfoundation.org)



Figure 2.38.C (Source: Land Collective)



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

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

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

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

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

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



OUTDOOR STORAGE, DISPLAY AND DINING

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

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

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

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

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

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

Figure 2.40 Outdoor Display

Figure 2.40.A (Source: onemorefoldedsunset.com)



Figure 2.40.B (Source: Department Photo)



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

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



Figure 2.41.B (Source: Department Photo)



Figure 2.41.C (Source: Department Photo)



In addition, the following guidelines should be considered:

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

LANDSCAPING STANDARDS

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

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

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

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

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

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

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



Figure 2.42.B (Source: permatill.com)



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



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

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

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

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



Figure 2.43.B (Source: Department Photo)



Figure 2.43.C (Source: lotsafunmaps.com)



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



Figure 2.44.B (Source: Department Photo)



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



Figure 2.45.B (Source: Department Photo)



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

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

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



Figure 2.46.B (Source: Department Photo)



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

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

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

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



Figure 2.47.B (Source: Department Photo)



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



Figure 2.47.D (Source: Department Photo)



SIGNAGE STANDARDS

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

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

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

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

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

A. General Guidelines:

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

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

B. Wall Signs:

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

Figure 2.48: Example Wall / Blade / Awning Signs

Figure 2.48.A (Source: hammerworks.com)



Figure 2.48.B (Source: Department Photo)



Figure 2.48.C (Source: Department Photo)



Figure 2.48.D (Source: viewpointsign.com)



Figure 2.48.E (Source: redirectionsigndesign.com)



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

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

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

Figure 2.49: Example Ground Signs

Figure 2.49.A (Source: Department Photos)



Figure 2.49.B (Source: Department Photos)



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



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

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

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



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

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

visual clutter.

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

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



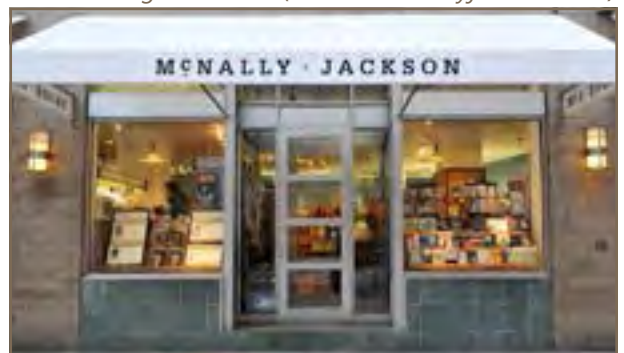
Figure 2.51.B (Source: shelf-awareness.com)



Figure 2.51.C (Source: designsalononline.com)



Figure 2.51.D (Source: mcnallyjackson.com)



LIGHTING STANDARDS

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

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

Figure 2.52: Example Street Lights

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

(Source: valmontstructures.com)(right)



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

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

Figure 2.52.B (Source: Department Photo)



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

Figure 2.53: Example Decorative Fixtures

Figure 2.53.A (Source: kiterealty.com)



Figure 2.53.B (Source: cornerbakerycafe.com)



GENERAL DESIGN REQUIREMENTS

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

A. Franchise and Prototype Architecture:

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

B. General Architecture:

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

2. Pedestrian Scale:

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

3. Building Composition:

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

4. Mechanical and Electrical Elements:

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

C. Building Materials:

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

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

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

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

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

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

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

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

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

E. Building Orientation:

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

F. Building Entrances:

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

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

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

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

H. Windows:

1. General Design:

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

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

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

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

I. **Roof Design:**

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

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

K. **Highly-Visible Buildings:**

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

L. **Walls and Fences:**

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

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

N. Adaptive Reuse:

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

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

4. Rehabilitations / Additions:

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

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

PARK STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

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

B. Architectural Design:

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

PENN STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

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

B. Architectural Design:

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

2. Roofs:

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

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

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

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

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

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

MAIN STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

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

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

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

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

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

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

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

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

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

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

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

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

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

- f. Retail, service, and other active uses that face a street or public space should have a minimum of sixty percent (60%) of the first floor facade (between three and eight feet above grade) consisting of non-reflective glass.

6. Building Middle Design: The middle building facade is the main mid-section of the facade, situated between the top building facade and base building facade.

- a. Fenestration should be organized to create a rhythmic pattern for the streetscape.
- b. Window frames should be recessed or not otherwise flush with the exterior wall.
- c. Overall window glazing should comprise a minimum of thirty percent (30%) of the facade but should not exceed seventy-five percent (75%).
- d. For buildings with residential uses, the window patterns should be generally vertical in proportion. Continuous horizontal strip windows should not be permitted.
- e. This portion of the facade may be flush with the base building facade or could be stepped back to provide a clear definition along the street.
- f. The massing, materials and colors of this portion of the facade should vary from the base building facade to create visual interest.
- g. Projections like balconies, bay windows, and horizontal or vertical shading devices should be incorporated to provide visual interest.

7. Building Top Design: The top, or upper building facade, includes approximately the top twenty percent (20%) of the facade.

- a. This portion of the facade could be flush with the middle portion of the building or could have discretionary setbacks to provide distinct definition along the street at the upper levels.
- b. Overall window glazing should comprise a minimum of thirty percent (30%) of the facade

but should not exceed seventy-five percent (75%).

- c. This portion of the facade provides the opportunity for building identity and visual interest against the sky with a distinct profile, materials and/or colors.
- d. Roof elements, such as pergolas or penthouse balconies should be integrated into the design.
- e. The roof line should be distinguished, as further described herein, with a cornice/parapet design and/or roof elements to create interest.
- f. Elements like terraces, balconies and pergolas, should be used to create interesting massing and relief from the building's facade.

8. Windows: Every facade with frontage on a street should have openings for windows in a pattern that suggests habitation, generally with a minimum of one (1) window per structural bay per floor. Blank, windowless walls should not be permitted.

GRAND JUNCTION PLAZA BLOCK DESIGN REQUIREMENTS

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

GRASSY BRANCH QUADRANT DESIGN REQUIREMENTS

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

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

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

TEMPLATE ORDINANCE

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

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

CHAPTER 3:

UNION SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

CHAPTER 4:

KENDALL SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

CHAPTER 5:

NEIGHBORHOOD SUB-DISTRICT

RESERVED FOR FUTURE USE

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EXHIBIT A

TEMPLATE PUD DISTRICT ORDINANCE

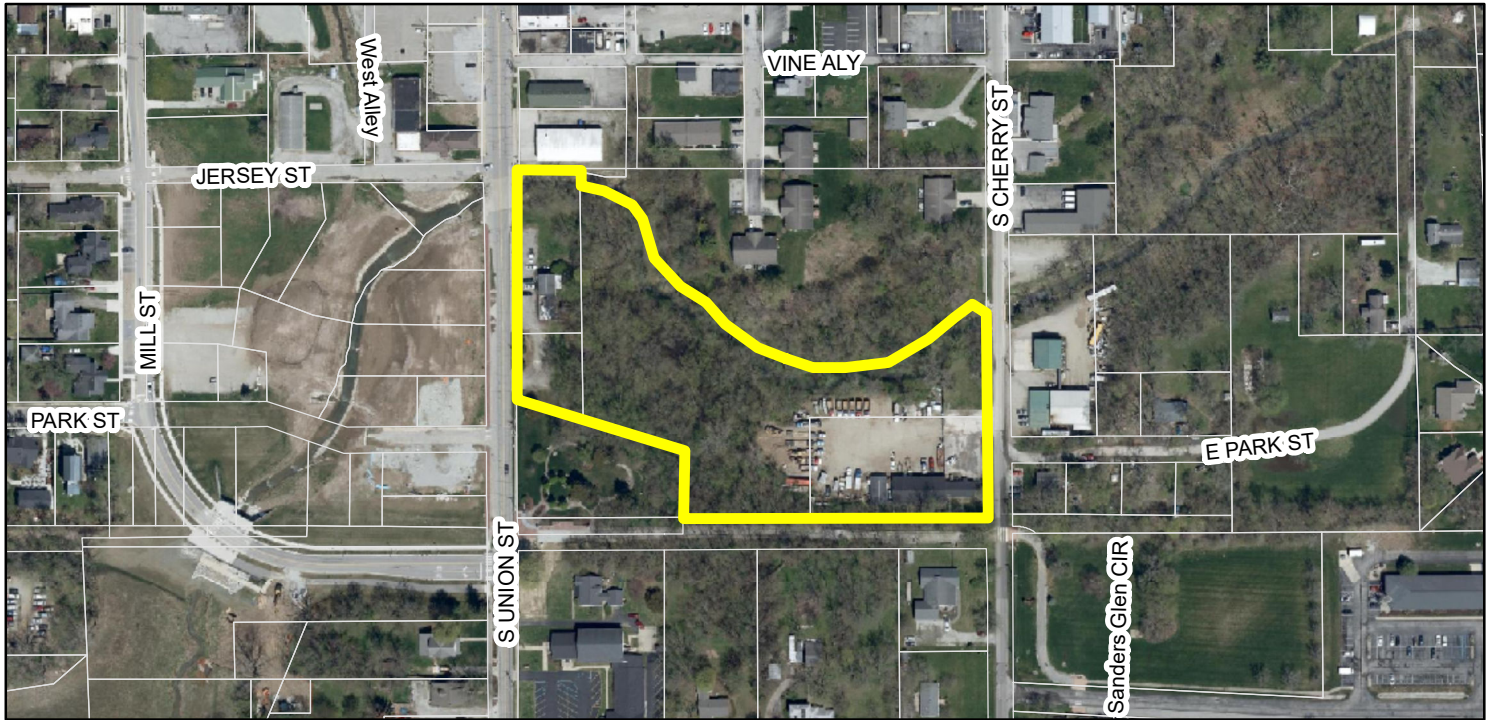
SEE FOLLOWING PAGES.



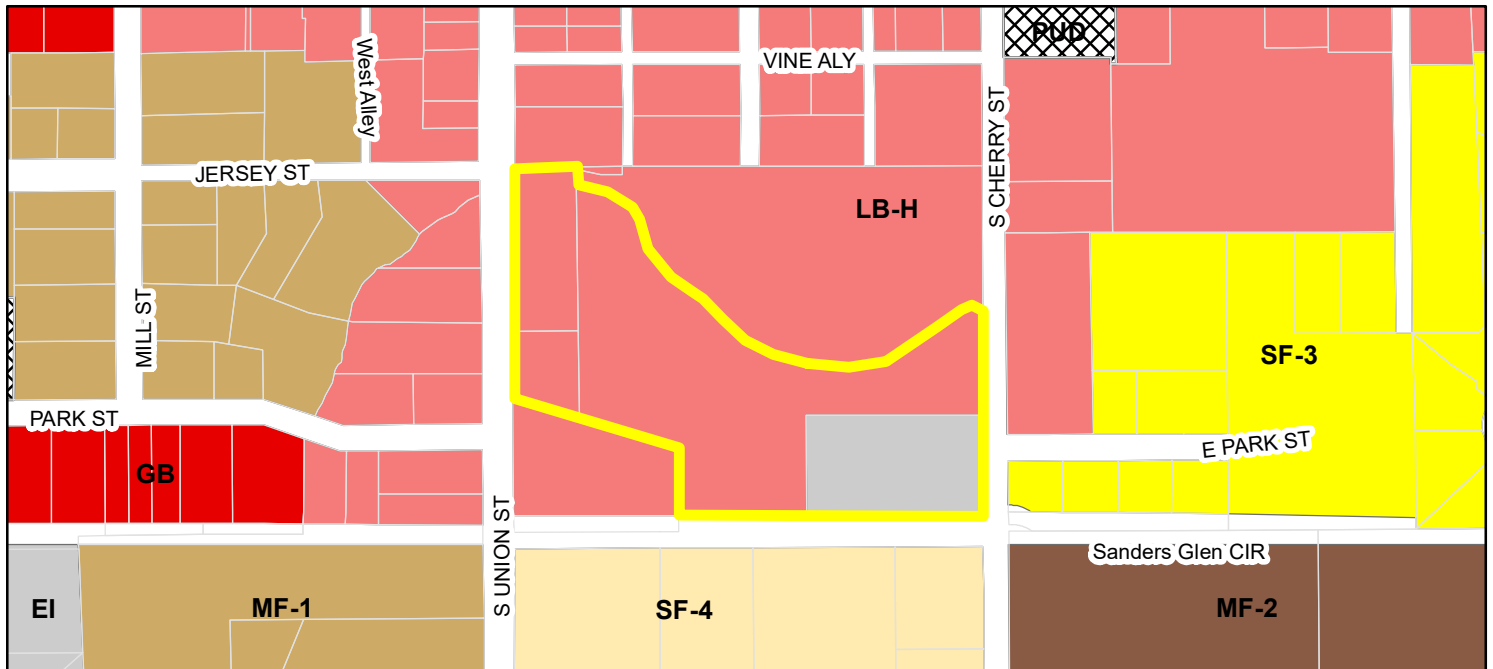
Property Location Map
Union Square at Grand Junction PUD Amendment
Planned Unit Development
2103-PUD-08



Aerial Location Map



Zoning Map



- Parcel**
- Zoning - All**
- Zoning**
- EI (Enclosed Industrial)
 - GB (General Business)
 - LB-H (Local Business - Historical)
 - MF-1 (Multiple Family - 1)
 - MF-2 (Multiple Family - 2)
 - PUD (Planned Unit Development)
 - SF-3 (Single Family - 3)
 - SF-4 (Single Family - 4)

ORDINANCE NUMBER 21-08

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

This is an Ordinance adding 4.98 +/- acres to Ordinance Number 19-38, as amended (the "Union Square at Grand Junction Planned Unit Development District") 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 enacted Ordinance No. 19-38, the Union Square at Grand Junction Planned Unit Development District (the “Union Square at Grand Junction PUD Ordinance”) on October 10, 2019. Ordinance No 19-38 was approved with a favorable recommendation (7-0) and recorded on October 18, 2019.

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2103-PUD-08** requesting an amendment to the Union Square at Grand Junction PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2103-PUD-08** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **recommendation** (-) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2021;

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 shall amend the Union Square at Grand Junction PUD Ordinance, as applicable to the Real Estate. The Unified Development Ordinance and Site/Zoning Map are hereby amended to designate the Real

Estate added to the existing Planned Unit Development District known as the "**Union Square at Grand Junction PUD District**" (the "District"). The Site Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the Real Estate from LB-H and E1 to Planned Unit Development (PUD).

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

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

Section 3. Concept Plans. The Concept Plans, attached hereto as **Exhibit B**, are the most up to date Concept plans of those proposed in the Concept Plan of Ordinance 19-38 and are 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 compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements.

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District.

- 7.1 Article 6.3 Architectural Standards: Shall not apply; rather:
 - A. Character Exhibit: The "Character Exhibit" attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the most recent 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 establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for downtown Westfield, the development of the Real Estate (site improvements and building elevations will be of a custom design for the Real Estate that will incorporate community feedback received through a public design process undertaken by Old Town Companies in advance of Development Plan Approval.

7.2 Article 6.14 Parking and Loading Standards: Shall apply except as modified or enhanced below:

A. Article 6.14(G) Off-Street Parking: Article 6.14(G) shall apply except as modified below:

- i. Shared Parking: The shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.
- ii. Required Spaces: Off-street Parking Spaces shall be 1 space per studio Multi-Family Dwelling Unit and 1.5 spaces per Unit for all other Multi-Family Dwelling Units.
- iii. Parking Space Requirements: Parking space requirements may be waived by the Plan Commission or Director if determined sufficient parking alternatives are available in the City's downtown. Parking Space requirements for other uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.
- iv. Off-Street Parking: Off-Street Parking shall not be permitted in the Established Front Yard.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS__ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

James J. Edwards

James J. Edwards

James J. Edwards

Jake Gilbert

Jake Gilbert

Jake Gilbert

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

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: Rebecca McGuckin, Old Town Companies, Community Collaborator

I hereby certify that **ORDINANCE 21-08** was delivered to the Mayor of Westfield

on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-08**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-08**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

This document prepared by: Rebecca McGuckin, Old Town Companies, 31 1st St. SW, Carmel, IN 46032, 317-496-7160

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit D	Ordinance 19-38

EXHIBIT A

REAL ESTATE

(Page 1 of 4)

Legal Description

Union Square, original site:

All of Lots 23, 24, 48 and 47 along with part of the 12-foot West Alley and the 16.5-foot Vine Alley adjoining said lots in the Original plat of the Town of Westfield as recorded in Book D, page 121 in the Office of the Recorder of Hamilton County; All of Lots 1, 9, 10, 15, and 16 and the 12 foot alley lying between said lots 1 and 9 in Roberts Addition to Westfield, the plat of which is recorded Book 39, page 433 and part of the Northeast quarter of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the northeast corner of said Lot 23; thence South 0 degrees 27 minutes 48 seconds East 330.00 feet along the east line of Lots 23 and 47 to the southwest corner of said Lot 47; thence South 89 degrees 34 minutes 58 seconds West 178.67 feet along the south line Lots 47 and 48 to the east line of Lot 16 in said Roberts Addition; thence South 0 degrees 10 minutes 13 seconds West 4.95 feet along said east line to the southeast corner of said Lot 16; thence South 89 degrees 36 minutes 32 seconds West 324.73 feet along the south line of Lots 16 and 10 to the southwest corner of said Lot 10; thence North 0 degrees 16 minutes 17 seconds West 342.00 feet along the west line of Lots 10, 9 and 1 to the northwest corner of said Lot 1; thence North 89 degrees 36 minutes 32 seconds East 325.31 feet along the north line of said Lot 1 and the south boundary of State Road 32 to the east line of a tract of land described in Instrument 2009043356 in the office of said recorder; thence South 0 degrees 27 minutes 48 seconds East 7.05 feet along said east line to the prolonged north line of said Lot 24; thence North 89 degrees 34 minutes 58 seconds East 177.00 feet along the prolonged north line and the north line of Lots 24 and 23 to the point of beginning and containing 3.9 acres, more or less.

Midland North, expanded site:

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST IN HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS, TO-WIT: BEGIN AT A POINT IN THE CENTER OF COOL CREEK, SAID POINT BEING 399.0 FEET SOUTH AND 125.0 FEET EAST OF THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST IN WESTFIELD, HAMILTON COUNTY, STATE OF INDIANA; THENCE SOUTH PARALLEL TO THE WEST LINE OF SAID NORTHWEST QUARTER 360.17 FEET TO A POINT IN THE NORTH LINE OF AN OLD CEMETERY; THENCE SOUTHEASTERLY ON AND ALONG THE SAID NORTH LINE 158.3 FEET TO A CORNER POST, SAID POINT BEING 106.5 FEET NORTH OF THE NORTH RIGHT-OF-WAY LINE OF THE CENTRAL INDIANA R.R. AND THE NORTH RIGHT-OF-WAY LINE IS 22.3 FEET NORTH OF THE CENTER OF THE R.R. TRACK; THENCE SOUTH 106.5 FEET TO THE NORTH LINE OF SAID RAILROAD RIGHT-OF-WAY AND CORNER POST AND SAID POINT BEING 278.5 FEET EAST OF THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE EASTERLY ON AND ALONG THE NORTH RIGHT-OF-WAY LINE 199.5 FEET TO A POINT, SAID POINT BEING 290.0 FEET WEST OF

(Page 2 of 4)

Legal Description

THE CENTER OF CHERRY STREET OR COUNTY ROAD RUNNING NORTH AND SOUTH IN THE SAID NORTHWEST QUARTER; THENCE NORTHERLY 150.0 FEET TO A POINT, SAID POINT BEING 172.3 FEET NORTH OF THE CENTER OF SAID R.R TRACT AND 290.0 FEET WEST OF THE CENTER OF CHERRY STREET OR COUNTY ROAD; THENCE EASTERLY 290.0 FEET TO A POINT, SAID POINT BEING 172.3 FEET NORTH OF THE CENTER OF SAID R.R. TRACT; THENCE NORTHERLY ON AND ALONG THE CENTER OF SAID ROAD 163.9 FEET TO THE INTERSECTION WITH THE CENTER OF COOL CREEK; THENCE RUN NORTHWESTERLY, WESTERLY AND NORTHWESTERLY ON AND ALONG THE CENTERLINE OF SAID COOL CREEK TO THE PLACE OF BEGINNING. CONTAINING 3.3 ACRES, MORE OR LESS.

ALSO:

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, DESCRIBED AS FOLLOWS: BEGIN AT A POINT WHERE THE NORTH LINE OF THE RIGHT-OF-WAY OF THE CENTRAL INDIANA RAILROAD CROSSES THE COUNTY ROAD, RUN THENCE WEST 290 FEET, THENCE NORTH 150 FEET, THENCE EAST 290 FEET, THENCE SOUTH 150 FEET TO THE PLACE OF BEGINNING.

ALSO DESCRIBED:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, RUN SOUTH 365 FEET ON AND ALONG THE WEST LINE OF SAID QUARTER SECTION; THENCE EAST 768 FEET TO A POINT ON THE SOUTH LINE OF THE ORIGINAL PLAT OF THE TOWN OF WESTFIELD; THENCE SOUTH ON AND ALONG THE CENTERLINE OF A COUNTY ROAD (CHERRY STREET) 565.6 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION AND WHICH IS WHERE THE NORTH LINE OF THE RIGHT-OF-WAY OF THE CENTRAL INDIANA RAILROAD CROSSES THE SAID COUNTY ROAD; THENCE WEST 290 FEET; THENCE NORTH 150 FEET; THENCE EAST 290 FEET; THENCE SOUTH 150 FEET TO THE PLACE OF BEGINNING. CONTAINING 1 ACRE, MORE OR LESS, IN THE TOWN OF WESTFIELD, HAMILTON COUNTY, INDIANA.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE CITY OF WESTFIELD, INDIANA BY WARRANTY DEEDS RECORDED JUNE 3, 2010 AS DOCUMENTS 2010024355 AND 2010024356.

PARCEL 2:

A PART OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, IN HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

BEGIN AT A POINT 365 FEET SOUTH OF THE NORTHWEST CORNER OF SAID QUARTER SECTION; RUN THENCE EAST 125 FEET; THENCE SOUTH 400.5 FEET; THENCE NORTHWESTERLY 133.7 FEET TO A POINT WHICH IS 213 FEET NORTH OF THE NORTH RAIL OF THE CENTRAL INDIANA RAILROAD; THENCE NORTH 353 FEET TO THE PLACE OF BEGINNING, IN HAMILTON COUNTY, INDIANA.

EXCEPT: PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT #89-13713 IN THE PUBLIC RECORDS OF HAMILTON COUNTY, INDIANA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 45 MINUTES 28 SECONDS EAST 618.48 FEET (ASSUMED BEARING) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 16 MINUTES 23 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER 125.00 FEET TO THE EAST LINE OF SAID TRACT AS DESCRIBED IN INSTRUMENT #89-13712; THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS EAST 147.02 FEET ON AND ALONG SAID

(Page 3 of 4)

Legal Description

EAST LINE TO A 5/8 INCH IRON ROD WITH YELLOW CAP STAMPED S0083 ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED RECORD 176, PAGE 219; THENCE NORTH 68 DEGREES 16 MINUTES 32 SECONDS WEST 135.28 FEET ON AND ALONG SAID NORTH LINE TO A P.K. NAIL IN THE WEST LINE OF SAID NORTHWEST QUARTER, SAID P.K. NAIL BEING 213.00 FEET NORTH OF THE NORTH RAIL OF THE CENTRAL INDIANA RAILROAD WHERE IT INTERSECTS THE WEST LINE OF THE SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 45 MINUTES 18 SECONDS WEST 95.36 FEET ON AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING. PARCEL 3: PART OF A TRACT OF LAND DESCRIBED IN INSTRUMENT #8913712 IN THE PUBLIC RECORDS OF HAMILTON COUNTY, INDIANA, LOCATED IN THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER, SECTION 6, TOWNSHIP 18 NORTH, RANGE 4 EAST; THENCE SOUTH 00 DEGREES 45 MINUTES 28 SECONDS EAST 618.48 FEET (ASSUMED BEARING) TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 16 MINUTES 23 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID NORTHWEST QUARTER 125.00 FEET TO THE EAST LINE OF SAID TRACT AS DESCRIBED IN INSTRUMENT #8913712; THENCE SOUTH 00 DEGREES 45 MINUTES 18 SECONDS EAST 147.02 FEET ON AND ALONG SAID EAST LINE TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED S0083 ON THE NORTH LINE OF A TRACT OF LAND DESCRIBED IN DEED RECORD 176, PAGE 219; THENCE NORTH 68 DEGREES 16 MINUTES 32 SECONDS WEST 135.28 FEET ON AND ALONG SAID NORTH LINE TO A P.K. NAIL IN THE WEST LINE OF SAID NORTHWEST QUARTER, SAID P.K. NAIL BEING 213.00 FEET NORTH OF THE NORTH RAIL OF THE CENTRAL INDIANA RAILROAD WHERE IT INTERSECTS THE WEST LINE OF THE SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 45 MINUTES 18 SECONDS WEST 95.36 FEET ON AND ALONG THE WEST LINE OF SAID NORTHWEST QUARTER TO THE POINT OF BEGINNING. CONTAINING 15,148.59 SQUARE FEET OR 0.35 ACRE, MORE OR LESS.

EXHIBIT A

REAL ESTATE

(Page 4 of 4)

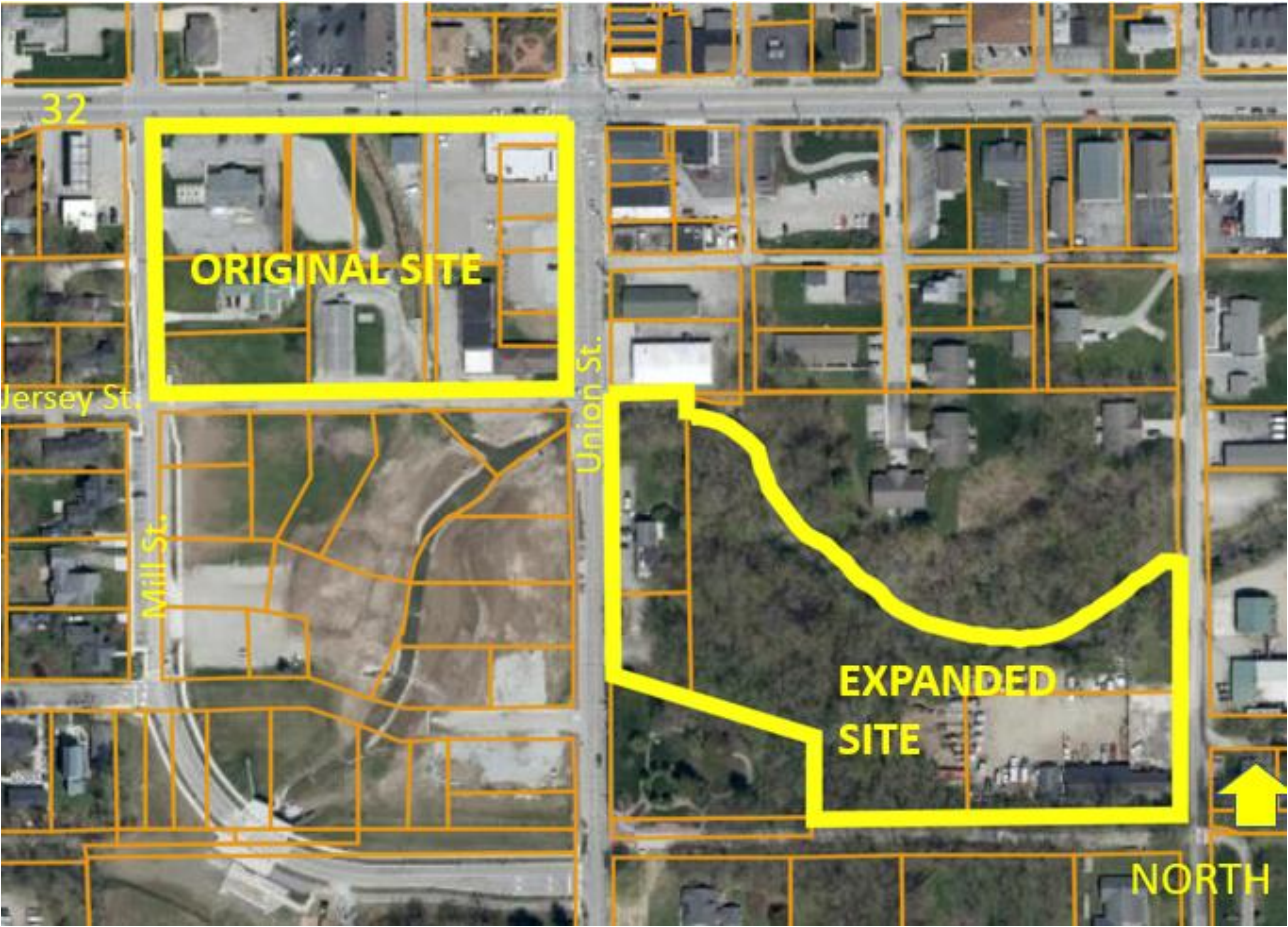


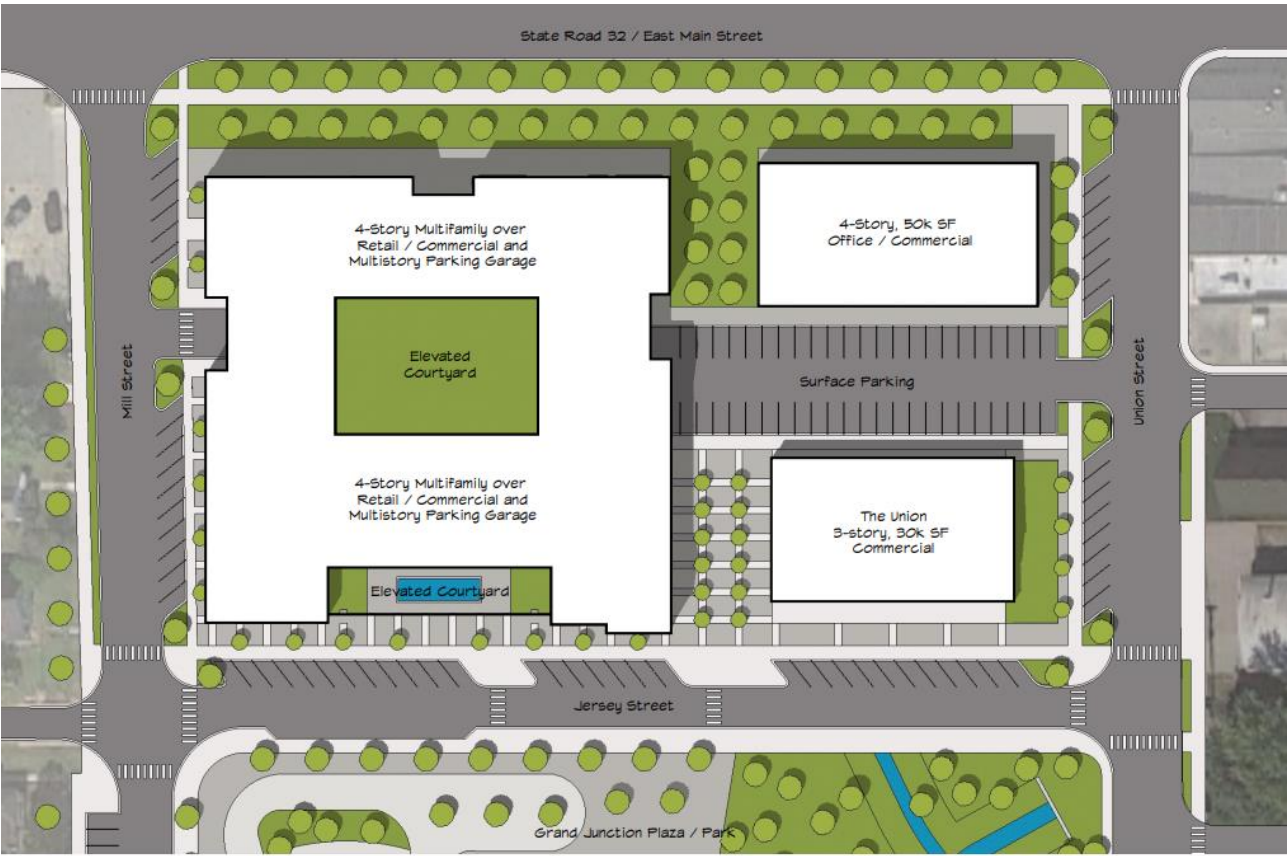
EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)



Conceptual Site Plan - North Midland Site

Scale: 1" = 60' 0" 

EXHIBIT B
CONCEPT PLAN
(Page 2 of 2)



Conceptual Site Plan - Union Square Site
Scale: 1" = 50' 0"

EXHIBIT C
CHARACTER EXHIBIT
(Page 1 of 3)



Please note that the concept images shared here best represent scale of buildings and give one possibility for architectural look and feel.

EXHIBIT C
CHARACTER EXHIBIT
(Page 2 of 3)



EXHIBIT C
CHARACTER EXHIBIT
(Page 3 of 3)



EXHIBIT D
Ordinance 19-38

2019051859 ORDINANCE \$25.00
10/18/2019 10:33:05A 17 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NUMBER 19-38

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1909-PUD-28**), 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. 1909-PUD-28** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a **FAVORABLE** recommendation (9-0 vote) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on October 8, 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 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 "**Union Square at Grand Junction PUD District**" (the "District").
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented

COPY

Minimum Lot Frontage	No Minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)
Minimum Building Setback	
Front Yard	0'
Side Yard / Building Separation	0'
Rear Yard	0'
Minimum Building Height	Two (2) Stories
Maximum Building Height	No Maximum

Section 7. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 **Article 6.3 Architectural Standards:** Shall not apply; rather:

- A. **Character Exhibit:** The "Character Exhibit" attached hereto as **Exhibit C**, 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 establish a benchmark for quality, vision, and appearance of architecture within the District. In order to provide a unique architectural niche for downtown Westfield, the development of the Real Estate (site improvements and building elevations) will be of a custom design for the Real Estate that will incorporate community feedback received through a public design process undertaken by Old Town Companies in advance of Development Plan Approval.
- B. **Mechanical / Utility Meter Screening:** All roof and wall mounted Mechanical Equipment shall be visually integrated into the overall design of the Building and shall not be located on the building's Front Façade. Clustering of Mechanical Equipment is encouraged.
- C. **External Wall Protrusions:** Gutters, downspouts, vents and other external wall protrusions shall be visually integrated with the architectural style of structure. The color shall be selected to complement or be consistent with the building materials.

7.2 **Article 6.8 Landscaping Standards:** Shall not apply, rather, the plantings will be as shown on the Detailed Development Plan and Overall Development Plan.

- A. **Foundation Plantings:** Article 6.8(L) Foundation Plantings shall apply; however, planters with flowers located at the base of a building or attached to a façade shall be counted to meet the requirement.

7.3 **Article 6.14 Parking and Loading Standards:** Shall apply except as modified or

enhanced below:

- A. On-Street parking: On-Street Parking is contemplated along Jersey Street, Mill Street, and Union Street; however, any on-street parking shall be subject to final engineering and approval by the Department of Public Works.
- B. Article 6.14(C) Loading Berths: Article 6.14(C) shall not apply.
- C. Article 6.14(G) Off-Street Parking: Article 6.14(G) shall apply except as modified below:
 - i. Shared Parking: The shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.
 - ii. Required Spaces: Off-street Parking Spaces shall be 1.5 spaces per Multi-Family Dwelling Unit.
 - iii. Off-Street Parking: Off-Street Parking shall not be permitted in the Established Front Yard.

Section 8. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District.

- 8.1 Article 8.6 Open Space and Amenity Standards: Shall not apply.
- 8.2 Article 8.9 Street and Right-of-Way Standards: Shall apply, however, no dedication of Right-of-Way shall be required.

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Union Square at Grand Junction PUD District

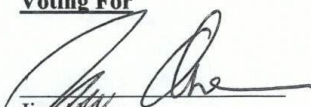
ALL OF WHICH IS ORDAINED/RESOLVED THIS 14th DAY OF Oct, 2019.

WESTFIELD CITY COUNCIL

Voting For

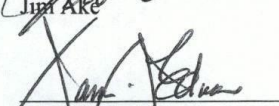
Voting Against

Abstain


Jim Ake

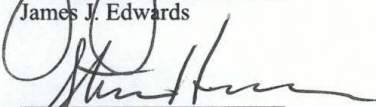
Jim Ake

Jim Ake


James J. Edwards

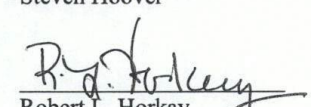
James J. Edwards

James J. Edwards


Steven Hoover

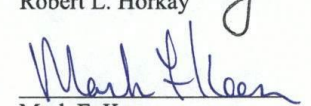
Steven Hoover

Steven Hoover


Robert L. Horkay

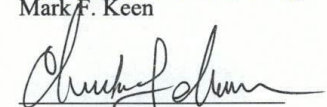
Robert L. Horkay

Robert L. Horkay


Mark F. Keen

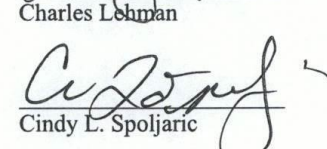
Mark F. Keen

Mark F. Keen


Charles Lehman

Charles Lehman

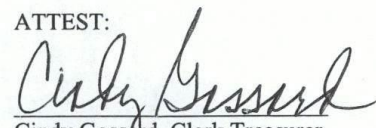
Charles Lehman


Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

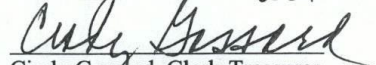

Cindy Gossard, Clerk Treasurer

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: Jon C. Dobosiewicz

Union Square at Grand Junction PUD District

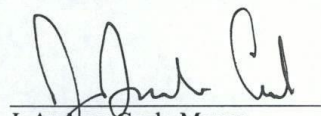
I hereby certify that **ORDINANCE 19-38** was delivered to the Mayor of Westfield

on the 15th day of Oct, 2019, at 10:30A m.


Cindy Gosgard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-38**

this 16th day of Oct, 2019.


J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-38**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz;
Nelson & Frankenberger, LLC
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	Character Exhibit

EXHIBIT A
REAL ESTATE
Page 1 of 2
Legal Description

All of Lots 23, 24, 48 and 47 along with part of the 12-foot West Alley and the 16.5-foot Vine Alley adjoining said lots in the Original plat of the Town of Westfield as recorded in Book D, page 121 in the Office of the Recorder of Hamilton County; All of Lots 1, 9, 10, 15, and 16 and the 12 foot alley lying between said lots 1 and 9 in Roberts Addition to Westfield, the plat of which is recorded Book 39, page 433 and part of the Northeast quarter of Section 1, Township 18 North, Range 3 East, Washington Township, Hamilton County, Indiana more particularly described as follows:

Beginning at the northeast corner of said Lot 23; thence South 0 degrees 27 minutes 48 seconds East 330.00 feet along the east line of Lots 23 and 47 to the southwest corner of said Lot 47; thence South 89 degrees 34 minutes 58 seconds West 178.67 feet along the south line Lots 47 and 48 to the east line of Lot 16 in said Roberts Addition; thence South 0 degrees 10 minutes 13 seconds West 4.95 feet along said east line to the southeast corner of said Lot 16; thence South 89 degrees 36 minutes 32 seconds West 324.73 feet along the south line of Lots 16 and 10 to the southwest corner of said Lot 10; thence North 0 degrees 16 minutes 17 seconds West 342.00 feet along the west line of Lots 10, 9 and 1 to the northwest corner of said Lot 1; thence North 89 degrees 36 minutes 32 seconds East 325.31 feet along the north line of said Lot 1 and the south boundary of State Road 32 to the east line of a tract of land described in Instrument 2009043356 in the office of said recorder; thence South 0 degrees 27 minutes 48 seconds East 7.05 feet along said east line to the prolonged north line of said Lot 24; thence North 89 degrees 34 minutes 58 seconds East 177.00 feet along the prolonged north line and the north line of Lots 24 and 23 to the point of beginning and containing 3.9 acres, more or less.

EXHIBIT A
REAL ESTATE
Page 2 of 2

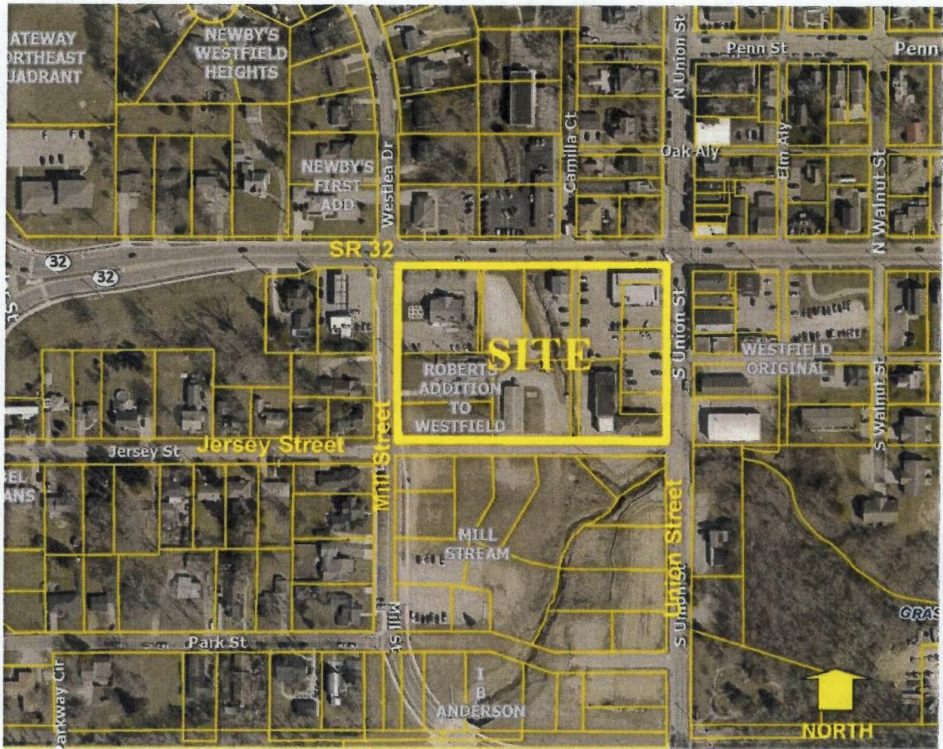


EXHIBIT B
CONCEPT PLAN
(Page 1 of 3)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Community Development under Docket Number 1909-PUD-28.

EXHIBIT B
CONCEPT PLAN
(Page 2 of 3)

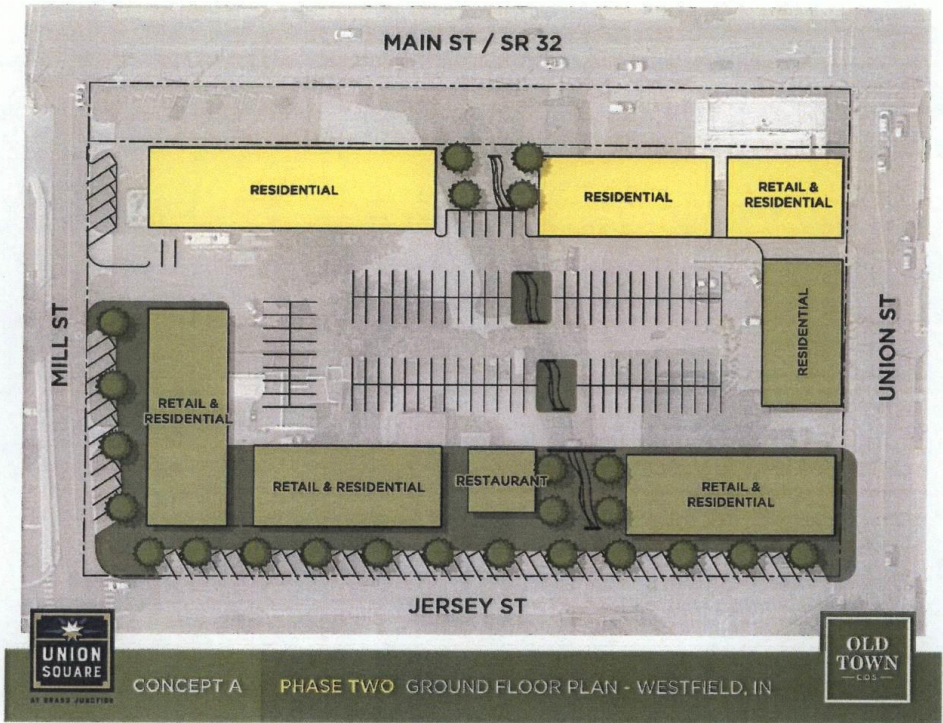


EXHIBIT B
CONCEPT PLAN
(Page 3 of 3)

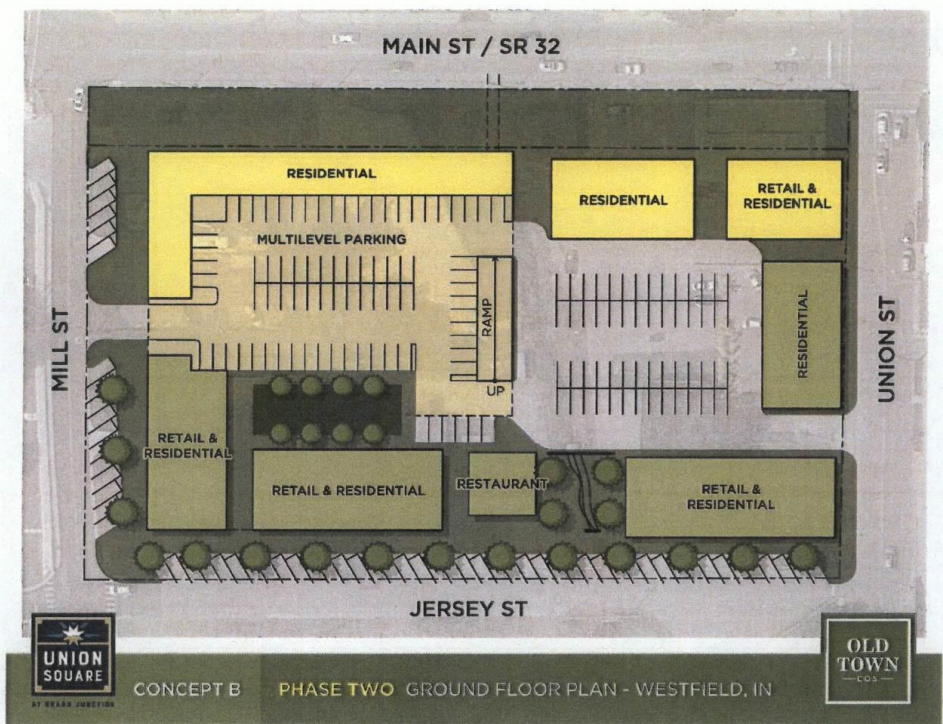
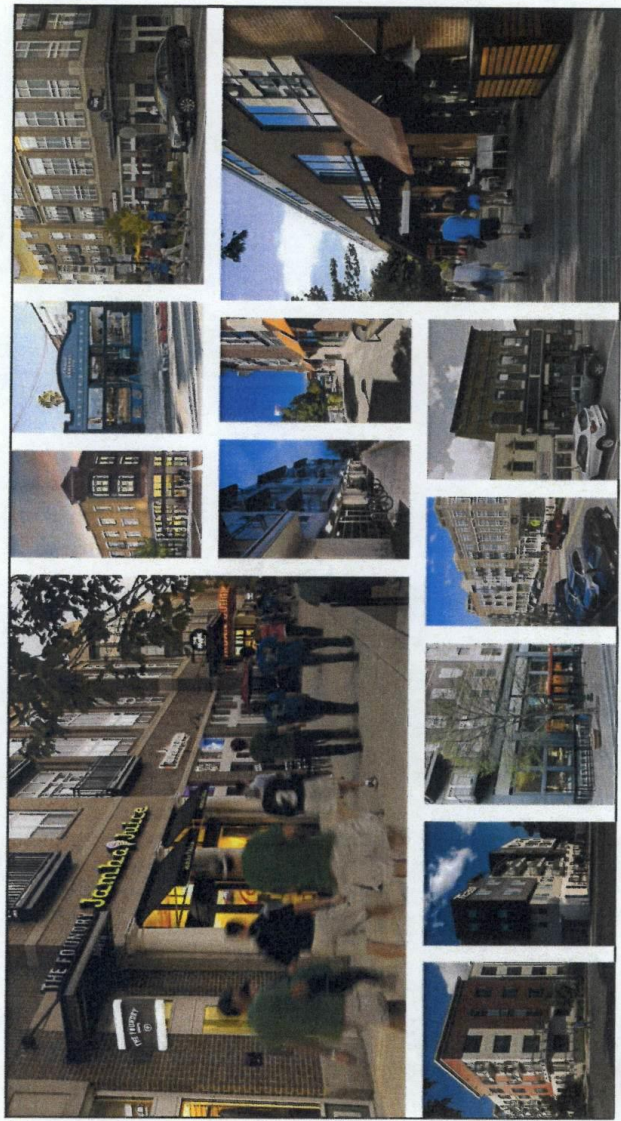


EXHIBIT C
CHARACTER EXHIBIT
(Page 1 of 5)



INSPIRATION IMAGES
UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019

EXHIBIT C
CHARACTER EXHIBIT
(Page 2 of 5)



INSPIRATION IMAGES
UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019

EXHIBIT C
CHARACTER EXHIBIT
(Page 3 of 5)

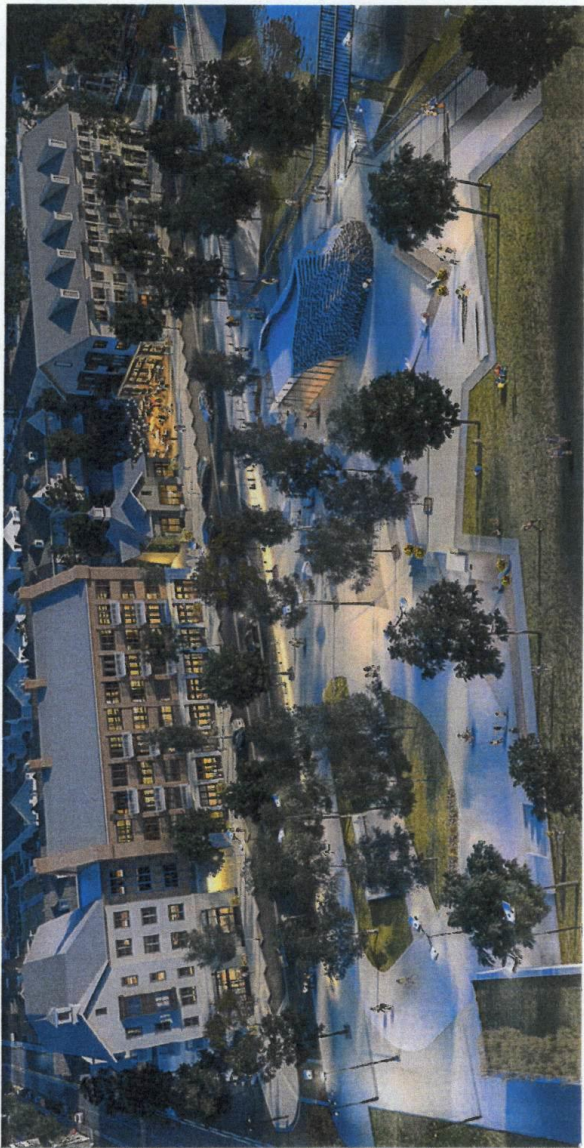


EXHIBIT C
CHARACTER EXHIBIT
(Page 4 of 5)



SITE MASSING

UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



SITE MASSING

UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



EXHIBIT C
CHARACTER EXHIBIT
(Page 5 of 5)



SITE MASSING
UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



SITE MASSING
UNION SQUARE AT GRAND JUNCTION
Westfield, Indiana
July 31, 2019



UNION SQUARE AT GRAND JUNCTION (Amended) CONCEPT PLAN



Conceptual Site Plan - North Midland Site
Scale: 1" = 60' 0"



Conceptual Site Plan - Union Square Site
Scale: 1" = 50' 0"

EXHIBIT C
CHARACTER EXHIBIT
(Page 1 of 3)



Please note that the concept images shared here best represent scale of buildings and give one possibility for architectural look and feel.

EXHIBIT C
CHARACTER EXHIBIT
(Page 2 of 3)



EXHIBIT C
CHARACTER EXHIBIT
(Page 3 of 3)



Union Square is a proposed mixed-use development designed to complement Grand Junction Plaza, Westfield's dynamic new civic space to the south.

The energy generated by nearby boutique restaurants, stores, and public gathering spaces to be constructed within the Plaza were the motivation for Old Town Companies to pursue working alongside community stakeholders to create the vision for Union Square. Old Town is expanding the residential opportunities here by proposing an amendment that will bring additional development to the southeast corner of Union Street and Jersey Street.

Once completed, Union Square, with the adjacency to Midland Trace Trail and Grand Junction Plaza will offer a concentration of residential uses with a variety of shops, restaurants, and offices along with apartments featuring contemporary floorplans and finishes. Union Square serves as the next, critical component in propelling the activation of a vibrant, downtown Westfield.

**Old Town Companies is an award-winning central Indiana-based real estate development company that pursues community-focused development projects that enrich the lives and well-being of its residents. Old Town's sister company, Old Town Design Group, is the leading custom homebuilder in the northern Indianapolis suburbs of Carmel, Westfield and Zionsville specializing in creating timeless custom home designs.*

GRAND JUNCTION ADDENDUM

SUB-DISTRICTS OF THE GRAND JUNCTION



an Addendum to the Westfield-Washington Township Comprehensive Plan

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

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acknowledgements



MAYOR:

J Andrew Cook

CLERK TREASURER:

Cindy Gossard

CITY COUNCIL:

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

PLAN COMMISSION:

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

DEPARTMENT HEADS:

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

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TASK GROUP REVIEW

- ▶ Gateway Sub-District
- ▶ Junction Sub-District
- ▶ Union Sub-District
- ▶ Kendall Sub-District
- ▶ Neighborhood Sub-District

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

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5

CHAPTER 1:

GATEWAY SUB-DISTRICT

CHAPTER CONTENTS

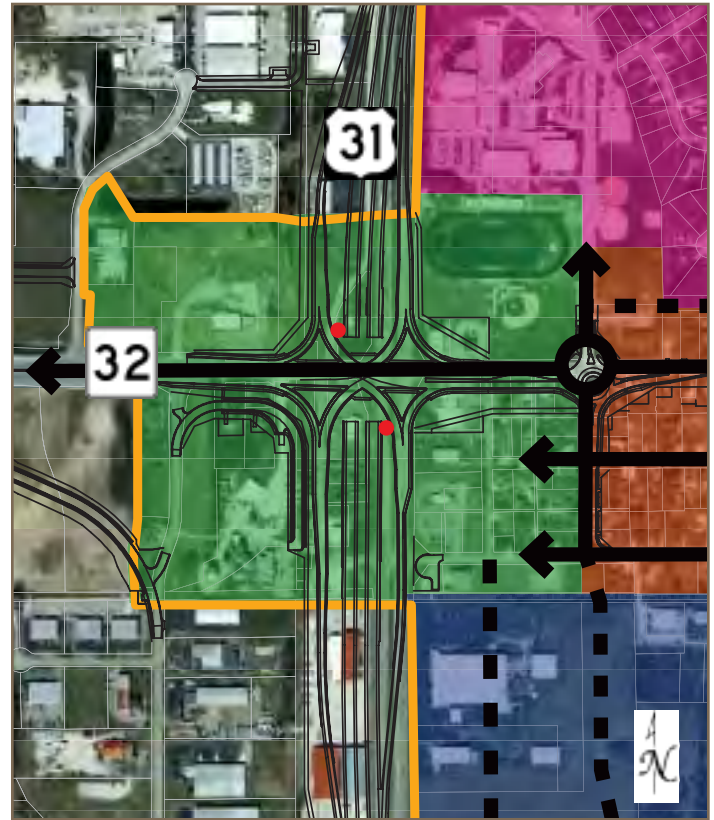
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INTRODUCTION

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

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

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



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

VISION

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

WEST AND EAST SIDES OF U.S. HIGHWAY 31

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

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

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

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

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

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

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

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

LAND USES

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

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

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

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

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

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



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



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



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



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

DESIGN REQUIREMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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



Figure 1.3.C (Source: Department Photo)



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



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



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



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

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



D. Building Setbacks:

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

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

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

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

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

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

possible.

3. Minimum Lot Landscaping Requirements:

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

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

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

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

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

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

8. Perimeter Parking Area Landscaping:

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

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

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

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

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

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

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

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

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

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



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



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

AMENITIES

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

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

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

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

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

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

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

Figure 1.5: Public Art Examples

Figure 1.5.A (Sources: Department Photos)



Figure 1.5.B (Source: Department Photo)



Figure 1.5.C (Source: Department Photo)



Figure 1.5.D (Sources: Department Photos)



Figure 1.5.E (Sources: Department Photos)



SITE ACCESS & CIRCULATION

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

B. Parallel Access Roads:

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

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

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

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

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

E. State Highway 32 Trail Corridor:

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

ARCHITECTURAL DESIGN

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

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

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

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

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

B. Building Orientation:

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

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

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

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

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

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

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

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

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

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

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

ALTERNATIVE TRANSPORTATION

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

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

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

TEMPLATE ORDINANCE

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

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

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

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

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

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

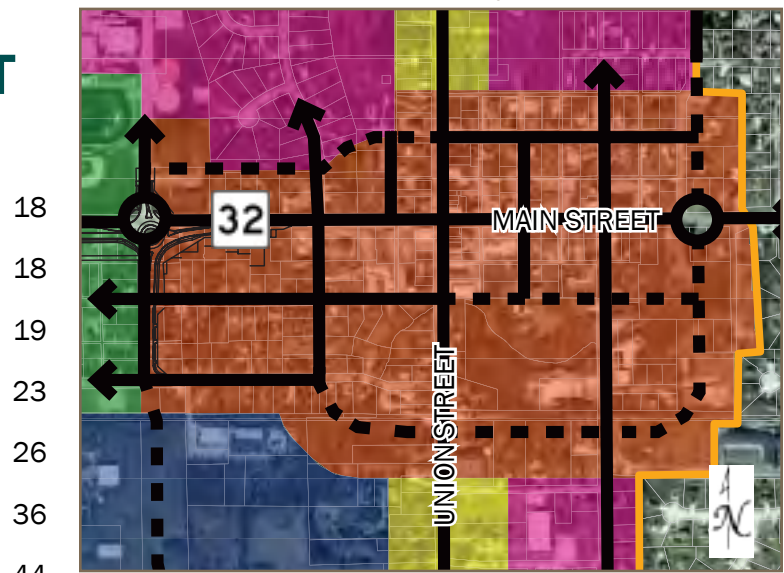
CHAPTER 2:

JUNCTION SUB-DISTRICT

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



INTRODUCTION

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

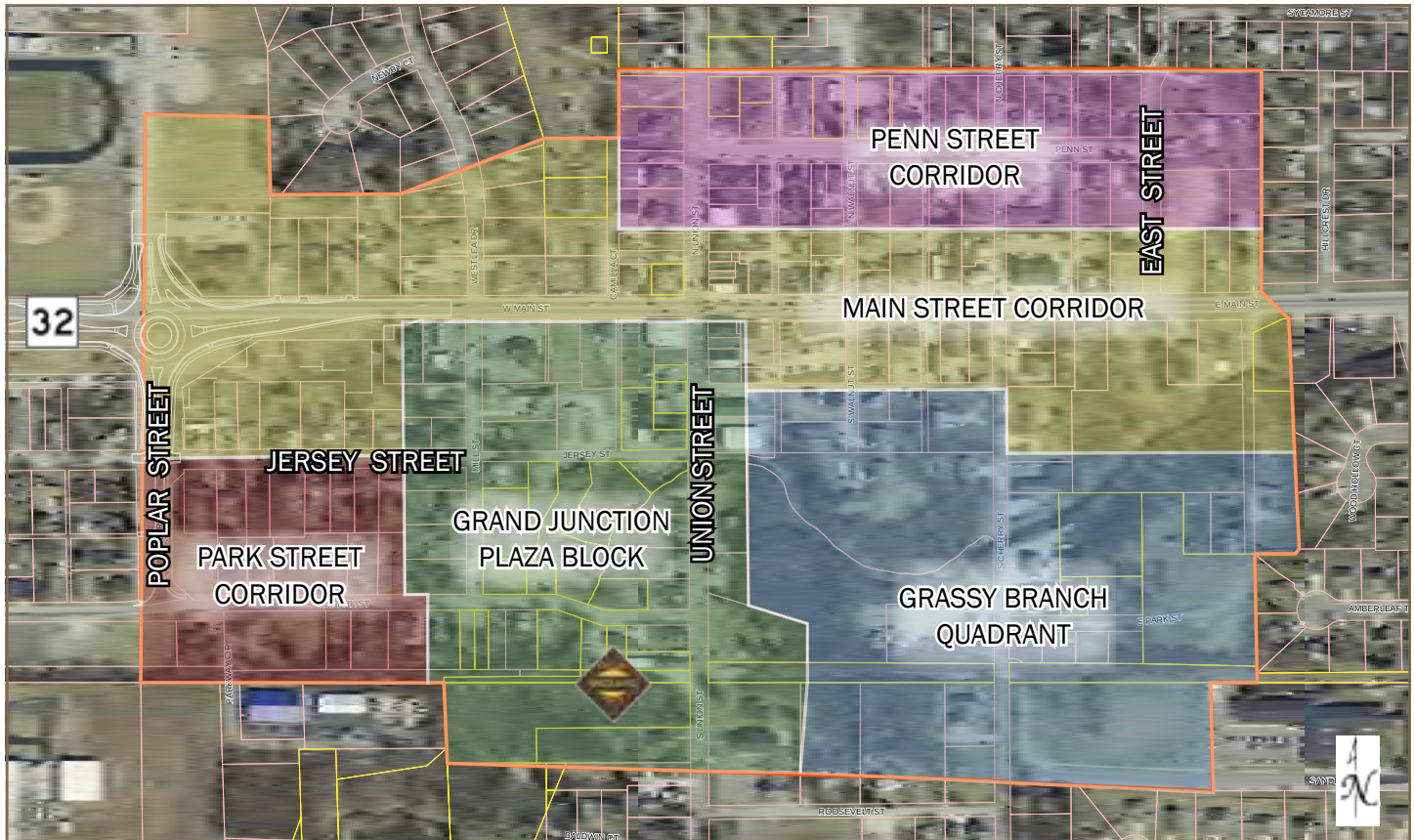
The intent of this chapter is to provide a detailed vision for the Junction Sub-District to serve as a guide for each new development, new use or reuse, or redevelopment as it pertains to changes of zoning, development plans, and/or variance considerations. The City recognizes that there may be creative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

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

SUB-DISTRICT VISION

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

Figure 2.2: Junction Sub-District Sub-Areas



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

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

SUB-AREA VISION

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

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

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

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

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

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



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



Figure 2.3.C (Source: Department Photo)



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

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

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

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

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

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

Figure 2.4: Existing Main Street Buildings

Figure 2.4.A (Source: Department Photo)



Figure 2.4.B (Source: Department Photo)



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

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

Figure 2.5: Existing Penn Street Corridor Examples

Figure 2.5.A (Source: Department Photo)



Figure 2.5.B (Source: Department Photo)



Figure 2.5.C (Source: Department Photo)



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

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

Figure 2.6: Union & Penn Intersection

Figure 2.6.A (Source: Department Photo)



Figure 2.6.B (Source: Department Photo)



Figure 2.6.C (Source: Department Photo)



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

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

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

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

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



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



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

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

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



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

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

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



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

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

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

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

LAND USES

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

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

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

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

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

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

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

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

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



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



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

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

Figure 2.12.B

(Source: www.mycobblecreekapartments.com)



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

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



Figure 2.13.B (Source: Department Photo)



Figure 2.13.C (Source: Department Photo)



Figure 2.13.D (Source: Department Photo)



Figure 2.13.E (Source: Department Photo)



Figure 2.13.F (Source: Department Photo)



Figure 2.13.G (Source: Department Photo)



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

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

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

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

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

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

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

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



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

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

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

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

AMENITIES

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

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

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

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

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

Figure 2.15: Example Public Spaces

Figure 2.15.A (Source: Department Photo)



Figure 2.15.B (Source: Department Photo)



Figure 2.15.C (Source: Department Photo)



Figure 2.15.D (Source: Department Photo)



Figure 2.15.E (Source: Department Photo)



Figure 2.16: Grand Junction Plaza

(Source: Land Collective)

Figure 2.16.A: Site Plan



Figure 2.16.B: Wetland Amphitheater



Figure 2.16.C: Aerial View Looking Northwest

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

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

Figure 2.16.C: Jersey Street + Plaza



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

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

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

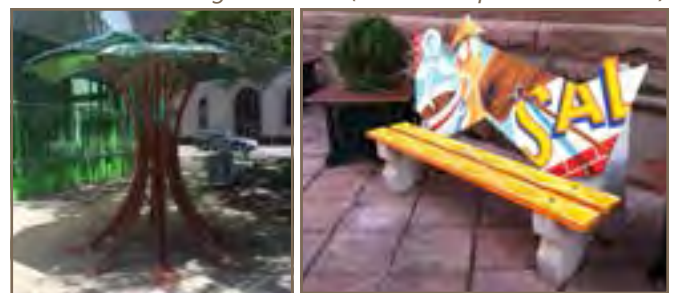
Public art integrated into public and private spaces will create a distinct and unique character that is welcoming and safe for pedestrians, including residents and first time visitors of our community. Additionally, public art encourages pedestrians to explore the downtown environment. The theme for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

Figure 2.17: Example Public Art

Figure 2.17.A (Source: Department Photo)



Figure 2.17.B (Source: Department Photo)



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

Figure 2.17.C (Source: Department Photo)



Figure 2.17.D (Source: Department Photo)



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

Figure 2.18: Public Infrastructure Examples

Figure 2.18.A (Source: Department Photo)



Figure 2.18.B (Source: Department Photo)



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



The goals of this plan are to:

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

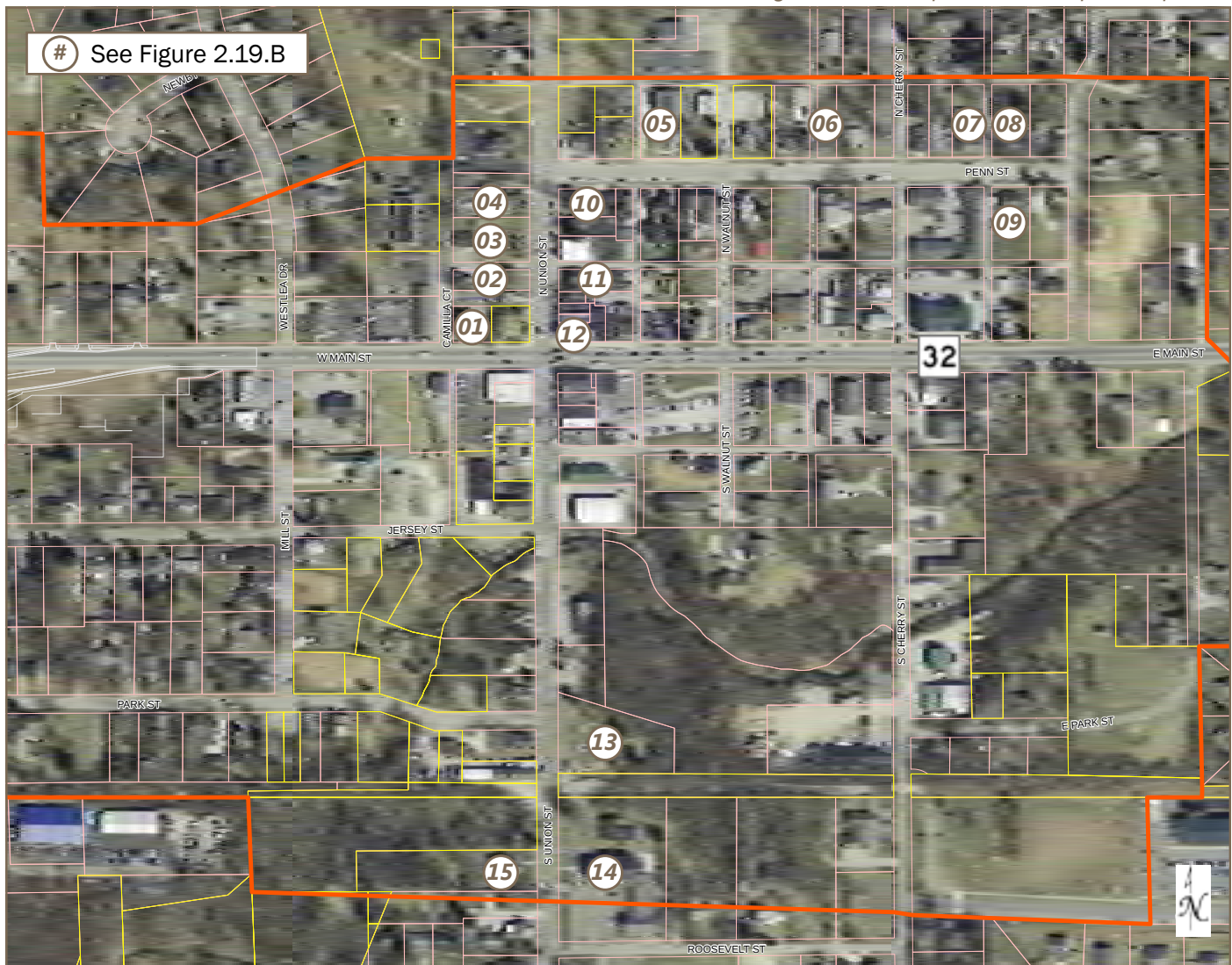
All public art pieces should be coordinated with the Westfield Arts Alliance.

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

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

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

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



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

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

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

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

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

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



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



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



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



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



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



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



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



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



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



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



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



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



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



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



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

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

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

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

Figure 2.20: Historical Story-Telling Examples

Figure 2.20.A (Source: Department Photo)



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



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

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

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

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

one will accommodate drainage for property encompassed by Jersey Street, Union Street and Mill Street.

2. **Phase Two (red):** Phase two will accommodate drainage within the Junction Sub-District for property west of Mill Street and south of Main Street. Phase two will potentially be constructed as part of the southern extension of Poplar Street, which is currently anticipated for Spring 2018. The extent and location of phase two will be determined at the time of design.

Figure 2.21: Detention Area & Phasing



Drainage in other areas of the sub-district are expected to be managed with on-site or coordinated at a larger scale, if appropriate or necessary, to increase the capacity of existing drainage infrastructure.

- F. **Trails & Greenways:** As depicted in [Figure 2.22: Trails & Greenways Exhibit](#) and the [City's Parks and Recreation Master Plan](#), several trail systems intersect within the Junction Sub-District including the Natalie Wheeler Trail/Grand Junction Trail, Midland Trace Trail, Grassy Branch Trail, and Monon/Midland Loop. The vision established by this chapter is intended to draw on and enhance these trail systems.

An objective of the Grand Junction Implementation Plan 2013 was to “connect Grand Junction Trail to Asa Bales Park by installing a tunnel under State Highway 32.” After further consideration of the existing conditions at the potential tunnel crossing and anticipated improvements, it has been determined a more likely route to connect Grand Junction Trail to Asa Bales Park is to route the Grand Junction Trail along the west side of Union Street and cross State Road 32 at grade with an enhanced pedestrian crossing. The trail would then extend north to the entrance of Asa Bales Park (see page 42 for further details).

Figure 2.22: Trails & Greenways Exhibit

Figure 2.22.A: Midland Trace Trail

(Source: dwna.org)

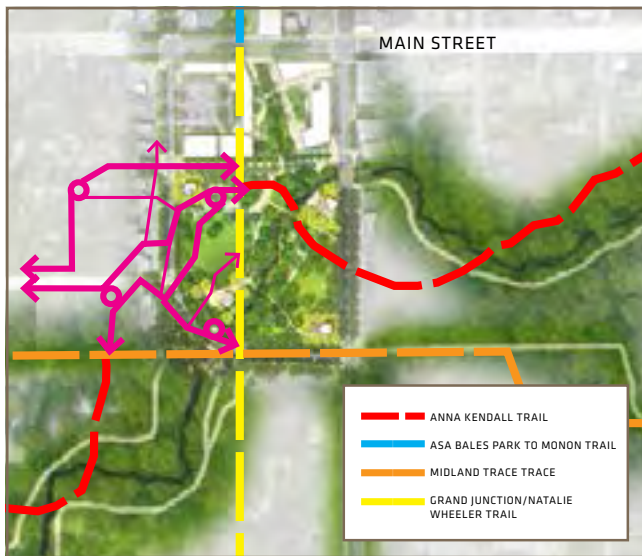


Figure 2.22.B: Grand Junction Trail

(Source: Department Photo)



Figure 2.22.C: Trail Connections
(Source: Land Collective)



ACCESS & CIRCULATION

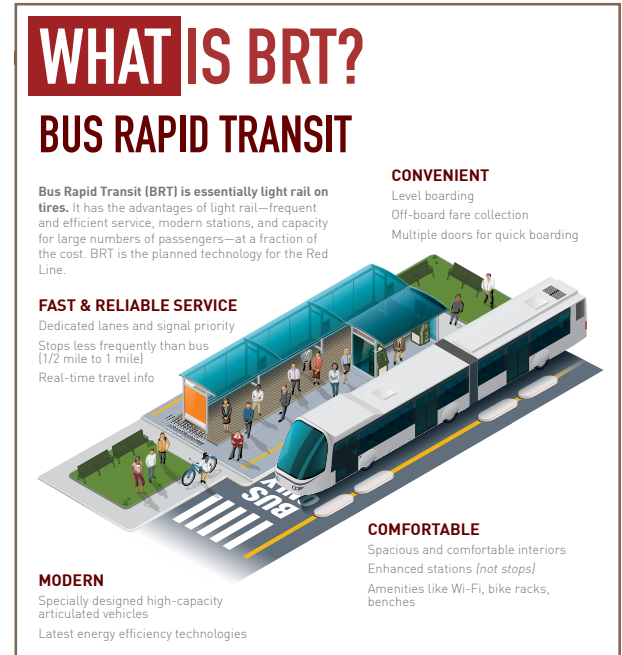
A. Mass Transit

1. **Indy Connect:** Since the adoption of the Grand Junction Implementation Plan in 2013, Westfield has cooperatively worked with Indy Connect (www.indyconnect.org) regarding the initial bus rapid transit plan for the “Red Line”. In 2014, refinements were made to the plan that result in the proposed north terminus for the Red Line at or near Grand Park (see [Figure 2.24: Indy Connect Red Line Recommendations](#)).

As shown, there are locations that have been preliminarily identified as possible stations for the Red Line within Westfield. Due to available land and routing efficiencies, the station that impacts the Junction Sub-District in downtown is anticipated to be located near the intersection of Poplar Street and Main Street (SR32).

As a result, development around the station will need to incorporate transit oriented design elements including walkability; parking; high density and high quality development within a ten (10) minute walk of the station; mixed land uses (residential, office, retail, government, and other employers); potential bike sharing station(s); and, other infrastructure related to a bus rapid transit station.

Figure 2.23: Bus Rapid Transit (Source: IndyConnect)



To the extent possible, the City encourages the consideration of a route stop within a parking garage to increase infrastructure efficiencies and maximize the investment while furthering the design goals and objectives of this chapter.

As of the adoption of this chapter, the Red Line is currently in the Project Development and Preliminary Engineering Phase. This continues to prepare the region to apply for Federal funding to construct the project through the Federal Transit Administration at the appropriate time.

2. **Hamilton County Transit Forum:** In addition to the Indianapolis metropolitan area's transit efforts, leaders within Hamilton County have initiated the Hamilton County Transit Forum. The Hamilton County Transit Forum is a group consisting of business partners, nonprofit and local government staff, and elected officials that is planning for Indy Connect's Central Indiana's Transportation Initiative and the possibility of enhanced local bus service.

Enhanced local bus service includes the possibility of routing local bus service throughout the County that would complement the Red Line. Local bus service could potentially include multiple routes and stops within the Junction Sub-District.

Figure 2.24: Indy Connect Red Line Recommendations (July 2015)(Source: IndyConnect)

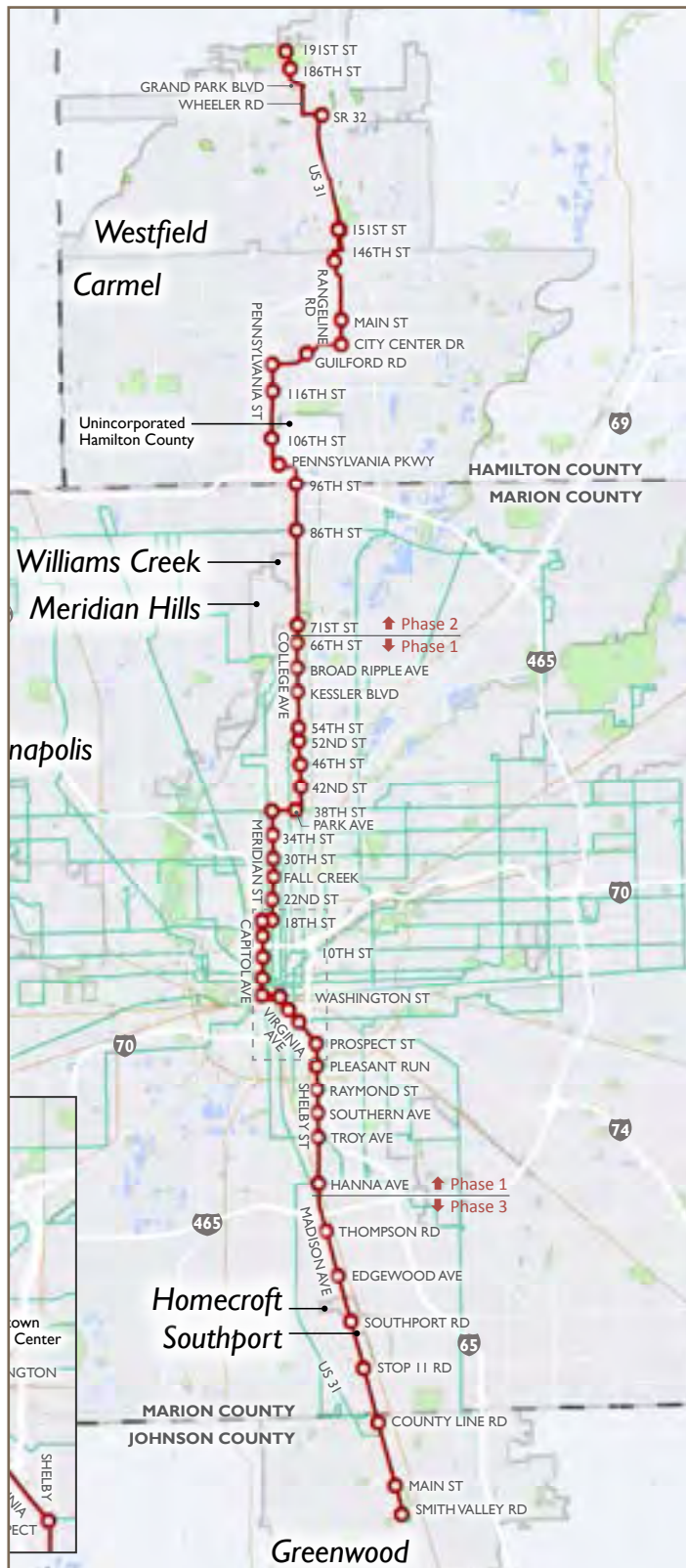


Figure 2.25: Examples of Local Bus Service



Although the potential for local bus service is still in early analysis and planning stages, the purpose of identifying its potential in this chapter is to ensure that as development occurs within the sub-district, consideration should be given to where and how that development embraces these potential bus stops in the future. Bus stops could be enhanced or incorporated within the public and private streetscape. Potential stops or stations should receive special consideration to the public spaces surrounding it and pedestrian safety.

B. Rights-of-Way & Alleys:

1. **Alleys:** If necessary, the City will entertain vacating existing alleys in order to make a proposed project design viable; however, it is anticipated that existing alleys will need to be enhanced and new alleys will be proposed.

Alleys should primarily function as service corridors for abutting development (e.g., employee activity, deliveries, dumpster and trash service, mechanical equipment); however, enhanced alley ways for pedestrian corridors should also be considered as opportunities for mid-block connections as well as a human-scaled place for temporary special events.

Figure 2.26: Street Cross-Sections

Figure 2.26.A: Right-of-Way with Minimum Build-to-Line (e.g., Jersey Street, Walnut Street)

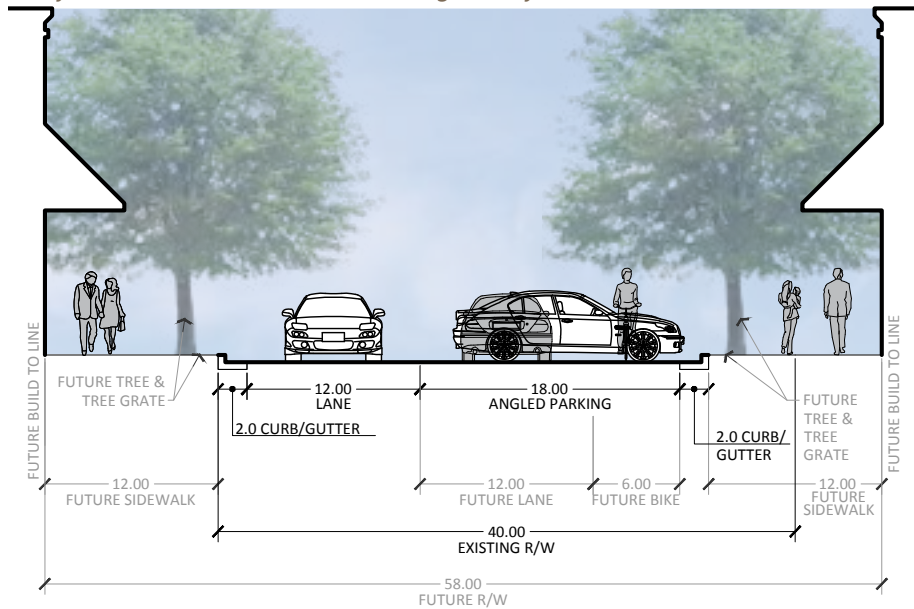


Figure 2.26.B: Right-of-Way with Existing Structures Setback (e.g., Park Street, Penn Street)

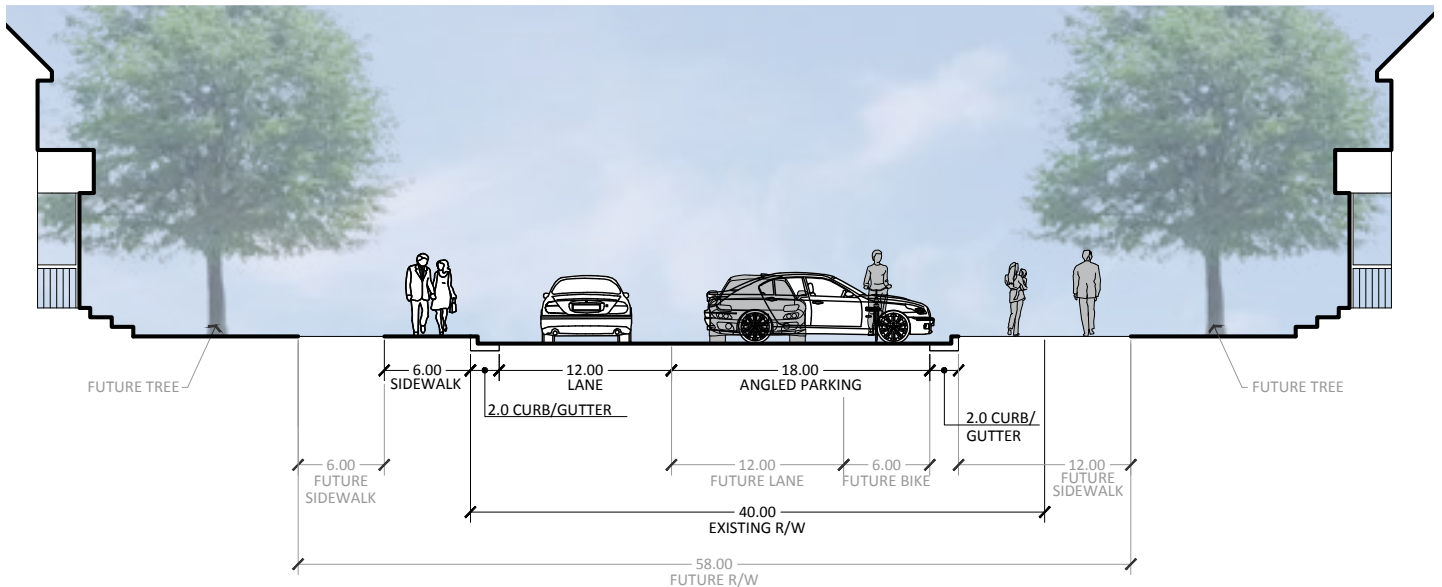


Figure 2.26.C: Jersey Street Right-of-Way Abutting Grand Junction Plaza

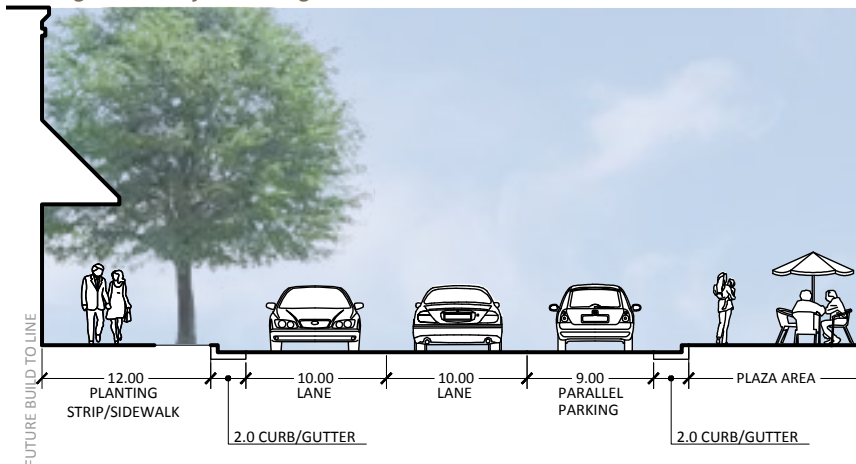
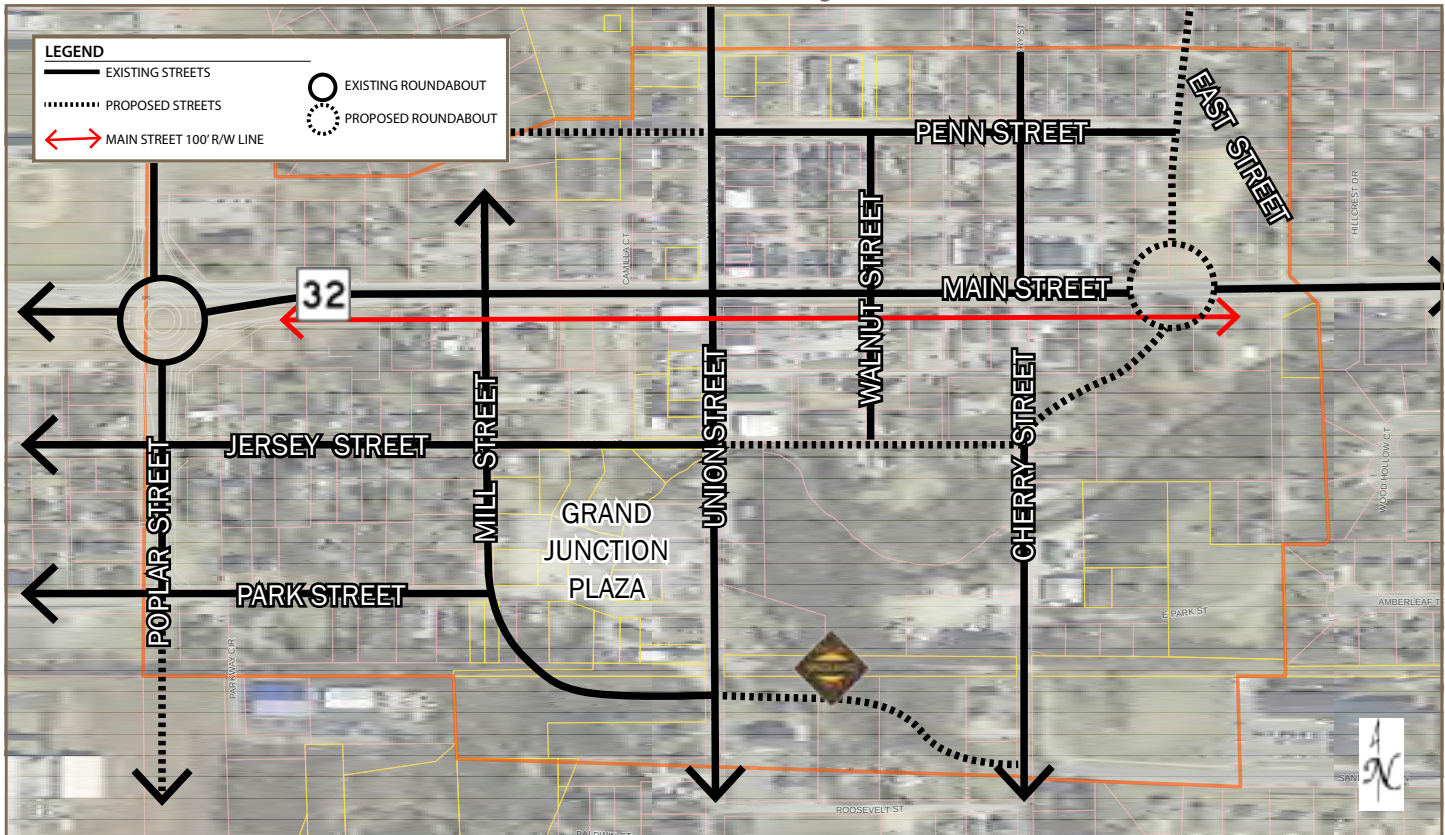


Figure 2.27: Junction Sub-District Street Network Exhibit



Alley cross-section designs will vary on a case-by-case basis; however, alleys are not intended to be designed or used to provide fire access.

2. **Existing Streets:** If necessary, the City will entertain vacating existing streets in order to make a proposed project design viable.

As the sub-district continues to transform, existing street rights-of-way will need to be enhanced to: (i) accommodate an increase in vehicular and pedestrian traffic; (ii) provide for on-street parking, as appropriate; and (iii) improve circulation and safety for both vehicles and pedestrians.

Improvements within the rights-of-way may be short or long term and the specific improvements for existing streets within the sub-district will vary in order to serve the needs of the community at that time. For example, on-street parking should be given a priority until more long term parking solutions become available. As a result, it is possible some existing rights-of-way may need to become one-way traffic only in order to facilitate angled or parallel on-street parking.

Pedestrian facilities are also a priority within the street right-of-way where they do not currently exist, and such pedestrian facilities should be wider in accordance with this chapter.

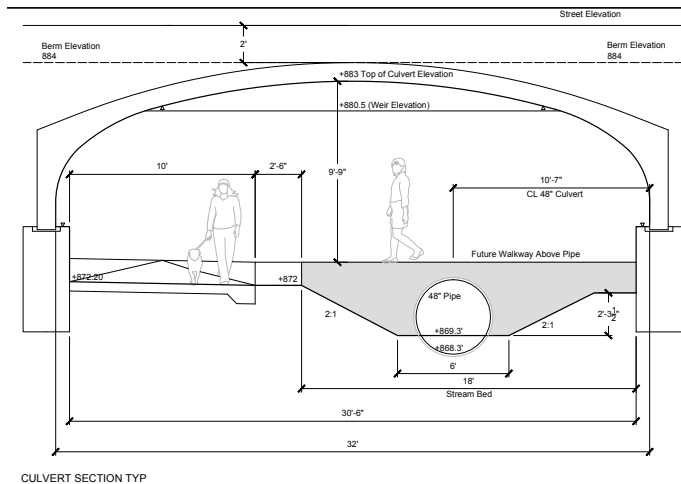
[Figure 2.26: Street Cross-Sections](#) is a series of cross-section scenarios that are appropriate for streets within this sub-district based on right-of-way widths that currently exist and that may need to be expanded.

2. **New Streets:** The Grand Junction Implementation Plan identified the existing and proposed street network within Grand Junction. With the exception of Mill Street, as summarized herein, the construction of new streets will be largely dependent on development in those areas. For purposes of this chapter, the proposed streets have been refined as depicted in [Figure 2.27: Junction Sub-District Street Network Exhibit](#).

All street rights-of-way shall be dedicated to the City pursuant to the Westfield Thoroughfare Plan and this addendum.

- 3. Mill Street:** As noted elsewhere in this chapter (see page 35), the Mill Street extension from Park Street to Union Street is anticipated to start Spring 2015 and be completed Fall 2016. The extension (see [Figure 2.28 Mill Street Pedestrian Tunnel](#)) includes the construction of the pedestrian tunnel/culvert under Mill Street for the Grassy Branch Trail and Midland Trace Trail (see [Figure 2.29: Mill Street Cross-Section](#)).

Figure 2.28 Mill Street Pedestrian Tunnel



Pedestrian connectivity includes increased pedestrian accessibility through the implementation of wider sidewalks, mid-block pedestrian crossings, intersection sidewalk bulb-outs, table speed bumps (where appropriate), bicycle parking amenities, shorter blocks and accessible ramps at crossings (see [Figure 2.30: Example Pedestrian Connectivity Amenities](#)).

Figure 2.30: Example Pedestrian Connectivity Amenities

Figure 2.30.A (Source: Department Photo)

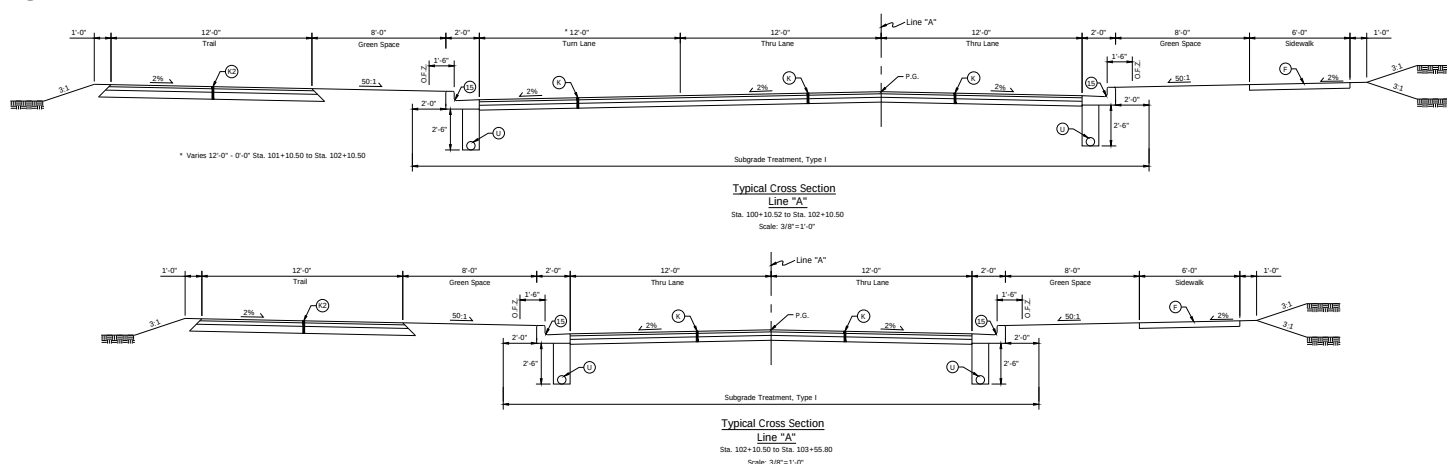


Figure 2.30.B (Source: www.nacto.org)



- C. Pedestrian Connectivity:** A priority within this sub-district is compactness, connectivity, and walkability with the intent to attract people. As a result, typical suburban prototypes of new buildings and site designs should not be permitted. Rather, features such as adjacent surface parking, drive-through lanes, lack of sidewalks, front entrances from parking areas rather than public realms, and the like are strongly discouraged.

Figure 2.29: Mill Street Cross-Section



Pedestrian pathways and crossings, whether public or private, shall be delineated (e.g., pavers, striping, edging, material) and distinguished from vehicular surfaces (see [Figure 2.31: Delineated Pedestrian / Raised Crossing](#)).

Additionally where appropriate, landscaping, street furniture, planters, walls, etc. should be used to further separate pedestrian spaces from vehicular spaces to create a safe environment for pedestrians.

Figure 2.31: Delineated Pedestrian / Raised Crossing

Figure 2.31.A (Source: www.nacto.org)



Figure 2.31.B (Source: Department Photo)



Public Spaces between buildings and the curb should generally include a wider pedestrian sidewalk (e.g., up to fifteen (15) feet wide on primary pedestrian streets and ten (10) feet wide on secondary pedestrian streets) that can accommodate: (i) a five (5) to six (6) foot wide unobstructed walking area; (ii) a two (2) to three (3) foot wide area for related street furniture and amenities (e.g., display space, outdoor dining)

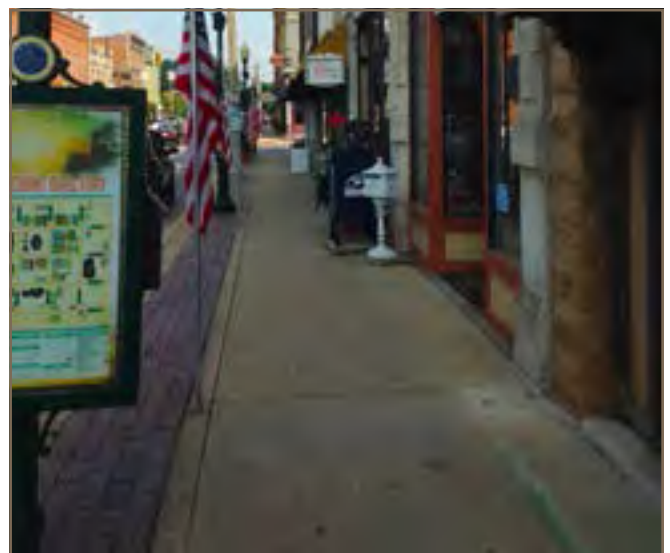
abutting the building; and (iii) a two (2) to three (3) foot area abutting the curb for trash, street lights, signs, and then street trees where sidewalk widens (see [Figure 2.32: Example Public Sidewalk Space](#) and also [Figure 2.26: Street Cross-Sections](#)).

Figure 2.32: Example Public Sidewalk Space

Figure 2.32.A (Source: Department Photo)



Figure 2.32.B (Source: Department Photo)



D. State Highway 32 Corridor: A priority action item of the Grand Junction Implementation Plan is to formalize a position with the Indiana Department of Transportation (INDOT) regarding a potential State Highway 32 expansion through Grand Junction. In addition to providing guidance to INDOT for the community's desired design, formalizing a position as a policy further provides guidance for future development that abuts the Main Street corridor (e.g., setbacks, design, building orientation). The following is intended to establish the community's position with regard to the State Highway 32 expansion through downtown.

1. **Preferred Alternative:** As summarized in the Grand Junction Implementation Plan, a Main Street Corridor Study was completed by American Structurepoint, Inc. in 2010, which recognized the required balance for Main Street to serve both regional and local needs. The vision of the community is a Grand Junction District that is a vibrant, walkable, mixed-use district where people can live, work, and shop, with much of the redevelopment effort anticipated to be concentrated along the Main Street corridor. As an integral part of the Grand Junction District, the Main Street corridor will have direct impacts on the success of this vision.

The purpose of the study was to identify and evaluate transportation improvement alternatives for the corridor as a regional thoroughfare, while also supporting the local redevelopment efforts, and the study concluded with a preferred alternative.

It is hereby established that the policy of the City is to generally adopt the recommended preferred alternative as depicted in [Figure 2.34: Preferred Alternative](#). Where possible, limiting left turns is desirable to increase efficiency of traffic moving through downtown, while also minimizing potential conflict points with pedestrians. In addition, a priority in the design of this corridor and other rights-of-way is for utility lines to be buried.

2. **Width and Location:** The preferred cross-section requires a right-of-way width of one hundred (100) feet (see [Figure 2.35: Preferred Alternative Cross-Sections](#)). The existing right-of-way width is approximately seventy (70) feet. As a result, consistent with the historic asset and character provisions herein, the recommendation is for the right-of-way to be expanded to the south, maintaining the existing north right-of-way line of Main Street. As such, new (re)development should dedicate this additional right-of-way and design building setbacks and public right-of-way improvements (sidewalks, lighting, street furniture) accordingly.
3. **On-Street Parking:** In addition, an emphasis that needs to be taken into consideration at the time of the final design and construction is for on-street parking and safe pedestrian crossings. On-street parking should be permitted on Main Street, even if only permitted during non-peak hours.
4. **Pedestrian Crossings:** Safe pedestrian crossings, particularly during community events and peak tourism seasons, is mandatory to ensure safe pedestrian crossing between the north and south sides of Main Street. Crossings should not only meet safety design criteria, but care should be given in the final design to ensure the crossing provides a welcome and aesthetically-sensitive environment (see [Figure 2.36: Enhanced Pedestrian Crossings](#)). Options to better facilitate pedestrian crossing could include increased pedestrian cycles, scramble (Barnes Dance) lights, or split phase.

The primary pedestrian crossing that has been identified is the crossing of a realigned Grand Junction Trail at Union Street (see page 35). As a result, pedestrian traffic should be channeled and re-directed to Union Street with a wider, at grade crossing.
5. **Curb Cuts:** No new curb cuts onto Main Street should be permitted. Existing curb cuts should be removed upon redevelopment with vehicular access to properties via other streets or alleys.

Figure 2.34: Preferred Alternative
(Source: Main Street Corridor Study)



Figure 2.35: Preferred Alternative Cross-Sections
Figure 2.35.A: Cross-Section with Median

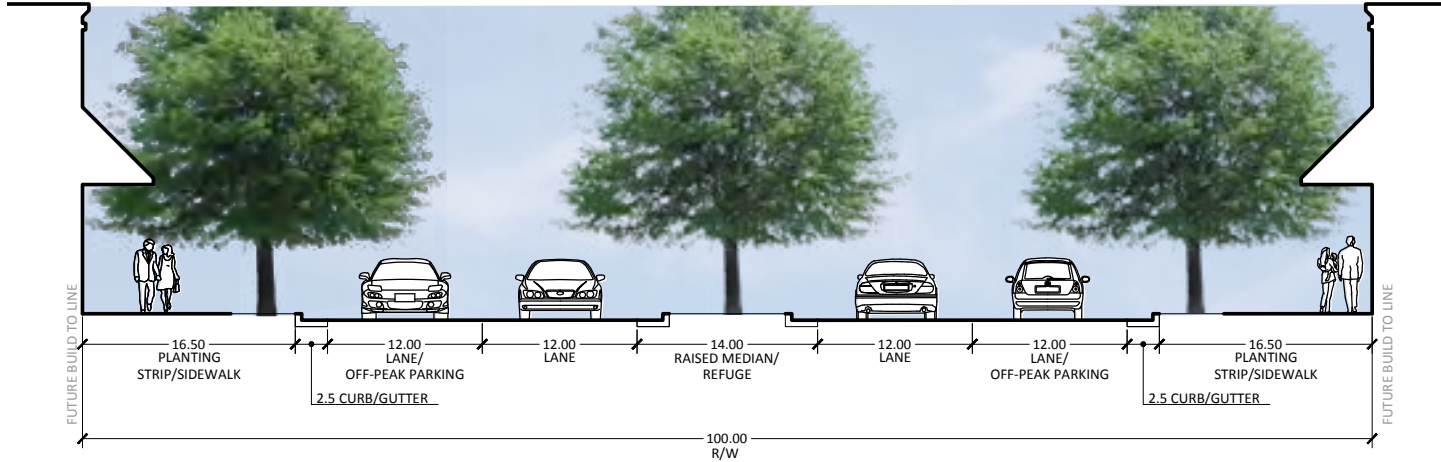


Figure 2.35.B: Cross-Section with Turn Lane

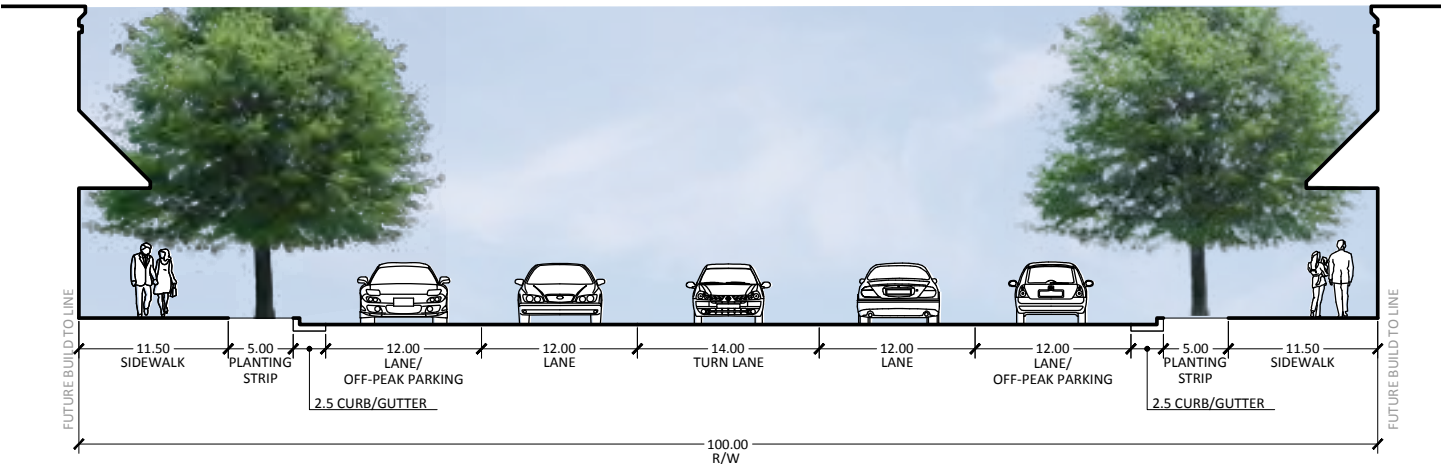


Figure 2.36: Enhanced Pedestrian Crossings
Figure 2.36.A (Source: www.nacto.org)



Figure 2.36.B (Source: www.urbanindy.com)



PARKING

The City's existing parking requirements are conventional for a suburban community and don't necessarily fit the needs of downtown. On-street parking is generally encouraged within the public right-of-way, while flexibility for off-street parking requirements within this sub-district should be provided. Parking requirements should be flexible, respond to market conditions, and address the intended mix of land uses, both short and long term, as development occurs within the sub-district.

In the more dense sub-areas (e.g., Main Street Corridor and Grand Junction Plaza Block) and in close proximity to public transportation hubs, on-site parking and parking structures should be required. In other sub-areas, parking requirements could allow for the ability to be waived or modified as parking is otherwise being provided within proximity of the site (e.g., parking located within four hundred (400) feet for patrons and seven hundred (700) feet for employees).

A. Overarching Parking Policies: The overarching parking policies for this sub-district include:

1. **Sharing Parking:** Minimize exclusive-use parking so that the value of public and private investment in surface and structure parking can be maximized.
2. **Convenient:** Ensure parking is conveniently located and accessible to encourage visitors and residents to be able to park once in downtown and be to walk to multiple destinations.
3. **Accessible:** Provide parking throughout the sub-district that supports mass transit and enhances pedestrian circulation.

B. Basic Parking Policies: The following sets forth the basic policies that should be considered as development and redevelopment is proposed within the sub-district:

1. **Park Street Corridor:** Off-street parking requirements should not be required, or at least should be minimal, for uses within this sub-area.
2. **Penn Street Corridor:** Some, but minimal, off-street parking should be required for uses within this sub-area.
3. **Other Sub-areas:** Off-street parking should be required within all other sub-areas. Off-street parking should be located to the rear and/or interior of buildings with minimal frontage along public streets; however, parking should be readily signed for ease of access and circulation.
4. **On-Street Parking:** On-street parking should not be counted toward individual site parking requirements, rather on-street parking is intended to supply needs for normal residential and visitor use while also offsetting lower parking standards for surrounding uses.
5. **Shared Parking:** On-site surface parking with more than ten (10) parking spaces should remain open for use of the public, as non-exclusive, at least during non-peak hours of the use.
6. **Structured Parking:** Structured parking may be available for exclusive or non-exclusive use.

C. Parking Strategy: In order to develop a broader parking plan for the sub-district, the City engaged a parking consultant in September 2015 to perform a parking study of the sub-district area to assist and complement the City’s planning efforts. As of the adoption of this chapter, that study was in progress; however, the scope of the study set forth its completion in a phased approach as follows:

1. **Phase One:** This phase is the initial parking supply and demand analysis, as well as shared parking analysis. The parking supply/demand inventory and analysis will be conducted, in addition to measuring the overall parking supply and occupancy during a typical day.

Potential shared-use opportunities will be identified and incorporated into the analysis. Current and future conditions will be projected which will pinpoint the actual parking issues and where potential issues will occur in the future as proposed future developments are brought on-line.

This analysis will provide the starting point and baseline from which to develop solutions for mitigating current and future parking issues.

2. **Phase Two:** This phase will be an analysis of alternatives that will build upon the knowledge developed in the first phase and include management strategies. This includes actual current parking conditions as well as projected future parking conditions.

Alternative solutions for mitigating current and future parking issues will be developed. The potential solutions will be evaluated and ranked using a weighted-value matrix that will be created mutually with the client. This way, the final selections of preferred alternatives will reflect community parking-related values.

3. **Phase Three:** This phase would be outside of the initial analysis, but is the next step to preliminarily plan for potential new parking facilities that would include potential sites, qualitative criteria, phasing, costs and funding mechanisms (such as development impact fee assessed on vehicle trips or a parking in lieu fee).

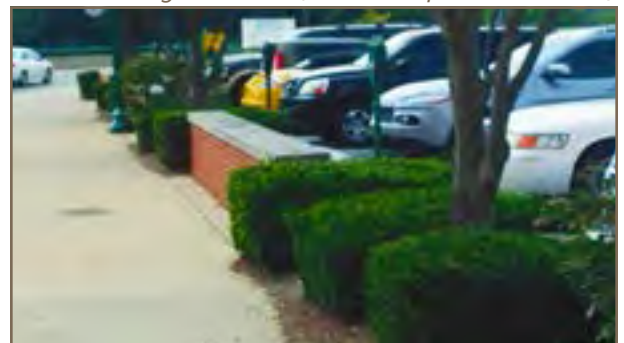
D. Parking Design: The design of parking areas is critical to the success of the sub-district, both for aesthetics and functionality. The parameters below are intended to promote efficient use of limited parking supply while ensuring that parking does not dominate or detract from the public spaces and is appropriately designed for pedestrian circulation.

1. **Parking Structures:** In general, multi-story, above ground parking structures should have a retail and service industry presence at the street level. Parking structures may be incorporated into mixed use buildings or they may be stand-alone buildings as long as the street-level expectations are met. Structures should be architecturally consistent and compatible with nearby and adjacent buildings and should not contain visible parking areas (aside from access points), security grills, or other parking security methods.
2. **Surface Parking:** Surface parking areas may provide for short or long term parking solutions; however, long term surface parking areas will require greater sensitivity to location (limited street frontage); design (softened with landscaping, walls and fences); and, separation from pedestrian activity (see [Figure 2.37: Surface Parking Treatment](#)).

*Figure 2.37: Surface Parking Treatment
Figure 2.37.A (Source: Department Photo)*



Figure 2.37.B (Source: Department Photo)



Surface parking areas should not be allowed to be located between a structure and the Main Street right-of-way nor between a structure and any right-of-way abutting Grand Junction Plaza.

All surface parking areas, even if temporary, should be paved or equivalent (e.g., porous pavers) and landscaped. Larger parking areas should be broken up into smaller areas to reduce the overall area of paving and promote a friendlier pedestrian environment.

3. **Bicycle Parking:** Each principal building within the sub-district should include bicycle parking spaces/racks in order to accommodate and encourage bicycle use within the Grand Junction District. To the extent reasonable, consideration should be given to incorporate creative bicycle racks to function as public art, or as part of public infrastructure improvements.

Figure 2.38: Bicycle Rack Examples

Figure 2.38.A (Source: Department Photo)



Figure 2.38.B (Source: columbusparksfoundation.org)



Figure 2.38.C (Source: Land Collective)



- E. **Service and Loading Areas:** Service and loading berths should be oriented in a manner so that they are not visible from streets or trails (hereinafter, “rights-of-way”), but rather from interior loading areas or alleys.

1. **Screening:** Screening should include opaque walls or fences and should be consistent with the architecture and materials of the associated building. Screening should be used to minimize visibility from all rights-of-way and adjacent properties. If appropriate to the context of the site, then landscaping should be considered to help soften the visual impact of a screen wall or fence.

Elements such as meter boxes, utility conduits, roof projections such as vent and exhaust pipes, and basement window enclosures should be designed and located so as to minimize their visibility and visual impact.

2. **Dumpster Enclosures:** The City’s zoning standards for screening trash receptacles and compactors, pallet storage and recycling areas, and other similar facilities should be applied within this sub-district. In addition, a roof which is architecturally-consistent with the architecture of the associated building should be considered when abutting structures in excess of two-stories (see [Figure 1.4: Architecturally-Consistent Dumpsters](#)).

Exceptions for dumpsters and other similar containers (e.g., walk-in freezers) may be appropriate if not visible from rights-of-way (e.g., located along alleys and/or within building recesses) (see [Figure 2.39 Example Alley](#)).

*Figure 2.39 Example Alley
(Source: Department Photo)*



OUTDOOR STORAGE, DISPLAY AND DINING

A. Outdoor Storage: The City's zoning standards for outdoor storage (Article 6.12 of the Unified Development Ordinance) should be applied within this sub-district. The temporary storage of material inherent to serving the business's needs of products and deliveries (e.g., pallets) should be restricted to within buildings or screened from adjacent properties (e.g., within an enclosure for dumpsters or other similar receptacles).

B. Outdoor Displays: Outdoor displays in the downtown can create an interesting shopping environment that engages pedestrians and supports the business. As summarized herein (see page 26), outdoor displays enhance Public Spaces and attract people; however, outdoor displays can also result in a cluttered and unattractive appearance and create obstructions for pedestrians. If deemed appropriate, then a permitting process should be considered to effectively regulate outdoor displays.

The following provides guidance for outdoor displays within this sub-district, which are encouraged and supported if the following criteria are implemented (see also [Figure 2.32: Example Public Sidewalk Space](#)):

- ▶ Items displayed are limited to the merchandise sold by the business.
- ▶ Displays are located within the business's frontage and immediately adjacent to the building.
- ▶ Displays located adjacent to or in a right-of-way should maintain a minimum unobstructed sidewalk width of five (5) to six (6) feet and be a maximum depth of two (2) feet. Display would be subject to the appropriate encroachment permits if located within the right-of-way.
- ▶ Unobstructed access shall be provided to all building entrances, curb ramps, and fire access, including at least a two-foot linear clearance on each side of a building entrance.
- ▶ Materials and colors used for shelves, racks, easels and similar supports for displayed items

shall complement the architectural style and colors used on the adjacent building façade.

- ▶ Displays must be maintained in an orderly appearance and displayed only during hours of operation for the associated business and shall be removed at the close of each business day.
- ▶ Outdoor displays shall be secured to prevent movement. However, they may not be permanently anchored to the right-of-way nor attached or affixed to any public tree, sign or similar fixture.
- ▶ In no case shall the location of the display occur within an area required for vehicular circulation, parking or loading, or emergency vehicle access.
- ▶ Maximum display area restrictions should be implemented based on a ratio of the business's street frontage.

Figure 2.40 Outdoor Display

Figure 2.40.A (Source: onemorefoldedsunset.com)



Figure 2.40.B (Source: Department Photo)



C. Outdoor Dining: As summarized herein (see page 26), outdoor dining spaces enhance Public Spaces and attract people. The City's zoning standards for Outdoor Cafe and Eating Areas (Article 6.13 of the Unified Development Ordinance) should be applied within this sub-district.

Figure 2.41 Outdoor Dining Spaces
Figure 2.41.A (Source: Department Photo)



Figure 2.41.B (Source: Department Photo)



Figure 2.41.C (Source: Department Photo)



In addition, the following guidelines should be considered:

- ▶ Outdoor dining areas abutting non-restaurant uses should consider barriers or screening to minimize the impact on adjoining properties.
- ▶ Furniture and fixtures relating to the outdoor dining area may not be stored on the public right of way and must be removed from the sidewalk when the restaurant is closed to the public every day and/or night.
- ▶ Outdoor dining areas permitted within the right-of-way are subject to the provisions herein (see also Article 6.13 of the Unified Development Ordinance), and would be subject to the appropriate encroachment permits.
- ▶ Outdoor dining areas located adjacent to or in a right-of-way should maintain a minimum unobstructed sidewalk width of five (5) to six (6) feet. Furniture and barriers should not be secured to trees, lamp posts, street signs, hydrants or any other right-of-way infrastructure.

LANDSCAPING STANDARDS

The City's existing landscaping standards are conventional for a suburban community and don't necessarily fit the needs of downtown. As downtown becomes more impervious, the "urban forest" becomes more important.

A. Purpose: According to the United States Department of Agriculture's "[Sustaining America's Urban Trees and Forests](#)" report (June 2010), urban forests enhance the physical, ecological, and cultural aspects of a community, including:

1. **Environmental:** Trees and landscaping make important contributions by reducing air pollution, ameliorating heat islands, improving hydrological conditions, sequestering carbon, and contributing to wildlife habitat. Use of drought-tolerant trees and landscaping can aide in water conservation.
2. **Economic:** Trees and landscaping can increase property values, increase commercial spending, and reduce maintenance costs of other streetscape elements.

3. **Aesthetic:** The visual characteristics of street trees and landscaping (form, color, texture) add greatly to the aesthetics of streets and can enhance the civic qualities of the public environment.
4. **Psychological:** People derive psychological benefits from symbolic and physical contact with nature provided by a green environment. A planted streetscape provides relief from an otherwise built out environment.
5. **Social:** Opportunities for new social contacts, community identity, and the opportunity to contribute to the establishment and care of a community feature are afforded by the presence of street trees and planting.
6. **Safety:** Consistent tree plantings along a street narrow the perceived width of a street, encouraging decreased vehicular speed and increased awareness of pedestrians.

B. Street Trees: Street trees are a critical element of the streetscape environment. Appropriate tree species selection, location and design will ensure the health of trees, enhance the character of the streetscape, and maximize public and private investment.

Street trees typically include trees planted within the public right-of-way; however, street trees could include trees planted in the front yard in corridors where space within the right-of-way is limited and building setbacks are greater (e.g., Jersey Street, Park Street). Street trees in rights-of-way should be planted in sidewalks with tree grates (minimum size of four (4) feet by (4) four feet) or other treatment, or between sidewalks and streets where planting strips of sufficient width exists.

Figure 2.42: Street Tree Streetscape Examples
Figure 2.42.A (Source: a2dda.org)



Figure 2.42.B (Source: permatill.com)



Figure 2.42.C (Source: www.terrafirmalandarch.com)



When designing a new or renovating an existing street, utilities and other elements should be relocated where feasible to establish regular tree spacing.

C. Abutting Street / Public Spaces: This landscaping area generally includes a space measured from the public right-of-way to the building facade. This area could include spaces identified as public spaces (see [Figure 2.15: Example Public Spaces](#)). General standards for lot or foundation plantings, as currently established by the City's zoning ordinance, do not address the nature of development envisioned in this sub-district (with the exception of single-family detached uses in the Penn Street Corridor).

The lack of yards and increase in impervious surfaces requires the primary focus for landscaping to be within the area immediately abutting the street, where the highest pedestrian activity will occur. This area should be landscaped with vegetation and/or hardscaped. If hardscaped, then window or ground planters should be considered to enhance the building's facade and soften the streetscape. The density of trees and flowers or shrubs will depend on the setback of the building from the street, as generally illustrated in the following exhibits.

Figure 2.43: Example Landscaping
for Buildings less than 10' from Right-of-Way
Figure 2.43.A (Source: destinationmainstreet.com)



Figure 2.43.B (Source: Department Photo)



Figure 2.43.C (Source: lotsafunmaps.com)



Figure 2.44: Example Landscaping
for Buildings 10' to 20' from Right-of-Way
Figure 2.44.A (Source: Department Photo)



Figure 2.44.B (Source: Department Photo)



Figure 2.45: Example Landscaping
for Buildings Greater than 20' from Right-of-Way
Figure 2.45.A (Source: Department Photo)



Figure 2.45.B (Source: Department Photo)



In general, these spaces abutting the right-of-way should be enhanced with natural vegetation to the reasonable extent possible to ensure best practices for the plantings health, while also maximizing the “curb appeal” and streetscape character of the various sub-areas. The building placement will dictate whether a lawn or hardscape is more appropriate.

- D. Off-Street Parking:** Surface parking areas require greater sensitivity when located along streets to aesthetically soften and to separate from pedestrian activity (see also [Figure 2.37: Surface Parking Treatment](#)).

Figure 2.46: Additional Surface Parking Treatment
Figure 2.46.A (Source: phila.gov)



Figure 2.46.B (Source: Department Photo)



The City's existing perimeter and interior parking area landscaping requirements should be applied. It may be appropriate to reduce interior parking area landscaping requirements for parking areas surrounded by buildings. It is also appropriate for perimeter parking area plantings to be enhanced and supplemented with fences or walls.

E. Landscape Buffers: In general, landscape buffers should not be required in this sub-district due to the nature of the intended mix of uses. There may, however, be instances where buffering is appropriate adjacent to existing neighborhoods (e.g., Grassy Branch Quadrant). Additionally, there may be instances where more intense aspects of a use (e.g., outdoor dining) may require screening (e.g., walls, fences, landscaping) to minimize its impact on adjacent uses.

F. Stormwater Management: The design of landscaped areas should consider including appropriate conditions for improved stormwater detention and infiltration and low impact development opportunities (see [Figure 2.47: Example Low Impact Design](#)).

Figure 2.47: Example Low Impact Design
Figure 2.47.A (Source: urbanlandscapes.info)



Figure 2.47.B (Source: Department Photo)



Figure 2.47.C (Source: www.seattle.gov)



Figure 2.47.D (Source: Department Photo)



SIGNAGE STANDARDS

The City's existing sign ordinance is generally conventional for a suburban community. The existing sign standards allow wall signs and ground signs in this sub-district (if the ground sign is located a minimum of five (5) feet from the right-of-way and setback the applicable zoning district's setback for the side and rear lot lines). In addition, the existing sign ordinance permits projecting signs in some areas of the sub-district.

The existing zoning ordinance sign standards for multi-story, mixed use or multi-tenant buildings primarily anticipate these buildings in corporate or business parks and shopping centers, not necessarily in downtown. In addition, the existing design standards in the zoning ordinance are not as restrictive as may be desired (e.g., lighting, materials) and the standards are primarily intended for vehicular traffic without an emphasis on pedestrian traffic (e.g., size and location restrictions).

This sub-district is intended to be an area of high pedestrian activity with buildings of pedestrian scale and architectural interest. This intent is important when considering the use of signs, both permanent and temporary, to ensure the pedestrian experience is enhanced and the need to identify a use is balanced with the character of the building's architecture and streetscape.

Signs that are uniquely designed and placed with respect to the pedestrian-orientation and building's architecture can positively contribute to the character of the streetscape and the pedestrian's experience in this sub-district.

As a result, the following should be considered when alternative sign standards are proposed (e.g., variance, PUD District) within this sub-district:

A. General Guidelines:

1. Signs should be primarily oriented and scaled to the pedestrian.
2. Sign colors, materials and lighting should be restrained and harmonious with the building architecture.
3. Signs should be compatible with adjacent signs and should not compete for attention (such as using excessively bright colors or disproportionately sized letters).

4. Businesses located in alleys, courtyards or arcades, and without a primary customer entrance from the street, should be permitted to be identified from the street.
5. Signs should be durable, well-designed and act as unique expressions of the business.
6. Street numbers should be prominently displayed at the main entrance to every business, and be clearly visible from the street or alley.
7. Electronic signs should be prohibited.

B. Wall Signs:

1. Due to the pedestrian nature, projecting raceways or pins that cause a wall sign to protrude from the wall should not be permitted. Channel letters may be flush-mounted to the building.
2. Wall sign sizes should be limited to allow for the permitted sign area to be distributed for awning or projecting/blade signs.
3. Sign heights and sign area should be limited to a pedestrian scale (e.g., 18" or 24").
4. Internally illuminated signs are not preferred; but rather externally lit with decorative (e.g., gooseneck) light fixtures.

Figure 2.48: Example Wall / Blade / Awning Signs

Figure 2.48.A (Source: hammerworks.com)



Figure 2.48.B (Source: Department Photo)



Figure 2.48.C (Source: Department Photo)



Figure 2.48.D (Source: viewpointsign.com)



Figure 2.48.E (Source: redirectionsigndesign.com)



C. Ground Signs: Ground signs should not be permitted within the Main Street Corridor or the Grand Junction Plaza Block. Ground signs within other sub-areas are not preferred, but should only be permitted with the following guidelines:

1. Ground signs should only be permitted for single-tenant buildings with a front yard setback in excess of twenty (20) feet.
2. The design of ground signs should be unique to the business and match the style and materials of the corresponding building.

3. Other alternative types of signs do not provide adequate identification from the street.
4. The scale and location of ground sign complements the building and adjacent properties.
5. Landscaping is integrated with the sign to soften its appearance and not create a site or visual obstruction.
6. Ground signs should not be internally illuminated or back lit.

Figure 2.49: Example Ground Signs

Figure 2.49.A (Source: Department Photos)



Figure 2.49.B (Source: Department Photos)



Figure 2.49.C (Source: Department Photo (left))



(Source: architectural-lighting-and-sign-ideas.blogspot.com (right))

D. Projecting Signs: Projecting or blade signs is the preferred sign type for this sub-district. Projecting signs should be positioned along the first floor level of the facade. Projecting signs may take on their own special shape, or create their own symbol within the overall facade design.

*Figure 2.50: Example Projecting Signs
(Source: Department Photo)*



E. Window Signs / Displays: Window signs and displays are an important aspect to engaging pedestrians along the streetscape; however, if done poorly can negatively contribute to the intended character. The following should apply.

1. Window graphics and displays should be tasteful and minimal, and designed to be pedestrian friendly.
2. Window graphics should use high quality, durable materials to prevent flaking and fading.
3. Window graphics should reinforce the identification of the store, and not compete with wall signs or distract from the business.
4. Illuminated window signs are discouraged. Signs such as “open” that are less than four (4) square feet in sign area are appropriate to allow.
5. Window graphics and displays should create an open and inviting appearance and express the nature or “personality” of the business without obscuring visibility.
6. Merchandise may be displayed but should not be stacked in the windows for storage, resulting in

visual clutter.

7. Flashing or moving signs visible from the street through or on windows should not be permitted.

*Figure 2.51: Example Window Signs / Displays
Figure 2.51.A (Source: archinect.net)*



Figure 2.51.B (Source: shelf-awareness.com)



Figure 2.51.C (Source: designsalononline.com)



Figure 2.51.D (Source: mcnallyjackson.com)



LIGHTING STANDARDS

The City's zoning standards for lighting (Article 6.9 of the Unified Development Ordinance) should generally be applied within this sub-district, except as noted below.

Street lighting should be provided as part of all projects, on both sides of the street when possible, and spaced approximately one hundred (100) feet apart, and be of a decorative design as established by the City. Light poles should not obstruct pedestrian circulation.

Figure 2.52: Example Street Lights

Figure 2.52.A (Source: panaramio.com)(left)

(Source: valmontstructures.com)(right)



Lighting of the building or site should be designed so that light is not directed off the site and the light source is shielded from direct offsite viewing. It is anticipated that exterior lighting will overflow to adjacent properties and rights-of-way; however, for any use abutting single-family residential uses, illumination levels should not exceed 0.5 foot candles at the property line (in accordance with the Unified Development Ordinance). The minimum amount of light possible for lighting sidewalks should be used to not wash out building facades but still maintain a safe environment.

Decorative exterior lighting is encouraged, but fixtures should be architecturally integrated with the building style, material and color. Fixtures should not obscure any building ornamentation. Rooftop lighting should be prohibited. All exterior architectural, display, decorative and sign lighting should be generated from concealed, low level fixtures.

Figure 2.52.B (Source: Department Photo)



The maximum height of light poles in parking areas should not exceed twenty-five (25) feet, in accordance with the Unified Development Ordinance; however, when light poles abut or are within ninety (90) feet of single family residential uses, then the height should not exceed fifteen (15) feet.

Figure 2.53: Example Decorative Fixtures

Figure 2.53.A (Source: kiterealty.com)



Figure 2.53.B (Source: cornerbakerycafe.com)



GENERAL DESIGN REQUIREMENTS

The following guidelines apply to all Sub-District Sub-Areas.

A. Franchise and Prototype Architecture:

Buildings that are stylized in an attempt to use the building itself as advertising or is contractually required as a standardized or prototype building by a use as a formula from or for another location should be prohibited, particularly where the proposed architecture is the result of corporate or franchise architecture.

B. General Architecture:

1. Street Level Architecture: The street level of a building should be designed with architecture that engages the street/sidewalk in a contextually appropriate manner, and integrates the building and landscape architecture.

2. Pedestrian Scale:

- a. Pedestrian scale detailing should be incorporated on the front facade of all buildings.
- b. Particularly, the street level of building facades should incorporate a higher level of visual interest and richer architectural detailing.
- c. Overall façade composition should break the building down into smaller distinct portions to provide a small-scale impression.

3. Building Composition:

- a. Building design elements should include an expression of a building base, a middle, and a top with articulated elements at the top of the first floor and the top of the building, as further described herein.
- b. The composition of all floors should be coordinated, which will usually be indicated by the alignment of upper floor windows and other features with openings and features of the first floor.

4. Mechanical and Electrical Elements:

Elements such as meter boxes, utility conduits, transformers, roof projections such as vent and exhaust pipes, basement window enclosures, and other mechanical systems should be designed and located so as to minimize their visibility and visual impact from rights-of-way and important view corridors.

C. Building Materials:

1. Existing Buildings: Existing buildings include a variety of shake shingles, clapboard siding, vinyl siding, brick and stone. Renovations of existing buildings should include materials that include and complement the existing building.

2. Permitted Materials: New buildings should be faced with authentic natural materials such as wood, brick, and stone. Highly reflective materials, exterior insulation finishing systems (EIFS), vinyl siding, and concrete block should not be permitted. Precast is not preferred, though with attention to finishes and jointing, it could be considered appropriate.

3. Alternate Materials: The limited use of alternate materials (e.g., synthetic materials, fiber cement siding, vinyl siding, or other modern materials) as a secondary exterior building material may be appropriate on a case by case basis if used in the same way as traditional materials, and is consistent with an intended historical architectural style (e.g., shape, size, profile, texture matching the historical practice when these elements were used).

4. Durability: Building materials should be selected for longterm durability and minimal maintenance requirements, particularly at pedestrian levels. Less durable materials (e.g., stucco, fiber cement siding) should only be used above the first story.

5. Material Variation: The building material selection for all building facades should be supplemented with multiple colors and multiple textures (e.g., rough, smooth, striated, etc.).

6. Material Transitions: If material changes are proposed, then they should generally occur

at corners, changes of exterior planes, or be delineated by a specific horizontal transitional detail such as pronounced belt course or substantial reveal. The heavier material should always be placed beneath the lighter material.

7. **Trim Details:** Close attention should be paid to trim details such as corner beads, window and door trim, soffits and eaves, and accent surfaces to ensure a correct match to traditional wood.

D. Four-sided Architecture: All building facades should be constructed with the same building material quality and level of architectural detail (e.g., window number, type, and placement; trim; ornamentation) on all building facades (e.g., 360 degree architecture). Exemptions could be considered for facades along alleys or when zero-lot lines exist.

E. Building Orientation:

1. All principal buildings should face a street, with a primary entrance readily apparent as a prominent architectural feature visible from the street.
2. The front facade should provide relief for windows and surrounds, storefronts, doors and features such as coursing, pilasters and lintels.
3. When applicable, retail storefronts should be oriented along the street facade of the first floor, except for pedestrian entrances to parking areas or trails, or small entrance lobbies for upper floors.
4. Buildings should be sited so that service activities (i.e. loading docks, garages and dumpster enclosures) are not adjacent to the street or a trail. When a lot configuration requires such activities from a street, these components should be architecturally integrated into the design of the façade and screened.

F. Building Entrances:

1. Entrances should include a functional overhead weather protection such as porches, awnings or building recesses.
2. Awnings should complement the building's architectural style, material, colors and details, and be of a non-reflective material (metal or

aluminum awnings should be prohibited). Awnings should not be internally illuminated.

3. Doors and entryways should follow a traditional storefront design (usually recessed) and should be compatible with the architectural style of the structure. Other traditional elements include bulkheads, window displays and transom windows.
4. Entrances should be defined and articulated by architectural elements such as lintels, pediments, pilasters, columns, and other design elements appropriate to the architectural style and details of the building as a whole.
5. Building entrances should be transparent and well lit at night for the pedestrian.

G. Foundations: Exposed foundations should be covered with masonry materials (e.g., limestone, granite, fieldstone) or architectural concrete that matches a color and texture that is historically consistent with the building's architectural style.

H. Windows:

1. General Design:

- a. All window designs should be compatible with the style, materials, color, details and proportion of the building and desired pedestrian scale.
- b. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows should be consistent with and complementary to the architectural style of the building.
- c. When a window design has been selected for a building, then the same design should be used on all facades. Use of other window designs as accents may be appropriate if consistent with the architectural style of the building.

2. **Window Trim:** Window trim and other architectural design elements designed to accent the windows should be on all windows (e.g.,

shutters, keystones, masonry arches, awnings, decorative stone frames, masonry row-lock frames, or other such trim).

3. **Shutters:** When shutters are used, they do not necessarily need to be used on all elevations. Shutters should be solid-paneled or louvered and they should be sized and mounted in a way that gives the appearance of operability and full coverage of the window.
4. **Window Materials:** Window frames should be made of wood and may have either vinyl or aluminum cladding on the exterior.

I. Roof Design:

1. **Pitched Roofs:** Pitched roofs should have:
 - a. Minimum pitch of 5 (vertical units): 12 (horizontal units).
 - b. Three (3) or more roof slope planes.
 - c. High quality roofing materials such as natural clay tiles, slate, concrete tiles (with natural texture and color), wood shakes or shingles (with adequate fire protection), three-dimensional asphalt or fiberglass shingles.
2. **Flat Roofs:** Flat roofs should be:
 - a. Edged by a parapet wall with a distinct, three-dimensional cornice or molding.
 - b. Fully integrated into the architectural design of the building both below and above the roofline to create a seamless design transition (e.g., it should not be readily evident what portion of the wall extends above the roof line).
 - c. The rear of parapet walls should not be visible from the street level and should be designed with color, material and/or ornamentation that matches the front elevation.
3. **Pedestrian Weather Protection:** Roof design should incorporate measures to prevent falling snow or ice onto pedestrian areas.

- J. **Gutters and Downspouts:** Should be visually integrated with the architectural style of the structure. The color of gutters and downspouts should be selected to complement or to be consistent with the building materials.

K. Highly-Visible Buildings:

1. Corner buildings should have a strong corner presence by defining the street intersection with distinctive architectural features such as tower elements, rounded walls, recessed entries or other design features.
2. Building corners should be treated with distinct massing and materials to heighten the sense of pedestrian visual interest.
3. Entrances, large windows with transparency, balconies, terraces and special rooms should be incorporated to take advantage of the important corner views.
4. Buildings located at visual focal points should demonstrate a higher degree of architectural strength to emphasize their location and important view corridors.

L. Walls and Fences:

1. The design of fencing, sound walls, trash enclosures and similar site elements should replicate the architecture of the primary building in construction material and detailing.
2. Low, wrought iron fences and stone or brick walls no taller than thirty (30) inches should be permitted in the established front yard to further define the streetscape.
3. Wrought iron, shadow box wood fences, or other approved fence, or brick or stone walls up to six (6) feet tall should only be permitted in side and rear yards.
4. Chain link fencing should not be permitted.

- M. **Accessory Buildings:** If accessory buildings are necessary, then they should be architecturally compatible with the principal building and otherwise comply with the Unified Development Ordinance.

N. Adaptive Reuse:

1. **General:** The conversion of a building to a new use that is different from that which its original design reflects should be done in a way that enhances the existing building while minimizing the negative changes to the building's features.
2. **General Site Improvements:** A property proposed to be adaptively reused should be improved to ensure that any facade and/or yard that abuts a right-of-way enhances the streetscape and engages the pedestrian from the street. Such improvements should include, but are not limited to: installing a sidewalk; creating a prominent entrance; incorporating landscaping and hardscaped areas.
3. **Access:** No new driveways or curb cuts onto streets should be permitted. Driveways or curb cuts onto streets are deemed undesirable because driveways:
 - ▶ Increase the likelihood of pedestrian and bicycle accidents with automobiles.
 - ▶ Interrupt the continuity-frontage of buildings.
 - ▶ Decrease the ability to provide desired on-street parking.
 - ▶ Decrease the ability to provide desired streetscaping (e.g., sidewalks, landscaping, furniture).

In general, access to private property should be via an alley as opposed to a private curb cut. As properties are redeveloped, curb cuts should be eliminated unless otherwise deemed appropriate for vehicular circulation (e.g., access, parking, deliveries).

4. Rehabilitations / Additions:

- a. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize an existing structure should be preserved, enhanced and replicated as appropriate.
- b. Additions should be compatible in scale, materials, and character with the main building.
- c. Additions should not damage or obscure architectural details and materials of the main building.
- d. Alterations that remove porches, original windows or doors, or other notable features should be avoided.
5. **Yards:** Existing yards and setbacks which do not meet the current zoning requirements or the guidelines of this addendum should continue to be permitted, provided any proposed improvements do not further encroach into the regulated yards.
6. **Development Plan Review:** An administrative development plan review process should be required and implemented when residential structures are converted to non-residential uses to ensure compatibility and compliance with applicable standards.

- O. **Minimum Living Area:** Except as otherwise set forth herein, a general guideline for the minimum living area (as defined by the Unified Development Ordinance) of a residential dwelling unit within this sub-district should be seven hundred (700) square feet per dwelling unit.

PARK STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. **Frontage:** No minimum or maximum.
2. **Lot Size:** No minimum or maximum.
3. **Building Height:** Minimum of two stories. Maximum of three stories.
4. **Building Size:** No minimum or maximum size; however, to maintain and enhance the desired character of the corridor, a single use or tenant should not exceed two (2) tenants or five thousand (5,000) square feet per building.
5. **Front Setback / Build-to Line:** Minimum of twenty (20) feet, subject to recorded easements. Maximum of forty (40) feet. New buildings should be sited in consideration to adjacent lots.
6. **Side & Rear Setbacks:** Minimum building separation of twenty (20) feet. Minimum rear yard setback of ten (10) feet. Minimum twenty-five (25) feet abutting Midland Trace Trail.

B. Architectural Design:

1. **Roofs:** Flat roofs should not be permitted. Pitched, flat, gambrel or mansard roof are appropriate.
2. **Alternate Materials:** The use of alternate materials (i.e. synthetic materials, fiber cement siding, or other modern materials) is appropriate in this sub-area if consistent with existing buildings.
3. **Architectural Theme:**
 - a. The design of a new infill building or renovation/addition of an existing building should be designed to look appropriate and compatible with surrounding buildings.
 - b. Sensitivity should be given to the character of the building in relation to the corridor and adjacent buildings.

PENN STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. **Frontage:** Minimum lot frontage of forty (40) feet, or fifty (50) feet for corner lots.
2. **Lot Size:** Minimum four thousand (4,000) square feet.
3. **Building Height:** Minimum of two stories. Maximum of three stories.
4. **Building Size:** Buildings should have a minimum first floor footprint of one thousand (1,000) square feet. No maximum.
5. **Minimum Living Area:** One thousand and five hundred (1,500) square feet.
6. **Front Setback / Build-to Line:** Minimum of ten (10) feet, subject to recorded easements. Maximum of twenty (20) feet. New buildings should be sited in consideration to adjacent lots using the average of adjacent buildings. Porches may encroach into this setback, subject to recorded easements.
7. **Side & Rear Setbacks:** Minimum side yard setback of eight (8) feet. Minimum rear yard setback of ten (10) feet.

B. Architectural Design:

1. **Building Entrances:**
 - a. The front door of the main unit should face Penn Street with the front facade of the building parallel to Penn Street.
 - b. All buildings should incorporate a prominent front porch with a minimum depth of four (4) feet and size of thirty-six (36) square feet.
 - c. Porches on homes on corner lots should wrap around the corner facing the intersecting street and should extend a minimum of six (6) feet facing the intersecting street.

2. Roofs:

- a. Flat roofs should not be permitted. Pitched, flat, gambrel or mansard roof are appropriate.
- b. Minimum roof overhangs should be twelve (12) inches.
- c. Minimum roof pitch of the main roof structure of the primary building should be 7:12.

3. Driveways & Garages: Driveways and garages should be rear loaded (e.g., accessed from an alley) and should not be permitted to be located directly on or visible from Penn Street. If a lot is not accessible by an alley, then a front load garage may be appropriate if setback a minimum of twenty (20) feet behind the primary front elevation.

4. Preferred Materials: New buildings should primarily be faced with brick, stone or fiber cement siding and trimmed in stone, contrasting brick, stucco, wood, or wood composite. Exposed surfaces of chimneys should be masonry.

5. Alternate Materials: The use of alternate materials (i.e. synthetic materials, fiber cement siding, or other modern materials) is appropriate in this sub-area if consistent with existing buildings.

6. Windows: Each building should have a minimum of two (2) windows per floor per facade. Where architecturally appropriate, buildings should incorporate dormers, bay windows, or palladian or venetian style windows.

7. Example Character: [Figure 2.5: Existing Penn Street Corridor Examples](#) and [Figure 2.13: Example Detached Residential](#) includes examples of buildings that illustratively represent the intended quality and character of this sub-area.

MAIN STREET CORRIDOR DESIGN REQUIREMENTS

A. Development Standards:

1. Building Frontage: A building should occupy a minimum of seventy percent (70%) of the lot's frontage. Exceptions may be appropriate for buildings on lots with one hundred and twenty (120) feet or less of frontage provided the building still occupies the maximum frontage possible exclusive of driveways, sidewalks and landscape areas.

2. Lot Size: No minimum or maximum; however, traditional suburban outlots (e.g., single use lot, single story structure, parking area between street and building) should not be permitted.

3. Building Height: The minimum building height should generally be three (3) stories in this sub-area. It is expected that buildings near the intersection of Main Street and Union Street or in the Grand Junction Plaza Block (collectively, the "core") will be a minimum of three (3) to six (6) stories. A minimum building height of two (2) usable stories and thirty-four (34) feet is appropriate for buildings away from the core or for secondary or tiered sections of a taller building.

4. Minimum Ground Floor Height: Minimum of sixteen (16) feet ground floor-to-second floor height at the sidewalk level in order to allow conversions of commercial, retail, or other active uses. Adequate ventilation, mechanical and electrical equipment should be provided, or allowance for future conversion/expansion to a variety of tenant uses, such as a retail store or restaurant.

5. Minimum Ground Floor Building Depth: Along streets where retail is permitted, a minimum building depth of fifty (50) feet (from storefront to back of tenant space) should be provided for commercial tenant space to ensure functional viability.

6. Building Size: Minimum building footprint should be eight thousand (8,000) square feet.

The third and higher floor(s) should be at least fifty percent (50%) the size of the building footprint and oriented to the front of the building such that its front facade is equal to that of the first floor.

7. **Front Setback / Build-to Line:** The minimum should be zero (0) feet, subject to recorded easements. The maximum should be ten (10) feet; however, up to seventy-percent (70%) of the front façade may be recessed for entrances and outdoor seating; however, no entrance should be recessed more than ten (10) feet.
8. **Side & Rear Setbacks:** There should be no minimum side or rear setbacks; however, walkways to rear parking should be a minimum of six (6) feet wide.

B. Architectural Design: It is not the intent of this addendum to encourage one specific architectural theme or limit architectural styles. Variations in architectural designs, materials and textures are encouraged. As a result, other well executed quality materials and architectural styles that are not otherwise supported by this addendum may be considered.

1. **Preferred Materials:** New buildings should primarily be faced with brick or stone and trimmed (consisting of less than fifteen percent (15%) of the facade) in contrasting stone, brick, stucco, wood, metal, or precast concrete.
2. **Building Facades:** Building façades should provide relief by windows and surrounds, storefronts, doors, and features such as special brick coursing, pilasters and lintels.
3. **Building Massing:** Buildings in this sub-area are anticipated to occur in continuous rows, sharing party walls and with a continuous sequence of storefronts along the sidewalk; however, large massed blocks should be visually “broken up” into a series of smaller masses appropriate for the pedestrian-scale.

In general, continuous front façades more than fifty (50) feet in length should be designed with vertical offsets at intervals which evenly divide the façade into halves, thirds, or quarters, etc., or

designed at intervals not less than fifty (50) feet. Smaller massing could be accomplished with projections, recessions, or changes in building material or detailing.

4. **Pedestrian Passage:** Buildings with front facades, or facades that include multiple components sharing a common wall that create a single facade, greater than two hundred (200) feet in length should provide a pedestrian passage through the building with a minimum width of ten (10) feet.
5. **Building Base Design:** The base building facade is generally, depending on the overall height of the building, the lower facade from the ground to the beginning of the second story. It is approximately the lower twenty percent (20%) of the facade.
 - a. This portion of the facade is the most important part of the building as this is the facade that pedestrians will interact with at the ground level. As a result, this portion of building facade should be designed with architecture that engages the street/sidewalk in a contextually appropriate manner.
 - b. Pedestrian scale detailing should be incorporated along this portion of the facade by incorporating a higher level of visual interest and richer architectural detailing.
 - c. Overall façade composition should break the building down into smaller distinct portions to provide a small-scale impression.
 - d. The overall fenestration pattern should be vertically proportioned with columns or window mullions creating a rhythm. Window frames should be recessed or not otherwise flush with the exterior wall.
 - e. Overall window glazing of this portion of the facade should be a minimum of fifty percent (50%) consisting of non-reflective glass. Window displays, as addressed elsewhere herein, are encouraged.

- f. Retail, service, and other active uses that face a street or public space should have a minimum of sixty percent (60%) of the first floor facade (between three and eight feet above grade) consisting of non-reflective glass.

6. Building Middle Design: The middle building facade is the main mid-section of the facade, situated between the top building facade and base building facade.

- a. Fenestration should be organized to create a rhythmic pattern for the streetscape.
- b. Window frames should be recessed or not otherwise flush with the exterior wall.
- c. Overall window glazing should comprise a minimum of thirty percent (30%) of the facade but should not exceed seventy-five percent (75%).
- d. For buildings with residential uses, the window patterns should be generally vertical in proportion. Continuous horizontal strip windows should not be permitted.
- e. This portion of the facade may be flush with the base building facade or could be stepped back to provide a clear definition along the street.
- f. The massing, materials and colors of this portion of the facade should vary from the base building facade to create visual interest.
- g. Projections like balconies, bay windows, and horizontal or vertical shading devices should be incorporated to provide visual interest.

7. Building Top Design: The top, or upper building facade, includes approximately the top twenty percent (20%) of the facade.

- a. This portion of the facade could be flush with the middle portion of the building or could have discretionary setbacks to provide distinct definition along the street at the upper levels.
- b. Overall window glazing should comprise a minimum of thirty percent (30%) of the facade

but should not exceed seventy-five percent (75%).

- c. This portion of the facade provides the opportunity for building identity and visual interest against the sky with a distinct profile, materials and/or colors.
- d. Roof elements, such as pergolas or penthouse balconies should be integrated into the design.
- e. The roof line should be distinguished, as further described herein, with a cornice/parapet design and/or roof elements to create interest.
- f. Elements like terraces, balconies and pergolas, should be used to create interesting massing and relief from the building's facade.

8. Windows: Every facade with frontage on a street should have openings for windows in a pattern that suggests habitation, generally with a minimum of one (1) window per structural bay per floor. Blank, windowless walls should not be permitted.

GRAND JUNCTION PLAZA BLOCK DESIGN REQUIREMENTS

The design requirements of the Main Street Corridor shall also apply to this sub-area.

GRASSY BRANCH QUADRANT DESIGN REQUIREMENTS

This chapter (see page 23) establishes that land uses within this sub-area could include: higher density residential uses (e.g., apartments, townhouses); potential municipal uses; and, transitional uses that could include a blend of retail or restaurant uses, as supported by the market.

As a result, the design requirements for this sub-area should vary depending on the use, but in general, the following should apply:

- A. Multi-family Uses:** The Unified Development Ordinance standards (development and architectural) applicable to multi-family uses should generally apply.
- B. Mixed-Use Buildings:** The guidelines applicable to the Main Street Corridor should generally apply to mixed-use buildings or non-residential buildings with multiple stories or multiple tenants.
- C. Retail/Restaurant Uses:** The guidelines applicable to the Park Street corridor generally apply for single or two story buildings with single tenants.

TEMPLATE ORDINANCE

The template PUD District Ordinance found in “Exhibit A” on page 71 should be used for all new PUD District Ordinances.

- A. PUD Naming Convention:** Because there will likely be multiple PUD District Ordinances created for projects within this sub-district, it is highly desirable that a common and consistent naming convention be used for all projects within this sub-district. The following naming convention is suggested: “[Project Name] in the Junction PUD District”.
- B. Underlying Zoning:** As is true with every Planned Unit Development (“PUD”) District ordinance in the City of Westfield, any new PUD Ordinance within this sub-district will need to establish a base, underlying zoning district to serve as the foundation of the ordinance. Unless otherwise listed in the PUD Ordinance, the standards in a PUD District default to the Unified Development Ordinance. It is suggested that PUDs within this sub-district use the GB: General Business District (Article 4.16) as the underlying zoning district.
- C. State Highway 32 Overlay District:** The State Highway 32 Overlay District regulations of the UDO do not currently apply to downtown. Although many of the architectural standards of the overlay may be appropriate for consideration, this chapter incorporates all important Junction Sub-District-related issues that are regulated by the State Highway 32 Overlay District. As such, the State Highway 32 Overlay District regulations should not apply to this sub-district.

CHAPTER 3:

UNION SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

CHAPTER 4:

KENDALL SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

CHAPTER 5:

NEIGHBORHOOD SUB-DISTRICT

RESERVED FOR FUTURE USE

[PAGE INTENTIONALLY LEFT BLANK.]

EXHIBIT A

TEMPLATE PUD DISTRICT ORDINANCE

SEE FOLLOWING PAGES.



Petition Number: 2103-PUD-09

Project Name: Harmony PUD Amendment (Kiddie Academy – Monument Sign)

Subject Site Address: 1367 S. Waterleaf Drive (the “Property”)

Petitioner: Woodmont Westfield Ditch Academy LLC

Representative: American Structurepoint, Inc.

Request: Requests an amendment to the Harmony Planned Unit Development (PUD) District modifying the sign standards.

Current Zoning: Harmony PUD

Current Land Use: Vacant

Approximate Acreage: 1.35 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 21-09
4. Proposed Monument Sign
5. Project Narrative

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the February 8, 2021, City Council meeting. The petition will receive a public hearing at the March 1, 2021, Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: The Property is located at 1367 S. Waterleaf Drive, northwest of the intersection at 146th Street and Ditch Road (see [Exhibit 2](#)).

Property Description: The Property is zoned the Harmony PUD District ([Ordinance 12-14](#)). Council approved a PUD Amendment ([Ord. 16-12](#), 1606-PUD-07) for the Property at its meeting on October 10, 2016. The Property is currently going through a PUD amendment (Ord. 21-09, *pending*).



Definitions: Signage Exhibit – Kiddie Academy: The signage plan attached hereto as Exhibit B (see **Exhibit 4**).

Sign Standards: The standards of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

- Kiddie Academy:
 - o The Kiddie Academy shall be permitted signs in accordance with the Individual Non-Residential use and in general conformance with the included Exhibit B (see **Exhibit 4**).

COMPREHENSIVE PLAN

The Property falls within the New Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area. This area has already been zoned the Harmony PUD District and is located within the Mixed Use area of the PUD. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the March 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the February 8, 2021, Council meeting.



DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the March 1, 2021, Plan Commission Meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.



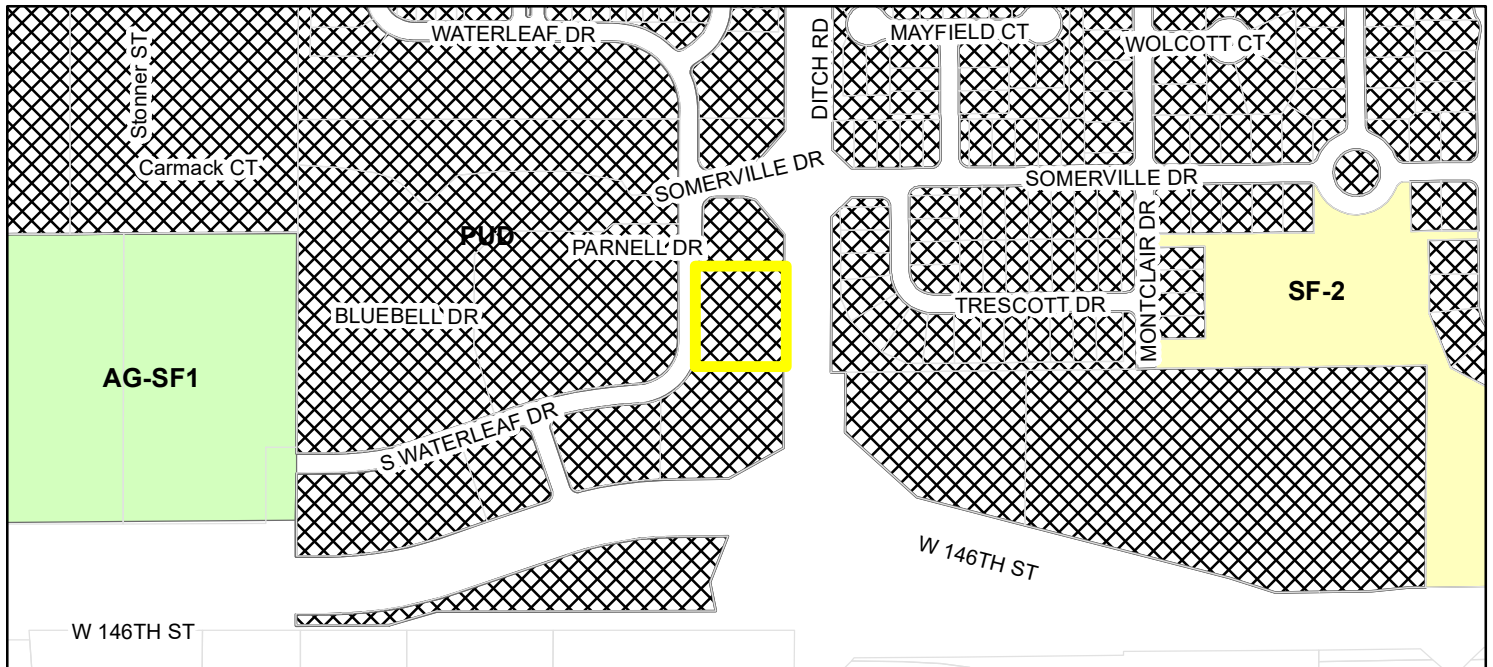
Property Location Map
1367 S. Waterleaf Drive
Planned Unit Development Amendment
2103-PUD-09



Aerial Location Map



Zoning Map



- Parcel **Zoning**
- Zoning - All**
-  AG-SF1 (Agriculture - Single Family - 1)
 -  PUD (Planned Unit Development)
 -  SF-2 (Single Family - 2)

ORDINANCE NUMBER 20-XX

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is an ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council enacted Ordinance No. 12-14, The Harmony Planned Unit Development District (the "Harmony PUD Ordinance") on January 14, 2013;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 20XX-PUD-XX**), requesting an amendment to the Harmony PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 20XX-PUD-XX** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (___-___) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____ 2021;

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 shall amend the Harmony PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Harmony PUD Ordinance; and (III) the provisions of the UDO, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance or the Harmony PUD Ordinance, as amended.

- 1.2 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.3 All provisions and representations of the (i) UDO or (ii) the Harmony PUD 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 or the Harmony PUD shall have the meanings ascribed to them in the UDO.

- 2.1 Signage Exhibit – Kiddie Academy: The signage plan attached hereto as **Exhibit B**

Section 8. **Sign Standards** The standards of the Harmony PUD Ordinance shall apply to the development of the Real Estate, except as otherwise modified below.

A. Kiddie Academy:

- a. The Kiddie Academy shall be permitted signs in accordance with the Individual Non-Residential Use and in general conformance with the included Exhibit B.

[Remainder of page intentionally left blank; signature page follows.]

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2020.
WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

Jake Gilbert

Jake Gilbert

Jake Gilbert

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Troy Patton

Troy Patton

Troy Patton

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE XX-XX** was delivered to the Mayor of Westfield on the
_____ day of _____, 2020, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 20-49**

this _____ day of _____, 2020.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 20-49**

this _____ day of _____, 2020.

J. Andrew Cook, Mayor

This document prepared by: Bradley Schrage
American Structurepoint, Inc.
9025 River Road, Suite 250, Indianapolis, IN 46240

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: Bradley Schrage

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

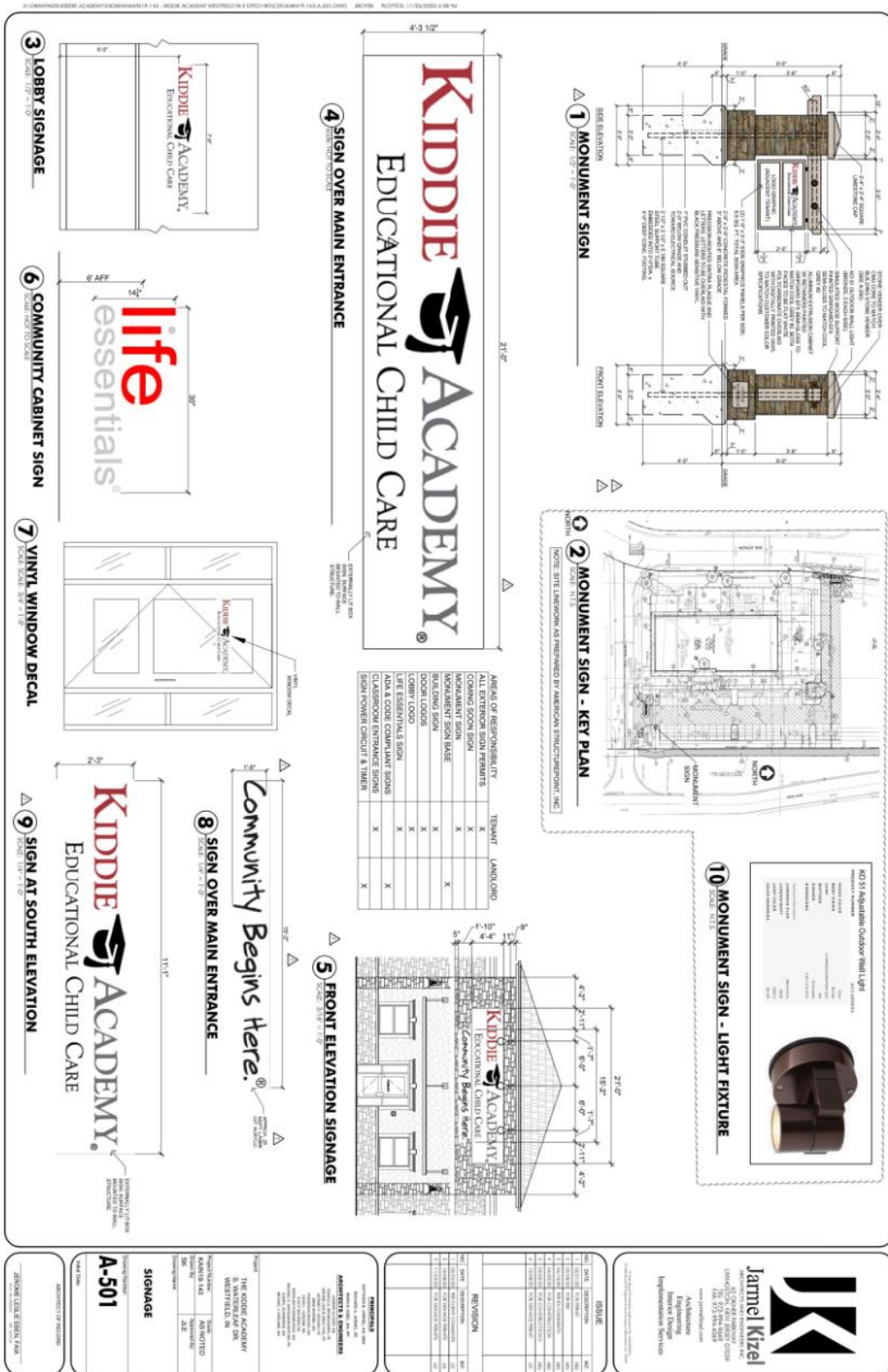
Exhibit B Signage Exhibit

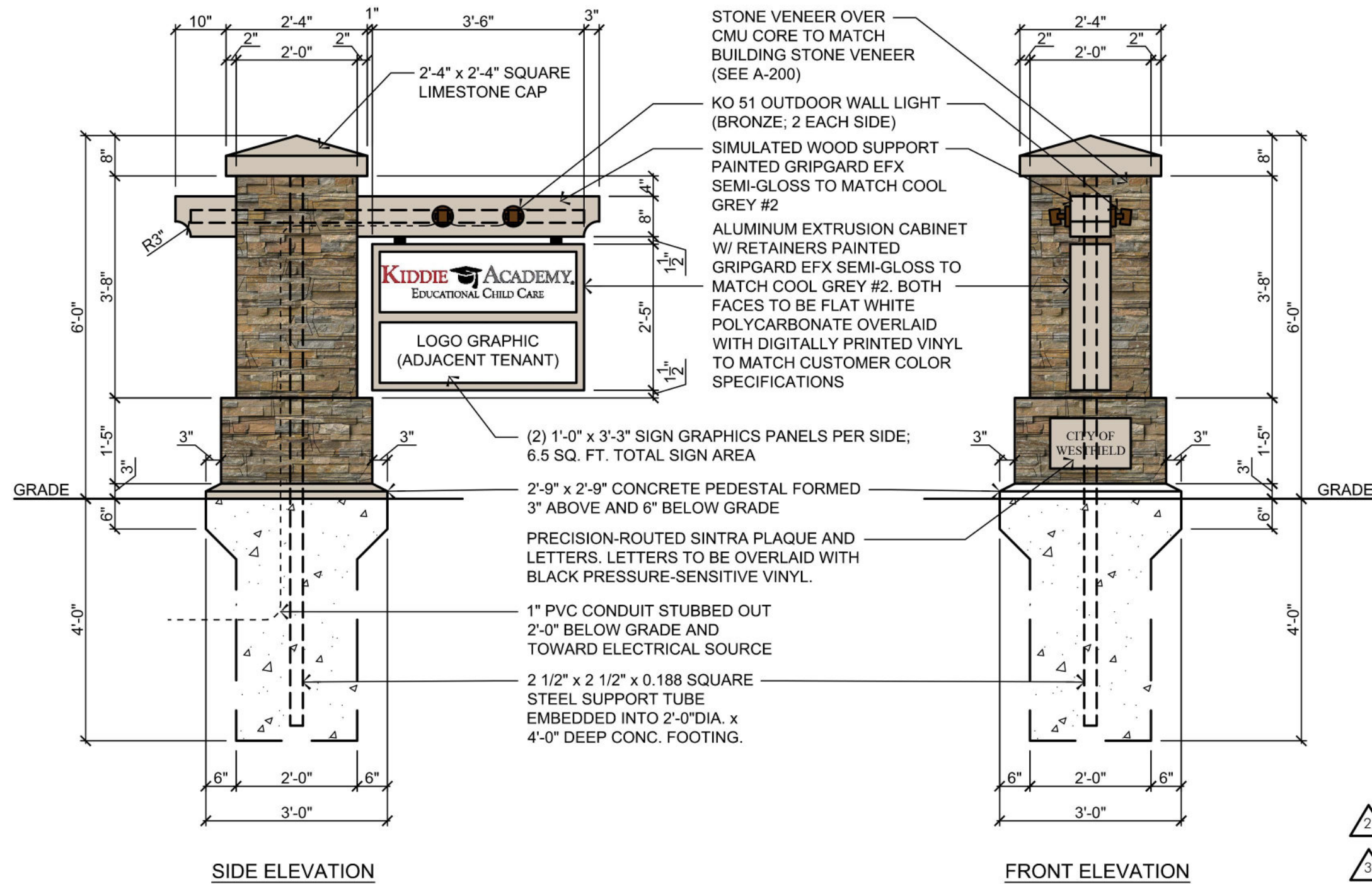
EXHIBIT A

REAL ESTATE

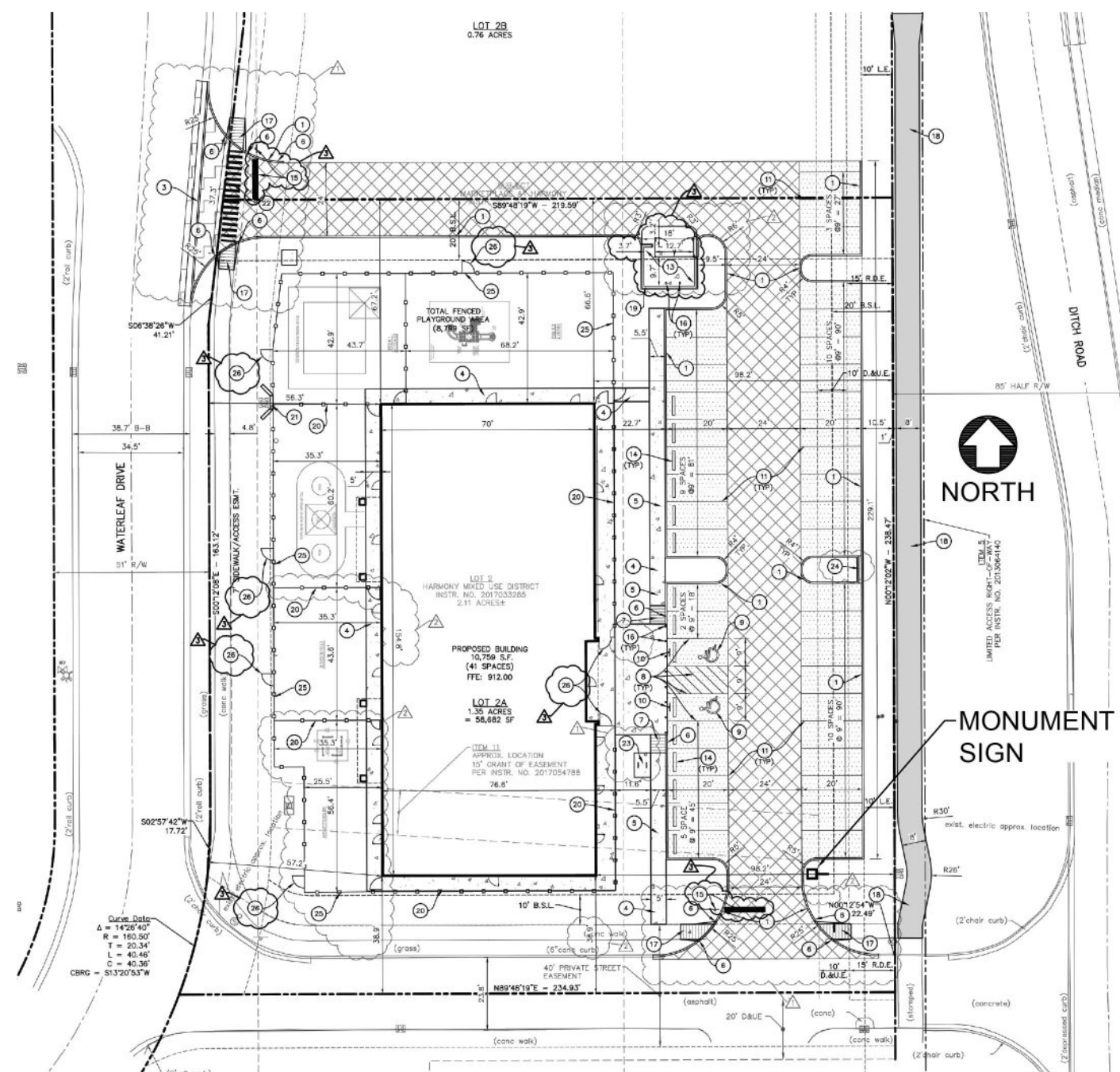
Lot 2A of the Secondary Plat for Harmony Mixed Use District recorded the 16th Day of September 2020 in the Office of the Recorder of Hamilton County.

Signage Exhibit





1 MONUMENT SIGN
SCALE: 1/2" = 1'-0"



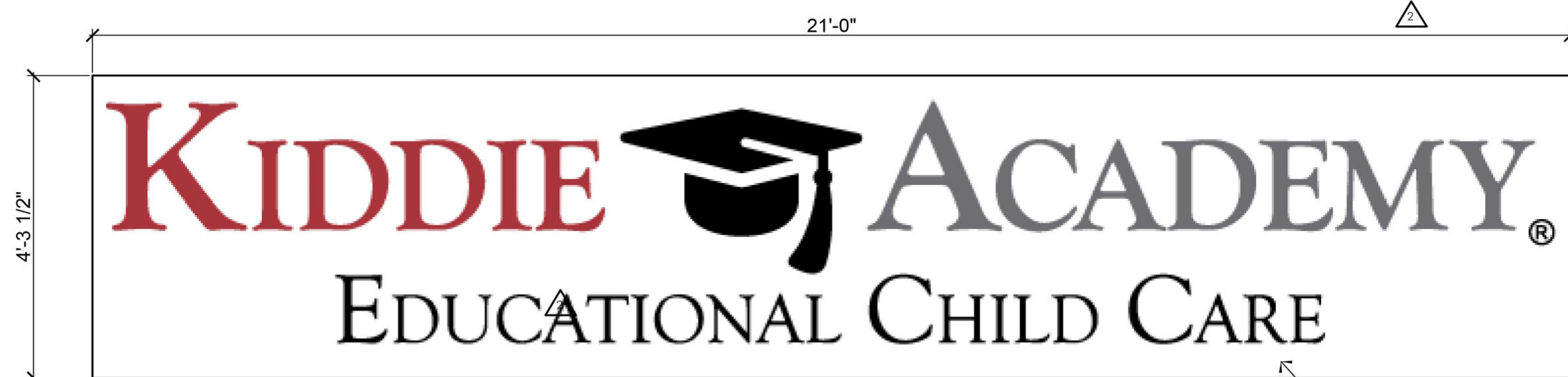
2 MONUMENT SIGN - KEY PLAN
SCALE: N.T.S.

NOTE: SITE LINEWORK AS PREPARED BY AMERICAN STRUCTUREPOINT, INC.

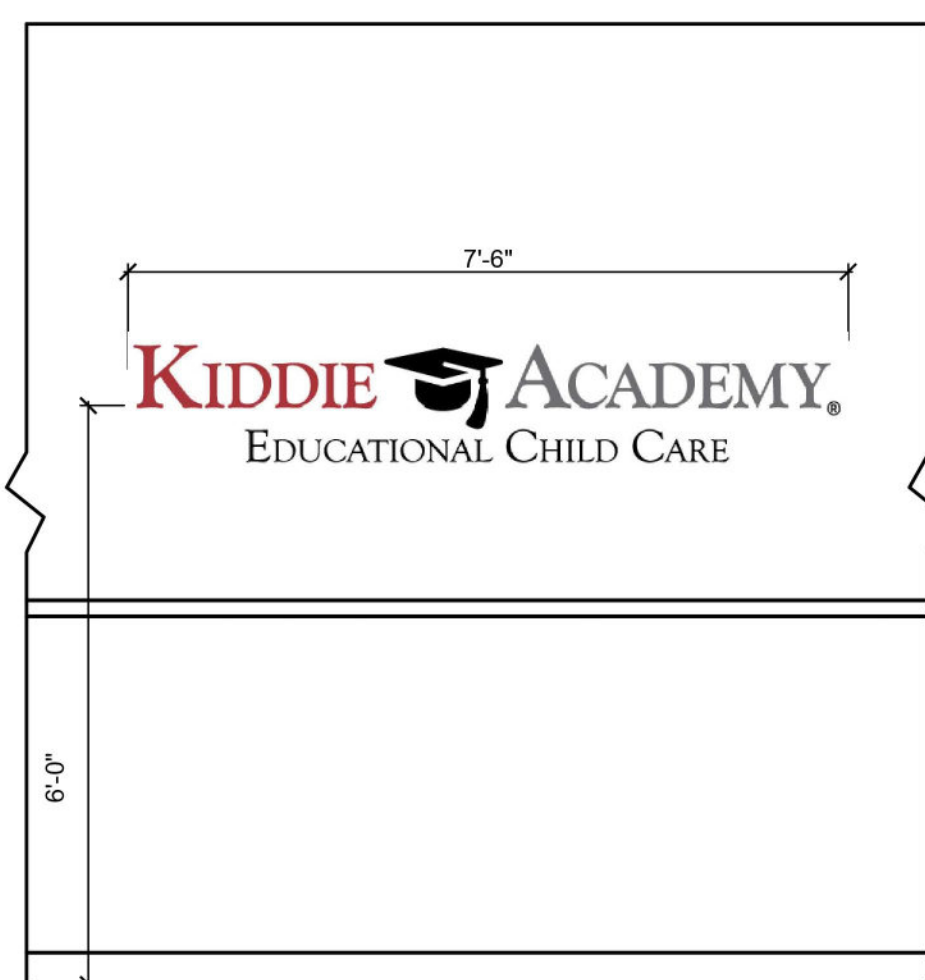


10 MONUMENT SIGN - LIGHT FIXTURE
SCALE: N.T.S.

AREAS OF RESPONSIBILITY	TENANT	LANDLORD
ALL EXTERIOR SIGN PERMITS	X	
COMING SOON SIGN	X	
MONUMENT SIGN	X	
MONUMENT SIGN BASE		X
BUILDING SIGN	X	
DOOR LOGOS	X	
LOBBY LOGO	X	
LIFE ESSENTIALS SIGN	X	
ADA & CODE COMPLIANT SIGNS		X
CLASSROOM ENTRANCE SIGNS	X	
SIGN POWER CIRCUIT & TIMER		X



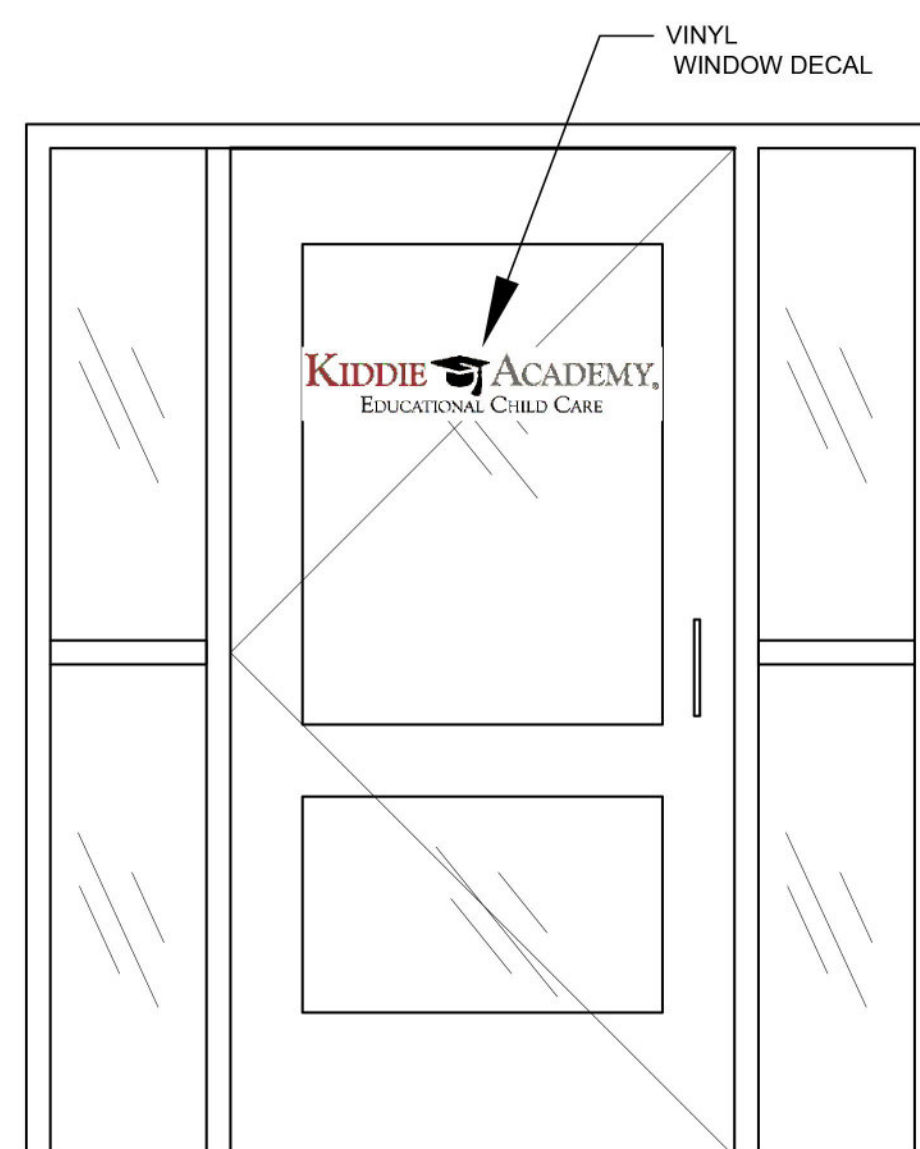
4 SIGN OVER MAIN ENTRANCE
SCALE: NOT TO SCALE



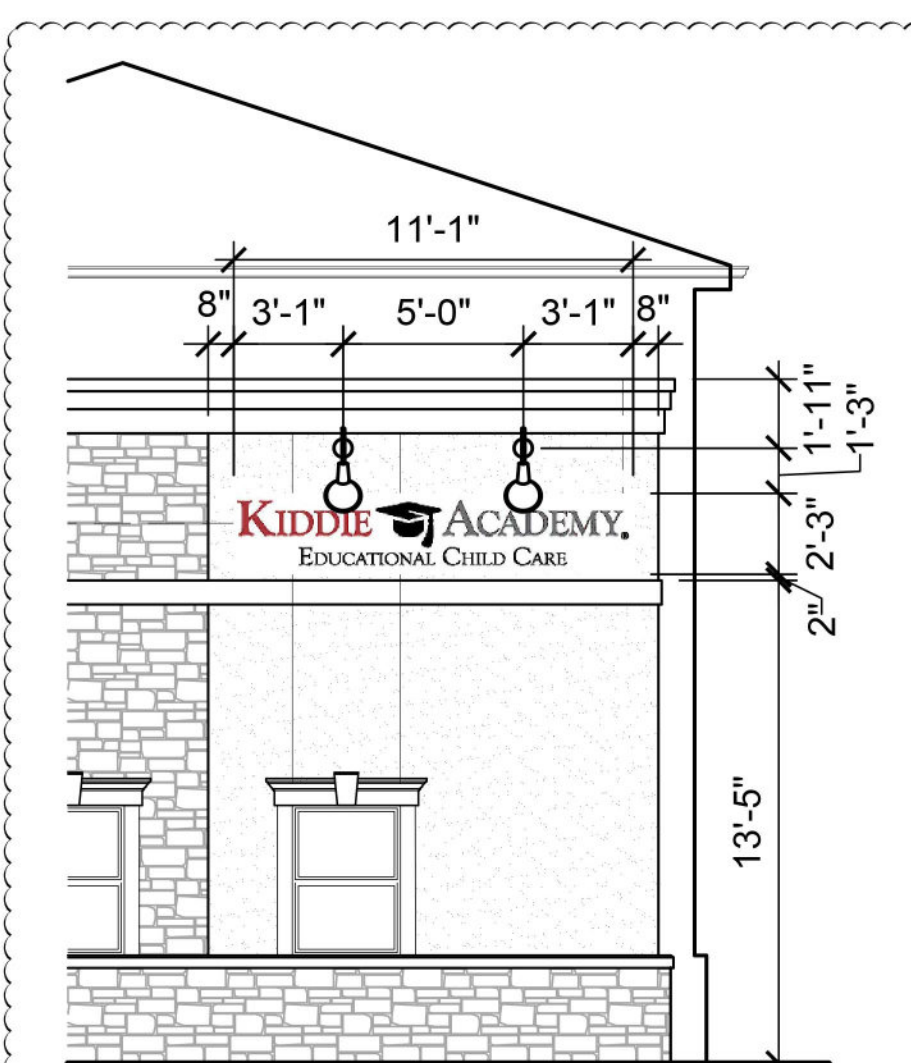
3 LOBBY SIGNAGE
SCALE: 1/2" = 1'-0"



6 COMMUNITY CABINET SIGN
SCALE: NOT TO SCALE



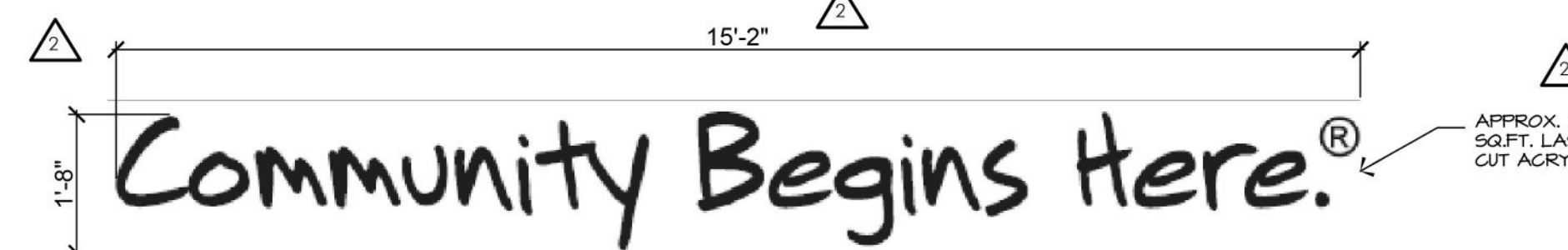
7 VINYL WINDOW DECAL
SCALE: SCALE: 3/4\"/>



11 SOUTH ELEVATION SIGNAGE
SCALE: 3/16\"/>



5 FRONT ELEVATION SIGNAGE
SCALE: 3/16\"/>



8 SIGN OVER MAIN ENTRANCE
SCALE: 1/4\"/>



9 SIGN AT SOUTH ELEVATION
SCALE: 1/4\"/>



Jarmel Kizel

ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069

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ISSUE

NO.	DATE	DESCRIPTION	INT.
1	02/21/20	FOR PERMIT	MBJ
2	02/28/20	FOR BID	MBJ
3	04/15/20	PER KA COMMENTS	MBJ
4	04/20/20	FOR CONSTRUCTION	MBJ
5	05/05/20	FOR CONSTRUCTION II	MBJ
6	10/08/20	FOR SIGNAGE PERMIT	JLE

REVISION

NO.	DATE	DESCRIPTION	INT.
1	02/25/20	PER CLIENT COMMENTS	JLE
2	10/08/20	FOR SIGNAGE PERMITS	JLE
3	11/25/20	FOR SIGNAGE PERMITS	JLE
4	01/29/21	FOR SIGNAGE PERMITS	JLE

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA

RICHARD A. JARMEL, PE

IRWIN H. KIZEL, AIA, PP

ARCHITECTS & ENGINEERS

JASMINE ALCAIDE, AIA

RONALD A. BROKENSHIRE, PE

JEROME LESLIE EBEN, FAIA, PP

GERARD P. GESARIO, PE

ANNA KHARINA, AIA

FREDERICK KINCAD, AIA

DAVID L. LESSENE, RA

STACY MULRAN, RA

KAROLINA PODKONCZYK, AIA

MICHAEL D. SAN BUENAVENTURA, PE

CHERYL SCHWEIKER, AIA

MICHAEL J. VORLAND, AIA

Project:

THE KIDDIE ACADEMY
S. WATERLEAF DR.
WESTFIELD, IN

Project Number:

KAIN19-143

Drawn By:

SK

Drawing Name:

SIGNAGE

Drawing Number:

A-501

Initial Date:

ARCHITECT OF RECORD

JEROME LESLIE EBEN, FAIA
IN LIC. AR 11800220 EXP. 12/31/21

PROJECT NARRATIVE STATEMENT

The project is located in the City of Westfield in Hamilton County, Indiana. The proposed project site is 1.35 acres located northwest of the intersection of 146th Street and Ditch Road within the Harmony PUD just north of the previously developed CVS parcel. The PUD Amendment addresses signage for the Kiddie Academy Parcel located on Lot 2B. It will allow for a standalone monument sign located just north of the access drive between the CVS and Kiddie Academy.

Pamela Howard

From: Kevin M. Todd, AICP
Sent: Thursday, February 25, 2021 2:42 PM
To: 'Russell Brown'; Pamela Howard
Cc: Chris Wilkes; Chris White (cwhite@sitesolutionsgroupllc.com); Smith, Chase
Subject: RE: Northpoint 2 PUD - 2008-PUD-09 - Continuance to April 19, 2021 Advisory Plan Commission

Mr. Brown,

Thank you for your message. This response serves as my approval of your request for a continuance of the Northpoint II PUD petition to the April 19, 2021 APC meeting.

If you need something more formal than an email response, or anything else additional regarding this matter, please let me know.

Thank you,

Kevin M. Todd, AICP | Director

Community Development | 2728 East 171st Street | Westfield,
IN 46074

ktodd@westfield.in.gov | 317-379-6467

[Need to send me a file over 25MB?](#)



SHOP & DINE LOCAL
westfieldwelcome.com

From: Russell Brown <rbrown@clarkquinnlaw.com>
Sent: Wednesday, February 24, 2021 3:54 PM
To: Kevin M. Todd, AICP <ktodd@westfield.in.gov>; Pamela Howard <phoward@westfield.in.gov>
Cc: Chris Wilkes <cwilkes@holladayproperties.com>; Chris White (cwhite@sitesolutionsgroupllc.com) <cwhite@sitesolutionsgroupllc.com>; Smith, Chase <CSmith@holladayproperties.com>
Subject: Northpoint 2 PUD - 2008-PUD-09 - Continuance to April 19, 2021 Advisory Plan Commission

Warning: This external email is from rbrown@clarkquinnlaw.com. Do not click on unexpected or untrusted links and attachments.

Dear Mr. Todd:

On behalf of my clients, Northpoint Owners, the petitioners in the above case, I am requesting a continuance of the public hearing continued to the Advisory Plan Commission meeting agenda on March 1, 2021, to the April 19, 2021, Advisory Plan Commission meeting. The purpose of this continuance is to allow the City of Westfield to determine if it will be engaging in any public planning process related to the future development needs of Business Parks within the area under the jurisdiction of the Advisory Plan Commission in the near term. If the City does made a determination that such a process will take place in 2021, my clients may again request a continuance while such a study is undertaken.

It is our understanding that because this matter was originally filed to be heard at the September 8, 2020, hearing that under Article VII, Section 2, Subpart 7 of the APC's rules of procedure, you as director, must approve this request. As such, I am making this request, in writing today.

Please advise if you need additional information in consideration of your request on this matter.

Thank you for your prompt attention to this request.

Russell Brown

320 N. Meridian Street, Suite 1100

Indianapolis, IN 46204

317.637.1321 Phone 315 Extension 317.687.2344 Fax

rbrown@clarkquinnlaw.com

www.clarkquinnlaw.com



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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 1, 2021
2103-ODP-01 and 2103-SPP-01
Exhibit 1

Docket Number: 2103-ODP-01 and 2103-SPP-01

Project Name: Chatham Village Multifamily (Chatham Commons)

Subject Site Address: South side of 196th Street, East of Tomlinson Road

Petitioner: Chatham Hills, LLP

Representative: Cripe

Request: The Petitioner requests TWG by Cripe requests Overall Development Plan and Primary Plat approval of 2 lots and 1 block on 40.24 acres+/- in the Chatham Hills PUD District.

Current Zoning: Chatham Hills PUD

Current Land Use: Residential

Approximate Acreage: 40.24 +/-

Property History: Chatham Hills PUD, [Ordinance 13-24](#)
Chatham Hills PUD Amendment, [Ordinance 19-51](#)

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Landscape Plan

Staff Reviewer: Corrie Meyer, AICP, PLA, Planning Consultant

Staff Presenter: Pam Howard, Senior Planner

PROCEDURAL

Approval of an Overall Development Plan and Primary Plat must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable PUD District Ordinance, any variances associated with the site, and any commitments associated with the site.

BACKGROUND

The Original Chatham Hills PUD (Ord. 13-24) was approved at the January 13, 2014, City Council meeting. This Property was incorporated into the PUD District with an amendment adopted on November 11, 2019 (Ord. 19-51)

Project Overview

Chatham Multifamily Project, which consists of a total of 250 multi-family units within two buildings. The project includes the two apartment buildings, parking lots, stormwater collection, site utility improvements and connections, along with the required landscaping improvements.

The western building will be three stories and contain 166 apartments. The eastern building will be four stories and contain 84 units.

The project also includes construction of the proposed Chad Hittle Boulevard Road as it bisects our project.

PRIMARY PLAT STANDARDS (Article 10.12(J) of UDO)

The plans comply except for those items with comments identified as outstanding below:

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, crosswalks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

Comment: The Petitioner is coordinating with WPWD and HCSO to address outstanding issues.

- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

Comment: The Petitioner is coordinating with WPWD and Utility companies to address outstanding issues.

- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.

Comment: The Petitioner is coordinating with HCSO to address outstanding issues.

- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- 20) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply except for those items with comments identified as outstanding below:

- 21) Title, scale, north arrow and date.
- 22) Proposed name of the development.
- 23) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 24) Address and legal description of the property.
- 25) Boundary lines of the property including all dimensions.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 26) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 27) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 28) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 29) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 30) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 31) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 32) Location and dimensions of all existing structures and paved areas.

- 33) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 34) Location of all Floodplain areas within the boundaries of the property.

- 35) Names of legal ditches and streams on or adjacent to the site.

- 36) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- 37) Identify buildings proposed for demolition.

- 38) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

- 39) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

DISTRICT STANDARDS

The plans comply with Article 4.7 (SF4 District) and the Chatham Hills PUD Ordinance, except for those items identified as outstanding below.

- 20) Concept Plan and Illustrative Plan (Section 3 of Ord. 19-51):

- a) The "Concept Plan", is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unite Development Districts; PUD District Ordinance Requirements; Concept

Plan. The Real Estate within the District is hereby divided into four (4) subdistricts, as depicted on the Concept Plan (individually or collectively, "Subdistrict"). Development of each Subdivision shall be regulated as set forth in this Ordinance. The size and configuration of any subdistrict shall be permitted to increase or decrease but shall be as generally depicted on the Concept Plan.

21) Underlying Zoning District(s) (Section 4 of Ord. 19-51):

- a) District III (the "Single Family Subdistrict): SF-4: Single-Family District.

22) Permitted Uses (Section 5 of Ord. 19-51):

- a) Single Family Subdistrict:

- i) All used permitted in District I of the Chatham Hills PUD. (Ord. 13-54)
- ii) All uses permitted in the SFA: Single-Family Attached District
- iii) Dwelling, Townhouse. No townhomes shall be located along Tomlinson Road.

23) General Regulations (Section 7 of Ord. 19-46 and UDO Article 4)

- a) Minimum Lot Area: No Minimum
- b) Minimum Lot Frontage: No Minimum
 - i) All Lots shall have vehicular access to a Street or Alley (e.g., via a shared ingress/egress easement).

Minimum Lot Width:

- Detached: 50 ft
- Attached: 24 ft

Maximum Lot Coverage: No Maximum

Minimum Front Yard Building Setback Lines:

- US Highway 31: 30 ft
- Tomlinson Road: 30 ft
- Chad Hittle Boulevard:
 - Single Family Subdistrict: 10 ft

<u>Village Center Subdistrict:</u>	No Minimum
<u>Campus Office Subdistrict:</u>	10 ft
<u>Southern Subdistrict:</u>	No Minimum
<u>196th Street:</u>	20 ft
<u>203rd Street:</u>	20 ft
<u>All Other Streets (e.g., internal):</u>	10 ft

District Perimeter Setback Not Abutting a Street:

<u>Single Family Subdistrict:</u>	20 ft
<u>Village Center Subdistrict:</u>	20 ft
<u>Campus Office Subdistrict:</u>	20 ft

Or match preservation area widths, whichever is greater.

<u>Southern Subdistrict:</u>	50 ft along east property line of Bokeelia Bend Neighborhood, otherwise 20 feet
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c) Minimum Internal Side Yard Setback Lines:

- i) Single Family Subdistrict: 5 ft
- ii) Village Center Subdivision: 5 ft
 - (1) If abutting a residential district: 20 ft
- iii) All Other Subdistricts: 20 ft

d) Minimum Rear Yard Building Line (UDO Chapter 4):

- i) Single Family Subdistrict (SF4): 25 ft

e) Maximum Building Height: The Maximum Building Height of each Subdistrict's Underlying Zoning District shall apply, except as set forth below:

- i) Single Family Subdistrict:
 - (1) Attached: 45 ft (Three Stories)

- (2) All Others: No Maximum
- ii) Village Center Subdistrict: No Maximum
- iii) Campus Office Subdistrict:
 - (1) Dwelling, Multi-Family: 70 ft or Four Stories, whichever is less
 - (2) All Other Uses: No Maximum
- iv) Southern Subdistrict:
 - (1) Any buildings, or portions of a building, along the East property line adjacent to Bokeelia Bend neighborhood shall be limited to two (2) stories within the first one hundred (100) feet from the property line as shown in Exhibit E of PUD.
 - (2) No building along the East property line adjacent to Bokeelia Bend neighborhood shall be greater than Sixty (60) feet in height as shown in Exhibit E of PUD.
 - (3) For all other locations: No Maximum
- v) Maximum Number of Dwelling Units:
 - (1) Single Family Subdistrict:
 - (a) The Maximum Dwelling Units permitted in this Subdistrict in addition to District I, as identified in Section 9.5 of Ordinance 13-24 and as modified by Section 3.3 of Ordinance 19-11, shall be increased by ninety-five (95) Dwelling Units.
 - (2) Village Center Subdistrict:
 - (a) The maximum number of Single Family Attached Dwelling within this Subdistrict shall not exceed three hundred (300).
 - (3) Campus Office Subdistrict:
 - (a) The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).
 - (4) Southern Subdistrict:
 - (a) The maximum number of Multi-family Dwellings within this Subdistrict shall not exceed two hundred and fifty (250).

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 compliant with the following requirements:

- 40) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 41) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 42) 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.
- 43) 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, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

- 44) Architectural Standards (Article 6.3)
- 45) Building Standards (Article 6.4)
- 46) Fence Standards (Article 6.5)
- 47) Height Standards (Article 6.6)

48) Landscaping Standards (Article 6.8 and Section 11 Ord. 13-24):

a) Preservation and Replacement of Trees (Section 11.1 Ord. 13-24):

- i) Preservation of Trees: The Developer shall only be required to provide a tree inventory for those trees of which tree preservation credits are being requested by the Developer; provided, however, that tree stands shall be generally outlined on any Development Plan.
- ii) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.

b) Selection, Installation, and Maintenance of Plant Materials (Section 11.2 Ord. 13-24):

c) General Landscape Design Standards:

- i) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- ii) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

d) Detention and Retention Areas:

- i) Natural Appearance:

1. Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
2. Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
3. Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

- ii) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.

e) Street Trees:

- i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

f) Minimum Lot Landscaping Requirements

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

g) External Street Frontage Landscaping

- i) Road Frontage Standards (Section 11.3 Ord. 13-24): The road frontage landscaping requirements of the Zoning Ordinance (Article 6.8 (M)) shall apply; however, it shall not apply along Golf Course areas adjoining or located along Internal or External Streets.
- ii) External Street Frontage Landscaping Requirements (Article 6.8(M)): Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall required along the entire External Street frontage. Meandering mounds are encouraged.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

h) Buffer Yard Requirements (Section 11.4 Ord. 13-24)

- i) Buffer yards shall not be required along Golf Course areas adjoining or located along Internal or External Streets.
- ii) Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein.
- iii) A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family

(AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

49) Lighting Standards (Article 6.9)

- a) The District's lighting shall comply with the Unified Development Ordinance (Article 6.9) with the following exceptions: (Section 14 Ord. 13-24).
 - i) Architectural lighting may be directed upward on Golf Course Use buildings for the softening of walls and entryways and shall be directed in a manner as to direct light away from residential adjacent property and public rights-of-way and shall otherwise comply with the lighting standards of the Zoning Ordinance.
 - ii) Architectural lighting may be located below and directed upward or onto the surface(s) of the Red Barn or Lindley House and shall not be required to be shielded but shall be permitted for the softening of the buildings and to highlight architectural details and shall otherwise comply with the lighting standards of the Zoning Ordinance.
 - iii) Dusk to Dawn Lights for Single-family Residential Uses: A light shall be installed on each home lot at a location, height, type, style and manufacturer approved by the Owners' Association Architectural Review Committee. The light may be either pole mounted in the front yard or attached as a carriage light to the residence. The light shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn and shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to one hundred sixty (160) watts for incandescent bulbs or an equivalent illumination for other types of bulbs.
 - iv) Decorative street lights may differ from the City's standards if approved by the Department of Public Works. Decorative street lights shall be consistent with the development theme and shall be installed at the expense of the Developer and maintained by the Owners' Association.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.

- v) Real or faux gas lights may be used without shielding.
- vi) Lighting (e.g., pole lighting) of the Golf Course for playing a round of golf at night shall be prohibited (does not include lighting for pathways, security or practice areas).

50) Lot Standards (Article 6.10)

51) Setback Standards (Article 6.16)

52) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Forty (40) feet from intersections of Collectors, Private or Local Street.
 - ii) Seventy-five (75) feet from intersections of Expressways or Arterials.
- b) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

53) Block Standards (Article 8.1)

54) Easement Standards (Article 8.3)

Comment: The Petitioner is coordinating with WPWD, HCSO, and utility companies to address outstanding issues.

55) Monument and Marker Standards (Article 8.5)

Comment: The Petitioner is coordinating with WPWD, HCSO, and utility companies to address outstanding issues.

56) Open Space and Amenity Standards (Article 8.6 and Section 12 Ord. 13-24)

- a) Natural Areas (Section 12.1 Ord. 13-24): The preservation of the natural landscape, terrain, topography and natural features of the Real Estate shall be preserved when possible and shall be a priority when constructing all residential, infrastructure, amenities and other aspects of the development.
- b) Minimum Open Space (Section 12.2 Ord. 13-24): The District shall provide a minimum of twenty percent (20%) of the Real Estate to be set aside for Open Space, which shall replace and superseded any open space or green belt space requirement of the Zoning Ordinance. All Open Space in the District shall be owned by the Master Developer, unless otherwise approved and transferred by the Master Developer to an Owners' Association.

57) Infrastructure Standards (Section 20 of PUD Ordinance)

- a) The District's infrastructure shall comply with the Zoning 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 the District.

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

58) Pedestrian Network Standards (Article 8.7)

- a) Pedestrian and bicycle access shall be provided throughout the District to permit and encourage pedestrian movement within the District and surrounding developments to: (i) provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii) provide for fitness and general recreational opportunities. (Section 15.1 Ord. 13-24).
- b) The District's pedestrian and bicycle network shall comply with the Zoning Ordinance and the City's construction standards, unless otherwise approved by the Department of Public Works. To the maximum extent practicable, land uses, amenities, parks, trails and other open spaces should be organized to create integrated systems of open space that connect both internal to the District and to development surrounding the District. (Section 15.2 Ord. 13-24).

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

- c) Golf carts shall be permitted on streets, Trails and amenities within the District. The operation of golf carts on public rights-of-way shall be subject to the City's Code of Ordinances (see Chapter 58-1), as amended, and any requirements of the Department of Public Works and Department of Parks and Recreation. (Section 15.3 Ord. 13-24).

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

59) Storm Water Standards (Article 8.8)

60) Street and Right-of-Way Standards (Article 8.9)

61) Street Light Standards (Article 8.10)

Comment: The Petitioner is coordinating with WPWD and utility company to address outstanding issues.

- a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.

- b) **Street Lights at Intersections:** The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.
- c) **Lighting between Intersections:** Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.

Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

62) Street Sign Standards (Article 8.11)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

63) Surety Standards (Article 8.12)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

64) Utility Standards (Article 8.13)

Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the March 1, 2021, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Corrie Meyer (317) 660-1762 or cmeyer@westfield.in.gov.



LANDSCAPE LEGEND

DECIDUOUS SHADE TREE

EVERGREEN TREE

SHRUBS AND GRASSES

- PERIMETER LOT REQUIREMENT
- CORNER LOT REQUIREMENT

LANDSCAPE NOTES:

Chapter 6 Landscape Standards. Shall apply, except as otherwise modified or enhanced by this ordinance.

a. **Sod and Seedings.** All Dwellings shall have sod installed in the front yard.

b. **Street Trees.** Shall be provided to meet all ordinance requirements found in Chapter 6.J of the Unified Development Ordinance.

c. **Minimum Lot Landscaping.** All Dwellings and Open Spaces in the District shall meet all ordinance requirements found in Chapter 6.K of the Unified Development Ordinance.

d. **Buffer Yard Requirements.** No buffer yards shall be required between residential development to the west and south of the District as directed in Chapter 6.N. Modified buffer yards will be provided as identified in this document.

e. **Common Area Landscaping.**

i. **Common Area A** abutting East 186th Street shall contain four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs or every 100 linear feet of street frontage. No berming shall be provided along the street frontage.

ii. **Common Area B** shall conform to standard Landscaping requirements as noted below.

iii. Street Frontage along East 186th Street shall meet all External Street Frontage Landscaping Requirements as found in Chapter 6.M of the Unified Development Ordinance.

iv. A 30' Bufferyard shall be provided between new residential development and existing AG-SF1 residences along the east boundary to include four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) Shrubs. Due to drainage concerns, no berm shall be required along this boundary.

v. A 15' Bufferyard shall be provided between new residential development and existing AG-SF1 residences along the southeast boundary to include four (4) Shade Trees, four (4) Evergreen Trees, and ten (10) shrubs, but no berm shall be required.

vi. Street Frontage along Spring Mill Road shall meet all External Street Frontage Landscaping Requirements as found in Chapter 6.M of the Unified Development Ordinance.

c. **Common Area C** shall meet landscaping requirements for open spaces found in Chapter 6.K of the Unified Development Ordinance. No bufferyard shall be required between similar uses.

d. **Common Area D** shall meet landscaping requirements for open spaces found in Chapter 6.K of the Unified Development Ordinance. No bufferyard shall be required between similar uses.

e. **Common Area E** shall meet landscaping requirements for open spaces found in Chapter 6.K of the Unified Development Ordinance.

f. **Common Area F** Street Frontage along Spring Mill Road shall meet all External Street Frontage Landscaping Requirements as found in Chapter 6.M of the Unified Development Ordinance. Vegetation along the south boundary shall be preserved.

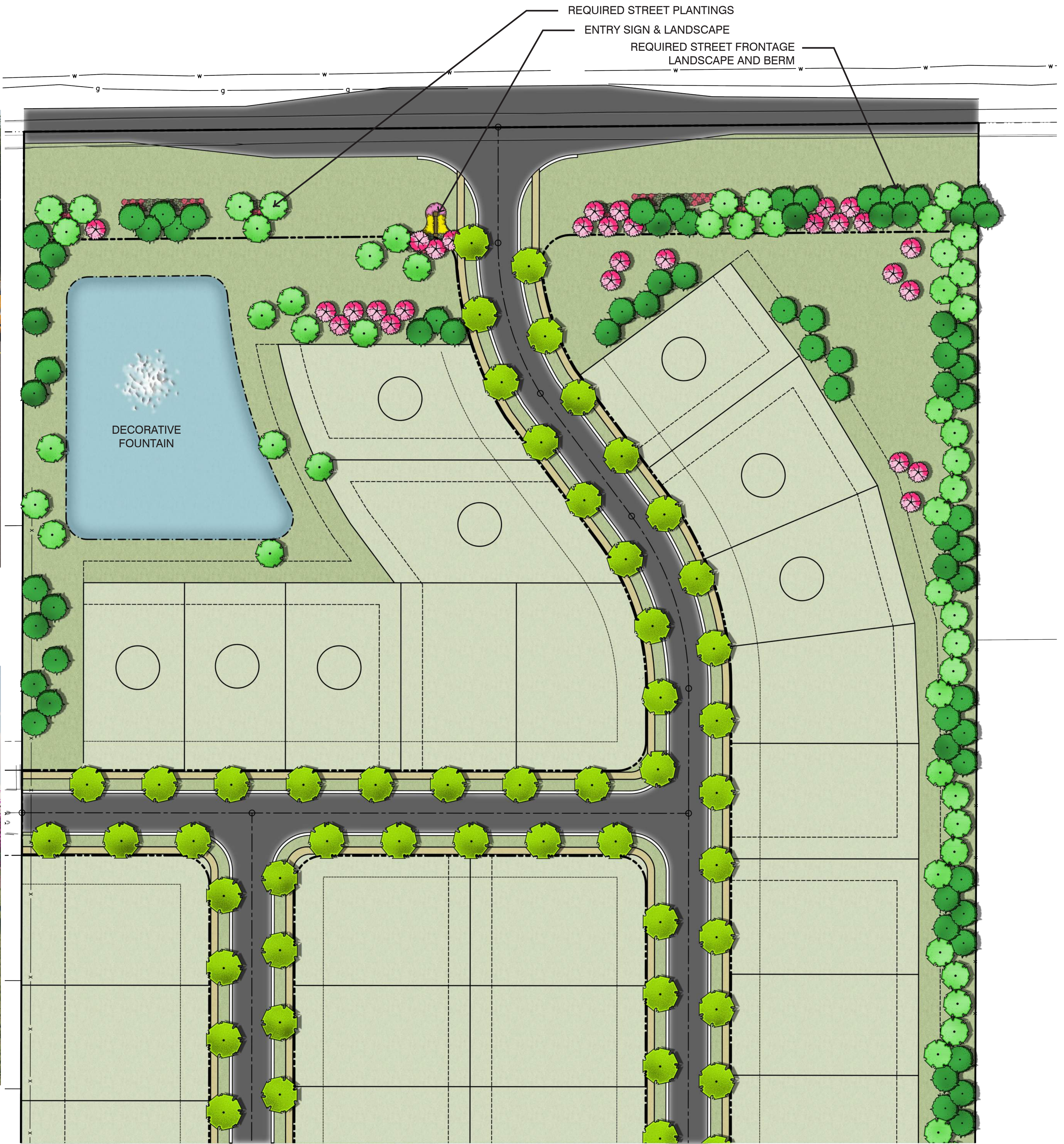
g. **30' Landscape Easement** between new development and the existing property north of the southeast extension of the site shall be provided to meet "Type A Bufferyard" requirements. (3) Shade Trees, (3) Evergreen Trees and (10) Shrubs shall be provided for every 100 In ft of yard.

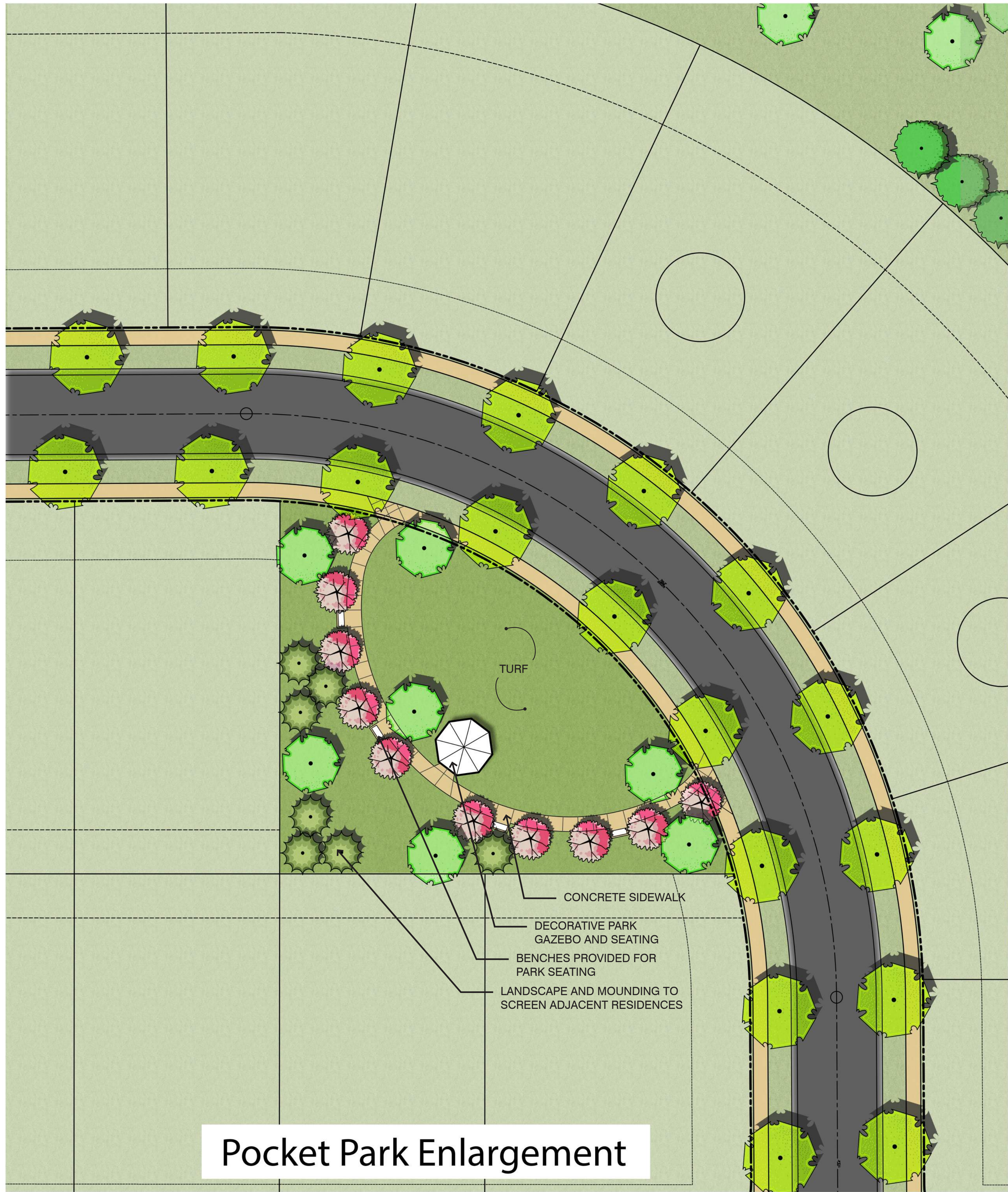


ENTRY SIGNAGE:
VIEW FROM NORTHEAST



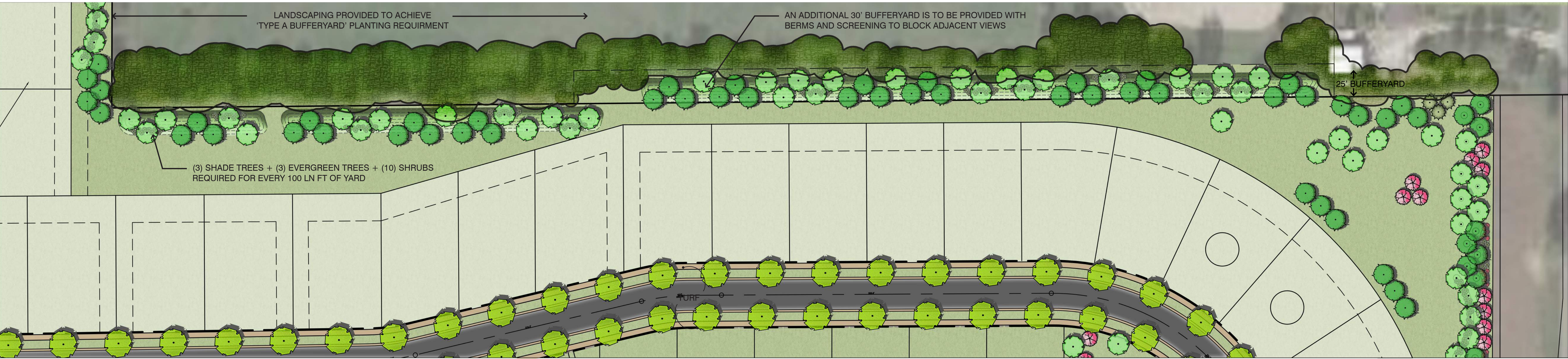
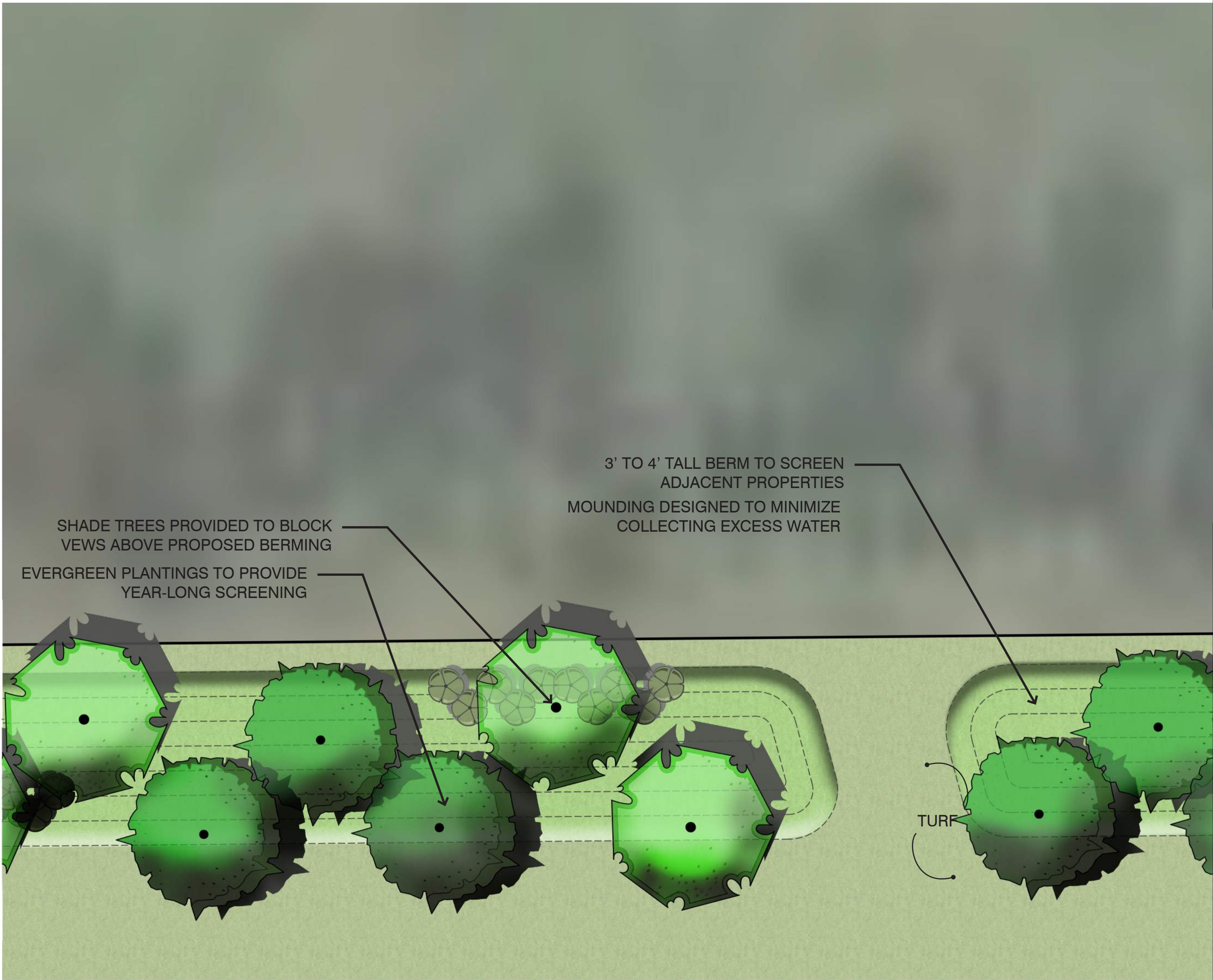
POND & ENTRY SIGNAGE:
VIEW FROM NORTHWEST







BUFFER YARD PERSPECTIVE
VIEW FROM NORTH



SCALE:
Not to Scale



February 4, 2021

Somerset
Westfield, IN



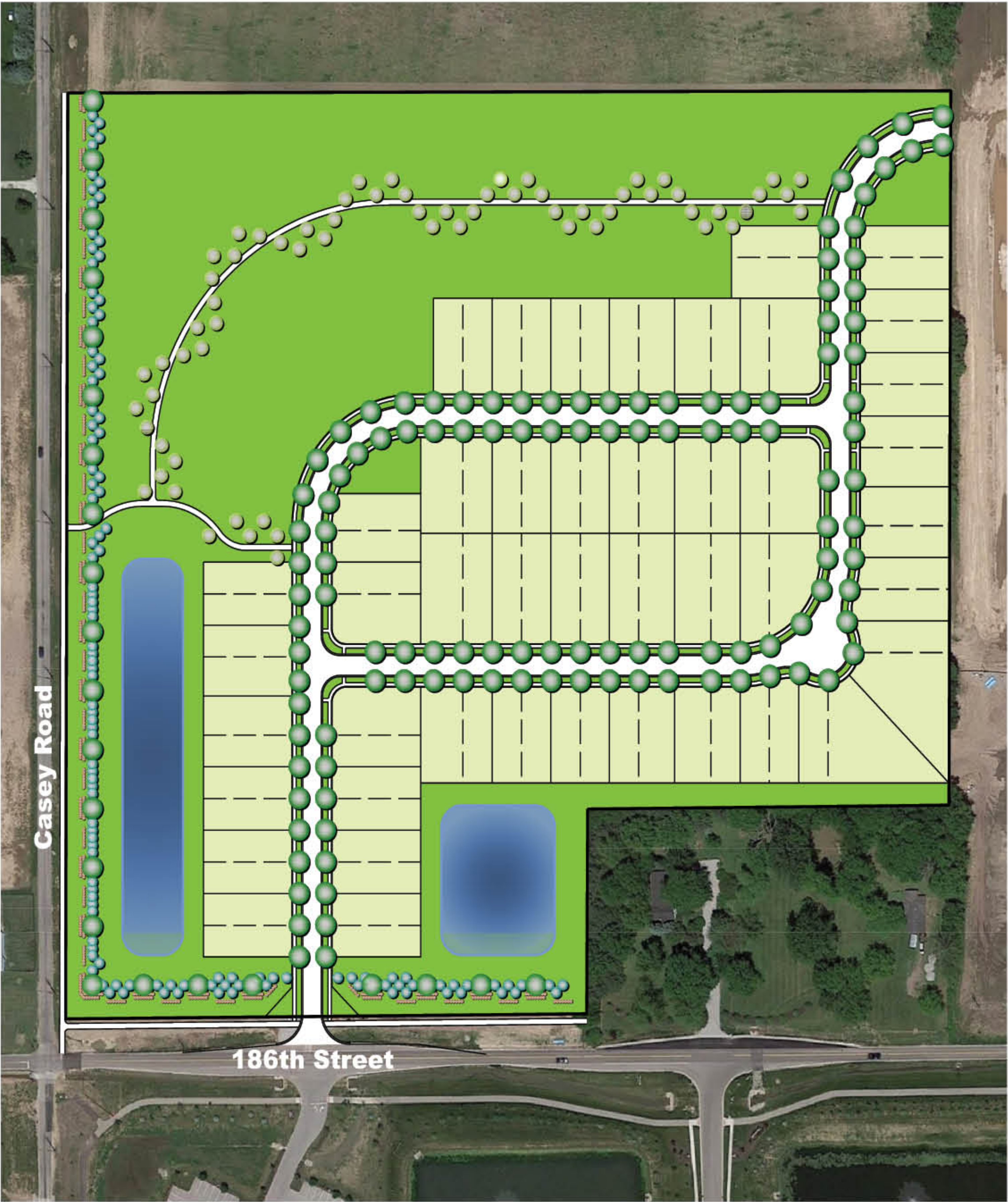
Casey Road

186th Street

● Perimeter Lot



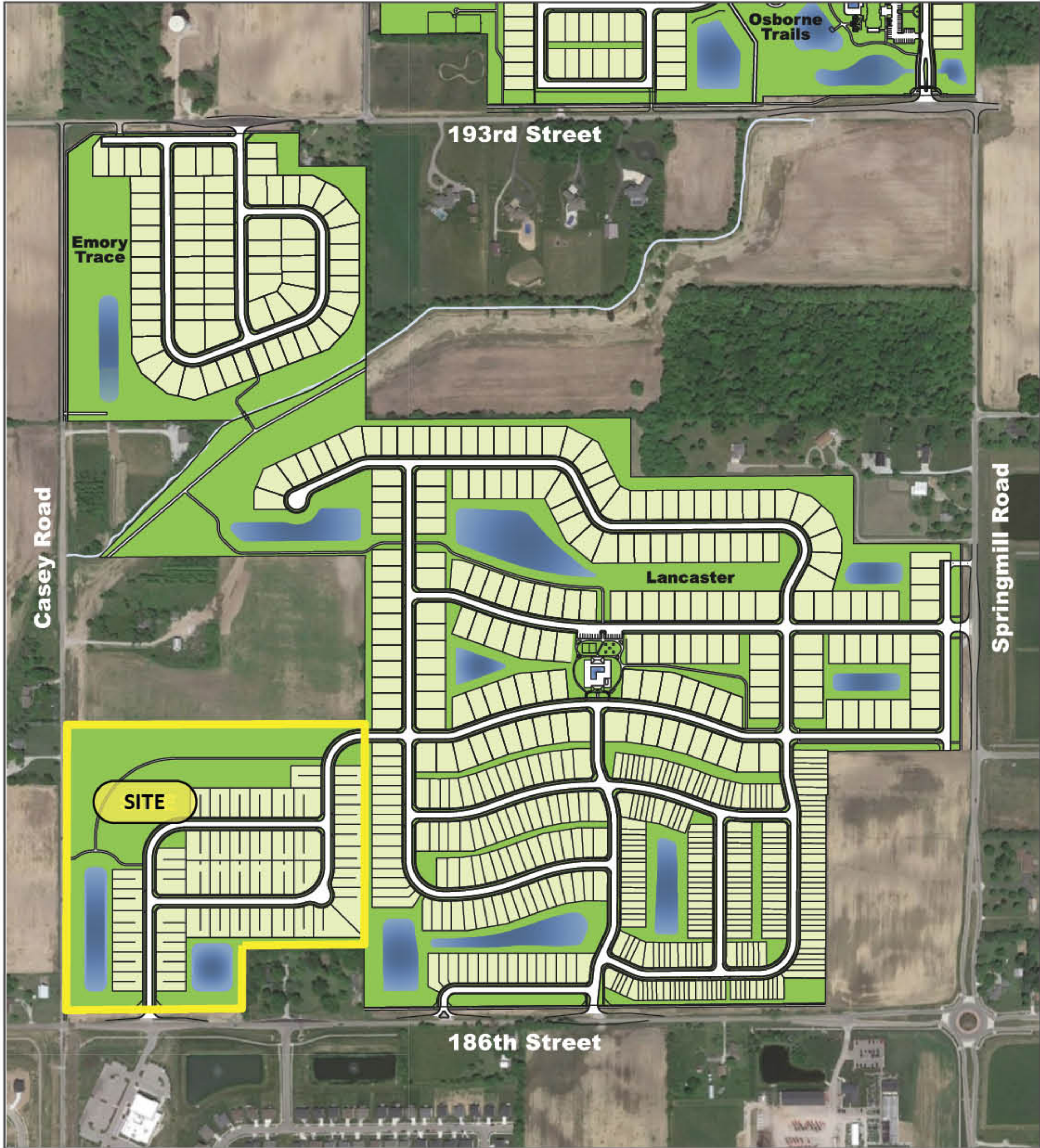
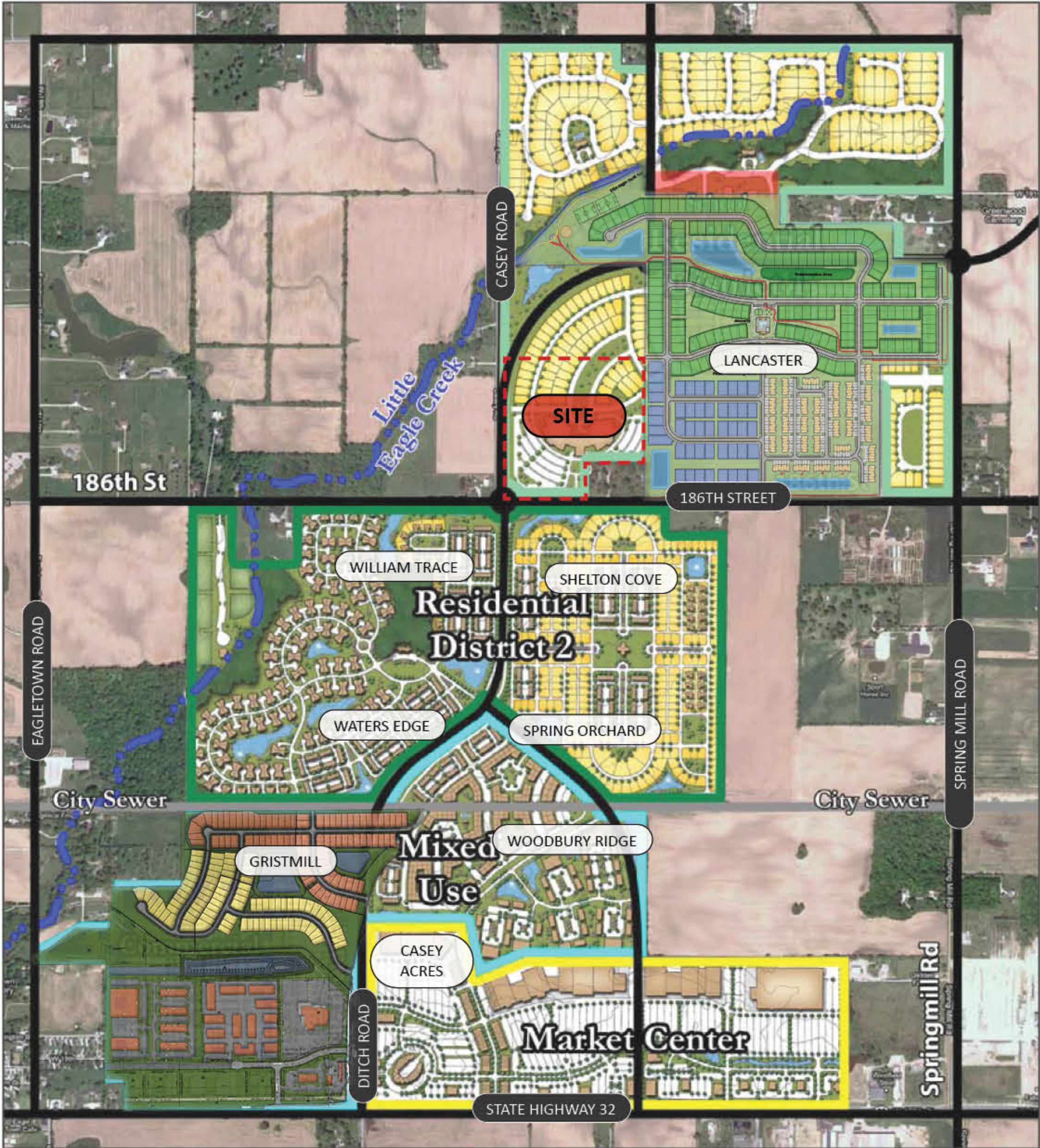
CONCEPT PLAN EXHIBIT



CHARACTER EXHIBITS



PUD CONCEPT PLANS



SPRINGMILL TRAILS PUD DISTRICT
EXHIBIT B: ZONING DISTRICT MAP

PUD DISTRICT: RESIDENTIAL DISTRICT #1 BUILD-OUT
CONTEXTUAL EXHIBIT

ORDINANCE NUMBER 21-02

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 – PHASE 2 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. 2102-PUD-02**), 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. 2002-PUD-02** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (**- vote**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2020; and

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance, which shall be referred to as the "**Lancaster – Phase 2 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 – Phase 2 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. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 2.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 2.2 The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 3. **Underlying Zoning District(s).** The Underlying Zoning District shall be SFA: Single-Family Attached District.

Section 4. **Permitted Uses.** The permitted uses shall be all uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

- 4.1 **Maximum Dwellings:** The total number of Dwelling Units permitted in the District shall not exceed ninety (90).

Section 5. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below:

Standard	
Maximum Project Size	See Real Estate
Minimum Distance Between Buildings	Ten (10) feet
Project Perimeter Setback	Not Applicable – See Bufferyards and External Street Frontage Landscaping

Section 6. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

6.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

A. Architectural Standards: Article 6.3(C) shall not apply, rather, the following shall apply:

- i. Character Exhibit: The Character Exhibit for Dwellings, attached hereto as **Exhibit C**, 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. Building Materials: Permitted exterior building materials are as follows:
 - a) Masonry Material (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.
 - b) All facades shall include Masonry Material at a minimum height of twenty-four (24) inches.
- iii. 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.
- iv. Dwelling Design: The following standards shall apply to all Dwellings:
 - a) Streetscape Diversity Standards: See **Exhibit D** – Streetscape Diversity.

b) 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 Dwelling based on each Dwelling's architectural style and color package.
- iii. All garage doors shall have trim of not less than six-inch (6") nominal width.

c) 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) Front Building Façade Requirements: At a minimum, each 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 unless the window is surrounded by Masonry Material.
- 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) Side Building Façade Requirements: At a minimum, the side elevation for each 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 unless the window is surrounded by Masonry Material.
 - 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) Rear Building Façade Requirements: At a minimum, the Rear Building Façade for each 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 unless the window is surrounded by Masonry Material.
 - v. Perimeter Lots: Structures on Perimeter Lots, as identified on the Concept Plan, shall include the following additional architectural elements:
 - a) Masonry Material on a minimum of twenty-four (24) inches in height on all facades of the Structure.
 - b) At least one Dwelling in each Structure shall include either a gable or two (2) dormers along the rear façade roof line. No more than two (2) adjacent Structures may have the same roof line element.
 - c) All gables on side or rear facades shall include a change in siding material or pattern.
- 6.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.
- A. General Design Standards: Landscaping shall be as generally depicted on Exhibit B. If a provision of Article 6.8 Landscaping Standards is in conflict with Exhibit B, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
 - B. Street Trees: Article 6.8(J) Street Trees shall apply, however, a minimum

spacing requirement of twenty feet (20') shall apply.

- C. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply; except as modified below:
- i. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - ii. At a minimum of one (1) Shade Tree, one (1) Ornamental or Evergreen Tree, and four (4) Shrubs shall be required per Dwelling Unit, of which, a minimum of one (1) Tree and four (4) Shrubs shall be located the Front Yard.
 - iii. In addition to the minimum required landscaping above, a Dwelling Unit on a Corner Lot shall provide a minimum of one (1) Tree and four (4) Shrubs in the additional Front Yard.
- D. External Street Frontages: Article 6.8(M)(1) External Street Frontage Landscaping Requirements – Residential Uses shall apply except as modified below
- i. No mounds shall be required along an External Street Frontage due to existing utility easements.
 - ii. Required shrubs may be substituted with an evergreen tree or shade tree at a rate of five (5) shrubs: one (1) tree.
 - iii. Fountains shall be installed and seasonally maintained within Detention Ponds.
- E. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall not apply, except as modified below:
- i. A minimum eight-foot (8') tall wood shadowbox privacy fence shall be required along the north and west property line of County Parcel No. 08-05-27-00-00-011.000 (the "Buffered Parcel"). The privacy fence shall be located a minimum of five (5) feet from the shared property line as generally depicted on **Exhibit E** – Buffer Area Plan.
 - ii. A minimum of forty-five (45) evergreen trees shall be planted near the rear lot line of those lots identified on **Exhibit E** – Buffer Area Plan (the "Buffered Lots"). The evergreen trees may be planted on the Buffered Lots or the adjacent Common Area with the general intent of providing visual screening between the Structures on the Buffered Lots and the Buffered Parcel as generally depicted on **Exhibit E** – Buffer Area Plan.

Section 7. Infrastructure Standards. The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations), 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 8. Design Standards. The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

8.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced below.

A. Minimum Open Space: Open Space area shall be as generally shown on the Concept Plan.

B. Amenities: The following amenities shall include, but shall not be limited to the following:

i. Passive Amenities: A large natural open space including trails shall be provided for passive recreation opportunities, as generally depicted on **Exhibit B.** 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. Lancaster Amenities: The Common Council enacted Ordinance 19-02 (the “Lancaster PUD”) on March 11, 2019. Section 9 of the Lancaster PUD establishes the requirements for amenities intended to satisfy the requirements and obligations of Section 2.4 of the Springmill Trails PUD – Ordinance 11-19 (the “Lancaster Amenities”). The Lancaster Amenities are designed and scaled to also serve the Real Estate. The Real Estate shall be subject to any covenants and restrictions applicable to the Lancaster Amenities in order to ensure the enjoyment and shared maintenance costs of the Lancaster Amenities by the residents of the Real Estate.

Section 9. Maintenance Standards:

9.1. All lots shall be subject to a required landscape maintenance program including seasonal mulching, hard edging, fertilization, mowing and trimming, weeding of landscape beds, pruning and fall clean up.

9.2 All lots shall be subject to a required snow removal program for driveways and

sidewalks.

Section 10. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Springmill Trails PUD District (Ordinance 11-19).

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21-02** was delivered to the Mayor of Westfield

on the _____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-02

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 21-02

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Jon C. Dobosiewicz

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Dwelling Character Exhibits
Exhibit D	Streetscape Diversity
Exhibit E	Buffer Area Plan

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

A PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 28 MINUTES 39 SECONDS WEST (BASIS OF BEARINGS PER INDIANA STATE PLANE COORD. EAST ZONE), ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION, 528.00 FEET TO A MAG NAIL AT THE POINT OF BEGINNING; THENCE ON SAID SOUTH LINE SOUTH 89 DEGREES 28 MINUTES 39 SECONDS WEST 795.66 FEET TO A REBAR ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 09 SECONDS EAST 1325.28 FEET TO A MAG NAIL ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ON SAID NORTH LINE NORTH 89 DEGREES 31 MINUTES 47 SECONDS EAST 1323.32 FEET TO A 5/8 INCH STEEL REBAR WITH RED CAP STAMPED "FIRM 0066" ON THE EAST LINE OF SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST, ALONG SAID EAST LINE, 994.07 FEET TO A 5/8 INCH STEEL REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON THE NORTH LINE OF A 4.0 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 9709721324; THENCE ON SAID NORTH LINE SOUTH 89 DEGREES 28 MINUTES 39 SECONDS WEST 528.00 FEET TO A 5/8 INCH STEEL REBAR WITH RED CAP STAMPED "FIRM 0066" ON THE WEST LINE OF SAID 4.0 ACRE TRACT; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.246 ACRES, MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

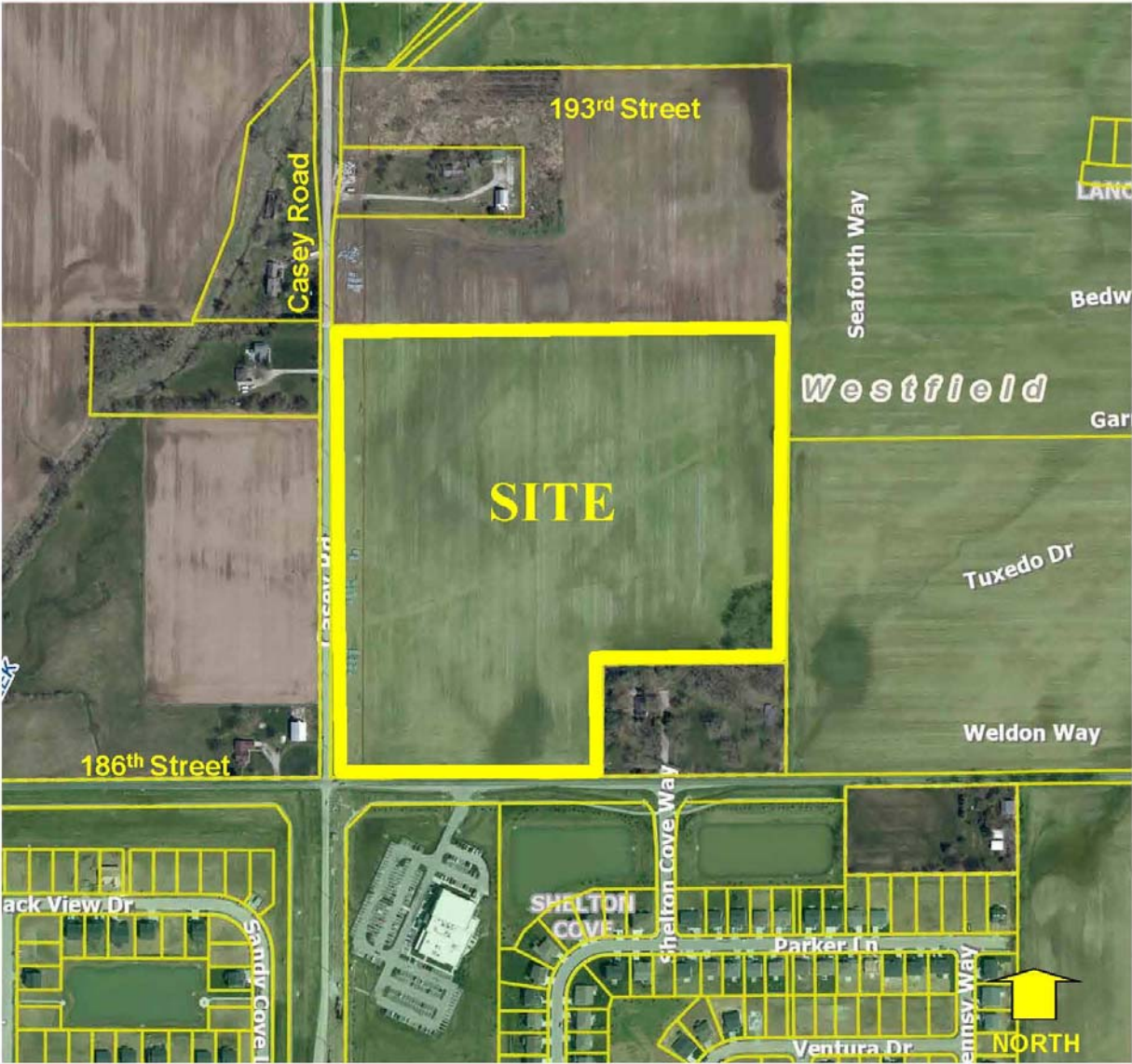


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2102-PUD-02.

EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 1 of 2)



EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 2 of 2)



EXHIBIT D
Streetscape Diversity
(Page 1 of 1)

Adjacent Structures with a Front Lot Line abutting the same Street shall, at the time of the issuance of the Certificate of Occupancy, comply with the following:

3	2	1	1	1	2	3
STREET						
3	2	1	SUBJECT	1	2	3

- (i) “1” Adjacent Structures shall not be of the same floor plan and elevation pairing as the Subject Structure, and shall be a different color package.
- (ii) “2” Structure may be of the same floor plan pairing and elevation as the Subject Building, but shall be a different color package.
- (iii) “3” Structure may be identical to the Subject Structure.

Page | **18**

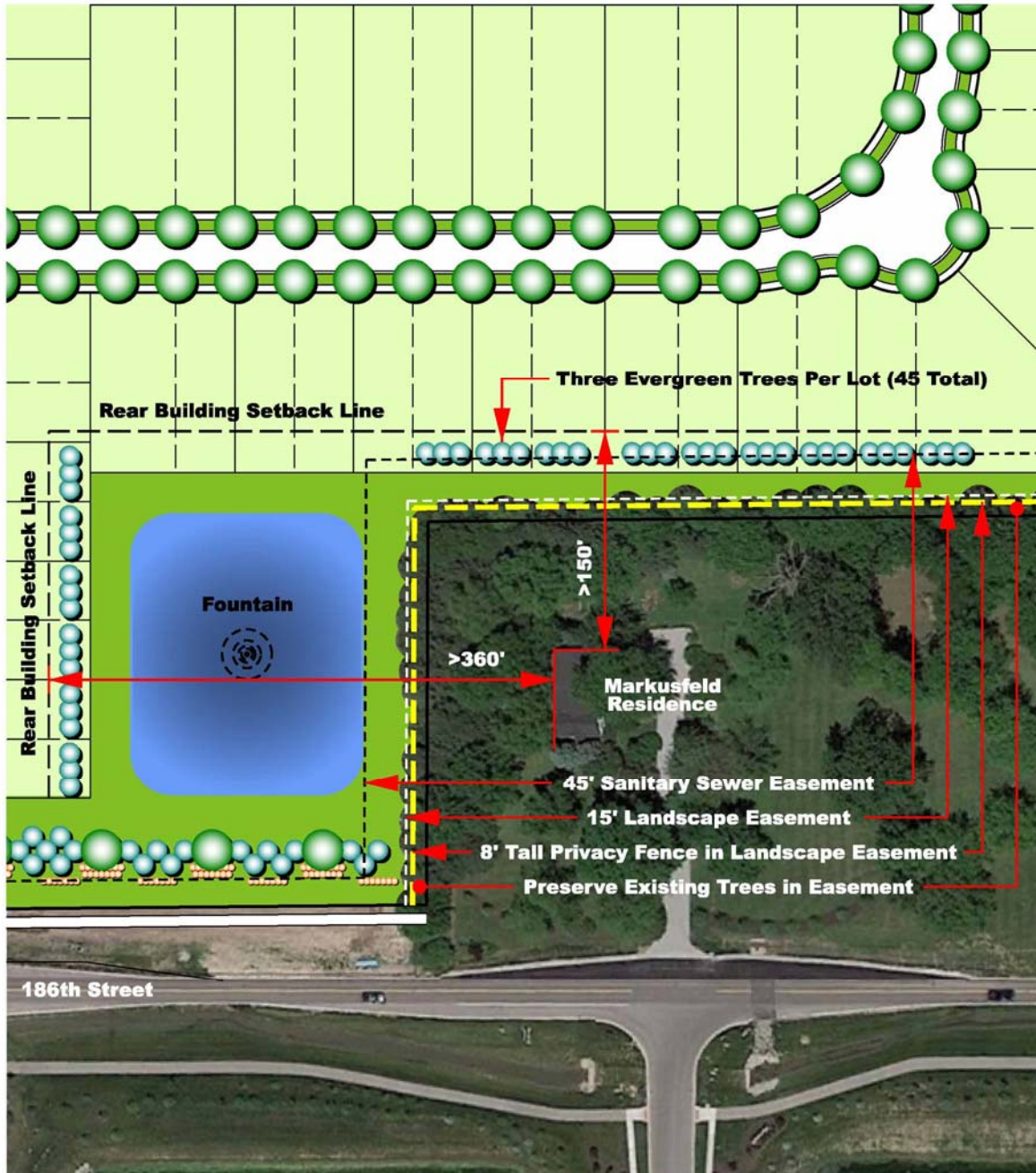
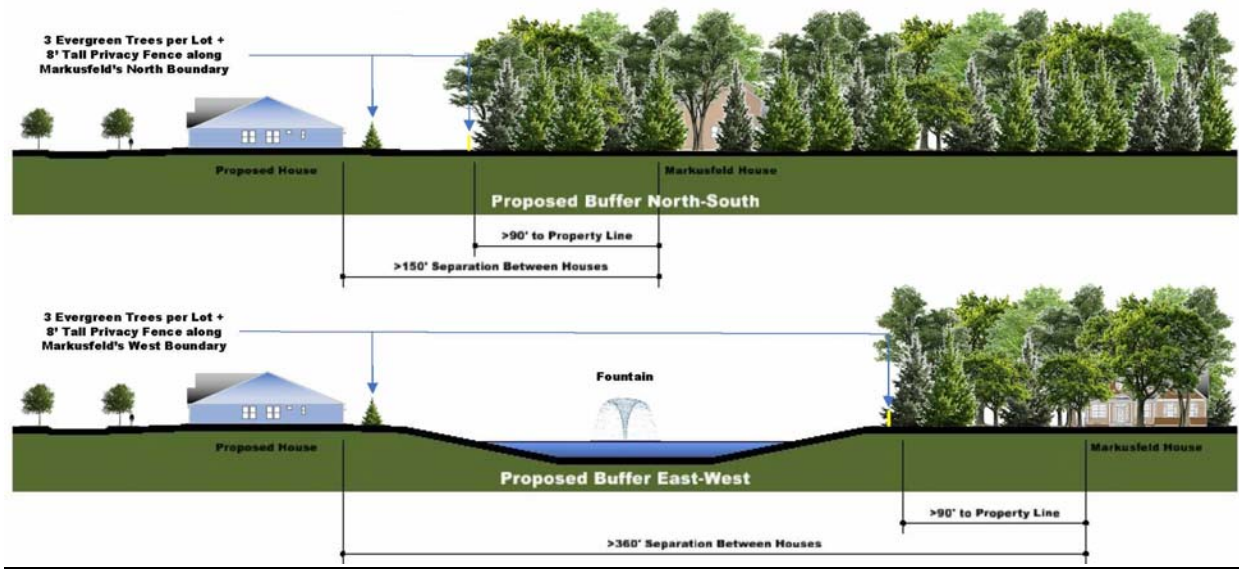


EXHIBIT E
Buffer Area Plan
(Page 2 of 2)



ORDINANCE NUMBER 21~~102~~-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 – PHASE 2 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. 21~~102~~-PUD~~102~~-02**), 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. 20~~102~~-PUD~~102~~-02** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (**- vote**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2020; and

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance, which shall be referred to as the "**Lancaster – Phase 2 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 – Phase 2 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. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 2.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 2.2 The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 3. **Underlying Zoning District(s).** The Underlying Zoning District shall be SFA: Single-Family Attached District.

Section 4. **Permitted Uses.** The permitted uses shall be all uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

- 4.1 **Maximum Dwellings:** The total number of Dwelling Units permitted in the District shall not exceed ninety (90).

Section 5. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below:

Standard	
Maximum Project Size	See Real Estate
Minimum Distance Between Buildings	Ten (10) feet
Project Perimeter Setback	Not Applicable – See Bufferyards and External Street Frontage Landscaping

Section 6. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

6.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

A. Architectural Standards: Article 6.3(C) shall not apply, rather, the following shall apply:

i. Character Exhibit: The Character Exhibit for Dwellings, attached hereto as **Exhibit C**, 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. Building Materials: Permitted exterior building materials are ~~as follows:~~ as follows:

a) Masonry **Material** (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.

b) **All facades shall include Masonry Material at a minimum height of twenty-four (24) inches.**

~~iii.~~ 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.

~~iii.~~ iv. Dwelling Design: The following standards shall apply to all Dwellings:

a) Streetscape Diversity Standards: ~~A Dwelling building adjacent to any subject Dwelling building on the same side of the street~~

~~or most directly across the street shall not have the same elevation or color package.~~ See **Exhibit D** – Streetscape Diversity.

b) 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 Dwelling based on each Dwelling's architectural style and color package.
- iii. All garage doors shall have trim of not less than six-inch (6") nominal width.

c) 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) Front Building Façade Requirements: At a minimum, each 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 unless the window is surrounded by Masonry Material.
- 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) Side Building Façade Requirements: At a minimum, the side elevation for each 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 unless the window is surrounded by Masonry Material.
- 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) Rear Building Façade Requirements: At a minimum, the Rear Building Façade for each 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 unless the window is surrounded by Masonry Material.

v. Perimeter Lots: Structures on Perimeter Lots, as identified on the Concept Plan, shall include the following additional architectural elements:

- a) Masonry Material on a minimum of twenty-four (24) inches in height on all facades of the Structure.
- b) At least one Dwelling in each Structure shall include either a gable or two (2) dormers along the rear façade roof line. No more than two (2) adjacent Structures may have the same roof line element.
- c) All gables on side or rear facades shall include a change in siding material or pattern.

6.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.

- A. General Design Standards: Landscaping shall be as generally depicted on **Exhibit B**. If a provision of Article 6.8 Landscaping Standards is in conflict with **Exhibit B**, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
- B. Street Trees: Article 6.8(J) Street Trees shall apply, however, a minimum spacing requirement of twenty feet (20') shall apply.
- C. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply; except as modified below:
 - i. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - ii. At a minimum of one (1) Shade Tree, one (1) Ornamental or Evergreen Tree, and four (4) Shrubs shall be required per Dwelling Unit, of which, a minimum of one (1) Tree and four (4) Shrubs shall be located the Front Yard.
 - iii. In addition to the minimum required landscaping above, a Dwelling Unit on a Corner Lot shall provide a minimum of one (1) Tree and four (4) Shrubs in the additional Front Yard.
- D. External Street Frontages: Article 6.8(M)(1) External Street Frontage Landscaping Requirements – Residential Uses shall apply except as modified below
 - i. No mounds shall be required along an External Street Frontage due to existing utility easements.
 - ~~ii. The following substitutions shall be permitted: One (1) Shade Tree – one Ornamental Tree – one (1) Evergreen Tree – five (5) Shrubs.~~
 - ii. Required shrubs may be substituted with an evergreen tree or shade tree at a rate of five (5) shrubs: one (1) tree.
 - iii. Fountains shall be installed and seasonally maintained within Detention Ponds.
- E. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall not apply, except as modified below:
 - i. A minimum eight-foot (8') tall wood shadowbox privacy fence shall be required along the north and west property line of County Parcel No. 08-05-27-00-00-011.000 (the "Buffered Parcel"). The privacy

fence shall be located a minimum of five (5) feet from the shared property line as generally depicted on **Exhibit E** – Buffer Area Plan.

- ii. A minimum of forty-five (45) evergreen trees shall be planted near the rear lot line of those lots identified on **Exhibit E** – Buffer Area Plan (the “Buffered Lots”). The evergreen trees may be planted on the Buffered Lots or the adjacent Common Area with the general intent of providing visual screening between the Structures on the Buffered Lots and the Buffered Parcel as generally depicted on **Exhibit E** – Buffer Area Plan.

Section 7. **Infrastructure Standards.** The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations), 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 8. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

8.1 **Article 8.6 Open Space and Amenity Standards:** Shall apply except as otherwise modified or enhanced below.

A. **Minimum Open Space:** Open Space area shall be as generally shown on the Concept Plan.

B. **Amenities:** The following amenities shall include, but shall not be limited to the following:

- i. **Passive Amenities:** A large natural open space including trails shall be provided for passive recreation opportunities, as generally depicted on **Exhibit B**. 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. **Lancaster Amenities:** The Common Council enacted Ordinance 19-02 (the “Lancaster PUD”) on March 11, 2019. Section 9 of the Lancaster PUD establishes the requirements for amenities intended to satisfy the requirements and obligations of Section 2.4 of the Springmill Trails PUD – **Ordinance 11-19** (the “Lancaster Amenities”). The Lancaster Amenities are designed and scaled to also serve the Real Estate. The Real Estate shall be subject to any covenants and restrictions applicable

to the Lancaster Amenities in order to ensure the enjoyment and shared maintenance costs of the Lancaster Amenities by the residents of the Real Estate.

Section 9. Maintenance Standards:

- 9.1. All lots shall be subject to a required landscape maintenance program including seasonal mulching, hard edging, fertilization, mowing and trimming, weeding of landscape beds, pruning and fall clean up.
- 9.2 All lots shall be subject to a required snow removal program for driveways and sidewalks.

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[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

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Troy Patton

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Cindy L. Spoljaric

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Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21**~~—~~^{—02} was delivered to the Mayor of Westfield
on the _____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21~~—~~^{—02}
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 21~~—~~^{—02}
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document,
unless required by law: Jon C. Dobosiewicz

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

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Exhibit B Concept Plan

Exhibit C Dwelling Character Exhibits

Exhibit D Streetscape Diversity

Exhibit E Buffer Area Plan

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

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EXHIBIT A
REAL ESTATE
(Page 2 of 2)

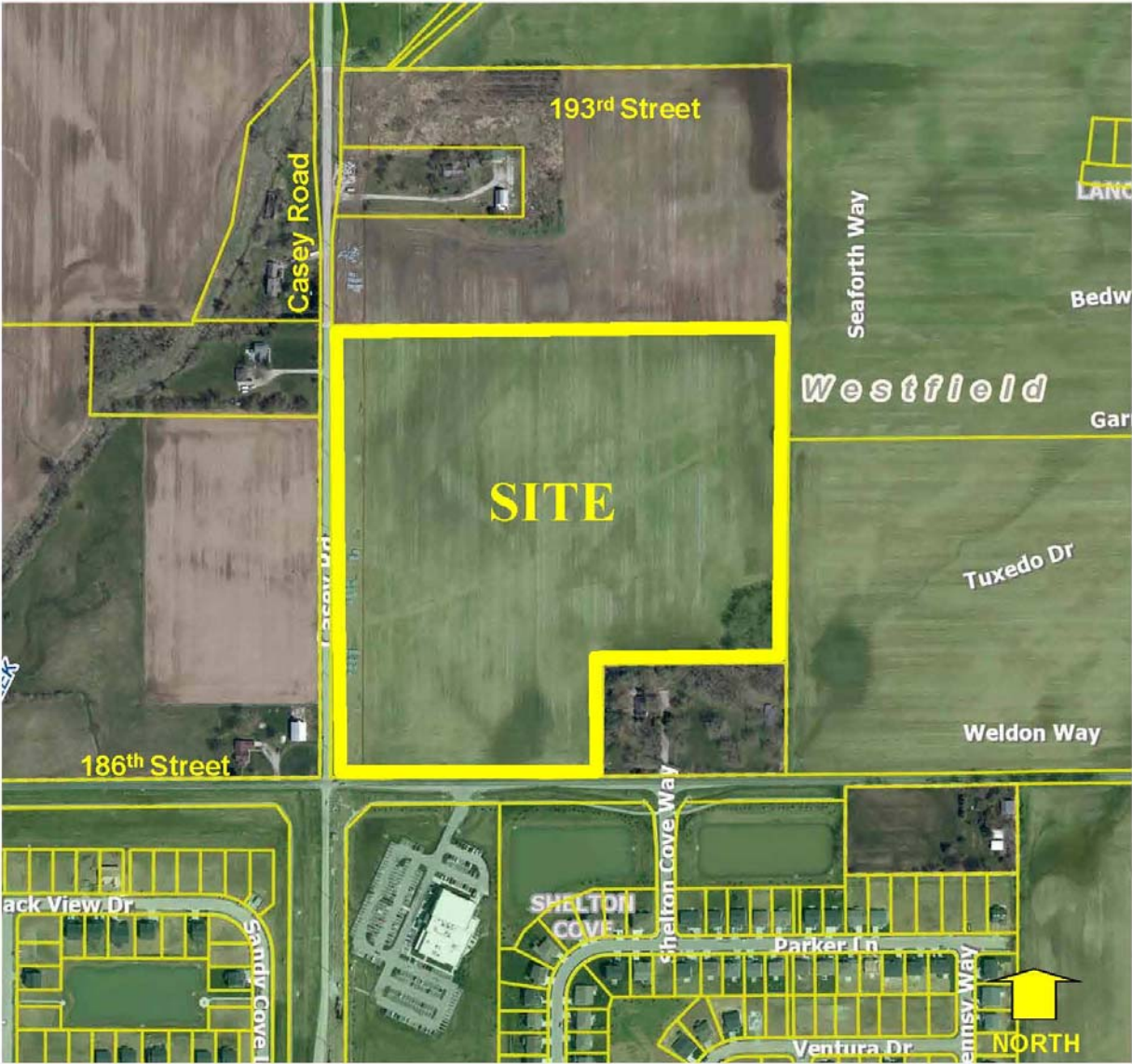
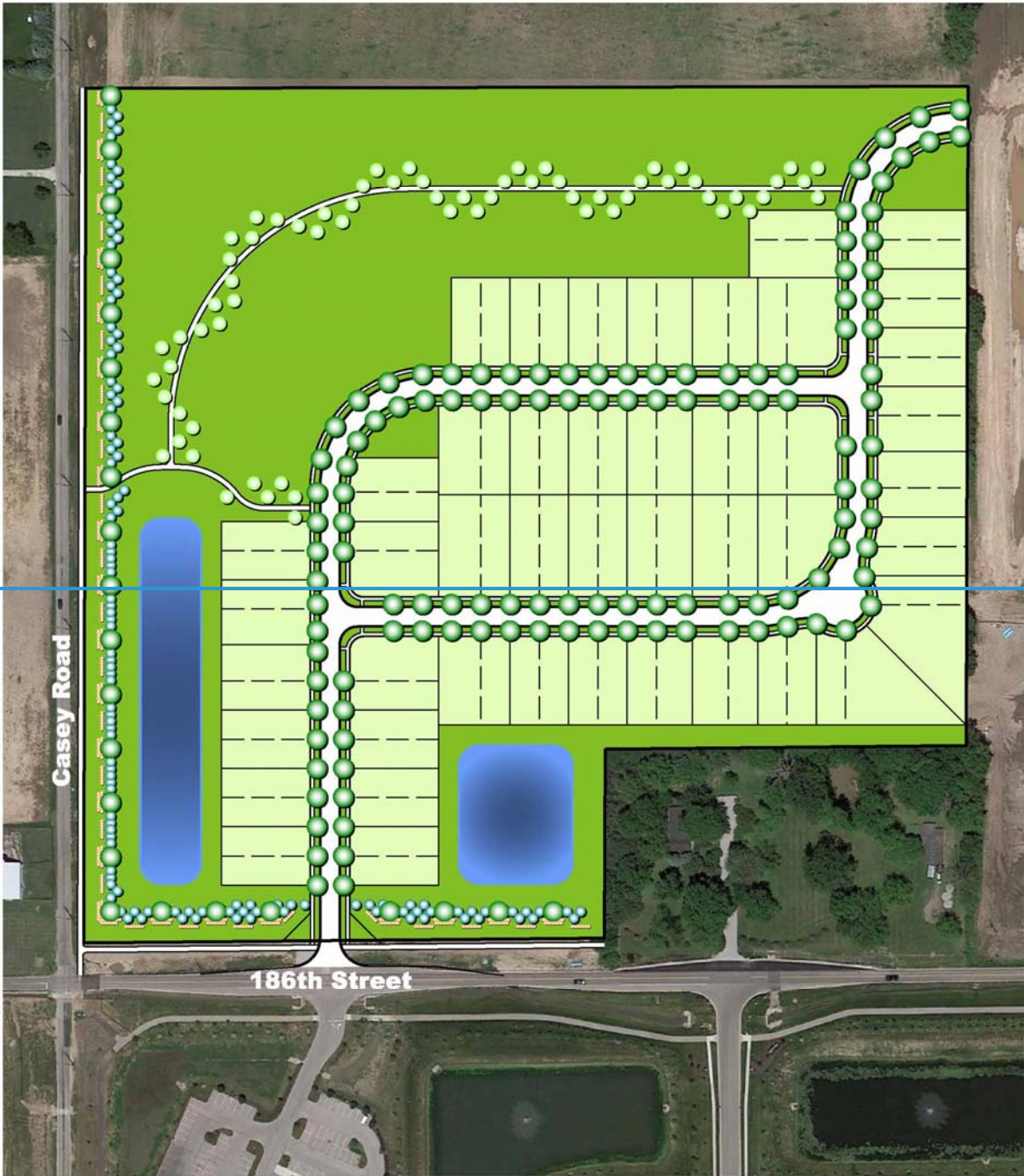


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)





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EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 1 of 2)



EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 2 of 2)



EXHIBIT D
Streetscape Diversity
(Page 1 of 1)

Adjacent Structures with a Front Lot Line abutting the same Street shall, at the time of the issuance of the Certificate of Occupancy, comply with the following:

3	2	1	1	1	2	3
STREET						
3	2	1	SUBJECT	1	2	3

- (i) “1” Adjacent Structures shall not be of the same floor plan and elevation pairing as the Subject Structure, and shall be a different color package.
- (ii) “2” Structure may be of the same floor plan pairing and elevation as the Subject Building, but shall be a different color package.
- (iii) “3” Structure may be identical to the Subject Structure.

Page | 19

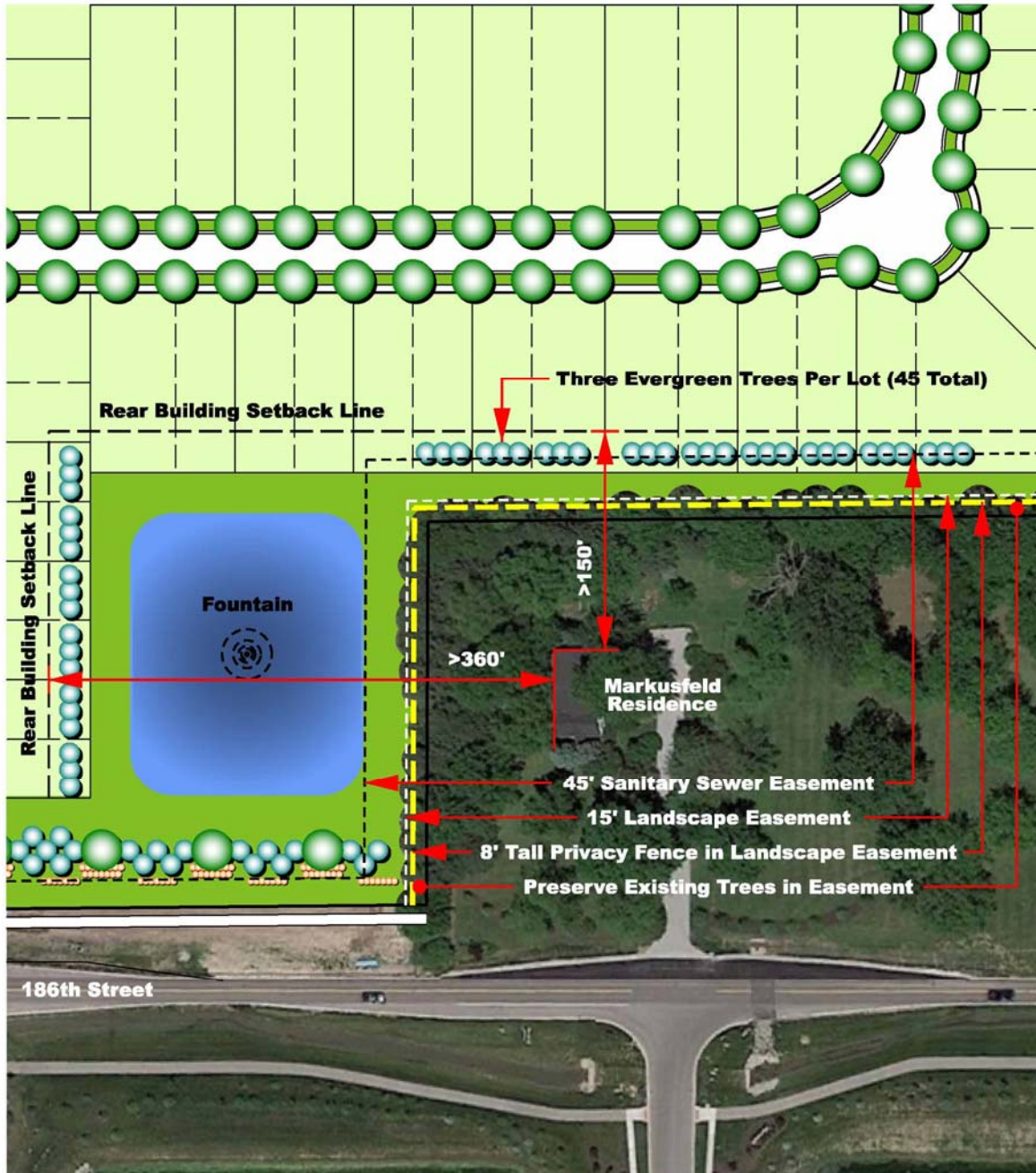
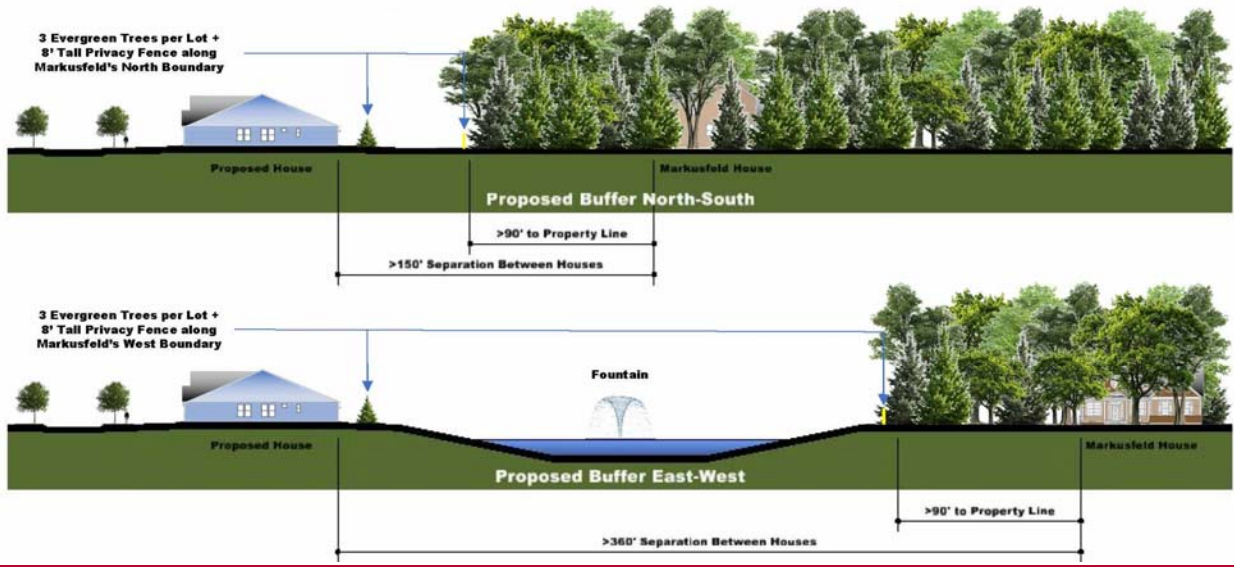


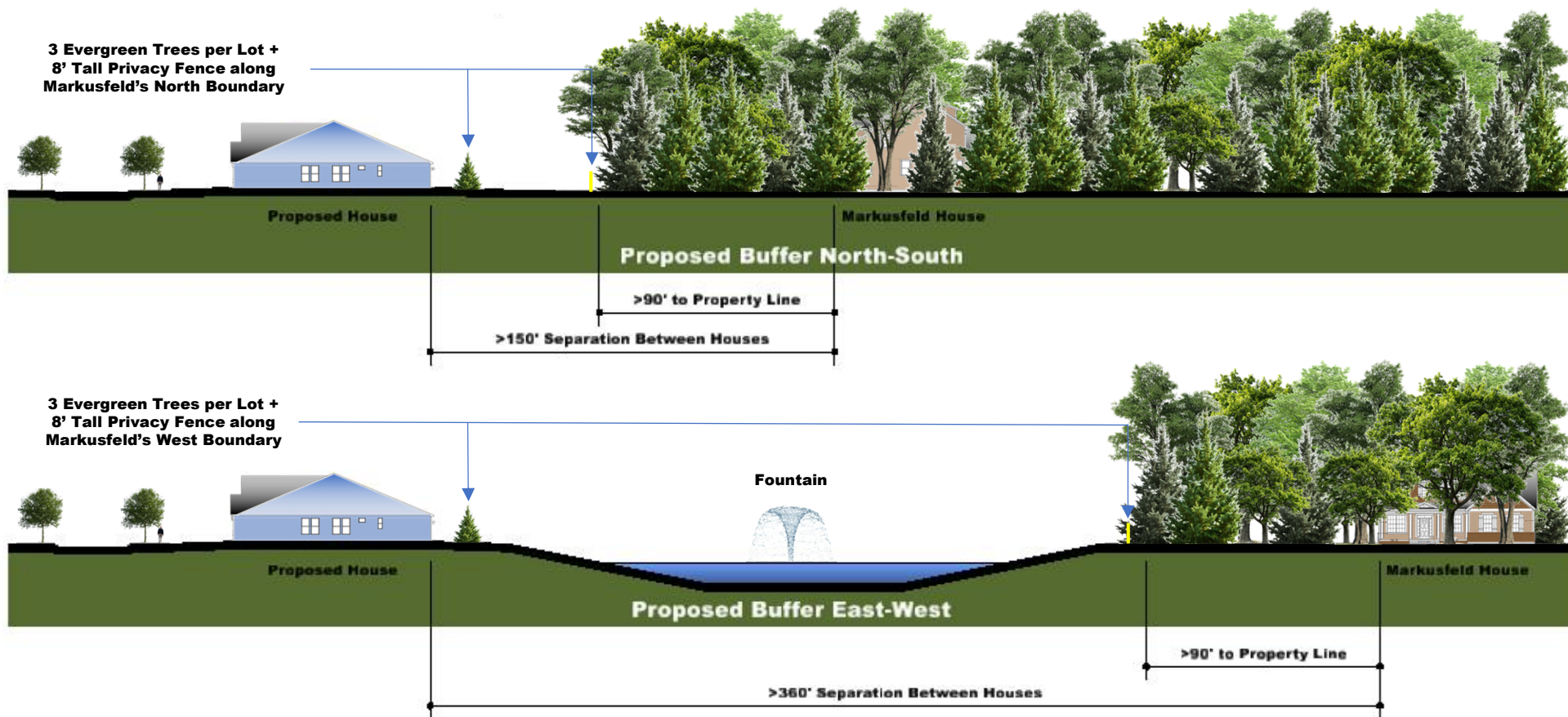
EXHIBIT E
Buffer Area Plan
(Page 2 of 2)



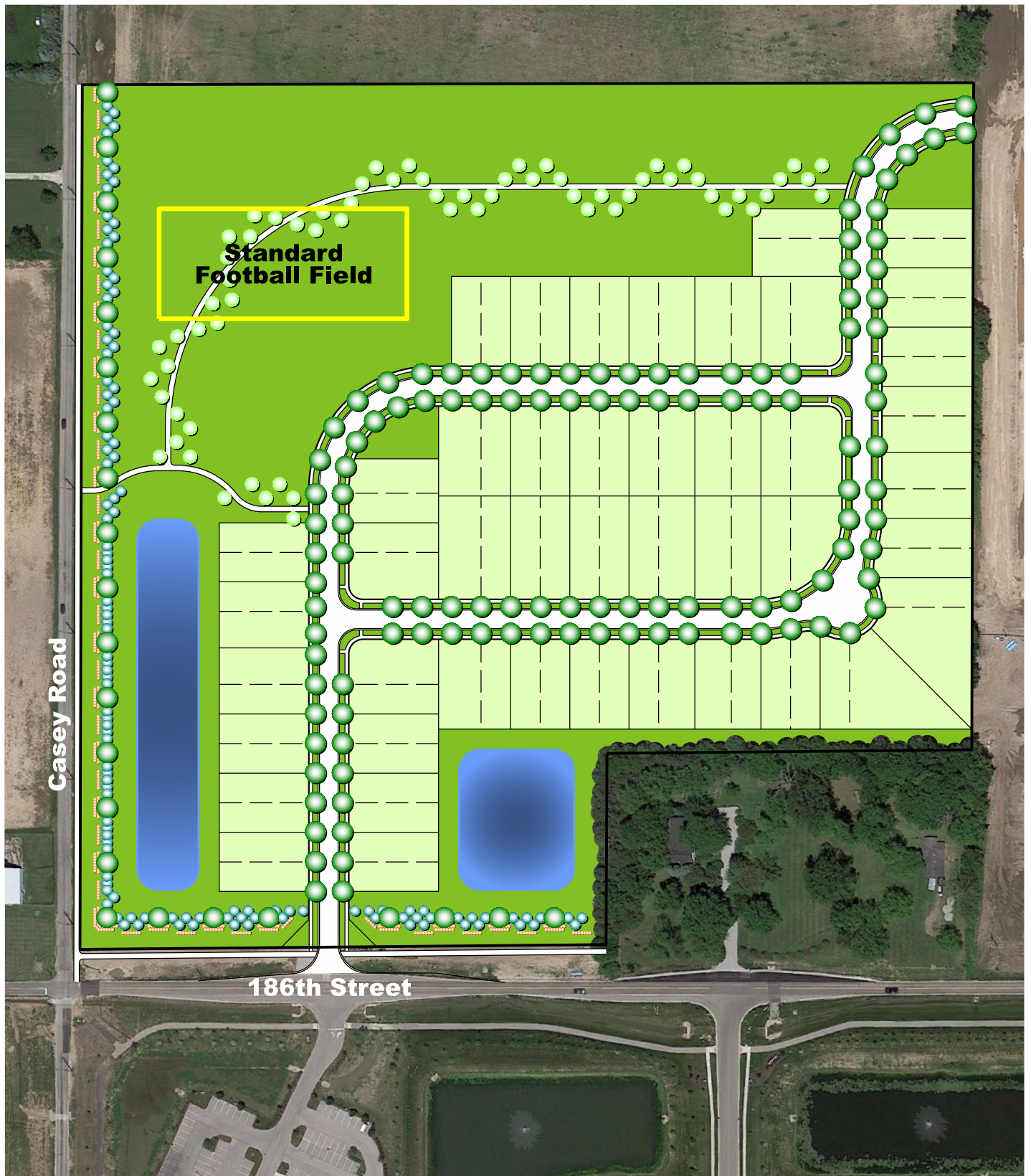


LANCASTER II

Markusfeld Buffer Plan



LANCASTER II
Markusfeld Buffer Cross-Sections



LANCASTER II
Common Area Scale Comparison

Exhibit “D”

Lancaster – Phase 2 PUD Project Description

The subject real estate consists of approximately 36.2 acres, is located at the northeast intersection of 186th Street and Casey Road, and is identified as parcel number 08-05-27-00-00-012.001 (the “Real Estate”). The current zoning of the Real Estate is the Springmill Trails PUD Ordinance District, which was adopted by the City Council on September 12, 2011.

The applicant, William Tres Development, LLC (“William Tres”), has filed a text amendment application to rezone the Real Estate from the Springmill Trails PUD District to the “Lancaster – Phase 2 PUD District” in order to develop a residential community that will essentially serve as a continuation and extension of the Lancaster residential community, which is located immediately east of and adjacent to the Real Estate. The Lancaster residential community is zoned pursuant to the Lancaster PUD District, which was adopted by the City Council on March 12, 2019.

As shown on the enclosed site context aerial exhibits, surrounding the Real Estate include the following: (i) to the south is the Shelton Cove residential community and Northview Church and further to the south and southwest are the Spring Orchard, Waters Edge and William Trace residential communities, respectively; (ii) to the east is the Lancaster residential community; (iii) to the north is the Emory Trace residential community; and, (iii) to the west are undeveloped parcels that are currently used for agricultural purposes.

The “Lancaster – Phase 2 PUD District”, as an extension and continuation of the Lancaster residential community, will include paired villa homes with anticipated sales prices from the mid \$200,000’s, which should continue to offer additional low maintenance housing options for both first-time buyers and those buyers desiring to downsize to an empty-nester type of home. The concept plan and character exhibits depicting the conceptual home architecture are included as Exhibit B and Exhibit C, respectively, to the Lancaster – Phase 2 PUD Ordinance. The Lancaster – Phase 2 PUD Ordinance includes specific text regulating the architectural standards for the paired villa homes, including but not limited to, building materials, dwelling and garage design, window treatment and streetscape diversity standards.

In addition, large natural open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan shall be provided along with the Lancaster Amenities which were designed and scaled to also serve the Real Estate as a requirement of the Lancaster PUD. In this regard the Real Estate shall be subject to any covenants and restrictions applicable to the Lancaster Amenities in order to ensure the enjoyment and shared maintenance costs of the Lancaster Amenities by the residents of the Real Estate.

Lancaster Phase 2 PUD Zoning Request Neighborhood Meeting Summary - January 21, 2021

Project: Lancaster – Phase 2 PUD Zoning Request

Docket Number: 2102-PUD-02

Date: January 21, 2021 at 7:00pm

Location: Virtual Zoom Meeting

Attendees: Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
Jesse Pohlman – William Tres Development, LLC
Kevin Todd – Director of Planning, City of Westfield
Cindy Spoljaric – City Councilor, City of Westfield

Attendees:

Guy Markusfeld

The Neighborhood Meeting began at 7:00 pm and Jon Dobosiewicz provided an overview summary of the proposal.

Neighbor Comments and Questions:

1. The only neighbor attendee was Guy Markusfeld, who was attending on behalf of Hertha Markusfeld (an adjacent land owner). Mr. Markusfeld was having difficulties with his audio. As a result, Jon Dobosiewicz advised Mr. Markusfeld to contact him or the developer directly for any questions he may have on the proposal.

The meeting ended at approximately 7:20 pm

RESPONSE TO ISSUES RAISED REGARDING THE LACASTER PHASE 2 PUD PROPOSAL

The list below includes issues that were raised during the February 1, 2021, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. What is the density of this proposal compared to what was approved for this area of the original Spring Mill Trails PUD?

The existing zoning permits 101 dwelling units (2.8 du/acre @ 35.246 acres±). The proposed neighborhood includes a maximum of 90 dwelling units (2.48 du/acre), which is less dense than what is currently permitted.

2. The petitioner committed to a maximum of 90 homes during the February 1, 2021 APC meeting, can that be added to the PUD Ordinance?

Yes. The ordinance has been revised accordingly.

3. How can the architectural features of the home facades facing Casey Road be enhanced?

The concept plan already offers considerations that will minimize the visibility of homes from the perimeter streets. Those considerations include that these homes are: (i) single story height (lower profile than traditional two-story single-family homes) which reduces the façades visible; (ii) separation of over 200 feet between Casey Road and the homes; and, (iii) intervening pond and common area that includes perimeter landscaping along the perimeter roads.

In response to the request to consider additional enhancements, the ordinance has been revised to require enhancements for facades oriented towards Casey Road and 186th Street. Those enhancements include the requirement for: (i) minimum 24" masonry material on all facades; (ii) at least one of the dwellings in each structure will have either a gable or two dormers per structure (with a maximum of two structures in a row with the same roofline enhancement); and, (iii) requirement for gables to include a change in material or material pattern.

Additionally, the ordinance has been revised to require fountains in the two ponds located along Casey Road and 186th Street to further enhance the visual presentation of the perimeter.

4. Why is vinyl siding being requested as a permitted material?

Vinyl siding is an important aspect to control maintenance costs of a low maintenance home, and is currently already permitted in the adjacent Lancaster. Vinyl siding provides for the same visual appearance as fiber cement siding, but without the ongoing maintenance

and costs typically associated with fiber cement (e.g., painting, caulking, cracking). In an effort to address potential concerns about quality, the ordinance requires a minimum thickness of 0.046, which matches the thickness of the vinyl siding permitted in Lancaster I, as well as other areas of Springmill Trails. Additionally, the single-story nature of these homes reduces the visual mass and siding surface area compared to a two-story home.

To further support the quality of the neighborhood and low maintenance design, the ordinance has been revised to require all facades of all dwelling units have a minimum 24" masonry material wainscot.

5. The petitioner stated that this development will utilize the neighborhood amenities in the adjacent Lancaster development. Which other neighborhoods will utilize that amenity area? Which neighborhoods within the Spring Mill Trails area will not utilize this amenity area?

Our understanding of the public hearing question is whether this real estate will utilize the amenity center recently completed for Residential District 2 near the Casey Road / Ditch Road roundabout.

Springmill Trails is delineated into two residential districts. The real estate south of 186th Street is "Residential District 2", and real estate north of 186th Street is "Residential District 1". This real estate is part of Residential District 1 so it will not use or contribute to the Residential District 2 amenity center. Rather, this real estate will be part of the association for the use and maintenance of the amenity center in Lancaster. That amenity center was designed and scale to accommodate "Residential District 1" at buildout. Similar to all of the surrounding subdivisions, this real estate will otherwise maintain its own open space shown on the concept plan.

6. How will the Markusfeld property to the south and east be buffered from this development? How does the current buffer proposal compare to previous requirements or agreements regarding buffering / screening of the Markusfeld property?

The ordinance has been revised to incorporate buffering that was determined in coordination with the adjacent property owner.

There is currently a 45'-wide utility easement that runs along the shared property lines with this adjacent owner. The easement includes a 15'-wide landscape easement to ensure that the existing mature trees along the shared property line can be preserved; however, the utility easement does not permit a mound.

The ordinance has been revised to require development of the real estate in substantial compliance with the concept plan. In addition to the preserved landscape easement that maintains the 35' + tall evergreen trees along the west property line of the Markusfeld parcel, the west property line will be abutted by the common area depicted on the concept plan.

On the north property line, the ordinance now requires an eight-foot tall shadowbox privacy fence. Due to the existing 45'-wide easement constraints and the Markusfeld's desire for the fence to be offset the property line for maintenance purposes, the fence that will be a minimum of five feet from the shared property line.

In addition, the ordinance also requires a minimum of forty-five (45) evergreen trees be planted between the structures on lots roughly located along the shared property line of the Markusfeld parcel and the Markusfeld property. These would be located in the rear yards of the lots or the common area outside of the utility or drainage easements at an average rate of 2.5 trees per Dwelling (or 5 trees per Structure). (See ordinance exhibit for detail.)

Responses to APC Member Comments (response in [blue](#)):

1. **Broader concern-taking this acreage out of Springmill Trails has an impact to Springmill Trails...for instance, we are not adjusting max number of units available to SMT. It's not just creating a new PUD. By allowing this, we are changing SMT de facto it seems. We are not amending that one to accommodate this. There are potentially standards for open space or other things that relied on calculation of entire PUD. This is case with any project that is separating out from original PUD.**

The proposed zoning does not negatively impact the Springmill Trails PUD Ordinance. The proposed ordinance results in fewer units than currently permitted, and the open space will meet or exceed the minimum 21% contemplated in the Springmill Trails PUD Ordinance. We have coordinated with the staff regarding the proposed ordinance and the format is consistent with the many amendments and stand-alone ordinances that occurred within the original Springmill Trails PUD District.

2. **There are already 200 of the same product included in Lancaster 1. We have a number of projects approved in the empty nester/duplex realm and I'm concerned about adding even more of the same attached product.**

We believe the demand for this product type will continue to increase as families downsize or age out of traditional single-family homes and as younger professionals come back to the community. We understand the viability of a community relies on diversity in its housing, and while traditional single-family products continue to be in high demand, we believe that demand also includes the continued diversification into this type of home, in addition to continuing to provide for other residential townhome and apartment options to residents in the community.

3. **As you are aware, I have been requesting each PUD insert language for duration, AKA sunset clause, as this is in process for UDO but not yet completed/approved. I don't see language here addressing such request.**

We recognize this request and while we do not agree with it, we have considered the requested language and have incorporated it into the ordinance accordingly.

4. **Extensive commitments with neighbor were worked out originally with Wilfong and it seems that in the original Lancaster, you came upon a mutual understanding of acceptable buffer for her east property line. I'm hoping such is the case here.**

The ordinance has been revised to incorporate buffering accordingly.

5. **No side or rear elevations are shown. Except for number of windows and trim, no details. You are requesting no mounding due to utility easement. On similar product in Lancaster I, front facades face perimeter ROW. Such is not the case here. Please reference "paired villa" standards in Lancaster I as reference for something appropriate.**

The current ordinance reflects those standards in Lancaster I. Correct, due to a utility easement that runs along the perimeter streets, a mound cannot be accommodated; however, the concept plan does offer considerations that will minimize the visibility of homes from the perimeter

streets. Those considerations include that these homes are: (i) single story height (lower profile than traditional two-story single-family homes) which reduces the façades visible; (ii) separation of over 200 feet between Casey Road and the homes; and, (iii) intervening pond and common area that includes perimeter landscaping along the perimeter roads.

In response to the request to consider additional enhancements, the ordinance has been revised to require enhancements for facades oriented towards Casey Road and 186th Street. Those enhancements include the requirement for: (i) minimum 24" masonry material on all facades; (ii) either a gable or two dormers per structure (with a maximum of two structures in a row with the same roofline enhancement); and, (iii) requirement for gables to include a change in material or material pattern.

Additionally, the ordinance has been revised to require fountains in the two ponds located along Casey Road and 186th Street to further enhance the visual presentation of the perimeter.

- 6. While front elevations show use of masonry, there isn't any kind of percentage for any elevation (at least that I can tell.) Appears side and rear can be 100% vinyl??**

The ordinance has been revised to require all facades of all dwelling units have a minimum 24" masonry material wainscot.

- 7. Exhibits show basically 2 kinds of product, but nothing anywhere specifying it cannot be all of just 1, as long as not same elevation/color package directly adjacent or directly across. Is intent to provide a mix? Also, would prefer to see cannot be same elevation/color not repeated within 3 (so every 3rd could potentially be same, not every other.)**

Typically, there are several floorplans available for an individual unit, but then pairings in each structure for any two units may vary. Unlike a traditional detached single-family neighborhood, uniformity in a paired villas neighborhood is more typical. However, in attempt to address this concern, we have carried over the streetscape variety standard from the original Springmill Trails PUD Ordinance, but slightly modified to clarify application for this product type.

- 8. What enhancements to exterior street frontages since no mound? Why the request to alter normal tree substitution language? Given this, could wind up with no trees, only shrubs. Problematic especially without mounding.**

The intent for planting substitutions was primarily to allow for shrubs to be substituted for trees. As a result, this section has been revised to provide that clarification.

- 9. What is open space plan for area to the north/nw corner besides trail? Will Lancaster master association be responsible or this HOA? Language concerning amenities (sharing with original Lancaster...not sure how that comes into play here.)**

Springmill Trails is delineated into two residential districts. The real estate south of 186th Street is "Residential District 2", and real estate north of 186th Street is "Residential District 1". This real estate is part of Residential District 1 so it will not use or contribute to the Residential District 2 amenity center. Rather, this real estate will be part of the association for the use and

maintenance of the amenity center in Lancaster. That amenity center was designed and scale to accommodate "Residential District 1" at buildout. Similar to all of the surrounding subdivisions, this real estate will otherwise maintain its own open space shown on the concept plan.

We believe a portion of this open space is located within the floodplain (will be further determined at the time of engineering and platting), which limits the nature of the improvements that may be made in this open space. Given the availability of the amenity center in Lancaster and the cost to maintain open space for a smaller neighborhood of this scale, we believe the market will desire a passive approach to this open space that provides for a park like setting for walking and open areas for play. For context for the size of the open space, we have provided an exhibit depicting its scale in the context of a football field.

10. There is no detail for yards, square footage, building setbacks so either I missed something or you are defaulting to SFA standards?

Correct. As part of working with the staff on modifying the existing Springmill Trails PUD, this ordinance adopts the current practice of defaulting to the UDO and the underlying zoning district's standards.

11. Please include commitment from Lancaster 1 concerning renting/leasing.

We are not prepared to include such a commitment at this time; however, in our understanding of why this commitment was previously requested on other projects, we have revised the ordinance to incorporate provisions pertaining to the maintenance of the property. These requirements will better address the form of the neighborhood and the concern about how the properties are maintained, rather than the function of the ownership of a villa.

WRITTEN PUBLIC COMMENTS

Docket Number: 2102-PUD-02

Petitioner: William Tres Development, LLC by Nelson & Frankenberger, LLC

Request: Change in zoning review of 36.2 acres +/- from the Springmill Trails PUD to the Lancaster – Phase 2 PUD District.

Enclosed Attachments:

February 1, 2021, Public Hearing

- | | |
|--------------------|------------|
| 1. Markusfeld, Guy | 01/25/2021 |
| 2. Markusfeld, Guy | 02/01/2021 |

Kevin M. Todd, AICP

From: Guy Markusfeld <gmarkusfeld@aim.com>
Sent: Monday, January 25, 2021 1:34 PM
To: APC; Kevin M. Todd, AICP
Subject: Markusfeld property / Lancaster - Phase 2 zoning request
Attachments: Hertha Markusfeld Property.doc; Agreement Cover Letter (1) (1).pdf; Agreement Document (1).pdf; Agreement Drawing (1).pdf

Warning: This external email is from gmarkusfeld@aim.com. Do not click on unexpected or untrusted links and attachments.

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 II Development and change of zoning/rezone application. Under Docket Number 2102-PUD-02. 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: Westfield Economic and Community Development Department and the Advisory Plan Commission.

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 William Tres Development, LLC petitioning the City of Westfield to consider a change of zoning/rezone from the Spring Mill Trails PUD District to the "Lancaster – Phase 2 PUD District".

Hertha has lived in Westfield for over fifty five years. Our family has owned this property for 34 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 90 years old, she continues to enjoy working in her yard and taking care of her 4 acres.

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 and protection from people seeing her. As she is 90 and uses a walker to get around her property.
5. Drainage.

6. Traffic.
7. The general aesthetics of the area.
8. A quality development that reflects the good taste of Westfield.

In 2006 we obtained commitments from Beau Wilfong of Wilfong Land Companies. This agreement was designed to protect Hertha's safety, privacy and property value from the adjacent development, while limiting the negative impact to her property and life style. The documents of this agreement are attached.

If the covenants set forth in this attached agreement were to be adopted as part of the PUD Ordinance, several of the concerns over the negative impact on Hertha's property and lifestyle are addressed. However, we are very concerned about the development of the Lancaster Phase 2 duplex style units as currently proposed. We are concerned because of their density and their current unattractive "production" appearance. Especially from the back side which is proposed to face Hertha's house. We believe that much attention needs to be given to the density and architectural standards to be applied to the proposed duplexes, including the permitted building materials, matters of design elements and detailing, and the like.

In the concept plan exhibit for Lancaster II. There is no illustration of the buffer that has been agreed to. This buffer has been executed on the other two sides that have been developed. On several occasions it has been stated, that when the developer put the sewer easement around Hertha's property. They created a 15' landscape easement overlapping the Citizens easement that runs parallel to her property. This was done so that the sewer line would not negatively impact the mature trees close to the property line. While we appreciate this and feel it was in everyone's best interest. We do not see it as a replacement for the agreed to buffer.

Additionally, the entire north and west side of Hertha's acreage would be abutted by the proposed duplexes. That area consists of woodlands, which would be attractive to children who would live in the proposed new neighborhood, and that is a real concern for Hertha which needs to be addressed. She has recently

experienced vandalism on her property and is understandably upset by this. Nothing like this had ever happened in the 34 years we have lived there until now.

Without appropriate commitments being reached, we will strongly object to the density and style of the Lancaster II development that William Tres Development, LLC and others are or will be proposing.

Thank you in advance for your time and interest in this matter.

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:

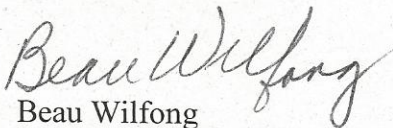
Dear Ms. Markusfeld

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.

PRESERVED TREES

MARKUSFELD SIDE

MARKUSFELD SIDE

3:1 OR 2:1 SLOPE

8'

2:1 SLOPE

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 writing this email to address our family's concerns over the proposed Lancaster II Development and change of zoning/rezone application. Under Docket Number 2102-PUD-02. As it pertains to Hertha Markusfeld's property at 928 West 186th Street, Westfield IN 46074

In addition to our earlier comments and documents submitted for the meeting tonight. I wanted to clarify our concerns as it relates to the developers intention in regard to the buffer, trees, fence and mound. That will be placed to the north and west of my Mother's property.

The current proposed density of Lancaster Phase 2 is much greater than anything that has been proposed in the past. This area was originally suggested to be used for a school or nursing home. I believe the current PUD calls for single family homes. These duplexes create much more density in this area. This density would increases all of our concerns as it relates to my Mother and her property. It would negatively impact her privacy, security, life style and property value.

Though we would rather see less density such as single family units. If the developers position is to allow for the required space necessary for the full buffer (including the mound) and this will be added to the PUD. I would not feel the need to oppose this development.

However without these appropriate commitments being reached, we will strongly object to the density and style of the Lancaster II development that William Tres Development, LLC and others are or will be proposing.

Thank you for your time.

Guy Markusfeld

gmarkusfeld@aim.com
317-727-1536



Property Location Map
Lancaster - Phase 2 PUD District
2102-PUD-02



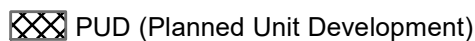
Aerial Location Map



Zoning Map



Zoning



Union Square at Grand Junction PUD AMENDMENT- Neighborhood Meeting Summary

Project: Proposed Union Square at Grand Junction PUD Amendment
Ordinance Number: 21-XX
Docket Number: 21XX-PUD-XX
Date: February 24, 2021
Location: ZOOM invite.

Attendees: Justin Moffett, Old Town Companies, LLC

Rebecca McGuckin, Old Town Companies, LLC

Steve Latour, DWA & Westfield Chamber

Bob and Michelle Beauchamp, local business owner and landlord

Caleb Ernest, Westfield City Planner, joined 6:31pm

Meeting began at 6:05pm Justin Moffett provided an overview of the project and summarized the proposed amendment. (EXHIBIT A)

Neighbor Comments and Questions:

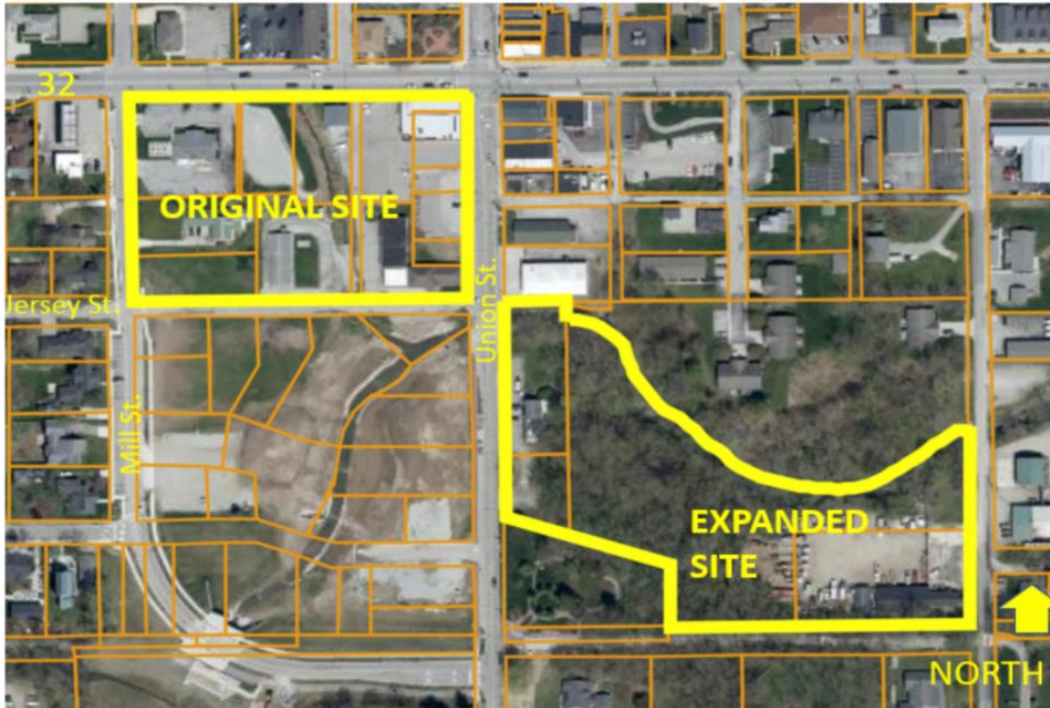
- 1. Tell me more about parking.**
- 2. Appreciated distinction between surface and structure parking**
- 3. What will Pedestrian Main access look like to get over to park? (Intend to have some cement block cuts in addition to the trail.)**
- 4. Clarify what bldgs. labeled one and two will be, note scale of structure on Slide 9 (three story version along Midland Trail and For Rent Apartments, with retail on main level of building along Union Street.**
- 5. More insight offered on current renter demographics**

Formal Meeting concluded at 6:24pm, Beauchamps left call; conversation continued with Steve Latour and Caleb Ernest joined 6:31pm, more preliminary conversation around Midland South Neighborhood Meeting for tomorrow, 6:37 an additional iPhone number joined the meeting with no response, only background conversation, 6:39pm meeting adjourned.

See Packet Shared in call below:

Exhibit A:





3



4







7

OLD
TOWN
— FOX —



8

Union Square Amendment:

- 1** Retail/Office
10k SF
- 2** Residential
100 +/- Units

OLD
TOWN
— FOX —



Before & After – Union Square Expansion Area

9

OLD
TOWN
FOX



10

OLD
TOWN
FOX

Midland South PUD- Neighborhood Meeting Summary

Project: Proposed Union Square at Grand Junction PUD Amendment
Ordinance Number: 21-07
Docket Number: 2103-PUD-05
Date: February 24, 2021
Location: ZOOM invite.

Attendees: Justin Moffett, Old Town Companies, LLC

Rebecca McGuckin, Old Town Companies, LLC

Dawn Baatz

Forrest Hurst

Katheleen Engerich

Stan and Barbara Minks

Cheany Day joined 6:36 (checked in chat for any questions and offered to stay on after to address anything they may have missed)

Caleb Ernest, Westfield City Planner

Meeting began at 6:02pm. Rebecca McGuckin confirmed that all those in attendance are adjacent to the property. Justin Moffett provided an overview of the project and summarized the proposed amendment. (EXHIBIT A) and link to video

https://drive.google.com/file/d/1-1BVN-03wF1EwYKXW_CuRkc1_qWFMZMr/view?usp=sharing

Justin shared the location and explained “neighborhood farmhouse architecture” , “defined 4-sided architecture” and how location of the townhome shapes the look of the buildings (A vs B). Floor plan review and advertised public meeting this coming Monday. Restated Old Town’s intent to be good neighbors.

Neighbor Comments and Questions: (open at 6:16)

1. (Dawn) Ground breaking? (JM: Westfield processes first, if approved April to May then construction proposed to start early summer and completion will be units built as they sell. Will build 4-6 units to start and build as sell. Expect to sell 1.5 units per month, which equates to sell 18/year. Site shows 48 so could take three years to sell but all site work built up-front so heavy equipment and disruption done in a shorter window of time, so summer to fall with 3-4 months being the goal.
2. (Stan) Trees: (JM: setback from Roosevelt and some tree preservation & buffer along Midland trail). What about hill in Roosevelt. (JM: Will be slopes in the roads too since

there is a hill on Roosevelt, changes have to be internal to the site.)

3. (Stan) Are all the homes selling belong to UBC? (JM: only 1 of 4 from Union Bible College, but all joined together as a group and offered to Old Town Companies).
4. (Dawn) Any thought to expanding past this or is this it? (JM: Reluctant because we don't know the future but this group approached us and OTC's reading of Westfield zoning ordinance supports this use. Aggregating property to do a development is a lot of work. We would consider it if a group approaches.)

6:27 pm shared video fly through of townhomes and noted oversized 2 car garages and driveways with parking for guests for every house, which keeps congestion off of the perimeter streets. Note clause in neighborhood to require owners to park in the garages. Low maintenance community so landscaping done by association. Some units have front doors facing interior of street and some have front door facing interior street and one facing trail.

5. (Dawn) No through streets to Union because of Friends Church, extra traffic flow along Roosevelt and Cherry along with Sander's Glen? (JM: a lot of traffic studies done, road grades done and try to measure true impact of certain amount of housing units, if we did traffic study and grade was "B" for example, adding 48 units would not change it to a B; you will experience it but it won't change traffic flow to the extent that city engineer or municipality would make changes. Cherry St is not in great condition and OTC work will deteriorate road condition, so conversing with Westfield Friends, on if we need to add curbs and widen at Union, so conversation with city engineer and church. We curb internal and all sides where it fronts roads.)
6. (JM noted: modern stormwater management practices being apocalyptic scenarios of 100-year storm event. We are adding impervious surface but capturing, managing and cleaning it).
7. (Barbara) Questioned relationship with Union Bible College and their support of product types. (JM decided that the for sale product goes to the south of Midland and apartments to the north)
8. (Barbara) Maintenance fee for landscaping (JM: usually \$300-400 a month, so this allows HOA to escrow for improvements for years to come)

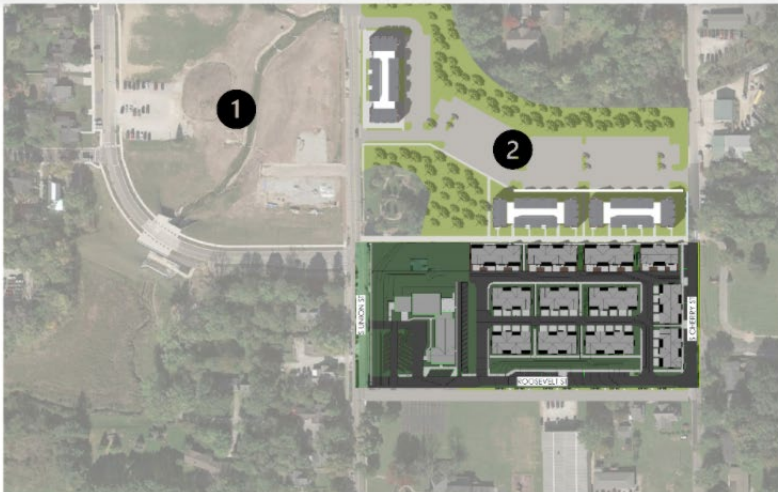
Meeting concluded at 6:44pm

See Packet Shared in call below:

MIDLAND SOUTH PUD, Ordinance 21-07
Midland Trail Townhome Development
Neighborhood Meeting
February 24, 2021



OLD
TOWN
— COS. —



- 1 Grand Junction Plaza
- 2 Union Square
Expansion: Apartments
& light retail
- 3 Midland South:
Townhomes

OLD
TOWN
— COS. —



3

OLD
TOWN
—CDR—



4

OLD
TOWN
—CDR—



5

OLD
TOWN
— FOX —



6

Unit Type A

OLD
TOWN
— FOX —



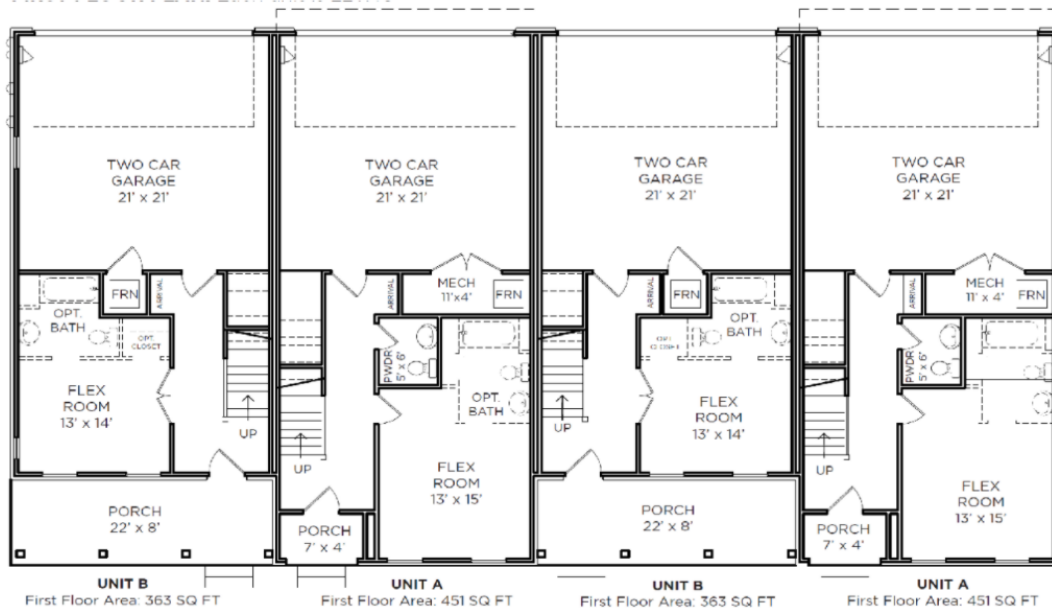
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OLD
TOWN
—CDS—



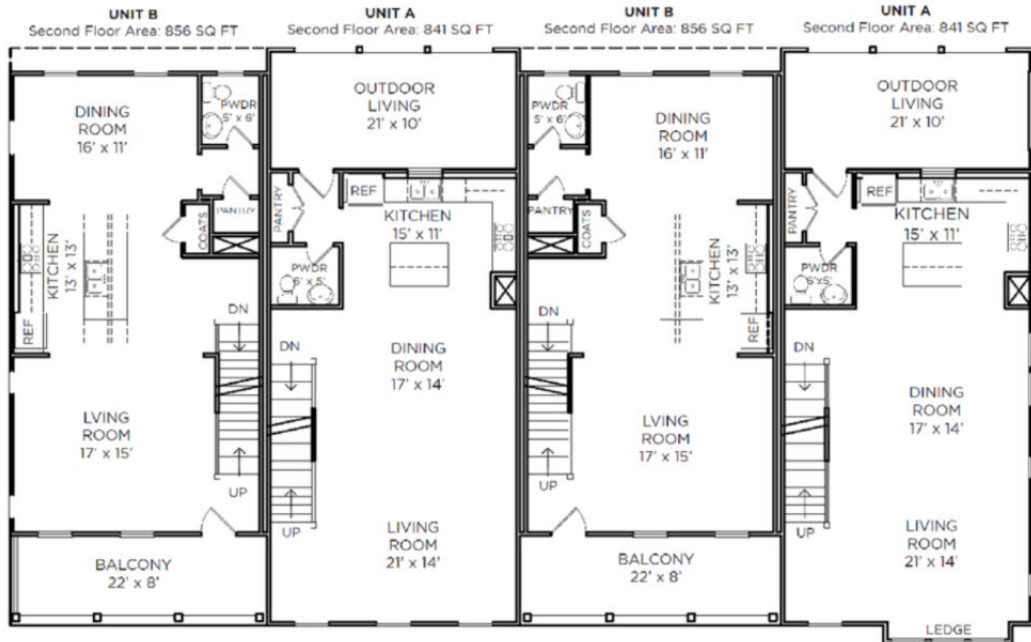
8

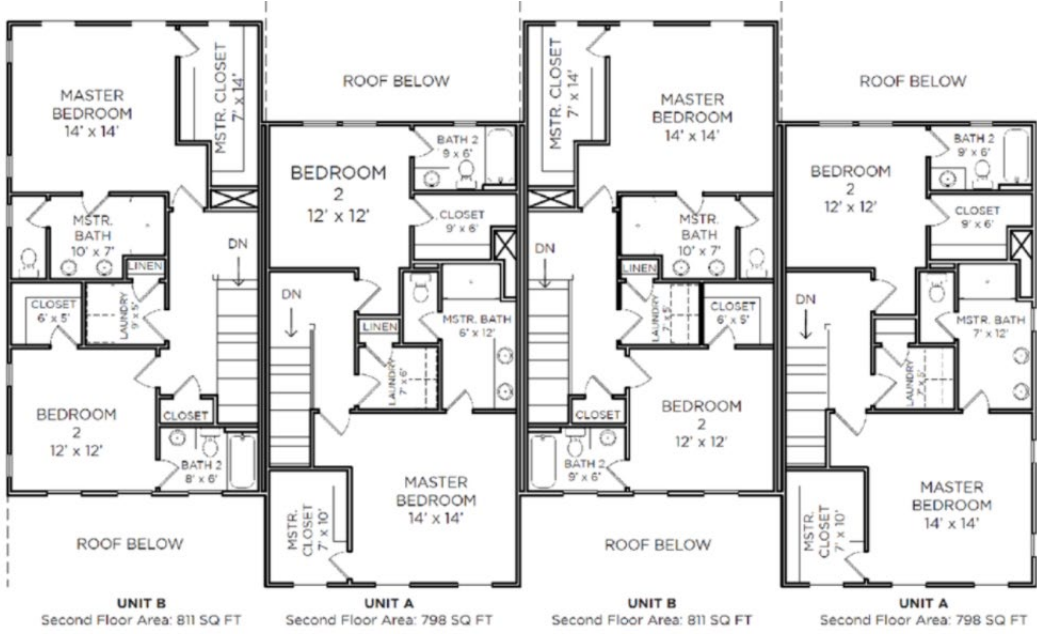
Unit Type B



Townhomes – Main Level

OLD TOWN
— CO. —





Townhomes – Third Level





Westfield–Washington Township Advisory Plan Commission
Minutes of the February 1, 2021 APC Meeting
Presented for approval: March 1, 2021

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, February 1, 2021 scheduled for 7:00 p.m. online via Skype.

ROLL CALL: Noted presence of a quorum.

Present: Kristen Burkman, Robert Horkay, Ginny Kelleher; Andre Maue, Victor McCarty, and Dave Schmitz.

Members Absent: Randy Graham.

City Staff Present: Kevin Todd, Director; Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; and Caleb Ernest, Associate Planner.

Legal Counsel Present: Manny Herceg and Beth Copeland with Taft Stettinius & Hollister LLP.

ELECTION OF OFFICERS

- President:
 - Motion: Kelleher motioned to nominate Robert Horkay as APC President.
 - Burkman seconded. Motion passed. Vote 6-0.
- Vice President:
 - Motion: Burkman motioned to nominate Ginny Kelleher as APC Vice President.
 - Maue seconded. Motion passed. Vote 6-0.

APPROVAL OF MINUTES

- December 21, 2020, minutes
 - Motion: McCarty motioned to approve the December 21, 2020 meeting minutes as written.
 - Maue seconded. Motion passed. Vote 6-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA ITEMS

2102-DDP-01

Vision Westfield

17414 Tiller Court

Vision Real Estate LLC by Design Build Corporation requests Detailed Development Plan review of a 33,405 square foot addition on 3.26 acres +/- in the EI: Enclosed Industrial District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Motion: Kelleher motioned to approve the Consent Agenda as presented.
Schmitz seconded. Motion passed. Vote 6-0.

**MISCELLANEOUS
BUSINESS**

**Request to suspend APC
Rule of Procedure**

EdgeRock Development requests suspension of Article IX(6)(b) of the Westfield / Washington Planning Commission Rules of Procedure.
(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Todd overviewed this request to suspension of Article IX(6)(b) of the Westfield / Washington Planning Commission Rules of Procedure. He explained the Petitioner wishes to withdraw and resubmit immediately with changes made to the PUD.

Jim Ake on behalf of EdgeRock Development summarized the reason for this request in order to make changes to the proposed PUD. He stated that the changes were Council-driven and would reflect less density within a portion of the PUD.

Motion: Kelleher motioned to approve to suspension of Article IX(6)(b) of the Westfield / Washington Planning Commission Rules of Procedure.
Maue seconded. Motion passed. Vote 6-0.

ITEMS OF BUSINESS

**2012-ODP-18 &
2012-SPP-18**

Spring Mill Centre

Northeast corner of Spring Mill Road and SR 32

Haehl Group, LLC by Commercial Links, LLC requests Overall Development Plan and Primary Plat review of 4 Blocks on 55.36 acres +/- in the Spring Mill Centre Planned Unit Development (PUD) District.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Ernest overviewed this request for an Overall Development Plan and Primary Plat review. He said since this item's Public Hearing Staff had not received any comments and the plans were fully compliant.

No Presenter comments.

No Commission comments.

Motion: Kelleher motioned to approve 2012-ODP-18 & 2012-SPP-18 with the following conditions.

- All necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.

Burkman seconded. Motion passed. Vote 6-0.

PUBLIC HEARING ITEMS

**2102-PUD-01
[PUBLIC
HEARING]**

Sanders Glen PUD

2432 South Street

Patch Development, LLC requests a change of zoning for approximately 9.07 acres +/- from the Kalorama Park PUD to the Sanders Glen PUD.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

Crabtree overviewed this request for a change of zoning. He said the Petitioner, Patch Development, proposes to repeal and replace the Kalorama Park PUD with a new PUD with areas for single family units as well as an area designed to fit the needs of senior citizens. He said this project had its virtual neighborhood meeting on January 4, 2021. He said that several public

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comments had been received by Staff and that those comments were made available as an exhibit to this case.

Andrew Greenwood and Pat Chittenden, with Patch Development, presented the details of this proposal that includes three distinct areas. He said that Area 1 & Area 2 would be single-family dwelling units with Area 3 being designed with a focus on senior citizens and offer access to the Sanders Glen amenities. He said they would enhance access to the Midland Trace Trail which runs along the north side of the property.

He addressed density and traffic and stated that they would plan to convert the 3-way intersection at 171st Street and Oak Road into 4-way interception with plans for a future roundabout. He said that City Engineer, John Nail, issued an email to them that stated no concerns about traffic at this intersection should it become a 4-way intersection.

Public Hearing for 2102-PUD-01 opened at 7:27 p.m.

There were no public commenters present at City Hall.

One email was received from Martin Kirkwood and was read aloud.

Other public comments were forwarded to the Commissioners prior to the Public Hearing.

Public Hearing for 2102-PUD-01 closed at 7:30 p.m.

Burkman said she agreed with the density concerns that had been expressed by residents and that she thinks this project is too dense for the parcel. She said she was confused about the project's strategy, and asked if Area 3 would truly be age restricted. She said that the exhibits show a lot of 2-story elevations. She said she would like to see something closer to Kalorama with more tree preservation. She said she would forward additional comments to Staff.

Kelleher said she also prefers Kalorama PUD and said that it was a better fitting infill project. She said the infill project, the Reserve on South, to the west of this was also good infill for this area. She said she didn't think the higher density housing fits on this parcel like it does in front of Sanders Glen. She said it is just way too dense.

Maue said he has some concerns about the density and how this proposal fits in as an infill project. He said he needs to study this a bit more.

McCarty said he agreed with the others' stated concerns especially the high-density of the project. He said a second in/out connection should be considered for safety reasons and that there seemed to be a lack of connection with Sanders Glen.

Horkay said he was sensitive to all of these issues and would struggle to approve this proposal without significant changes. He asked how the residents would access Sanders Glen. He asked if there would be transportation to Sanders Glen. He also asked how much interaction would the residents have with that facility. He said he really liked the Kalorama proposal and was disappointed that it was not going happen.

Kelleher suggested that others look at the original Kalorama PUD. She said she didn't did not feel that 50 rental units is an appropriate infill.

McCarty asked if the project would have its own amenities or just those that exist nearby. He also voiced concerns about what could happen if the rentals products were not actually age restricted.

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Schmitz said he shared the others' concerns. Overall, he said that this plan could include more creativity.

- Petitioner's responses:
 - They want to continue their investment that was made to the west at Sanders Glen.
 - A market study was done prior to their previous project showed that 200+ units were needed.
 - This project would serve a different purpose than the assisted living facility.
 - Rental fees include the use of facilities at Sanders Glen. Rent would be cost prohibitive for someone who did not want to utilize those features. This cost factor would mitigate not having an age restriction in place.
 - They would love to connect a road to Sanders Glen, but are not able due to the Midland Trail.
 - They are working with Westfield Public Works/Engineering and Westfield Fire Department about the road design and public safety. Both departments issued their support on the design.
 - They also really liked Kalorama, but realized that plan was over ten years old.
 - If there is not a need for the 50 rental units, then we won't build them; however, they think the need is there.
 - There is a significant grade change from west to east and that is why the Newby property is all floodplain.
 - They said they talked to Jim Anderson about Kalorama, and what Anderson proposed would not work for this area due to the proximity to commercial.

Kelleher said she understood that times have changed. She said that the community to the west is a newer project more suited to an infill project. The previous proposal of Kalorama didn't include expensive homes but cottages that were nestled into the property and well buffered. She said that the large amount of greenspace in Kalorama reduced the total density and its effect on neighboring properties. She said the current proposed number is just too dense.

McCarty said he heard the word "can't" a lot from the Petitioner and that "can't" doesn't exist outside of physical constraints of the land. He said that part of our role is to listen to the petitioners, but part is also listening to neighbors. He said he thought the opinions of neighbors that live in the area outweighs the Petitioners' opinions.

Burkman said she would like to see the market study that the Petitioners referred to. She encouraged the Petitioner to reach out to the surrounding HOAs that submitted comments.

2102-PUD-02
[PUBLIC
HEARING]

Lancaster, Phase 2 PUD

NEC of 186th Street and Casey Road

William Tres Development, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 36.2 acres +/- from the Springmill Trails PUD District to the Lancaster – Phase 2 PUD District.

(Planner: Kevin Todd – ktodd@westfield.in.gov)

Todd overviewed this request for a change in zoning. He said the Department had received comments that were attached as an exhibit to the agenda.

Jon Dobosiewicz with Nelson & Frankenberger, LLC, on behalf of the Petitioner, summarized the details of this project.

Public Hearing for 2102-PUD-02 opened at 8:00 p.m.

There were no public commenters present at City Hall.

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Two public comments were forwarded to the Commissioners prior to the Public Hearing.

One email from Christopher Larsen was read regarding the amenities.
Public Hearing for 2102-PUD-01 closed at 8:04 p.m.

The Petitioner responded that the amenity center to the south is for Residential District 2 of the Springmill Trails PUD, south of 186th street. This community would utilize the facility at Lancaster.

Maue pointed out that the density is slightly lower, which is usually considered good.

McCarty said he appreciated the explanation on the amenities. He voiced concerns about traffic and density. He said that 186th as a road had not changed much over the years and was not built to handle the current day traffic.

Schmitz said he liked the amount of open space, product type, and appreciated the amenity explanation. He stated that he was generally favorable about the project.

Burkman asked for an update on how the Petitioner was working with the adjoining neighbor that submitted comments. She asked if vinyl siding was still a permitted building material. She stated that she thought Westfield gotten away from using vinyl siding.

Kelleher said she noticed that there were no maximum number of units in the original PUD and asked if that could be added. She asked about the architecture of homes that back up to road. She said she noticed there was no buffer proposed and said that was not acceptable.

Horkay said he agreed that they need to work with the landowner to the south.

Petitioner's responses:

- The lack of buffer yard refers to the eastern property line against the existing Lancaster area.
- They are working with the Markusfeld family on the buffer along their property.
- The maximum number of 90 units would be added to the PUD text.
- They had received preliminary comments about enhancements of the homes whose rear facades face Casey Road and the Petitioner would be providing further details.
- As for vinyl siding, everything south of the connecting drive in Lancaster is .46 mm vinyl, everything south of Springmill Trails is the same type of vinyl.
- Addressing the condition of 186th street, road impact fees are paid with every home and those funds are used for future road improvements. The developer has no control over these improvements. The priority of those improvements is determined by the City of Westfield.

McCarty stated that there is a need for the road impact fee dollars to be implemented here. He said that was not a part of previous approval, but felt the precedent had been set and that road improvements would be a good type of project for the area.

Schmitz said he would like additional details on the buffers as well as architectural enhancements about the rear facades along Casey Road.

2102-PUD-03
[PUBLIC
HEARING]

Maple Knoll PUD Amendment V
Southeast corner of SR 32 and Spring Mill Road
Panda Restaurant Group, Inc. by Nelson & Frankenberger, LLC
requests an amendment to modify the sign standards of the Maple
Knoll Planned Unit Development (PUD) District.
(Planner: Caleb Ernest – cernest@westfield.in.gov)

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Ernest overviewed this request for an amendment to modify sign standards. He said this item held a virtual neighborhood meeting on January 21, 2021 with three community members present and that one comment had been received to which the Petitioner responded.

Jon Dobosiewicz with Nelson & Frankenberger, LLC, on behalf of the Petitioner, summarized the details of this project within the Maple Knoll PUD and how the project is specific to an individual outlot.

Public Hearing for 2102-PUD-03 opened at 8:24 p.m.

There were no public commenters present at City Hall.

No public comments were received.

Public Hearing for 2102-PUD-03 closed at 8:26 p.m.

McCarty asked if additional businesses were to go in this area, would their request be presented on the consent agenda as the use is already permitted.

- Ernest replied yes, only after a secondary plat was filed to subdivide and a DDP review conducted by Staff to confirm compliance before appearing on the Consent Agenda.

Dobosiewicz asked if a recommendation could be made at this meeting due to lack of comments.

Motion: Kelleher motioned to forward 2102-PUD-03 to the City Council with a favorable recommendation.

McCarty seconded. Motion passed. Vote 6-0.

Manny Herceg interjected at this time that one of the four City Councilors needed to excuse themselves from the meeting to avoid breaching the Open-Door Policy. Mike Johns left the virtual meeting.

2102-PUD-04
[PUBLIC
HEARING]

Lantern Commons PUD

NWC of 161st Street and Westfield Boulevard

Front Street Partners, LLC by Church, Church, Hittle + Antrim requests a change of zoning for 60.74 acres +/- from the GB-PD: General Business/Planned Development District to Lantern Commons Planned Unit Development (PUD) District.

(Planner: Pam Howard – phoward@westfield.in.gov)

Howard overviewed this request for a change of zoning. She said that a virtual neighborhood meeting was held on January 11, 2021. She added that a summary of that meeting was Exhibit 7 on the agenda. She said Staff had received several public comments that were also included as an exhibit on the agenda. She said that after the final update of the agenda's exhibits that Staff had received additional comments that would be emailed to the Commissioners prior to the Public Hearing.

Matt Skelton with Church, Church, Hittle + Antrim, on behalf of the Petitioner, summarized the details of this project. He said that the Petitioner had received several public comments and that he felt he could address those at this meeting. He presented a zoning history of this property beginning in 2001 and some of its previous planned uses. He said this current project incorporates the City's

thoroughfare plan. He said this current proposal could include assisted living uses, low-rise neighborhood commercial, hotel destination, office use, and potential office headquarters.

Martin Ing with Front Street Partners addressed the Commissioners and overviewed the Petitioner's vision of this development. He said the proximity to the trails was an advantage. He addressed that multi-family component and said it has become desirable to many due to the amenities offered. He introduced the team at Front Street Partners.

Skelton addressed many of the questions posed in the Public Comments.

- Will this impact the proposed Roundabout at 161st/Union?
 - No
 - Can't address the City's timeline.
- There were several concerns about increased traffic.
 - This proposal would have significantly less of an impact than what could be proposed as currently zoned.
 - Union street would have a 2-way stop to de-emphasize South Union. Westfield Boulevard would be the emphasized route for through traffic.
- Woodside residents have stated that they don't want a connection to the new road.
 - The City confirmed that a connection is not in its plans.
- Petitioner received comments about buffering on northside.
 - Petitioner will revisit buffer on northside.
- Will this negatively impact drainage?
 - Petitioner will be required to release drainage at a controlled rate.
- How this will impact property values?
 - One could find both good and bad examples of the impact. The project's amenities will be good and will have a favorable impact. The currently approved zoning would be more likely to decrease property values.
- Will the Petitioner relocate wildlife living on the property?
 - Petitioner will look into this.
- Natalie Wheeler Trail
 - Petitioner feels like this trail is a great amenity.
- Light pollution
 - Petitioner will abide by city standards and look at adding additional standards.
- Tree Preservation
 - Petitioner is open to exploring target areas for tree preservation, it can be difficult but there are some preservation opportunities along the north property line.
 - Many trees were harvested when original development was proposed, anything on the property now is probably not very old
- Architectural Standards
 - High architectural standards would be applied to parking garages, if one was to be built. A parking garage would likely be associated with a large office type project.
 - Petitioner will look at adding thematic and consistent requirements for architecture and signage.

Public Hearing for 2102-PUD-04 opened at 8:59 p.m.

Thirteen public comments were forwarded to the Commissioners and posted prior to the Public Hearing.

Four public comments emails that were received after 6:30 p.m. and were forwarded to the Commissioners.

Verbal comments from City Hall:

- Heather Sommer, 1614 Woodside Drive, said she submitted email comment. She said her areas of concern included environmental concerns including animal habitat, floodplain, this type of project would be better located in a deforested area. She said the Woodside Drive owners would be the most impacted by this project. She said that those property owners chose the area because of its wooded nature. She said she thought that some things were strategically omitted from ordinance to minimize the impact on the adjacent residents. She stated that the amenities provided were not what the current residents desire. She said she included several exhibits in her email that show areas of concern and included potential changes to make the plan better. She said that this project would significantly affect property values in a negative way. She said the SEP headquarters to the south includes a forest preserve area. She said this proposal is too conceptual and that additional details had not been provided.
- John Long, a Woodside Drive resident, asked what would one want to see as they enter Westfield. He said the developer kept comparing this to 2007 plans. He said he would like the buffer to keep as many trees as possible. He asked how the Natalie Wheeler Trail would cross the roundabout at 161st Street. He said he thought that approving a development where the main road had not been planned yet does not make sense. He said people won't want to drive by apartments and offices.

Public Hearing for 2102-PUD-4 closed at 9:09 p.m.

Petitioner's responses:

- Petitioner said most of the comments had been addressed.
- This project is much more in line with City's Thoroughfare Plan and Comprehensive Plan the previous proposal.
- Every mixed-use project has a master developer. It is rare for a single developer to build the entire project. He said it is also rare for all users for a project like this to be known ahead of time.
- This project is big, but not that big. He said that the Petitioner knows that this proposal will basically be the layout and is trying to meet the highest architectural standards of the community.

Schmitz said he agreed that a mixed-use approach would be best for this property, and that the current proposal was a better project than the previous approval. He said he did not think the previous project would be feasible at this point. He said he was appreciated the commitments for a quality development. He stated that he thought more detail was needed and that he saw both good things and areas of concern.

Burkman thanked the neighbors for reaching out with comments. She said she would email her comments to Staff. She said she thought the current vision had potential, but voiced concerns about language in the PUD that would not allow the concept plan to shift too much. She said that things needed to be tightened up and that she thought the buffer to north needed to be as good or better than the previous project proposed. She asked about the Stone Crest project in Tennessee, and asked if Front Street Partners built those apartments and, if so would they meet the standards of the PUD. She asked the Petitioner if they mainly deal with multi-family. She asked what would the relationship be with other developers and asked if townhomes could be done instead of apartments. She asked if the Petitioner if they had visited the Research Triangle in North Carolina in regard to tree preservation. She added that the Petitioner should look at other examples around country to see how to better incorporate greenspace and tree preservation.

Kelleher said she thought that this was an improvement over what had already been approved. She said she talked with Steve Hoover who said that the previous project had significant buffering along north property line and that there were tiered building heights with taller buildings all to south. She said significant planning would be needed to preserve the wooded areas and existing topography. She said there were not enough details in the current PUD to achieve what was shown in exhibits. She said some areas were shown as office on the concept plan, but all the underlying zoning was GB for all commercial parcels; so, she said we might not get any office use. She asked if the Petitioner would provide additional comments. She voiced concern about the permitted uses, that there were no height maximums for some areas. She stated she would like to see more buffering on Union Street. She said that there were no amenities mentioned in the current PUD. She said she would send in her mark-up comments. She said that 600sf maximum for apartments didn't sound like high quality, and asked if the Petitioner could show how they would achieve the quality at that size. She said it would be nice if the road didn't connect to the north, or perhaps just move it further south so it's not along north property line.

Maue said he would love to keep the property the way it is. He added that the area wasn't currently a nature preserve or park and that as far as zoning goes, it was high intensity retail which could be built now. He said he would be happy to see something better proposed. He said it seemed that the proposed development neither proposed nor relied on the road connection, and that was led by the City and was a separate issue. He said he thought better buffering and screening to north would be good and that terracing building height was a good idea. He stated that a structured parking with high architectural standards could be better than a large flat parking lot.

McCarty said that he agreed with much that had been said. He said he thought the previous approval wasn't good. He said, that as a millennial, he would like to see mixed use buildings with retail/dining on bottom and residential on top. He said he would like to see something very impressive along this portion of the US 31 corridor. He would like to see more preservation, something more tangible.

Horkay said that he liked it is better than what was approved in 2007. He said he was wondering about apartments along US 31, and referred to this area as Westfield's "beachfront" property. He said that this proposal was a good start, but it needs more detail. He said he noticed that very little water was shown on the property, but understood that it was not yet engineered. He asked how much impact the engineering would have on a water location.

Petitioner's responses:

- The Petitioner thanked everyone for their comments and said they will take all comments received into consideration.
- Westfield Boulevard is an integral part of this project.
- The Petitioner will work with Staff to revise ordinance before coming back.

2102-PUD-05
[PUBLIC
HEARING]

Wheeler Landing PUD Amendment IV

Generally north and west of the intersection at Wheeler Road and State Road 32

J.C. Hart Company Inc. by Church Church Hittle + Antrim requests an amendment to the Wheeler Landing Planned Unit Development (PUD) District modifying the architectural, parking and landscaping standards.

(Planner: Caleb Ernest – cernest@westfield.in.gov)

Ernest overviewed this request for an amendment to the Wheeler Landing PUD. He said the Petitioner held a neighborhood meeting on January 26, 2021 with two attendees from the community and that no comments were received. He added that Staff had received no comments.

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Eric Douthit with Church, Church, Hittle + Antrim, on behalf of the Petitioner, summarized the details of this project. He said the area included in this request is Area 1 for a proposed high-end apartment community. He detailed the text amendments for the PUD.

Randy Sherman with Weaver Sherman Design, the architectural design firm for the project, spoke to the details of the architectural designs, amenities for this project and was designed to present an urban development/village feel. He said that sidewalks in the development would connect to the Monon Trail.

Public Hearing for 2102-PUD-05 opened at 9:57 p.m.

There were no public commenters present at City Hall.

No email comments were forwarded to the Commissioners prior to the Public Hearing.

Public Hearing for 2102-PUD-05 closed at 9:59 p.m.

Burkman stated that she really liked the architecture and thoughtfulness in the presentation. She said that the architectural colors mentioned were the colors the ones shown . She said she thought the architecture would be tied to character exhibit.

- Douthit replied that the finalized colors were not received in time to get exhibits updated for tonight's meeting. He said that would be done before next meeting.
- Sherman said the slides presented tonight would be the colors that would be used.

Kelleher said she agreed with Burkman's comments. She said that a lot of attention to detail was given to the design.

McCarty said he agreed with others in that this was a nice looking project that fits well in the area.

Horkay said he was concerned about apartments when the PUD first came through. He said he now thought this is a terrific proposal.

Schmitz said he appreciated Petitioner's explanations that were presented.

2101-ZOA-01
[PUBLIC HEARING]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd – ktodd@westfield.in.gov)

Todd introduced this request from the Westfield City Council that proposed time duration limitations on new planning development developments based on certain development milestones being met. He said the new legal team had expressed some concerns with the draft and was still looking at this item in depth.

Cindy Spoljaric, on behalf of the Westfield City Council, presented a summary of this request. She referenced the prior zoning of the Lantern Commons parcel. She said the retroactive aspect of the proposal had been removed.

Public Hearing for 2101-ZOA-01 opened at 10:09 p.m.

There were no public commenters present at City Hall.

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No public comments received.

Public Hearing for 2101-ZOA-01 closed at 10:11 p.m.

Kelleher asked if this item had been properly advertised.

- Todd replied that it was introduced at the Council meeting and had been properly advertised.

Kelleher said she would wait on the attorney's comments and any comments from developers.

Maue said he was in favor of this concept, adding that he was glad it wasn't retroactive. He said he still was concerned about the ability for Council to rezone or unzone something that went through the public process. He said he was in favor of something, but not sure that this proposal is the right something.

Kelleher said she agreed with Maue. She also said that she was confused about the Council's ability to apply zoning as well, adding it should have better definition.

McCarty said he agreed with Kelleher and Maue and felt that the intention was good. He said he did not want authority taken away from the APC. He asked if this was actually a sunset clause, in layman's terms.

Schmitz said he thought that this proposal needed to be drafted very precisely from a legal perspective. He asked if this would be a burden on the land owner to do something within the proposed time frame. He said a description of the mechanics of how this would work is needed. He said he was confused about a conflict statement in Section 2.

Burkman stated she agreed with others; however, she said she thought there were areas with old zoning that Westfield does not want today.

Horkay said that this concept had come up in prior years and that he was not overly in favor of it. He said he was concerned with an elected body determining new zoning standard. He said he thought it should revert to the previous zoning. He said he thought rezoning could present issues with property being devalued by changing the zoning.

Manny Herceg, Attorney said that Legal would be providing a response to comments heard.

Maue said that we need to think about a future City Council, just as we would do with a potential change in petitioners. He said that this item could be used for vendetta in the future. He said he didn't necessarily have an answer, but added that he was really uncomfortable with this one.

Kelleher asked Spoljaric what the mechanics would be and would this item go through a full process.

- Spoljaric replied that she thought that the rezoning would go through the full process. She said she did not draft this item and that she also had other questions. She said that legal review of this item was still needed.

Kelleher said she thought there was a need for more detail on the process and mechanics of item.

- Spoljaric said she agreed and that Staff and Legal should determine what was best for this proposal.

Maue mentioned that even if the existing zoning was kept intact through renewal, this may add more cost/process for something that is already permitted.

- Kelleher said she thought some expense may be incurred if a Petitioner needed to resubmit, but that the loss of large value needs to be avoided.

Burkman asked what other communities have this type of ordinance, and if so have there been any issues.

- Spoljaric said that Fishers and Greenwood have an ordinance.
- She said she was not sure if any other communities have had ordinances expire yet.

McCarty asked why can't the zoning revert back to what it was before.

ITEMS CONTINUED TO A FUTURE MEETING

2007-PUD-07

[CONTINUED]

Bridgewater PUD Amendment (Culver's)

14631 North Gray Road

K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.

(Planner: Pam Howard ▪ phoward@westfield.in.gov)

2008-PUD-09

[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahm, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard ▪ phoward@westfield.in.gov)

2012-ODP-18 &

2012-SPP-18

[CONTINUED]

Spring Mill Centre

Northeast corner of Spring Mill Road and SR 32

Haehl Group, LLC by Commercial Links, LLC requests Overall Development Plan and Primary Plat review of 4 Blocks on 55.36 acres +/- in the Spring Mill Centre Planned Unit Development (PUD) District.

(Planner: Caleb Ernest – cernest@westfield.in.gov)

2012-PUD-15

[CONTINUED]

Somerset PUD

2,650 linear feet north of US 32 on Spring Mill Road and 1,300 linear feet west of Spring Mill Road on W 186th Street

Silverthorne Homes requests a change of zoning for 61.39 acres +/- in the AG-SF1: Agriculture / Single-family Rural District to the Somerset PUD District.

(Planner: Pam Howard ▪ phoward@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting.

Motion: McCarty; Second: Kelleher.

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Website: <http://www.westfield.in.gov> | Community Development Department E-mail: community@westfield.in.gov

Motion passed. Vote: 6-0.
Meeting adjourned at 10:32 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



Westfield–Washington Township Advisory Plan Commission (APC)
Minutes of the February 16, 2021 APC Meeting
Presented for approval: March 1, 2021

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Tuesday, February 16, 2021 scheduled for 7:00 p.m. at Westfield City Hall.

ROLL CALL: Noted presence of a quorum.

Present: Kristen Burkman, Randy Graham, Robert Horkay, Ginny Kelleher; Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Members Absent: All Present

City Staff Present: Kevin Todd, Director; Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; and Caleb Ernest, Associate Planner.

Legal Counsel Present: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

- February 1, 2020, minutes tabled

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items

ITEMS OF BUSINESS

2012-PUD-05

Wheeler Landing PUD Amendment IV

Generally north and west of the intersection at Wheeler Road and State Road 32

J.C. Hart Company Inc. by Church Church Hittle + Antrim requests an amendment to the Wheeler Landing Planned Unit Development (PUD) District modifying the architectural, parking and landscaping standards.

(Planner: Caleb Ernest - cernest@westfield.in.gov)

Ernest overviewed this amendment request. He said this item had a neighborhood meeting on January 26, 2021 and Staff had not received any comments.

No Commission comments.

Motion: Kelleher motioned to forward 2012-PUD-05 with a positive recommendation to the Council City.

Maue seconded. Motion passed. Vote 8-0.

PUBLIC HEARING ITEMS

2103-PUD-10

**[PUBLIC
HEARING]**

Wood Robinson Briggs PUD

Northside of 191st Street, West of Tomlinson Road

Edgerock Development, LLC requests a change of zoning for approximately 157 acres +/- from the AG-SF1:

Agriculture/Single-Family Rural District to the Woods Robinson Briggs PUD District.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

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Website: <http://www.westfield.in.gov> | Community Development Department E-mail: community@westfield.in.gov

Crabtree overviewed this request for a change of zoning. He presented the details of the resubmittal for Wood Robinson Briggs PUD. He said no public comments had been received by Staff.

Jim Ake, on behalf of Edgerock Development, LLC, stated that the plan has been updated and that he felt that the concept and district plans now match well. He said that the Petitioner had increased the description and the language that points to the proposed development. He said a public meeting was held on February 11, 2021 and that there were three attendees and no remonstrance. He said that they had received some questions from APC commissioners that they in return answered.

Public Hearing for 2103-PUD-10 opened at 7:12 p.m.

Comments from City Hall:

Craig Wood, East 191st Street, said that the map did not seem to be to scale, regarding District 1. He asked if the others were not to scale. He said the character exhibits didn't match the existing character. He voiced concerns about density and the low side yard setbacks. He said he wanted more information about the motorsports facility. He asked if a church permitted in GB zoning, he added he did see it in PUD. He asked who would be paying for the amenities. He asked would it be the developer, the City, or someone else. He asked why none of the project landowners were present at neighbor meeting or at the APC meeting. He asked what would happen if this doesn't develop, and also about the timing for the roundabout.

Linda Nass submitted an email that was read aloud and forwarded to the APC Members.

Public Hearing for 2103-PUD-10 closed at 7:18 p.m.

Petitioner comments

- Ake responded to Wood's comments. He said that the Petitioner may want to make some modifications based on comments from APC members.
 - Ed Freeman, with David Weekley Homes, responded that to the concern regarding side yard setbacks saying the setbacks would be similar to those being built at Oak Manor, Fishers, and Carmel. He said he didn't feel they are overbuilding and that he thought the project is in a very desirable area.
- A church is a permitted use.
- The park would be developed by the developer and may be transferred to the city or maintained by an association.
- The motorsports facility would be fully enclosed so there would no noise. He said that delivery to the facility would take place only during business hours.
- All required neighbors were properly noticed.
- Need to refer to Westfield Public Works Department for the roundabout question.
- There is a phasing plan for this project.

Commission Comments:

Graham said like the changes that were made. He said that he thought it was a nice-looking project and that it should receive a favorable recommendation.

Kelleher said she previously sent her comments.

McCarty said he always has concerns about high density; however, he appreciated changes that have been made.

Spoljaric said sent her comments in to Staff, including the PUD requirement that the city take over the park when is not in the City's park plan and there is one proposed at Grand Universe. She voiced concerns about the mixed-use area.

Burkman said she wanted to know if the park had been discussed with the City. She asked if the character exhibits were simply inspiration or were they tied to this for development. She said she had concerns about the lack of amenities provided to the neighborhoods. She sent comments to the Petitioner regarding the road going through mixed use area and said it presented a safety concern. She said thought this portion of the project looked like Clay Terrace, and that was a concern given the current state of Clay Terrace. She said she would like professionals to look at it. She asked for more information about the commercial portion. She said the wording regarding the golf/tennis/pickleball center very broad.

Horkay asked Petitioner/Staff to address comments that the APC members had submitted. He asked the Petitioner if they were working on changes that were based on some of those comments

Petitioner responses:

- Ake said yes, they were working on changes that were based on those comments and that was why they were not asking for a vote at this time.
- They are refining the language for racquet center/commercial recreational facility.
- Ake requested meeting with Spoljaric.
 - Spoljaric said she would prefer to meet this in a larger setting as she was just one member and wanted everyone to have the same info.

Crabtree responded that there were several requirements for the park area. He also said that the language vs exhibits should clear up minor questions.

- Spoljaric said that the exhibits were confusing compared to the Overlay and asked which one was really supposed to comply.

Todd responded that if there was a written standard in either the UDO or PUD, then that would apply. He said that if an exhibit did not align, then the written standard would still control. He said that probably were not specific graphic examples that show what was required and then we could dispense with character exhibits if that would make it easier.

Spoljaric said she thought the language said that exhibits supersede the ordinance.

Kelleher said that she spoke with Staff about this, but the concern is that the language says that the exhibit supersedes when there is a conflict.

Todd said that there would only be a conflict if you could not comply with both.

Spoljaric asked what standard applies to the fountain shown on the exhibit.

Ake mentioned that this is sports, recreational, and family destination. He said that people leave Grand Park and would go spend money closer to where they stay. He said they wanted the diversity in architecture to attract people and make them more likely to stay near Grand Park.

Horkay asked where the PUD is within the TAC review process.

- Crabtree replied that TAC was waived this time; the project went through TAC in previous submittal and very little changed.

Todd clarified that with new PUDs, there are usually very few TAC comments as they do more of a technical review. He said this process is more a “heads up” for the TAC agencies. He added that further review would occur during the plat and development plan process.

Kelleher and Horkay thanked Todd for his efforts with the revision of wording of the racquet center.

Maue said he thought that the Clay Terrace type design spurs from displeasure with the Village Park Plaza type design. He said that each of these designs have their own issues and were really competing issues. He said that there are other options and it didn’t have to be one or the other.

Ake mentioned that you do not see the full design on the concept plan. (landscaping, etc.)

McCarty said agreed with Maue, and that more blending could help. He said he thought they need to lean towards more open-ended space.

Burkman agreed with Maue about not wanting a sea of parking. She said to keep safety in mind as people are walking from Grand Park with sports teams.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road
Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & Grahn, LLP requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2007-PUD-07 [CONTINUED]

Bridgewater PUD Amendment (Culver’s)

14631 North Gray Road
K&J Acquisitions, LLC by Church, Church, Hittle, + Antrim requests an amendment to the Bridgewater PUD to accommodate a new Fast Food Restaurant.

(Planner: Pam Howard ▪ phoward@westfield.in.gov)

2012-PUD-15 [CONTINUED]

Somerset PUD

2,650 linear feet north of US 32 on Spring Mill Road and 1,300 linear feet west of Spring Mill Road on W 186th Street
Silverthorne Homes requests a change of zoning for 61.39 acres +/- in the AG-SF1: Agriculture / Single-family Rural District to the Somerset PUD District.

(Planner: Pam Howard ▪ phoward@westfield.in.gov)

2102-PUD-01 [CONTINUED]

Sanders Glen PUD

2432 South Street
Patch Development, LLC requests a change of zoning for approximately 9.07 acres +/- from the Kalorama Park PUD to the Sanders Glen PUD District.

(Planner: Daine Crabtree – dcrabtree@westfield.in.gov)

2102-PUD-02
[CONTINUED]

Lancaster, Phase 2 PUD

NEC of 186th Street and Casey Road

William Tres Development, LLC by Nelson & Frankenberger, LLC requests a change in zoning of 36.2 acres +/- from the Springmill Trails PUD District to the Lancaster - Phase 2 PUD District.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

2102-PUD-04
[CONTINUED]

Lantern Commons PUD

NWC of 161st Street and Westfield Boulevard

Front Street Partners, LLC by Church, Church, Hittle + Antrim requests a change of zoning for 60.74 acres +/- from the GB-PD: General Business/Planned Development District to Lantern Commons PUD District.

(Planner: Pam Howard - phoward@westfield.in.gov)

2101-ZOA-01
[CONTINUED]

Unified Development Ordinance Amendment

Westfield City Council requests approval of an ordinance to amend Article 10.9 of the Westfield-Washington Township Unified Development Ordinance.

(Planner: Kevin Todd - ktodd@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting.

Motion: Kelleher; Second: Schmitz.

Motion passed. Vote: 8-0.

Meeting adjourned at 8:06 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



Docket Number: 2102-PUD-02 (Ordinance No. 21-11)

Petitioner: Arbor Homes

Representative: Paul Munoz, Arbor Homes

Request: A change of zoning of 3.03 acres+/- from the AG-SF1: Agriculture / Single-Family Rural District to the Orchard View Planned Unit Development (PUD) District.

Current Zoning: AG-SF1: Agriculture / Single-Family Rural District

Current Land Use: Residential

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Ordinance 21-11
5. Statement of Intent

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at February 8, 2021, City Council meeting. The petition is scheduled to receive a public hearing at the March 1, 2021, Advisory Plan Commission (the “APC”) meeting.

PROJECT OVERVIEW

Project Location: The Property is located at 17922 Spring Mill Road, which is on the west side of Spring Mill Road, north of State Road 32 (see **Exhibit 2**).

Project Description: The Petitioner is requesting a change of zoning of 3.03 acres+/- from the AG-SF1 District the Orchard View Planned Unit Development (PUD) District, established pursuant to the Orchard View Planned Unit Development (PUD) District Ordinance (Ord. 19-27, adopted September 9, 2019) (the “PUD District”).

PUD Ordinance Summary: The proposed ordinance (see **Exhibit 4**) incorporates the real estate into the PUD District and assigns the standards of the PUD District’s “Area A”. The addition of the real estate would result in the maximum number of dwellings in Area A be increased by 8 lots (from 199 dwelling units to 207 dwelling units). The proposed ordinance includes a new concept plan, which would replace and supersede the concept plan found in Ordinance 19-27. Additionally, the proposed ordinance states that perimeter lots that are located on the new 3.03

acres would be required to comply with the UDO's perimeter lot requirements (found in Article 6.3(C)(1)).

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "New Suburban." Detached dwellings are contemplated as appropriate within the New Suburban Area. The New Suburban chapter of the Comprehensive Plan further describes the need for infill residential development to be compatible in mass, scale, density, materials, and architectural style to that of existing, nearby development.

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the March 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the February 8, 2021, City Council meeting.

DEPARTMENTS COMMENTS

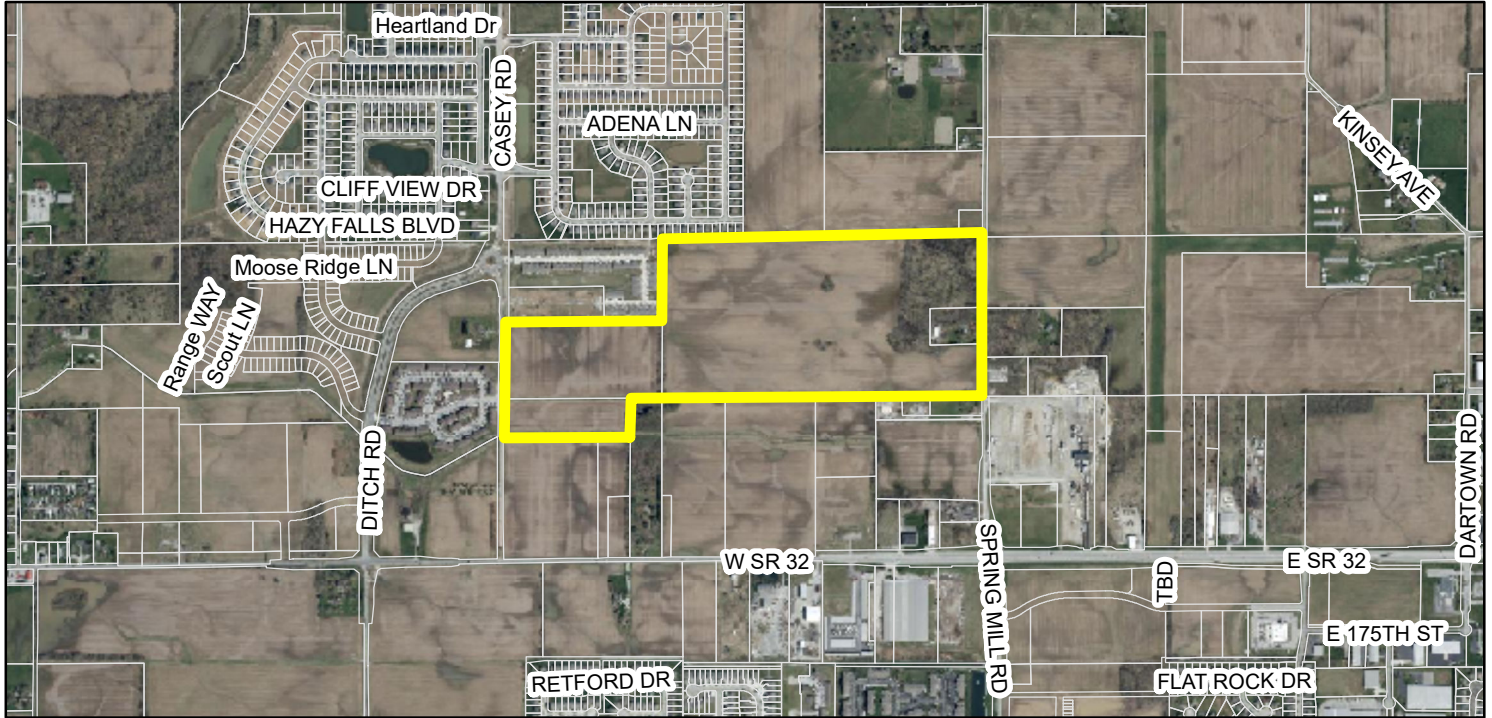
1. **Action:** Hold a public hearing at the March 1, 2021, APC meeting.
2. **Potential Action:** Subject to comments as a result of the public hearing, the Department recommends forwarding a recommendation to the Council on 2102-PUD-02.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.



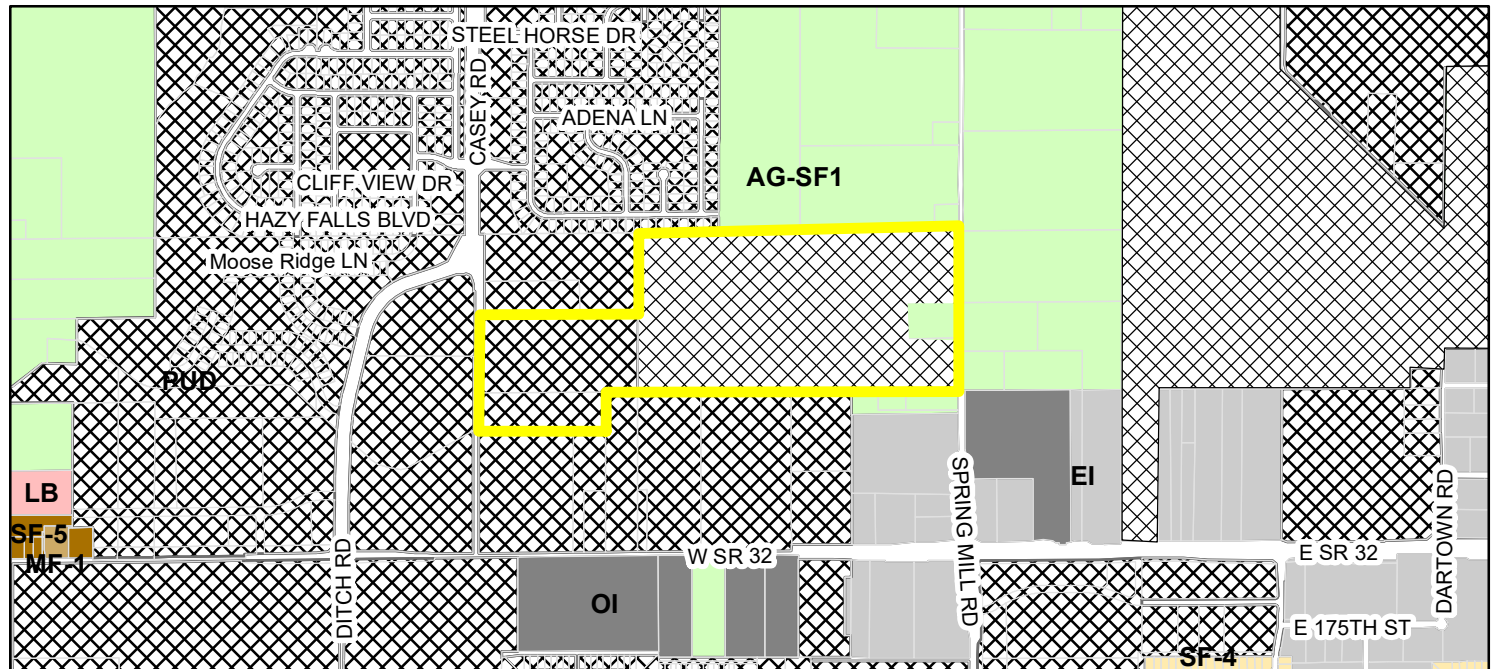
Property Location Map
Orchard View
Planned Unit Development Amendment
2103-PUD-06



Aerial Location Map

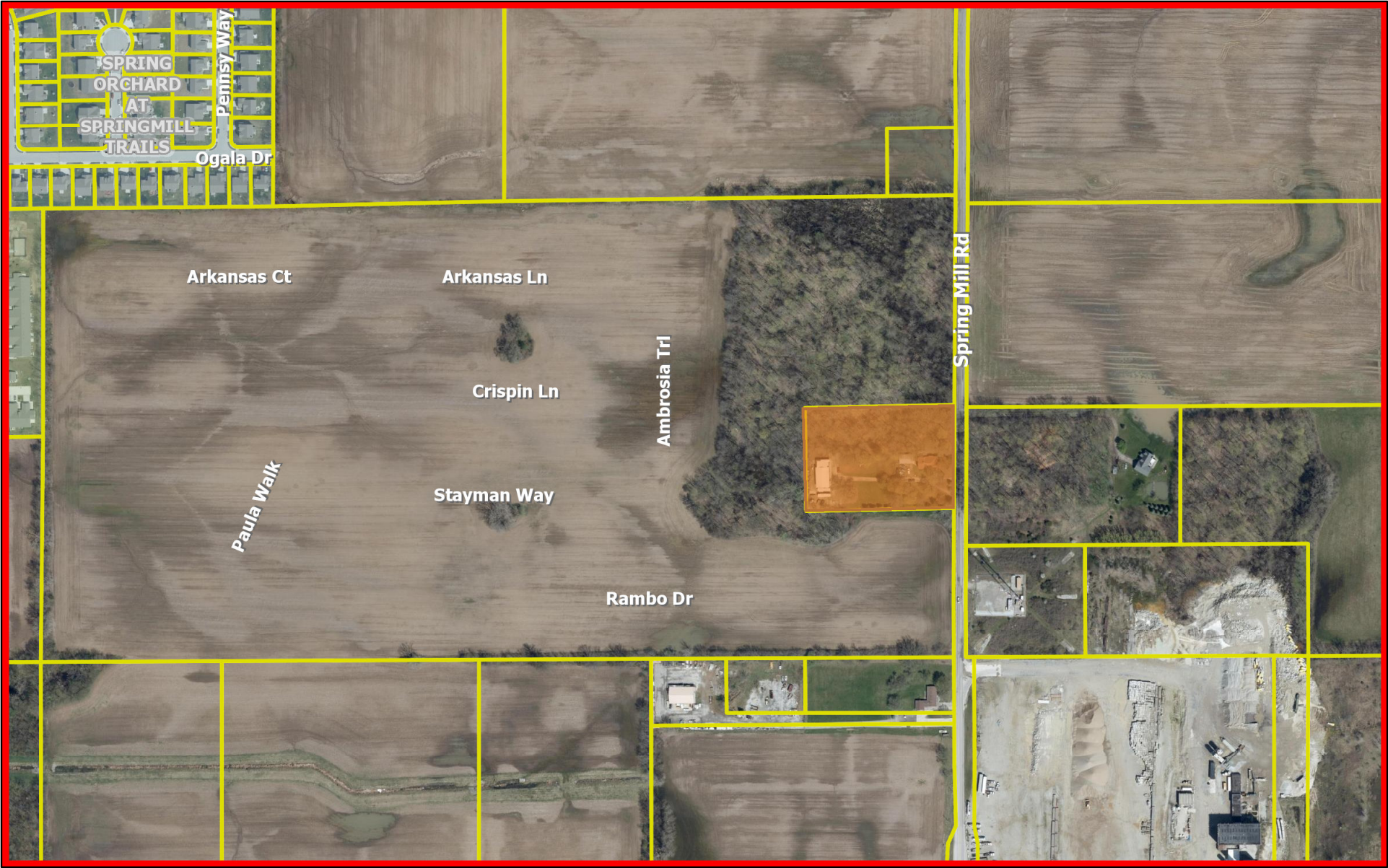


Zoning Map



	Parcel		MF-1 (Multiple Family - 1)
Zoning - All			OI (Open Industrial)
Zoning			PUD (Planned Unit Development)
	AG-SF1 (Agriculture - Single Family - 1)		SF-4 (Single Family - 4)
	EI (Enclosed Industrial)		SF-5 (Single Family - 5)
	LB (Local Business)		

Hamilton County, Indiana



January 12, 2021

Unincorporated Towns

Subdivisions

Interstates & US Highways

State Highways

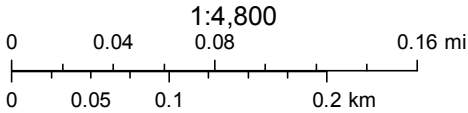
Major Roads

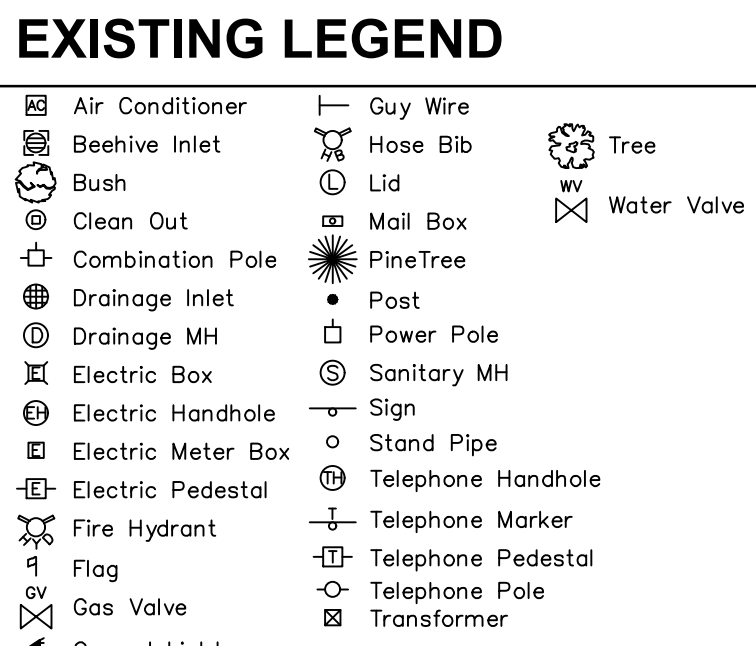
Minor Roads

Lakes & Reservoirs

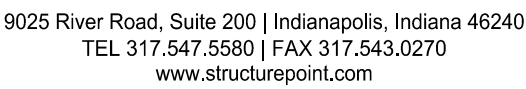
Rivers & Streams

Parcels





**ARBOR HOMES
9225 HARRISON PARK
COURT
INDIANAPOLIS, IN 46216**



B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
D.E.	DRAINAGE EASEMENT
D.&T.P.E.	DRAINAGE & TREE PRESERVATION EASEMENT
U.D.E.	UTILITY AND DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
B.S.L.	BUILDING SETBACK LINE
C.A.	COMMON AREA
T.P.	TREE PRESERVATION EASEMENT
P.S.E.	PERPETUAL STORMWATER EASEMENT
SS	SANITARY SEWER & STRUCTURE
	STORM SEWER & STRUCTURES
W	8" - 100' WATER MAIN
	WATER VALVE & HYDRANT
	STREET LIGHT

○ REAR IMPROVEMENT
* SIDE IMPROVEMENT

* SIDE ELEVATIONS: THOSE LOTS INDICATED WITH A (*) SHALL REQUIRE A MINIMUM OF THREE (3) DIFFERENT FINISH FAÇADE STYLES FROM THE LIST BELOW FOR EACH SIDE ELEVATION. A BRICK OR STONE WAINSCOT IS REQUIRED AS ONE OF THE FINISHED FAÇADE STYLES. THIS REQUIREMENT EXCLUDES MELTAN WITH A HIP ROOF WHEREAS THIS REQUIREMENT SHALL BE TWO (2) DIFFERENT FINISH FAÇADE STYLES. SHOULD A FULL FIRST FLOOR BRICK WRAP BE SELECTED, SAID BRICK SHALL SATISFY THE INTENT OF THIS REQUIREMENT. FINISHED FAÇADE STYLES SHALL INCLUDE BUT ARE NOT LIMITED TO BRICK, STONE, SIDING, SHAKES, BAT AND BOARD SIDING, TUDOR STYLE SIDING AND CEDAR SHAKE SIDING.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
3. ANY TILE DRAINS DISCOVERED DURING CONSTRUCTION NEED TO BE TIED INTO NEW DRAINAGE SYSTEM.

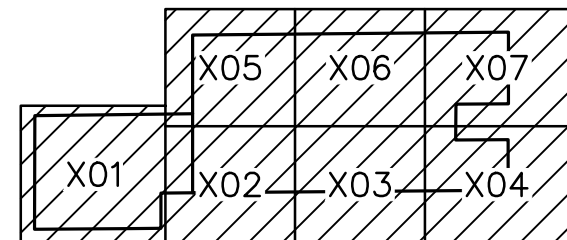
!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND

Spring Mill & Casey Road
Westfield, IN

1912-ODP-22
1912-SPP-22



**APPROVAL PENDING
NOT FOR CONSTRUCTION**

CERTIFIED BY

ISSUANCE INDEX

DATE:
12/15/2020
PROJECT PHASE:
PRIMARY PLAT

[illegible]

Project Number 2019.00121

**OVERALL PRIMARY
PLAT**

C200

ORDINANCE NUMBER 21-11

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE

This is an Ordinance to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

WHEREAS, the City of Westfield, Indiana (the "City") and the Township of Washington, both of Hamilton County, Indiana are subject to the Unified Development Ordinance;

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance 19-27, Orchard View Planned Unit Development Ordinance on September 9, 2019 (the "Orchard View PUD District");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 2103-PUD-06**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2103-PUD-06** 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 _____, 2021;

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36- 7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request; and

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate described in Exhibit A into the Orchard View PUD District (the “District”).
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Orchard View PUD District; and (iii) 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 or the Orchard View PUD District.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. District Area Assignment. The Real Estate is hereby assigned to Area A of Ordinance 19-27 (the “Assigned Area”). The standards of the Orchard View PUD District applicable to the Assigned Area shall apply to the development of the Real Estate, unless otherwise modified by this Ordinance.

Section 3. Concept Plan. The concept plan attached hereto as **Exhibit B**, (the “Concept Plan”) hereby replaces and supersedes the Concept Plan found in Ordinance 19-27. The Real Estate defined in Ordinance 19-27 and the Real Estate defined in this Ordinance shall be developed in substantial compliance with the Concept Plan found in this Ordinance.

Section 4. Maximum Number of Dwellings. Section 5.2 of Ordinance 19-27 shall be amended as follows:

The Maximum Dwellings permitted shall be set forth below.

- a. Area A: 207 Single Family Dwelling Units
- b. Area B: 72 Single Family Dwelling Units

Section 5. Architectural Standards. The standards of Article 6.3 (C)(1) Perimeter Lots shall apply to the development of the applicable lots in the new Real Estate.

PASSED AND ADOPTED THIS _____ day of _____, 2021.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

Jake Gilbert

Jake Gilbert

Jake Gilbert

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Joe Edwards

Joe Edwards

Joe Edwards

Cindy Spoljaric

Cindy Spoljaric

Cindy Spoljaric

ATTEST:

Cindy Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21-11** was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-11**
This _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-11**
This _____ day of _____, 2021.

J. Andrew Cook, Mayor

This document was prepared by: Paul Munoz
9225 Harrison Park Court
Indianapolis, IN 46216

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: Paul Munoz

EXHIBIT A
LEGAL DESCRIPTION

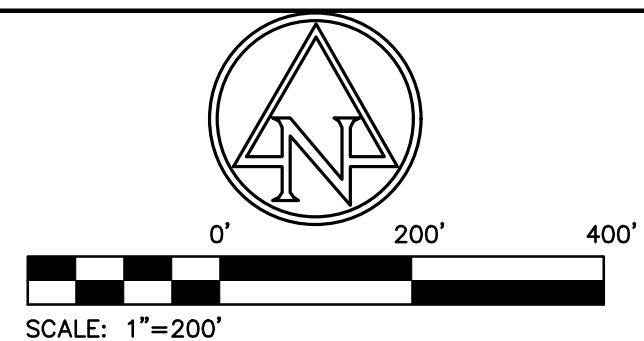
LEGAL DESCRIPTION

Newnam Parcel

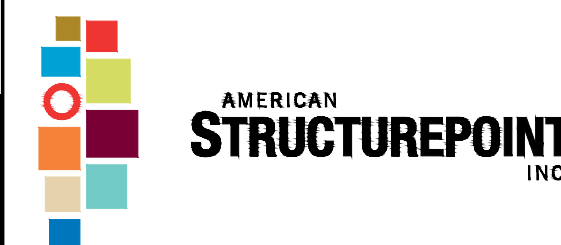
A part of the Southeast Quarter of Section 34, Township 19 North, Range 3 East located in Washington Township, Hamilton County, Indiana, being more specifically described as follows:

Beginning at a point on the East line of the Southeast Quarter of Section 34, Township 19 North, Range 3 East, said point of beginning being South 00 degrees 00 minutes 00 seconds (assumed bearing) 600.00 feet from the Northeast corner of said Southeast Quarter (stone in casting found); thence South 00 degrees 00 minutes 00 seconds 300.00 feet on and along the East line of said Southeast Quarter; thence South 89 degrees 38 minutes 08 seconds West 440.00 feet parallel with the North line of said Southwest Quarter; thence North 00 degrees 00 minutes 00 seconds 300.00 feet parallel with the East line of said Southeast Quarter; thence North 89 degrees 38 minutes 08 seconds East 440.00 feet parallel with the North line of said Southeast Quarter to the point of beginning.

EXHIBIT B
CONCEPT PLAN



ARBOR HOMES
9225 HARRISON PARK
COURT
INDIANAPOLIS, IN 46216



9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

EXISTING LEGEND

- | | | | | | |
|---|--------------------|---|--------------------|---|-------------|
|  | Air Conditioner |  | Guy Wire |  | Tree |
|  | Beehive Inlet |  | Hose Bib | | |
|  | Bush |  | Lid |  | Water Valve |
|  | Clean Out |  | Mail Box | | |
|  | Combination Pole |  | PineTree | | |
|  | Drainage Inlet |  | Post | | |
|  | Drainage MH |  | Power Pole | | |
|  | Electric Box |  | Sanitary MH | | |
|  | Electric Handhole |  | Sign | | |
|  | Electric Meter Box |  | Stand Pipe | | |
|  | Electric Pedestal |  | Telephone Handhole | | |
|  | Fire Hydrant |  | Telephone Marker | | |
|  | Flag |  | Telephone Pedestal | | |
|  | Gas Valve |  | Telephone Pole | | |
|  | Ground Light |  | Transformer | | |

SITE LEGEND

- | | |
|---|--|
| B/B | BACK-TO-BACK |
| R/W | RIGHT-OF-WAY |
| D.E. | DRAINAGE EASEMENT |
| D.&T.P.E. | DRAINAGE & TREE PRESERVATION EASEMENT |
| U.&D.E. | UTILITY, AND DRAINAGE EASEMENT |
| U.D.&S.E. | UTILITY, DRAINAGE, AND SANITARY EASEMENT |
| B.S.L. | BUILDING SETBACK LINE |
| C.A. | COMMON AREA |
| T.P.E. | TREE PRESERVATION EASEMENT |
| SS | PERPETUAL STORMWATER EASEMENT |
|  | SANITARY SEWER & STRUCTURE |
|  | STORM SEWER & STRUCTURES |
|  | 8" C900 WATER MAIN |
|  | WATER VALVE & HYDRANT |
|  | STREET LIGHT |

SITE DATA TABLE

SITE ZONING:	PUD
GROSS AREA:	±107.74 AC
AREA A (EAST):	±80.46 AC
AREA B (WEST):	±27.28 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±19.95 AC (18.5%)
COMMON AREA:	±28.50 AC (26.5%)
TOTAL LOT AREA:	±58.29 AC (55.0%)
TOTAL LOTS:	279
GROSS DENSITY:	2.6 LOTS/ACRE
AREA A	
NUMBER OF LOTS:	207
MINIMUM LOT SIZE:	60'x120'
MINIMUM LOT AREA:	7,200 SF
MINIMUM SIDE YARD:	5' / 15' SEPARATION
AREA B	
NUMBER OF LOTS:	72
MINIMUM LOT SIZE:	60'x130'
MINIMUM LOT AREA:	7,800 SF
MINIMUM SIDE YARD:	5' / 10' SEPARATION
MIN. FRONT YARD:	25'
MIN. REAR YARD:	15'
○ REAR IMPROVEMENT * SIDE IMPROVEMENT	

ARCHITECTURAL STANDARDS

- * SIDE ELEVATIONS: THOSE LOTS INDICATED WITH A (*) SHALL REQUIRE A MINIMUM OF THREE (3) DIFFERENT FINISH FACADE STYLES FROM THE LIST BELOW FOR EACH SIDE ELEVATION. A BRICK OR STONE WAINSCOT IS REQUIRED AS ONE OF THE FINISHED FACADE STYLES. THIS REQUIREMENT EXCLUDES DWELLINGS WITH A HIP ROOF WHEREAS THE REQUIREMENT SHALL BE TWO (2) DIFFERENT FINISH FACADE STYLES. IF A FULL FIRST FLOOR BRICK WRAP IS SELECTED, SAID BRICK SHALL SATISFY THE INTENT OF THIS REQUIREMENT. FINISHED FACADE STYLES SHALL INCLUDE BUT ARE NOT LIMITED TO BRICK, STONE, HORIZONTAL SIDING, BAT AND BOARD SIDING, TUDOR STYLE SIDING AND CEDAR SHAKE SIDING.

GENERAL NOTES:

1. CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
2. CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS
3. ANY TILE DRAINS DISCOVERED DURING CONSTRUCTION NEED TO BE TIED INTO NEW DRAINAGE SYSTEM.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

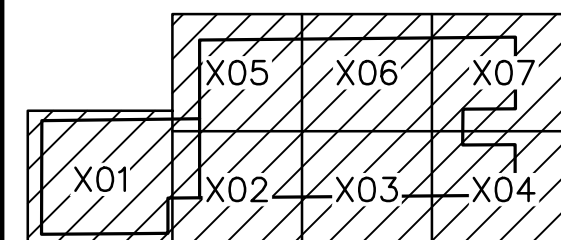
CALL TOLL FREE
"811" OR 1-800-382-5544
— INDIANA UNDERGROUND

ORCHARD VIEW

Spring Mill & Casey Road
Westfield, IN

1912-ODP-22

1912-SPP-22



**APPROVAL PENDING
NOT FOR CONSTRUCTION**

CERTIFIED BY

ISSUANCE INDEX

DATE:
12/15/2020
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

[illegible]

Project Number	2019.00121
-----------------------	------------

**OVERALL PRIMARY
PLAT**

C200

Statement of Intent:

The purpose of PUD amendment proposed by Arbor is to add the additional acreage of an outparcel along Spring Mill Road. The additional 3 acre parcel would add 8 lots to the total project. All new lots would be the traditional single family detached homes as previously approved in “Area A” of the Orchard View PUD District.

The addition of this parcel to the Orchard View Community would provide continuity along the Spring Mill Road frontage. The new design would remove a road cut along Spring Mill Road, and provide for the extension of the landscaping and multi-use path from the north to the south of the existing development thus linking a gap in the proposed trail. The new area will also allow for Arbor to dedicate the continuation of ROW along the road as well.

Orchard View will feature the following:

- 207 single-family detached homes with sales prices ranging from the low to mid 200’s.
 - o Illustrative elevations have been provided in Exhibit D of the proposed PUD ordinance.
- 72 Empty Nest homes with sales prices ranging from the low to mid 200’s.
 - o Illustrative elevations have been provided in Exhibit D of the proposed PUD ordinance.



Petition Number: 2102-PUD-02

Project Name: Lancaster – Phase 2 PUD District

Subject Site Address: Northeast corner of 186th Street and Casey Road (the “Property”)

Petitioner: William Tres Development, LLC (the “Petitioner”)

Representative: Nelson & Frankenberger, LLC

Request: Requests a change in zoning review of 36.2 acres +/- from the Springmill Trails PUD to the Lancaster – Phase 2 PUD District.

Current Zoning: Springmill Trails PUD District

Current Land Use: Agricultural

Approximate Acreage: 36.2 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan and Character Exhibit
4. Ordinance 21-02 (clean version)
5. Ordinance 21-02 (redline version)
6. Buffer Exhibit
7. Common Area Scale Comparison
8. Project Narrative
9. Neighborhood Meeting Summary
10. Issue List & Responses
11. Petitioner Responses to APC Member Comments
12. Public Comments

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

The petition was introduced at the January 11, 2021, City Council meeting. The Petitioner held a virtual neighborhood meeting on January 21, 2021. The petition received a public hearing at the February 1, 2021, Advisory Plan Commission (the “Plan Commission”) meeting.



PROJECT OVERVIEW

Location: The Property is located at the Northeast corner of 186th Street and Casey Road (see **Exhibit 2**).

Underlying Zoning District: The proposed PUD Ordinance defaults to the SFA: Single-Family Attached District.

Permitted Uses: All uses permitted within the underlying zoning district would be permitted in the Lancaster – Phase 2 PUD District.

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, the Unified Development Ordinance (the “UDO”), except as modified below:

	Proposed Lancaster – Phase 2 PUD	SFA: Single-Family Attached
Maximum Project Size	Equal to the Real Estate (appx 36.2 acres)	30 acres
Minimum Distance Between Buildings	10 feet	Structures with no vinyl exterior siding: 25 feet Structures with vinyl exterior siding: 30 feet
Project Perimeter Setback	Not Applicable. See Buffer Yard and External Street Frontage standards	1:2 Proximity Slope

Development Standards: The proposed PUD Ordinance defaults to the applicable development standards of Chapter 6 of the UDO, except for the proposed modifications to the following:

Architectural Standards: The proposed PUD Ordinance includes Character Exhibits (see **Exhibit 3**) that are incorporated, by reference, into the PUD Ordinance. These Character Exhibits are meant to capture the intended architecture of the homes that are to be built within the project.

The proposed PUD Ordinance further defines architectural requirements regarding permitted building materials; roof overhangs; streetscape diversity; garage door design; roof design; front, side, and rear façade requirements for number of windows, window treatment, building offsets, and other architectural features.

Landscaping Standards: The proposed PUD Ordinance includes a conceptual landscape plan (see **Exhibit 3**) that is intended guide the overall landscaping of the project. The proposed PUD Ordinance modifies the following: the distance between street trees; the per-lot planting requirements; the mounding requirement for External Street Frontage; establishes acceptable plant substitutions; and establishes Buffer Yard requirements for an adjacent parcel to the south and east of the project.

Design Standards: The proposed PUD Ordinance defaults to the applicable development standards of Chapter 8 of the UDO, except for the proposed modifications to the following:

Open Space: The proposed PUD Ordinance modifies the open space percentage requirement from a percentage (SFA requires 35% in the UDO) to what is shown on the Concept Plan (see **Exhibit 3**).

Amenities: The proposed PUD Ordinance establishes that both on-site passive amenities and the active amenities of the Lancaster PUD (Ord. 19-02) will be provided and available for this development.

CHANGES SINCE THE PUBLIC HEARING

The petitioner has made several changes to the PUD ordinance and exhibits since the February 1, 2021, public hearing. Changes include the following:

- The addition of language requiring development of the site to be substantially compliant with the concept plan.
- The addition of language establishing the maximum number of dwellings not to exceed 90 dwellings.
- The addition of language requiring a minimum of 24" of masonry on all facades.
- A new streetscape diversity exhibit.
- The addition of language requiring certain architectural elements on rear facades of structures on Perimeter Lots.
- The addition of language requiring fountains in the detention pond(s).
- The addition of language and a new exhibit requiring buffer yard treatment (combination of plantings and fencing) of an adjacent property to the south and east.
- The addition of language regarding lot maintenance standards.
- The addition of language regarding the duration of PUD zoning on the Real Estate.

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 are contemplated as appropriate uses within the Existing Suburban area. The Comprehensive Plan further recommends that infill development, such as this, be 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 is scheduled to be held at the February 1, 2021, 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 11, 2021, City Council meeting.

DEPARTMENT COMMENTS

1. **Action: Forward a recommendation to the City Council.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at (317) 379-6467 or ktodd@westfield.in.gov.

with **Exhibit B**, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.

- B. Street Trees: Article 6.8(J) Street Trees shall apply, however, a minimum spacing requirement of twenty feet (20') shall apply.
- C. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply; except as modified below:
 - i. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - ii. At a minimum of one (1) Shade Tree, one (1) Ornamental or Evergreen Tree, and four (4) Shrubs shall be required per Dwelling Unit, of which, a minimum of one (1) Tree and four (4) Shrubs shall be located the Front Yard.
 - iii. In addition to the minimum required landscaping above, a Dwelling Unit on a Corner Lot shall provide a minimum of one (1) Tree and four (4) Shrubs in the additional Front Yard.
- D. External Street Frontages: Article 6.8(M)(1) External Street Frontage Landscaping Requirements – Residential Uses shall apply except as modified below
 - i. No mounds shall be required along an External Street Frontage due to existing utility easements.
 - ii. Required shrubs may be substituted with an evergreen tree or shade tree at a rate of five (5) shrubs: one (1) tree.
 - iii. Fountains shall be installed and seasonally maintained within Detention Ponds.
- E. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall not apply, except as modified below:
 - i. A minimum eight-foot (8') tall wood shadowbox privacy fence shall be required along the north and west property line of County Parcel No. 08-05-27-00-00-011.000 (the "Buffered Parcel"). The privacy fence shall (i) include a gate for maintenance access and (ii) be located a minimum of five (5) feet from the shared property line as generally depicted on **Exhibit E** – Buffer Area Plan. The owner of the Buffered Parcel shall be permitted to attach a fence, to the fence required under this section, which would connect to a fence on the Buffered Parcel.

- ii. A minimum of forty-~~five~~ ~~(45)~~ **two (42)** evergreen trees (**8’ tall Norway Spruce**) shall be planted near the rear lot line of those lots identified on **Exhibit E** – Buffer Area Plan (the “Buffered Lots”). The evergreen trees may be planted on the Buffered Lots or the adjacent Common Area with the general intent of providing visual screening between the Structures on the Buffered Lots and the Buffered Parcel as generally depicted on **Exhibit E** – Buffer Area Plan.

Section 7. **Infrastructure Standards.** The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations), 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 8. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

8.1 **Article 8.6 Open Space and Amenity Standards:** Shall apply except as otherwise modified or enhanced below.

A. **Minimum Open Space:** Open Space area shall be as generally shown on the Concept Plan.

B. **Amenities:** The following amenities shall include, but shall not be limited to the following:

- i. **Passive Amenities:** A large natural open space including trails shall be provided for passive recreation opportunities, as generally depicted on **Exhibit B**. 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. **Lancaster Amenities:** The Common Council enacted Ordinance 19-02 (the “**Lancaster PUD**”) on March 11, 2019. Section 9 of the Lancaster PUD establishes the requirements for amenities intended to satisfy the requirements and obligations of Section 2.4 of the Springmill Trails PUD – Ordinance 11-19 (the “**Lancaster Amenities**”). The Lancaster Amenities are designed and scaled to also serve the Real Estate. The Real Estate shall be subject to any covenants and restrictions applicable to the Lancaster Amenities in order to ensure the enjoyment and shared

ORDINANCE NUMBER 21-02

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 – PHASE 2 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. 2102-PUD-02**), 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. 2002-PUD-02** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (**- vote**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2020; and

WHEREAS, the Common Council is subject to the provisions of the Indiana Code §36-7-4-1507 and Indiana Code § 36-7-4-1512 concerning any action on this request.

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Unified Development Ordinance and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance, which shall be referred to as the "**Lancaster – Phase 2 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 – Phase 2 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. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.

- 2.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.
- 2.2 The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 3. **Underlying Zoning District(s).** The Underlying Zoning District shall be SFA: Single-Family Attached District.

Section 4. **Permitted Uses.** The permitted uses shall be all uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

- 4.1 **Maximum Dwellings:** The total number of Dwelling Units permitted in the District shall not exceed ninety (90).

Section 5. General Regulations. The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below:

Standard	
Maximum Project Size	See Real Estate
Minimum Distance Between Buildings	Ten (10) feet
Project Perimeter Setback	Not Applicable – See Bufferyards and External Street Frontage Landscaping

Section 6. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District, except as otherwise modified below.

6.1 Article 6.3 Architectural Standards: Shall apply, except as modified below:

A. Architectural Standards: Article 6.3(C) shall not apply, rather, the following shall apply:

- i. Character Exhibit: The Character Exhibit for Dwellings, attached hereto as **Exhibit C**, 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. Building Materials: Permitted exterior building materials are as follows:
 - a) Masonry Material (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.
 - b) All facades shall include Masonry Material at a minimum height of twenty-four (24) inches.
- iii. 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.
- iv. Dwelling Design: The following standards shall apply to all Dwellings:
 - a) Streetscape Diversity Standards: See **Exhibit D** – Streetscape Diversity.

b) 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 Dwelling based on each Dwelling's architectural style and color package.
- iii. All garage doors shall have trim of not less than six-inch (6") nominal width.

c) 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) Front Building Façade Requirements: At a minimum, each 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 unless the window is surrounded by Masonry Material.
- 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) Side Building Façade Requirements: At a minimum, the side elevation for each 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 unless the window is surrounded by Masonry Material.
 - 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) Rear Building Façade Requirements: At a minimum, the Rear Building Façade for each 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 unless the window is surrounded by Masonry Material.
 - v. Perimeter Lots: Structures on Perimeter Lots, as identified on the Concept Plan, shall include the following additional architectural elements:
 - a) Masonry Material on a minimum of twenty-four (24) inches in height on all facades of the Structure.
 - b) At least one Dwelling in each Structure shall include either a gable or two (2) dormers along the rear façade roof line. No more than two (2) adjacent Structures may have the same roof line element.
 - c) All gables on side or rear facades shall include a change in siding material or pattern.
- 6.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.
- A. General Design Standards: Landscaping shall be as generally depicted on **Exhibit B**. If a provision of Article 6.8 Landscaping Standards is in conflict with **Exhibit B**, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
 - B. Street Trees: Article 6.8(J) Street Trees shall apply, however, a minimum

spacing requirement of twenty feet (20') shall apply.

- C. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply; except as modified below:
- i. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - ii. At a minimum of one (1) Shade Tree, one (1) Ornamental or Evergreen Tree, and four (4) Shrubs shall be required per Dwelling Unit, of which, a minimum of one (1) Tree and four (4) Shrubs shall be located the Front Yard.
 - iii. In addition to the minimum required landscaping above, a Dwelling Unit on a Corner Lot shall provide a minimum of one (1) Tree and four (4) Shrubs in the additional Front Yard.
- D. External Street Frontages: Article 6.8(M)(1) External Street Frontage Landscaping Requirements – Residential Uses shall apply except as modified below
- i. No mounds shall be required along an External Street Frontage due to existing utility easements.
 - ii. Required shrubs may be substituted with an evergreen tree or shade tree at a rate of five (5) shrubs: one (1) tree.
 - iii. Fountains shall be installed and seasonally maintained within Detention Ponds.
- E. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall not apply, except as modified below:
- i. A minimum eight-foot (8') tall wood shadowbox privacy fence shall be required along the north and west property line of County Parcel No. 08-05-27-00-00-011.000 (the "Buffered Parcel"). The privacy fence shall (i) include a gate for maintenance access and (ii) be located a minimum of five (5) feet from the shared property line as generally depicted on **Exhibit E** – Buffer Area Plan. The owner of the Buffered Parcel shall be permitted to attach a fence, to the fence required under this section, which would connect to a fence on the Buffered Parcel.
 - ii. A minimum of forty-two (42) evergreen trees (8' tall Norway Spruce) shall be planted near the rear lot line of those lots identified on **Exhibit E** – Buffer Area Plan (the "Buffered Lots"). The evergreen trees may be planted on the Buffered Lots or the adjacent

Common Area with the general intent of providing visual screening between the Structures on the Buffered Lots and the Buffered Parcel as generally depicted on **Exhibit E** – Buffer Area Plan.

Section 7. **Infrastructure Standards.** The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see Chapter 7: Subdivision Regulations), 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 8. **Design Standards.** The standards of Chapter 8: Design Standards shall apply to the development of the District, except as otherwise modified below.

8.1 **Article 8.6 Open Space and Amenity Standards:** Shall apply except as otherwise modified or enhanced below.

A. **Minimum Open Space:** Open Space area shall be as generally shown on the Concept Plan.

B. **Amenities:** The following amenities shall include, but shall not be limited to the following:

- i. **Passive Amenities:** A large natural open space including trails shall be provided for passive recreation opportunities, as generally depicted on **Exhibit B**. 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. **Lancaster Amenities:** The Common Council enacted Ordinance 19-02 (the “**Lancaster PUD**”) on March 11, 2019. Section 9 of the Lancaster PUD establishes the requirements for amenities intended to satisfy the requirements and obligations of Section 2.4 of the Springmill Trails PUD – Ordinance 11-19 (the “**Lancaster Amenities**”). The Lancaster Amenities are designed and scaled to also serve the Real Estate. The Real Estate shall be subject to any covenants and restrictions applicable to the Lancaster Amenities in order to ensure the enjoyment and shared maintenance costs of the Lancaster Amenities by the residents of the Real Estate.

Section 9. **Maintenance Standards:**

9.1. All lots shall be subject to a required landscape maintenance program including seasonal mulching, hard edging, fertilization, mowing and trimming, weeding of landscape beds, pruning and fall clean up.

- 9.2 All lots shall be subject to a required snow removal program for driveways and sidewalks.

Section 10. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Springmill Trails PUD District (Ordinance 11-19).

[Remainder of page intentionally left blank, signature page follows]

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21-02** was delivered to the Mayor of Westfield

on the _____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-02

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 21-02

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Jon C. Dobosiewicz

This document prepared by: James E. Shinaver and Jon C. Dobosiewicz; Nelson & Frankenger
550 Congressional Blvd, Suite 210, Carmel, IN 46032 (317) 844-0106

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Dwelling Character Exhibits
Exhibit D	Streetscape Diversity
Exhibit E	Buffer Area Plan

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

A PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 28 MINUTES 39 SECONDS WEST (BASIS OF BEARINGS PER INDIANA STATE PLANE COORD. EAST ZONE), ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION, 528.00 FEET TO A MAG NAIL AT THE POINT OF BEGINNING; THENCE ON SAID SOUTH LINE SOUTH 89 DEGREES 28 MINUTES 39 SECONDS WEST 795.66 FEET TO A REBAR ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 09 SECONDS EAST 1325.28 FEET TO A MAG NAIL ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ON SAID NORTH LINE NORTH 89 DEGREES 31 MINUTES 47 SECONDS EAST 1323.32 FEET TO A 5/8 INCH STEEL REBAR WITH RED CAP STAMPED "FIRM 0066" ON THE EAST LINE OF SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST, ALONG SAID EAST LINE, 994.07 FEET TO A 5/8 INCH STEEL REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON THE NORTH LINE OF A 4.0 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 9709721324; THENCE ON SAID NORTH LINE SOUTH 89 DEGREES 28 MINUTES 39 SECONDS WEST 528.00 FEET TO A 5/8 INCH STEEL REBAR WITH RED CAP STAMPED "FIRM 0066" ON THE WEST LINE OF SAID 4.0 ACRE TRACT; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.246 ACRES, MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

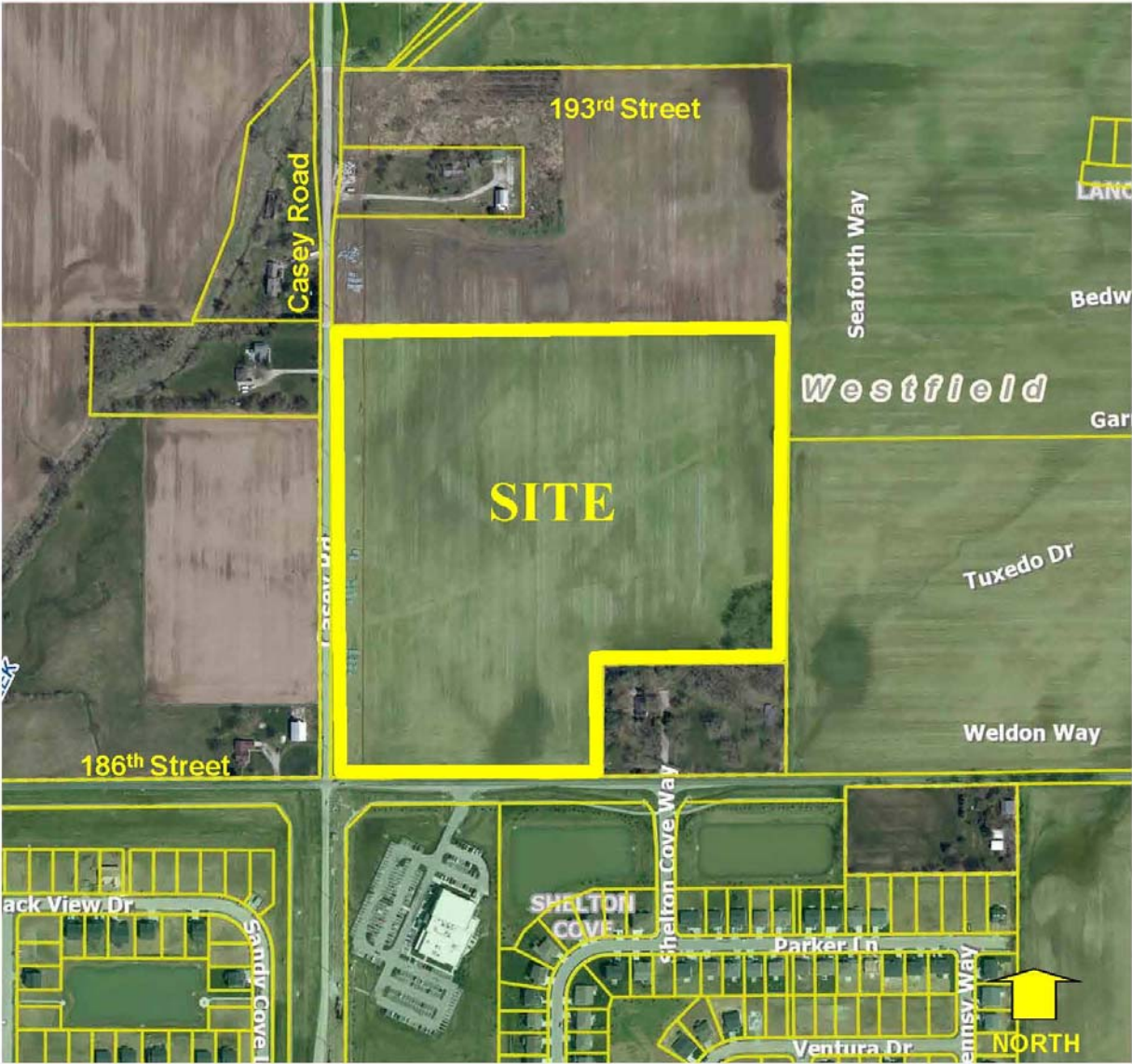


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2102-PUD-02.

EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 1 of 2)



EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 2 of 2)



EXHIBIT D
Streetscape Diversity
(Page 1 of 1)

Adjacent Structures with a Front Lot Line abutting the same Street shall, at the time of the issuance of the Certificate of Occupancy, comply with the following:

3	2	1	1	1	2	3
STREET						
3	2	1	SUBJECT	1	2	3

- (i) “1” Adjacent Structures shall not be of the same floor plan and elevation pairing as the Subject Structure, and shall be a different color package.
- (ii) “2” Structure may be of the same floor plan pairing and elevation as the Subject Building, but shall be a different color package.
- (iii) “3” Structure may be identical to the Subject Structure.

EXHIBIT E
Buffer Area Plan
(Page 1 of 2)

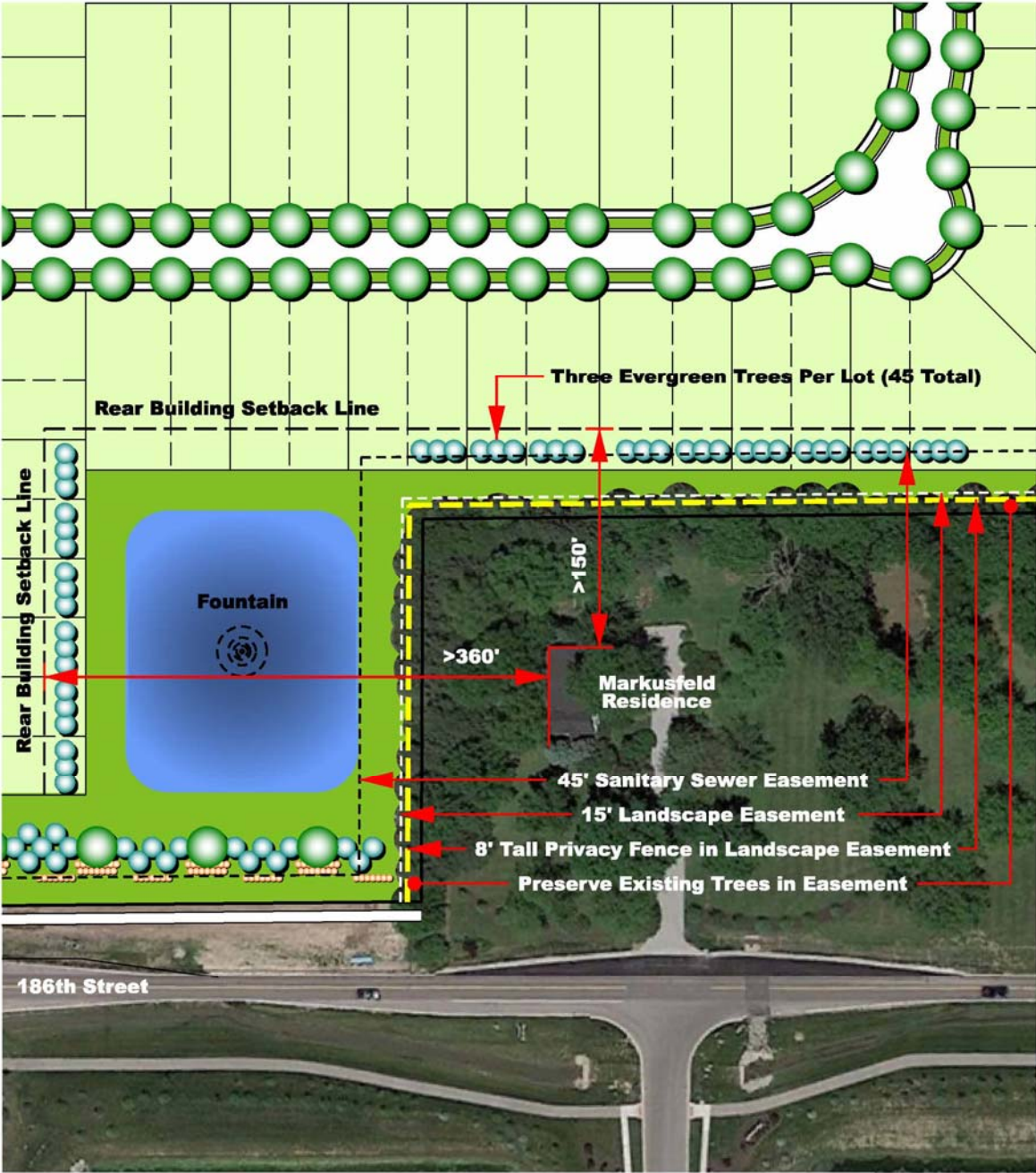
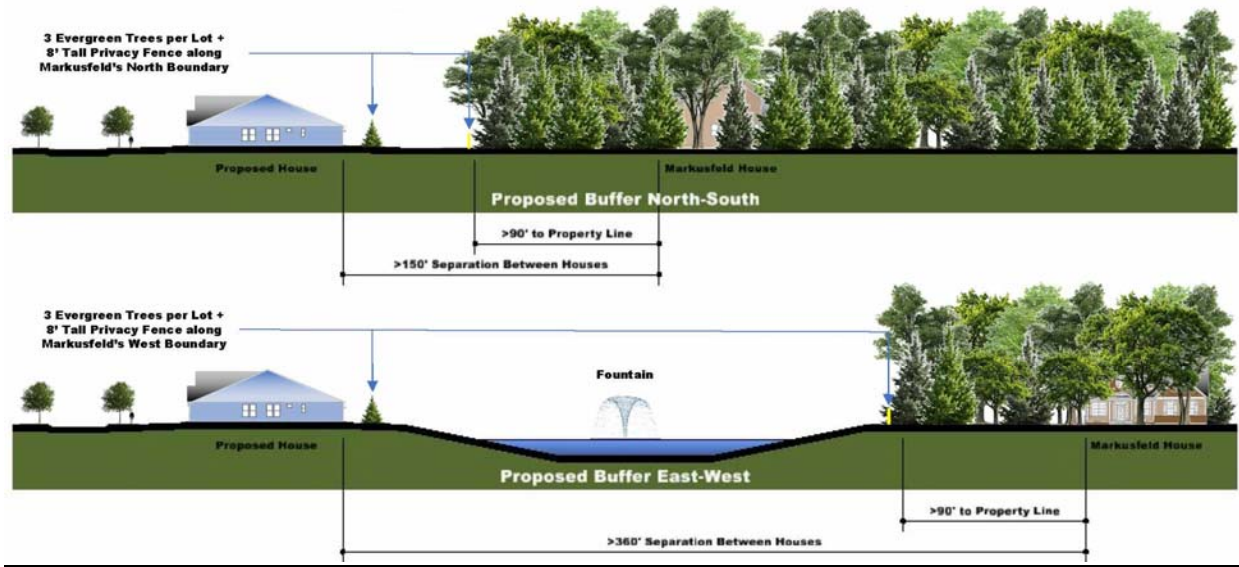


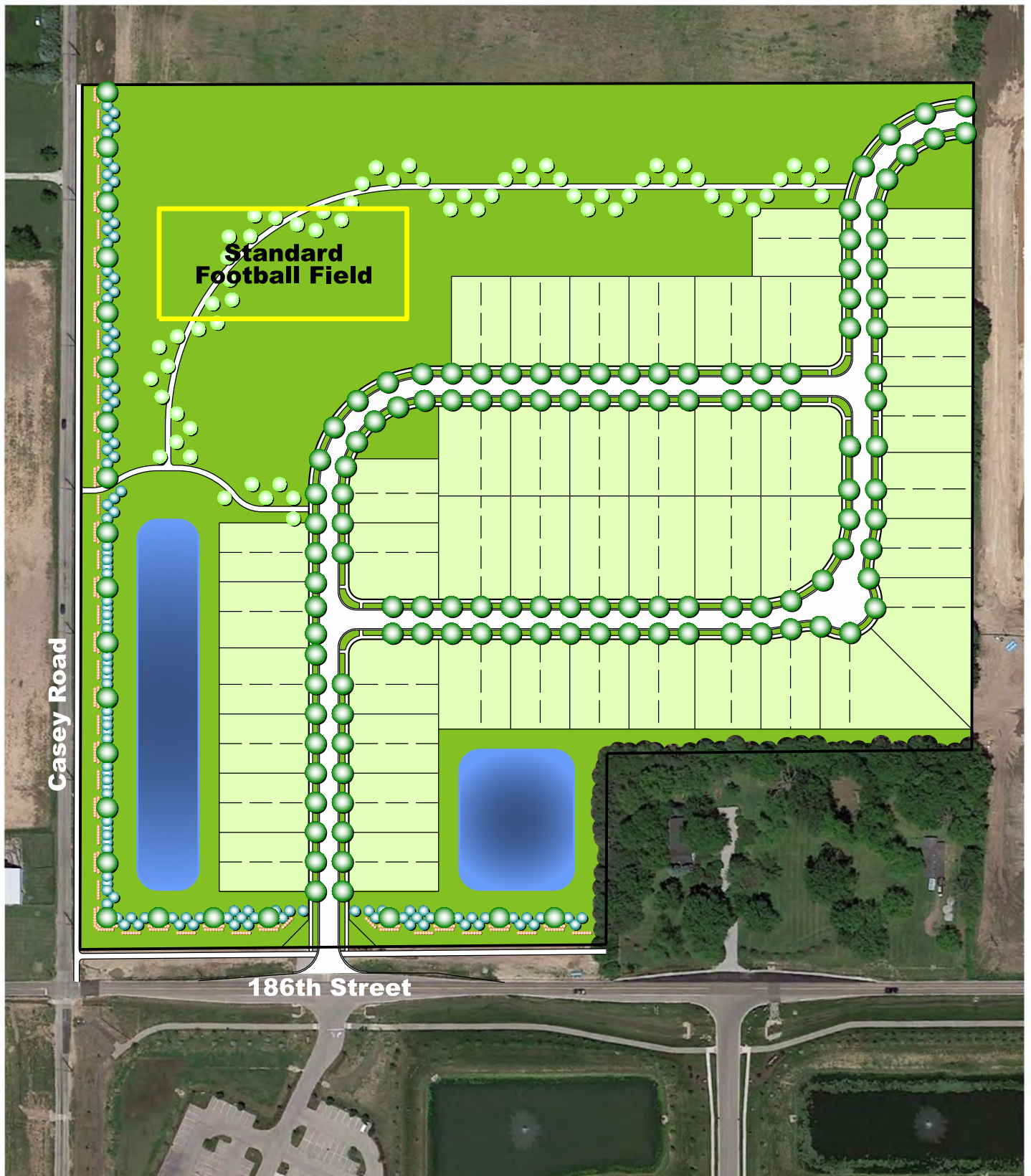
EXHIBIT E
Buffer Area Plan
(Page 2 of 2)





● Perimeter Lot



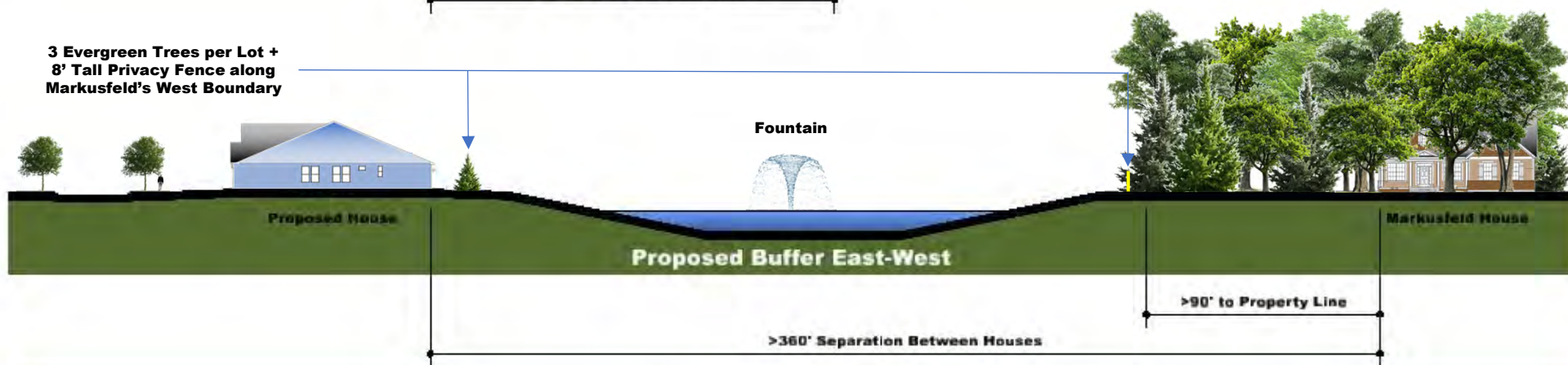


LANCASTER II
Common Area Scale Comparison



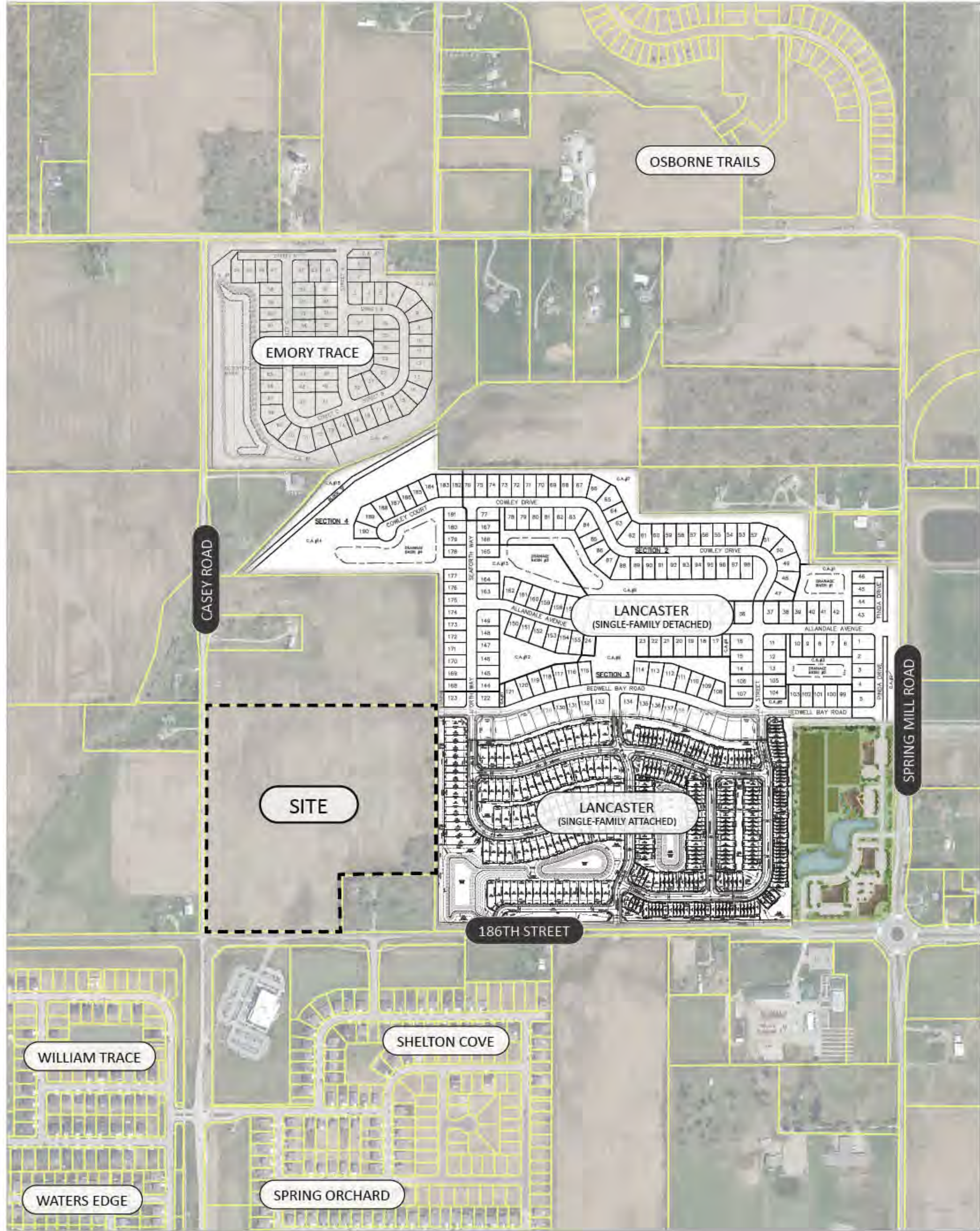
LANCASTER II

Markusfeld Buffer Plan

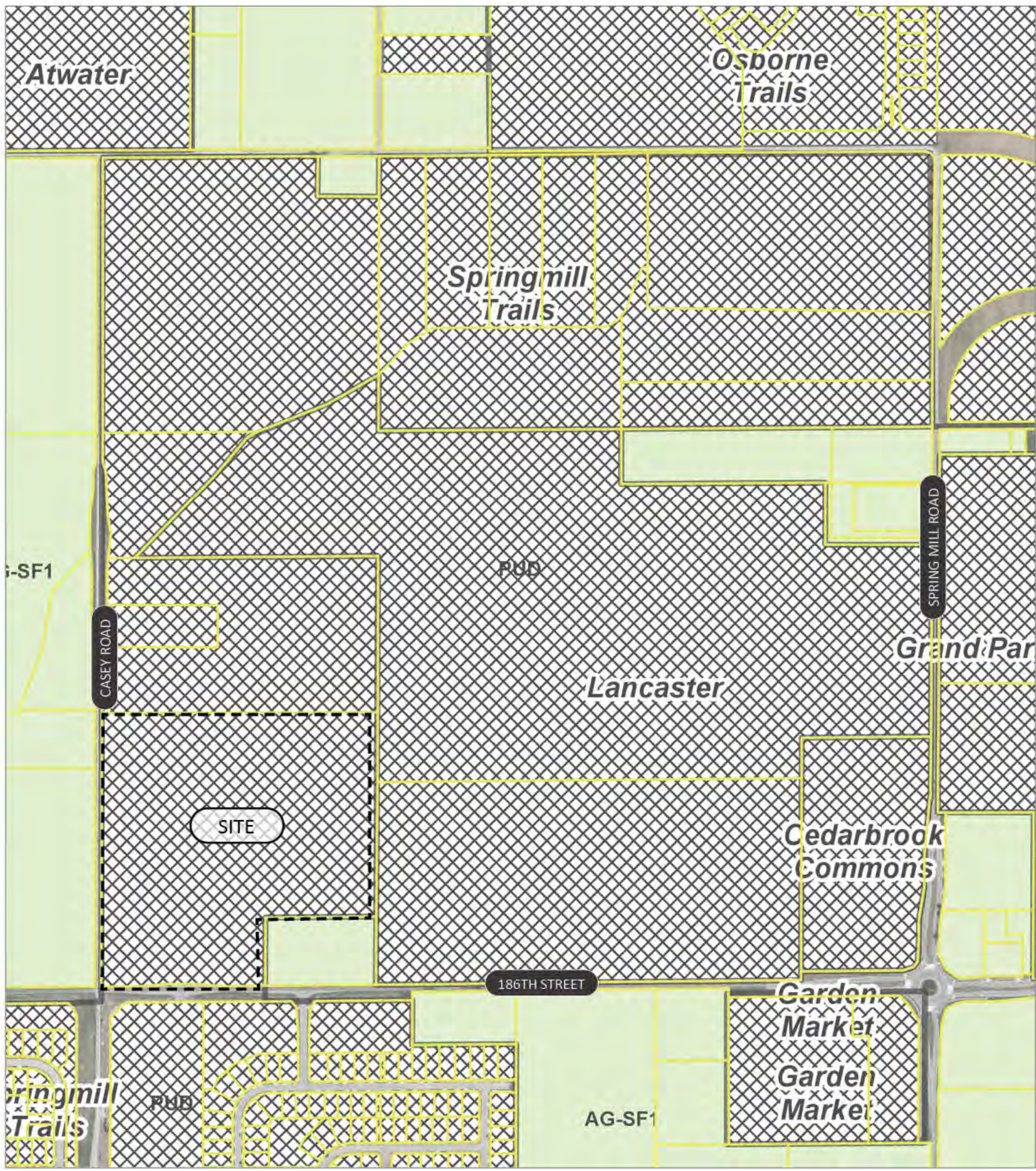


LANCASTER II Markusfeld Buffer Cross-Sections

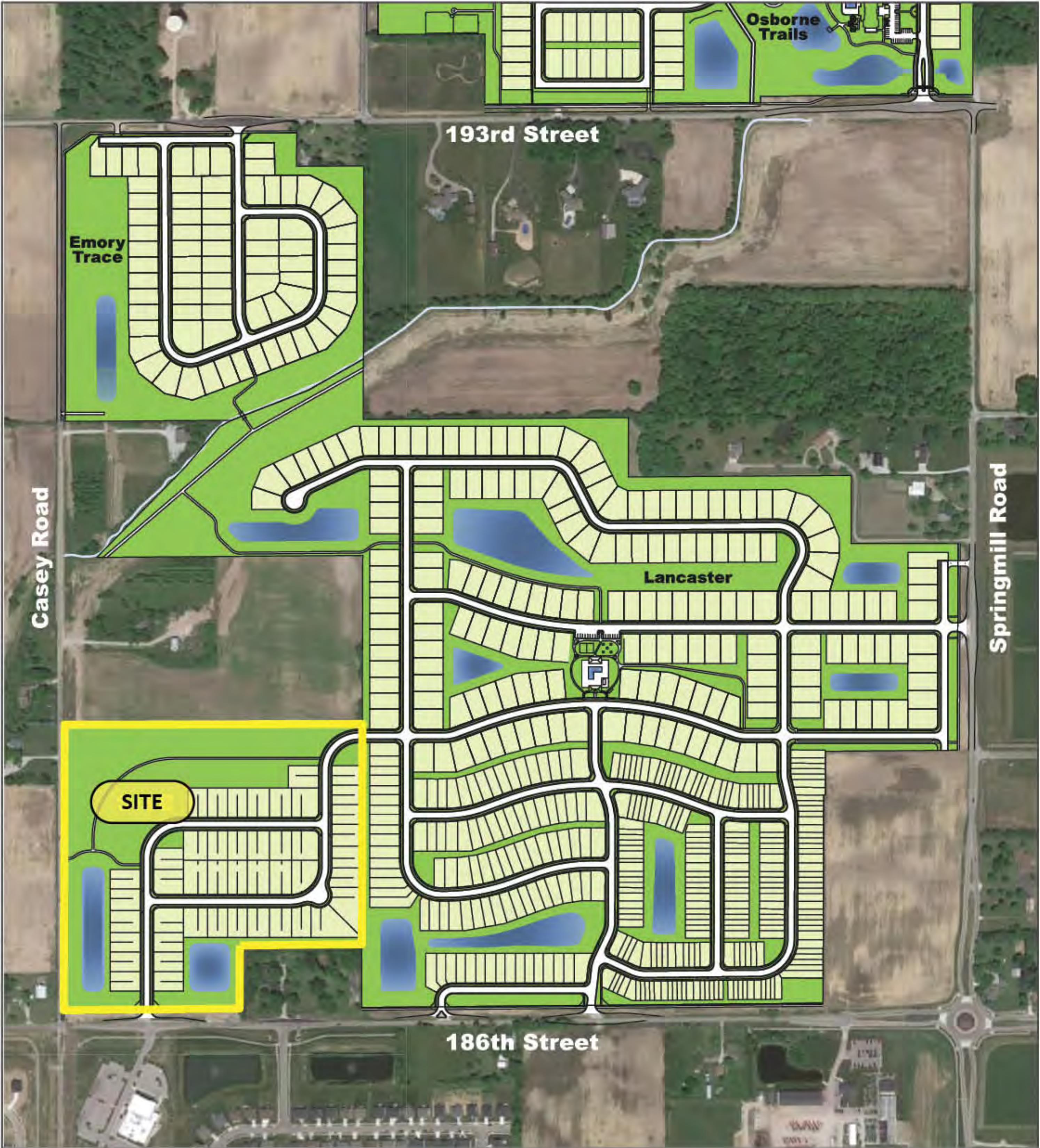
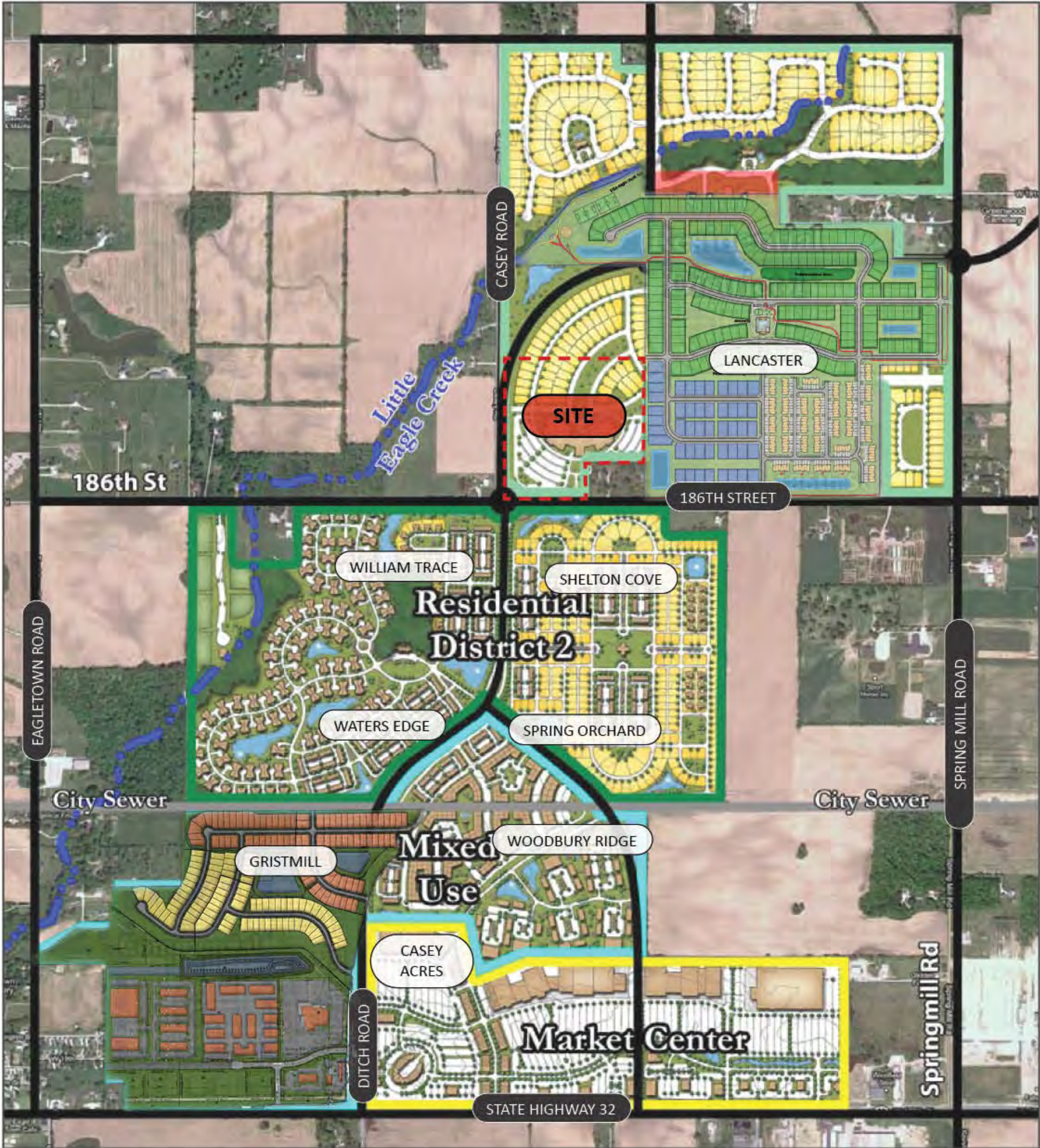
LOCATION MAP



ZONING MAP EXHIBIT



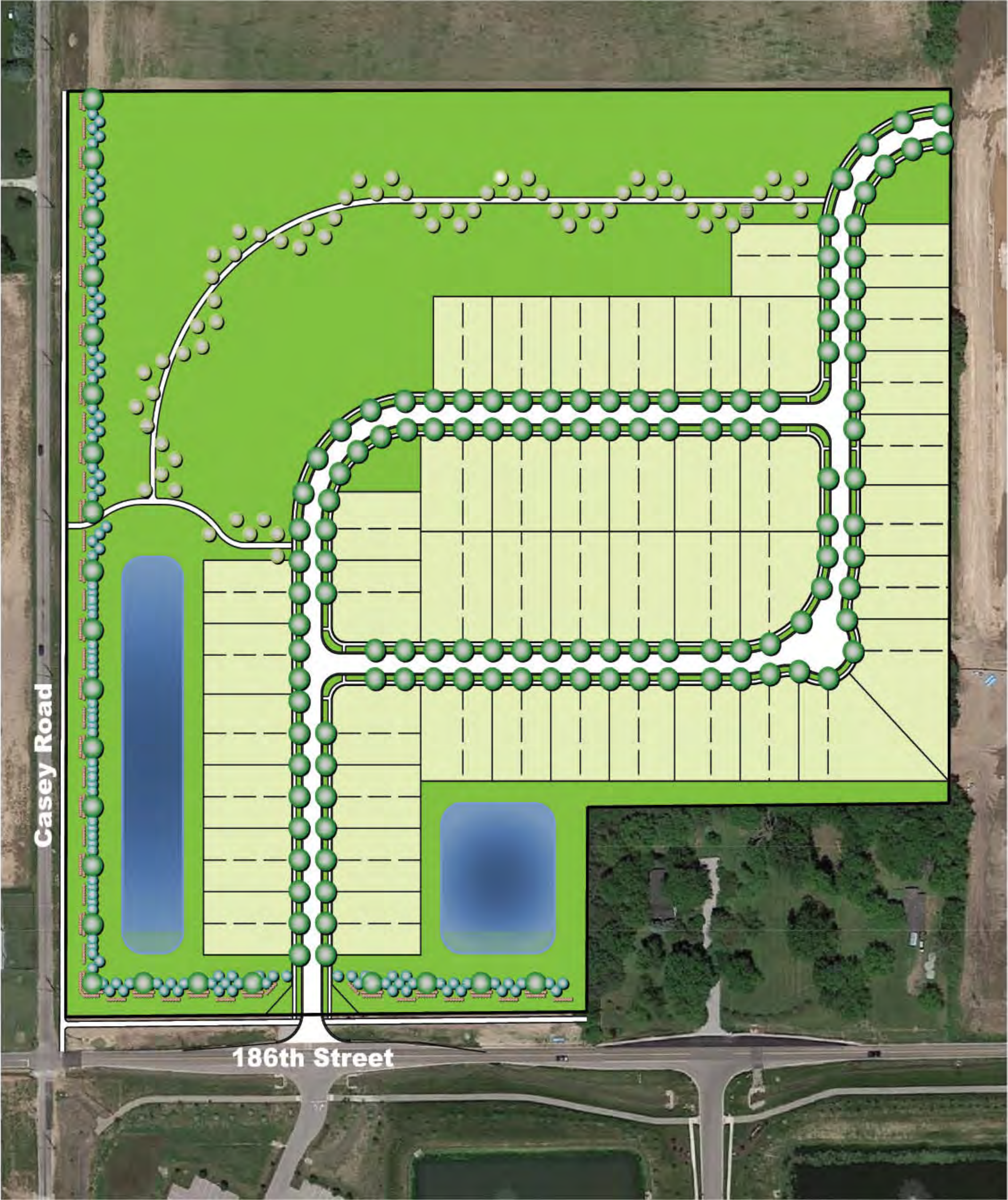
PUD CONCEPT PLANS



SPRINGMILL TRAILS PUD DISTRICT
EXHIBIT B: ZONING DISTRICT MAP

PUD DISTRICT: RESIDENTIAL DISTRICT #1 BUILD-OUT
CONTEXTUAL EXHIBIT

CONCEPT PLAN EXHIBIT



CHARACTER EXHIBITS



RESOLUTION NO. 01-2021

AMENDING DECLARATORY RESOLUTION OF THE WESTFIELD REDEVELOPMENT COMMISSION AMENDING THE DECLARATORY RESOLUTION AND ECONOMIC DEVELOPMENT PLAN FOR THE GRAND JUNCTION ECONOMIC DEVELOPMENT AREA

WHEREAS, the Redevelopment Commission (the “Commission”) of the City of Westfield, Indiana (the “City”) serves as the governing body of the Westfield Redevelopment District pursuant to Indiana Code 36-7-14 (the “Act”);

WHEREAS, on July 7, 2009, the Commission adopted Declaratory Resolution No. 2-2009 (the “Original Declaratory Resolution”) which, among other things, (i) established the Grand Junction Economic Development Area (the “Grand Junction Area”), (ii) approved an economic development plan for the Grand Junction Area (the “Plan”) and (iii) designated the entire Grand Junction Area as an allocation area in accordance with Section 39 of the Act (“Grand Junction Allocation Area”);

WHEREAS, on July 13, 2010, the Commission adopted Resolution No. 2-2010 amending certain provisions of the Original Declaratory Resolution (as amended, the “Original Declaratory Resolution”) relating to the percentage of accumulated assessed value that the Commission could capture, collect and retain in the Grand Junction Allocation Area;

WHEREAS, on August 29, 2011 the Commission adopted Resolution No. 2-2011 amending the Original Declaratory Resolution (as amended, the “Original Declaratory Resolution”) to (i) expand the boundaries of the Grand Junction Area (the “Expansion Area No. 1” and together with the Grand Junction Area, the “Grand Junction Area”), (ii) remove certain parcels from the Grand Junction Area, (iii) designate the Expansion Area No. 1 as an allocation area in accordance with Section 39 of the Act (the “Expansion Area No. 1 Allocation Area”), (iv) designate a certain parcel within Expansion Area No. 1 as an allocation area in accordance with Section 39 of the Act (the “Mainstreet Project Sub-Area”) and (v) approve a plan for Expansion Area No. 1 Area (the “Expansion Area No. 1 Plan” and together with the Plan, collectively, the “Plan”);

WHEREAS, on January 23, 2013, the Commission adopted Resolution No. 1-2013 amending the Original Declaratory Resolution (as amended, the “Original Declaratory Resolution”) to remove certain parcels or portions of parcels from the Grand Junction Area;

WHEREAS, on January 21, 2014, the Commission adopted Resolution No. 1-2014 amending the Original Declaratory Resolution (as amended, the “Original Declaratory Resolution”) to remove certain parcels and portions of parcels from the Grand Junction Area;

WHEREAS, on February 2, 2015, the Commission adopted Resolution No. 1-2015 amending the Original Declaratory Resolution (as amended, the “Original Declaratory Resolution”) to remove certain parcels and portions of parcels within the Grand Junction Area;

WHEREAS, on November 18, 2019, the Commission adopted Resolution 09-2019 amending the Original Declaratory Resolution (as amended, the “Original Declaratory Resolution”) to (i) remove certain parcels from the Grand Junction Allocation Area, (ii) designate such parcels as a separate allocation area in accordance with Section 39 of the Act (the “Union Square Allocation Area”) and (iii) adopt a supplement to the Plan (as supplemented, the “Plan”);

WHEREAS, the Commission now desires to amend the Original Declaratory Resolution and Plan to (i) remove the parcels described in Exhibit A attached hereto from the Grand Junction Allocation Area and include such parcels in the Union Square Allocation Area (the “Union Square Expansion Area”) and (ii) adopt a supplement to the Plan attached hereto as Exhibit B (the “2021 Plan Supplement”) (clauses (i) and (ii), collectively, the “2021 Amendments”);

WHEREAS, the Commission has thoroughly studied the Union Square Expansion Area;

WHEREAS, the Commission has caused to be prepared maps and plats showing the boundaries of the Union Square Expansion Area, the location of various parcels of property, streets, alleys, and other features affecting the acquisition, clearance, remediation, replatting, replanning, rezoning, or redevelopment of the Union Square Expansion Area, the parts of the Union Square Expansion Area to be devoted to the public ways, levees, sewage, and other public purposes under the Plan as supplemented herein, and lists of the owners of any parcels proposed to be acquired, together with an estimate of the cost of acquisition and redevelopment;

WHEREAS, the 2021 Amendments and supporting data were reviewed and considered at this meeting;

WHEREAS, Sections 41 and 43 of the Act permit the creation of “economic development areas” and provide that all of the rights, powers, privileges and immunities that may be exercised by this Commission in a redevelopment area or urban renewal area may be exercised in an economic development area, subject to the conditions set forth in the Act;

WHEREAS, the Commission deems it advisable to apply the provisions of Sections 41 and 43 of the Act to the 2021 Amendments; and

WHEREAS, the Commission now desires to approve the 2021 Amendments.

NOW, THEREFORE, BE IT RESOLVED by the City of Westfield Redevelopment Commission, as follows:

1. The 2021 Amendments promote significant opportunities for the gainful employment of the citizens of the City, attract a new business enterprise to the City, retain or expand a significant business enterprise existing in the boundaries of the City, and meets other purposes of Sections 2.5, 41 and 43 of the Act.

2. The 2021 Plan Supplement for the Union Square Expansion Area cannot be achieved by regulatory process or by the ordinary operation of private enterprise without resort to the powers allowed under Sections 2.5, 41 and 43 of the Act because of lack of local public

improvements, the existence of improvements or conditions that lower the value of the land below that of nearby land, multiple ownership of land, or other similar conditions.

3. The Commission hereby finds and determines that the public health and welfare will be benefited by accomplishment of the 2021 Plan Supplement.

4. The accomplishment of the 2021 Plan Supplement for the Union Square Expansion Area will be of public utility and benefit as measured by the attraction or retention of permanent jobs, an increase in the property tax base, improved diversity of the economic base and other similar public benefits, and it will be of public utility and benefit to amend the Original Declaratory Resolution as set forth herein.

5. The Original Declaratory Resolution and Plan, with the 2021 Amendments, conform to the comprehensive plan of development for the City.

6. The 2021 Amendments are reasonable and appropriate when considered in relation to the Original Declaratory Resolution, the Plan and the purposes of the Act.

7. The findings and determinations set forth in the Original Declaratory Resolution and Plan are hereby reaffirmed.

8. The 2021 Amendments are hereby approved in all respects.

9. The Commission does not at this time propose to acquire any specific parcel of land or interests in land within the boundaries of the Union Square Expansion Area. If at any time the Commission proposes to acquire specific parcels of land, the required procedures for amending the Plan under the Act will be followed, including notice by publication to affected property owners and a public hearing.

10. The Commission finds that no residents will be displaced by any project described in the 2021 Plan Supplement, and therefore finds that it does not need to give consideration to transitional and permanent provisions for adequate housing for the residents.

11. The Union Square Expansion Area is hereby added to the existing Union Square Allocation Area pursuant to Section 39 of the Act for purposes of the allocation and distribution of property taxes for the purposes and in the manner set forth in Section 39 of the Act. The base assessment date for the parcels listed in Exhibit A to be included in the Union Square Allocation Area shall remain the same as the base assessment date fixed when these parcels were originally designated a part of the Grand Junction Allocation Area. Any taxes imposed under Indiana Code 6-1.1 on real property subsequently levied by or for the benefit of any public body entitled to a distribution of property taxes on taxable property in the Union Square Expansion Area shall be allocated and distributed as follows:

Except as otherwise provided in Section 39 of the Act, the proceeds of taxes attributable to the lesser of the assessed value of the property for the assessment date with respect to which the allocation and distribution is made, or the base

assessed value, shall be allocated to and when collected paid into the funds of the respective taxing units. Except as otherwise provided in Section 39 of the Act, property tax proceeds in excess of those described in the previous sentence shall be allocated to the redevelopment district and when collected paid into the previously created "Union Square Allocation Fund" and may be used by the redevelopment district to do one or more of the things specified in Section 39(b)(3) of the Act, as the same may be amended from time to time. The Union Square Allocation Fund may not be used for operating expenses of the Commission. Except as otherwise provided in the Act, before June 15 of each year, the Commission shall take the actions set forth in Section 39(b)(4) of the Act. This allocation provision shall expire with respect to the Union Square Expansion Area on the later of twenty-five (25) years from the date on which the first obligation is incurred to pay principal and interest on bonds or lease rentals on leases payable from the property taxes allocated and paid into the Union Square Allocation Fund.

12. The Commission hereby finds that the adoption of the foregoing allocation provisions will result in new property taxes in the Union Square Expansion Area that would not have been generated but for the adoption of the allocation provision. Specifically, the capture of new property taxes in the Union Square Expansion Area collected and deposited in the Union Square Allocation Fund will assist the Commission in developing the projects described in the 2021 Plan Supplement, including without limitation public infrastructure and improvements, such as mixed-use residential and commercial developments and a parking garage, to support the overall development of the Grand Junction Area and the City.

13. This Resolution shall be submitted to the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") and the Common Council of the City as provided in the Act, and if approved by the Plan Commission and the Common Council shall be submitted to a public hearing and remonstrance as provided by the Act, after public notice as required by the Act.

14. The Commission also directs the presiding officer to publish notice of the adoption and substance of this Resolution in accordance with Indiana Code 5-3-1-4 and to file notice with the Plan Commission, the Board of Zoning Appeals, the Board of Public Works and Safety, the Park Board, the building commissioner and any other departments or agencies of the City concerned with City planning, zoning variances, land use or the issuance of building permits. The notice must state that maps and plats have been prepared and can be inspected at the office of the City's department of redevelopment and must establish a date when the Commission will receive and hear remonstrances and objections from persons interested in or affected by the proceedings pertaining to the proposed projects and will determine the public utility and benefit of the proposed projects. Copies of the notice must also be filed with the officer authorized to fix budgets, tax rates and tax levies under Indiana Code 6-1.1-17-5 for each taxing unit that is either wholly or partly located within the proposed Union Square Expansion Area.

15. The Commission also directs the presiding officer to prepare or cause to be prepared a statement disclosing the impact of the Union Square Expansion Area, including the following:

- a. The estimated economic benefit and costs incurred by the Union Square Expansion Area, as measured by increased employment and anticipated growth of real property, personal property and inventory assessed values; and
 - b. The anticipated impact on tax revenues of each taxing unit that is either wholly or partly located within the Union Square Expansion Area. A copy of this statement shall be forwarded to each such taxing unit with a copy of the notice required under Section 17 of the Act at least ten (10) days before the date of the public hearing required under the Act.
16. The provisions of this Resolution shall be subject in all respects to the Act and any amendments thereto.
17. The officers and representatives of the Commission are hereby authorized to make all filings necessary or desirable to carry out the purposes and intent of this Resolution.
18. This Resolution shall be effective upon its adoption and passage.

[Remainder of page intentionally left blank.]

Adopted this 22nd day of February, 2021.

WESTFIELD REDEVELOPMENT
COMMISSION

President

ATTEST:

Secretary

KD.13135373v1

EXHIBIT A

The parcels listed below shall be removed from the Grand Junction Allocation Area:

09-10-06-01-01-026.000
09-10-06-01-01-027.000
09-10-06-01-01-029.000
09-10-06-01-01-029.001

The parcels listed below shall be included in the Union Square Allocation Area:

09-10-06-01-01-026.000
09-10-06-01-01-027.000
09-10-06-01-01-029.000
09-10-06-01-01-029.001

Map depicting parcels to be included in the Union Square Allocation Area: (See Attached)

Map of Union Square Allocation Area



EXHIBIT B

2021 Plan Supplement to Grand Junction Economic Development Plan

The Grand Junction Economic Development Plan is hereby supplemented to add the following projects:

The construction of a mixed-use development adjacent to Grand Junction Plaza, in one or more phases, consisting of approximately 313,000 square feet of for-rent apartment units, approximately 42,000 square feet of commercial space for retail or office use and a parking facility to serve the mixed-use development and provide general public parking, together with all necessary appurtenances, related improvements and equipment, to be located on four (4) acres to the south of State Road 32 and West of Union Street in the City of Westfield, Indiana commonly known as Union Square PUD, and approximately five (5) acres located to the north of the Midland Trail between Union and Cherry Streets in the City of Westfield, Indiana.

Based on representations of the developer of the projects described above, the Commission has determined that such projects will not proceed as planned without the contribution of incremental real property tax revenues to be generated from the projects.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 1, 2021
2103-PUD-07
Exhibit 1

Docket Number: 2103-PUD-07

Project Name: Midland South PUD

Subject Site Address: South of the Midland Trail, near northeast intersection of S Union Street and Roosevelt Street (the "Property")

Petitioner: Old Town Companies, LLC

Request: A change in zoning for 3.67 acres +/- from the SF4: Single-family High Density District to the Midland South Planned Unit Development (PUD) District.

Current Zoning: SF4: Single-family High Density District

Current Land Use: Residential

Acreage: 3.67 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 21-07
4. Concept Plan
5. Concept Plan Comparison
6. Character Exhibits
7. Statement of Intent
8. Junction Sub-District Addendum
9. Neighborhood Meeting Summary
10. Public Comment
11. Grand Junction Task Group Endorsement

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the February 8, 2021, City Council meeting. The petitioner hosted a virtual neighbor meeting on February 24, 2021. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 9**. The petition will receive a public hearing at the March 1, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located generally at the northwest intersection of South Union Street and Roosevelt Street, south of the Midland Trace Trail (see **Exhibit 2**).

Project Description: The Property is zoned the SF4 District. The petitioner is requesting a change in zoning from the SF4 District to the Midland South PUD District to accommodate a townhouse development, as described in the Statement of Intent (see **Exhibit 7**).

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 4**) and requires the Property to be developed in compliance with said plan.

Permitted Uses: As proposed, the PUD Ordinance defaults to the permitted uses of the underlying zoning district while adding Townhouse Dwellings as a permitted use. Additionally, special exception uses would not be permitted. A maximum of fifty-six (56) dwellings is proposed for the PUD Ordinance.

General Regulations: The proposed ordinance includes general regulations specific to the proposed PUD District, which includes no minimum or maximum standards with the exception of Building Setbacks and Maximum Building Height of thirty-five (35) feet.

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Architectural Standards: The proposed ordinance exempts the Property from the standards of Article 6.3 and instead includes a Character Exhibit (see **Exhibit 6**) to establish a benchmark for quality, vision, and appearance of architecture within the District. Additionally, the proposed ordinance includes standards for Streetscape diversity, Building Materials and garages.

Landscaping Standards: As proposed, no landscaping standards would apply to the District except for Street Trees and Minimum Lot Landscaping.

Parking and Loading Standards: The proposed ordinance defaults to the Parking and Loading Standards of the UDO with a few modifications. These modifications include exempting the Loading Berth standards, reducing the total parking spaces required for shared parking to 70% of the cumulative total from the 80% required by the UDO, reducing the required space for multi-family to 1.5 spaces per dwelling unit from the 2 required by the UDO, and prohibiting off-street parking in Established Front Yards.

Design Standards: The proposed ordinance defaults to the Design Standards of the UDO with the exception of exempting the District from the Open Space and Amenity Standards and modifying the Street and Right-of-Way Standards.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies this Property within the “Downtown” land use classification. The “Downtown” area was further studied in 2008 after the formation of the Grand Junction Task Group (the “GJTG”). The study resulted in an amendment to the Comprehensive Plan known as the Grand Junction Master Plan and Addendum, adopted in 2009, and then subsequently the adoption of the Grand Junction Implementation Plan (the “Implementation Plan”), an amendment to the Comprehensive Plan adopted in 2013. The studied land use component of the Implementation Plan identified several sub-districts.

In 2015, the Grand Junction Addendum: Sub-Districts of the Grand Junction was adopted, and then amended in May 2016, to include the Junction Sub-District (the “Sub-District Addendum”). The subject property is located within the Junction Sub-District. The Sub-District Addendum further identifies this property as primarily located within the Grassy Branch Quadrant (see **Exhibit 8**, page 19). The Sub-District Addendum provides a detailed vision for the Junction Sub-District as established by the Implementation Plan.

The vision for the Junction Sub-District is to accommodate future mixed-use development and redevelopment with the core of downtown by balancing the historic charm and character with contemporary, place for visitors and residents to connect, shop, eat, live, work and be entertained. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services and entertainment are located.

The desired character for the “Grassy Branch Quadrant” is characterized as follows within the Sub-District Addendum (page 23):

The Grassy Branch Quadrant includes the southeast quadrant of the Junction Sub-District and is traversed through the center by the Anna Kendall drain / Grassy Branch Creek and anchored along the south edge by the Midland Trace Trail. A large portion of this subarea is floodplain and contains mature vegetation.

The overarching vision for this sub-area is a desire to preserve the riparian corridor as an amenity greenway with trails that connect new development opportunities along its banks. As such, development should be aesthetically sensitive through building and site design to the Anna Kendall drain / Grassy Branch Creek and the Midland Trace Trail.

Appropriate land uses throughout this sub-area primarily include higher density residential uses (e.g., apartments, townhouses) with three or more stories in height, and the potential for municipal uses.

The north side of the Grassy Branch Creek is a transitional area that could also blend with and be influenced by the Main Street Corridor by including retail or restaurant uses, as supported by the market.

Development south of the Grassy Branch Creek should be sensitive to the existing single-family neighborhood to the east (Timberbrook Run) with respect to buffering and transitioning (e.g., uses, design).

The Sub-District Addendum further establishes recommended design requirements (e.g., multi-family uses, mixed-use buildings and retail/restaurant uses) for development within each sub-area (see page 64 of the Sub-District Addendum). The multi-family design requirements default to the UDO, the Main Street Corridor design requirements apply to mixed-use buildings and the Park Street Corridor design requirements apply to retail/restaurant uses.

The complete Sub-District Addendum has been included with this report for reference (see **Exhibit 8**).

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the March 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the February 8, 2021, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the March 1, 2021, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.

WRITTEN PUBLIC COMMENTS

Docket Number: 2103-PUD-07
Petitioner: Old Town Companies, LLC
Request: Petitioner requests a change in zoning for 3.67 acres +/- from the SF4: Single-family High Density District to the Midland South Planned Unit Development (PUD) District.

Enclosed Attachments:

March 01, 2021 Public Hearing

- | | | |
|--------------------|----------------------|------------|
| 1. Sobczak, Stacey | 216 Jersey St. | (02/25/21) |
| 2. Fish, Jeremey | | (03/01/21) |
| 3. Snow, Donald | 306 S. Cherry Street | (03/01/21) |
| 4. Steill, Justin | 4630 Lisborn Drive | (03/01/21) |
| 5. Buckler, Adam | | (03/01/21) |

Hi Caleb, hope you are doing well.

Dave, Sam and I can't tell you how excited we are for this project and how valuable we feel it is to the success of downtown Westfield. We have personally invested over a million into our neighborhood, The Reserve on South and our offices in Westfield and would like to continue doing that. That's why we feel continued growth with reputable companies, such as Old Town and Justin Moffit is HUGE and will guarantee everyone's success and increase all of our values and bring more new residents to the area.

As an F.C. Tucker agent in the area, I know this will increase the values of the area and help encourage more downtown living and build the reputation that Westfield needs to compete with our surrounding communities.

Let us know if you need anything else at all! Stacey



SOBCZAK
Stacey Sobczak
REALTOR®/BROKER
F.C. Tucker Company, Inc.

Building Friendships One House at a Time.
President's Club Life Member
2019 F.C. Tucker Associate of the Year Without a Team Member
5 Star Real Estate Agent 2013-2019 | Top 10 Indianapolis Agent 2013-2019
Licensed Relocation Specialist | Accredited Staging Professional

Stacey Sobczak

317-650-6736

216 Jersey St.

Westfield, IN 46074

Please note that I do not send wiring instructions for real estate transactions via email. Please contact the title company handling your transaction by telephone or in person for the correct wiring instructions. Please do not convey your financial information via email to me, and contact me via telephone regarding any suspicious or inconsistent communications.

Westfield Area Plan Commission

I would like to voice my support in favor of the Midland South townhouse project. This is a project that I feel will definitely benefit the local town and businesses. Also I would like to add that Old Town Companies has a very good history with these types of projects. They have a keen eye and great staff that is dedicated to good quality. I would encourage you to vote in favor of this project. Thank You

Jeremey Fish

--

Jeremey Fish

President

Firm Foundation of IN, INC.

Phone: [317.867.3227](tel:317.867.3227)



The Midland South building site would increase property value in the area. This would also increase the use of the local businesses. This would help draw in new business to the area. This would also increase the tax base in the area.

Thank You
Donald Snow
306 S. Cherry Street
Westfield, Indiana 46074

Westfield Area Plan Commission:

I am writing in support of the Midland South townhouse project proposed by Old Town Design Group. This investment in downtown Westfield and addition of new for-sale residences will help to increase property values in the neighborhood, and contribute to the success of area businesses.

Thank you for your vote in favor of this exciting new project for Westfield.

Sincerely,

Justin Steill

Justin Steill | REALTOR®/ Partner ~ Homes With Steill | HALO

Berkshire Hathaway HomeServices Indiana Realty
4630 Lisborn Drive | Carmel, IN 46033
Mobile [317.538.5705](tel:317.538.5705) | Office 317.805.HOME

www.homeswithsteill.com



*My friend, the greatest compliment I could possibly receive is a referral from you.
If you know anyone that could benefit from my services in Real Estate,
I would appreciate the opportunity to assist in any way I can.*

FRAUD ALERT: With the increased risk of cyberattacks and email hacking, BHHSIN advises you to NEVER wire funds to any party in connection with the sale, purchase or lease of real estate without both written and verbal authorization and confirmation from your title company. BHHSIN will not suggest nor request that funds be wired to any party. NEVER rely on email communication for wiring instructions.

Westfield Area Plan Commission:

I am writing in support of the Midland South townhouse project proposed by Old Town Design Group. This investment in downtown Westfield and addition of new for-sale residences will help to increase property values in the neighborhood, and contribute to the success of area businesses. Old Town Design Group has worked faithfully with Union Bible College & Academy (UBCA) to ensure this area will be reserved for residences suitable for the continued function of UBCA and development of the city of Westfield.

Thank you for your vote in favor of this exciting new project for Westfield.

Sincerely,

Rev. C. Adam Buckler

President, UBCA

abuckler@ubca.org

Grand Junction Task Group

116 East Main Street, Westfield Indiana 46074-8924

March 1, 2021

Old Town Design Group
31 1st Street SW
Carmel, IN 46032
<https://www.oldtowncompanies.com/>

Re: **Midland South PUD Endorsement**

Dear Old Town Design Group,

The Grand Junction Task Group received a proposal from your company seeking an endorsement on the Midland South PUD project before the City of Westfield City Council.

An eleven-page PowerPoint was provided to the task group members for review over email. Unfortunately, time for an in-person meeting was not available.

The Task Group members reviewed your proposal over email and provided feedback that included questions about the project's cost¹ and preservation of Midland Trail². The Task Group appreciates your flexibility and willingness to consider its design questions to ensure that this new development adds stature to the downtown corridor.

Members of the Grand Junction Task Group **ENDORSE** this project.

The Task Group endorses the Midland South townhouse project proposed by Old Town Design Group. This investment in downtown Westfield addition of new for-sale residences will help increase property values in the neighborhood and contribute to area businesses' success.

Please direct questions about the endorsement to the Grand Junction Task Group administrator Steve Latour at slatour@westfield-chamber.org or by calling 317-804-3030.

Sincerely,

Endorsing Task Group Members:

Angie Frazier, Downtown Westfield Association Vice Chairperson
Melody Jones (FC Tucker Agent), Downtown Westfield Resident
John Schaaf (Schaaf CPA), Westfield Resident and Business Owner
Teresa Skelton, Downtown Westfield Association Board Member
Curt Whitesell (WKRP Indy), Downtown Westfield Association Secretary

¹ What are the costs for this project CW // Old Town Response: Price point for townhomes \$350,000-450,000 #48 drawn on the plans but ordinance goes up to #56 approx. \$16M in investment from Old Town.

² I do have a concern about maintaining the integrity of the Midland Trace Trail. I would like to see a larger buffer area included along the trail. Then after construction is completed a significant number of shade trees and understory trees will be planted to recreate the tree canopy that is lost. I believe the number of access points onto the trail needs to be limited. This is for trail user's safety. Signage should be included prior to these access points warning the trail user of such. Cyclists and others need to know a pedestrian or bike may be coming out onto the trail in front of them. MJ // Old Town Response: Old Town is just as concerned about the preservation of the tree canopy along the Midland Trail. We will work with the APC to make sure we have provided adequate setbacks and preservation areas along with replanting a significant quantity of new trees. This benefits the community at-large and the buyers of our new townhomes. Additionally, Old Town has experience with developing along rail/trails throughout the county and wholeheartedly agree that limiting access points to the trail is necessary to create a safe experience for pedestrian traffic.

Abstaining Task Group Members:

Patrick Chittenden (Patch Development)

Mike Johns, Westfield City Council

Dan Moyer (Moyer Jewelers), Downtown Westfield Association Chairperson

Cindy Spoljaric, Westfield City Council

Cc: Kevin Todd, Director of Community Development, City of Westfield
Caleb Ernest, Planning Coordinator, City of Westfield



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

March 1, 2021
2103-PUD-08
Exhibit 1

Docket Number: 2103-PUD-08

Project Name: Union Square at Grand Junction PUD Amendment

Subject Site Address: East of Grand Junction Plaza, north of Midland Trace Trail, generally near the southeast intersection of S Union Street and State Road 32 (the "Property")

Petitioner: Old Town Companies, LLC

Request: An amendment to the Union Square at Grand Junction Planned Unit Development (PUD) District modifying the concept plan, character exhibits, architectural and parking standards.

Current Zoning: Union Square at Grand Junction PUD
LB-H: Local Business / Historic District
EI: Enclosed Industrial District

Current Land Use: Residential / Commercial / Vacant

Acreage: 4.98 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 21-08
4. Concept Plans
5. Character Exhibits
6. Statement of Intent
7. Junction Sub-District Addendum
8. Neighborhood Meeting Summary
9. Public Comment
10. Grand Junction Task Group Endorsement

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the February 8, 2021, City Council meeting. The petitioner hosted a virtual neighbor meeting on February 23, 2021. A summary of that meeting has been provided

by the petitioner and is included as **Exhibit 8**. The petition will receive a public hearing at the March 1, 2021, Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: The Property is located generally at the southeast intersection of S Union Street and State Road 32, east of Grand Junction Plaza and north of the Midland Trace Trail (see **Exhibit 2**).

Project Description: The Property is zoned the Union Square at Grand Junction PUD, LB-H and EI Districts. The petitioner is requesting an amendment to the Union Square at Grand Junction PUD as well as rezoning the LB-H and EI Districts to the Union Square at Grand Junction PUD while modifying the concept plan, character exhibits, architectural and parking standards, as described in the Statement of Intent (see **Exhibit 6**). The concept plan and character exhibits are being updated to include a new concept plan and character exhibits for the original site as well as the additional Real Estate.

Concept Plan: The proposed ordinance incorporates Concept Plans (see **Exhibit 4**) and requires the Property to be developed in compliance with said plans.

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Architectural Standards: The proposed ordinance exempts the Property from the standards of Article 6.3 and instead includes a Character Exhibit (see **Exhibit 5**) to establish a benchmark for quality, vision, and appearance of architecture within the District.

Parking and Loading Standards: The proposed ordinance defaults to the Parking and Loading Standards of the UDO except as modified below:

Shared Parking Spaces shall provide at least seventy percent (70%) of the cumulative total of Parking Spaces required for each use.

Off-street Parking Spaces shall be one (1) space per studio Multi-family Dwelling Unit and one and one half (1.5) spaces per Unit for all other Multi-family Dwelling Units.

Parking space requirements may be waived by the Plan Commission or Director if determined sufficient parking alternatives area available in the City’s downtown.

Off-Street Parking shall not be permitted in the Established Front Yard.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies this Property within the “Downtown” land use classification. The “Downtown” area was further studied in 2008 after the formation of the Grand Junction Task Group (the “GJTG”). The study resulted in an amendment to the Comprehensive Plan known as the Grand Junction Master Plan and Addendum, adopted in 2009, and then subsequently the adoption of the Grand Junction Implementation Plan (the “Implementation Plan”), an amendment to the Comprehensive Plan adopted in 2013. The studied land use component of the Implementation Plan identified several sub-districts.

In 2015, the Grand Junction Addendum: Sub-Districts of the Grand Junction was adopted, and then amended in May 2016, to include the Junction Sub-District (the “Sub-District Addendum”). The subject property is located within the Junction Sub-District. The Sub-District Addendum further identifies this property as primarily located within the Grassy Branch Quadrant (see **Exhibit 7**, page 19). The Sub-District Addendum provides a detailed vision for the Junction Sub-District as established by the Implementation Plan.

The vision for the Junction Sub-District is to accommodate future mixed-use development and redevelopment with the core of downtown by balancing the historic charm and character with contemporary, place for visitors and residents to connect, shop, eat, live, work and be entertained. The Junction Sub-District is intended to serve as a focal point for the community, and is where a complete range of goods, services and entertainment are located.

The desired character for the “Grassy Branch Quadrant” is characterized as follows within the Sub-District Addendum (page 23):

The Grassy Branch Quadrant includes the southeast quadrant of the Junction Sub-District and is traversed through the center by the Anna Kendall drain / Grassy Branch Creek and anchored along the south edge by the Midland Trace Trail. A large portion of this subarea is floodplain and contains mature vegetation.

The overarching vision for this sub-area is a desire to preserve the riparian corridor as an amenity greenway with trails that connect new development opportunities along its banks. As such, development should be aesthetically sensitive through building and site design to the Anna Kendall drain / Grassy Branch Creek and the Midland Trace Trail.

Appropriate land uses throughout this sub-area primarily include higher density residential uses (e.g., apartments, townhouses) with three or more stories in height, and the potential for municipal uses.

The north side of the Grassy Branch Creek is a transitional area that could also blend with and be influenced by the Main Street Corridor by including retail or restaurant uses, as supported by the market.

Development south of the Grassy Branch Creek should be sensitive to the existing single-family neighborhood to the east (Timberbrook Run) with respect to buffering and transitioning (e.g., uses, design).

The Sub-District Addendum further establishes recommended design requirements (e.g., multi-family uses, mixed-use buildings and retail/restaurant uses) for development within each sub-area (see page 64 of the Sub-District Addendum). The multi-family design requirements default to the UDO, the Main Street Corridor design requirements apply to mixed-use buildings and the Park Street Corridor design requirements apply to retail/restaurant uses.

The complete Sub-District Addendum has been included with this report for reference (see **Exhibit 7**).

Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the March 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations: Indiana Code 36-7-4-603 states that in the consideration of zoning ordinance amendments and zone map changes that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the February 8, 2021, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the March 1, 2021, Plan Commission meeting.
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.

WRITTEN PUBLIC COMMENTS

Docket Number: 2103-PUD-08
Petitioner: Old Town Companies, LLC
Request: Petitioner requests an amendment to the Union Square at Grand Junction Planned Unit Development (PUD) District modifying the concept plan, character exhibits, architectural and parking standards.

Enclosed Attachments:

March 01, 2021 Public Hearing

1. Taylor, Brandon		(02/26/21)
2. Sobczak, David S.		(02/26/21)
3. Garcia, Joe		(02/26/21)
4. Plesniak, Karen	300 Chatham Hills Blvd	(02/26/21)
5. Leonard, Tim	121 Penn Street	(02/26/21)
6. Butcher, Sue		(03/01/21)
7. Birk, Michael and Kathy	2526 Live Oak Lane	(03/01/21)
8. Sanburn, George	320 Parkway Circle	(03/01/21)

Westfield City Council & Plan Commission:

I am writing in support of the proposed zoning ordinance and associated bond funding for the Union Square project expansion. The addition of public parking in downtown Westfield is necessary for the continued success of local businesses.

Please vote in favor of this much needed project that will help Westfield continue moving in a positive direction.

Sincerely,

Westfield resident

Brandon Taylor

Good Afternoon Westfield Plan Commission and members of the City Council,

I understand that a new development proposed by Old Town will be introduced to Council at the Monday (3/1) meeting. I am writing in support of the proposed zoning ordinance and associated bond funding for the Union Square project expansion.

As a business and property owner in downtown Westfield where our family has a lot invested, I consider this very necessary for the continued success for ALL of the local business and residents alike. I continue to brag about the great things that are coming to our area and consider all of the current and upcoming developments great assets for my neighborhood and all of our Westfield area.

Please vote in favor of this much needed project. It will help keep Westfield moving in the positive direction it has been going! Keep up the great work.

Sincerely,

David S. Sobczak
Sobczak Construction Services, Inc.
(317) 844-9576
visit us on the web at www.scscustomhomes.com
or www.sobczakconstruction.com



Westfield City Council & Plan Commission:

I am writing in support of the proposed zoning ordinance and associated bond funding for the Union Square project expansion. The addition of public parking in downtown Westfield is necessary for the continued success of local businesses.

Please vote in favor of this much needed project that will help Westfield continue moving in a positive direction.

Sincerely,

Thanks,
Joe I Garcia
G&G Custom Homes, Inc
317-418-7665

Westfield City Council & Plan Commission:

I am writing in support of the proposed zoning ordinance and associated bond funding for the Union Square project expansion. The addition of public parking in downtown Westfield is necessary for the continued success of local businesses. My husband and I love to support our local shops and restaurants but too often parking us a real challenge.

Please vote in favor of this much needed project that will help Westfield continue moving in a positive direction.

Sincerely,

Karen Plesniak
[300 Chatham Hills Blvd](#)
[Westfield, IN 46074](#)

Sent from my iPad

Westfield City Council & Plan Commission:

I am writing in support of the proposed zoning ordinance and associated bond funding for the Union Square project expansion. The addition of public parking in downtown Westfield is necessary for the continued success of local businesses.

Please vote in favor of this much needed project that will help Westfield continue moving in a positive direction.

Sincerely,

--

Tim Leonard, MS, OTR / Administrator
Select Home Health Services, Inc.
121 Penn Street
Westfield, IN 46074-9544
(P) 317 804-8996
(M) 317 281-3797
(F) 317 804-7837

CONFIDENTIALITY NOTICE:

This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. The integrity and security of this message cannot be guaranteed over the Internet.

Westfield City Council & Plan Commission:

I am writing in support of the proposed zoning ordinance and associated bond funding for the Union Square project expansion. The addition of public parking in downtown Westfield is necessary for the continued success of local businesses.

Please vote in favor of this much needed project that will help Westfield continue moving in a positive direction.

Sincerely, Sue Butcher

Westfield City Council & Plan Commission:

I am writing in support of the proposed zoning ordinance and associated bond funding for the Union Square project expansion. The addition of public parking in downtown Westfield is necessary for the continued success of local businesses.

Please vote in favor of this much needed project that will help Westfield continue moving in a positive direction.

Sincerely,

Michael and Kathy Birk
2526 Live Oak Lane
Westfield, IN 46074

Hello Westfield City Council & Plan Commission,

I am a local business owner and live downtown Westfield.

I have lived here since 2001 and have seen the amazing growth and total dedication to the growth of the city

we definitely desperately need a lot of parking to make the park and downtown click and prosper.

To help out, I have donated my parking lot here at LOGO USA for the valet parking at Italian House for last 2 years.

Plus I have donated land so that the midland trail can come thru to poplar street.

So, I am writing [in support](#) of the proposed zoning ordinance and associated bond funding for the Union Square project expansion.

The addition of public parking in downtown Westfield [is necessary](#) for the continued success of local businesses.

Please vote in favor of this much needed project that will help Westfield continue moving in a positive direction.

Sincerely,



GEORGE SANBURN

ph. 317.867.8518 | toll free. 800.844.5348

address. 320 Parkway Crl. | Westfield, IN | 46074

[web](#) | [email](#) | [get a quote](#) | [browse catalog](#)

Grand Junction Task Group

116 East Main Street, Westfield Indiana 46074-8924

March 1, 2021

Old Town Design Group
31 1st Street SW
Carmel, IN 46032
<https://www.oldtowncompanies.com/>

Re: **Union Square Extension PUD Endorsement**

Dear Old Design Group,

The Grand Junction Task Group received a proposal from your company seeking an endorsement on the Union Square Expansion project before the City of Westfield City Council.

A ten-page PowerPoint was provided to the task group members for review over email. Unfortunately, time for an in-person meeting was not available.

The Task Group members reviewed your proposal over email and provided feedback that included questions about the project's parking¹. The Task Group appreciates your flexibility and willingness to consider its design questions to ensure that this new development adds stature to the downtown corridor.

Members of the Grand Junction Task Group unanimously **ENDORSE** this project.

The Task Group endorses the Union Square Expansion project proposed by Old Town Design Group. This investment in downtown Westfield and the addition of surface parking will help increase property values in the neighborhood and contribute to area businesses' success.

Please direct questions about the endorsement to the Grand Junction Task Group administrator Steve Latour at slatour@westfield-chamber.org or by calling 317-804-3030.

Sincerely,

Endorsing Task Group Members:

Patrick Chittenden (Patch Development)
Angie Frazier, Downtown Westfield Association Vice Chairperson
Melody Jones (FC Tucker Agent), Downtown Westfield Resident
Dan Moyer (Moyer Jewelers), Downtown Westfield Association Chairperson
John Schaaf (Schaaf CPA), Westfield Resident and Business Owner
Teresa Skelton, Downtown Westfield Association Board Member
Curt Whitesell (WKRP Indy), Downtown Westfield Association Secretary

Abstaining Task Group Members:

Mike Johns, Westfield City Council
Cindy Spoljaric, Westfield City Council

Cc: Kevin Todd, Director of Community Development, City of Westfield
Caleb Ernest, Planning Coordinator, City of Westfield

¹ My only concern is parking. There is plenty of parking for residents and businesses in the development, but we are still not really addressing the park visitors. Glad to see something progressing. CW // Old Town Response: (Additional \$64M at Union Square, \$10M of which is the parking garage). Extending the parking garage is possible, but it comes down to cost.

Chatham Village Multifamily

A New Multifamily Development
east of 196th & Tomlinson Rd

APC Presentation
March 1st, 2021

DEVELOPMENT | MANAGEMENT | CONSTRUCTION



Michael Taft
Development Associate
mtaft@twgdev.com
317-418-6216

DEVELOPMENT CONTACT INFORMATION

JB Curry
VP of Market Rate Development
jcurry@twgdev.com
317-983-7218



Headquarters: **Indianapolis, IN**

Sites Developed/In-process

- **75** Developments
- **7000+** units

Focus

- Market Rate
- Mixed-Used
- Workforce
- Mixed-Income

Founded **2007**

235 Employees

Full Service

- Development
- Financing
- Design
- Construction
- Management

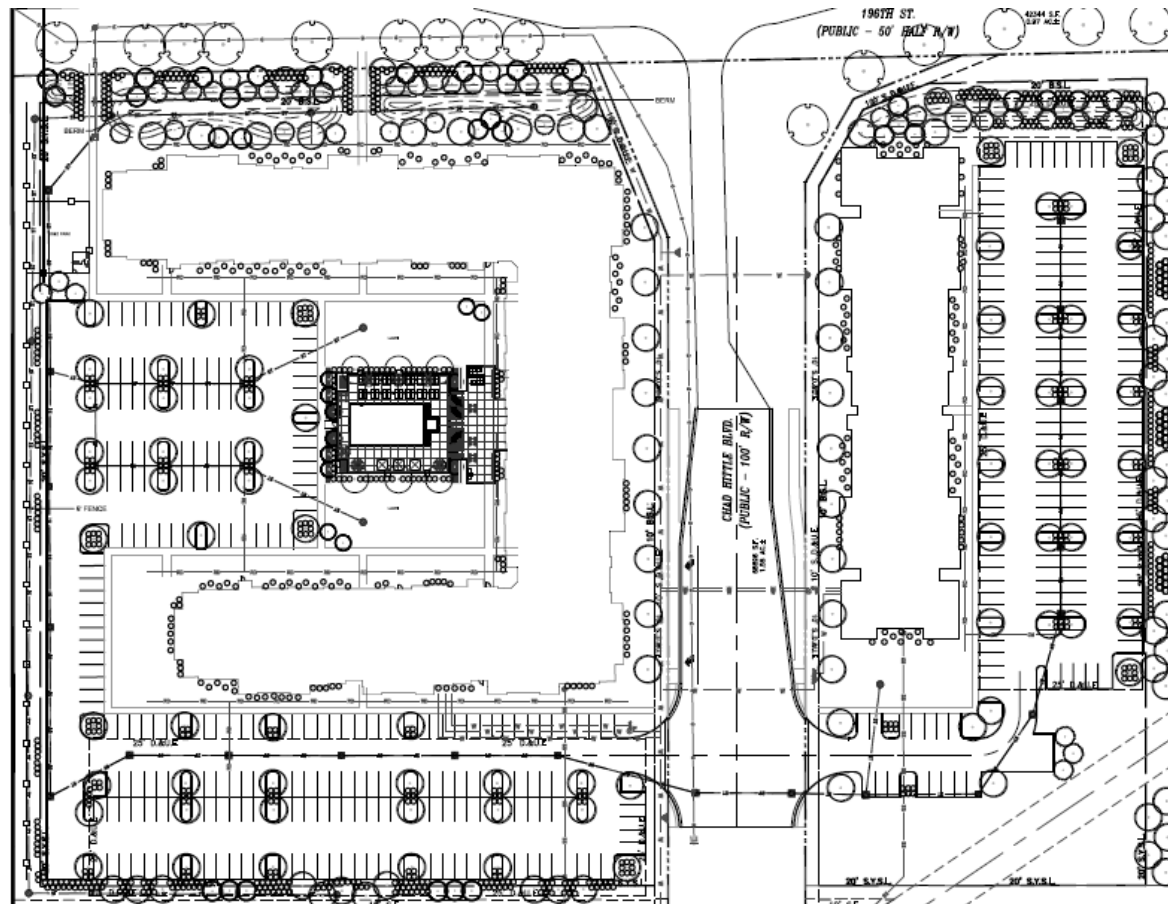
11 States

- Indiana
- Illinois
- Ohio
- Michigan
- Iowa
- Missouri
- Colorado
- Georgia
- Pennsylvania
- Washington
- Wisconsin

EXISTING SITE



PRELIMINARY SITE LAYOUT



DEVELOPMENT SUMMARY

250 Luxury Apartment Units

- Positioned in the heart of the Chatham master development
- Stainless steel appliances, granite countertops, 9' ceilings, luxury flooring, full depth balconies
- Bedroom Mix:
 - 37% 1BR, 54% 2BR, 9% 3BR
 - 100% market rate

Premium Amenities to Match

- Coworking lounge
- Fitness gym
- Yoga studio
- Pool deck with grilling stations and outdoor games
- Irrigated turf dog park
- Covered parking and personal storage available

PROJECT SCHEDULE

The below are estimates:

- June 2021 – Construction Commencement
- March 2023 – First Units Completed (approximately 21 months)
- October 2024 – Initial Lease Up Concluded (approximately 18 months)

DEVELOPMENT | MANAGEMENT | CONSTRUCTION



Michael Taft
Development Associate
mtaft@twgdev.com
317-418-6216

DEVELOPMENT CONTACT INFORMATION

JB Curry
VP of Market Rate Development
jcurry@twgdev.com
317-983-7218

WRITTEN PUBLIC COMMENTS

Docket Number: 2103-ODP-04 & 2103-SPP-04
Petitioner: Community Bible Fellowship Church
Request: Overall Development Plan & Primary Plat review of 2 blocks on 34.43 acres +/- in the SF2: Single-family Low Density District.

Enclosed Attachments:

March 1, 2021, APC Public Hearing

- | | |
|---------------------------|------------|
| 1. Clarke, Heidi | 02/26/2021 |
| 2. Kotulic, Wayne | 03/01/2021 |
| 3. Milligan, Sam & Alyssa | 03/01/2021 |
| 4. Collier, Brian & Katie | 03/01/2021 |

Pamela Howard

From: Heidi Clarke <hhclarke123@gmail.com>
Sent: Friday, February 26, 2021 9:35 PM
To: Pamela Howard
Subject: Community Bible Fellowship Church

Warning: This external email is from hhclarke123@gmail.com. Do not click on unexpected or untrusted links and attachments.

Hello -

As a resident of Westfield and a property owner in Oak Park subdivision, I reviewed the agenda for the upcoming meeting. I am not able to attend in person but wonder if you might be able to answer two questions.

- 1) Is the address for the Community Bible Fellowship Church on the agenda correct (196th and Horton) or do they still plan to build at 161st and Oak?
- 2) If it will be at 161st and Oak, what is the plan to handle traffic, given the fact the main entrance/exit is DIRECTLY across from our neighborhood's main entrance/exit?

Thank you!
Heidi Clarke
2812 Oak Park Circle

Pamela Howard

From: Wayne Kotulic Jr. <wmk@texontowel.com>
Sent: Monday, March 1, 2021 10:40 AM
To: Pamela Howard
Cc: MJ Kotulic
Subject: Community Bible Fellowship APC Meeting

Warning: This external email is from wmk@texontowel.com. Do not click on unexpected or untrusted links and attachments.

Hi Pam,

Good morning. I'm writing regarding the proposed church at the corner of Oak and 161st and would like this added to the record for the meeting tonight. Thanks!

My best,

Wayne

Zoning Board,

While we appreciate the Microsoft Meeting with church leadership a few weeks ago, we find the lack of details and unknowns as a major concern with the rezoning of the corner of 161st and Oak from anything other than residential.

A commercial use of the property will bring large amounts of traffic, light pollution and noise into a residential area. This property is currently surrounded by residential on all 4 sides. In light that there are not any solid plans available and a large number of, "we don't know," at this time, as homeowners we are not comfortable supporting this rezoning.

When Pulte was set to develop this property prior to CoVid, they did agree to take any accel/decel lanes and push them onto their property. (Please see below.) I do believe that the APC approved Pulte to take any needed road work to their the East side of Oak Road, as to not take any property from the Oak Woods Lane, the Tatum, Kotulic, or Nickolic properties for a turn lane. If this rezoning is to occur, we would surely hope that part of the petitioners plan would follow that of Pulte. Taking our property, means removing any barrier that we would have to looking at a commercial project, the headlights of vehicles leaving the property, and any privacy that we now have.

We respectfully do not support the rezoning of this property.

Thank you,

Wayne and Michelle Kotulic
16246 Oak Road
Westfield, IN 46074

----- Forwarded message -----

From: **David Compton** <David.Compton@pultegroup.com>

Date: Mon, Feb 5, 2018 at 4:42 PM

Subject: FW: Hawthorne Ridge- Oak Rd Left Turn Lane

To: "waynekotulic@gmail.com" <waynekotulic@gmail.com>

Wayne:

Per our discussions attached please find the revised proposal for left turn lane for the Hawthorne Ridge development off of Oak Road. The City of Westfield has been very good to work with in looking for a solution that works for all. This is a revised plan that incorporates comments received from the City of Westfield but has not received final engineering approval. This plan will be presented tonight as part of our presentation to the Advisory Plan Commission. As drawn the western Edge of pavement stays where it currently is and all improvements occurs on the land to be developed by Pulte.

Please advise if you have any questions or comments.

Best regards always

David Compton

DAVID COMPTON

VP Land Acquisition : : Indianapolis

11590 N. Meridian Street Ste 530

Carmel IN 46032

direct [\(317\) 249.1128](tel:3172491128) : : Cell [\(317\) 281.4177](tel:3172814177)

pultegroup.com

Caleb Ernest <cernest@westfield.in.gov>

to me, John, rstllc@comcast.net

Good Morning,

The petitioner has amended the Hawthorne Ridge plans to reflect the changes you mention in your email below. These changes comply with the City's subdivision and street standards and should be approved as part of the Hawthorne Ridge primary plat and overall development plan on Monday night.

Caleb Ernest | Associate Planner

Economic and Community Development | 2728 East 171st Street |
Westfield, IN 46074
cernest@westfield.in.gov | 317-519-8630



Wayne M. Kotulic
Texon Towel and Supply
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Pamela Howard

From: Alyssa Milligan <alyssaamilligan@gmail.com>
Sent: Monday, March 1, 2021 11:35 AM
To: planners
Subject: Re: Community Bible Fellowship Church

Warning: This external email is from alyssaamilligan@gmail.com. Do not click on unexpected or untrusted links and attachments.

To the members of the APC,

As neighbors to a proposed development on the meeting agenda, we want to express our thoughts about the development proposed by Community Bible Fellowship Church. We live on Oak Woods Lane on the west side of Oak Road. We understand that the city would require the development to include two entry/exit access roads and that one access road would be directly across from Oak Woods Lane. We are concerned about the amount of traffic that would be using Oak Rd. Had a neighborhood of approximately 30 additional homes been built across from Oak Woods Lane we would expect a total of approximately 60-90 additional vehicles would be intermittently using that intersection. With a church of 400+ people, we could expect much more traffic especially on Sunday mornings. Oak Road was not designed to carry that much traffic safely. As noted in the public meeting comments, we would also request that any acceleration/deceleration lanes and passing blisters be shifted to the east of Oak Rd.

Also, we are concerned about the lighting required by a large parking lot. Even with the required lighting ordinances, we feel that lighting for such a large parking area would create light pollution. On Oak Woods Lane, we enjoy the serenity of being in the woods and we would be able to see the parking light poles from our home.

We believe that Community Bible Fellowship Church would be a good neighbor. However, we expect this church to be a active, growing community. With that growth, we fear that more parking, more lighting, and more traffic would come to our small, quiet road.

Thanks for your consideration,

Sam and Alyssa Milligan
2302 Oak Woods Lane

Hello,

My name is Brian Collier. Our family lives at 16429 Oak Manor Dr. The proposed church would be built behind our home in what we understood to be zoned for residential improvements. From what we have been told, the current zoning may allow the new Church. I think all of our surrounding neighbors would agree that moving forward with the plan approval would clearly represent a commercial presence in our neighborhood that we did not anticipate.

During the neighborhood virtual online meeting I shared my concern on traffic, noise and lighting in our neighborhood. The proposed main building location was presented but they were unable to commit to any other details for their future plans and growth. Our family and neighbors I have spoken with would like to know what else is planned and would be permitted with an APC approval?

We would be interested in knowing more about the plans and APC approval process the church would be held to for its actual design, quality, size or amenities to include the following: Main building structure and any other outbuilding locations; Playground/s for the daycare; Extracurricular structures for social activities/events or Church sponsored athletic teams that were discussed. Are future outdoor tracks, a football or soccer field permitted? Maybe a concession stand or outdoor seating for the events? Where would these be built and how close would these amenities be to the daycare playground that churches routinely have and that the church has already stated is likely?

Without more information on the long term plans and approval process with Westfield our family cannot support the plat approval. We request clarification on the churches actual plans, the ACP approval process and a timeline on the items above as well as matters presented by our fellow neighbors.

Respectfully,

Brian & Katie Collier

16429 Oak Manor Dr.

Westfield, IN 46074

317-289-5425

Union Square Expansion Westfield, IN



OLD
TOWN
— COS. —

← To U.S. 31 & Grand Park

Downtown Westfield

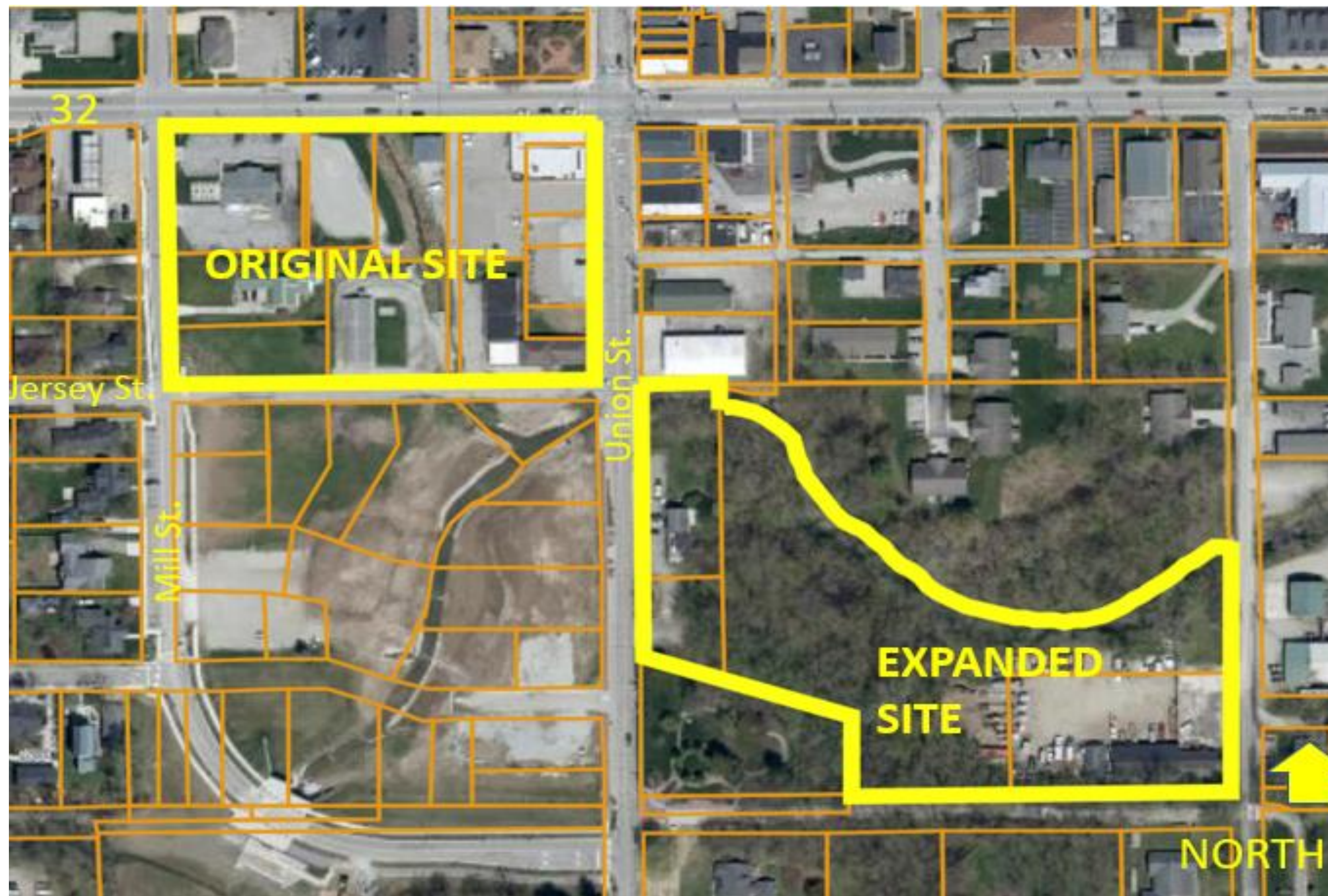
S.R. 32



Grand Junction Park
(under construction)

SITE AERIAL LOOKING NORTH

OLD
TOWN
— COS. —





1

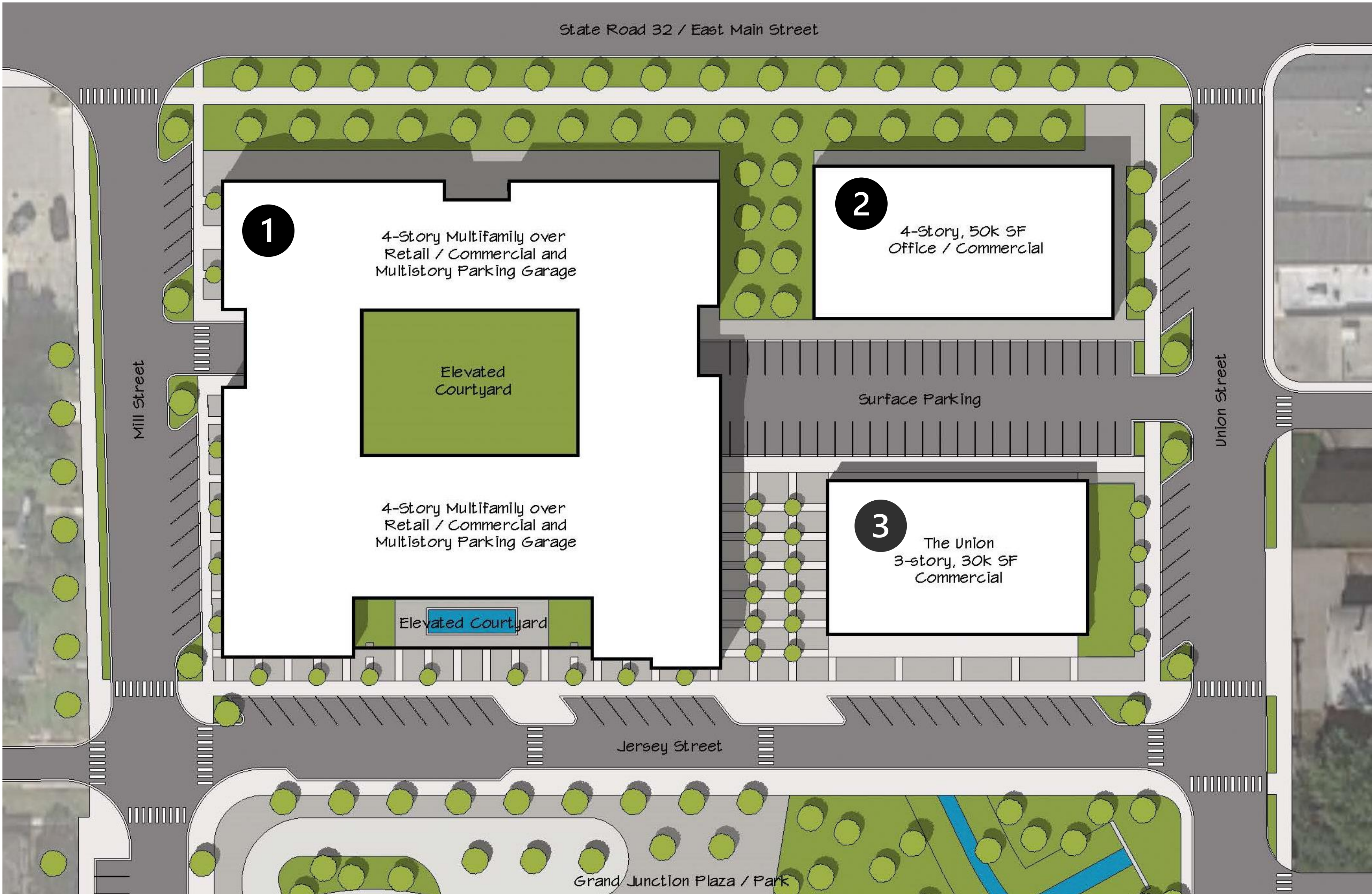
Integrated
Parking
Retail
Multi-family

2

Office /
Commercial

3

Food &
Beverage







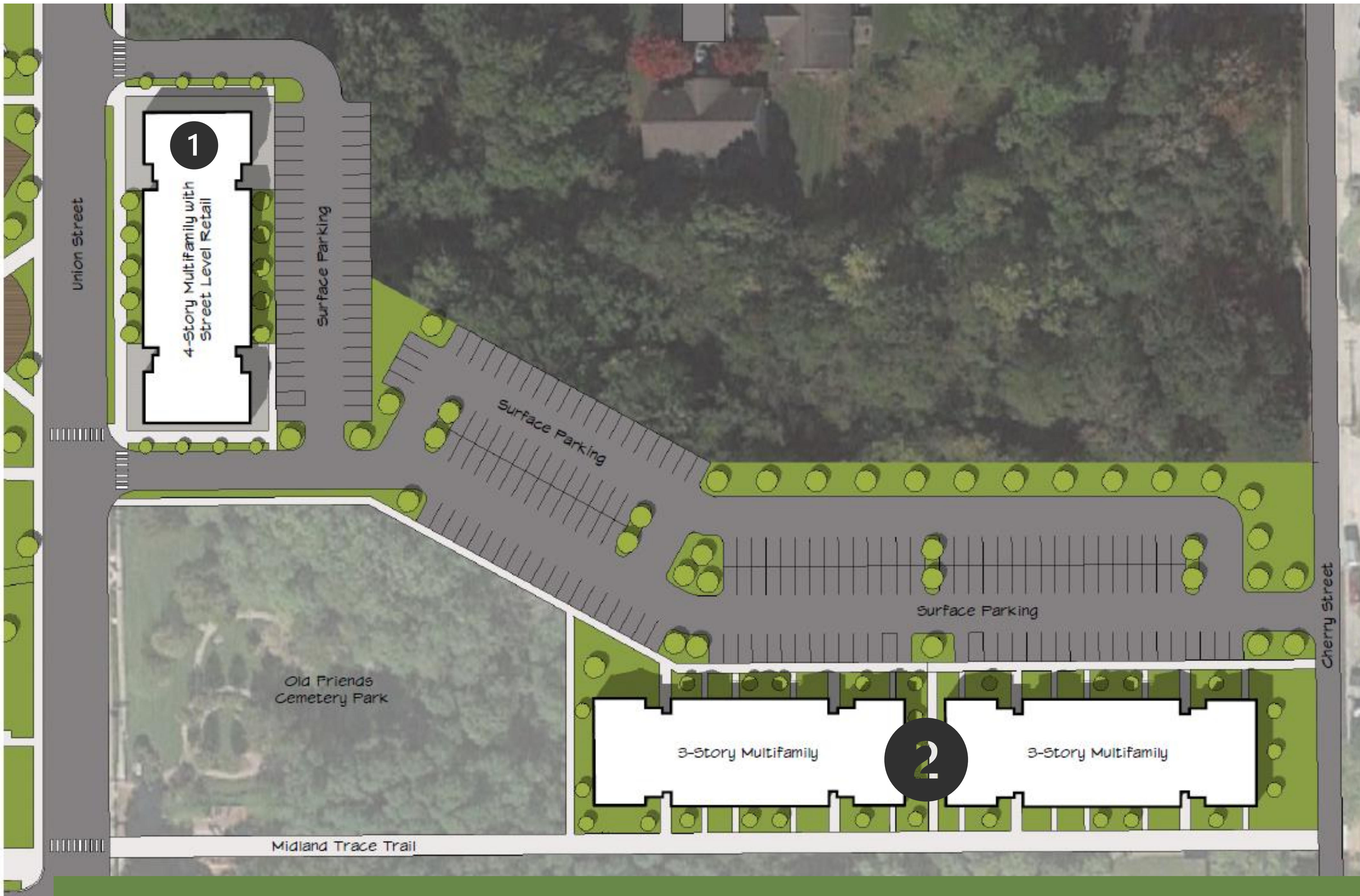
Union Square Amendment:

1

Retail/Office
10k SF

2

Residential
100 +/- Units



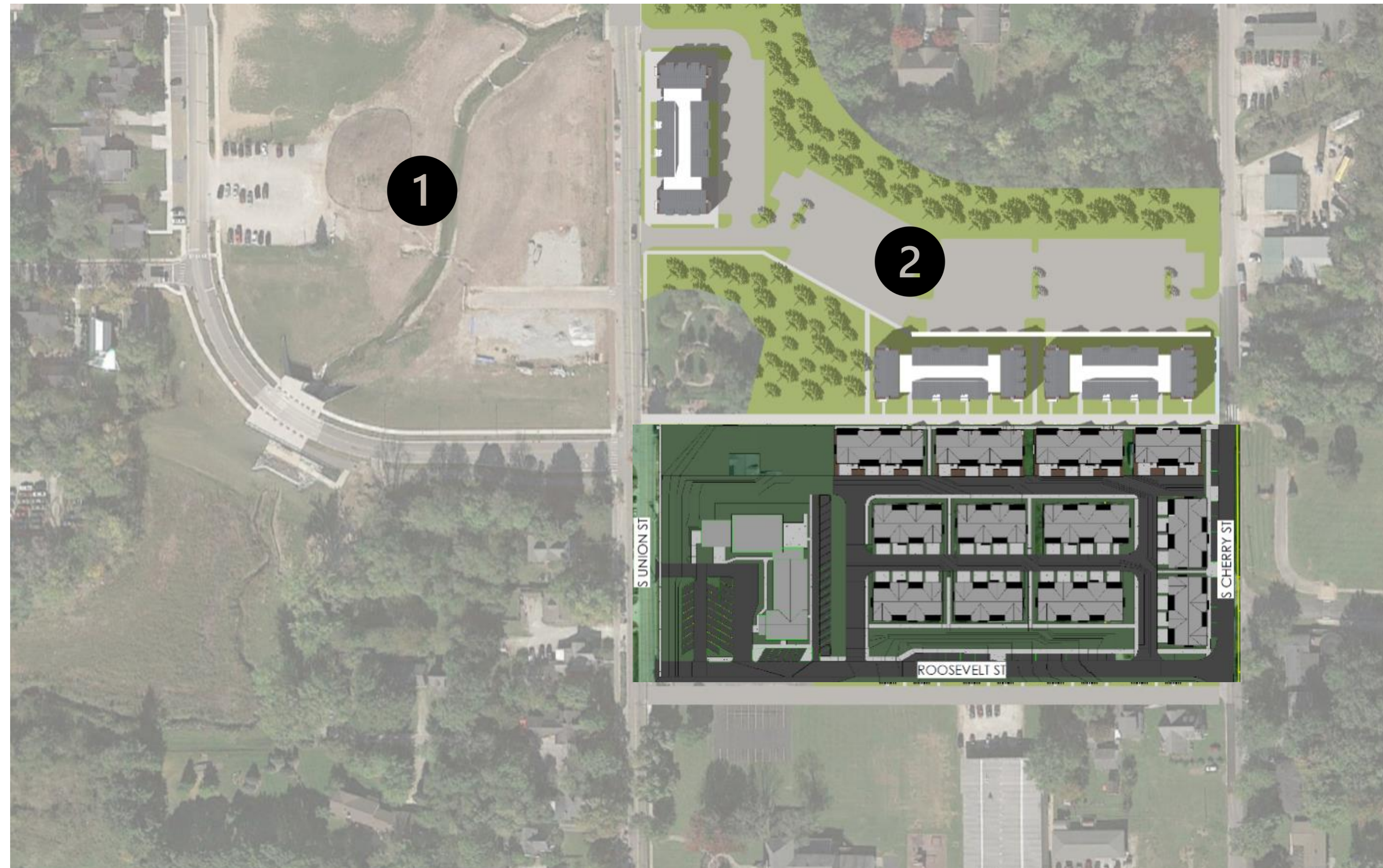


Before & After – Union Square Expansion Area

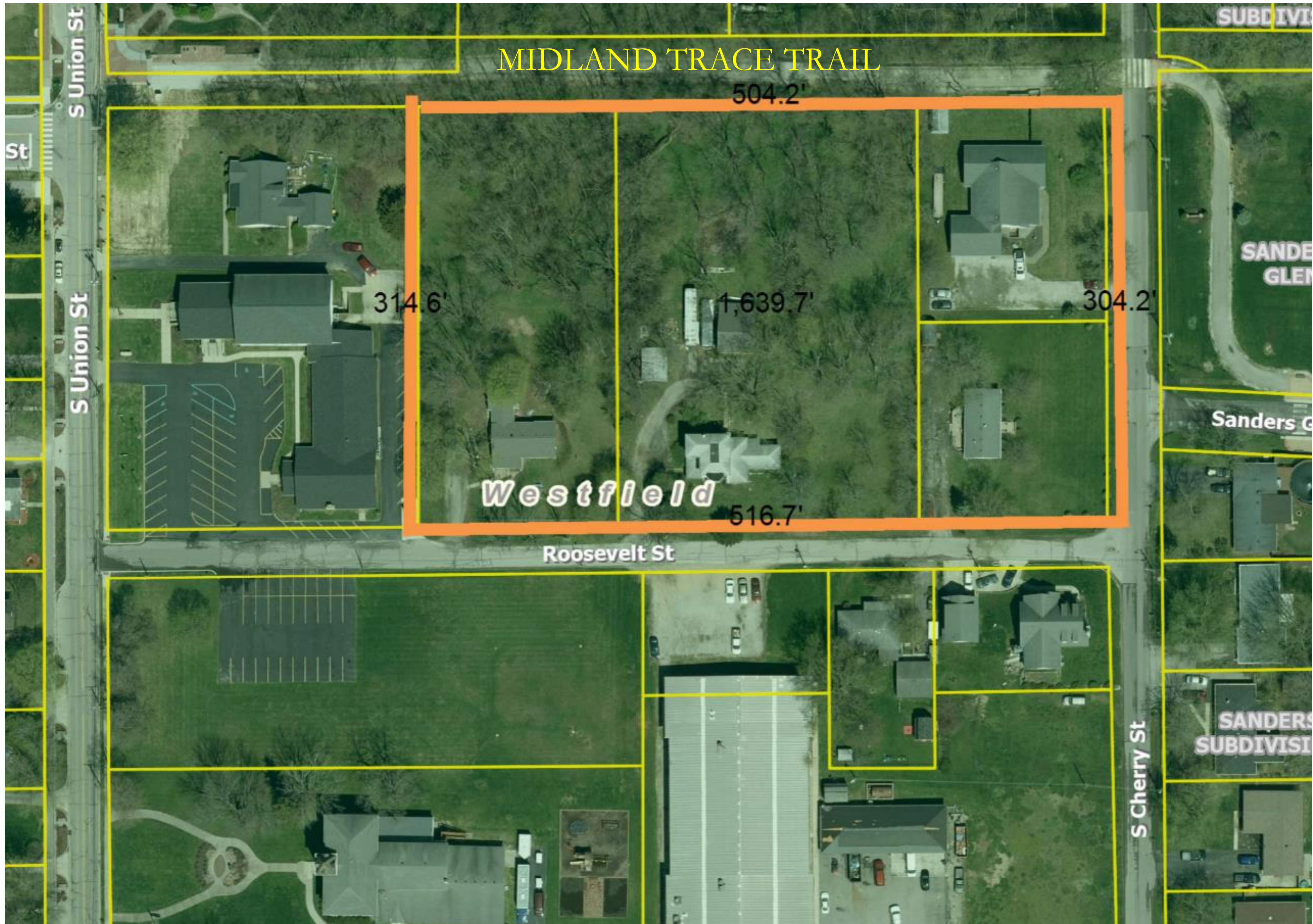


MIDLAND SOUTH PUD, Ordinance 21-07
Midland Trail Townhome Development
Neighborhood Meeting
March 1, 2021

OLD
TOWN
— COS. —



- 1 Grand Junction Plaza
- 2 Union Square
Expansion: Apartments
& light retail
- 3 Midland South:
Townhomes







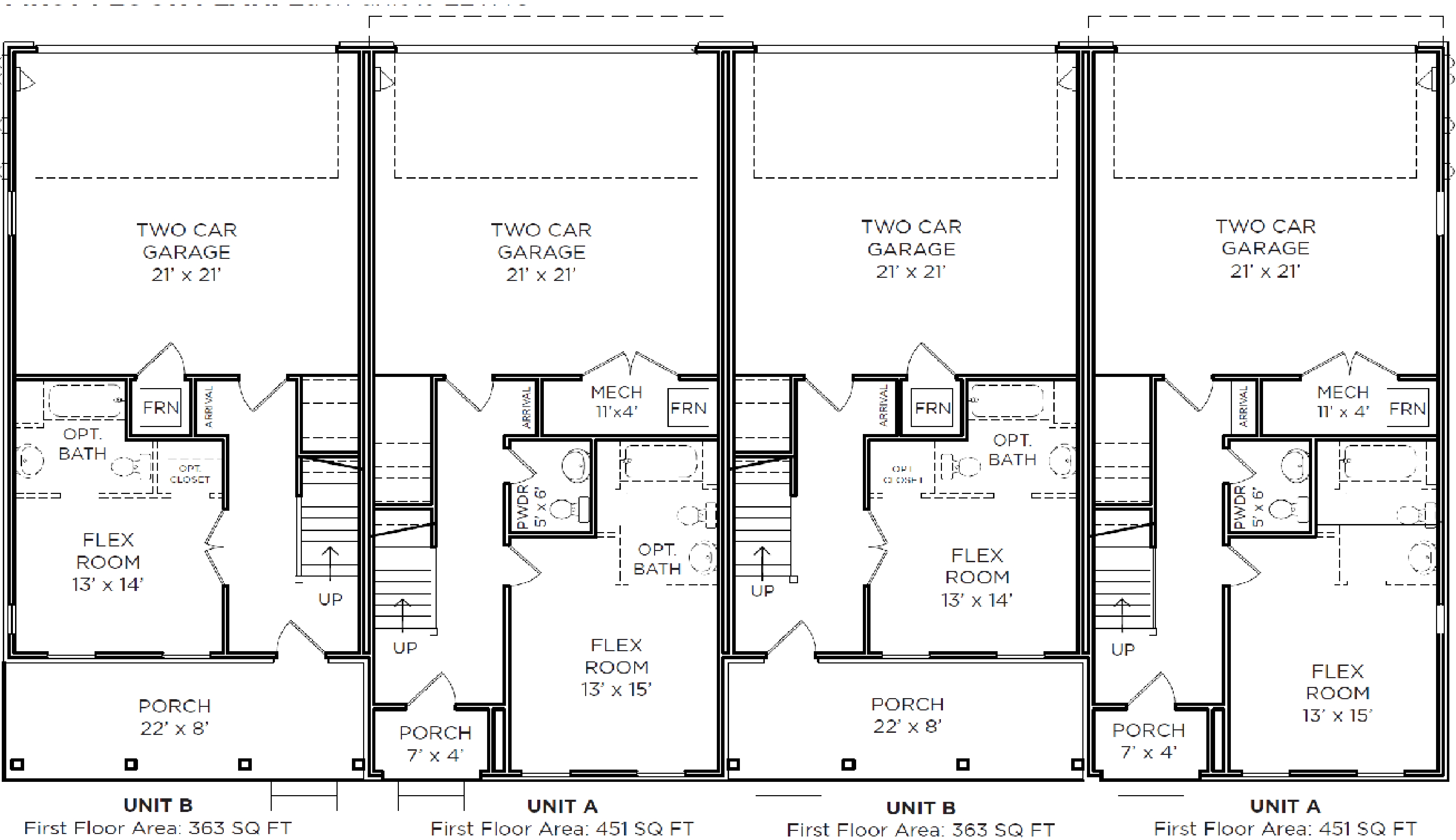


Unit Type A

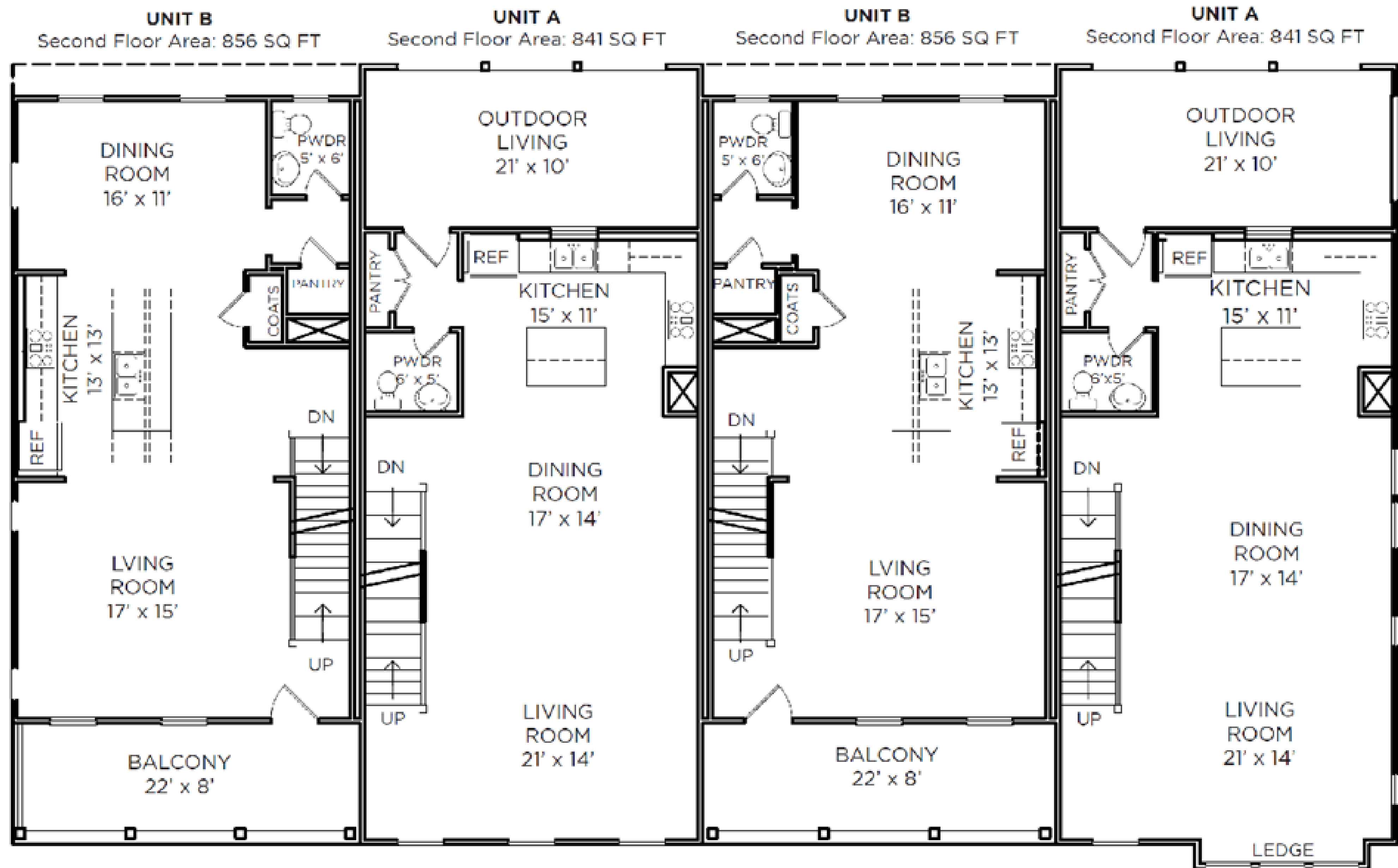




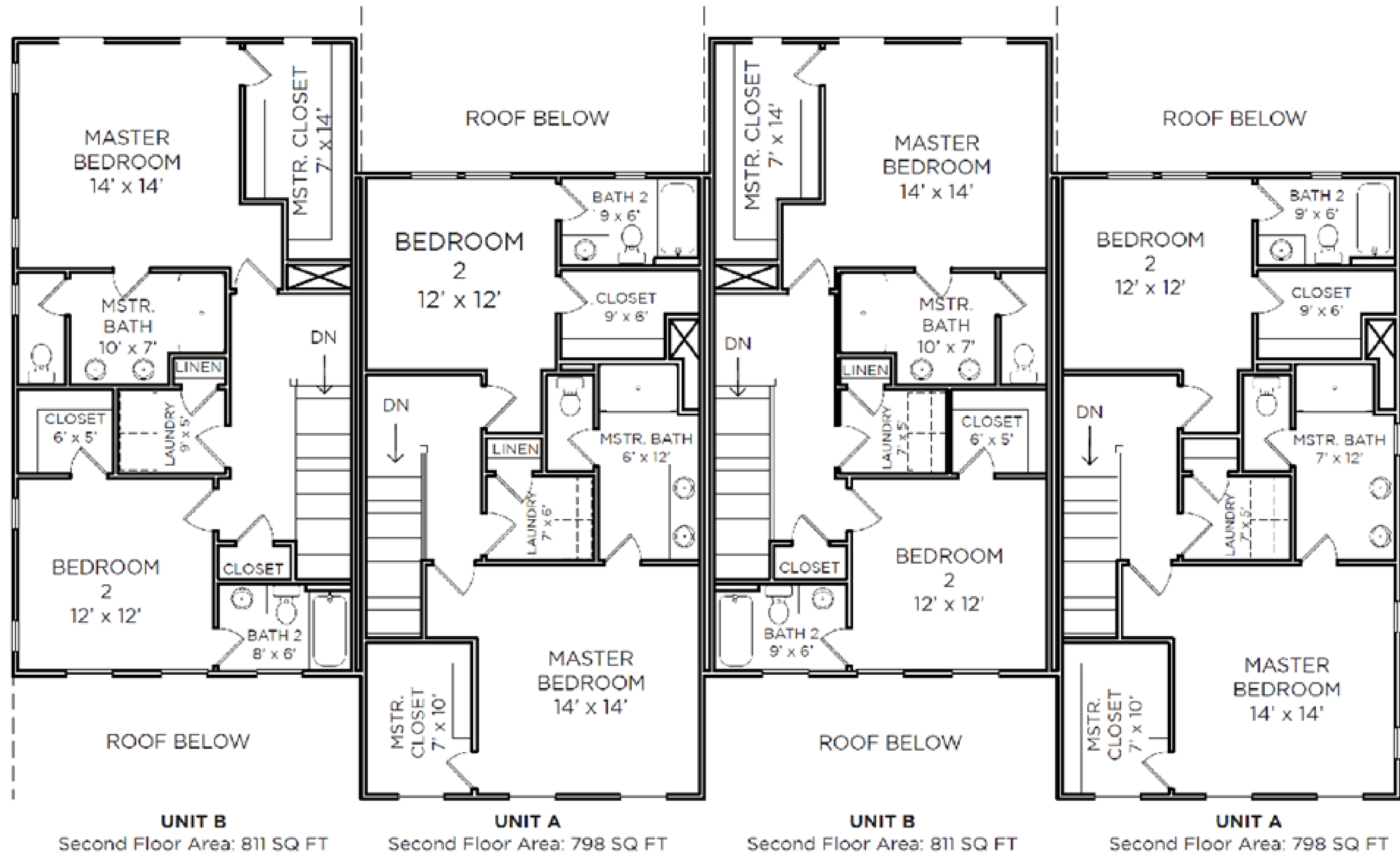
Unit Type B



Townhomes – Main Level



Townhomes – Second Level



Townhomes – Third Level