



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_02_22_2022

Tuesday, February 22, 2022 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Tuesday, February 22, 2022 at 07:00 PM

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

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

Public input can be submitted in 1 of 2 ways:

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

OPENING OF MEETING

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 07, 2022 APC Minutes

Documents: [APC Minutes - February 07, 2022](#)

Review APC Rules & Procedures

CONSENT AGENDA

2112-DDP-45

Gristmill Shoppes

Northeast corner of Gristmill Road & State Road 32

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

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

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

2201-DDP-01

Ditch Road Fire Station

17001 Ditch Road

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

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

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

ITEMS OF BUSINESS

2201-PUD-02

Bel Canto PUD

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

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 21-59](#) | [Exhibit 4: Design Narrative](#) | [Exhibit 5: Amenity Narrative](#) | [Exhibit 6: Project Overview](#) | [Exhibit 7: Concept Plan](#) | [Exhibit 8: Elevations and Perspective](#) | [Exhibit 9: Open Space and Pedestrian Access](#) | [Exhibit 10: Neighborhood Meeting Summary](#) | [Exhibit 11: Public Comment Exhibit](#) | [Petitioner's Presentation](#)

PUBLIC HEARING ITEMS

2202-ODP-02 & 2202-SPP-02 [PUBLIC HEARING]

The Harbor at Grand Park Village

Southeast corner of 186th Street and Kinsey Ave

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

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

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

2008-PUD-09 [PUBLIC HEARING]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 20-25](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Character Exhibit](#) | [Exhibit 6: Area](#)

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

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

**31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.
(Presenting Planner: Pam Howard - phoward@westfield.in.gov)**

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

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

2112-ODP-26 [CONTINUED]

Southpark Industrial

16465 Southpark Drive

**CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.
(Planner: Caleb Ernest - cernest@westfield.in.gov)**

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



Petition Number: 2201-DDP-01

Project Name: Ditch Road Fire Station

Subject Site Address: 17001 Ditch Road (the “Property”)

Petitioner: RQAW Corporation

Representative: Westfield Fire Department

Request: Detailed Development Plan review of a 36,530 square foot fire station on 30.9 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.

Current Zoning: Maple Knoll PUD

Current Land Use: Vacant

Approximate Acreage: 30.9 acres +/-

Property History: Maple Knoll PUD ([Ord. 04-02](#), 02/09/2004)
Overall Development Plan and Primary Plat (2201-ODP-01 & 2201-SPP-01, 02/07/2022)
Secondary Plat (2201-SFP-11, *pending*)

Staff Reviewer: Caleb Ernest, Senior 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.

BACKGROUND

The Property is currently zoned the Maple Knoll PUD District.

Ordinance 04-02, Maple Knoll PUD (0304-PUD-02), was approved at the February 9, 2004, Town Council meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the December 21, 2021, Technical Advisory Committee meeting.



REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised overall development plan and detailed development plan have been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Overall Development Plan and Detailed Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
- 4) Please note Article 10.12(F)(8) and Article 7.4(B) require the signature of the Board of Public Works and Safety (BPW) prior to recording for acceptance of public right-of-way. **BPW has delegated this authority to the Director of Public Works.**
- 5) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
- 6) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office

DISTRICT AND DEVELOPMENT STANDARDS

The plans comply with the Maple Knoll PUD District (Ord. 04-02).

- 7) Maple Knoll PUD Area: Urban Residential District
 - a) Underlying Zoning District: SF2
 - b) Governmental Facility approved land use under Public, Semipublic, and Office Facilities category
 - c) Fire Station is also a permitted use in the SF2 permitted uses.
- 8) Lots:
 - a) Minimum Lot Area: 2,400 square feet



b) Minimum Setback Lines:

- i) Front Yard: 15 feet
- ii) Side Yard: 0 feet
- iii) Rear Yard: 20 feet; however, no building elevation shall be closer than 30 feet to Ditch Road.

c) Minimum Lot Width at Street: 20 feet

d) Minimum Lot Width at Building Line: 40 feet

e) Maximum Building Height: 45 feet

f) Minimum Lot Depth: 60 feet

9) Exterior Materials and Colors: the following shall replace and supersede the DPR (Development Plan Review) provisions pertaining to building materials.

a) In all areas other than doors, garage doors, and windows, the exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, PVC), and wood products.

b) Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.

c) Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).

d) Facades:

i) Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.

ii) Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level Facade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building Facade of such additional stores.

iii) No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade.

iv) Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).

e) Roofs:

i) Roof profiles shall be gabled, hip, or parapet.

ii) Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.

f) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

10) Landscape Standards:

a) Buffer Yards:

i) Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.

ii) Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree: shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).

b) Parking Area Landscaping:

i) Interior:

1. 50 or more parking spaces requires 10% of parking area to be parking islands.

2. Parking lot islands: Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.

ii) Exterior:

1. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:
 - (a) the parking lot is located within a required yard; or
 - (b) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
 - (c) Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.
2. Requirements:
 - (a) There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
 - (b) There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.
 - (c) Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

11) Lighting Standards:

- a) All light fixtures shall be fully shielded and direct light downward toward the earth's surface;
- b) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way;
- c) All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;



- d) Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and

12) Parking Standards:

a) Loading Berths:

- i) Civic & Public: One (1) berth per 100,000 of space or additional fraction thereof.

b) Off-street and On-street Parking:

- i) Size of Parking Spaces: Public Lots/Garages: ten (10) feet in width by twenty (20) feet in length for angled and perpendicular parking; and eight (8) feet in width by twenty-two (22) feet in length for parallel parking.

c) Required Spaces:

i) Civic & Public:

1. One (1) space for each 250 SF of gross office space; or
2. One (1) space per employee on primary shift plus one (1) space per five (5) seats in arena (e.g.: church, theater).

13) Accessory use and Building Standards (Article 6.1):

a) Screening of Receptacles and Loading Areas:

- i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
- ii) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
- iii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
- iv) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.

- v) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
- vi) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
- vii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- viii) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

14) Building Standards (Article 6.4)

15) Fence Standards (Article 6.5)

16) Height Standards (Article 6.6)

17) Home Business Standards (Article 6.7)

18) 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.
2. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

b) On-Site and Street Frontage Landscaping Requirements:

c) Road Frontage Standards:

- i) In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in nonresidential developments may be credited toward overall on-site landscaping requirements.

19) Lighting Standards (Article 6.9)

a) Multi-Family Residential, Commercial and Industrial Standards.

- i) For all multi-family residential, commercial, and industrial uses the following standards shall apply:
 - 1. All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;
 - 2. Light meter readings shall not exceed: one-half (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.)
 - 3. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;
 - 4. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;
 - 5. Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;
 - 6. Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and
 - 7. No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.



20) Lot Standards (Article 6.10)

21) Outside Storage and Display (Article 6.12)

22) Outdoor Café and Eating Areas (Article 6.13)

23) Parking and Loading Standards (Article 6.14)

24) Performance Standards (Article 6.15)

25) Setback Standards (Article 6.16)

26) Sign Standards (Article 6.17)

27) 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) Seventy-five (75) feet from intersections of Expressways or Arterials.

ii) Ten (10) feet from intersections of Driveways or Alleys.

28) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

29) Easement Standards (Article 8.3)

30) Monument and Marker Standards (Article 8.5)

31) Open Space and Amenity Standards (Article 8.6)

32) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

- i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
 - ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
 - iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
 - iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- b) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
- i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
 - ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
 - iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands

33) Storm Water Standards (Article 8.8)

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

35) Surety Standards (Article 8.12)



36) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. Action: Approve the Detailed Development Plan (2201-DDP-01) with the following conditions:

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

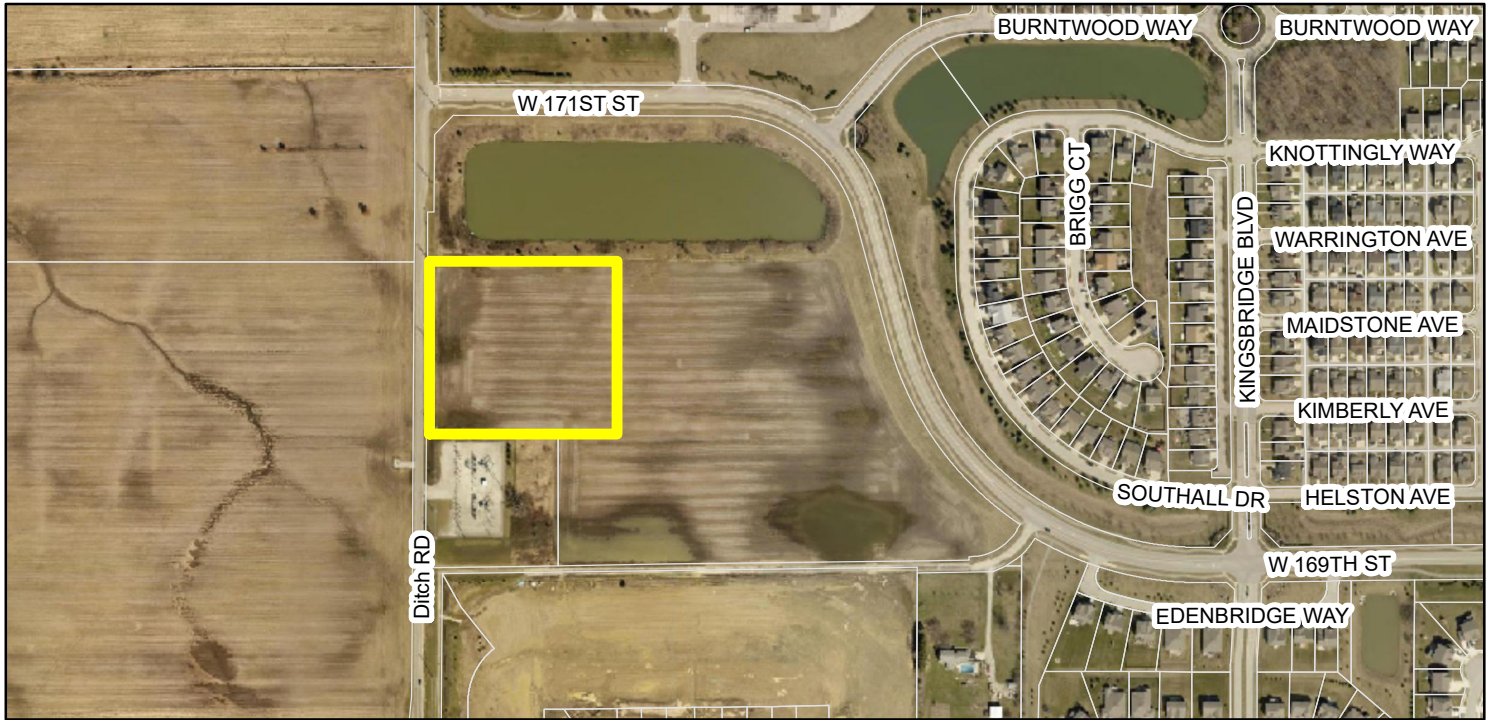
2. If any Plan Commission member has questions prior to the meeting, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



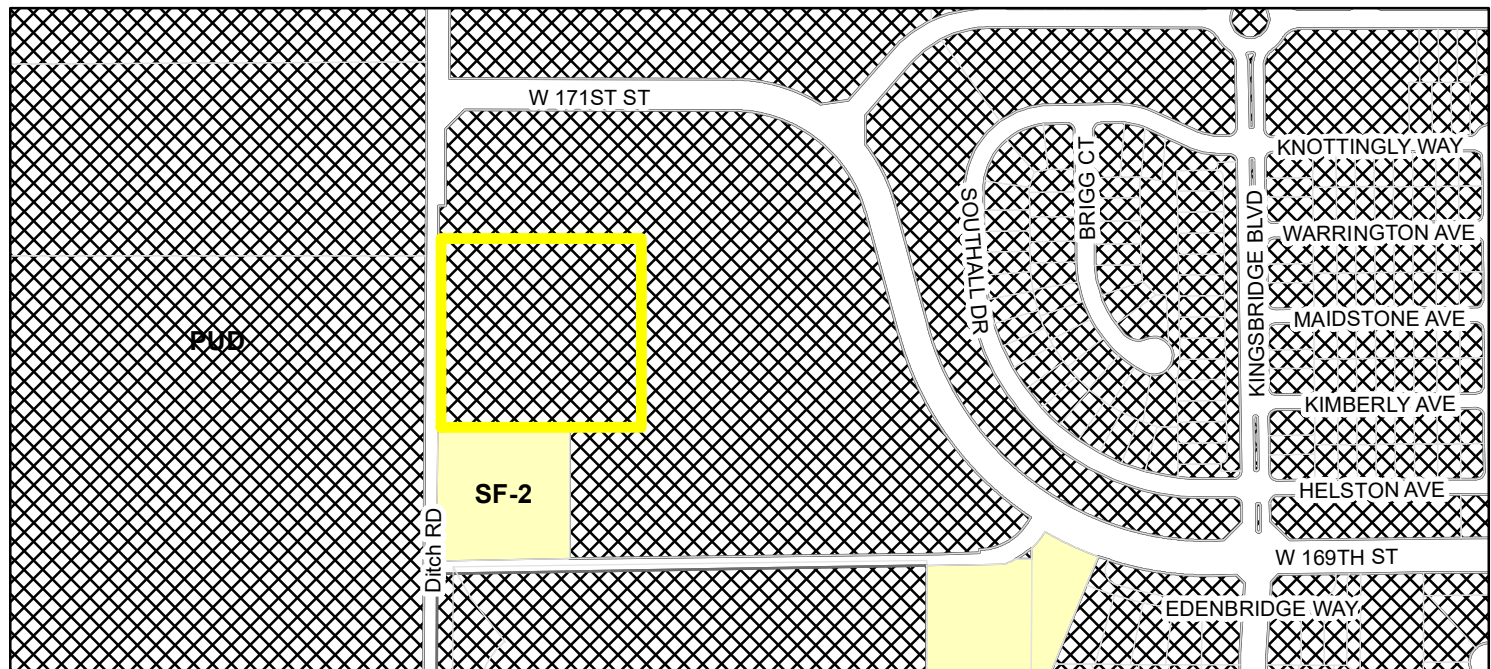
Property Location Map
17001 Ditch Road
Detailed Development Plan
2201-DDP-01



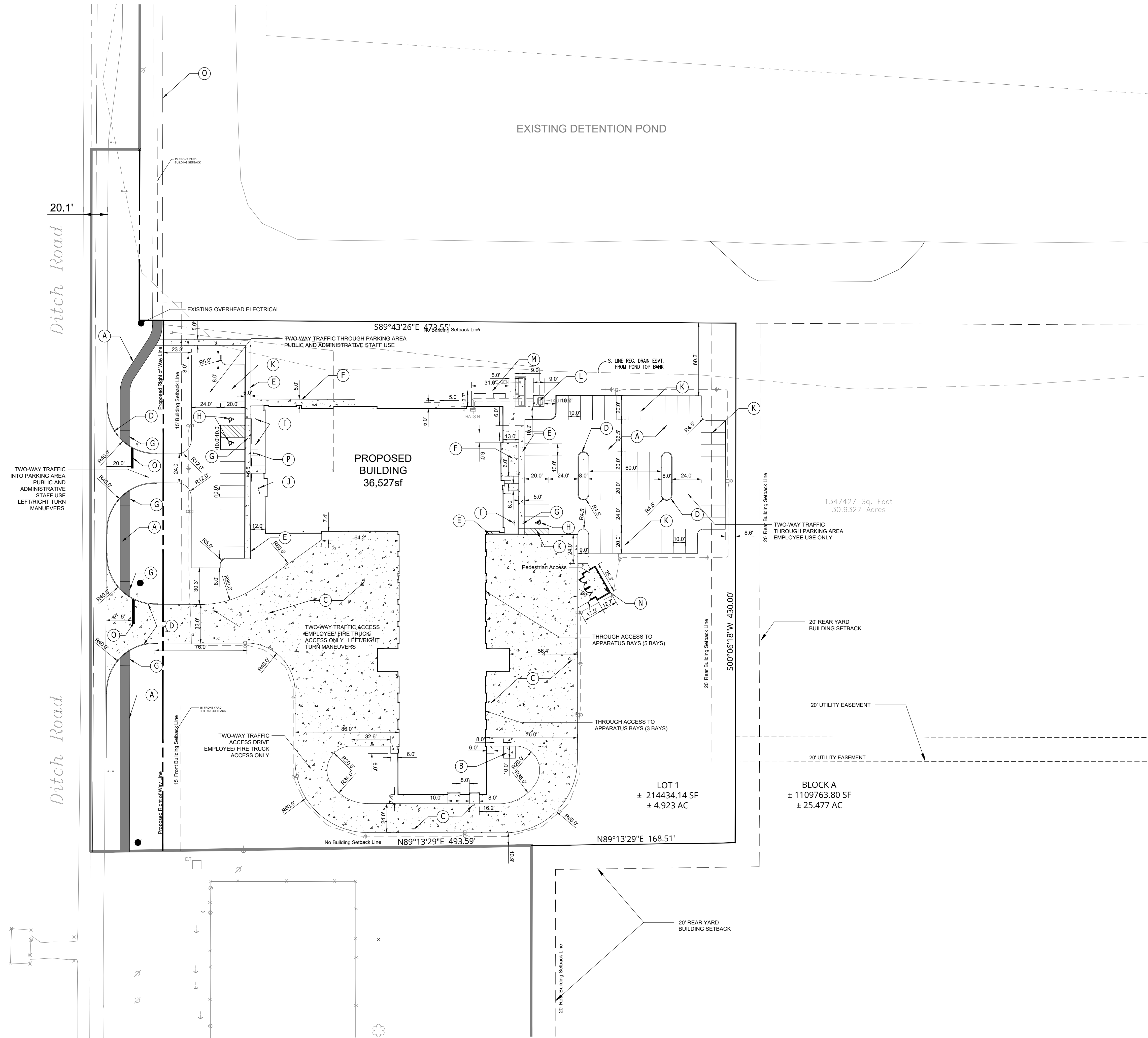
Aerial Location Map



Zoning Map



Parcel Zoning
Zoning - All  PUD (Planned Unit Development)
  SF-2 (Single Family - 2)



SITE DATA	
SITE ZONING	Maple Knoll PUD / SF-2
SITE ACREAGE	30.9 AC
LOT 1	± 4,923 AC (± 214,434.14 SF)
BLOCK A	± 25,477 AC (± 1,109,763.80 SF)
PARKING REQUIREMENTS: 1 Space per 250 SF gross office space 7,500sf office space = 30 spaces required. Spaces provided: 66 spaces	
PARKING AND INTERIOR DRIVES WILL NOT HAVE PAVEMENT MARKING. VEHICULAR TRAFFIC MOVEMENTS AND ACCESS CIRCULATION ARE NOTED ON THE PLANS.	
BICYCLE SPACES: 2 spaces required. Spaces provided: 2 spaces	

KEY NOTES	
(A)	8" WIDE MULTI-USE BIKE PATH STANDARD DUTY ASPHALT PAVEMENT
(B)	FUEL TANK PAD
(C)	HEAVY DUTY CONCRETE PAVEMENT
(D)	6" CONCRETE CURB
(E)	INTEGRAL CURB AND WALK
(F)	CONCRETE SIDEWALK
(G)	ACCESSIBLE RAMP
(H)	ACCESSIBLE PARKING SPACE
(I)	ACCESSIBLE PARKING SIGN
(J)	FLAG POLE
(K)	PARKING STRIPE (4" SOLID WHITE LINE)
(L)	TRANSFORMER PAD
(M)	MECHANICAL YARD, REFER TO MEP PLANS
(N)	DUMPSTER ENCLOSURE
(O)	STOP BAR PAVEMENT MARKING (INCLUDE STOP SIGN AND PEDESTRIAN CROSSING SIGN TO BE)
(P)	BIKE RACKS (2)

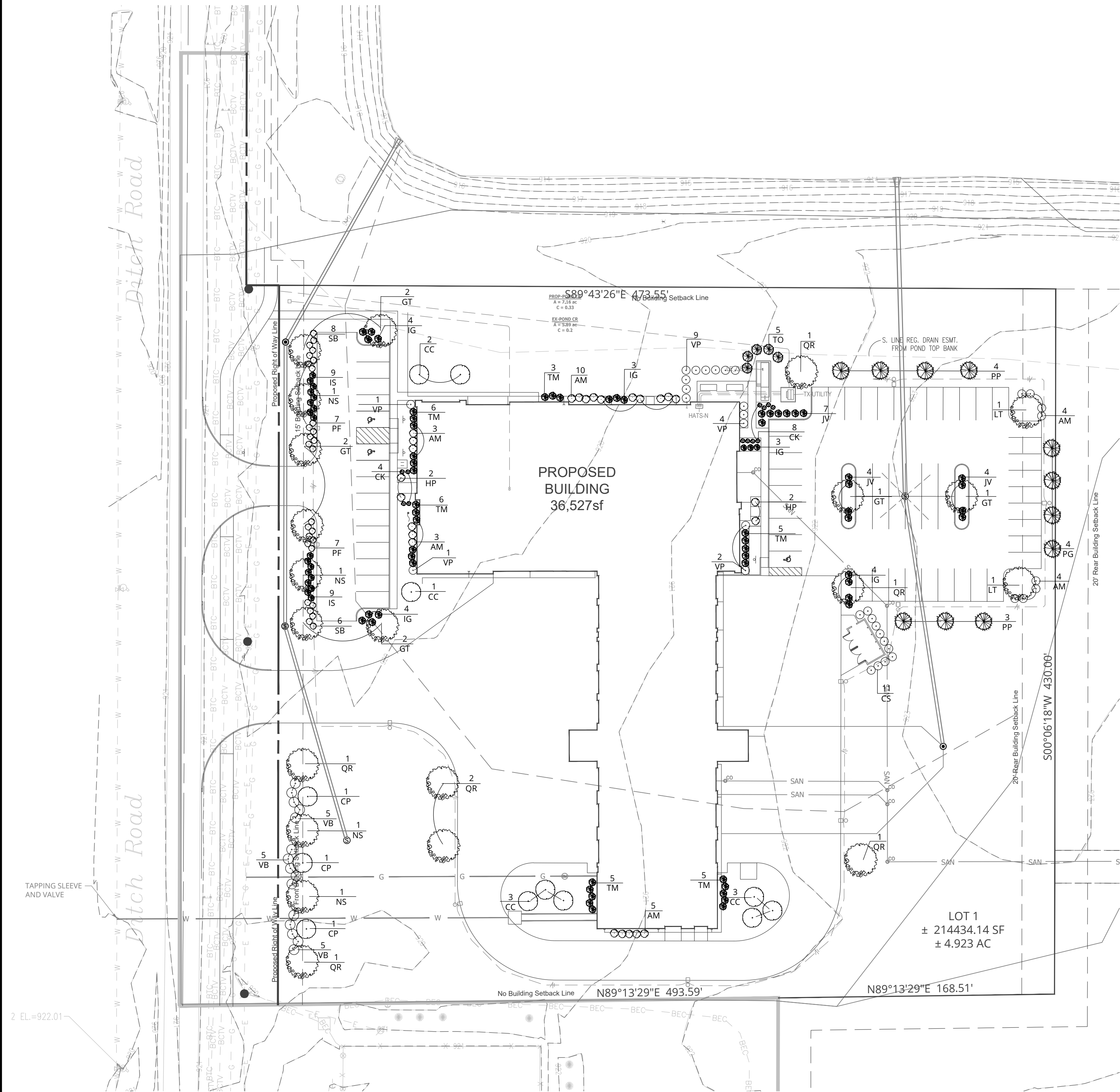
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Project #: 21-700-271-1
Designed By: MO
Drawn By: CJR
Checked By: CJR
Date: 02/15/2022

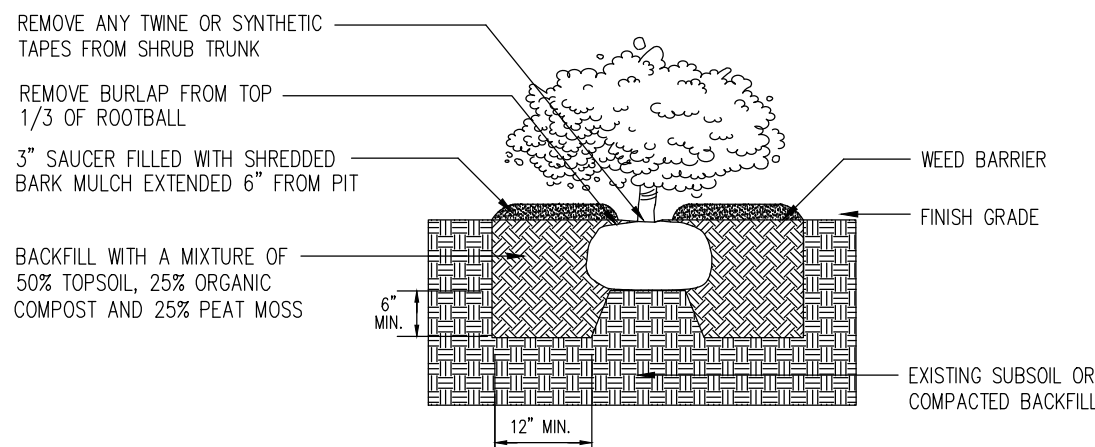


AGENCY SUBMITTAL



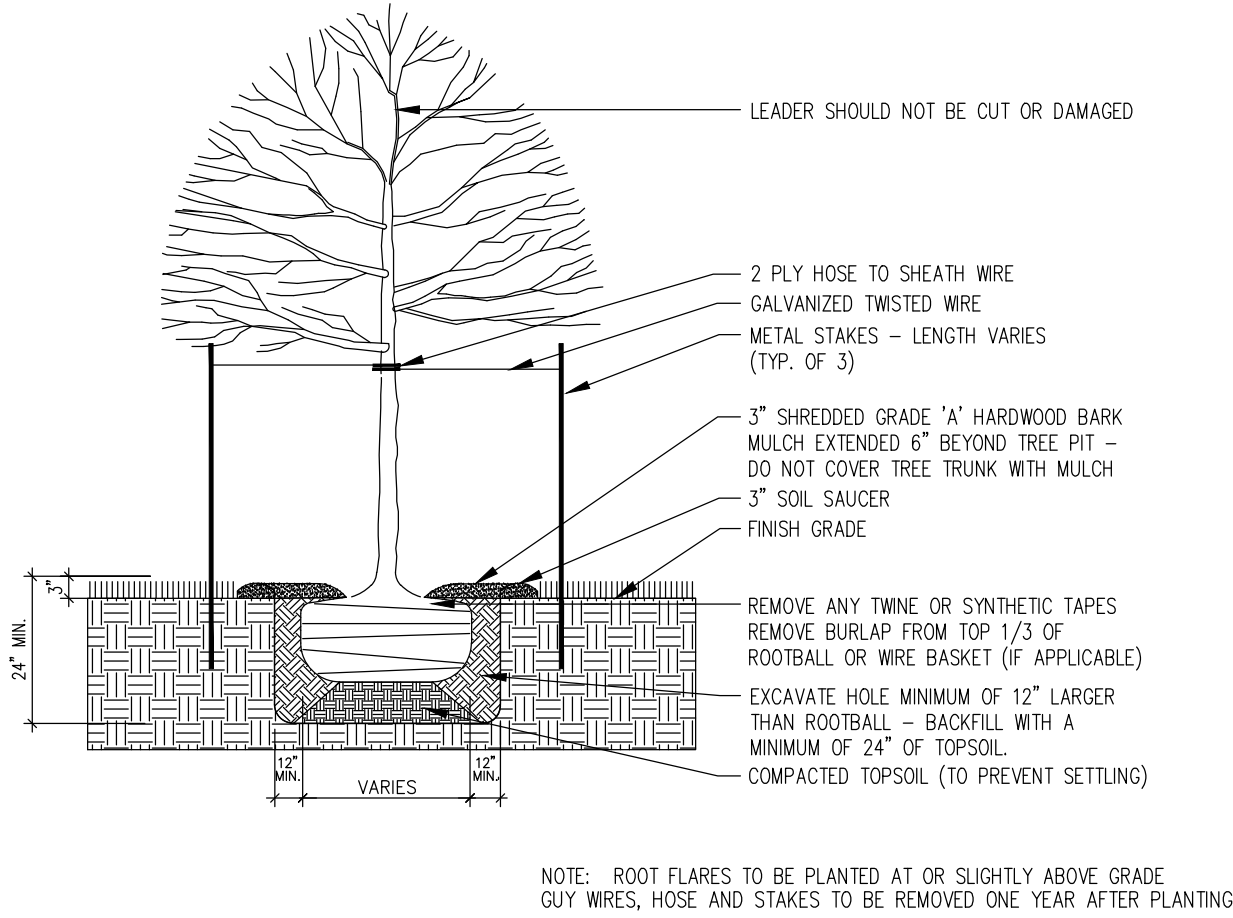


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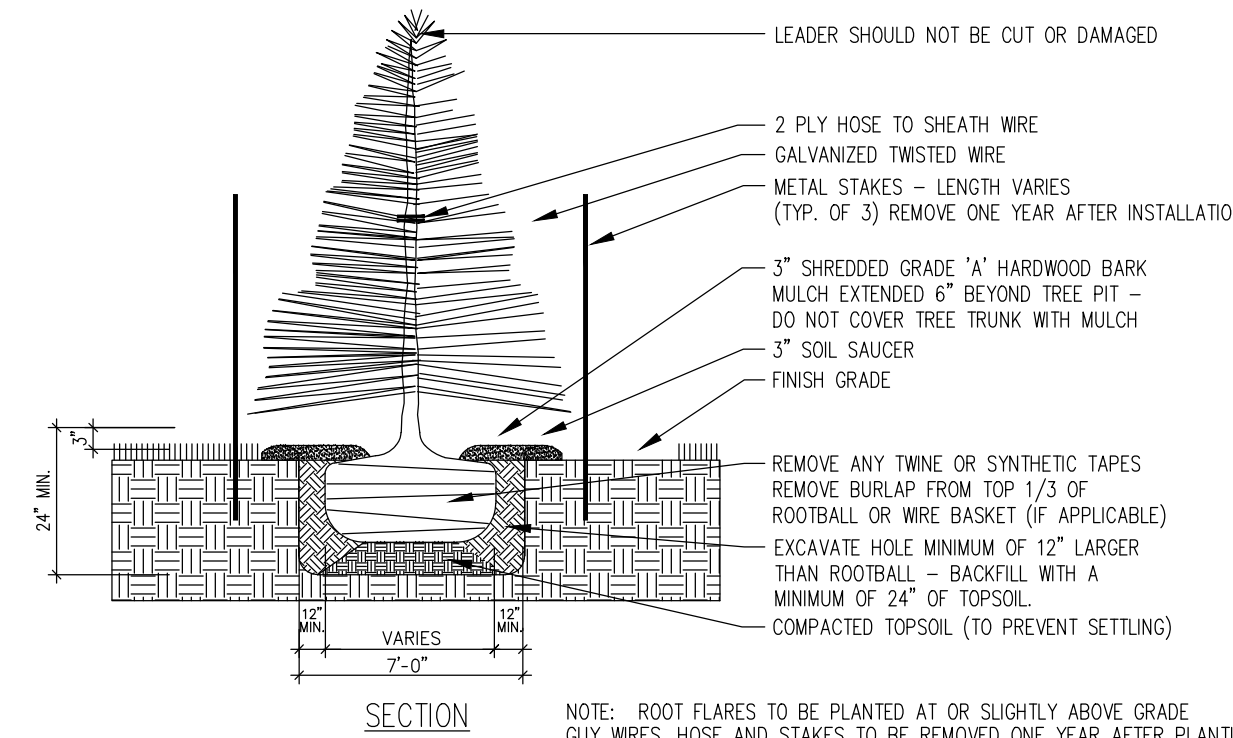
SHRUB DETAIL

NOT TO SCALE



DECIDUOUS TREE DETAIL

NOT TO SCALE



EVERGREEN TREE DETAIL

NOT TO SCALE

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	REMARKS
GT	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	8	2.5"	B & B	
LT	Liriodendron tulipifera	Tulip Tree	2	2.5"	B & B	
NS	Nyssa sylvatica 'JFS-Red'	Afterburner Tupelo	4	2.5"	B & B	
QR	Quercus rubra	Red Oak	7	2.5"	B & B	

ORNAMENTAL TREES

CC	Cercis canadensis	Redbud	9	1.5"	B & B	Single Stem
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EVERGREEN TREES

PG	Picea glauca v densata	Black Hills Spruce	4	6'	B & B	
PP	Picea pungens	Colorado Spruce	7	6'	B & B	
TO	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	5	4'	B & B	

SHRUBS

AM	Aronia melanocarpa	Black Chokeberry	29	24"	#5 Cont.	
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HP	Hydrangea paniculata 'Bobo'	Panicle Hydrangea	4	24"	#5 Cont.	
IG	Ilex glabra 'Compacta'	Compact Inkberry	18	24"	#5 Cont.	
IS	Ilex glabra 'Shamrock'	Shamrock Holly	18	24"	#5 Cont.	
JV	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	15	24"	#5 Cont.	

TM	Taxus x media 'Tauntonii'	Taunton's Yew	30	24"	#5 Cont.	
VB	Viburnum x burkwoodii	Burkwood Viburnum	15	36"	#7 Cont.	
VP	Viburnum plicatum 'Newzam'	Newport Viburnum	16	24"	#5 Cont.	

GENERAL NOTES:

1. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE
2. ALL SHRUB PLANTING AREAS TO BE COVERED WITH 3" LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 2" SHREDDED HARDWOOD BARK MULCH. MULCH SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITYMULCH OR PROCESSED TREE TRIMMINGS WILL BE ACCEPTED.
3. A APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
4. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED WITH HIGHLY VISIBLE PAINT LINES WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON THE SITE.
5. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BIDDING IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY THE LANDSCAPE ARCHITECT.
6. ALL PLANTS SHALL MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z601-2004.
7. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
8. ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
9. LAWNS SHALL BE SEEDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED WITH 9-24-10 ANALYSIS FERTILIZER AT A RATE OF 10LBS PER 1000SF. AND LINE APPLIED AS DICTATED BY SOILS TEST PRIOR TO SEEDING. LAWNS TO BE SEEDED WITH MECHANICAL SPREADER AT A RATE OF 5LBS PER 1000SF. APPLY SEED 1/2 ONE DIRECTION AND 1/2 PERPENDICULAR TO THE FIRST. LIGHTLY RAKE, ROLL WITH 200 LBS ROLLER AND APPLY HYDROMULCH AFTER SEEDING.
10. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF THE WORK.
11. PEATMOSS TO BE USED ON PROJECT SHALL BE DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO BE MILDLY ACIDIC IN CHARACTER AND SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
12. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS HE/SHE FEELS MAY NOT SURVIVE IN LOCATIONS AS NOTED ON THE PLANS.
13. ALL DISTURBED LAWN AREAS SHALL BE SEEDED AS NOTED. PERMANENT SEEDED LAWNS SHALL BE SEED MIX AS APPROVED BY LANDSCAPE ARCHITECT. SEED MIX SHALL CONSIST OF 34 POUNDS WABASH OR BARON KENTUCKY BLUEGRASS, 20 POUNDS PARK KENTUCKY BLUEGRASS, 20 POUNDS PENNLAWN FESCUE AND 26 POUNDS CERTIFIED FINE BLADED PERENNIAL RYEGRASS.
14. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE SEEDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
15. ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 60 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. ALL SEEDED LAWNS SHALL BE MAINTAINED FOR 60 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT AFTER WRITTEN REQUEST FROM THE LANDSCAPE CONTRACTOR. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS
16. CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUIRED BY LANDSCAPE ARCHITECT.
17. ALL LAWN AREAS WITHIN LAWN LIMIT LINES TO RECEIVE 6" APPROVED TOPSOIL PRIOR TO SEEDING OPERATIONS.
18. BACKFILL FOR TREE AND SHRUB PLANTINGS SHALL BE FROM EXISTING SOILS. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
19. ALL INSTALLED PLANTINGS SHALL BE APPROPRIATELY WATERED FOR A MINIMUM PERIOD OF ONE YEAR TO ALLOW FOR THEIR ESTABLISHMENT. GUY WIRES, HOSE AND STAKES TO BE REMOVED ONE YEAR AFTER PLANTING.

#	Revision	Date
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Project #: 21-700-271-1

Designed By: MO

Drawn By: CJR

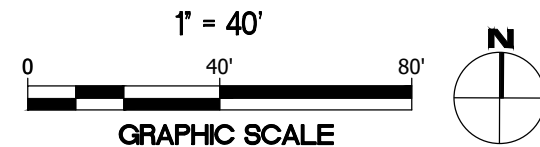
Checked By: CJR

Date: 02/15/2022



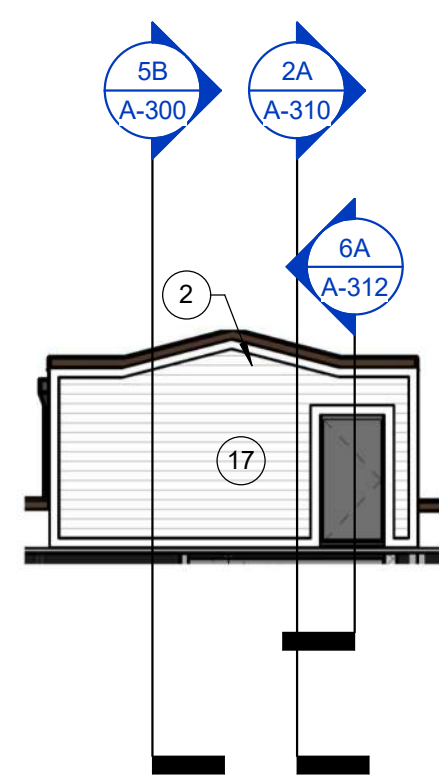
Signature of Caleb J. Rothensperger

AGENCY SUBMITTAL

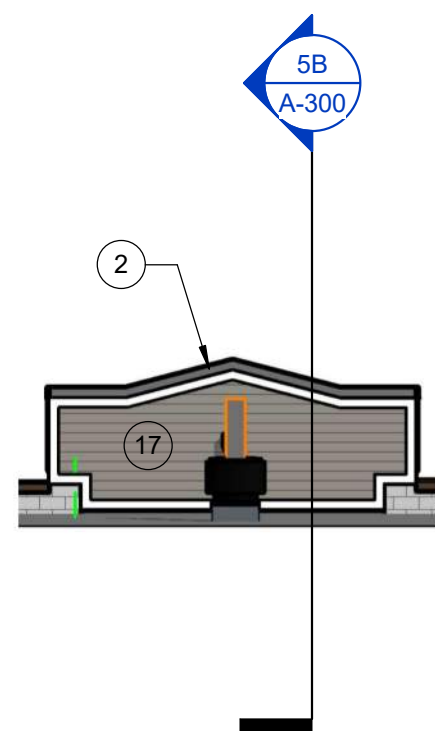


Know what's Below.
Call before you dig.

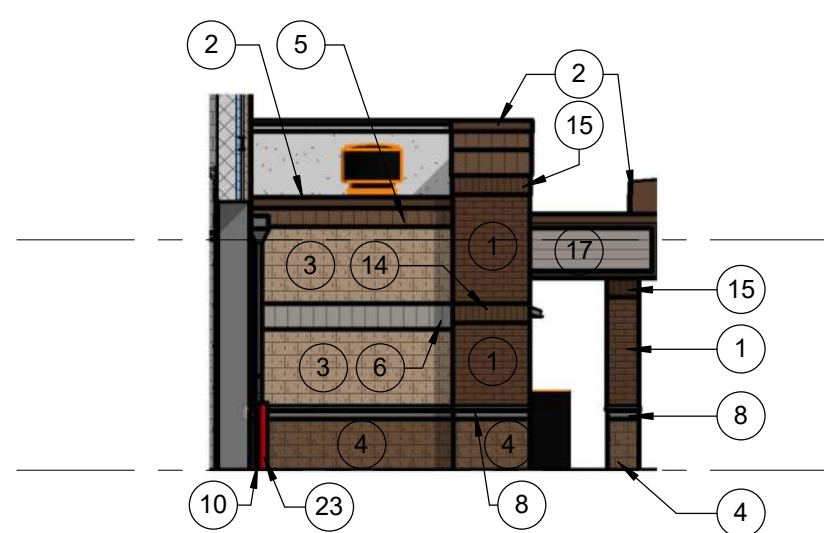
5.4.200 - ELEVATION NOTES	
Key	Note
1	04 20.00 - FACE BRICK
2	07 71.00 METAL COPING, COLOR TO BE SELECTED BY ARCHITECT
3	04 20.00 - SPLIT FACE CMU BLOCK, RUNNING BOND, COLOR A, COLOR TO BE CHOSEN BY ARCHITECT
4	04 20.00 - SPLIT FACE CMU BLOCK, RUNNING BOND, COLOR C, COLOR TO BE CHOSEN BY ARCHITECT
5	04 20.00 - SPLIT FACE CMU BLOCK, SOLDIER COURSE, COLOR B, 1/2" PROJECTED, COLOR TO BE CHOSEN BY ARCHITECT
6	04 20.00 - SPLIT FACE CMU BLOCK, SOLDIER COURSE, COLOR C, COLOR TO BE CHOSEN BY ARCHITECT
7	REMOVABLE FIBERGLASS DOOR
8	8" STONE TRIM
9	STOREFRONT WINDOW, W4, SEE SCHEDULE FOR SIZE
10	MANUFACTURED ALUMINUM SCUPPER & DOWNSPOUT, REFER TO 5A1A-323, COLOR TO BE SELECTED BY ARCHITECT
11	MECHANICAL EQUIPMENT, REFER TO M-SERIES DRAWINGS
12	MECHANICAL SCREEN
13	BRICK SOLDIER COURSE
14	BRICK SOLDIER COURSE, 1/4" PROJECTION
15	ELECTRICAL EQUIPMENT, REFER TO E-SERIES DRAWINGS
16	STRAND WOOD SIDING, 6" TRIM BOARD AROUND WALL PERIMETER
17	CAST ALUMINUM LETTERING - BACKLIT, 14" TIMES NEW ROMAN, 2" THICK ON STANDOFFS, CUSTOM COLOR TO BE SELECTED BY ARCHITECT
18	CAST ALUMINUM LETTERING - BACKLIT, 40" TIMES NEW ROMAN, 2" THICK ON STANDOFFS, CUSTOM COLOR TO BE SELECTED BY ARCHITECT
19	CAST ALUMINUM LETTERING - BACKLIT, 40" TIMES NEW ROMAN, 2" THICK ON STANDOFFS, CUSTOM COLOR TO BE SELECTED BY ARCHITECT
20	MASONRY CONTROL JOINT
21	MANUFACTURED METAL ROOF ACCESS LADDER WITH CAGE, REFER TO 3A4A-324
22	OVERHEAD DOOR, REFER TO 4A00, COLOR TO BE CHOSEN BY ARCHITECT
23	BOLLARD - SEE DETAIL 4C1A-500, COLOR TO BE CHOSEN BY ARCHITECT



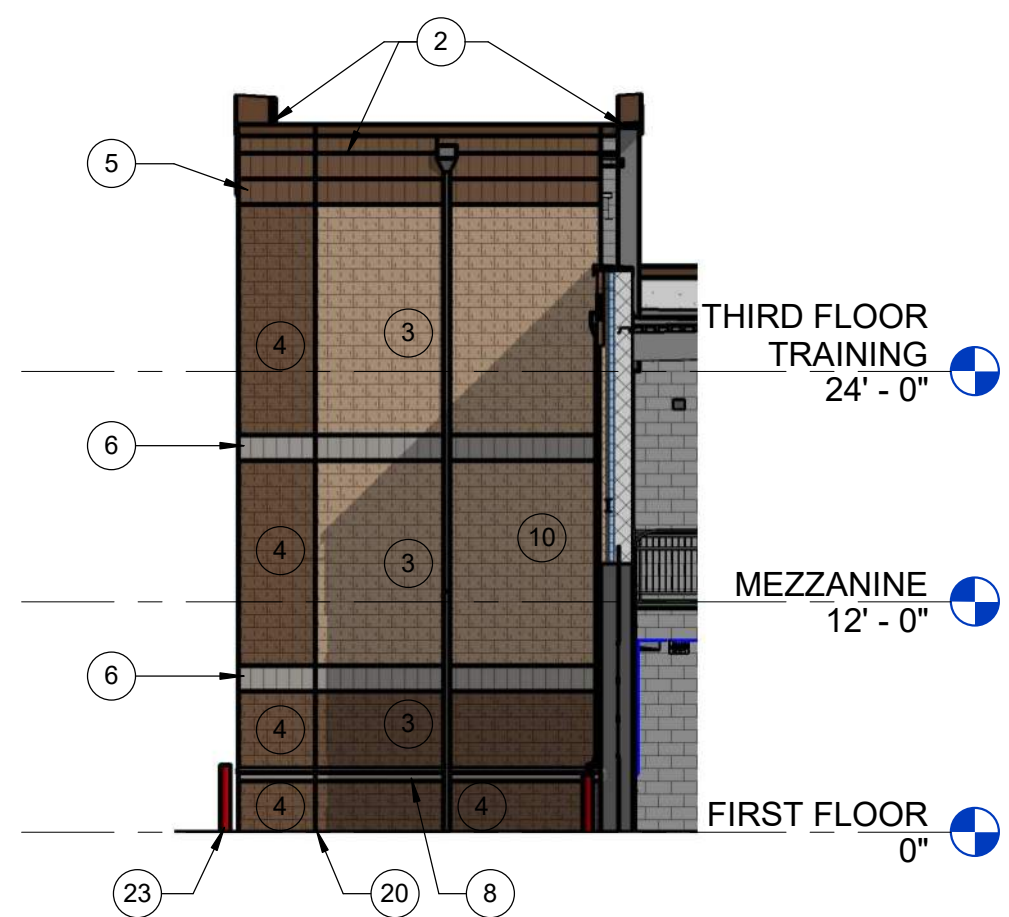
3B TOWER ELEVATION - WEST
1" = 10'-0"



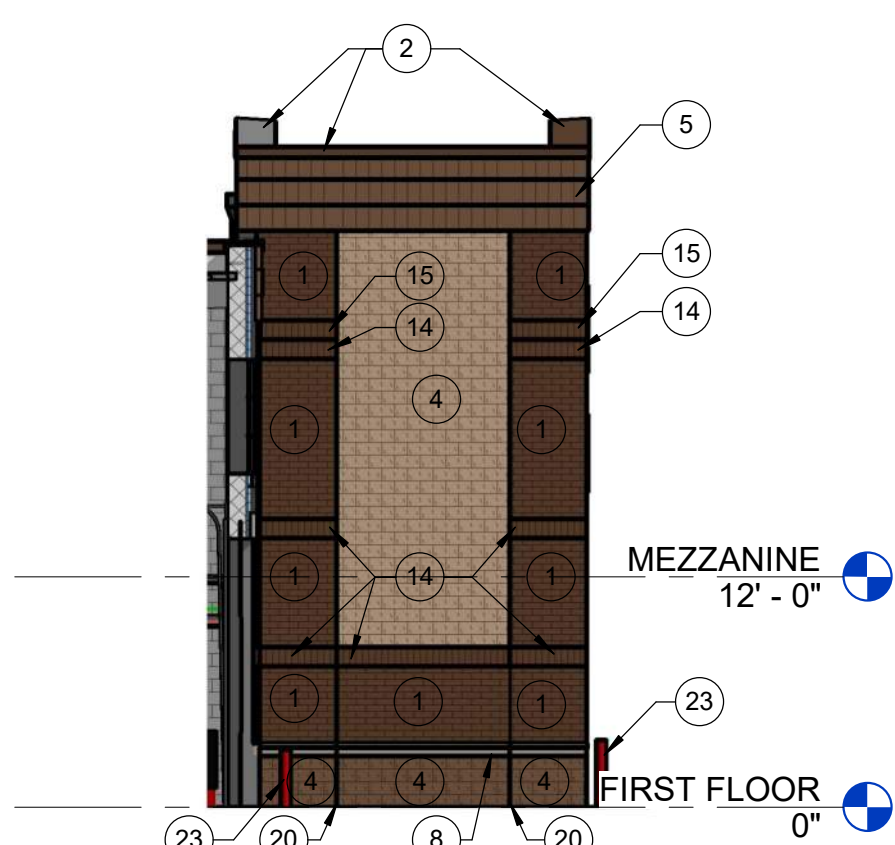
1B TOWER ELEVATION - EAST
1" = 10'-0"



4A SOUTH ELEVATION 2
1" = 10'-0"



3A NORTH ELEVATION 3
1" = 10'-0"



1A NORTH ELEVATION 2
1" = 10'-0"

Project #: 21-700-271-1

Designed By: VAW

Drawn By: VAW

Checked By: EW

Date: 03/04/22



Erin Weffler

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NOT FOR CONSTRUCTION



OVERALL BUILDING ELEVATIONS

WESTFIELD FIRE STATION 81

17001 DITCH ROAD, WESTFIELD, IN 46074

CONSTRUCTION SET

#	Revision	Date
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Project #: 21-700-271-1

Designed By: VAW

Drawn By: VAW

Checked By: EW

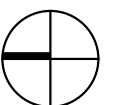
ate: 03/04/22



Eric Weffler

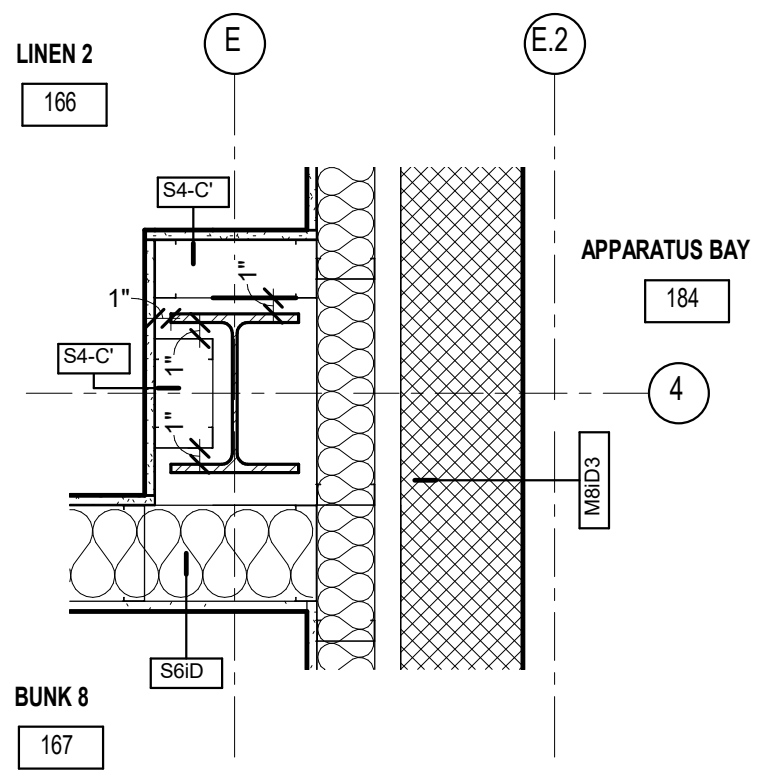
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FOR CONSTRUCTION

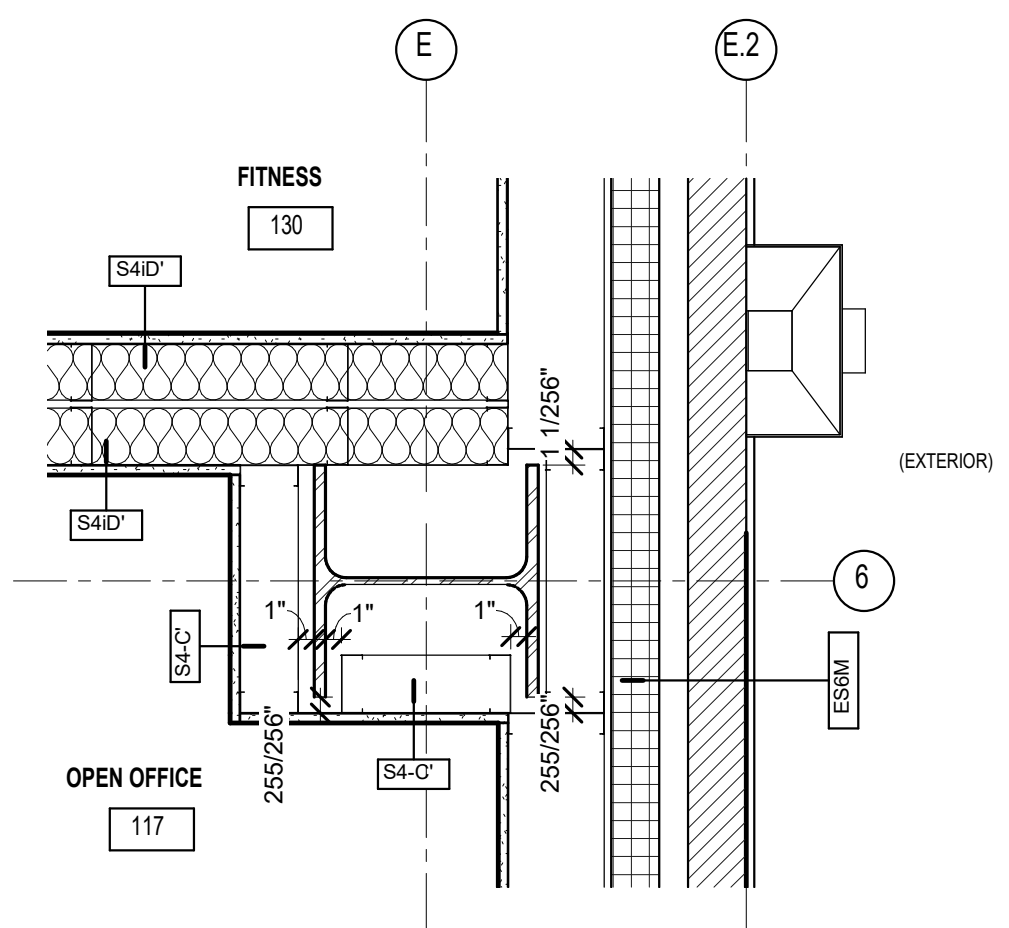


PLAN DETAILS

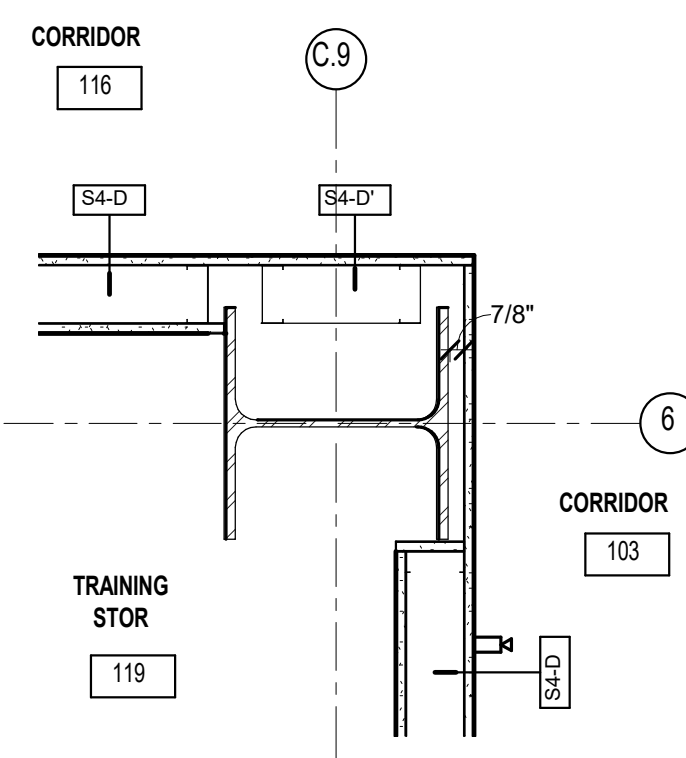
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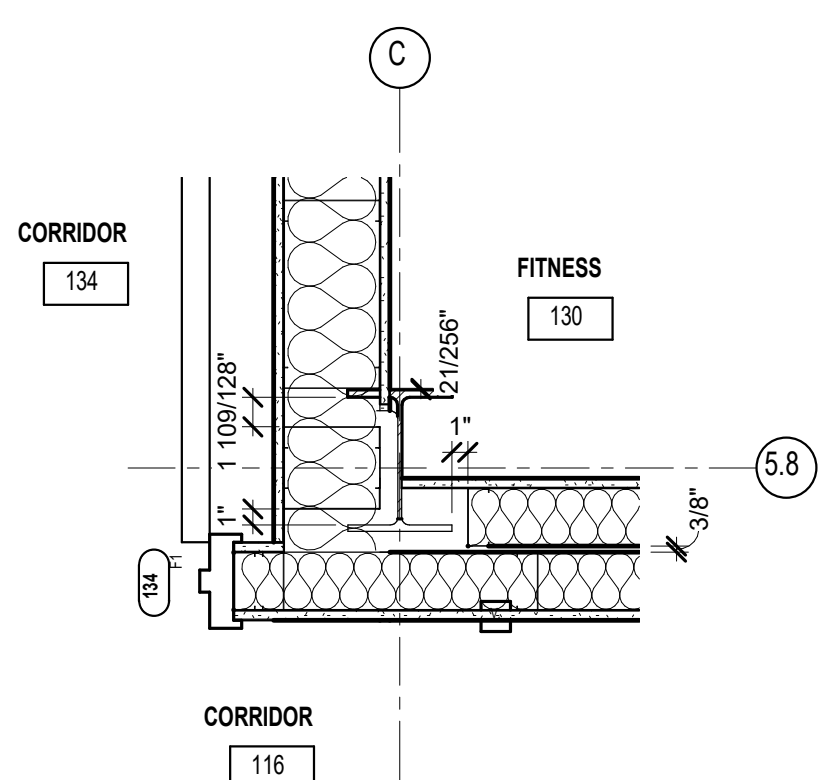
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1" = 1'-0"



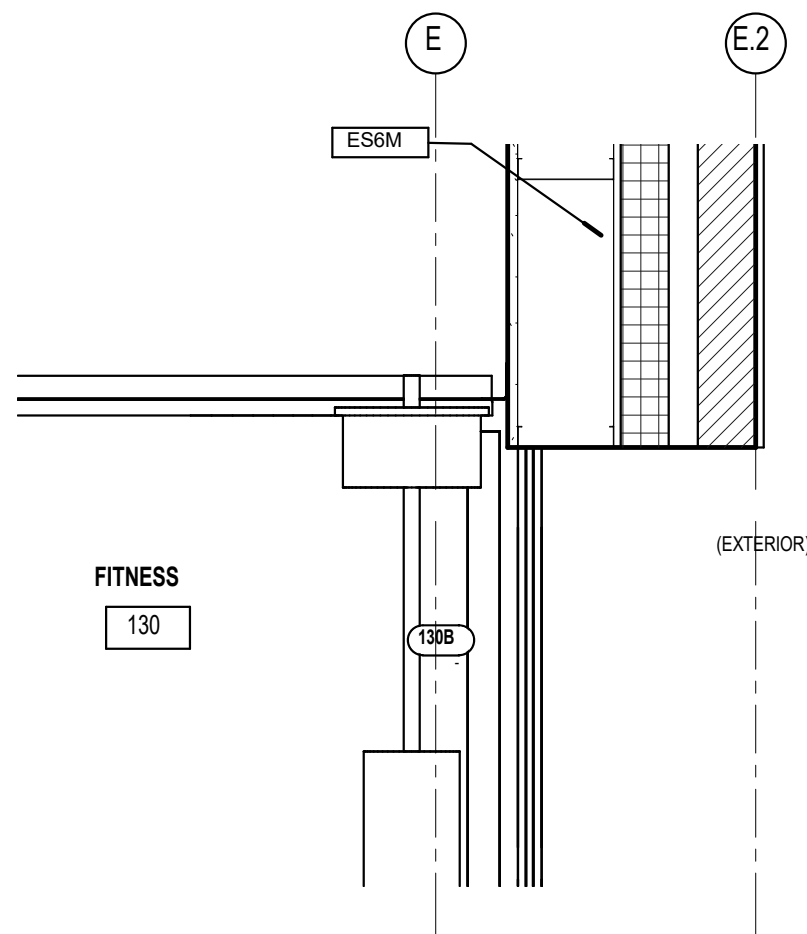
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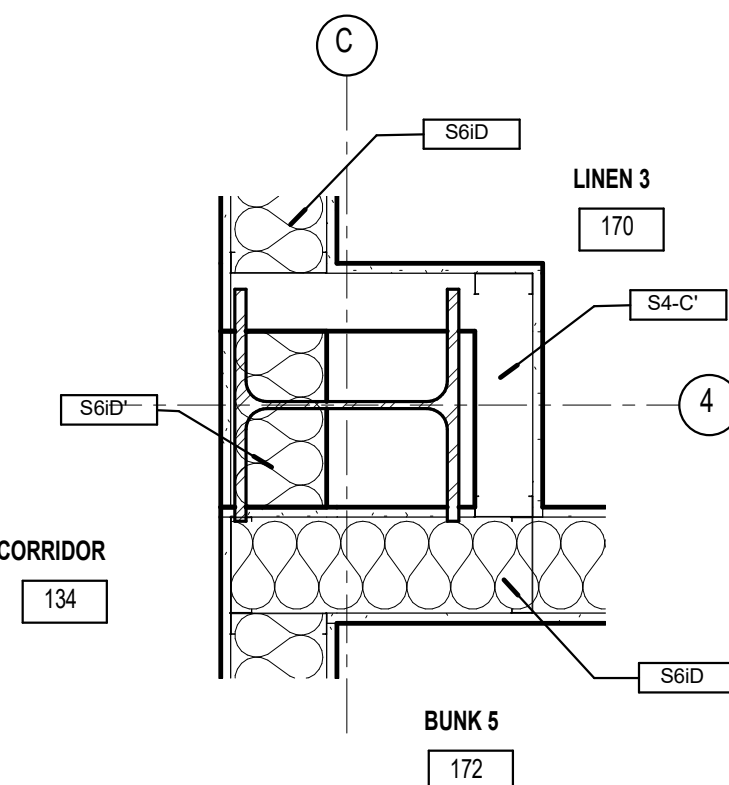
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1" = 1'-0"



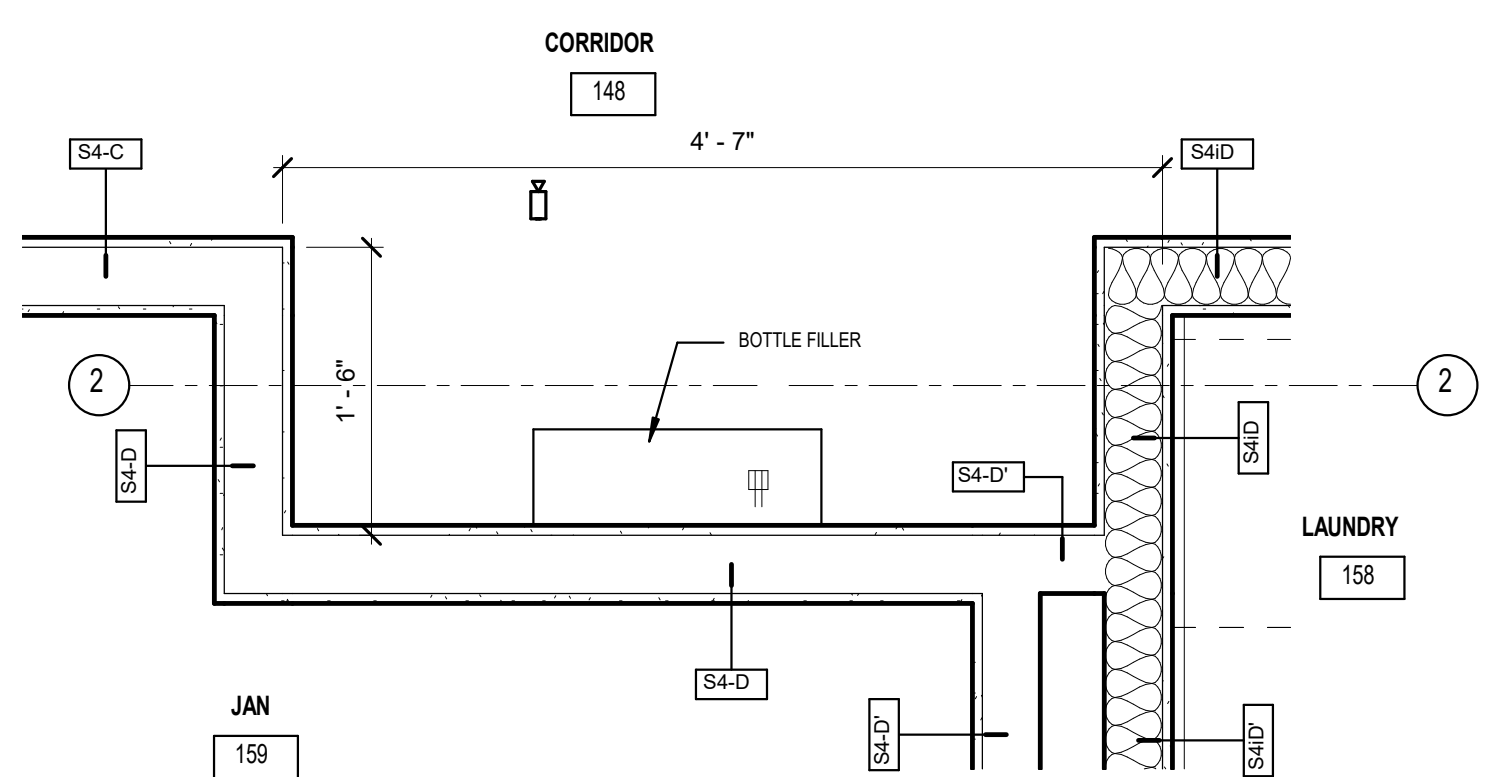
2A ENLARGED PLAN DETAIL
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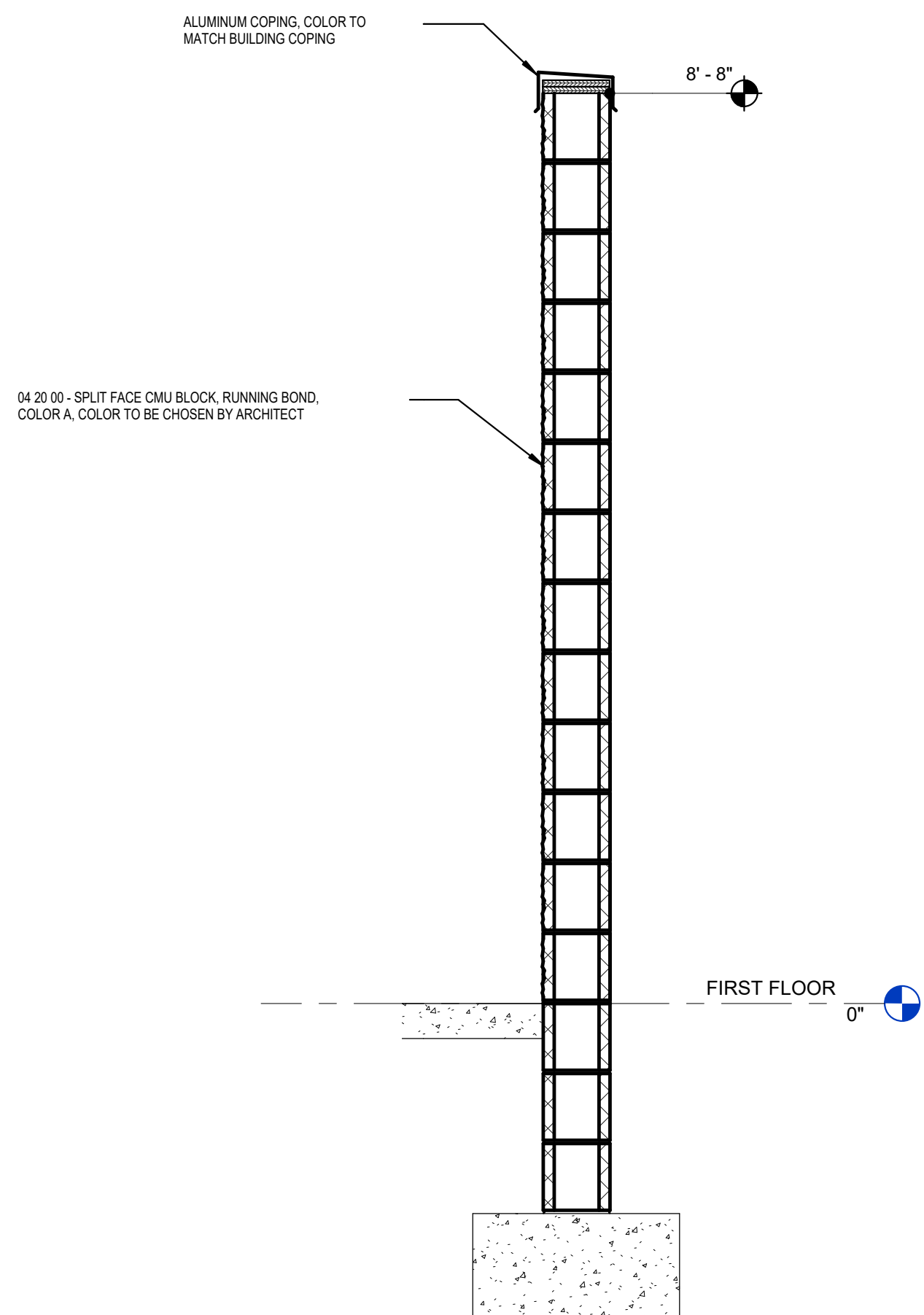
3C ENLARGED PLAN DETAIL
1" = 1'-0"



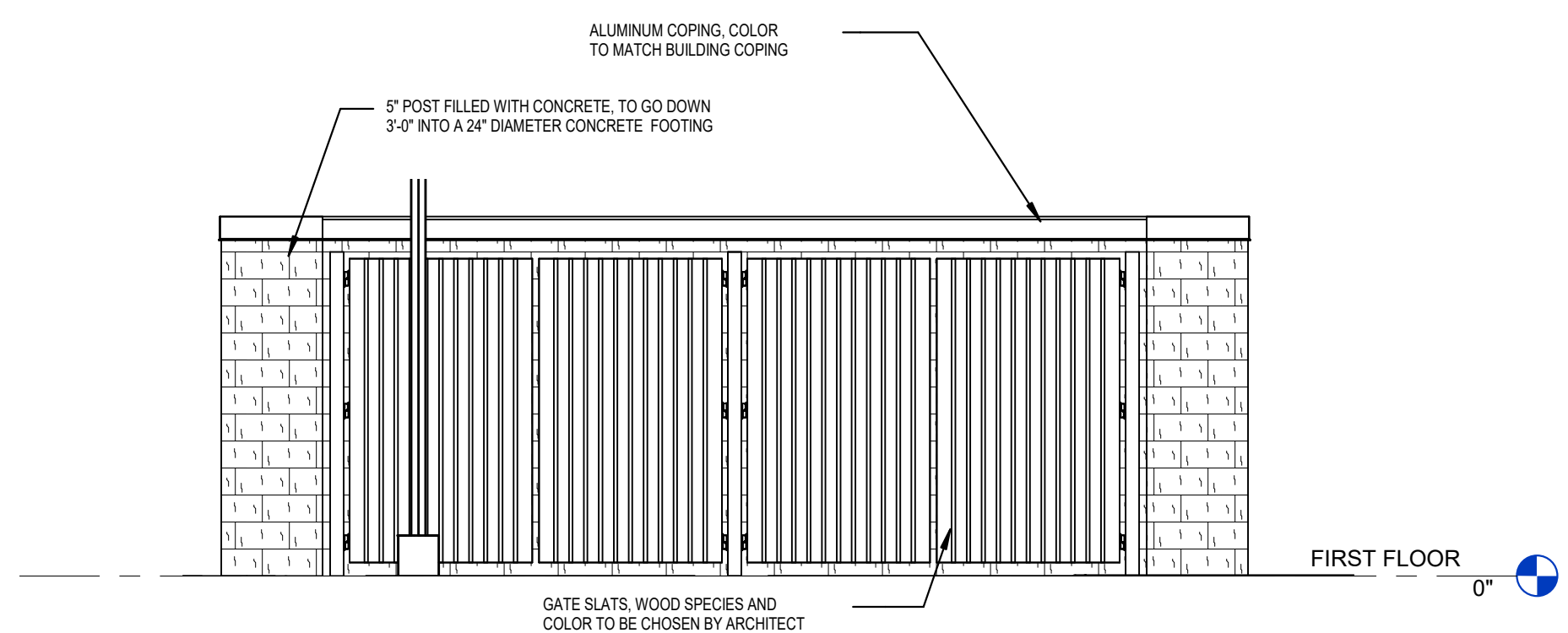
3B ENLARGED PLAN DETAIL
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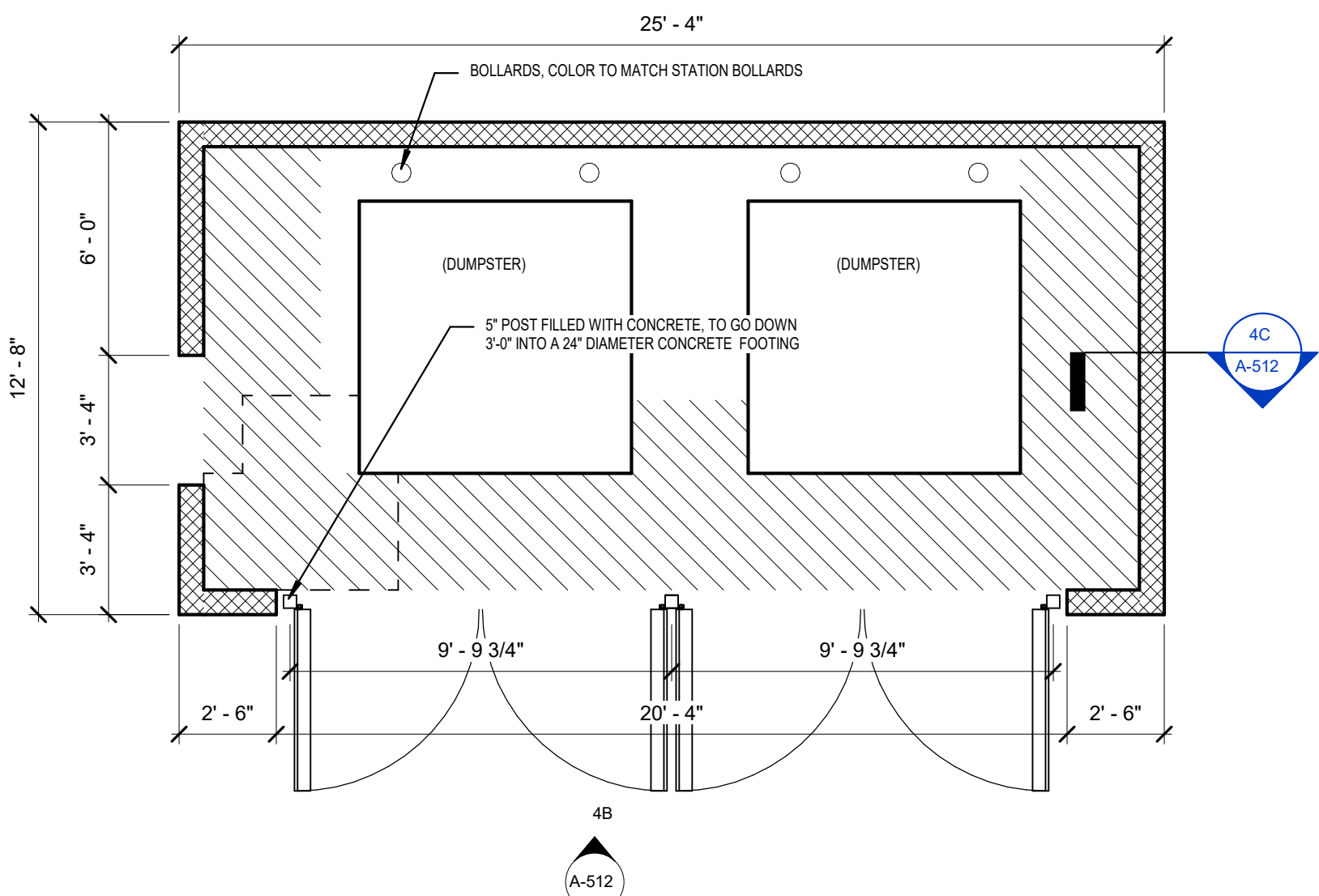
3A ENLARGED PLAN DETAIL
1" = 1'-0"



4C WALL SECTION - DUMPSTER ENCLOSURE
3/4" = 1'-0"



4B FRONT ELEVATION - DUMPSTER ENCLOSURE
1/4" = 1'-0"



4A ENLARGED PLAN - DUMPSTER ENCLOSURE
1/4" = 1'-0"



Petition Number: 2112-DDP-45
Project Name: Gristmill Shoppes
Subject Site Address: NEC of Gristmill Road & State Road 32
Petitioner: William Tres Development, LLC by Kimley-Horn & Associates, Inc.
Request: Detailed Development Plan review of a 12,142 square foot commercial in-line tenant building on 2.56 acres +/- in the Springmill Trails PUD District.
Current Zoning: Springmill Trails PUD ([Ord. 11-19](#))
Gristmill Crossing: Commercial District Amendment ([Ord. 19-16](#))
Current Land Use: Vacant
Approximate Acreage: 2.56 acres +/-
Staff Reviewer: Daine Crabtree, Senior 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).

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:

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

STATE HIGHWAY 32 OVERLAY DISTRICT (ARTICLE 5.3 of the UDO)

The plans comply.

22) Permitted Uses

23) Access Control Requirements

24) Setback Requirements:

- a) Maximum Setback: 120' from ROW line or the edge of pavement, whichever results in a greater distance from the SR 32 centerline.
- b) Minimum Setback: 30' from ROW line. Signs shall be located a minimum of 30' from the State Highway 32 ROW line.

25) Accessory Buildings

26) Building Height Requirements:

- a) Maximum Building Height: No Maximum
- b) Minimum Building Height: 18'
- c) Multiple Stories Encouraged

27) Building Size Requirements

- a) Minimum Gross Floor Area: 5,000 square feet

Comment: Superseded by Ord. 11-19. 3,000 SF is the Minimum Building Gross Floor Area.

- b) Maximum Gross Floor Area: No maximum

28) Architectural Design Requirements:

- a) General Design Theme Standards
- b) Building Elevations
 - i) Defined Base/Foundation
 - ii) Offsets: Building Facades which are ninety (90) feet or greater in length, shall be designed with offsets, projecting or recessed, at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade.
 - iii) Openings
 - iv) Gutters and Downspouts

- v) Roofs
- vi) Main Entrances
- vii) Windows
- viii) Awnings
- ix) Drive-thrus and Fueling Stations
- x) Building Materials
- xi) Accessory Buildings

29) Trail Corridor Requirements:

- a) Trail Corridor Design Standards
- b) Trail Corridor Plantings
 - i) A minimum of three (3) shade trees and one (1) ornamental tree shall be provided per every one hundred (100) linear feet of Trail Corridor along State Highway 32. Installation of plantings on both sides of the alternative transportation trail is encouraged. All trees shall be a minimum of two and one-half (2.5) inches in caliper at the time of planting
 - ii) Shade trees planted within the Trail Corridor shall be spaced a minimum of fifteen (15) feet and no more than forty (40) feet
 - iii) Landscaping within the Trail Corridor shall be counted toward meeting the requirements of Article 6.8 Landscaping Standards, as if the Trail Corridor were a part of the adjacent Lot being developed.
- c) Trail Corridor Mounds/Berms

30) Miscellaneous Requirements:

- a) Loading Berths
- b) Mechanical Equipment
- c) Walls and Fencing

GRISTMILL CROSGING: COMMERCIAL DISTRICT AMENDMENT (ORD. 19-16)

The plans comply with and Ord. 11-19 & Ord. 19-16.

31) Zoning District Map (Ord. 19-16)

32) Illustrative Site Development (Ord. 19-16)

33) Permitted Uses (Ord. 11-19 as amended by Ord. 19-16)

34) Mixed Use District (Ord. 11-19 as amended by Ord. 19-16)

a) Minimum Building Setback Lines

i) Front Yard: 0 feet (SR 32 Overlay Trail Corridor applies)

ii) Ditch Road extension: 40 feet

iii) Rear Yard: 20 feet

b) Minimum Building Setback Lines (Internal): No minimum

35) Maximum Building Height: 60 feet (Ord. 11-19)

36) Architectural and Design Requirements

a) Article 5.3(K) of the 32 Overlay shall apply

b) Building Elevations

i) Building Facades which are ninety (90) feet or greater in length shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of two (2) feet and a minimum aggregate length of twenty (20) percent of the horizontal plane of the overall Building Façade. The offsets may be met with setbacks of the Building Façade and/or with architectural elements

c) Enclosures may be located (i) in the Established Front Yard of Tournament Trail and (ii) if enclosures are attached to the Principal Building, then opaque gates may be oriented towards Tournament Trail

d) All heating, ventilating, communication and other similar equipment located on the roof of any facility shall be screened from view on all sides in a manner that is homogenous with the balance of the structure

e) All building and site design shall include decorative pole lighting, similar landscape palette, and use of a similar building palette.

f) Sidewalks along the front of multi-tenant buildings occupied primarily by retail, restaurant, and entertainment uses shall be a minimum of twelve (12) feet wide and have a minimum clear width for walking of six (6) feet unobstructed by any permanent or temporary streetscape elements, signs, or displays or outdoor eating areas.

37) Minimum Lot Area: No Minimum

38) Minimum Lot Frontage: Direct or Indirect access to a public right-of-way is required.

39) Loading Berths

- a) Business uses shall provide one (1) loading berth with 5,000 SF to 10,000 SF.

40) Off-street Parking

41) Bicycle Parking

- a) Must be provided within 200 feet from the main entrance to the building served
- b) A minimum of four (4) bicycles shall be accommodated. Five (5) bicycle parking spaces per 100 required vehicular parking spaces shall be provided.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply.

42) Accessory Use and Building Standards (Article 6.1)

43) Architectural Standards (Article 6.2)

44) Building Standards (Article 6.4)

45) Height Standards (Article 6.6)

46) Landscaping Standards (Article 6.8)

- a) Minimum Lot Landscaping Requirements

2.56 Acre Site	Shade Trees (10 per acre)	Ornamental/Evergreen Trees (10 per acre)	Shrubs (25 per acre)
Required	26	26	64
Shown	30	40	369

- b) Foundation Plantings

Superseded by Ord. 19-16 so that plantings shall only be required along a Building Façade oriented towards State highway 32, Ditch Road, or Tournament Trail

c) External Street Frontage Plantings

Comment: Superseded by Ord. 19-16 so that only Trail Corridor requirements of the 32 overlay shall apply along State Highway 32. For Ditch Road, a landscaping area with a minimum depth of ten (10) feet shall be required. A minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per 100 lineal feet shall be required and may be credited towards Parking Area Landscaping requirements

d) Parking Area Landscaping

i) Interior Parking Area Islands

ii) Perimeter Parking Area Landscaping

Superseded by Ord. 19-16 so that in the event that adjacent Lots have vehicular cross-access and/or shared parking, the shared Lot Line shall not require Perimeter Parking Area Landscaping, rather the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.

e) General Screening Standards

i) Service and Loading Areas

(1) Service areas shall be screened from Rights-of-way.

f) A minimum of three (3) different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of fifty percent (50%) of the total required shrub plantings.

g) One (1) evergreen tree shall equal three (3) evergreen shrubs

47) Lighting Standards (Article 6.9)

48) Lot Standards (Article 6.10)

49) Outside Storage and Display (Article 6.12)

50) Parking and Loading Standards (Article 6.14)

51) Setback Standards (Article 6.16)

52) Vision Clearance Standards (Article 6.19)

53) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

54) Block Standards (Article 8.1)



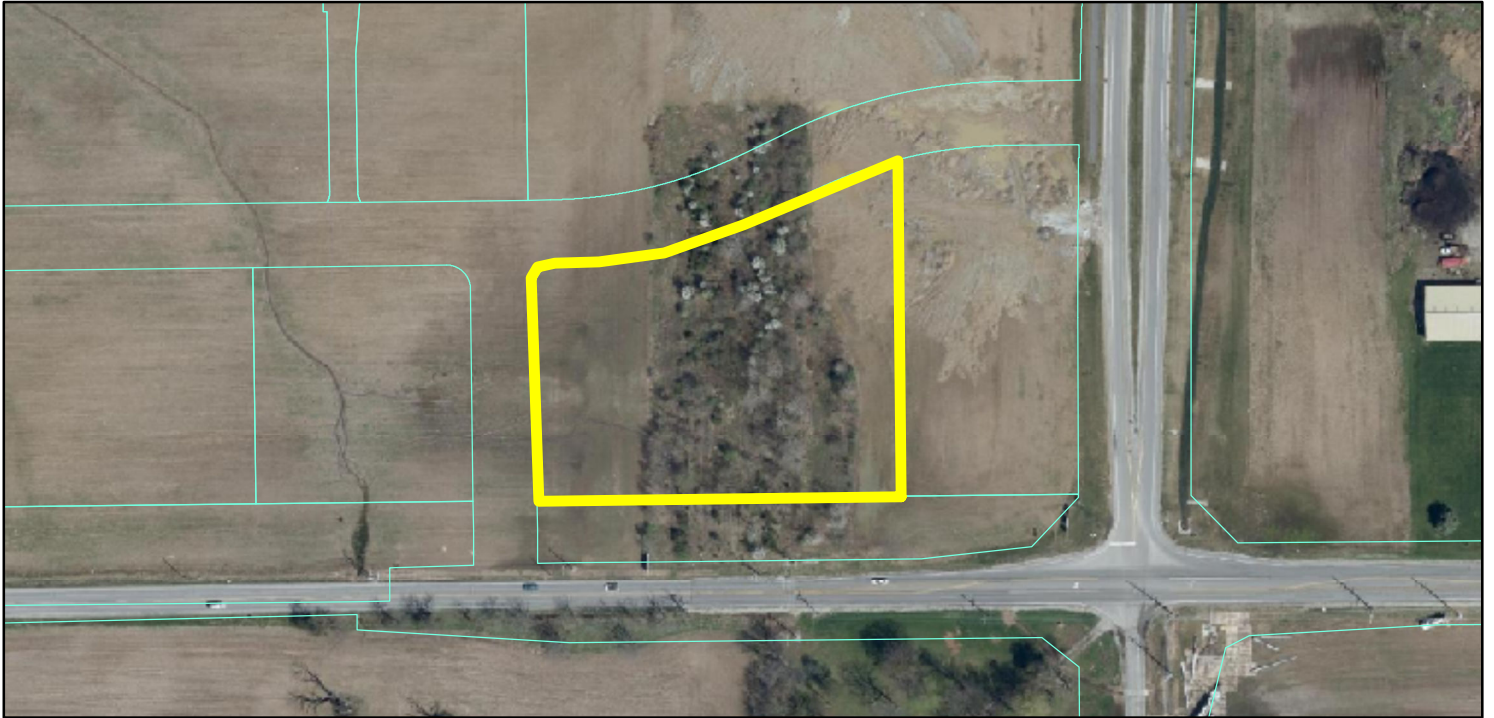
- 55) Easement Standards (Article 8.3)
 - 56) Monument and Marker Standards (Article 8.5)
 - 57) Open Space and Amenity Standards (Article 8.6)
 - 58) Pedestrian Network Standards (Article 8.7)
 - 59) Storm Water Standards (Article 8.8)
 - 60) Street and Right-of-Way Standards (Article 8.9)
 - 61) Street Light Standards (Article 8.10)
 - 62) Street Sign Standards (Article 8.11)
 - 63) Surety Standards (Article 8.12)
 - 64) Utility Standards (Article 8.13)
-

DEPARTMENT COMMENTS

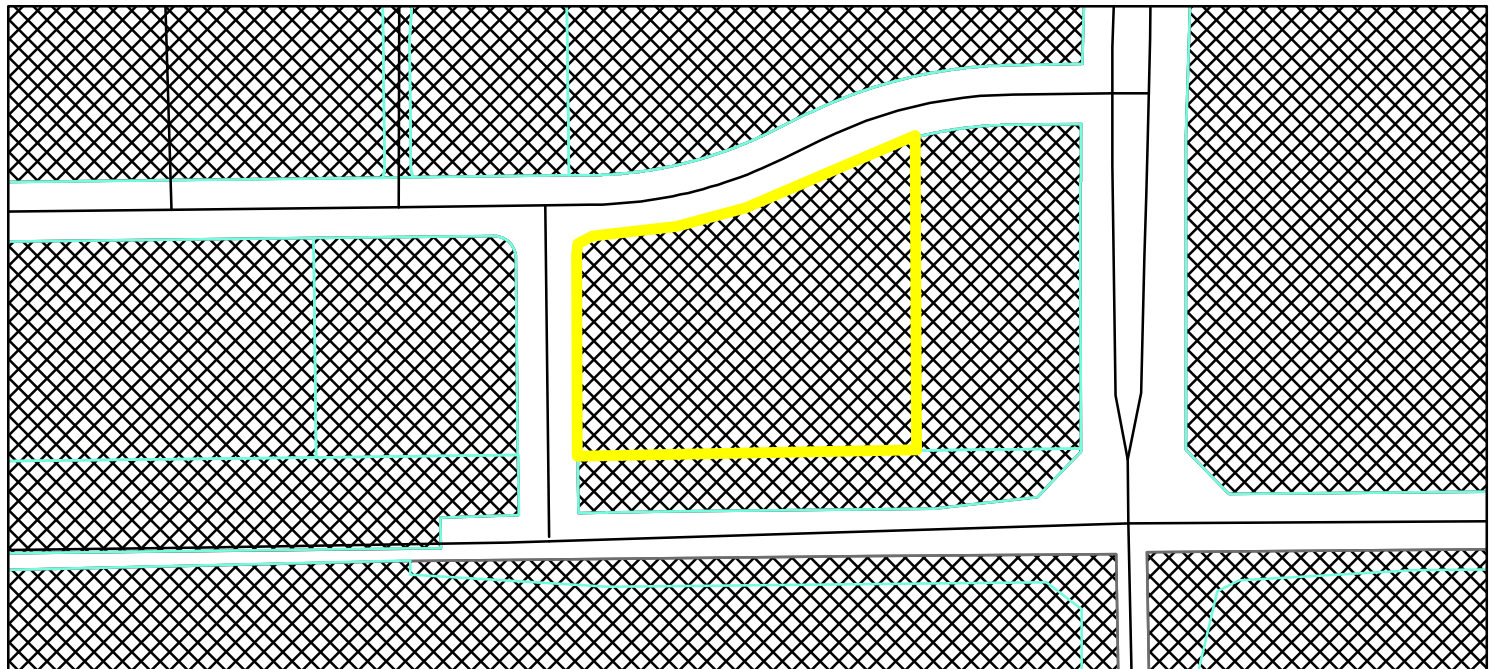
- 1) **The plans as presented comply with the applicable zoning ordinances.**
- 2) **Action: Approve Detailed Development Plan 2112-DDP-45 with the following condition:**
 - **That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.**
- 3) **If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at 317-416-2586 or dcrabtree@westfield.in.gov.**

Aerial Location Map

 Site



Zoning Map



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

0 0.025 0.05
Miles



Indiana Utilities Protection Service
Call 811 before you dig



EXISTING LEGEND

●	STORM INLET	PS	PARKING SPACE
○	CURB INLET	h/c	h/c PARKING SPACE
⊙	SANITARY SEWER MANHOLE (SSMH)	○	TRAFFIC SIGNAL POLE
⊙	STORM DRAIN MANHOLE (SDMH)	○	LIGHT POLE
⊙	TELEPHONE MANHOLE (TMH)	○	TREE
⊙	RIGHT OF WAY MONUMENT	○	MAILBOX
⊙	WATER VALVE	○	MONITOR WELL
⊙	POWER POLE		
⊙	POWER METER		
⊙	TELEPHONE BOX/PEDESTAL		
⊙	ELECTRICAL MANHOLE		

---	UNDERGROUND FIBER OPTIC
---	UNDERGROUND CABLE
---	UNDERGROUND ELECTRIC
----	DITCH FLOWLINE
---	STORM DRAIN
---	SEWER LINE
---	GAS LINE
---	WATER LINE

SITE SUMMARY

SITE ZONING	= PUD
SITE ACREAGE	= 2.56 AC.±
PARKING SPACES (STANDARD) REQUIRED	= 41 SPACES
PARKING SPACES (ACCESSIBLE) REQUIRED	= 2 SPACES
PARKING SPACES (STANDARD) PROVIDED	= 110 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	= 5 SPACES
TOTAL PARKING SPACES PROVIDED	= 115 SPACES
BIKE PARKING REQUIRED	= 5 SPACES
BIKE PARKING PROVIDED	= 5 SPACES

KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DEPRESSIONED CURB (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. CONCRETE CURB AND WALK (SEE DETAIL)
5. CONCRETE CURB AND GUTTER (SEE DETAILS)
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. CONCRETE PARKING RUMPLE TYP. (SEE DETAILS)
8. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
9. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION) (AUTOD R7-B, SEE DETAILS)
10. ACCESSIBLE RAMP (SEE DETAILS)
11. ORNAMENTAL FENCING
12. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
13. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
14. STOP SIGN, TYP. (AUTOD R1-1, SEE DETAILS)
15. BOLLARD, TYP. (SEE DETAILS)
16. TRASH COMPACTOR (SEE ARCHITECTURAL PLANS FOR DETAILS)
17. TRANSFORMER PAD
18. OUTDOOR SEATING AREA
19. LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLAN)
20. BIKE RACK (SEE LANDSCAPE PLAN FOR DETAILS)
21. ASPHALT TRAIL TO MATCH EXISTING

PAVING LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

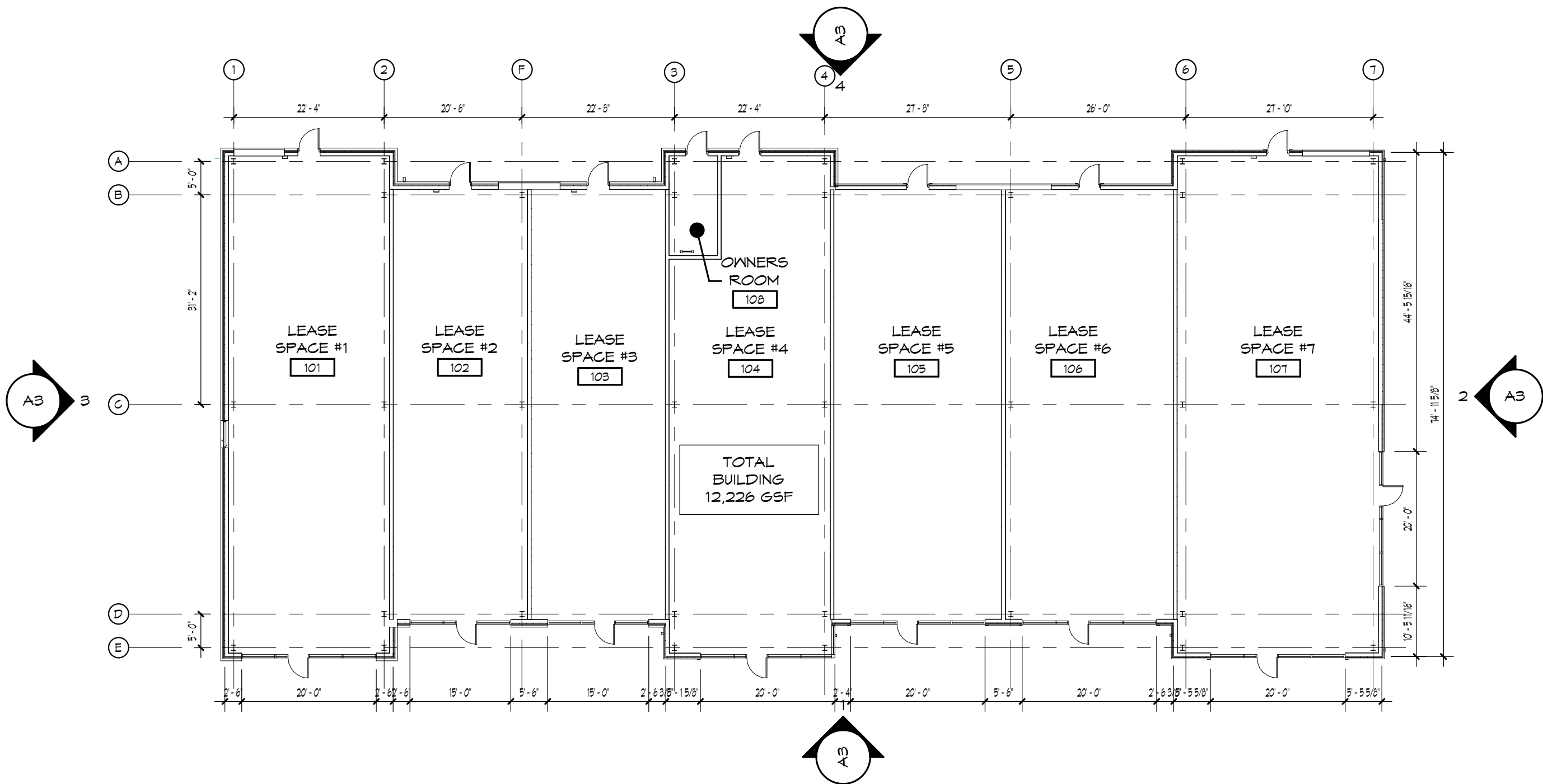
GENERAL PLAN NOTES

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

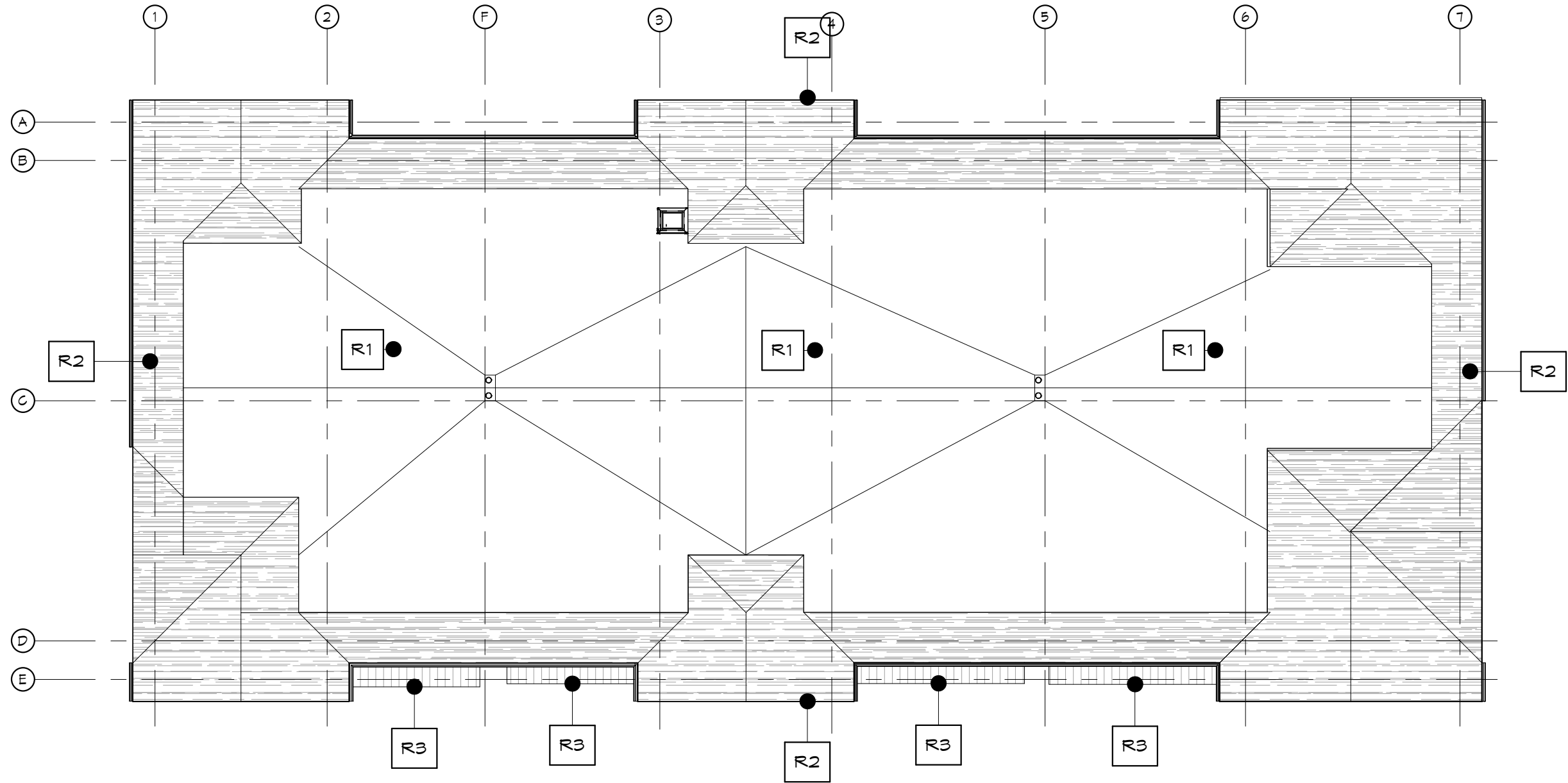
DATE	10/29/2021	BY	
DRAWN	1/26/2021		
CITY COMMENTS			
CITY COMMENTS			
REVISIONS			
NO.			
DATE			
BY			

SCALE	AS NOTED
DESIGNED BY	CVS
DRAWN BY	CVS
CHECKED BY	CVS
IN CHARGE	CVS
APPROVED	CVS

PROJECT	GRISTMILL SHOPS
LOCATION	NW CORNER OF SR 23 & DITCH RD, WESTFIELD, INDIANA
PROJECT NO.	170139005
SHEET NUMBER	C3.0



1
A1 FIRST FLOOR PLAN
SCALE: 1/16" = 1'-0"



1 ROOF PLAN
A2 SCALE: 1/16" = 1'-0"

BUILDING NOTES

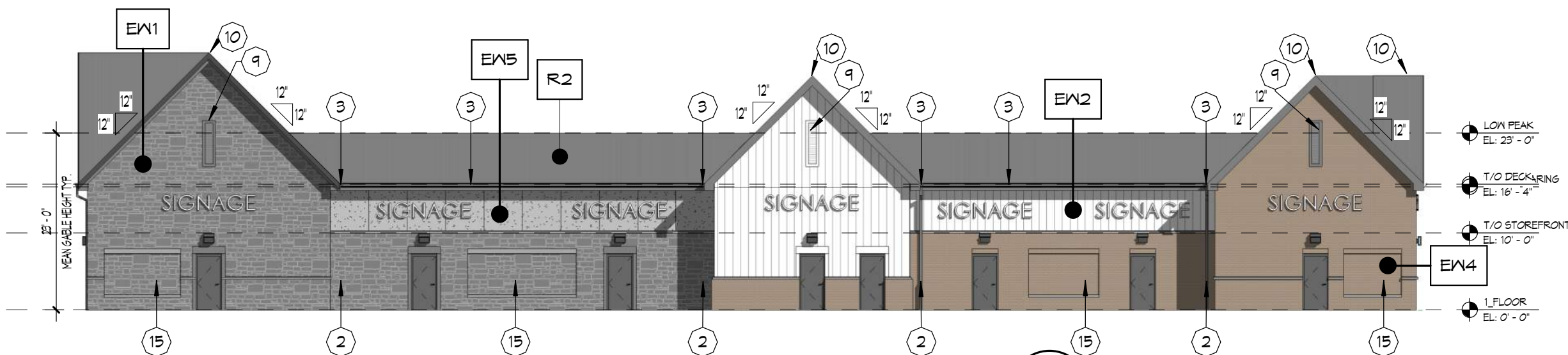
EXTERIOR ASSEMBLY TYPES:

- EW1= ADHERED MANUFACTURED STONE VENEER
EW2= FIBER CEMENT VERTICAL SIDING W/ 1x2 BATTENS
EW3= 2" x 4-1/2" ALUMINUM STOREFRONT SYSTEM- THERMALLY BROKEN W/ INSULATED GLAZING
EW4= BRICK CAVITY WALL
EW5= EIFS
R2= ASPHALT SHINGLES ON METAL TRUSS
R3= STANDING SEAM METAL AWNING ON WOOD BRACKETS

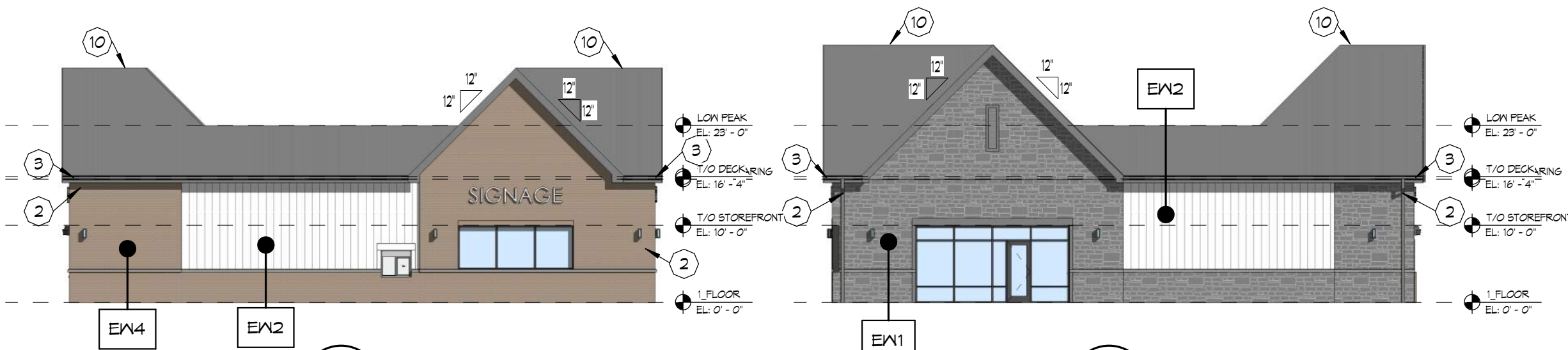
EXTERIOR MATERIAL PERCENTAGES:

WEST:	MASONRY=	75%
	FIBER CEMENT=	25%
SOUTH:	MASONRY=	60%
	FIBER CEMENT SIDING=	17%
	EIFS=	23%
EAST:	MASONRY=	75%
	FIBER CEMENT=	25%
NORTH:	MASONRY=	70%
	FIBER CEMENT SIDING=	21%
	EIFS=	9%

- 1 ROOF LADDER
- 2 PREFINISHED ALUMINUM DOWNSPOUT - PIPE INTO UNDERGROUND STORM WATER
- 3 PREFINISHED ALUMINUM GUTTER
- 4 KNOX BOX
- 5 FIRE EXTINGUISHERS
- 6 INTERNAL ROOF DRAIN PIPE
- 7 FUTURE TENANT SIGNAGE - PROVIDE JUNCTION BOX
- 8 WALL PACK LIGHT
- 9 LOUVERED ATTIC VENT
- 10 RIDGE VENT
- 11 5/4" x 12" FIBER CEMENT BOARD TRIM
- 12 5/4" x 6" FIBER CEMENT BOARD TRIM
- 13 5/4" x 12" FIBER CEMENT FASCIA
- 14 ROOF DRAIN W/ OVERFLOW
- 15 'BLANK' WINDOW
- 16 ROOF HATCH
- 17 WALL LANTERN

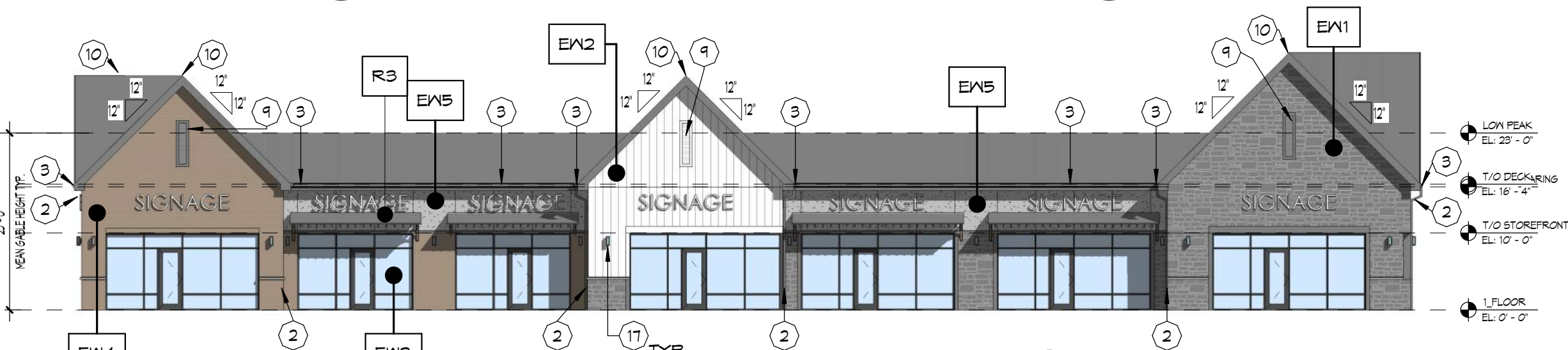


4 NORTH ELEVATION
A3 SCALE: 1/16" = 1'-0"



3 WEST ELEVATION
A3 SCALE: 1/16" = 1'-0"

2 EAST ELEVATION
A3 SCALE: 1/16" = 1'-0"



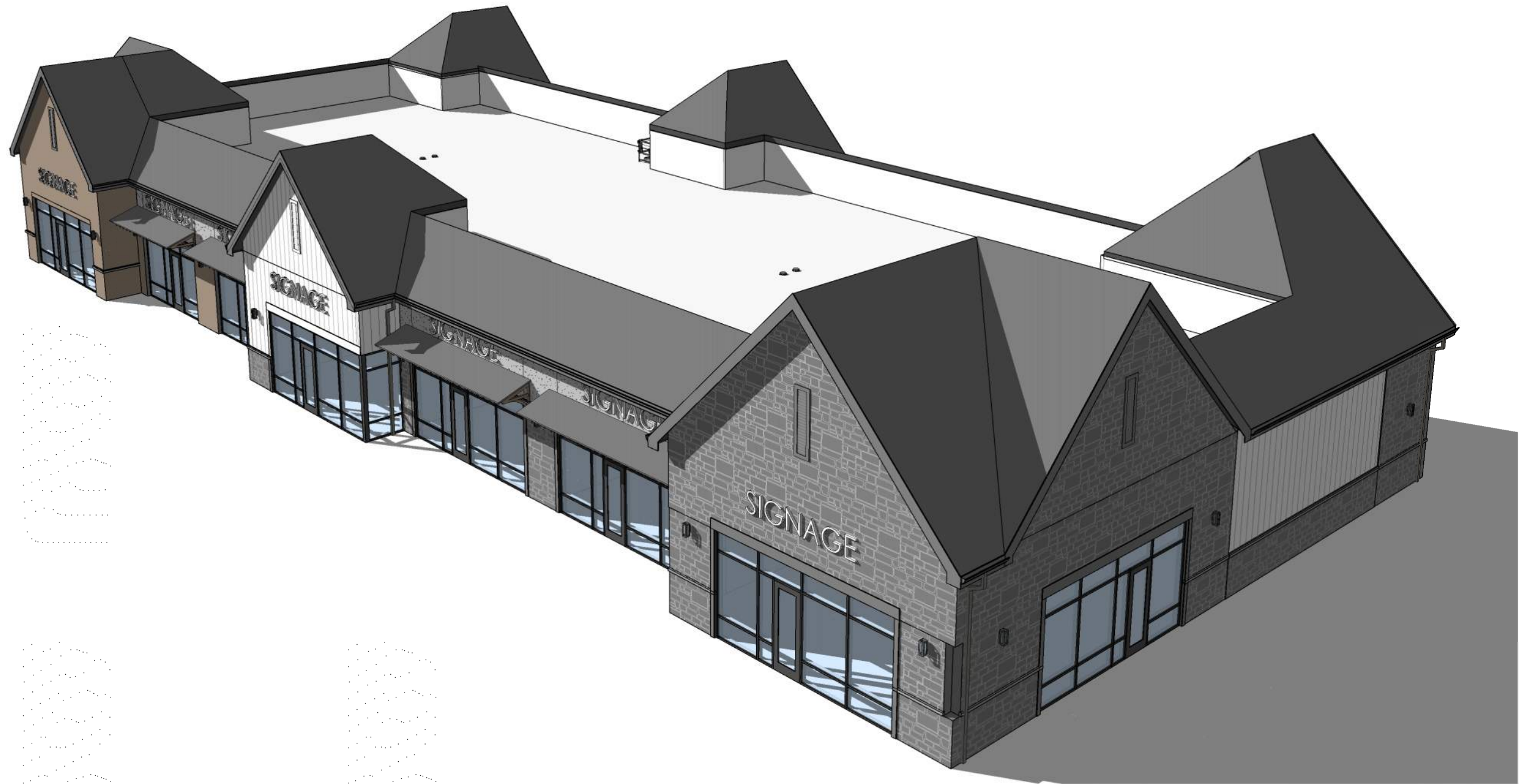
1 SOUTH ELEVATION
A3 SCALE: 1/16" = 1'-0"



2 SOUTHWEST PERSPECTIVE
A4 SCALE:



1 SOUTHEAST PERSPECTIVE
A4 SCALE:



1 ROOF WELL
A5 SCALE:



2" x 4-1/2" ALUM. STOREFRONT- BASIS OF DESIGN:
MFR: TUBELITE
SERIES: T14000
COLOR: BLACK ANODIZED



MODULAR BRICK- BASIS OF DESIGN:
MFR: PALMETTO BRICK
COLOR: 1.25 GREYSTONE WIRECUT



EIFS- GRAY W/ COARSE TEXTURE



FIBER CEMENT VERTICAL SIDING W/ BATTENS- BASIS OF DESIGN:
MFR: JAMES HARDIE
SERIES: HARDIE PANEL VERTICAL SIDING
COLOR: WHITE

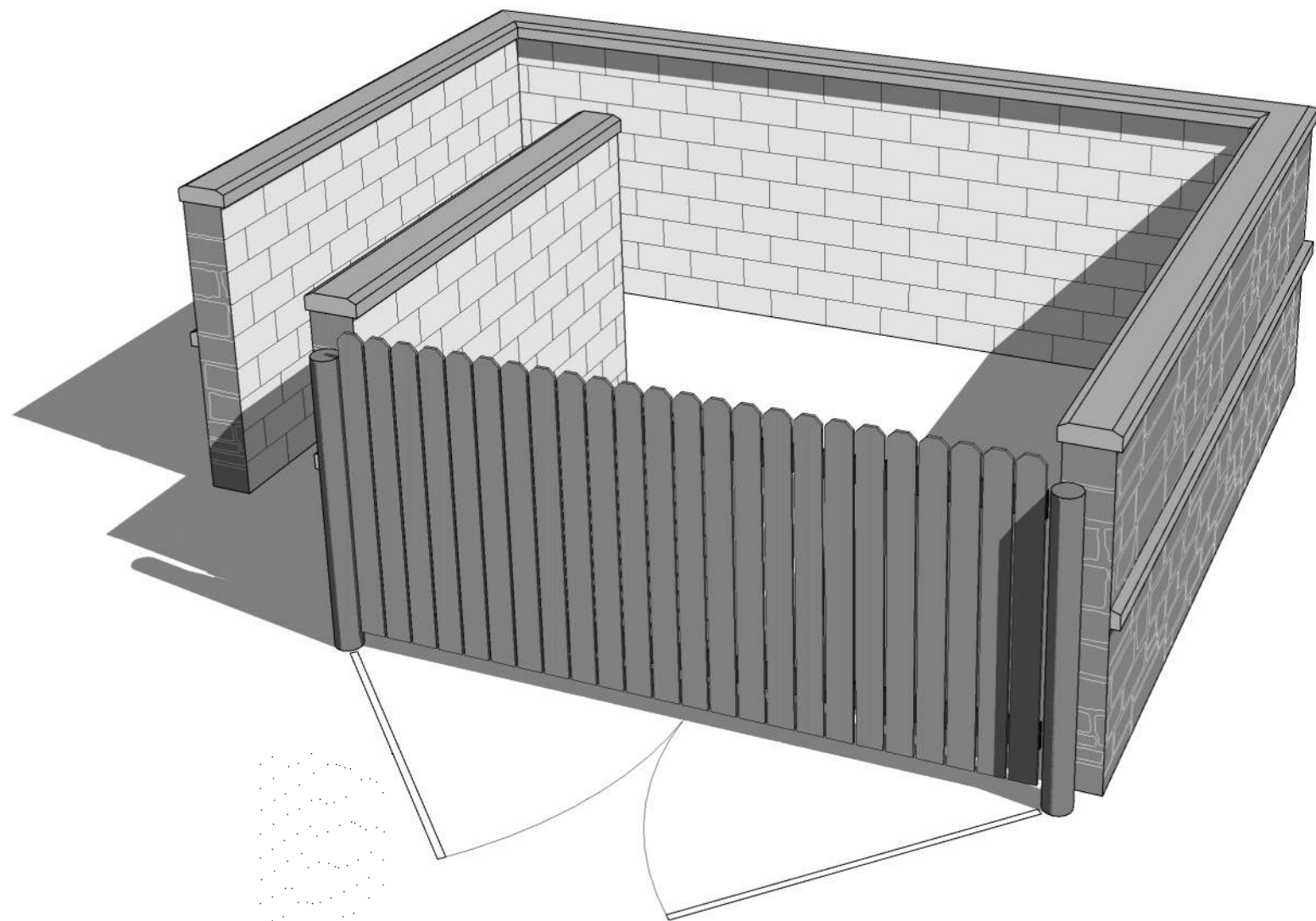
STANDING SEAM METAL AWNING- BASIS OF DESIGN:
MFR: QUEEN CITY AWNINGS
SERIES: ARMOR-GLAD AWNING
COLOR: CHARCOAL



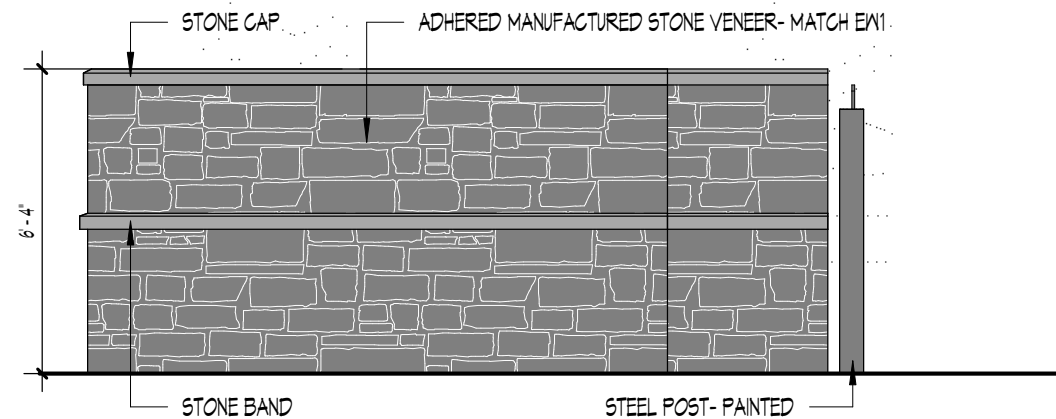
ADHERED MANUFACTURED STONE VENEER- BASIS OF DESIGN:
MFR: PROVIA
SERIES: RIDGECUT
COLOR: CASTLE ROCK



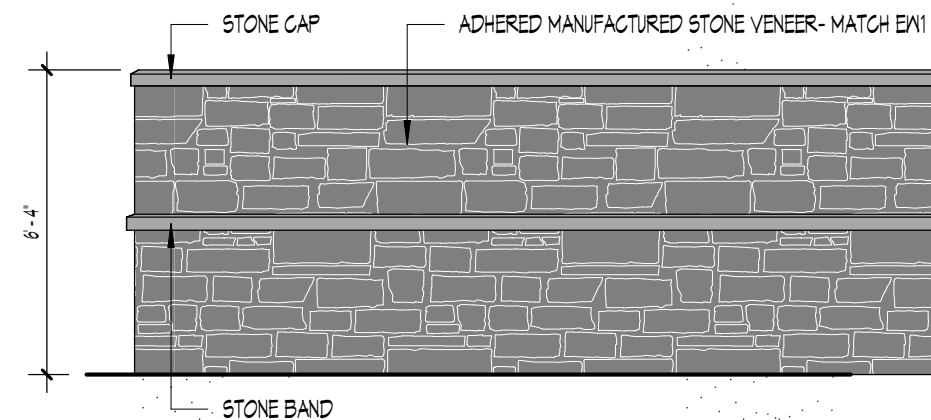
ASPHALT SHINGLE- BASIS OF DESIGN:
MFR: OWENS-CORNING
SERIES: OAKRIDGE
COLOR: ESTATE GRAY



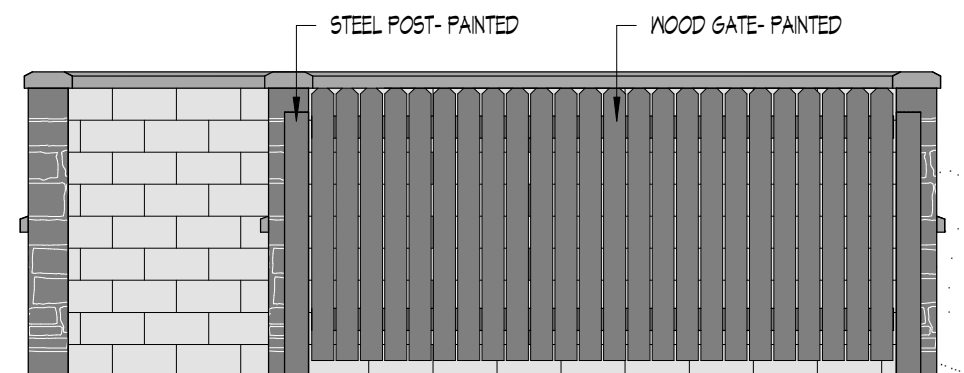
4
A7 PERSPECTIVE
SCALE:



3
A7 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

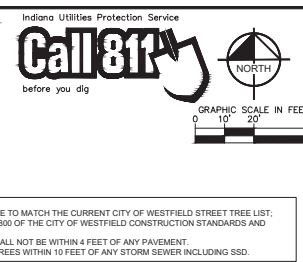


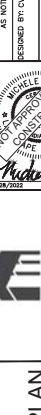
2
A7 BACK ELEVATION
SCALE: 1/4" = 1'-0"



1
A7 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



[illegible]

GRISTMILL SHOPS NW CORNER OF SR 23 & DITCH RD, WESTFIELD, INDIANA		LANDSCAPE PLAN		 WILLIAM TRES DEVELOPMENT WILLIAMTRESDEVELOPMENT.COM				 250 EAST WELLS STREET, SUITE 300, WESTFIELD, INDIANA 46084 PHONE: 317-238-0500 WWW.KIMLEY-HORN.COM		CITY COMMENTS		2/10/2021	DATE				
ORIGINAL ISSUE: 10/29/2021		SHEET NUMBER L1.0		KHA PROJECT NO. 170139005		SCALE: AS NOTED		DESIGNED BY: CDS		DRAWN BY: RCB		CHECKED BY: RBT		CITY COMMENTS		1/28/2021	DATE
REVISIONS:																	



Petition Number: 2201-PUD-02

Project Name: Bel Canto PUD (Ord. 21-59)

Subject Site Address: South of and adjacent to David Brown Drive, east of and adjacent to US 31 (the "Property")

Petitioner: Bel Canto Asset Growth Fund, LLC by Nelson & Frankenberger, LLC (the "Petitioner")

Request: The Petitioner requests a change of zoning for approximately 23 acres +/- from the GB-PD: General Business Planned Development Zoning District to the Bel Canto PUD District.

Current Zoning: GB-PD: General Business Planned Development

Current Land Use: Vacant

Approximate Acreage: 23 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 21-59
4. Design Narrative
5. Amenity Narrative
6. Project Overview
7. Concept Plan
8. Elevations and Perspective
9. Open Space and Pedestrian Access Exhibit
10. Neighborhood Meeting Summary

Staff Reviewer: Daine Crabtree, Senior Planner

PETITION HISTORY

The petition was introduced at the December 13, 2021, City Council meeting. The Petitioner held neighborhood meeting on January 5, 2022 at the Westfield Hampton Inn (see **Exhibit 10**). The petition received a public hearing at the January 18, 2022, Advisory Plan Commission (the "Plan Commission") meeting. No revisions have been made since the public hearing.



PROJECT OVERVIEW

Location: The Property is located east of US Highway 31 and south of and adjacent to David Brown Drive. (see **Exhibit 2**).

The Property is currently zoned the GB-PD: General Business-Planned Development

The Grand Millennium Center PUD exists to the north while an MF-2: Multi-Family Medium Density zoned property, the Hamilton Square Apartments, exists to the east. Woodside Estates, an SF-2 zoned subdivision exists to the south.

Project Description: The Petitioner is requesting a change of zoning for 23 acres +/- from GB-PD to the Bel Canto PUD in order to develop a maximum 300-unit multi-family project consisting of five (5) multi-family buildings and a clubhouse. The underlying zoning for this portion of the Property is proposed to be MF2: Multi-Family Medium Density. The portion of the Property immediately adjacent to David Brown Drive would remain vacant for a future commercial use, the underlying zoning being GB: General Business.

Concept Plan: A Concept Plan has been made a part of the proposed PUD. The Real Estate shall be developed in substantial compliance with the Concept Plan

Permitted Uses: All uses permitted under the Underlying Zoning Districts with the exception of Special Exceptions are permitted on the Property.

The PUD propose a maximum number of Dwelling Units of 300.

General Regulations: The Bel Canto PUD proposes the following standards for the Property. A Comparison to these standards with the UDO's MF2 District is shown below:

Standard	Bel Canto PUD	MF2
Location	Not Applicable	MF2 projects shall not be located within three quarters (0.75) of a mile of another Multi-family Zoning District
Maximum Density (Dwelling Units per Acre)	15 DU/Acre	10 DU/Acre
Maximum Dwelling Units/Structure	Eighty (80)	Ten (10)
Maximum Number of Dwelling Units	300	150
Minimum Living Area (Square Feet)	530 SF	650 SF

Minimum Road Frontage	70 feet	70 feet
Minimum Setbacks		
Front	20 feet	30 feet
Side	20 feet*	12 feet
Rear	20 feet	20 feet
Project Perimeter Setback (Proximity Slope)	Not Applicable	No structure shall be erected above the projected 1:3 Proximity Slope from the perimeter of the project
Maximum Building Height	55 feet	45 feet
Minimum Distance Between Buildings	20 feet	20 feet

**The PUD infers that the definition of “Side Yard” is equal to the definition of “Building Separation”. This is untrue and would need to be revised prior to coming back to the APC for recommendation.

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, including, but not limited to:

- The PUD proposes that Article 6.1(A-E), subsections of the Accessory Use and Building Standards, shall not apply, while Articles 6.1(F), (J), and (L) be modified to specified language
- Building Elevations (see **Conceptual Architectural Character – Exhibit C**), for which substantial compliance as determined by the Director must be achieved. In addition, stucco or EIFS is proposed to be permitted as an alternative to Masonry Materials coverage.
 - Multi-family District architectural standards of the UDO require that each Building Façade, exclusive of windows and doors, consist of a minimum of 75% Masonry Materials.
- Building height is proposed to be 50 feet, maximum, as written in the PUD.
 - Note that this is different from the Maximum Building Height proposed in the General Regulations section of the PUD (read: 55 feet). This will need to be rectified prior to this project’s return to the APC.
 - The Maximum Building Height for MF2 Districts in the UDO is forty-five (45) feet
- Buffer Yards are proposed to be ten (10) feet along the eastern property line and twenty (20) feet along the southern perimeter of the Real Estate.

- o The UDO would not require any buffer along the eastern property line while the buffer along the southern perimeter of the real estate would be 40 feet in width.
- The proposed PUD requests to modify the type of Buffer Yard adjacent to a Single-Family District from Buffer B to Buffer A.
 - o This would reduce the number of trees by two (2) for every 100 lineal feet and remove the requirement of a 4' tall undulating mound for 60% of the length of the shared lot line.

Design Standards: The proposed PUD contains an Open Space and Pedestrian Circulation Plan which generally illustrates the Minimum Open Space on the Property. A Conceptual Amenities Plan illustrates the location and character of potential amenities. Six (6) amenities are required and a list of qualifying amenities is provided. The on-site Pedestrian network is proposed as generally shown on Exhibit D.

Duration Requirement: If Secondary Plat/Construction Plan approval for the Property is not approved by January 1, 2028 (unless extended by the Director), Ordinance 21-22 shall be voided and cause the zoning classification to revert back to GB-PD.

COMPREHENSIVE PLAN

The Property falls within the Employment Corridor (aka Highway Corridor) land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").

The Comprehensive Plan states that employment corridors should be reserved for employment-generating uses and related supporting services including large-scale employment intensive office uses on the US 31 corridor.

Appropriate Land Uses for these areas are stated as: office and service uses, research and development uses and retail and institutional uses that are subordinate to and supportive of the office and service uses.

Development Policies for Highway Corridors are located on page 53 of the [Comprehensive Plan](#).

REVISIONS SINCE THE PUBLIC HEARING

No revisions to this project have been made since the public hearing.

PROCEDURAL

Neighborhood Meeting: A neighborhood meeting was held at the Westfield Hampton Inn on January 5, 2022. See [Exhibit 10](#) for a summary of the meeting produced by the Petitioner.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the January 18, 2022, Plan



Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

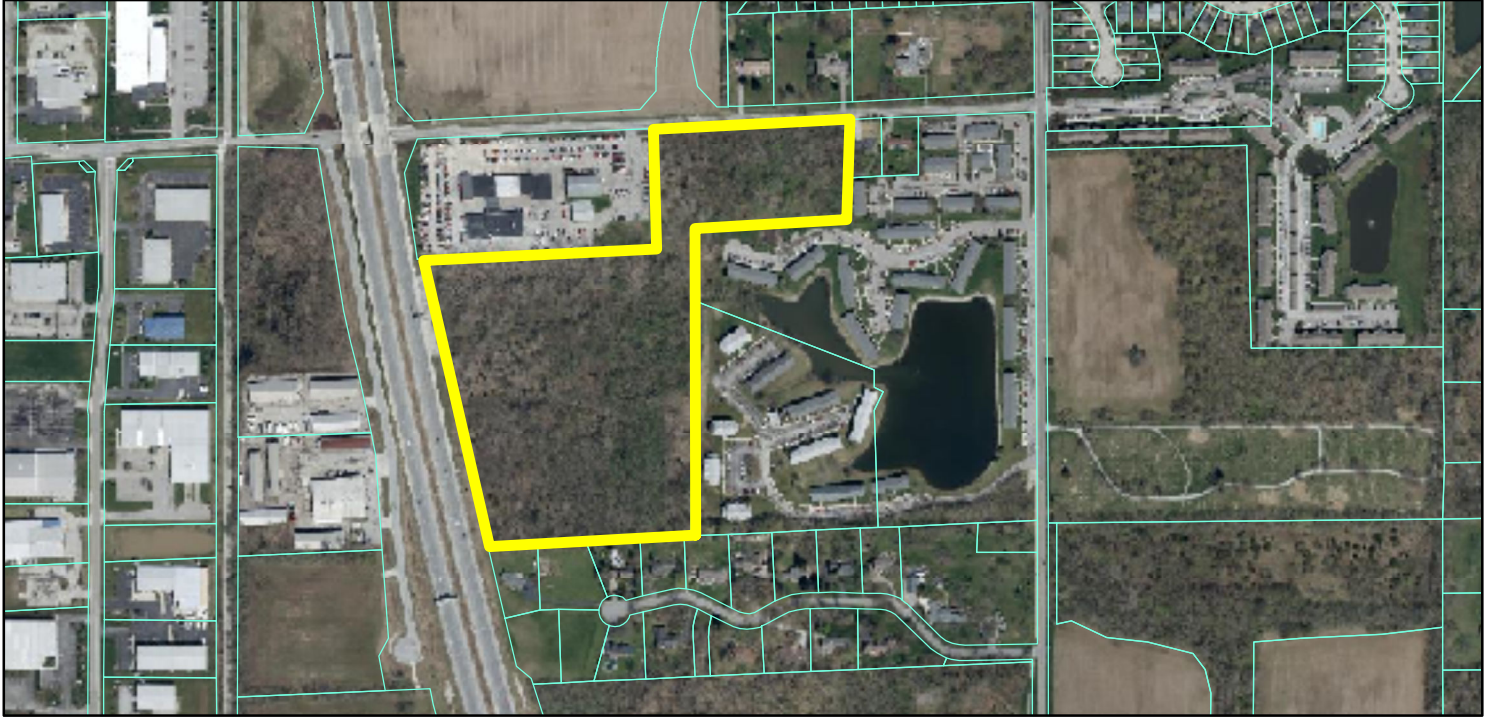
Council Introduction: The petition was introduced at the December 13, 2021, Council meeting.

DEPARTMENT COMMENTS

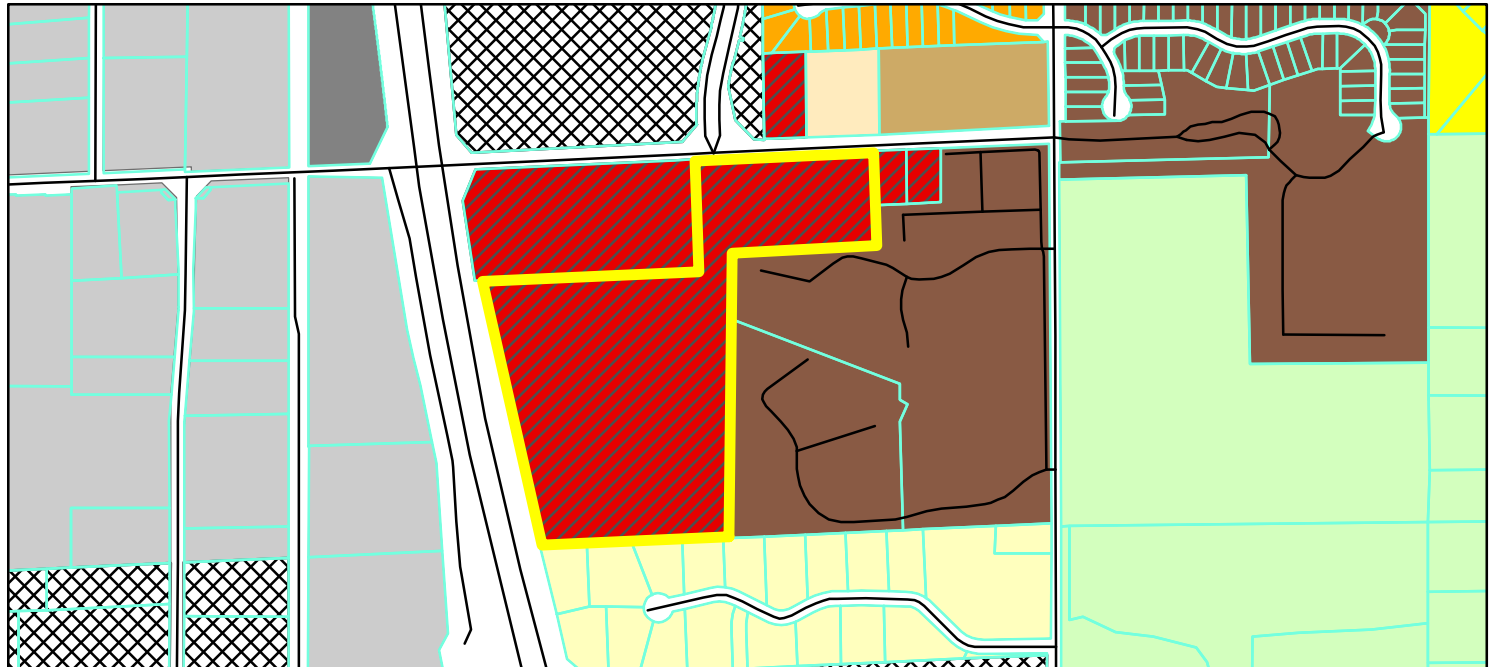
1. **Action: Send a recommendation to the City Council.**
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



- | | |
|---|---|
| <p>— GIS.DBO.PW_Streets</p> <p> Parcel</p> <p> Parcel</p> <p>Zoning - All</p> <p>Zoning</p> <p> AG-SF1 (Agriculture - Single Family - 1)</p> <p> EI (Enclosed Industrial)</p> <p> GB-PD (General Business - Planned Development)</p> | <p> MF-1 (Multiple Family - 1)</p> <p> MF-2 (Multiple Family - 2)</p> <p> OI (Open Industrial)</p> <p> PUD (Planned Unit Development)</p> <p> SF-1 (Single Family - 1)</p> <p> SF-2 (Single Family - 2)</p> <p> SF-3 (Single Family - 3)</p> <p> SF-4 Pre-1994 (Single Family - 4 Pre-1994)</p> |
|---|---|

0 0.075 0.15
Miles



ORDINANCE NUMBER 21-__

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

“BEL CANTO PUD”

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ____-PUD-__**), requesting an amendment to the UDO 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. ____-PUD-__** 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 UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The UDO and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "Bel Canto 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 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.
- 1.3 Chapter ("*Chapter*") and Article ("*Article*") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO 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** (the "Concept Plan").

- 2.1 The Concept Plan is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.
- 2.2 The Real Estate shall be developed in substantial compliance with the Concept Plan as determined by the Director.

Section 3. **Underlying Zoning District(s).** The Underlying Zoning Districts for the Real Estate shall be as follows:

- 3.1 GB: General Business for the area of the Real Estate noted as "Commercial Out Parcel" on the Concept Plan.
- 3.2 MF2: Multi-family Medium Density District for the area of the Real Estate not included in Section 3.1 above.

Section 4. **Overlay Districts.** The standards of Chapter 5: Overlay Districts, including the US Highway 31 Overlay District, shall not apply to the development of the District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 5.3 The maximum number of Dwelling Units shall not exceed three hundred (300).

Section 6. **General Regulations.** The standards of Chapter 4: Zoning Districts, as

applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below for Multi-family Development.

Standard	
Location	Not Applicable
*Maximum Density	Fifteen (15) dwellings per acre
Maximum Dwelling Units per Structure	Eighty (80)
Maximum Number of Dwelling Units	Three-hundred (300)
Minimum Living Area	530 Square Feet
Minimum Road Frontage	70 Feet
Minimum Building Setback Lines	
Front Yard	20 feet
Side Yard (Building Separation)	20 feet
Rear Yard	20 feet
Project Perimeter Setback (Proximity Slope)	Not Applicable
**Maximum Building Height	55 feet
Minimum Distance Between Buildings	20 feet

*Based on area of Real Estate

** Excluding parapets, elevator override and stair roof access

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

- 7.1 Article 6.1 (A-E) Accessory Use and Building Standards shall not apply.
- 7.2 Article 6.1(F) Maximum accessory building height: 18 feet except for Clubhouse Structure which shall be 40 feet.
- 7.3 Article 6.1.(J) Home Business: Within each dwelling provisions for a home office of up to 150 square feet shall be allowed as part of each residential occupancy.
- 7.4 Article 6.1(L) Outside Café' and Eating Areas: As part of the common area element (Clubhouse) outdoor kitchen, dining, and gathering areas exclusive to residents and their guests shall be permitted.
- 7.5 Article 6.3 (E) Accessory use and Building Standards shall apply to the District, except as modified or enhanced below:
 - A. Design Intent: In as much as a “commercial impression” with priority over a “residential impression” is sought for the District, the general character and detail of the proposed structures shall favor building materials and expressions commonly found in both higher density residential and commercial

applications; excluding architectural expressions more exclusive to lower density residential applications

- B. Building Elevations: Attached hereto and incorporated herein by reference as Exhibit C (“**Conceptual Architectural Character**”) are typical building elevations, depicting the character of the multi-family dwelling buildings to be constructed upon the Real Estate. Buildings shall be constructed in substantial Compliance with the Conceptual Architectural Character as determined by the Director. Minor deviations may occur subject to code and construction systems to be employed.
 - C. Article 6.3.E.2.b Masonry Materials: Stucco or E.I.F.S shall be allowed as an alternative to Masonry Materials coverage.
 - D. Article 6.3.E.4.a Minimum Pitch: Flat roofs with minimal pitch for proper draining shall be allowed. Parapets of no less than 42” around the roof perimeter shall be required to shield views of roof mounted equipment as may be employed.
 - E. Article 6.3.E.4.b Minimum Overhang: Shall not apply.
 - F. Article 6.3.E.4.c Roof Form: Shall not apply.
 - G. Article 6.3.E.5.a Building elevations shall be of similar character and materials, with variety of feature within so to advance a cohesive impression to the total development as if a single mixed use community
- 7.6 Article 6.5 Height Standards: Article 6.6(B) Residential Districts / 6.6(C) Nonresidential Districts. Building heights of up to 50 feet shall be permitted.
- 8.7 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.
- A. Article 6.8.H.1. Mechanical Screening: Roof mounted Mechanical Equipment for nonresidential and multifamily structures shall be screened from eye level surrounding the building for a distance of 200’ by means of a parapet or screen wall of sufficient height to block a line of site view from the distance proposed.
 - B. Article 6.8.M.1 External Street Frontage Landscaping Requirements – Residential use: Adjust distance as required to be no greater than the required setback as provided in 4.11.I herein.
 - C. Article 6.8.N.4 Buffer Yard Requirements – Buffer Yard Types: Buffer Type A shall be applicable to a width of (i) ten (10) feet along the eastern property line of the Real Estate and (i) twenty (20) feet along the south perimeter of the Real Estate.

D. Article 6.8.N.5 Required Buffer Yard: allow for a Buffer Yard A where the Real Estate abuts a single family district.

E. Article 6.8.0.2.a Perimeter Parking Area Landscaping – Application: *(Add)* A minimum of five feet of landscaping between building and parking area shall apply except where parking aprons extend to the building face in service to garages within the building.

8.8 Parking and Loading Standards: Article 6.14.G.11.c Off-street Parking – Required Spaces – Multifamily Dwellings shall be modified to include; private garages as may be provided shall count as part of the off-street parking requirement. When companioned with a tandem parking apron of the required size and leased to a common occupancy for any dwelling the apron may also count as part of the off-street parking requirement.

8.9 Setback Standards: Article 6.16.D Minimum Building Separation: The minimum building separations between multiple buildings upon a single parcel shall be as provided for within the International Building Code, adopted and prevailing edition.

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

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

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

A. The Minimum Open Space required shall be as generally illustrated on Exhibit D, attached hereto as (“Conceptual Open Space and Pedestrian Circulation Plan”). Open space and amenity standard shall include any common area element intended for the use of the residential population including but not limited to interior and exterior recreation and amenity areas, appropriately treated retention areas, garden areas between structures, sidewalks, landscape setback and buffer areas as may be prescribed and open areas excluding drive lanes for any right of way contributions made to

public use.

- B. Exhibit E, attached hereto as (“Conceptual Amenities Plan”) illustrate the location and character of the potential Amenities; The individual amenities noted on the Conceptual Amenities Plan are furth illustrated on in Exhibit E attached hereto as the (“Conceptual Amenity Area Images”). Amenities consistent with the number as scope illustrated on the Conceptual Amenity Images shall be provided on the Real Estate as generally illustrated on the Conceptual Amenities Plan.
- C. Article 8.6.H.1 Multi-family Districts shall require six (6) amenities.
- D. Article 8.6.H.2 Qualifying Amenities shall include the following as additional qualifying amenities:
- Indoor and/or outdoor amenity and aerobic areas
 - Indoor and/or outdoor and covered social gathering areas
 - Indoor internet café’
 - Indoor workplace meeting and teaming rooms
 - Indoor conference and private meeting rooms
 - Pet park
 - Pet wash/grooming facility
 - Bike car center
 - Mail and package center delivery center
 - Car wash area
 - Summer kitchen
 - Fitness trail
 - Pool and lounging area
 - Spa/hot tub/whirlpool
 - Shaded relaxation areas
 - Indoor or outdoor movie/entertainment room
 - Indoor or sheltered outdoor children’s play area

- 9.2 Pedestrian Network Standards: The Pedestrian Network Standards shall be provided as generally illustrated on Exhibit D.

Section 9. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2028 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert back to its classification at the time this Ordinance was adopted.

Section 10. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS _____ DAY OF _____, 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** __-__ was delivered to the Mayor of Westfield
on the _____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance __-__
this _____ day of _____, 2021.

I hereby VETO Ordinance __-__
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

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

Bel Canto PUD - 4 120321

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Conceptual Architectural Character
Exhibit D	Conceptual Open Space and Pedestrian Circulation Plan
Exhibit F	Conceptual Amenities Plan
Exhibit G	Conceptual Amenity Area Images

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Part of the South half of the Southeast Quarter of Section 1, Township 18 North, Range 3 East, Hamilton County, Indiana, described as follows: Beginning South 87 degrees 44 minutes 00 second West 1097.73 feet along the South line of said half-quarter section from the Southeast corner of said half-quarter section; thence South 87 degrees 44 minutes 00 second West 792.74 feet along the South line of said half-quarter section to the centerline of U.S. Highway No. 31; thence Northwesterly 930.10 feet along a curve to the right having a radius of 11,459.15 feet and a long chord having a bearing of North 10 degrees 54 minutes 38 seconds West and a length of 929.855 feet, said curve being the centerline of U.S. Highway No. 31; thence North 87 degrees 42 minutes 00 second East 851.54 feet parallel with the North line of said half-quarter section; thence North 02 degrees 18 minutes 00 second West 400.00 feet to the North line of said half-quarter section, said line being the centerline of 169th Street; thence North 87 degrees 42 minutes 00 second East 619.38 feet along said North line; thence South 00 degree 02 minutes 35 seconds West 348.30 feet parallel with the Eastline of said half-quarter section; thence South 87 degrees 42 minutes 00 second West 484.95 feet parallel with said Northline; thence South 00 degree 02 minutes 35 seconds West 972.66 feet parallel with the East line of said half-quarter section to the point of beginning and containing 23.770 acres, more or less.

Excepting therefrom:

That part of the above described property conveyed to State of Indiana by Warranty Deed recorded October 05, 2012, as Instrument Number [2012060725](#), in the Office of the Recorder of Hamilton County, Indiana, described as follows:

Part of the South half of the Southeast Quarter of Section 1, Township 18 North, Range 3 East in Hamilton County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat attached to said deed, marked Exhibit "B", described as follows: Beginning on the South line of said quarter section South 87 degrees 27 minutes 51 seconds West 1,761.96 feet from the Southeast corner of said quarter section; thence continuing South 87 degrees 27 minutes 51 seconds West 34.10 feet along said line to the East boundary of U.S. 31; thence North 14 degrees 14 minutes 16 seconds West 238.37 feet along said boundary; thence along said boundary Northwesterly 693.04 feet along an arc to the right having a radius of 11,372.02 feet and subtended by a long chord having a bearing of North 10 degrees 41 minutes 22 seconds West and a length of 692.93 feet to the North line of said grantors' land; thence North 87 degrees 25 minutes 51 seconds East 23.43 feet along said line; thence Southeasterly 483.36 feet along an arc to the left having a radius of 15,885.00 feet and subtended by a long chord having a bearing of South 11 degrees 05 minutes 27 seconds East and a length of 483.34 feet to point "25102" on said plat; thence South 13 degrees 29 minutes 04 seconds East 449.58 feet to the point of beginning, containing 0.663 acres more or less.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

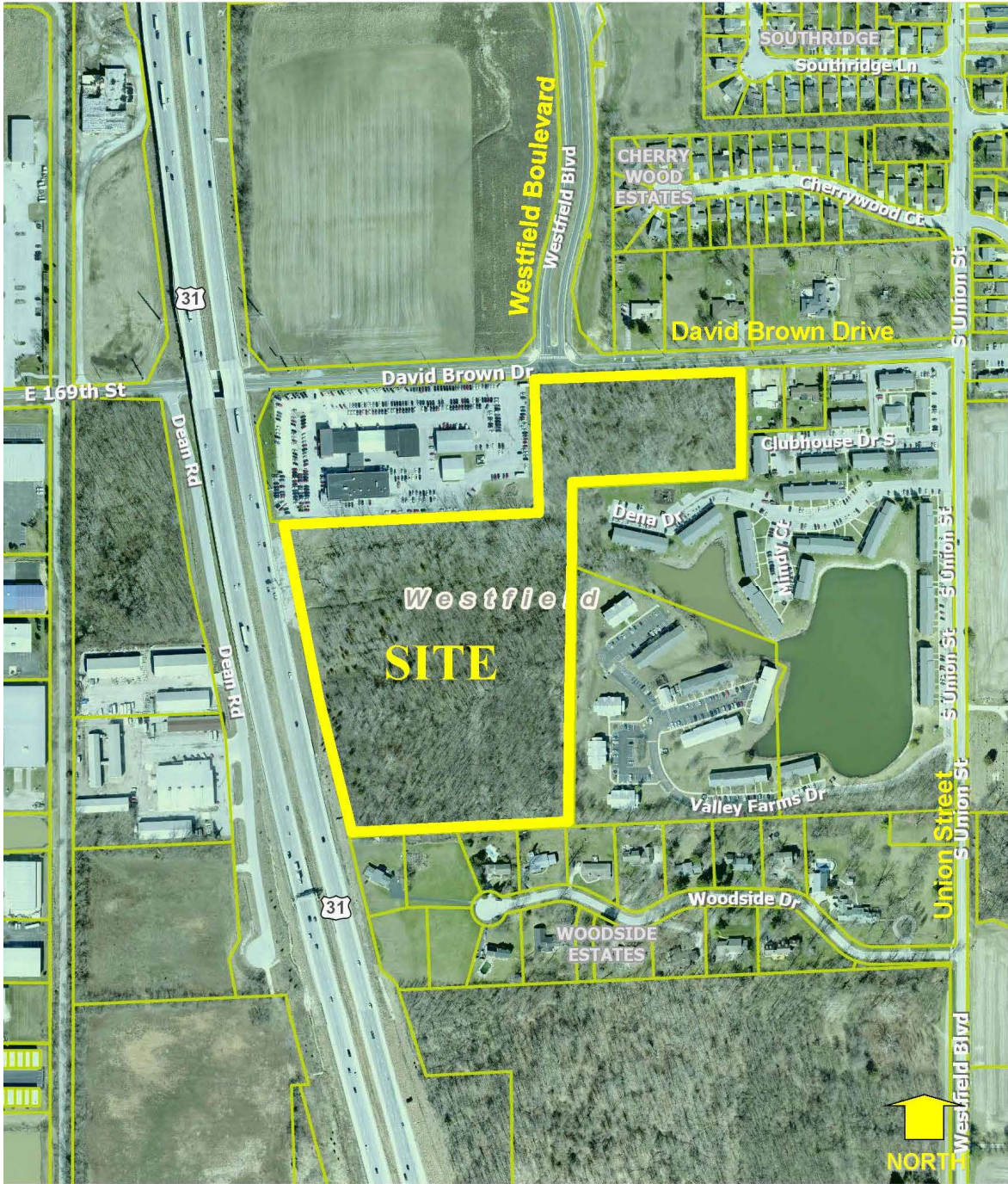


EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)



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 ____-PUD-__.

EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)

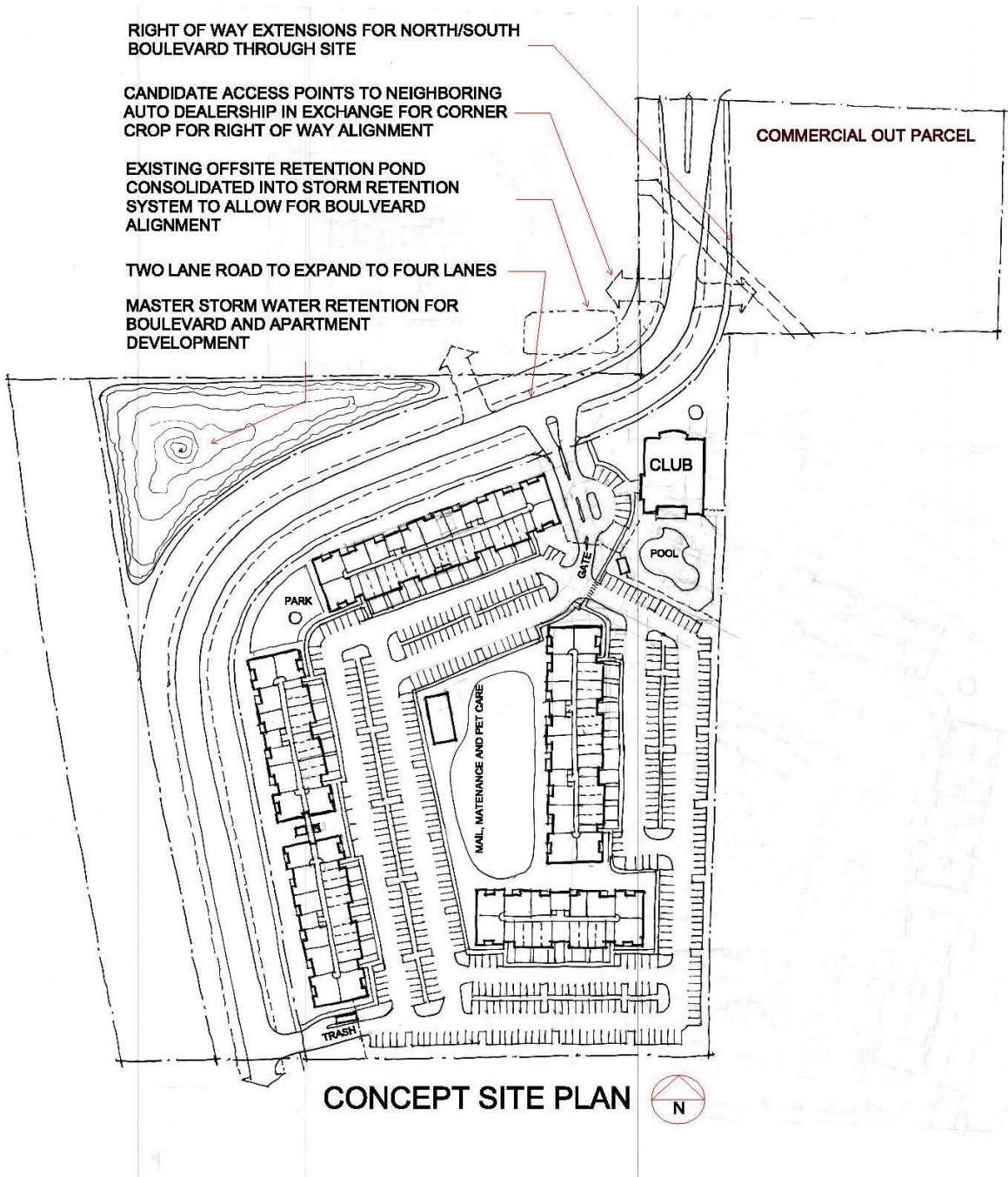


EXHIBIT C
Conceptual Architectural Character
(Page 1 of 4)



EXHIBIT C **Conceptual Architectural Character** (Page 2 of 4)



EXHIBIT C
Conceptual Architectural Character
(Page 3 of 4)



EXHIBIT C
Conceptual Architectural Character
(Page 4 of 4)



EXHIBIT D
Conceptual Open Space and Pedestrian Connectivity Plan
 (Page 1 of 1)

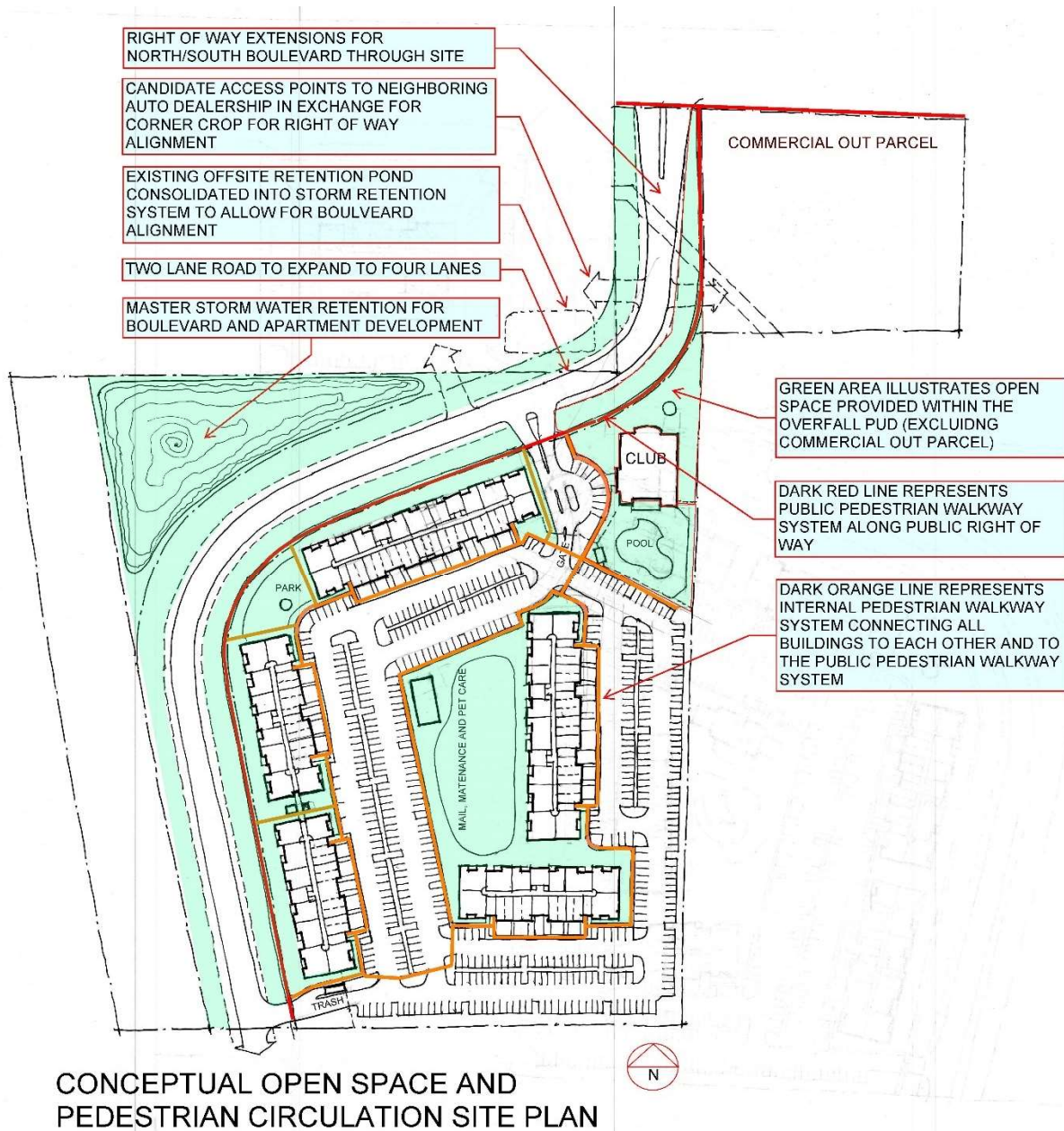
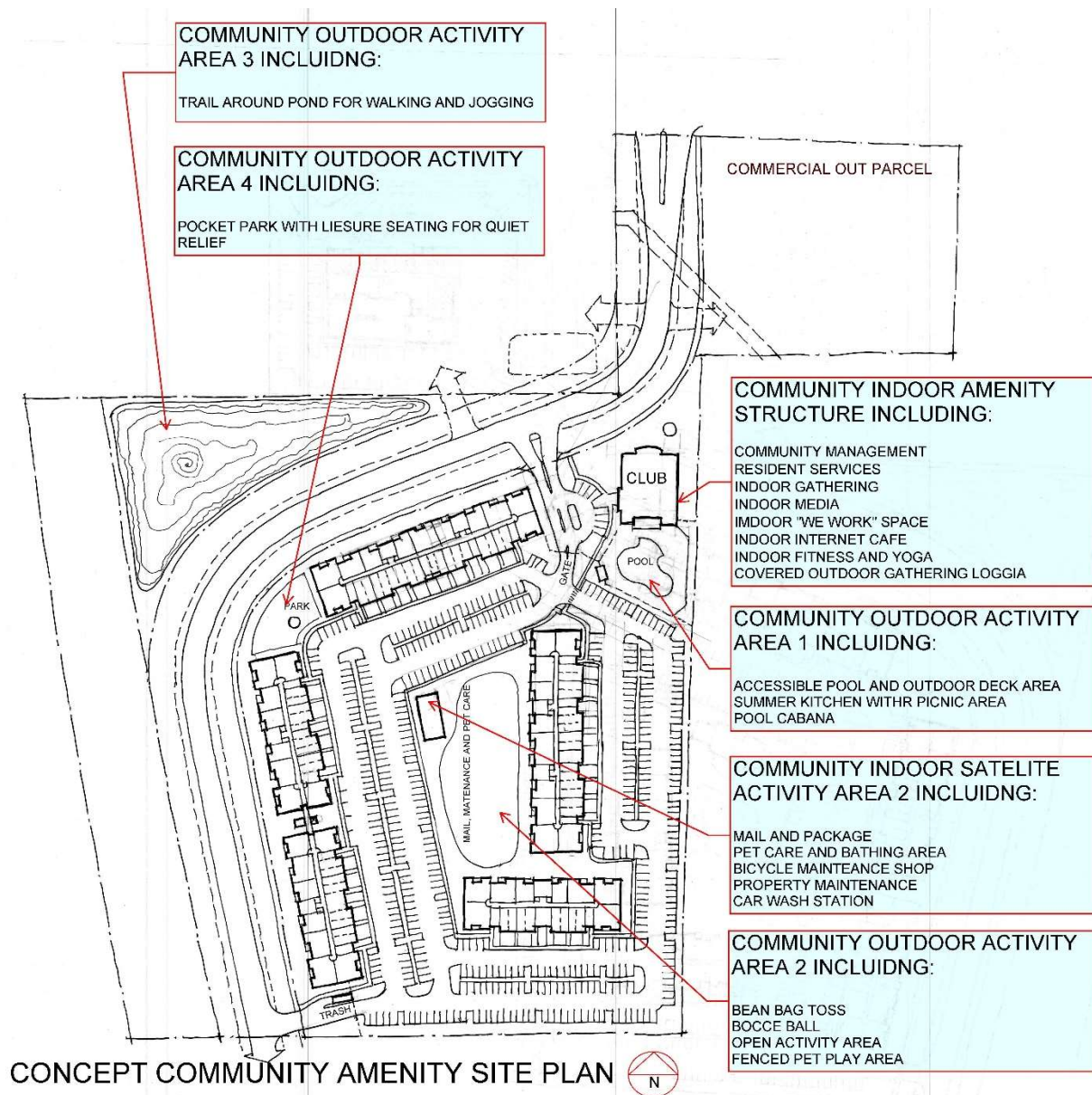


EXHIBIT E **Conceptual Amenities Plan** (Page 1 of 1)



CONCEPT COMMUNITY AMENITY SITE PLAN

EXHIBIT G
Conceptual Amenity Area Images
(Page 1 of 3)



EXHIBIT G
Conceptual Amenity Area Images
(Page 2 of 3)

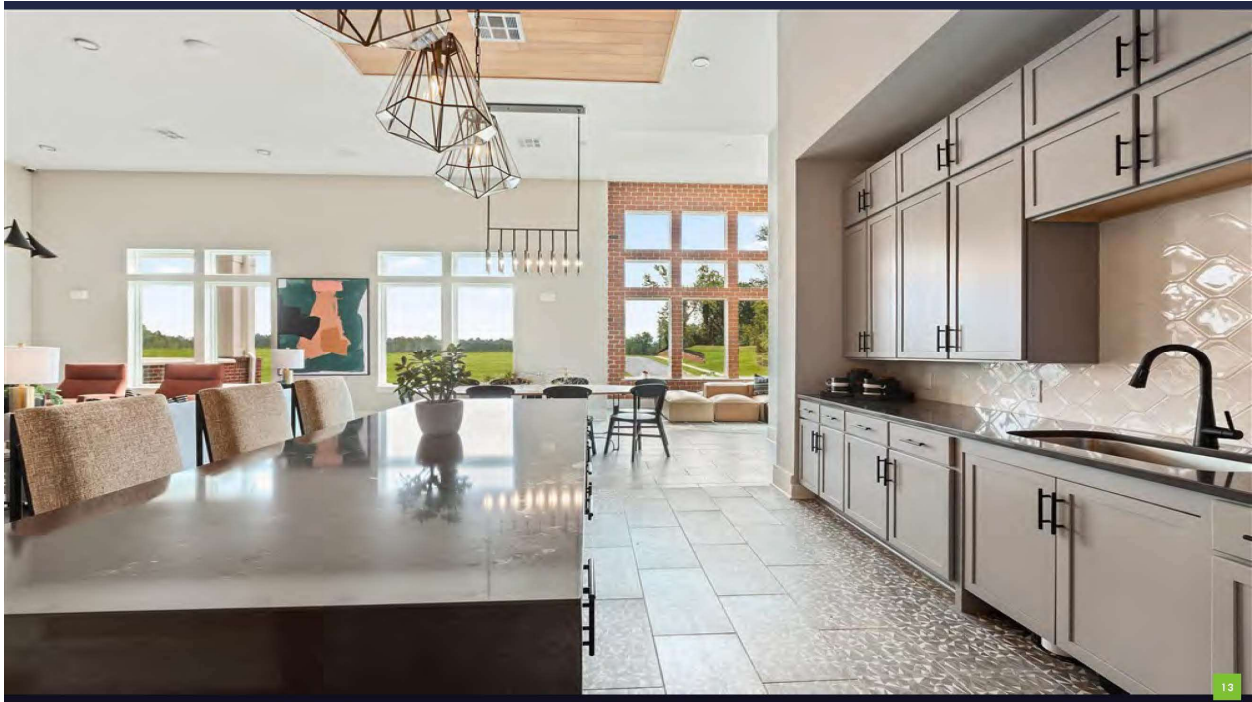
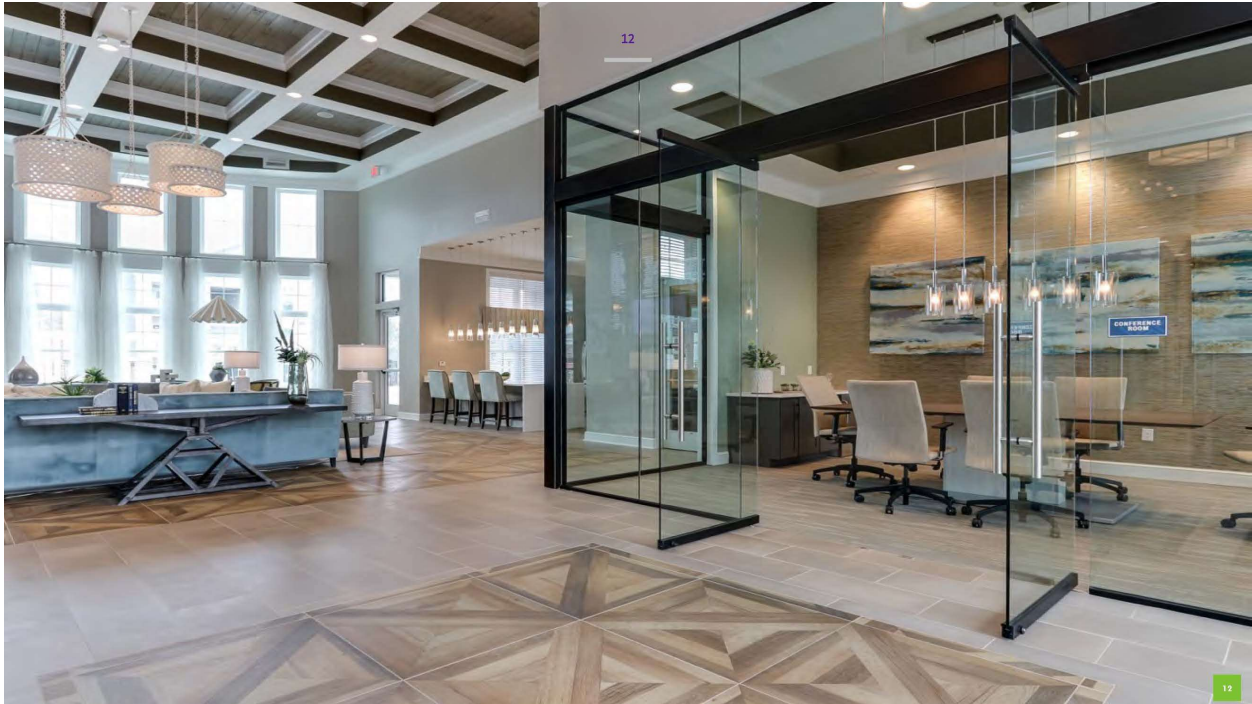


EXHIBIT G
Conceptual Amenity Area Images
(Page 3 of 3)



**DESIGN NARRATIVE
BEL CANTO APARTMENTS
WESTFIELD, IN**

November 29, 2021

INTRODUCTION:

The following commentary reflect general understandings offered as a guide to the land planning as currently proposed and observations of the site important to its implementation. The proposed site lies currently west of Highway 31 (N Meridian Street) and south of 169th Street (David Brown Drive). Within its boundaries lies a preferred routing (alignment uncertain) for an extension of a main collector road (Westfield Blvd) proposed to generally parallel the highway. These collector road alignments would bifurcate the site and seek alignment with the existing intersection on David Brown Drive and the southwestern corner of the site abutting an existing single family development.

On a portion of the western property line lays an existing car dealership (intersection of David Brown and N. Meridian). To the east lays existing multifamily developments.

The proposed collector road seeks a 120' wide right of way through the site along with a portion of the road to be built initially at two lanes but designed for future widening to a full four lane street.

In general the land use as might be allowed would seek to follow Traditional Neighborhood Design (TND) principals as outlined in an overlay district with mixed use applications at an intensity to be identified. The site thus is arranged with buildings to the street and the majority of parking shielded away from public view. Buildings of stature (4-story) with a more "urban" and commercial identity would appear to be preferred.

While a small measure of wet condition lies in the northwestern corner of the site it initially appears to be non-jurisdictional and available for functional uses as may be proposed.

PROPOSED VISION:

The planning objective is to provide a horizontal mixed use commercial/multi-family community of garden-rise buildings within a unified campus. As part of this vision, proposed unit plans, site plan and character elevation studies have been advanced to offer a basis for further review and input.

The position of the proposed community seeks preferred market positioning for "renters by choice", representing a constituency ranging from late 20's to senior populations, all seeking a lifestyle, "lock and leave" convenience with full service and amenity offerings.

Buildings as proposed would be characterized by interior corridor exit assemblies, elevators, and selective private attached garages. Communal amenities would offer state of the art

amenities and services including items such as resort pool, outdoor activity areas (bag toss, bocce ball court, health and fitness suite, outdoor loggia and summer kitchen, internet café, bicycle storage and maintenance area, pet park and pet care station, car washing area, centralized trash management and maintenance facility, and other appropriate resident activity spaces.

Units would be generously sized with expansive open plan living areas with island kitchens, king bed sized bedroom suites, dressing suites in all master bedrooms, expanded balconies or sunrooms, and defined work areas within each unit as a home office.

State of the art security, technology and internet entertainment access would be a part of each unit infrastructure.

DESIGN CONCEPT:

The frontage on David Brown Drive seeks a corner execution that has non-residential, likely developed as a commercial pad separate from the multifamily structures to the south as the collector road moves from north to south.

The site development plan envisions an alignment of the through collector road seeks placement as close to highway 31 as available based upon road radius limitations. This alignment effectively places the residential structures all east of the collector road with building facades facing not only the collector road but the highway as well. Sidewalks along the collector road would invite pedestrian movement to the commercial areas on David Brown and potentially to the future commercial south along the collector road proposed alignment when finished.

Central to optimizing the softness of road curves in the collector road, it is proposed a clipping of the storm retention pond of the car dealership in their southeast corner. This more compactly effects the turn required and allows also for a secondary access to the dealership from the future collector road should that be desired. Other remnant land areas west of the collector road are assigned for detention and relocation of the dealership storm water collection system.

The majority of buildings align themselves along the collector road enclosing the resident parking and amenity domain. Surface parking and “tuck under” garages are serviced from the development’s internal drive system. Each garage would include a full size parking apron in tandem fashion, allowing the resident to have two “reserved” spaces immediate to the building with every garage unit.

Individual private entries from the street sidewalk for those units on grade that front the collector road orientation could also be provided.

In a reflection of a direction seeking a commercial character, the image of the potential façade of the structure offers a more contemporary urban image with flat roofs, expanded window

areas, and animated building forms within each overall elevation. Flat roofs with parapets would be employed to omit dependency upon ground level condensers and to maintain a clean landscape appearance on all sides of the structure.

The garden-rise residential application provides for a more continuous building edge to the collector road frontage. A typical commercial/office application would result in no more than two buildings with footprints that would be surrounded on three sides with parking fields, as the commercial parking standard that would apply would more than double the parking demand of the same floor area used in residential use. Effectively the continuous building street face would be severely compromised and the parking field fully exposed to the collector road and the expressway.

It should also be noted, the units as proposed and the common area amenities are fashioned with a view to the expanding professional work force that primarily “works from home”. The majority of units have designated work areas within them for a home office, and the common area amenity include appointments similar to those found in “We Work” shared business environments, with meeting and technology support infrastructure of a premium standard available for resident use.

For this reason the occupancy proposed seeks to allow for “home office” applications, as an allowable occupancy within residential setting.

SUMMARY:

This proposed development seeks to provide a single master plan development that advances the public agenda of the collector road. Under the understanding the road right of way would likely not be advanced through condemnation proceedings, the linkage this segment of the road as proposed is a critical segment of its ultimate purpose. With this master plan approach both the private investment and the public purpose are advantaged in “time to implement” and in “public investment” for right of way land area.

To that end a collaborative blending of use and planning conformance the public interest is offered as a means to optimize the timely outcome of both applicant and public desires.

BEL CANTO APARTMENTS
WESTFIELD, IN
DEVELOPMENT AMENITIES AND OPEN SPACE

November 29, 2021

When considering the subject of amenities, it is often reduced to a check list of items that highlight the parts of the community activity opportunities. This list however seldom offers an elaboration on the quality of that amenity execution.

By example: *A 20'x40' pool with a 5' surrounding deck and 4' fence completes the conditions to list a pool as an amenity.* Such an execution fails to invite the full range of complementary uses and values it might potentially engender.

Consider then the following items and the design standards by examples from the applicant's history that underpin not just the inclusion of the amenity but also the quality of its execution and continuing care.

PHYSICAL FEATURES OUTDOORS:

THE POOL is not just to swim in. It is a leisure setting that invites relaxation, sunbathing, afternoon group interaction, water activities and other uses enhanced by the adjacency and synergy of the combination of all features together. Combined they should seek a "resort" style application as might be found in a holiday destination property.

Important features of the pool include:

- Generous deck area with varied seating and lounging
- Accessible entry for use by mobility limited individuals
- A ramped (beach) or ledged entry for sun basking and infant access.
- Selected shade areas such as pavilion or loggia areas to extend the comfort of a leisure afternoon.
- Night lighting intended to promote a theatrical perspective as well as light for safety.
- Fenced enclosures that allow landscape within as well as outside the safety boundary.
- Accessory accommodations that permit special activities such as "pool movie night", organized pool side events, and water aerobics.

OUTDOOR ENTERTAINMENT AREAS are intended to allow for individual and group assemblies where summer kitchen, shaded seating, comfortable table/chair accommodations and suitable night time illumination offer expanded hours of use

YARD SPORT SPACE that invite activities such as beanbag toss, sand volley ball, lawn chess, croquet, and bocce ball.

OPEN LAWN AREAS that permit small competitive field interaction such as Frisbee, ball toss, and tag team play as well as just visual openness to reinforce the reduced intensity of the community.

MEDITATION GARDEN suitable as a passive yoga and outdoor aerobic patio.

CAR AND BIKE CARE STATION where vehicles can be washed and vacuumed and where residents can conduct light maintenance on bikes and other small personal transport devices

PET PARK AND CARE STATION where residents and their pets can enjoy communal outdoor activity, often in the company of other residents with their pets. An indoor pet care space allowing for bathing and grooming would be part of this feature.

CENTRALIZED WASTE MANAGEMENT for the concentrated housing of trash as part of a campus wide program of ground care and pest control.

PHYSICAL FEATURES INDOORS:

SOCIAL GATHERING AND MEDIA EVENT FACILITIES, that enable group gatherings for private and community based social events (Monday night football, World Series, Oscar Award viewing, Kentucky Derby, New Year celebration as examples)

MAIL AND PACKAGE RECEIVING - In a world of online shopping this event has become a major factor in space planning and social interaction. Using Parcel Pending allows residents to have an automated email/text notifications when packages are delivered via a password protected, secured, personal locker.

FITNESS FACILITY styled and equipped to reflect the specific profile of the resident population and where floor area permits video fitness training on call.

WORK PLACE ACCOMMODATION for the occasional and temporary use of residents needing small conference and technical equipment support to optimize their “work at home” needs.

SUPPORT SERVICES:

The most important and most used of amenities are the resident services offered through management and staff. Concierge assistance for identifying everything from a-la-carte service providers to places to dine, worship, learn, or tour in the region.

On sight maintenance staff allowing for urgent attention to periodic maintenance needs and assistance when needed.

SOCIALIZATION FEATURES:

In multi-family settings there is often only limited focus on creating “**neighborhood**”. This word and its implied context are often overlooked in multi-family applications. The land design and building design seek to create evidence of neighborhoods with areas where the “accident of acquaintance” can occur. The promotion of acquaintance through scale and outdoor living focus insure the social opportunity within the community is as optimum as would be found in a single family residential neighborhood.

All of the indoor and outdoor gathering features noted also encourage resident interaction without the need for organized activities.

SUMMARY:

The key to vitality in lifestyle is the care and maintenance of the features that reflect that objective. The standard of care required by the discriminating consumer who seeks this product and location will dictate continuing attention to detail and uncompromising level of maintenance both within and outside each dwelling.

As an intended legacy asset of the applicant, the preservation of the asset and the investment it represents is only assured with scrupulous focus on resident qualification and ongoing efforts to preserve their comfort and satisfaction for the duration of their stay. It is effectively a housing environment that models its management as if it were a destination resort.

The combination of feature, invitation, and care insure a setting of lasting value and contribution to both residents and the surrounding community as well.



BEL CANTO
— ASSET GROWTH FUND LLC —

**CAPITALIZE
OPTIMIZE
REALIZE**

BEL CANTO ASSET GROWTH FUND LEADERSHIP

THOMAS A. LEONARD

Chairman

Bel Canto & Forty-Two Apartment Management

- ✓ Firm Chairman of Obermayer, Rebmann, Maxwell & Hippel, full-service law firm and Philadelphia stalwart founded in 1904
- ✓ Invested alongside institutional investors as the Founder and Chairman of Regional Real Estate Investment Corporation (RREIC), an SEC approved full-service Evergreen real estate investment and advisory company managing an aggregate portfolio of \$2B
- ✓ Past member of Board of Directors of the Federal National Mortgage Association (FNMA)
- ✓ Former Chairman of the Disciplinary Board of the Supreme Court of Pennsylvania
- ✓ Elected Controller of the City of Philadelphia during the years 1979-1983
- ✓ Captain, United States Army (INF), Honorable Discharge
- ✓ Serves on various boards including and not limited to Independence Blue Cross, U.S. Facilities, The World Trade Center of Greater Philadelphia, Drexel University, PRWT, and Roman Catholic High School

JENNIFER A. NEVITT

Chief Executive Officer

Bel Canto & Forty-Two Apartment Management

- ✓ Founder and Inventor of YieldStar, the industry revenue pricing software utilized by the nation's top REITS
- ✓ Developed 3,370 multifamily units exceeding \$500M project costs as Development Partner with Rohdie Development
- ✓ Over a 40-year multifamily career, advised over \$10B of capitalized investments
- ✓ Trained over 20,000 multifamily professionals in the United States, national speaker and author
- ✓ Urban Land Institute Faculty – Responsible Multifamily Real Estate Development course
- ✓ Native of Indiana – Hamilton County, IN and attended Marian University, Indianapolis, IN





BEL CANTO ASSET GROWTH FUND LLC

- Formed by Thomas A. Leonard and Jennifer A. Nevitt
- Primary investment vehicle to develop, acquire and hold multifamily assets for the Leonard Family Trust
- Seeks investments in ground-up construction and value-add properties with an above average risk/reward ratio
- Co-investment alongside institutional equity and family offices
- Secures all debt and equity to capitalize opportunity in coordination with the underlying asset strategy
- Asset manager for all acquisitions; streamlined reporting and analytics
- Employs a long-term investment strategy while evaluating market conditions for optimal yield

FORTY-TWO PROPERTY MANAGEMENT LLC

- Formed by Thomas A. Leonard and Jennifer A. Nevitt
- Utilized as the property management platform to provide in house management and construction services for the multifamily investments of the Leonard Family Trust and select “Inner Circle”
- Focuses on consumer trends and construction efficiency, while specifying selections that will reduce maintenance and repair expenses over the asset’s lifetime
- Manages approximately \$1.6 billion AUM comprised of 5,000 apartment units
- Provides best-in-class property and construction management
- Experts in new construction lease-up and value add repositioning
- Nationwide footprint and scalability

CORPORATE OVERVIEW



Bel Canto Asset Growth Fund is a vertically integrated multifamily development company, operating alongside its asset and apartment management company, Forty-Two. Together, they employ over 250 team members with a national footprint from Washington State to Florida.

Bel Canto is built on the fundamentals of focused fiduciary responsibility and management by exception to maximize the value creation of the assets.

Bel Canto's business model focuses on optimizing yields and preserving capital utilizing proven best practices refined over the Principals' combined 90-year careers over ten real estate cycles.

Further, Bel Canto's strategy to build a diverse team bringing different experiences, cultures, and backgrounds, creates a dynamic to learn and adapt to new ideas, driving successful execution and maximizing returns on investments



CORPORATE STATEMENT

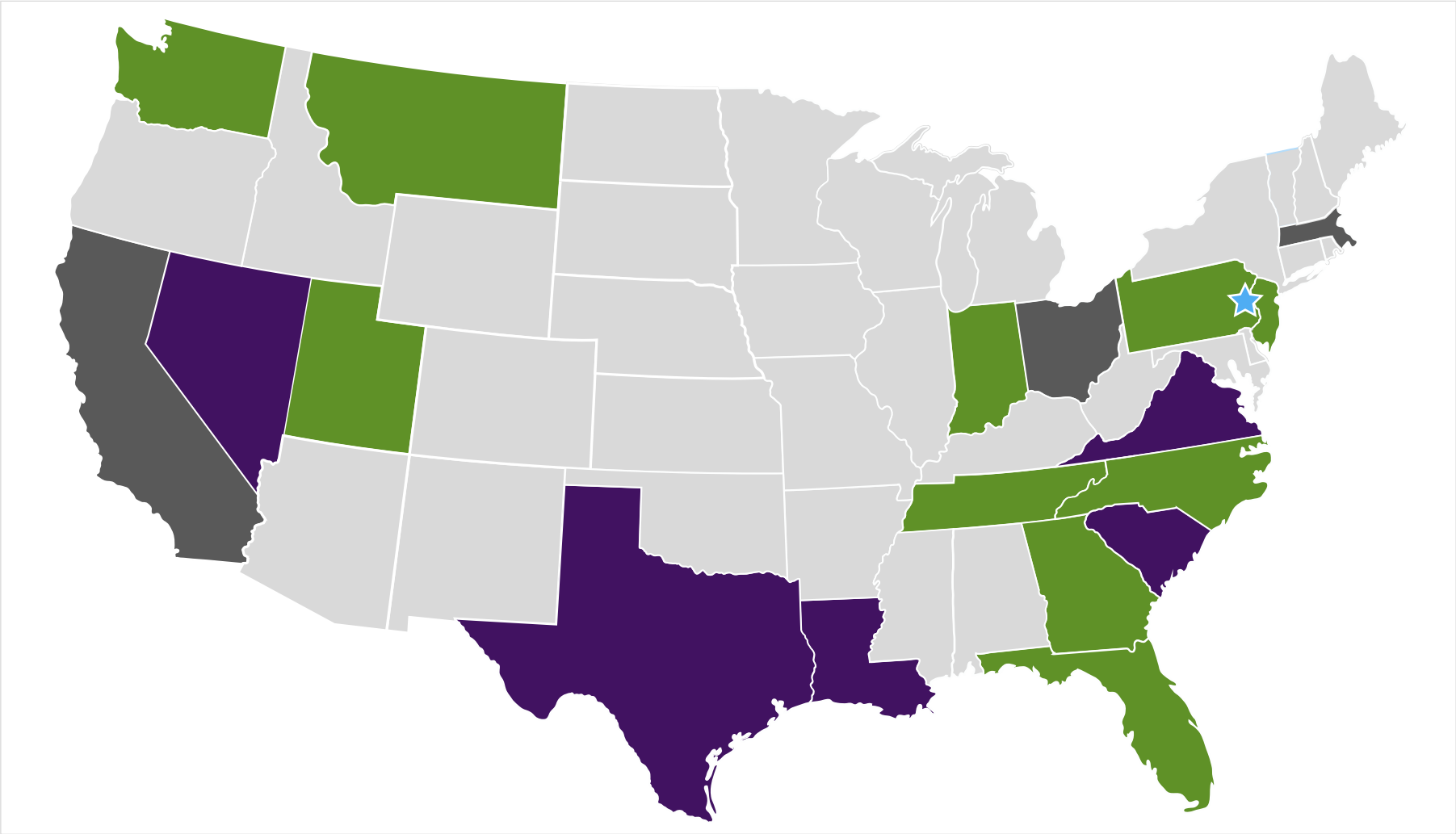
EMBRACE AND SHARE THE RICHNESS OF DIVERSITY

A diverse pool of talent adds richness through different lenses of **knowledge, experiences, cultures and backgrounds**. Those who are driven to perform, learn, and adapt to new ideas and strive to **execute in real time will flourish and grow in a unique manner**.

Fair Housing is a core philosophy of all housing providers and developers and, to extend this philosophy and ideal to others, we must first provide an **inclusive workplace of equal opportunities** without regard to race, religion, color, age, sex, national origin, sexual orientation, gender identity, genetic disposition, disability, veteran status or any other protected category under federal, state and local law. All team members should be respectful to all persons even when their positions vary from one another, comfortably **bringing their authentic whole selves to work**, and sharing that richness in diversity with clients and fellow team members.

BEL CANTO

NATIONAL FOOTPRINT



National Multifamily Relationships & Reach Capabilities

-  Development / Value-Add Assets
-  Forty-Two Management Contracts
-  Forty-Two Consulting Contracts
-  Home Office

WHY WESTFIELD?

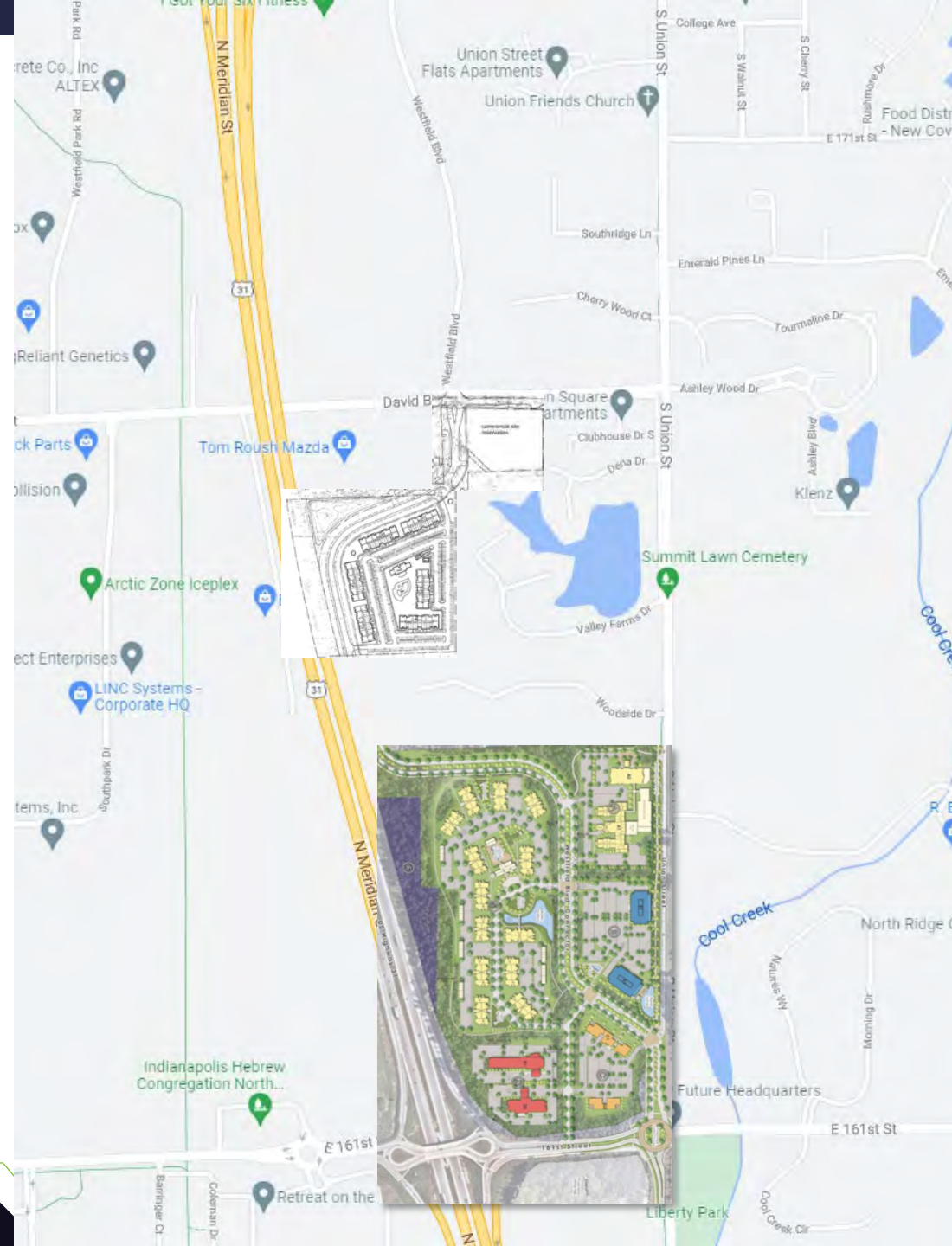
Hamilton County, Indiana native and Bel Canto CEO, Jennifer A. Nevitt has always wanted to come back to her midwestern Indianapolis roots. After working directly under Gene Glick and Frank Basile at the Gene B. Glick Company during her early career, the invaluable experience and skills she gained were some of the most fulfilling in her career.

Committed to being a part of the growth in Hamilton County years later, developing in the Indianapolis suburbs has always been a goal of Nevitt's.

The opportunity to be a part of the Westfield growth corridor and main thoroughfare expansion at its beginning stages is what attracted Bel Canto to this piece of land.



BEL CANTO & LANTERN COMMONS NEIGHBORING DEVELOPMENTS



WESTFIELD ECONOMY AT A GLANCE



POPULATION GROWTH
35.0%

Indianapolis MSA will jump from 30% in 2015 to nearly 35% by 2050, representing the fastest growing counties in the state



HOUSEHOLD INCOME
\$98,376

US median household average is \$62,843



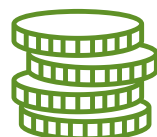
UNEMPLOYMENT RATE
2.9%

Compared to US average of 6.0%



10 YEAR JOB GROWTH
41.0%

Compared to US average of 33.5%



INCOME TAX RATE
4.2%

Compared to US average of 4.6%



HOME VALUE
\$394,461

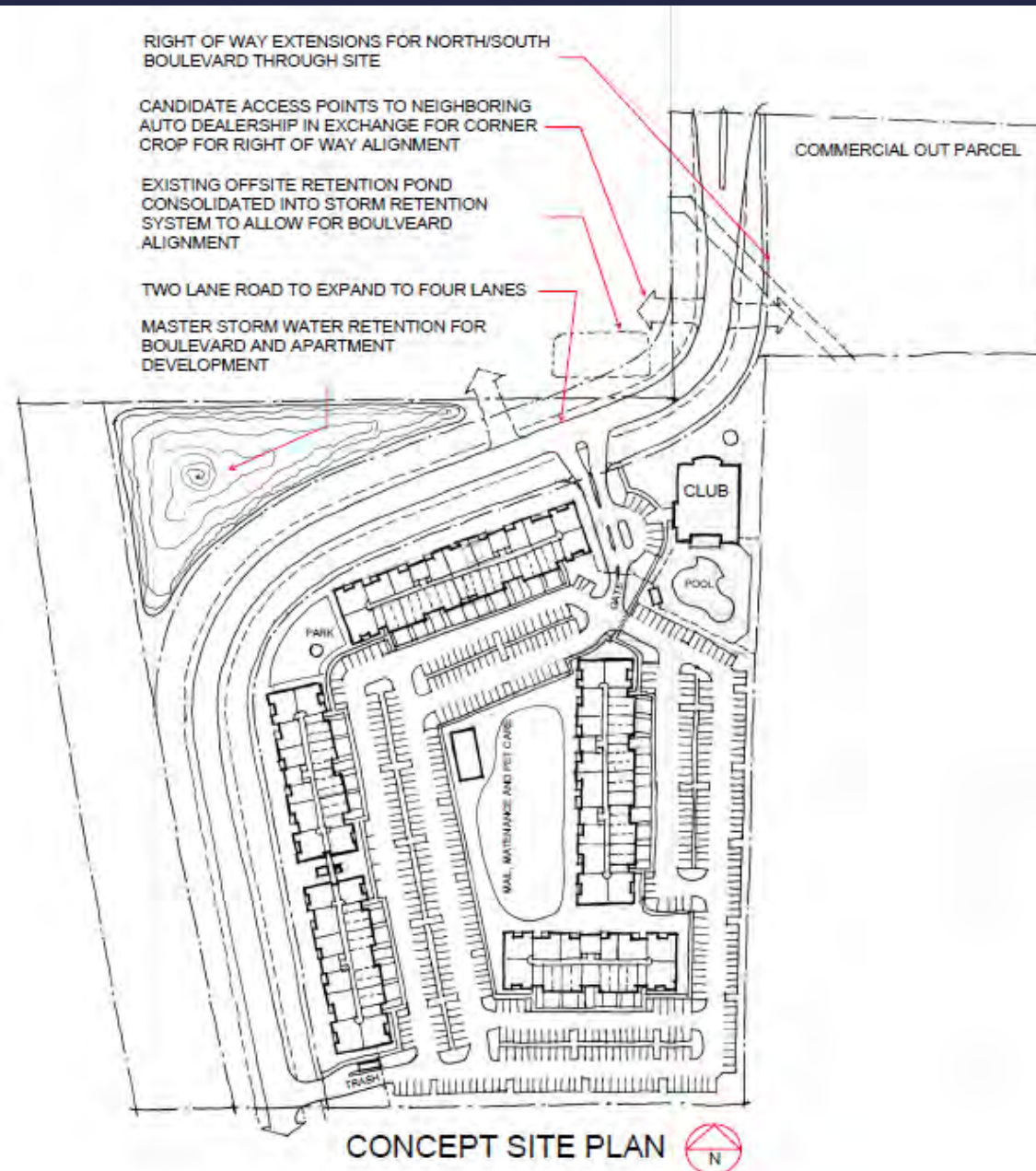
Increase in median sale price of 13.6% year over year

BEL CANTO – WESTFIELD RENDERING



BEL CANTO – WESTFIELD CONCEPTUAL SITE LAYOUT

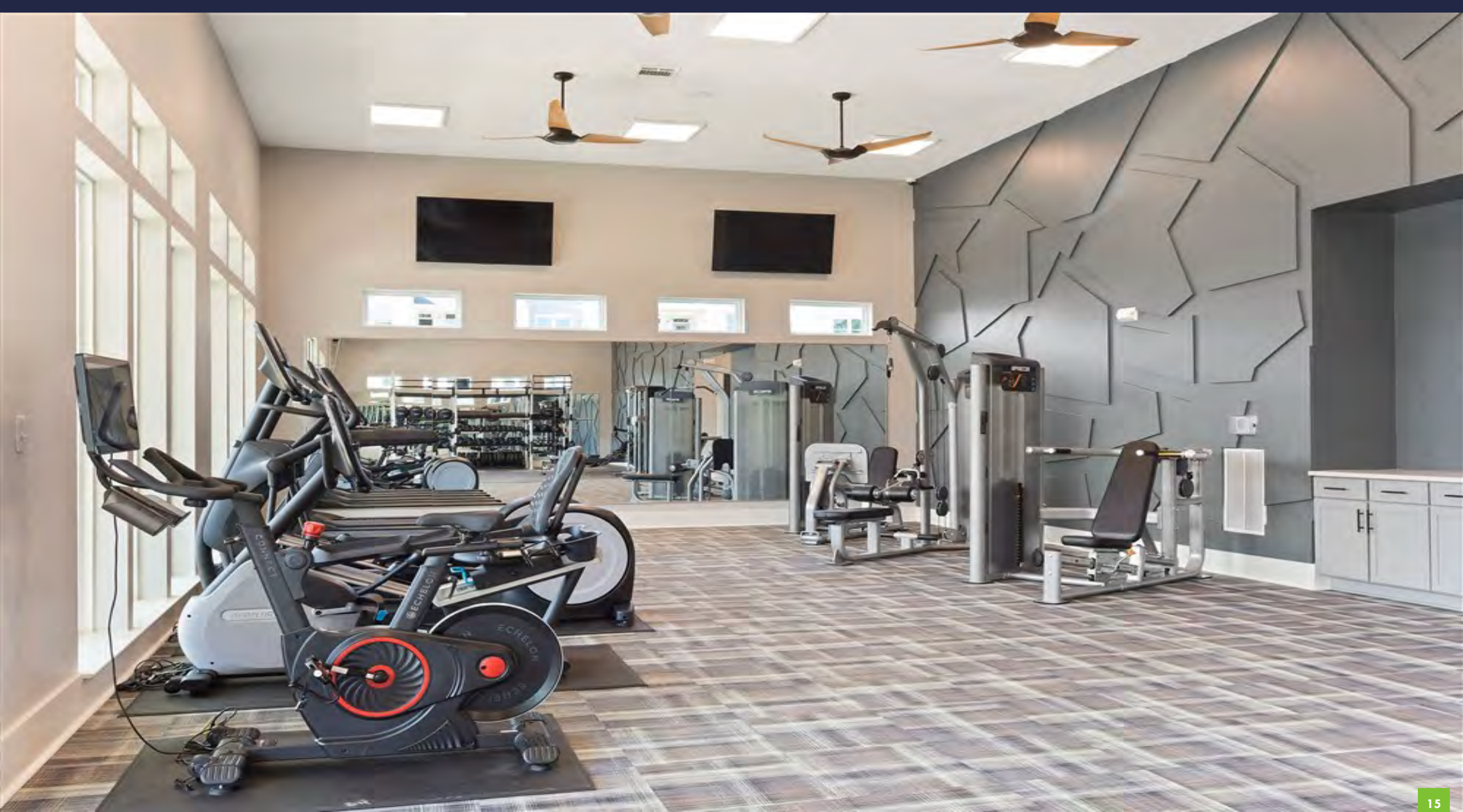
288 TOTAL MULTIFAMILY UNITS



























BEL CANTO
— ASSET GROWTH FUND LLC —



WeRespond@BelCantoAssetGrowthFund.com



6 E Germantown Pike
Plymouth Meeting, PA 19462



888.883.1142



DISCLAIMER

This Presentation is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities of Bel Canto, Forty-Two, LLC or any affiliates.

Certain information contained herein represents or is based upon forward-looking statements or information, including descriptions of anticipated market changes, projected returns from unrealized investments and expectations of future activity.

Although we believe that such statements and information are based upon reasonable estimates and assumptions, forward-looking statements and information are inherently uncertain; accordingly, undue reliance should not be placed on such forward-looking statements and information.

In addition, certain information contained in the Presentation includes calculations or figures which have been prepared internally and have not been audited or verified by a third party. Use of different methods for preparing, calculating or presenting information may lead to different results and such differences may be material. Actual results may differ materially, including the possibility that an investor may lose some or all of any invested capital.

This Presentation may contain statistics and other data that in some cases has been obtained from or compiled from information made available by third-party providers. We have not independently verified such statistics or data.

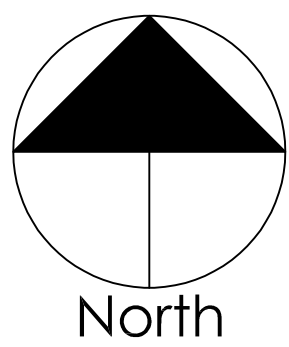


This Presentation and its contents are strictly confidential. By acceptance, the recipient agrees to keep the Presentation and its contents confidential and not to disclose them to anyone except its legal and financial advisors and such members of its professional staff as are involved in evaluating the Presentation and the contents therein.



INSERTION SITE PLAN

SCALE 1"= 100'



ISSUE HISTORY		
No.	Date	Description

[illegible]

KENNETH LINIHAN
LICENSE # AR11600125

Westfield Apartments

Westfield, Indiana.

Drawn: _____

Checked: _____

Date: 11-23-2021

Project #: 0000

Site Plan

A1.02

RIGHT OF WAY EXTENSIONS FOR NORTH/SOUTH
BOULEVARD THROUGH SITE

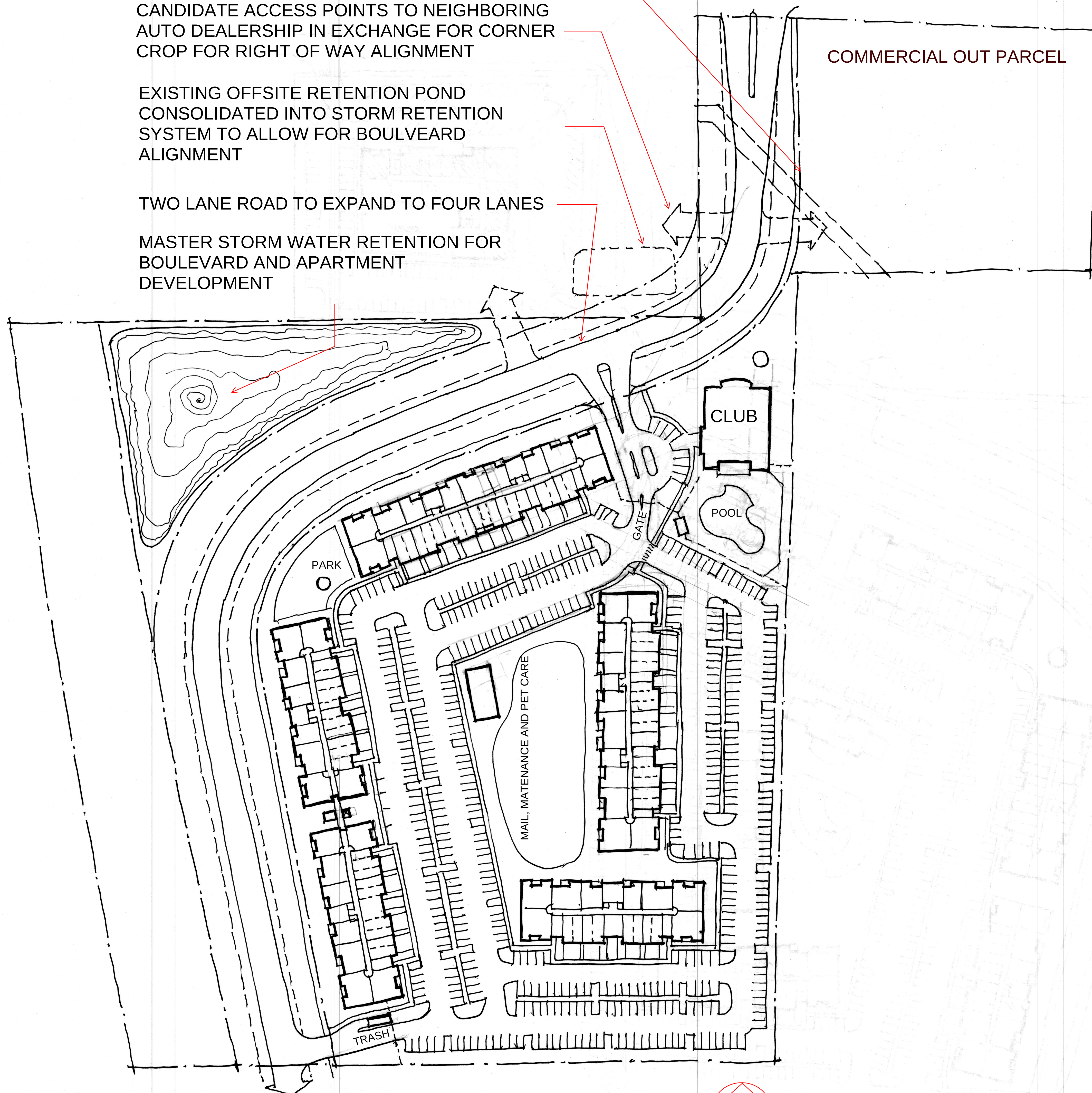
CANDIDATE ACCESS POINTS TO NEIGHBORING
AUTO DEALERSHIP IN EXCHANGE FOR CORNER
CROP FOR RIGHT OF WAY ALIGNMENT

EXISTING OFFSITE RETENTION POND
CONSOLIDATED INTO STORM RETENTION
SYSTEM TO ALLOW FOR BOULEVARD
ALIGNMENT

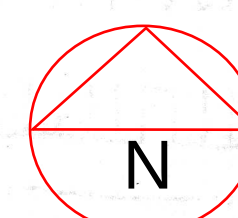
TWO LANE ROAD TO EXPAND TO FOUR LANES

MASTER STORM WATER RETENTION FOR
BOULEVARD AND APARTMENT
DEVELOPMENT

COMMERCIAL OUT PARCEL



CONCEPT SITE PLAN





PERSPECTIVE VIEW
N.T.S



CONCEPT ELEVATION
N.T.S

CONSULTANT

ISSUE HISTORY

No.	Date	Description

REVISION HISTORY

No.	Date	Description

KENNETH LINDEMAN
LICENSE # AR11600125

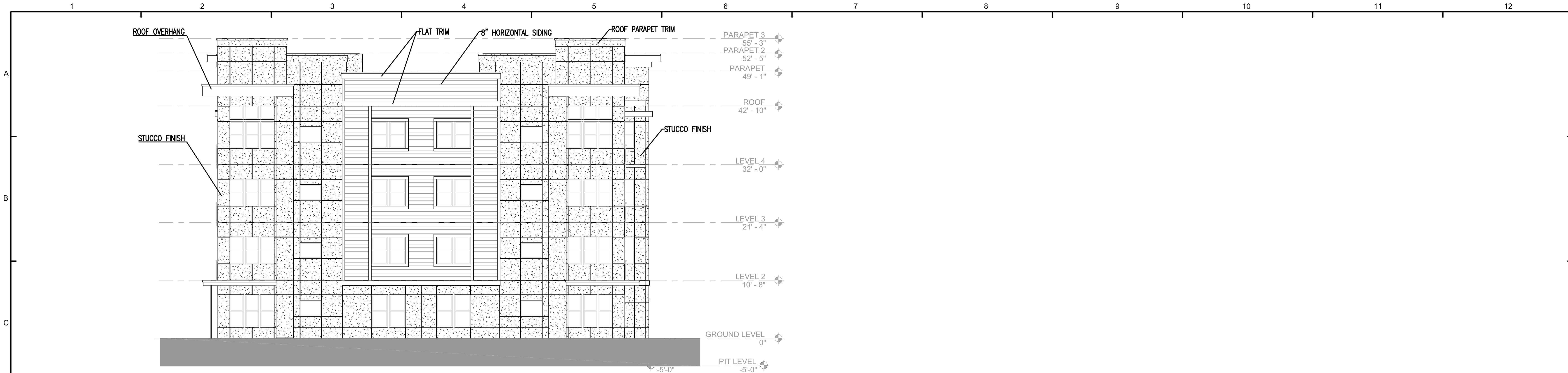
Westfield Apartments

Westfield, Indiana.

Drawn: —
Checked: —
Approval: —
Date: 11-23-2021
Project #: 0000

Building Elevations

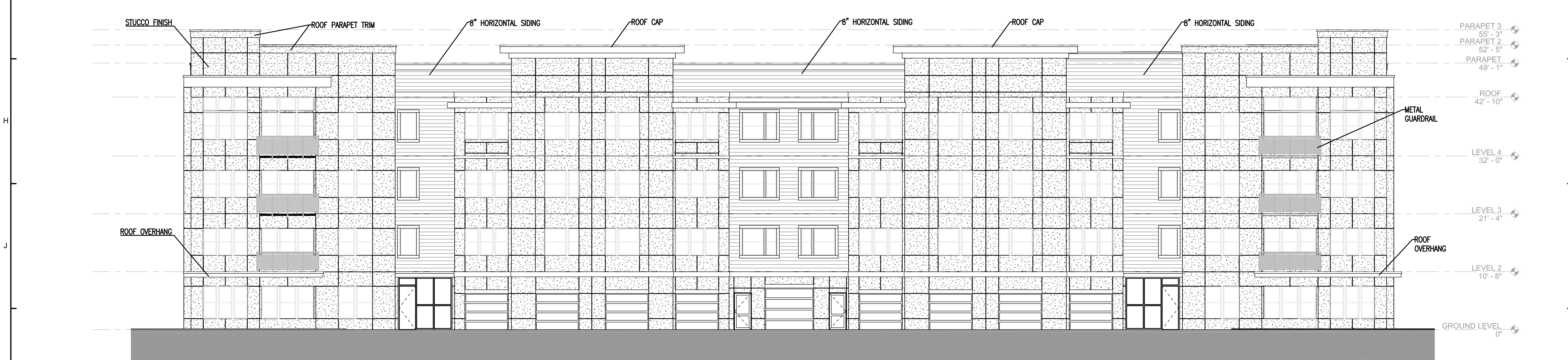
A401



SIDE ELEVATION
SCALE 1/8"= 1'-0"



REAR ELEVATION
SCALE 1/8"= 1'-0"



FRONT ELEVATION
SCALE 1/8"= 1'-0"

A1.03

Bel Canto PUD Zoning Request
Neighborhood Meeting Summary

Project: Bel Canto Rezone to PUD Zoning Request

Docket Number: 22201-PUD-02

Date: January 5, 2022, at 6:30 pm

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

Attendees: Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
Sandy Avery – Bel Canto Asset Growth Fund, LLC
Attendees: See Ex. A for Sign-In-Sheet

Teresa Hinshaw
Mel Bruce
Councilor Joe Edwards

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

Due to the few number of attendees, the Neighborhood Meeting consisted of a free-flowing discussion that touched upon the following topics and issues:

- a. General discussion on setbacks, landscaping buffers and landscaping along southern perimeter; building height; lighting; 31 Overlay discussion; what may be the impact on the schools; 2% AV for multi-family vs. 1% for residential; any possible end-users for the commercial outlot; did not prefer a connection through the Woodside neighborhood to the south; and, building positioning along southern perimeter and if any possible adjustments could be made;

The meeting ended at approximately 8:00 pm.

Neighborhood Meeting Sign In-Sheet

RE: Bel Canto Asset Growth Fund, LLC
Bel Canto Rezone Request - Docket Number 2201-J JD-02

Date: January 5, 2022 at 6:30 pm.

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

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. Teresa E Hinsaw	1530 Woodside	317-416-6055	e-hinsaw@msn.com
2. Mel Bruce	1416 Woodside	317-867-4205	m.bruce.xc
3. Joe Edwards	730 Maple Ln	317-896-5881	frontier.com
4.			
5.			
6.			
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13.			
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17.			
18.			



WRITTEN PUBLIC COMMENTS

Docket Number: 2201-PUD-02

Petitioner: Bel Canto Asset Growth Fund, LLC by Nelson & Frankenberger, LLC

Request: A change of zoning for approximately 23 acres +/- from the GB-PD: General Business Planned Development Zoning District to the Bel Canto PUD District

Enclosed Attachments (as of 5:00 pm Monday, January 18, 2022):
January 18, 2022 Advisory Plan Commission Meeting

1. Elaine Hinshaw		(1/14/22)
2. John Christanson	1515 Woodside Drive	(1/17/22)
3. John Long		(1/18/22)
4. Marilyn and Mel Bruce	1416 Woodside Drive	(1/18/22)

Sent to APC:

I am writing to the APC about the proposed development by Bel Canto Asset Growth Fund to the NW of Woodside Drive. Entrance on David Brown Drive.

It is my belief that it is critically important for this commission to be reminded that the opinions of tax paying residents should carry as much or more weight than that of developers. Additionally, it is my feeling that Westfield is in a position to select the very best options for its future development and demand the very best. This should not be done by a well thought out plans that look to the future rather than the “right now” piecemeal fashion of individual PUDs.

Is this PUD the best option?

- I am extremely concerned about the number of units that are being requested in this PUD. Bel Canto is requesting a PUD with up to **300 apartment units** plus an out lot on a very small piece of property.
- To allow for the massive number of units, Bel Canto is showing buildings of **4 stories**. I have not seen any existing apartment complexes or apartments under development that have that number of stories.
- One or more of the proposed buildings was shown to directly overlook existing homes of one to two stories on Woodside Drive. **Quite a concern!**
- An abundance of buffering and more building set back would have to be considered to protect Woodside Drive residents on the west as well as other homes in close proximity.
- What consideration is given to trash enclosures? They should not abut Woodside Drive.
- With apartments and other developments planned to the south and also to the east of Woodside Drive, the added density of this proposal would significantly impact the quiet residential qualities of Woodside Drive.
- The Bel Canto plan shows a miniscule amount of green space for their complex. APC has required other developments be planned with much more green space
- **Infrastructure-** I am concerned about the amount of traffic that could potentially be added to the already busy David Brown Drive.
- Additionally at David Brown and Union Street there already exist issues with the number of cars turning onto to Union.
- This proposal shows further extension of Westfield Boulevard to the south. **I want to re-emphasize that Woodside Drive residents have strongly voiced to developers and the city that there be NO ability to utilize Woodside Drive as a cut through to Union for the Westfield Boulevard extension. In 2021 Woodside Drive residents were given assurance from representatives of the city that Woodside Drive would remain a cul-de sac which is and has been a cul-de-sac since the build-out of the quiet neighborhood beginning some 50 years ago. This discussion with the city occurred during discussion of the Lantern Commons PUDs.**

Thank you for your time and your consideration.

Elaine Hinshaw

From: [John Christianson](#)
To: [APC](#)
Subject: Docket No. 2201-PUD-02
Date: Monday, January 17, 2022 1:33:47 PM

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

I live in the Woodside Estates neighborhood. My objection to this development is mainly it is just being done because it can be done. What will it add to the liveability of our area? How does it fit in with the plans for Westfield Blvd extension? Has the city made some agreement with Bel Canto to do this extension as part of the scope of work to be done? If so, what is Bel Canto seeking in return?

I continue to also seek assurances that when Westfield Blvd. is extended further into our area that it will not connect with Woodside Dr. I know that this development doesn't take it that far but I do not want the commission to forget that this has been discussed previously.

Thank you for your attention.

John Christianson
1515 Woodside Dr.

From: [John Long](#)
To: [planners](#); [Robert Horkay](#); rkburman@gmail.com; ginnykelleher@gmail.com; mjohns@c21scheetz.com; [Troy Patton](#); [Jake Gilbert](#)
Subject: Bel Canto Development
Date: Monday, January 17, 2022 4:01:07 PM
Attachments: [Letter to APC 1-22.docx](#)

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Good Afternoon,<br>
<br>
My name is John Long and I am a homeowner in the Woodside Drive neighborhood. I would hope that each
member speaking on this committee has taken the time to drive down our street and realized the uniqueness of
neighborhood. (I know Jake has and I thank him for it)<br>
<br>
Like most of my neighbors, I moved here to get away from the Pulte neighborhoods of the world and have a home
with some character to it. It is one of the few places like this left in Westfield unfortunately. <br>
<br>
Currently to the south of our street, they are cutting down 60 acres of trees. Now it seems we are again selling
ourselves out to an apartment developer to the north which is this proposed development. <br>
<br>
I am not opposed to development. I just think there are other uses here to consider such as something similar to SEP
which did a great job conserving the integrity of their surroundings. The overview provided does none of this.<br>
<br>
I would hope that you take our comments into consideration when planning the future of our neighborhood. I also
would hope you would want to keep as much as the natural landscape as possible.<br>
<br>
-keep as many trees as possible as a buffer. 100 yards<br>
-No high rise apartments greater than 2 stories<br>
-No connection to Woodside drive with this project or any others<br>
<br>
Regards,<br>
<br>
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</body>
</html>
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Good Afternoon,

My name is John Long and I am a homeowner in the Woodside Drive neighborhood. I would hope that each member speaking on this committee has taken the time to drive down our street and realized the uniqueness of neighborhood. (I know Jake has and I thank him for it)

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with some character to it. It is one of the few places like this left in Westfield unfortunately.

Currently to the south of our street, they are cutting down 60 acres of trees. Now it seems we are again selling ourselves out to an apartment developer to the north which is this proposed development.

I am not opposed to development. I just think there are other uses here to consider such as something similar to SEP which did a great job conserving the integrity of their surroundings. The overview provided does none of this.

I would hope that you take our comments into consideration when planning the future of our neighborhood. I also would hope you would want to keep as much as the natural landscape as possible.

- keep as many trees as possible as a buffer. 100 yards
- No high rise apartments greater than 2 stories
- No connection to Woodside drive with this project or any others

Regards,

Melvin Bruce
1416 Woodside Drive
(Woodside Estates)
Westfield, IN 46074

Subject: Docket 2201-PUD-02 Bel Canto Rezone to PUD Zoning Request

If this project comes to fruition, it will be severely detrimental to the residents that live in the Woodside Estates area. For over 20 years now my wife and I have enjoyed the tranquil setting that Woodside Drive provides for us. Even with the completion of the US 31 project our neighborhood is still pretty tranquil. On occasion, we can hear commotions that occur at the Hamilton Square apartments but normally we do not hear from them.

My wife and my concerns are as follows:

1. Our property is totally adjacent to the proposed project. The property diagram that was shown to us at the January 6th meeting shows one of the complexes parallel to our home, resulting in a significant violation of our privacy, both in the home and in the back yard.
2. There are two multi-resident properties directly behind the residents on the east side of Woodside drive now.
 - a. Hamilton Square Apartments Approximately 202 units.
 - b. Valley Farms Apartments Approximately 92 units.
 - c. Directly across Union Street from the Hamilton Square apartments is the Ashley Apartments with approximately 192 units.
 - d. Approximately one-half mile from the Hamilton Square apartments is the Union Flats apartments with approximately 236 units.
 - e. If we add the Bel Canto multi-resident buildings to the list there would be approximately 270 more units.

The building of the Bel Canto units would create an "Apartments Row" along David Brown Street and adjacent to the properties of Woodside Drive.

3. We will experience the loss of habitat and landscape if this project is approved as well as any wetlands that may be on the property.
4. With the addition of the 272 units, there will be more traffic on David Brown and Union Streets. In the mornings and evenings it can be difficult to turn onto Union Street due to on-coming traffic now. Another 250 300 vehicles will just add to an already inconvenience.
5. During the construction of the project the following could be detriments to the residents of Woodside Drive:
 - a. Dust on:
 - i. Houses
 - ii. Cars
 - iii. Backyards
 - b. Noise:

- i. Loss of peace and quiet on the neighborhood
 - ii. Degradation of ambient conditions
- c. Traffic:
 - i. Prolonged closure of the road spaces
 - ii. Detours
 - iii. Utility cuts

The existing parcels that are being requested to be re-zoned are currently GB-PD and property sits in the commercial corridor along US 31. Requesting a zoning change begs the question; "Was there a mistake made when the Comprehensive Plan for Westfield was originated?" My wife and I hope that our current Administration is not in favor of this "hopscotch" approach to zoning and is following a well-planned approach to development and putting politics aside. For these reasons my wife and I would like to see this project voted down.

Thank you for your consideration.

Marilyn and Mel Bruce



WESTFIELD-WASHINGTON TOWNSHIP
TECHNICAL ADVISORY COMMITTEE

February 22, 2022
2202-SPP-02 & 2202-ODP-02

Petition Number: 2202-SPP-02 & 2202-ODP-02

Project Name: The Harbor at Grand Park Village

Subject Site Address: SE Corner of 186th Street and Kinsey Avenue approximately (the "Property")

Petitioner: Beazer Homes by Weihe Engineers (the "Petitioner")

Request: The Petitioner requests Overall Development Plan and Primary Plat review for 74 single-family attached residential lots and three (3) blocks on 87.08 acres +/- in the Grand Park Village PUD District

Current Zoning: [Grand Park Village PUD \(Ord. 12-46\)](#)

Current Land Use: Vacant

Approximate Acreage: 87.08 acres +/-

Staff Reviewer: Daine Crabtree, Senior Planner

Exhibits:

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

PROJECT OVERVIEW

The 87.08 acre +/- site is located at the southeast corner of 186th Street and Kinsey Avenue in the Grand Park Village PUD. The request is for approval of an Overall Development Plan and Primary Plat for 74 single-family attached residential lots and three (3) undeveloped blocks.

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

The plans comply.

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



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

The plans comply.

- 20) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 21) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 22) 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.
- 23) 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 PLAN (Article 10.7(G) of the UDO)

The plans comply.

- 24) 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.
- 25) Address and legal description of the property.
- 26) Boundary lines of the property including all dimensions.
- 27) 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.
- 28) 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.



- 29) 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.
- 30) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 31) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 32) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 33) Location and dimensions of all existing structures and paved areas.
- 34) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 35) Location of all Floodplain areas within the boundaries of the property.
- 36) Names of legal ditches and streams on or adjacent to the site.
- 37) 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.
- 38) Identify buildings proposed for demolition.
- 39) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 40) 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 STANDARDS (Chapter 6 of UDO)

The plans comply.

- 41) Landscaping Standards (Article 6.8)
 - a) Street Trees
 - b) Minimum Lot Landscaping Requirements
 - c) External Street Frontage Landscaping: 4 evergreen, 3 shade, 3 ornamental, 25 shrubs per 100 linear feet. 975 linear feet of frontage on-site.



	Required (On-Site)	Shown (On-Site)
Evergreen	39	39
Shade	29	29
Ornamental	30	30
Shrubs	244	244

Comment: External Street Frontage landscaping shown for the entirety of the parent parcel. However, the only External Street Frontage landscaping that needs to be installed with this project is Property-specific. The rest of the landscaping will be installed as lots develop.

- 42) Lot Standards (Article 6.10)
- 42) Setback Standards (Article 6.16)
- 43) Vision Clearance Standards (Article 6.19)
- 44) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 45) Block Standards (Article 8.1)
- 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)
 - a) Internal Pedestrian Network Standards
 - b) Perimeter/External Pedestrian Network Standards
- 50) Storm Water Standards (Article 8.8)
- 51) Street and Right-of-Way Standards (Article 8.9)
- 52) Street Light Standards (Article 8.10)
- 53) Street Sign Standards (Article 8.11)



54) Surety Standards (Article 8.12)

55) Utility Standards (Article 8.13)

GRAND PARK VILLAGE PUD (ORD. 12-46)

The plans comply.

56) Design Theme (Article 6(A)): The design theme of Grand Park Village shall incorporate a consistent representation of New England Style architecture that of which is commonly used in buildings and homes in New England, similar to the Cape Cod vernacular and shall be constructed in substantial compliance with the conceptual examples 6 shown in Exhibit 4. Buildings shall be traditional in their architecture or a contemporary expression of New England Style architecture.

Comment: To be reviewed at the time of building permit application submittal.

57) Roof (Article 6(B)): Roof form and design shall be traditional or a contemporary expression of New England Style architecture. Materials specified in the Zoning Ordinance, wooden shingle, mixed material and non-reflective metal roofs shall be permitted.

Comment: To be reviewed at the time of building permit application submittal.

58) Windows (Article 6(C)): Fenestration shall be architecturally thematically consistent with the architectural style of each structure as shown in Exhibit 4.

Comment: To be reviewed at the time of building permit application submittal.

59) Building Materials and Exterior (Article 6(C)): Exterior materials permitted throughout the development shall be architecturally related to the New England Style and shall include but are not limited to wood, brick, stone or other masonry material. Synthetic materials, including synthetic wood siding, stucco, stone, brick, shingles or Hardie Plank (please see Exhibit 4, Figures 9-13 for examples of Hardie Plank), are permitted and shall be as close in appearance and detail to the natural material they simulate. The following shall be permitted: (1) Vinyl, as a building material, shall only be used to clad windows and for soffits; (2) Metal siding may be permitted as an accent, trim or in signage.

Comment: To be reviewed at the time of building permit application submittal.

60) Parking Requirements (Article 6(G)): Parking in Grand Park Village shall adhere to the Zoning Ordinance.



- 61) Lighting (Article 6(I)): Standards shall apply from the Outdoor Lighting Standards of the Zoning Ordinance
- 62) Multi-Family Residential (Article 6(K)(4)): MF2 buildings shall have a minimum of twenty percent (20%) masonry with the remaining eighty percent (80%) comprising the materials listed in Article 6.

Comment: Not applicable to the development of the Property

- 63) Maximum Number of Dwelling Units
- a) 960 dwelling units
 - b) 640 such dwelling units shall be permitted in the Single Family (Attached) and Multi-Family area identified in Exhibit 3

Comment: The CharlesTowne Multi-Family Development contains 244 dwelling units; The Harbors at Grand Park Village contains 74 dwelling units. 642 dwelling units remain available to be used in the Grand Park Village PUD.

The 74 dwelling units in the Harbors at Grand Park Village development are the only dwelling units currently proposed for Single Family (Attached) and Multi-Family area identified in Exhibit 3 which leaves 568 remaining available dwelling units in that area.

- 64) Single Family Attached Residential
- a) All Single Family Attached Residential shall be developed in compliance with the Single Family Attached (SFA) district standards of the Zoning Ordinance unless modified by the Grand Park Village PUD
 - b) The maximum number of Single Family Attached residential units permitted within the development shall be 75.
- 65) Boardwalk (Article 7(B)(3)): The Boardwalk or trail shall be constructed to provide public pedestrian access to and around the Lake in the Lake Village area. The Boardwalk or trail shall maintain a thirty (30) percent adjacency to the Lake.

Comment: Not applicable to the development of the Property.

UNDERLYING ZONING DISTRICT STANDARDS (Article 4.9 of the UDO)

The plans comply.

- 66) Minimum Lot Area: No minimum
- 67) Minimum Lot Frontage: No minimum
- 68) Maximum Density: Four (4) Dwelling Units per Acre

Comment: Compliant. Property contains 2.5 Dwelling Units/Acre

- 69) Maximum Dwellings: Four (4) per building



- 70) Maximum Project Size within District: 30 acres
- 71) Minimum Building Setback Lines
 - a) Front Yard
 - i) Expressways: 50 feet
 - ii) Primary Arterials: 35 feet
 - iii) Secondary Arterials: 25 feet
 - iv) Collectors, Locals, and Private Streets: 20 feet
 - b) Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) Feet
- 72) Minimum Distance Between Structures
 - a) With no vinyl exterior siding: 25 feet
 - b) With vinyl exterior siding: 30 feet
- 73) Project Perimeter Setback: No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project
- 74) Maximum Building Height: 35 feet
- 75) Minimum Living Area
 - a) Single-Story: 1,300 square feet
 - b) Story and one-half: 1,600 square feet
 - c) Two-story: 1,800 square feet

DEPARTMENT COMMENTS

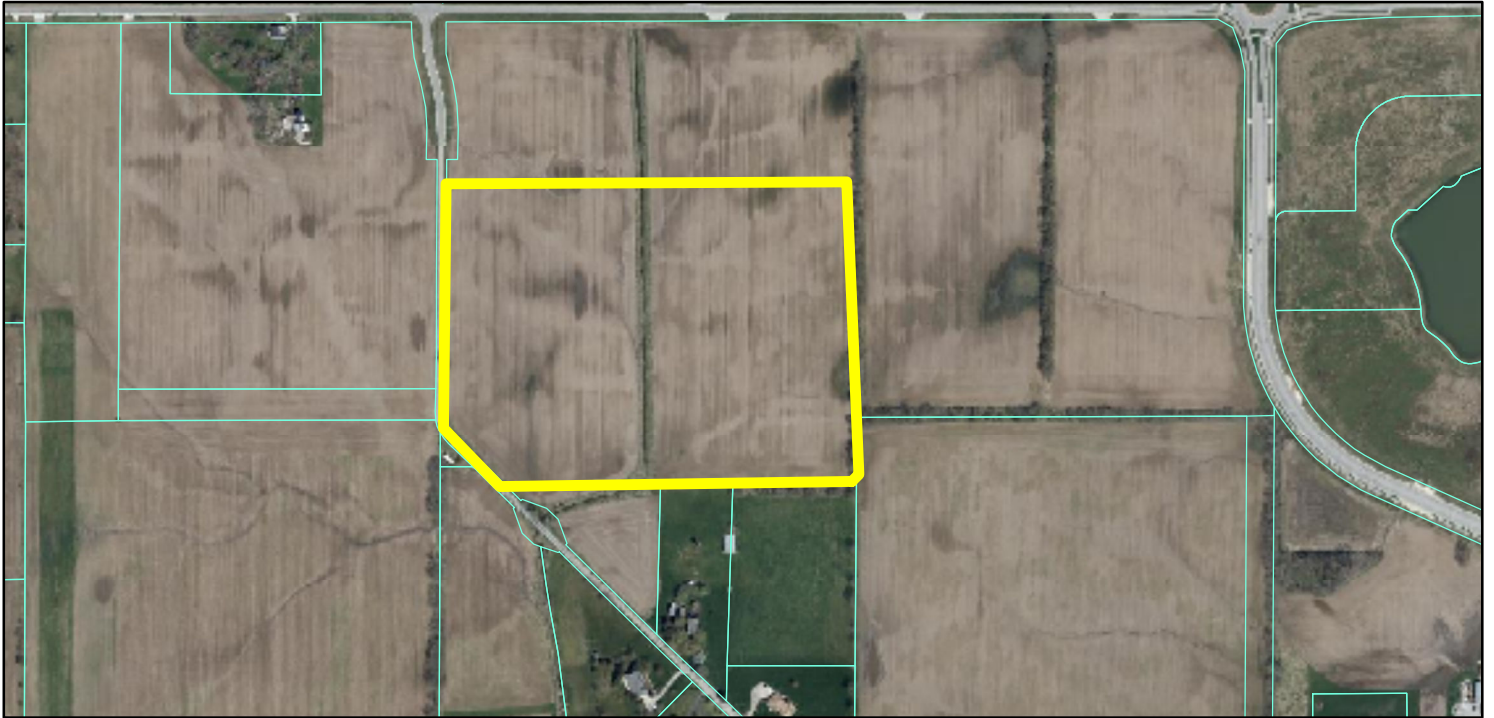
1. Action: Hold a public hearing at the February 22, 2022, Plan Commission meeting. As the Overall Development Plan and Primary Plat are compliant with all applicable standards, if neither the APC nor the public have any outstanding concerns, the Department recommends approval of 2202-ODP-02 and 2202-SPP-02 with the following condition:

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

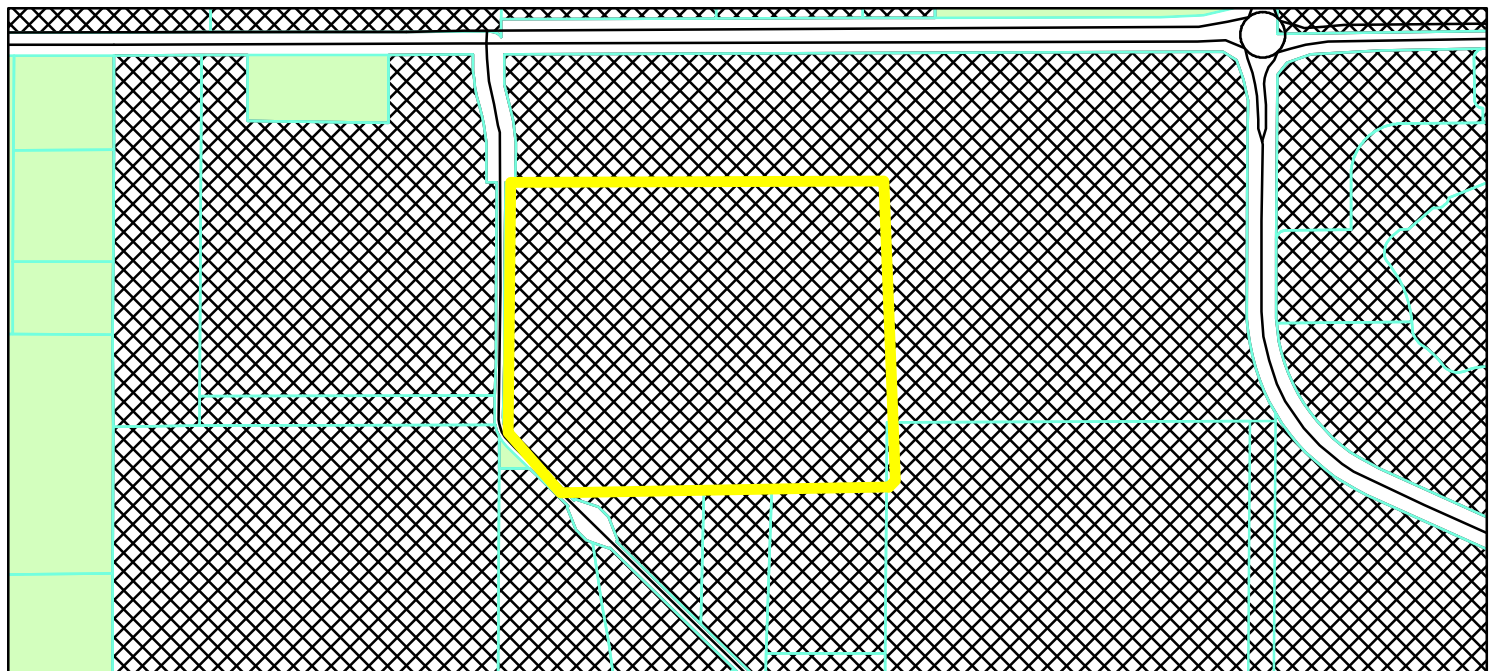
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



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

0 0.05 0.1
Miles





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 22, 2022
2008-PUD-09
Exhibit 1

Docket Number: 2008-PUD-09 (Ordinance No. 20-25)

Petitioner: Northpoint Owners, LLC by Clark Quinn Moses Scott & Grahn, LLP

Request: A change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

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

Current Land Use: Agriculture

Acreage: 183.5 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 20-25
4. Concept Plan
5. Character Exhibit
6. Area 2 Front Façade Character Exhibit
7. Narrative Statement
8. Neighbor Meeting Summaries
9. Remonstrance Packet
10. Public Comments

Staff Reviewer: Pam Howard, Assistant Director

PETITION HISTORY

This petition was introduced at the [July 13, 2020](#), City Council meeting. The discussion for this petition can be viewed [here](#). The petition will receive a public hearing at the February 22, 2022, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner held 4 neighbor meetings on August 13, 2020; August 27, 2020; February 4, 2021; and January 31, 2022. Summaries of these meetings have been provided by the petitioner and included as **Exhibit 8**.

PROJECT OVERVIEW

Location: This subject real estate is approximately 183.5 acres in size and is located on the north side of SR 38 between Anthony Road and Hinkle Road (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agriculture/Single-family Rural District. Adjacent zoning districts the Northpoint PUD to the southwest, and the AG-SF1 District along all other borders. Adjacent land uses on the north side of SR 38 include Single-Family Residential and Agricultural uses. The south side of SR 38 includes a commercial nursery and a boat storage facility in addition to Single-Family Residential uses.

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to the Northpoint II PUD District to accommodate industrial development, as described in the Petitioner's Narrative (see **Exhibit 7**).

ORDINANCE DETAILS

Definitions: As proposed, the PUD Ordinance includes several definitions that are not present in the UDO. These include: EFIS, Exterior Material, Primary Façade, Secondary Façade, Low Slope Roof, and Real Estate. Additionally, the proposed ordinance modifies the UDO's definition of External Street by referencing SR 38. This does not actually change anything, as SR 38 would be the only External Street based on the UDO's definition as well.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 4**) which divides the Real Estate into 3 areas for development: one Dedicated Park area (Area 1) and two Commerce Parke areas (Area 2 and Area 3). The maximum size for each area is also outlined in the PUD ordinance.

Underlying Zoning: As proposed, the PUD Ordinance assigns EI: Enclosed Industrial as the underlying zoning district for the Commerce Parke areas, and SF-3 as the underlying zoning district for the Dedicated Park area.

Permitted Uses in Commerce Parke Areas: The proposed ordinance allows most of the uses permitted by the Underlying Zoning District of EI, with a few exceptions. Additionally, the proposed ordinance permits many of the UDO's LB and GB uses. This results in the following uses being permitted (*italicized uses are added uses per the PUD and would not be permitted by underlying zoning*):

- Auction Rooms
- Childcare / daycare centers
- Commissary, food catering service
- Garden and Lawn center
- Health, fitness and exercise center
- Hotel (or Motel)
- Mortuaries
- Office (General, Medical, Professional)
- Restaurant (Sit Down, Specialty, Takeout and Deli-style)
- Retail (High, Medium, Low Intensity)
- School (Fine Arts or Commercial, Professional Trade or Business)
- Amphitheatre / outdoor theater
- Assembly halls / auditoriums
- Civic center
- Education Institution, without dormitory accommodations
- Hospital (major)
- Museum / exhibition hall
- Public Safety and Service Use
- Religious Institution
- Club (Civic, Private)
- Development Amenities
- Commercial Recreational Facility

- Micro-brewery
- Indoor Theater
- Data processing / call centers
- Engineering, research and testing laboratories
- Light Industry
- Construction Trade Office
- Self-Storage Facility
- Trucking Companies
- Warehousing and distribution operations (inside storage)
- Wholesalers (inside storage)
- Temporary Use and Event
- Bus stations / transit stops
- Commercial parking lots and structures, public
- Heliports
- Utilities - not regulated by IURC
- Wireless communication Service Facilities
- *Construction and manufacturing of outdoor advertising signs*
- *manufacturing, engraving and sales of cemetery monuments and tombstones*
- *canneries (e.g. taking fresh fruits and vegetables and canning for distribution)*
- *coffee roasting*
- *food processing (e.g. commercial bakeries, smokehouses)*
- *granaries*
- *grain processing*
- *milk processing plants (without any on-site milking)*
- *warehousing and distribution operations (outdoor storage);*
- *structural steel fabricating (similar to the existing uses of Westfield Steel)*
- *any other business that can be classified as either general business or light industrial in the UDO, with approval of the Director*

Permitted Uses in The Dedicated Park Area: The proposed ordinance permits only a Public Park in this area.

General Regulations for Commerce Parke Areas: As proposed, the PUD ordinance defaults to the general regulations for the EI District, with some modifications. A comparison of the standards is included in the chart below.

	Commerce Parke	UDO (EI)
Min. Tract Requirement	Not modified	3 acres
Min. Lot Size	3 acres	No equivalent standard
Min. Lot Frontage	70'	70'
Min. Front Yard Setback	30'	100' for Expressways or Arterials, 40' for all other streets
Min. Side Yard Setback	10'	20'

Min. Rear Yard Setback	10'	20'
Min. Parking Lot Setback	20' from the property line abutting any street	No equivalent standard
Min. Lot Width	100'	None
Max. Building Height	45' for Area 2 (See Sec. 7.3 of PUD) Not modified for Area 3	60'
Min. Building Size	Not modified	No minimum
Max. gross SF of retail per a single building	65,000 GSF	No equivalent standard
Min. Building Setback along exterior of District	100' from any boundary of the District	No equivalent standard
Performance Standards	Not modified	Shall comply with Article 6.15
Development Plan Review	Not modified	Required

Development Standards: As proposed, the PUD Ordinance establishes alternative development standards from the UDO. The development standards of note are briefly highlighted below:

Character Exhibit: The proposed Ordinance incorporates a Character Exhibit, including images for the Commerce Parke Areas (see **Exhibit 5**), and requires the buildings to be constructed substantially similar to the exhibit. Additionally, the PUD Ordinance includes an exhibit specific to west facing facades in Area 2 (see **Exhibit 6**), and requires substantial conformance with this exhibit.

Architectural Standards for Commerce Parke Areas: The PUD Ordinance proposes alternative standards from those in the UDO. Facades fronting on a public right-of-way (ROW) or visible from adjoining residential uses will comply with the Architectural Requirements of the State Highway 32 Overlay District (UDO Article 5.3(K)), with any referencing to SR 38 being interpreted to apply to the public ROW that the structure fronts on. Facades that do not front on a public ROW or are not visible from an adjoining residential district will comply with the alternative standards set forth in the PUD Ordinance. These standards relate to Roof Design, Façade Materials, and Wall Planes; and are further explained below:

- Permits roofs to be either residential character or Low Slope (defined as no steeper than 2:12, which is also referred to as a Flat Roof). Where pitched roofs are used, the minimum roof pitch for the main roof would be 6:12. The UDO does not contain any requirement for roofs on buildings in Industrial Districts.
- Roof-Mounted Mechanical Equipment would be required to be screened, the color of the screening (and other roof penetrations) would be compatible with the overall building or roof color. This is similar to the UDO requirements that Mechanical Equipment and External Wall Protrusions be visually integrated into the overall design of the building.
- Specific permitted and prohibited materials are outlined in the proposed ordinance for both Primary and Secondary Facades. EFIS and architecturally insulated metal panel

systems would be permitted to be used on a maximum of 50% of the façade. EFIS would also be restricted to 8' or higher above grade. The UDO does contain material requirement for facades that are not visible from a street or adjoining residential district.

- Colors used on building facades would be required to be complementary; with natural, muted colors serving as the primary color, and brighter colors being used as accents. The closest UDO standard requires the use of multiple colors and textures when non-masonry materials are used.
- Decorative architectural lighting would be required, the UDO does not contain an equivalent requirement.
- Overhead doors would be permitted on Primary Facades that do not face a Primary Arterial (SR 38). If located on a Secondary Façade, then they would not be permitted to face a public ROW. Overhead doors on buildings within Commerce Parke Area 2 would be required to face east. The UDO does not regulate the location of Overhead Doors/Loading Berths outside of the US 31 & SR 32 Overlay Districts.
- Provides alternative options for meeting the facades offset requirements of the UDO, identical to those approved in a PUD amendment for Northpoint I last year. The alternative options proposed are:
 - Allow the separation between the required offsets to be increased up to two times the distance required by the UDO for the applicable building size if a change in either building material or paint colors occurs every sixty (60) feet, with a minimum width of four (4) feet for a material change and six (6) feet for a color change. A change in color would need to be significant enough to provide a meaningful and visually apparent contrast.
 - Allow a mix of horizontal and vertical articulation every sixty (60) feet. The vertical articulation would be required to be eighteen (18) inches in width and the horizontal articulation would be required to be thirty-six (36) inches in depth. If using this alternative, then horizontal articulation would need to make up at least fifty (50) percent of the required articulation.
 - Primary Facades would be required to incorporate a change in wall height of at least twenty-four (24) inches on all wall planes, in addition to using either the material or color change option described previously.

Fence Standards: As proposed, the PUD ordinance defaults to the Fence Standards of the UDO, and adds two additional requirements. First, any fencing located along an External Street would be required to be a dark color three-rail fence. Second, an entrance monument would be required at the entries located on the External Street.

Height Standards: The Department has asked that this section be removed as the Maximum Building Height belongs in Section 6, and the exemption listed in point 2 is already included in the UDO.

Landscaping Standards: As proposed, the PUD Ordinance defaults to the Landscaping Standards of the UDO, with the exception of modifying the Buffer Yard Requirements. The requested changes are described below:

- Width and Plantings:

	Proposed in PUD (around Commerce Parke only)	UDO Buffer A
Width	50'	30'
Shade Trees	None	3
Evergreen Trees	8 (staggered on alternating sides of mound)	3
Shrubs	5 (evergreen)	10 (any variety)
Mound	Not modified	None
Variety	At least 2 species of trees and shrubs	No equivalent standard

- Allows landscaping to be removed if a trail is constructed within a thirty (30) foot or greater easement that could be dedicated to the City or County Parks Department or to the Township.
- Exempting the Buffer Yard Requirement:
 - o Adjacent to a proposed greenway or park area.
 - o Within easements prohibiting landscaping. The UDO permits buffer plantings to be clustered, which can help to accommodate easements that cross a buffer yard; however, the minimum plantings would still need to be met. The proposed standard would allow the number of planting to be reduced to accommodate easements.
- Require any tree larger than 6" DBH and within ten (10) feet of the property line, to be preserved unless required to be removed for utility installation, pedestrian/vehicular access, or installation of the multi-use trail. The UDO does address requirements for preservation areas, but does not require any preservation.

Outside Storage and Display Standards: The PUD Ordinance would permit Outside Storage and Display in the Commerce Parke area, which the UDO would not permit in the Underlying Zoning District. Outside Storage areas would follow the standards of UDO Article 6.12(D), with two additions proposed in the ordinance. The first addition would prohibit Outside Storage within 200' of the SR 38 right-of-way. The second addition would require the fencing to be an opaque wood privacy fence, with a consistent style throughout the Commerce Parke.

Performance Standards: The proposed Ordinance defaults to the Performance Standards of the UDO, with the added standard that outdoor speakers not be used, in conjunction with any use, between 11 P.M. and 6 A.M.

Access to surrounding right-of-way: As proposed, the PUD ordinance would restrict access to the property to SR 38 only. The UDO does not contain an equivalent standard.

Annexation: The proposed ordinance would require annexation to be complete prior to approval and recording of a Secondary Plat, with the exception of a Minor Subdivision for annexation purposes. This is consistent with other recent PUDs.

Duration: As proposed, the PUD Ordinance includes a provision stating that the PUD will expire if no development occurs within ten (10) years.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies the “Rural Northwest and Northeast” land use as the appropriate land use for the Property. The Rural Northwest and Northeast section of the Comprehensive Plan proposes the following uses as appropriate: Single-family detached houses on large lots or in a Rural or Conservation Subdivisions, Accessory dwellings, Equestrian Uses, Agriculture (including artisan farms), Institutional uses (such as schools, churches, public safety facilities, and similar uses). Development Policies for Rural Northwest and Northeast are located on p. 32 of the [Comprehensive Plan](#). Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zone map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: SR 38, (ii) Proposed Local: other proposed streets internal to the development, and (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the February 22, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

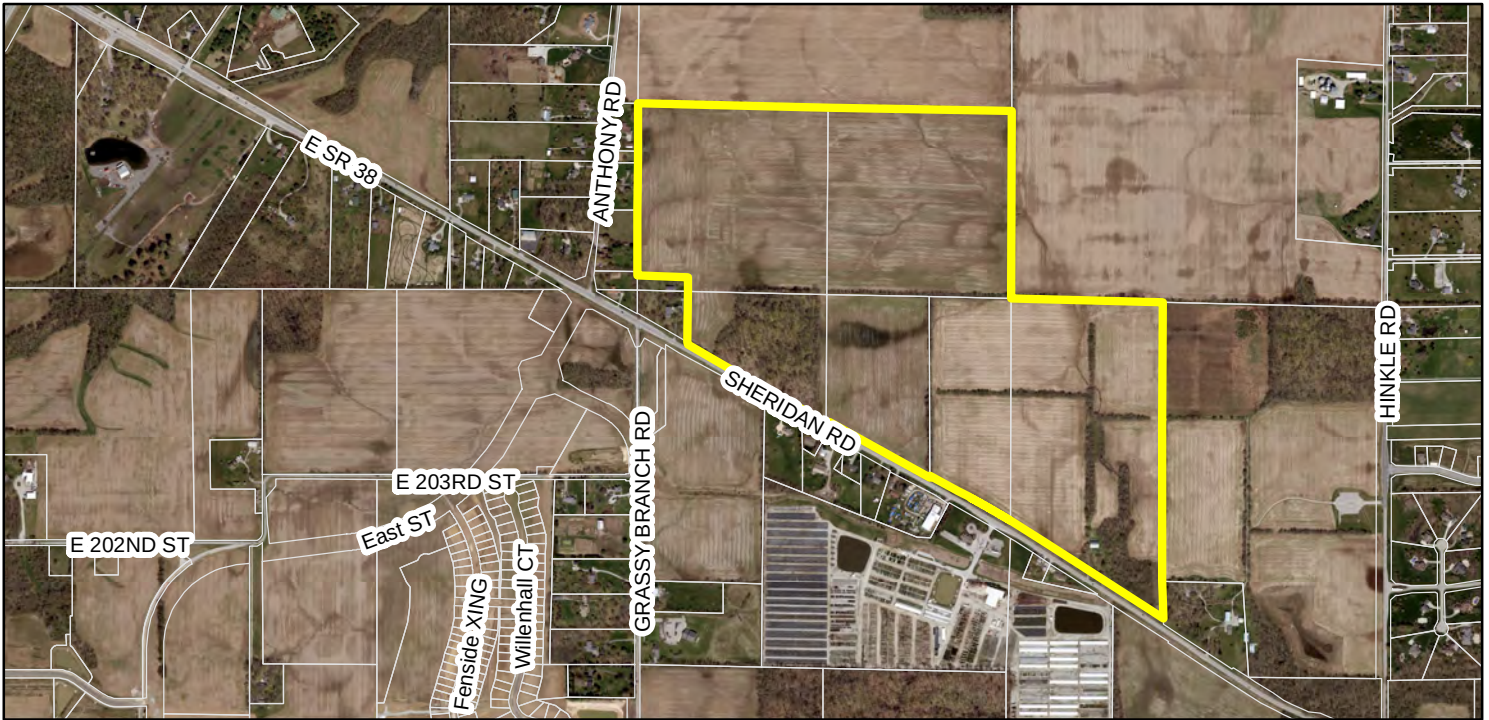
Council Introduction: The petition was introduced at the [July 13, 2020](#), City Council meeting.

DEPARTMENT COMMENTS

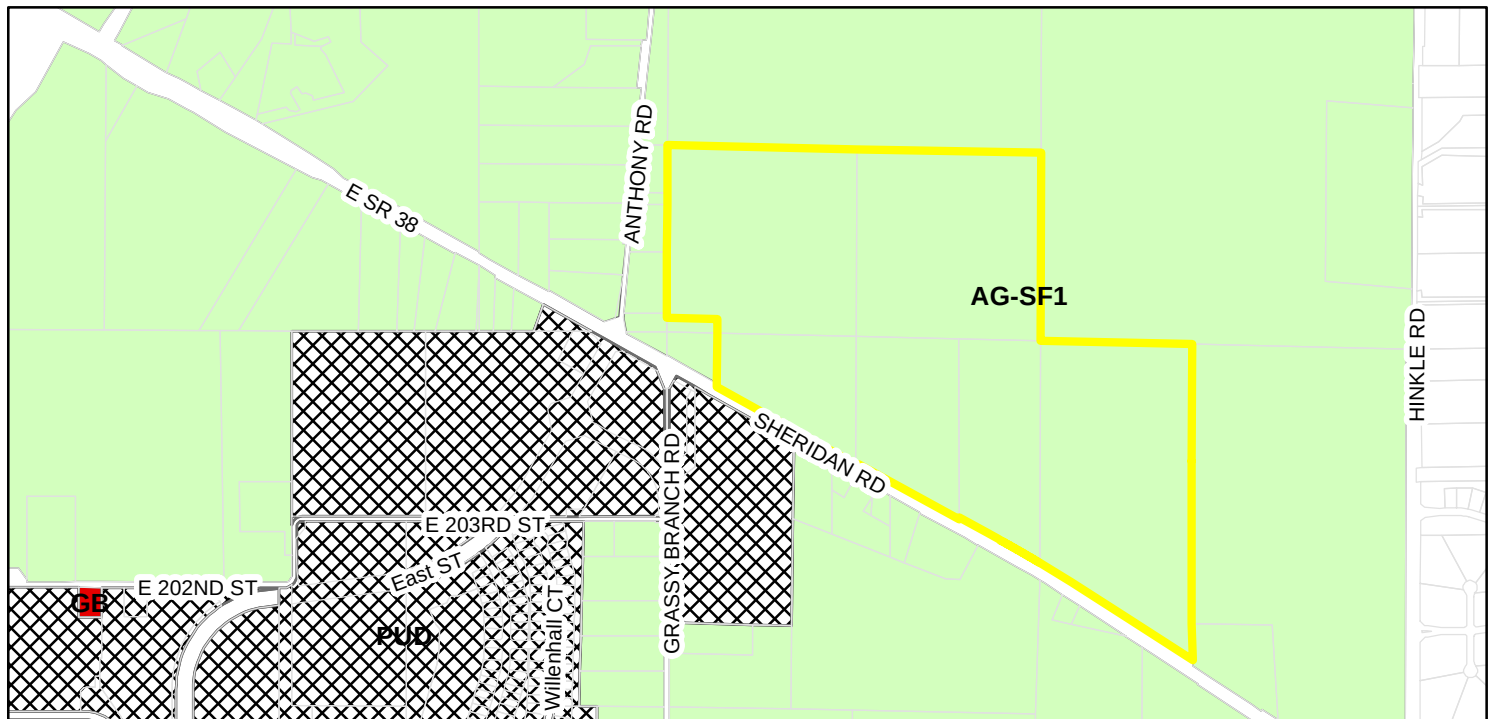
1. **Action:** Hold a public hearing at the February 22, 2022, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



Zoning

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

ORDINANCE NUMBER 20-25

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING THE NORTHPOINT II PLANNED UNIT DEVELOPMENT and THE UNIFIED DEVELOPMENT ORDINANCE

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

WHEREAS, the Westfield-Washington Township Advisory Plan Commission ("Commission") considered a petition (**Petition No. 2008 - PUD - 09**) filed with the Commission 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** ("Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2008 - PUD - 09** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a favorable recommendation (_____ in favor _____ against) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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 Planned Unit Development shall hereinafter be referred to as NorthPoint II 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 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.

The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:

- 2.1 EIFS (Exterior Insulation and Finish Systems). Multi-layered exterior wall systems, typically consisting of insulation board, a durable, water-resistant base coat, and an attractive and durable finish coat.
- 2.2 Exterior Material. The separate architectural siding materials and patterns on a Building Facade such as Masonry materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).
- 2.3 External Street. State Highway 38.
- 2.4 Facade, Primary. The primary architectural facade which contains commercial or retail public entrances, tenant signs or the facade facing a dedicated street.
- 2.5 Facade, Secondary. Any building elevation not having commercial or retail public entrances. Secondary facades include building elevations with service and employee entrances, utility service areas and delivery areas. Secondary facades do not face dedicated or private streets.
- 2.6 Low Slope Roof. A roof surface with a maximum slope of 2 inches rise for 12 inches run.
- 2.7 Real Estate. The real estate, as described in **Exhibit A** to the 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.

- 3.1 The Concept Plan hereby allocates the Real Estate into the following Districts as shown on Exhibit B:
 - Dedicated Park (Area 1)
 - Commerce Parke (Area 2); and
 - Commerce Parke (Area 3)
- 3.2 The approximate size of each District is as follows.

<u>District</u>	<u>Area</u>
Commerce Parke (Area 2)	155 Acres

Commerce Parke (Area 3)	15 Acres
<u>Dedicated Park (Area 1)</u>	<u>10 Acres</u>
Total acreage	180 Acres

Section 4. Underlying Zoning District(s).

4.1 The Underlying Zoning District of the District shall be:

Commerce Parke Area 2 and Area 3:	EI
Dedicated Park (Area 1):	SF-3
(the “Underlying Zoning District”).	

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

5.1 Only the uses identified below shall be permitted in the District. Uses which are designated as permitted by a Special Exception in the Use Table of Chapter 13 of the UDO are only permitted in a District if specifically provided as a permitted use herein.

A. Commerce Parke Area 2 and Area 3 Permitted Uses

1. Commercial Businesses: All uses provided as a permitted use in the Use Table of Chapter 13 of the UDO in the LB or GB category except the uses of Restaurant, Fast Food; and Tavern or Nightclub (excluding a microbrewery which shall be permitted) shall be permitted
2. Industrial Businesses: All uses listed as a permitted use in the Use Table of Chapter 13 of the UDO in the EI category and the uses of construction and manufacturing of outdoor advertising signs; manufacturing, engraving and sales of cemetery monuments and tombstones;; canneries (e.g. taking fresh fruits and vegetables and canning for distribution) coffee roasting; food processing (e.g. commercial bakeries, smokehouses); granaries; grain processing; milk processing plants (without any on-site milking); warehousing and distribution operations (outdoor storage); and structural steel fabricating (similar to the existing uses of Westfield Steel); shall also be a permitted uses.
3. Any other business that can be classified as either general business or light industrial business in the UDO will be eligible with the approval of the Director. The Director shall favorably consider uses which are substantially similar to a permitted use if the impacts on surrounding properties is no greater than uses specifically permitted by Section 5.1(A)(2).
4. Accessory buildings and uses customarily incidental to any of the permitted uses.

B. Permitted Uses for The Dedicated Park:

1. Public Parks.

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

- A. Commerce Parke Lot Standards (Area 2 and Area 3):

Minimum Lot Area:	3 acres
Minimum Lot Frontage:	70 feet
Minimum Lot Width At Setback Line:	100 feet
Minimum Front Yard Setbacks:	30 feet
Minimum Parking Lot Setback:	20 feet from the property line abutting any street
Minimum Side Yard:	10 feet
Minimum Rear Yard:	10 feet
Maximum gross square feet of retail per a single building:	65,000 gross square feet
Minimum Building Setback along exterior of District	100 feet from any boundary of the District

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: The following shall replace Article 6.3 in its entirety as related to the Commerce Park.

- A. Character Exhibit. The Character Exhibits, attached hereto as **Exhibit C** are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Buildings shall be constructed substantially similar to those in the Character Exhibit. Any west facing façade in Area 2 must be constructed substantially in conformance with **Exhibit C-1** hereto.

- B. Architectural Standards for Commerce Parke Area 2 and 3:

1. Façade Rules.

- a. All building elevations shall be considered either a Primary Façade or a Secondary Façade.
- b. A façade facing State Road 38 must meet Primary Façade requirements of this Section.
- c. Architecture for Primary and Secondary Facades fronting on a public right of way, or which are visible from adjoining residential uses, shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to the public right of

way upon which the structure fronts.

d. Any Primary Façade which does not front on a public right of way, or any Primary Façade or Secondary Facades which are not visible from adjoining residential uses, shall not be required to Section 5.3(K) of the UDO, but instead shall comply with the requirements provided below.

2. Roof Design.

a. Roofs may be either residential character or Low Slope. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.

b. All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.

c. Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).

d. Where pitched roofs are used, the main pitch of the roof shall be not less the 6:12.

3. Facade Materials.

a. Primary Façade Materials.

i. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems (if used for a maximum of 50% of the façade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the façade).

ii. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass, vinyl siding.

iii. Primary Facades may have window glazing or glass storefronts.

iv. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Drive).

v. Colors used on building facades must be complementary. Natural, muted colors should serve as the Primary Façade color, with brighter colors used as limited accents.

vi. Decorative architectural lighting is required at a minimum of one fixture every 40 feet on Primary Facades.

vii. On Primary Facades which do not face a primary arterial, overhead doors may be permitted on the Primary Façade elevations.

- b. Secondary Façades Materials.
 - i. In addition to those materials permitted for the Primary Façade, the Secondary Facade may include architectural metal wall panels.
 - ii. Prohibited building finish materials on the Secondary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.
 - iii. Overhead doors are permitted on Secondary Facade elevations, but shall not be orientated towards a public right-of-way.
- c. Facades in Area 2. Notwithstanding anything provided in 7.1(B)(3) hereof any building constructed in Area 2 shall be prohibited from having overhead doors on facades facing north, south or west.

4. Wall Planes.

- a. A Building may be constructed with wall planes which do not meet the required offsets provided in Article 6.3(F(5(b))) and/or Article 5.3(K(2(b))) of the UDO only if an alternative feature provided herein is utilized. If no alternative features provided herein are utilized and the wall plane is otherwise required to meet the conditions of Article 6.3(F(5(b))) and/or Article 5.3(K(2(b))), compliance with Article 6.3(F(5(b))) and/or Article 5.3(K(2(b))) of the UDO must be accomplished. If an alternative feature is utilized the distance between offsets required under Article 6.3(F(5(b))) and/or Article 5.3(K(2(b))) of the UDO may be increased as provided hereunder, but the obligation for offsets is not eliminated.
- b. The distance between required offsets may be increased up to two times the otherwise permitted separation provided in Article 6.3(F(5(b))) or Article 5.3(K(2(b))) of the UDO if one or more of the following is utilized:
 - (i) Change in materials on the same vertical plane occurring with a separation of no more than sixty (60) feet between material changes with a width of at least four (4) feet; or
 - (ii) A change in paint colors for materials of the same type with a separation of no less than sixty (60) feet and a change in color which is at least six (6) feet in width. To qualify for an increased distance between offsets, the change in paint colors must be significant enough to provide a meaningful and visually apparent contrast.
 - (iii) Alternatively, in lieu of only vertical articulation, architectural articulation which occurs no less than every sixty (60) feet comprised of either a vertical articulation of not less than eighteen (18) inches and/or horizontal articulation of not less than

thirty six (36) inches shall be acceptable wall plane changes. Horizontal articulation should account for not less than fifty percent (50%) of the articulation required herein.

- c. Any wall plane which is a Primary Façade must utilize a change in wall height of at least twenty four (24) inches on all require wall planes and one of the two of the following features on a majority of the offsets which are required on a wall plane:
- A change in paint color in compliance with Section 7.1(B)(4)(b)(ii) hereof; or
 - a change in materials in compliance with Section 7.1(B)(4)(b)(i) hereof.

7.2 Article 6.5 Fence Standards: Shall apply unless otherwise amended:

Any fencing located on along an External Street shall be a three-rail fencing which is dark in color. An entrance monument shall be located at the entry into the Development from an External Street.

7.3 Article 6.6 Height Standards: Shall apply unless otherwise amended hereby for the following District:

A. Maximum Building Height

1. Commerce Parke Area 2: Height shall be limited to forty five (45) feet. All other areas shall default to UDO.
2. The limitations herein shall not apply to steeples, silos, chimneys, antennas or appurtenances which are located on structures within the district.

7.4 Article 6.8 Landscaping Standard: Shall apply, except as follows:

A. Article 6.8 N of the UDO apply, except as follows:

1. Plantings in Buffer Yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.

2. The Buffer Yard Requirements of the UDO shall be replaced in its entirety as follows:

a. A fifty (50') Buffer Yard shall be placed around the entirety of the Commerce Park. Within the Buffer Yard, upon request from the City of Westfield Parks Department, Westfield Washington Township, or the Hamilton County Parks Department, a perpetual easement of at least thirty (30') feet in width will be granted or dedicated for the construction of a multi-use trail which may be asphalt or gravel in construction. This easement shall be located in the area which constitutes required setbacks, building setbacks and/or buffer yards. Landscaping may be removed for the construction of a path within this easement area. The construction of the path shall only be required to be completed at the time of construction along the length of a newly platted Lot's border with the buffer yard.

In areas where a trail easement is not granted or dedicated the Buffer

Yard Planting requirements shall be as required around the perimeter of each District in accordance with the UDO except as follows:

- (i). No buffer yards shall be required:
 - (A) adjacent to proposed greenways and park areas (including existing parks to the east of the District); and
 - (B) within easements prohibiting landscaping.
- b. Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.
- c. Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses.
- 3. Tree preservation. Any tree which is larger than six (6) inches in diameter at breast height and which is located within ten (10) feet of the property line of the District shall be preserved unless removal is required for the installation of utilities or vehicular or pedestrian access to the Property or the installation of a multi-use trail or path as provided in Section 7.4(A)(2)(a) hereof.

7.4 Article 6.12 Outside Storage and Display shall apply except as specifically modified:

A. Commerce Parke:

- 1. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening/buffering requirements as set forth in this Ordinance.
- 2. Outside storage shall be permitted in accordance with Article 6.12(D) of the UDO.
- 3. No outside storage shall be permitted within two hundred feet (200') of the right-of-way of State Road 38.
- 4. Service/Material Yard and Storage Areas.
 - a. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows:
 - i. The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Commerce Parke.

7.5 Article 6.15 Performance Standards shall apply except as specifically modified:

A. In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply to the Commerce Parke:

No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

- 7.6 Access to surrounding right of way. The District shall have access only to State Road 38. No access to Anthony Road shall be permitted.

Section 8. **Amenities.** Any amenities and programing within Dedicated Park shall be the responsibility and obligation of Westfield-Washington Township Trustee. An access easement shall be granted as required and necessary over Area 2 to access the Dedicated Park.

Section 9. **Annexation.** The Real Estate, or parts thereof that may be the subject of a secondary plat approval, shall be annexed into the corporate limits of the City of Westfield prior to the approval and recording of a secondary plat for that part of the Real Estate. A Minor Subdivision for the purpose of Annexation is exempt from this standard.

Section 10. **Duration.** If no development occurs on the Real Estate within a period of ten (10) years, the terms of this PUD shall automatically expire.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK.]

[SIGNATURE PAGE IMMEDIATELY FOLLOWS.]

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 20-25** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 20-25**

this _____ day of _____, 2022.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 20-25**

this _____ day of _____, 2022.

J. Andrew Cook, Mayor

This document prepared by:

Russell L. Brown, Clark, Quinn, Moses, Scott & Grahm, LLP, 320 N. Meridian Street, Suite 1100, Indianapolis, Indiana 46204

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. Russell L. Brown

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit C-1	Area 2 Front Façade Character Exhibit

EXHIBIT A
REAL ESTATE

PART OF THE NORTH HALF OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 4 EAST, LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE STONE AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 19 NORTH, RANGE 4 EAST; THENCE SOUTH 89 DEGREES 01 MINUTE 33 SECONDS EAST (ASSUMED BEARING) 2081.64 FEET ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 89 DEGREES 01 MINUTE 33 SECONDS EAST 581.19 FEET TO A STONE AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 45 MINUTES 33 SECONDS EAST 1083.56 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20 TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING; THENCE SOUTH 00 DEGREES 10 MINUTES 59 SECONDS 2278.22 FEET PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 38 AS DESCRIBED IN EXHIBIT "A", PARCEL 21, IDOT PROJECT STP-5229 (008); THENCE NORTH 57 DEGREES 18 MINUTES 05 SECONDS WEST 1031.18 FEET ALONG SAID RIGHT OF WAY LINE TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT POINT #118 AS REFERRED TO IN SAID EXHIBIT "A"; THENCE NORTHWESTERLY 603.22 FEET ALONG SAID RIGHT OF WAY LINE AND ALONG AN ARC TO THE LEFT HAVING A RADIUS OF 8732.36 FEET AND SUBTENDED BY A LONG CHORD HAVING A BEARING OF NORTH 59 DEGREES 16 MINUTES 49 SECONDS WEST AND A LENGTH OF 603.10 FEET TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING AT POINT #124 AS REFERRED TO IN SAID EXHIBIT "A"; THENCE NORTH 61 DEGREES 15 MINUTES 33 SECONDS WEST 318.82 FEET, MORE OR LESS, ALONG SAID RIGHT OF WAY LINE TO A 5/8" IRON ROD WITH YELLOW CAP STAMPED MILLER SURVEYING THAT BEARS SOUTH 00 DEGREES 15 MINUTES 45 SECONDS EAST FROM THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 15 MINUTES 45 SECONDS WEST 1293.11 FEET TO THE POINT OF BEGINNING. CONTAINING 67.58 ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE SOUTHWEST QUARTER OF SECTION 17, AND A PART OF THE NORTHWEST QUARTER OF SECTION 20, BOTH BEING IN TOWNSHIP 19 NORTH, RANGE 4 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 00 DEGREES 15 MINUTES 44 SECONDS EAST (ASSUMED BEARING), ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 1,330.30 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 39 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 1,350.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 88 DEGREES 39 MINUTES 34 SECONDS EAST A DISTANCE OF 1,315.20 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 21 MINUTES 20 SECONDS WEST, ALONG SAID EAST LINE, A DISTANCE OF 1,327.71 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 88 DEGREES 42 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST

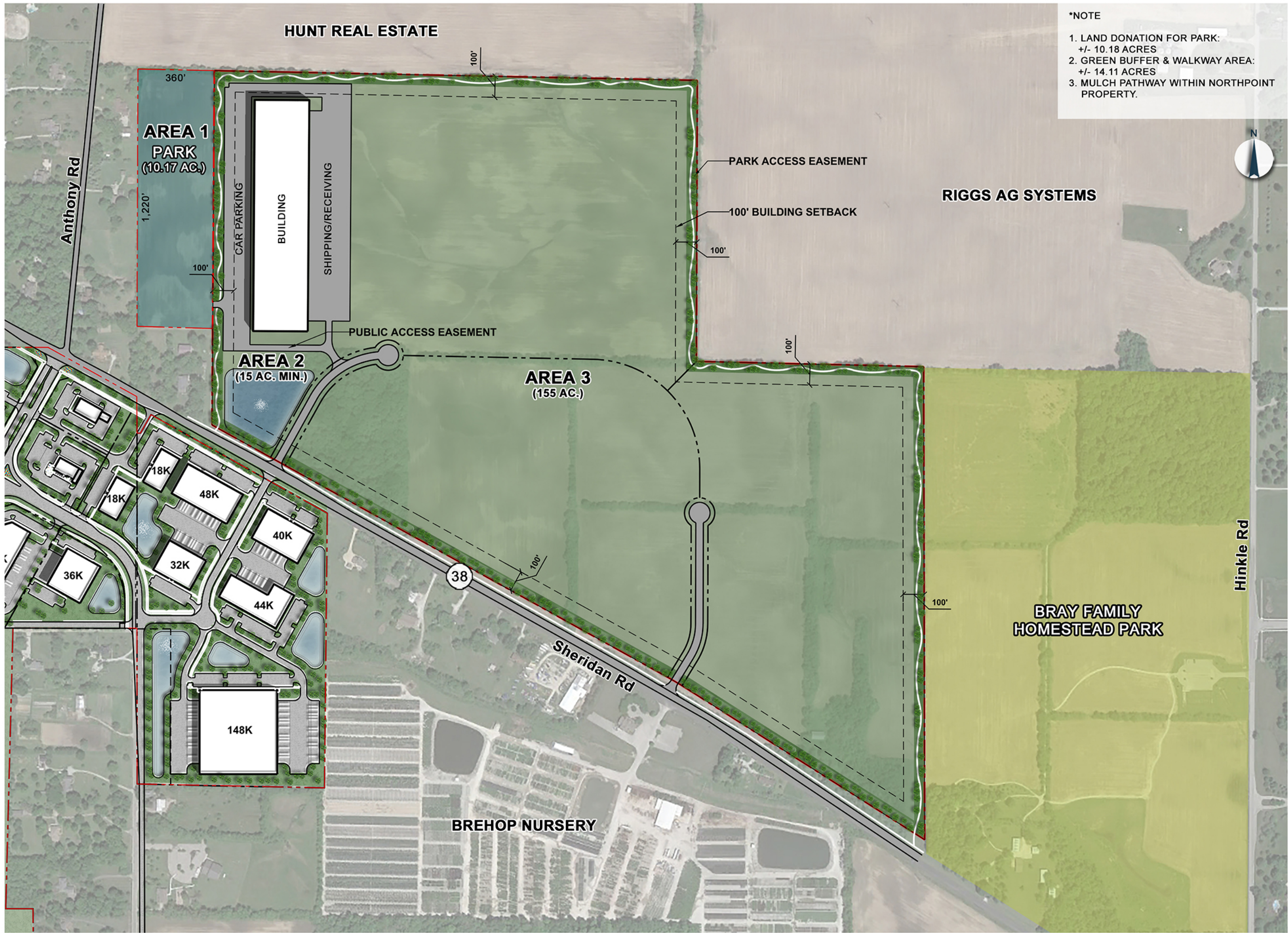
QUARTER, A DISTANCE OF 580.77 FEET TO THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2005-001215 IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA; THENCE SOUTH 00 DEGREES 01 MINUTES 17 SECONDS EAST, ALONG THE WEST LINE OF SAID TRACT OF LAND, A DISTANCE OF 1,293.25 FEET TO THE NORTH RIGHT-OF-WAY LINE STATE ROAD 38; THENCE ALONG SAID RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES: (1) NORTH 61 DEGREES 00 MINUTES 07 SECONDS WEST A DISTANCE OF 691.86 FEET; (2) NORTH 60 DEGREES 52 MINUTES 34 SECONDS WEST A DISTANCE OF 125.11 FEET; (3) SOUTH 28 DEGREES 51 MINUTES 17 SECONDS WEST A DISTANCE OF 10.00 FEET; (4) NORTH 60 DEGREES 52 MINUTES 35 SECONDS WEST A DISTANCE OF 20.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 44 SECONDS EAST A DISTANCE OF 2,241.43 FEET TO THE POINT OF BEGINNING, CONTAINING 58.580 ACRES, MORE OR LESS.

AND ALSO:

A PART OF THE SOUTHWEST QUARTER OF SECTION 17, AND A PART OF THE NORTHWEST QUARTER OF SECTION 20, BOTH BEING IN TOWNSHIP 19 NORTH, RANGE 4 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, MORE PARTICULARLY DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 00 DEGREES 15 MINUTES 44 SECONDS EAST (ASSUMED BEARING), ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 101.75 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING NORTH 00 DEGREES 15 MINUTES 44 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 1,228.55 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF SAID SOUTHWEST QUARTER; THENCE SOUTH 88 DEGREES 39 MINUTES 34 SECONDS EAST, ALONG THE NORTH LINE OF SAID SOUTH HALF, A DISTANCE OF 1,350.91 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 44 SECONDS WEST A DISTANCE OF 2,241.43 FEET TO THE NORTH RIGHT-OF-WAY LINE STATE ROAD 38; THENCE ALONG THE NORTH LINES OF SAID RIGHT-OF-WAY THE FOLLOWING 2 COURSES: (1) NORTH 60 DEGREES 52 MINUTES 35 SECONDS WEST A DISTANCE OF A DISTANCE OF 804.96 FEET; (2) NORTH 60 DEGREES 41 MINUTES 08 SECONDS WEST A DISTANCE OF 326.89 FEET TO THE EAST LINE OF A TRACT OF LAND DESCRIBED IN INSTRUMENT NUMBER 2019025668 IN SAID RECORDERS OFFICE; THENCE NORTH 00 DEGREES 24 MINUTES 08 SECONDS EAST, ALONG THE EAST LINE OF SAID TRACT OF LAND, A DISTANCE OF 482.11 FEET TO THE NORTHEAST CORNER OF SAID TRACT; THENCE NORTH 88 DEGREES 19 MINUTES 29 SECONDS WEST, ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 361.22 FEET TO THE WEST LINE OF SAID SOUTHWEST QUARTER AND THE POINT OF BEGINNING, CONTAINING 55.131 ACRES, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN



***NOTE**

1. LAND DONATION FOR PARK:
+/- 10.18 ACRES
2. GREEN BUFFER & WALKWAY AREA:
+/- 14.11 ACRES
3. MULCH PATHWAY WITHIN NORTHPOINT
PROPERTY.



HOLLADAY PROPERTIES
Building Solutions Since 1952
231 S College Ave, Suite 100
Indianapolis, Indiana 46202
ph. 317-856-9000
fax. 317-856-9012



NORTHPOINT

WESTFIELD, INDIANA

DATE: 01.21.2022

MASTER PLAN

EXHIBIT C
CHARACTER EXHIBIT



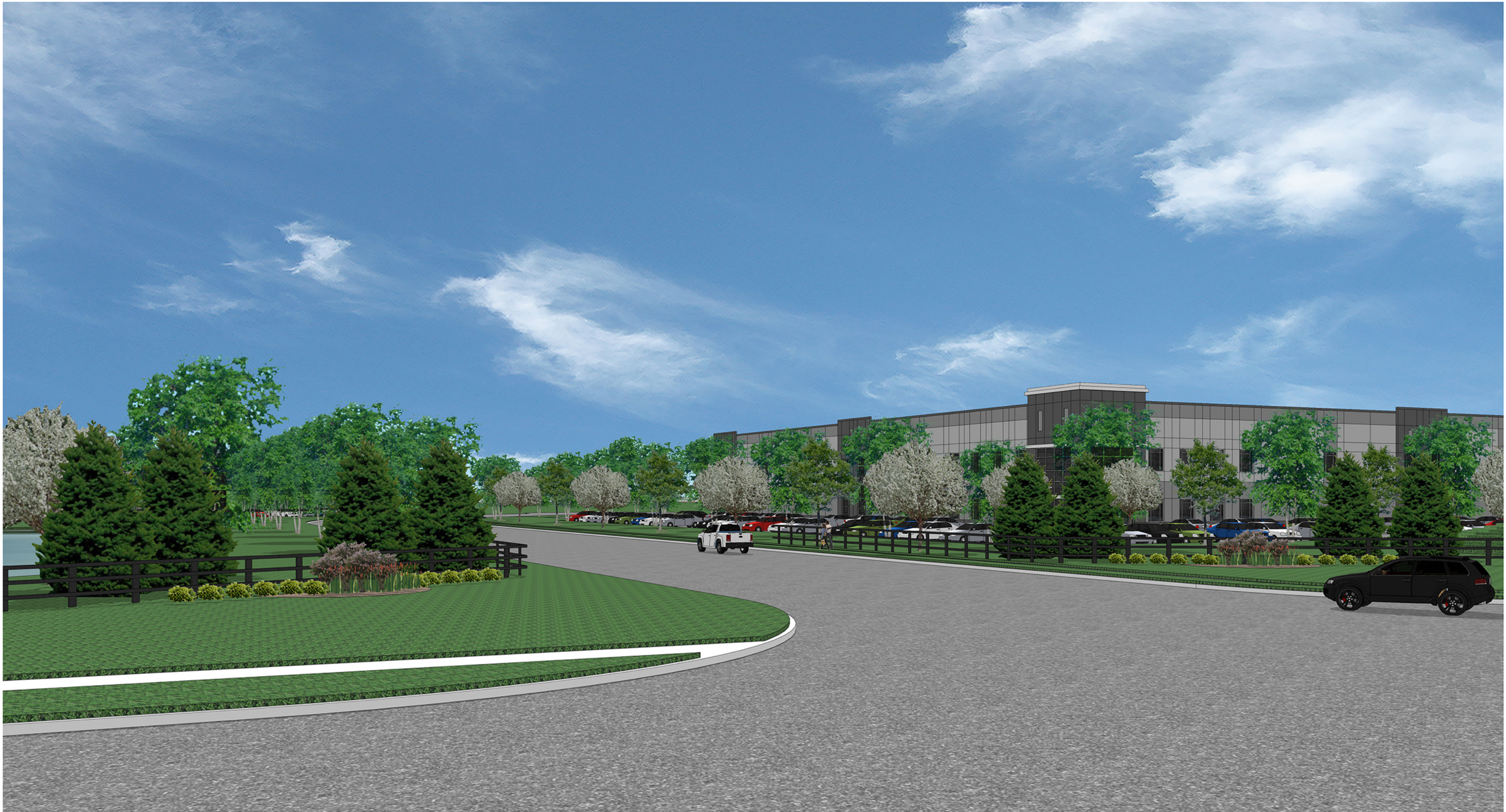


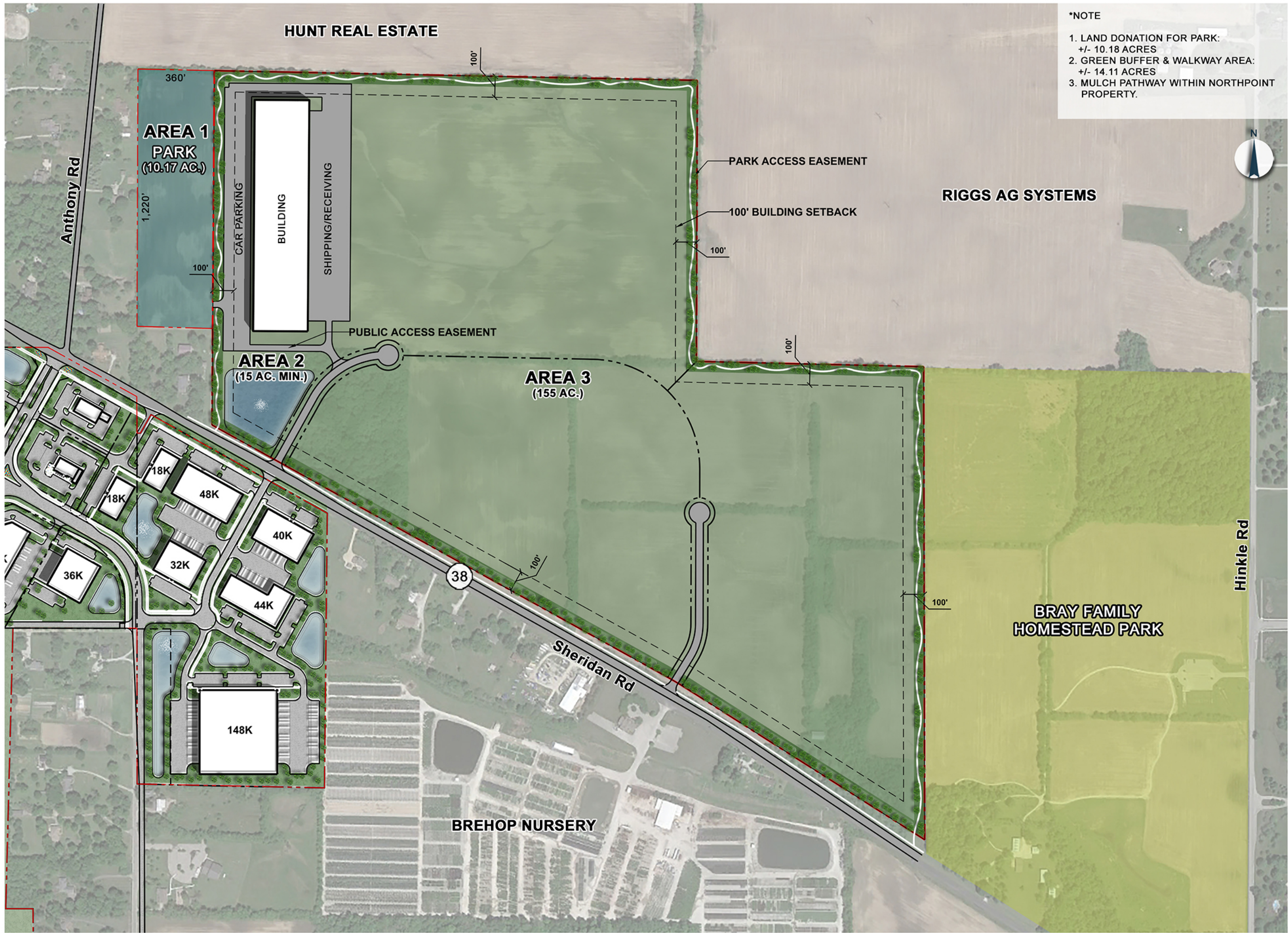




EXHIBIT C-1

AREA 2 FRONT FAÇADE CHARACTER EXHIBIT





***NOTE**

1. LAND DONATION FOR PARK:
+/- 10.18 ACRES
2. GREEN BUFFER & WALKWAY AREA:
+/- 14.11 ACRES
3. MULCH PATHWAY WITHIN NORTHPOINT
PROPERTY.



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NORTHPOINT

WESTFIELD, INDIANA

DATE: 01.21.2022

MASTER PLAN



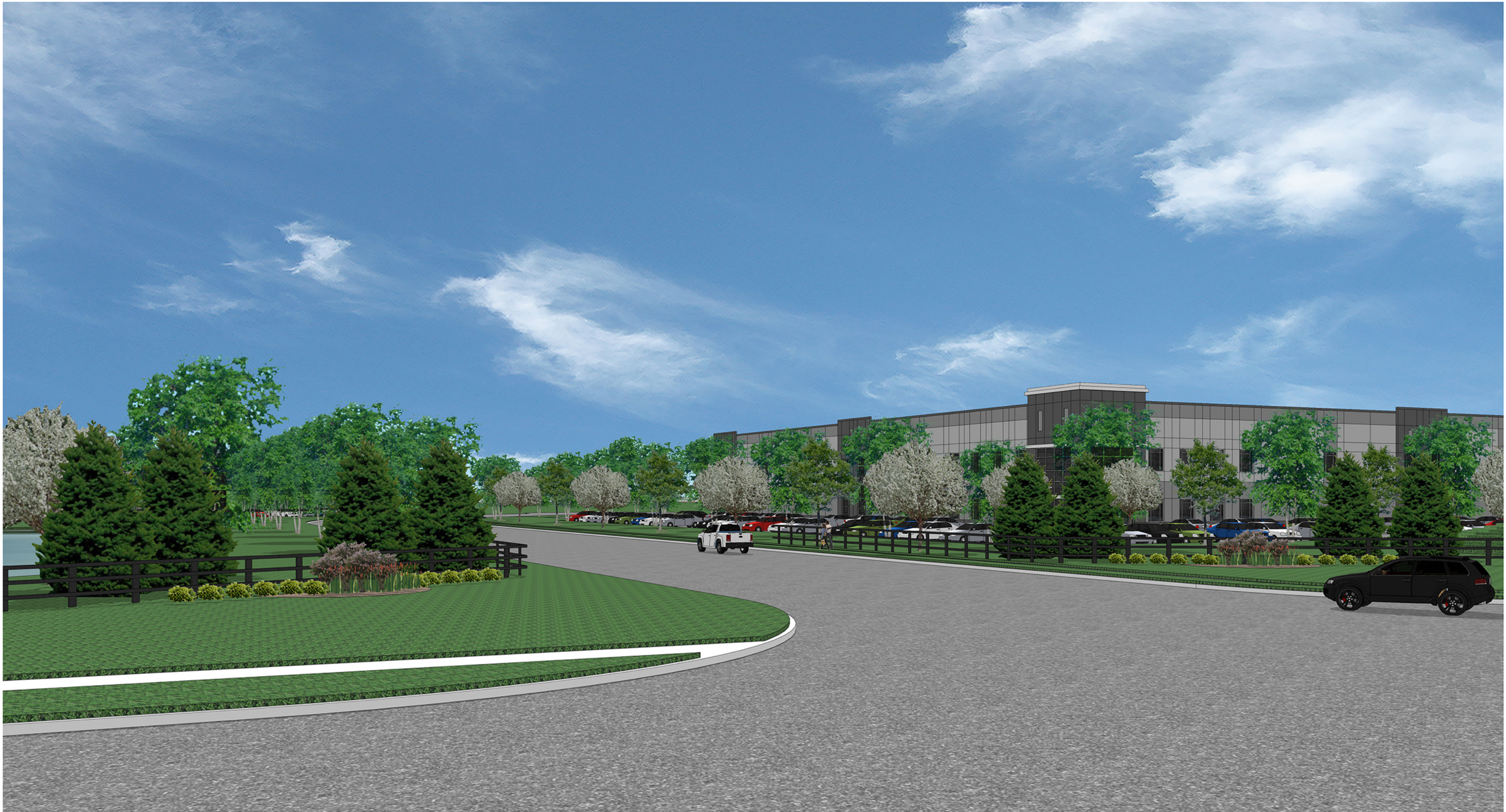






EXHIBIT C-1

AREA 2 FRONT FAÇADE CHARACTER EXHIBIT



NORTHPOINT II

ZONING SUMMARY

FEBRUARY 2022

NorthPoint is proposing to expand the Commerce Park uses of the NorthPoint Project to meet the growing demand of users in the Westfield market. With recent activity and market demand some very large projects are seeking Westfield as their location to build their facilities. Out of the original 400 acres in the NorthPoint PUD we now are left with only 85 acres to market today. Additionally, the single family residential development of NorthPoint PUD has continued with great takedown velocity, even through the COVID pandemic. Some of the remaining Commerce Park sites are being reviewed by buyers looking to relocate to the park. In 2018 the existing park was expanded south to 196th street and east to the southeast corner of SR 38 and Grassy Branch Road adjacent to Brehob nursery. We have recently talked to most all of the large landowners around and adjacent to NorthPoint including Roberts, Wilkins, and Chance and those owners are just not in the market to sell at anytime in the near future. We are looking to expand our park with an additional 180 acres of land, to the north side of SR 38 across from these present commercial uses. This is the area originally looked at in early 2019 by Washington Township for a park area however the bond was rescinded by the present Township Board. Discussions with the Township trustee have indicated no further interest in a large park in this area. This area has direct access to State Road 38 with easy access to US 31 without going through other residential areas.

ZONING: The Commerce Park zoning will be called NORTHPOINT II PUD. The PUD commerce park from the existing NorthPoint PUD will be largely duplicated. A lot of time was spent with planning staff in the development of the NorthPoint PUD to create an acceptable and workable ordinance which we plan to continue into this new area. The standards need to be flexible enough to invite new business to Westfield without giving up a common quality development that Westfield wants and anticipates.

As a proposed buffer to the existing single family development on Anthony Road, a dedicated park property of approximately 10 acres has been set aside. This park will be dedicated park land to a public entity, such as the Westfield Washington Parks, City of Westfield or Hamilton County. The PUD sets out requirements of the size of the park and the requirement to provide access to the park. Further, the PUD provides that within the buffer yards on the northern part of the property that a trail easement will be dedicated to a public park department to allow for the connection between existing park land to the east and the new park to be dedicated on the western boundary. This dedication will ensure that future growth to the north is not accessed through NorthPoint II, and provides a “firewall” to area residents from continued commercial and industrial growth in this area.

ACCESS: The main access point for vehicular truck traffic to access US 31 for NorthPoint is State Road 38. East Street has started construction in the fall of 2020 and will be completed with a Federal Grant Program by the middle of 2021. This will provide a connection via East Street to the US 31 at 191st Street. This intersection at 191st is now planned with retail, hotels, office and residential uses with Mid-Town. Additional truck traffic to this area which also serves Grand Park is not desirable with the intended uses in this area. SR 38 is the most

direct access point. Even the recently approved Gordan Foods site on 196th street intends for the vast majority of its traffic to access their site via St Rd 38. NorthPoint II will access directly onto SR 38 and direct traffic to US 31 without going south to 191st St. A traffic signal at East St- (Anthony Road) and SR 38 is proposed as part of the East Street connection and the federally funded project. NorthPoint II will have two access points, one of which will align with the existing entrance to Brehob nursery and a second entrance located approximately between that entrance and the proposed light at East Street. We have reviewed these locations with the State Highway Department to determine improvements to SR 38 for turn lanes at these entrances. No traffic would be directed onto Anthony Road or Hinkle Road. All traffic would enter and exit all users in NorthPoint II from SR 38.

SURROUNDING USES: The proposed NorthPoint II Commerce Park will consist of approximately 180 acres comprised of three property owners. The western parcel consists of 113.7 acres and is presently owned by two land investors. The eastern parcel consists of 67.8 Acres and is owned by Green TAT Farms. All parcels are presently under contract by NorthPoint and have consented to and a party to this petition. To the south of these parcels exists Brehob Nursery, existing NorthPoint Commerce Park zoning and some existing single family homes fronting on SR 38 between Brehob Nursery and SR 38. To the east is the existing Hamilton County Park. To the north is agricultural farm land owned by Hunt and Riggs. To the west and north of SR 38 are some existing single family homes along Anthony Road and SR 38. We will continue to work with City planners on a viable plan to properly buffer these areas with either residential buffers, landscape buffers or park area buffers to insure that the boundary of the proposed business park does not expand northward. It is not our intent to extend beyond the areas of the 180 acres.

SCHEDULE - TIMING: The Commerce Park zoning has been filed for initial hearing in February Zoning Purposes. We will follow up in late 2022 with Detailed Development plan approvals and construction plan approval to be ready to start construction by 2023. Construction will take approximately one year to compete making the site shovel ready by the end 2023. This will provide 2 more years of marketing to complete phase one of NorthPoint and ability to market this area ahead of time to create tax base for the Westfield.

UTILITIES: The Commerce Park will be serviced by all utilities upon completion. Gas, Electric, Telephone exist at the site today based on extensions of utilities to service the existing Site. Water and sanitary sewer have been extended to 203rd and East Street by Lennar Homes and will be extended to SR 38 with the development of parcels to the north. We are working with Citizens Utility as to eventual extensions to this site.

MARKETING: The Commerce Park zoning will allow similar uses as the existing NORTHPOINT PUD and will be marketed to together with this site as one master planned community. We foresee a mix of high tech engineering uses along with warehouse distribution uses as we have found to date in the area. Available workforce in the area along with the quality of life for employees that Westfield offers provides, create a great location and community for companies to relocate or expand into.

Northpoint 2 Neighborhood Meeting

6:30 P.M. 8/13/20

VIA Go To Meeting/Call In

Petitioner's representatives on-line:

Russell Brown, Chris Wilkes

City of Westfield Personnel on-line: Pam Howard

Attendees: Not all attendees identified themselves or spoke. Approximately ten (10) individuals asked questions or raised concerns.

Petitioner's gave an overview of project. Described proposal, including permitted uses, areas utilized for District 3 uses versus District 2 uses. Discussion of buffering plans and intentions between Single Family homes on Anthony Road and proposed development. A variety of concerns and questions were raised by neighbors. Those questions included:

How will access to Anthony Road be prohibited by the developer?

What impact will proposal have on value of property?

How will light/noise/air quality be impacted?

Will city utilities now be available to the homeowners on Anthony Road? Will they be offered to us for free?

What type of drainage infrastructure will be in place?

Can a larger buffer be put in place between Anthony Road and NP2? Eighty foot was offered as a suggestion.

The minimum size of lots for commerce park seems small (1 acre) that doesn't seem to fit into goal of having larger users.

The building height adjacent to residential uses seems too tall. Can it be reduced?

What hours of operation will be allowed on site?

Can existing trees on the northern boundary be saved to keep some screening in place?

The development team indicated that some of these concerns could be attempted to addressed through modifications to the PUD. At the conclusion, the development team agreed that a follow-up meeting could be valuable and agreed to hold a meeting at a later date, with notice to be distributed to neighbors of the date and time. The meeting adjourned at approximately 7:30 P.M.

Northpoint 2 Second Neighborhood Meeting

6:30 P.M. 8/27/20

VIA Go To Meeting/Call In

Petitioner's representatives on-line: Russell Brown, Chris Wilkes

City of Westfield Personnel on-line: Pam Howard

Attendees: Not all attendees identified themselves or spoke. More than fifteen (15) individuals asked questions or raised concerns.

The development team discussed edits which had been made to the ordinance following the questions and concerns raised in the first meeting. These changes included:

Increasing buffer along western boundary of property and increasing height of buffer mound. An exhibit was presented which showed a view of a typical building based on the presence of a mound as described in the ordinance.

No entries would be allowed on Anthony Road.

Minimum lot size was increased to 3 acres to avoid a number of smaller users.

Height maximum within 300' feet of residential uses was decreased to 45'.

Tree preservation area (for trees greater than 6 inches in height and within 10' of northern boundary) would be established.

Additional information about UDO standards for parking lot lights, noise, odor was provided.

An additional comment was made by Trustee Tolan regarding the previous plans for this property for park property which were terminated after bond remonstrance occurred.

Several neighbors and others from the community raised concerns about the proposal, including concerns raised in previous meetings. The concerns regarding noise, truck traffic, potential lack of upkeep for buffering area, impact of use and enjoyment of homes along Anthony Road and other areas further to the East were raised, including neighbors who live along Hinkle Road.

Concerns were raised about the lack of a "mitigation strategy" for impact on health, safety, drainage, water quality and other environmental matters.

Neighbors raised concern about how the proposed use compared to the Comp Plan recommendations, with several individuals indicating they had recently moved to the area because of the current undeveloped status of this property or the scenic nature of Anthony Road. Individuals expressed concern that the prohibition of an entry on Anthony Road would not be enough to keep truck traffic off of Anthony Road. Individuals had concern about levels of traffic already present on SR 38 and how entry/exit into the site would work. Concerns were raised about why sidewalks along State Road 38 weren't shown on the conceptual drawings.

Due to an issue with the remote platform utilized for the meeting, the meeting ended abruptly at approximately 8:20 P.M.

Northpoint 2 Third Neighborhood Meeting

6:30 P.M. 2/4/21

VIA Go To Meeting/Call In

Petitioner's representatives on-line: Russell Brown, Chris Wilkes

City of Westfield Personnel on-line: Pam Howard

The Petitioner's team presented the revised site plan which was created during the significant time off between previous meeting and February 2021. Highlighted the residential development features, requirements, indicating that the development will be by the same developer currently working in Northpoint. Discussed other modifications to the ordinance, including the elimination of District 3 uses, but maintaining prohibitions of access onto Anthony Road, adding language which would require dedication of easement for path on northern boundary if requested by City/County Parks department. Discussed how public process would be moving forward.

Opened floor for discussions and questions. Between 10 and 15 individuals raised concerns about the proposal.

A number of comments were raised about how the proposal is a deviation from the current Comp Plan recommendations. One individual asked how this deviation could move forward for consideration. Several individuals indicated that the addition of single family residential with a density of 3 units per acre was not an acceptable development pattern to them, and it was referred to as "high density" single family development. The lack of buffering between the new proposed single family development and the existing single family development was raised as an issue (when asked if this would be desired by adjoining owners, it was indicated that it would not change their opinion of the project). Individuals indicated that they believed that the number of permitted uses under the ordinance was too vast. Concerns were raised about animals which used the field in its current state. A question was asked about why Westfield Washington Parks weren't a possible department for a trail dedication (this was consented to by the Developer as a good addition). Individuals expressed concern about this development continuing to move north beyond the parcels which are shown today and wanted some assurances that it would not happen (Development team indicated they did not have plans to move further north and that the access to SR 38 was part of this property's appeal). A neighbor asked if the development team had looked into developing a project in line with the comp plan's rural residential designation, with low density (3-5 acres lots), which the development team indicated they had not done because that is not the development work they do.

The next steps in the public process were discussed. Ms. Howard gave information about how public comments could be submitted to the APC or Ms. Howard's department. One individual asked if he could have copies of all documents currently submitted, which Mr. Brown indicated he would provide.

The meeting adjourned at approximately 7:30 P.M.

Northpoint 2 – Fourth Neighborhood Meeting
6:00 P.M. 1/31/22
Grand Park Event Center

Petitioner's representatives in person: Russell Brown, Chris Wilkes, Jordan Corbin

City of Westfield Personnel in attendance: Pam Howard

Public in attendance, approximately 34 people signed in, including to members of City Council.

The meeting began with a presentation provided by Petitioner's representatives highlighting the nature of the project and the changes which had been made since the previous iteration of the proposal in winter of 2021, focusing on the creation of three areas within the development, including one which would include dedicated park property to buffer the single family lots adjacent to the project. The presentation included highlights of the specific provisions of the revised ordinance related to height restrictions, buffering requirements, dedication of walking paths to connect existing park and the proposed park.

The meeting was then opened up for questions and comments. Several individuals raised procedural questions about the process including questions about why the city was allowing the proposal to move forward at all and how the ordinance was treated based on outcomes of the APC recommendation and City Council vote.

Many individuals spoke regarding their view that the project did not align with the comprehensive plan recommendations for this area from the current comprehensive plan and they indicated that they believed or feared that the project would negatively impact the value of their homes. Some individuals indicated that they did not think the proposed park area was adequately sized for the size of the development and others indicated that they did not desire to engage in any discussions with the development team because they did not want discussions to be perceived as negotiations with the developer. An individual raised a question about whether the building heights in Area 2 could interfere with their cellular reception which was their current mechanism of receiving high speed internet.

Several questions were asked about what tax impact/benefit the project would have for the City if approved and constructed. A small amount of discussion related to TIF and tax abatements also occurred. Individuals asked if city utilities would be made available to those on Anthony Road with this project occurring. Several individuals gave information on how to submit letters of opposition to the APC or city council members.

The meeting concluded with a reminder that the matter would NOT be heard on February 7, but would be considered at the February 22 meeting.

The meeting concluded at approximately 7:05 P.M.

1/31/22

NP II

NEIGHBORHOOD MEETING

NAME

ADDRESS

Barry Pike

5458 Sheridan Rd

Cathy Pike

" " "

Tim Armstrong

20636 Anthony Rd

Ted Sommer

21001 Anthony Rd

Tony Dues

20798 HAWKLE RD

ADAM CORYA

21247 ANTHONY RD

Scott Willis

Westfield City Council

JAMES EMERSON

20803 Anthony Rd

Jill Bracken-Emerson

20803 Anthony Rd

David Borshoff

20205 Willenhall Ct

Alessie Borshoff

" " "

Ron White

20221 WILLENHALL Ct.

Brad Canale

20975 Army Rd

Justin Rusher

20831 Anthony Rd.

Mike Jackson

5107 SHERIDAN Rd.

MIKE JOTHAS

WESTFIELD City Council

CURT CHRISTENSEN

4950 Citadel Dr. Haverwood

DES SCHILLINGER

17819 Commerce Dr. Suite 100, Westfield

Jim & Mary Sue Riggs

20707 Hawkle Rd, Westfield 46062

Mike Graber

21250 Anthony Rd

Chris Barkman

5136 Aegis Dr Noblesville

Heather Sommer

21244 Anthony Rd

Joe Dubyel SR

20202 Willenhall Court

JOE DUBYEL SR

436 PLAINVILLE DRIVE

Casey Mihal

5106 Citadel Dr

Martin Kirkwood

21570 Anthony Road, Westfield 46062

NAME

ADDRESS

James Hogan

20275 DAYSPRING CT, Noblesville

Wayne Wheeler

20889 Anthony Rd

Christy Wheeler

20889 Anthony Rd

Janet Zimmerman-May

20776 " "

Jim May

5620 Pine Hill Noblesville

Ed & Cyndie Marcus 5192 Aegis Lane

REMONSTRATION AGAINST

Northpoint II PUD

Location

183.5 acres +/- on the north side of SR 38
between Anthony Road and Hinkle Road
Westfield, IN 46062

Petitioner

Northpoint Owners, LLC

Petition

2008-PUD-09 Requesting Land Use Change
from existing Agriculture/Single-Family Rural
to Industrial, Commercial and Single-Family High Density

Ordinance

20-25

Date

February 2, 2021

PREPARED BY

Citizens of the Northeast Rural Residential Area

(See Appendix B for all 183 Citizens)

Executive Summary

We, citizens of the *Northeast Rural Residential* ("NRR") district and surrounding area ("NRR Citizens"), implore Westfield's Advisory Plan Commission ("APC"), City Council and any other planners within the City of Westfield ("Westfield") to vote against Northpoint Owners, LLC's, ("Northpoint Owners") Petition No. 2008-PUD-09, an unnatural, out-of-place plan. Put simply, the NRR district will be ruined forever if the APC and City Council pass such an abomination. We object on the grounds that 2008-PUD-09 shows a blatant disregard for the Westfield-Washington Township Comprehensive Plan ("Comp Plan") and, further, violates all 5 elements of Indiana Code IC 36-7-4-603 as follows:

1. **IC 36-7-4-603 (1) (shall pay reasonable regard to the comprehensive plan):** 2008-PUD-09 violates all aspects of the NRR district specified in the Comp Plan. It does not promote rural residential development. It violates the rural character and open space by introducing commercial congestion. It disregards our Black History and Native American History. It presents unnecessary development pressure in a location that the Comp Plan said would be the last to face such pressure.
2. **IC 36-7-4-603 (2) (shall pay reasonable regard to the current conditions and the character of current structures and uses in the NRR district):** 2008-PUD-09 violates the current character and uses in the *Northeast Rural District*. 2008-PUD-09 would forever destroy the tiny NRR district's current rural residential culture. It threatens our environmental resources. It would destroy our wetlands and associated groundwater supply - a critical resource upon which the entire NRR district (and beyond) draw their vital potable water. It would introduce traffic congestion. It would introduce noise, light and air pollution. It would replace quiet, calming rural residential serenity with active, hectic commercial chaos. It would destroy the historic barn.
3. **IC 36-7-4-603 (3) (shall pay reasonable regard to the most desirable use for which the land in each district is adapted):** 2008-PUD-09 does not propose a single acceptable land use specified in the Comp Plan for the NRR district. Its inflexible designs run counter to maximizing open space. It disrespects the natural features. It does not seek to preserve its historically significant barn. It will not preserve its wetlands. It will not preserve the night sky by limiting lighting and,

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in fact, will eliminate the residents' personal quiet comfort of viewing the night sky.

4. **IC 36-7-4-603 (4) (shall pay reasonable regard to the conservation of property values throughout the jurisdiction):** 2008-PUD-09 would confiscate personal property value of a sampling of 55 homes surrounding it by nearly \$9,000,000.00. It would not conserve property values. It would devalue properties by 30%. It would set household net worth back by an average of \$160,000.00, or approximately 1.6 years worth of the average household income in Hamilton County.
5. **IC 36-7-4-603 (5) (shall pay reasonable regard to responsible development and growth):** 2008-PUD-09 is the model example of irresponsible development. It disregards the Comp Plan. It tears apart the natural beauty of Hamilton County - a quality it holds dear. Not a single surrounding property owner supports it.

The NRR Citizens' remonstrations against 2008-PUD-09 demonstrates how it fails to meet all 5 criteria specified in Indiana Code 36-7-4-603 and also violates the policies, zoning considerations and implementation plans of the Comp Plan. As a result of these shortcomings at every single level, the APC and City Council have no choice but to reject 2008-PUD-09. Furthermore, any other PUDs that attempt to reclassify land use other than Rural Residential or Agricultural in this area or any other land in the NRR district should be rejected on the same grounds. Consequently, **the NRR Citizens - all 183 respondents - are united in imploring the APC and City Council to REJECT 2008-PUD-09 outright.**

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-

1 Introduction

We, citizens of the *Northeast Rural Residential* district and surrounding area (“NRR Citizens”), implore Westfield’s Advisory Plan Commission (“APC”), City Council and any other planners within the City of Westfield (“Westfield”) to vote against Northpoint Owners, LLC’s, (“Northpoint Owners”) Petition No. 2008-PUD-09 due to its unnatural, out-of-place plan. Put simply, 2008-PUD-09 will ruin our *Northeast Rural Residential* (“NRR”) district’s rural character forever if the APC and City Council pass such an abomination. As such, the NRR Citizens are both frustrated and concerned.

1.1 Basis for Frustration

During the Northpoint I Commercial/Industrial Park PUD negotiations, the NRR Citizens were led to believe that commercial, industrial and high-density residential would not intrude into the north side of State Route (“SR”) 38. But, a few years after Northpoint I passed, Northpoint II 2008-PUD-09 comes along and does just that.

By presenting an out-of-place, unwanted industrial park that comes nowhere close to meeting the NRR district’s unique natural qualities, the Northpoint Owners have completely disregarded the well-established Comp Plan. As the Comp Plan states on page 31, the NRR district holds these natural qualities in high regard as it is characterized by precisely the opposite of what the Northpoint Owners intend:

“The policy of this plan is that these areas [Northeast Rural Residential district] will be designated as rural for the foreseeable future. In particular, the development for these areas as anything other than rural or agricultural uses in the near future would violate the contiguity policy set out in the general policies.”

After reviewing the revisions to 2008-PUD-09, we firmly believe that the Northpoint Owners fully intend to violate the contiguity policy. They are banking on convincing the APC and City Council that their plan is a good one - one that will generate little to no conflict with the public.

But they are wrong.

1.2 Basis for Concern

By outright dismissing the Comp Plan, we are concerned that the Northpoint Owners will attempt to obfuscate the NRR district's hardline boundary of SR 38. We will not stand for their games. We will fight to maintain our community's commitment to preserve the NRR district's well-established rural and agricultural boundary at SR 38.

Should 2008-PUD-09 be approved, it would be an abomination to the NRR Citizens, the framers of the Comp Plan and the larger community as a whole. It would set a precedent for development clear north to 216th St, thereby rendering the NRR district nonexistent and destroying the remaining rural character of Washington Township. We are therefore writing to you to voice our frustration and concern and to implore you to **VOTE AGAINST 2008-PUD-09**.

1.3 Basis for Denial of 2008-PUD-09

The NRR Citizens' unified and clear opposition to 2008-PUD-09 is rooted in Indiana Statute. We acknowledge such factors that weigh into the decision as the basis for our advocacy against 2008-PUD-09, specifically those codified under Indiana Code IC 36-7-4-603 as follows:

IC 36-7-4-603 Zoning ordinance; preparation and consideration of proposals

Sec. 603. In preparing and considering proposals under the 600 series, the plan commission and the legislative body shall pay reasonable regard to:

- (1) the comprehensive plan;*
- (2) current conditions and the character of current structures and uses in each district;*
- (3) the most desirable use for which the land in each district is adapted;*
- (4) the conservation of property values throughout the jurisdiction; and*
- (5) responsible development and growth.*

The following narrative exposes how 2008-PUD-09 violates every one of these criteria. These critical violations can never be cured no matter how many amendments Northpoint Owners, LLC, makes unless they change their view of and purpose for the land. A positive and acceptable change would be a development plan that does not deviate from those specified in the Comp Plan on page 32, including and *limited to*:

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1. Single-family detached houses on large lots (1 unit per 3 acres) or in a Rural or Conservation Subdivision (rules of which are specified in the Comp Plan)
2. Accessory dwellings
3. Equestrian uses
4. Agriculture, including artisan farms
5. Institutional uses, such as schools, churches, public safety facilities, and similar uses

We pray that the APC and City Council defend the Comp Plan for the sake of the inhabitants of the area, using these points along with the commitment not to migrate north of SR 38 as a basis. The NRR Citizens welcome development, so long as it is in accordance with the Comp Plan's vision of maintaining the rural character of the NRR district. If the APC and City Council heed our words and take action in voting against 2008-PUD-09 as we advocate, it will have thwarted an attempt by an overzealous developer to manipulate the Comp Plan for it's financial gain and will ease the burdens of the APC and City Council in the future by establishing that all future land development plans in the NRR district be denied if not compliant with the Comp Plan's specifications.

Key Points of Introduction:

- 1. If passed, 2008-PUD-09 will ruin the district's rural character forever.*
- 2. It violates all 5 elements of Indiana Code ("IC") 37-7-4-603.*
- 3. It violates every aspect of the Comp Plan for the NRR district.*
- 4. The people most affected by it are uniformly against it.*
- 5. Northpoint Owners can rectify it by adhering to the rural development options available to the NRR district as specified in the Comp Plan.*
- 6. As it currently stands, 2008-PUD-09 fails to comply with even a single element germane to the NRR district.*

2 Indiana Code 36-7-4-603(1) Violations

2.1 Indiana Statute Reference

IC 36-7-4-603 Zoning ordinance; preparation and consideration of proposals

Sec. 603. In preparing and considering proposals under the 600 series, [the plan commission and the legislative body shall pay reasonable regard to:](#)

- [\(1\) the comprehensive plan;](#)*
- (2) current conditions and the character of current structures and uses in each district;*
- (3) the most desirable use for which the land in each district is adapted;*
- (4) the conservation of property values throughout the jurisdiction; and*
- (5) responsible development and growth.*

2.2 Basis for 2008-PUD-09 Violations of Comp Plan

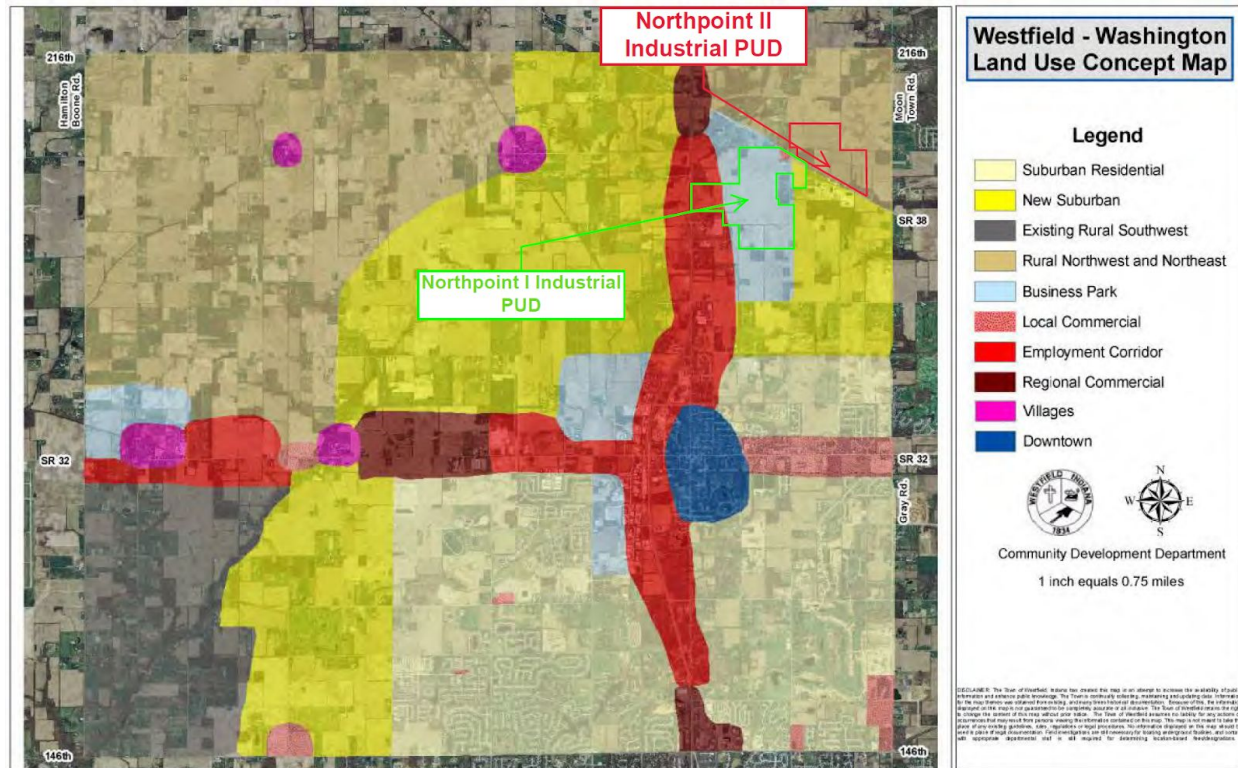
As stated in Section 2.1, when considering 2008-PUD-09, the plan commission and legislative body must pay reasonable regard to the Comp Plan per Indiana statute. The subsections present only a handful of key points whereby the Northpoint Owners have completely disregarded and disrespected the Comp Plan.

2.2.1 Noncompliant with NRR District Land Use

By its common name alone, the Northpoint Owners want the APC and City Council to believe that Northpoint II (2008-PUD-09) is merely an extension of Northpoint I, that all else is equal. In fact, they are quite different. Northpoint I sought to develop land that the Comp Plan slated as *Business Park*; Northpoint II seeks to develop land slated as *Rural Northwest and Northeast*. Thus, the two PUDs are fundamentally distinct, with the latter PUD being far more egregious than the former. Figure 1, which is adapted from the Comp Plan, depicts the distinction quite well.

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Figure 1. Westfield-Washington Township Land Use Concept Map



Note how Northpoint I overlies mostly blue-colored and red-colored real estate and how Northpoint II overlies mostly brown-colored real estate. The Comp Plan's distinction was intentional. It placed a hard stop for commercial and residential suburb expansion to the south side of SR 38 in order to maintain the natural beauty of our NRR district culture on the northside of SR 38 up to the Washington Township termination at E 216th St.

The Northpoint Owners are welcome to purchase the block of land west of Northpoint I, south of SR 38 and east of US 31. It is for sale, and the Comp Plan has it slated for *Business Park* development just like Northpoint I. It seems to be a perfect fit for them and a logical extension for their plans.

Instead, the Northpoint Owners have taken a more unorthodox approach of petitioning to intrude into the brown-colored real estate slated for *Rural Northwest and Northeast* development as it tries to convert it to industrial, commercial and high-density residential. This brought to life the nightmarish scenario that many NRR Citizens voiced at the time of Northpoint I, which is *what will stop the Northpoint Owners from attempting to cross over SR 38 and intrude into the NRR district?* Those NRR Citizens

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were understandably concerned at that time, and, in hindsight, for good reason. Northpoint I has led to Northpoint II (2008-PUD-09).

They were further concerned with how Northpoint I would lead to a Northpoint II and then a Northpoint III and so on, driving a commercial/industrial split straight up the spine of the NRR district all the way to E 216th St. Those same NRR Citizens have reported to the authors that they were led to believe at the time of Northpoint I that their fears would not be realized and that this advancement would not intrude into the north side of SR 38. Only now, with 2008-PUD-09, we find that the Northpoint Owners are threatening to do just that. **We implore the APC and City Council: hold true to the assurances that the NRR Citizens were led to believe during Northpoint I. REJECT 2008-PUD-09 outright.**

In order to protect the NRR district, the NRR Citizens cannot and will not accept any plans that deviate from those specified in the Comp Plan on page 32, including and *limited to*:

1. Single-family detached houses on large lots (1 unit per 3 acres) or in a Rural or Conservation Subdivision (rules of which are specified in the Comp Plan)
2. Accessory dwellings
3. Equestrian uses
4. Agriculture, including artisan farms
5. Institutional uses, such as schools, churches, public safety facilities, and similar uses

2.2.2 NRR District is Presented with Unwarranted Development Pressure

The Comp Plan designates the NRR district as “*rural for the foreseeable future*” and notes that it will “*continue to have rural uses and a rural appearance: natural open spaces, trees, fields and streams*” (p. 31, City of Westfield, 2007). In fact, the Comp Plan states that the NRR district “*will be the **last** (emphasis added) to face development pressure*” (p. 31, City of Westfield, 2007).

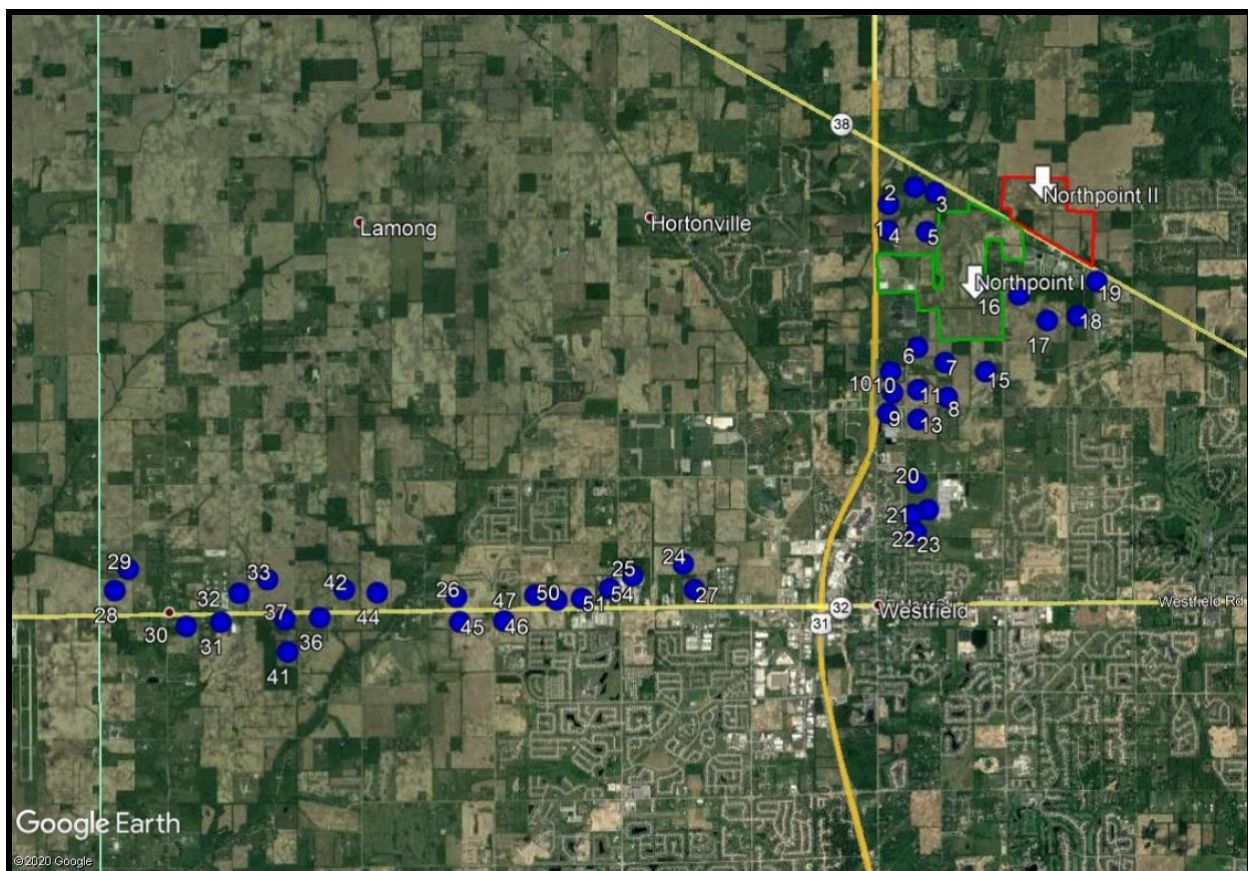
Why, then, attempt to re-zone and disrupt a quiet, close-knit community of rural residential citizens north of SR 38 with the nearly 190-acre atrocity known as 2008-PUD-09? Perhaps it's because they own it, but that does not give them the right to do what they please with it. They have a responsibility to their neighbors and the

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community as a whole to develop prudently and within the framework of the well-established Comp Plan. Every other neighbor has done so, why can't they?

They can take their 190-acre development and apply it elsewhere. With nearly 2,000 acres of Commercial/Industrial land use already properly zoned for such development as summarized in Table 1 and on Figure 2 below, the Northpoint Owners can take their plans for Northpoint II and fit them in any of those other 2,000 acres - and it would only consume less than 10% of that available total.

Figure 2. Locations (blue dots) of nearly 2,000 acres of currently available, properly zoned Commercial/Industrial property throughout Washington Township



Alternatively, the Northpoint Owners could purchase the land to the west of Northpoint I as described above and convert it to commercial/industrial. After all, it's for sale and is already slated for *Business Park* in the Comp Plan.

Our point is that the Northpoint Owners have other options available in Washington Township. With more than 2,000 acres currently available elsewhere (including in Northpoint Owners' very own Northpoint I) as well as the far more logical *Business Park*

land for sale west of Northpoint I, the Northpoint Owners' development pressure in the NRR district with its 2008-PUD-09 is unwarranted. Further, it has now confirmed for so many NRR Citizens that the Northpoint Owners never really had any intent of using SR 38 as a hard stop for its aggressive and damaging development agenda.

2.2.3 Disregard for Agricultural Conversion Rules in the NRR District

The 190 acres of 2008-PUD-09 is mostly agricultural. The Comp Plan is clear on how agricultural land is to be converted in the NRR district:

"If land converts from agricultural uses, it is encouraged to develop in the form of Rural or Conservation Subdivisions, with substantial open space. Higher gross densities, up to one unit per acre, may be permitted only in Conservation Subdivisions (see development policies)." (p. 31, City of Westfield, 2007)

Note that not a single land use proposed in 2008-PUD-09 (namely commercial, industrial and high-density residential) is mentioned in the above statement from the Comp Plan. Consequently, 2008-PUD-09 violates the Comp Plan's specifications and, as we will point out in Section 5, will actually confiscate land value in the NRR district.

However, should the Northpoint Owners opt to modify 2008-PUD-09 to develop in accord with the Comp Plan, it must develop with a minimum of 3-acre lots or follow a Conservation Plan. Currently, 2008-PUD-09 makes no attempt to do either.

No matter what the Northpoint Owners put forth, we urge the APC and City Council to require the Northpoint Owners to develop a Conservation Plan so as to force them to identify all of the characteristics unique to 2008-PUD-09 that warrant such a plan. Accordingly, the NRR Citizens have explored how a Conservation Plan might look by exploring the 4-step procedure of developing a *Conservation Subdivision* in accordance with the Comp Plan as further described below and would expect the Northpoint Owners to develop a plan with these features in mind, at a minimum.

2.2.3.1 Conservation Plan Step 1: Development of a Site Analysis Map

A Site Analysis Map requires several preservation features to be identified, including:

1. Mature woodlands (these exist in 2008-PUD-09)

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2. Hedgerows, freestanding trees or tree groups (exist in 2008-PUD-09)
3. Wildlife habitats and travel corridors (exist in 2008-PUD-09)
4. Prime farmland (exists in 2008-PUD-09)
5. Groundwater recharge areas (exists in 2008-PUD-09)
6. Greenways and trails (exist in 2008-PUD-09)
7. River and stream corridors (exist in 2008-PUD-09)
8. Historic site and buildings (exist in 2008-PUD-09)
9. Scenic view sheds (exist in 2008-PUD-09)

Note that every one of these features exist within 2008-PUD-09, but, as 2008-PUD-09 currently stands, it would destroy every one of them!

2008-PUD-09 also abuts up against Hamilton County's Bray Family Park - an area of cultural and historical significance as the following excerpt describes:

"The Bray Family began arriving in Westfield, Indiana in 1836. Like many other Quakers, the Bray's left their original homestead in North Carolina for new opportunities in Indiana. A major reason Quakers fled the south centered on their deep commitment to the abolishment of slavery. The territory of Indiana came into the Union in 1816 with its declared law as "all men are born, equally, free and independent." This sentiment appealed to Quaker families like the Bray's, which began their journey north into Indiana in the spring on 1815." (from Hamilton County, 2021)

Geographically, the band of land between the Bray's and Anthony Road (within which 2008-PUD-09 rests), is culturally significant in that it represents an area of a significant cultural event in 1837 as it relates to the Underground Railroad and the eventual freedom granted to Mr. and Mrs. Rhoads and their family as is further described below.

"The procession [of 150 or 200 friends of the Rhoads] started on the rutty road lined with tree stumps. Arriving at a point where the road divided, one fork leading to Noblesville, the other to Westfield, [Singleton] Vaughn [the Rhoads' slave owner] and his men placed themselves in front of the team and demanded that the slaves be driven to Noblesville. (This place was at the crossroads of Rd 38 and Anthony Road, near where the No. 1 Schoolhouse was located. The Lafayette diagonal road was crossed by another diagonal road leading in a southwest direction to Westfield. Editor)" (p. 17, Roberts, 1984)

A melee at the intersection ensued with horses frantically rolling away the wagon carrying the Rhoads as fast as the road would allow, but the rough road loosened the wagon's framing, dropping the Rhoads out of the bottom of it and into the nearby Dismal Swamp (p. 17, Roberts, 1984). That evening, they were hidden in a haystack and taken west to the Lindley Ditch where they were temporarily safe until, eventually, the Marion County courts ruled against Mr. Vaughn, declaring the Rhoads free (p. 17, Roberts, 1984).

Members of the APC and City Council, do not allow the Northpoint Owners (or any other developer) to wipe away this culturally significant event of our nation's black heritage. Rather, take the courageous stand to preserve this area's nature and history now. Stand with the NRR Citizens for the preservation of this land and the important role it played in the abolitionist movement. **Vote no to 2008-PUD-09 today to culturally preserve our Black History and heal our divides.**

2.2.3.2 Conservation Plan Step 2: Conduct a Site Inspection

This very important second step of the Conservation Subdivision Process is intended for the APC and City Council to verify that the developer's own Site Analysis has not omitted any important ecological, hydrogeological, archeological or cultural elements of the land. We have named a few above, but there are more. To name a few located in 2008-PUD-09:

1. Sly Run and the surrounding watershed is a wetland
2. The underlying groundwater is a sole source aquifer for all of the surrounding residents
3. The natural flora and fauna of the area have made paths through the area
4. Coyotes and deer flourish as the NRR Citizens have seen and heard both species throughout the year
5. An historic barn rests on the property (see Photos 2 thru 4 in Section 3)
6. Woodlands and free-standing trees are scattered throughout (Photos 2 thru 4)
7. The area is culturally significant as described above¹
8. Scenic view sheds are prevalent (see Photo 5 in Section 3, provided by a property owner along Anthony Road)

¹ In addition to the Underground Railroad history, the NRR Citizens have evidence that 2008-PUD-09 is a culturally significant area for past Native American settlements, specifically to the Miami tribe that settled in the area. Research in this regard is not complete as of this writing, but a Conservation Plan should be required to preserve the cultural significance.

2.2.3.3 Conservation Plan Step 3: Conservation and Development Areas Map

This third step of the Conservation Subdivision Process requires that these areas be properly defined as Conservation areas. They become central to the planned development rather than shoved to the side. Specifically, the map must consider the following:

1. This map will serve as the basis (emphasis added) for the final site plan.
2. The map should designate at least 60% of the site area for conservation (emphasis added).

2.2.3.4 Conservation Plan Step 4: Final Conservation Plan

Per the Comp Plan, the Northpoint Owners must develop a Conservation Plan that minimizes roads and preserves the land features described above. However, the Northpoint Owners have never suggested developing a Conservation Plan and would have no intention of doing so because it would force them to withdraw their 2008-PUD-09 petition. Instead, the Northpoint Owners have repeatedly attempted to trivialize the importance of the Conservation Plan in hopes of creating the next concrete jungle to ruin the landscape.

2.3 Conclusion

The Comp Plan envisions natural beauty for the NRR district, one that preserves Washington Township's cultural history. 2008-PUD-09 does not. Although we have not pointed out every circumstance in which 2008-PUD-09 violates the Comp Plan, those described herein demonstrate that the stark contrast between the two cannot be rectified. The contrast is brought to light more clearly when exploring how a Conservation Plan might look for 2008-PUD-09. We urge the APC and City Council to require a Conservation Plan no matter what the development plan is so as to preserve the cultural, environmental and ecological conditions unique to this strip of land.

With or without a Conservation Plan, 2008-PUD-09 violates IC 36-7-4-603(1) because it does not pay reasonable regard to the Comp Plan. If 2008-PUD-09 had paid reasonable regard to the Comp Plan, it would have proposed converting the agricultural land to rural residential or developed a conservation subdivision using a Conservation Plan. Such alternate plans would preserve the area's rural character and use. Because this

was not done, the APC and City Council must reject 2008-PUD-09 in order to pay reasonable regard to the Comprehensive Plan per Indiana statute IC 36-7-4-603(1).

Comp Plan Violations Under IC 36-7-4-603(1):

- 1. Northpoint II (2008-PUD-09) is incongruent with the NRR district land use options. It is not merely a continuation of Northpoint I. Northpoint I was approved under an entirely different land use concept, which was NOT rural residential.*
- 2. It does not promote rural residential development.*
- 3. It violates the rural character and open space by introducing commercial congestion.*
- 4. It disregards our Black History and Native American History. Due to these unique circumstances, the NRR Citizens urge the development of a Conservation Plan consistent with the 4-step procedure set forth in the Conservation Subdivision Process of the Comp Plan.*
- 5. It presents unnecessary development pressure. With nearly 2,000 acres of Commercial/Industrial real estate available elsewhere in Westfield, the Northpoint Owners can fit these 189 acres in those areas and would use less than 10% of it.*
- 6. Alternatively, the Northpoint Owners can develop immediately west of Northpoint I, south of SR 38 and east of US 31. This land is already slated for Business Park use.*

3 Indiana Code 36-7-4-603(2) Violations

3.1 Indiana Statute Reference

IC 36-7-4-603 Zoning ordinance; preparation and consideration of proposals

Sec. 603. In preparing and considering proposals under the 600 series, the plan commission and the legislative body shall pay reasonable regard to:

- (1) the comprehensive plan;*
- (2) current conditions and the character of current structures and uses in each district;*
- (3) the most desirable use for which the land in each district is adapted;*
- (4) the conservation of property values throughout the jurisdiction; and*
- (5) responsible development and growth.*

3.2 2008-PUD-09 Points of Non-Compliance

The NRR district is the smallest of all of the Westfield-Washington Township districts, limited to the north of SR 38 and east of US 31. It is imperative that the APC and City Council take note of our limited landscape and see for yourselves what the look and feel of a rural residential area is supposed to be as the Comp Plan depicts on page 37:

Photos 1 and 2. Comp Plan examples of how development in the NRR district should appear



Industrial. Commercial. High-density residential. 2008-PUD-09. Do those words call to mind images even remotely similar to Photos 1 and 2? The answer is a resounding **NO!**

3.2.1 Disregard for Current Conditions and Character of Current Structures

As applied to 2008-PUD-09 specifically, one of the NRR Citizens so eloquently described the conditions that it bears repeating here:

“I arrived at the barn and was immediately greeted by a red tailed hawk perched on the corner of the barn. He flew to a nearby tree and kept careful watch of my activities. The barn is lovely despite the vines over growing it’s sides. About 100 yards from the barn is a meandering creek - Sly Run perhaps? Moss-covered stones dot the creek bed and the woods were alive with birds! Cardinals, Juncos, Nuthatches, and Chickadees were everywhere, drinking from the stream and flitting all around. The deer must also frequent the creek as evidenced by their tracks and trails. I went there expecting to see a barn and what I found was an unexpected wildlife sanctuary. It was peaceful and beautiful...it sparked a fire to fight for its preservation. Hopefully these few pictures capture some of its significance!”

Members of the APC and City Council: re-read those endearing words that capture the essence of the NRR district. Study the pictures below. **Vote NO to 2008-PUD-09 and preserve this landscape**. Indiana statute demands that you do so.

Photo 3. Historic barn and Sly Run wetlands



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Photos 4 through 7. Additional views of barn and open landscaping depicting the current rural residential feel of the land of 2008-PUD-09.

3.2.2 Threat to the NRR Citizens Water Supply

Page 31 of the Comp Plan designates it as *rural for the foreseeable future*, further stating that *the development for these areas as anything other than rural or agricultural uses in the near future would violate the contiguity policy set out in the general policies* and that the *Northeast Rural Residential area will continue to have rural uses and a rural appearance: natural open spaces, trees, fields and streams.*

There are multiple reasons for this. One primary reason is that agriculture and every surrounding resident of 2008-PUD-09 rely upon the underlying aquifer for its drinking water supply. We depend on the ecological preservation of these wetlands to feed our aquifers to feed our potable water supplies. A concrete jungle like the one planned with 2008-PUD-09 will wipe out the vital Sly Run groundwater recharge area, thereby threatening the sustainability of our water supply. This is in no way acceptable to the NRR Citizens. **Vote NO to 2008-PUD-09 and preserve our water supply.**

3.2.3 Introduction of Never-Before Seen Pollution

- ☐ City lights
- ☐ Urban roads
- ☐ Large parking lots
- ☐ Truck traffic
- ☐ Noise
- ☐ Warehouses
- ☐ Business

This list represents the current conditions and character of every commercial/industrial district in Hamilton County. They come tethered to 2008-PUD-09. They are fine and appropriate in areas zoned to accept such development, such as the other 2,000 acres currently available in Washington Township. Contrast that list with this one:

- ☐ Nature
- ☐ Farm fields
- ☐ Trees
- ☐ Wildlife
- ☐ Rural roads
- ☐ Flowing water
- ☐ Sunrises and Sunsets

- ☐ Moonlit nights
- ☐ Peaceful retreat

With 2008-PUD-09, the tiny NRR District is robbed of these characteristics unless the APC and City Council vote NO to 2008-PUD-09. Indeed, the Comp Plan itself stresses the importance of preserving *the night sky by limiting lighting* (p. 32, City of Westfield, 2007). With 2008-PUD-09, this landscape will cease to exist - both for the NRR district AND the Bray Homestead Park. **Vote NO to 2008-PUD-09 and prevent unwanted pollution.**

3.3 Conclusion

The culture of the NRR district is so beautifully captured by its landscape. 2008-PUD-09 threatens to ruin it far beyond the 190 acres it seeks to develop. It will ruin it by threatening our water supply and introducing light and noise pollution far beyond its perimeter. Members of the APC and City Council: the NRR Citizens implore you to vote NO to this nightmare scenario that will destroy our serenity. The APC and City Council must reject 2008-PUD-09 in order to pay reasonable regard to the current conditions and the character of current structures and uses in the NRR district per Indiana statute IC 36-7-4-603(2).

Violations of Current Conditions/Structures under IC 36-7-4-603(2):

- 1. 2008-PUD-09 would forever destroy the tiny NRR district's rural residential culture.*
- 2. It threatens our environmental resources. It would destroy our wetlands and associated groundwater supply - a critical resource upon which the entire NRR district (and beyond) draw their vital potable water.*
- 3. It would introduce traffic congestion.*
- 4. It would introduce noise, light and air pollution.*
- 5. It would replace quiet, calming rural residential serenity with active, hectic commercial chaos.*
- 6. It would destroy the historic barn.*

4 Indiana Code 36-7-4-603(3) Violations

4.1 Indiana Statute Reference

IC 36-7-4-603 Zoning ordinance; preparation and consideration of proposals

Sec. 603. In preparing and considering proposals under the 600 series, [the plan commission and the legislative body shall pay reasonable regard to:](#)

- (1) the comprehensive plan;*
- (2) current conditions and the character of current structures and uses in each district;*
- (3) [the most desirable use for which the land in each district is adapted;](#)*
- (4) the conservation of property values throughout the jurisdiction; and*
- (5) responsible development and growth.*

4.2 2008-PUD-09 Points of Non-Compliance

The most desirable use for the NRR district is to *allow the continuation of the historic rural patterns, including homestead farms, artisan farms, and equestrian uses* (p. 32, City of Westfield, 2007). As it applies to this area specifically, the APC and City Council can be assured that these patterns of development remain in 2008-PUD-09 by requiring a Conservation Plan as further described in Section 2.2.3. The Conservation Plan would aid the Northpoint Owners in understanding the most desirable use for which the land in the NRR district is adapted. As the following subsections point out, 2008-PUD-09 promotes objectionable use, not desirable.

4.2.1 Disregard for Acceptable Land Use Options in the NRR District

The NRR district land use is *limited to*:

- ☐ Single-family detached houses on large lots or in a Rural or Conservation Subdivision
- ☐ Accessory dwellings
- ☐ Equestrian uses
- ☐ Agriculture, including artisan farms

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- ☐ Institutional uses, such as schools, churches, public safety facilities, and similar uses

The Comp Plan further stipulates the following development policies to ensure continuation of the rural character of the NRR area:

- ☐ Flexible designs that maximizes open space by regulating density
- ☐ Locate roadways and house lots so as to respect natural features and to maximize exposure to open space
- ☐ Appropriate transitions from the villages to the open agricultural land
- ☐ Preserve historically significant buildings and resources (barns, houses, etc.)
- ☐ Preserve the night sky by limiting lighting

Not a single one of these uses or designs is germane to the Northpoint Owners' 2008-PUD-09.

4.2.2 Disregard for Acceptable Land Use Zoning in the NRR District

The NRR district is zoned as *AG-SF1: Agricultural/Single Family Rural District*. Note that not a single one of the land use plans specified in 2008-PUD-09 are AG-SF1. Instead, 2008-PUD-09 will allow:

- ☐ EI: Enclosed Industrial District
- ☐ LB: Local and Neighborhood Business District
- ☐ GB: General Business District
- ☐ R-4 (this is probably meant to be SF4: Single-Family High-Density District)

Members of the APC and City Council: **the conclusion is black and white - the Northpoint Owners have paid NO reasonable regard to the most desirable land use in the NRR district as the Comp Plan specifies.**

4.3 Conclusion

2008-PUD-09 makes no attempt to adapt to the surrounding land use. In fact, it doesn't make any attempt to apply the current zoning at all. All of the Northpoint Owners' proposed uses - industrial, commercial and high-density residential - fail to adapt to the single acceptable land use in the NRR district as specified in the Comp Plan (AG-SF1). Worse, it makes no attempt to preserve the rural character of the NRR district as

evidenced by its lack of a Conservation Plan. Consequently, **the APC and City Council must reject 2008-PUD-09** in order to pay reasonable regard to the most desirable use for which the land in the NRR district is adapted per Indiana statute IC 36-7-4-603(3).

Violations under IC 36-7-4-603(3) to Adapt to Most Desirable Land Use:

- 1. 2008-PUD-09 **does not propose a single acceptable land use specified in the Comp Plan** for the NRR district.*
- 2. Its inflexible designs run counter to maximizing open space.*
- 3. It disrespects the natural features.*
- 4. It does not seek to preserve its historically significant barn.*
- 5. It will not preserve its wetlands.*
- 6. It will not preserve the night sky by limiting lighting and, in fact, will eliminate the residents' personal quiet comfort of viewing the night sky.*

5 Indiana Code 36-7-4-603(4) Violations

5.1 Indiana Statute Reference

IC 36-7-4-603 Zoning ordinance; preparation and consideration of proposals

Sec. 603. In preparing and considering proposals under the 600 series, [the plan commission and the legislative body shall pay reasonable regard to:](#)

- (1) the comprehensive plan;*
- (2) current conditions and the character of current structures and uses in each district;*
- (3) the most desirable use for which the land in each district is adapted;*
- (4) [the conservation of property values throughout the jurisdiction;](#) and*
- (5) responsible development and growth.*

5.2 2008-PUD-09 Points of Non-Compliance

When considering 2008-PUD-09, the plan commission and legislative body must pay reasonable regard to the conservation of property values per Indiana statute.

5.2.1 Surrounding Property Conservation Value Baseline Study

To assist with this consideration, we have prepared a list of current land values for 55 residences surrounding the 2008-PUD-09 area.² The property values are estimated by calculating the average of the following three sources of information:

1. A Re/Max realtor's professional opinion of current property values
2. Zillow.com's Zestimate[®]
3. The Hamilton County Assessor's Office Property Assessment cards³

The total valuation of the 55 residences is **\$29,267,053.10** as summarized in Table 2.

² These 55 properties are a **subset** of the much larger number of homes that would be affected by the 2008-PUD-09.

³ Zillow.com established that the average selling price is 24.2% above their tax assessment value. Accordingly, each Hamilton County property assessment card was adjusted by a factor of 1.242 to estimate the value.

5.2.2 Surrounding Property Devaluation

Ms. Maria Hunt of Re/Max estimates that a commercial/industrial/high-density residential development such as what is proposed in 2008-PUD-09 will devalue the surrounding property by as much as 30%, or **-\$8,780,115.93**. Each home's current and anticipated devaluation is summarized in Table 2.

This *significant* devaluation would wipe out approximately \$159,638.47 of net worth for each of the 55 households on average, and, for one unfortunate household, over \$500,000.00! To put this financial hardship in perspective, the median household annual income in Hamilton County in 2018 was only \$100,209.00! As the APC and City Council might imagine, none of the surrounding land owners are pleased with how 2008-PUD-09 would confiscate property value. 2008-PUD-09 fails to address this issue.

5.3 Conclusion

2008-PUD-09 clearly places a financial burden on the surrounding landowners that sets back the median household by over 1.6 years of annual income. This confiscation of property value is unjust and unfair to the families surrounding 2008-PUD-09, but the Northpoint Owners fail to address this issue. Consequently, **the APC and City Council must reject 2008-PUD-09** in order to pay reasonable regard to the conservation of the surrounding property values per Indiana statute IC 36-7-4-603(4).

Key Violations to IC 36-7-4-603(4):

1. *2008-PUD-09 would confiscate personal property value of a sampling of 55 homes surrounding 2008-PUD-09 by nearly \$9,000,000.00.*
2. *It would not conserve property values.*
3. *It would devalue properties by 30%.*
4. *It would set household net worth back by an average of \$160,000.00, or approximately 1.6 years worth of the average household income in Hamilton County.*

6 Indiana Code 36-7-4-603(5) Violations

6.1 Indiana Statute Reference

IC 36-7-4-603 Zoning ordinance; preparation and consideration of proposals

Sec. 603. In preparing and considering proposals under the 600 series, [the plan commission and the legislative body shall pay reasonable regard to:](#)

- (1) the comprehensive plan;*
- (2) current conditions and the character of current structures and uses in each district;*
- (3) the most desirable use for which the land in each district is adapted;*
- (4) the conservation of property values throughout the jurisdiction; and*
- [\(5\) responsible development and growth.](#)*

6.2 2008-PUD-09 Points of Non-Compliance

At this point in the document, perhaps we have made clear that 2008-PUD-09 is unwelcome in the NRR district. To recap, we have demonstrated how 2008-PUD-09:

1. Violates Indiana Code
2. Disregards the Comp Plan
3. Neglects culturally significant Black and Native American history
4. Threatens the NRR Citizens' drinking water supply
5. Devalues our surrounding property
6. Has no place in a rural residential setting

This section contemplates whether such actions are responsible. A responsible development would meet the specifications of the Comp Plan. It would meet the provisions previously outlined *ad infinitum*. For these reasons, the NRR Citizens are frustrated, angry and concerned. With no prior history or provision for industrial, commercial or high-density residential in the NRR district, who can blame us?

The NRR Citizens have touched on the irresponsibility of this plan in the past. They voiced objections at two prior GoToMeetings hosted by the Northpoint Owners' counsel,

but the Northpoint Owners have not responded with a plan that pays reasonable regard to responsible development.

To assess whether our concerns have merit, we commissioned a couple of surveys. We first commissioned a change.org survey. This survey confirmed our frustrations. We then commissioned our own house-to-house petition of owners surrounding 2008-PUD-09. Third, as we were digesting these surveys, the Hamilton County Draft Comprehensive Plan, dated 12/18/20, was published on its website on 1/21/21 and so we had the benefit of reviewing that as well. Together, these surveys and petitions carry the same theme: **LEAVE THE NRR DISTRICT ALONE!**

6.2.1 Change.org Online Petition

A petition was circulated in August of 2020 on change.org entitled *Stop Northpoint II*.⁴ This petition was signed by over 300 viewers and includes comments from the NRR Citizens and beyond. One such comment demonstrates the **far-reaching ill effects of 2008-PUD-09** on the larger community:

“This also affects the woods and homes on Sheridan Rd/SR38, not just Anthony Rd. This needs (to) stay a rural area, not more businesses. Don't take the homes from the deer, hawks, etc along with the residents. I've lived here over 30 years. Don't add more traffic and businesses taking away security and peace of mind of residents. Don't ruin another area taking away nature. Westfield should care about keeping current rural residents, not just getting new businesses.”

There's **concern**:

“I'm a life-long resident of Westfield. It's concerning when our City doesn't adhere to their own Comprehensive Plan. Where is the protection for the homeowners in the Township?”

There's **anger** and **frustration**:

“Just try to imagine moving out to the country to enjoy the solitude and the lack of traffic and everything that comes with it... Only to find out they're going to Rezone and start building a major commercial

⁴ The change.org petition is available [here](#).

development directly across the street from your home. It's a nightmare for the Hinshaw family and many others."

-and-

"Too much industry! Leave the solitude of the country alone. A lot can be learned from it."

-and-

"I'm tired of the city turning the areas that make Westfield beautiful and unique into commercial spaces with little consideration for the current residents and future use."

-and-

"Too much industrial growth is not good for the city. At some point this needs to stop!"

Lastly, perhaps the **most apropos statement of all:**

"The Rural Northeast section on our Comprehensive Plan does not allow for this use for so many reasons and would ruin the planned uses in which property owners have personally invested. This developer should look to other areas noted in the Comp Plan for this use. This is NOT a simple rezoning; it would require a major amendment to the Comp Plan which would involve the entire community especially those located in the Rural Northeast. Westfield shouldn't change the Comp Plan for all the reasons listed therein for creating it, otherwise there is no planning for the future of our community. It is not the responsibility of Westfield to abandon community planning to financially benefit any developer."

The full petition and comment list is included in Appendix A.

6.2.2 Door-to-Door Petition of the NRR District and Greater Affected Area

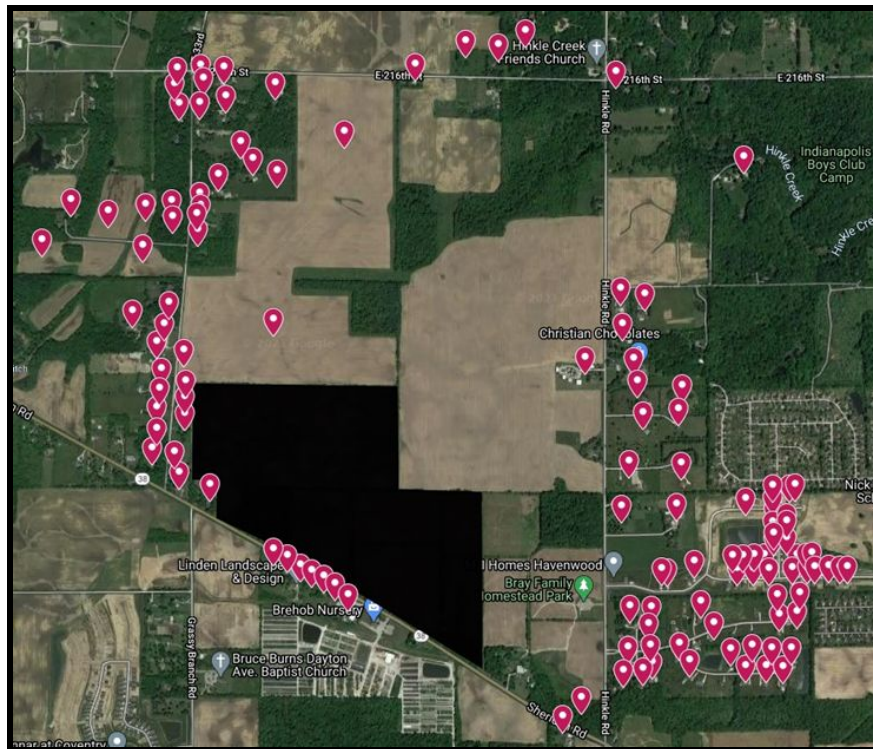
After reading the uniform opposition to 2008-PUD-09 in the change.org *Stop Northpoint* // survey, the NRR Citizens decided to take the pulse of those most directly affected by 2008-PUD-09 by conducting our own survey of adjacent and nearby property owners.

The results were astounding.

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Lined like a ring of fire around Northpoint II, every property owner respondent opposed 2008-PUD-09! Members of the APC and City Council: listen to the 183 signatories. **Deny 2008-PUD-09.** See Figure 3 below for the survey respondents.

Figure 3. Map of the NRR Citizens' Objections to 2008-PUD-09 (The area in black identifies 2008-PUD-09 property; red flags represent residents' objections to the PUD)



6.2.3 Hamilton County Comprehensive Plan Survey Results

The timing of the Hamilton County *Comprehensive Plan* publication was perfect. Amidst the frustration, it reminded us that Hamilton County and the NRR district offer a distinct and unique rural residential and agricultural environment, one that is to be respected and preserved. This admiration can be found rooted in their online and mail survey. People in the greater community revere the same qualities of Hamilton County that the Comp Plan serves to protect in the NRR district. A few noteworthy takeaways from the survey:

“They live in Hamilton County Townships because of ‘community rural character.’” (p.43, Hamilton County, 2020)

- and -

“There is a strong preference to preserve existing farmland across all townships.” (p.43, Hamilton County, 2020)

In fact, Hamilton County’s survey found that 70% of respondents reported that their future land use vision was for agricultural purposes and nearly 50% reported that they wanted no further development at all!

6.3 Conclusion

In a day and age when few agree on anything, it is noteworthy that not a single homeowner petitioned in and around the NRR district supports 2008-PUD-09. And while unanimous agreement is rare, those who live in this area are unanimous on this: **2008-PUD-09 does not belong in the NRR district!**

The level of opposition to 2008-PUD-09 is so severe and so scintillating, how can the Northpoint Owners, APC and City Council consider 2008-PUD-09 to be anything other than irresponsible? More important, the greater Hamilton County community agrees that our precious rural and agricultural landscape must be preserved to maintain its attractive beauty. 2008-PUD-09 serves none of these ideals. Consequently, **the APC and City Council must reject 2008-PUD-09** in order to pay reasonable regard to responsible development and growth per Indiana statute IC 36-7-4-603(5).

Key Violations to IC 36-7-4-603(5):

- 1. 2008-PUD-09 is the model example of **irresponsible development**.*
- 2. It disregards the Comp Plan.*
- 3. It tears apart the natural beauty of Hamilton County - a quality it holds dear.*
- 4. Not a single surrounding property owner supports it.*

7 Conclusion and Recommendation

The NRR Citizens' remonstrations against 2008-PUD-09 demonstrate how it fails to meet all 5 criteria specified in Indiana Code 36-7-4-603 and also violates the policies, zoning considerations and implementation plans of the Comp Plan. As a result of these shortcomings at every single level, the APC and City Council have no choice but to reject 2008-PUD-09. Furthermore, any other PUDs that attempt to reclassify land use other than Rural Residential or Agricultural in this area or any other land in the NRR district should be rejected on the same grounds. Consequently, **the NRR Citizens - all 183 respondents - are united in imploring the APC and City Council to REJECT 2008-PUD-09 outright.**

8 References

City of Westfield, 2007, *Westfield-Washington Township Comprehensive Plan*. City of Westfield: https://www.westfield.in.gov/egov/documents/1524230987_7117.pdf (URL last verified 10/31/20).

Data USA, 2018, *Data USA: Hamilton County, IN*, <https://datausa.io/profile/geo/hamilton-county-in#:~:text=In%202018%2C%20Hamilton%20County%2C%20IN,%24100%2C209%2C%20a%207.06%25%20increase> (URL last verified 1/31/21).

Hamilton County, 2020, *Comprehensive Plan*, Hamilton County Plan Commission 2020 Update, 12/18/20, Hamilton County: <https://hamiltoncounty.in.gov/1618/2020-Comp-Plan-Update> (URL last verified 1/31/21).

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Tables

Table 1. Summary of 1,950 Acres of Currently Available Commercial/Industrial Zone Real Estate in Washington Township and Amount Northpoint Owners is Attempting to Convert

Northpoint Owners, LLC

2008-PUD-09 Requesting Land Use Change from existing Agriculture/Single-Family Rural to Industrial

183.5 acres +/- on the north side of SR 38 between Anthony Road and Hinkle Road, Westfield, IN 46062

Map Reference	Property Owner	Comp Plan District	Planned Use	Acres	Does Planned Use Comply with Comp Plan?
Total EXISTING Undeveloped Commercial/Industrial Property in Westfield				1,950 acres; YES	
Undeveloped Northpoint I				779 acres available	
1	Roudebush (SR 31 & SR 38)	Business Park/Employment Corridor/Regional Commercial	<awaiting commercial development>	44	Yes
2	DeLullo (SR 31 & SR 38)	Business Park	<awaiting commercial development>	38	Yes
3	Burton/Bishop (SR 31 & SR 38)	Business Park	<awaiting commercial development>	8	Yes
4	Wilkins (SR 31 & E 202nd St)	Employment Corridor	<awaiting commercial development>	77	Yes
5	Stepheson (202nd St & N East Rd)	Business Park	<awaiting commercial development>	17	Yes
6	Chance (196th & N East Rd)	Employment Corridor	<awaiting commercial development>	16	Yes
7	Chance (191st St & Flippines Rd)	Business Park	<awaiting commercial development>	70	Yes
8	Chance (191st St & Flippines Rd)	Business Park	<awaiting commercial development>	7	Yes
9	North Westfield Developments LLC	Employment Corridor	<awaiting commercial development>	5	Yes
10	North Westfield Developments LLC	Employment Corridor	<awaiting commercial development>	29	Yes
10	North Westfield Developments LLC	Employment Corridor	<awaiting commercial development>	8	Yes
11	North Westfield Developments LLC	Employment Corridor	<awaiting commercial development>	13	Yes
11	North Westfield Developments LLC	Employment Corridor	<awaiting commercial development>	19	Yes
13	North Westfield Developments LLC	Employment Corridor	<awaiting commercial development>	19	Yes
13	North Westfield Developments LLC	Employment Corridor	<awaiting commercial development>	21	Yes
15	Roberts (196th &Grassy Branch Rd)	Business Park	<awaiting commercial development>	80	Yes
16	Roberts (196th &Grassy Branch Rd)	New Suburban	<awaiting commercial development>	78	Yes
17	Roberts (196th &Grassy Branch Rd)	New Suburban	<awaiting commercial development>	80	Yes
18	Reasen (E 196th St)	New Suburban	<awaiting commercial development>	18	Yes
19	Bray (SR 38 & Moontown Rd)	New Suburban	<awaiting commercial development>	54	Yes
20	Freedom Associates of Indiana LLC (N East St & 186th St)	Employment Corridor	<awaiting commercial development>	30	Yes
21	Freedom Associates of Indiana LLC (N East St & 186th St)	Employment Corridor	<awaiting commercial development>	30	Yes
22	Gapinski (N East St)	Employment Corridor	<awaiting commercial development>	10	Yes
23	317 Capital LLC	Employment Corridor	<awaiting commercial development>	9	Yes
Other Vacant Commercial/Industrial Land Use Options				1,171 acres available	
24	Wheeler Landing	Employment Corridor	<awaiting commercial development>	181	Yes
25	Springmill Center	Employment Corridor	<awaiting commercial development>	57	Yes
26	Gristmill Crossing	Regional Commercial	<awaiting commercial development>	15	Yes
27	Dartown Crossing	Employment Corridor	<awaiting commercial development>	34	Yes
28	Wood Farms LLC (SR 32)	Business Park	<awaiting commercial development>	43	Yes
29	Wood Farms LLC (just north of 32 & County Line Rd)	Business Park	<awaiting commercial development>	44	Yes
30	Nuckols, Billy S (SR 32)	Employment Corridor & Villages	<awaiting commercial development>	18	Yes
31	HJW Holdings II LLC (Just off the South side of 32)	Employment Corridor & Existing Rural Southwest	<awaiting commercial development>	55	Yes
32	HJW Holdings V LLC (SR 32 & Mule Barn Rd)	Employment Corridor	<awaiting commercial development>	80	Yes
33	Chance (SR 32 & Centennial Rd)	Employment Corridor	<awaiting commercial development>	40	Yes
33	Chance (SR 32 & Centennial Rd)	Employment Corridor	<awaiting commercial development>	20	Yes
33	Chance (SR 32 & Centennial Rd)	Employment Corridor	<awaiting commercial development>	21	Yes
36	Cardinal Real Estate Holdings LLC (SR 32 & near Towne Rd)	Employment Corridor	<awaiting commercial development>	87	Yes
37	HJW Holdings III LLC (Just off the South side of 32)	Employment Corridor	<awaiting commercial development>	24	Yes
36	Cardinal Real Estate Holdings LLC (SR 32)	Employment Corridor	<awaiting commercial development>	3	Yes

Table 1. Summary of 1,950 Acres of Currently Available Commercial/Industrial Zone Real Estate in Washington Township and Amount Northpoint Owners is Attempting to Convert

Northpoint Owners, LLC

2008-PUD-09 Requesting Land Use Change from existing Agriculture/Single-Family Rural to Industrial

183.5 acres +/- on the north side of SR 38 between Anthony Road and Hinkle Road, Westfield, IN 46062

Map Reference	Property Owner	Comp Plan District	Planned Use	Acres	Does Planned Use Comply with Comp Plan?
36	Cardinal Real Estate Holdings LLC (SR 32)	Employment Corridor	<awaiting commercial development>	20	Yes
36	Cardinal Real Estate Holdings LLC (SR 32)	Employment Corridor	<awaiting commercial development>	8	Yes
41	Tyler Eifert (Just off the south side of SR 32)	Employment Corridor	<awaiting commercial development>	40	Yes
42	Towne Road Crossing North LLC (just north of 32)	Employment Corridor & Local Commercial	<awaiting commercial development>	14	Yes
42	Towne Road Crossing North LLC (just north of 32)	Employment Corridor	<awaiting commercial development>	42	Yes
44	Saxton (SR 32 & just West of Little Eagle Creek Ave)	Local Commercial	<awaiting commercial development>	79	Yes
45	Ackerson Family Farms LLC (SR 32 & Ditch Rd)	New Suburban and Regional Commercial	<awaiting commercial development>	115	Yes
46	Ackerson Family Farms LLC (SR 32 & Ditch Rd)	Regional Commercial & Suburban Residential	<awaiting commercial development>	42	Yes
47	FHM Family Limited Partnership (SR 32 & Casey Rd)	Regional Commercial	<awaiting commercial development>	19	Yes
47	FHM Family Limited Partnership (SR 32)	Regional Commercial	<awaiting commercial development>	4	Yes
47	FHM Family Limited Partnership (SR 32)	Regional Commercial	<awaiting commercial development>	2	Yes
50	191st Street Land Co LLC (SR 32)	Regional Commercial	<awaiting commercial development>	15	Yes
51	Mansoori (SR 32)	Regional Commercial	<awaiting commercial development>	23	Yes
51	Mansoori (SR 32)	Regional Commercial	<awaiting commercial development>	8	Yes
51	Mansoori (SR 32)	Regional Commercial	<awaiting commercial development>	7	Yes
54	Mink Investments LLC (SR 32 & Springmill Rd)	Regional Commercial	<awaiting commercial development>	13	Yes
Total real estate that Northpoint Owners, LLC, is trying to convert to even more available Commercial/Industrial property with 2008-PUD-09				190 acres; NO, but plenty available elsewhere	
2008-PUD-09				190 acres (not zoned for development)	
	Bryant 1	Rural Northeast	Industrial/Commercial/High Density Residential	15	NO
	Bryant 2	Rural Northeast	Industrial/Commercial/High Density Residential	46	NO
	Wiehe 1	Rural Northeast	Industrial/Commercial/High Density Residential	22	NO
	Wiehe 2	Rural Northeast	Industrial/Commercial/High Density Residential	39	NO
	Green TAT Farms 1	Rural Northeast	Industrial/Commercial/High Density Residential	19	NO
	Green TAT Farms 2	Rural Northeast	Industrial/Commercial/High Density Residential	49	NO

Table 2. Current Residential Market Value and Devaluation Estimate of Each Residence if 2008-PUD-09 is Approved

Northpoint Owners, LLC

2008-PUD-09 Requesting Land Use Change from existing Agriculture/Single-Family Rural to Industrial

183.5 acres +/- on the north side of SR 38 between Anthony Road and Hinkle Road, Westfield, IN 46062

Address	City	State	Zip	Re/Max (11/27/20) (1)	Zillow (12/1/20) (2)	Hamilton County (3)	Home Value (4)	30% Devaluation (5)
20155 Starlight Ct	Noblesville	IN	46062	\$ 902,750	\$ 721,581.00	\$ 784,819.80	\$ 803,050.27	\$ (240,915.08)
20160 Starlight Ct	Noblesville	IN	46062	\$ 682,200	\$ 724,795.00	\$ 726,818.40	\$ 711,271.13	\$ (213,381.34)
20170 Starlight Ct	Noblesville	IN	46062	\$ 1,868,000	\$ 1,643,014.00	\$ 1,768,856.40	\$ 1,759,956.80	\$ (527,987.04)
20185 Starlight Ct	Noblesville	IN	46062	\$ 863,000	\$ 684,553.00	\$ 681,485.40	\$ 743,012.80	\$ (222,903.84)
20190 Starlight Ct	Noblesville	IN	46062	\$ 1,308,000	\$ 830,663.00	\$ 881,820.00	\$ 1,006,827.67	\$ (302,048.30)
20251 Dayspring Ct	Noblesville	IN	46062	\$ 637,375	\$ 473,100.00	\$ 603,363.60	\$ 571,279.53	\$ (171,383.86)
20260 Dayspring Ct	Noblesville	IN	46062	\$ 1,102,500	\$ 838,424.00	\$ 806,803.20	\$ 915,909.07	\$ (274,772.72)
20270 Dayspring Ct	Noblesville	IN	46062	\$ 854,500	\$ 613,753.00	\$ 717,751.80	\$ 728,668.27	\$ (218,600.48)
20275 Dayspring Ct	Noblesville	IN	46062	\$ 1,064,200	\$ 762,344.00	\$ 781,963.20	\$ 869,502.40	\$ (260,850.72)
20280 Dayspring Ct	Noblesville	IN	46062	\$ 751,750	\$ 615,865.00	\$ 679,870.80	\$ 682,495.27	\$ (204,748.58)
20516 Hinkle Rd	Noblesville	IN	46062	\$ 316,000	\$ 324,911.00	\$ 297,955.80	\$ 312,955.60	\$ (93,886.68)
20576 Hinkle Rd	Noblesville	IN	46062	\$ 526,000	\$ 442,391.00	\$ 407,624.40	\$ 458,671.80	\$ (137,601.54)
5114 Morning Mist Ct	Noblesville	IN	46062	\$ 617,600	\$ 511,300.00	\$ 636,525.00	\$ 588,475.00	\$ (176,542.50)
5215 Nightshade Ln	Noblesville	IN	46062	\$ 938,400	\$ 810,142.00	\$ 783,826.20	\$ 844,122.73	\$ (253,236.82)
5250 Nightshade Ln	Noblesville	IN	46062	\$ 785,200	\$ 713,565.00	\$ 846,795.60	\$ 781,853.53	\$ (234,556.06)
20636 Anthony Rd	Westfield	IN	46062	\$ 436,000	\$ 410,705.00	\$ 336,457.80	\$ 394,387.60	\$ (118,316.28)
20649 Anthony Rd	Westfield	IN	46062	\$ 1,900,000	\$ 560,500.00	\$ 610,691.40	\$ 1,023,730.47	\$ (307,119.14)
20707 Hinkle Rd	Westfield	IN	46062	\$ 1,304,600	\$ 649,905.00	\$ 645,964.20	\$ 866,823.07	\$ (260,046.92)
20728 Anthony Rd	Westfield	IN	46062	\$ 172,000	\$ 194,549.00	\$ 174,004.20	\$ 180,184.40	\$ (54,055.32)
20737 Anthony Rd	Westfield	IN	46062	\$ 568,000	\$ 469,352.00	\$ 425,509.20	\$ 487,620.40	\$ (146,286.12)
20776 Anthony Rd	Westfield	IN	46062	\$ 57,950	\$ 19,500.00	\$ 40,365.00	\$ 39,271.67	\$ (11,781.50)
20803 Anthony Rd	Westfield	IN	46062	\$ 442,500	\$ 461,953.00	\$ 371,358.00	\$ 425,270.33	\$ (127,581.10)
20818 Anthony Rd	Westfield	IN	46062	\$ 324,500	\$ 295,050.00	\$ 242,562.60	\$ 287,370.87	\$ (86,211.26)
20821 Anthony Rd	Westfield	IN	46062	\$ 354,800	\$ 501,505.00	\$ 467,737.20	\$ 441,347.40	\$ (132,404.22)
20831 Anthony Rd	Westfield	IN	46062	\$ 615,000	\$ 591,850.00	\$ 616,653.00	\$ 607,834.33	\$ (182,350.30)
20889 Anthony Rd	Westfield	IN	46062	\$ 495,000	\$ 491,747.00	\$ 620,751.60	\$ 535,832.87	\$ (160,749.86)
20945 Anthony Rd	Westfield	IN	46062	\$ 1,217,500	\$ 872,852.00	\$ 675,648.00	\$ 922,000.00	\$ (276,600.00)
21001 Anthony Rd	Westfield	IN	46062	\$ 526,000	\$ 540,426.00	\$ 541,512.00	\$ 535,979.33	\$ (160,793.80)

Table 2. Current Residential Market Value and Devaluation Estimate of Each Residence if 2008-PUD-09 is Approved

Northpoint Owners, LLC

2008-PUD-09 Requesting Land Use Change from existing Agriculture/Single-Family Rural to Industrial

183.5 acres +/- on the north side of SR 38 between Anthony Road and Hinkle Road, Westfield, IN 46062

Address	City	State	Zip	Re/Max (11/27/20) (1)	Zillow (12/1/20) (2)	Hamilton County (3)	Home Value (4)	30% Devaluation (5)
21035 Anthony Rd	Westfield	IN	46062	\$ 638,600	\$ 675,674.00	\$ 761,718.60	\$ 691,997.53	\$ (207,599.26)
21151 Anthony Rd	Westfield	IN	46062	\$ 817,700	\$ 594,715.30	\$ 371,730.60	\$ 594,715.30	\$ (178,414.59)
21188 Anthony Rd	Westfield	IN	46062	\$ 393,000	\$ 504,413.00	\$ 395,701.20	\$ 431,038.07	\$ (129,311.42)
21244 Anthony Rd	Westfield	IN	46033	\$ 543,000	\$ 410,555.00	\$ 295,471.80	\$ 416,342.27	\$ (124,902.68)
21247 Anthony Rd	Westfield	IN	46062	\$ 410,000	\$ 528,573.00	\$ 473,947.20	\$ 470,840.07	\$ (141,252.02)
21250 Anthony Rd	Westfield	IN	46062	\$ 565,000	\$ 451,768.00	\$ 427,123.80	\$ 481,297.27	\$ (144,389.18)
21312 Anthony Rd	Westfield	IN	46062	\$ 678,000	\$ 543,872.00	\$ 531,327.60	\$ 584,399.87	\$ (175,319.96)
21344 Anthony Rd	Westfield	IN	46062	\$ 542,700	\$ 474,745.00	\$ 424,515.60	\$ 480,653.53	\$ (144,196.06)
21444 Anthony Rd	Westfield	IN	46062	\$ 447,000	\$ 360,721.00	\$ 296,217.00	\$ 367,979.33	\$ (110,393.80)
21445 Anthony Rd	Westfield	IN	46062	\$ 672,000	\$ 683,849.00	\$ 568,711.80	\$ 641,520.27	\$ (192,456.08)
21477 Anthony Rd	Westfield	IN	46062	\$ 679,000	\$ 617,248.00	\$ 576,288.00	\$ 624,178.67	\$ (187,253.60)
21500 Anthony Rd	Westfield	IN	46062	\$ 533,000	\$ 356,649.00	\$ 318,324.60	\$ 402,657.87	\$ (120,797.36)
21548 Anthony Rd	Westfield	IN	46062	\$ 438,000	\$ 413,753.00	\$ 323,044.20	\$ 391,599.07	\$ (117,479.72)
21551 Anthony Rd	Westfield	IN	46062	\$ 424,700	\$ 621,791.00	\$ 604,729.80	\$ 550,406.93	\$ (165,122.08)
21575 Anthony Rd	Westfield	IN	46062	\$ 285,000	\$ 70,200.00	\$ 124,572.60	\$ 159,924.20	\$ (47,977.26)
21576 Anthony Rd	Westfield	IN	46062	\$ 396,000	\$ 341,321.00	\$ 299,570.40	\$ 345,630.47	\$ (103,689.14)
4355 Sheridan Rd	Westfield	IN	46062	\$ 463,400	\$ 346,460.80	\$ 229,521.60	\$ 346,460.80	\$ (103,938.24)
4779 Sheridan Rd	Westfield	IN	46062	\$ 336,500	\$ 210,673.00	\$ 156,492.00	\$ 234,555.00	\$ (70,366.50)
4787 Sheridan Rd	Westfield	IN	46062	\$ 178,000	\$ 145,088.00	\$ 112,152.60	\$ 145,080.20	\$ (43,524.06)
5005 Sheridan Rd	Westfield	IN	46062	\$ 690,000	\$ 230,200.00	\$ 285,287.40	\$ 401,829.13	\$ (120,548.74)
5069 Sheridan Rd	Westfield	IN	46062	\$ 219,000	\$ 194,549.00	\$ 176,239.80	\$ 196,596.27	\$ (58,978.88)
5091 Sheridan Rd	Westfield	IN	46062	\$ 196,800	\$ 180,131.00	\$ 151,151.40	\$ 176,027.47	\$ (52,808.24)
5107 Sheridan Rd	Westfield	IN	46062	\$ 262,400	\$ 339,409.00	\$ 333,601.20	\$ 311,803.40	\$ (93,541.02)
5143 Sheridan Rd	Westfield	IN	46062	\$ 272,800	\$ 208,239.00	\$ 168,166.80	\$ 216,401.93	\$ (64,920.58)
5171 Sheridan Rd	Westfield	IN	46062	\$ 305,800	\$ 358,490.00	\$ 300,439.80	\$ 321,576.60	\$ (96,472.98)
5376 Sheridan Rd	Westfield	IN	46062	\$ 440,000	\$ 503,077.00	\$ 363,409.20	\$ 435,495.40	\$ (130,648.62)
5458 Sheridan Rd	Westfield	IN	46062	\$ 413,000	\$ 269,941.00	\$ 278,083.80	\$ 320,341.60	\$ (96,102.48)

Table 2. Current Residential Market Value and Devaluation Estimate of Each Residence if 2008-PUD-09 is Approved

Northpoint Owners, LLC

2008-PUD-09 Requesting Land Use Change from existing Agriculture/Single-Family Rural to Industrial

183.5 acres +/- on the north side of SR 38 between Anthony Road and Hinkle Road, Westfield, IN 46062

Address	City	State	Zip	Re/Max (11/27/20) (1)	Zillow (12/1/20) (2)	Hamilton County (3)	Home Value (4)	30% Devaluation (5)
Cumulative Market Value (Devaluation)							\$ 29,267,053.10	\$ (8,780,115.93)
Average Market Value per Home (Devaluation per Home)							\$ 532,128.24	\$ (159,638.47)

NOTES:

1. Estimated Market Value provided by Maria Hunt Re/Max on 11/27/20.
2. The values for 21151 Anthony Rd and 4355 Sheridan Rd were not available and so the average of the other two valuation methods was used.
3. Zillow has calculated that the average home is selling for 24.2% above the local tax assessment.
4. Current Market Value is based on the average of estimates from a local realtor, Zillow and the Hamilton County Property Assessment records.
5. A 30% devaluation was estimated by Re/Max.

Appendix A

Change.org Petition to Stop Northpoint II



Stop Northpoint II



305 have signed. Let's get to 500!



[Our Little Funny Farm](#) started this petition to **[Citizens of Westfield](#)**

Please sign to show our council members you do not approve the rezoning north of SR 38. Residents along Anthony Road do not want their beautiful country views to be taken over by industrial buildings. This is a residential area where families chose to raise their children. We do not want our quiet road to become busy with traffic or our peaceful evenings to be clouded by noise and bright lights from businesses operating at all hours behind our homes. Also along Anthony Rd there is an alpaca farm that will be negatively affected by Northpoint II development. Stress has been shown to negatively impact alpacas' health, and that is exactly what will happen if council votes to approve this rezoning. Save our quiet road, save our views, save our property values, and save the alpacas.

Start a petition of your own

This petition starter stood up and took action. Will you do the same?

[Start a petition](#)

[Start a petition of your own](#)

[This petition starter stood up and took action. Will you do the same?](#)

Updates

1. 5 months ago
250 supporters
2. 5 months ago
Our Little Funny Farm started this petition

By joining, or logging in via Facebook, you accept Change.org's [Terms of Service](#) and [Privacy Policy](#).

Stop Northpoint II

Petition details **Comments** Updates

Reasons for signing

See why other supporters are signing, why this petition is important to them, and share your reason for signing (this will mean a lot to the starter of the petition).

Thanks for adding your voice.



[Debbie Skomp](#)

[Sep 1, 2020](#)

I feel this proposed development negatively impacts adjacent and surrounding residential properties.

-
- 1

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Thanks for adding your voice.





[Nancy Austin](#)

[Aug 28, 2020](#)

This also affects the woods and homes on Sheridan Rd/SR38, not just Anthony Rd. This needs stay a rural area, not more businesses. Don't take the homes from the deer, hawks, etc along with the residents. I've lived here over 30 years. Don't add more traffic and businesses taking away security and peace of mind of residents. Don't ruin another area taking away nature. Westfield should care about keeping current rural residents, not just getting new businesses.

-
- 1

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[Nicholas Plopper](#)

[Aug 26, 2020](#)

I feel this proposed development negatively impacts adjacent and surrounding residential properties.

-
- 1

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[Joan Hall](#)

[Aug 25, 2020](#)

There is no reason to devastate this rural area with a complete change of plan. This is obvious.

-
- 1

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[Jennifer Siebe](#)

[Aug 25, 2020](#)

There are other areas available more suitable for industrial

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- 1

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Thanks for adding your voice.





Valerie Pesenko

Aug 25, 2020

Valerie Pesenko

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Thanks for adding your voice.



Amy Burns

Aug 25, 2020

Stop putting asphalt over the earth!!! Enough already!

•
• 1

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Thanks for adding your voice.



Dave Weaver

Aug 25, 2020

Just try to imagine moving out to the country to enjoy the solitude and the lack of traffic and everything that comes with it... Only to find out they're going to Rezone and start building a major commercial development directly across the street from your home. It's a nightmare for the Hinshaw family and many others.

-
- 1

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Thanks for adding your voice.



Polly Kincaid

Aug 25, 2020

Too much industry! Leave the solitude of the country alone. Alot can be learned from it.

-
- 2

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Thanks for adding your voice.



Jackie Slonaker

Aug 24, 2020

It's a beautiful area that should not be disturbed in the name of progress...

-
- 2

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Thanks for adding your voice.



[Rob Ginder](#)

[Aug 24, 2020](#)

Mayor Cook will build on every square foot of open land in Westfield if he can get away with it.

-
- 1

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Thanks for adding your voice.



[Jenny Skelton](#)

[Aug 24, 2020](#)

Repurpose an empty building.

-
- 2

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Thanks for adding your voice.



[Seth Hinshaw](#)

[Aug 23, 2020](#)

Clearly this setting doesn't need this development. Please consider it not

-
- 2

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[Lee Ann Clark](#)

[Aug 23, 2020](#)

Please stop taking rural areas and creating more subdivisions!! People still want to own land larger than an acre and have livestock.

-
- 2

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Thanks for adding your voice.



[Nancy Clemens](#)

[Aug 23, 2020](#)

Because nature and land should be preserved—and pollution and nature do not mix!

-
- 2

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Thanks for adding your voice.



[Mandy Hanavan](#)

[Aug 23, 2020](#)

I'm tired of all the building in Westfield! Please leave some green space!

-
- 2

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Thanks for adding your voice.





[Tonya Schaick](#)

[Aug 23, 2020](#)

Enough growth already!

-
- 2

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Thanks for adding your voice.



[Barbara Hansen](#)

[Aug 23, 2020](#)

Save Anthony Road from commercial development.

-
- 2

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Thanks for adding your voice.



Luke Santangini

Aug 23, 2020

I'm a life long resident of Westfield. It's concerning when our City doesn't adhere to their own Comprehension Plan. Where is the protection for homeowners in the Township?

-
- 3

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Matthew McWhorter

Aug 23, 2020

To much industrial growth is not good for the city. At some point this needs to stop!

-
- 3

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Kylene Huff

Aug 23, 2020

I'm signing because I'm tired of the city turning the areas that make Westfield beautiful and unique into commercial spaces with little consideration for the current residents and future use.

-
- 3

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Thanks for adding your voice.





[Stacy Meyers](#)

[Aug 23, 2020](#)

The space is taken. Let the animals stay in their home.

-
- 3

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Thanks for adding your voice.



[Carolyn Scott](#)

[Aug 23, 2020](#)

There are a multitude of vacant buildings across the Northside. Revitalize some of those areas and leave beautiful land alone. Quit building new! Traveling north how many deserted strip malls must you pass before reaching a new one being built!

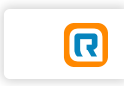
-
- 3

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Thanks for adding your voice.





[LINDA NAAS](#)

[Aug 23, 2020](#)

The Rural Northeast section on our Comprehensive Plan does not allow for this use for so many reasons and would ruin the planned uses in which property owners have personally invested. This developer should look to other areas noted in the Comp Plan for this use. This is NOT a simple rezoning; it would require a major amendment to the Comp Plan which would involve the entire community especially those located in the Rural Northeast. Westfield shouldn't change the Comp Plan for all the reasons listed therein for creating it, otherwise there is no planning for the future of our community. It is not the responsibility of Westfield to abandon community planning to financially benefit any developer.

-
- 4

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Appendix B

House-to-House Petition for City of
Westfield to Reject *Ordinance 20-25*

Westfield/Washington Township Citizens Against Northpoint II Industrial

We call on the Mayor, City Council, and Advisory Plan Commission of Westfield to **deny** Northpoint Owners request to re-zone 183+ acres of Rural Residential land to Industrial Use.
Deny approval of Ordinance 20-25 (Petition Docket #2008-PUD-09)

A plan to destroy 183+ acres of beautiful farmland and trees and replace it with an industrial park with over 57 possible, unsavory land uses, has been submitted to the city of Westfield.

Why should you care? Why does this matter? It matters because...

The area of proposed development (immediately north of Hwy. 38, east of Anthony Rd., and west of Hinkle Rd.) has been classified as Northeast Rural Residential in the Westfield-Washington Township Comprehensive Plan. In fact, the Plan states that this area "will be designated as rural for the foreseeable future...development for these areas as anything other than rural or agricultural uses in the near future would violate the contiguity policy". The Northpoint II proposal violates the City's own plan!

This proposal will lead to the destruction of the rural lifestyle of our area. There is no amount of buffer or development standards that would protect our area's rural charm from this type of intrusion. The rural character of this area would be completely changed forever.

It will negatively impact our health and safety. Increased traffic, skyrocketing volume of commercial truck traffic, air pollution, noise pollution, light pollution, contaminated ground water, trash blowing around, businesses operating at all hours of day & night - all are detrimental to our health, safety and wellbeing.

It will decrease our property values. Most made a thoughtful choice to live in this area. Many have invested a sizeable amount of money, time and heart into their homes. Industrial development will decrease the desirableness of our area.

Tell the City that we want to preserve our rural lifestyle...we request that they adhere to the Comprehensive Plan, keep rural areas safe from industrial development, and leave the solitude of the country in place.

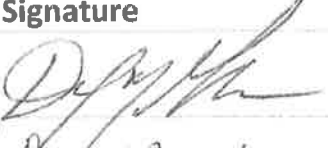
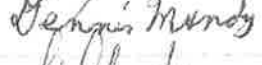
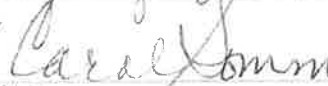
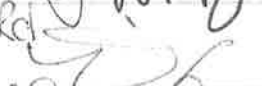
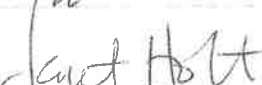
City of Westfield, please don't turn all the areas that make Westfield beautiful and unique into commercial spaces!

Please join us in signing this petition if you feel the land should remain as it is...rural. Your support, by signing this petition, will be used to communicate to the Mayor, City Council and Advisory Plan Commission. Thank you for your time and consideration.

We the undersigned request that the City of Westfield deny Ordinance 20-25.

Name	Address	Signature	Date	Phone/Email
Barry Wayne Pike	5458 Sheridan Rd Noblesville, IN 46062	Barry Wayne Pike	12/22/20	bwpike2004@yahoo.com
Cathy K. Pike	5458 Sheridan Rd. Noblesville, IN 46062	Cathy K. Pike	12/22/20	ckpike@iupui.edu
Rebecca Gudeman	20649 Anthony Westfield IN 46062	Rebecca Gudeman	12/22/20	rwgudeman@gmail.com

Westfield/Washington Township Citizens Against Northpoint II Industrial Park

Name	Address	Signature	Date	Phone/Email
DANIEL GUDERMAN	20649 ANTHONY RD WESTFIELD 46062		12/22/20	630-333-8749
Gemma Mundy	20728 ANTHONY RD WESTFIELD IN. 46062		12/22/20	317-877-2436
SETH MEISSER KIPSHAW	20737 ANTHONY WESTFIELD 46062		12/22/20	317-4606751
IN/M D. BECK	20821 ANTHONY		12/22/2020	317-877-2833
LUCKY BECK	20821 Anthony		12/22	317-877-2833
CAROL SOMMER	2001 ANTHONY ROAD		12/22	317-877-0025
Dale McCullough	21151 Anthony Rd. Westfield		12/22	317-877-2233
Glenn Miller	21188 Anthony Rd Westfield		12/22	317-877-1932
Phil Sway	21241 Anthony Rd		12/22	330-647-2868
PATRICK BOYLE	21312 Anthony Rd		12/22	317-679-6322
Wendy Bels	" "		12/22	317-679-6323
Jeremy Meade Dearinger	21477 Anthony Rd Westfield, IN		12/22	317-847-8255
Linda Lutes	21548 Anthony Rd Westfield		12/22	317-698-7799
Dave Eckman	21551 Anthony Rd Westfield		12/22	317-968-9875
Janet Holt	3805 E 216th Westfield		12/22	317-694-9227
Haley Payne	3849 E 216th Westfield, IN 46062		12/22	317-502-9659
Grant Pontius	3989 E 216th St Westfield IN 46062		12/22	317-902-2627
Josh Elliott	4608 E 216th Noblesville 46062		12/22	317-502-8154
Lidia Forlano	4873 E 216th St. Noblesville IN 46062		12/22	614-580-8350 lidia.forlano82@gmail.com

Westfield/Washington Township Citizens Against Northpoint II Industrial Park

Name	Address	Signature	Date	Phone/Email
Kate Furtado	4803 E. 216th St. Noblesville, IN 46062	Kate Furtado	12/22/2020	(513) 314-4155 Kate.sealy@yahoo.com
Gary Pontus	3989 E. 216th St. Westfield, IN	May Pont	12/22/20	(317) 446-0040
Tim Armstrong	20636 Anthony Rd. Westfield, IN	Tim Armstrong	12-22-20	(317) 413-1265
Kim Armstrong	20636 Anthony Rd. Westfield, IN 46062	Kim Armstrong	12/22/20	317-701-7707
Kim Davis	22410 Clifford Circleville, OH 43004	Kim Davis	12/22/20	317-407-1032
Martha Linder	212570 Anthony Westfield, IN 46062	Martha Linder	12/26/20	317-430-1940 m.kirkwood@alumna.nc.edu
Shawn Martz	4331 East 216th St. Westfield, IN 46062	Shawn Martz	12/26/20	317-220-1156
Melanie Martz	4331 East 216th St. Westfield, IN 46062	Melanie Martz	12/18/20	(317) 441-9764
Ed Elliott	4526 E. 216th St. Noblesville, IN 46062	Ed Elliott	12/26/20	317-666-5241
KAREN ELLIOTT	4526 E. 216th St. Noblesville, IN 46062	Karen Elliott	12/26/20	317-508-1204
Sarah Nickel	20260 Dayspring Ct Noblesville, IN 46062	Sarah Nickel	12/28/20	765-667-6721
Vicki Moore	20270 Dayspring Ct Noblesville, IN 46062	Vicki Moore	12/28/20	317-760-0252 317-331-3810
Mike Moore	20251 Dayspring Ct Noblesville, IN 46062	Mike Moore	12/28/20	317-710-3867 317-223-9213
Shannon Cannata	26155 Starlight Dr Noblesville, IN 46062	Shannon Cannata	12/28/20	317-385-1212
Karl W. Wray	20160 Starlight Dr. Noblesville, IN 46062	Karl W. Wray	12/28/20	317-710-2194
Roy Boalch	5147 Morning Mist Noblesville, IN 46062	Roy Boalch	12/28/20	317-225-3851
Minde Reed	5217 Morning Mist Noblesville, IN 46062	Minde Reed	12/28/20	317-1114-9301
R. C. McGee	5244 Morning Mist Noblesville, IN 46062	R. C. McGee	12/28/20	317-450-6570
Mindy Isborn	5304 Morning Mist Noblesville, IN 46062	Mindy Isborn	12/28/20	317-989-8956

Westfield/Washington Township Citizens Against Northpoint II Industrial Park

Name	Address	Signature	Date	Phone/Email
Eric Ferral	5114 Morningmist Ct.	[Signature]	12/27/20	745-432-6249
Brent Whaley	5215 Nightshade	[Signature]	12/28	317-937-2719
Frank Vento	5245 Nightshade	[Signature]	12/28	317-575-8689
Shawn Vento	"	[Signature]	12/28	"
Levi Cornell	5030 Nightshade Noblesville, IN	[Signature]	12/28	317-696-4271
Mark Hair	5143 Arc Noblesville	[Signature]	12/28	317-519-7555
David Dance	5207 Aegis Dr. Noblesville	[Signature]	12/28	317-671-5177
Fushing Grandin	5164 Aegis Dr. Noblesville	[Signature]	12/28	469-668-1457
Chris Barkman	5136 Aegis Dr Noblesville	[Signature]	12/28	317-703-9725
Susan Cox	5108 Aegis Dr Noblesville	[Signature]	12/28	317-872-0885
Tracie Puckett	5255 Aegis Noblesville	[Signature]	12/28	765-438-6449
Bruce Puckett	5255 Aegis Dr Noblesville, IN	[Signature]	12/28	(317) 408-1968
Kyle VanHoek	5287 AEGIS NOBLESVILLE, IN	[Signature]	12/28	(317) 519-1623
Chelsea VanHoek	5287 AEGIS DR NOBLESVILLE, IN	[Signature]	12/28	(317) 519-7221
Susan Walker	5303 AEGIS DR Noblesville IN	[Signature]	12/28	313 691 5954
Chuck Walker	5303 AEGIS DR Noblesville IN	[Signature]	12/28	317 2969 764
Chris Spradys	5335 AEGIS DR Noblesville	[Signature]	12/28	815/931/1189
Erin L. McKee	5387 AEGIS NOBLESVILLE	[Signature]	12/28	317-439-9007
Dorothy Burton	5383 AEGIS Noblesville	[Signature]	12/28	317-514-0288

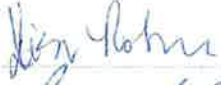
Westfield/Washington Township Citizens Against Northpoint II Industrial Park

Name	Address	Signature	Date	Phone/Email
Laura Fenstermaker	5260 Hegis Dr	Laura Fenstermaker	12/28/20	765-702-7666
Sustin Evans	5316 Sheridan Rd	[Signature]	12/29/20	574-453-4668
Kait Evans	5316 SHERIDAN	[Signature]	12/29/20	574-527-2474
Nancy Rusten	5143 Sheridan	Nancy E. Rusten	12/29/20	317-897-9303
Mike Jacobs	5107 Sheridan Rd	Mike Jacobs	12/29/20	317-491-2440
Helen Bray	4355 Sheridan Rd	Helen Bray	12/29/20	317-877-3731
Gordon Miller	20151 Quicksilver Rd	[Signature]	12/29/20	317-430-1234
Katie Kane	20403 Quicksilver	[Signature]	12/29/20	317-704-7280
Deborah Jeff	20936 Quicksilver Rd	[Signature]	12/29/20	765-555-26
Kenneth Kucemanski	20473 Quicksilver Rd	[Signature]	12/29/20	260-710-0761
Donald [unclear]	20784 H. H. Kd	[Signature]	12/29/20	317-665-8183
Pat Sp. Jr	20860 H. H. Kd	[Signature]	12/29	317-440-7700
Megan Markewoz	5143 Citadel Dr	Megan Markewoz	12/29/20	(713)823-7223
CHARLES DELBREIMER	5018 HAVENWAS	Charles Delbreimer	12/29/20	(317)517-6303
Doug Coulman	4948 Havenwood Dr	[Signature]	12/29/20	317-376-5692
Cheryl Schultz	20798 Hinkle Rd	Cheryl Schultz	1/2/21	317-514-7711
Christy Martin	20492 Quicksilver	Christy Martin	1/2/21	317-989-9213
Larry N. [unclear]	20478 Quicksilver	[Signature]	1-2-21	(30)770-7670
Phoenix B. [unclear]	20445 Quicksilver Rd	[Signature]	1-2-21	317-460-7001

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Name	Address	Signature	Date	Phone/Email
Lauren Badua	20445 Quicksilver Rd.	Lauren Badua	1/2/21	317-480-6769
Brett Schuenemeyer	20503 Quicksilver Rd.	Brett Schuenemeyer	1/2/21	309-256-1524
Kaitlin Bell	20503 Quicksilver Rd Noblesville IN	K Bell	1/2/21	317-775-0993
Ryan McKinley	20524 Quicksilver Rd 5250 Citadel Dr	R McKinley	1/2/21	317-378-3354
Ali Albenny	Noblesville IN 5262 Citadel Dr	A Albenny	1/2/21	615-540-8410
Robert Morrison	5210 Citadel Dr Noblesville	R Morrison	1/2/21	317-946-4313
Robert Morrison	4932 HANOVER DR Noblesville IN	R Morrison	1/2/21	317-448-5245
Theodore Sommer	21001 Anthony Road	Theodore Sommer	1/2/21	317-984-0130
Anne West	21001 Anthony Road	Anne West	1/4/22	317-509-4228
Eric Martin	20448 Quicksilver Noblesville	Eric Martin	1/4/21	317-385-3816
Lori Hogen	20275 Dayspring Noblesville IN	Lori Hogen	1/7/21	11/1/21 317-219-9955
Andrew DePew	20185 Starlight Noblesville, IN	Andrew DePew	1/8/21	317-698-4169
Rob Hanson	20190 Starlight Noblesville, IN	Rob Hanson	1/8/21	317-801-9473
CAIT STILL	4945 Mainway Dr Noblesville, IN	CAIT STILL	1/8/21	765-762-1666
Kelly Miller	5019 Mainway Noblesville, IN	Kelly Miller	1/8/21	317-691-0413
Mr. Miller	5255 Mainway Noblesville, IN	Mr. Miller	1/8/21	317-691-0413
James Padzinski	5250 Nightshade Noblesville	James Padzinski	1/8/21	317-691-0413
Kathy Padzinski	5250 Nightshade Noblesville	Kathy Padzinski	1/8/21	kpadzinski@gmail.com

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Nelson, Zachary	5220 Nightshade Ln.		1/4/2021	ZachNelson750@gmail.com
Kalyn Warren	5123 Aegle Dr Noblesville, IN		1/8/21	Kalyn.warren@gmail.com
Thomas Wynn	5123 Aegle Dr Noblesville, IN		1/8/21	TomWynn12@gmail.com
Ed Marcus	5192 Aegle		1-8-21	esmarcus45@ameritech.net
Cynthia Marcus	5192 Aegle Noblesville 5302 Aegle Spr.		1/8/21	joypastlove@gmail.com
Kristine Kordes	Noblesville		1/8/21	Kristine123@hotmail.com
Krista Marschall	5288 Aegle Dr Noblesville		1/8/21	Krista.e.weber@gmail.com 7651438-1218
Deschilling	20170 Starlight Ct. Noblesville, IN		8 JAN 2021	des.schilling@sci-rcp.com
Kathleen Grubbs	5127 Morning Mist Ct Noblesville, IN 46062 5164 Morning Mist Ct		1/18/2021	Kathleen.Grubbs@gmail.com
Timothy Gascho	Noblesville, IN 46062		1/18/21	tj.gascho@gmail.com
Beverly Stewart	20766 Hinkle Rd 46062		1-18-21	20 Hinkle Rd
Nicole Kojetin	20766 Hinkle Rd 46062		1/23/21	kojetina@frontier.com
Ugo Robins	20770 Hinkle Rd		1/23/21	Ugo877@aol.com
Reenie Johnson	20901 Hinkle Rd		1/23/21	317-684-3641
CASEY WEHR	20962 Hinkle Rd		1/23/21	317-607-3906
Jim Downing	4877 E 21st		1/21/21	
Beth Downing	4877 E 21st		1/21/21	317-464-9398
Jenna White	5050 E 21st		1/21/21	317-750-7310
Mark McClure	5050 E 21st		1/21/21	(250) 501-2061

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Name	Address	Signature	Date	Phone/Email
Steve Dolvin	21815 E 211th St Noblesville, IN		1/21/21	317-413-6414 stev@dolvin.org
Lauren Cartmel	30052 Hinkle Rd Noblesville, IN		1/23/21	lcartmel@gmail.com
James Lawlor	20660 Hinkle Rd		1/23/21	317-513-1892

Westfield/Washington Township Citizens Against Northpoint II Industrial Park

Frank Miller	22000 Anthony Rd 216250 IN 46034	Frank Miller	12/17	317-403-8357
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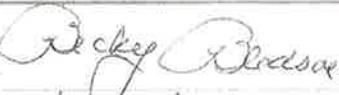
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Name	Address	Signature	Date	Phone/Email
Becky Blesso	17328 Cayuga Dr Westfield, IN 46074		12/23/2020	(317) 413-4273 106188755@yahoo.com
Susan Scanlon	18907 Crestview Ct Westfield, IN 46074		12/23/2020	(514) 815-3711 SScanlon537@gmail.com
Rachel Kuch	DS & Columbus Westfield		12/23	

Westfield/Washington Township Citizens Against Northpoint II Industrial Park

Name	Address	Signature	Date	Phone/Email
Juli Cary	529 S. Cherry St Westfield	Juli Cary	12-23-20	
Cristy White	908 mindy ct Westfield IN	Cristy White	12-23-20	
Curtis Carey	114 East DR Westfield IN	Curtis Carey	12-23-20	317-835-6074 CurtisCdc,Carey@Gmail
Amy Keelker	5091 Sheridan Rd. Westfield IN	Amy Keelker	12-31-20	767-1000 yarrow
MIKE THOR	2150 ANTHONY RD WEST IN 46062	Mike Thor	12-31-20	+ dcp plus cy bar.
Amy Keelker	5091 Sheridan Rd Westfield IN	Amy Keelker	12-31-20	+ dcp plus cy bar
MIKE THOR	2150 ANTHONY RD WEST IN 46062	Mike Thor	12-31-20	+ dcp plus cy bar
Emily Jackson	5107 Sheridan Rd. Westfield, IN 46062	Emily E Jackson	12-31-20	317-903-9461 eejackson28@gmail.com
Mark Willock	5005 Sheridan Rd 46062	Mark Willock	1/2/21	markwillock@gmail.com 317-703-0275
Teresa Hadley	5005 Sheridan Ave Westfield, IN 46062	Teresa Hadley	1/2/21	tkh9912020@yahoo.com 317-345-5102
FRAN PIT JOHNSON	5069 Sheridan Rd Westfield 46062	Fran Pit Johnson	1/5/21	317-796-7686 rjohnsonracer76@gmail.com
Chas. Campbell	4909/5005 Sheridan Rd Westfield 46062	Charles Campbell	1/5/21	317-877-0802
Charles Campbell	4345 E 225th St Cicero IN. 46034	Charles Campbell	1/5/21	317-877-0802
Dennis J Kulesnick	509 Zepherus Way Westfield IN 46064	Dennis J Kulesnick	1/5/21	317-374-3083

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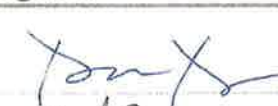
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Name	Address	Signature	Date	Phone/Email
DAVID DUNBAR	21344 Anthony Rd. Westfield, IN 46002		1/7/21	317-690-0224
Rose Dunbar	21344 Anthony Rd. Westfield, IN 46002		1/7/21	317-767-5139
Leo Dunbar	21344 Anthony Rd. Westfield, IN 46002		1/7/21	317-695-2671

Westfield/Washington Township Citizens Against Northpoint II Industrial Park

Name	Address	Signature	Date	Phone/Email
Christy Wheeler	Westfield, IN 20889 Anthony Rd.	Christy Wheeler	12/22/20	317-776-3883
Wayne Wheeler	20889 Anthony Rd Westfield		12/22/20	317-697-1160
Joanna McGill	14444 Bexley Dr. Carmel	Joanna McGill	12/23/20	317-435-5297
McGill AnnMarie	14444 Bexley Dr. Carmel	AnnMarie McGill		317-576-0100
Brian Canada	1168 Pebble Brook Dr. Noblesville, IN		12/23/20	410-591-5798
Amy Canada	1168 Pebble Brook Dr. Noblesville, IN	Amy Canada	12/23/20	513-255-6400
Brad Canada	20975 Anthony Rd Westfield, IN 46062		12/23/20	763-471-4683
Janifer Canada	20975 Anthony Rd Westfield, IN 46062		12/23/20	317-508-2288
Jim May	5620 Pine Hill Dr Noblesville, IN 46062		12/24/20	317-385-4963
Janet Pisenberry-May	5620 Pine Hill Dr Noblesville, IN 46062	Janet Pisenberry-May	12/24/20	317-877-2146
Cathy Bjorkman	5635 Pinckney II Blvd Noblesville, IN 46062	Cathy Bjorkman	12/24/20	317-727-1666
Bret Davidson	401 North Union St Westfield, IN 46079		12/26/20	317-209-8161
Harry Schmits	10940 Chapel Woods Blvd. South Noblesville, IN	Harry Schmits	12/26/20	317-443-2347
Dave Monaco	16508 GLENEAGLES CT. NOBLESVILLE, IN 46060	DAVE MONICO	12/24/2020	317-344-4556
Amy Hittle-Rusher	20831 Anthony Rd Westfield 46062	Amy Hittle-Rusher	12-26-20	317-710-1061
Justin R. Rusher	20831 Anthony Rd Westfield, IN 46062		12-26-20	317-710-6398
Alison Hittle	20831 Anthony Rd Westfield, IN 46062	Alison Hittle	12/26/20	317-601-4090
Cathy Biggers	5755 Bradston Way Indpls IN 46237	Cathy L Biggers	12/27/20	317-409-3738
Linda Blough	20818 Anthony Rd Westfield, IN 46062	Linda Blough	1-6-21	317-877-6706

Westfield/Washington Township Citizens Against Northpoint II Industrial Park

Name	Address	Signature	Date	Phone/Email
Marcus Jost	21344 Anthony Rd. Westfield, IN 46062	Marcus Jost	01/07	317 508 7552 marcusjost@gmail.com
Sandra Dunbar	21344 Anthony Rd Westfield, IN 46062	Sandra B. Dunbar	01/07	317-402-4650 sdunbar213@gmail.com
Amanda Hunt	2314 Highwood Dr Westfield, IN 46074	Amanda Hunt	01/08	(317) 565-9835 anunt198950@gmail.com
Michael Graber	21250 Anthony Rd Westfield, IN 46062	Michael Graber	01/10	317 274 5571
Jill Graber	21250 Anthony Rd Westfield, IN 46062	Jill A. Graber	01/10	317-374-1634 jngraber@yahoo.com
Joel Sommer	21244 Anthony Rd. Westfield, IN 46704	Joel Sommer	1/10	317 417 7600 joel.sommer@hotmail.com
Heather Sommer	21244 Anthony Rd Westfield, IN 46074	Heather Sommer	1/11	
Marissa Mangin	401 N Union St Westfield IN 46174	Marissa Mangin	2/22	(317) 606 6171 mangin21marissa@gmail.com
Kevin Mangin	6882 Bladston Rd Noblesville IN 46062	Kevin Mangin	1/22	317-716-2654 kmangin@kefcruss.com

Name Address Signature Date Phone/Email

Ralph R Hatfield 5593 Pine Hill dr. 1-6-21 317-797-1497
Ralph R Hatfield 5593 Pine Hill Dr 1-7-21 317-441-8327

Name Address Signature Date Phone/Email

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Name	Address	Signature	Date	Phone/Email
Jill Bracken Emerson	20803 Anthony Rd Westfield, IN	Jill Bracken Emerson	1-22-2009	317-372-3047
JAMES EMERSON	20803 Anthony Rd Westfield	[Signature]	1-22-2009	317-334-1966

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Name	Address	Signature	Date	Phone/Email
Ammanda Smith	21575 Anthony Rd.		1/11/21	asmith@orionet
	21575 Anthony Rd.	Ryan Smith	1-11-21	RSmith@CapCity
Mia Smith	21575 Anthony Road	Mia Smith	1/11/21	Fence.Guy

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Name	Address	Signature	Date	Phone/Email
Heather Humphrey	5171 Sheridan Rd.	Heather Humphrey	1-20-20	heatherlynn402@gmail.com
Mark Humphrey	5171 Sheridan Rd	[Signature]	1/20/21	mm Humphrey@hotmail.com

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Name	Address	Signature	Date	Phone/Email
Paige Hackman	1126 Saw Mill Dr Mableton, IN 46062	Paige A. Hackman	1/8/21	317-910-0392 paige.a.hackman@gmail.com
Ronald Keith Hunt	15612 Oak Rd Carmel, IN 46033	R. Keith Hunt	1/11/21	317-697-6369 RKH156@AOL.COM
Charles Ray Hunt	15602 Oak Rd Carmel IN 46033	Charles Ray Hunt	1/12/21	317-439-1676 rayshorass@aol.com
Dennis Allen Hunt	15710 Oak Rd Carmel, IN 46033	Dennis A. Hunt	1/14/21	(317) 407-3800 ins@dennishunt.net



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the Monday, February 7, 2022 APC Meeting

Presented for approval: February 22, 2022

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

Active Links for this meeting:

[February 7, 2022 APC Agenda & Exhibits](#)

[February 7, 2022 YouTube Video](#)

OPENING OF MEETING *YouTube Time: 0:01*

Roll Call

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

Commissioners Present Virtually: Mike Johns.
Cindy Spoljaric arrived at 7:03 p.m.

Commissioners Absent: Robert Horkay.

City Staff Present In-Person: Kevin Todd, Director; Rachel Riemenschneider, Associate Planner; and Ryan Collingwood, Associate Planner.

City Staff Present Virtually: Caleb Ernest, Senior Planner.

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

REVIEW RULES AND PROCEDURES

Riemenschneider reviewed APC rules and procedures.

APPROVAL OF MINUTES

Maue motioned to approve the January 18, 2021 Minutes.

Burkman seconded. Motion passed. Vote 8-0.

CONSENT AGENDA ITEMS

No Consent Agenda Items

ITEMS OF BUSINESS

2108-ODP-18 & 2108-SPP-18 *YouTube Time: 3:50*

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

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

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

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

Staff /Petitioner presentations.
APC Comments/ Petitioner responses.

Schmitz motioned to approve 2108-ODP-18 & 2108-SPP-18 with the condition stated in the associated Staff Report.
Deck seconded. Motion passed. Vote 8-0.

2112-PUD-29 *YouTube Time: 12:11*

Springwater PUD

East of South Union and ¼ mile +/- north of 161st Street

Old Town Design Group by Apollo Developers requests a change in zoning for 41 acres +/- from AG-SF1: Agriculture / Single-family Rural District and Lantern Park PUD District to the Springwater PUD District.

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

Staff presentation/Petitioner presentation.

APC comments/Petitioner responses.

McCarty motioned to forward 2112-PUD-29 to the City Council with a favorable recommendation with the conditions stated in the associated Staff Report along with those conditions stated verbally.
Schmitz seconded. Motion passed. Vote 8-0.

2201-ODP-01 & 2201-SPP-01 *YouTube Time: 49:38*

Ditch Road Fire Station

17001 Ditch Road

RQAW Corporation by the Westfield Fire Department requests Overall Development Plan and Primary Plat review of one Lot and one Block on 30.9 acres +/- in the Maple Knoll PUD District.

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

Staff presentation/Petitioner presentation.

APC comments

Schmitz motioned to approve 2201-ODP-01 & 2201-SPP-01 with the condition stated in the associated Staff Report.
Maue seconded. Motion passed. Vote 8-0.

PUBLIC HEARING ITEMS

No Public Hearing Items

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

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

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)

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

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

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

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

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

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

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

2112-ODP-26 [CONTINUED]

Southpark Industrial

16465 Southpark Drive

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

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

2201-PUD-02

Bel Canto PUD

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

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

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

2202-ODP-02 & 2202-SPP-02

The Harbors at Grand Park Village

Southeast corner of 186th Street and Kinsey Ave

Beazer Homes by Weihe Engineers requests Overall Development Plan and Primary Plat approval for 74 Single-family Attached residential lots on 29.95 acres +/- in the Grand Park Village PUD District.

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

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REPORTS/COMMENTS:

YouTube Time: 53:33

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

ADJOURNMENT

Schmitz motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 8-0.
The meeting adjourned at 8:06 p.m.

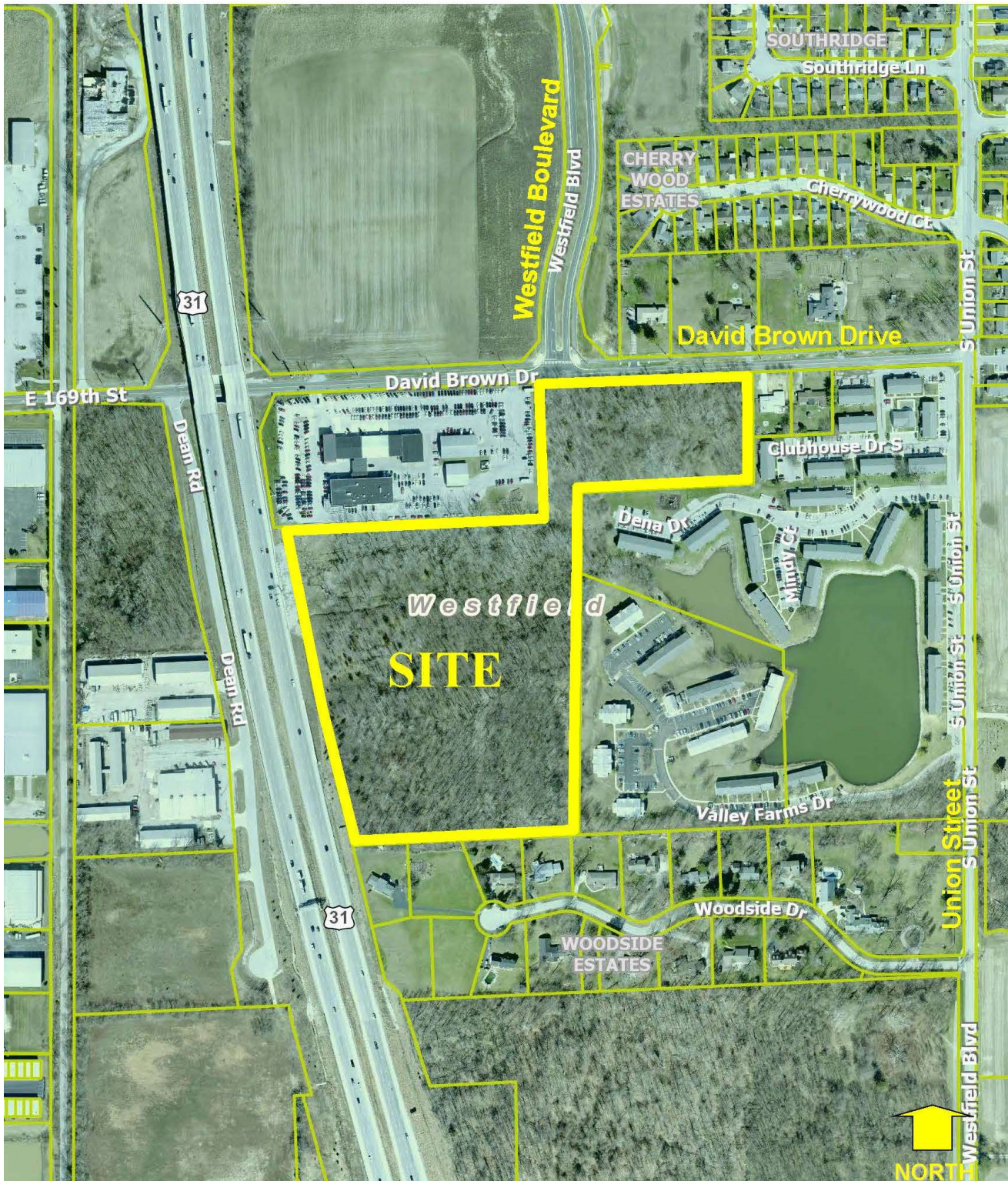
Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary

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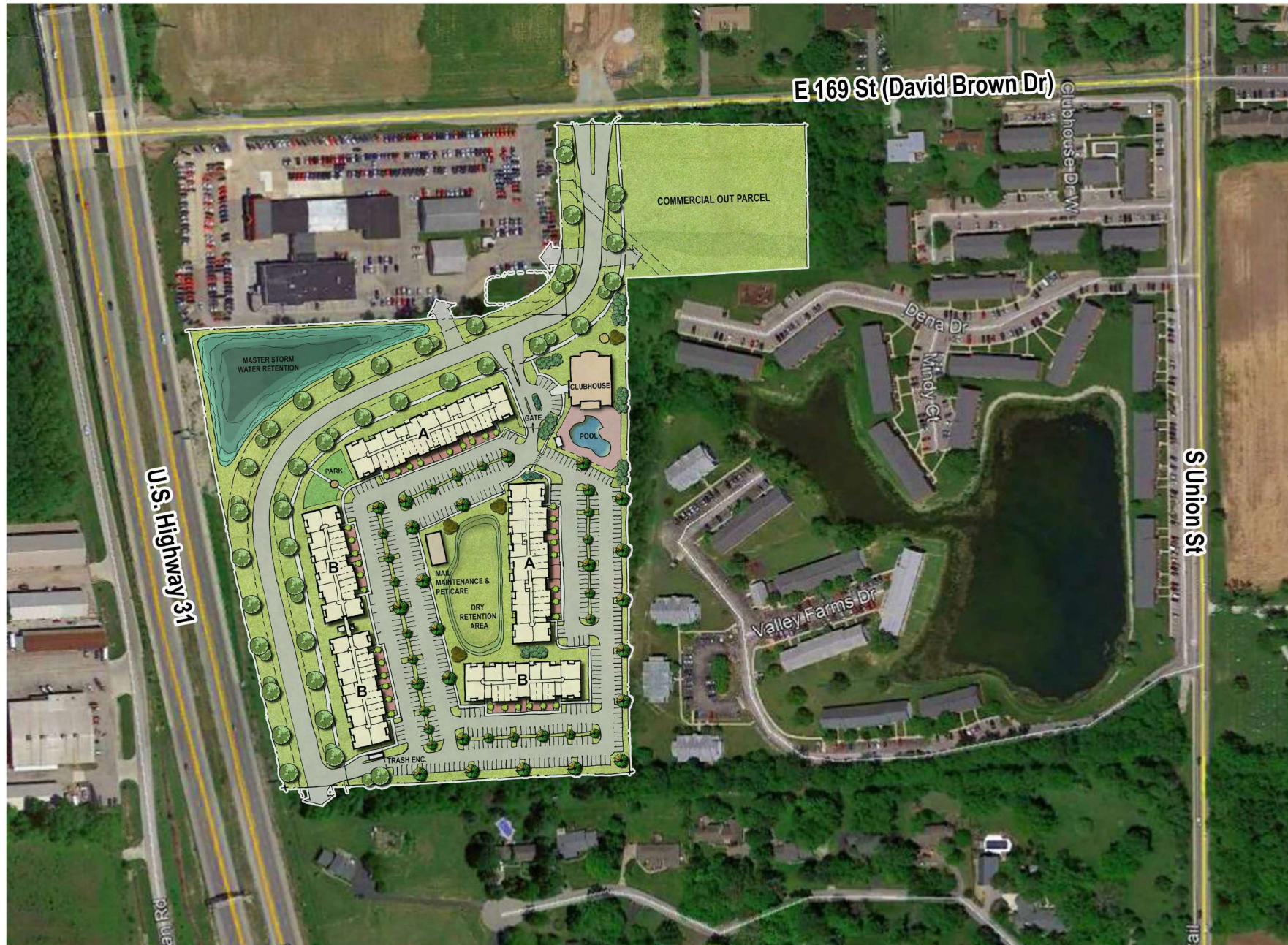


Bel Canto PUD Site Location Map

- 23 acre site adjacent to US 31
- Adjacent to David Brown Drive
- Hamilton Square and Valley Farms apartment communities to the east.
- Woodside Estates to the south
- Adjacent to Tom Roush Automobile Dealership

Bel Canto PUD

Concept Plan Context



Bel Canto PUD Concept Plan

- Westfield Boulevard Extension
- Multi-family area
- Commercial Out Parcel
- Building orientation frames streets
- Significant building setback to south
- Smaller clubhouse building located further from US 31 frontage
- Open Space and amenities provided throughout site





PERSPECTIVE VIEW
N.T.S



CONCEPT ELEVATION
N.T.S

©2021 FK ARCHITECTURE

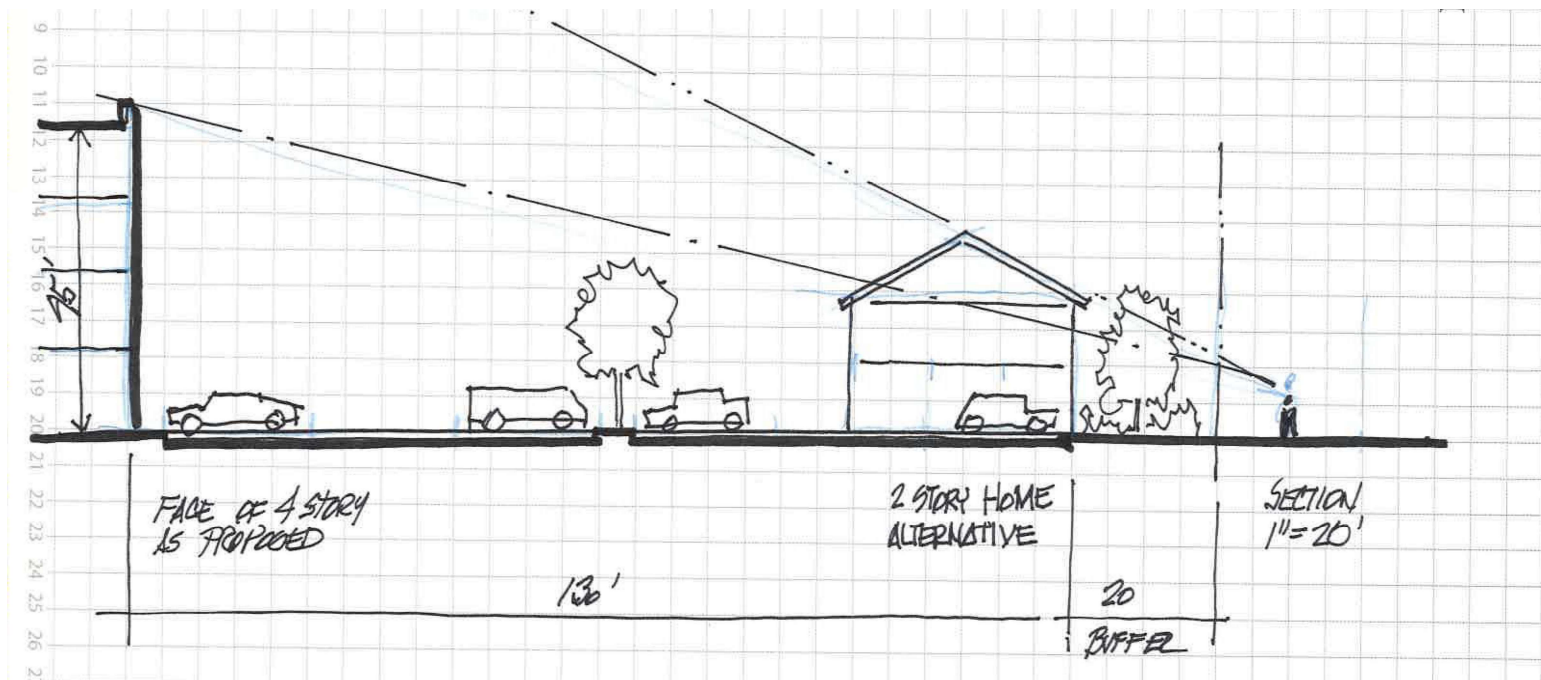




Bel Canto PUD

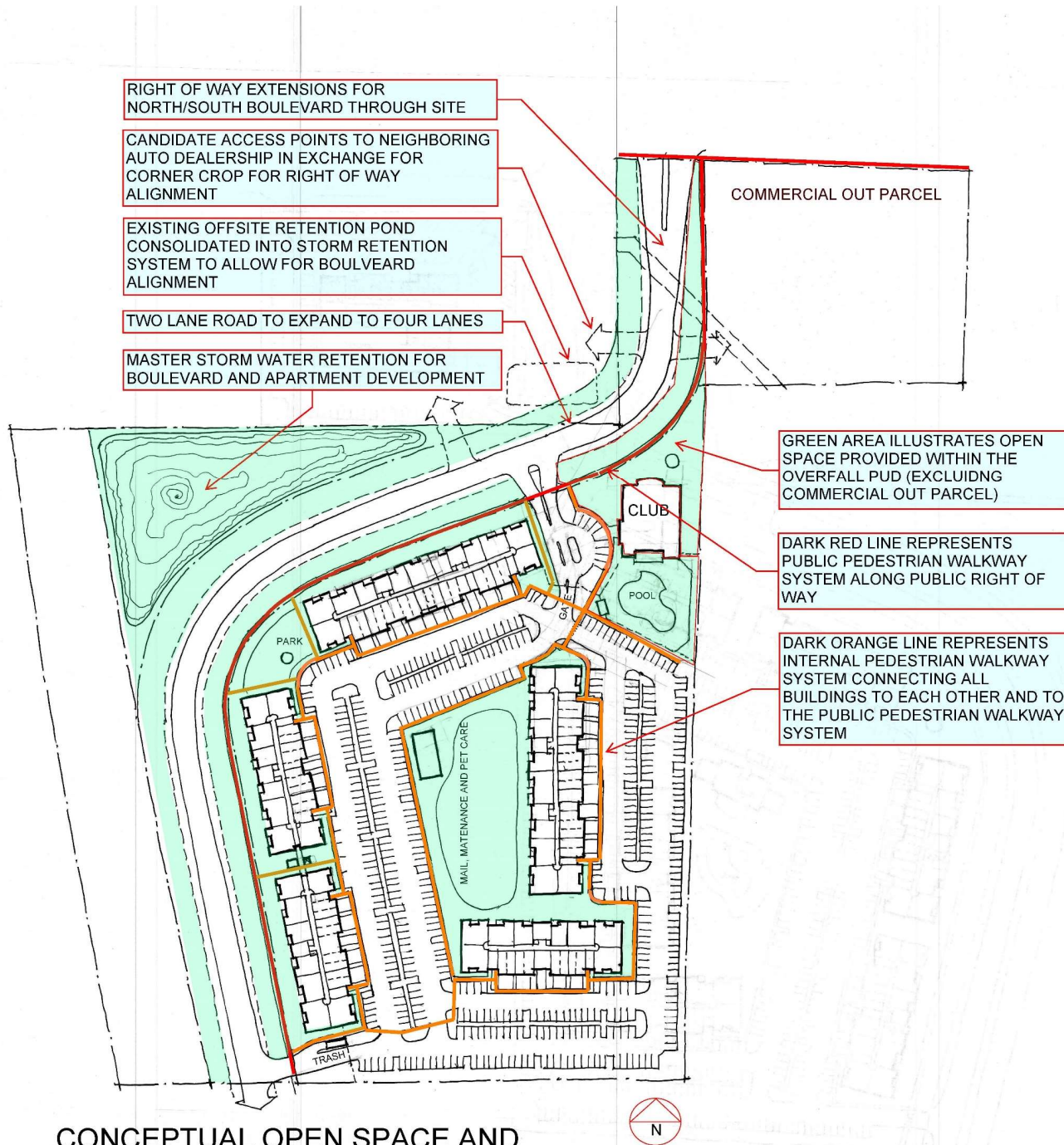
Buffers and Site Lines

- Approximately 150' setback to Woodside Estates Homes not impacted by Westfield Drive Extension
- Taller buildings line US 31 Corridor and interior to site



Bel Canto PUD

Open Space and Pedestrian Circulation



CONCEPTUAL OPEN SPACE AND
PEDESTRIAN CIRCULATION SITE PLAN

Bel Canto PUD Amenity Map

COMMUNITY OUTDOOR ACTIVITY AREA 3 INCLUDING:

TRAIL AROUND POND FOR WALKING AND JOGGING

COMMUNITY OUTDOOR ACTIVITY AREA 4 INCLUDING:

POCKET PARK WITH LIESURE SEATING FOR QUIET
RELIEF

COMMERCIAL OUT PARCEL

COMMUNITY INDOOR AMENITY STRUCTURE INCLUDING:

COMMUNITY MANAGEMENT
RESIDENT SERVICES
INDOOR GATHERING
INDOOR MEDIA
INDOOR "WE WORK" SPACE
INDOOR INTERNET CAFE
INDOOR FITNESS AND YOGA
COVERED OUTDOOR GATHERING LOGGIA

COMMUNITY OUTDOOR ACTIVITY AREA 1 INCLUDING:

ACCESSIBLE POOL AND OUTDOOR DECK AREA
SUMMER KITCHEN WITHR PICNIC AREA
POOL CABANA

COMMUNITY INDOOR SATELITE ACTIVITY AREA 2 INCLUDING:

MAIL AND PACKAGE
PET CARE AND BATHING AREA
BICYCLE MAINTANCE SHOP
PROPERTY MAINTENANCE
CAR WASH STATION

COMMUNITY OUTDOOR ACTIVITY AREA 2 INCLUDING:

BEAN BAG TOSS
BOCCE BALL
OPEN ACTIVITY AREA
FENCED PET PLAY AREA

CONCEPT COMMUNITY AMENITY SITE PLAN



Bel Canto PUD Amenity Examples

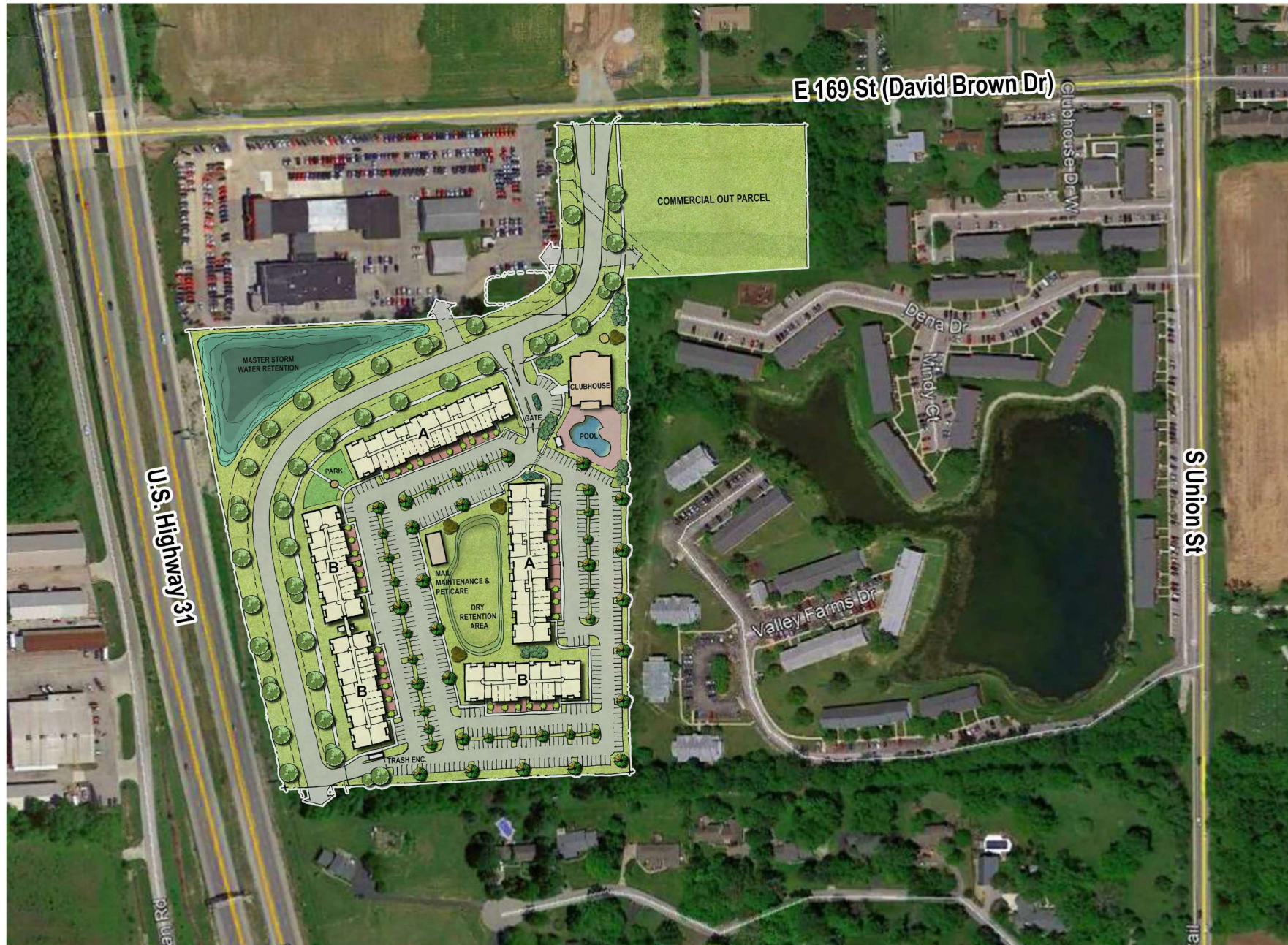


Bel Canto PUD Clubhouse Examples



Bel Canto PUD

Concept Plan Context



MAG NAIL SET IN HEADWALL ON THE
NORTHEAST SIDE OF KINSEY ROAD AT THE
INTERSECTION OF KINSEY ROAD AND THE
REGULATED DRAIN
ELEV. 916.09' (NAVD 88)

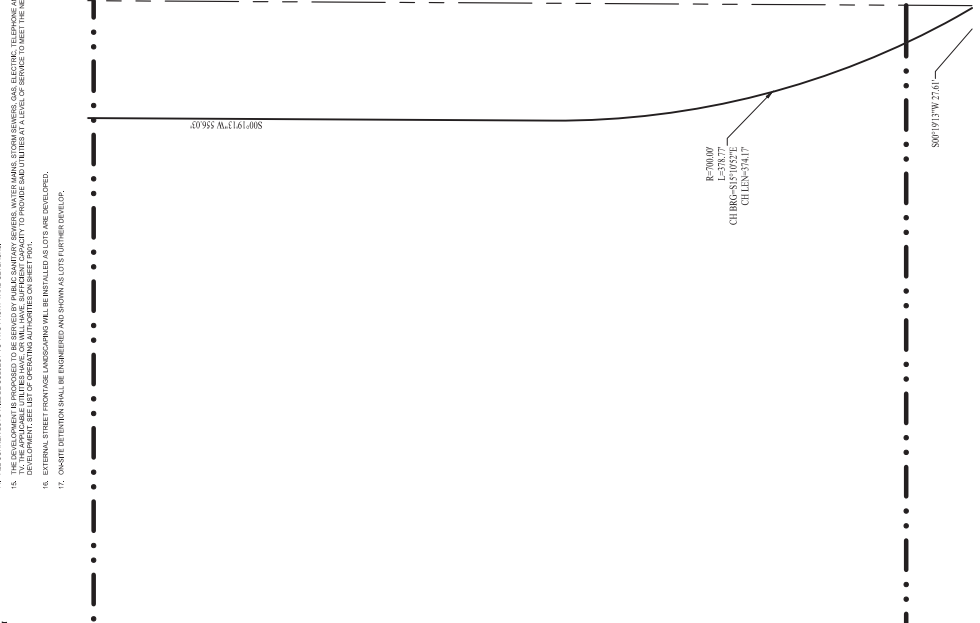
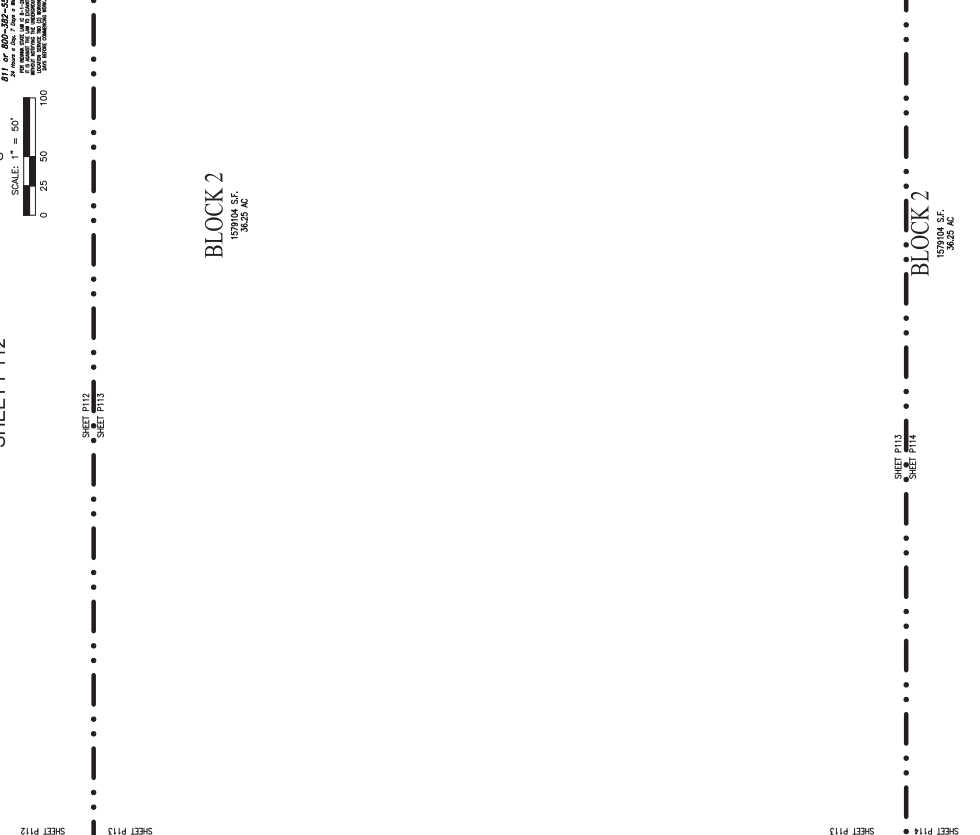
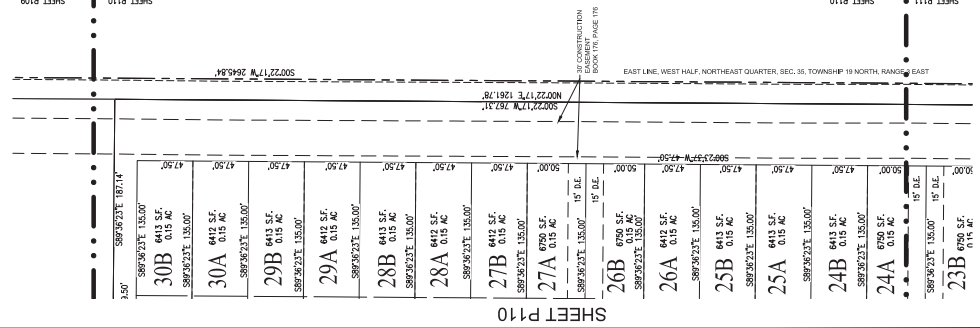
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-----	= ADJOINER
-----	= RIGHT-OF-WAY LINE
-----	= BUILDING SETBACK LINE (B.S.L.)
-----	= EASEMENT
-----	= NORMAL POOL
-----	= PROPOSED CENTERLINE
-----	= DRAINAGE AND UTILITY EASEMENT
-----	= DRAINAGE UTILITY AND SANITARY
-----	= RIGHT-OF-WAY
-----	= TEMPORARY BENCH MARK
-----	= SECTOR LINE

ALL INTERSECTIONS TO BE ROUNDED OFF WITH A 25' RADIUS UNLESS OTHERWISE NOTED.

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SHEET P113

SHEET NO. **P112**
 PROJECT NO. **W210148**



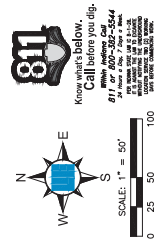
SITE TBM
MAG NAIL SET IN HEADWALL ON THE
NORTHEAST SIDE OF KINSEY ROAD AT THE
INTERSECTION OF KINSEY ROAD AND THE
REGULATED DRAIN
ELEV. 915.09' (NAVD 88)

LEGEND

- PROPERTY BOUNDARY
- ADJOINER
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE (B.S.L.)
- EASEMENT
- NORMAL POOL
- PROPOSED CENTERLINE
- DRAINAGE AND UTILITY EASEMENT
- DRAINAGE UTILITY AND SANITARY EASEMENT
- RIGHT-OF-WAY
- TEMPORARY BENCH MARK
- SECTION LINE

NOTES:

- [illegible]



SHEET P112

BLOCK 2
1579104 S.F.
36.25 AC

BLOCK 2
1579104 S.F.
36.25 AC

SHEET P114

10505 N. College Avenue
Indianapolis, Indiana 46280
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317 | 843 - 0546 fax
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[illegible]

THE HARBOR AT GRAND PARK VILLAGE
SE CORNER OF 186TH ST. & KINSEY AVE, APPROX., WESTFIELD, IN 46074
PRIMARY PLAT

SHEET NO.
P113

PROJECT NO.
W210148

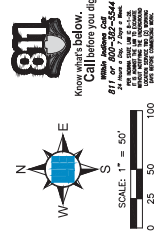
SITE TBM
MAG NAIL SET IN HEADWALL ON THE
NORTHEAST SIDE OF KINSEY ROAD AT THE
INTERSECTION OF KINSEY ROAD AND THE
REGULATED DRAIN
LEV. 916.09' (NAV D 85)

LEGEND

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 = ADJ. JOINER
 = RIGHT-OF-WAY LINE
 = BUILDING SETBACK LINE (B.S.L.)
 = EASEMENT
 = NORMAL POOL
 = PROPOSED CENTERLINE
 = DRAINAGE AND UTILITY EASEMENT
 = RIGHT-OF-WAY
 = TEMPORARY BENCH MARK
 = SECTION LINE

NOTES:

- [illegible]

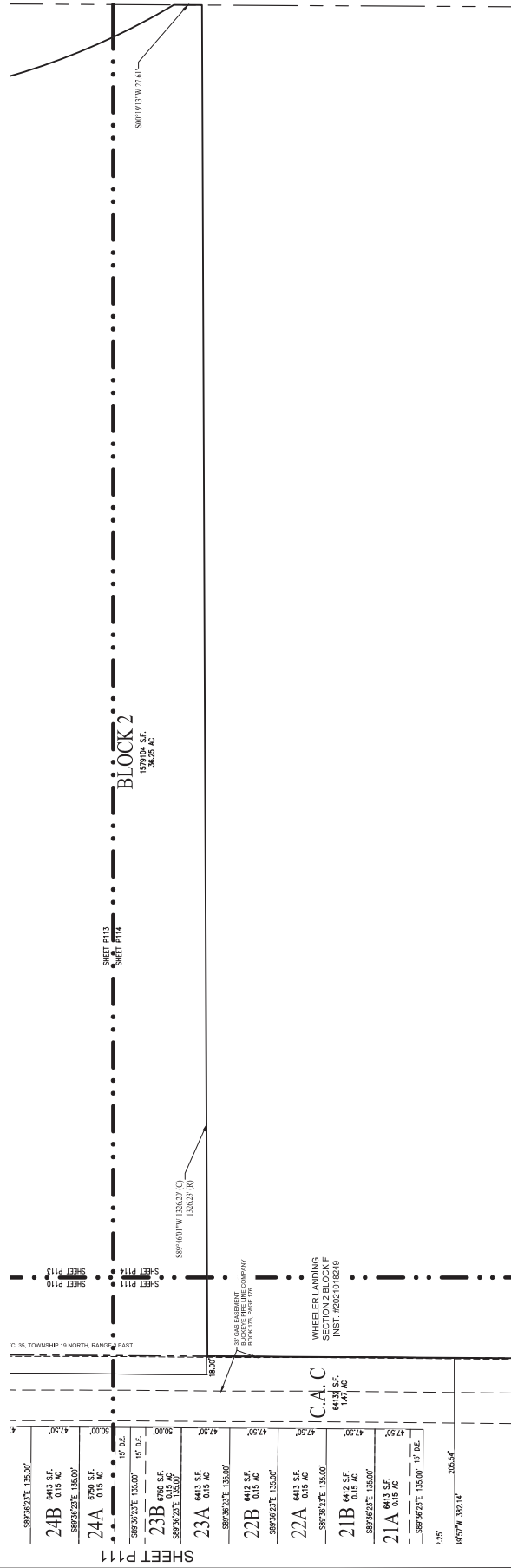
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THE HARBOR AT GRAND PARK VILLAGE
SE CORNER OF 186TH ST. & KINSEY AVE, APPROX., WESTFIELD, IN 46074
PRIMARY PLAT

SHEET NO.
P114

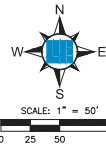
PROJECT NO.
W210148

SHEET P113





SOIL SERIES	MOVE
Br	BROOKSTON SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES
CrA	CROSBY SILT LOAM, FINE-LOAMY SUBSOIL, 0 TO 2 PERCENT SLOPES
MmB2	MIAMI SILT LOAM, 2 TO 6 PERCENT SLOPES



PLANS PREPARED FOR
BEAZER HOMES OF INDIANA, LLC
9405 DELEGATES ROW
INDIANAPOLIS, INDIANA 46240
TELEPHONE: (317) 690-3415
CONTACT PERSON: ANN KLOC
EMAIL: ANN.KLOC@BEAZER.COM



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

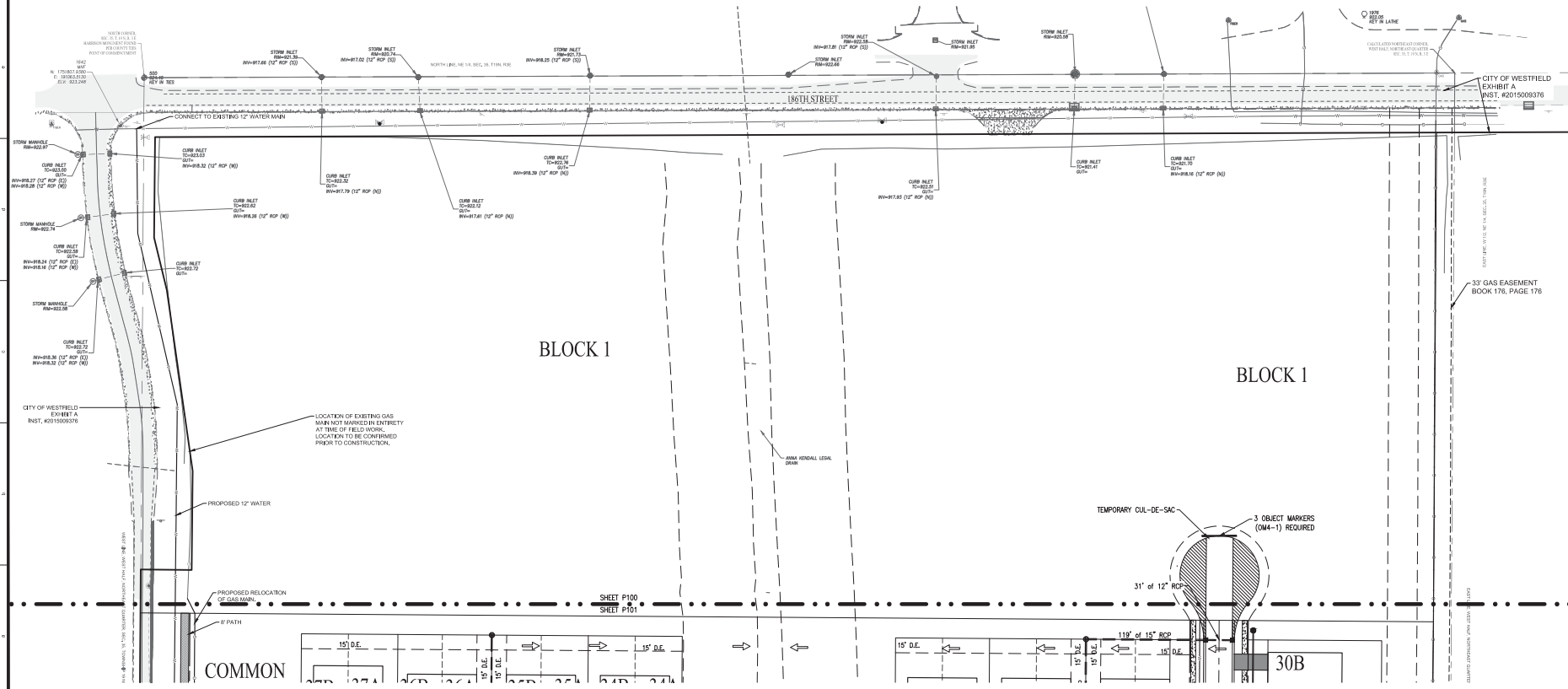
LEGEND

- PROPERTY BOUNDARY
- ADJACENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE (S.S.L.)
- EASEMENT
- PROPOSED WATER
- EXISTING WATER
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER LINE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED CONCRETE END SECTION
- EXISTING STORM SEWER LINE
- EXISTING STORM INLET
- NORMAL POOL
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED CURB
- PROPOSED 8" CONCRETE WALK
- PROPOSED 8" ASPHALT PATH
- PROPOSED CENTERLINE
- DRAINAGE AND UTILITY EASEMENT
- DRAINAGE UTILITY AND SANITARY EASEMENT
- RIGHT-OF-WAY
- BACK TO BACK (CURB)
- REBAR FOUND
- RIGHT OF WAY MONUMENT FOUND
- OTHER MONUMENT
- TEMPORARY BENCH MARK
- SECTION LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE RELOCATION
- EMERGENCY FLOOD ROUTING
- PROPOSED STREET LIGHT LOCATION

INFRASTRUCTURE EXHIBIT

THE HARBOR AT GRAND PARK VILLAGE

SE CORNER OF 186TH ST. & KINSEY AVE, APPROX. WESTFIELD, IN 46074



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317 | 843 - 0546 /ax
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PROJECT NO.	1000000000
DATE	10/20/2020
BY	ANN KLOC
CHECKED BY	ANN KLOC
APPROVED BY	ANN KLOC
PROJECT NAME	THE HARBOR AT GRAND PARK VILLAGE
PROJECT LOCATION	SE CORNER OF 186TH ST. & KINSEY AVE, APPROX. WESTFIELD, IN 46074
PROJECT DESCRIPTION	INFRASTRUCTURE EXHIBIT
PROJECT NO.	1000000000
DATE	10/20/2020
BY	ANN KLOC
CHECKED BY	ANN KLOC
APPROVED BY	ANN KLOC

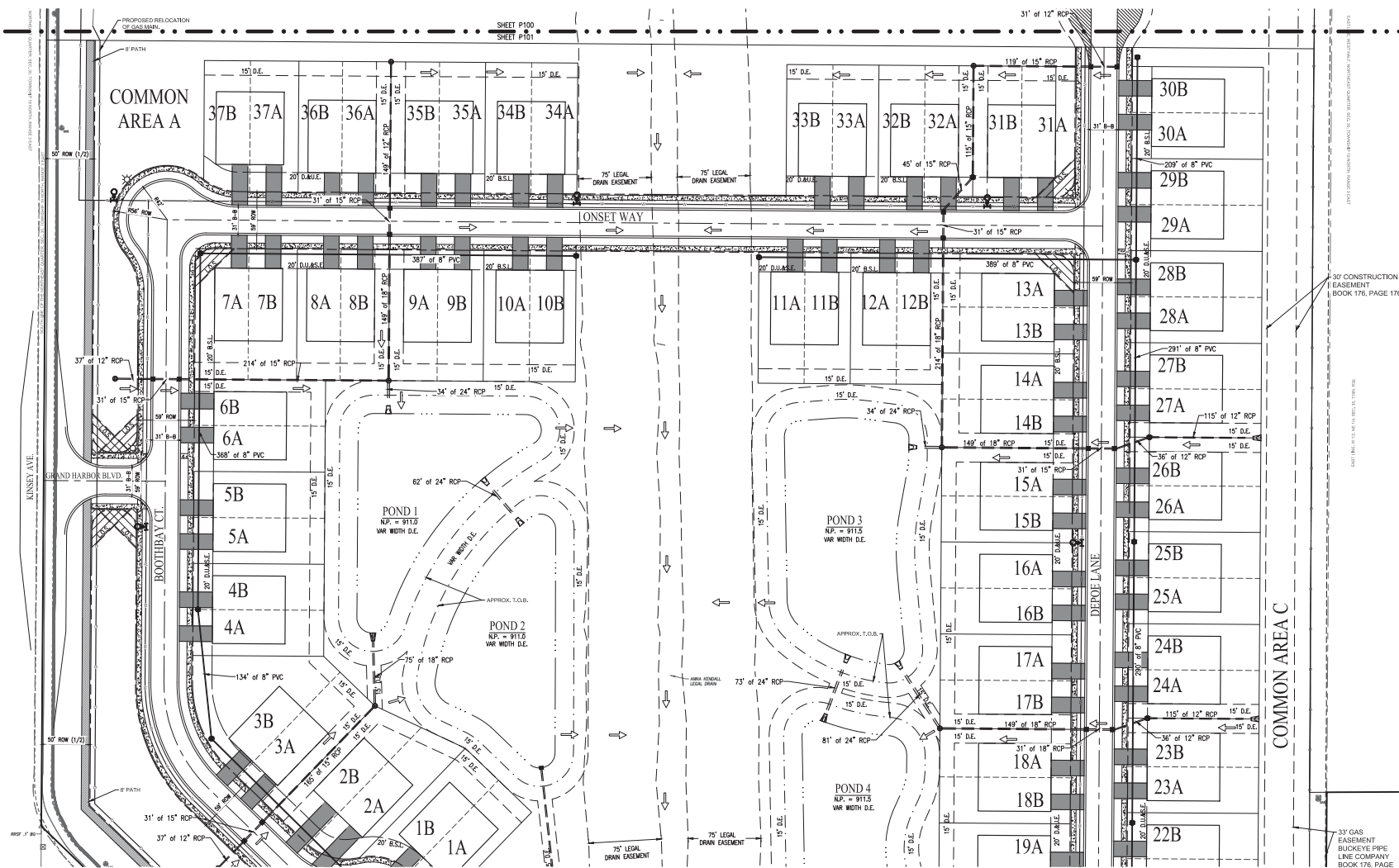
THE HARBOR AT GRAND PARK VILLAGE
SE CORNER OF 186TH ST. & KINSEY AVE, APPROX. WESTFIELD, IN 46074
INFRASTRUCTURE EXHIBIT

SHEET NO.
P100
PROJECT NO.
W210148



LEGEND

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|  | = RIGHT-OF-WAY LINE |  | = PROPOSED 8' ASPHALT PATH |
|  | = BUILDING SETBACK LINE (B.S.L.) |  | = PROPOSED CENTERLINE |
|  | = EASEMENT |  | = DRAINAGE AND UTILITY EASEMENT |
|  | = PROPOSED WATER |  | = DRAINAGE UTILITY AND SANITARY EASEMENT |
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|  | = PROPOSED STORM MANHOLE |  | = RIGHT OF WAY MONUMENT FOUND |
|  | = PROPOSED STORM INLET |  | = OTHER MONUMENT |
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|  | = NORMAL ROAD |  | = EASEMENT FLOOD ROUTING |
|  | = PROPOSED SANITARY SEWER LINE |  | = PROPOSED STREET LIGHT LOCATION |
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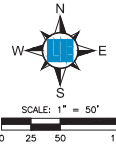
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STATEMENTS AND ISSUES	DATE	BY	PROJECT NO.
1. STATEMENT OF WORK	07/11/08	WJH	WJH048
2. PROJECT USER TAG AND PROJ COMMENTS	08/04/08	WJH	WJH048
3. PROJECT TEXT CORRECTING TAG	08/04/08	WJH	WJH048
			DELETED BY
			BY
			DRAWN BY
			BY
			CHECKED BY
			BY
			DATE

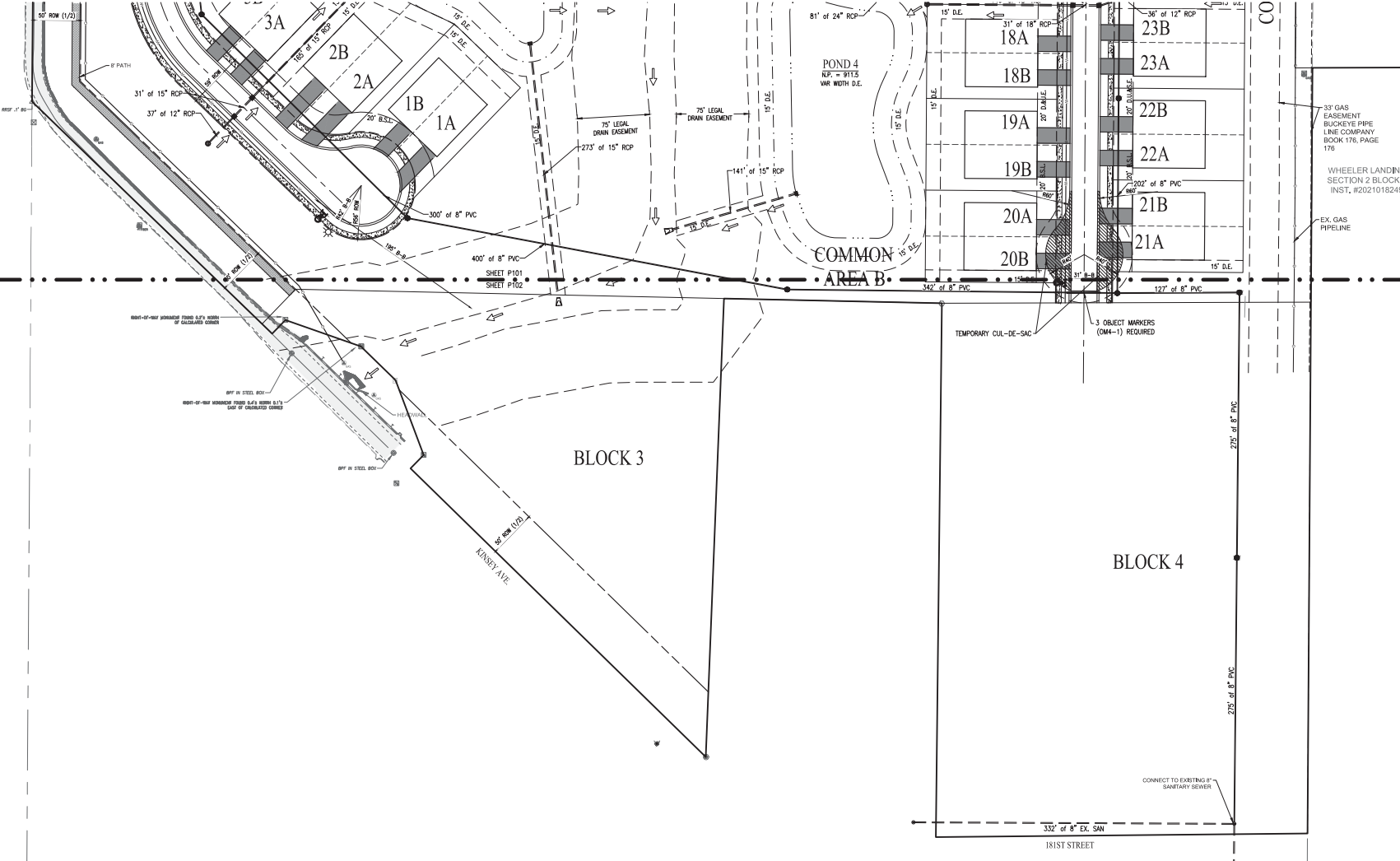
THE HARBOR AT GRAND PARK VILLAGE
THE CORNER OF 186TH ST. & KINSEY AVE., APPROX., WESTFIELD, IN 46074
INFRASTRUCTURE EXHIBIT

SHEET NO.	P101
PROJECT NO.	W210148



- LEGEND**
- PROPERTY BOUNDARY
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 - - - PROPOSED STORM SEWER LINE
 - - - PROPOSED STORM MANHOLE
 - - - PROPOSED STORM INLET
 - - - PROPOSED CONCRETE END SECTION
 - - - EXISTING STORM SEWER LINE
 - - - EXISTING STORM INLET
 - - - NORMAL POOL
 - - - PROPOSED SANITARY SEWER LINE
 - - - PROPOSED SANITARY SEWER MANHOLE
 - - - EXISTING SANITARY SEWER MANHOLE
 - - - PROPOSED CURB
 - - - PROPOSED 8" CONCRETE WALK
 - - - PROPOSED 8" ASPHALT PATH
 - - - PROPOSED CENTERLINE
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 - - - DRAINAGE UTILITY AND SANITARY EASEMENT
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 - - - SECTION LINE
 - - - EXISTING GAS LINE
 - - - PROPOSED GAS LINE RELOCATION
 - - - EMERGENCY FLOOD ROUTING
 - - - PROPOSED STREET LIGHT LOCATION

INFRASTRUCTURE EXHIBIT THE HARBOR AT GRAND PARK VILLAGE



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317 | 843 - 0546 fax
ALLAN R. WEIHE, P.E., L.S., FOUNDER

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ENGINEERS
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PROJECT NO.	W210148
DATE	10/20/2021
PROJECT NAME	THE HARBOR AT GRAND PARK VILLAGE
OWNER NAME	THE HARBOR AT GRAND PARK VILLAGE
DESIGNER NAME	WEIHE ENGINEERS
DATE OF LAST REVISION	10/20/2021
REVISION	
1	ISSUED FOR PERMIT
2	ISSUED FOR PERMIT
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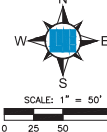
THE HARBOR AT GRAND PARK VILLAGE
SE CORNER OF 186TH ST. & KINSEY AVE. APPROX. WESTFIELD, IN 46074
INFRASTRUCTURE EXHIBIT
Part of the S&P of Section 16, Township 16 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P102
PROJECT NO.
W210148

A PART OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, BEING THAT 87.95 ACRE TRACT OF LAND SAID TRACT CERTIFIED BY ANDREW D. BAXTER, JR PS L20400029 ON FEBRUARY 15, 2022, AS WEIHE'S PROJECT NUMBER W210148 (ALL REFERENCES TO MONUMENTS AND COURSES HEREIN SHOWN ON SAID PLAT OF SURVEY) AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

SITE TBM

MAG NAIL SET IN HEADWALL ON THE
NORTHEAST SIDE OF KINSEY ROAD AT THE
INTERSECTION OF KINSEY ROAD AND THE
REGULATED DRAIN
ELEV. 916.09' (NAVD 88)

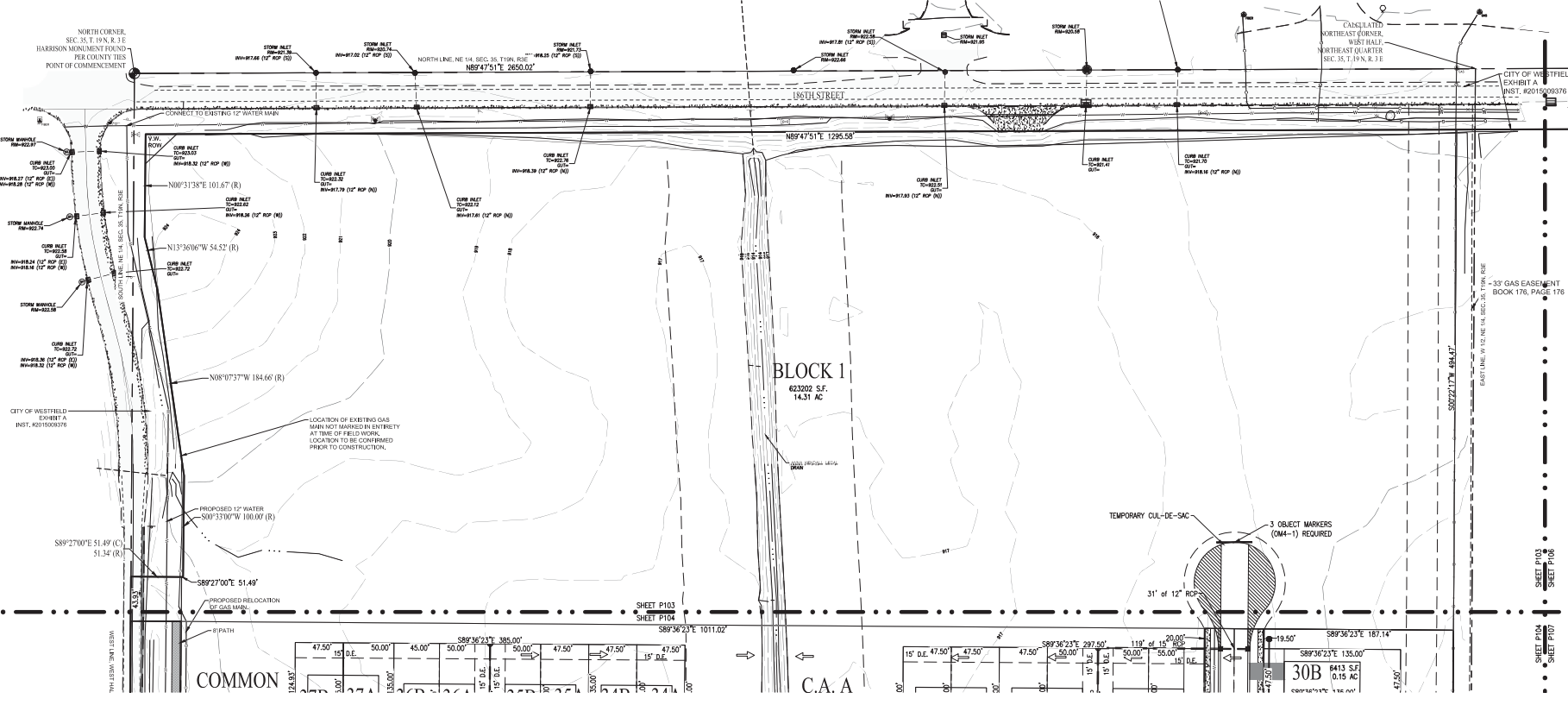


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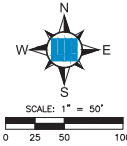
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXORCIZE

- ===== = PROPERTY BOUNDARY
- ===== = ADJOINER
- = RIGHT-OF-WAY LINE
- = BUILDING SETBACK LINE (B.S.L.)
- = EASEMENT
- = PROPOSED WATER
- = EXISTING WATER
- = PROPOSED FIRE HYDRANT
- = PROPOSED STORM SEWER LINE
- = PROPOSED STORM MANHOLE
- = PROPOSED STORM INLET
- = PROPOSED CONCRETE END SECTION
- = EXISTING STORM SEWER LINE
- = EXISTING STORM INLET
- = NORMAL POOL
- = PROPOSED SANITARY SEWER LINE
- = PROPOSED SANITARY SEWER MANHOLE
- = EXISTING SANITARY SEWER MANHOLE
- = PROPOSED CURB
- = PROPOSED 5" CONCRETE WALK
- = PROPOSED 8" ASPHALT PATH

1. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE INSTALLED SHALL BE CONSTRUCTED TO MEET THE CITY OF CHICAGO'S STANDARD SPECIFICATIONS FOR PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITYWATER AND WASTEWATER OF THE CITY OF CHICAGO STANDARDS.
2. ALL STREET RIGHT-OF-WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
3. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
4. IF THERE IS NO STREET WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE RIGHT LINES AND ELEVATIONS BETWEEN "3" AND "4" ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA BOUNDED BY THE STREET RIGHT-OF-WAY LINES AND A LINE CONNECTING POINTS OF CUT IN THE INTERSECTION OF SAID STREETS.
5. ALL SIDEWALKS TO BE 7' WIDE UNLESS OTHERWISE NOTED.
6. ALL INTERIOR LOTS OF WIDE WIDTHS TO BE 5' OR LESS UNLESS OTHERWISE NOTED.
7. ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
8. ALL WATERMAINS TO BE 4' OR LESS UNLESS OTHERWISE NOTED.
9. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM CITY RECORDS OR THEIR REPRESENTATIVE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IDENTIFYING AND VERIFYING THE LOCATION, EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES TO LOCATE THE EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A HAZARD TO THE SAFETY OF THE ENGINEER OR THE PUBLIC TO THE ENGINEER PRIOR TO ANY EXCAVATION OF CONSTRUCTION.
10. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
11. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
12. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF TRAFFIC CONTROL DEVICES, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIGNAL DEVICES USED AT NIGHT.
13. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, OR DIMENSIONED WATER MAINS.
14. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT-YARD SETBACKS.
15. ALL STORM SEWERS, STORM DRAINAGE, SANITARY SEWERS, STORM SEWERS, WATER MAINS, WATER MAINS, WATER MAINS, GAS, ELECTRIC, TELEPHONE AND CABLE TO THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE AND MAINTAIN AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET 10.
16. EXTERNAL STREET FRONTAGE LANDSCAPING WILL BE INSTALLED AS LOTS ARE DEVELOPED.
17. ON-SITE DETENTION SHALL BE ENGINEERED AND SHOWN AS LOTS FURTHER DEVELOPED.



SITE TBM
MAG. N.M. SET IN HEADWALL ON THE
NORTHEAST SIDE OF KINSEY ROAD AT THE
INTERSECTION OF KINSEY ROAD AND THE
REGULATED DRAIN
(ELEV. 989.89) (NAD 83)



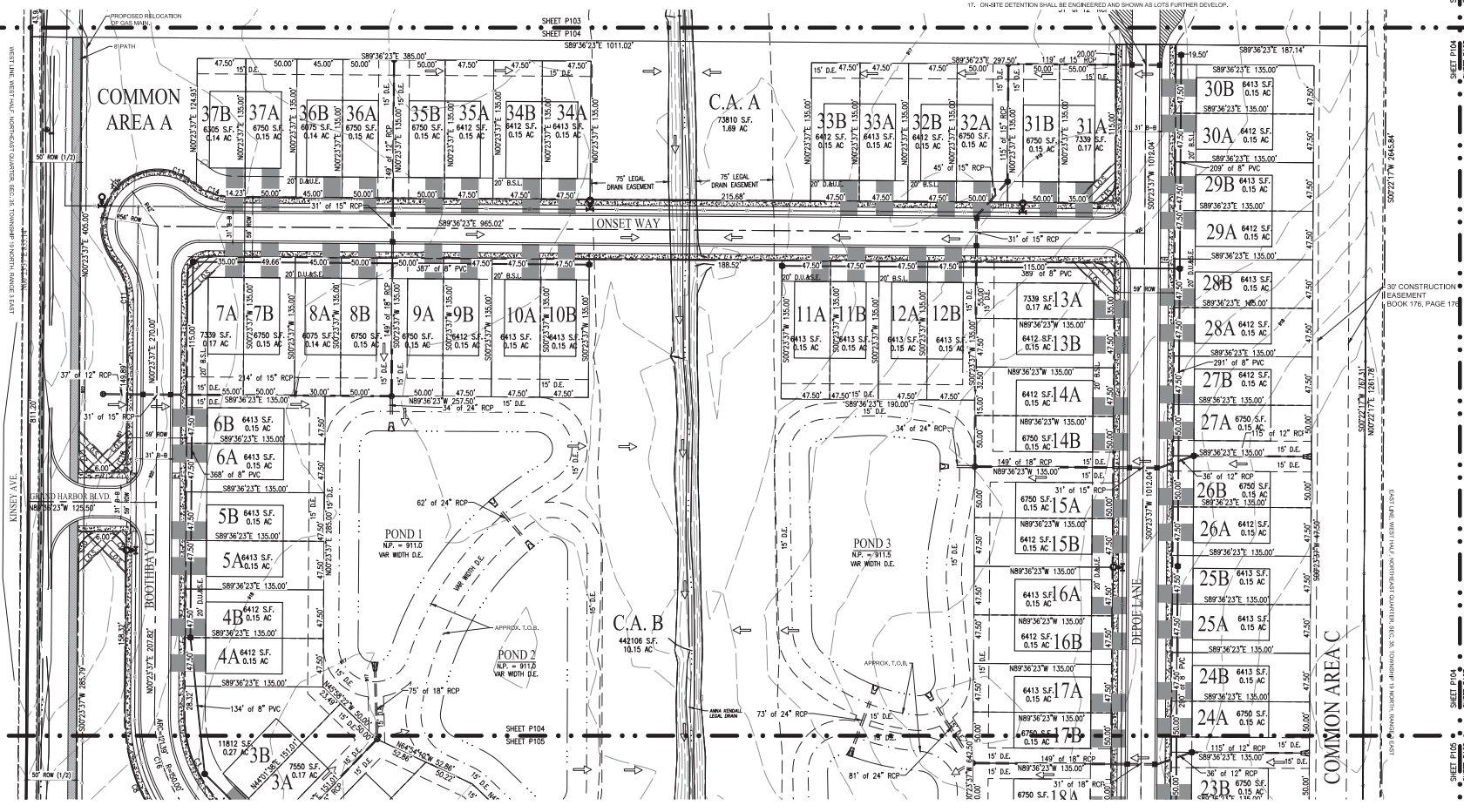
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For more information, visit www.811indiana.org
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- LEGEND**
- PROPERTY BOUNDARY
 - ADJOINER
 - RIGHT-OF-WAY LINE
 - BUILDING SETBACK LINE (B.S.L.)
 - EASEMENT
 - PROPOSED WATER
 - EXISTING WATER
 - PROPOSED FIRE HYDRANT
 - PROPOSED STORM SEWER LINE
 - PROPOSED STORM MANHOLE
 - PROPOSED STORM INLET
 - PROPOSED CONCRETE END SECTION
 - EXISTING STORM SEWER LINE
 - EXISTING STORM INLET
 - NORMAL POOL
 - PROPOSED SANITARY SEWER LINE
 - PROPOSED SANITARY SEWER MANHOLE
 - EXISTING SANITARY SEWER MANHOLE
 - PROPOSED CURB
 - PROPOSED 8" CONCRETE WALK
 - PROPOSED 8" ASPHALT PATH

- PROPOSED CENTERLINE
- CONTOURS
- DRAINAGE AND UTILITY EASEMENT
- DRAINAGE UTILITY AND SANITARY EASEMENT
- RIGHT-OF-WAY
- BACK TO BACK (CURB)
- REBAR FOUND
- RIGHT OF WAY MONUMENT FOUND
- OTHER MONUMENT
- TEMPORARY BENCH MARK
- SECTION LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE RELOCATION
- EMERGENCY FLOOD ROUTING
- PROPOSED STREET LIGHT LOCATION
- LINE OF SIGHT
- TOP OF BANK

NOTES:

- ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD STANDARDS.
- ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
- ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 20' UNLESS OTHERWISE NOTED.
- NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE RIGHT LINES AND ELEVATIONS BETWEEN 3' AND 6' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
- ALL SIDEWALKS TO BE 6' WIDE UNLESS OTHERWISE NOTED.
- ALL INTERIOR RIGHT OF WAY METHODS TO BE 30' UNLESS OTHERWISE NOTED.
- ALL INTERIOR STREET METHODS TO BE 30' UNLESS OTHERWISE NOTED.
- ALL WATERWAYS TO BE 6' UNLESS OTHERWISE NOTED.
- LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
- TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE SHOWN.
- ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
- THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TO THE AVAILABLE UTILITIES MAINS. EACH WELL-DEVELOPED CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET P01.
- EXTERNAL STREET FRONTAGE LANDSCAPING WILL BE INSTALLED AS LOTS ARE DEVELOPED.
- ON-SITE DETENTION SHALL BE ENGINEERED AND SHOWN AS LOTS FURTHER DEVELOP.



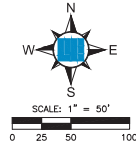
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DATE	BY	FOR	PROJECT NO.	DATE	BY	FOR
10/20/2011	ALW	FINAL	P104	10/20/2011	ALW	FINAL
10/20/2011	ALW	REVISION	P104	10/20/2011	ALW	REVISION
10/20/2011	ALW	REVISION	P104	10/20/2011	ALW	REVISION
10/20/2011	ALW	REVISION	P104	10/20/2011	ALW	REVISION
10/20/2011	ALW	REVISION	P104	10/20/2011	ALW	REVISION
10/20/2011	ALW	REVISION	P104	10/20/2011	ALW	REVISION
10/20/2011	ALW	REVISION	P104	10/20/2011	ALW	REVISION
10/20/2011	ALW	REVISION	P104	10/20/2011	ALW	REVISION
10/20/2011	ALW	REVISION	P104	10/20/2011	ALW	REVISION

THE HARBOR AT GRAND PARK VILLAGE
SE CORNER OF 188TH ST. & KINSEY AVE. APPROX. WESTFIELD, IN 46074
OVERALL DEVELOPMENT PLAN
Per the City of Westfield, Indiana, Planning & Zoning Department, Planning & Zoning Board, October 10, 2011.

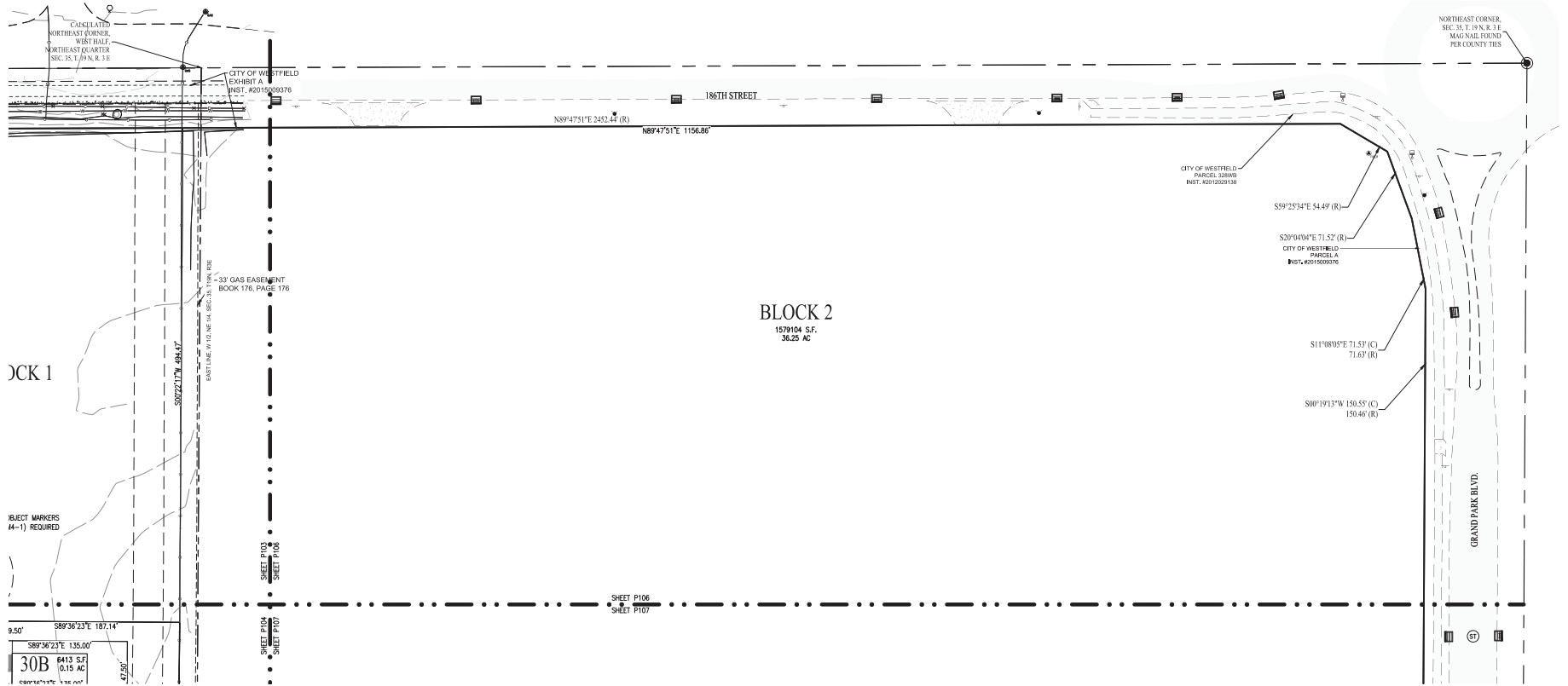
SHEET NO.
P104
PROJECT NO.
W210148



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

- = PROPERTY BOUNDARY
- ADJONER
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE (B.S.L.)
- EASEMENT
- PROPOSED WATER
- EXISTING WATER
- PROPOSED FIRE HYDRANT
- PROPOSED STORM SEWER LINE
- PROPOSED STORM MANHOLE
- PROPOSED STORM INLET
- PROPOSED CONCRETE END SECTION
- EXISTING STORM SEWER LINE
- EXISTING STORM INLET
- NORMAL POOL
- PROPOSED SANITARY SEWER LINE
- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED CURB
- PROPOSED 5' CONCRETE WALK
- PROPOSED 6' ASPHALT PARK

1. ALL CURBS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMANS TO BE INSTALLED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR HIGHWAYS, BRIDGES, AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND QUTENS WATERMASTER OF WEST VIRGINIA.
2. ALL STREET RIGHT-OF-WAY INTERSECTIONS TO BE ROUNDABOUT WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
3. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 30' UNLESS OTHERWISE NOTED.
4. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 'Y' AND 'ABOVE' THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA BOUNDARIED BY THE STREET RIGHT-OF-WAY LINES AND A LINE CONNECTING POINTS OF VIEW FROM THE INTERSECTION OF SAID STREETS.
5. ALL SIDEWALKS TO BE 6' WIDE UNLESS OTHERWISE NOTED.
6. ALL INTERIOR RIGHT-OF-WAY WIDTHS TO BE 36' UNLESS OTHERWISE NOTED.
7. ALL INTERIOR STREET WIDTHS TO BE 37' 50' UNLESS OTHERWISE NOTED.
8. ALL WATERMANS TO BE 6' UNLESS OTHERWISE NOTED.
9. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED ON INFORMATION OBTAINED FROM UTILITY COMPANIES WHOSE REPRESENTATIVES HAVE BEEN FIELD LOCATIONS OF IMPROVEMENTS. VISIBLE ON THE GROUND SURFACE, EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES TO FIELD LOCATIONS OF UTILITIES PRIOR TO CONSTRUCTION. IN THE EVENT OF ANY DISCREPANCY OR INACCURACY, THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH THE EXECUTION OF THE PROJECT TO THE DESIGNER AND AVOIDANCE OF CONSTRUCTION.
10. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE PROJECT.
11. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
12. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF TRAFFIC CONTROL DEVICES. TYPE 'T' SIGNS SHALL BE REQUIRED ON ALL BRIDGES, DRAINS AND SIMILAR DEVICES IN USE AT NIGHT.
13. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
14. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT-YARD SETBACKS.
15. ALL UTILITIES ARE PROTECTED BY THE FOLLOWING: GAS, WATER, SEWER, WATER MAINS, STORM SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE CONSUMERS AT ALL LEVELS OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SECT OF OPERATING AUTHORITIES ON BEHALF OF THE DEVELOPER.
16. EXTERNAL STREET FRONTAGE LANDSCAPING WILL BE INSTALLED AS LOTS ARE DEVELOPED.
17. ON-SITE DETENTION SHALL BE ENGINEERED AND SHOWN AS LOTS FURTHER DEVELOPED.



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36.25 AC

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317 | 843 - 0546 fax

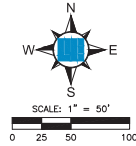
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THE HARBOR AT GRAND PARK VILLAGE
SE CORNER OF 196TH ST. & KINSEY AVE. APPROX., WESTFIELD, IN 46074

OVERALL DEVELOPMENT PLAN
Part of the NE1/4 of Section 35, Township 19 North, Range 3 East, Washington Township, Hamilton County, Indiana

HEET NO.
P106
PROJECT NO.
W210148

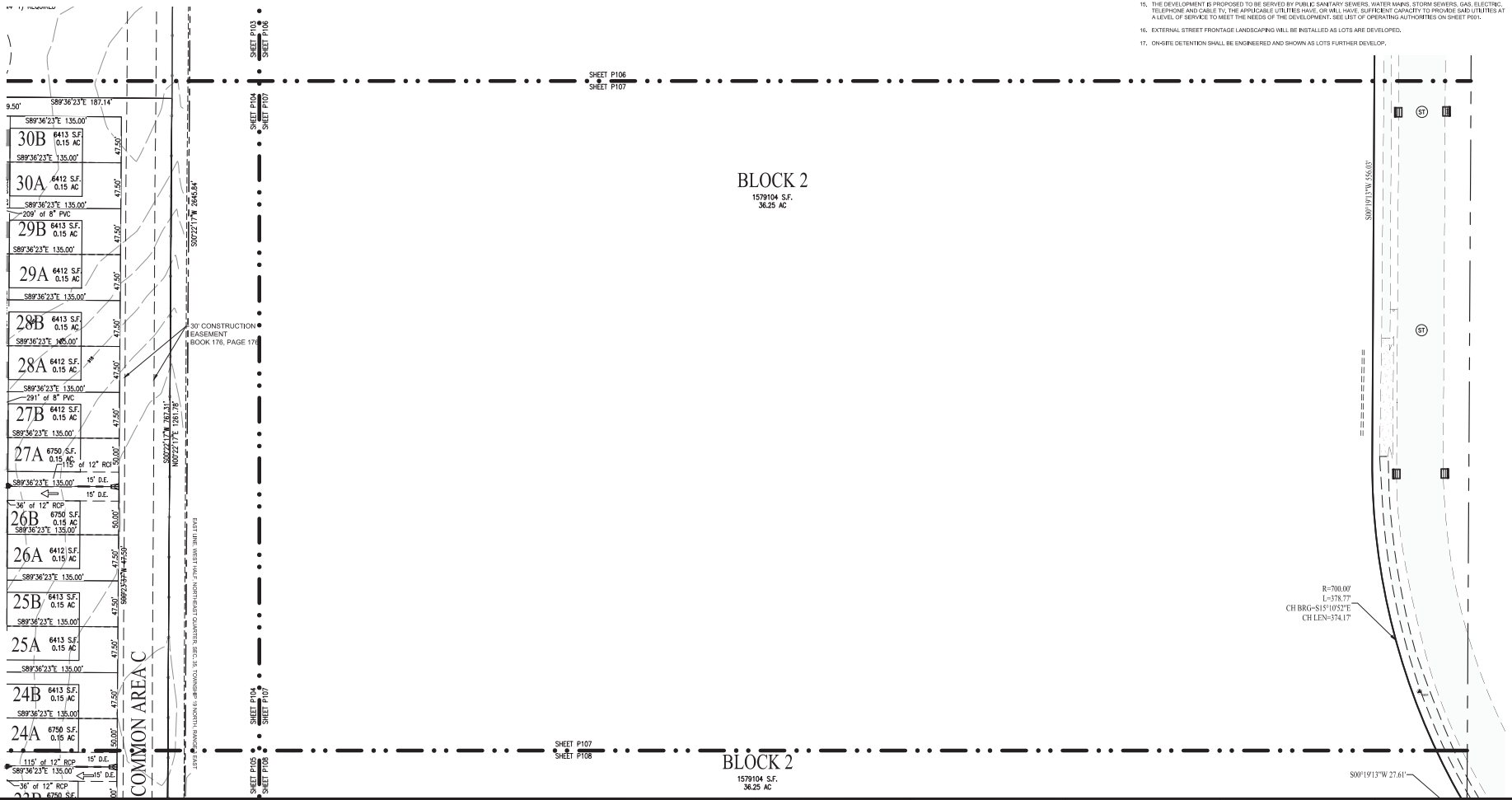


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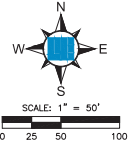
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- PROPOSED SANITARY SEWER MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED CURB
- PROPOSED 5' CONCRETE WALK
- PROPOSED 6' ASPHALT PARK

1. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERWAYS TO BE CONSTRUCTED WITHIN THE DISTRICTS WITH THE COORDINATION OF THE DISTRICT DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFIELD TOWNSHIP.
2. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
3. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 15' UNLESS OTHERWISE NOTED.
4. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE RIGHT OF WAY LINES AND ELEVATIONS BETWEEN 7' AND 4' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINE AND THE ADJACENT LOT LINES 10' FROM THE INTERSECTION OF SAID STREETS.
5. ALL SIDEWALKS TO BE 6' WIDE UNLESS OTHERWISE NOTED.
6. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 50' UNLESS OTHERWISE NOTED.
7. ALL INTERIOR STREET WIDTHS TO BE 30' UNLESS OTHERWISE NOTED.
8. ALL WATERWAYS TO BE 6' UNLESS OTHERWISE NOTED.
9. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR REPRESENTATIVES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF THE GROUND SURFACE, EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST HELP WITH THE LOCATION OF UTILITIES WITHIN THE PROJECT AREA. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE DISTRICT DEPARTMENT OF PUBLIC WORKS.
10. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, RECONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
11. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND BEST PRACTICES.
12. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, DIRECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF INQUIRY TRAFFIC CONTROL DEVICES, TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRETTED, DRUMS AND ARCS DEVICES IN USE AT NIGHT.
13. ALL DRAINBOWNS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
14. ALL CORNER LOTS SHALL BE SUBJECT TO TWO FRONT YARD SETBACKS.
15. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES, AIR, OR LINE HAVE SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT THE COST OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. THE LIST OF OPERATING AGENCIES ON SHEET 001.
16. STREET FRONT FACING LANDSCAPING WILL BE INSTALLED AS UTILITIES ARE DEVELOPED.
17. ON-SITE DETENTION SHALL BE ENGINEERED AND SHOWN AS LOTS FURTHER DEVELOP.



SITE TBM
MAG NAIL SET IN HEADWALL ON THE
NORTHEAST SIDE OF KINSEY ROAD AT THE
INTERSECTION OF KINSEY ROAD AND THE
REGULATED DRAIN
(ELEVATION 88)

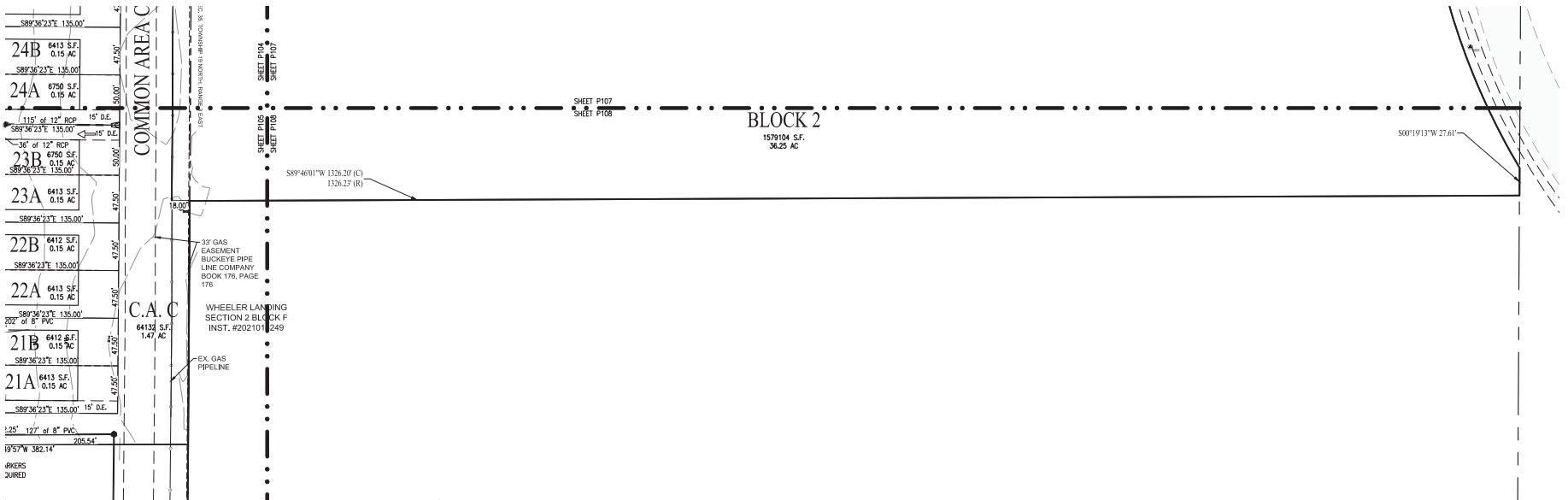


- LEGEND**
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 - RIGHT-OF-WAY LINE
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 - PROPOSED SANITARY SEWER MANHOLE
 - EXISTING SANITARY SEWER MANHOLE
 - PROPOSED CURB
 - PROPOSED 8" CONCRETE WALK
 - PROPOSED 8" ASPHALT PATH

- PROPOSED CENTERLINE
- CONTIGUOUS
- DRAINAGE AND UTILITY EASEMENT
- DRAINAGE UTILITY AND SANITARY EASEMENT
- RIGHT-OF-WAY
- BACK TO BACK (CURB)
- REBAR FOUND
- RIGHT OF WAY MONUMENT FOUND
- OTHER MONUMENT
- TEMPORARY BENCH MARK
- SECTION LINE
- EXISTING GAS LINE
- PROPOSED GAS LINE RELOCATION
- EMERGENCY FLOOD ROUTING
- PROPOSED STREET LIGHT LOCATION
- LINE OF SIGHT
- TOP OF BANK

NOTES:

- ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMANS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFELDS DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS WATER & WASTEWATER OF WESTFELDS STANDARDS.
- ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
- ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
- NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 4' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 47' FROM THE INTERSECTION OF SAID STREETS.
- ALL SIDEWALKS TO BE 6' WIDE UNLESS OTHERWISE NOTED.
- ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 30' UNLESS OTHERWISE NOTED.
- ALL INTERIOR STREET WIDTHS TO BE 30' UNLESS OTHERWISE NOTED.
- ALL WATERMANS TO BE 6" UNLESS OTHERWISE NOTED.
- LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
- THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
- MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
- TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERRECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "D" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND ROAD BLOCKS IN USE AT NIGHT.
- ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB UNLESS OTHERWISE SHOWN.
- ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
- THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. (SEE LIST OF OPERATING AUTHORITY ON SHEET P101).
- EXTERNAL STREET FRONTAGE LANDSCAPING WILL BE INSTALLED AS LOTS ARE DEVELOPED.
- ON-SITE DETENTION SHALL BE ENGINEERED AND SHOWN AS LOTS FURTHER DEVELOP.



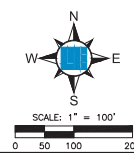
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317 843-0546 fax
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DATE	BY	PROJECT NO.	REVISION
10/25/2023	ALLAN R. WEIHE	W210148	1.0
10/25/2023	ALLAN R. WEIHE	W210148	1.1
10/25/2023	ALLAN R. WEIHE	W210148	1.2
10/25/2023	ALLAN R. WEIHE	W210148	1.3
10/25/2023	ALLAN R. WEIHE	W210148	1.4
10/25/2023	ALLAN R. WEIHE	W210148	1.5
10/25/2023	ALLAN R. WEIHE	W210148	1.6
10/25/2023	ALLAN R. WEIHE	W210148	1.7
10/25/2023	ALLAN R. WEIHE	W210148	1.8
10/25/2023	ALLAN R. WEIHE	W210148	1.9
10/25/2023	ALLAN R. WEIHE	W210148	2.0

THE HARBOR AT GRAND PARK VILLAGE
SE CORNER OF 186TH ST. & KINSEY AVE. APPROX. WESTFIELD, IN 46074
OVERALL DEVELOPMENT PLAN
Part of the S&P of Section 36, Township 36 North, Range 3 East, Washington Township, Hamilton County, Indiana

SHEET NO.
P108
PROJECT NO.
W210148



SHEET NO.
L100

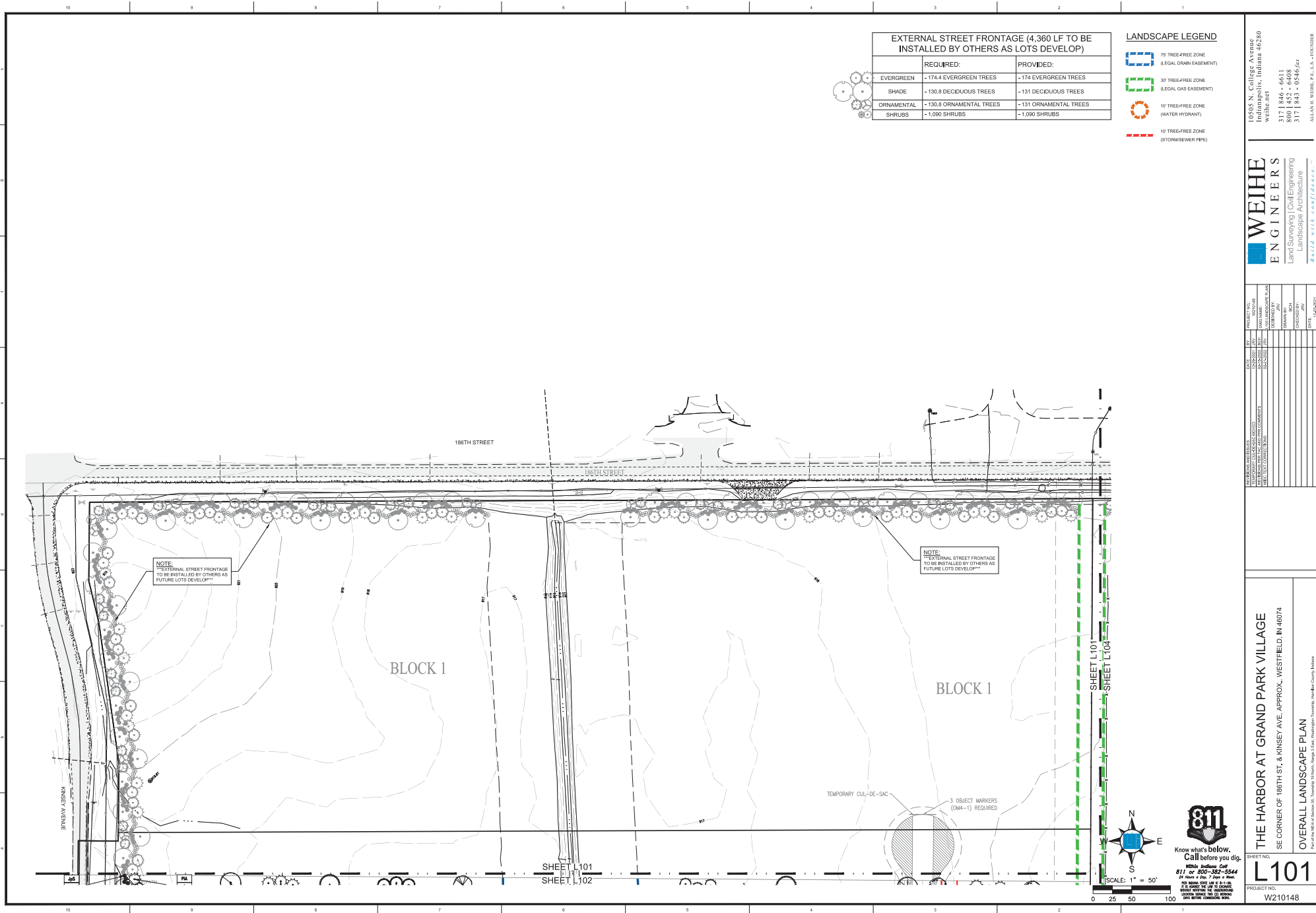
PROJECT NO.
W210148

THE HARBOR AT GRAN
SE CORNER OF 186TH ST. & KINSEY AVE
OVERALL LANDSCAPE PLAN

PROJECT NAME AND NUMBER	DATE	BY	PROJECT NO.
TEMPERATURE CLASS 5566 MODIFIED	12-22-2021	JW	MD1048
PROJECT NAME AND NUMBER	DATE	BY	PROJECT NO.
TEMPERATURE TEST TAG AND TYP COMMENTS	03-12-2022	JW	MD1048
NAME: TEXT CORRECTIONS	03-12-2022	JW	MD1048
PROJECT NAME AND NUMBER	DATE	BY	PROJECT NO.
TEMPERATURE TEST TAG AND TYP COMMENTS	03-12-2022	JW	MD1048
NAME: TEXT CORRECTIONS	03-12-2022	JW	MD1048
PROJECT NAME AND NUMBER	DATE	BY	PROJECT NO.
TEMPERATURE TEST TAG AND TYP COMMENTS	03-12-2022	JW	MD1048
NAME: TEXT CORRECTIONS	03-12-2022	JW	MD1048

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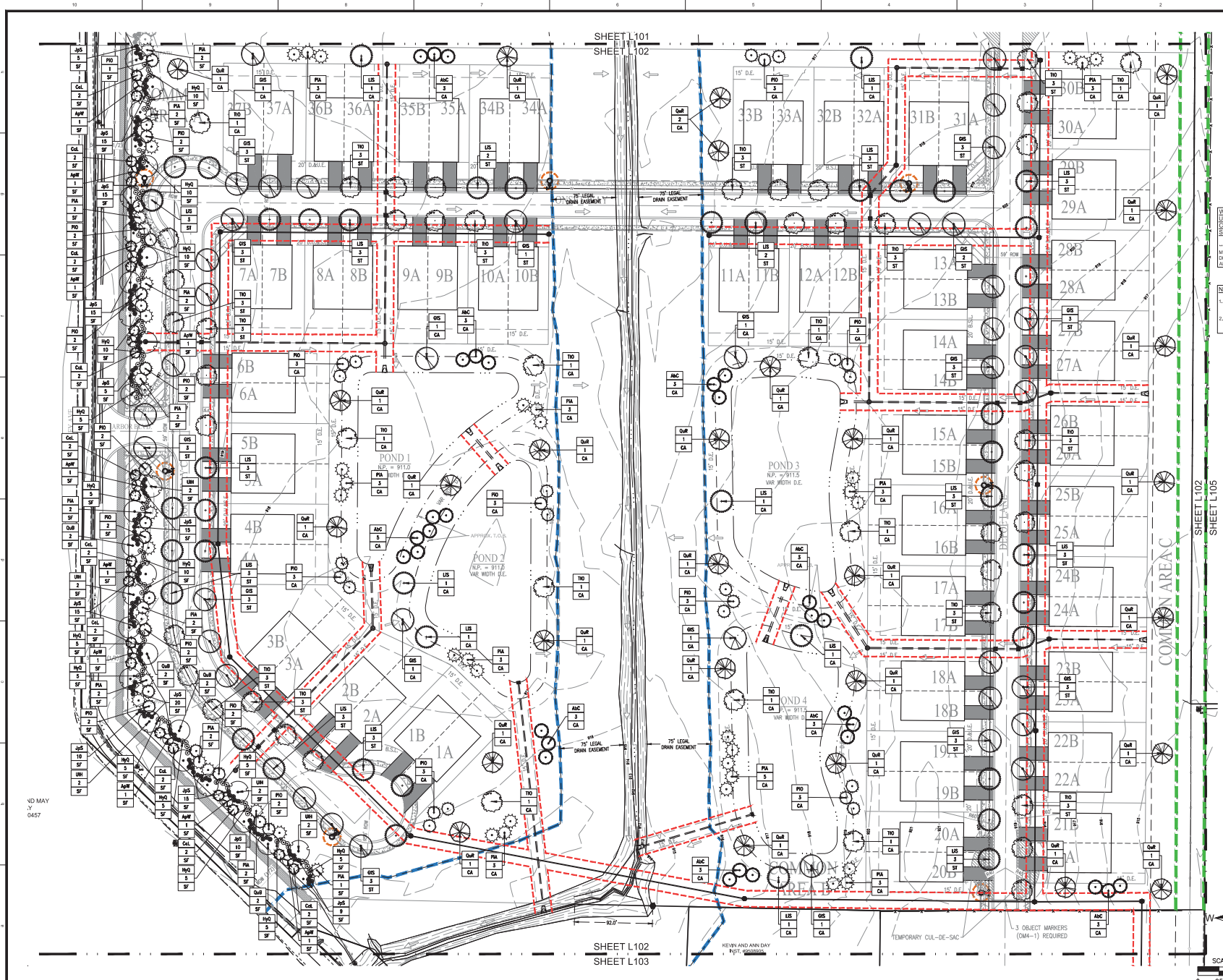
[illegible]

THE HARBOR AT GRAND PARK VILLAGE
SE CORNER OF 186TH ST. & KINSEY AVE, APPROX., WESTFIELD, IN 46074

OVERALL LANDSCAPE PLAN
Part of the Right of Section 26, Township 19 North, Range 3 East, Watonga Township, Marshall County, Indiana

SHEET NO.
L101
PROJECT NO.
W210148

DATE: 01/14/2020
BY: [Signature]
PROJECT: THE HARBOR AT GRAND PARK VILLAGE
SHEET: L102



LANDSCAPE LEGEND

- 75' TREE-FREE ZONE (LEGAL DRAIN EASEMENT)
- 30' TREE-FREE ZONE (LEGAL GAS EASEMENT)
- 10' TREE-FREE ZONE (WATER HYDRANT)
- 10' TREE-FREE ZONE (STORM SEWER PIPE)

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE CHAPTER 16.01 STREET TREES (S) SPACING

STREET TREES SHALL ALSO BE PLANTED A MINIMUM OF TEN (10) FEET AWAY FROM DRIVEWAYS, ALLEYS, FIRE HYDRANTS, MAILBOXES AND OTHER SIMILAR IMPROVEMENTS.

- NOTE:**
- ALL STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
 - ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST

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THE HARBOR AT GRAND PARK VILLAGE

SE CORNER OF 18TH ST. & KINSEY AVE, APPROX. WESTFIELD, IN 46074

OVERALL LANDSCAPE PLAN

WEIHE ENGINEERS

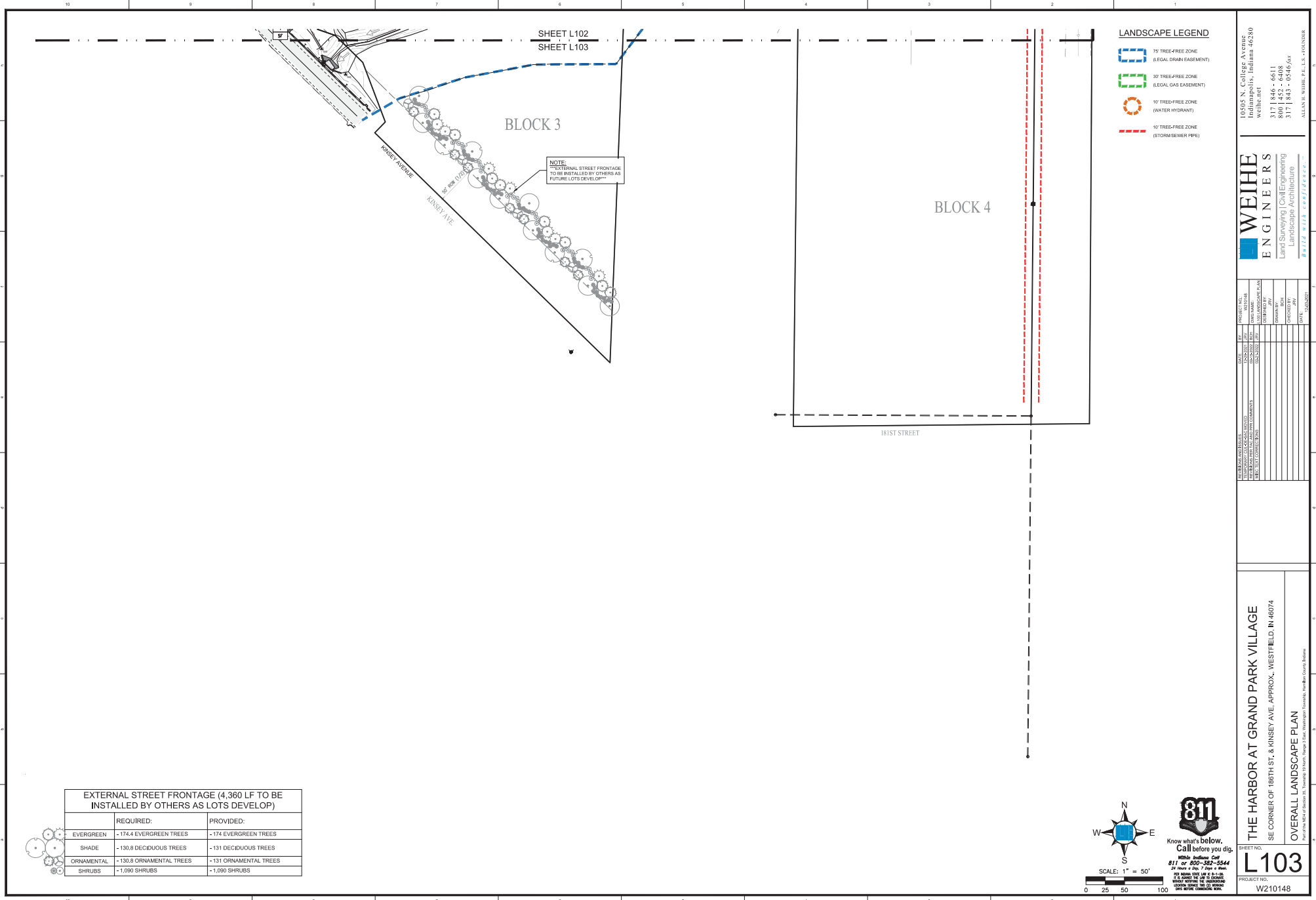
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we@weh.com
317.546.6611
800.452.6408
317.543.0546 fax

ALAN W. WEIHE, P.E., P.L.S. - FOUNDER

PROJECT NO.: W210148
DATE: 01/14/2020
BY: [Signature]
CHECKED BY: [Signature]
APPROVED BY: [Signature]

LANDSCAPE PLAN FOR THE HARBOR AT GRAND PARK VILLAGE
PROJECT NO. W210148
DATE: 11/15/2017
BY: J. WEIHE



- LANDSCAPE LEGEND**
- 75' TREE-FREE ZONE (LEGAL DRAIN EASEMENT)
 - 30' TREE-FREE ZONE (LEGAL GAS EASEMENT)
 - 10' TREE-FREE ZONE (WATER HYDRANT)
 - 10' TREE-FREE ZONE (STORM SEWER PIPE)

SHEET L102
SHEET L103

BLOCK 3

BLOCK 4

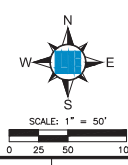
NOTE:
EXTERNAL STREET FRONTAGE
TO BE INSTALLED BY OTHERS AS
FUTURE LOTS DEVELOP

KINSEY AVENUE

KINSEY AVE.

181ST STREET

EXTERNAL STREET FRONTAGE (4,360 LF TO BE INSTALLED BY OTHERS AS LOTS DEVELOP)		
	REQUIRED:	PROVIDED:
EVERGREEN	- 174.4 EVERGREEN TREES	- 174 EVERGREEN TREES
SHADE	- 130.8 DECIDUOUS TREES	- 131 DECIDUOUS TREES
ORNAMENTAL	- 130.8 ORNAMENTAL TREES	- 131 ORNAMENTAL TREES
SHRUBS	- 1,090 SHRUBS	- 1,090 SHRUBS



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PROJECT NO.	W210148
DATE	11/15/2017
BY	J. WEIHE
CHECKED BY	J. WEIHE
DATE	11/15/2017
PROJECT NO.	W210148
DATE	11/15/2017
BY	J. WEIHE
CHECKED BY	J. WEIHE
DATE	11/15/2017

THE HARBOR AT GRAND PARK VILLAGE
SE CORNER OF 186TH ST. & KINSEY AVE, APPROX. WESTFIELD, IN 46074

OVERALL LANDSCAPE PLAN

Project No. W210148
Sheet No. L103



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

LANDSCAPE LEGEND



WESTFIELD-WASHINGTON TOWNSHIP
UNIFIED DEVELOPMENT ORDINANCE
CHAPTER 6 (J) STREET TREES (3)
SPACING

***STREET TREES SHALL ALSO BE PLANTED A
MINIMUM OF TEN (10) FEET AWAY FROM
DRIVEWAYS, ALLEYS, FIRE HYDRANTS, MAILBOXES
AND OTHER SIMILAR IMPROVEMENTS.***

EXTERNAL STREET FRONTAGE (4,360 LF TO BE INSTALLED BY OTHERS AS LOTS DEVELOP)		
	REQUIRED:	PROVIDED:
EVERGREEN	- 174.4 EVERGREEN TREES	- 174 EVERGREEN TREES
SHADE	- 130.8 DECIDUOUS TREES	- 131 DECIDUOUS TREES
ORNAMENTAL	- 130.8 ORNAMENTAL TREES	- 131 ORNAMENTAL TREES
SHRUBS	- 1,090 SHRUBS	- 1,090 SHRUBS

NOTES

1. AN OAT OR WHEAT COMPANION OR NURSE CROPP MAY BE USED WITH ANY OF THE ABOVE PERMANENT SEEDING MIXTURES, AT THE FOLLOWING RATES:
 - a. SPRING OATS - ONE-FOURTH TO THREE-FOURTHS BUSHEL PER ACRE
 - b. WHEAT - NO MORE THAN ONE-HALF BUSHEL PER ACRE
2. A HIGH POTENTIAL FOR FERTILIZER, SEED, AND MULCH TO WASH EXISTS ON STEEP BANKS, CUTS, AND IN CHANNELS AND AREAS OF CONCENTRATED

1. GRADE THE SITE TO ACHIEVE PROPOSED GRADES AND POSITIVE DRAINAGE. ADD TOPSOIL TO ACHIEVE NEEDED DEPTH FOR ESTABLISHMENT OF VEGETATION.

2. APPLY SOIL AMENDMENTS AS RECOMMENDED BY THE SOIL TEST AND WORK INTO THE UPPER TWO TO FOUR INCHES OF SOIL. IF TESTING IS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT, TO THE ENTIRE AREA.
3. TILL THE SOIL TO OBTAIN A UNIFORM SEEDBED. USE A DISK OR RAKE, OPERATED ACROSS THE SLOPE, TO WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF THE SOIL.

PERMANENT SEEDING DONE BETWEEN MAY 10 TO AUGUST 10 - SHALL BE IRRIGATED. SEEDING OUTSIDE OR BEYOND OPTIMUM SEEDING DATES IS STILL POSSIBLE WITH THE UNDERSTANDING THAT RESEEDING OR OVERSEEDING SHALL BE REQUIRED IF ADEQUATE SURFACE COVER IS NOT ACHIEVED. RESEEDING OR OVERSEEDING CAN BE EASILY ACCOMPLISHED IF THE SOIL SURFACE REMAINS WELL PROTECTED WITH MULCH.

1. APPLY SEED UNIFORMLY WITH A DRILL OR CULTIPACKER SEEDER OR BY BROADCASTING. PLANT OR COVER THE SEED TO A DEPTH OF ONE-FOURTH TO ONE-HALF INCH. IF DRILLING OR BROADCASTING THE SEED, ENSURE GOOD SEED-TO-SOIL CONTACT BY FIRING THE SEEDBED WITH A ROLLER OR CULTIPACKER AFTER COMPLETING SEEDING OPERATIONS. (IF SEEDING IS DONE WITH A HYDROSEEDER, FERTILIZER AND MULCH CAN BE APPLIED WITH THE SEED IN A SLURRY MIXTURE.)
2. MULCH ALL SEEDED AREAS AND USE APPROPRIATE METHODS TO ANCHOR THE MULCH IN PLACE. USE EROSION CONTROL BLANKETS ON SLOPING AREAS AND CONVEYANCE CHANNELS

1. INSPECT WITHIN 24 HRS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS UNTIL THE VEGETATION IS SUCCESSFULLY ESTABLISHED.
2. CHARACTERISTICS OF A SUCCESSFUL STAND INCLUDE VIGOROUS DARK GREEN OR BLuishGREEN SEEDLINGS WITH A UNIFORM VEGETATIVE COVER DENSITY OF 90 PERCENT OR MORE.
3. CHECK FOR EROSION OR MOVEMENT OF MULCH.
4. REPAIR DAMAGED, BARE, GULLED, OR SPARSELY VEGETATED AREAS AND THEN FERTILIZE, RESEED, AND

5. IF PLANT COVER IS SPARSE OR PATCHY, EVALUATE THE PLANT MATERIALS CHOSEN, SOIL FERTILITY, MOISTURE CONDITION, AND MULCH APPLICATION; REPAIR AFFECTED AREAS EITHER BY OVERSEEDING OR PLOWING A NEW SEEDBED AND RESEEDING. APPLY AND ANCHOR MULCH ON THE NEWLY SEEDD AREAS.
6. IF VEGETATION FAILS TO GROW, TEST SOIL TO DETERMINE SOIL PH OR NUTRIENT DEFICIENCY PROBLEMS (CONTACT YOUR SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE).
7. IF ADDITIONAL FERTILIZATION OR SOIL AMENDMENTS ARE NEEDED TO GET A SATISFACTORY STAND, DO

8. ADD FERTILIZER THE FOLLOWING GROWING SEASON. FERTILIZE ACCORDING TO SOIL TEST RECOMMENDATIONS.
9. FERTILIZE TURF AREAS ANNUALLY. APPLY FERTILIZER IN A SPLIT APPLICATION. FOR COOL-SEASON GRASSES, APPLY ONE-HALF OF THE FERTILIZER IN LATE SPRING AND ONE-HALF IN EARLY FALL. FOR WARM-SEASON GRASSES, APPLY ONE-THIRD IN EARLY SPRING, ONE-THIRD IN LATE SPRING, AND THE REMAINING ONE-THIRD IN MIDDLE SUMMER.

APPLICATION RATE: 3-4 lb./1,000 sq. ft.

ORIGINAL RYEGRASS	
CUE	

K KBG	
-------	--



SCALE: N.T.S

INSTALLATION PREPARATION

GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE.
 PREPARE A SMOOTH, FIRM SOIL SURFACE AND APPLY SOIL AMENDMENTS, IRRIGATION (IRRIGATE AND
 NEEDED TO ENSURE ROOTING OF SOO.

SOIL AMENDMENTS - SELECT MATERIALS AND RATES AS DETERMINED BY A SOIL TEST (CONTACT YOUR COUNTY SOIL AND WATER CONSERVATION DISTRICT OR COOPERATIVE EXTENSION OFFICE FOR ASSISTANCE AND SOIL INFORMATION, INCLUDING AVAILABLE SOIL TESTING SERVICES), OR 400 TO 1 POUNDS OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT.

SOD - SELECT A HIGH QUALITY, HEALTHY, VIGOROUS VARIETY WELL ADAPTED TO THE REGION AND COMPATIBLE WITH THE INTENDED USE.

LOOSE SAND OR GRAVELLY SUBSTRATE SOILS, AGGREGATE, OR PESTICIDE TREATED SOIL. THE IDEAL TIME TO LAY SOD IS MAY 1 TO JUNE 1 OR SEPTEMBER 1 TO SEPTEMBER 30, ALTHOUGH IT CAN BE INSTALLED AS EARLY AS MARCH 15 IF AVAILABLE OR JUNE 1 TO SEPTEMBER 1 IF IRRIGATED.

GRADE THE SITE TO ACHIEVE POSITIVE DRAINAGE AND CREATE A SMOOTH, FIRM SOIL SURFACE. WHERE APPLICABLE, USE A CHISEL PLOW, DISK, HARROW, OR RAKE TO BREAK UP COMPACTED SOIL AND CREATE A FAVORABLE ROOTING DEPTH OF SIX TO EIGHT INCHES.

IF SOIL PH IS TOO ACIDIC FOR THE GRASS SOO TO BE INSTALLED, APPLY LIME ACCORDING TO SOIL TEST RESULTS OR AT THE RATE RECOMMENDED BY THE SOO SUPPLIER. APPLY FERTILIZER AS RECOMMENDED BY THE SOIL TEST, IF TESTING WAS NOT DONE, APPLY 400 TO 600 POUNDS PER ACRE OF 12-12-12 ANALYSIS FERTILIZER, OR EQUIVALENT. WORK THE SOIL AMENDMENTS INTO THE UPPER TWO TO FOUR INCHES OF SOIL WITH A DISK OR RAKE OPERATED ACROSS THE SLOPE.

LAYING THE SOD
 INSTALL SOD WITHIN THIRTY-SIX HOURS OF ITS CUTTING.
 STORE THE SOD IN A SHADED LOCATION DURING INSTALLATION.
 IMMEDIATELY BEFORE LAYING THE SOD, RAKE THE SOIL SURFACE TO BREAK ANY CRUST. (IF THE WEATHER IS HOT, LIGHTLY IRRIGATE THE SOIL SURFACE PRIOR TO LAYING THE SOD.)
 LAY SOD STRIPS IN A BRICK-LIKE PATTERN.

ROLL THE SOD LIGHTLY AFTER INSTALLATION TO ENSURE FIRM CONTACT BETWEEN THE SOD AND IRRIGATE NEWLY SODDED AREAS UNTIL THE UNDERLYING SOIL IS WET TO A DEPTH OF FOUR INCHES AND THEN KEEP MOIST UNTIL THE GRASS TAKES ROOT.

CHANNEL APPLICATION
CHANNEL PROVIDES QUICKER PROTECTION THAN SEEDING AND MAY REDUCE THE RISK OF EARLY

LAY THE SOD STRIPS WITH THE LONGEST DIMENSION PERPENDICULAR TO CHANNEL FLOW. STAPLE OR STAKE EACH STRIP OF SOD AT THE CORNERS AND IN THE MIDDLE. STAPLE JUTE OR BIODEGRADABLE POLYPROPYLENE NETTING OVER THE SODDED AREA TO MINIMIZE THE POTENTIAL FOR WASHOUT DURING ESTABLISHMENT.

INSPECT WITHIN 24 HOURS OF EACH RAIN EVENT AND AT LEAST ONCE EVERY SEVEN CALENDAR DAYS.
UNTIL SOD IS WELL ROOTED.
KEEP SOD MOIST UNTIL FULLY ROOTED.
AFTER SOD IS WELL-ROOTED (TWO TO THREE WEEKS), MAINTAIN A PLANT HEIGHT OF TWO TO THREE INCHES.
TIME MOVING TO AVOID RUTS IN TURF.
SEEDING: SEEDS ARE PLANTED IN THE SAME MANNER AS THE SODS. SEE THE SODS FOR MORE INFORMATION.

ONE-THIRD IN MID-SUMMER.

REFERENCE IN CHAPTER 7 PAGES 47-50 IN THE INDIANA STORM WATER QUALITY MANUAL.

 "V" DEFINES EDGE AND

A cross-sectional diagram of a forest floor. The top layer is labeled 'HARDWOOD MULCH' and is depicted as a layer of dark, irregular shapes. Below this is a layer labeled 'PRE-EMERGENT HERBICIDE', shown as a layer of small, dark, rectangular blocks. The bottom layer is a light-colored, textured surface representing the soil or forest floor.

2 SCALE: N.T.S.

1" LAYER OF LAYER OF HARDWOOD MULCH

REMOVE NON-BIODEGRADABLE POTS

SUBGRADE

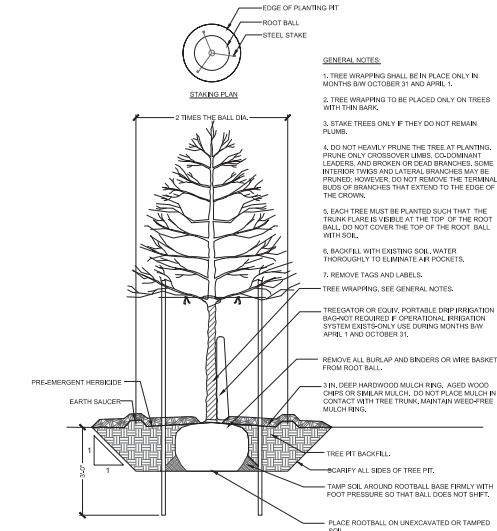
VARIABLE

SEE PLANT SCHEDULE FOR SPACING

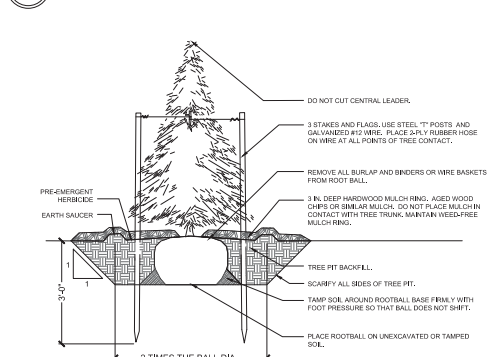
SHRUB AND PERENNIAL BEDS SHALL BE PREPARED BY PLACING 3" OF APPROVED COMPOST OVER PULVERIZED TOPSOIL AND ROTOTILLING TO A DEPTH OF 6".

 GROUNDCOVER PLANTING

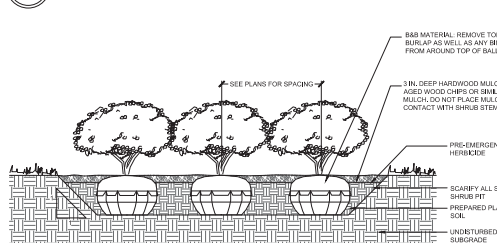
SCALE: N.T.S.



4 SCALE: N.T.S



5 SCALE: N.T.S



3) GROUND COVER PLANTING

6 CHRIST PLANTING DETAILS
SCALE: N.T.S.

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[illegible]

THE HARBOR AT GRAND PARK VILLAGE
SE CORNER OF 186TH ST. & KINSEY AVE., APPROX., WESTFIELD, IN 46074

LANDSCAPE DETAILS
Part of the NE1/4 of Section 25, Township 19 North, Range 3 East, Waikaranga Township, Hamilton County, Indiana

SHEET NO.
L106
PROJECT NO.
W210148

WRITTEN PUBLIC COMMENTS

Docket Number: 2008-PUD-09

Petitioner: Northpoint Owners, LLC by Clark, Quin, Moses, Scott & Grahn, LLP

Request: Petitioner requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

Enclosed Attachments:

February 22, 2022 Public Hearing

1. Quisenberry-May, Janet	08/17/2020
2. Squire, Jean and Denise	08/17/2020
3. Savoy, Abby	08/17/2020
4. Schultz, Cheryl	08/17/2020
5. Miler, Ann & Glenn	08/17/2020
6. Beck, Dave	08/20/2020
7. Beck, Lucy	08/20/2020
8. Coy, Vicki	08/24/2020
9. Canada, Brad	08/26/2020
10. Hutchens, Brandon	08/27/2020
11. McCullough, Dale (via mail)	08/25/2020
12. Sommer, Joel & Heather	08/30/2020
13. McCullough, Dale	08/31/2020
14. Pedzinski, James	08/31/2020
15. Mundy, Dennis (via voicemail)	09/01/2020
16. Gudeman, Rebecca	09/02/2020
17. Smith, Amanda	09/08/2020
18. Dunbar, David & Sandy	09/08/2020
19. McCullough, Dale	11/14/2020
20. Dolvin, Steve	12/23/2020
21. Bolinger, Angie	12/29/2020
22. Dolvin, Steve	02/02/2021
23. Canada, Brad	02/02/2021
24. Koehler, Amy	02/02/2021

25. Evans, Kaitalyn & Justin	02/09/2021
26. Hinshaw, Elaine	02/09/2021
27. Santangini, Susannah	02/09/2021
28. May, Jim	02/10/2021
29. Hackman, Paige	02/10/2021
30. Quissenberry-May, Janet	02/10/2021
31. Schultz, Cheryl	02/10/2021
32. Quinlan, Brenda	02/10/2021
33. Kirkwood, Martin	02/11/2021
34. Graber, Jill	02/11/2021
35. Johnson, Ralph	02/11/2021
36. Goodrich, Chuck	02/11/2021
37. Pike, Wayne	02/11/2021
38. Gascho, Timothy	02/11/2021
39. Schillinger, Des	02/11/2021
40. McCullough, Dale	02/11/2021
41. Hogan, Lori	02/11/2021
42. Hogan, James	02/11/2021
43. Pike, Cathy	02/11/2021
44. Armstrong, Tim	02/11/2021
45. Wheeler, Wayne	02/11/2021
46. Lovett, Alyssa	02/11/2021
47. Wheeler, Christy	02/11/2021
48. Sommer, Ted and Carol	02/11/2021
49. Still, Allen	02/12/2021
50. Boyle, Patrick & Wendy	02/12/2021
51. Whitcomb, Sara	02/12/2021
52. Pedzinski, James	02/12/2021
53. Hinshaw, Melissa	02/12/2021
54. Gudeman, Rebecca	02/12/2021
55. Dunbar, David & Sandy	02/12/2021
56. Rusher, Justin	02/12/2021

57. Whaley, Brent	02/16/2021
58. Hunt Hackman, Paige	01/27/2022
59. Squire, Jean & Denice	01/30/2022
60. Christensen, Curt	01/31/2022
61. Gascho, TJ	01/31/2022
62. Mihal, Casey	01/31/2022
63. Canada, Brad	01/31/2022
64. Goodrich, Chuck	02/01/2022
65. Canada, Brad	02/01/2022
66. Quissenberry-May, Janet	02/02/2022
67. Vento, Frank & Sharon	02/02/2022
68. Mihal, Lori-Kate	02/02/2022
69. Still, Cami	02/03/2022
70. Quissenberry-May, Janet	02/03/2022
71. Miller, Kelly	02/03/2022
72. McGrath, Shari	02/03/2022
73. McGrath, Chris	02/03/2022
74. Tinder, Michael	02/03/2022
75. McGrath, Emily	02/03/2022
76. DePew, Andrew	02/03/2022
77. DePew, Patricia	02/03/2022
78. Still, Allen	02/04/2022
79. Still, Keaton	02/04/2022
80. Still, Ainsley	02/04/2022
81. Still, Connie	02/04/2022
82. Megyese, Todd	02/04/2022
83. Williams, Jenny	02/04/2022
84. Miller, Chad	02/04/2022
85. Pedzinski, James	02/04/2022
86. Quisenberry-May, Janet	02/04/2022
87. May, Jim	02/04/2022
88. Hogan, James	02/07/2022

89. Wheeler, Wayne	02/09/2022
90. Wheeler, Christy	02/09/2022
91. Borshoff, David & Alessia	02/09/2022
92. May, Jim	02/10/2022
93. Pedzinski, Kathy	02/13/2022
94. Weaver, Casey	02/14/2022
95. Johnson, Ralph	02/14/2022
96. Quisenberry-May, Janet	02/14/2022
97. Pedzinski, Jacob	02/15/2022
98. Pike, Cathy	02/16/2022
99. Pike, Barry Wayne	02/16/2022
100. Emerson, JR	02/17/2022
101. Marcus, Edward	02/17/2022
102. Kirkwood, Martin	02/18/2022
103. Sommer, Ted & Carol	02/19/2022
104. Hastings, Jon & Lindsey	02/19/2022
105. Boyle, Patrick & Wendy	02/20/2022
106. Dues, Tony	02/20/2022
107. Elmore, Mitchell & Sammi	02/20/2022
108. Evans, Justin	02/21/2022
109. Sikora, Doug	02/21/2022
110. Bracken-Emerson, Jill	02/21/2022
111. Adams, Jon	02/21/2022
112. Corya, Adam	02/21/2022
113. Armstrong, Tim	02/21/2022
114. Furtado, Lidia & Kate	02/21/2022
115. Schillinger, Des	02/22/2022
116. Dunbar, David	02/22/2022
117. Dunbar, Sandra	02/22/2022
118. Gudeman, Rebecca	02/22/2022
119. Farrell, Eric	02/22/2022
120. Tatum, Susie & Randy	02/22/2022

Pamela Howard

From: JANET QUISENBERRY <bichon2222@gmail.com>
Sent: Monday, August 17, 2020 10:47 AM
To: APC
Subject: Northpoint II Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: This external email is from bichon2222@gmail.com. Do not click on unexpected or untrusted links and attachments.

To the members of the Advisory Plan Commission,

Please vote **NO** on the Northpoint II proposal.

My name is Janet Quisenberry-May. One and a half years ago, I bought a half acre lot on Anthony Road. I live in a subdivision, but for years have longed to own property in a country a setting. When I bought this lot the couple who owned it were going to build, but Westfield would not allow them to put in a new septic system or hook in to the existing septic. I asked if they wanted to sell the lot. My thinking was it is a beautiful country lot with a beautiful field behind it. I would be able to sit at the lot and watch the seasons come and go. Enjoy the wildlife, birds, deer, and lightning bugs. Also, plant flowers, fruit trees, and a garden. According to the comprehensive plan for Westfield, this area is classified as rural residential; therefore, I thought it would be a safe place to purchase my little piece of heaven.

My neighbor on the south has lived there for 65 years. My neighbor on the north has lived there 35 years. Their properties back up to the same beautiful field as mine. The beauty of Anthony Road is outstanding country fields, nice homes, farmstead homes, and the beautiful tree tunnel. All one of a kind.

The east end of my little country lot is adjacent to the proposed Northpoint II development. The west end of the lot is Anthony Road. I have three huge trees on the west end. A maple, mighty oak, and magnificent sycamore. I love sycamores. They are a symbol to me of rural areas in Indiana. Our arborist looked at the oak and sycamore trees and said they are probably 150 to 200 years old. These two trees were probably there during the Civil War and have withstood the storms of time. I now find my dream lot endangered by the Northpoint II development. My trees are in danger too. They serve the Anthony Road area as air filters and add to the history of this country setting.

On August 13, 2020 I took part in a virtual public meeting with Holladay Properties and their attorney.

Here are some of my concerns:

Noise pollution from construction equipment and truck travel in and out of the site. Increased traffic especially on Anthony Road and SR 38 and US 31 will create noise, congestion, and air pollution.

Light pollution from the Northpoint II development will dramatically affect the night sky.

Buffers will be built right up to my east fence line. This is where I enjoy the lightning bugs and nesting bluebirds.

We have a little fire pit and one evening we roasted marshmallows and had s'mores in the midst of lightning bugs, quiet country sounds, and the bright stars above. It was a dream come true for me as I dreamt of many quiet summer evenings at my little country lot. Please see included photo of the evening sky and moon.

The Northpoint II proposal does not meet the zoning requirements of rural residential. Please vote **NO** on the Northpoint II proposal.

You see I'm in the final stages of very severe COPD. I was never a smoker, but all my life I have been plagued with pneumonia, asthma, and chronic bronchitis. At 36 years old I was diagnosed with emphysema. My husband and I are now in our seventies, and are looking forward to spending quiet hours at our peaceful and beautiful rural lot.

The thought of all the pollution from this commercial development plan makes me realize that I will no longer be able to sit at my quiet lot and enjoy the beautiful country view and peaceful evenings. The exhaust fumes of the additional truck and car traffic will make it very difficult for me to breathe because my lung function is less than 25%. When I bought my peaceful country lot, I never dreamed this would happen because it is zoned rural residential.

Please Vote **NO** concerning the Northpoint II proposal and all the problems it will create for my neighbors and me.

God bless you,

Janet Quisenberry-May
317-877-2146

Janet Quisenberry-May

Lot



Sent from my iPad

Pamela Howard

From: squiredc@gmail.com
Sent: Monday, August 17, 2020 12:19 PM
To: APC
Subject: Stop north point II PUD

Follow Up Flag: Follow up
Flag Status: Flagged

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

Hi,

We are writing to you asking for your support to stop the Northpoint II proposed development.

We recently purchased a house on Anthony Rd. We love our house and we love the scenery Anthony Rd provides. It has the flavor and the visual markings of Brown County. People drive hours and hours to see the beauty of Brown County. Why would the city want to destroy that when there is already plenty of commercial space already set aside for development?

Developers have a alternative motive and it is usually not aligned with those who have invested in the community. We invested in Westfield by choosing to live and purchase property. We trusted that the city would hold true on its development plans. The people who live on Anthony Rd have a lot invested. This plan would definitely decrease the values of everyone's property.

The city of Westfield has a comprehensive plan that specifically states , pages 32-35, thar the city will encourage and maintain the rural country-like atmosphere and allow continuation of the rural patterns that define this area.

Please do not allow this proposal to pass. You are the ultimate decision makers and we desperately need your support in this matter.

Thank you,

Jean and Denice Squire
21035 Anthony Rd
Westfield , IN 46062
317-450-0716

Sent from my iPad

Pamela Howard

From: Abby Savoy <abby.savoy@yahoo.com>
Sent: Monday, August 17, 2020 2:30 PM
To: APC
Subject: Opposing development for Northpoint II PUD Ordinance 20-25

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

Good afternoon,

It has been brought to out attention that there has been some type of request to develop nearby our property.

My family and I oppose this development due to noise, traffic, pollution, and the loss of our "country" feel.

Please feel welcome to contact me at +13306472860.

Sincerely,
Abby Savoy

Sent from my iPhone

Pamela Howard

From: Cheryl Schultz <camcschultz@icloud.com>
Sent: Monday, August 17, 2020 5:05 PM
To: APC
Subject: Northpoint II

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

As a 30 + year resident on Hinkle Road (on 5 acres of beautiful, peaceful, park-like property), I implore you to VOTE NO TO NORTHPOINT II DEVELOPMENT!

Thank you,

Cheryl Schultz

Sent from my iPhone

Pamela Howard

From: Ann Miller <loveneverfails75@gmail.com>
Sent: Monday, August 17, 2020 9:08 PM
To: APC
Subject: Proposed rezoning

Follow Up Flag: Flag for follow up
Flag Status: Flagged

Warning: This external email is from loveneverfails75@gmail.com. Do not click on unexpected or untrusted links and attachments.

Dear Comitte Members

I am writing you in regards to the upcoming request to re zone the area on the northside of St Rd 38 between Anthony Rd & Moontown Rd.

This area is now zoned Rural and that is the way that myself, my family, neighbors & friends would like to keep it.

We have lived here on Anthony Rd for over 30 yrs. It is one of the most beautiful rural roads here in Hamilton County. Please do Not allow it to be ruined by allowing it to be zoned for commercial use! If I am not mistaken North Point on the South side of 38 still has lots & lots of acreage which has already been zoned for commercial which has not been utilized, Why do you need to rezone our beautiful little rural area further out?

Please Please do Not allow this to happen!

I appreciate your help in hearing my request & pray that you will listen to the home owners hearts regarding this issue.

Sincerely,

Ann & Glenn Miller
21188 Anthony Rd
Westfield, IN 46062

8/19/2020

Lucy and Dave Beck
20821 Anthony Road
Westfield, IN 46062

City of Westfield
APC & City Council Members
130 Penn Street
Westfield, IN 46074

Dear Planning Commission & City Council Members,

I'm concerned about the Northpoint II Development. We have enjoyed our country living for nearly 20 years. It's been a perfect location for us for most of this time. We are very concerned about the Northpoint II Docket No. 2008-PUD-09.

We made a mindful choice to purchase our home in a Rural setting, on a large lot. We expected the setting of our home to remain in an Agricultural and Residential area. Changes occur and growth happens in every city. However, to rezone land that has ALWAYS been designated for housing and farming to Industrial does not protect the us as citizens. This development is the exact opposite of why we chose to purchase a home on Anthony Road.

We have already seen a major increase in the traffic on Anthony Road. Four years ago, when Northpoint I was being proposed, we were told that the roadways would be improved to accommodate traffic. This has not happened. We can hear more road noise than ever before. One of our neighbors was killed in a fatal car accident a few months ago due to hazardous traffic on Anthony Road. She was a beloved resident walking on Anthony with her granddaughter and her dog. We were told that SR38 was a hard stop and Industrial & Commercial businesses would not encroach on our road. This type of business will only make the roadways more dangerous and destroy what we fell in love with and negate why we decided to spend the past 20 year here.

In the event you allow this development to be constructed, you will be consciously deciding not to protect the citizens of Anthony Road, Hinkle Road and SR38. We purchased our home in a rural and agricultural setting. Placing an Industrial Park in our front yards, will negatively impact the largest purchase we have ever made. This is not acceptable.

Please do the right thing and instruct Mr. Wilkes and future developers to build their warehouses in areas that are with like-minded businesses.

Sincerely,

Dave Beck
20821 Anthony
Lucy and Dave Beck

8/19/2020

Lucy and Dave Beck
20821 Anthony Road
Westfield, IN 46062

City of Westfield
APC & City Council Members
130 Penn Street
Westfield, IN 46074

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In the event you allow this development to be constructed, you will be consciously deciding not to protect the citizens of Anthony Road, Hinkle Road and SR38. We purchased our home in a rural and agricultural setting. Placing an Industrial Park in our front yards, will negatively impact the largest purchase we have ever made. This is not acceptable.

Please do the right thing and instruct Mr. Wilkes and future developers to build their warehouses in areas that are with like-minded businesses.

Sincerely,

Lucy Beck

Lucy and Dave Beck

Pamela Howard

From: Vicki Comcast <vickicoy@comcast.net>
Sent: Monday, August 24, 2020 6:50 AM
To: APC
Subject: Stop land development

Warning: This external email is from vickicoy@comcast.net. Do not click on unexpected or untrusted links and attachments.

I want my opinion heard about the proposed development of the land between Anthony and Henkel. We have been residence in South Harbour for over 20 years and the development of farm land to houses and buildings is just getting to be too much. There is already so much more traffic and in my opinion there are plenty of other existing buildings that business can go for their businesses to open. Please leave this property as farm land.

Vicki Coy
1229 Willow Way

Sent from my iPhone

Pamela Howard

From: Canada, Brad <brad.canada@stryker.com>
Sent: Wednesday, August 26, 2020 12:32 PM
To: APC
Subject: SR38 Industrial Development

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

Good afternoon Westfield Advisory Plan Commission,

My name is Brad Canada and live at 20945 Anthony Road. There has been numerous conversations going on among the neighbors that live on Anthony Road as well as up and down SR38. We know that there is a developer that is aggressively looking to gain approval to rezone a rural "residential" area into a massive industrial park. I wanted to share my perspective and reiterate that I would like your support to not approve this rezoning.

I have only been living in this area for 3 ½ years (grew up in Fishers) but the broader SR38/Anthony/31/Hinkle Creek northeastern part of Westfield is a special place. Driving up through Anthony feels more like Brown County vs Hamilton County. McGregor Park and Bray Family Park makes this area even more special but it's the surrounding areas that add to that. Westfield is a fast growing place and there is so many advantages to that and one that drew us to the area to begin with (schools, people, growth, amenities, etc). Growth in this area is a GOOD thing but there needs to be a balance to protect certain areas to offset the traffic, noise, etc. A HUGE industrial park was just approved south of SR38 that is still being developed so to approve another 180+ acre park + the future progression to then approve another 180+ acre plot on Anthony makes this rural area feel like we are down in Plainfield in the midst of their distribution and industrial areas. Westfield would then be losing a huge chunk of green space that could potentially be a nice residential area that could in theory connect both parks and be a place where the community could get away from the traffic, noise, chaos of what other parts could be.

I plan on raising my 3 young kids in this house and be here forever and part of that decision was giving them an area that was safe. I fear the traffic, I fear the amount of people commuting here daily that is not bought in or involved in this community, I fear the pollution/trash, and most importantly – I fear that this area and this community loses a huge part of what makes this community different that a Fishers, Carmel, or Noblesville. That is the ability to properly plan for future growth by also protecting pockets of the community that make it feel green and enjoy the beautiful scenes of nature and a rural setting in the pockets of heavy residential/commercial areas. I would MUCH more support a residential zoned area to drive population and keep the green area as close to what we can.

We do need industrial growth and areas to bring businesses here (which we have south of SR38 and pockets west on 31) but I strongly encourage you all to please have the voice of your residents and our strong views against turning the most beautiful area in all of central Indiana into a massive concrete industrial zone that would have a huge negative impact on so many people and so many things. Please consider our request to vote "NO" to rezone these areas as industrial north of 38. Please consider keeping the industrial growth and overall focus be on the land and acreage that has already been approved just south of 38. This Anthony Road area between the 2 parks could be an AMAZING area to have green space and parks for generations to come.

Respectfully,

Brad Canada
Brad.canada@stryker.com

703-431-4083

Follow this link to read our [Privacy Statement](#)

Pamela Howard

From: Brandon Hutchens <purduehutch@gmail.com>
Sent: Thursday, August 27, 2020 2:34 PM
To: planners; Council Members
Subject: Northpoint 2 Opposition

Importance: High

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

To Whom It May Concern:

I live in the Coventry neighborhood off of Grassybranch south of 38 and my biggest concern is there will already be an industrial park to the west of our neighborhood I don't want to be completely surrounded by industrial parks and lose all the beautiful scenery around us!

I am already frustrated about Northpoint 1 but we do not want or need more industry in this area!!!! We will completely lose the feeling of rural North Westfield which helps give it its charm.

Please vote no to Northpoint 2 development.

Please let me know if I can help provide any more detail.

Thank you,
Brandon

Tuesday, August 25, 2020

Economic and Community Development Department
Planning & Zoning Division
Pam Howard, Senior Planner
2728 East 171st Street
Westfield, IN 46074

Re: Northpoint Owners, LLC. Docket No. 2008-PUD-09

Attention: Pam Howard

Enclosed please find my letter of commentary regarding the referenced matter.

Please make timely distribution of same to APC members Mike Johns, Cindy Spoljaric, Jenny Kellerher, Kristen Burkman, Victor McCarty, Randy Graham, Robert Horkay, Andre Maue and Dave Schmitz.

Also, please distribute to Westfield City Council members Scott Willis, Jake Gilbert, Joe Edwards, Scott Frei, Mike Johns, Cindy Spoljaric and Troy Patton.

Thank you for your kind assistance,

A handwritten signature in cursive script, reading "Dale McCullough".

Dale McCullough
21151 Anthony Rd.
Westfield, IN 46062
Phone 317 877 2223
Email daleretta@yahoo.com

Tuesday, August 25, 2020

Advisory Plan Commission (APC)
Westfield, IN

Re: Plan Commission Docket Number 2008-PUD-09

Rezone request of 180 acres at St. Rd. 38 and Anthony Rd. by Northpoint Owners, LLC

I am a long- term resident of Westfield having lived on St. Rd. 38 for 15 years and at my Anthony Rd. home for 45 years. I recently became aware of the above referenced rezone request to change the zone of the above acreage from rural agricultural / residential to commercial / industrial.

First of all, I wish to thank all APC members for your voluntary service to the Westfield community. I understand that you bear a substantial responsibility to review all requests for development within the Westfield and Washington Township. You provide a valuable service to the Westfield City Council by screening the broad variety of proposals that you must see.

I suggest to you APC members that the referenced rezone is a particularly dangerous proposal. Since the introduction of the Planned Unit Development (PUD) to the Westfield area it has become the rezone of choice beginning with the Aurora project also near my property. Developers favor PUD because it basically by-passes Hamilton County zoning adopted 50 to 60 years ago. With the PUD type zoning a parcel may include almost any sort of construction and use with possibly the only exclusion being hog or cattle farming. PUD tramples on the rights of adjacent home owners who have specifically chosen a quiet rural setting to establish their home and raise families. PUD strikes at the heart of the very reason our ancestors risked life and limb to migrate from the old world to America to own property and enjoy it in tranquility.

A further concern is the production of grains. The proposed rezone will result in the lose of 180 acres of fertile farm land currently in production. Recalling the recent experience of all of us in going to our local groceries and finding the bread shelves empty due to Covid-19 should give pause to us all in paving over more productive acres in favor of commerce and industry. It may be a stretch of imagination for us to think of America as becoming dependent on the importation of much of our food supplies from countries such as Communist China, but in time such could happen. We are called upon to be good stewards of our land because God isn't making any more land.

Respectfully submitted,

Dale McCullough
21151 Anthony Road
Westfield, IN 46062
Phone 317 877 2223
Email daleretta@yahoo.com

Tuesday, August 25, 2020

Westfield City Council
Westfield, IN

Re: Plan Commission Docket Number 2008-PUD-09

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Respectfully submitted,

Dale McCullough
21151 Anthony Road
Westfield, IN 46062
Phone 317 877 2223
Email daleretta@yahoo.com

Pamela Howard

From: Heather Sommer <sommer623@hotmail.com>
Sent: Sunday, August 30, 2020 12:51 AM
To: APC; Council Members; Ginny Kelleher; Kristen Burkman; mjohns@c21scheetz.com; Mike Johns; Cindy Spoljaric; swilis@westfield.in.gov; Jake Gilbert; Scott Frei; Troy Patton
Subject: Northpoint proposal

Warning: This external email is from sommer623@hotmail.com. Do not click on unexpected or untrusted links and attachments.

Hello Commission Members and Council Members,

I am writing to you today as a concerned neighbor regarding the modification petition by Northpoint Owners. I have reviewed the proposed industrial and commercial development land use change for this section off of SR 38. We would ask that you please consider a "no" vote in this instance. This is specifically a rural residential area. All of the homeowners have chosen their homes to be in a rural setting. In fact, we purchased a property with log cabin and historic barn to escape the sprawl. This year alone we are investing close to \$50,000 just to protect that historic investment in mainly barn renovation (with some cabin as well). An industrial site seems ill-suited to this idyllic country setting. Additionally, we can only imagine it will decrease the property value as the property's selling point was its history and rural setting. For those of you that are familiar with local history, the Bray family owned much of this land. In fact, our property was also a Bray property as demonstrated by town records and engraving in the barn. There was even a pivotal moment for Hamilton County abolitionists at the very which this area is proposed. It was a defining moment for those taking in active role in abolition and the Underground Railroad and those who wanted to take a less hands on approach. The Hamilton County Parks and Historical Society of Westfield do a wonderful job sharing this story.

We all understand progress but we ask that it be more contained to current areas of Westfield under development or areas closer to other industrial areas. The light, noise, and environmental pollution will have a significant impact on those living in one of the few remaining rural areas of this portion of Hamilton County. The land around Anthony Road and the Bray family has a rich history that seems incongruent with the proposed land uses. When people come down our road (Anthony), they often comment how they feel a world away although just a short drive from modern conveniences. It really is a special part of Hamilton County. We would hate to see it lose that charm for a company whose goals are very different than current land and property owners.

Although it could be perceived as holding back development in this area, SR 38 seems like an appropriate line to separate the suburban sprawl from the rural draw. We kindly ask that you consider the appropriateness of this request by Northpoint.

Thank you for your time, consideration, and service to Westfield. We hope that such a special and historic area of Westfield can be protected for the current and future residents of the area.

Kind regards,
Joel and Heather Sommer
21244 Anthony Road

Pamela Howard

From: dale mccullough <daleshs54@yahoo.com>
Sent: Monday, August 31, 2020 12:25 PM
To: APC
Subject: Re-zone request by Northpoint Owners, LLC, Commission Doc. No. 2008-PUD-09

Warning: This external email is from daleshs54@yahoo.com. Do not click on unexpected or untrusted links and attachments.

I have notice of a hearing before the APC scheduled for September 8th, 2020 regarding a request by Northpoint Owners for development of Northpoint 2. Properties to be re-zoned are in Westfield Washington Twp. consisting of 180 acres at the north-east corner of St. Rd. 38 and Anthony Rd. Two on-line meetings by North Point representatives have occurred for effected residents to ask questions. At the second meeting a number of persons who's homes border the acreage voiced strenuous objections to a re-zone from Ag.1 / Single family to P.U.D. These residents had seen a list of 56 proposed uses that might be deemed appropriate in the P.U.D.. One of the residents has lived in his birth home for more than 70 years. His parents are now deceased. Other residents have owned their homes for a lesser period but have considerable equity invested both in both money and emotional attachment.

At this point I will note that the purchase of a home is usually the greatest investment in the lifetime of a family. Many considerations enter into the decision to buy or to build. There are 3 major factors, it is said, in determining the value of a property. The factors are said to be location, location and location. It is fair and accurate to state that families currently owning homes situated at St. Rd. 38 and Anthony have located there specifically because of the rural and peaceful setting. Now, if a re-zone to P.U.D. was approved it would bring about a major invasion the purposes of these families. More than one person on the phone conferences stated that they would be moving! Even so the selling price of their property would suffer. Who wants to live next to an amusement part, for example, or even office buildings or factories employing perhaps hundreds of workers and the traffic that would be a daily occurrence. It's a hazard to get off of Anthony and onto Rd. 38 now.

Growing cities and developers love the P.U.D. because of it's liberal interpretation of land use. Adjoining home owners suffer the consequences unless we step up to help protect their rights.

Thank you for your consideration.

Dale McCullough
21151 Anthony Rd.
Westfield, IN 46062

Please make distribution to all A.P.C. members

Pamela Howard

From: jpedzinski@comcast.net
Sent: Monday, August 31, 2020 7:40 PM
To: planners
Subject: Northpoint II opposition

Warning: This external email is from jpedzinski@comcast.net. Do not click on unexpected or untrusted links and attachments.

Dear Westfield City Planning Commission,

I am writing to express my opposition to the proposed "Northpoint II PUD" development current under consideration with the Advisory Planning Commission.

From my research the Westfield comprehensive plan has the property zoned as AG-SF1 (Agriculture / Single Family) and the City Planning Commission is entertaining changing the zoning to commercial for the proposed PUD.

Thus, my objections focus the following issues:

A. Westfield Comprehensive Plan

- a. The Comprehensive plan was intentionally designed to minimize this type of disruption. Why deviate from the plan?
- b. Perhaps the Planning Commission propose moving the PUD north of 216th Street providing a real buffer from the noise, traffic, potential safety issues which will follow this type of development.

B. Tax Money vs Tax Incentives

- a. Has Northpoint II PUD requested favorable tax incentives? Where might we find this information?
- b. Has a survey been completed which documents the incremental impact with the residential tax base which the new housing developments bring to Westfield?

C. Residential Impact and New Home Construction

- a. The allure of moving to one of many new residential subdivisions along Moontown or Grassy Branch or St Rd 38 will be diminished, for the same reasons the Comprehensive plan was established to prevent.
- b. I assume the Planning Commission was part of the process for approving the numerous residential subdivisions already in process along Moontown/Hinkle Road, Grassy Branch Road, and Anthony Road, thus already have some understanding of the impact an industrial park, would have on residential property values.
- c. Will potential homeowners looking at the Westfield area, spend \$500,000 to \$900,000 or more to live next to or across the street from the industrial warehouse park?
- d. Most of my neighbors chose to move to this area to get away from this type of congestion, noise, and traffic.
- e. Many of the homeowners living in the county have "wells" for water. Has a study been completed to determine the impact this type of PUD would have on our local aquifer? What happens in the event of spillage of diesel fuel, oil and other chemicals which may be utilized in these warehouses?
- f. Noise Ordinance – will the noise ordinance be updated to stop all semi-truck traffic after 9 pm or before 7 am?

D. Nature Parks & Wildlife areas

- a. What is being proposed to protect the natural habitat in these areas?

- b. Warehouses, such as the proposed “food processing distribution center” illustrate semi-trucks getting loaded/unloaded, most likely around the clock thus noise, traffic, diesel pollution, etc.
- c. I am sure the Council is aware that there are nature preserves and wildlife areas abutting the proposed PUD, which adds to the beauty of the area

E. Roadways, Traffic & Safety

- a. The narrow roadways are built for county traffic, not fully loaded semi-trucks and construction traffic. Thus, consider the amount of road construction which will happen as well.
- b. Traffic accidents have already increased along these intersections due the new subdivisions. Perhaps the Council request the 2018 & 2019 accident files from INDOT.
- c. The fact that INDOT has prioritized the Moontown/Hinkle & St Rd 38 Intersection for the Conflict Warning System - reference the 08/26/2020 bulletin from INDOT - <https://content.govdelivery.com/accounts/INDOT/bulletins/29b8dc7>, should suggest the amount of fatal accidents already documented.
- d. Throughout the day, crossing traffic is challenging and dangerous, I cannot imagine having a line of semi-trucks driving 50 mph or faster through these areas.

Thank you for listening to my objections and considering the impact to our peaceful community!
Sincerely,

James R Pedzinski
Moontown / Hinkle Rd
Email: jpiedzinski@comcast.net

September 2, 2020

Via voicemail

Dennis Mundy
20728 Anthony Road

I been a resident here for 65 years. I'm against the Northpoint for a lot of reasons: safety, traffic, pollution, noise, cars, drainage, more people, more drugs, destruction of the property of those who have lived there for many years. I can't I can't see anything good about it at all; that is my opinion. I would like to know about the upcoming meeting. I'm just expressing my concerns.

Thank you.

Pamela Howard

From: rwgudeman@gmail.com
Sent: Wednesday, September 2, 2020 1:11 PM
To: APC
Cc: 'Melissa Hinshaw'
Subject: Proposed Development - North and East of SR 38 and Anthony Rd

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

To whom it may concern –

This is being written to express concern about the proposed development North of 38/East of Anthony Rd. I live at the northwest corner of these two roads. My property is already compromised with the development along the south side of Indiana 38. This second development will further compromise our home as well as all my neighbors with the added noise and traffic; the building structures conflicting with the current rural homes and pastures. It also impacts ALL of Westfield by taking away the rural setting and open spaces we need. Too much industrial growth and reduction of green spaces has already been allowed... my appeal is to consider the big picture for conservation and be responsible for growth in all areas of the lives of the Westfield citizens.

Secondly, my understanding is that the Comp Plan Land Use Classification clearly establishes the area North of 38 to stay rural – and would take an amendment voted on in order to change. What makes Westfield beautiful and unique is the Comprehensive Plan to keep rural areas. With this proposed development, you are violating this plan.

I am asking that the APC vote against this current PUD – at least until further amendments and public voting on such changes be made.

Thank you.

Rebecca Gudeman

R W Gudeman LLC
20649 Anthony Road
Westfield, IN 46062
P: 317-840-1041
E: rwgudeman@gmail.com

Pamela Howard

From: Amanda Smith <asmith@ori.net>
Sent: Tuesday, September 8, 2020 8:01 AM
To: APC; Council Members; Cindy Spoljaric; Ginny Kelleher; Kristen Burkman; Mike Johns; Scott Willis; Jake Gilbert; Joe Edwards; Scott Frei
Subject: Rezoning North of 38. Please read.

Warning: This external email is from asmith@ori.net. Do not click on unexpected or untrusted links and attachments.

Dear Council,

Good morning! My name is Amanda Smith and I am writing on behalf of the rezoning being voted on tonight. My husband, Ryan, and our family purchased acreage on the corner of Anthony and 216th just last June. We currently live in the subdivision of Centennial, which we have enjoyed for many years, but times are changing and everything around us is being developed. Trees and fields are no more. I understand this because of the location in the city. Because of this, however, we chose to purchase property in one of the furthest places to live and still be in Westfield and the school system that we love. To build in the rural setting comes with quite an expense of purchasing the acreage, putting in a septic and a well, a price we were willing to pay in an area zoned as such. Please consider those of us who have chosen to invest in the rural area of Westfield and keep it zoned that way. Thank you for your time.

Respectfully,
Amanda Smith
21575 Anthony Rd.

Sent from my Verizon, Samsung Galaxy smartphone

Pamela Howard

From: Sandra Dunbar <sdunbar213@gmail.com>
Sent: Tuesday, September 8, 2020 1:36 PM
To: APC
Subject: Re-zoning of property North of SR38 east of Anthony Rd and west of Hinkle Rd

Warning: This external email is from sdunbar213@gmail.com. Do not click on unexpected or untrusted links and attachments.

We are residents of our home located at 21344 Anthony Road, Westfield IN 46062. We are writing to express our concerns about the rezoning of the land located at the northeast corner of Anthony Road and State Road 38. Our understanding is that the land is currently zoning for high density residential and that the owner wants to have the zoning changed to industrial.

Although we appreciate the benefits arising from land development we are opposed to this rezoning request. There are numerous locations in the City of Westfield that are currently zoned industrial where the same owner could purchase to accommodate their industrial clients needs. Most of the property owners adjacent to the proposed land have residential properties that would be adversely affected by an industrial building 40 feet tall regardless of a barrier. Additionally, if a commercial strip mall were developed on the land, the residential culture would also be disrupted.

We feel the current zoning is sufficient for the property owner to develop and benefit from the income of lot sales as opposed to sales to commercial and/or industrial clients.

Please consider our opposition not to prevent development built to the type of development. Thank you in advance for your consideration in our cause.

David and Sandy Dunbar

21344 Anthony Road
Westfield, IN 46062
317.696.0228 (David)
317.402.4650 (Sandy)

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Sandra B. Dunbar
SBD Design
Space Planning and Interior Design
317.402.4650
sdunbar213@gmail.com

Pamela Howard

From: Dale McCullough <daleretta@yahoo.com>
Sent: Saturday, November 14, 2020 5:14 PM
To: APC
Subject: Northpoint Owners Petition, Northpoint II

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

Northpoint Owners LLC have petitioned the City of Westfield to re-zone 189 acres north of St. Rd. 38 from AG, SF1 to PUD. The petition lists 56 specific uses for the acreage. All would likely not be employed, but the petition if accepted would permit any combination from Amphitheater/outdoor theater to Wholesalers. Currently the acreage includes 30 plus or minus family homes some of which are on the east side of Anthony Rd. and some on the west side. The open acres are fertile, productive farm ground. Northpoint describes the area as Northpoint II. Northpoint Owners describe their intended use as commercial and industrial.

It's difficult to imagine two uses of land more at polar opposites than commercial / industrial and family homes. Home ownership is the fulfilment of the American dream. Early immigrants risked life and limb to cross oceans to a new land that promised them the opportunity to own land and establish homes. In Europe for example land ownership was reserved for the titled royals. American families work and save to accumulate money for a down payment and then mortgage the home they hope to buy or build. Over time they personalize their homes by decoration and improvements. The home truly becomes their castle. Unless they are by nature city dwellers they choose a location that offers quiet enjoyment of their home, free from the traffic, noise and pollution so common in cities.

Northpoint Owners are in business to make a profit on their investment. They are not in the least concerned with adjacent homeowners. Everyone lives somewhere, but it's a safe bet the petitioners won't be living in the midst of their development. Early plans show two drives into Northpoint II. Both are to be accessed from St. Rd. 38. Imagine the safety hazards of workers coming and leaving Northpoint II daily. Add this to heavy traffic already commonly seen on 38. All other nearby roads are two lane county roads unsuited for the heavy traffic of supply and shipping semi-trailer trucks. St. Rd. 38 is already stopped twice within a mile of U.S. 31 and yet another stop planned at the rerouted East St. and 38.

It seems our first consideration should be for the long established vicinity home owners. They are taxpaying, voting neighbors. Their quality of life should be foremost in our minds.

The only responsible answer to Northpoint's petition should be a resounding "NO".

Thank you for your consideration.

Sincerely,

Dale McCullough
21151 Anthony RD.
Westfield, IN 46062

Please distribute to all APC members.

Pamela Howard

From: steve dolvin <steve.dolvin@gmail.com>
Sent: Wednesday, December 23, 2020 8:55 AM
To: APC
Subject: Northpoint II

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

APC,

This email is intended to express my disapproval of the Northpoint II Proposal. I am a resident at 211th and Hinkle, which is on the northeast side of the proposed development. I have serious concerns regarding the community impact from this development.

Regards,
Steve Dolvin

Pamela Howard

From: Angie Bolinger <angbol2@gmail.com>
Sent: Tuesday, December 29, 2020 1:03 PM
To: APC; Ginny Kelleher; Kristen Burkman; rhorkay@westfield.gov; mjohns@westfield.gov; Cindy Spoljaric; Andy Cook
Subject: Northpoint II Industrial Park

Warning: This external email is from angbol2@gmail.com. Do not click on unexpected or untrusted links and attachments.

Hi all,

This is such a bad idea, I'm disappointed this is even being considered. The area proposed is one of the prettiest sections of nature in our county. I am proud of the growth Westfield has had, however, growing just to be growing without consideration of the beauty of our community is a little disheartening.

Will this affect the Bray Family Homestead Park?

Thanks,
Angie Bolinger

Pamela Howard

From: steve dolvin <steve.dolvin@gmail.com>
Sent: Monday, February 1, 2021 6:43 PM
To: APC
Subject: Northpoint II

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

As a resident affected by the potential development, I am opposed to Northpoint II. As a whole, the development does not seem to comply with the Comprehensive Plan, and I have serious concerns about the geologic and aesthetic impact.

Steven Dolvin
4815 E. 211th St

Pamela Howard

From: Canada, Brad <brad.canada@stryker.com>
Sent: Tuesday, February 2, 2021 8:56 AM
To: APC
Subject: Northpoint II

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

APC Members,

My name is Brad Canada and live at 20945 Anthony Road. There has been numerous conversations going on among the neighbors that live on Anthony Road as well as up and down SR38. We know that there is a developer that is aggressively looking to gain approval to rezone a rural "residential" area into a massive industrial park. I wanted to share my perspective and reiterate that I would like your support to not approve this rezoning.

I have only been living in this area for 4 years (grew up in Fishers) but the broader SR38/Anthony/31/Hinkle Creek northeastern part of Westfield is a special place. Driving up through Anthony feels more like Brown County vs Hamilton County. McGregor Park and Bray Family Park makes this area even more special but it's the surrounding areas that add to that. Westfield is a fast growing place and there is so many advantages to that and one that drew us to the area to begin with (schools, people, growth, amenities, etc). Growth in this area is a GOOD thing but there needs to be a balance to protect certain areas to offset the traffic, noise, etc. A HUGE industrial park was just approved south of SR38 that is still being developed so to approve another 180+ acre park + the future progression to then approve another 180+ acre plot on Anthony makes this rural area feel like we are down in Plainfield in the midst of their distribution and industrial areas. Westfield would then be losing a huge chunk of green space that could potentially be a nice residential area that could in theory connect both parks and be a place where the community could get away from the traffic, noise, chaos of what other parts could be.

I plan on raising my 3 young kids in this house and be here forever and part of that decision was giving them an area that was safe. I fear the traffic, I fear the amount of people commuting here daily that is not bought in or involved in this community, I fear the pollution/trash, and most importantly – I fear that this area and this community loses a huge part of what makes this community different that a Fishers, Carmel, or Noblesville. That is the ability to properly plan for future growth by also protecting pockets of the community that make it feel green and enjoy the beautiful scenes of nature and a rural setting in the pockets of heavy residential/commercial areas. I would MUCH more support a residential zoned area to drive population and keep the green area as close to what we can and continue to build out south of 38 and other areas that are more suited for industrial growth.

We do need industrial growth and areas to bring businesses here (which we have south of SR38 and pockets west on 31) but I strongly encourage you all to please have the voice of your residents and our strong views against turning the most beautiful area in all of central Indiana into a massive concrete industrial zone that would have a huge negative impact on so many people and so many things. Please consider our request to vote "NO" to rezone these areas as industrial north of 38. Please consider keeping the industrial growth and overall focus be on the land and acreage that has already been approved just south of 38. This Anthony Road area between the 2 parks could be an AMAZING area to have future residential neighborhoods, green space and parks for generations to come.

Respectfully,

Brad Canada

Brad.canada@stryker.com

703-431-4083

Follow this link to read our [Privacy Statement](#)

Pamela Howard

From: Amy Koehler <tdogplus@yahoo.com>
Sent: Tuesday, February 2, 2021 9:39 AM
To: APC
Subject: Northpoint II

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

As owners of two homes on the Anthony Road/ SR 38 perimeter we are EXTREMELY opposed to this entire development. Thank you.
M. Tinder (T &A Homes LLC.

Sent from my iPhone

Pamela Howard

From: Kaitalyn Evans <kevans@ccs.k12.in.us>
Sent: Tuesday, February 9, 2021 12:26 PM
To: APC
Cc: justin.a.evans11@gmail.com
Subject: Northpoint II Objection

Warning: This external email is from kevans@ccs.k12.in.us. Do not click on unexpected or untrusted links and attachments.

To Whom It May Concern,

My family and I live at 5376 Sheridan Rd. We moved from our home in downtown Noblesville to our 3-acre property for the serenity, nature, and proximity to so many great local businesses. Our historic property features a large horse barn and carriage house, both original in structure. We feel very strongly about the preservation of the area currently in discussion to be developed by Northpoint II.

We fear that the impending development will bring down our property value, pose a threat to the ecosystem, and endanger the livestock surrounding us. The rural lifestyle that we moved for will be directly threatened by the commercial development plans.

It is our firm request that the land NOT be developed. If it were to be developed, we would strongly request that it would be residential in nature, only. The residential development should preserve our beautiful property line and capitalize on the wide-open land, sky, and animals. Any other option would be a disservice to this beautiful area.

Thanks,

The Evans Family
574-453-8168
kevans@ccs.k12.in.us
justin.a.evans11@gmail.com

Pamela Howard

From: ELAINE Hinshaw <e_hinshaw@msn.com>
Sent: Tuesday, February 9, 2021 5:47 PM
To: APC
Subject: Northpoint II Proposal
Attachments: Northpoint II APC 2-210-21.docx

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

Sent from [Mail](#) for Windows 10

I continue to be very concerned about the NorthPoint II project. Didn't Westfield City officials "promise", after the NorthPoint I Project was approved four years ago, that US 38 was a "**hard stop**" for projects such as these? IF governmental bodies, elected and /or appointed (i. e. City Council, Advisory Planning Committee) don't honor the Comp Plan then developers will continue to disregard the Comp Plan and bring forward projects that don't fit within the Comp plan and are extremely objectionable to the residents living next to such proposed developments. Is the City and the APC going to continue to allow these piecemeal petitions for rezones? Furthermore, this petition occurs outside the city limits in the township where affected citizens cannot vote for the Mayor or the City Council members.

Good planning dictates that a city doesn't put a high intensity use next to the types of residences on Anthony Rd. In this area, designated as "rural" by the Comp Plan, there are single family, established estate homes adjoining the proposal. This makes this proposal even more problematic. The now proposed transition of dense housing on less than 1/4 acre lots with 10 feet between houses does not fit within this rural setting. It does not even fit with the types of homes that most Westfield residents currently want to be built in the city.

There would be lights, noise, increased traffic including trucks, and unsightly views. How do these things impact the property values for the existing property owners?

APC members and City Councilors need to ask themselves what their determination would be if their residence was being impacted?

Pamela Howard

From: Susannah Santangini <santanginis@gmail.com>
Sent: Tuesday, February 9, 2021 6:09 PM
To: APC
Subject: Notthpoint 2

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

Please note that better use of this land should be considered than the current proposal in place.

Pamela Howard

From: Jim May <jrmay47@gmail.com>
Sent: Wednesday, February 10, 2021 10:56 AM
To: APC
Subject: Northpoint II PUD

Warning: This external email is from jrmay47@gmail.com. Do not click on unexpected or untrusted links and attachments.

February 10, 2021

To Members of the Westfield Advisory Plan Commission,

I have lived in Hamilton County since 1984 and spent most of my 74 years in Indiana. Yes, Hamilton County is a great place to live. We have top notch schools, nearby amenities for our busy lives, and many job opportunities. All of these have things have drawn people to our county.

Something else that has drawn many to Hamilton County is the rural ambiance. A drive on Anthony Road to the northern parts of the county is one of the most scenic areas in Indiana. Nature is abundant. Wildlife, native trees and plants, streams, and rolling farmland are part of this trip.

As you know this area has been designated to maintain a rural feel in the Westfield Comprehensive Plan. The citizens involved in writing this plan had the insight to realize the importance of keeping the rural areas in the county protected. An industrial development was not what they had in mind for this part of Hamilton County.

I am strongly opposed to this industrial park. Please vote **NO** on the Northpoint II PUD.

"The earth is the LORD's, and the fulness thereof." Psalm 24:1a

Thank you,

Jim May
5620 Pine Hill Drive
Noblesville, IN. 46062

Pamela Howard

From: Paige Hunt <paige.a.hunt@gmail.com>
Sent: Wednesday, February 10, 2021 3:11 PM
To: Council Members; APC
Subject: Object Northpoint II

Warning: This external email is from paige.a.hunt@gmail.com. Do not click on unexpected or untrusted links and attachments.

City of Westfield -

I would like to object to the Northpoint II PUD. It does not comply with the Westfield-Washington Township Comprehensive Plan.

- Rural uses and rural appearance (p. 31)
- Considerable open space and natural-appearing open space (p. 31)
- The last to face development pressure (p. 31)
- Continuation of the historic rural patterns, including homestead farms, artisan farms...(p.32)
- Preserve the night sky by limiting lighting (p. 32)
- Preserve historically significant buildings and resources (barns, houses, etc.) (p. 32)
- Large lots (p. 33)
- No commercial development is noted as acceptable anywhere for the Rural Northeast in the plan

I am getting ready to build off of Anthony Road and 38 and one of the reasons we choose this property was because of the rural environment and high standards in Westfield. To place high density housing and an industrial park completely changes the landscape of what we thought we purchased/were building. Please consider our objection to this proposal.

Thanks!
Paige Hackman

Pamela Howard

From: JANET QUISENBERRY <bichon2222@gmail.com>
Sent: Wednesday, February 10, 2021 3:41 PM
To: APC
Subject: Northpoint II PUD

Warning: This external email is from bichon2222@gmail.com. Do not click on unexpected or untrusted links and attachments.

February 10, 2021

To Members of the Westfield Advisory Plan Commission

Please stop Northpoint II PUD

The acreage included in this PUD is zoned, according to the Westfield-Washington Township Comprehensive Plan, as rural residential.

This area of Washington Township has a rich history involving the Underground Railroad and historically was the hunting and burial grounds for early Native Americans. There are probably many preservation groups that would provide funding to Westfield to preserve and protect this historic area.

Citizens of Hamilton County and others have been drawn to this beautiful rural residential area in Washington Township. They have built their homes, paid taxes, and cherished these rural acres.

The Westfield and Washington Township Comprehensive Plan states on Page 31 that this Northeast Rural Residential area will continue to have rural uses, and a rural appearance: "natural, open spaces, trees, fields and streams. The predominant land use will be rural residential, including farmsteads, and individual houses on large lots. New development should have a rural feel."

The Northpoint II PUD proposes a 150 acre INDUSTRIAL PARK with approximately 30 acres of crammed together houses. The 270 citizens who wrote this Westfield and Washington Township Comprehensive Plan had a vision for this rural residential area. An INDUSTRIAL PARK with crammed together houses does not fit into this Comprehensive Plan, and should not be forced upon the citizens who live in Washington Township. These citizens have invested heavily, pay taxes, vote, and are located here because they cherish these rural acres.

We simply cannot allow this beautiful rural residential historic area to be crushed by huge construction equipment. As seen in the new 2020 Hamilton County Comprehensive Plan, citizens want to keep the rural areas untouched by development.

Since my letter to you in August, I have been researching a bit about the Underground Railroad activity and our Native American culture which are important factors in voting **NO** on the Northpoint II PUD proposal. In the early 1800's Native Americans had their camps along Anthony Road, and the "Dismal" Swamp which was on the west side of Anthony Road. A Native American body was found buried in a log when Perry Bray's dad, Henry Bray, was clearing this land. I can't help wondering how many of their camps could have been located on this 183 acres that Northpoint II PUD would destroy with an industrial park. Of course, there would be burial grounds, and many artifacts buried here as well. In 1847, Henry Bray killed the last black bear in this same area with a rifle made by local gunsmith, Wyatt Perry. The Native Americans, hunted these bear, the whitetail deer, rabbits, and all the wonderful wildlife from these acres, which sustained their lives. Then came the Underground Railroad in the 1820's. Westfield was an integral part of this system to rescue and protect escaping slaves. In 1837, the famous Rhoads family will forever be documented and cherished in many books and even in court documents, where their case went to court and they were declared free. This same family was protected by these same farm fields and the "Dismal" swamp, and then taken west through the "Swamp" to be sheltered by the Lindley's, another Underground Railroad home. There is a historic marker across the street from the Westfield High School. Thousands of escaping slaves were transported North on Anthony Road in the hope of becoming free people. Their hearts were racing and beating with anticipation while being protected in these very acres that are being threatened. The citizens of Washington Township, now wait with the same anticipation of being free from the threat of an Industrial Park being thrust into the beautiful 183 acres between Anthony Road and Bray Park on Hinkle Road, and North of Highway 38.

We, the citizens in this area have come together. Several of our neighbors went door to door to almost every home with a petition, from SR 38, North on Anthony Rd., along 216th St., and South on Hinkle Rd. Everyone who signed this petition is opposed to this Industrial Park, and many signed a digital petition, all opposing this Industrial Park with its change of 30 acres of cramped housing and 150 acres of industrial park. We received over 400 signatures opposing this Northpoint II Industrial Park. Everyone realizes, if allowed, it will jeopardize our air quality, our underground water beds, our wetlands, and the history of this area. Most of all, the present citizens will face lower property values, noise pollution, light pollution, petroleum fumes poisoning our air quality, and maybe worse, destroying our night sky which the Comprehensive plan states it wants to preserve. Not to mention all the other horrors of this PUD, more traffic, congestion, less safety, and no more rural feel. Northpoint II PUD, does not fit into this rural residential Township. It ruins everything this area stands for. Please preserve this beautiful land, created by God, from being buried under thousands of pounds of asphalt and concrete. The history and the lives of my neighbors will be changed forever in a negative way, if this is allowed to happen.

You, the Westfield Advisory Commission have been appointed to serve in the best interests of this entire areas and its citizens, and I thank you for the countless hours, and many times, thankless hours you all devote to your position. I ask you with the greatest respect to vote **NO** on the Northpoint II PUD and save Westfield Washington Township's historical rural residential area.

God bless you and Thank you

Janet Quisenberry-May

Sent from my iPad

Pamela Howard

From: Cheryl Schultz <camcschultz@icloud.com>
Sent: Wednesday, February 10, 2021 3:46 PM
To: APC
Subject: Northpoint II Industrial Park

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

To whom it may concern,

I am contacting you to voice my opposition to the Northpoint II Industrial Park. Such a development would forever change this serene land. I have lived on Hinkle Road for 31 years and have witnessed development and the negative changes that result. Please vote NO to this development and preserve this beautiful land full of nature and peace.

Sincerely,

Cheryl Schultz

Sent from my iPhone

Pamela Howard

From: Brenda <ebkpiq@gmail.com>
Sent: Wednesday, February 10, 2021 8:24 PM
To: APC
Subject: against the Northpoint II proposal.

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

The Northpoint II PUD is asking Westfield to approve development that does not comply with the Westfield-Washington Township Comprehensive Plan.

We need to stop commercial development and a watering down of standards in the Rural Northeast are of Westfield-Washington Township!

No commercial development is noted as acceptable anywhere for the Rural Northeast in the plan and now with building heights up to 45 feet, now to include dense housing on less than 1/4 acre lots with 10 feet between houses and other reduced-space arrangements taking up 28 acres and especially causing Increased traffic on State Road 38,

Against the Northpoint II Proposal!

Brenda Quinlan

Pamela Howard

From: Martin Kirkwood <mkirkwood@alumni.nd.edu>
Sent: Thursday, February 11, 2021 12:30 AM
To: APC; planners
Subject: Opposition Plea to 2008-PUD-09

Warning: This external email is from mkirkwood@alumni.nd.edu. Do not click on unexpected or untrusted links and attachments.

Dear Advisory Plan Commission and City Planners,

Thank you for the work that you do and the role that you play in the planning and oversight of the development of our community. I witnessed your dedication and seriousness of your work in the last APC meeting on February 1st. During that three plus hour meeting, I heard your compassion, diligence and concern for the role you play and the work you do. I truly appreciate that and trust you will give this letter and all the other citizen concerns about the opposition to the 2008-PUD-09, Northpoint II PUD. To that end, I ask you to read my following plea to you as to why I feel this proposal is totally and unequivocally the wrong way to permit this land to be developed.

My name is Martin Kirkwood and I have been a resident of Westfield, Indiana since 1999 when I moved here to work at Westfield High School as the Director of Guidance. At that time, my wife and I had two young children and one on the way and we were truly excited at the opportunity to take this job and live in this area. We left our families to begin raising our own young family in this wonderful community. I have thoroughly enjoyed my 21 years working, worshiping and raising my family here and would love to eventually retire and live the rest of my life in my current home. We moved here from Muncie, Indiana largely due to the character and aesthetics of this community compared to our previous city and others we had considered.

We purchased our first brand new home in the newly developed Carey Commons neighborhood just south of 32 and Carey Road. Soon thereafter, I remember taking a bus tour of the school district as part of the new hires in the school corporation and was astounded at the vast rural area and limited new development at that time. We enjoyed our time in this neighborhood up to the point when many new developments and commercial expansion began close by. That included the purchase of our neighbors land and rezoning for what became the next Goodwill store and other commercial development on the opposite side of the abandoned Midland railway from our home.

At that time, my wife and I had enjoyed taking Sunday drives around the township to scout out the many rural areas we dreamed of for our forever home to finish raising our children and living our lives. We were beyond excited to find a home on the picturesque Anthony Road that we had driven down numerous times. We purchased our dream home at 21570 Anthony Road in the summer of 2004. At that time, this was a chip and seal, tree lined road that reminded us of Brown County and other peaceful places we had enjoyed visiting on vacations. What a blessing to find this homestead where we sacrificed all we had financially to make this move to what we hoped and thought would remain our peaceful refuge.

After my wife passed away of breast cancer in 2008, I purchased a bench in memory of her to be placed on the creek in MacGregor park. That same creek extends to just south and east of our home on Anthony Road, where we spent hours playing with the kids in what became known as "Our Secret Place." That phrase is what we had inscribed on her bench. What a blessing to have a park and place to spend time reflecting on her life and the peaceful place we lived together for the past four years. As a result of my interest and contact with the folks at MacGregor Park, I was asked and have

willingly served as a member of the Westfield-Washington Township Parks Advisory Committee for the past number of years.

The opportunity to serve on this committee and learn about the operation and role of government entities has been an enlightening and valuable experience. As many of you probably are familiar, our Township participated in a long range plan which included a master plan for the township parks department. In that work, we surveyed and identified one of the key priorities for the residents was to maintain greenspace and expand our parks. As such, from the recommendation of the Parks Advisory Council and Township Trustee the Township Board approved a plan to pursue a bond to begin the process of purchasing nearly 900 additional acres. The plan was to help connect MacGregor and Bray Family Park to what hopefully still will become an additional 100 acre park on the corner of 216th and Hinkle Road. This impressive and forward thinking plan, included an agreement to purchase this exact land that is now being proposed for this Industrial, Commercial uses.

I know this Township's initiative and approval to pursue a \$15 million dollar bond, faced opposition and disapproval by many in the community, including some members of the Westfield City Council and maybe even members of this committee. Unfortunately, due to that pressure and other circumstances the Township Board's approval to pursue this bond was reversed and rescinded, which caused this plan to be thwarted. Now, we see the sad and heartbreaking result of that decision. As much as I understood the residents' concern with the limited increased taxes this bond would have caused, I feared that once we lost this opportunity to preserve this greenspace, the future use of this area would be in jeopardy.

To learn that the city is now considering this proposal to permit an industrial park to be approved in its place is beyond unacceptable. I fear the City and planners are being pressured to find new tax revenue to support other poorly planned and implemented ideas, such as the \$35 million six acre Grand Junction Park that is being built in downtown Westfield. I can't help but feel that my neighbors and I in this area are being prostituted in this situation. To be specific, I believe our beautiful, peaceful area is being put to use for an unworthy and potentially corrupt purpose for the financial gain of others.

I offer this personal and potentially inflammatory perspective not to accuse or blame others, but to hopefully cause you to pause and fully consider the reasons and ramification of this decision before you. I hope and pray that as the primary entity charged with evaluating the future development of our wonderful city and township that you will continue to dutifully and thoughtfully pursue your work. I am not only grateful for your past service and dedication, but at your mercy for the fair and just protection of our future.

Sincerely,

Martin Kirkwood

Pamela Howard

From: Jill Graber <jngraber@yahoo.com>
Sent: Thursday, February 11, 2021 12:09 PM
To: APC; Council Members
Subject: North Point 2

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

I am writing this letter to object to the development of Northpoint 2.

I implore you to consult the Westfield-Washington Township Comprehensive Plan before casting your vote on February 16th. This development goes against many aspects of that plan. I thought about going through the plan and pointing out all the reasons this development should not be allowed. Then I realized that is your job. It is your job to consult the plan and make sure that any developments that come before you follow what has been put in place.

As a resident of Anthony Road one of the issues that I find most upsetting is the fact that the township has given the city the power to decide what happens to all the land in the township. As a resident of the township and not the city I do not have the privilege to vote for city elected officials. I am okay with this fact except that it is city officials that are going to be making decisions about what will be happening to my neighborhood. If I'm to be honest I'm not that impressed with the development that has been going on in Westfield. When my family and I moved here 14 years ago we chose Westfield because it had a smaller town feel. When we moved here we first lived in a neighborhood off 156th Street. I was saddened to see the land turn into one subdivision after another in that area. Five years ago we decided to look for house that had a bit of land. We were not planning on staying in Westfield but the house we found happened to be Westfield. I have fallen in love with Anthony Road and almost every person that I have had over to my house is in awe of the road. Actually, everyone who has ever driven on this road is in awe of it. I've come across many people who know the road and will take it any chance they get. In the spring, summer, and fall we get many bicyclist and motorcyclist down our road. It is a beautiful tree lined setting. By allowing this development you are taking away a jewel that Westfield has.

These developers that are asking for this have bought land that is not zoned for it. In my opinion that is their problem. There is other land in the township that is zoned commercial, and should be developed first. They haven't even filled Northpoint 1 yet. I know their argument is that they don't have bigger lots available but what they are proposing would sell quickly because of it's access to 38 and 31. The bottom line is they want to make their money from the land that they have purchased. The fact they think adding 20 acres of a neighborhood that has houses stacked on each other as a buffer is a joke. Let's be smart about how we develop Westfield. Let's look at why people move here, what the town wants to look and feel like, and not just let the developers decide how they want to develop it.

Thank you for your time. I would be happy to discuss this further with anyone.

Jill Graber

317-374-1639
21250 Anthony Rd
Westfield, IN 46062

Pamela Howard

From: Ralph <rjohnsonracer76@gmail.com>
Sent: Thursday, February 11, 2021 1:30 PM
To: APC; Council Members
Subject: Northpoint II Objection

Warning: This external email is from rjohnsonracer76@gmail.com. Do not click on unexpected or untrusted links and attachments.

Sent from my iPhone

Begin forwarded message:

From: rjohnsonracer76@gmail.com
Date: February 11, 2021 at 11:15:41 AM EST
To: rjohnsonracer76@gmail.com
Cc: Christy Wheeler <bigskyorbust@gmail.com>
Subject: APC letter

APC and Westfield Council Members,

My name is Ralph Johnson. I live on Sheridan Road directly across from Northpoint II Development. The fact that I first became aware of this was late summer last year. I've lived at my current address for almost 20 years. Why would I have not been notified of such a drastic change in a zoning to my front yard where widening of road would take my real estate?

Allowing an industrial park to be developed in the middle of an area designated by Hamilton County and City of Westfield as Rural Residential is inconsistent land use at best. The main reason I moved here is because it is rural residential. I have lived in Hamilton County since 1996. This is my retirement home, I retired from AT&T in 2011. Nothing I've seen in Northpoint's wish list fits the life style of peace and tranquility I hoped to enjoy. In speaking with my neighbors, who shared with me they too were unaware of this change too, NOT one person favors this.

I have invested a lot of time and money in my property with the intent it would be my last home. If I'm forced to sell to my property to remain safe and have some peace, WHO will make me whole, the City of Westfield, Northpoint Development, Chris Wilkes? If the residents of the area had been made personally aware zoning changes to begin with, would this be where we are today? If I can't get fair market value for my home, which I won't be able to with an industrial park in my front yard, it would be impossible for me to relocate and replicate what I would have to give up.

I wonder if the commission is aware of all the history of the area in regards to Quakers and the Underground Railroad, the Native America Villages? My mother was a Quaker from Fairmount, I have Native American heritage from both sides of my family and the issues are important to me.

Additionally, I have concerns about pollution. Air, noise, drainage, 24hr. Traffic, who will be in my neighborhood while I'm sleeping, I have a widow for neighbor I worry about. The runoff from this

proposal what will it do to aquifer and ground water of my well. All of this is contrary to what currently exists.

If the developer had proposed a development of 5 and 10 acre home sites, I feel like they might have been welcomed as it would have helped OUR home values, that would be in the interest of the greater good of the community. We are not Carmel nor do we want to be buried in their debt which way we are headed if we don't wake up. Very few people gain from these type issues. Westfield has been a bedroom community and that is its best asset. I worked in Kokomo and Indy since I've lived in Hamilton county and I would not live in either of those cities.

This whole situation is extremely overwhelming. Please deny Northpoint II proposal. Thank you.

Ralph Johnson
5069 Sheridan Rd
Westfield, IN 46062
Sent from my iPad

Pamela Howard

From: Goodrich, Chuck <cgoodrich@gaylor.com>
Sent: Thursday, February 11, 2021 1:41 PM
To: APC; Council Members
Subject: Objection to Petition No. 2008-PUD-09, Ordinance No. 20-25 (Northpoint II PUD)

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

Dear Council,

I am writing to express my strong opposition to The Northpoint II PUD (Planned Unit Development). This project will be quite detrimental to the surrounding area and there is widespread opposition among the nearby property owners, residents, and voters. The addition of a 152 acre commercial/industrial park in this area, with building heights up to 45 feet, will destroy local wildlife habitat, lower the property values of our existing community, increase traffic congestion and replace quiet, calming rural residential serenity with active, hectic commercial chaos.

Property values in the area will undoubtedly decrease if you approve Northpoint II PUD, which includes dense housing on less than 1/4 acre lots with 10 feet between houses, along with other reduced-space arrangements. This project is not consistent with the existing neighborhoods in the area and these neighborhoods will suffer unless you act to stop it.

Traffic is also a major area of concern. Increased traffic on State Road 38 will be terrible since this is the only planned access to the development. While the traffic may be lighter on average, the local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic and safety issues during critical times for the existing neighborhoods. In general, the area traffic is continuing to increase, and heavy traffic is already common at times on State Road 38, which may not have been anticipated.

Another issue that also does not seem to be adequately considered is the noise. Our area was not structured to implement such a park, with houses so close to the proposed site where noise travels freely. The noise would be unacceptable for our rural community.

I urge you to reject the proposed development, and from recent meetings and discussions with my neighbors, everyone is in agreement that this development tears apart the natural beauty of Hamilton County - a quality it holds dear. Not a single surrounding property owner supports this.

Best regards,
Chuck Goodrich
5015 Nightshade Lane
Noblesville, IN 46062
317-716-7117



Representative Chuck Goodrich
Indiana State House, District 29

President & CEO

Gaylor Electric, Inc.
17230 Kraft Court
Noblesville, IN. 46060

O: 317.214.6300 | M: 317.716.7117



Oops – Please forgive spelling & grammar errors.

Pamela Howard

From: Wayne Pike <bwpike2004@yahoo.com>
Sent: Thursday, February 11, 2021 2:25 PM
To: APC; Council Members
Subject: Northpoint II PUD ((2008-PUD-09))

Warning: This external email is from bwpike2004@yahoo.com. Do not click on unexpected or untrusted links and attachments.

Dear APC and Council Members:

We moved to the Westfield-Washington Township almost 20 years ago. To be honest, we didn't intend to stay in Indiana more than a couple of years. But, then we found that we had actually found "home". The neighborhood was rural (we are from rural areas), and the people are friendly.

We invested a lot of money, both buying and improving our property over the past 20 years. Only time will tell how much the property will be devalued if Northpoint II passes. Our current estimate is 30%. Like a lot of people we are not rich and depend on our property to help us fund retirement.

If Northpoint II passes, we would also lose our privacy. Our property would touch on Northpoint II, so there would be no privacy when we are outside. The light will take away our night sky, not to mention ground water pollution that would threaten our well water and cause potential flooding, and noise and air pollution. We have a small sanctuary area for animals on one corner of our property. With their route for food and water cut off by Northpoint II, I have to wonder what will happen to them.

Because I was one of the people knocking on doors to get signatures for our petition, I know that our neighbors feel the same as we do. There was not one person in favor of Northpoint II, and I knocked on every door in the square mile off Anthony Road, 206th Street, Hinkle Road, and State Road 38. Please do not allow the Northpoint II proposal (2008-PUD-09) to move forward.

Sincerely,

Barry Wayne Pike, homeowner

Pamela Howard

From: TJ Gascho <tj.gascho@gmail.com>
Sent: Thursday, February 11, 2021 2:44 PM
To: planners; APC
Subject: Objection to Petition No. 2008-PUD-09, Ordinance No. 20-25 (Northpoint II PUD)
Importance: High

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

To Whom It May Concern:

I'm writing regarding the proposed Northpoint II PUD. My family and I built our home 4 years ago in Hinkle Creek Estates, which is very close in proximity. We decided to build in Hinkle Creek Estates to enjoy the "country" feel with reasonable access to "city" amenities. We invested significant capital in our home to provide a comfortable and safe environment to raise our three children. I'm sure this is top of mind for many of you when you're making decisions for your respective families. I feel strongly that the Northpoint II PUD will not only jeopardize the safe environment we have for our family, but it will also have a serious negative equity impact on our home value (and many others in the area).

Please take a second to imagine someone building a 183.5 acre commercially congested business park in your back yard. Ruining the natural rural character. Adding significant traffic! Introducing noise and air pollution, and threatening environmental resources! Meanwhile, devaluing your home up to 30%!! Please provide a scenario where it's unreasonable to object. Unfortunately, that scenario is very real for us if Northpoint II PUD is approved.

During your vote, I hope you will understand and acknowledge the negative impact NP II PUD will have on the surrounding community. Please be considerate of these negative impacts along with many others, and vote "NO" to Northpoint II PUD.

Thank you for your time.

Regards,

Timothy J Gascho II
5164 Morning Mist Ct
Noblesville, IN 46062
P: 317-289-5555

Objection Basis:

-IC 36-7-4-603 (2) (shall pay reasonable regard to the current conditions and the character of current structures and uses in the NRR district)

-IC 36-7-4-603 (4) (shall pay reasonable regard to the conservation of property values throughout the jurisdiction)

Pamela Howard

From: Des Schillinger <des.schillinger@sai-rep.com>
Sent: Thursday, February 11, 2021 3:44 PM
To: APC; planners
Subject: Objection to Petition No. 2008-PUD-09, Ordinance No. 20-25 (Northpoint II PUD)
Attachments: Northpoint II.docx

Warning: This external email is from des.schillinger@sai-rep.com. Do not click on unexpected or untrusted links and attachments.

Dear Committee Members,

Good afternoon.

Attached please find my letter regarding the Petition No. 2008-PUD-09, Ordinance No. 20-25 (Northpoint II PUD)

If any questions arise please contact my office.

Thank You and Best Regards,

Des Schillinger
Schillinger Associates, Inc.
17819 Commerce Dr., Suite 100
Westfield IN 46074
PH 765-457-7241
FX 765-457-7732
www.sai-rep.com



Dear Committee Members,

11 February 2021

Good afternoon.

I would like to take a moment to offer up reasons why Petition No. 2008-PUD-09, Ordinance No. 20-25 (Northpoint II PUD) should be rejected.

When relocating my business from Kokomo IN a few years back, I was attracted to Westfield for many reasons. To centrally locate my sales office to the center of Indiana, but to also have the office near to where my employees live. I felt that it was prudent for my employees to be in direct proximity to restaurants and hotels for entertaining customers as well as principals during visitations. Therefore, we chose and purchased a building in the Alpha Industrial park. In doing this we are supporting fellow Westfield business and placing our trust and hard-earned monies into the Westfield tax base. This will not happen with the Northpoint II development as the employees will support Noblesville business most of the time.

I made a point at lunch today to drive around the Westfield Industrial complexes which are not full and even have available lots. Northpoint I is not full (779 available acres) and will not be full for quite some time. There is a possibility of an Industrial Park coming in the area around Spring Mill and 32. Also, 191st street still need to be developed. And what do they all have in common? They will support the Westfield businesses.

I reside in Hinkle Estates (20170 Starlight Ct. Noblesville, In.) I can hop on State Road 38 to go to work but I do not. I take the backroads because the trip on 38 is incredibly frustrating because very rarely do you travel at the speed limit. (The State did an analysis on the intersection of 38 and Hinkle which they determined was a very dangerous intersection and they also found that the average speed is below the posted speed limit). In addition, the state added two (2) stoplights to 38 and I am sure Northpoint will require an additional stoplight at Anthony road to allow semi-trucks the opportunity to turn across lanes of traffic to enter and exit Northpoint. In no possible way is this bettering a community or lifestyle.

The beauty of Westfield is the rural nature of the community with the added benefits of business supporting the community through tax revenues. But this all must be planned out over years and kept in balance. If the land at the proposed Northpoint II PUD is to be developed, it should follow the rules that are already in place; agriculture or 3-acre family rural lots.

The people of Westfield have entrusted you to take care of Westfield and its resources. Northpoint II will remove these resources and for what? A half full Industrial park for a decade which reduce the value of the surrounding area.

Please side with the people of Westfield and reject the request.

Thank You and Best Regards,

Des Schillinger
Schillinger Associates, Inc.
17819 Commerce Dr., Suite 100
Westfield IN 46074
CELL 765-457-7241

Pamela Howard

From: Dale McCullough <daleretta@yahoo.com>
Sent: Thursday, February 11, 2021 3:52 PM
To: APC
Subject: Northpoint 2 petition to rezone

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

A petition to rezone a 180 acre parcel of land located in the northeast quadrant of Westfield Washington Township will be coming before the APC on Tuesday, February 16th. This will be the first presentation by the developers. Concerned neighbors will be allowed to speak in person we understand. The acreage is currently zoned SF-3 and Agricultural. Thirty homes border St. Rd. 38 and Anthony Rd. adjacent to the acreage. Homeowners have relied on the Westfield Comprehensive Plan in buying or building their home places. Families did so with the understanding that the northeast quadrant would remain rural in nature and such was recently confirmed by the Hamilton County 2020 Plan. Instead the developer's petition lists more than 60 potential uses ranging from an amusement park to warehousing under a rezone to P.U.D.

Families currently living within the area will suffer greatly from such a re-designation of uses. Realtors have determined that property values could plummet by as much as 40%. Some owners have a history of 70 years of residence here. The P.U.D, describes intended usage as, "commercial and industrial", within their plan for Northpoint 2. Pollution of light levels, chemicals, noise and escalated traffic are sure to follow. Existing homes are all on fresh water wells. Runoff from concentrated drives and parking lots will cause a danger to to current families. A recent revision of the P.U.D. provides for densely spaced single family homes on the east border as a buffer current residences and does not mitigate previously stated problems.

If the City of Westfield wished to retain it's claim as, "One of the best places to live in America," their their first allegiance should be to those already living here.

The only responsible vote to the Northpoint 2 petition is a firm, **"NO"**.

Pamela Howard

From: Lori Hogan <llmhogan@yahoo.com>
Sent: Thursday, February 11, 2021 4:47 PM
To: APC
Subject: Objection to Petition No. 2008-PUD-09, Ordinance No. 20-25 (Northpoint II PUD)

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

Greetings,

I would like to voice my opposition AGAINST Northpoint Owners, LLC's Petition No 2008-PUD-09. This PUD will create a drop in the equity of my home and create more traffic in this area. As I am sure most of you are aware, the area between Hinkle/Moontown and Anthony Roads are extremely dangerous now with traffic. Increasing traffic in these areas is asking for more accidents.

We purchased our home with the anticipation that it was in a rural setting. This PUD will dissolve what we loved about this area. Please seriously consider not passing this PUD.

Sincerely,

Lori Hogan
20275 Dayspring Court
Noblesville, IN 46062
317-219-9555

Pamela Howard

From: James Hogan <james.hogan@elamusa.com>
Sent: Thursday, February 11, 2021 4:54 PM
To: APC; planners
Subject: James Hogan's Objection to Petition No. 2008-PUD-09, Ordinance No. 20-25 (Northpoint II PUD)

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

Good afternoon and greetings members of the Advisory Plan Commission ("APC") and City Council of the City of Westfield.

I am writing to you today to voice my sincere objection to the above-referenced planned unit development ("PUD") petition. My wife and I, Lori, along with our 4 children, dog and 2 cats, reside in our home at 20275 Dayspring Court in Noblesville, Indiana. The home is the northwesternmost home within the Hinkle Creek Estates subdivision. We are making a significant investment in upgrading our home over the next couple of months and plan to be here a long time.

Our subdivision consists of 2+ acre lots in a rural residential setting complete with well water, septic fields and propane tanks. The neighborhood is on the east side of Hinkle Road. Our neighbor to the west is the *Bray Family Homestead Park*. We have a reassuring feeling knowing that the entire area west of us is in the Northeast Rural Residential district and will therefore never be developed into anything more than Rural Residential homes, agriculture or a Conservation Subdivision. This was a huge factor in us deciding where to live. We love how our rural residential neighborhood meshes so well with that of the Northeast Rural Residential district of Washington Township.

In fact, over the past few years since we moved in, I have praised the responsibility of the City of Westfield/Washington Township in abiding by its Comprehensive Plan. I have trumpeted these praises to my friends and neighbors Dez Schillinger and Rob Hanlon - two significant employers within the City of Westfield. I tell them I wish every community operated like Westfield. Our confidence that the City of Westfield/Washington Township will maintain a governing body that makes politically stable and logical decisions that are empathetic to its residents and neighbors like myself helps me sleep well at night.

On Tuesday, 2/16/21, my faith in your politically stable, logical decision-making abilities will be put to the test. Our entire neighborhood is worried. I am worried.

We want you to vote no to 2008-PUD-09. We offer a logical basis for you to say no. That logic is rooted in a document that Wayne and Christy Wheeler will send you in an emailed attachment, a document entitled *Remonstrance Against Northpoint II PUD*, dated 2/2/21.

Read it and enjoy it. It provides you a basis for rejection.

In the meantime, I will pray.

I pray that your hearts be touched by the 183+ residents who join me in objecting to this 2008-PUD-09 abomination - noting that not one resident we reached supported it. I pray that you uphold your Comprehensive Plan. And, lastly, I pray that you have courage to VOTE NO, in the face of certain political and monetary pressure, to 2008-PUD-09.

Sincerely,

--

James P. Hogan, LPG

161 Lakeview Drive
Suite B
Noblesville, IN 46060



President & CEO
(888) 510-3526 x102 · Cell: (317) 316-2437 · elamusa.com

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Pamela Howard

From: Pike, Cathy K. <ckpike@iupui.edu>
Sent: Thursday, February 11, 2021 5:20 PM
To: APC; Council Members
Subject: Northpoint II (2008-PUD-09)
Signed By: ckpike@iupui.edu

Dear APC and Council Members:

I am writing to oppose the Northpoint II PUD (2008-PUD-09). My husband and I are “Hoosiers by choice” (to borrow a term recently used by Governor Holcomb). We moved here 20 years ago and have lived in the same home since that time. Our land abuts the proposed Northpoint II PUD. I believe that the Northpoint II PUD should be denied for several reasons. The first of these is its non-compliance with Indiana Code 36-7-603, Chapter 36, zoning ordinance; preparation and consideration of proposals (<http://184.175.130.101/legislative/laws/2020/ic/titles/036#36-7-4-603>). This Code stipulates the following tenets in preparing and considering proposals. They are as follow:

1. The Comprehensive Plan of a given area
2. Current conditions and character of ... structures and uses in each district
3. The most desirable use and adaptation for ... land within a given district
4. Conservation of property values within the jurisdiction, and
5. Responsible methods of development and growth.

The Northpoint II PUD meets none of these stipulations! It is in direct opposition to the Westfield-Washington Township Comprehensive Plan, which deems the Rural Northeast area of the district as rural, single-family, and agricultural. Homes in the Rural Northeast are expected to be built in ways that include protecting historic structures, having considerable open space, protecting open fields, trees, and streams (City of Westfield, 2007, p. 31). In fact, the Comprehensive Plan states that the Rural Northeast “area will be the last to face development pressure” (City of Westfield, 2007, p. 31). There is no mention in the Comprehensive Plan of commercial property or dense housing as acceptable development options for the Rural Northeast area.

Second, the Northpoint II PUD does not take into consideration the character and uses of this district. This district is rural and agricultural, with houses located on multiple acres. It is **not** urban, commercial, or suburban.

Third, the Northpoint II PUD certainly is not a desirable use and adaptation of the Rural Northeast area. The proposal clearly is not a desirable use of the land, and it is not even needed! Currently, there are almost 2,000 acres in the Westfield-Washington Township of available property that are available for development, meet the criteria of the Comprehensive Plan, and would be acceptable uses for the Northpoint II PUD. (Please refer to our “Remonstrations Against Northpoint II PUD” for further information.)

Fourth, should the Northpoint II PUD be approved, property values within the area are expected to plummet by 30% (Please see “Remonstrations Against Northpoint II PUD” for further information). We and all of our neighbors have worked hard to both maintain our homes and improve our properties’ values over time. My husband and I expect the value of our property to be one of our assets available to us during our retirement. We and our neighbors view any approval of the Northpoint II PUD as a **taking of value** and adamantly oppose the proposal.

Fifth, it is obvious that the Northpoint II PUD represents irresponsible methods of development and growth. The Northeast area is a small rural agricultural corner of the Westfield-Washington Township and is designated as the last area of the entire Township to face pressure from development. The Northpoint II PUD seeks to convert 180 acres of beautiful, rural land to a largely commercial and dense housing development. The plan would not enhance the natural resources or the lives of those of us who would be directly affected by its development. In fact, 183 people who would

be directly affected by this development are opposed to its approval! Nearly 200 people have responded to online and in-person canvassing to say that they oppose the Northpoint II PUD. (Please see the "Remonstrance Against Northpoint II PUD" document for detailed information and copies of the petitions.) My husband was the primary canvasser in collecting in-person petition signatures. He knocked on every door within a square mile of the Northpoint II PUD, including Anthony Road, 216th Street, Hinkle Road, and State Road 38. Not one person with whom he spoke approved of the Northpoint II PUD.

We sincerely hope and pray that you will deny the Northpoint II PUD and approve only those proposals that meet the standards of the Westfield-Washington Township Comprehensive Plan for the Rural Northeast district. Thank you for your attention to this urgent matter that will affect families for generations.

Cathy Pike

Cathy King Pike, Ph.D., MSW
Professor Emerita and (former) Director of Education Assessment
Indiana University School of Social Work
902 West New York Street, ES 4138G
Indianapolis, IN 46202-5156
317-903-9522 / ckpike@iupui.edu

Celebrating more than 100 Years of Giving Hope and Changing Lives

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Pamela Howard

From: Armstrong CIV Timothy J <Timothy.J.Armstrong@usmc.mil>
Sent: Thursday, February 11, 2021 8:32 PM
To: APC; Council Members
Cc: Armstrong, Kimberly; Timothyjeb@yahoo.com; Kimberly Armstrong
Subject: Opposition to Northpoint 2 PUD

To: Advisory Plan Commission (APC)
From: Armstrong Family @ 20636 Anthony Road
subject: Northpoint 2 Planned Unit Development (PUD)

Enclosures:

- (1) Our Pasture
- (2) Our back yard
- (3) Our son with the alpacas

In 2016 my family and I made the decision to move from a cramped Westfield neighborhood troubled by teenage vandalism, pestered by loud music, and no privacy to a peaceful semi-secluded beautiful country home perfect for gazing at countryside, enjoying wildlife, raising farm animals, and relaxing with peace and quiet. With the existing Comp plan, we knew everything we came to love about our country home would remain untouched by the City of Westfield. Unfortunately, we were devastated to find out several developers put their own interest in front of respecting us and our surrounding neighbors.

To help put this in perspective for you, I've included pictures of our yard aimed right where Northpoint 2 is threatening to build. My wife has cried herself to sleep for the last week at the thought of houses suffocating our property as though we're right back in a crowded neighborhood. The developers' diagram indicates nine homes would back up against our back yard and our pasture. As one of the primary affected residents of Anthony Road, it's incumbent upon me to share with you our side of this. The side negatively impacted by this careless, thoughtless, idea that takes nothing into consideration except for someone to make some money and then walk away.

Our Animals

Part of the dream to our country life was having animals roam in the pasture. We purchased and rescued several animals including alpacas. We currently have the perfect quiet pasture for alpacas. They don't like noise and are very shy around strangers. They like to keep to themselves and approach people on their terms. The shock of the initial construction with the proposed mayhem alone would be enough to cause catastrophic stress to our alpacas. If they survive that, they will be forced to endure a lifelong discomfort of crowded housing right behind their safe space. I get sick to my stomach just thinking about it.

Lowered Property Value

We moved here a few years ago intending for this to be our 'forever home'. We installed a pool, purchased recreational vehicles, and invested time and money on various home improvement projects. My family and I are dug in.

Encroaching on our countryside would obviously force us to move from Westfield which would be a logistical nightmare alone. The worst part is our property value will nose dive causing us to lose money. That's unacceptable to us.

Scenery Destroyed

Choosing to live here in the aftermath would not be a choice at all. We would be stuck at that point. Instead of sitting on the back porch gazing at the sunrise while we enjoy our coffee. We can stare at the back of nine homes right behind our back yard.

Privacy Lost

With that being said, we can kiss our privacy goodbye. I can't stand the thought of being on display as we use our hot tub, relax in our shelter, and host private family gatherings.

Goes Against The Comprehensive Plan

Above all, this development goes against the Comprehensive Plan which states this type of unattractive condensed housing or industrial zoning will NOT be considered north of State Road 38. These developers don't seem to care. Convincing you to let them infringe on our countryside is just a part of everyday business to them and their lawyer.

These are all just the points that come to mind as I take the time to write. Of course there are countless small inconveniences we will encounter along the way such as our line of site internet being demolished because of ridiculous housing between us and the tower we connect to. Only time will tell how much more we have to be troubled with if you allow this to move forward.

I understand Westfield is a growing community. I see new developments pop up like wildfire wherever I go. I know development is inevitable throughout the city. However, we all made a conscientious decision to move out to an area where we would not be impacted and harmed by it. If you give in to this reckless plan, history will be lost, more habitats will be destroyed, and our home will be shattered.

Please don't let this happen to our home and community. Thank you for listening.

Tim Armstrong
Extremely concerned Anthony Rd. resident

Enclosure 1



Enclosure 2



Enclosure 3



Pamela Howard

From: Wayne Wheeler <wwheeler@REINDERS.com>
Sent: Thursday, February 11, 2021 9:12 PM
To: APC; Council Members
Cc: Pamela Howard
Subject: Letter of Opposition to Northpoint II

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

Dear APC and Council Members,

I am writing in opposition to the Northpoint PUD (2008-PUD-09). When I bought my land 4 years ago on Anthony Rd I used the City of Westfield's Comprehensive plan along with the county's plan as a reference guide as to where to look for land. The spot I chose was largely based on the fact that it was 3 acres in the country, surrounded by agricultural land with little chance of having development around me. After having lived in subdivisions my whole life this was a "bucket list" purchase for me. When I bought the property, I knew what the zoning was and what I could build on it. Unlike Northpoint Owners, I did not buy the land and then try to re-zone it for a hog farm or warehouses, I followed the rules set forth in the Comp Plan.

I understand that the Comp Plan is a Policy and not a law, however any amending of the Comp Plan should be a city led process involving multiple public input sessions and not be dictated by a developers re-zoning request. I think you will agree that what is being proposed (industrial/commercial) is diametrically opposed to what the city has put forth in the Comp Plan. I also want to say that I am not against development at all, we need it as a healthy city, however I am against forcing a square peg into a round hole and that's exactly what is going on in this situation. Put industrial/commercial development where it belongs in existing zoned areas and not out in the country in an area that has been thoughtfully protected by the city visionaries in the Comp Plan.

Currently this land is AG-SF1: Agriculture/Single-Family Rural District. The Comp Plan clearly indicates all land on the North side of HWY 38 to fall under this category. (reference page 31 & 32 in Comp Plan) The Rural Northeast quadrant of the township includes single-family residences; agricultural areas, some smaller artisan farms; and some equestrian uses. There are natural areas, including wetlands, wooded areas, and much open farm ground. Also, the area contains two existing large parks, MacGregor and Bray, and there will be a new county park at 216th and Hinkle. Currently there are NO commercial or Industrial uses in the Comp Plan area North of Hwy 38 and East of US 31. However, south of Hwy 38 there is over 1,900 acres of currently zoned commercial/industrial parcels that are undeveloped and already exist on the Comp Plan in designated "business park" areas. Currently there is approximately 184 acres in Northpoint I that is available for development. Northpoint I only has 3 buildings, we don't know how it's going to affect our area yet, the roads are not in, the connection to Hwy 38 doesn't exist yet, the buildings are not up, we don't know what traffic is going to look like...It's not prudent to approve Northpoint II without even understanding the impact on the area of a completed Northpoint I.

I know somebody is reading this, rolling their eyes and mumbling under their breath something about the city needing to diversify their tax base and add more commercial properties, so let's talk about it. All of us want to

increase the commercial tax base in hopes that someday it will lessen the burden on the residential side. What increases the tax base is buildings that are on the tax rolls and not empty industrial/commercial lots. We can continue to develop ground, but if no one is building on it, then what are we doing? Bringing businesses to existing "shovel ready" ground is what gets buildings built and the taxes rolling in. How about we challenge our commercial developers to bring us businesses that are ready to build? At the pace buildings are going up in Northpoint I we have several years of lot inventory already on hand. Currently there are only 2 buildings completed and 1 more under construction. Of those 3 buildings all of them have either an 8 or 10 year tax abatement attached to them. So, if the city is concerned with wanting to expand the tax base on commercial properties then we need more buildings and shorter tax abatement terms. Adding more empty lots does not increase the city's commercial tax base.

The most appropriate land uses for this area are exactly what is there now, agricultural fields and single-family homes. If Northpoint Owners wants to develop this land, then they need to propose a conservation subdivision or individual 3-acre home sites. My guess is, if they proposed that, they would have never heard from the 400+ people that signed the petition against their current proposal.

Please help us preserve our rural lifestyle and the value of our largest investments, our homes.
Let's do what's best for the masses and not the few...

Thank you in advance for considering my concerns and voting "No" on this proposal.

Wayne Wheeler
20889 Anthony Rd
317.697.1160

Pamela Howard

From: Alyssa Lovett <alyssa.kidpsychinc@gmail.com>
Sent: Thursday, February 11, 2021 10:06 PM
To: APC
Subject: No construction

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

We live on Anthony Rd. because we wanted to live in the country and have a little farm. Please don't turn our neighborhood into a construction zone and business park.

Pamela Howard

From: Christy Wheeler <bigskyorbust@gmail.com>
Sent: Thursday, February 11, 2021 9:18 PM
To: APC; Council Members
Cc: Pamela Howard
Subject: Objection to Northpoint II
Attachments: NP2 CSW Objection.docx

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

Please find attached my letter of opposition.

Thank you,
Christy Wheeler

February 11, 2021

Dear APC and City Council,

I am writing to voice my opposition to the Northpoint II PUD. It simply does not belong in an agricultural, rural residential area.

I have nothing against progress, nothing against business, nothing against enhancing the tax base for Westfield, but some things simply must be protected...protected so they stay the same, so we have some remembrance of what this community has been for many years and what makes it unique.

Several years ago, multiple individuals and organizations spent countless hours developing a framework to do just this. They created the Westfield-Washington Township Comprehensive Plan. They did this in order to ensure that as Westfield grew, the growth would be responsible. One can see by reading the Comp Plan that they created a living document, it wasn't created for just a specific point in time. They looked to the future and thoughtfully outlined development policies. For the Northeast Rural Residential (NRR) area, they contemplated the future and the change they saw was potential residential development – NOT commercial/industrial. It was never planned that Industrial and high density housing would be considered for the Northeast area. The NRR area was to be rural for the foreseeable future. I realize that the Comp Plan is not a legally binding document, but it is the official policy of Westfield and the agreed-upon vision for the future of the community. Shouldn't a reasonable person be able to conclude that the Comp Plan is relevant and applicable? Based on the city's own plan, Northpoint II does not belong in the NRR area.

If the city feels that things have changed significantly in terms of land use needs, there is a process to address this – take the time to thoughtfully “redo” the Comp Plan with input from the citizens. Hamilton County just went through this process and they had very interesting and significant citizen input to their process (please see the Remonstrance Packet submitted for more information on this). It would be a travesty to allow a developer to dictate land use...wouldn't that be a bit like the tail wagging the dog?

One might ask, why does this cause such an uproar from the citizens? What's the big deal? This is why it matters to us...

- It matters because this proposal would lead to the degradation of the rural lifestyle of our area...dropping industrial facilities right in the middle of what has been deemed (by Westfield) to be a Rural Residential area. Taking the fields and beautiful night skies and turning them into concrete and parking lots, noise and pollution. There is no amount of buffer or development standards that would protect our area's rural charm from this type of intrusion. The rural character of this area would be completely changed forever.
- It matters because of the types of facilities that would possibly be built on this 180+ acre site. Imagine, a Steel fabricator, an Amphitheater, a Trucking company, a major hospital, even an Amusement Park would be possible with a special exemption approval! Does any of this sound even remotely compatible with Rural Residential?
- It matters because it will decrease our property values. Most of us made a thoughtful choice to live in this area. Many have invested a sizeable amount of money, time, and heart into our

homes. This type of development will significantly decrease the desirableness of this area and thus the value of our homes. Money will be taken away from us so that a developer who doesn't even live here can make money.

- It matters because it sets a precedent. Once something like this is anchored on the north side of Highway 38, it paves the way for industrial creep. Think about it...if this industrial park is built, how long will it be before the fields north or east of it fall victim to the same zoning?
- It matters because it will impact our health and safety. Increased heavy equipment and vehicle traffic, air pollution, noise pollution and light pollution. It is common knowledge that vehicle exhaust increases air pollution and noise pollution. It is common knowledge that air pollution is hazardous to our health. But noise pollution has also been shown to affect health negatively. It can cause a number of short and long term health problems such as sleep disturbance, cardiovascular effects, poor work & school performance, hearing impairment, etc...those most vulnerable to noise pollution are the elderly, chronically ill, and children. Groundwater contamination. How will our wells be affected? Will they be contaminated with chemical runoff? Will the aquifer be impacted? Trucks, businesses operating 24/7, people coming in and out of the area at all hours of the day and night brings serious safety issues.

It seems so clear that Northpoint II does not make sense for this area.

Additionally concerning is the way in which this proposal has come about. The developer chose to purchase the land rather than paying for an option to buy the land (which is the common practice). The developer (by his own admission) purchased the land with full knowledge of how the land was zoned. The developer purchased the land knowing what the Comp Plan envisioned for the area. They purchased the land with their eyes wide open. Now they expect to force this development on the Northeast Rural Residential area citizens when there is NO CRITICAL NEED to do so...it's absurd. How could it possibly make any rational sense to destroy this tiny, 1,320 acre district in order to accommodate the business decision of one developer? Hundreds of families vs. one developer. How could the desire of one developer have more value, carry more weight, than that of several hundred families who call this their home? Is a speculative industrial development really the most responsible use for this land?

In closing, I would like to say that this is very personal. It's about our daily life, our reality. This is where we live, where we come home to at the end of the day, this is where we rejuvenate, where we recharge our proverbial batteries. This is our most personal and private place...it is our refuge...it is our home. As you weigh your decision, please take into consideration the fact that this is much more than words and numbers on a piece of paper...it impacts real people.

Thank you very much for your service and your time,

Christy Wheeler

20889 Anthony Road

In the beginning God created the heaven and the earth...Genesis 1:1

Pamela Howard

From: Ted Sommer <Ted.Sommer@LWGcpa.com>
Sent: Thursday, February 11, 2021 6:32 PM
To: APC
Cc: Council Members
Subject: FW: Proposed Northpoint II development

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

From: Ted Sommer
Sent: Thursday, February 11, 2021 11:03 AM
To: Carol Sommer <carol.ann.sommer@gmail.com>
Subject: Proposed Northpoint II development

Hello. My name is Ted Sommer. My wife Carol and I live at 21001 Anthony Road. We moved to this property from Carmel in 2008. I grew up on a farm in Missouri, and I wanted to go back to that environment and my wife who is a Master Gardener also cherishes the same more rural environment. We have worked with the Hamilton County Soil and Water District to develop a backyard conservation plan. Over the course of the last decade we have developed a wildlife habitat, improved the water quality of our ponds and planted a great number of plants native to Indiana including those necessary for the propagation of the Monarch butterfly. We would hate to have this threatened by unnecessary increased human activity. If you approve this change to the Master Plan and the PUD Ordinance to include this piece of property, we will see a drop in the value of our home and a reduction in our quality of life. At a minimum I would consider this to be confiscation of my property resulting from the decrease in value of my home.

The owner/developer commented on a call last week with homeowners that the development of this Northpoint II 183 acres would justify the \$7,200,000 investment in East Street and the light at Anthony and Highway 38. Forgive me, but that is nonsense. While I do not particularly like the idea of a stoplight at Anthony Road and East Street, it does have the potential to enhance safety given the increased traffic coming from Northpoint I. It surely does not [support a rationale](#) to further open up land north of Highway 38 to Commercial development and High Density housing when we believe it already has the existing best use of the property as identified in the Master Plan.

Respectfully, we ask that you please not let this development occur in the manner proposed.

Ted and Carol Sommer



Ted Sommer, CPA

LWG CPAs & Advisors

p: (317) 634-4747 ext. 222 f: (317) 632-2727

a: 1776 North Meridian Street, Suite 500, Indianapolis, Indiana 46202

w: LWGcpa.com

e: Ted.Sommer@LWGcpa.com



Pamela Howard

From: Allen Still <allen.still@gmail.com>
Sent: Friday, February 12, 2021 9:08 AM
To: APC; planners
Subject: Objection to Petition No. 2008-PUD-09, Ordinance No. 20-25 (Northpoint II PUD)

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

Good Morning,

As a neighbor to the *Northeast Rural Residential* district and surrounding area, I am extremely concerned with the plans of Northpoint's Petition No. 2008-PUD-09. A similar opposition to this petition was raised when "Northpoint 1" was built and everyone was ensured that this type of irresponsible development would not bleed into the Northeast Rural Residential district. This petition should be voted down in its entirety as the NRR district will be ruined forever if the APC and City Council pass such an abomination. 2008-PUD-09 shows a blatant disregard for the Westfield-Washington Township Comprehensive Plan ("Comp Plan") and, further, violates all 5 elements of Indiana Code IC 36-7-4-603.

As a neighboring home owner to the Northeast Rural Residential district, I am concerned that the development will destroy the rural residential culture and threaten our environmental resources including groundwater supply. Our family has enjoyed the amenities provided to us by Hamilton County Parks and Rec and Westfield Washington Parks in Bray Family Homestead and MacGregor Park. These nature parks will be devastated by the noise, light and air pollution and increased traffic. In addition to disregarding the Comprehensive Plan and ruining the rural aspect of the area, this development will eventually destroy our property values as neighboring residents to this irresponsible industrial development.

Please vote no, it is the right thing to do.

Thank You
Allen Still
317-563-2815
allen.still@gmail.com
4965 Morning Mist Ct
Noblesville, IN 46062

Pamela Howard

From: Pat Boyle <pjboyle@midlandatlantic.us>
Sent: Friday, February 12, 2021 11:28 AM
To: APC; Council Members
Subject: Northpoint II PUD Objection
Attachments: Boyle - Letter to Westfield Council and APC.pdf

Warning: This external email is from pjboyle@midlandatlantic.us. Do not click on unexpected or untrusted links and attachments.

Dear Council and APC members – I am a resident of Westfield and live on Anthony Rd. Please find attached my letter of objection to the proposed Northpoint II PUD.

Thank you for your service and consideration.

Best regards,

PATRICK BOYLE | MIDLAND ATLANTIC PROPERTIES

Office Direct: 317-597-1718 | Office Main: 317.580.9900, Ext. 1800

Mobile: 317.679.6322 | Fax: 317.580.1169

pjboyle@midlandatlantic.us | www.midlandatlantic.com

3801 East 82nd Street, Suite B, Indianapolis, Indiana 46240

February 11, 2021

Westfield City Council &
Westfield Advisory Plan Commission
Westfield, IN

RE: Objection to the Proposed Northpoint II PUD

To the members of the Westfield City Council and the Westfield Advisory Plan Commission:

My name is Patrick Boyle. My wife Wendy and I live at 21312 Anthony Rd in Westfield. I am writing to voice my objection to the proposed Northpoint II PUD.

I have lived on Anthony Rd now for nearly 7 years but have been a resident of Westfield 24 years (since 1998). I love Westfield and purposely chose it for its small town and community feel as well as its excellent school system. All in all a great place to live and raise a family. In 2014 we moved from Setters Run to Anthony Rd specifically to escape the density of a production home community, gain a little elbow room and enjoy county living. Anthony Rd on this northeast corner of the township has become known a jewel, an oasis in Westfield, where larger-lot, estate and county homes abound which in my opinion and the opinions of many, is at the core of the character and roots of Westfield – what makes it a special place to live.

I am a partner at a real estate development company, Midland Atlantic Properties, and consequently am generally supportive of new development and economic growth, when appropriate. However, “appropriate” is the key word here. Westfield’s comprehensive plan specifically calls for this area in question to remain non-dense residential. The comprehensive plan, written in 2010, was a very well-thought-out plan, the collaborative and deliberate effort of hundreds of members of the community, city staff and officials. Why deviate from that plan now and agree to a re-zoning? I understand the need to evolve, adapt and grow as a city but to disregard a recent comprehensive plan and change from agriculture to industrial zoning (regardless of the design and use standard concessions made by the developer) is just not appropriate, not compatible with the area, contrary to the vision of the community, not smart, just plain wrong and quite frankly, offensive. When we (Midland Atlantic) developed Monon Crossing recently (where Chipotle, Denny’s and Burger King are located) at SR 32 & Wheeler Rd, we did seek a rezoning of original parcels containing old homes and also sought minor variances to things like set backs and landscape requirements in our PUD, but all these changes were compatible with the comprehensive plan and very much in the spirit of the city’s and communities’ vision. The Northpoint II PUD is different, a much more drastic and onerous change.

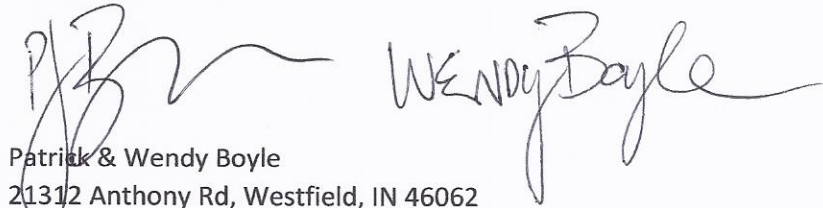
I understand the desire to attract economic growth, jobs and investment, to the area and I am generally supportive of that vision. However, growth must not be at the cost of a well thought-out and established long term comprehensive plan. The Northpoint developer says that he needs larger tracts of

land to attract larger users which cannot be accommodated at the existing Northpointe I development. Please keep in mind that Northpointe I is still not fully leased or committed to so we feel that they do have room in that project to accommodate the growth they seek. More importantly, there are in fact several larger tracts of land south of SR 38 and either adjacent to, contiguous with or nearby North Pointe I and on SR 32 west for US 31, as shown in the official neighborhood objection package we neighbors have submitted to you, most of which are indeed within the appropriate areas and compatible with the comprehensive plan and some already with appropriate zoning and even some with TIF's in place to accomplish what they are looking for. The city constructed the exit off of US 31 at 191st St to make this a gateway into the business park area and more easily accommodate the truck traffic and commercial activity. Let's stay with that plan and keep the commercial and industrial development in these other areas.

Further the neighborhood group and I believe that this re-zoning request does not meet specific legal requirements to qualify for a rezoning (as described in more detail in the neighborhood objection package). If you allow this, it will open the floodgates for industrial development to sprawl further north and east into this corner of the township, eliminating one of Westfield's last non-dense residential and agricultural areas, forever changing the character of the area and consequently changing the complexion of Westfield as a city and community.

We ask that you councilmen and commission members respect the comprehensive plan, preserve the vision of the community and comprehensive plan and vote against the Northpoint II PUD.

Thank you and respectfully yours,

The image shows two handwritten signatures in black ink. The signature on the left is a stylized, cursive 'P' followed by a long horizontal flourish. The signature on the right is written in a more legible, cursive script and reads 'Wendy Boyle'.

Patrick & Wendy Boyle
21312 Anthony Rd, Westfield, IN 46062
317-679-6322
patandwendyboyle@gmail.com
pjboyle@midlandatlantic.us

Pamela Howard

From: Sara Whitcomb <daviskidpsych@icloud.com>
Sent: Friday, February 12, 2021 12:33 PM
To: APC
Subject: Oppose Northpointe Development

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

My name is Dr Sara Davis Whitcomb and I oppose development on the acreage between Hinkle and Anthony Road north of 38. I have an organic farm and Camp Organic which will negatively be impacted by light pollution, traffic, and eventually other environmental pollutants. I have lived in this beautiful rural setting for 15 years and want it to remain the most picturesque road in Hamilton County. Safe for families and wildlife.

Dr. Sara

Sent from my iPhone

Pamela Howard

From: jpedzinski@comcast.net
Sent: Friday, February 12, 2021 12:52 PM
To: APC
Subject: Objection to Petition No. 2008-PUD-09, Ordinance No. 20-25 (Northpoint II PUD)

Warning: This external email is from jpedzinski@comcast.net. Do not click on unexpected or untrusted links and attachments.

February 12, 2021

Objection to Petition No. 2008-PUD-09, Ordinance No. 20-25 (Northpoint II PUD)

Dear Westfield Advisory Plan Commission,

I am writing to express my concern with the thought that the Planning Commission would even consider reviewing the Petition for No. 2008-PUD-09, Ordinance No. 20-25 (Northpoint II PUD)

As a citizen of the Northeast Rural Residential District (NRR), my family relocated to this area for the quiet and scenic location. As part of our selection process, we researched the surrounding Zoning Ordinances and felt comfortable that projects such as Northport II would not be allowed.

Allow me to summarize my concerns...

- A. Nothing in the Northpoint II PUD supports rural residential development. The proposed PUD is blatantly abusive regarding IC 36-7-4-603 Comprehensive Plan.
- B. Current Conditions and character of the land and structures in NRR district will not be maintained as per IC 36-7-4-603 (reasonable regard to current conditions) Most of the residences in this district are on "well water" thus environmental factors contribute to unacceptable risk to our families and homes. The infrastructure (roadways) is mostly supported by the county. Have you taken into consideration the damage caused by heavily laden trucks and the damage they do to county roads? Have you considered the narrow county streets where our children often ride their bikes and play with their pets? The SAFETY Issues need to be addressed.
- C. Property Values – IC -36-7-4-603 (shall pay reasonable regard to the conservation of property values throughout the jurisdiction). You owe the current homeowners the right to understand how this will impact their property values. From my research, the likeability factor of our rural neighborhoods will be diminished, thus effecting our property values, some are suggesting our property values will be 30% lower because of Northpoint II.

There are many more points which are being made by the NRR Citizens which need to be considered.

I feel the APC has no choice but to reject 2008-PUD-09 and their attempt to reclassify land use to anything other than Rural Residential.

I ask you to consider our views, the citizens of NRR, and consider what you would do if this was being proposed in your neighborhood.

I urge you to reject 2008-PUD—09.

Sincerely,

James R Pedzinski
5250 Nightshade Lane
Noblesville, IN 46062

Pamela Howard

From: Melissa Hinshaw <melissa.hinshaw@cumberlandcg.com>
Sent: Friday, February 12, 2021 1:29 PM
To: APC; Council Members
Subject: Northpoint 2 Objection

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

Dear APC & City Council,

I'm writing to object to the Northpoint 2 Development. My husband, Seth Hinshaw & I purchased our home on Anthony Road nearly 14 years ago. We chose this area of Westfield because of it's location and the fact that the majority of the homes on our street were built on at least 3 acre lots with a great amount of space and privacy. We believed that our area would be the last to feel encroached up due to the City and County's Comprehensive Plans. The facts show that the City, the County and the State agreed that we would be the last homes to experience development pressure.

We reside in a unique area of Westfield. We are sandwiched between two beautiful parks. These Nature Parks were donated by the generous land owners who lived here before us. McGregor & Bray Parks are an area unique to this part of our community. Also, it's been announced that the Hamilton County Parks Department has put down earnest money and intends to purchase 108 acres of land to develop into yet another beautiful Nature Park. In order to make plans to purchase this land, Hamilton County did update their Comprehensive Plan. Why wouldn't the City of Westfield update our Comprehensive Plan prior to allowing some piece-meal development that is the polar opposite of the vision for this part of our community.

Allowing an Industrial Park to be built does not pay reasonable regard to:

- the current Character of our community
- the most desirable use of the area
- our property values
- the City or the County Comprehensive Plans

This project not only devalues our properties and quality of life, but provides the basis for what is acceptable north of 38.

That is nowhere in any plan.

In fact, it is exactly the opposite of what our community plan is and the Comprehensive Plan of the county.

If city wants to see that changed and believes more property is needed in Westfield for these type of uses, they need to develop that plan, publicly vet that plan and how they intend to plan the area surrounding it...not impose it where it was never envisioned.

I plead you to do the right thing and vote NO to a development that does not benefit anyone except the developers. If you feel this is a benefit to our City, let's take the time to update our Vision for this area. And do that in a transparent and thoughtfully planned way.

Kind Regards,
Melissa Hinshaw



Melissa Hinshaw

Recruiter

Cumberland

office & mobile: 317-460-6751

www.cumberlandcg.com

[LinkedIn](#) | [Twitter](#) | [Facebook](#)

Pamela Howard

From: rwgudeman@gmail.com
Sent: Friday, February 12, 2021 2:00 PM
To: APC; Council Members
Subject: Concern! Northpoint II development

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

To whom it may concern –

I am writing to express a deep concern over the development of our rural area North of 38 and East of Anthony. The natural features of our area would be completely disrespected in the proposed development. The homestead farms, the equestrian areas, the agricultural life style of us and our neighbors would be compromised with no thought of preservation for the open spaces so needed by the whole community . Please consider development with conservation of rural and open spaces.

I am asking that the APC vote against this Northpoint II Industrial Park PUD.

Thank you.

Rebecca Gudeman

R W Gudeman LLC
20649 Anthony Road
Westfield, IN 46062
P: 317-840-1041
E: rwgudeman@gmail.com

Pamela Howard

From: Sandra Dunbar <sdunbar213@gmail.com>
Sent: Friday, February 12, 2021 2:46 PM
To: APC
Subject: Northpoint II Opposition

Warning: This external email is from sdunbar213@gmail.com. Do not click on unexpected or untrusted links and attachments.

We are residents of the home located at 21344 Anthony Road, Westfield IN 46062. We are writing to further express our concerns about the rezoning of the land at the northeast corner of Anthony Road and SR 38. As stated in a previous email, this proposed rezoning is in total violation of the Westfield-Washington Township Comprehensive Plan. The Westfield-Washington Township Comprehensive Plan allows for development similar to the properties adjacent to the parcel seeking rezoning; low density housing, rural uses including homestead farms, natural appearing open space, limited lighting to preserve night sky, etc. There is no commercial/industrial development noted as acceptable in the comprehensive plan.

There are numerous large acre tracts located and for sale in the Westfield area that are currently zoned for commercial/industrial use. Taking a property surrounded by small farms and low density housing and changing the complexion to be commercial/industrial development park and high density housing, regardless of the income to the city of Westfield, seems ludicrous. By developing the land for its original zoning intent, maintains the culture of the surrounding properties and land.

Thank you in advance for your consideration in our opposition to this rezoning attempt.

David and Sandy Dunbar

David 317-696-0228

Sandy 317-402-4650

Pamela Howard

From: Justin Rusher <justin@hittleconstruction.net>
Sent: Friday, February 12, 2021 5:37 PM
To: Council Members
Cc: APC
Subject: No to Northpoint!

Warning: This external email is from justin@hittleconstruction.net. Do not click on unexpected or untrusted links and attachments.

City of Westfield

As a concerned homeowner that is personally affected by the possibility of adding another section of Northpoint industrial and a new high density subdivision as a buffer please consider what you're doing to the current homeowners, traffic and the plan that was adopted. The area is currently rural ag and was stated to stay rural AG in the plan the city spent millions having prepared. If the industrial area in Northpoint 1 wasn't large enough then why did houses get added into the space. Industrial shouldn't be mixed with Residential especially for what is be allowed on the plan. We currently have 3 businesses that make up northpoint 1 and all the rest of the ground is sitting idle, so why do we need more space already? Keep industrial south of 38! The issue I see with a high density, low price point subdivision is the people it attracts, the affect on current homeowners would have on resale value, theft, vandalism and all you're doing is using them as a buffer!? I would much rather have green space than housing.

The route the city is going it seems there is no plan or the plan they had is thrown out the window and it all just boils down to money and padding pockets. The list of investors on this project shows already that this is the case and I won't go into detail on that matter yet. The way the land was purchased and sold the same day, the amount of money to switch owners on the parcels, the trading of other parcels as favors and the amount of corruption around it all. Look at the current available land currently zoned commercial or industrial and fill it in.

The excuse used for developing it for tax purposes is void because when the city gives 8-10 year tax free to all the existing businesses in northpoint 1 then it's hard to make money when it's all abated.

Please rethink about this plan and turn it down.

This is an agricultural area and needs to remain that way.

Thank you

Justin Rusher

Sent from my iPhone

Pamela Howard

From: Brent Whaley <whaleyb0@yahoo.com>
Sent: Monday, February 15, 2021 5:10 PM
Subject: Objection to Petition No. 2008-PUD-09, Ordinance No. 20-25 (Northpoint II PUD)

Warning: This external email is from whaleyb0@yahoo.com. Do not click on unexpected or untrusted links and attachments.

Hi All

Thanks for taking the time to read my email. I have become very concerned after learning of the 180 degree turn on the plans that include Northpoint II. As a resident of the NRR, my family and I moved to this area for very specific reasons and being next to an industrial park certainly is not one of them. The zoning/state of the proposed land was main reason that we moved into our subdivision. Hinkle Creek Estates is a 60 acre development that gives the country feel that we so desperately desired when we made a significant investment in our home. Even since moving here almost 3 years ago, we have seen a dramatic uptick in accidents on Hinkle and State road 38 and to add an industrial park would increase that traffic exponentially. We use Bray Family Park very regularly and value the quaint spring and summer evenings that this area affords. Our children value the space and relative secretive living in which this area is known. Lastly, the introduction of pollution in many forms (noise, car, water, littering) would directly impact all of us in this area and would be a far cry from farmland in which it was indented. There has to be other options for this to be built. My ask is that you please consider those areas since the future of this site was decided long ago for a park.

This area is one of a kind and introducing this complexity would certainly ruin that for many.

Below is my contact information should you have questions for me.

Brent Whaley
5215 Nightshade Lane
Noblesville IN 46062

317-937-2719 Cell
Hinkle Creek Estates

Thanks,

Brent Whaley
Purdue Alumnus

WRITTEN PUBLIC COMMENTS

Docket Number: 2008-PUD-09
Petitioner: Northpoint Owners, LLC by Clark, Quin, Moses, Scott & Grahn, LLP
Request: Petitioner requests a change of zoning for 183.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Northpoint II PUD District.

Enclosed Attachments:

February 16, 2021 Public Hearing

1. Quisenberry-May, Janet	08/17/2020
2. Squire, Jean and Denise	08/17/2020
3. Savoy, Abby	08/17/2020
4. Schultz, Cheryl	08/17/2020
5. Miler, Ann & Glenn	08/17/2020
6. Beck, Dave	08/20/2020
7. Beck, Lucy	08/20/2020
8. Coy, Vicki	08/24/2020
9. Canada, Brad	08/26/2020
10. Hutchens, Brandon	08/27/2020
11. McCullough, Dale (via mail)	08/25/2020
12. Sommer, Joel & Heather	08/30/2020
13. McCullough, Dale	08/31/2020
14. Pedzinski, James	08/31/2020
15. Mundy, Dennis (via voicemail)	09/01/2020
16. Gudeman, Rebecca	09/02/2020
17. Smith, Amanda	09/08/2020
18. Dunbar, David & Sandy	09/08/2020
19. McCullough, Dale	11/14/2020
20. Dolvin, Steve	12/23/2020
21. Bolinger, Angie	12/29/2020
22. Dolvin, Steve	02/02/2021
23. Canada, Brad	02/02/2021
24. Koehler, Amy	02/02/2021

25. Evans, Kaitalyn & Justin	02/09/2021
26. Hinshaw, Elaine	02/09/2021
27. Santangini, Susannah	02/09/2021
28. May, Jim	02/10/2021
29. Hackman, Paige	02/10/2021
30. Quissenberry-May, Janet	02/10/2021
31. Schultz, Cheryl	02/10/2021
32. Quinlan, Brenda	02/10/2021
33. Kirkwood, Martin	02/11/2021
34. Graber, Jill	02/11/2021
35. Johnson, Ralph	02/11/2021
36. Goodrich, Chuck	02/11/2021
37. Pike, Wayne	02/11/2021
38. Gascho, Timothy	02/11/2021
39. Schillinger, Des	02/11/2021
40. McCullough, Dale	02/11/2021
41. Hogan, Lori	02/11/2021
42. Hogan, James	02/11/2021
43. Pike, Cathy	02/11/2021
44. Armstrong, Tim	02/11/2021
45. Wheeler, Wayne	02/11/2021
46. Lovett, Alyssa	02/11/2021
47. Wheeler, Christy	02/11/2021
48. Sommer, Ted and Carol	02/11/2021
49. Still, Allen	02/12/2021
50. Boyle, Patrick & Wendy	02/12/2021
51. Whitcomb, Sara	02/12/2021
52. Pedzinski, James	02/12/2021
53. Hinshaw, Melissa	02/12/2021
54. Gudeman, Rebecca	02/12/2021
55. Dunbar, David & Sandy	02/12/2021
56. Rusher, Justin	02/12/2021

57. Whaley, Brent

02/16/2021

58. Hunt, Paige

01/31/2022

Pamela Howard

From: Jean <squiredc@gmail.com>
Sent: Sunday, January 30, 2022 9:28 AM
To: APC
Subject: North point 2

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

Hi,
We live on Anthony Rd in Westfield.
We love the secluded area and the ability to escape the "city" noise and distraction.
Your proposal to bring in more development will completely destroy the atmosphere and the property value of our homes.
Please do not allow this project to continue.
Thank you.
Jean and Denice Squire

Sent from my iPad

Pamela Howard

From: Curt Christensen <curtchristensen93@yahoo.com>
Sent: Monday, January 31, 2022 6:53 AM
To: APC
Subject: NP2

**WARNING: This external email is from
curtchristensen93@yahoo.com.**

I am vehemently opposed to the NP2. This is not the place for industrial development. The people living in this area, including myself, moved, and or built here, because we want a rural living environment. There is plenty of land available west of 31 on 236th street. We are turning Westfield into a 1980's Kokomo. We should learn from the mistakes our neighbors two counties north made.

Our home values will be detrimentally affected, as well as the peacefulness of rural living. The industrial development just west of Grassy Branch is the very reason I did not buy or build in that area. The increase in traffic and road deterioration will just ruin a beautiful rural area. Not to mention the additional trash along the road way and surrounding area which invariably happens.

This is just not a very good idea nor is it right. There are other and more appropriate places where an industrial development can be established. Including west on 38. I can only take an educated guess why you are not trying to establish an industrial park that direction.

This is just flat out not the right place and it will never be a good time.

Curt Christensen

Pamela Howard

From: TJ Gascho <tj.gascho@gmail.com>
Sent: Monday, January 31, 2022 7:44 AM
To: APC; planners
Subject: Objection to Petition No. 2008-PUD-09, Ordinance No. 20-25 (Northpoint II PUD)

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

To Whom It May Concern:

I'm writing regarding the proposed Northpoint II PUD. My family and I built our home 5 years ago in Hinkle Creek Estates, which is very close in proximity. We decided to build in Hinkle Creek Estates to enjoy the "country" feel with reasonable access to "city" amenities. We invested significant capital in our home to provide a comfortable and safe environment to raise our three children. I'm sure this is top of mind for many of you when you're making decisions for your respective families. I feel strongly that the Northpoint II PUD will not only jeopardize the safe environment we have for our family, but it will also have a serious negative equity impact on our home value (and many others in the area).

Please take a second to imagine someone building a 170 acre commercially congested business park in your back yard. Ruining the natural rural character. Adding significant traffic! Introducing noise and air pollution, and threatening environmental resources! Meanwhile, devaluing your home up to 30%!! Please provide a scenario where it's unreasonable to object. Unfortunately, this scenario is very real for us if Northpoint II PUD is approved.

During your vote, I hope you will understand and acknowledge the negative impact NP II PUD will have on the surrounding community. Please be considerate of these negative impacts along with many others, and vote "NO" to Northpoint II PUD.

Thank you for your time.

Regards,

Timothy J Gascho II
5164 Morning Mist Ct
Noblesville, IN 46062
P: 317-289-5555

Objection Basis:

-IC 36-7-4-603 (2) (shall pay reasonable regard to the current conditions and the character of current structures and uses in the NRR district)

-IC 36-7-4-603 (4) (shall pay reasonable regard to the conservation of property values throughout the jurisdiction)

Pamela Howard

From: Casey Mihal <casey.mihal@gmail.com>
Sent: Monday, January 31, 2022 12:29 PM
To: APC
Subject: Protest of Northpoint II Industrial Park

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

Dear Westfield APC,

I am a new resident to the area, writing to you in protest of the Northpoint II Industrial Park that is being proposed once again. While I am a newer resident to this area, I was initially drawn to it due to the rural charm. The area is peaceful, quiet, and beautiful. This is in-line with the Westfield Washington Comprehensive Plan. I have reviewed this plan, and it explicitly states the following regarding the land that Northpoint Owners, LLC wishes to develop:

"The policy of this plan is that these areas will be designated as rural for the foreseeable future. In particular, the development for these areas as anything other than rural or agricultural uses in the near future would violate the contiguity policy set out in the general policies."

The plan also describes the following appropriate land uses in the Rural Northeast area:

- Single-family detached houses on large lots or in a Rural or Conservation Subdivision.**
- Accessory dwellings**
- Equestrian uses**
- Agriculture, including artisan farms**
- Institutional uses, such as schools, churches, public safety facilities, and similar uses**

There is no mention of an industrial park being appropriate or allowed in the Rural Northeast area. I currently see no addendum to this comprehensive plan that would change the status of this land to anything other than the rural definition stated in the original plan drafted in 2007. Therefore, I fail to see how an industrial park could possibly be appropriate, nor how it could represent the interests and well being of the residents surrounding this land. Let me also add here that the new proposal from Northpoint Owners, LLC is a pathetic attempt at including a 10 acre park to make up for the destructive 170 acre industrial park. In accordance with this comprehensive plan, I think a 180 acre park with 0 acres of industrial park would be much more appropriate, and much desired by the residents of the area.

Development of this rural land into an industrial park would send one very clear message: corporate interests are far more important than the interests of your constituents. If this land is to be converted into an industrial park, then it would seem the appropriate progression would be to first call for revision the comprehensive plan with input from the community. Proceeding with development of the land into an industrial park without revision of the plan would surely be a way to lose the trust and support of your constituents.

I will close this letter with a quick reflection of the land in question. I drove around the area today to better understand the physical impact that the industrial park could have. A large majority of this land is occupied by agriculture. The remainder of the land seemed to be wooded and grassland area. Agriculture is already shrinking in the United States (Indiana included) because corporate interests and money are taking over the land. The current supply chain issues our country is facing should offer a stark reminder that we cannot rely 100% on the global distribution network for our food supply. Localized food production should always have a place in Indiana. It would seem that the City of Westfield has already done away with the majority of it's

agricultural land for industrial or commercial purposes. It would be quite upsetting, and frankly detrimental to continue this trend in the Rural Northeast area.

I look forward to speaking my opinions at the upcoming hearings, so that the APC can know without a doubt that I am fully against the Northpoint II Industrial Park.

Best Regards,

Casey Mihal

Pamela Howard

From: Canada, Brad <brad.canada@stryker.com>
Sent: Monday, January 31, 2022 1:32 PM
To: APC
Subject: Northpoint II

**WARNING: This external email is from
brad.canada@stryker.com.**

APC Members,

I have sent emails in the past but wanted to re-voice my position on continued development north of SR38 as I see this is coming back up stemming from a hard push in 2021 from the Developer.

My name is Brad Canada and live at 20945 Anthony Road. There has been numerous conversations going on among the neighbors that live on Anthony Road as well as up and down SR38. We know that there is a developer that is aggressively looking to gain approval to rezone a rural "residential" area into a massive industrial park. I wanted to share my perspective and reiterate that I would like your support to not approve this rezoning.

I have only been living in this area for 5 years (grew up in Fishers) but the broader SR38/Anthony/31/Hinkle Creek northeastern part of Westfield is a special place. Driving up through Anthony feels more like Brown County vs Hamilton County. McGregor Park and Bray Family Park makes this area even more special but it's the surrounding areas that add to that. Westfield is a fast growing place and there is so many advantages to that and one that drew us to the area to begin with (schools, people, growth, amenities, etc). Growth in this area is a GOOD thing but there needs to be a balance to protect certain areas to offset the traffic, noise, etc. A HUGE industrial park was just approved south of SR38 that is still being developed so to approve another 180+ acre park + the future progression to then approve another 180+ acre plot on Anthony makes this rural area feel like we are down in Plainfield in the midst of their distribution and industrial areas. Westfield would then be losing a huge chunk of green space that could potentially be a nice residential area that could in theory connect both parks and be a place where the community could get away from the traffic, noise, chaos of what other parts could be.

I plan on raising my 3 young kids in this house and be here forever and part of that decision was giving them an area that was safe. I fear the traffic, I fear the amount of people commuting here daily that is not bought in or involved in this community, I fear the pollution/trash, and most importantly – I fear that this area and this community loses a huge part of what makes this community different that a Fishers, Carmel, or Noblesville. That is the ability to properly plan for future growth by also protecting pockets of the community that make it feel green and enjoy the beautiful scenes of nature and a rural setting in the pockets of heavy residential/commercial areas. I would MUCH more support a residential zoned area to drive population and keep the green area as close to what we can and continue to build out south of 38 and other areas that are more suited for industrial growth.

We do need industrial growth and areas to bring businesses here (which we have south of SR38 and pockets west on 31) but I strongly encourage you all to please have the voice of your residents and our strong views against turning the most beautiful area in all of central Indiana into a massive concrete industrial zone that would have a huge negative impact on so many people and so many things. Please consider our request to vote "NO" to rezone these areas as industrial north of 38. Please consider keeping the industrial growth and overall focus be on the land and acreage that has already been approved just south of 38 and other areas that have been designated already as "industrial" for further expansion. This

Anthony Road area between the 2 parks could be an AMAZING area to have future residential neighborhoods (as it is currently zoned), green space and parks for generations to come.

Respectfully,

Brad Canada

Brad.canada@stryker.com

703-431-4083

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Pamela Howard

From: Goodrich, Chuck <cgoodrich@gaylor.com>
Sent: Tuesday, February 1, 2022 12:26 PM
To: APC
Cc: Capozzi, Rafael
Subject: IN STRONG OPPOSITION to Northpoint II Proposal (petition Docket #2008-PUD-09)

**WARNING: This external email is from
cgoodrich@gaylor.com.**

Dear Council,

I am writing to express my strong opposition to The Northpoint II PUD (Planned Unit Development). This project will be quite detrimental to the surrounding area and there is widespread opposition among the nearby property owners, residents, and voters. The addition of a 152 acre commercial/industrial park in this area, with building heights up to 45 feet, will destroy local wildlife habitat, lower the property values of our existing community, increase traffic congestion and replace quiet, calming rural residential serenity with active, hectic commercial chaos.

Property values in the area will undoubtedly decrease if you approve Northpoint II PUD, which includes dense housing on less than 1/4 acre lots with 10 feet between houses, along with other reduced-space arrangements. This project is not consistent with the existing neighborhoods in the area and these neighborhoods will suffer unless you act to stop it. Traffic is also a major area of concern. Increased traffic on State Road 38 will be terrible since this is the only planned access to the development. While the traffic may be lighter on average, the local neighborhood traffic will disproportionately surge during morning and evening rush hours, causing traffic and safety issues during critical times for the existing neighborhoods. In general, the area traffic is continuing to increase, and heavy traffic is already common at times on State Road 38, which may not have been anticipated.

Another issue that also does not seem to be adequately considered is the noise. Our area was not structured to implement such a park, with houses so close to the proposed site where noise travels freely. The noise would be unacceptable for our rural community.

I urge you to reject the proposed development, and from recent meetings and discussions with my neighbors, everyone is in agreement that this development tears apart the natural beauty of Hamilton County - a quality it holds dear. Not a single surrounding property owner supports this.

Best regards,

Chuck Goodrich

5015 Nightshade Lane

Noblesville, IN 46062

317-716-7117



Representative Chuck Goodrich
Indiana State House, District 29

President & CEO

Gaylor Electric, Inc.

17230 Kraft Court

Noblesville, IN. 46060

O: 317.214.6300 | M: 317.716.7117



Oops – Please forgive spelling & grammar errors.

Pamela Howard

From: Canada, Brad <brad.canada@stryker.com>
Sent: Tuesday, February 1, 2022 1:27 PM
To: APC
Subject: RE: Northpoint II

**WARNING: This external email is from
brad.canada@stryker.com.**

APC Members,

I also want to add to my email below. After our meeting last night, I want to more directly say regardless of the park, the easement acreage, whatever the developers come back with – I WILL NOT ever approve or support this re-zone project.

There is way too much land already zoned industrial in Westfield and opportunities south of SR38 to develop before we should ever assess or even look at flipping the plan and script for this land SOLELY because a well known developer with a well known personal relationship with the city owns the land.

It would be so disappointing for the city to approve this given there are 3 beautiful parks in that same area that potentially could have a concrete jungle right in the middle of it all with an insane amount of industrial traffic, commuters and numerous stop lights off SR38.

I want to please urge the city to develop the other areas that are zoned industrial. If anything, be flexible with taking 3 acre home lots down to 1 acre to generate more tax revenue. I would much rather see residential and parks vs industrial.

From: Canada, Brad
Sent: Monday, January 31, 2022 1:32 PM
To: 'APC@westfield.in.gov' <APC@westfield.in.gov>
Subject: Northpoint II

APC Members,

I have sent emails in the past but wanted to re-voice my position on continued development north of SR38 as I see this is coming back up stemming from a hard push in 2021 from the Developer.

My name is Brad Canada and live at 20945 Anthony Road. There has been numerous conversations going on among the neighbors that live on Anthony Road as well as up and down SR38. We know that there is a developer that is aggressively looking to gain approval to rezone a rural “residential” area into a massive industrial park. I wanted to share my perspective and reiterate that I would like your support to not approve this rezoning.

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begin with (schools, people, growth, amenities, etc). Growth in this area is a GOOD thing but there needs to be a balance to protect certain areas to offset the traffic, noise, etc. A HUGE industrial park was just approved south of SR38 that is still being developed so to approve another 180+ acre park + the future progression to then approve another 180+ acre plot on Anthony makes this rural area feel like we are down in Plainfield in the midst of their distribution and industrial areas. Westfield would then be losing a huge chunk of green space that could potentially be a nice residential area that could in theory connect both parks and be a place where the community could get away from the traffic, noise, chaos of what other parts could be.

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We do need industrial growth and areas to bring businesses here (which we have south of SR38 and pockets west on 31) but I strongly encourage you all to please have the voice of your residents and our strong views against turning the most beautiful area in all of central Indiana into a massive concrete industrial zone that would have a huge negative impact on so many people and so many things. Please consider our request to vote “NO” to rezone these areas as industrial north of 38. Please consider keeping the industrial growth and overall focus be on the land and acreage that has already been approved just south of 38 and other areas that have been designated already as “industrial” for further expansion. This Anthony Road area between the 2 parks could be an AMAZING area to have future residential neighborhoods (as it is currently zoned), green space and parks for generations to come.

Respectfully,

Brad Canada
Brad.canada@stryker.com
703-431-4083

Follow this link to read our [Privacy Statement](#)

Pamela Howard

From: JANET QUISENBERRY <bichon2222@gmail.com>
Sent: Wednesday, February 2, 2022 12:52 PM
To: APC
Subject: Opposition to NP II PUD

**WARNING: This external email is from
bichon2222@gmail.com.**

February 2, 2022

To the members of the Westfield APC

Thank you for devoting your time to Westfield, Indiana.

The Northpoint II PUD will be coming up before you on February 22. My name is Janet Quisenberry-May and I am asking again that you please vote NO on this PUD. It goes against the citizens of this rural residential area in Washington Township, which is spelled out in the Westfield, Washington Comprehensive Plan.

Please keep this area east of highway 31, highway 38 and North , Anthony Road including 216th street, and including Hinkle Rd. where Bray Park is located, rural residential, NO industrial park.

The Department of Natural Resources and the Hamilton County Parks Department have declared Hamilton County with an alarming scarcity of green space.

Please vote NO on this PUD and thank you for reading my opposition letter to this industrial park, it just doesn't fit into a rural residential township.

God bless you
Janet Quisenberry-May

Pamela Howard

From: Sharon Vento <skvento56@gmail.com>
Sent: Wednesday, February 2, 2022 3:33 PM
To: APC
Subject: Fwd: Northpoint II Proposal (Petition Docket #2008-PUD-09)

**WARNING: This external email is from
skvento56@gmail.com.**

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

From: **Sharon Vento** <skvento56@gmail.com>
Date: Tuesday, February 1, 2022
Subject: Northpoint II Proposal (Petition Docket #2008-PUD-09)
To: ginnykelleher@gmail.com, rkburkman@gmail.com, rhorkay@westfield.in.gov, mjohns@westfield.in.gov,
cspoljaric@westfield.in.gov, apc@westfield.in.gov
Cc: Sharon Vento <skvento56@gmail.com>

We are writing to you to express our total opposition to Subject Docket regarding the proposed Northpoint II Industrial Park. We are residents of the Hinkle Creek Estates Subdivision and our address is 5245 Nightshade Lane in Noblesville, IN 46062.

If the Northpoint II Industrial Park proposal is approved, the potential effect to our property includes:

Significantly increased traffic

Increased noise near our neighborhood

Air pollution

Home property value loss ranging from 15% to 30%

Contaminated ground water feeding neighborhood wells

Drainage problems

Loss of natural habitats for wildlife

Devastation of our rural atmosphere

We plead with you to not approve this docket #2008-PUD-09 for the building of the Northpoint II Industrial Park..

Thank you,

Frank and Sharon Vento

Pamela Howard

From: Lori-Kate Mihal <lorikate.mihal@gmail.com>
Sent: Wednesday, February 2, 2022 8:06 PM
To: ginnykelleher@gmail.com; Kristen Burkman; Robert Horkay; Mike Johns; Cindy Spoljaric
Cc: APC
Subject: Against Northpoint 2 Industrial Park

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

Hello Westfield APC,

I am writing to you in protest of the Northpoint 2 Industrial park proposal that is being heard by the APC on February 22nd. This proposal goes directly against the Westfield Washington Township Comprehensive plan, which states that the land in question is rural residential. If the zoning of this land is to change, it should be done properly with input from the city (especially the residents of this area). Allowing a wealthy business owner to change zoning laws is quite an offensive practice.

Should this proposal be approved, it would cause irreversible and detrimental harm to the surrounding area. The wildlife and natural beauty of the area would be destroyed. There would also be an unbearable amount of noise, light, and air pollution coming from this industrial park that would make the surrounding area unlivable for homeowners. I fail to see how this is just for anyone who has lived in the area.

I would implore you to vote against this rezoning proposal when it is heard. Remember that you represent your constituents, the people, not big businesses.

Best Regards,

Lori-Kate Mihal

Pamela Howard

From: Cami Still <cami.still@gmail.com>
Sent: Thursday, February 3, 2022 2:02 PM
To: APC
Subject: Neighbor Writing to Object to Northpoint Owners' petition PUD 2008-PUD-09

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

Dear members of the City of Westfield's Advisory Plan Commission ("APC"),

I live at 4965 Morning Mist Court, Noblesville 46062 on the east side of the proposed Northpoint II Industrial Park. I firmly object to the Northpoint Owners, LLC Petition 2008-PUD-09. I understand that it petitions to change the land use from an existing agriculture/single-family rural use to an Industrial, Commercial and Single-Family High Density use. My sincere hope is that the APC will unanimously reject 2008-PUD-09 in order to preserve and honor the Westfield-Washington Township Comprehensive Plan as we all have and to protect the acceptable use and development of the property in the *Northeast Rural Residential District* as rural residential and agricultural only.

Sincerely,

Cami Still

Pamela Howard

From: JANET QUISENBERRY <bichon2222@gmail.com>
Sent: Thursday, February 3, 2022 2:06 PM
To: APC; Council Members
Subject: Opposition to Northpoint II PUD

**WARNING: This external email is from
bichon2222@gmail.com.**

To the Westfield APC and the Westfield City Council,

Thank you so much for your dedication to the betterment and protection of the Westfield area.

My name is Janet Quisenberry-May, I am again writing to oppose the Northpoint II PUD. This has constantly been in my mind and prayers for about a year and a half. These are the things that I can do for this beautiful rural residential area of Westfield, Washington Township, which those who put their time and vision into the Comprehensive Plan, knew should be preserved as AG-SF1, a rural district. Many great citizens in this section East of highway 31, highway 38 and North on Anthony Road to 216th street, then South on Hinkle Road back to 38, have based their faith in this, remaining rural residential, and oppose an industrial park on the 183 acres, that Northpoint II is wanting to commercialize.

As you can see from our remonstrance package submitted in Feb. 2021, there were 183 signatures obtained opposing this Industrial Park, and 56 letters from concerned citizens around this entire area.

Anyone who enjoys Bray Park does not want an Industrial Park jammed right up to the boundaries. No one who invested in their futures in this area want to possibly lose their water supply, have their nights turned into bright lights have their lungs contaminated by the constant dust and dirt generated by huge earth moving equipment, shoveling the earth up, the dirt and dust is not breathable, and it saturates the trees, gardens, houses all the time, not to mention the noise, and the earth shaking. This is not a one day event, look at Northpoint one, that has been a dirt heap for years and will be for years to come. Also with this, now being the "Great Resignation" period of time, who knows if commercial buildings and industrial parks will be a valid source of tax dollars for Westfield, especially with all the tax abatements that some businesses can receive. Right now Westfield gets regular property tax dollars on these homes in this area and the farm land.

Nobody knows what the future holds in these uncertain times, but God almighty. Please keep these citizens in this area safe and in their rural residentially zoned area, please don't turn it into a place of rezoned commercial uses. This PUD does not fit, put it into some of the 1000 acres or more that Westfield already has zoned for commercial. Please protect your rural residential area from commercial use and this horrible Industrial Park, please vote to protect the citizens that already live, move and have their being in this beautiful rural area. Thank you, and may God bless you.

Janet Quisenberry-May

Sent from my iPad

Pamela Howard

From: Kelly Miller <ckmiller5466@gmail.com>
Sent: Thursday, February 3, 2022 2:29 PM
To: APC
Subject: Northpoint

**WARNING: This external email is from
ckmiller5466@gmail.com.**

Dear members of the City of Westfield's Advisory Plan Commission ("APC"),

I live at 5019 Morning mist ct noblesville on the east side of the proposed Northpoint II Industrial Park. I firmly object to the Northpoint Owners, LLC Petition 2008-PUD-09. I understand that it petitions to change the land use from an existing agriculture/single-family rural use to an Industrial, Commercial and Single-Family High Density use. My sincere hope is that the APC will unanimously reject 2008-PUD-09 in order to preserve and honor the Westfield-Washington Township Comprehensive Plan as we all have and to protect the acceptable use and development of the property in the *Northeast Rural Residential District* as rural residential and agricultural only.

Sincerely,"
Kelly Miller

Pamela Howard

From: shari mcgrath <sharimcgrath@yahoo.com>
Sent: Thursday, February 3, 2022 3:14 PM
To: APC
Subject: I Object to Northpoint Owners' petition PUD 2008-PUD-09

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

Dear members of the City of Westfield's Advisory Plan Commission ("APC"),

I live at 5244 Morning Mist Ct, Noblesville, on the east side of the proposed Northpoint II Industrial Park. I firmly object to the Northpoint Owners, LLC Petition 2008-PUD-09. I understand that it petitions to change the land use from an existing agriculture/single-family rural use to an Industrial, Commercial and Single-Family High Density use. My sincere hope is that the APC will unanimously reject 2008-PUD-09 in order to preserve and honor the Westfield-Washington Township Comprehensive Plan as we all have and to protect the acceptable use and development of the property in the *Northeast Rural Residential District* as rural residential and agricultural only.

Sincerely,
Shari McGrath

Pamela Howard

From: Chris McGrath <rchrismcgrath@gmail.com>
Sent: Thursday, February 3, 2022 3:18 PM
To: APC
Subject: OBJECTION!

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

My family lives at 5244 Morning Mist Ct, Noblesville, on the east side of the proposed Northpoint II Industrial Park. I firmly object to the Northpoint Owners, LLC Petition 2008-PUD-09. I understand that it petitions to change the land use from an existing agriculture/single-family rural use to an Industrial, Commercial and Single-Family High Density use. My sincere hope is that the APC will unanimously reject 2008-PUD-09 in order to preserve and honor the Westfield-Washington Township Comprehensive Plan as we all have and to protect the acceptable use and development of the property in the *Northeast Rural Residential District* as rural residential and agricultural only.

Thank you -

--

Chris

Pamela Howard

From: Amy Koehler <tdogplus@yahoo.com>
Sent: Thursday, February 3, 2022 3:35 PM
To: APC
Subject: Northpoint Industrial Park II

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

I am a homeowner of two properties effected by the proposed development on SE 38. Northpoint Park II I feel will not only devalue my houses at 21500 Anthony Rd. and 5091 SR 38 but those of my neighbors. It goes without saying the traffic, noise and associated changes it brings will also be unacceptable. Please include my wife and I as two more people AGAINST the approval of this plan.
Michael Tinder.

Pamela Howard

From: Emily McGrath <emcgrath1999@yahoo.com>
Sent: Thursday, February 3, 2022 3:58 PM
To: APC
Subject: I Object to Northpoint Owners' petition PUD 2008-PUD-09

**WARNING: This external email is from
emcgrath1999@yahoo.com.**

Dear members of the City of Westfield's Advisory Plan Commission ("APC"),

I live at 5244 Morning Mist Ct, Noblesville, on the east side of the proposed Northpoint II Industrial Park. I firmly object to the Northpoint Owners, LLC Petition 2008-PUD-09. I understand that it petitions to change the land use from an existing agriculture/single-family rural use to an Industrial, Commercial and Single-Family High Density use. My sincere hope is that the APC will unanimously reject 2008-PUD-09 in order to preserve and honor the Westfield-Washington Township Comprehensive Plan as we all have and to protect the acceptable use and development of the property in the *Northeast Rural Residential District* as rural residential and agricultural only.

Sincerely,
Emily McGrath

[Sent from Yahoo Mail for iPhone](#)

Pamela Howard

From: Gmail - Family <atdepew@gmail.com>
Sent: Thursday, February 3, 2022 4:11 PM
To: APC
Subject: Neighbor Writing to Object to Northpoint Owners' petition PUD 2008-PUD-09"

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

Dear members of the City of Westfield's Advisory Plan Commission ("APC"),

I live at 20185 Starlight court, Noblesville, IN 46062 on the east side of the proposed Northpoint II Industrial Park. I firmly object to the Northpoint Owners, LLC Petition 2008-PUD-09. I understand that it petitions to change the land use from an existing agriculture/single-family rural use to an Industrial, Commercial and Single-Family High Density use. My sincere hope is that the APC will unanimously reject 2008-PUD-09 in order to preserve and honor the Westfield-Washington Township Comprehensive Plan as we all have and to protect the acceptable use and development of the property in the *Northeast Rural Residential District* as rural residential and agricultural only.

Sincerely,
Andrew DePew

Sent from my iPhone

Pamela Howard

From: Trish DePew <trish.depew89@gmail.com>
Sent: Thursday, February 3, 2022 4:14 PM
To: APC
Subject: Neighbor Writing to Object to Northpoint Owners' petition PUD 2008-PUD-09"

**WARNING: This external email is from
trish.depew89@gmail.com.**

Dear members of the City of Westfield's Advisory Plan Commission ("APC"),

I live at 20185 starlight court, Noblesville, In 46062
on the east side of the proposed Northpoint II Industrial Park. I firmly object to the Northpoint Owners, LLC Petition 2008-PUD-09. I understand that it petitions to change the land use from an existing agriculture/single-family rural use to an Industrial, Commercial and Single-Family High Density use. My sincere hope is that the APC will unanimously reject 2008-PUD-09 in order to preserve and honor the Westfield-Washington Township Comprehensive Plan as we all have and to protect the acceptable use and development of the property in the *Northeast Rural Residential District* as rural residential and agricultural only.

Sincerely,
Patricia DePew

Sent from my iPhone

Sent from my iPhone

Pamela Howard

From: Allen Still <allen.still@gmail.com>
Sent: Thursday, February 3, 2022 5:22 PM
To: APC
Subject: Neighbor Writing to Object to Northpoint Owners' petition PUD 2008-PUD-09

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

Members of the City of Westfield's Advisory Plan Commission ("APC"),

I live at 4965 Morning Mist Ct (Hinkle Creek Estates) on the east side of the proposed Northpoint II Industrial Park. I firmly object to the Northpoint Owners, LLC Petition 2008-PUD-09. I understand that it petitions to change the land use from an existing agriculture/single-family rural use to an Industrial, Commercial and Single-Family High Density use. My sincere hope is that the APC will unanimously reject 2008-PUD-09 in order to preserve and honor the Westfield-Washington Township Comprehensive Plan as we all have and to protect the acceptable use and development of the property in the *Northeast Rural Residential District* as rural residential and agricultural only.

Sincerely,
Allen Still

Pamela Howard

From: Keaton Still <keaton.still@yahoo.com>
Sent: Thursday, February 3, 2022 5:24 PM
To: APC
Subject: Neighbor Writing to Object to Northpoint Owners' petition PUD 2008-PUD-09

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

Members of the City of Westfield's Advisory Plan Commission ("APC"),

I live in Hinkle Creek Estates on the east side of the proposed Northpoint II Industrial Park. I firmly object to the Northpoint Owners, LLC Petition 2008-PUD-09. I understand that it petitions to change the land use from an existing agriculture/single-family rural use to an Industrial, Commercial and Single-Family High Density use. My sincere hope is that the APC will unanimously reject 2008-PUD-09 in order to preserve and honor the Westfield-Washington Township Comprehensive Plan as we all have and to protect the acceptable use and development of the property in the *Northeast Rural Residential District* as rural residential and agricultural only.

Sincerely,
Keaton M Still

Pamela Howard

From: Ainsley Still <ainsley.still@yahoo.com>
Sent: Thursday, February 3, 2022 5:25 PM
To: APC
Subject: Neighbor Writing to Object to Northpoint Owners' petition PUD 2008-PUD-09

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

Members of the City of Westfield's Advisory Plan Commission ("APC"),

I live at 4965 Morning Mist Ct (Hinkle Creek Estates) on the east side of the proposed Northpoint II Industrial Park. I firmly object to the Northpoint Owners, LLC Petition 2008-PUD-09. I understand that it petitions to change the land use from an existing agriculture/single-family rural use to an Industrial, Commercial and Single-Family High Density use. My sincere hope is that the APC will unanimously reject 2008-PUD-09 in order to preserve and honor the Westfield-Washington Township Comprehensive Plan as we all have and to protect the acceptable use and development of the property in the *Northeast Rural Residential District* as rural residential and agricultural only.

Sincerely,
Ainsley

Pamela Howard

From: Corinne Still <corinne.still@yahoo.com>
Sent: Thursday, February 3, 2022 5:26 PM
To: APC
Subject: Neighbor Writing to Object to Northpoint Owners' petition PUD 2008-PUD-09

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

Members of the City of Westfield's Advisory Plan Commission ("APC"),

I live at 4965 Morning Mist Ct (Hinkle Creek Estates) on the east side of the proposed Northpoint II Industrial Park. I firmly object to the Northpoint Owners, LLC Petition 2008-PUD-09. I understand that it petitions to change the land use from an existing agriculture/single-family rural use to an Industrial, Commercial and Single-Family High Density use. My sincere hope is that the APC will unanimously reject 2008-PUD-09 in order to preserve and honor the Westfield-Washington Township Comprehensive Plan as we all have and to protect the acceptable use and development of the property in the *Northeast Rural Residential District* as rural residential and agricultural only.

Sincerely,
Corinne Still

Pamela Howard

From: Todd Megyese <toddmegyese@gmail.com>
Sent: Thursday, February 3, 2022 5:48 PM
To: APC
Subject: Northpoint 2

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

Hi, my name is Todd Megyese. I recently moved in to the neighborhood Havenwood on Hinkle Rd. My family and I moved here from the city. We absolutely love being a little in the country with no businesses around and only neighborhoods. I'm asking you please to not go through with the plans of Northpoint 2! If I would have known this would happen, I would have never moved here. We love the neighborhood and beautiful parks, and would hate to see a business park this close. We don't want the traffic, the noise, the light pollution, or any of it! I along with many others ask you to keep this a residential area/ farm area!

Pamela Howard

From: Jenny Williams <jennyjowalter@gmail.com>
Sent: Friday, February 4, 2022 9:03 AM
To: APC
Subject: Neighbor Writing to Object to Northpoint Owners' petition PUD 2008-PUD-09

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

Dear members of the City of Westfield's Advisory Plan Commission ("APC"),

I live at 5095 Nightshade Lane on the east side of the proposed Northpoint II Industrial Park. I firmly object to the Northpoint Owners, LLC Petition 2008-PUD-09. I understand that its petitions to change the land use from an existing agriculture/single-family rural use to an Industrial, Commercial and Single-Family High-Density use. My sincere hope is that the APC will unanimously reject 2008-PUD-09 in order to preserve and honor the Westfield-Washington Township Comprehensive Plan as we all have and to protect the acceptable use and development of the property in the Northeast Rural Residential District as rural residential and agricultural only.

Sincerely,
Jenny Williams

Pamela Howard

From: chad.miller midstatellc.com <chad.miller@midstatellc.com>
Sent: Friday, February 4, 2022 9:10 AM
To: APC
Subject: Neighbor Writing to Object to Northpoint Owners' petition PUD 2008-PUD-09

**WARNING: This external email is from
chad.miller@midstatellc.com.**

Dear members of the City of Westfield's Advisory Plan Commission ("APC"),

I live at 5019 Morning Mist Court, Noblesville, IN on the east side of the proposed Northpoint II Industrial Park. I firmly object to the Northpoint Owners, LLC Petition 2008-PUD-09. I understand that it petitions to change the land use from an existing agriculture/single-family rural use to an Industrial, Commercial and Single-Family High Density use. My sincere hope is that the APC will unanimously reject 2008-PUD-09 in order to preserve and honor the Westfield-Washington Township Comprehensive Plan as we all have and to protect the acceptable use and development of the property in the *Northeast Rural Residential District* as rural residential and agricultural only.

Sincerely,

Thanks,
Chad Miller
President
Mid-State Engineering LLC
986 Industrial Dr
Tipton, IN 46072

317-660-6454 ph
317-245-2540 fax
765-437-1550 cell



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Pamela Howard

From: jpedzinski@comcast.net
Sent: Friday, February 4, 2022 1:36 PM
To: APC
Subject: Neighbor Writing to Object to Northpoint Owners' petition PUD 2008-PUD-09
Importance: High

**WARNING: This external email is from
jpedzinski@comcast.net.**

Dear members of the City of Westfield's Advisory Plan Commission ("APC"),

I live at 5250 Nightshade Lane, on the east side of the proposed Northpoint II Industrial Park.

I firmly object to the Northpoint Owners, LLC Petition 2008-PUD-09.

I understand that it petitions to change the land use from an existing agriculture/single-family rural use to an Industrial, Commercial and Single-Family High Density use.

My sincere hope is that the APC will unanimously reject 2008-PUD-09 in order to preserve and honor the Westfield-Washington Township Comprehensive Plan as we all have and to protect the acceptable use and development of the property in the *Northeast Rural Residential District* as rural residential and agricultural only.

Sincerely,
James R Pedzinski

Pamela Howard

From: JANET QUISENBERRY <bichon2222@gmail.com>
Sent: Friday, February 4, 2022 3:09 PM
To: APC; Council Members
Subject: NorthpointII PUD

**WARNING: This external email is from
bichon2222@gmail.com.**

This is Janet Quisenberry—May, I am opposed to this PUD/, Industrial Park. The citizens of this rural residential area should be protected, not thrown under thousands of lbs. of mud, concrete, and asphalt. Please vote NO to NorthpointII PUD,

Thank you and God bless, Janet

Sent from my iPad

Pamela Howard

From: Jim May <jrmay47@gmail.com>
Sent: Friday, February 4, 2022 4:16 PM
To: APC; Council Members
Subject: Opposition Northpoint II PUD

**WARNING: This external email is from
jrmay47@gmail.com.**

I strongly oppose the Northpoint II PUD. The area in question is zoned rural residential. As Hamilton County grows green space needs to be preserved. Families located to this area of Hamilton County to enjoy the beautiful and peaceful ambiance of the natural landscape.

God bless,

Jim May

Pamela Howard

From: James Hogan <james.hogan@elamusa.com>
Sent: Monday, February 7, 2022 9:00 PM
To: APC; planners
Subject: Re: James Hogan's Objection to Petition No. 2008-PUD-09, Ordinance No. 20-25 (Northpoint II PUD)
Attachments: 20210202_NRRCitizens_RmnstrtnAgnst2008-PUD-09(Cert).pdf

**WARNING: This external email is from
james.hogan@elamusa.com.**

Good evening members of the APC,

I am writing to renew my objection to the petition for 2008-PUD-09 filed nearly one year ago today and outlined further below. In short, nothing has changed.

The tweaks to the petitioner's plan presented on Monday (1/31/22) fails to address our demand from the public meetings over 1 year ago. Our demand back then was to simply follow the rules and develop the land in a manner that respects the intended land use of the Northeast Rural Residential ("NRR") District - just as every other land owner in the NRR District has done. It's not asking much at all.

What the petitioners presented last Monday was lipstick on a pig. They chose to ignore the attached *Remonstrance Against Northpoint II PUD*, dated 2/2/21, but we the people surrounding the land of 2008-PUD-09 find the document even more relevant today than when it was first produced.

Please end this sordid tale, and end it emphatically. VOTE AGAINST 2008-PUD-09 UNANIMOUSLY.

Sincerely,

--

James P. Hogan, LPG



The **ELAM** Group

161 Lakeview Drive
Suite B
Noblesville, IN 46060

President & CEO
(888) 510-3526 x102 · Cell: (317) 316-2437 · elamusa.com

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attachments from your computer system. We do not waive the confidentiality of this e-mail message and any attachments by the transmission of this e-mail message.

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On Thu, Feb 11, 2021 at 4:53 PM James Hogan <james.hogan@elamusa.com> wrote:

Good afternoon and greetings members of the Advisory Plan Commission ("APC") and City Council of the City of Westfield.

I am writing to you today to voice my sincere objection to the above-referenced planned unit development ("PUD") petition. My wife and I, Lori, along with our 4 children, dog and 2 cats, reside in our home at 20275 Dayspring Court in Noblesville, Indiana. The home is the northwesternmost home within the Hinkle Creek Estates subdivision. We are making a significant investment in upgrading our home over the next couple of months and plan to be here a long time.

Our subdivision consists of 2+ acre lots in a rural residential setting complete with well water, septic fields and propane tanks. The neighborhood is on the east side of Hinkle Road. Our neighbor to the west is the *Bray Family Homestead Park*. We have a reassuring feeling knowing that the entire area west of us is in the Northeast Rural Residential district and will therefore never be developed into anything more than Rural Residential homes, agriculture or a Conservation Subdivision. This was a huge factor in us deciding where to live. We love how our rural residential neighborhood meshes so well with that of the Northeast Rural Residential district of Washington Township.

In fact, over the past few years since we moved in, I have praised the responsibility of the City of Westfield/Washington Township in abiding by its Comprehensive Plan. I have trumpeted these praises to my friends and neighbors Dez Schillinger and Rob Hanlon - two significant employers within the City of Westfield. I tell them I wish every community operated like Westfield. Our confidence that the City of Westfield/Washington Township will maintain a governing body that makes politically stable and logical decisions that are empathetic to its residents and neighbors like myself helps me sleep well at night.

On Tuesday, 2/16/21, my faith in your politically stable, logical decision-making abilities will be put to the test. Our entire neighborhood is worried. I am worried.

We want you to vote no to 2008-PUD-09. We offer a logical basis for you to say no. That logic is rooted in a document that Wayne and Christy Wheeler will send you in an emailed attachment, a document entitled *Remonstrance Against Northpoint II PUD*, dated 2/2/21.

Read it and enjoy it. It provides you a basis for rejection.

In the meantime, I will pray.

I pray that your hearts be touched by the 183+ residents who join me in objecting to this 2008-PUD-09 abomination - noting that not one resident we reached supported it. I pray that you uphold your Comprehensive Plan. And, lastly, I pray that you have courage to VOTE NO, in the face of certain political and monetary pressure, to 2008-PUD-09.

Sincerely,

--

James P. Hogan, LPG

[161 Lakeview Drive](#)
[Suite B](#)
[Noblesville, IN 46060](#)



President & CEO

(888) 510-3526 x102 · Cell: (317) 316-2437 · elamusa.com

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--

Pamela Howard

From: Wayne Wheeler <wwheeler@REINDERS.com>
Sent: Wednesday, February 9, 2022 10:57 AM
To: APC; Council Members
Subject: Letter of Opposition to Northpoint II PUD

**WARNING: This external email is from
wwheeler@REINDERS.com.**

Dear APC and Council Members,

I am writing in opposition to the Northpoint PUD (2008-PUD-09). When I bought my land 4 years ago on Anthony Rd I used the City of Westfield's Comprehensive plan along with the county's plan as a reference guide as to where to look for land. The spot I chose was largely based on the fact that it was 3 acres in the country, surrounded by agricultural land with little chance of having development around me. After having lived in subdivisions my whole life this was a "bucket list" purchase for me. When I bought the property, I knew what the zoning was and what I could build on it. Unlike Northpoint Owners, I did not buy the land and then try to re-zone it for a hog farm or warehouses, I followed the rules set forth in the Comp Plan.

I understand that the Comp Plan is a Policy and not a law, however any amending of the Comp Plan should be a city led process involving multiple public input sessions and not be dictated by a developers re-zoning request. I think you will agree that what is being proposed (industrial/commercial) is diametrically opposed to what the city has put forth in the Comp Plan. I also want to say that I am not against development at all, we need it as a healthy city, however I am against forcing a square peg into a round hole and that's exactly what is going on in this situation. Put industrial/commercial development where it belongs in existing zoned areas and not out in the country in an area that has been thoughtfully protected by the city visionaries in the Comp Plan.

Currently this land is AG-SF1: Agriculture/Single-Family Rural District. The Comp Plan clearly indicates all land on the North side of HWY 38 to fall under this category. (reference page 31 & 32 in Comp Plan) The Rural Northeast quadrant of the township includes single-family residences; agricultural areas, some smaller artisan farms; and some equestrian uses. There are natural areas, including wetlands, wooded areas, and much open farm ground. Also, the area contains two existing large parks, MacGregor and Bray, and there will be a new county park at 216th and Hinkle. Currently there are NO commercial or Industrial uses in the Comp Plan area North of Hwy 38 and East of US 31. However, south of Hwy 38 there is over 1,000 acres of currently zoned commercial/industrial parcels that are undeveloped and already exist on the Comp Plan in designated "business park" areas. Currently there is approximately over 100 acres in Northpoint I that is still available for development. Northpoint I only has 3 buildings, we don't know how it's going to affect our area yet, It's not prudent to approve Northpoint II without even understanding the impact on the area of a completed Northpoint I.

I know somebody is reading this, rolling their eyes and mumbling under their breath something about the city needing to diversify their tax base and add more commercial properties, so let's talk about it. All of us want to

increase the commercial tax base in hopes that someday it will lessen the burden on the residential side. What increases the tax base is buildings that are on the tax rolls and not empty industrial/commercial lots. We can continue to develop ground, but if no one is building on it, then what are we doing? How about we challenge our commercial developers to bring us businesses that are ready to build? At the pace buildings are going up in Northpoint I we have several years of lot inventory already on hand. Currently there are only 3 buildings completed and all of them have either an 8 or 10 year tax abatement attached to them. So, if the city is concerned with wanting to expand the tax base with commercial properties then we need more buildings and shorter tax abatement terms. Adding more empty lots does not increase the city's commercial tax base.

The most appropriate land uses for this area are exactly what is there now, agricultural fields and single-family homes. If Northpoint Owners wants to develop this land, then they need to propose a conservation subdivision or individual 3-acre home sites. My guess is, if they proposed that, they would have never heard from the 200+ people that signed the petitions against their current proposal.

Please help us preserve our rural lifestyle and the value of our largest investments, our homes. Let's do what's best for the existing tax paying citizens and not for the developers...

Thank you in advance for considering my concerns and voting "No" on this proposal.

Wayne Wheeler
20889 Anthony Rd
317.697.1160

Pamela Howard

From: Christy Wheeler <bigskyorbust@gmail.com>
Sent: Wednesday, February 9, 2022 2:53 PM
To: APC; Council Members
Subject: Opposition to Northpoint II PUD, Ordinance Number 20-25
Attachments: CSW Objection 2022.docx

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

Good afternoon,
Please find attached my letter stating my opposition to Ordinance Number 20-25.
Thank you for taking the time to read it.
Christy Wheeler
20889 Anthony Road

February 9, 2022

Dear APC and City Council,

I am writing to voice my opposition to the Northpoint II PUD. It simply does not belong in an agricultural, rural residential area.

I have nothing against progress, nothing against business, nothing against enhancing the tax base for Westfield, but some things simply must be protected...protected so they stay the same, so we have some remembrance of what this community has been for many years and what makes it unique.

Several years ago, multiple individuals and organizations spent countless hours developing a framework to do just this. They created the Westfield-Washington Township Comprehensive Plan. They did this in order to ensure that as Westfield grew, the growth would be responsible. One can see by reading the Comp Plan that they created a living document, it wasn't created for just a specific point in time. They looked to the future and thoughtfully outlined development policies. For the Northeast Rural Residential (NRR) area, they contemplated the future and the change they saw was potential residential development – NOT commercial/industrial. It was never planned that Industrial development would be considered for the Northeast area. The NRR area was to be "rural for the foreseeable future". I realize that the Comp Plan is not a legally binding document, but it is the official policy of Westfield and the agreed-upon vision for the future of the community. Shouldn't a reasonable person be able to conclude that the Comp Plan is relevant and applicable? Based on the city's own plan, Northpoint II does not belong in the NRR area.

If the city feels that things have changed significantly in terms of land use needs, there is a process to address this – take the time to thoughtfully "redo" the Comp Plan with input from the citizens. Hamilton County just went through this process and they had very interesting and significant citizen input to their process (please see the Remonstrance Packet submitted for more information on this). It would be a travesty to allow a developer to dictate land use...wouldn't that be a bit like the tail wagging the dog?

One might ask, why does this cause such an uproar from the citizens? What's the big deal? This is why it matters to us...

- It matters because this proposal would lead to the degradation of the rural lifestyle of our area...dropping industrial facilities right in the middle of what has been deemed (by Westfield) to be a Rural Residential area. Taking the fields and beautiful night skies and turning them into concrete and parking lots, noise and pollution. There is no amount of buffer or development standards that would protect our area's rural charm from this type of intrusion. The rural character of this area would be completely changed forever.
- It matters because of the types of facilities that could be built on this 180+ acre site. A Steel fabricator, a Trucking company, High Intensity Retail, Bus station...does any of this sound even remotely compatible with Rural Residential?
- It matters because it will decrease our property values. Most of us made a thoughtful choice to live in this area. Many have invested a sizeable amount of money, time, and heart into our homes. This type of development will significantly decrease the desirableness of this area and

thus the value of our homes. Money will be taken away from us so that a developer who doesn't even live in this district can make money.

- It matters because it sets a precedent. Once something like this is anchored on the north side of Highway 38, it paves the way for industrial creep. Think about it...if this industrial park is built, how long will it be before the fields north or east of it fall victim to the same zoning?
- It matters because it will impact our health and safety. Increased heavy equipment and vehicle traffic, air pollution, noise pollution and light pollution. It is common knowledge that vehicle exhaust increases air pollution and noise pollution. It is common knowledge that air pollution is hazardous to our health. But noise pollution has also been shown to affect health negatively. It can cause a number of short and long term health problems such as sleep disturbance, cardiovascular effects, poor work & school performance, hearing impairment, etc...those most vulnerable to noise pollution are the elderly, chronically ill, and children. Groundwater contamination. How will our wells be affected? Will they be contaminated with chemical runoff? Will the aquifer be impacted? Trucks and businesses operating 24/7, people coming in and out of the area at all hours of the day and night brings serious safety issues.

It seems so clear that Northpoint II does not make sense for this area.

Additionally concerning is the way in which this proposal has come about. The developer chose to purchase the land rather than paying for an option to buy the land (which is the common practice). The developer (by his own admission) purchased the land with full knowledge of how the land was zoned. The developer purchased the land knowing what the Comp Plan envisioned for the area. They purchased the land with their eyes wide open. Now they expect to force this development on the Northeast Rural Residential area citizens when there is NO CRITICAL NEED to do so...it's absurd. How could it possibly make any rational sense to destroy this tiny, 1,320 acre district in order to accommodate the business decision of one developer? Hundreds of families vs. one developer. How could the desire of one developer have more value, carry more weight, than that of several hundred families who call this their home? Is a speculative industrial development really the most responsible use for this land?

In closing, I would like to say that this is very personal. It's about our daily life, our reality. This is where we live, where we come home to at the end of the day, this is where we rejuvenate, where we recharge our proverbial batteries. This is our most personal and private place...it is our refuge...it is our home. As you weigh your decision, please take into consideration the fact that this is much more than words and numbers on a piece of paper...it impacts real people.

Thank you very much for your service to Westfield and your time,

Christy Wheeler

20889 Anthony Road

In the beginning God created the heaven and the earth...Genesis 1:1

Pamela Howard

From: aborshoff@gmail.com
Sent: Wednesday, February 9, 2022 4:23 PM
To: APC
Subject: Northpoint 2

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

I am writing to you in protest of the Northpoint 2 development proposal in the Rural Northeast area of Westfield. The area is peaceful, quiet, and beautiful. This is in-line with the Westfield Washington Comprehensive Plan. I have reviewed this plan, and it explicitly states the following regarding the land that Northpoint Owners, LLC wishes to develop:

"The policy of this plan is that these areas will be designated as rural for the foreseeable future. In particular, the development for these areas as anything other than rural or agricultural uses in the near future would violate the contiguity policy set out in the general policies."

The plan also describes the following appropriate land uses in the Rural Northeast area:

- Single-family detached houses on large lots or in a Rural or Conservation Subdivision.**
- Accessory dwellings**
- Equestrian uses**
- Agriculture, including artisan farms**
- Institutional uses, such as schools, churches, public safety facilities, and similar uses**

There is no mention of an industrial park being appropriate or allowed in the Rural Northeast area. I currently see no addendum to this comprehensive plan that would change the status of this land to anything other than the rural definition stated in the original plan drafted in 2007. Therefore, I fail to see how an industrial park could possibly be appropriate, nor how it could represent the interests and well being of the residents surrounding this land. Let me also add here that the new proposal from Northpoint Owners, LLC is a pathetic attempt at including a 10 acre park to make up for the destructive 170 acre industrial park. In accordance with this comprehensive plan, I think a 180 acre park with 0 acres of industrial park would be much more appropriate, and much desired by the residents of the area.

Development of this rural land into an industrial park would send one very clear message: corporate interests are far more important than the interests of your constituents. If this land is to be converted into an industrial park, then it would seem the appropriate progression would be to first call for revision the comprehensive plan with input from the community. Proceeding with development of the land into an industrial park without revision of the plan would surely be a way to lose the trust and support of your constituents.

Kind Regards,

David & Alessia Borshoff

Sent from my iPhone

Pamela Howard

From: Jim May <jrmay47@gmail.com>
Sent: Thursday, February 10, 2022 2:26 PM
To: APC
Subject: Northpoint II Opposition

**WARNING: This external email is from
jrmay47@gmail.com.**

Members of the APC:

I live at 5620 Pine Hill Drive on the east side of the proposed Northpoint II Industrial Park. I firmly object to the Northpoint Owners, LLC Petition 2008-PUD-09. I understand that it petitions to change the land use from an existing agriculture/single-family rural use to an Industrial, Commercial and Single-Family High Density use. My sincere hope is that the APC will unanimously reject 2008-PUD-09 in order to preserve and honor the Westfield-Washington Township Comprehensive Plan as we all have and to protect the acceptable use and development of the property in the Northeast Rural Residential District as rural residential and agricultural only.

Sincerely,

Jim May

Pamela Howard

From: Kathy Pedzinski <krpedzinski@comcast.net>
Sent: Sunday, February 13, 2022 4:24 PM
To: APC
Subject: Neighbor Writing to Object to Northpoint Owners' petition PUD 2008-PUD-09

**WARNING: This external email is from
krpedzinski@comcast.net.**

Dear members of the City of Westfield's Advisory Plan Commission ("APC"),

I live at 5250 Nightshade Lane, Noblesville on the east side of the proposed Northpoint II Industrial Park. I firmly object to the Northpoint Owners, LLC Petition 2008-PUD-09. I understand that it petitions to change the land use from an existing agriculture/single-family rural use to an Industrial, Commercial and Single-Family High Density use. My sincere hope is that the APC will unanimously reject 2008-PUD-09 in order to preserve and honor the Westfield-Washington Township Comprehensive Plan as we all have and to protect the acceptable use and development of the property in the *Northeast Rural Residential District* as rural residential and agricultural only.

Do we really want an industrial park to be the first thing visitors see when entering the Noblesville area on the west side from Hwy 38? Please don't agree to this change in zoning.

Sincerely,
Kathy Pedzinski
5250 Nightshade Lane
Noblesville, IN 46062

krpedzinski@comcast.net

Pamela Howard

From: casey@just-install.com
Sent: Monday, February 14, 2022 8:51 AM
To: APC
Subject: Northpoint 2

**WARNING: This external email is from
casey@just-install.com.**

Dear APC,

We moved here 7 years ago from the southwest side of Indy (Decatur Township) to get away from the industrial area. We paid a premium and moved as far from that environment as we could. All the noise, traffic, long waits at traffic signals due to all oversized vehicles, pollution, ambient light, etc. I could go on and on because that's exactly why we moved away, For rural living. It was our dream and we have invested everything we have into it.

Our home is on Hinkle Rd in 103 year old farm house that happens to be 30' feet off of a 50 MPH road. One of our big concerns is the guaranteed increased oversized vehicles. Some of these Roads and old historic homes placement were not designed for industrial use. For our particular family and home, It's a serious safety concern. For all the people in the area like ourselves who have invested everything into the rural lifestyle. We absolutely do **not** want a industrial building, parking lot, parking lot lights and semis in our rural neighborhood.

Thanks you,
Casey Weaver

Pamela Howard

From: Ralph <rjohnsonracer76@gmail.com>
Sent: Monday, February 14, 2022 12:26 PM
To: APC
Subject: Fwd: Northpoint II Objection

**WARNING: This external email is from
rjohnsonracer76@gmail.com.**

Sent from my iPhone

Begin forwarded message:

From: Ralph <rjohnsonracer76@gmail.com>
Date: February 14, 2022 at 12:23:30 PM EST
To: Ralph Johnson <rjohnsonracer76@gmail.com>
Subject: Fwd: Northpoint II Objection

Sent from my iPhone

Begin forwarded message:

From: rjohnsonracer76@gmail.com
Date: February 11, 2021 at 2:47:40 PM EST
To: Christy Wheeler <bigskyorbust@gmail.com>
Subject: Fwd: Northpoint II Objection

Sent from my iPad

Begin forwarded message:

From: Ralph <rjohnsonracer76@gmail.com>
Date: February 11, 2021 at 2:30:47 PM EST
To: Cindy Spoljaric <cspoljaric@westfield.in.gov>
Subject: Re: Northpoint II Objection

Thx for responding to my letter. You and met and had a conversation outside of the gov. Bldg. several years ago. I believe it was when they put the phone tower in behind AMF boat storage. I still have your card somewhere.

I tried be calm and respectful in my letter, but make no mistake this absolutely the very last thing I want to see happen. If its so great let them put it their front yard.

Ralph Johnson
Sent from my iPhone

On Feb 11, 2021, at 1:58 PM, Cindy Spoljaric
<cspoljaric@westfield.in.gov> wrote:

Thank you for your comments Ralph. I agree with your assessment. I am very aware of the history of this area too...I've been an active member of our WWHS for 15 years. The comp plan did not designate this area for anything but rural uses. I will not vote for such a departure from our plan, with the negative externalities it will bring to your area.

Cindy

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

On Feb 11, 2021, at 1:29 PM, Ralph
<rjohnsonracer76@gmail.com> wrote:

Warning: This external email is from rjohnsonracer76@gmail.com. Do not click on unexpected or untrusted links and attachments.

Sent from my iPhone

Begin forwarded message:

From:
rjohnsonracer76@gmail.com
Date: February 11,
2021 at 11:15:41 AM
EST

To:
rjohnsonracer76@gmail.com
Cc: Christy Wheeler
<bigskyorbust@gmail.com>
Subject: APC letter

APC and Westfield
Council Members,

My name is Ralph Johnson. I live on Sheridan Road directly across from Northpoint II Development. The fact that I first became aware of this was late summer last year. I've lived at my current address for almost 20 years. Why would I have not been notified of such a drastic change in a zoning to my front yard where widening of road would take my real estate?

Allowing an industrial park to be developed in the middle of an area designated by Hamilton County and City of Westfield as Rural Residential is inconsistent land use at best. The main reason I moved here is because it is rural residential. I have lived in Hamilton County since 1996. This is my retirement home, I retired from AT&T in 2011. Nothing I've seen in Northpoint's wish list fits the life style of peace and tranquility I hoped to enjoy. In speaking with my neighbors, who shared with me they too were

unaware of this change
too, NOT one person
favors this.

I have invested a lot of
time and money in my
property with the
intent it would be my
last home. If I'm forced
to sell to my property
to remain safe and have
some peace, WHO will
make me whole, the
City of Westfield,
Northpoint
Developement, Chris
Wilkes? If the residents
of the area had been
made personally aware
zoning changes to begin
with, would this be
where we are today? If
I can't get fair market
value for my home,
which I won't be able to
with an industrial park
in my front yard, it
would be impossible for
me to relocate and
replicate what I would
have to give up.

I wonder if the
commission is aware of
all the history of the
area in regards to
Quakers and the
Underground
Railroad, the Native
America Villages? My
mother was a Quaker
from Fairmount, I have
Native American
heritage from both
sides of my family and
the issues are
important to me.

Additionally, I have
concerns about
pollution. Air, noise,
drainage, 24hr. Traffic,

who will be in my neighborhood while I'm sleeping, I have a widow for neighbor I worry about. The runoff from this proposal what will it do to aquifer and ground water of my well. All of this is contrary to what currently exists.

If the developer had proposed a development of 5 and 10 acre home sites, I feel like they might have been welcomed as it would have helped OUR home values, that would be in the interest of the greater good of the community. We are not Carmel nor do we want to be buried in their debt which where we headed if we don't wake up. Very few people gain from these type issues. Westfield has been a bedroom community and that is its best asset. I worked in Kokomo and Indy since I've lived in Hamilton county and I would not live in either of those cities.

This whole situation is extremely overwhelming. Please deny Northpoint II proposal. Thank you.

Ralph Johnson
5069 Sheridan Rd
Westfield, IN 46062
Sent from my iPad

Pamela Howard

From: JANET QUISENBERRY <bichon2222@gmail.com>
Sent: Monday, February 14, 2022 12:30 PM
To: APC; Council Members
Subject: Opposition Northpoint II

**WARNING: This external email is from
bichon2222@gmail.com.**

February 14, 2022

To the members of Westfield APC and the Westfield City Council,

Please stop this Northpoint II PUD

The acreage included in this PUD is zoned according to the Westfield-Washington Township Comprehensive Plan as rural residential. This is on Page 31 of this plan, which was compiled by over 200 citizens, one of the themes of this carefully thought plan was to "preserve the community's rural and small town atmosphere, even as it accommodates new growth." On page 19, it states this large body of citizens desires through this Plan, open fields, farms, parks etc. all important to the character of Westfield. Also it states "preserve natural features such as stands of trees water bodies, and wetlands".

Please don't allow this 183 acres to be destroyed by an Industrial Park, crushing the history and the current citizens' dreams, homes and way of life. Protect what we have. While preparing for these letters I have sent to you, I did a bit of research on that special area of Anthony Rd. Highway 38, N. On Hinkle rd. And 216th street. There is much history in the book "Our Westfield". 1834-1984 and "A history of Westfield Indiana". For example, in the early 1800's Native Americans had their huts along Anthony Road and the Dismal Swamp which is now part of MacGregor Park, these Native Americans lived all over this area, hunting black bear, rabbits, foxes, muskrats, river otters and the list goes on. I can't help but wonder how many of their camps could have been located right here on this same 183 acres now being threatened, by Northpoint II development. Of course, there would be burial grounds and many artifacts buried here as well, along with this rich history of the Great Miami tribes living, hunting, farming and sustaining the lives of their families. Then came the Underground Railroad in the 1820's. Westfield and highway 38, and Anthony Road all played an integral part of this system, rescuing and protecting slave families. In 1837, the famous John and Rhuann Maria Rhoads Family will forever be documented and cherished in many books and even in the court documents where they were declared a free family after gallant efforts of neighbors protecting them after being sought after by their "owner", and hidden in a haystack about where this 183 acreage is located, and then taken in for protection in Westfield, Indiana. There is a marker for them across from the new high school near Ada Bales park, one of the founders of Westfield.

We, the citizens of this rural-residential, historical area, have come together and in February of 2021, submitted a petition carried by hand door to door and got over 180 signatures, and there was digital petition with over 400 signatures opposing this Northpoint II PUD.

Citizens who live in and around this area in peril, realize this Industrial Park will jeopardize our air quality, our underground aquifers, our wetlands, trees, and the air pollution will be thick from dust, fumes etc. Also, it will destroy the beautiful night sky which the Westfield-Washington Township Comprehensive plan mentions over and over protecting this rural quality for all to enjoy.

You all have been selected or elected to serve in the best interests of this entire area, and it's citizens and I thank you for the countless hours and many times thankless hours you all devote to your positions I ask you respectfully to vote NO on the NorthpointII PUD and save Westfield-Washington Township's rural-residential. Please preserve this beautiful area and the history and these citizens who live here or their lives will be changed forever in a negative way.

Good bless you and Thank you,

Janet Quisenberry-May

Pamela Howard

From: jpedzinski@comcast.net
Sent: Tuesday, February 15, 2022 1:52 PM
To: APC
Subject: Object to 2008-PUD-09

Importance: High

**WARNING: This external email is from
jpedzinski@comcast.net.**

Dear members of the City of Westfield's Advisory Plan Commission ("APC"),

I live at 5250 Nightshade Lane, on the east side of the proposed Northpoint II Industrial Park.

I firmly object to the Northpoint Owners, LLC Petition 2008-PUD-09.

I understand that it petitions to change the land use from an existing agriculture/single-family rural use to an Industrial, Commercial and Single-Family High-Density use.

My sincere hope is that the APC will unanimously reject 2008-PUD-09 in order to preserve and honor the Westfield-Washington Township Comprehensive Plan as we all have and to protect the acceptable use and development of the property in the *Northeast Rural Residential District* as rural residential and agricultural only.

Sincerely,
Jacob Pedzinski

Pamela Howard

From: Pike, Cathy K. <ckpike@iupui.edu>
Sent: Wednesday, February 16, 2022 2:40 PM
To: APC
Subject: North Point II Proposal Opposition (2008-PUD-09)

Dear APC and Council Members:

I am writing to oppose the Northpoint II PUD (2008-PUD-09). My husband and I are “Hoosiers by choice” (to borrow a term used not so long ago by Governor Holcomb). We moved here 20 years ago and have lived in the same home since that time. Our land abuts the proposed Northpoint II PUD. I believe that the Northpoint II PUD should be denied for several reasons. The first of these is its non-compliance with Indiana Code 36-7-603 zoning ordinance; preparation and consideration of proposals (<http://184.175.130.101/legislative/laws/2020/ic/titles/036#36-7-4-603>). This Code stipulates the following tenets in preparing and considering proposals. They are as follow:

1. The Comprehensive Plan of a given area
2. Current conditions and character of ... structures and uses in each district
3. The most desirable use and adaptation for ... land within a given district
4. Conservation of property values within the jurisdiction, and
5. Responsible methods of development and growth.

The Northpoint II PUD meets none of these stipulations! It is in direct opposition to the Westfield-Washington Township Comprehensive Plan, which deems the Rural Northeast area of the district as rural, single-family, and agricultural. Homes in the Rural Northeast are expected to be built in ways that include protecting historic structures, having considerable open space, protecting open fields, trees, and streams (City of Westfield, 2007, p. 31). In fact, the Comprehensive Plan states that the Rural Northeast “area will be the last to face development pressure” (City of Westfield, 2007, p. 31). There is no mention in the Comprehensive Plan of commercial property or dense housing as acceptable development options for the Rural Northeast area.

Second, the Northpoint II PUD does not take into consideration the character and uses of this district. This district is rural and agricultural, with houses located on multiple acres. It is **not** urban, commercial, or suburban.

Third, the Northpoint II PUD certainly is not a desirable use and adaptation of the Rural Northeast area. The proposal clearly is not a desirable use of the land, and it is not even needed! Currently, there are almost 2,000 acres in the Westfield-Washington Township of available property that are available for development, meet the criteria of the Comprehensive Plan, and would be acceptable uses for the Northpoint II PUD. (Please refer to our “Remonstrations Against Northpoint II PUD” for further information.)

Fourth, should the Northpoint II PUD be approved, property values within the area are expected to plummet by 30% (Please see “Remonstrations Against Northpoint II PUD” for further information). We and all of our neighbors have worked hard to both maintain our homes and improve our properties’ values over time. My husband and I expect the value of our property to be one of our assets available to us during our retirement. We and our neighbors view any approval of the Northpoint II PUD as a **taking of value** and therefore adamantly oppose the proposal.

Fifth, it is obvious that the Northpoint II PUD represents irresponsible methods of development and growth. The Northeast area is a small rural agricultural corner of the Westfield-Washington Township and is designated as the last area of the entire Township to face pressure from development. The Northpoint II PUD seeks to convert 180 acres of beautiful rural land to a commercial development that allows virtually unfettered commercial endeavors. The North Point II proposal includes fully 73 possible types of commercial development, including an array of all-encompassing types of commercial properties. The proposed North Point II industrial development would abut a recently acquired

Hamilton County park and the Bray Family Farm. There is no place for industrial development in this entirely rural-agricultural area that has no commercial development of any kind.

The plan would not enhance the natural resources or the lives of those of us who would be directly affected by its development. In fact, 183 people who would be directly affected by this development are opposed to its approval! These nearly 200 people have responded to online and in-person canvassing to say that they oppose the Northpoint II PUD. (Please see the "Remonstrance Against Northpoint II PUD" document for detailed information and copies of the petitions.) My husband was the primary canvasser in collecting in-person petition signatures. He knocked on every door within a square mile of the Northpoint II PUD, including Anthony Road, 216th Street, Hinkle Road, and State Road 38. Not one person with whom he spoke approved of the Northpoint II PUD.

We sincerely hope and pray that you will deny the Northpoint II PUD and approve only those proposals that meet the standards of the Westfield-Washington Township Comprehensive Plan for the Rural Northeast district. Thank you for your attention to this urgent matter that will affect families for generations to come.

Cathy Pike

Cathy King Pike, Ph.D., MSW
Professor Emerita
Indiana University School of Social Work
902 West New York Street, ES 4138G
Indianapolis, IN 46202-5156
317-903-9522 / ckpike@iupui.edu

Celebrating more than 100 Years of Giving Hope and Changing Lives

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Pamela Howard

From: Wayne Pike <bwpike2004@yahoo.com>
Sent: Wednesday, February 16, 2022 3:22 PM
To: APC
Subject: Northpoint II (2008-PUD-09)

**WARNING: This external email is from
bwpike2004@yahoo.com.**

Dear APC and Council Members:

We moved to the Westfield-Washington Township almost 20 years ago. To be honest, we didn't intend to stay in Indiana more than a couple of years. But, then we found that we had actually found "home". The neighborhood was rural (we are from rural areas), and the people are friendly.

We invested a lot of money, both buying and improving our property over the past 20 years. Only time will tell how much the property will be devalued if Northpoint II passes. Our current estimate is 30%. Like a lot of people we are not rich and depend on our property to help us fund retirement.

If Northpoint II passes, we would also lose our privacy. Our property would touch on Northpoint II, so there would be no privacy when we are outside. The light will take away our night sky, not to mention ground water pollution that would threaten our well water and cause potential flooding, and noise and air pollution. We have a small sanctuary area for animals on one corner of our property. With their route for food and water cut off by Northpoint II, I have to wonder what will happen to them.

Because I was one of the people knocking on doors to get signatures for our petition, I know that our neighbors feel the same as we do. There was not one person in favor of Northpoint II, and I knocked on every door in the square mile off Anthony Road, 206th Street, Hinkle Road, and State Road 38. Please do not allow the Northpoint II proposal (2008-PUD-09) to move forward.

Sincerely,

Barry Wayne Pike, homeowner

Pamela Howard

From: James R Emerson <JR@EmersonLawLLC.com>
Sent: Thursday, February 17, 2022 3:12 PM
To: APC; Council Members
Subject: Northpoint 2 Industrial Park

**WARNING: This external email is from
JR@EmersonLawLLC.com.**

Committee and Council Members:

I live at 20803 Anthony Road.

I vehemently oppose any rezoning of the property at 32 and Anthony Road, aka Northpoint 2 Industrial Park.

We moved to this area in order to have a rural experience in Hamilton County. We purchased nearly 7 acres of land with a home and two out buildings.

When we purchased our property it was our understanding that this area was and would continue to be zoned as rural/agricultural.

I believe there are other areas already zoned for this proposed project. Those would be a more appropriate location.

If this project goes through we will be forced to view the 45 foot tall buildings (3.2 stories) from my front yard. I don't think that anyone would find that acceptable. Approval would cause the market price of our nearly 7 acres to drop significantly in value.

In addition, I believe the increased traffic and semi-trucks will lead to other unforeseen issues. Likely some form of tax abatement would be made, which in my opinion negates the argument that taxes revenue would increase.

I can assure you that this it was your home that was affected you would not even consider rezoning this property. Again, there are other parcels of land that are already zoned appropriately for this project. So there is no need to rezone this parcel.

I plan to fight this proposal with all of my time and energy.

Thank you for your time and consideration.

JR Emerson

JR Emerson, Partner
EMERSON DIVORCE AND
ACCIDENT INJURY ATTORNEYS, LLC
1 S. Rangeline Road, Suite 400
Carmel, IN 46032
P: 317-969-8000

Pamela Howard

From: Christy Wheeler <bigskyorbust@gmail.com>
Sent: Thursday, February 17, 2022 3:30 PM
To: Pamela Howard
Subject: Fwd: Opposing NorthPoint 2 Industrial Park!!

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

Hi, Pam!

I think this was accidentally sent to me and should have gone to APC...just passing it along.

Thanks,
Christy

Begin forwarded message:

From: Edward Marcus <esmarcus@ameritech.net>
Date: February 17, 2022 at 3:24:31 PM EST
To: councilmembers@westfield.in.gov, Christy Wheeler <bigskyorbust@gmail.com>
Subject: Opposing NorthPoint 2 Industrial Park!!

Please say NO to this development. We do not want our neighborhoods adversely affected such that we no longer have a residential setting that is the opposite of what we looked forward to when moving to our current locations.

Edward S. Marcus, DDS
5192 Aegis Drive
Noblesville, IN

Pamela Howard

From: Martin Kirkwood <mkirkwood@alumni.nd.edu>
Sent: Friday, February 18, 2022 10:08 PM
To: APC
Cc: Pamela Howard
Subject: 2nd Letter Opposing Northpoint II

**WARNING: This external email is from
mkirkwood@alumni.nd.edu.**

Dear Advisory Plan Commission,

My name is Martin Kirkwood and I have lived at 21570 Anthony Road in Westfield, Indiana since 2004. I previously lived in the Carey Commons neighborhood from 1999-2004. Also, I traveled through the town on my way back and forth to college back in the late 1980's. So, for nearly 40 years, I have witnessed firsthand the transformation that this area has undergone.

I can only imagine the number of conversations and discussions that have happened to help our town/city get where we are today. I very much appreciate and understand the important role you now play in helping plan and direct the development of our community for the future. It is with that perspective and my own service to the community as a member of the Westfield Washington Township Parks Advisory Council that I offer you the following plea.

Please emphatically reject the Northpoint II proposal and help us find a way to preserve this land as was envisioned both in the comprehensive plan and the bold vision of our Township Trustee and Parks Advisory Council.

To that end, I hope you hear the voices of the many residents of this area as we rely on you to fulfill your role to help lead responsible development with the guidance of our comprehensive plan. In addition to the many letters included in this packet, there are over 200 signatures of individuals who oppose this proposal. There was also much work and documentation in the Township and Parks plans for the need and desire to preserve this land for more greenspace for our community.

Additionally, during the three different neighborhood meetings I attended with the developers, there has been adamant objection to this project. Please do not take any of the comments and questions about the details of the plans to be any type of endorsement or acceptance of their proposals and adjustments as it appears some of the report may suggest. Recently, there were over 40 residents in attendance at this last meeting where we voiced our united opposition. It was stated repeatedly that this area being proposed for a zoning change is not appropriate for this purpose and does not fit within the comprehensive plan. Therefore, it is clear that this proposal should be unanimously rejected by your commission.

I recognize and have seen firsthand the significant role each of you serve in planning for our city/township. I know from listening in on a number of your meetings these past couple years the dedication and seriousness with which you take your duties. I want you to know how much your time and effort is appreciated. My fear with seeing this project continuing to be on your agendas is that the process is unfairly in favor of the developers and not the local residents. My hope and prayer are that you will be our voice and help put an end to what I view is not only an inappropriate and irresponsible proposal, but also an unnecessary and disrespectful use of your time.

I know that there are a number of us neighbors who have worked tirelessly to try to express our concerns and reasons for this not being an appropriate use of this land. We put tremendous effort and time into planning our opposition and writing a detailed remonstrance. We have sacrificed significant time and much worry over this project as we truly appreciate and have been drawn to this area for its natural beauty. It seems to me the most appropriate thing you could do would be to not only reject this proposal, but let the City Council and developers know this land deserves to be protected and somehow preserved in its beautiful and natural state.

Sincerely,

Martin Kirkwood

Pamela Howard

From: Ted Sommer <Ted.Sommer@LWGcpa.com>
Sent: Saturday, February 19, 2022 7:02 AM
To: Pamela Howard
Cc: APC
Subject: Ted and Carol Sommer input concerning proposed NP II land use
Attachments: Letter from Ted and Carol Sommer dated February 17 2022 concerning Northpoint II proposal.pdf

**WARNING: This external email is from
Ted.Sommer@LWGcpa.com.**

Pam: Please see that the attached gets to the appropriate decision makers. Any follow up questions can be addressed to me. My cell phone number is 317-509-4228.

Thank You

Ted Sommer



Ted Sommer, CPA

LWG CPAs & Advisors

p: (317) 634-4747 ext. 222 f: (317) 632-2727

a: 1776 North Meridian Street, Suite 500, Indianapolis, Indiana 46202

w: LWGcpa.com

e: Ted.Sommer@LWGcpa.com



Westfield Advisory Planning Commission

February 17, 2022

Town Council Members City of Westfield

Subject: Proposed Northpoint II Industrial Park

From: Ted and Carol Sommer
21001 Anthony Road

My wife Carol and I moved into our house in December of 2008. In the intervening years we have rebuilt and refurbished 3 ponds that flow into each other, and with the help of the Hamilton County Conservation District and my wife (A Master Gardener) we have turned our property into a designated natural habitat. Now, is not a good time to visit, but please come over in May.

We love the relative isolation of our four acres. Allowing this proposed Industrial Park will remove the peace we find in the evenings and will devalue our property. We are in our late 60's and are beginning to contemplate moving and if you allow this use of the 183 acres north of Highway 38 as proposed I will need to disclose that to any potential buyers, and it will result in the confiscation of the value of our property by the City.

Please do not allow this proposed project to go through. It is:

- Contrary to the Westfield Comprehensive Plan
- Incongruent with the 2020 Hamilton County Comprehensive Plan
- When we last checked, there are 1,950 acres of land in the City which is undeveloped and is already zoned in a manner consistent with the proposed use of Northpoint II.
- There are no sidewalks or streetlights along Anthony Road. We are not asking anyone to put them there, but there will be increased traffic along Hwy 38 and Anthony and if this is approved that will be inevitable.

Finally, I grew up on a family farm in Missouri. We like to guess what crop the farmer across the road will plant this next year. We also have seen the sky darken when the Indiana Sand Cranes are on the move. If you approve this Industrial Park, when we look across the road, we will see buildings and crops. If the Industrial Park proves profitable to Holladay and to the city, the Industrial Park will move further north. We will certainly no longer see the Sand Cranes.

Sincerely,


Ted and Carol Sommer

Pamela Howard

From: Jon Hastings <jhaste31@gmail.com>
Sent: Saturday, February 19, 2022 6:35 PM
To: APC; Council Members
Subject: Industrial Park Northpoint 2 Proposal

**WARNING: This external email is from
jhaste31@gmail.com.**

I am writing to you in protest of the Northpoint 2 development proposal in the Rural Northeast area of Westfield. The area is peaceful, quiet, and beautiful. This is in-line with the Westfield Washington Comprehensive Plan. I have reviewed this plan, and it explicitly states the following regarding the land that Northpoint Owners, LLC wishes to develop:

“The policy of this plan is that these areas will be designated as rural for the foreseeable future. In particular, the development for these areas as anything other than rural or agricultural uses in the near future would violate the contiguity policy set out in the general policies.”

The plan also describes the following appropriate land uses in the Rural Northeast area:

Single-family detached houses on large lots or in a Rural or Conservation Subdivision.
Accessory dwellings
Equestrian uses
Agriculture, including artisan farms
Institutional uses, such as schools, churches, public safety facilities, and similar uses

There is no mention of an industrial park being appropriate or allowed in the Rural Northeast area. I currently see no addendum to this comprehensive plan that would change the status of this land to anything other than the rural definition stated in the original plan drafted in 2007. Therefore, I fail to see how an industrial park could possibly be appropriate, nor how it could represent the interests and well being of the residents surrounding this land. Let me also add here that the new proposal from Northpoint Owners, LLC is a pathetic attempt at including a 10 acre park to make up for the destructive 170 acre industrial park. In accordance with this comprehensive plan, I think a 180 acre park with 0 acres of industrial park would be much more appropriate, and much desired by the residents of the area.

Development of this rural land into an industrial park would send one very clear message: corporate interests are far more important than the interests of your constituents. If this land is to be converted into an industrial park, then it would seem the appropriate progression would be to first call for revision the comprehensive plan with input from the community. Proceeding with development of the land into an industrial park without revision of the plan would surely be a way to lose the trust and support of your constituents.

Jon and Lindsey Hastings

Sent from my iPhone

Pamela Howard

From: Pat Boyle <pjboyle@midlandatlantic.us>
Sent: Sunday, February 20, 2022 9:36 AM
To: APC
Subject: Northpoint II Objection
Attachments: Northpoint II Objection Letter - Boyle 022022.pdf; MAP and List of Other Large Parcels Available in Westfield 022022.pdf

**WARNING: This external email is from
pjboyle@midlandatlantic.us.**

Dear Council and APC members – I am a resident of Westfield and live on Anthony Rd. Please find attached my letter of objection to the proposed Northpoint II PUD as well as some supporting documentation.

Thank you for your service and consideration.

Best regards,



PATRICK BOYLE |
MIDLAND ATLANTIC PROPERTIES

Direct: 317.597.1718 | Mobile: 317.679.6322
pjboyle@midlandatlantic.us | www.midlandatlantic.com
3801 East 82nd Street, Suite B, Indianapolis, Indiana 46240



February 20, 2022

Westfield City Council &
Westfield Advisory Plan Commission
Westfield, IN

RE: Objection to the Proposed Northpoint II PUD

To the members of the Westfield City Council and the Westfield Advisory Plan Commission:

My name is Patrick Boyle. My wife Wendy and I live at 21312 Anthony Rd in Westfield. I am writing to voice my objection to the proposed Northpoint II PUD.

I have lived on Anthony Rd now for nearly 8 years but have been a resident of Westfield 25 years. I love Westfield and purposely chose it for its small town and community feel as well as its excellent school system. All in all a great place to live and raise a family. In 2014 we moved from Setters Run to Anthony Rd specifically to escape the density of a production home community, gain a little elbow room and enjoy country living. Anthony Rd on this northeast corner of the township has become known a little jewel, an oasis in Westfield, where larger-lot, estate and country homes abound which in my opinion and the opinions of many, is at the core of the character and roots of Westfield – what makes it a special place to live.

I am a partner at a real estate development company, Midland Atlantic Properties, and consequently am generally supportive of new development and economic growth, when appropriate. However, “appropriate” is the key word here. Westfield’s comprehensive plan specifically calls for the area proposed for Northpoint II to remain non-dense residential. The comprehensive plan, written in 2010, was a very well-thought-out plan, the collaborative and deliberate effort of hundreds of members of the community, city staff and officials. Why deviate from that plan now and agree to a re-zoning? I understand the need to evolve, adapt and grow as a city but to disregard a recent comprehensive plan and change from agriculture to industrial zoning (regardless of the design and use standard concessions made by the developer) is just not appropriate, not compatible with the area, contrary to the vision of the community and not smart planning. When we (Midland Atlantic) developed Monon Crossing recently (where Chipotle, Denny’s and Burger King are located) at SR 32 & Wheeler Rd, we did seek a rezoning of some of our original parcels containing old homes and also sought minor variances to things like set-backs and landscape requirements in our PUD, but all these changes were compatible with the comprehensive plan and very much in the spirit of the city’s and communities’ vision. The Northpoint II PUD is different, a much more drastic and onerous change.

I understand the desire to attract economic growth, jobs and investment, to the area and I am generally supportive of that vision. However, growth must not be at the cost of a well thought-out and established long term comprehensive plan. The Northpoint developer says that he needs larger tracts of

land to attract larger users which cannot be accommodated at the existing Northpointe I development. Please keep in mind that Northpointe I is still not fully leased or committed to so we feel that they do have room in that project to accommodate the growth they seek. More importantly, there are in fact several larger tracts of land (over 1,900 acres) south of SR 38 and either adjacent to, contiguous with or nearby North Pointe I and on SR 32 west for US 31, as shown in the neighborhood objection package we neighbors have submitted to you previously (and also attached to this letter), most of which are indeed within the appropriate areas and compatible with the comprehensive plan and some already with appropriate zoning and even some with TIF's in place to accomplish what they are looking for. The city constructed the exit off of US 31 at 191st St presumably to make this a gateway into the business park area and more easily accommodate the truck traffic and commercial activity. Let's stay with that plan and keep the commercial and industrial development in these other areas.

Furthermore, the neighborhood group and I believe that this re-zoning request does not meet specific legal requirements to qualify for a rezoning (as described in more detail in the neighborhood objection package). If you allow this, it will open the floodgates for industrial development to sprawl further north and east into this corner of the township, eliminating one of Westfield's last non-dense residential and agricultural areas, forever changing the character of the area and consequently changing the complexion of Westfield as a city and community.

We ask that you councilmen and commission members respect the comprehensive plan, preserve the vision of the community and comprehensive plan and vote against the Northpoint II PUD.

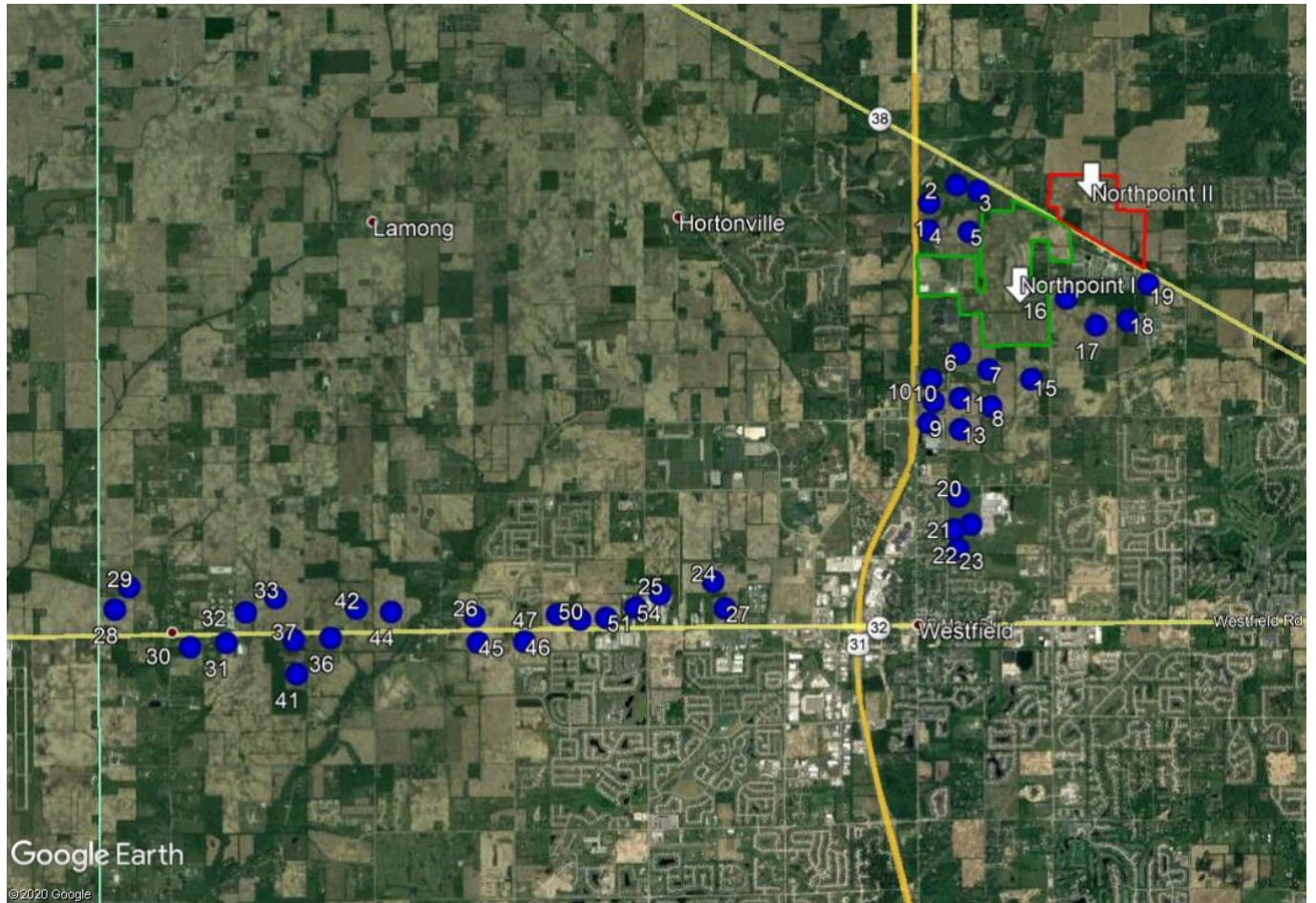
Thank you and respectfully yours,



Patrick & Wendy Boyle
21312 Anthony Rd, Westfield, IN 46062
317-679-6322
patandwendyboyle@gmail.com
pjboyle@midlandatlantic.us

MAP OF LARGE UNDEVELOPED PARCELS IN WESTFIELD

LOCATED WITHIN A LAND USE AREA APPROPRIATE FOR NORTHPOINT II PER THE COMP PLAN



Subject Parcels (proposed Northpoint II):

<u>Owner</u>	<u>Acreage</u>	<u>Comp Plan</u> <u>Land Use Category</u>	<u>Zoning</u>
Bryant 1	14.71	Rural Northeast	AG-SF1
Bryant 2	46.42	Rural Northeast	AG-SF1
Wiehe 1	22.16	Rural Northeast	AG-SF1
Wiehe 2	38.73	Rural Northeast	AG-SF1
Green TAT Farms 1	19.25	Rural Northeast	AG-SF1
Green TAT Farms 2	48.51	Rural Northeast	AG-SF1
Acreage Total		189.78	

Large Undeveloped Parcels Adjacent to Northpoint I:

<u>Map #</u>	<u>Owner</u>	<u>Acreage</u>	<u>Comp Plan</u> <u>Land Use Category</u>	<u>Zoning</u>
			Business Park/Employment Corridor/Regional	
1	Roudebush (SR 31 & SR 38)	44.11	Commercial	AG-SF1
2	DeLullo (SR 31 & SR 38)	37.92	Business Park	AG-SF1
3	Burton/Bishop (SR 31 & SR 38)	7.55	Business Park	AG-SF1
4	Wilkins (SR 31 & E 202nd St)	77.08	Employment Corridor	AG-SF1
5	Stepheson (202nd St & N East Rd)	16.89	Business Park	AG-SF1
6	Chance (196th & N East Rd)	16.19	Employment Corridor	AG-SF1
7	Chance (191st St & Flippines Rd)	70	Business Park	SF-2
8	Chance (191st St & Flippines Rd)	6.68	Business Park	SF-2
9	North Westfield Developments LLC	5.14	Employment Corridor	PUD
10	North Westfield Developments LLC	29.39	Employment Corridor	PUD
10	North Westfield Developments LLC	8.39	Employment Corridor	PUD
11	North Westfield Developments LLC	13.28	Employment Corridor	PUD
11	North Westfield Developments LLC	19.26	Employment Corridor	PUD
13	North Westfield Developments LLC	18.51	Employment Corridor	PUD
13	North Westfield Developments LLC	20.5	Employment Corridor	PUD
15	Roberts (196th & Grassy Branch Rd)	79.74	Business Park	SF-2
16	Roberts (196th & Grassy Branch Rd)	77.9	New Suburban	AG-SF1 PUD
17	Roberts (196th & Grassy Branch Rd)	80	New Suburban	AG-SF1 PUD
18	Reasen (E 196th St)	17.53	New Suburban	AG-SF1
19	Bray (SR 38 & Moontown Rd)	54	New Suburban	AG-SF1
20	Freedom Associates of Indiana LLC (N East St & 186th St)	30	Employment Corridor	SF-3
21	Freedom Associates of Indiana LLC (N East St & 186th St)	30	Employment Corridor	SF-3
22	Gapinski (N East St)	10	Employment Corridor	SF-3
23	317 Capital LLC	9	Employment Corridor	SF-3
Acreage Sub Total		779.06		

Other Large Undeveloped Parcels in Westfield within an appropriate Comp Plan Land Use Area:

<u>Map #</u>	<u>Owner</u>	<u>Acreage</u>	<u>Comp Plan Land Use Category</u>	<u>Zoning</u>
24	Wheeler Landing	181	Employment Corridor	PUD
25	Springmill Center	57	Employment Corridor	PUD
26	Gristmill Crossing	14.7	Regional Commercial	PUD
27	Dartown Crossing	33.93	Employment Corridor	PUD
28	Wood Farms LLC (SR 32)	43.05	Business Park	AG-SF1
29	Wood Farms LLC (just north of 32 & County Line Rd)	43.55	Business Park	AG-SF1
30	Nuckols, Billy S (SR 32)	17.57	Employment Corridor & Villages	AG-SF1
31	HJW Holdings II LLC (Just off the South side of 32)	54.66	Employment Corridor & Existing Rural Southwest	AG-SF1
32	HJW Holdings V LLC (SR 32 & Mule Barn Rd)	80.25	Employment Corridor	AG-SF1
33	Chance (SR 32 & Centennial Rd)	40	Employment Corridor	AG-SF1
33	Chance (SR 32 & Centennial Rd)	20	Employment Corridor	AG-SF1
33	Chance (SR 32 & Centennial Rd)	20.5	Employment Corridor	AG-SF1
36	Cardinal Real Estate Holdings LLC (SR 32 & near Towne	86.64	Employment Corridor	PUD
37	HJW Holdings III LLC (Just off the South side of 32)	24.05	Employment Corridor	AG-SF1
36	Cardinal Real Estate Holdings LLC (SR 32)	3.25	Employment Corridor	PUD
36	Cardinal Real Estate Holdings LLC (SR 32)	19.99	Employment Corridor	PUD
36	Cardinal Real Estate Holdings LLC (SR 32)	7.97	Employment Corridor	PUD
41	Tyler Eifert (Just off the south side of SR 32)	40	Employment Corridor	AG-SF1
42	Towne Road Crossing North LLC (just north of 32)	14.31	Employment Corridor & Local Commercial	PUD
42	Towne Road Crossing North LLC (just north of 32)	42.25	Local Commercial	PUD
44	Saxton (SR 32 & just West of Little Eagle Creek Ave)	78.85	Employment Corridor & Local Commercial	AG-SF1
45	Ackerson Family Farms LLC (SR 32 & Ditch Rd)	114.87	New Suburban and Regional Commercial	PUD
46	Ackerson Family Farms LLC (SR 32 & Ditch Rd)	41.75	Regional Commercial & Suburban Residential	PUD
47	FHM Family Limited Partnership (SR 32 & Casey Rd)	18.74	Suburban Residential	PUD
47	FHM Family Limited Partnership (SR 32)	4.1	Regional Commercial	PUD
47	FHM Family Limited Partnership (SR 32)	2.21	Regional Commercial	PUD
50	191st Street Land Co LLC (SR 32)	15	Regional Commercial	PUD
51	Mansoori (SR 32)	22.51	Regional Commercial	PUD
51	Mansoori (SR 32)	7.54	Regional Commercial	PUD
51	Mansoori (SR 32)	7.12	Regional Commercial	PUD
54	Mink Investments LLC (SR 32 & Springmill Rd)	13.34	Regional Commercial	EI
Acreage Sub Total		1,170.70		
Acreage Grand Total		1,949.76		

Pamela Howard

From: Tony Dues <TDues@midmark.com>
Sent: Sunday, February 20, 2022 12:53 PM
To: APC
Subject: North Point 3

**WARNING: This external email is from
TDues@midmark.com.**

Hello Planning Commission!
Thank you for taking a minute here!

In regards to the proposed North Point 3 development north of hwy 38 (between Anthony Rd & Hinkle Rd), I have studied this proposal along with the area around it and simply put it does not make any sense. The Westfield & Washtington Township Comphrensize Plan deems this area north of 38 to be rural & agricultural.
There are three parks in this quadrant of land (between 31 & Hinkle Rd), why on earth would an industrial park be a good idea here?!

There is not pressure on our area to have more industrial space. We currently have over 1,000 acres of available industrial sites (one being North Point 2).
I am all for growth but certainly in the right areas. We have seen the negative result of towns with poor planning and putting this industrial park in the middle of a rural setting will do so much to diminish this area of Hamilton County.

A recent assessment by the Indiana DNR deemed Hamilton County as desperately needing green space. Let's do a really great thing for our area and preserve this land either a) into a humongous park/conservation land (w/ the 3 current parks anchoring) or b) if development is needed, keep it rural w/ 3-5 acre homesites. These keep the integrity of this land, the current homes around it, and stays consistent with the Comp Plan.

Thank you again for taking the time and your service to keep Hamilton County great!

Tony

Designing better care.™

Tony Dues
Territory Portfolio Manager
Medical Products

C: 317-431-8884
tdues@midmark.com
Service: 844-856-1230
www.midmark.com



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Pamela Howard

From: Mitchell Elmore <mdelmore22@gmail.com>
Sent: Sunday, February 20, 2022 1:03 PM
To: APC; Council Members
Subject: Northpoint 2 PUD

**WARNING: This external email is from
mdelmore22@gmail.com.**

This message is in regards to the Northpoint 2 PUD proposal.

Please vote NO in regards to this proposal. In addition to everything that has been discussed and mentioned by other members of the community, I would like to bring up the current Northpoint 1 construction going on just outside of my backyard. I live on the west side of Edwick Drive in Coventry and my backyard and all of my rear windows face the current eyesore called Northpoint 1. While it is fact I built my house and moved in after Northpoint 1 was already agreed upon and in process of construction, it is also fact that it is an eyesore, loud, an increase in traffic, and stands to decrease home prices to those closest to it. The current building under construction on East Street has been nothing short of a disturbance to our house and community. The pure loudness of the construction equipment, loads literally being dropped off and shaking our house, the noise pollution from the equipment and people yelling, the dirtiness of East Street, the already deterioration of East Street, and the steady stream of trash and debris that has ended up in our yard during their construction has been a complete headache for my family. One has to assume that as the construction gets closer to Coventry, the problems will only worsen exponentially. And once businesses take over, the noise, congestion, and lights of the business and semi trucks will become a daily headache for nearby residents.

I find it peculiar that the owners and developers of this proposed project don't live and relax in the immediate area they are actively trying to develop. If that doesn't speak volumes to the drastic decline it is expected to bring to surrounding community, I don't know what does.

There is absolutely no benefit to this project except to the developer. As representatives of the community, it is plainly evident by the community's response that this project is completely unwanted and should be voted on accordingly - which is NO.

Please consider the large amount of citizens that will be directly and indirectly impacted by this project when voting.

Thank you,

Mitchell and Sammi Elmore
20002 Edwick Drive
Westfield, IN 46074

--

Mitchell Elmore
mdelmore22@gmail.com
(317) 910-7215

Pamela Howard

From: Justin Evans <justin.a.evans11@gmail.com>
Sent: Monday, February 21, 2022 8:30 AM
To: APC
Cc: Kaitalyn Smith
Subject: Opposition to Northpoint II - Objection

**WARNING: This external email is from
justin.a.evans11@gmail.com.**

To Whom It May Concern,

My family and I live at 5376 Sheridan Rd. We moved from our home in downtown Noblesville to our 3-acre property for the serenity, nature, and proximity to so many great local businesses. Our historic 100+ year old property features a large horse barn and carriage house, both original in structure. We feel very strongly about the preservation of the area currently in discussion to be developed by Northpoint II.

We fear that the impending development will bring down our property value, pose a threat to the ecosystem, and endanger the livestock surrounding us. The rural lifestyle that we moved for will be directly threatened by the commercial development plans.

It is our firm request that the land NOT be developed. If it were to be developed, we would strongly request that it would be residential in nature, only. The residential development should preserve our beautiful property line and capitalize on the wide-open land, sky, and animals. Any other option would be a disservice to this beautiful area.

Thanks,

The Evans Family
574-453-8168

Pamela Howard

From: Doug Sikora <ds7969@yahoo.com>
Sent: Monday, February 21, 2022 11:48 AM
To: APC
Subject: Objection to North Point II

**WARNING: This external email is from
ds7969@yahoo.com.**

My name is Doug Sikora, resident of 20280 Dayspring Court, Noblesville. This email represents our strong objection to North Point II for all the reasons mentioned in "neighbor meeting summary". ie., the well documented traffic dangers on 38 and Hickle Creek Rd., light and noise pollution, negative impact to wildlife using the area and neighboring park, water quality, negative impact on home values, and deviation from the planning/zoning.

Thank you,

Doug Sikora
1-317-379-2399

Pamela Howard

From: Jill Bracken-Emerson <Jill@EmersonLawLLC.com>
Sent: Monday, February 21, 2022 11:50 AM
To: APC
Cc: Christy Wheeler; Wayne Wheeler
Subject: Objection to NorthPoint II

**WARNING: This external email is from
Jill@EmersonLawLLC.com.**

Dear APC and Council Members,

I am writing in opposition to the development of NorthPoint II on land north of State Road 38 and east of Anthony Road. My family and I live on the west side of Anthony Road just north of State Road 38 at 20803 Anthony Road. We purchased 7 acres on Anthony Road in 2020 to develop a family farm, a use for which the area is zoned.

Since purchasing in 2020, we have installed fencing, upgraded an existing barn, upgraded the drainage system, and completely renovated the home. We have purchased cattle seedstock and farming equipment. In the spring of 2021, we began raising cattle, and in the fall sold our first calves to local 4-Hers who intend to show them. Soon cows and their calves will be arriving at our farm for spring and summer grazing. The calves will be sold in the fall.

Purchasing the 7 acres that we own in rural Westfield is the fulfillment of my dream to return to Hamilton County and own a farm and raise cattle. For some background, both of my parents grew up as farmers in Hamilton County. My father in Strawtown and my mother in Westfield. On my father's side, my roots in Hamilton County go back to the late 1800s when my grandmother's family (the McClintock's) owned a large amount of farmland near the Conner homestead, where Conner Prairie now sits. On my mother's side, my mother grew up on a farm on Mule Barn Road near 186th St. Her father Max Harvey raised dairy cattle and drove a school bus for Westfield Washington Schools. She is a 1964 graduate of Westfield High School. Her mother, my grandmother Edith Harvey, was an elementary teacher in Sheridan and Noblesville. Her brother, my uncle, Steve Harvey, has owned Harvey's Collision Center in Westfield since the 1960s. I was born at Riverview in Noblesville and lived in Strawtown until first grade. I started school at Walnut Grove Elementary. In the mid-70s when land prices began to soar in Hamilton County, my parents whose dream it was to farm moved us to Montgomery County, near Crawfordsville, where land prices were still affordable. I was raised on a farm near Crawfordsville and showed livestock in 4-H for 10 years.

It has been my dream to return to a farm and raise cattle with my family in Hamilton County. Purchasing the 7 acres that we own on Anthony Road is the fulfillment of 25 years of work as a lawyer so that we could afford to get back to a farm in Hamilton County. I want my kids, their kids, and the community to learn about agriculture and share in family farm life in rural Hamilton County.

Given the financial investment to purchase and renovate the property that we own, my family's financial nestegg is tied to the land on Anthony Road. Our purchase was based on reliance upon the zoning and

Comprehensive Plan established by Westfield. The development of NorthPoint II with large industrial buildings will destroy the value, character, and purpose of the property that we purchased.

It is my understanding that other areas of Westfield are already zoned for this type of development. NorthPoint II does not belong on land north of State Road 38, an area zoned as and used for family farms. It belongs in an area that is already properly zoned for industrial buildings. Please deny the request for re-zoning.

Best regards,

Jill Bracken-Emerson
Partner
**Emerson Divorce and
Accident Injury Attorneys, LLC**
1 South Rangeline Road, Suite 400
Carmel, Indiana 46032
P: 317-969-8000
F: 317-663-2116

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-

Pamela Howard

From: J Adams <jmausgp@gmail.com>
Sent: Monday, February 21, 2022 3:28 PM
To: APC
Subject: Northpoint 2

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

Dear Planners, Commissioners, and Council Members,

My name is Joe Adams and I live at 5059 E. 211th Street which is less than a half mile from the Northpoint 2 property line. My property reaches all the way to Morse Reservoir and has over 1,400 feet of shoreline on Morse Reservoir. The Northpoint 2 fields have drainage tiles and surface water drainage that flows directly into my property and through my property to Morse Reservoir. I know this because in 1997 a large diesel fuel spill in these same fields caused major ecological damage to my property. One of the creeks that run through my property and into Morse sustained significant damage. We had a 100% fish kill of all species. We had as much as 90% of the frogs, toads, salamanders and other amphibians die as a result of this spill. I have worked for more than 20 years to repair that damage.

If an industrial park were to be built on Northpoint 2 land, not only would industrial pollution rise and threaten ground water for miles around but given enough time we would most likely face another industrial accident that would eventually flow into my property and on into Morse Reservoir. Depending on the toxicity of the spill this could not only wipe out wildlife and domestic animals but in the end it could threaten the water supply of everyone that uses Morse Reservoir. And this doesn't even take into account groundwater use by a large industrial park, which could threaten all of us that live around the area and are dependent on the aquifer for our water. And where would wastewater go, and how would it be treated. Frankly there are too many questions and not enough good answers here.

It is also very clear that the decision to have industrial parks below State Road 38 has already been made and there is no reason that Northpoint 2 could not build south of St. Road 38 and away from Morse Reservoir and the Morse watershed.

With parkland becoming increasingly precious and irreplaceable we simply can't put an industrial park on either side of two of our current parks and potentially one of our future parks that could exist in one of the few remaining corridors of undeveloped open space. Afterall, a nature park with no or very limited wildlife isn't a park at all. A nature park tends to draw people from both inside and outside the county. In my experience industrial parks are to be avoided because of truck traffic and pollution and for many other obvious reasons.

For these and the many other reasons already stated, I implore the planners, commissioners and council members to vote NO on North point 2 request of a change of land use.

Sincerely,

Joe Adams

Pamela Howard

From: Adam Corya <adamcorya@callcarpenter.com>
Sent: Monday, February 21, 2022 3:57 PM
To: APC
Cc: Pamela Howard; Caleb Ernest; Daine Crabtree
Subject: Objection To Northpoint II

**WARNING: This external email is from
adamcorya@callcarpenter.com.**

Good Afternoon Members of the City Of Westfield Advisory Plan Commission,

After a thorough review and consideration of the proposed Northpoint II PUD Ordinance Number 20-25, I want to express, in writing, my ardent objection.

My wife and I moved our family from our last neighborhood home within Westfield Washington School District to our current home on Anthony Road specifically to escape the ever-increasing commercial atmosphere within Westfield. We sought an area that we could trust would remain free from the myriad of issues that are unfortunately a given with any commercial real estate setting including major light & noise pollution.

As a real estate professional, I wasn't naive to the potential of some of the surrounding farmland in our area changing hands and for homes to be built on the land. In fact, new neighbors have just completed a gorgeous new home on Anthony Road. This home complies with all of the zoning / ordinances in place as it should. Residential development among an existing residential area is most often a net positive for the existing homeowners in the area. In contrast, there is nothing more damaging to a residential area's value than having industrial buildings erected nearby.

What I couldn't have ever logically foreseen is that a group of commercial investors would actually *close* on land that didn't, at all, comply with the well-established zoning in place. For reasons unknown to me, they must have felt sure it was a slam dunk that they would get their way. With that said, their confidence for a bad idea doesn't justify the support of the stewards of Westfield's well-being. The Northeast Rural Residential district would be ruined forever with an Industrial Park that no one who lives even remotely close to it wants. The current zoning is sound for the area and shouldn't be changed.

Kind Regards,
Adam Corya



6101 N College Ave
Indianapolis, IN 46220
317.460.6514

Email: adamcorya@callcarpenter.com

Website: adamcorya.callcarpenter.com

Facebook: facebook.com/adamcoryarealtor

Pamela Howard

From: Armstrong CIV Timothy J <Timothy.J.Armstrong@usmc.mil>
Sent: Monday, February 21, 2022 7:56 PM
To: APC; Council Members
Cc: Armstrong CIV Timothy J; Kimberly Armstrong
Subject: Opposition to Northpoint 2 PUD

To: Advisory Plan Commission (APC)
From: Armstrong Family @ 20636 Anthony Road
subject: Northpoint 2 Planned Unit Development (PUD)

Enclosures:

- (1) Our Pasture
- (2) Our back yard
- (3) Our son with the alpacas

In 2016 my family and I made the decision to move from a cramped Westfield neighborhood troubled by teenage vandalism, pestered by loud music, and no privacy to a peaceful semi-secluded beautiful country home perfect for gazing at countryside, enjoying wildlife, raising farm animals, and relaxing with peace and quiet. With the existing Comp plan, we knew everything we came to love about our country home would remain untouched by the City of Westfield. Unfortunately, we were devastated to find out several developers put their own interest in front of respecting us and our surrounding neighbors.

To help put this in perspective for you, I've included pictures of our yard aimed right where Northpoint 2 is threatening to build. My wife has cried herself to sleep several times at the thought of hideous buildings suffocating our property as though we never moved to 'the country'. The developers' diagram indicates a large industrial building just to the East of our property along with several plots which would be sold off and potentially rezoned yet again to match someone else's agenda. As one of the primary affected residents of Anthony Road, it's incumbent upon me to share with you our side of this. The side negatively impacted by this careless, thoughtless, idea that takes nothing into consideration except for someone to make some money and then walk away.

Our Animals

Part of the dream to our country life was having animals roam in the pasture. We purchased and rescued several animals including alpacas. We currently have the perfect quiet pasture for alpacas. They don't like noise and are very shy around strangers. They like to keep to themselves and approach people on their terms. The shock of the initial construction with the proposed mayhem alone would be enough to cause catastrophic stress to our alpacas. If they survive that, they will be forced to endure a lifelong discomfort of crowded housing or industrial park right behind their safe space. I get sick to my stomach just thinking about it.

Lowered Property Value

We moved here a few years ago intending for this to be our 'forever home'. We installed a pool, purchased recreational vehicles, and invested time and money on various home improvement projects. My family and I are dug in.

Encroaching on our countryside would obviously force us to move from Westfield which would be a logistical nightmare alone. The worst part is our property value will nose dive causing us to lose money. That's unacceptable to us.

Scenery Destroyed

Choosing to live here in the aftermath would not be a choice at all. We would be stuck at that point. Instead of sitting on the back porch gazing at the sunrise while we enjoy our coffee, we would be staring at overwhelmingly large, ugly buildings and the industrial traffic right behind our yard.

Privacy Lost

With that being said, we can kiss our privacy goodbye. I can't stand the thought of being on display as we use our hot tub, relax in our shelter, and host private family gatherings.

Goes Against The Comprehensive Plan

Above all, this development goes against the Comprehensive Plan which states this type of unattractive condensed housing or industrial zoning will NOT be considered north of State Road 38. These developers don't seem to care. Convincing you to let them infringe on our countryside is just a part of everyday business to them and their lawyer.

These are all just the points that come to mind as I take the time to write. Of course there are countless small inconveniences we will encounter along the way such as our line of site internet being demolished because of ridiculous [buildings](#) between us and the tower we connect to. Only time will tell how much more we have to be troubled with if you allow this to move forward.

I understand Westfield is a growing community. I see new developments pop up like wildfire wherever I go. I know development is inevitable throughout the city. However, we all made a conscientious decision to move out to an area where we would not be impacted and harmed by it.

If you give in to this reckless plan, history will be lost, more habitats will be destroyed, and our home will be shattered.

Please don't let this happen to our home and community. Thank you for listening.

Tim Armstrong
Extremely concerned Anthony Rd. resident

Enclosure 1



Enclosure 2



Enclosure 3



Pamela Howard

From: Lidia Furtado <lidia.furtado82@gmail.com>
Sent: Monday, February 21, 2022 8:07 PM
To: APC
Subject: 2008-PUD-09 (Northpoint 2)

**WARNING: This external email is from
lidia.furtado82@gmail.com.**

To whom it may concern:

We are writing this email in opposition to the development of Northpoint 2 on the north side of SR 38 between Anthony Road and Hinkle Road. We moved to the area in October 2019 for the specific purpose of raising our family in a quiet and rural location. We have a significant concern that the establishment of the Northpoint 2 development will greatly diminish the quality of life in the area. There will be an increase of traffic, noise, and pollution. There is also an anticipation of a drop in property values for homes in the area. The area should remain as rural residential. It is inappropriate that an industrial park would be located right next to the Bray Family Homestead. Working with Hamilton County to establish a passive use nature park would be much more appropriate to the area.

Again, our family is completely opposed to Northpoint 2 development.

Regards,

Lidia and Kate Furtado
4803 E. 216th St. Noblesville, IN 46062

Pamela Howard

From: Des Schillinger <des.schillinger@sai-rep.com>
Sent: Tuesday, February 22, 2022 9:09 AM
To: APC
Subject: Northpoint II Industrial Park

**WARNING: This external email is from
des.schillinger@sai-rep.com.**

To Whom it Concerns,

Good morning. I would like to thank you for taking the time to read this email regarding the proposed Northpoint II Industrial Park.

I hope before you vote on the above zoning change request for Northpoint II Industrial Park you have taken the opportunity to drive up and down Anthony north of State Road 38 and taken in the beauty. Anthony Road may be the prettiest road in all of Hamilton County. It would be a shame to go against IC36-7-4-603 and ruin this natural setting. This request by Northpoint II **Fails to meet IC 36-7-4-603:** and to meet ANY of the 5 criteria which are to be reasonably considered. As a former resident of Hinkle Creek for 15 years it would be a shame for this area to be changed into an Industrial Park with 40 foot concrete walls all around. This Land should remain as zoned "Farm and 3 acre residential lots".

Economic Reasons

I presently am a business and property owner in the Alpha Industrial Park in Westfield which still has available lots after 30 years. The Northpoint I Industrial Park is not completely built out so why in the world would we open another Industrial Park until what we have is built out. By waiting for these Industrial Parks to build out you are protecting the previous investors in Westfield who believed in Westfield first.

Please vote NO to the request to rezone this area.

If you have any questions or wish to discuss, please contact me.

Thank You and Best Regards,

Des Schillinger
Schillinger Associates, Inc.
17819 Commerce Dr., Suite 100
Westfield, In. 46074
765/457-7241
765/457-7732 Fax
www.sai-rep.com

Pamela Howard

From: David Dunbar <david.b.dunbar56@gmail.com>
Sent: Tuesday, February 22, 2022 9:29 AM
To: APC
Subject: North Point II

**WARNING: This external email is from
david.b.dunbar56@gmail.com.**

We are residents of our home located at 21344 Anthony Road, Westfield IN 46062. We are writing to express our concerns about the rezoning of the land located at the northeast corner of Anthony Road and State Road 38. Our understanding is that the land is currently zoning for low density residential/agricultural and that the owner wants to have the zoning changed to industrial.

Although we appreciate the benefits arising from land development we are opposed to this rezoning request. The City of Westfield currently has over 1900 acres of undeveloped land zoned industrial where the same owner could purchase to accommodate their industrial clients needs. Most of the property owners adjacent to the proposed land have residential properties that would be adversely affected by an industrial building 40 feet tall regardless of a barrier. Additionally, if a commercial strip mall were developed on the land, the residential culture would also be disrupted.

We feel the current zoning is sufficient for the property owner to develop and benefit from the income of lot sales as opposed to sales to commercial and/or industrial clients.

Please consider our opposition not to prevent development but to the type of development proposed. Thank you in advance for your consideration in our cause.

David and Sandy Dunbar

21344 Anthony Road
Westfield, IN 46062
317.696.0228 (David)
317.402.4650 (Sandy)

Pamela Howard

From: Sandra Dunbar <sdunbar213@gmail.com>
Sent: Tuesday, February 22, 2022 10:37 AM
To: APC
Subject: Opposition/Northpoint 2 Industrial Park

**WARNING: This external email is from
sdunbar213@gmail.com.**

I am a resident at our home located at 21344 Anthony Road, Westfield IN 46062. I am writing to express my concerns about the rezoning of the land located at the northeast corner of Anthony Road and State Road 38. My understanding initially was the land was to be rezoned as high density residential and/or a nature park but now the owner wants to have the zoning changed to industrial.

Although I appreciate the benefits arising from land development I am opposed to this rezoning request. There are numerous locations in the City of Westfield that are currently zoned industrial where the same owner could purchase to accommodate their industrial clients needs. Most of the property owners adjacent to the proposed land have residential properties that would be adversely affected by an industrial building 40 feet tall regardless of a barrier. Additionally, if a commercial strip mall were developed on the land, the residential culture would also be disrupted. Property and land values will be negatively affected.

I feel a high density residential is sufficient for the property owner to develop and benefit from the income of lot sales as opposed to sales to commercial and/or industrial clients. Ideally developing a community center and park for all to enjoy at this location would be great utilization of the land in question north of SR 38.

Please consider our opposition not to prevent development built to the type of development. Thank you in advance for your consideration.

Sandra B. Dunbar
SBD Design
Space Planning and Interior Design
21344 Anthony Rd, Noblesville, IN 46062
317.402.4650
sdunbar213@gmail.com

Pamela Howard

From: rwgudeman@gmail.com
Sent: Tuesday, February 22, 2022 2:08 PM
To: APC
Subject: Northpoint II Objection

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

APC – planning commission for Westfield

This is being written to express concern about the proposed development north of 38/east of Anthony Rd. I live at the northwest corner of these two roads. My property is already compromised with the development along the south side of Indiana 38.

There are many reasons to oppose this Northpoint II industrial development; keeping the area rural, land value, overburden Westfield resources, to name a few; in addition, my understanding is there are other developments available for this purpose, already with the correct zoning.

In addition to keeping the Rural area, I would fully support a Parks department acquisition for nature parks to further enhance the preservation of the area.

Thank you for your consideration and taking time to review this in detail.

Rebecca Gudeman

R W Gudeman LLC
20649 Anthony Road
Westfield, IN 46062
P: 317-840-1041
E: rwgudeman@gmail.com

Pamela Howard

From: Eric Ferrell <ericferrell33@gmail.com>
Sent: Tuesday, February 22, 2022 2:17 PM
To: APC
Subject: NorthPoint II OBJECTION

**WARNING: This external email is from
ericferrell33@gmail.com.**

Hello,

First of all, I hope this email finds you well and I appreciate the role you play for our community.

I am reaching out to voice my objection towards the NorthPoint II development that is proposed near SR 38 & Anthony Road. I am a nearby resident, in the Hinkle Creek Estates neighborhood, and I am strongly against what this land is being currently proposed for development of. This proposal is in stark contrast to the surrounding area and would be a disservice to the landscape and current residents in the area. While the obvious potential downfalls to this include increased traffic, noise & light pollution, decreased property values; one major thing stands above all, the impact to the citizens of our community. The people that live near this proposed “developmental” area have worked hard to obtain the land to build their homes and to call this area their own slice of heaven. We all chose to live in this area for the peace and quiet this residential & agricultural area provides; and to have this ripped away from us by having commercial and/or dense residential area created would be a travesty. The ideal situation would be to leave this land as is, however a wonderful alternative would be for a park or other green space to be developed in its place. In this part of Hamilton County, there isn’t a community park filled with playgrounds, basketball/tennis/pickleball courts/disc golf/etc that the nearby residents can enjoy. With the increased home building on Grassy Branch, Moontown/Hinkle & 191st, this would offer a wonderful alternative for the local residents to enjoy for years to come. All while maintaining our property values and eliminating all the negative socioeconomic and environmental impacts that NorthPoint II will bring to this area.

I urge you to please stop this land from being changed from its original zoning and turned in to something that can forever change the lives and landscape for the good people of this area.

Thank you,

Eric Ferrell
5114 Morning Mist Ct
Noblesville, IN 46062

Pamela Howard

From: Susie Tatum <susie.tatum@alsac.stjude.org>
Sent: Tuesday, February 22, 2022 4:35 PM
To: APC; Council Members
Subject: Northfield II Development

**WARNING: This external email is from
susie.tatum@alsac.stjude.org.**

Hello,

I am writing to you about the Northfield II industrial development, which will be on the docket for this evening's meeting.

Please vote **NO** for the following reasons:

- **Opposite the Westfield Comp Plan:** What Northpoint II is proposing doesn't fit in anything the community has planned-in fact, it is exactly the opposite of what the Westfield Comprehensive Plan outlined. If Westfield believes more property is needed for this type of land use, they need to develop a plan, publicly vet the plan, and outline how they intend to plan for the area surrounding such a development...not just allow a developer to dictate placement of an Industrial Park where it was never envisioned!
- **Incongruent with the 2020 Hamilton County Comp Plan:** The public input surveys for this plan (respondents from all townships in the county) showed a clear theme-Maintain what is left of our rural/undeveloped areas! Over 70% of the respondents said their future land use vision was for Agriculture...and nearly 50% said they wanted no more development. A few of the Key Take-Aways from the survey: *"They live in Hamilton County Townships because of community rural character"* and *"There is a strong preference to preserve existing farmland across all townships"*.
- **Devalues surrounding property:** The citizens have invested a sizeable amount of money in their homes. A sampling of just 55 homes in the immediate area shows a combined market value of \$29,267,053. Studies show that placing industrial development in the middle of residential devalues properties by up to 30%. For just this sampling of homes, that equates to a loss of \$8,780,115...that is real money for real families. Real impact to real citizens.
- **Other Land Available:** Westfield currently has an inventory of 1,950 acres of land which is undeveloped and already has the correct zoning for a Northpoint-type development. Additionally, the existing Northpoint development is largely vacant with only 3 operating buildings in existence. The pressure to put Industrial into AG/Rural Residential is completely unnecessary.
- **Sets a precedent:** This project would, if approved, reset the basis for what is acceptable land use north of Highway 38. It would open the flood gates for more Industrial and Commercial development north of Hwy. 38. Once something like this is anchored on the north side of 38, it paves the way for industrial creep...opening up the remainder of the area to the same type of land use and development.

- **This is a Parks Area:** Hamilton County is investing in this area for a new park, the Bray family provided their personal land for a park in this area, and Washington Township has established MacGregor Park here ...even if the development was consistent with the zoning, it wouldn't make sense to drop an Industrial park with 24/7 shifts of activity in the middle of a rural parks quadrant.
- **Unanimous Opposition:** Every land owner in the 1 mile area is OPPOSED to this development. Not one person approached was in favor of it! In a time when no one agrees on anything we have 100% agreement that NP2 must be stopped.
- **Overburdens Westfield Resources (Fire, Police, EMS, Schools):** Adding an Industrial development to an area where the city planning calls for the exact opposite land use creates a gap in resource planning. Many resources needed...few resources planned. WHO PAYS for the gap?
- **Endangers the Water Supply:** The land for the proposed NP2 development is designated as **BOTH** a Wellhead Protection Area and a Source Water Area. Hundreds of families count on the aquifer beneath for their drinking water. There is significant concern about contamination from things like: steel fabrication, chemical spills and manufacturing.
- **Negative Quality of Life Impact:** Pollution/safety/traffic. Dangerous traffic, disruptive noise pollution, and unwanted light pollution. Environmental contamination of industrial activity is part and parcel with air, soil, and groundwater pollution.
- **Fails to meet IC 36-7-4-603:** Fails to meet ANY of the 5 criteria which are to be reasonably considered
- **Alternatives are available:** The owners could develop the land with something that is compatible with the Comp Plan and still make money – a Conservation Subdivision or large parcel home sites. Or, they could work with Hamilton County Park and Rec to convert the entire area into a passive use nature park.

Susie and Randy Tatum
 317-701-5867
 Westfield, IN.