



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_02_16_2021

Tuesday, February 16, 2021 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Tuesday, February 16, 2021 at 07:00 PM

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

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

Public input can be submitted in 1 of 2 ways:

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

OPENING OF MEETING

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

Note the Presence of a Quorum

Approval of Minutes

- February 1, 2021 Minutes Tabled

Review APC Rules & Procedures

CONSENT AGENDA

No Consent Agenda Items

ITEMS OF BUSINESS

2102-PUD-05

Wheeler Landing PUD Amendment IV

Generally north and west of the intersection at Wheeler Road and State Road 32

J.C. Hart Company Inc. by Church Church Hittle + Antrim requests an amendment to the Wheeler Landing Planned Unit Development (PUD) District modifying the

architectural, parking and landscaping standards.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 21-05](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Character Exhibits](#) | [Exhibit 7: Wheeler Landing Concept Plan](#) | [Exhibit 8: Narrative Statement](#) | [Exhibit 9: Grand Park Sports Campus Concept](#) | [Exhibit 10: Neighborhood Meeting Summary](#)

PUBLIC HEARING ITEMS

2103-PUD-10[PUBLIC HEARING]

Wood Robinson Briggs PUD

Northside of 191st Street, West of Tomlinson Road

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 21-10](#) | [Exhibit 4: District Plan](#) | [Exhibit 5: Concept Plan](#) | [Exhibit 6: District 1 \(Commercial\) Exhibits](#) | [Exhibit 7: District 2 \(Park Trail Head\) Exhibits](#) | [Exhibit 8: District 3 \(Small Lot Single Family North\) Exhibits](#) | [Exhibit 9: District 4 \(Small Lot Single Family South\) Exhibits](#) | [Exhibit 10: Phasing Plan](#) | [Exhibit 11: Neighborhood Meeting Summary](#)

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

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

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

2007-PUD-07 [CONTINUED]

Bridgewater PUD Amendment (Culver's)

14631 North Gray Road

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

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

2012-PUD-15[CONTINUED]

Somerset PUD

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

Silverthorne Homes requests a change of zoning for 61.39 acres +/- in the AG-SF1:

Agriculture / Single-family Rural District to the Somerset PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

2102-PUD-01[CONTINUED]

Sanders Glen PUD

2432 South Street

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

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

2102-PUD-02[CONTINUED]

Lancaster, Phase 2 PUD

NEC of 186th Street and Casey Road

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

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

2102-PUD-04[CONTINUED]

Lantern Commons PUD

NWC of 161st Street and Westfield Boulevard

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

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

2102-ZOA-01[CONTINUED]

Unified Development Ordinance Amendment

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

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

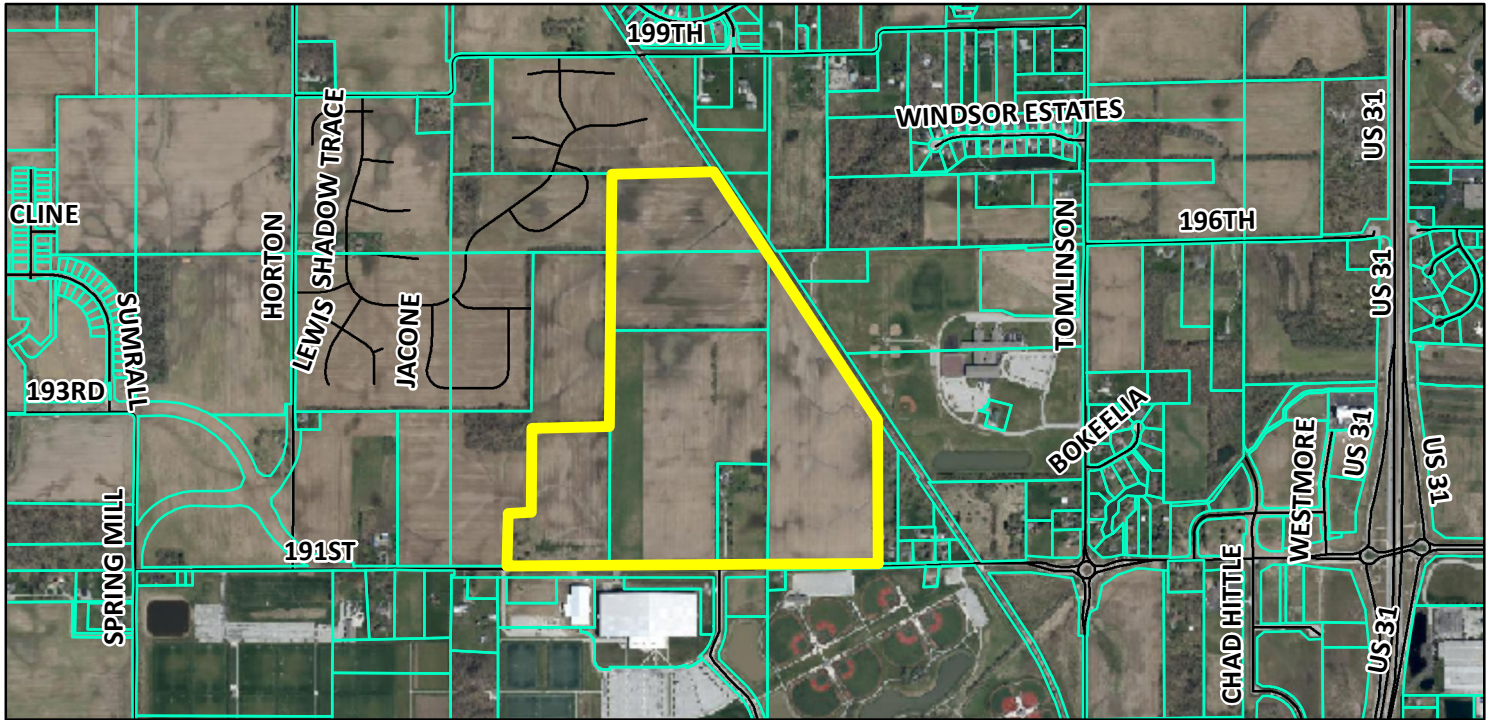
Community Development Department

ADJOURNMENT

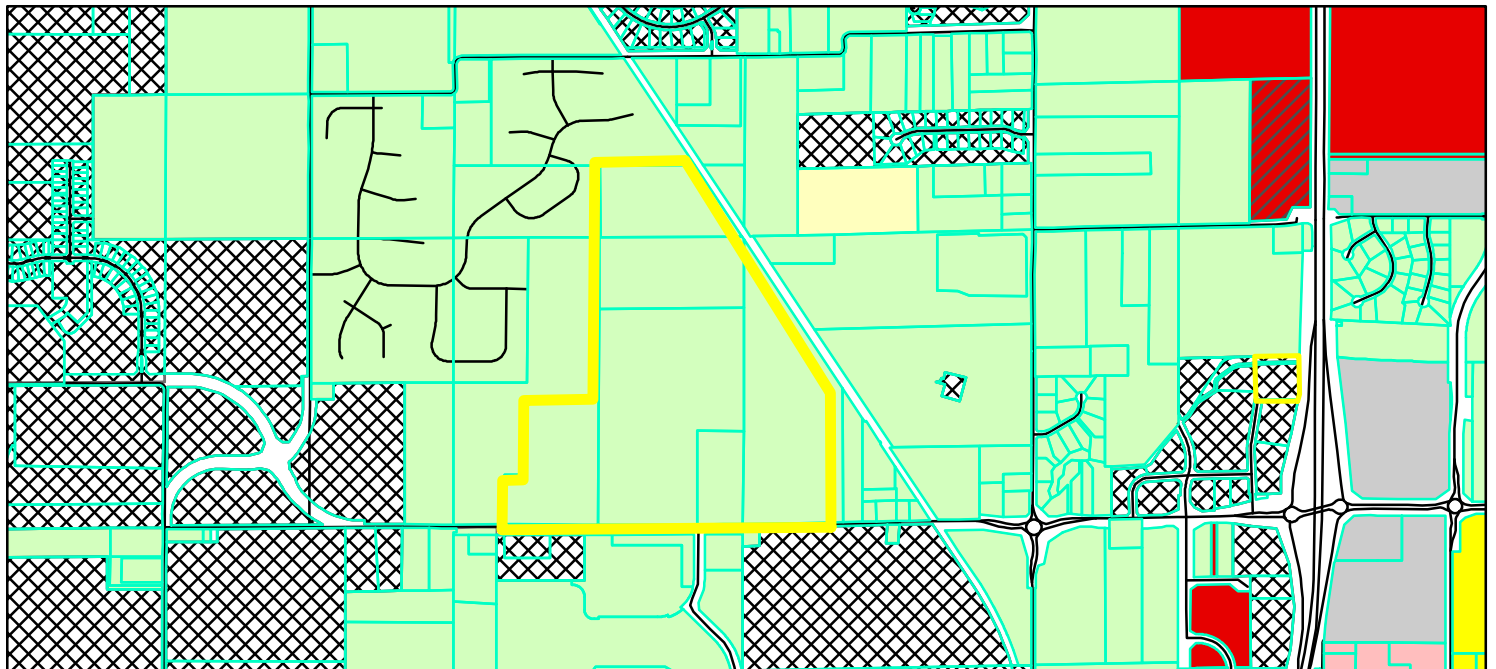
Woods Robinson Briggs PUD

Aerial Location Map

 Site



Zoning Map



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

0 0.225 0.45
Miles



**EXHIBIT B
DISTRICT PLAN**

**DISTRICT-3
SF-4
(44 ACRES +/-)**

MONON TRAIL

**DISTRICT-4
SF-4
(43 ACRES +/-)**

**DISTRICT-2
AG-SF1
(5 ACRES +/-)**

**DISTRICT-4
SF-4
(12 ACRES +/-)**

**DISTRICT-1
GB
(44 ACRES +/-)**

**DISTRICT-1
GB
(8 ACRES +/-)**

① WOODS/ROBINSON/BRIGGS DISTRICT PLAN
1" = 400'-0"

191ST PUD

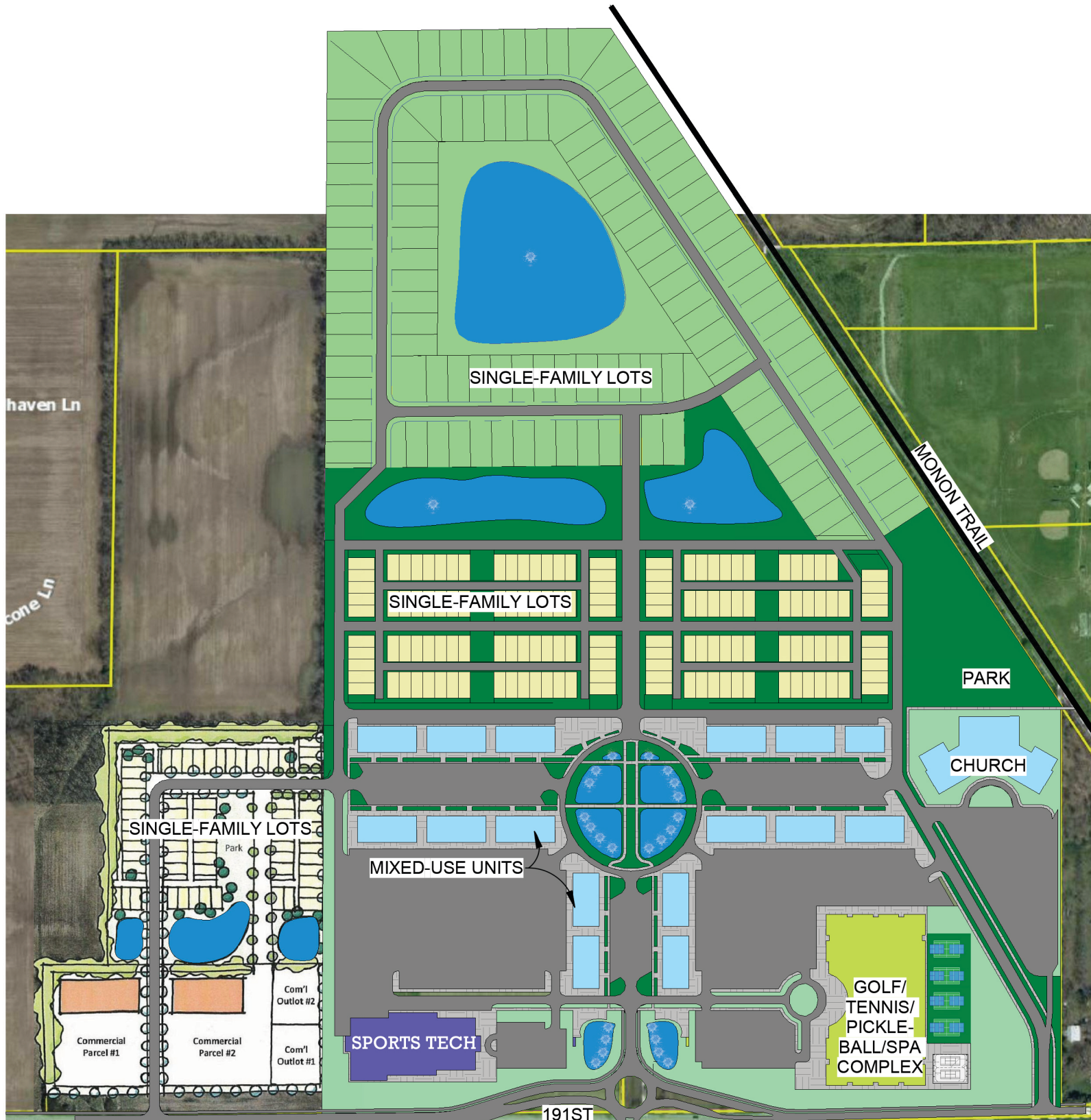


2/7/21



Cooler Design

EXHIBIT C
CONCEPT PLAN



① WOODS/ROBINSON/BRIGGS PUD CONCEPT PLAN
1" = 400'-0"

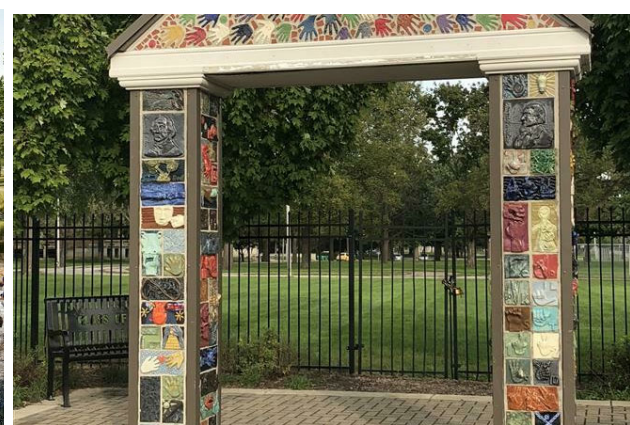
191ST PUD



2/7/21



EXHIBIT E
PARK/TRAIL HEAD DISTRICT 2 CHARACTER EXHIBITS



191ST PUD

2/7/21

ARCHITECTURAL CHARACTER FOR DISTRICT 5



Cooler Design

EXHIBIT F
SMALL LOT SINGLE FAMILY DISTRICT 3 (NORTH) CHARACTER EXHIBITS



191ST PUD

02/08/21



5799IND_8



5820 IND - B

191ST PUD

02/08/21



Cooler Design



191ST PUD

02/08/21



Cooler Design



191ST PUD

02/08/21



Cooler Design

EXHIBIT G

SMALL LOT SINGLE FAMILY DISTRICT 4 (SOUTH) CHARACTER EXHIBIT



191ST PUD

2/7/21





191ST PUD

02/08/21



Cooler Design

PHASING PLAN



① WOODS/ROBINSON/BRIGGS PUD PHASING PLAN
1" = 400'-0"

191ST PUD

2/7/21



Petition Number: 2102-PUD-05

Project Name: Wheeler Landing PUD Amendment IV (Apartments)

Subject Site Address: Generally north and west of the intersection at Wheeler Road and State Road 32 (the "Property")

Petitioner: J.C. Hart Company Inc.

Representative: Church Church Hittle + Antrim

Request: Requests an amendment to the Wheeler Landing Planned Unit Development (PUD) District modifying the architectural, parking and landscaping standards.

Current Zoning: Wheeler Landing PUD

Current Land Use: Vacant / Agriculture

Approximate Acreage: 87.51 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 21-05
4. Concept Plan (Apartments)
5. Landscape Plan (Apartments)
6. Character Exhibit (Apartments)
7. Wheeler Landing Concept Plan
8. Narrative Statement
9. Grand Park Sports Campus Concept
10. Neighborhood Meeting Summary

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the January 11, 2021, City Council meeting. The petition had a neighborhood meeting on January 26, 2021. The petition received a public hearing at the February 1, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW



Location: The Property is located generally at the north and west of the intersection at Wheeler Road and State Road 32 (see **Exhibit 2**).

Property Description: The Property is zoned the Wheeler Landing PUD District (**Ordinance 18-04**). Council approved PUD Amendment I (**Ord. 19-37**, 1909-PUD-27) for the Property at its meeting on September 9, 2019. The Property is currently going through a PUD amendment (Ord. 21-05, *pending*).

Concept Plan: The Real Estate shall be developed in substantial compliance with the Concept Plan (**Exhibit 4**).

Landscape Plan: The Real Estate shall be developed in substantial compliance with the Landscape Plan (**Exhibit 5**).

Development Standards: The Wheeler Landing PUD Ordinance (Ord. 18-04) shall apply except as otherwise modified below:

- Architectural Standards – Article 6.3;
 - Article 6.3.E.1.a. Building Façade shall not apply, instead substantial compliance with the Character Exhibit (**Exhibit 6**) shall control;
 - Article 6.3.E.1.b. Four-Sided Architecture shall not apply, instead substantial compliance with the Character Exhibit (**Exhibit 6**) shall control;
 - Article 6.3.E.2.b. Masonry Materials shall not apply, instead substantial compliance with the Character Exhibit (**Exhibit 6**) shall control;
 - Article 6.3.E.4.a. Roof Design Minimum Pitch shall not apply, instead substantial compliance with the Character Exhibit (**Exhibit 6**) shall control;
 - Article 6.3.E.5. Streetscape Variety shall not apply, instead substantial compliance with the Character Exhibit (**Exhibit 6**) shall control;
- Landscape Standards – Article 6.8;
 - Article 6.8.K. Minimum Lot Landscaping Requirements shall be reduced to 50% of the plant materials required;
 - Article 6.8.M.1. External Street Frontage Landscaping Requirements shall be compliant by including plantings within the adjacent street right-of-way;
- Parking and Loading Standards – Article 6.14;
 - Article 6.14.G.11.c. Required Spaces shall be reduced to 1.8 spaces per Dwelling Unit.

MODIFICATIONS SINCE THE PUBLIC HEARING

Since the public hearing on February 1, 2021, the petitioner made several grammatical and wording corrections addressing Staff's comments. The remainder of the proposed Ordinance has not been modified.



COMPREHENSIVE PLAN

The Property falls within the Employment Corridor, Business Park and New Suburban land use areas of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses are contemplated as appropriate uses within the Employment Corridor area. Manufacturing, subordinate office, retail, and services, research and development and warehousing uses are contemplated as appropriate uses within the Business Park area. Detached dwellings, attached dwellings, institutional uses, recreational uses, artisan farms and equestrian uses are contemplated as appropriate uses within the New Suburban area. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

Family Sports Capital Addendum II

The Property falls within the Grand Park Sports Campus (see **Exhibit 9**).

In addition to the sports-related uses within the Sports Campus, it is anticipated that other related and supporting land uses will be located within, adjacent to and nearby the Sports Campus. Such land uses will likely include hotels, restaurants, healthcare and sports medicine facilities, professional offices, retail uses, higher density residential uses and other supporting commercial uses. It is contemplated that such other uses will be proposed and approved either in conjunction with the Sports Campus or after development of the Sports Campus has been initiated. The total additional land area to be utilized for such purposes will be many times the size of the Sports Campus as shown in Exhibit A of the Family Sports Capital Addendum II.

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 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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



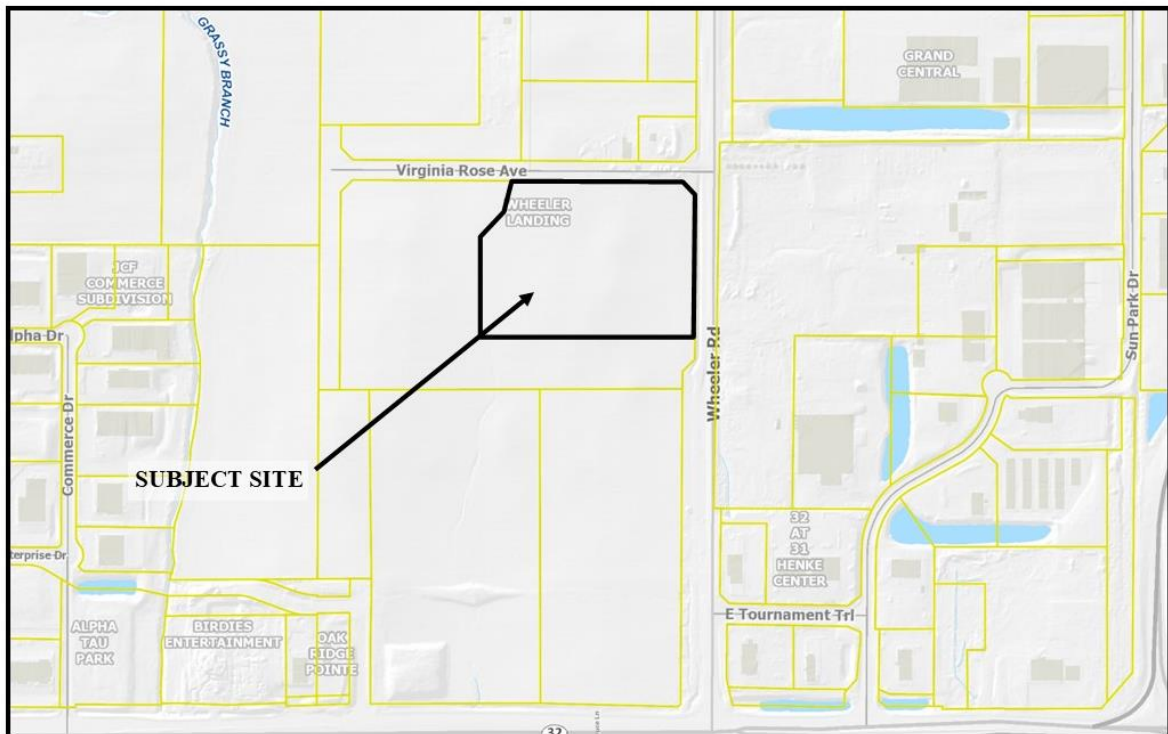
Council Introduction: The petition was introduced at the January 11, 2021, Council meeting.

DEPARTMENT COMMENTS

1. **Action:** if the APC is otherwise satisfied with the proposal, then forward a recommendation to the City Council for Docket No. 2102-PUD-05.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.

VICINITY MAP

WHEELER LANDING APARTMENTS



ORDINANCE NUMBER 21-05

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

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) enacted Ordinance No. 18-04 (the “Wheeler Landing PUD Ordinance”) on September 24, 2018; and,

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (**Petition No. 2102-PUD-05**), requesting an amendment to the Wheeler Landing PUD Ordinance with regard to the subject real estate more particularly described in **Exhibit A-1** attached hereto (the “Wheeler Landing PUD Real Estate”) and in **Exhibit A-2** attached hereto (the “Wheeler Landing Apartments Real Estate”); and,

WHEREAS, the Commission forwarded Petition No. 2102-PUD-05 to the Common Council with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code 36-7-4-1505; and

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Wheeler Landing PUD Ordinance, as applicable to the Wheeler Landing PUD Real Estate, except where otherwise specified.
- 1.2 All other provisions of the Wheeler Landing PUD Ordinance shall remain in effect with the adoption of this Ordinance.
- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9.F.2 of the Unified Development Ordinance. The Wheeler Landing PUD Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 3. Landscape Plan. The Landscape Plan, attached hereto as **Exhibit C**, is hereby incorporated in accordance with Article 10.9.F.2 of the Unified Development Ordinance. The Wheeler Landing Apartments Real Estate shall be developed in substantial compliance with the Landscape Plan.

Section 4. Character Exhibit. Building elevations are attached hereto as **Exhibit D**. Multi-family development projects with the Wheeler Landing PUD Real Estate will be developed in substantial compliance with this Character Exhibit.

Section 5. Development Standards.

Section 8.2 under Development Standards of the Wheeler Landing PUD Ordinance shall be amended, for the Wheeler Landing PUD Real Estate, to read as follows:

- 5.1 Article 6.3 Architectural Standards: Shall apply except as otherwise modified below:
 - A. Article 6.3.E.1.a. Building Façade shall not apply. Instead, substantial compliance with the Character Exhibit shall control.
 - B. Article 6.3.E.1.b. Four-Side Architecture shall not apply. Instead, substantial compliance with the Character Exhibit shall control.

- C. Article 6.3.E.2.b. Masonry Materials shall not apply. Instead, substantial compliance with the Character Exhibit shall control.
 - D. Article 6.3.E.4a. Roof Design Minimum Pitch shall not apply. Instead, substantial compliance with the Character Exhibit shall control.
 - E. Article 6.3.E.5. Streetscape Variety shall not apply. Instead, substantial compliance with the Character Exhibit shall control.
- 5.2 Article 6.8 Landscape Standards: Shall apply to the Wheeler Landing Apartments Real Estate, except as otherwise modified below:
- A. Article 6.8.K Minimum Lot Landscaping Requirements shall be reduced to 50% of the required plant materials and as consistent with the Landscape Plan (Exhibit C).
 - B. Article 6.8.M.1. External Street Frontage Landscaping Requirements shall apply. However, plantings along the perimeter streets shall be counted towards meeting this requirement.
- 5.3 Article 6.14 Parking and Loading Standards shall apply except as otherwise modified below:
- A. Article 6.14.G.11.c. Required Spaces shall be reduced to 1.8 spaces per Dwelling Unit.

THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James 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 21-05 was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 21-05**
this _____ day of _____, 2021.

I hereby VETO **ORDINANCE 21-05**
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

*This document prepared by:
Eric Douthit, Attorney-At Law, 2 North 9th Street, Noblesville, IN 46060*

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: Eric Douthit.

SCHEDULE OF EXHIBITS

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

EXHIBIT A-1
WHEELER LANDING PUD REAL ESTATE

Block A, Block B, Block D, and Block F in Wheeler Landing Section 2, as recorded in Plat Cabinet #, Slide # as Instrument Number ##### on _____, ##, 2021 in the Office of the Recorder of Hamilton County, Indiana; containing 87.51 acres, more or less.

EXHIBIT A-2
WHEELER LANDING APARTMENTS REAL ESTATE

A part of Block "B" of Wheeler Landing Section One as recorded as Instrument #2019054822 in the Office of the Recorder of Hamilton County Indiana and as shown on a survey completed by Terry D. Wright PS #9700013 for Hamilton Designs Project 2018-0358 dated 12/18/2020 and being more particularly described as follows:

Beginning at the Northeast corner of Block B on the West right-of-way line of Wheeler Road, thence South 00 degrees 19 minutes 12 seconds West (plat bearing) on and along the said West right-of-way line 449.57 feet; thence North 89 degrees 40 minutes 45 seconds West 715.50 feet; thence North 00 degrees 19 minutes 12 seconds East 243.38 feet to a point of curvature, said curve having a radius of 150.00 feet to the right being subtended by a chord bearing North 26 degrees 34 minutes 27 seconds East and a chord distance of 132.71 feet; thence along said curve an arc distance of 137.47 feet; thence North 52 degrees 49 minutes 43 seconds East 40.12 feet to a point of curvature, said curve having a radius of 100.00 feet to the left being subtended by a chord bearing of North 26 degrees 34 minutes 40 seconds East and a chord distance of 88.46 feet; thence along said curve an arc distance of 91.63 feet; thence North 00 degrees 19 minutes 38 seconds East for a distance of 23.42 feet to the South right-of-way line of Virginia Rose Avenue; thence South 89 degrees 40 minutes 48 seconds East along said right-of-way line 545.83 feet; thence South 44 degrees 40 minutes 48 seconds East along said line 56.57 feet to the Point of Beginning, containing 7.65 acres more or less.

EXHIBIT C **LANDSCAPE PLAN** (page 1 of 2)

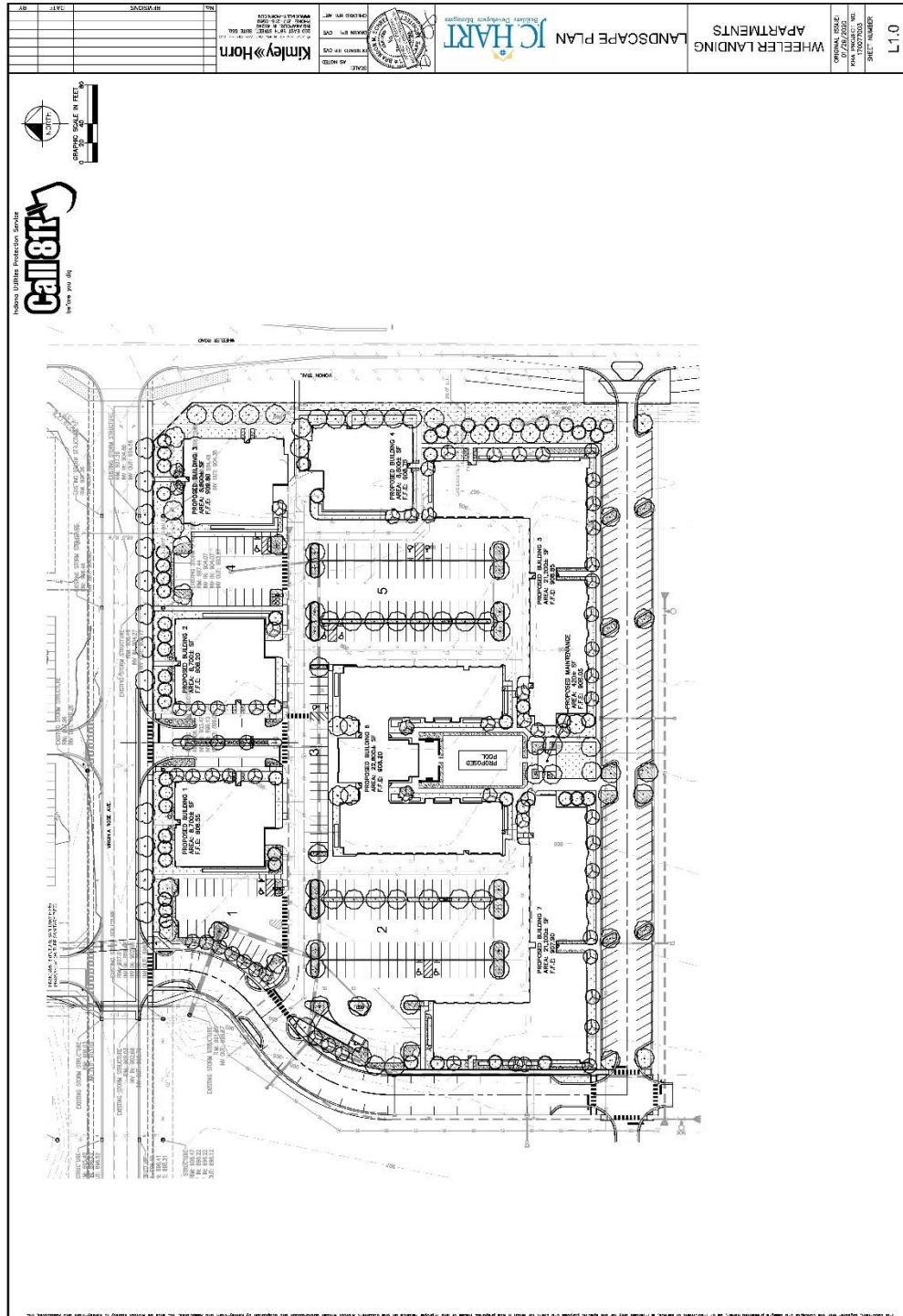


EXHIBIT C
LANDSCAPE PLAN
(page 2 of 2)

ORCHARD CHART

ZONING: WHEELER LANDING PAD DISTRICT	REQUIREMENTS	NOTES
GENERAL: 1. 2" - 4" diameter at dbh 2. 10' - 15' height 3. 1" - 2" caliper 4. 1" - 2" caliper 5. 1" - 2" caliper	REQUIREMENTS: 1. 2" - 4" diameter at dbh 2. 10' - 15' height 3. 1" - 2" caliper 4. 1" - 2" caliper 5. 1" - 2" caliper	NOTES: 1. 2" - 4" diameter at dbh 2. 10' - 15' height 3. 1" - 2" caliper 4. 1" - 2" caliper 5. 1" - 2" caliper

TREE PLANTING

REQUIREMENTS	NOTES	NOTES
GENERAL: 1. 2" - 4" diameter at dbh 2. 10' - 15' height 3. 1" - 2" caliper 4. 1" - 2" caliper 5. 1" - 2" caliper	REQUIREMENTS: 1. 2" - 4" diameter at dbh 2. 10' - 15' height 3. 1" - 2" caliper 4. 1" - 2" caliper 5. 1" - 2" caliper	NOTES: 1. 2" - 4" diameter at dbh 2. 10' - 15' height 3. 1" - 2" caliper 4. 1" - 2" caliper 5. 1" - 2" caliper

SHRUB PLANTING

REQUIREMENTS	NOTES	NOTES
GENERAL: 1. 2" - 4" diameter at dbh 2. 10' - 15' height 3. 1" - 2" caliper 4. 1" - 2" caliper 5. 1" - 2" caliper	REQUIREMENTS: 1. 2" - 4" diameter at dbh 2. 10' - 15' height 3. 1" - 2" caliper 4. 1" - 2" caliper 5. 1" - 2" caliper	NOTES: 1. 2" - 4" diameter at dbh 2. 10' - 15' height 3. 1" - 2" caliper 4. 1" - 2" caliper 5. 1" - 2" caliper

LANDSCAPE NOTES

1. LANDSCAPE NOTES

2. LANDSCAPE NOTES

3. LANDSCAPE NOTES

4. LANDSCAPE NOTES

5. LANDSCAPE NOTES

6. LANDSCAPE NOTES

7. LANDSCAPE NOTES

8. LANDSCAPE NOTES

9. LANDSCAPE NOTES

10. LANDSCAPE NOTES

11. LANDSCAPE NOTES

12. LANDSCAPE NOTES

13. LANDSCAPE NOTES

14. LANDSCAPE NOTES

15. LANDSCAPE NOTES

16. LANDSCAPE NOTES

17. LANDSCAPE NOTES

18. LANDSCAPE NOTES

19. LANDSCAPE NOTES

20. LANDSCAPE NOTES

21. LANDSCAPE NOTES

22. LANDSCAPE NOTES

23. LANDSCAPE NOTES

24. LANDSCAPE NOTES

25. LANDSCAPE NOTES

26. LANDSCAPE NOTES

27. LANDSCAPE NOTES

28. LANDSCAPE NOTES

29. LANDSCAPE NOTES

30. LANDSCAPE NOTES

31. LANDSCAPE NOTES

32. LANDSCAPE NOTES

33. LANDSCAPE NOTES

34. LANDSCAPE NOTES

35. LANDSCAPE NOTES

36. LANDSCAPE NOTES

37. LANDSCAPE NOTES

38. LANDSCAPE NOTES

39. LANDSCAPE NOTES

40. LANDSCAPE NOTES

41. LANDSCAPE NOTES

42. LANDSCAPE NOTES

43. LANDSCAPE NOTES

44. LANDSCAPE NOTES

45. LANDSCAPE NOTES

46. LANDSCAPE NOTES

47. LANDSCAPE NOTES

48. LANDSCAPE NOTES

49. LANDSCAPE NOTES

50. LANDSCAPE NOTES

51. LANDSCAPE NOTES

52. LANDSCAPE NOTES

53. LANDSCAPE NOTES

54. LANDSCAPE NOTES

55. LANDSCAPE NOTES

56. LANDSCAPE NOTES

57. LANDSCAPE NOTES

58. LANDSCAPE NOTES

59. LANDSCAPE NOTES

60. LANDSCAPE NOTES

61. LANDSCAPE NOTES

62. LANDSCAPE NOTES

63. LANDSCAPE NOTES

64. LANDSCAPE NOTES

65. LANDSCAPE NOTES

66. LANDSCAPE NOTES

67. LANDSCAPE NOTES

68. LANDSCAPE NOTES

69. LANDSCAPE NOTES

70. LANDSCAPE NOTES

71. LANDSCAPE NOTES

72. LANDSCAPE NOTES

73. LANDSCAPE NOTES

74. LANDSCAPE NOTES

75. LANDSCAPE NOTES

76. LANDSCAPE NOTES

77. LANDSCAPE NOTES

78. LANDSCAPE NOTES

79. LANDSCAPE NOTES

80. LANDSCAPE NOTES

81. LANDSCAPE NOTES

82. LANDSCAPE NOTES

83. LANDSCAPE NOTES

84. LANDSCAPE NOTES

85. LANDSCAPE NOTES

86. LANDSCAPE NOTES

87. LANDSCAPE NOTES

88. LANDSCAPE NOTES

89. LANDSCAPE NOTES

90. LANDSCAPE NOTES

91. LANDSCAPE NOTES

92. LANDSCAPE NOTES

93. LANDSCAPE NOTES

94. LANDSCAPE NOTES

95. LANDSCAPE NOTES

96. LANDSCAPE NOTES

97. LANDSCAPE NOTES

98. LANDSCAPE NOTES

99. LANDSCAPE NOTES

100. LANDSCAPE NOTES

SEEDING LEGEND

1. SEEDING LEGEND

2. SEEDING LEGEND

3. SEEDING LEGEND

4. SEEDING LEGEND

5. SEEDING LEGEND

6. SEEDING LEGEND

7. SEEDING LEGEND

8. SEEDING LEGEND

9. SEEDING LEGEND

10. SEEDING LEGEND

11. SEEDING LEGEND

12. SEEDING LEGEND

13. SEEDING LEGEND

14. SEEDING LEGEND

15. SEEDING LEGEND

16. SEEDING LEGEND

17. SEEDING LEGEND

18. SEEDING LEGEND

19. SEEDING LEGEND

20. SEEDING LEGEND

21. SEEDING LEGEND

22. SEEDING LEGEND

23. SEEDING LEGEND

24. SEEDING LEGEND

25. SEEDING LEGEND

26. SEEDING LEGEND

27. SEEDING LEGEND

28. SEEDING LEGEND

29. SEEDING LEGEND

30. SEEDING LEGEND

31. SEEDING LEGEND

32. SEEDING LEGEND

33. SEEDING LEGEND

34. SEEDING LEGEND

35. SEEDING LEGEND

36. SEEDING LEGEND

37. SEEDING LEGEND

38. SEEDING LEGEND

39. SEEDING LEGEND

40. SEEDING LEGEND

41. SEEDING LEGEND

42. SEEDING LEGEND

43. SEEDING LEGEND

44. SEEDING LEGEND

45. SEEDING LEGEND

46. SEEDING LEGEND

47. SEEDING LEGEND

48. SEEDING LEGEND

49. SEEDING LEGEND

50. SEEDING LEGEND

51. SEEDING LEGEND

52. SEEDING LEGEND

53. SEEDING LEGEND

54. SEEDING LEGEND

55. SEEDING LEGEND

56. SEEDING LEGEND

57. SEEDING LEGEND

58. SEEDING LEGEND

59. SEEDING LEGEND

60. SEEDING LEGEND

61. SEEDING LEGEND

62. SEEDING LEGEND

63. SEEDING LEGEND

64. SEEDING LEGEND

65. SEEDING LEGEND

66. SEEDING LEGEND

67. SEEDING LEGEND

68. SEEDING LEGEND

69. SEEDING LEGEND

70. SEEDING LEGEND

71. SEEDING LEGEND

72. SEEDING LEGEND

73. SEEDING LEGEND

74. SEEDING LEGEND

75. SEEDING LEGEND

76. SEEDING LEGEND

77. SEEDING LEGEND

78. SEEDING LEGEND

79. SEEDING LEGEND

80. SEEDING LEGEND

81. SEEDING LEGEND

82. SEEDING LEGEND

83. SEEDING LEGEND

84. SEEDING LEGEND

85. SEEDING LEGEND

86. SEEDING LEGEND

87. SEEDING LEGEND

88. SEEDING LEGEND

89. SEEDING LEGEND

90. SEEDING LEGEND

91

EXHIBIT D
CHARACTER EXHIBIT
(page 1 of 7)

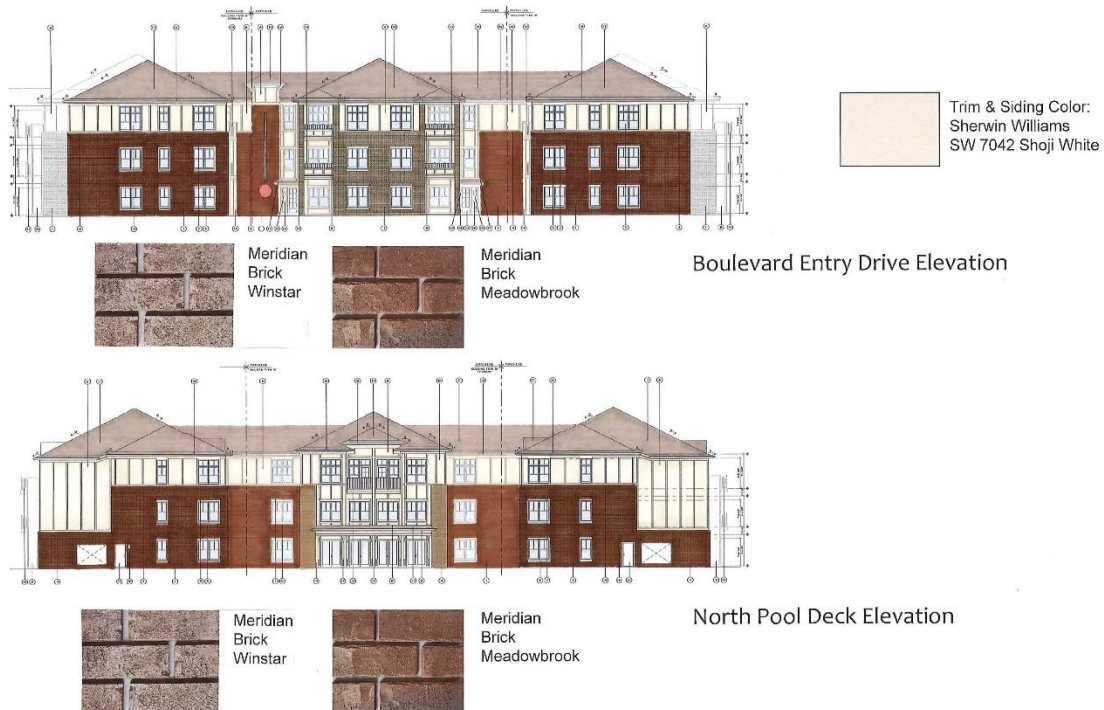


Wheeler Landing Flats – Building Type A Colors

EXHIBIT D
CHARACTER EXHIBIT
(page 2 of 7)

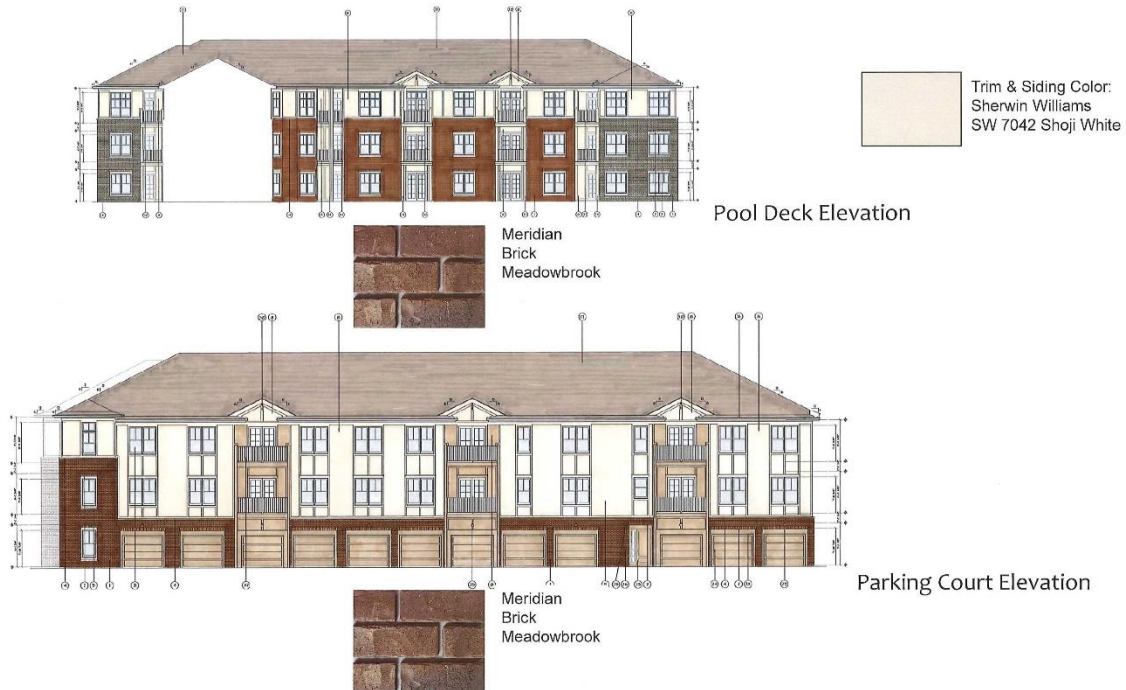


EXHIBIT D
CHARACTER EXHIBIT
(page 3 of 7)



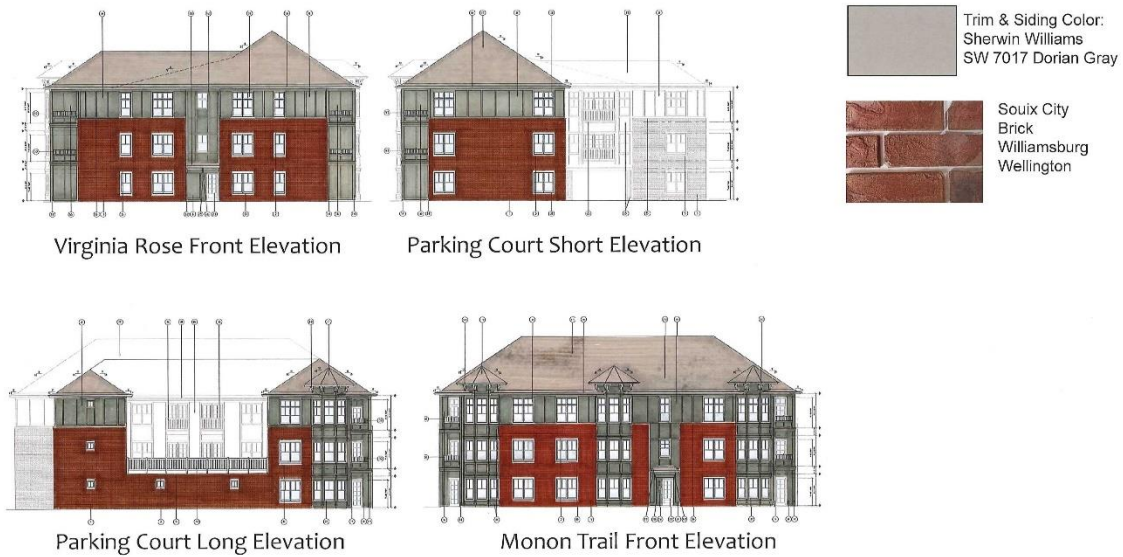
Wheeler Landing Flats – Building Type B and Clubhouse Colors

EXHIBIT D
CHARACTER EXHIBIT
(page 4 of 7)



Wheeler Landing Flats – Building Type B and Clubhouse Colors

EXHIBIT D
CHARACTER EXHIBIT
(page 5 of 7)



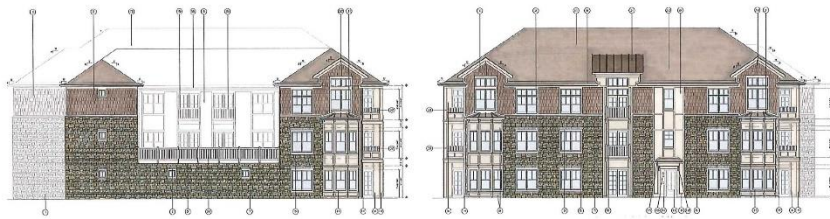
Wheeler Landing Flats – Building Type C Italianate Colors

EXHIBIT D
CHARACTER EXHIBIT
(page 6 of 7)



Virginia Rose Front Elevation

Parking Court Short Elevation

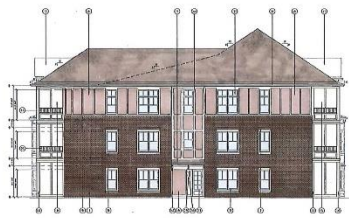


Parking Court Long Elevation

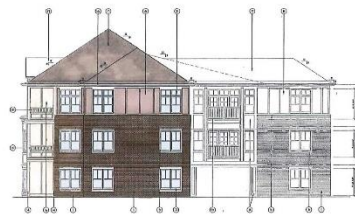
Monon Trail Front Elevation

Wheeler Landing Flats – Building Type C Cape Code Colors

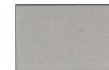
EXHIBIT D
CHARACTER EXHIBIT
(page 7 of 7)



Virginia Rose Front Elevation



Parking Court Short Elevation



Siding Color:
Sherwin Williams
SW 6199 Rare Gray



Trim Color:
Sherwin Williams
SW 6196 Frosty White



Souix City
Brick
Williamsburg
Millstone



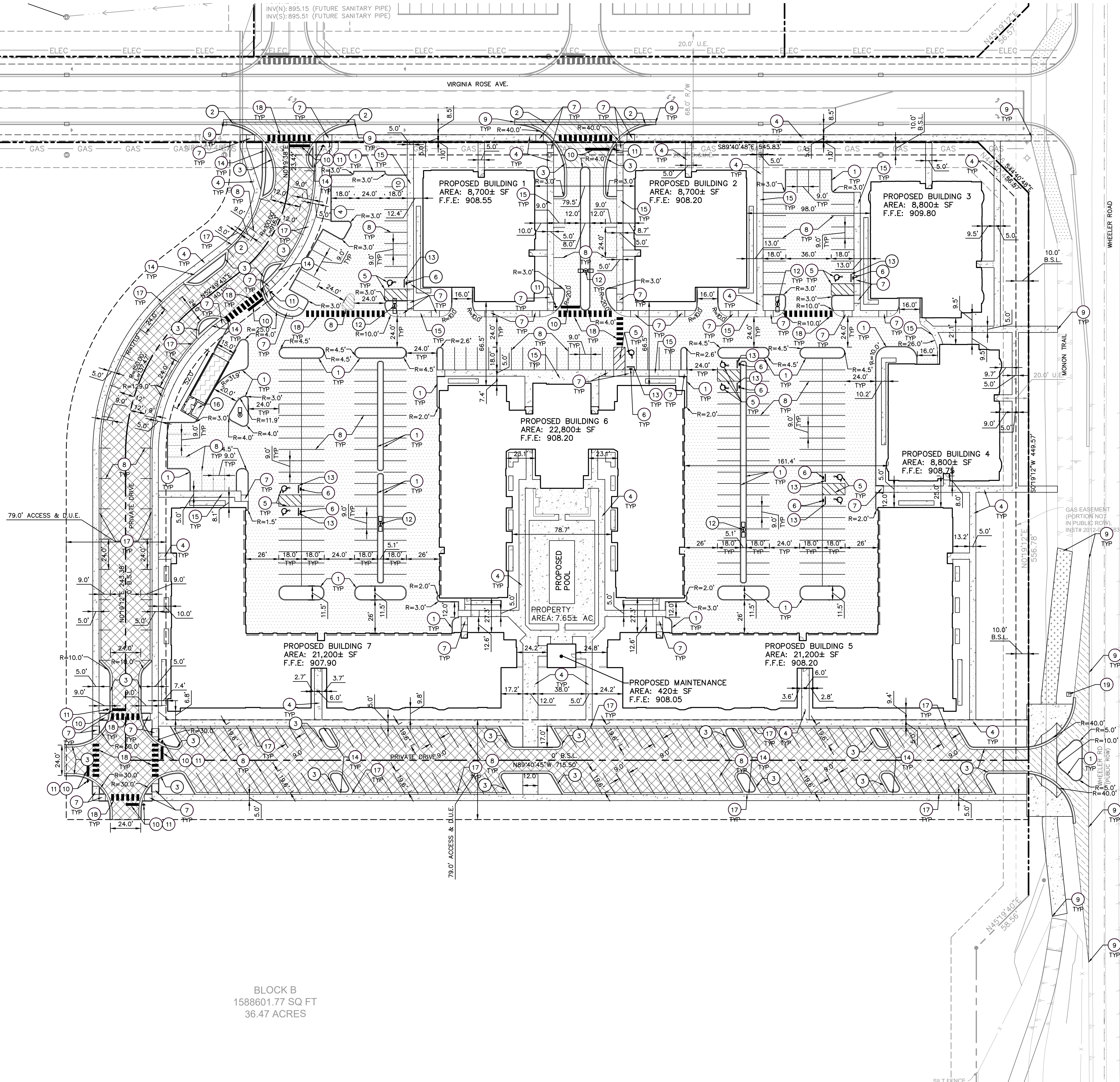
Parking Court Long Elevation



Monon Trail Front Elevation

Wheeler Landing Flats – Building Type C Craftsman Colors

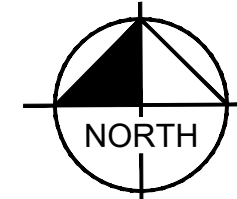
Drawing name: K:\IND_LDEV\170077003_C3.0 - SITE PLAN.dwg C3.0 Feb 01, 2021 11:33am By: Kaleb.Songdeth
This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



BLOCK B
1588601.77 SQ FT
36.47 ACRES

Indiana Utilities Protection Service

Call 811
before you dig



GRAPHIC SCALE IN FEET
0 20' 40' 80'

PAVING & CURB 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
- STANDARD CONCRETE CURB

NOTE: ALL MANHOLES, VALVES, AND INLETS
WITHIN PAVEMENT TO BE INSTALLED WITH A
CONCRETE COLLAR.

KEY NOTES

- CONCRETE CURB, TYP. (SEE DETAILS)
- DEPRESSED CURB (SEE DETAILS)
- CONCRETE CURB & GUTTER (SEE DETAILS)
- CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
- ACCESSIBLE RAMP (SEE DETAILS)
- 4" WIDE PAINTED WHITE SOLID LINE, TYP.
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- 24" WIDE STOP BAR, TYP. (SEE DETAILS)
- STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
- LIGHT POLE (FOR COORDINATION ONLY, REFER TO PHOTOMETRIC PLAN)
- PRECAST CONCRETE WHEEL STOP (SEE DETAILS)
- CURB CHANNEL
- COMBINED CURB AND WALK (SEE DETAILS)
- DUMPSTER ENCLOSURE (REFER TO ARCH PLANS)
- COMBINED CURB & GUTTER WITH WALK (SEE DETAILS)
- CROSSWALK STRIPING, TYP. (REFER TO MUTCD FOR DETAILS)
- RELOCATED UTILITY PEDESTAL

SITE NOTES

- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS, DOOR LOCATIONS, PRIOR TO ORDERING MATERIALS.
- RADI ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 5- FEET, TYPICAL.
- REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
- ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

SITE SUMMARY

SITE ZONING	=	PUD
SITE ACREAGE	=	7.65 AC.±
UNIT COUNT	=	214 UNITS
PARKING SPACES (STANDARD) PROVIDED	=	223 SPACES
PARKING SPACES (ACCESSIBLE) PROVIDED	=	9 SPACES
PARKING SPACES (STREET) PROVIDED [ON-SITE]	=	68 SPACES
PARKING SPACES (STREET) PROVIDED [OFF-SITE]	=	69 SPACES
PARKING SPACES (GARAGE) PROVIDED	=	104 SPACES
PARKING SPACES (ACCESSIBLE GARAGE) PROVIDED	=	8 SPACES
TOTAL PARKING SPACES PROVIDED	=	481 SPACES
PARKING RATIO (ONSITE ONLY)	=	1.93
PARKING RATIO (TOTAL)	=	2.25

GENERAL PLAN NOTES

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

Kimley»Horn
© 2021 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 560,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

SCALE:
AS NOTED
DESIGNED BY: CYS
DRAWN BY: CYS
CHECKED BY: ART



JC HART
Builders Developers Managers

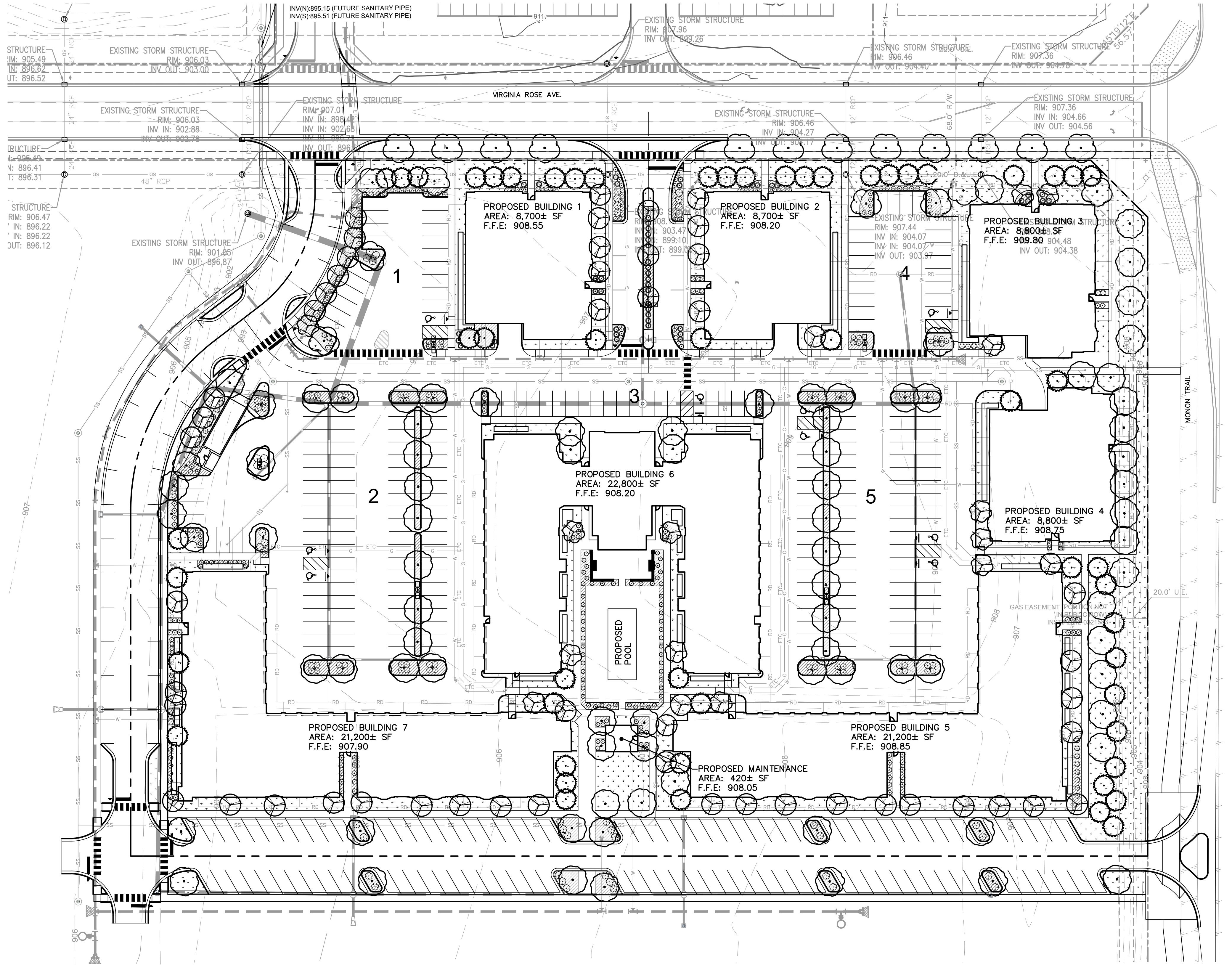
SITE PLAN

WHEELER LANDING
APARTMENTS

ORIGINAL ISSUE:
01/29/2020
KHA PROJECT NO.
170077003
SHEET NUMBER

C3.0

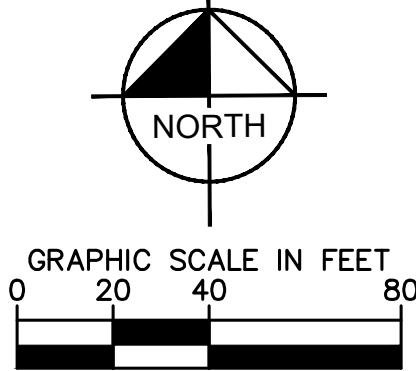
Drawing name: K:\IND_DEV\170077003_JC Hart_Wheeler Landing Apartments_Westfield\IN\2 Design\CADD\PlanSheets\L1.0 - LANDSCAPE PLAN.dwg L1.0 Jun 22, 2021 1:30pm by: MicheleDyer
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



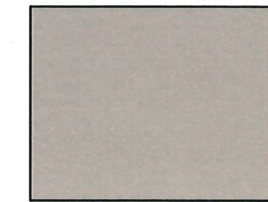
Indiana Utilities Protection Service



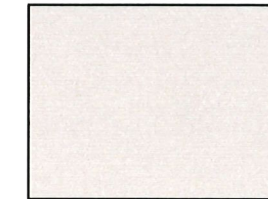
before you dig



REVISIONS		DATE	BY
No.			
WHEELER LANDING APARTMENTS			
LANDSCAPE PLAN			
ORIGINAL ISSUE: 01/29/2020			
KHA PROJECT NO. 170077003			
SHEET NUMBER			
L1.0			
JC HART Builders Developers Managers			
Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 560, INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM			
SCALE: AS NOTED DESIGNED BY: CYS DRAWN BY: CYS CHECKED BY: ART			
APPROVAL No APPROVAL PENDING NOT FOR CONSTRUCTION KIMLEY-HORN BRANDON M. SCHULTZ Landscape Architect			



Siding Color:
Sherwin Williams
SW 7045 Intellectual Gray



Trim Color:
Sherwin Williams
SW 7014 Eider White



Souix City
Brick
Williamsburg
Wellington

Monon Trail Elevation



Community Central Plaza Elevation



Meridian
Brick
Winstar



Meridian
Brick
Meadowbrook

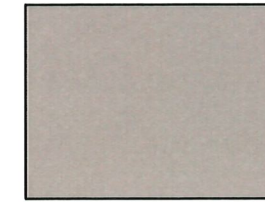


Halquist
Stone
Sycamore

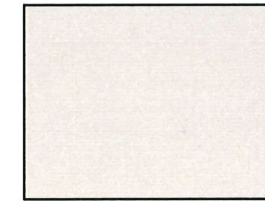


Souix City
Brick
Williamsburg
Wellington

Wheeler Landing Flats – Building Type A Colors



Siding Color:
Sherwin Williams
SW 7045 Intellectual Gray



Trim Color:
Sherwin Williams
SW 7014 Eider White

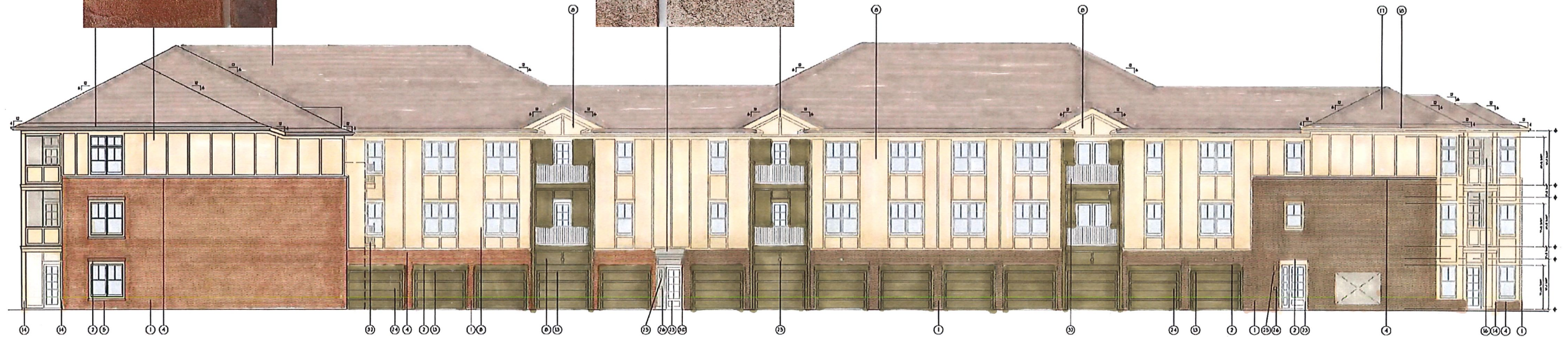


Souix City
Brick
Williamsburg
Wellington



Meridian
Brick
Winstar

Parking Court Short Elevation



Parking Court Long Elevation

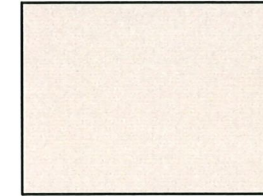
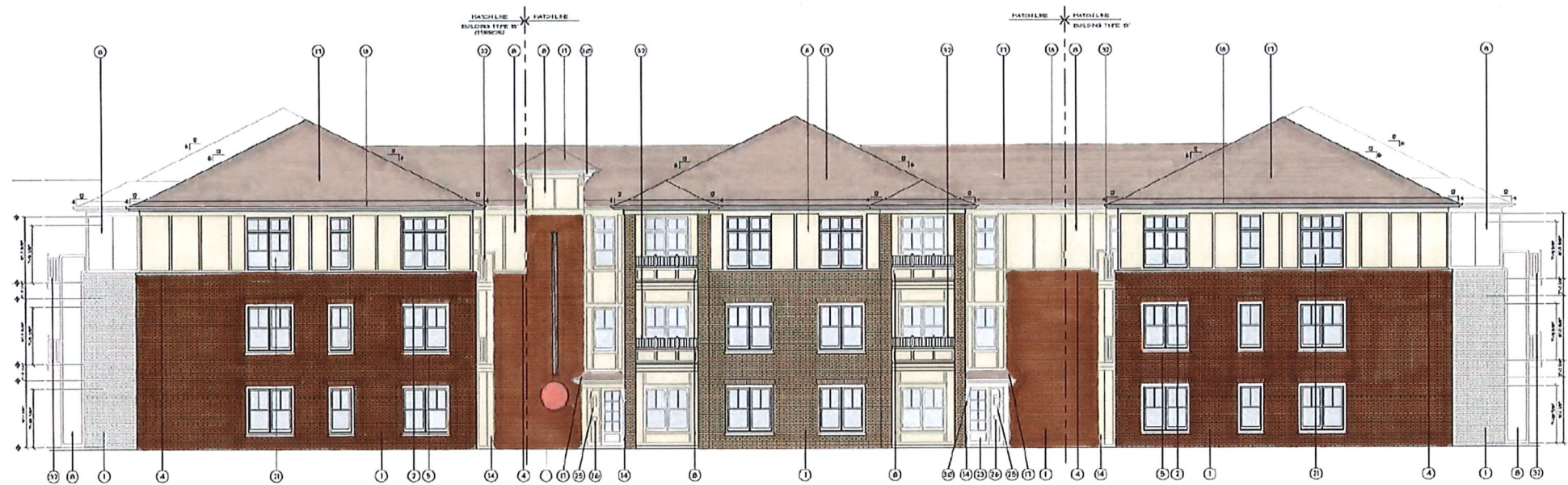


Souix City
Brick
Williamsburg
Wellington



Meridian
Brick
Winstar

Wheeler Landing Flats – Building Type A Colors



Trim & Siding Color:
Sherwin Williams
SW 7042 Shoji White

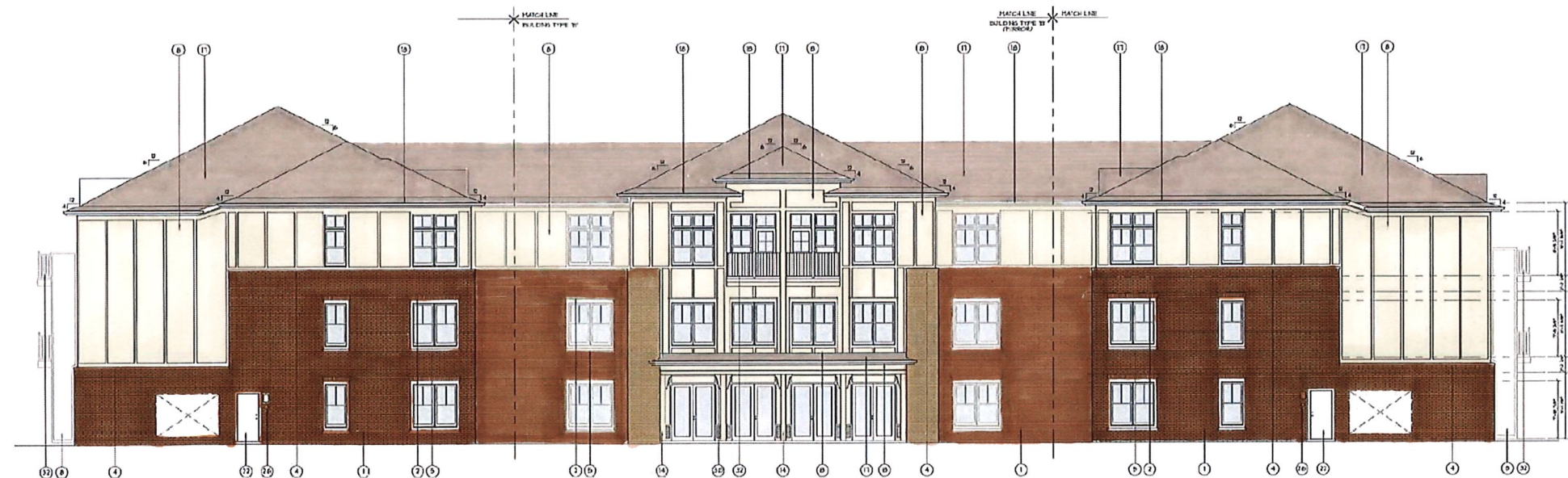


Meridian
Brick
Winstar



Meridian
Brick
Meadowbrook

Boulevard Entry Drive Elevation



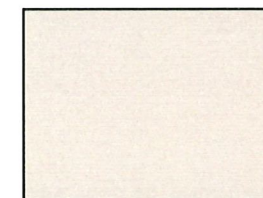
Meridian
Brick
Winstar



Meridian
Brick
Meadowbrook

North Pool Deck Elevation

Wheeler Landing Flats – Building Type B and Clubhouse Colors



Trim & Siding Color:
Sherwin Williams
SW 7042 Shoji White

Pool Deck Elevation



Meridian
Brick
Meadowbrook



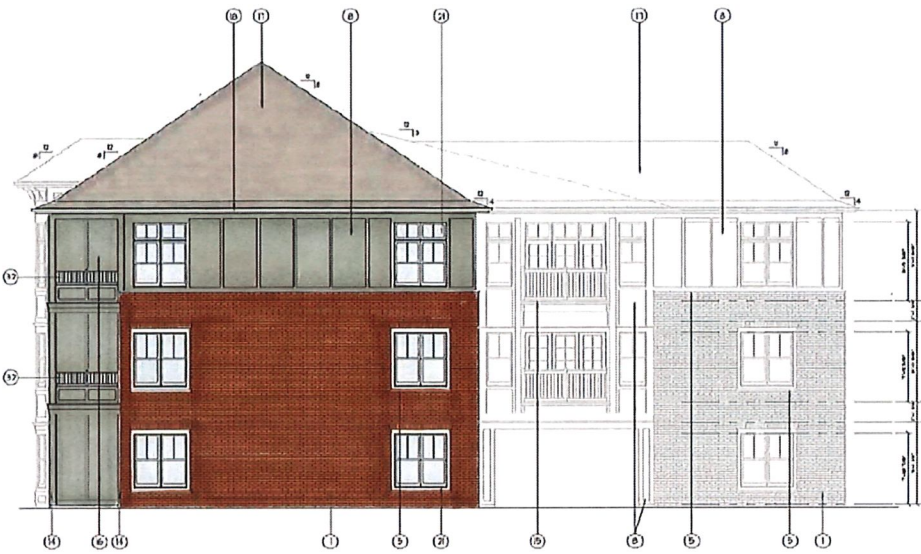
Meridian
Brick
Meadowbrook

Parking Court Elevation

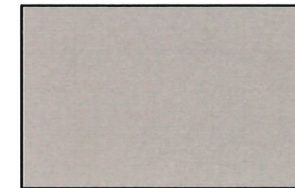
Wheeler Landing Flats – Building Type B and Clubhouse Colors



Virginia Rose Front Elevation



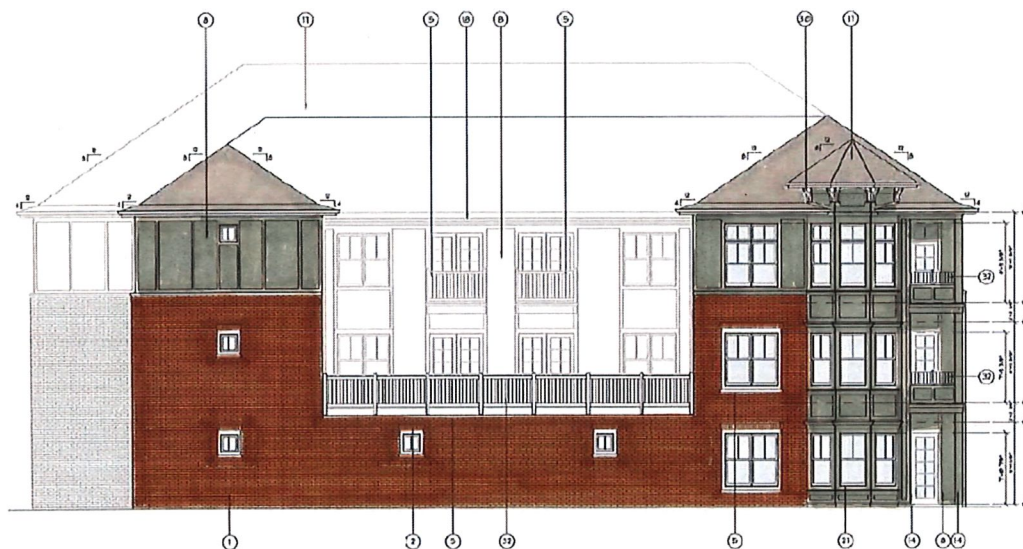
Parking Court Short Elevation



Trim & Siding Color:
Sherwin Williams
SW 7017 Dorian Gray



Souix City
Brick
Williamsburg
Wellington



Parking Court Long Elevation

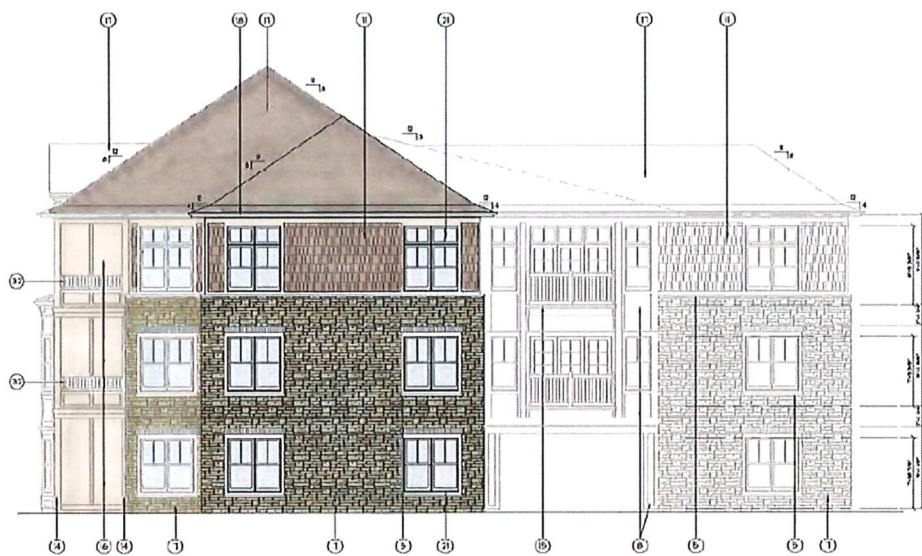


Monon Trail Front Elevation

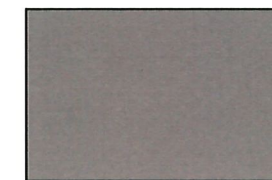
Wheeler Landing Flats – Building Type C Italianate Colors



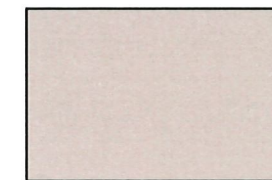
Virginia Rose Front Elevation



Parking Court Short Elevation



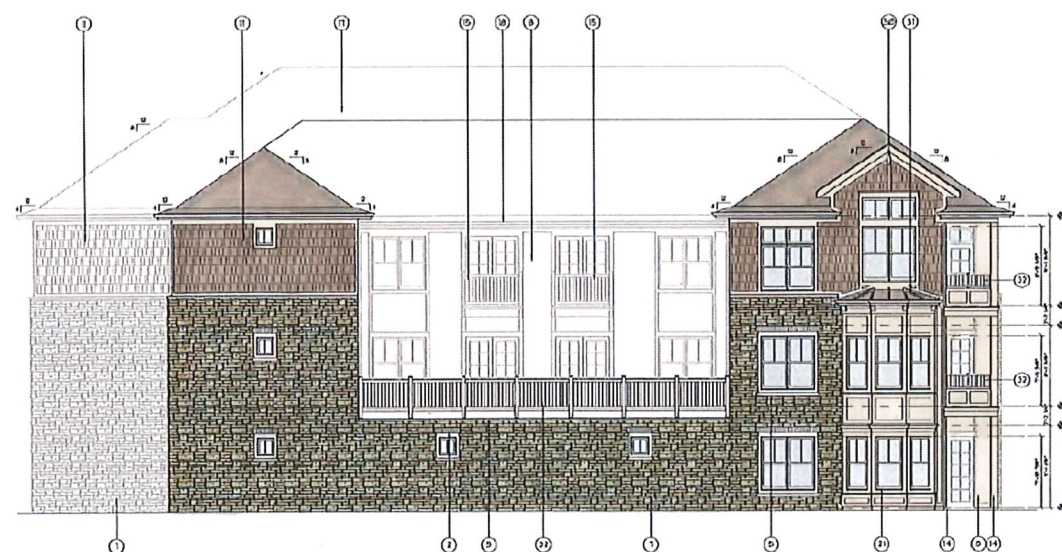
Siding Color:
Sherwin Williams
SW 7046 Anonymous
Gray



Trim Color:
Sherwin Williams
SW 7043 Worldly Gray



Halquist
Stone
Sycamore

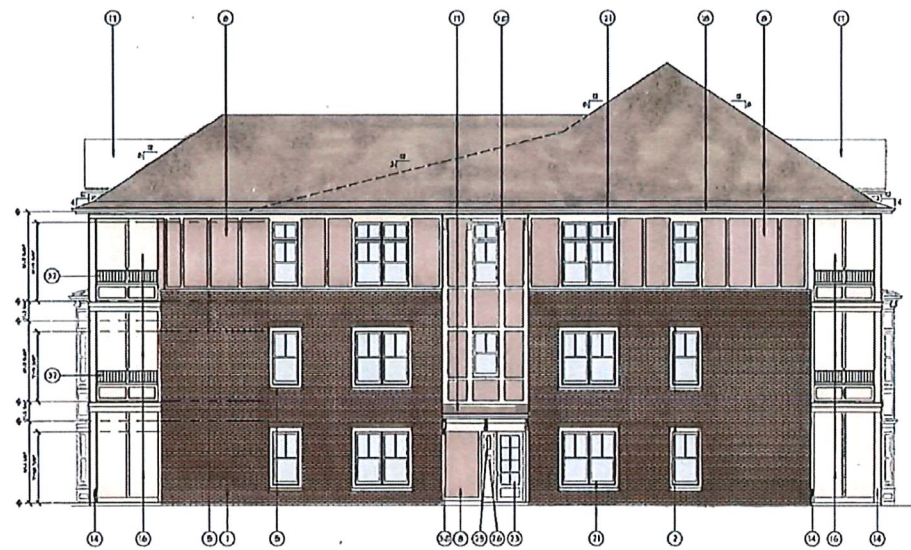


Parking Court Long Elevation

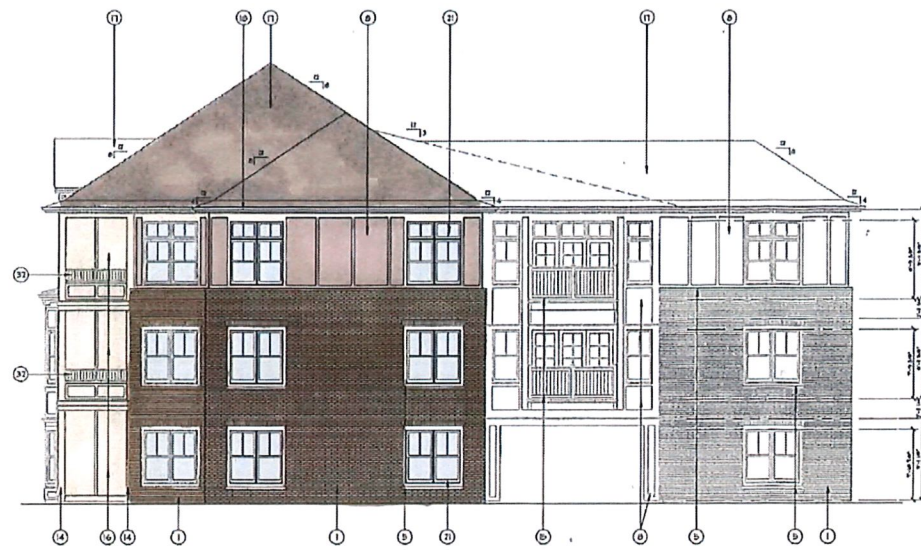


Monon Trail Front Elevation

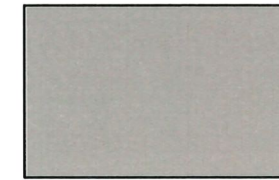
Wheeler Landing Flats – Building Type C Cape Code Colors



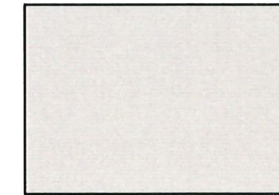
Virginia Rose Front Elevation



Parking Court Short Elevation



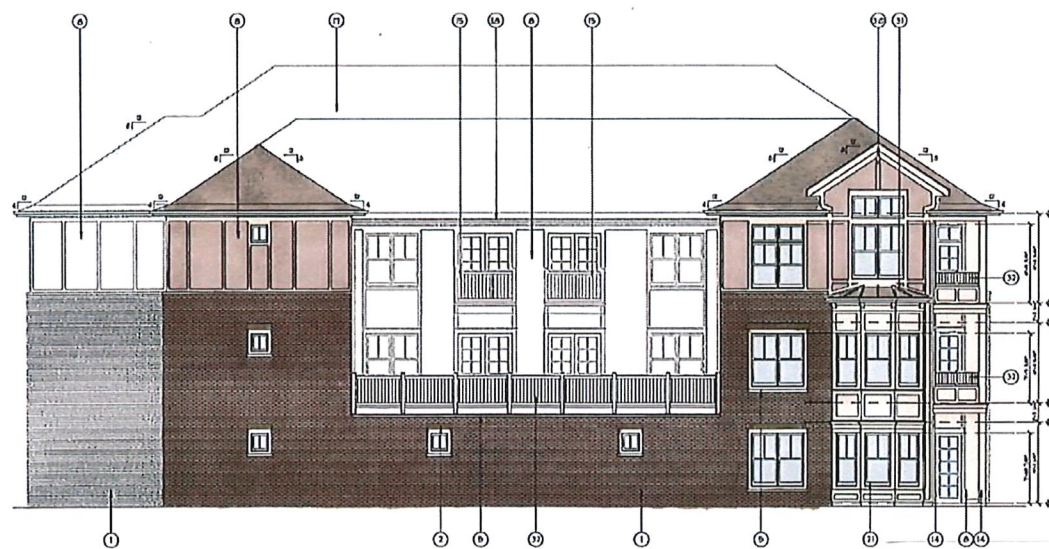
Siding Color:
Sherwin Williams
SW 6199 Rare Gray



Trim Color:
Sherwin Williams
SW 6196 Frosty White



Souix City
Brick
Williamsburg
Millstone

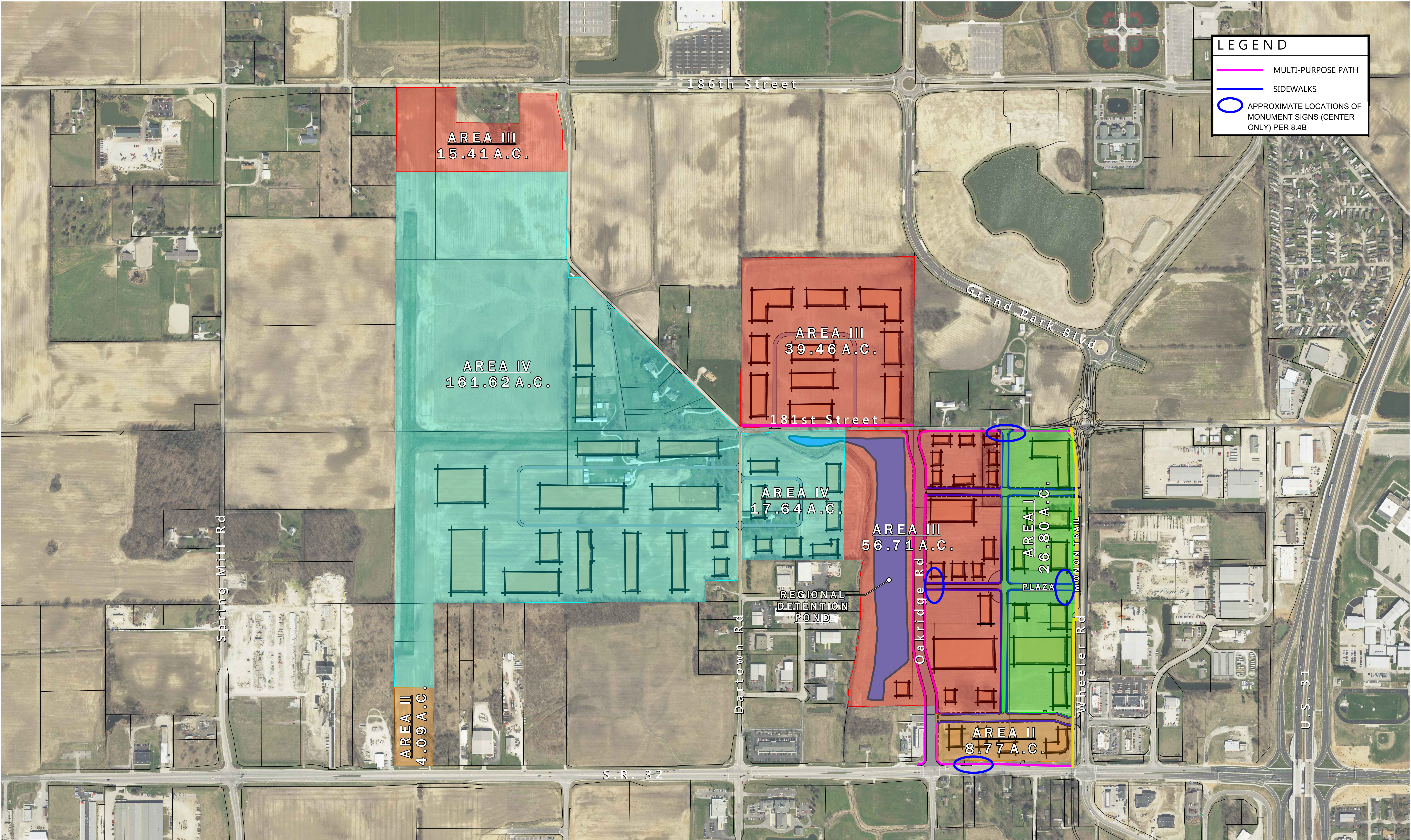


Parking Court Long Elevation



Monon Trail Front Elevation

Wheeler Landing Flats – Building Type C Craftsman Colors



LEGEND

MULTI-PURPOSE PATH

SIDEWALKS

APPROXIMATE LOCATIONS OF MONUMENT SIGNS (CENTER ONLY) PER 8.4B

0'

300'

SCALE: 1" = 300'

May 7, 2018

Wheeler Landing Concept Plan, Exhibit B

Westfield, Indiana

AMERICAN
STRUCTUREPOINT
INC.
2017.00711

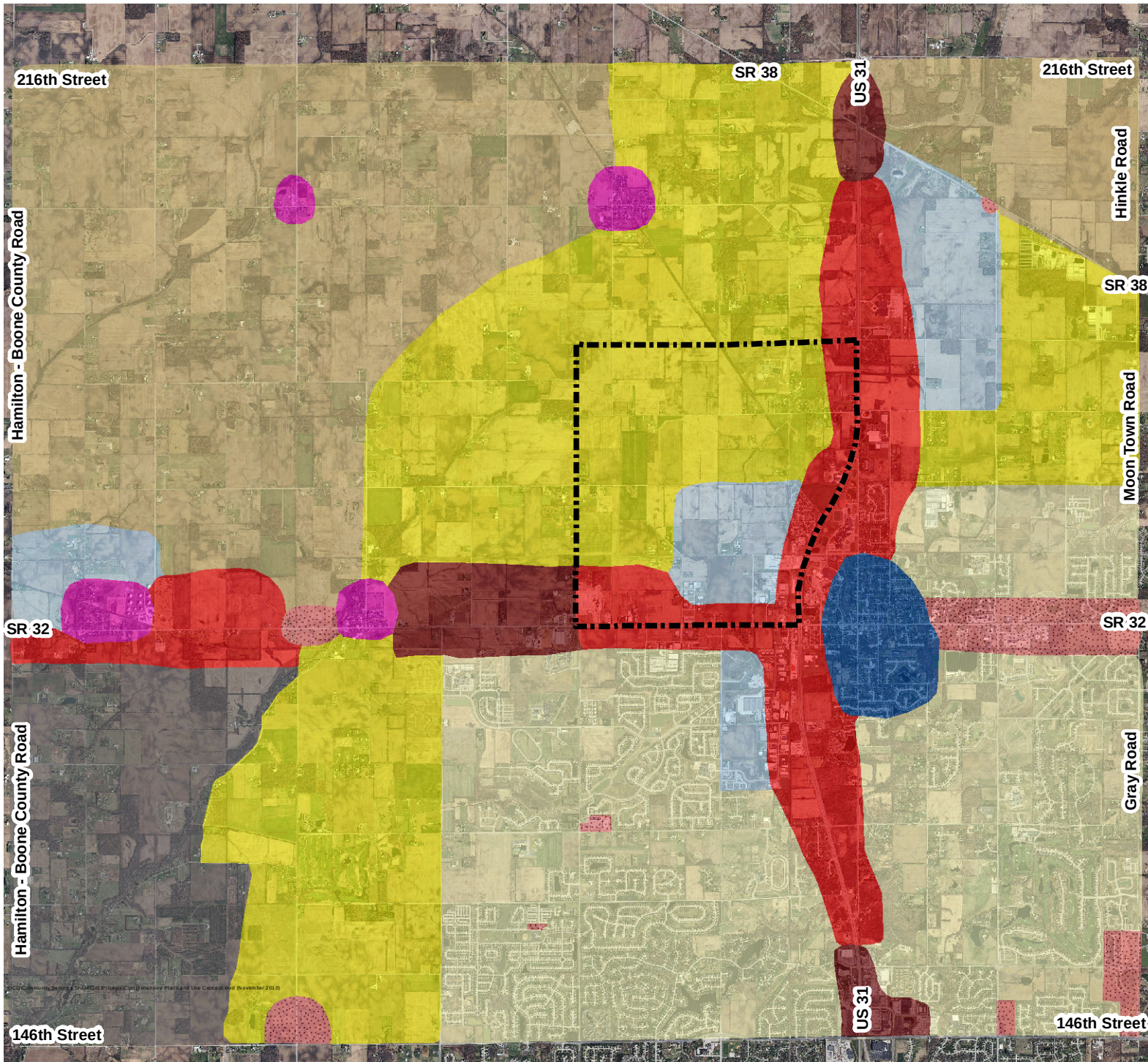
Narrative Statement

Wheeler Landing Apartments – PUD amendment

The Wheeler Landing PUD was approved on September 18, 2018. It is a 295-acre mixed use development that is making progress despite the challenges posed by the pandemic. The first section has been recorded along the west side of the Monon Trail where it parallels Wheeler Road. J.C. Hart Company is proposing to develop a 214-unit apartment complex, Wheeler Landing Apartments, on 7.65 acres in Section 1. Bedroom mix will be 95 1-bedroom units, 107 2-bedroom units and 12 3-bedroom units.

The developer is petitioning for an amendment to the Wheeler Landing PUD ordinance. These amendments consist of modifications to architectural standards and parking standards. The intent is for these amendments to apply to Wheeler Landing Apartments and any future multi-family project within Wheeler Landing. Additional modifications involving landscaping would apply only to Wheeler Landing Apartments. With frontage on the Monon Trail, the design is oriented towards a more urban atmosphere.

J.C. Hart Company has, over the last forty years, established a solid reputation for quality residential projects in Central Indiana. We look forward to presenting Wheeler Landing Apartments as an important component to the Wheeler Landing development.



Westfield - Washington Land Use Concept Map

Exhibit A

Legend

- Suburban Residential
- New Suburban
- Existing Rural Southwest
- Rural Northwest and Northeast
- Business Park
- Local Commercial
- Employment Corridor
- Regional Commercial
- Villages
- Downtown
- Family Sports Capital of America



Community Development Department

1 inch = 1 mile

DISCLAIMER: The Town of Westfield, Indiana has created this map in an attempt to increase the availability of public information and enhance public knowledge. The Town is continually collecting, maintaining and updating data. Information for the map themes was obtained from existing, and many times historical documentation. Because of this, the information displayed on this map is not guaranteed to be completely accurate or all inclusive. The Town of Westfield retains the right to change the content of this map without prior notice. The Town of Westfield assumes no liability for any actions or occurrences that may result from persons viewing the information contained on this map. This map is not meant to take the place of any existing guidelines, rules, regulations or legal procedures. No information displayed on this map should be used in place of legal documentation. Field investigations are still necessary for locating underground facilities, and contact with appropriate departmental staff is still required for determining location-based designations.

church church hittle + antrim

ATTORNEYS AT LAW

Memorandum

Date: January 27, 2021

To: Caleb Ernest, Associate Planner
Economic and Community Development Department

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

Re: Wheeler Landing PUD amendment (2102-PUD-05)
Summary of Virtual Neighborhood Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, J.C. Hart Company hosted a virtual Neighborhood Meeting on Tuesday, January 26, 2021. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as Westfield Planning staff and Westfield Council persons. Below please find a brief written report of the meeting.

The meeting began at 6:30 p.m.

Petitioner representatives included John Hart (J.C. Hart Company), Randy Sherman (Weaver Sherman Design), Nick Churchill and Rob Antrim (Wheeler Farms LLC) and Eric Douthit and Andrew Wert (Church Church Hittle + Antrim).

Attendees included Caleb Ernest (Westfield planning staff), 3 City Council members (Mike Johns, Cindy Spoljaric and Jake Gilbert), and 1 former Council member (Jim Akes).

A summary of the presentation follows:

Eric Douthit summarized the proposal by J.C. Hart Company to develop a 214-unit apartment complex in Wheeler Landing. Eric gave a brief summary of Wheeler Landing and noted some of the uses either currently under construction or pending.

Randy Sherman shared slides of the overall site plan as well as building elevations. He related that the project has been designed with an urban feel and walkability as prime elements. The layout is mindful of the architectural features around the perimeter, with garage access from the interior of the development. A variety of styles and brick colors have been employed, all coming together in a cohesive presentation. Elevators will serve the units attached to the clubhouse building.

There being no questions from attendees, the meeting concluded at 6:55 p.m.

Neighborhood Meeting Notes Ordinance 21-10 Woods Robinson Briggs

The meeting was held at the GPEC cafeteria. Representing EdgeRock Development, LLC were Jim Ake and Mike Pepiot. Representing David Weekly Homes was Ed Freeman. Representing Cooler Designs was Bill Cooler. Three members of the Public were present and the sign in sheet is attached. The meeting commenced at 6:05 PM. Story Board Exhibits were displayed around the room illustrating the PUD and were reviewed by all present.

A presentation was made by Jim Ake introducing the new PUD and highlighting the changes made to address the concerns heard at APC and from City Councilors. A timeline was handed out to those in attendance detailing the upcoming dates remaining in the process. Attached is that schedule also.

The project received favorable comments. The following questions were asked and responded to as follows:

1. Are these properties within the city limits and if not will they be annexed?
Answer: Some of the properties already reside in the City of Westfield. We will pursue annexation to Westfield on the other parcels not already within the city limits.
2. What about water management issues?
Answer: We must contain all water on our property and have no impact on neighboring properties.
3. Will my property be screened, buffered or sheltered in some way to prevent trash and exposure to your development?
Answer: Yes.
4. What is the range of your housing prices?
Answer: We anticipate a range from \$250,000 to \$500,000
5. What plans are in place for 191 Street widening and the timeline for the anticipated Round A- Bout?
Answer: We need to contact Westfield Public Works and will get back to you?

Meeting concluded at 6:35 PM.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 16, 2021
2103-PUD-10

Docket Number: 2103-PUD-10 (Ord. 21-10)

Petitioner: EdgeRock Development, LLC (the "Petitioner")

Subject Site Address: North side of 191st Street near the intersection of 191st Street and Grand Park Boulevard

Request: EdgeRock Development, LLC requests the rezoning of 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural district to the Woods-Robinson-Briggs Planned Unit Development (PUD) District

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

Current Land Use: Residential/Vacant

Approximate Acreage: 157 acres +/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 21-10
4. District Map
5. Concept Plan
6. District 1 Character Exhibits (Commercial District)
7. District 2 Character Exhibits (Park/Trail Head District)
8. District 3 Character Exhibits (Small Lot Single-Family Residential (North) District)
9. District 4 Character Exhibits (Small Lot Single-Family Residential (South) District)
10. Phasing Plan
11. Neighborhood Meeting Summary

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the February 8, 2021, City Council meeting. A neighbor meeting was held in the cafeteria of Grand Park Events Center on the evening of February 11, 2021 (see **Exhibit 11**). The petition will receive a public hearing at the February 16, 2021, Advisory Plan Commission (the "APC") meeting.



PROJECT OVERVIEW

Location: The petitioner is requesting the rezoning of approximately 157 acres +/- of Real Estate located on the north side of 191st Street in the approximate location of the intersection of 191st Street and Grand Park Boulevard (see **Exhibit 2**).

The Property is currently used for residential and agricultural uses and zoned AG-SF1: Agriculture/Single-Family Rural. The proposed Ord. 21-10 (the "Proposed PUD") proposes a mixed-use PUD with the underlying zoning districts (collectively "the Districts") of GB: General Business for District 1, AG-SF1: Agriculture/Single-Family Rural for District 2 and SF4: Single-Family High Density for Districts 3 and 4 (see **Exhibits 4 and 5**).

The Petitioner had previously filed a rezone request ([Ord. 20-28](#), also referenced as the Woods Robinson Briggs PUD and to be known as the "Previous Petition" within this Staff Report) for the same Real Estate in 2020. A public hearing was held at the September 8, 2020 APC meeting and a 5-4 favorable recommendation was issued at the December 21, 2020, APC meeting. However, instead of advancing the Previous Petition to the City Council, the Petitioner withdrew the Previous Petition. At the February 8, 2020 APC meeting, the APC unanimously waived an APC Rules and Procedures requirement that, ***"A new case involving the same property that was the subject of a case which has been withdrawn by any petitioner shall not be placed on the docket for consideration within a period of three (3) months after the date of withdrawal"*** (Westfield/Washington Planning Commission Rules and Procedures, Article IX, Subsection 6(b)).

The most substantive change since the Previous Petition's withdrawal is that the Suburban Rental Community District that was proposed as part of the Previous Petition has been removed and replaced with single-family detached homes that default to the same standards as the Small Lot Single-Family District (District 4). Various minor changes to other language within the PUD have also been made.

ZONING REQUEST

The petitioner requests this change in zoning to create a new PUD to accommodate commercial and residential development.

Underlying Zoning: The proposed underlying zoning for the aforementioned districts are as follows:

- District 1 – GB: General Business
- District 2 – AG-SF1: Agriculture/Single-Family Rural
- District 3 – SF4: Single Family High Density
- District 4 – SF4: Single Family High Density



Definitions:

“Motorsports Industry Team Facility” is defined. It is the same definition previously used in the Links PUD (Ord. 19-60) which was approved at the February 10, 2020, City Council meeting. However, unlike the Links PUD, a Motorsports Industry Team Facility on this Real Estate would not be enjoined with a Commercial Recreational Facility.

If a Motorsports Team Facility were to be built on the Property, all day-to-day operations unrelated to loading or unloading of equipment and/or business-related products would be required to take place completely indoors.

Concept Plan: A Concept Plan (see **Exhibit 5**) is made a part of the PUD. Any development proposed for the Property must be substantially compliant with the Concept Plan as determined by the Director of the Community Development Department. A related District Map (see **Exhibit 4**) of the PUD shows the Property divided into four (4) different Districts:

- District 1 – the Commercial District
- District 2 – the Park/Trail Head District
- District 3 – the Small Lot Single-Family Residential (North) District
- District 4 – the Small Lot Single-Family Residential (South) District

Illustrative Character Exhibits: Illustrative Character Exhibits (see **Exhibits 6** through **9**) are made a part of the PUD which intend to capture the intended quality of improvements made in the Districts of PUD. Any development proposed for the Property when the Illustrative Character Exhibits are the controlling standard, must be substantially compliant with said Illustrative Character Exhibits as determined by the Director of the Community Development Department.

Permitted Uses: The PUD sets forth specific land use criteria for each district.

- District 1 (Commercial District)
 - Additional Permitted Uses within District 1 are:
 - Sporting Goods Store (Large) / Sports Tech Center
 - Family Entertainment Center
 - Indoor/Outdoor Athletic/Tennis Facilities
 - Motorsports Industry Team Facility
 - All day-to-day operations unrelated to loading or unloading of equipment and/or business-related products shall take place completely indoors.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 16, 2021
2103-PUD-10

- o The following uses shall be prohibited within District 1:
 - All High Intensity Retail uses except for a) Sporting Goods Store (Large) and Grocery/Supermarket (Grocery/Supermarket may not exceed 30,000 square feet)
 - Special Exception Uses
 - Auction Room
 - Commissary, Food Catering Service
 - Garden and Lawn Center
 - Mortuaries
 - Restaurants, Fast Food
 - School, Non-Profit Fine Arts or Commercial
 - School, Non-Profit Professional Trade or Business
 - Amphitheater/Outdoor Theater (with no permanent seating)
 - Assembly Hall/Auditorium
 - Educational Institution, Without Dormitory Accommodations
 - Hospital (Major)
 - Non-profit Museum/Exhibition Hall
 - Data Processing/Call Center
 - Nursery
 - Commercial Parking Lots and Structures, Public
 - Heliport
- District 2 (Park/Trail Head District)
 - o All uses except Public Park and Temporary Use and Events are prohibited in District 5.
- District 3 (Small Lot Single-Family Residential (North) District) and District 4 (Small Lot Single-Family Residential (South) District)
 - o All uses with the exception of Single-Family Dwelling, Model Home, Temporary Use and Event, Home Business and associated Development Amenities are prohibited in Districts 3 and 4.

Overlay Districts: For the purposes of this Ordinance, standards that reference specific aspects of State Highway 32 or the State Highway 32 Right-of-way line within the State Highway 32 Overlay District shall for the purposes of this ordinance instead apply to 191st Street.

As such, the PUD proposes that the State Highway 32 Overlay sections regarding Building Size, Architecture, and Miscellaneous apply the development within District 1, the Commercial District.

In the event that a standard set forth in the Architectural Design Requirements of the 32 Overlay conflicts with the Illustrative Character Exhibits, the Illustrative Character Exhibits shall control.



The PUD proposes that Commercial Recreational Facility-use Buildings that are 75,000 square feet in size or greater may use tilt-up concrete in lieu of Masonry Materials. In the event that a Building Façade is visible from 191st Street or the Monon Trail, the tilt-up concrete used must have multiple colors and texturing so that it resembles Masonry Materials.

Additionally, the PUD proposes that Commercial Recreational Facility-use Buildings that are 75,000 square feet in size or greater that use tilt-up concrete as a primary building material shall not be required to contain articulated cornice treatments or roofline modulations set forth in the 32 Overlay.

General Regulations and Development Standards, District Specific: The PUD proposes modifications and/or specifications to General Regulations and Development Standards for each District:

District 1 (Commercial District): The PUD proposes specified/modified requirements regarding Minimum Lot Frontage, Project Perimeter Setback, Building Size Requirements, Maximum and Minimum Building Sizes, and Setbacks.

- **Accessory Buildings:** Trash enclosures located in District 1, the Commercial District, may be located in a Front Yard that is not adjacent to the 191st Street Right-of-way.
- **Architectural Standards:** As previously mentioned above, the State Highway 32 Overlay Architectural Standards, as amended, shall apply to District 1, the Commercial District.
- **Water Feature:** A water feature – either a pond or fountain – shall be required in District 1.
- **Racket Center:** A Commercial Recreational Facility that may contain but is not necessarily limited to elements such as pickle ball, tennis, squash, other racket games, a fitness center, a spa, and indoor/outdoor food and beverage areas shall be developed in District 1 in the general location of the Golf/Tennis/Pickleball/Spa Complex depicted on the Concept Plan.
- **Mixed Use Units:** Mixed use units, as depicted on the Concept Plan, shall be buildings two (2) to three (3) stories in height featuring general retail uses on the ground floor with short-term rental units above. Retail uses may utilize a second floor provided a third floor contains short-term rental units. For the purposes of this Ordinance (Ord. 21-10), the short-term rental units shall be deemed a Hotel use, which is a permitted use. New language since the Previous Petition has been added which currently states within the PUD that as many as two hundred (200) short-term rentals could exist in the Mixed-Use area, but as little as fifteen (15) would be required.

District 2 (Park/Trail Head District): Enclosed buildings are prohibited within District 2. Park amenities shall include, but are not limited to:



- WIFI
- Play spaces for children, teens, and adults
- An open-sided shelter
- Lighting and safety features
- Exercise stations
- Lawn area for recreational play
- Sculptured walking areas
- Crushed stone trails

The petitioner has added new language since the Previous Petition requiring that:

- An application for a Detailed Development Plan Review for the park/trail head in District 2 shall be submitted to the Community Development Department within one year from the issuance of the first Improvement Location Permit for the Real Estate.
- The required park amenities listed shall be installed within District 2 within one year of the aforementioned Detailed Development Plan application submittal unless the Director of the Community Development Department approves an extension due to unforeseen circumstances.

District 3 (Small Lot Single-Family (North) District): The PUD proposes specified/modified requirements regarding Minimum Lot Area, Minimum Lot Frontage, Minimum Setbacks, Minimum Lot Width, Minimum and Maximum Building Height and Minimum Living Area.

The following are the proposed standards compared with the UDO's SF4 standards:

STANDARD	DISTRICT 3	SF4 (UDO)
Minimum Lot Area	7,500 SF	9,000 SF
Minimum Lot Frontage	30 Feet	40 feet
Minimum Setback (Front)	25 feet	25 feet
Minimum Setback (Side)	5 feet	8 feet
Minimum Setback (Rear)	25 feet	25 feet
Minimum Setback (Monon Trail)	25 feet	N/A
Minimum Lot Width	50 feet	50 feet
Minimum Building Height	1 Story	N/A
Maximum Building Height	35 feet	25 feet



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 16, 2021
2103-PUD-10

Minimum Living Area (One Story)	1,400 SF	1,000 SF
Minimum Gross Living Area (Two Story)	1,800 SF	N/A (750 SF Ground Floor)

In addition, Architectural/Design element requirements for exterior surfaces, roof form/overhangs, Windows, Front Facades, Side Facades, Building Facades along the Monon Trail, and Garages are provided.

District 4 (Small Lot Single-Family (South) District): The PUD proposes specified/modified requirements regarding Minimum Lot Area, Minimum Lot Frontage, Minimum Setbacks, Minimum Lot Width at Building Line, Minimum and Maximum Building Height, Minimum Living Areas on Ground Level, Minimum Living Area and Minimum Building Separation.

Much of the language provided for District 4 is pulled directly from the Lancashire/Suffolk Amendment to the Oak Manor PUD ([Ord. 17-20](#)). However, Elevation A of the Hamlett Model previously used in the Lancashire/Suffolk Amendment shall not be used in District 4.

In addition, Architectural/Design element requirements for exterior surfaces, roof form/overhangs, Front Facades, Non-Front Facades facing External Streets, and Garages are provided.

STANDARD	DISTRICT 4	SF4 (UDO)
Minimum Lot Area	2,880 SF	9,000 SF
Minimum Lot Frontage	30 Feet	40 feet
Minimum Setback (Front)	10 feet	25 feet
Minimum Setback (Side)	3 feet	8 feet
Minimum Setback (Rear)	5 feet	25 feet
Minimum Lot Width	36 feet	50 feet
Minimum Building Height	2 Stories	N/A
Maximum Building Height	35 feet	25 feet
Minimum Living Area (Ground Level)	700 SF	750 SF (1 ½ & 2 Stories)



Minimum Gross Living Area (Two Story)	1,800 SF	N/A
---------------------------------------	----------	-----

General Regulations and Development Standards, Property-Wide: The PUD proposes modifications and/or specifications to General Regulations and Development Standards that are more or less Property-wide:

Landscaping: Where District 1, the Commercial District, abuts the Monon Trail, landscape requirements set forth in the Trail Corridor Plantings section of the UDO shall apply; no additional plantings or mounding shall be required unless a parking lot is located within twenty (20) feet of the Monon Trail Right-of-way line.

- In the event that a parking lot is located within twenty (20) feet of the Monon Trail Right-of-way line, Parking Area Landscaping requirements shall also apply.

Lighting: The PUD proposes that neon lighting be permitted along the rooflines of commercial buildings provided that the lighting is fully shielded from above. Additionally, architectural lighting for commercial properties shall be consistent with what is shown in the Illustrative Character Exhibits of the PUD. Maximum height requirements for light poles and light poles specifically used for outdoor sports facilities in District 1 are provided. Lighting to compliment water features is permitted. Sport Lights, as defined in the PUD, shall be oriented away from any residential units on the Real Estate.

Parking and Loading: In order to prevent large swaths of parking abutting the Property's External Street frontage and the Monon Trail, the following shall apply:

- A maximum of three (3) rows of parking and two associated drive aisles shall be permitted in the 191st Street Front Yard of District 1; and
- A maximum of one (1) row of parking and one associated drive aisle shall be permitted to exist in the Yard abutting the Monon Trail Right-of-way.

Signage: All commercial wall signage that incorporates lighting is proposed to be either a) reverse channel letter or b) externally lit with gooseneck light fixtures.

The PUD proposes that the Property be permitted one (1) Nonresidential Center Sign along the Property's 191st Street frontage. This one (1) sign shall be a maximum of fifteen (15) feet in height and one hundred and twenty (120) square feet of sign area per face. In addition, two (2) Individual Monument Signs, a maximum of nine (9) feet in height and sixty (60) square feet of sign area per face, are permitted along the Property's 191st Street Frontage.

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

MODIFICATIONS SINCE THE PETITIONER'S RE-FILING

- Language now requires that any development on the Property must be substantially compliant with the Concept Plan as determined by the Director of the Community Development Department.
- Language has been added so that when the Illustrative Character Exhibits are the controlling standard, substantial compliance, as determined by the Director of the Community Development Department, is required.
- Language has been added to the Architectural Standards section for District 3, the Small Lot Single-Family North District.
- The Suburban Rental Community District (Formerly District 2) has been completely removed from the PUD.
- EIFS shall be prohibited on commercial buildings below eight (8) feet
- The Park/Trail Head District is now to be known as District 2.
- Where the Suburban Rental Community District was proposed to be located, single-family detached homes are proposed. These homes are proposed to default to the exact same standards as District 4 (Small Lot Single-Family Detached (South)). None of the single-family detached home standards have changed from the Previous Petition's proposed standards.

COMPREHENSIVE PLAN

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

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

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments
- Cooperate with the Hamilton County Convention and Visitor's Bureau (the "HCCVB") to make Westfield the "Family Sports Capital of America" – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield's already developing intergenerational sports niche. Examples include: multiple championship



quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is planned to occur at the February 16, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the February 16, 2021, Plan Commission meeting.**
2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments, and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dccrabtree@westfield.in.gov

ORDINANCE 21-10

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

This is a Planned Unit Development District Ordinance (to be known as Woods - Robinson - Briggs PUD) to amend the Westfield-Washington Township UDO 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 Zoning Ordinance;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (2103-PUD-10), filed with the Commission requesting an amendment to the Unified Development Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Petition No. 2103-PUD-10 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (X-X) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate") and shall hereafter be referred to as the "Woods - Robinson - Briggs 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-reference of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 District 1: The Property referenced as District 1 as shown on the District Map contained herein; shall also be known as “Commercial District”
- 2.2 District 2: The Property referenced as District 2 on the District Map contained herein; shall also be known as the “Park / Trail Head District”
- 2.3 District 3: The Property referenced as District 3 on District Map contained herein; shall also be known as the “Small Lot Single-Family (North) District”
- 2.4 District 4: The Property referenced as District 4 on the District Map contained herein; shall also be known as the “Small Lot Single-Family (South) District”
- 2.5 Motorsports Industry Team Facility: An establishment in which the research, development, and application of motorsports technologies for a single or partnered motorsports team takes place. This definition may also include engine testing, racing logistics and engineering, performance technology, and other associated uses to the motorsports industry or speedway logistics.

Section 3. **Concept Plan.** The Concept Plan (see **Exhibit C**) is hereby incorporated in accordance with Article 10.0(F)(2) Planned Unit Development District; PUD District Ordinance Requirements; Concept Plan. The final layout and site plans shall be in substantial compliance with the Concept Plan as determined by the Director of the Community Development Department

Section 4. **Illustrative Character Exhibits.** The “Illustrative Character Exhibits”, attached hereto as **Exhibit D** through **Exhibit G** are hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in each defined District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture within the District. Compliance with the Illustrative Character Exhibits, when the controlling standard, shall be determined by the Director of the Community Development Department.

Section 5. **Underlying Zoning District.**

- 5.1 The underlying zoning district for District 1 shall be GB: General Business District

- 5.2 The underlying zoning district for District 2 shall be AG-SF1: Agriculture/Single-Family Rural District
- 5.3 The underlying zoning district for Districts 3 and 4 shall be SF4: Single-Family High-Density District

Section 6. **Permitted Uses.** All uses permitted in the Underlying Zoning Districts, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted except as modified below:

6.1 Additional Permitted Uses:

The following additional uses shall be permitted in District 1:

- Commercial Recreational Facility
- Sporting Goods Store (Large) / Sports Tech Center
- Family Entertainment Center
- Indoor/Outdoor Athletic/Racquet Facilities
- Motorsports Industry Team Facilities
 - All day-to-day operations unrelated to loading or unloading of equipment and/or business-related products shall take place completely indoors

6.2 Prohibited Uses:

The following uses are explicitly prohibited in District 1:

- Special Exception Uses
- Auction Room
- Commissary, Food Catering Service
- Garden and Lawn Center
- Mortuaries
- Restaurant, Fast Food
- All High Intensity Retail uses except for Large Sporting Goods Store and Grocery/Supermarket (Grocery/Supermarket may not exceed 30,000 square feet)
- School, Non-Profit Fine Arts or Commercial
- School, Non-Profit Professional Trade or Business
- Amphitheater/Outdoor Theater (with permanent seating)
- Assembly Hall/Auditorium
- Educational Institution, Without Dormitory Accommodations
- Hospital (Major)
- Non-profit Museum/Exhibition Hall
- Data Processing/Call Center
- Nursery
- Commercial Parking Lots and Structures, Public
- Heliport

The following shall be explicitly prohibited in District 2:

- All uses except Public Park and Temporary Use and Event

The following uses shall be explicitly prohibited in Districts 3 and 4:

- All uses except Single-Family Dwelling, Model Home, Temporary Use and Event, Home Business and associated Development Amenities

Section 7. Overlay Districts.

7.1 State Highway 32 Overlay District: Standards that reference specific aspects of State Highway 32 or the State Highway 32 Right-of-way line within the State Highway 32 Overlay District (the “32 Overlay”) shall for the purposes of this Ordinance instead apply to 191st Street and/or the 191st Street Right-of-way line.

7.2 Article 5.3(I) Minimum Height Requirements, Article 5.3(J) Building Size Requirements, Article 5.3(K) Architectural Design Requirements, and Article 5.3(M) Miscellaneous Requirements of the 32 Overlay shall apply to development within District 1 except as otherwise modified by this Ordinance. In the event that a standard of the 32 Overlay Architectural Design Requirements conflicts with the Illustrative Character Exhibits, the Illustrative Character Exhibits shall control.

- Commercial buildings EIFS shall be prohibited below eight (8) feet
- Commercial Recreational Facility-use Buildings that are Seventy-five-thousand (75,000) square feet in size or greater may use tilt-up concrete in lieu of Masonry Materials provided that the tilt-up concrete contains multiple colors and texturing similar to those in the Illustrative Character Exhibits.
- Commercial Recreational Facility-use Buildings that are Seventy-five-thousand (75,000) square feet in size or greater with flat roofs shall not be required to contain articulated cornices or roofline modulations as set forth in Article 5.3(K)(2)(f)(ii).

Section 8. General Regulations. The regulations of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply except as otherwise modified below.

8.1 District 1:

- Minimum Lot Frontage: No Minimum, however all lots shall have vehicular access to a Street (e.g. via a shared ingress/egress easement)
- Project Perimeter Setback: Shall Not Apply
- Building Size Requirement:
 - a) Minimum Building size:

- Lots adjacent to 191st Street: The Minimum Gross Floor Area shall be five-thousand (5,000) square feet, which shall not include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet.
 - All Other Instances: Five-thousand (5,000) square feet
- b) Maximum Building size: 150,000 square feet, except that a Commercial Recreational Facility may be up to 200,000 square feet in size.
- c) Maximum Building Height: Sixty (60) feet except where adjacent to residential units which will have a maximum of three (3) floors
- Minimum Building Setback Lines:
 - Front Yard:
 - a) 191st Street: 60 Feet
 - b) All Other Streets: 15 feet
 - Side Yard:
 - a) Adjacent to a Residential District: 60 feet
 - b) All Other: No Minimum
 - Rear Yard:
 - a) Adjacent to a Residential District: 60 feet
 - b) All Other: No Minimum
 - Monon Trail:
 - a) 60 feet from Monon Trail Right of Way
- Maximum Building Setback Lines:
 - 191st Street: One Hundred and Twenty (120) feet
 - Monon Trail: One Hundred and Twenty (120) feet
- Water Feature: A fountain water feature, shall be required in District 1, as depicted on the Concept Plan.
- The Racket Center: A Commercial Recreational Facility that may contain but is not necessarily limited to elements such as pickle ball, tennis,

squash, other racket games, a fitness center, indoor track, a spa and indoor/outdoor food and beverage areas shall be developed in District 1 in the general location of the Golf/Tennis/Pickleball/Spa Complex depicted on the Concept Plan.

- Mixed-Use Units: The Mixed-Use Units, as depicted on the Concept Plan, shall be buildings two (2) to three (3) stories in height featuring general retail uses on the ground floor with short-term rental units above. Retail uses may utilize a second floor provided a third floor contains short-term rental units. For the purposes of this Ordinance, short-term rental units shall be deemed as a Hotel use.
 - Minimum Building Size: 10,000 square feet
 - Maximum Building Size: 20,000 square feet
 - Minimum Number of Short-term Rental Units: 15
 - Maximum Number of Short-term Rental Units: 200 units
 - Short-term rental units shall be taxed the same as a Hotel and shall enter into an agreement with Grand Park in their pay-to-play program as other hotels have done

8.2 District 2: Park/Trail Head District:

The Park District (a minimum of 3 acres in size up to a maximum of 5 acres) is to be a donation or designated conservatory by the Wood Family to the City of Westfield. It will be conveyed to the City of Westfield through the platting of the District 2 parcel. It is anticipated to be a trail head of the Monon Trail. This will allow for walkers, bikers, and carts to exit the Monon Trail into a nature-focused park. The following standards shall apply to District 2.

- Enclosed buildings shall not be permitted.
- Park Amenities shall include the following:
 - WIFI
 - Play spaces for children, teens, and adults
 - Open sided shelter
 - Lighting and safety features.
 - Exercise stations
 - Lawn area for recreational play such as frisbee, croquet, corn hole, etc.
 - Sculptured walking areas.
 - Crushed stone trails similar to Cool Creek connecting to the other areas of the development.
- An application for Detailed Development Plan Review for the park/trail head in District 2 shall be submitted to the Community Development Department within one year from the issuance of the first Improvement Location Permit for the Real Estate. The park amenities listed above shall be installed within District 2 within one year of the aforementioned Detailed Development application submittal unless The Director of the Community Development Department approves an extension due to unforeseen circumstances.

8.3 District 3: Small Lot Single-Family (North) District:

Minimum Lot Area	7,500 SF
Minimum Lot Frontage	30 feet
Minimum Building Setback (Front)	25 feet
Minimum Building Setback (Side)	5 feet
Minimum Building Setback (Rear)	25 feet
Minimum Building Setback (Monon Trail Right of Way)	40 feet from Trail Edge
Minimum Lot Width	60 feet
Minimum Building Height	1 Story
Maximum Building Height	35 feet
Minimum Living Area (One Story)	1,400 square feet
Minimum Living Area (Two Story)	1,800 square feet
Maximum Number of Dwelling Units	175 units
Minimum Building Separation	10 feet

- As it relates to this section, “Living Area” shall mean the floor area of a Dwelling Unit above the finished grade of a building measured from the outside dimensions of the building’s exterior walls, exclusive of basements, open porches, breezeways, terraces, garages, and exterior stairways.
- In addition, the following Architectural and/or Design Standards shall apply to single-family dwellings in District 3:
 - A. Design Elements: Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to windows, window placement, trim detailing and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.
 - B. Exterior Surfaces: Aluminum and vinyl siding shall be prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include Masonry Materials or equivalent as well as stucco, wood, concrete fiber (Hardi-Plank or similar) or equivalent. The Front Building Façade shall have a minimum Masonry Material wainscot with height equal or greater than the bottom of the First-Floor window
 - C. Roof Details:
 - a. Overhangs shall be a minimum of 11 inches
 - b. Roof pitch shall be a minimum of 6/12
 - D. Windows:

- a. 2 Story homes shall have a minimum of three (3) windows on each Side Building Façade and four (4) windows on each Rear Building Façade
 - b. Homes less than 2 stories shall have a minimum of two (2) windows on each Side Building Façade and three (3) windows on each Rear Building Façade will comply with UDO for Façade facing perimeter
- E. Front Façade Architectural Elements: Each single-family dwelling shall utilize a minimum of two of the following architectural elements on the Front Façade:
 - a. Minimum of fifty percent (50%) Masonry Materials or equivalent material on facades facing External Streets, exclusive of doors and windows
 - b. Front load garages
 - c. Roof with dormers (minimum of 2 dormers)
 - d. Shutters
 - e. Covered porch (minimum 6' in width and 4' in depth)
 - f. Roof line direction or elevation change
 - g. Shed roof accent at front entry (minimum size 4' x 10')
 - h. Gable accent
 - i. Decorative trim molding
 - j. Architectural elements (eg. quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.)
 - k. Keystones over all first floor, Front Façade windows and doors
- F. Side Building Facades Facing External Streets (Excludes Alleys): Three of the following items shall be included with the District 3 homes:
 - a. 24" masonry/stone water tables
 - b. Full landscaping continued on the side
 - c. Shutters on windows (side façade)
 - d. Box windows projections (side façade)
 - e. Minimum of 45 square feet of windows on side façade
- G. Rear Building Facades on Lots Along Monon Trail: Covered Porch will be included with the homes.
- H. Garages: Each home shall have, at minimum, a two-car garage.
- The Character Exhibits, attached hereto as **Exhibit F**, are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the lots within District 3. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed within District 3. It is not the intent to limit the architectural styles shown in the Character Exhibits, but to encourage diversity in architectural styles of Dwellings within District 3. The Department shall determine whether a structure is consistent with the established benchmark and complies with the

standards of this Ordinance. The Department's determination may be appealed at the Plan Commission.

8.4 District 4: Small Lot Single-Family (South) District:

Minimum Lot Area	2,880 SF
Minimum Lot Frontage on Street	30 feet
Minimum Building Setback (Front)	10 feet
Minimum Building Setback (Side)	3 feet
Minimum Building Setback (Rear)	5 feet
Minimum Lot Width at Building Line	36 feet
Minimum Building Height	2 Stories
Maximum Building Height	35 feet
Minimum Living Areas on Ground Level	700 SF
Minimum Living Area	1,700 SF
Minimum Building Separation	6 feet
Maximum Number of Lots	235 lots

- As it relates to this section, "Living Area" shall mean the floor area of a Dwelling Unit above the finished grade of a building measured from the outside dimensions of the building's exterior walls, exclusive of basements, open porches, breezeways, terraces, garages, and exterior stairways.
- On Lots where the Front Building Façade faces a Common Area (ie: a new lot), the Minimum Lot Frontage on the Street shall be 0 feet. Primary access shall be provided from an alley or access easement.
- The Front Yard Setback for Lots fronting upon Common Areas shall be measured from the property line abutting the Common Area.
- In addition, the following Architectural and/or Design Standards shall apply to single-family dwellings in District 4:
 - A. Design Elements: Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to windows, window placement, trim detailing and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.

- B. Exterior Surfaces: Aluminum and vinyl siding shall be prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include Masonry Materials or equivalent as well as stucco, concrete fiber (Hardi-Plank or similar) or equivalent.
- C. Roof Form: Roof form and design will include, where appropriate, varied pitches and ridge levels.
- D. Roof Overhang: Each single-family residence shall have eaves of a minimum 8-inch overhang.
- E. Front Façade Architectural Elements: Each single-family dwelling shall utilize a minimum of two of the following architectural elements on the Front Façade:
 - a. Minimum of fifty percent (50%) Masonry Materials or equivalent material on facades facing External Streets, exclusive of doors and windows
 - b. Rear load, side load or angled garage
 - c. Roof with dormers (minimum of 2 dormers)
 - d. Shutters
 - e. Covered porch (minimum 6' in width and 4' in depth)
 - f. Roof line direction or elevation change
 - g. Shed roof accent at front entry (minimum size 4' x 10')
 - h. Gable accent
 - i. Decorative trim molding
 - j. Architectural elements (eg. quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.)
 - k. Keystones over all first floor, Front Façade windows and doors
- F. Non-Front Building Facades Facing External Streets (Excludes Alleys): Three (3) of the following items shall be included with the District 4 homes:
 - 1. 24" masonry/stone water tables
 - 2. Required Front Yard landscaping repeated on the Side Yard
 - 3. Shutters on windows (side façade)
 - 4. Box window projections (side façade)
 - 5. Minimum of 45 square feet of windows on side facade
- G. Garages: Each home shall have, at minimum, a two-car garage.
- The Character Exhibits, attached hereto as **Exhibit G**, are the same exhibits previously used in Ord. 17-20, the Lancashire/Suffolk Amendment for the Oak Manor PUD, and are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the lots within District 4. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are required to be constructed within District 4. It is not the intent to limit the

architectural styles shown in the Character Exhibits, but to encourage diversity in architectural styles of Dwellings within District 4. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed at the Plan Commission.

- Elevation A of the Hamlett Model previously used in Suffolk at Lancashire Amendment of the Oak Manor PUD (Ord 17-20) shall not be used in District 4.

Section 9. **Development Standards.** The standards of Chapter 6: Development Standards as applicable to the Underlying Zoning District, shall apply to the development of Real Estate, except as otherwise modified below. In addition, the follow shall apply:

9.1 Article 6.1 Accessory Buildings: Shall apply. In addition, trash enclosures located in District 1 may be located in a Front Yard that is not adjacent to the 191st Street Right-of-way.

9.2 Article 6.3 Architectural Standards: Shall not apply to District 1; rather the Architectural Design Requirements of the 32 Overlay, as amended, shall apply.

For all other Districts, if a provision of Article 6.3 Architectural Standards is in conflict with the Illustrative Character Exhibits, the Illustrative Character Exhibits shall control.

9.3 Chapter 6.8 Landscaping Standards: Shall apply to the development except as otherwise modified or enhanced below.

- In the event that a parking lot is located within twenty (20) feet of the Monon Trail Right-of-way line, Article 5.3(L)(5) Trail Corridor Plantings shall apply in addition to Article 6.8(O) Parking Area Landscaping.

9.4 Chapter 6.9 Lighting Standards: Shall apply. In addition, the following shall also apply:

- Uniformity. All lighting fixtures and poles shall consistent in style, color, size, height and design.
- Decorative Fixtures. Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
- Architectural Lighting. Architectural Lighting shall not be permitted skyward. It shall only be permitted if either a) fully shielded from above or b) is directed towards a Building façade.

- Light Poles. Pole mounted lights shall not exceed twenty (20) feet in height including the base with the exceptions of:
 - a) pole mounted lights fronting a multiuse path, which shall not exceed fifteen (15) feet in height including the base, and
 - b) pole mounted lights used for lighting outdoor sports facilities (“Sport Lights”) in District 1 shall not exceed forty (40) feet in height
 - Sport Lights shall be oriented away from any residential units on the Real Estate.
- Neon-Colored Lighting. Neon-colored LED accent lighting shall only be permitted along the roof lines of commercial buildings provided that the lighting is fully shielded from above.
- Lighting may be used in District 1 to compliment water features similar to pictures provided in the Illustrative Character Exhibits. Lighting in this manner shall not be considered to be directed skyward.

9.5 Article 6.14 Parking and Loading Standards. Shall apply. In addition, the following shall also apply:

- A maximum of three (3) rows of parking and two associated drive aisles shall be permitted to exist in the 191st Street Front Yard of District 1.
- A maximum of one (1) row of parking and one associated drive aisle shall be permitted to exist in the Yard abutting the Monon Trail Right-of-way

9.6 Chapter 6.17 Sign Standards. Shall apply except as modified or enhanced below.

- All commercial wall signs that incorporate lighting shall be either (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures.
- Individual and/or Center Monument Signs shall be architecturally compatible with the architecture of the Real Estate’s buildings.
- One (1) Center Monument Signs shall be permitted on the Real Estate along the Real Estate’s 191st Street frontage. This Center Monument Sign may be a maximum of fifteen (15) feet in height and one hundred and twenty (120) square feet of sign area, per face. In addition, two (2) Individual Monument signs shall be permitted on the Real Estate along the Real Estate’s 191st Street frontage. These individual Monument Signs may be a maximum of nine (9) feet in height and sixty (60) square feet of sign area, per face.

Section 10. **Duration.** Failure to obtain the first Improvement Location Permit for a new Building on the Real Estate by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture/Single-Family Rural District (AG-SF1).

THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS ____ DAY OF
_____, 2021.

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

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

I hereby certify **ORDINANCE 21-10** was delivered to the Mayor of Westfield on the _____ day of _____, 2021.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 21-10
this _____ day of _____, 2021.

I hereby VETO ORDINANCE 21-10
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT B
DISTRICT PLAN

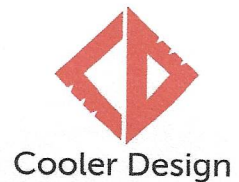


① WOODS/ROBINSON/BRIGGS DISTRICT PLAN
1" = 400'-0"

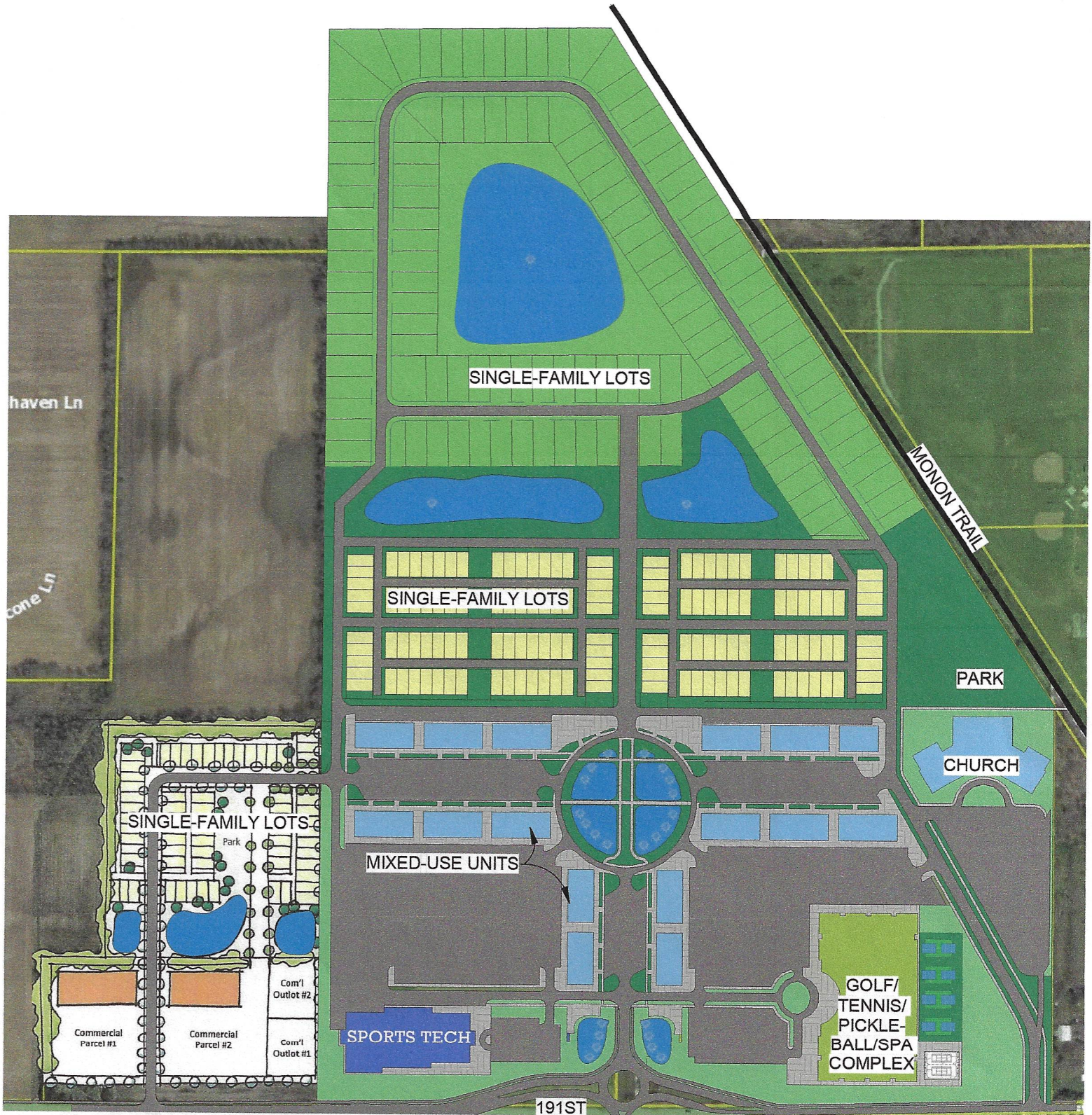


191ST PUD

2/7/21



**EXHIBIT C
CONCEPT PLAN**



① **WOODS/ROBINSON/BRIGGS PUD CONCEPT PLAN**
1" = 400'-0"

191ST PUD

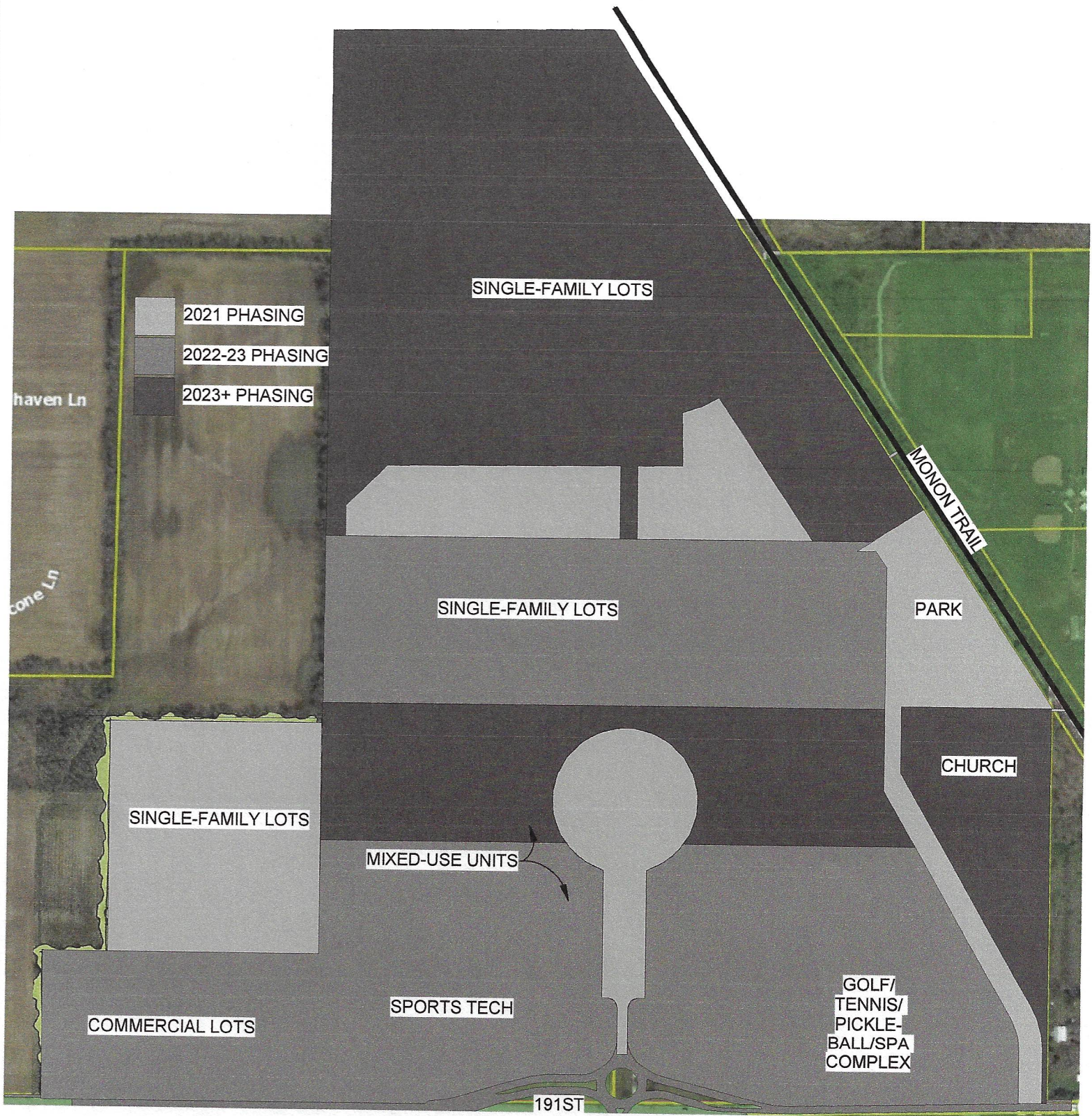


2/7/21



Cooler Design

PHASING PLAN



① WOODS/ROBINSON/BRIGGS PUD PHASING PLAN
1" = 400'-0"

191ST PUD

2/7/21



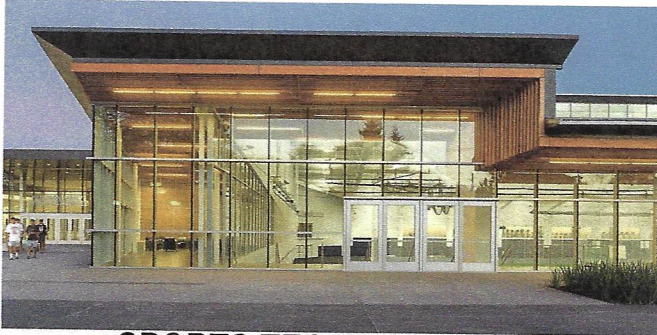
EXHIBIT D
COMMERCIAL DISTRICT 1 CHARACTER EXHIBITS



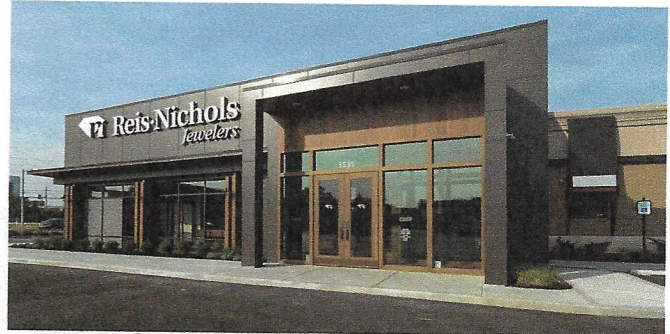
PICKLE BALL INSPIRATION A



PICKLE BALL INSPIRATION B



SPORTS TECH INSPIRATION



COMM. OUTLOT INSPIRATION



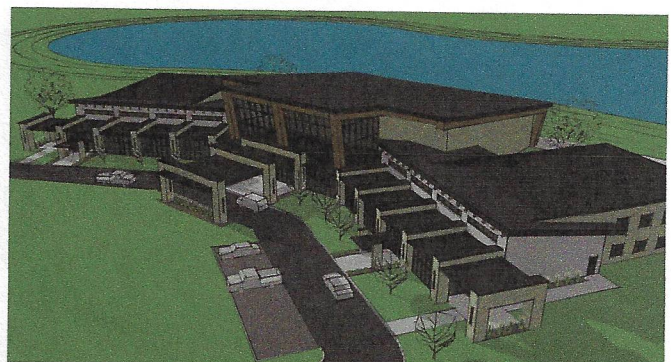
MIXED-USE INSPIRATION



FOUNTAIN INSPIRATION



CHURCH INSPIRATION A



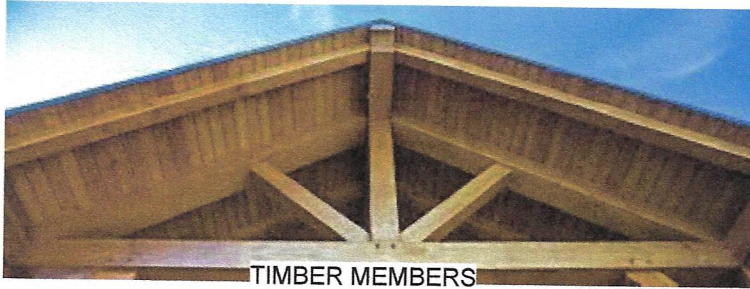
CHURCH INSPIRATION B



EIFS VENEER/WOOD VENEER



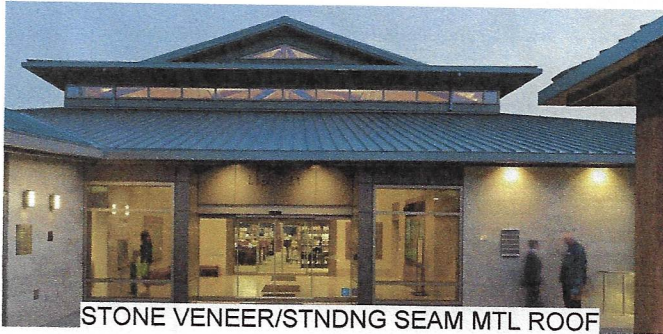
METAL/GFRC TRIM



TIMBER MEMBERS



BRICK VENEER/METAL CANOPIES



STONE VENEER/STNDNG SEAM MTL ROOF



PAINTED BRICK



CEMENT BOARD LAP SIDING



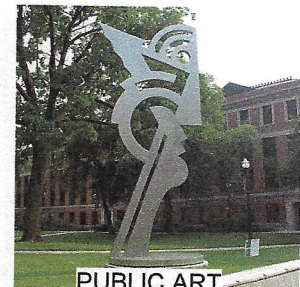
METAL VENEER



RAINSCREEN PANELS



PRECAST PANELS



PUBLIC ART



191ST PUD

2/7/20

DISTRICT 1 (GB) MATERIALS

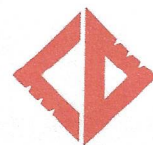


Cooler Design



191ST PUD

2/7/21

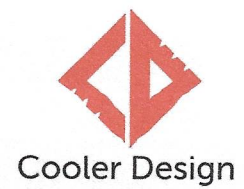


Cooler Design



191ST PUD

02/08/21



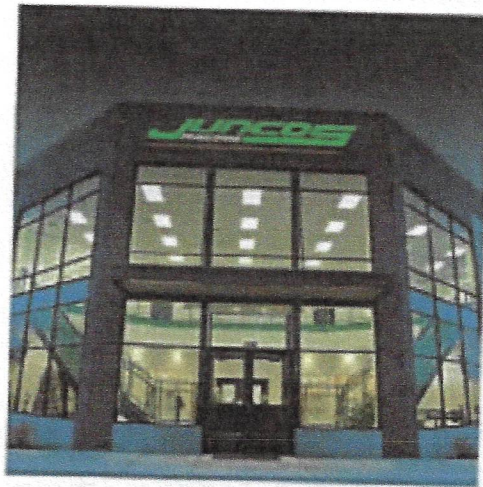


191ST PUD

02/08/21



Cooler Design



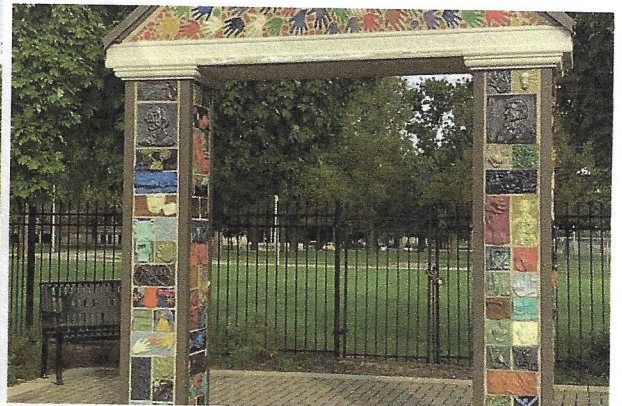
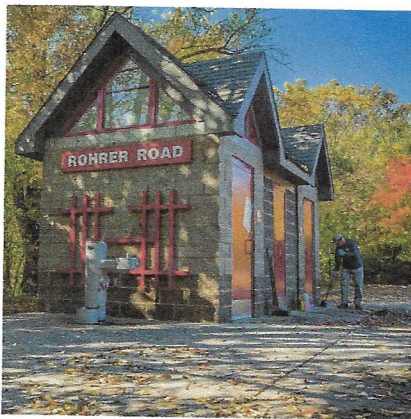
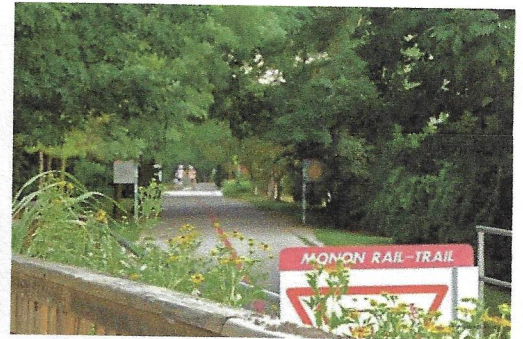
191ST PUD

02/08/21



Cooler Design

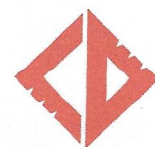
EXHIBIT E
PARK/TRAIL HEAD DISTRICT 2 CHARACTER EXHIBITS



191ST PUD

2/7/21

ARCHITECTURAL CHARACTER FOR DISTRICT 5



Cooler Design

EXHIBIT F
SMALL LOT SINGLE FAMILY DISTRICT 3 (NORTH) CHARACTER EXHIBITS



191ST PUD

02/08/21



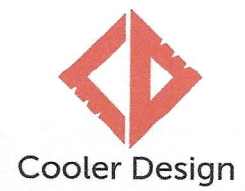
5799IND_B



5820 IND - B

191ST PUD

02/08/21





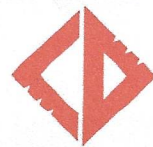
191ST PUD

02/08/21



191ST PUD

02/08/21



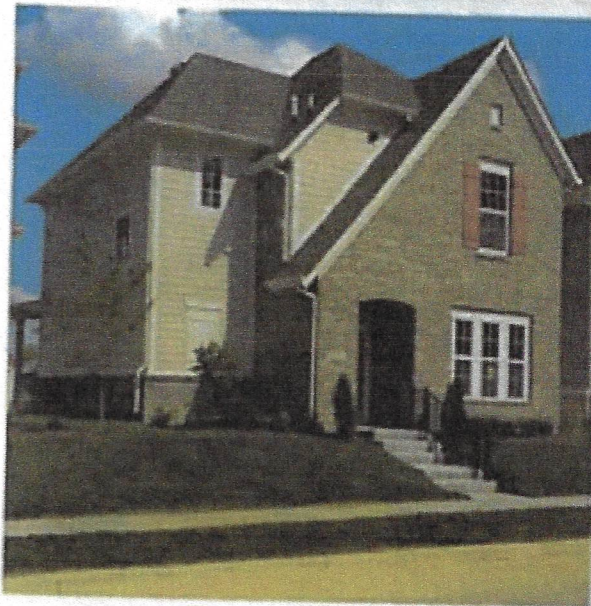
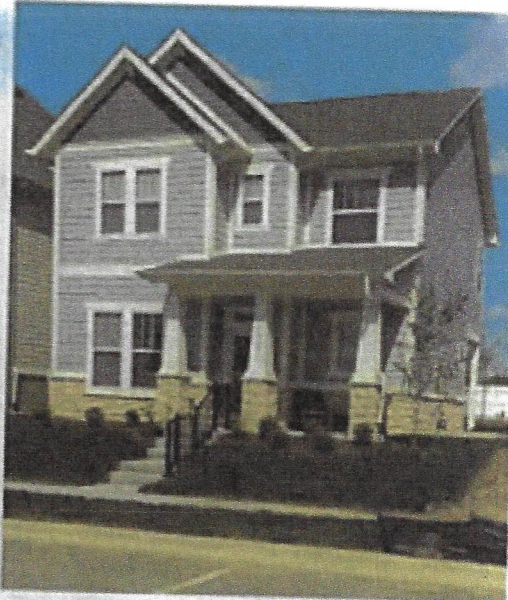
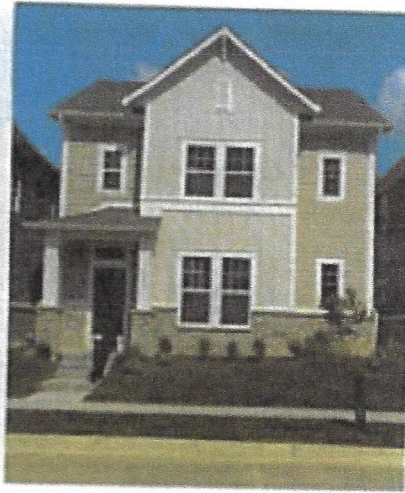
Cooler Design

EXHIBIT G
SMALL LOT SINGLE FAMILY DISTRICT 4 (SOUTH) CHARACTER EXHIBIT



191ST PUD

2/7/21



191ST PUD

02/08/21



Cooler Design

EXHIBIT D
COMMERCIAL DISTRICT 1 CHARACTER EXHIBITS



PICKLE BALL INSPIRATION A



PICKLE BALL INSPIRATION B



SPORTS TECH INSPIRATION



COMM. OUTLOT INSPIRATION



MIXED-USE INSPIRATION



FOUNTAIN INSPIRATION



CHURCH INSPIRATION A



CHURCH INSPIRATION B

191ST PUD



EIFS VENEER/WOOD VENEER



METAL/GFRC TRIM



TIMBER MEMBERS



BRICK VENEER/METAL CANOPIES



STONE VENEER/STNDNG SEAM MTL ROOF



PAINTED BRICK



CEMENT BOARD LAP SIDING



METAL VENEER



RAINSCREEN PANELS



PRECAST PANELS



PUBLIC ART



191ST PUD

2/7/21



Cooler Design



191ST PUD

02/08/21



191ST PUD

02/08/21





191ST PUD

02/08/21



Cooler Design