



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda 02_04_2019

Monday, February 04, 2019 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, February 04, 2019 at 07:00 PM

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - January 22, 2019

Documents: [APC Minutes - January 22, 2019](#)

Review APC Rules & Procedures

CONSENT AGENDA ITEMS

No Consent Agenda Items

ITEMS OF BUSINESS

1902-PUD-02

Junction PUD Amendment (Riverview Heliport)

Northeast Corner of US 31 and SR 32

Riverview Hospital by American Structurepoint, Inc. requests an amendment to the Junction PUD District in order to accommodate a helipad for a hospital use.

(Planner Kevin Todd - KTodd@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Ord 19-03_Junction PUD Amendment](#) | [Exhibit 5: Ord 19-03_Junction PUD Amendment_Redline](#) | [Exhibit 6: PUD Exhibits](#) | [Exhibit 7: Public Comments](#)

1901-PUD-01

Monon Crossing PUD

827 State Road 32 East

Midland Atlantic Properties requests a change of zoning of 3.42 acres +/- from AG-SF1: Agricultural / Single-Family District to the Monon Crossing PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibits](#) | [Exhibit 5: Proposed Ordinance 18-54](#) | [Exhibit 6: Redline Version of Ordinance 18-54](#) | [Exhibit 7: Presentation](#)

1901-ODP-01 & 1901-SPP-01

Monon Crossing

827 State Road 32 East

Monon Crossing by Midland Atlantic Properties request an Overall Development Plan and Primary Plat review of 2 lots on 3.42 +/- acres in the proposed Monon Crossing PUD District.

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

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

1812-PUD-30

Springmill Trails PUD Amendment - Gristmill Crossing: Residential District

West side of Ditch Road, approximately 825 feet south of Crosswater Way

William Tres, LLC by Onpointe Land Matters, LLC requests an amendment to the Springmill Trails PUD District to change approximately 57.63 acres +/- of the existing Mixed-Use

District and Commercial District of the Springmill Trails PUD District to the Gristmill Crossing: Residential District in order to allow single-family residential development.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Proposed Ordinance 18-52](#) | [Exhibit 6: Redlined Ordinance 18-52](#) | [Exhibit 7: Issue List](#) | [Exhibit 8: Petitioner Summary of Changes](#) | [Exhibit 9: Concept Plan Comparison](#) | [Exhibit 10: Amenity Exhibit](#) | [Exhibit 11: Neighbor Meeting Summary](#) | [Exhibit 12: Public Comment--updated 2/4/19 @ 5pm](#) | [Voluntary Commitments](#)

1812-ODP-20 & 1812-SPP-20

Gristmill Crossing - Residential Subdivision

West side of Ditch Road, approximately 825 feet south of Crosswater Way

William Tres, LLC by Onpointe Land Matters, LLC requests Overall Development Plan and Primary Plat review of 177 lots on approximately 57.63 acres +/- in the Gristmill Crossing: Residential District of the Springmill Trails PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Public Comment--updated 2/4/19 @ 5pm](#)

PUBLIC HEARING ITEMS

1805-PUD-09[PUBLIC HEARING]

Lyons Team PUD

750 Liberty Drive

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Existing Conditions Exhibit](#) | [Exhibit 4: Ordinance 18-11](#)

1902-ODP-05 & 1902-SPP-05 [PUBLIC HEARING]

Chatham Hills, Section 6

Northwest Corner of 199th Street and Horton Road

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

(Planner Caleb Ernest - CErnest@westfield.in.gov)

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

1902-PUD-03 [PUBLIC HEARING]

Lancaster PUD

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

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Proposed Ordinance 19-02](#) | [Exhibit 6: Presentation Material](#) | [Exhibit 7: Public Comments](#)

1901-ODP-03 & 1901-SPP-03 [PUBLIC HEARING]

Emory Trace

Southeast Corner of 193rd Street and Casey Road

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Primary Plat](#) | [Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: Public Comment](#) | [Petitioner's Presentation](#)

CONTINUED ITEMS

1812-ODP-22 & 1812-SPP-22[CONTINUED]

Grand Park

19000 Grand Park Boulevard

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

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

1901-ODP-02 & 1901-SPP-02 [CONTINUED]

Westgate

Northeast Corner of 166th Street and Towne Road

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

(Planner Caleb Ernest - CErnest@westfield.in.gov)

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Economic and Community Development Department

ADJOURNMENT



Petition Number: 1901-PUD-01

Project Name: Monon Crossing PUD District

Subject Site Address: 827 State Road 32 East (the "Property")

Petitioner: Midland Atlantic Properties, Inc (the "Petitioner")

Representative: OnPointe Land Matters

Request: Requests a change in zoning review of 3.42 acres +/- from AG-SF1: Agricultural / Single-Family Residential District and The Trails PUD District to the Monon Crossing PUD District.

Current Zoning: AG-SF1: Agricultural / Single-Family Residential; and The Trails PUD District

Current Land Use: Single-Family Residential

Approximate Acreage: 3.42 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Proposed Ordinance 18-54
6. Proposed Ordinance 18-54 Redline

Staff Reviewer: Jonathan Dorsey, Associate Planner

PETITION HISTORY

The petition was introduced at the December 10, 2018, City Council meeting. The Petitioner held a neighborhood meeting on December 18, 2018. The petition will receive a public hearing at the January 7, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at 827 State Road 32 East (see **Exhibit 2**). The Property is currently zoned AG-SF1: Agricultural / Single-Family Residential and The Trails PUD District. Adjacent property to the west is zoned AG-SF1: Agricultural / Single-Family Residential and is residentially used. Surrounding property to the north (Wheeler Landing PUD District), east (Hall & House PUD District), and south (The Trails PUD District) is zoned for commercial and/or multi-family development.



Project Description: The Petitioner is requesting a change of zoning to the Monon Crossing PUD District (Ordinance 18-54) that would allow for commercial development. The proposed PUD Ordinance establishes the GB: General Business District as the Underlying Zoning District.

Permitted Uses: The proposed PUD Ordinance defaults to the permitted and prohibited uses of the GB: General Business District.

General Regulations: The proposed PUD Ordinance defaults to the standards of the Underlying Zoning District, except as modified below:

	Proposed PUD	GB District
Minimum Lot Frontage	80'	80'
Minimum Lot Width	No minimum	No minimum
Minimum Lot Area	No minimum	No minimum
Minimum Setbacks		
North Boundary (State Highway 32)	30'	60' *
South Boundary (175 th Street)	30'	20'
West Boundary (Residential Property)	10'	60'
East Boundary (Monon Trail Bridge)	No minimum	20' **
All Other	No minimum	20' **

* Established areas shall be the average setback of established buildings within the same Block and within three hundred (300) feet in either direction of the proposed building.

** In established areas where it is customary that businesses abut one another, the Side Yard Building Setback Lines may be reduced.

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District and State Highway 32 Overlay District with proposed modifications, which are briefly highlighted below:

Minimum Gross Floor Area: The proposed PUD Ordinance would reduce the State Highway 32 Overlay's minimum gross floor area requirement for buildings within the State Road 32 corridor (Article 5.3(J)). The proposal is to reduce the requirement from 5,000 square feet to 4,000 square feet, of which, a maximum of 1,000 square feet could be permanent outdoor seating area.

Receptacle Location: Enclosed trash receptacles would be permitted to be located within the Established Front Yard of 175th Street. Also, if an enclosed trash receptacle is attached to a Principal Building, then an opaque gate/door may be oriented towards 175th Street.

Architectural Standards: The proposed PUD Ordinance would replace the architectural requirements of Article 6.3, and instead would require a modified Article 5.3(K) (State Highway 32 Overlay Architectural Requirements) to apply. The proposed modifications include requirements for mechanical/utility meter screening and a modification to the façade offset requirement. The PUD Ordinance also incorporates a Character Exhibit (see **Exhibit 4**) which provides examples of specific design elements that contribute to the intent and vision for the development of the Property.

Landscaping Standards: The proposed PUD Ordinance would modify several of the landscaping requirements of Article 6.8, as highlighted below:

i. **Minimum Lot Landscaping (per acre):**

	Proposed PUD	UDO Requirement
Shade Trees	2	10
Ornamental/Evergreen Trees	2 Ornamental	10
Shrubs	8	25

- ii. **Foundation Plantings:** Foundation plantings would only be required along building facades oriented towards State Road 32.
- iii. **External Street Frontage:** The planting requirements of Article 6.8(M) would not apply, but rather, only the State Highway 32 Trail Corridor planting requirements would apply to this Property.
- iv. **Buffer Yard:** Article 6.8(N) Shall not apply.
- v. **Interior Parking Area Landscaping:** The proposed PUD Ordinance would reduce the minimum area required for parking islands from 10% to 7% of the total Parking Area.
- vi. **Perimeter Parking Area Landscaping:** The proposed PUD Ordinance would not require perimeter parking area landscaping on the eastern edge of the Property, and it would not require perimeter parking area landscaping between adjacent lots with shared parking/cross-access. After approval by the city's Department of Public Works, the otherwise required Perimeter Parking Area Landscaping on the District's East property line shall be installed within the adjacent right-of-way and may be subject to a shared maintenance agreement.

Sign Standards: The proposed PUD Ordinance would follow the Nonresidential Center Sign standards of Article 6.17(J), with the exception that tenant information can be added to the center's entrance signs permitted under Article 6.17(J)(3). Additionally, the proposed PUD Ordinance establishes a maximum size of 15 feet in height and 120 square feet in size for the single Nonresidential Center Monument Sign.

COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Highway/Employment Corridor of State Highway 32. The Comprehensive Plan states that smaller-scale local office and service uses are appropriate along State Highway 32, and that retail uses which are subordinate to and supportive of the corridor's office and service uses are appropriate. The 2011 Family Sports Capital Addendum II to the Comprehensive Plan anticipates supporting uses such as restaurants, offices, retail uses, higher density residential, and other supporting commercial uses will be located nearby the Grand Park Sports Campus. State Highway 32 (west of U.S. Highway 31) has been redeveloping into a hospitality corridor, with a focus on providing supporting hospitality-type uses for the visitors to Grand Park.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held on the January 7, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the December 10, 2018, Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Because the plans comply with all applicable ordinances, after the public hearing, unless the Plan Commission has any concerns regarding the proposal, Staff recommends sending a recommendation to City Council for 1901-PUD-01 (Ord.18-54).

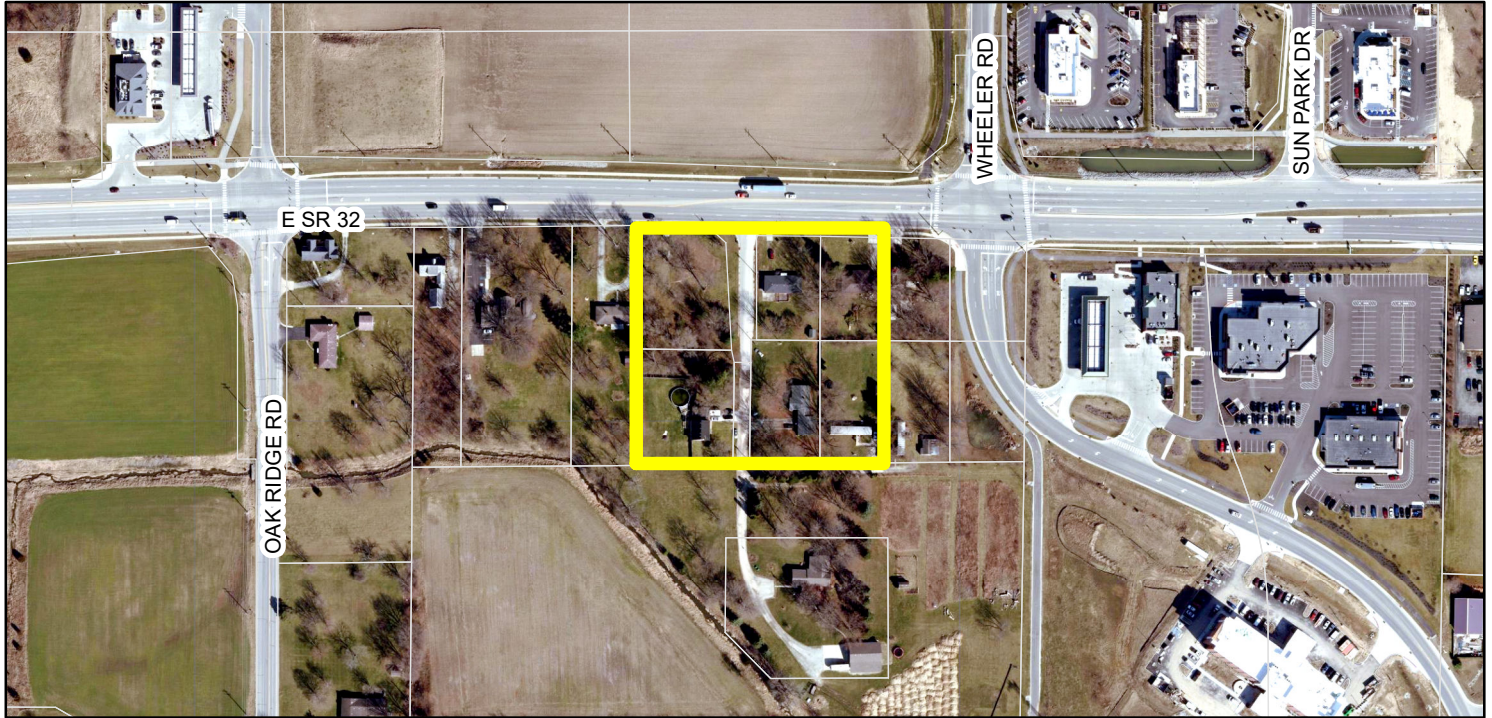
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.



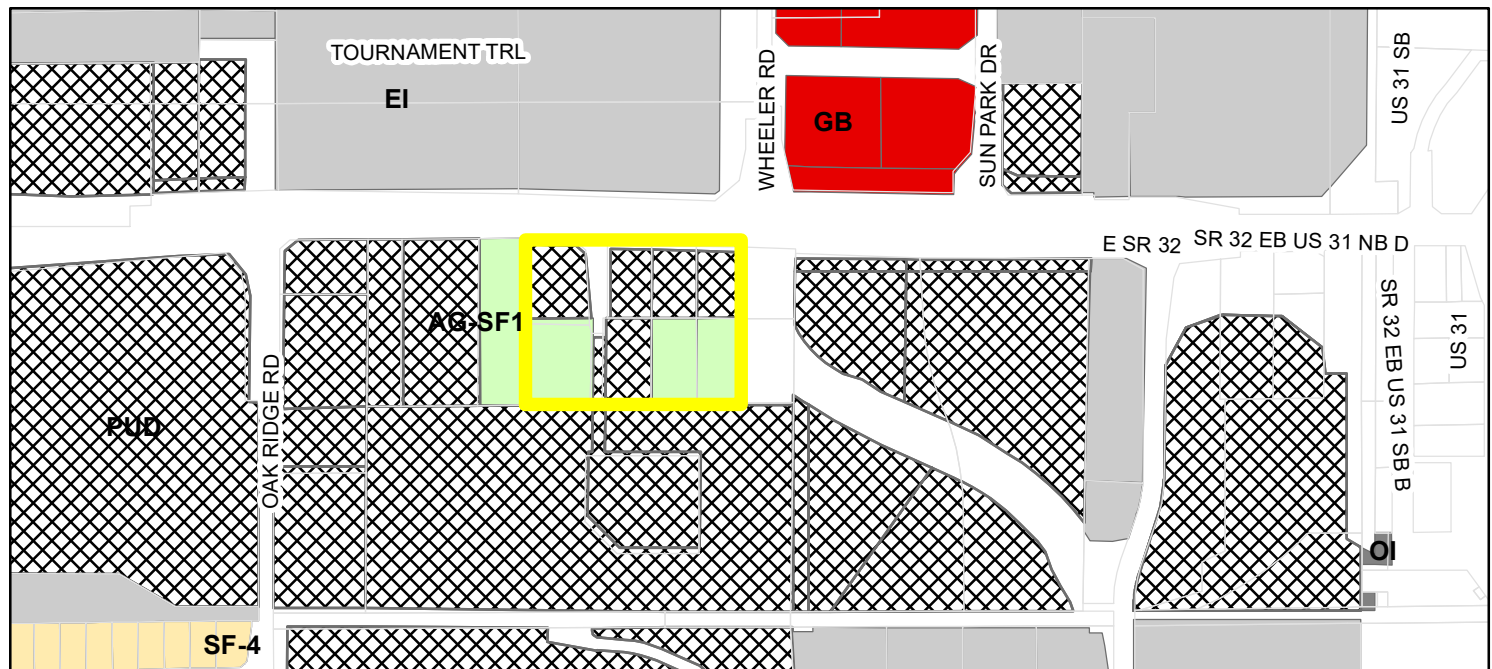
Property Location Map
Monon Crossing PUD District
Planned Unit Development
1901-PUD-01



Aerial Location Map



Zoning Map



- | | |
|--|--------------------------------|
| Parcel | GB (General Business) |
| Zoning - All | OI (Open Industrial) |
| Zoning | PUD (Planned Unit Development) |
| AG-SF1 (Agriculture - Single Family - 1) | SF-4 (Single Family - 4) |
| EI (Enclosed Industrial) | |

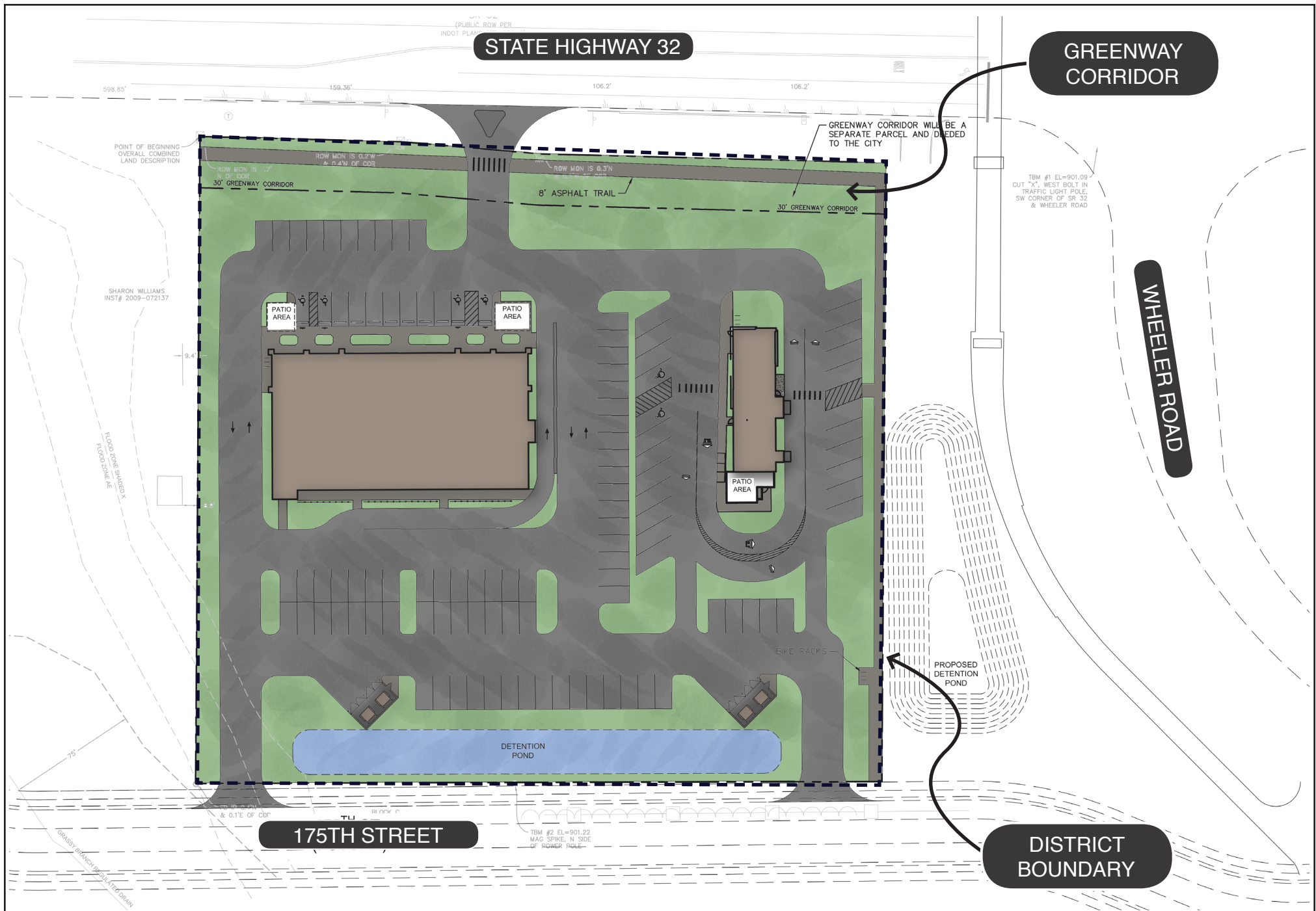


EXHIBIT B-2: CONCEPT PLAN
MONON CROSSING
 PLANNED UNIT DEVELOPMENT DISTRICT



offsets to individualize tenant storefronts and roofline modulation



articulated three-dimensional cornice



roof line modulation



facade offsets

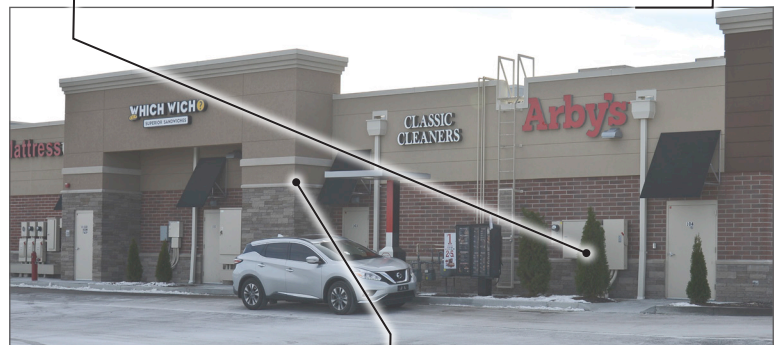
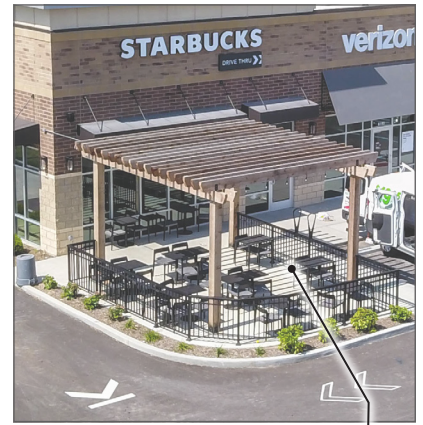


pitched and gabled roof alternatives



outdoor seating





four-sided architecture

ORDINANCE NUMBER 18-54

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

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 15-27 (the "Original PUD Ordinance"), on November 9, 2015, as amended and replaced by Ordinance No. 16-26 (the "Trails PUD Ordinance"), as adopted by the Common Council on November 14, 2016;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1901-PUD-01**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1901-PUD-01** to the Common Council of the City of Westfield, Hamilton County, Indiana with a _____ recommendation (____ - ____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on February ___, 2019;

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

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

Section 1. Applicability of Ordinance.

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

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

Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Concept Plan provides a general vision for the development of the District with two (2) possible site layouts for parking, internal drives and building locations that are permitted by this Ordinance. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the GB: General Business District (the "Underlying Zoning District").

Section 5. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted.

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

6.1 Minimum Building Setback Lines:

- | | | |
|----|-------------------------------------|--|
| A. | <u>State Highway 32:</u> | Thirty (30) feet from right-of-way line. |
| B. | <u>175th Street:</u> | Thirty (30) feet from right-of-way line. |
| C. | <u>District West Property Line:</u> | Ten (10) feet. |
| D. | <u>District East Property Line:</u> | No minimum. |
| E. | <u>All Other:</u> | No minimum. |

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

7.1 Article 5.3(J) Building Size Requirements: Shall apply, except as modified below.

A. Minimum Gross Floor Area: Four thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating, and amenities up to one thousand (1,000) square feet.

7.2 Article 5.3(K) Architectural Design Requirements: Shall apply, except as modified below.

A. Character Exhibit: The “Character Exhibit”, attached hereto as **Exhibit C**, is hereby incorporated. Although the Character Exhibit does not represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings, and it provides examples of specific design elements that comply with this Ordinance and contribute to the intent and vision for the Real Estate.

B. Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply. A line-of-sight exhibit, similar to the exhibit attached hereto as **Exhibit D** (the “Line-of-Sight Exhibit”), shall be required at the time of the detailed development plan. The Line-of-Sight Exhibit demonstrates compliance to reasonably screen roof mounted mechanical equipment from the elevated Monon Trail pedestrian bridge to be located on the adjoining Right-of-way. In addition, wall-mounted utility meters shall also be screened from view from adjoining Rights-of-way and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood or vinyl fencing, Masonry Materials, or a combination of the aforementioned.

C. Article 5.3(J)(2)(b) Building Elevations: Shall be modified to require Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than fifty (50) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of two (2) feet and eight (8) inches and a minimum aggregate length of twenty (20) percent of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

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

- 8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) and Article 6.1(H)(5) Screening of Receptacles and Loading Areas shall be modified to: (i) permit enclosures to be located within the Established Front Yard of 175th Street; and, (ii) if enclosures are attached to the Principal Building, as generally illustrated on the Concept Plan, then the opaque gates may be oriented towards 175th Street.
- 8.2 Article 6.3 Architectural Standards: Shall not apply; rather, Section 7.2 Architectural Design Requirements of this Ordinance shall apply.
- 8.3 Article 6.8 Landscaping Standards: Shall apply, except as modified below.
- A. Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Building Facade oriented towards State Highway 32 (e.g., north Building Facade).
- B. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply; however, The Trail Corridor Requirements of the 32 Overlay shall apply along State Highway 32.
- C. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.
- D. Parking Area Landscaping (Article 6.8(O)). Shall apply, except as otherwise modified below.
- i. Interior Parking Area Landscaping (Article 6.8(O)(1)(a)). Shall apply, however, the Minimum Area Required for the District to be set aside for Parking Area islands shall be seven (7) percent.
- ii. Perimeter Parking Area Landscaping (Article 6.8(O)(2)). Shall apply, except as modified below.
- a. If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping; rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.
- b. Perimeter Parking Area Landscaping shall not be required along the District's east property line; however, if approved by the City's Department of Public Works, then the otherwise required Perimeter Parking Area Landscaping along the District's east property line shall be installed within the adjacent right-of-way and may be subject to a shared maintenance agreement.
- E. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Easements") is restricted. As a result, if

plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

8.4 Article 6.17 Sign Standards: Shall apply, except as modified below.

- A. Article 6.17(J) Nonresidential Center Signs: Shall apply to the District. The District shall be permitted one (1) Monument Sign (Center Only) in accordance with Article 6.17(J)(2)(a)(ii), which permits a maximum of fifteen (15) feet in Sign Height and one hundred and twenty (120) square feet of Sign Area, per face.
- B. Article 6.17(J)(3) Entrance Sign(s) (Center Only): Shall apply. Entrance Signs shall be permitted to identify tenants located within the District.

Section 9. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

Section 10. **Design Standards.** The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGES FOLLOW.]

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-54** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-54**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-54**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Midland Atlantic Properties, Inc.
9000 Keystone Crossing, Suite 850, Indianapolis, Indiana 46240

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit D	Line-of-Sight Exhibit

EXHIBIT A
REAL ESTATE

A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A HARRISON MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID QUARTER SECTION THENCE NORTH 89 DEGREES 50 MINUTES 12 SECONDS EAST STATE PLANE BEARING ON AND ALONG THE NORTH LINE OF SAID QUARTER SECTION 598.85 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST 30.99 FEET TO THE SOUTH RIGHT OF WAY OF STATE ROAD 32 AND SPRUCE LANE, AS DESCRIBED IN INSTRUMENT # 2007-040771 AND THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THENCE ON AND ALONG SAID RIGHT OF WAY LINE SOUTH 88 DEGREES 30 MINUTES 25 SECONDS EAST 117.55 FEET; THENCE SOUTH 85 DEGREES 00 MINUTES 22 SECONDS EAST ACROSS THE NORTH LINE OF SPRUCE STREET 81.79 FEET TO THE RIGHT OF WAY OF SPRUCE LANE AND STATE ROAD 32 AS DESCRIBED IN INSTRUMENT # 2007-040161; THENCE SOUTH 88 DEGREES 30 MINUTES 25 SECONDS EAST ON AND ALONG SAID RIGHT OF WAY OF SAID STATE ROAD 202.71 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST 362.40 FEET TO THE SOUTHEAST CORNER OF INSTRUMENT # 2006-005438; THENCE SOUTH 89 DEGREES 50 MINUTES 12 SECONDS WEST 401.75 FEET TO THE SOUTHWEST CORNER OF INSTRUMENT # 2003-110187; THENCE NORTH 00 DEGREES 23 MINUTES 45 SECONDS EAST 379.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL, CONTAINING 3.42 ACRES MORE OR LESS.

STATE HIGHWAY 32

GREENWAY
CORRIDOR



EXAMPLE POCKET PARK

BICYCLE LANDING +
POCKET PARK

WHEELER ROAD

DISTRICT
BOUNDARY

175TH ST
175TH STREET

EXHIBIT B-1: CONCEPT PLAN
MONON CROSSING
PLANNED UNIT DEVELOPMENT DISTRICT

STATE HIGHWAY 32

GREENWAY
CORRIDOR



EXAMPLE POCKET PARK

BICYCLE LANDING +
POCKET PARK

WHEELER ROAD

DISTRICT
BOUNDARY

175TH STREET

EXHIBIT B-2: CONCEPT PLAN
MONON CROSSING
PLANNED UNIT DEVELOPMENT DISTRICT



offsets to individualize tenant storefronts and roofline modulation



articulated three-dimensional cornice



roof line modulation



facade offsets

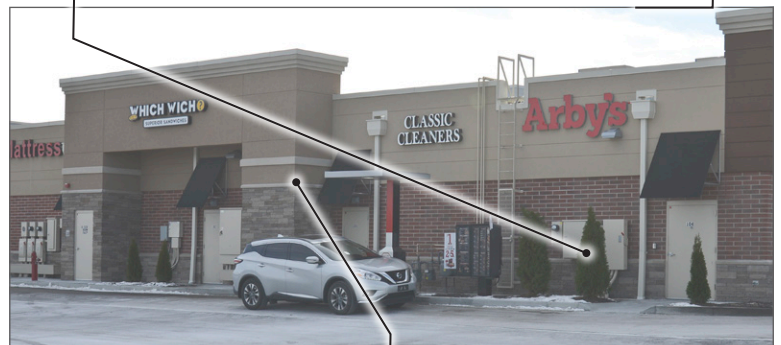
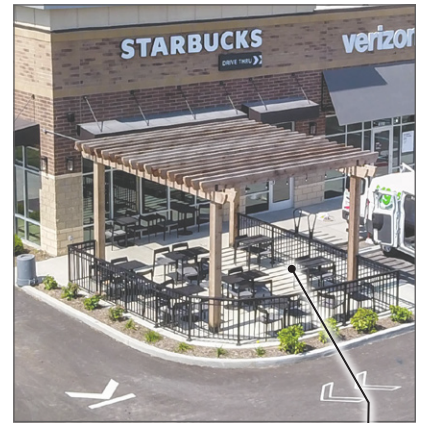


pitched and gabled roof alternatives

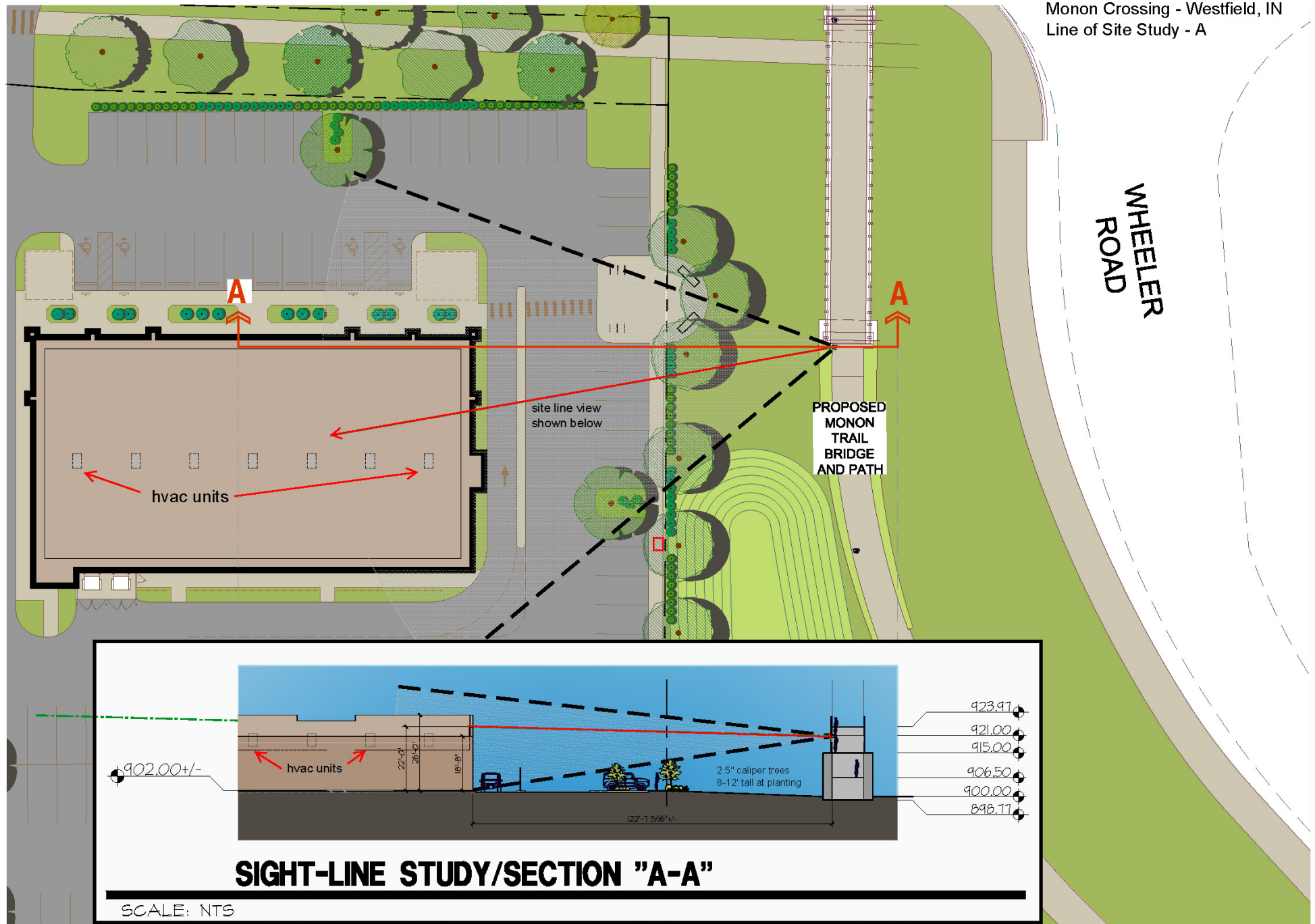


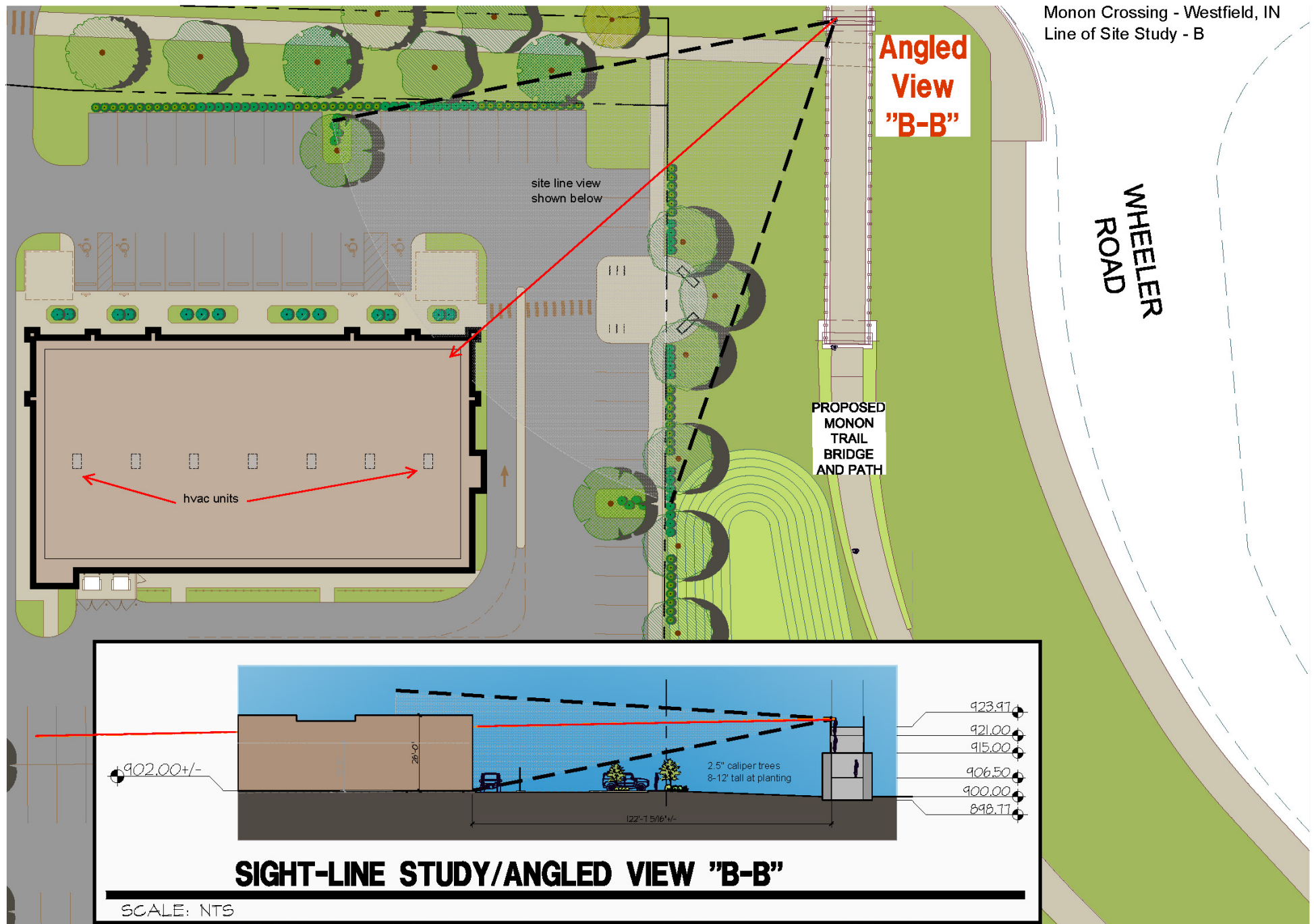
outdoor seating

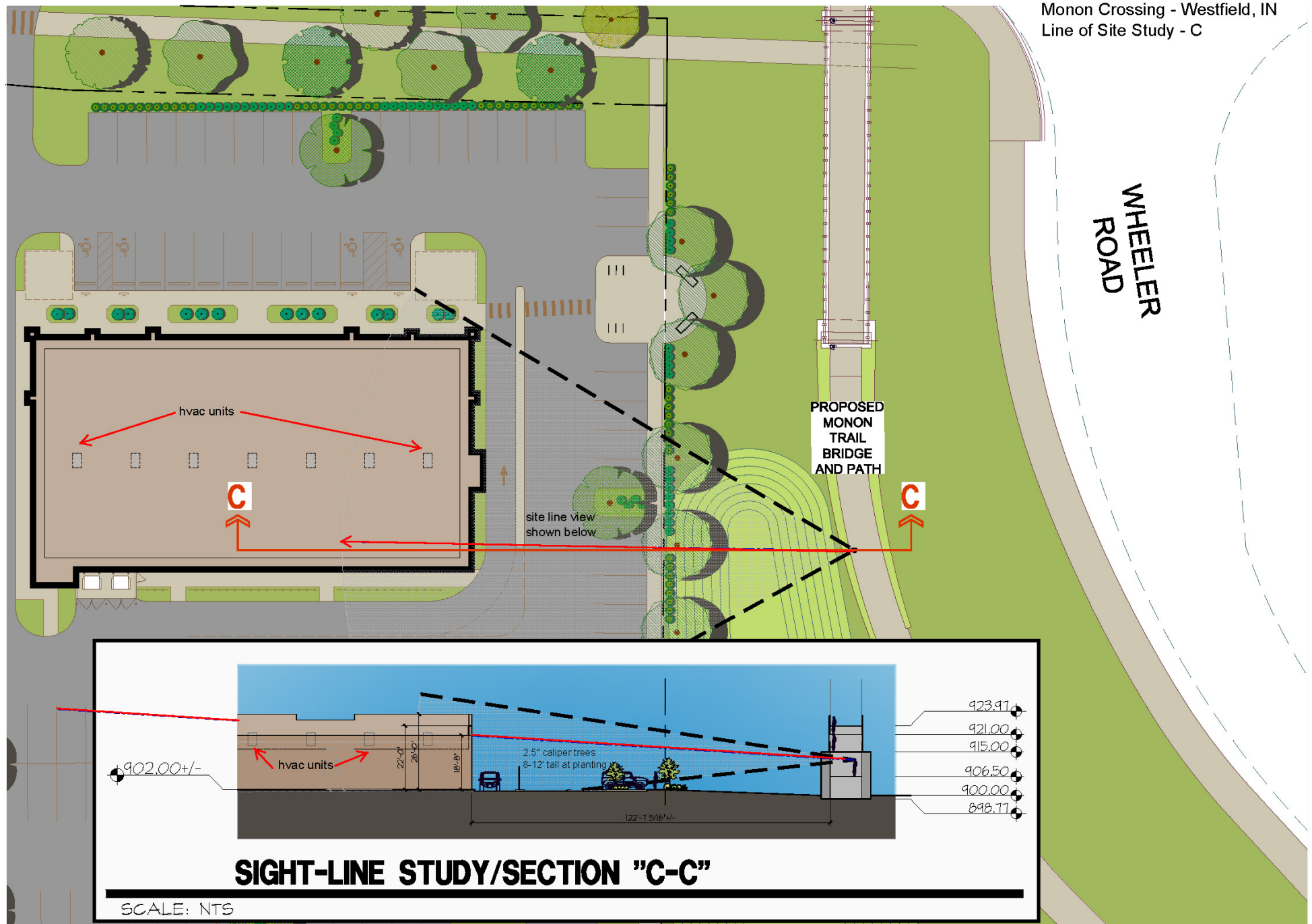




four-sided architecture







ORDINANCE NUMBER 18-54

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

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

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

WHEREAS, the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") enacted Ordinance No. 15-27 (the "Original PUD Ordinance"), on November 9, 2015, as amended and replaced by Ordinance No. 16-26 (the "Trails PUD Ordinance"), as adopted by the Common Council on November 14, 2016;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1901-PUD-01**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1901-PUD-01** to the Common Council of the City of Westfield, Hamilton County, Indiana with a _____ recommendation (____ - ____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on February ___, 2019;

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

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

Section 1. Applicability of Ordinance.

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

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

Section 3. Concept Plan. The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Concept Plan provides a general vision for the development of the District with two (2) possible site layouts for parking, internal drives and building locations that are permitted by this Ordinance. The final layout and site plan shall be subject to the terms and conditions of this Ordinance and may vary from the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the GB: General Business District (the "**Underlying Zoning District**").

Section 5. Permitted Uses. All uses permitted in the Underlying Zoning District shall be permitted.

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

6.1 **Minimum Building Setback Lines:**

- | | |
|--|--|
| A. <u>State Highway 32:</u> | Thirty (30) feet from right-of-way line. |
| B. <u>175th Street:</u> | Thirty (30) feet from right-of-way line. |
| C. <u>District West Property Line:</u> | Ten (10) feet. |
| D. <u>District East Property Line:</u> | No minimum. |
| E. <u>All Other:</u> | No minimum. |

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

7.1 Article 5.3(J) Building Size Requirements: Shall apply, except as modified below.

- A. Minimum Gross Floor Area: Four thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating, and amenities up to one thousand (1,000) square feet.

7.2 Article 5.3(K) Architectural Design Requirements: Shall apply, except as modified below.

- A. Character Exhibit: The “Character Exhibit”, attached hereto as **Exhibit C**, is hereby incorporated. Although the Character Exhibit does not represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings, and it provides examples of specific design elements that comply with this Ordinance and contribute to the intent and vision for the Real Estate.
- B. Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply. A line-of-sight exhibit, similar to the exhibit attached hereto as **Exhibit D** (the “Line-of-Sight Exhibit”), shall be required at the time of the detailed development plan. The Line-of-Sight Exhibit demonstrates compliance to reasonably screen roof mounted mechanical equipment from the elevated Monon Trail pedestrian bridge to be located on the adjoining Right-of-way. In addition, wall-mounted utility meters shall also be screened from view from adjoining Rights-of-way and are encouraged to be clustered. Screening materials shall be architecturally compatible with the Principal Building(s) and may be achieved by using landscape plantings, opaque wood or vinyl fencing, Masonry Materials, or a combination of the aforementioned.
- C. Article 5.3(J)(2)(b) Building Elevations: Shall be modified to require Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than fifty (50) feet. Offsets shall extend the entire vertical plane of the Building Facade and shall be a minimum depth of two (2) feet and eight (8) inches and a minimum aggregate length of twenty (20) percent of the horizontal plane of the overall Building Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.

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

below.

- 8.1 Article 6.1 Accessory Buildings: Shall apply; however, Article 6.1(H)(2) and Article 6.1(H)(5) Screening of Receptacles and Loading Areas shall be modified to: (i) permit enclosures to be located within the Established Front Yard of 175th Street; and (ii) if enclosures are attached to the Principal Building, as generally illustrated on the Concept Plan, then the opaque gates may be oriented towards 175th Street.
- 8.2 Article 6.3 Architectural Standards: Shall not apply; rather, Section 7.2 Architectural Design Requirements of this Ordinance shall apply.
- 8.3 Article 6.8 Landscaping Standards: Shall apply, except as modified below.
- A. Foundation Plantings (Article 6.8(L)): Building foundation plantings shall only be required along a Building Facade oriented towards State Highway 32 (e.g., north Building Facade).
- B. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply; however, The Trail Corridor Requirements of the 32 Overlay shall apply along State Highway 32.
- C. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.
- D. Parking Area Landscaping (Article 6.8(O)): Shall apply, except as otherwise modified below.
- i. Interior Parking Area Landscaping (Article 6.8(O)(1)(a)): Shall apply, however, the Minimum Area Required for the District to be set aside for Parking Area islands shall be seven (7) percent.
- ii. Perimeter Parking Area Landscaping (Article 6.8(O)(2)): Shall apply, except as modified below.
- a. If adjacent Lots have vehicular cross-access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping; rather, the combined Parking Area shall be designed as a single Parking Area and landscaped in accordance with the Interior Parking Area Landscaping (Article 6.8(O)(1)) requirements.
- b. Perimeter Parking Area Landscaping shall not be required along the District's east property line; however, if approved by the City's Department of Public Works, then the otherwise required Perimeter Parking Area Landscaping along the District's east property line shall be installed within the adjacent right-of-way and may be subject to a shared maintenance agreement.
- E. Perimeter Drainage and Utility Easements. Landscaping within drainage and utility easements required the City's Department of Public Works around the perimeter of Lots (the "Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Easements, then the required plantings shall be relocated and installed

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elsewhere on the Real Estate. If the relocation of plantings results in planting congestion or is otherwise contrary to landscaping best management practices, then the Director or Plan Commission may approve a landscape plan with fewer plantings than otherwise required.

8.4 Article 6.17 Sign Standards: Shall apply, except as modified below.

- A. Article 6.17(J) Nonresidential Center Signs: Shall apply to the District. The District shall be permitted one (1) Monument Sign (Center Only) in accordance with Article 6.17(J)(2)(a)(ii), which permits a maximum of fifteen (15) feet in Sign Height and one hundred and twenty (120) square feet of Sign Area, per face.
- B. Article 6.17(J)(3) Entrance Sign(s) (Center Only): Shall apply. Entrance Signs shall be permitted to identify tenants located within the District.

Section 9. Infrastructure Standards. The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

Section 10. Design Standards. The standards of Chapter 8 Design Standards shall apply to the development of the Real Estate.

[REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGES FOLLOW.]

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-54** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-54** I hereby VETO **ORDINANCE 18-54**
this _____ day of _____, 2019. this _____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
Midland Atlantic Properties, Inc.
9000 Keystone Crossing, Suite 850, Indianapolis, Indiana 46240

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

Exhibit D Line-of-Sight Exhibit

EXHIBIT A
REAL ESTATE

A PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 3 EAST OF THE SECOND PRINCIPAL MERIDIAN IN CITY OF WESTFIELD, HAMILTON COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FROM A HARRISON MONUMENT FOUND AT THE NORTHWEST CORNER OF SAID QUARTER SECTION THENCE NORTH 89 DEGREES 50 MINUTES 12 SECONDS EAST STATE PLANE BEARING ON AND ALONG THE NORTH LINE OF SAID QUARTER SECTION 598.85 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST 30.99 FEET TO THE SOUTH RIGHT OF WAY OF STATE ROAD 32 AND SPRUCE LANE, AS DESCRIBED IN INSTRUMENT # 2007-040771 AND THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL; THENCE ON AND ALONG SAID RIGHT OF WAY LINE SOUTH 88 DEGREES 30 MINUTES 25 SECONDS EAST 117.55 FEET; THENCE SOUTH 85 DEGREES 00 MINUTES 22 SECONDS EAST ACROSS THE NORTH LINE OF SPRUCE STREET 81.79 FEET TO THE RIGHT OF WAY OF SPRUCE LANE AND STATE ROAD 32 AS DESCRIBED IN INSTRUMENT # 2007-040161; THENCE SOUTH 88 DEGREES 30 MINUTES 25 SECONDS EAST ON AND ALONG SAID RIGHT OF WAY OF SAID STATE ROAD 202.71 FEET; THENCE SOUTH 00 DEGREES 23 MINUTES 45 SECONDS WEST 362.40 FEET TO THE SOUTHEAST CORNER OF INSTRUMENT # 2006-005438; THENCE SOUTH 89 DEGREES 50 MINUTES 12 SECONDS WEST 401.75 FEET TO THE SOUTHWEST CORNER OF INSTRUMENT # 2003-110187; THENCE NORTH 00 DEGREES 23 MINUTES 45 SECONDS EAST 379.01 FEET TO THE POINT OF BEGINNING OF THIS DESCRIBED PARCEL, CONTAINING 3.42 ACRES MORE OR LESS.

STATE HIGHWAY 32

GREENWAY
CORRIDOR



EXAMPLE POCKET PARK

BICYCLE LANDING +
POCKET PARK

WHEELER ROAD

DISTRICT
BOUNDARY

175TH STREET

EXHIBIT B-1: CONCEPT PLAN
MONON CROSSING
PLANNED UNIT DEVELOPMENT DISTRICT

STATE HIGHWAY 32

GREENWAY
CORRIDOR



EXAMPLE POCKET PARK

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EXHIBIT B-2: CONCEPT PLAN
MONON CROSSING
PLANNED UNIT DEVELOPMENT DISTRICT



offsets to individualize tenant storefronts and roofline modulation



articulated three-dimensional cornice



roof line modulation



facade offsets



pitched and gabled roof alternatives

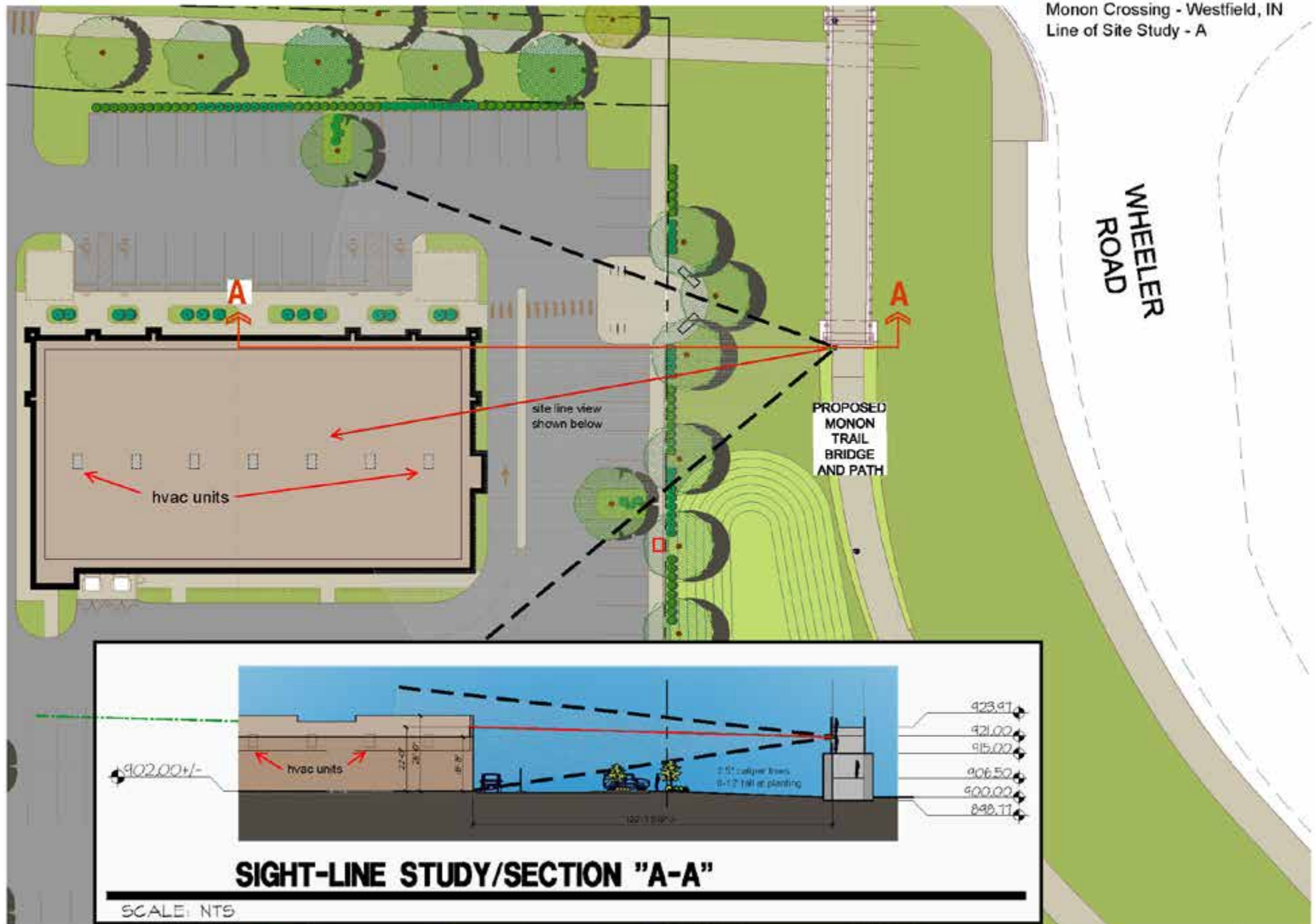


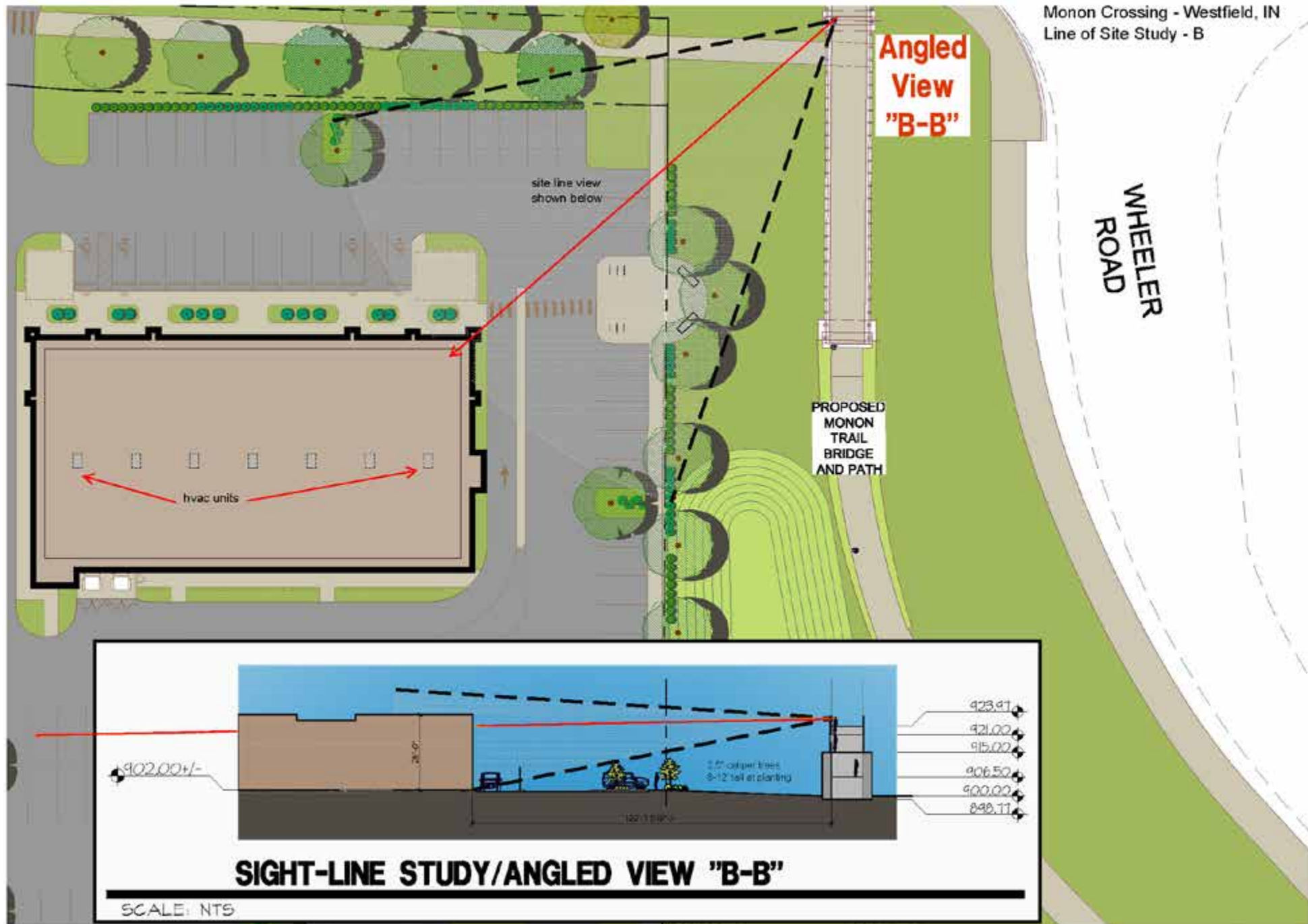
outdoor seating

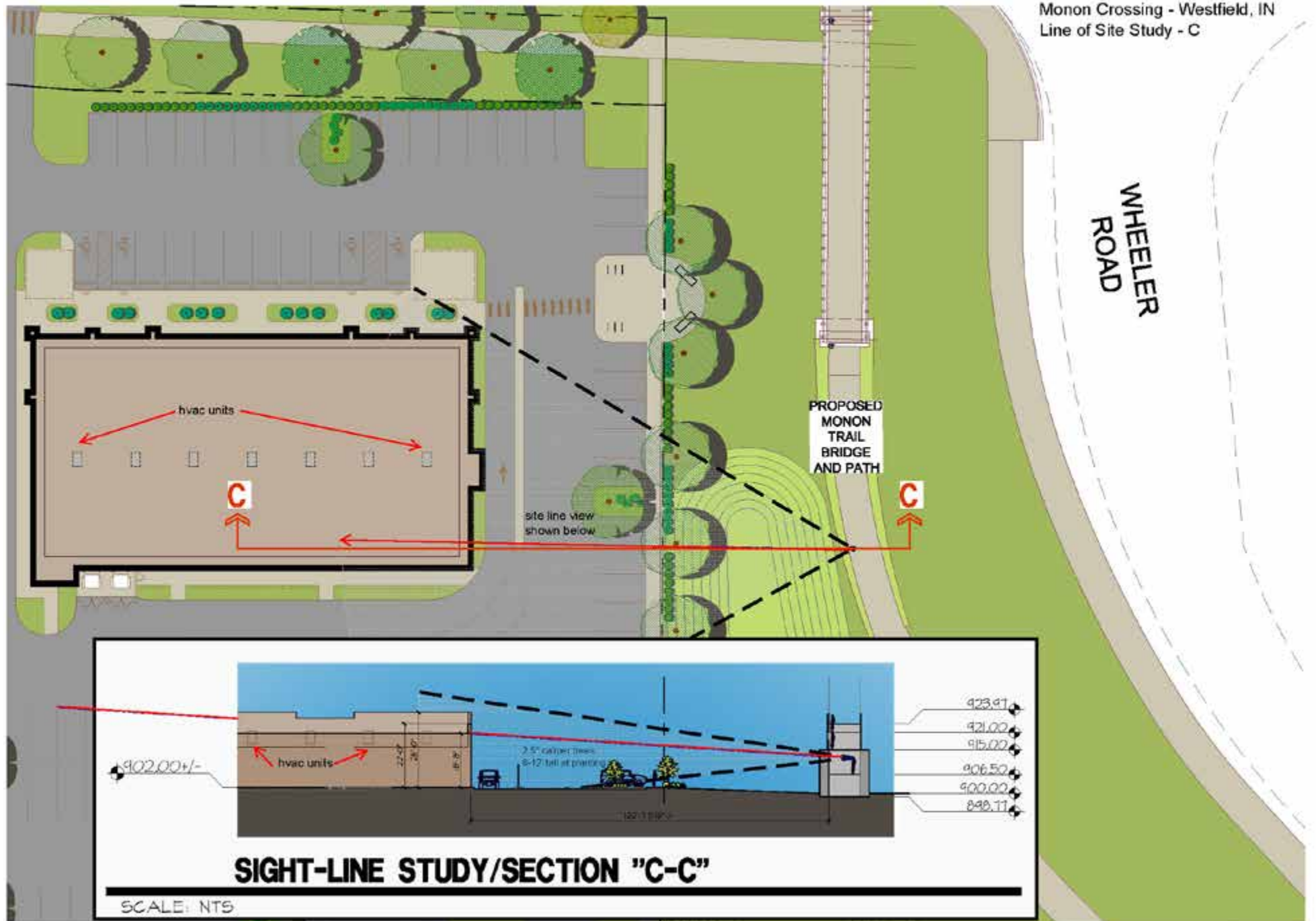




four-sided architecture









Petition Number: 1901-SPP-01, 1901-ODP-01

Project Name: Monon Crossing PUD

Subject Site Address: 827 State Road 32 East (the "Property")

Petitioner: Midland Atlantic Properties, Inc (the "Petitioner")

Representative: OnPointe Land Matters

Request: Requests an Overall Development Plan and Primary Plat review of 2 lots on 3.42 acres +/- in the proposed Monon Crossing PUD District.

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

Pending Zoning: Monon Crossing PUD District (18-54)

Current Land Use: Single-Family Residential

Approximate Acreage: 3.42 acres +/-

Exhibits:

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

Staff Reviewer: Jonathan Dorsey, Associate Planner

PROCEDURAL

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

The petition was reviewed by the Technical Advisory Committee at its December 18, 2018, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's January 7, 2019, meeting.

PROJECT BACKGROUND

The subject 3.42-acre property is currently in the process of being rezoned to the Monon Crossing PUD District (Ordinance 18-54, *pending*). The subject Overall Development Plan and Primary Plat would plat the property into 2 commercial lots.

The petition was reviewed by the Technical Advisory Committee at its December 18, 2018, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's January 7, 2019, meeting.

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

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

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))



Comment: Please see General Regulations.

- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

- 20) Title, scale, north arrow and date.
- 21) Proposed name of the development.
- 22) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 23) Address and legal description of the property.

- 24) Boundary lines of the property including all dimensions.
- 25) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 26) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 27) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

Comment: Please see District Standards for Building Setback Lines.

- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

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

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) and the Monon Crossing PUD Ordinance, except for those items identified as outstanding below.

- 39) **Monon Crossing PUD District Standards:** The underlying zoning district is the GB District (Article 4.16)

- a) Permitted Uses (Section 5)
- b) General Regulations (Section 6)

	Monon Crossing PUD
i) Minimum Lot Frontage	80'
ii) Minimum Lot Width	No minimum
iii) Minimum Lot Area	No minimum
iv) Minimum Setbacks	
North Boundary (State Highway 32)	30'
South Boundary (175 th Street)	30'
West Boundary (Residential Property)	10'
East Boundary (Monon Trail Bridge)	No minimum
All Other	No minimum

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

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

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

Comment: Please see District Standards.

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

- 42) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:

- a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
- b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
- c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.

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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

- 44) Architectural Standards (Article 6.3)

- 45) Building Standards (Article 6.4)



46) Fence Standards (Article 6.5)

47) Height Standards (Article 6.6)

48) Landscaping Standards (Article 6.8):

a) Preservation and Replacement of Trees:

- i) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.

b) Selection, Installation, and Maintenance of Plant Materials:

c) General Landscape Design Standards:

- i) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.

d) Detention and Retention Areas:

- i) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.

e) Street Trees:

f) Minimum Lot Landscaping Requirements:

Comment: To be reviewed at the time of each Lot's Detailed Development Plan review.

g) External Street Frontage Landscaping:

h) Buffer Yard Requirements:

2) Lighting Standards (Article 6.9)

3) Lot Standards (Article 6.10)

Comment: Please see District Standards.



- 4) Setback Standards (Article 6.16)
- 5) Vision Clearance Standards (Article 6.19)
- 6) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

- 1) Block Standards (Article 8.1)
- 2) Easement Standards (Article 8.3)
- 3) Monument and Marker Standards (Article 8.5)
- 4) Open Space and Amenity Standards (Article 8.6)
- 5) Pedestrian Network Standards (Article 8.7)
- 6) Storm Water Standards (Article 8.8)
- 7) Street and Right-of-Way Standards (Article 8.9)
- 8) Street Light Standards (Article 8.10)
 - a) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.
- 9) Street Sign Standards (Article 8.11)
- 10) Surety Standards (Article 8.12)
- 11) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

1. Action: Because the plans comply with all applicable ordinances, unless the Plan Commission has any concerns regarding the proposal, Staff recommends approving 1901-SPP-01 and 1901-ODP-01 with the following conditions:

a. That 1901-PUD-01 (Ord. 18-54) is approved by City Council.

b. That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.

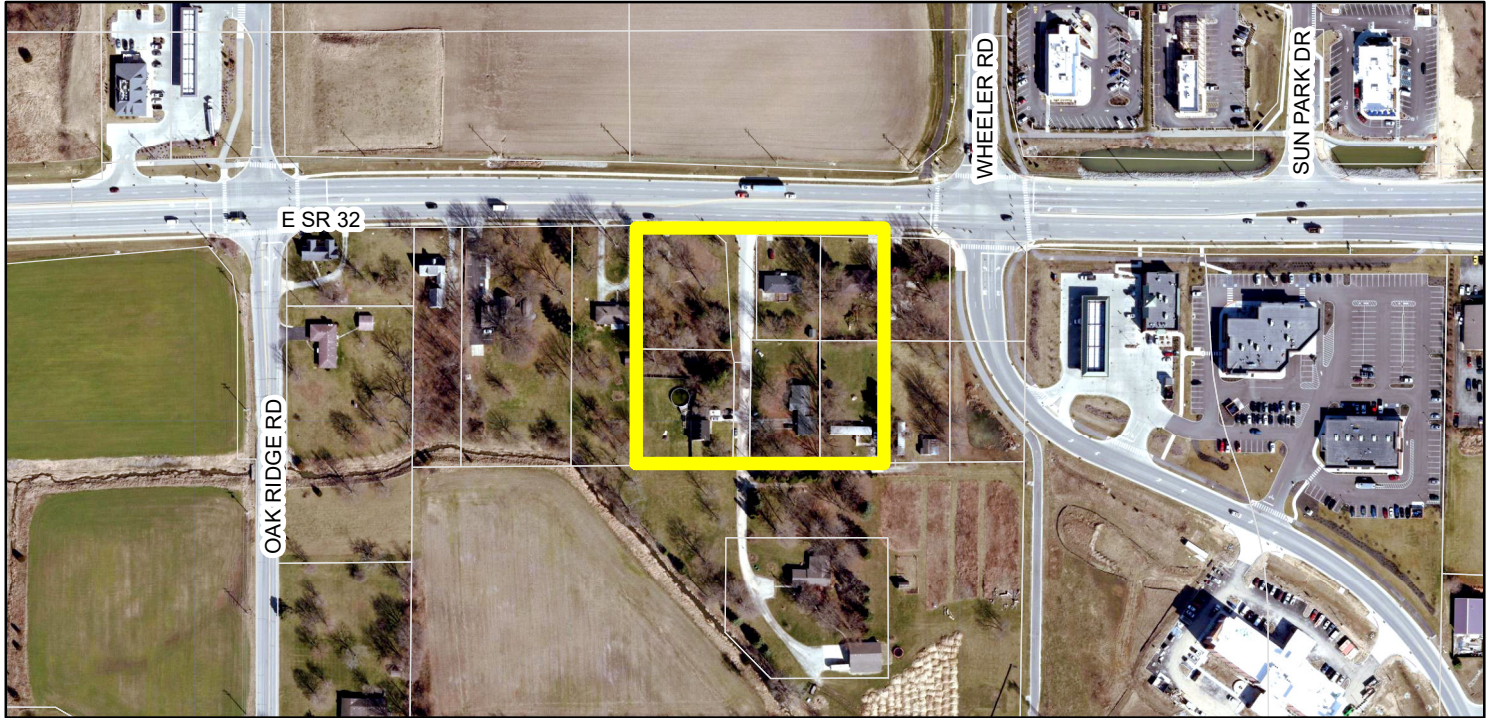
2. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.



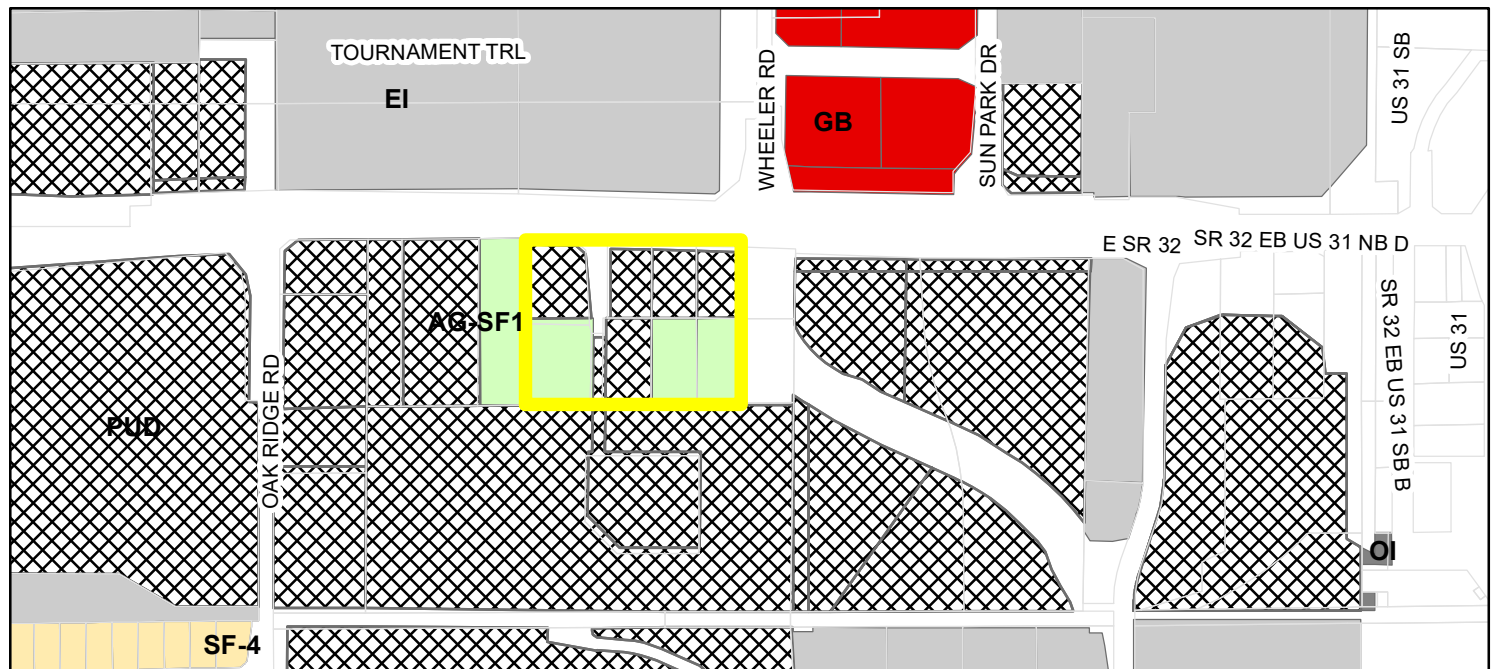
Property Location Map
Monon Crossing PUD District
Planned Unit Development
1901-PUD-01



Aerial Location Map



Zoning Map



- | | |
|--|--------------------------------|
| Parcel | GB (General Business) |
| Zoning - All | OI (Open Industrial) |
| Zoning | PUD (Planned Unit Development) |
| AG-SF1 (Agriculture - Single Family - 1) | SF-4 (Single Family - 4) |
| EI (Enclosed Industrial) | |

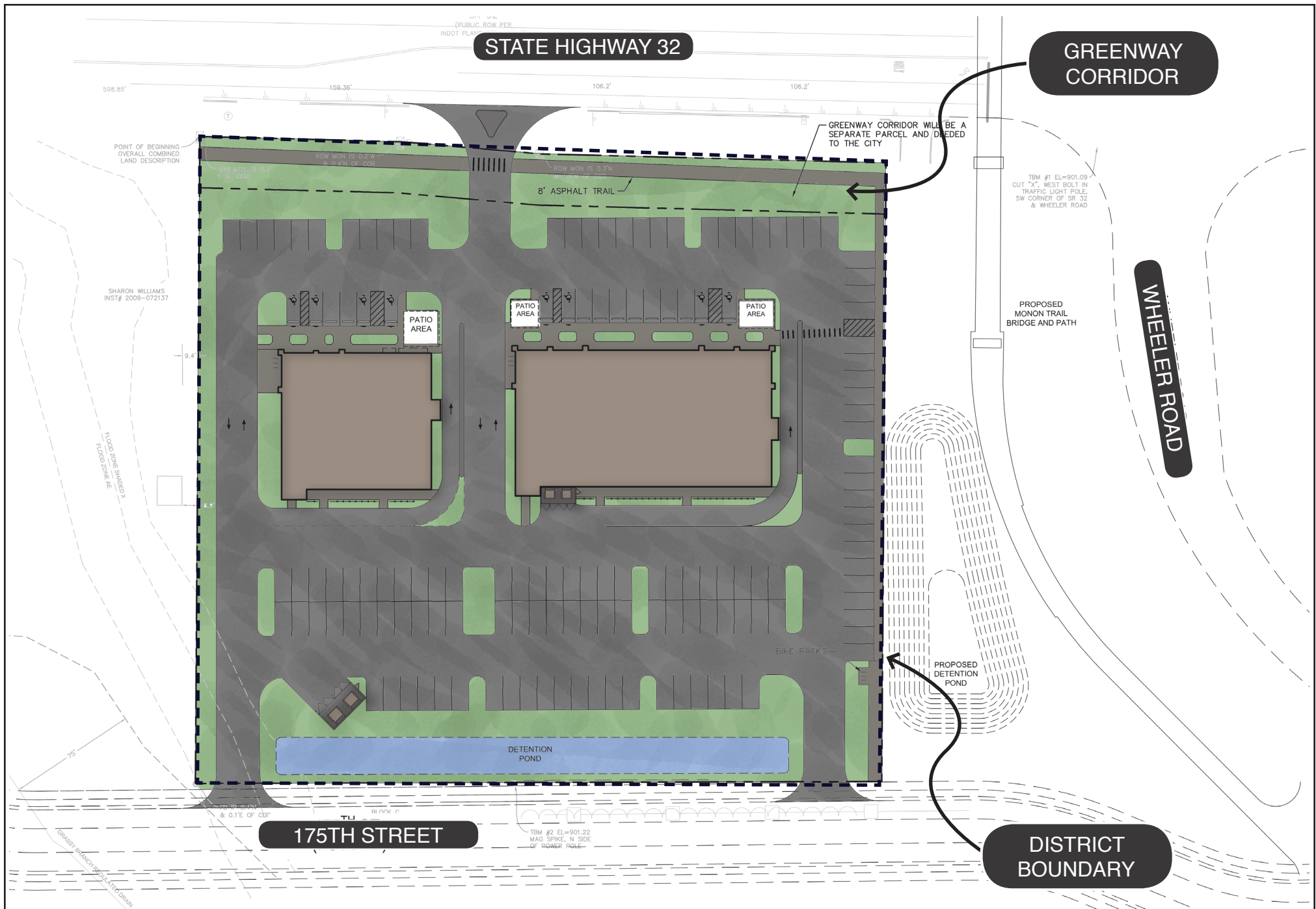


EXHIBIT B-1: CONCEPT PLAN
MONON CROSSING
 PLANNED UNIT DEVELOPMENT DISTRICT

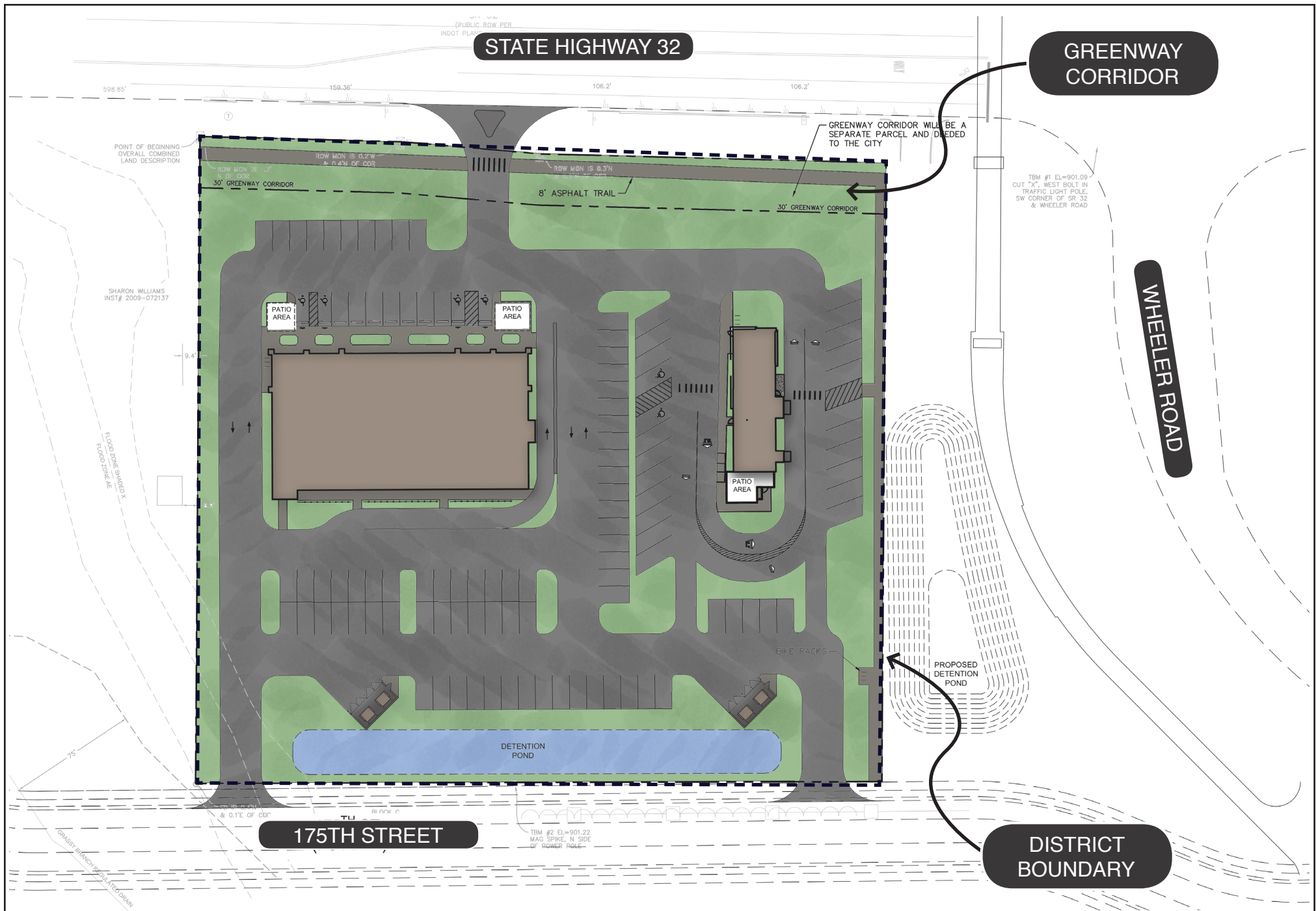


EXHIBIT B-2: CONCEPT PLAN
MONON CROSSING
 PLANNED UNIT DEVELOPMENT DISTRICT

Drawing name: K:\IND_LDEV\170088000_Midland Atlantic_Spruce Lane Retail_Westfield_JA_V2_Design\PlanSheets\PRIMARY PLAT & DEVELOPMENT PLAN\170088000-PP_TITLE SHEET.dwg Jan 24, 2019 4:02pm by: mikesimko
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.

SITE DATA TABLE

TOTAL ACREAGE – 3.18 ACRES
OF LOTS – 2
POND AREA – 0.15 ACRES
ZONING – PUD

SURVEYOR:

TERRY D. WRIGHT, PS
HAMILTON DESIGNS, LLC
11988 FISHERS CROSSING DR
SUITE 154
FISHERS, IN 46038
(317) 570-8800

OWNER/SUBDIVIDER:

KELLY BOYLE
MID ATLANTIC PROPERTIES
9000 KEYSTONE CROSSING #850
INDIANAPOLIS, IN 46240
(317) 580-9900

ENGINEER:

WILLIAM A. BUTZ, JR.
KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
(317) 218-9560

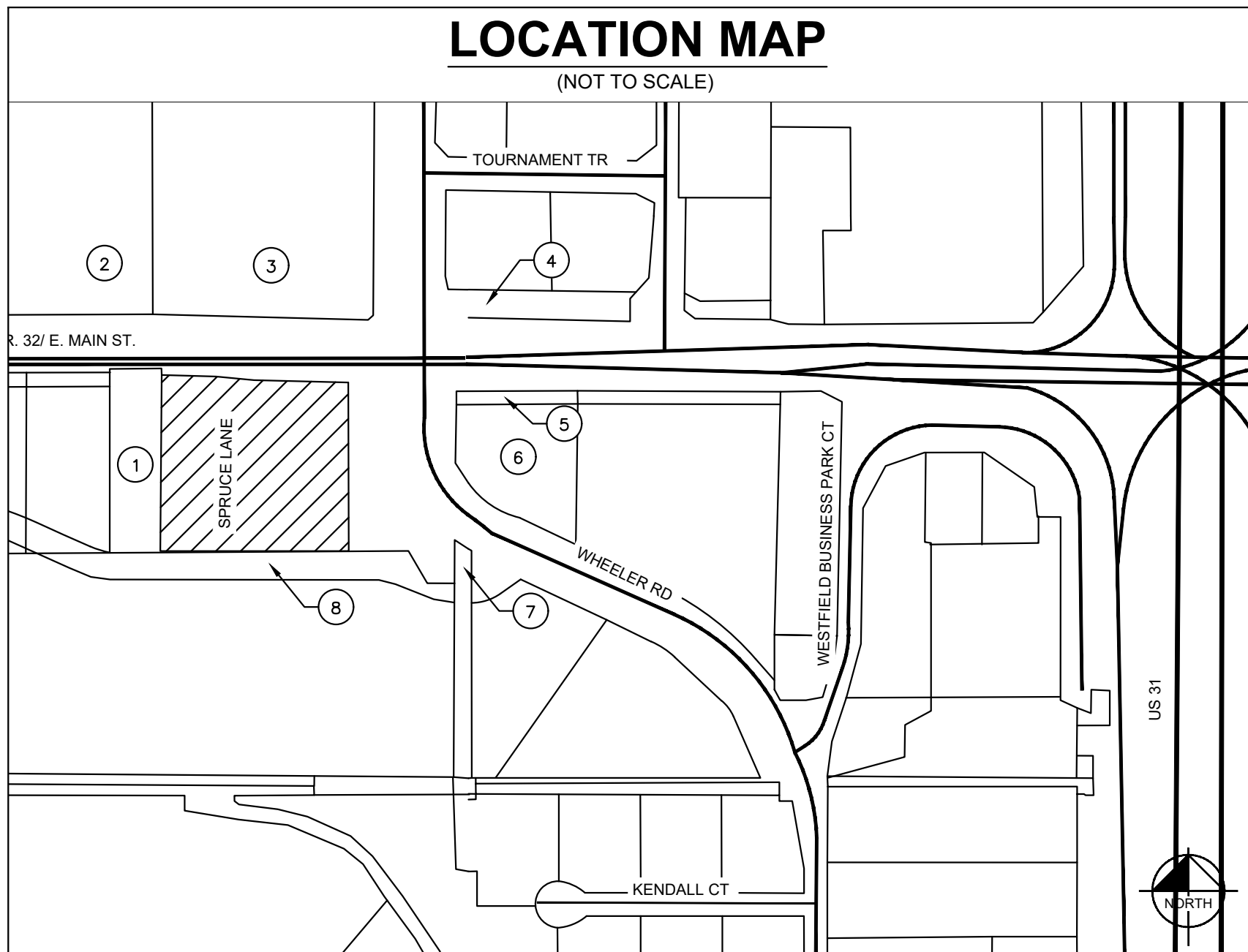
MONON CROSSING PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN ZONING: PUD

ADJACENT PROPERTY OWNERS AND USE		
	OWNER	USE
1	WILLIAMS, SHARON J	AGRICULTURAL-SINGLE FAMILY
2	WHEELER FARMS LLC	INDUSTRIAL
3	WHEELER FARMS LLC	INDUSTRIAL
4	CITY OF WESTFIELD	GENERAL BUSINESS
5	CITY OF WESTFIELD	PUD
6	L & Q REALTY LLC	PUD
7	CITY OF WESTFIELD	PUD
8	OAK RIDGE INVESTORS LLC	PUD

TECHNICAL ADVISORY COMMITTEE MEMBERS				
SERVICE/JURISDICTION	COMPANY/DEPARTMENT	ADDRESS	PHONE NUMBER	CONTACT
ECONOMIC AND COMMUNITY DEVELOPMENT	WESTFIELD ECONOMIC AND COMMUNITY DEVELOPMENT DEPARTMENT	2728 E. 171ST STREET WESTFIELD, IN 46074	317-804-3170	KEVIN TODD
FIRE DEPARTMENT	WESTFIELD FIRE DEPARTMENT	17535 DARTOWN ROAD WESTFIELD, IN 46074	317-804-3307	GARRY HARLING
G.I.S.	WESTFIELD G.I.S.	2706 E. 171ST STREET WESTFIELD, IN 46074	317-804-3001	LEANE KMETZ
PUBLIC WORKS	WESTFIELD PUBLIC WORKS DEPARTMENT	2706 E. 171ST STREET WESTFIELD, IN 46074	317-804-3001	JEREMY LOLLAR
PRE-CONSTRUCTION	WESTFIELD PRE-CONSTRUCTION	2706 E. 171ST STREET WESTFIELD, IN 46074	317-804-3147	JOHN RANKIN
STORM WATER	WESTFIELD STORM WATER	2706 E. 171ST STREET WESTFIELD, IN 46074	317-804-3100	WES ROOD
SCHOOL	WESTFIELD-WASHINGTON SCHOOL CORPORATION	322 W. MAIN STREET WESTFIELD, IN 46074	317-867-8045	JON MONTALONE
STATE ROADWAY	INDIANA DEPARTMENT OF TRANSPORTATION (INDOT) TIPTON SUB-DISTRICT	2152 W. STATE ROAD 28 TIPTON, IN 46072	317-402-1823	SANDRA LANDRUM
COUNTY SURVEYOR	HAMILTON COUNTY SURVEYOR'S OFFICE	ONE HAMILTON COUNTY SQUARE, SUITE 188 NOBLESVILLE, IN 46060	317-776-8495	GREG HOYES
COUNTY ROADWAY	HAMILTON COUNTY HIGHWAY DEPARTMENT	1700 S. 10TH STREET NOBLESVILLE, IN 46060	317-773-7770	DAVE LUCAS
COUNTY HEALTH	HAMILTON COUNTY HEALTH DEPARTMENT	18030 FOUNDATION DRIVE, SUITE A NOBLESVILLE, IN 46060	317-776-8500	LARRY BEARD
WATER/SANITARY SEWER	CITIZENS WESTFIELD	2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202	317-917-5294	MITCH HOUSE
ENERGY/POWER	CITIZENS ENERGY GROUP	2150 DR. MARTIN LUTHER KING DRIVE INDIANAPOLIS, IN 46202	317-927-4538	CHRIS L. KEHL
ENERGY/POWER	DUKE ENERGY (NOBLESVILLE OFFICE)	100 SOUTH MILL CREEK ROAD NOBLESVILLE, IN 46062	317-776-5331	BILL OLDHAM
ENERGY/POWER	DUKE ENERGY (CARMEL OFFICE)	16475 SOUTHPARK DRIVE WESTFIELD, IN 46074	317-896-6704	MATT DAYHUFF
ENERGY/POWER	DUKE ENERGY: ASSET PROTECTION	WF500/2727 CENTRAL AVENUE COLUMBUS, IN 47201	812-375-2021	RYAN DAUGHERTY
GAS	PANHANDLE EASTERN PIPELINE COMPANY	9370 ZIONSVILLE ROAD INDIANAPOLIS, IN 46268	371-733-3213	TROY YACKLE
GAS	PANHANDLE EASTERN PIPELINE COMPANY	9371 ZIONSVILLE ROAD INDIANAPOLIS, IN 46268	371-733-3213 317-733-3232	MARK WOOD TROY YACKLE MARK WOOD
GAS	INDIANA GAS / VECTREN	P.O. BOX 1700 NOBLESVILLE, IN 46061	317-776-5550	CHAD MILLER
GAS	MARATHON PIPELINE, LLC.	10722 E. C.R. 300 N INDIANAPOLIS, IN 46234	317-291-9460x1233	AUSTIN GUYER
GAS	BUCKEYE PARTNERS, L.P.	941 BUCKEY ROAD, LIMA, OH 45804	419-993-8008	KYLE SMITH
TELECOMMUNICATIONS	COMCAST CABLE	5330 E. 65TH STREET INDIANAPOLIS, IN 46220	317-982-1161	EAR SMALL, JR.
TELECOMMUNICATIONS	LEVEL 3 COMMUNICATIONS	1902 S. EAST STREET INDIANAPOLIS, IN 46225	317-916-2708	DEWAYNE HAMILTON
TELECOMMUNICATIONS	SPECTRUM	3030 ROOSEVELT AVENUE INDIANAPOLIS, IN 46218	317-713-3899	MATT FILSON
TELECOMMUNICATIONS	FRONTIER COMMUNICATION	20905 HAGUE ROAD NOBLESVILLE, IN 46060	317-984-9010	STEVE COSTLOW
TELECOMMUNICATIONS	AT&T	5858 N. COLLEGE AVENUE INDIANAPOLIS, IN 46268	317-252-4275	BRIAN WENTE
TELECOMMUNICATIONS	ZAYO GROUP	5200 E. 64H STREET INDIANAPOLIS, IN 46220	317-508-2807	DAN JONES
TELECOMMUNICATIONS	INDIANA FIBER NETWORK	5520 W. 76TH STREET INDIANAPOLIS, IN 46268	317-280-4636 317-771-7223	BRUCE SPECK KEITH HAMM
TELECOMMUNICATIONS	METRONET	330 E. MAIN STREET WESTFIELD, IN 46074	317-465-1046	CHRIS BLUTO

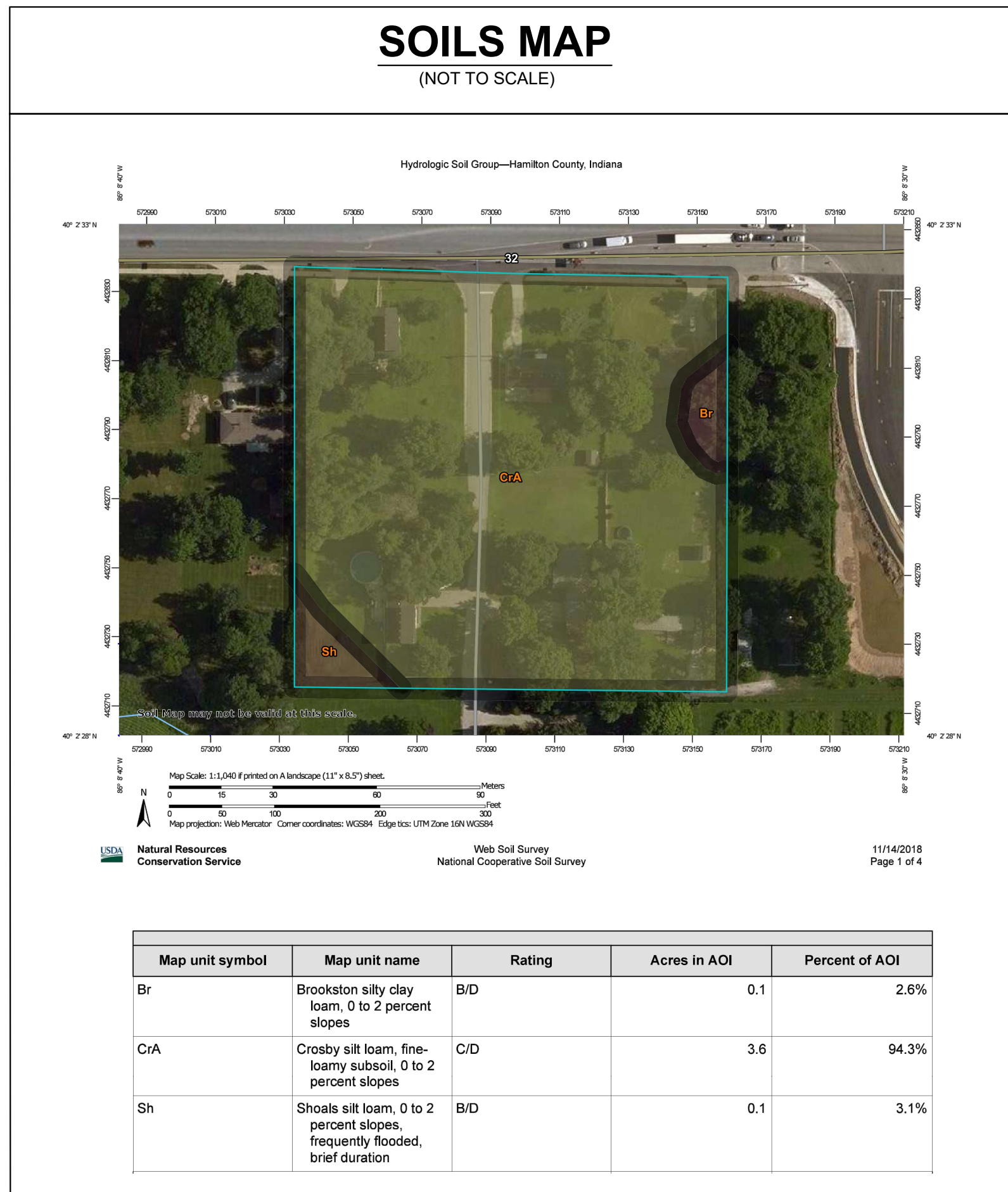
LOCATION MAP

(NOT TO SCALE)



SOILS MAP

(NOT TO SCALE)

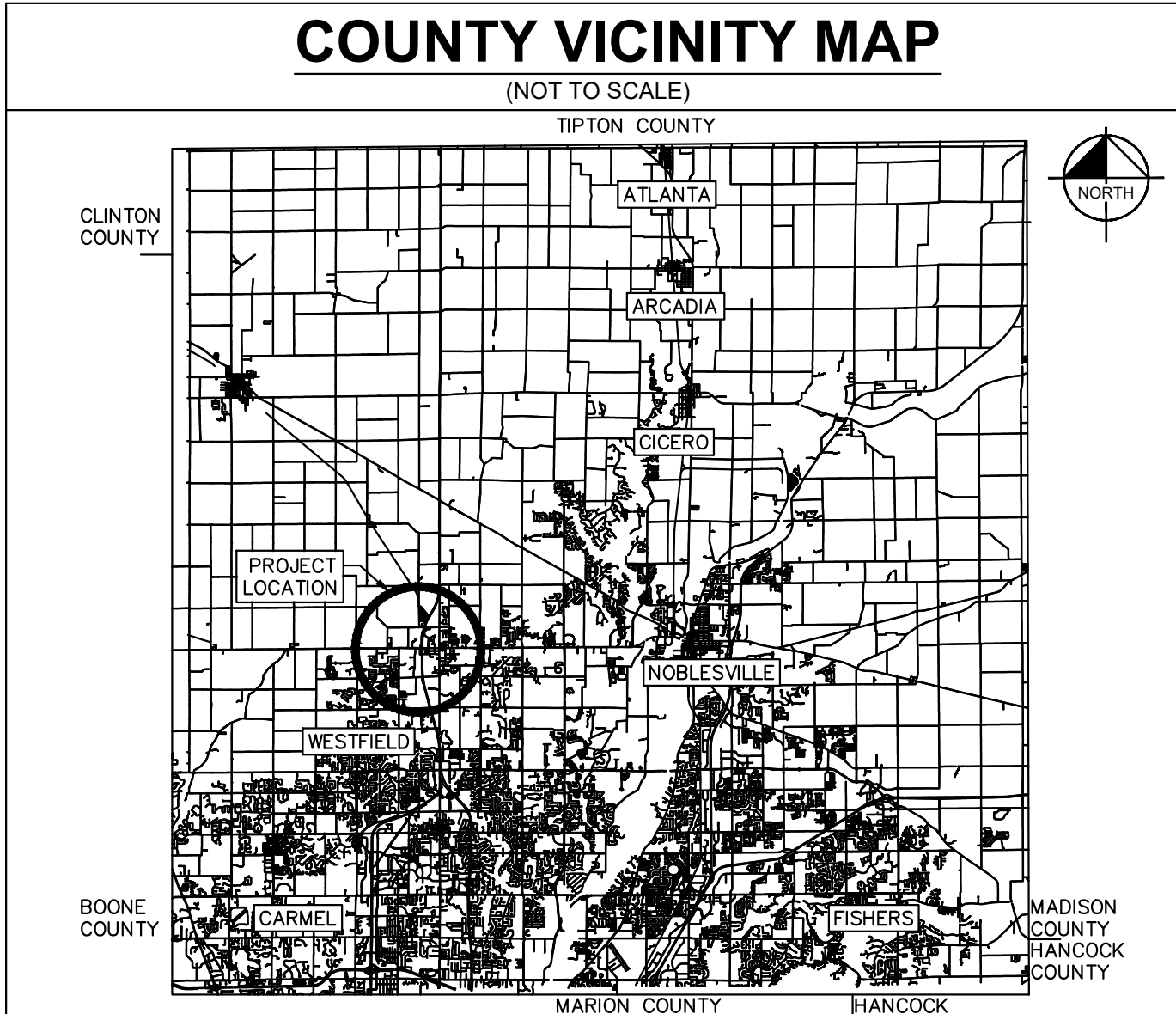


SHEET INDEX

Sheet Number	Sheet Title
1	TITLE SHEET
2	LEGAL DESCRIPTION
3	PRIMARY PLAT
4	DEVELOPMENT PLAN
5	EXISTING CONDITIONS AND DEMOLITION PLAN
6	LANDSCAPE PLAN

COUNTY VICINITY MAP

(NOT TO SCALE)



SOIL DESCRIPTIONS & LIMITATIONS

THE NATURAL RESOURCES CONSERVATION SERVICE (NRCS) WEB SOIL SURVEY OF HAMILTON COUNTY, INDIANA, INDICATES BROOKSTON SILTY CLAY LOAM, CROSBY SILT LOAM, AND SHOALS SILT LOAM ARE LOCATED ON THE SITE.

THE SUITABILITY OF SOILS FOR SMALL COMMERCIAL BUILDINGS ARE CONSIDERED TO BE VERY LIMITED DUE TO THEIR PONDING PROPERTIES AND DEPTHS TO THE SATURATED ZONE.

THE ON-SITE SOIL WILL BE TREATED AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER IF THE CONDITIONS ARE UNSUITABLE FOR THE PROPOSED CONSTRUCTION. REMEDIAL TREATMENTS MAY INCLUDE, BUT ARE NOT LIMITED TO, REMOVAL OF UNSUITABLE SOIL AND BACKFILLING WITH ENGINEERED MATERIAL, INSTALLATION OF A GEOFABRIC WITHIN OR UNDER THE PAVEMENT SYSTEM, OR TREATMENT OF THE SUBGRADE WITH LIME STABILIZATION.

NOTES

- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE CITY OF WESTFIELD UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS UNLESS WAIVERS HAVE BEEN GRANTED.
- THERE ARE NO PRIVATE STREETS PROPOSED WITH THIS DEVELOPMENT.
- ALL STREET TREES (IF REQUIRED) ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
- STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT
- THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

Indiana Utilities Protection Service

Call 811
before you dig

Kimley»Horn

DESIGNED BY: MJT
DRAWN BY: NPK
CHECKED BY: WAB

W. A. BUTZ, JR.
REGISTERED PROFESSIONAL ENGINEER
NO. 11130
11/30/2018

MIDLAND ATLANTIC
PROPERTIES

TITLE SHEET

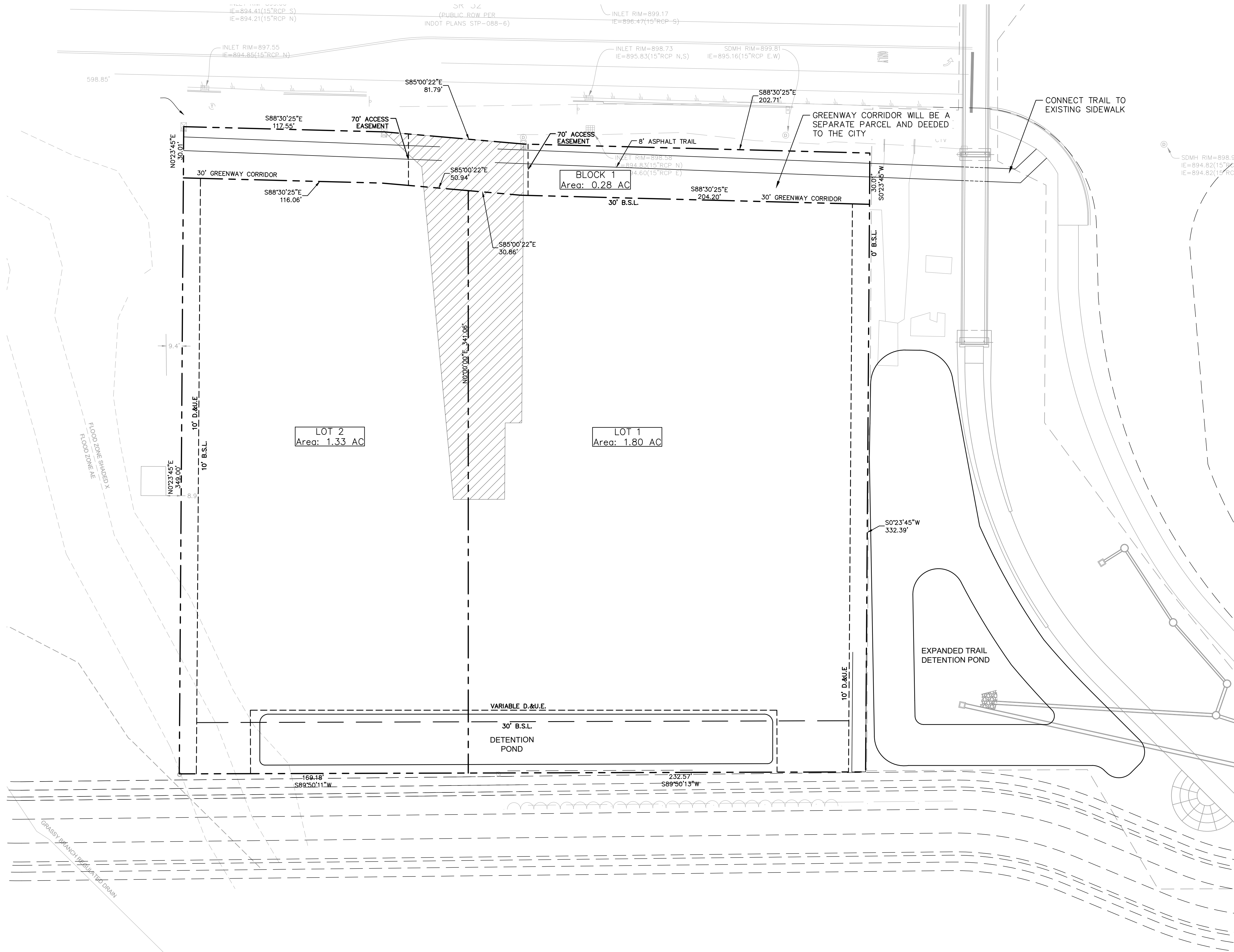
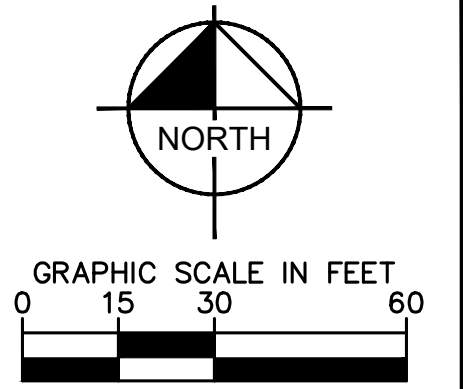
MONON CROSSING

ORIGINAL ISSUE:
11/30/2018
KHA PROJECT NO.
170088000
SHEET NUMBER

TOTAL ACREAGE - 3.18 ACRES
OF LOTS - 2
POND AREA - 0.15 ACRES
ZONING - PUD

OWNER/SUBDIVIDER:
KELLY BOYLE
MID ATLANTIC PROPERTIES
9000 KEYSTONE CROSSING #850
INDIANAPOLIS, IN 46240
(317) 580-9900

MONON CROSSING
PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN
ZONING: PUD



SYMBOL	DESCRIPTION
	SURVEY MONUMENT
	EX. GAS LINE
	EX. OVERHEAD ELECTRIC
	EX. FIBER OPTIC
	EX. UNDERGROUND ELECTRIC
	EX. COMMUNICATION LINE
	EX. WATER LINE
	EX. STORM SEWER
	EX. SANITARY SEWER

S.E.	SIGN EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
L.D.E.	LEGAL DRAIN EASEMENT
_____	POND NORMAL POOL
_____ - - - _____	OVERALL MONON CROSSING BOUNDARY
-----	PROPOSED EASEMENT
	R.O.W. TO BE VACATED (PENDING INDOT AND WESTFIELD COUNCIL APPROVAL)

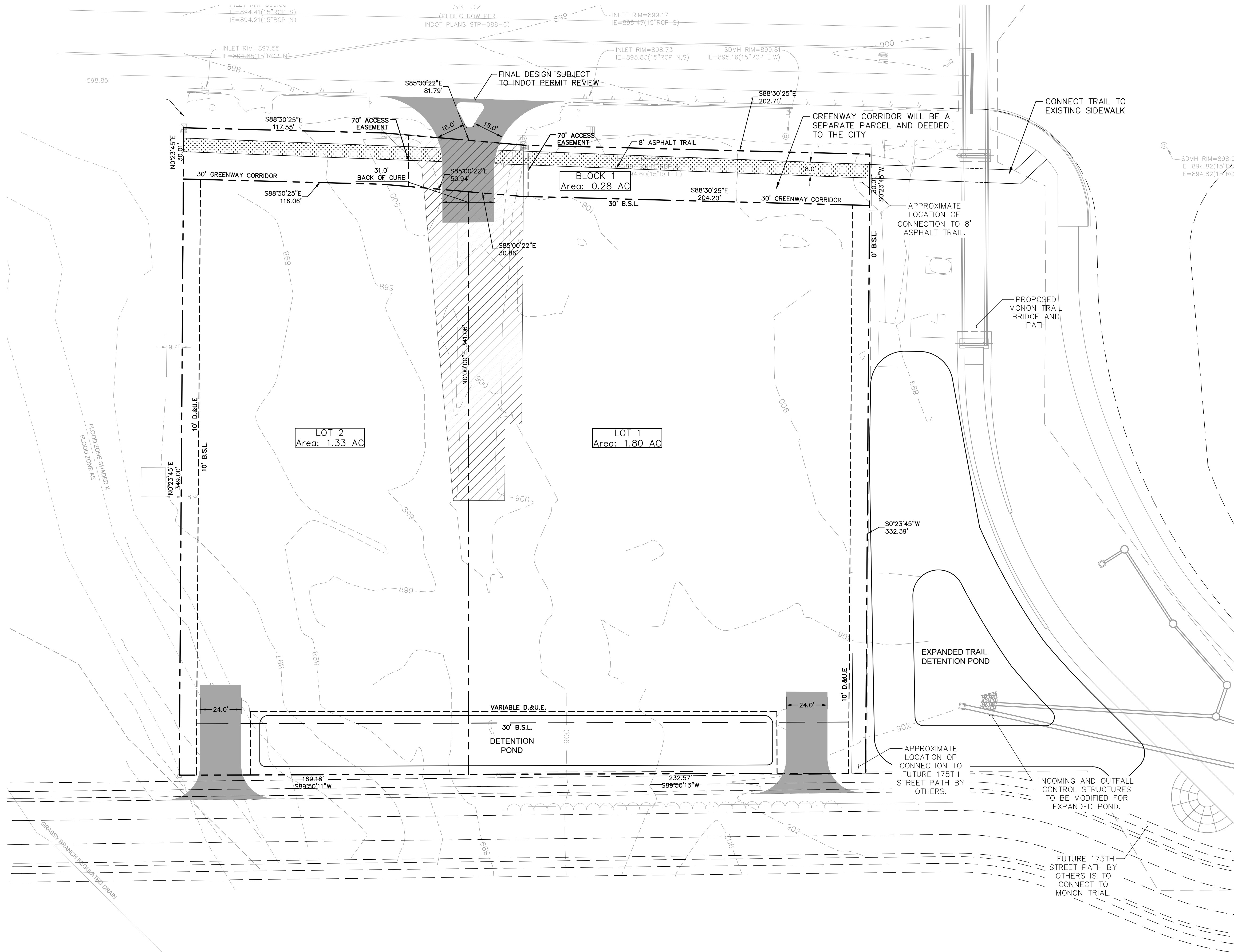
THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" SHALL BE MAINTAINED AS A PRIVATE DRIVE, AND THE UNDERSIGNED OWNERS, AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE ALL RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR THE MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

Drawing name: K:\NO_DEVEL\70088000_Mildred Atlantic_Spruce Lane Retail_Westfield_NJ_2 Design\CADD\PlanSheets\PRIMARY PLAT & DEVELOPMENT PLAN.dwg
PRIMARY PLAT Jan 24, 2019 4:02pm by: mika.linke

MONON CROSSING PRIMARY PLAT	 MIDLAND ATLANTIC PROPERTIES	 11/30/2018	SCALE: AS NOTED DESIGNED BY: MJT DRAWN BY: NPK CHECKED BY: WAB	Kimley»Horn © 2018 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 98TH STREET, SUITE 550, INDIANAPOLIS, IN 46240 TEL: 317.562.1000 WWW.KIMLEY-HORN.COM	NO. DATE	REVISIONS	BY
			ORIGINAL ISSUE: 11/30/2018 KHA PROJECT NO. 170088000 SHEET NUMBER 3				

TOTAL ACREAGE - 3.18 ACRES
OF LOTS - 2
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ZONING - PUD

OWNER/SUBDIVIDER:
KELLY BOYLE
MID ATLANTIC PROPERTIES
9000 KEYSTONE CROSSING #850
INDIANAPOLIS, IN 46240
(317) 580-9900



		SURVEY MONUMENT
	GAS	EX. GAS LINE
	O/VHD	EX. OVERHEAD ELECTRIC
	FBOP	EX. FIBER OPTIC
	uge	EX. UNDERGROUND ELECTRIC
	COM COM	EX. COMMUNICATION LINE
	W W	EX. WATER LINE
	>>	EX. STORM SEWER
	>	EX. SANITARY SEWER

S.E.	SIGN EASEMENT
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
V.W.	VARIABLE WIDTH
L.D.E.	LEGAL DRAIN EASEMENT
	POND NORMAL POOL
	OVERALL MONON CROSSING BOUNDARY
	PROPOSED EASEMENT
	R.O.W. TO BE VACATED (PENDING INDOT AND WESTFIELD COUNCIL APPROVAL)

 ASPHALT PAVEMENT

 ASPHALT TRAIL

Drawing name: K:\IND_LDEV\170088000_Midland Atlantic Spruce Lane Retail_Westfield_IN\2 Design\CADD\PlanSheets\PRIMARY PLAT & DEVELOPMENT PLAN\170088000_PRIMARY PLAT_DEVELOPMENT PLAN.dwg DEVELOPMENT PLAN Jan 24, 2019 4:02pm by: mika.linke

[illegible]

Drawing name: K:\NO_IDE\170088000_Midland Atlantic-Spruce Lane Retain_Westfield_JA2_Design\CADD\PlanSheets\PRIMARY PLAT & DEVELOPMENT PLAN\170088000-EXISTING CONDITIONS AND DEMOLITION PLAN.dwg
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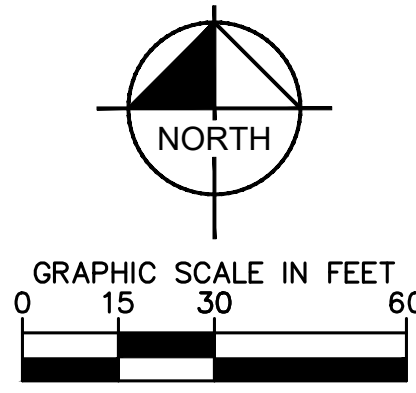
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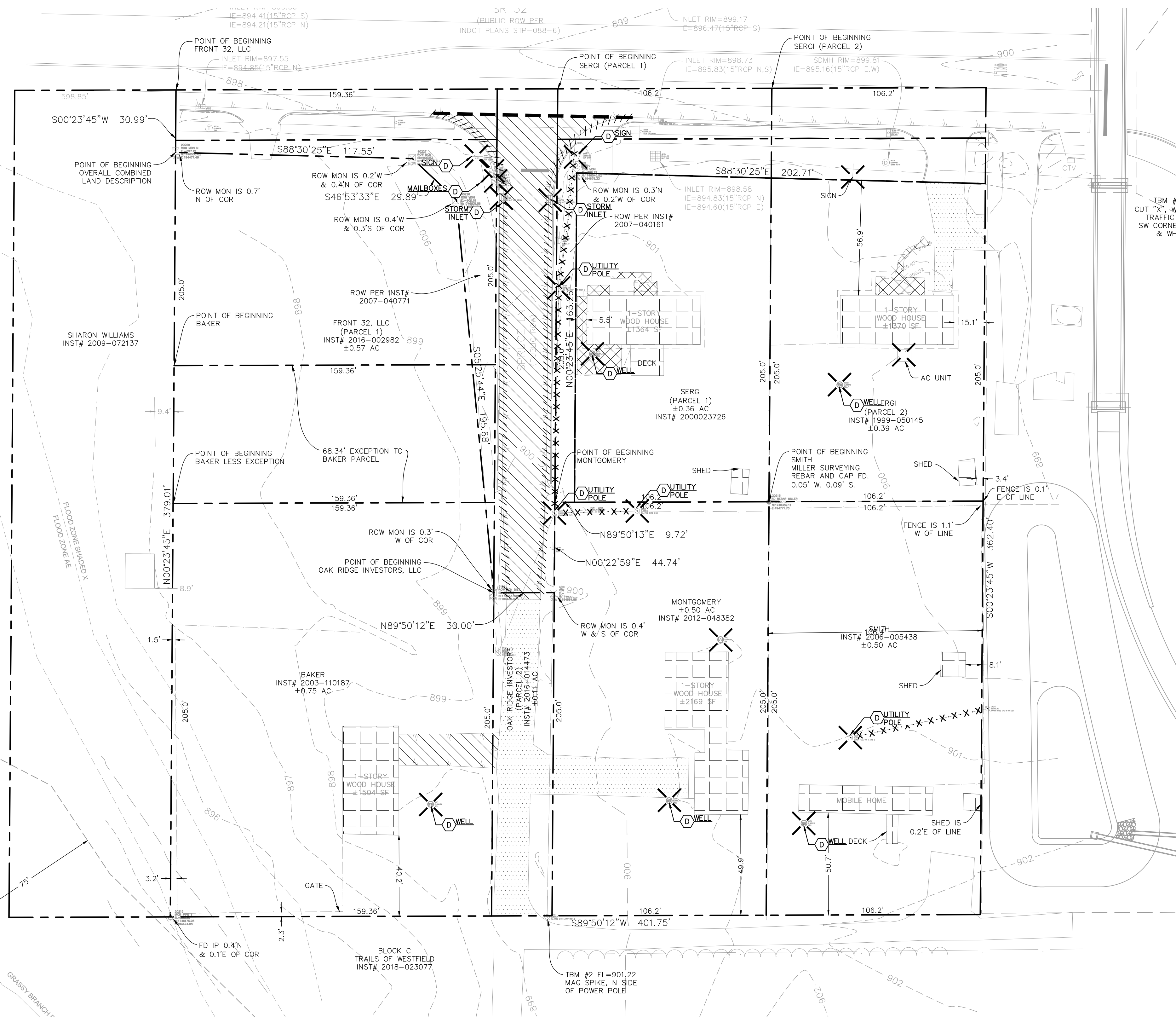
MONON CROSSING PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN ZONING: PUD

Indiana Utilities Protection Service



DEMOLITION LEGEND	
(A)	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
(B) ///	CURB REMOVAL
(C) X X	UTILITY REMOVAL
(D) X X	ITEM TO BE REMOVED
(E) [diagonal lines]	FULL-DEPTH ASPHALT PAVEMENT REMOVAL
(F) [cross-hatch]	CONCRETE REMOVAL
(G) [horizontal lines]	BUILDING REMOVAL
(H) [vertical lines]	GRAVEL REMOVAL
(I) [stippled]	TREE REMOVAL AREA
(J) - - -	SAWCUT LINE
(K) O	ITEM TO BE RELOCATED

DEMOLITION NOTES	
GENERAL DEMOLITION NOTES	
1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.	
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.	
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT.	
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.	
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING INDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.	
6. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.	
7. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.	
8. PRIOR TO BIDDING AND CONSTRUCTION, CONTRACTOR TO REFER TO OWNER PROVIDED PHASE I ENVIRONMENTAL SITE ASSESSMENT AND ASBESTOS REPORT FOR SITE SPECIFIC CONDITIONS AND CONSIDERATIONS.	
9. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED LIGHT FIXTURES AND RELOCATION OF ELECTRICAL SYSTEM AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.	
10. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.	
11. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.	
DEMOLITION NOTES	
THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN. SEE ARCHITECTURAL DRAWINGS FOR LIMITS AND PROPER DEMOLITION OF EXISTING BUILDING. FURNISH ALL LABOR, MATERIALS, EQUIPMENT AND SERVICE NECESSARY TO COMPLETE THE WORK. DEMOLITION INCLUDES, BUT IS NOT LIMITED TO, REMOVAL AND DISPOSAL OFFSITE OF THE FOLLOWING ITEMS:	
• SIDEWALK AND ON-SITE PAVEMENT • BUILDINGS, FOUNDATIONS, AND SUPPORTING WALLS AND SLABS • DEBRIS AND FOUNDATIONS FROM ALL DEMOLISHED STRUCTURES • ALL PAVEMENT TO BE REMOVED ADJACENT TO PAVEMENT THAT IS TO REMAIN SHALL BE SAWCUT FULL DEPTH AT THE EDGES PRIOR TO REMOVAL TO OBTAIN A "CLEAN" JOINT WHERE IT ABUTS NEW CURB OR PAVEMENT.	
CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.	
DISPOSAL OF DEMOLISHED MATERIALS	
REMOVE FROM SITE DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM DEMOLITION OPERATIONS. BURNING OF REMOVED MATERIALS FROM DEMOLISHED STRUCTURES WILL NOT BE PERMITTED ON SITE. TRANSPORT MATERIALS REMOVED FROM DEMOLISHED STRUCTURES AND DISPOSE OF OFF SITE IN A LEGAL MANNER.	
LANDSCAPE PROTECTION AND REMOVAL	
SEE LANDSCAPE PLANS FOR INFORMATION ON LANDSCAPE AND TREE PROTECTION, PRESERVATION AND REMOVAL.	
UTILITY SERVICES	
EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FLOWABLE FILL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.	
UTILITY PROTECTION	
UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLASES AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL INDIANA 811 (811 OR 800-382-5544) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.	
POLLUTION CONTROLS	
USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.	
FILLING BASEMENTS AND VOIDS	
COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE INDOT APPROVED CRUSHED LIMESTONE OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF FILL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.	



DATE	BY
REVISIONS	
NO	
SCALE: AS NOTED	
DESIGNED BY: MJT	
DRAWN BY: NPK	
CHECKED BY: WAB	
PRELIMINARY	11/30/2018
MIDLAND ATLANTIC PROPERTIES	
EXISTING CONDITIONS AND DEMOLITION PLAN	
MONON CROSSING	
ORIGINAL ISSUE: 11/30/2018	
KHA PROJECT NO. 170088000	
SHEET NUMBER	
5	

Drawing name: K:\NO_LDEV\170088000_Midland Atlantic_Spruce Lane Retai_Westfield_JA\2_Design\CADD\PlanSheets\PRIMARY PLAT & DEVELOPMENT PLAN\170088000.LANDSCAPE PLAN.dwg Nov 28, 2018 5:28pm by: Michele Dyer
This document, together with the concepts and designs presented herein, is 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.

SITE DATA TABLE

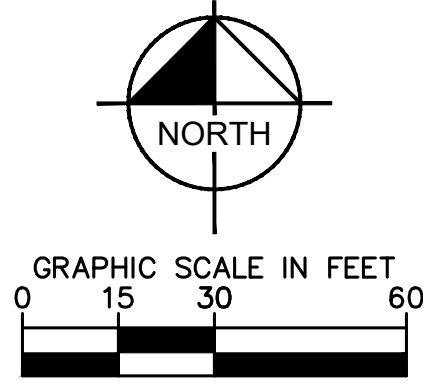
TOTAL ACREAGE - 3.18 ACRES
OF LOTS - 2
POND AREA - 0.15 ACRES
ZONING - PUD

SURVEYOR:
TERRY D. WRIGHT, PS
HAMILTON DESIGNS, LLC
11988 FISHERS CROSSING DR
SUITE 154
FISHERS, IN 46038
(317) 570-8800

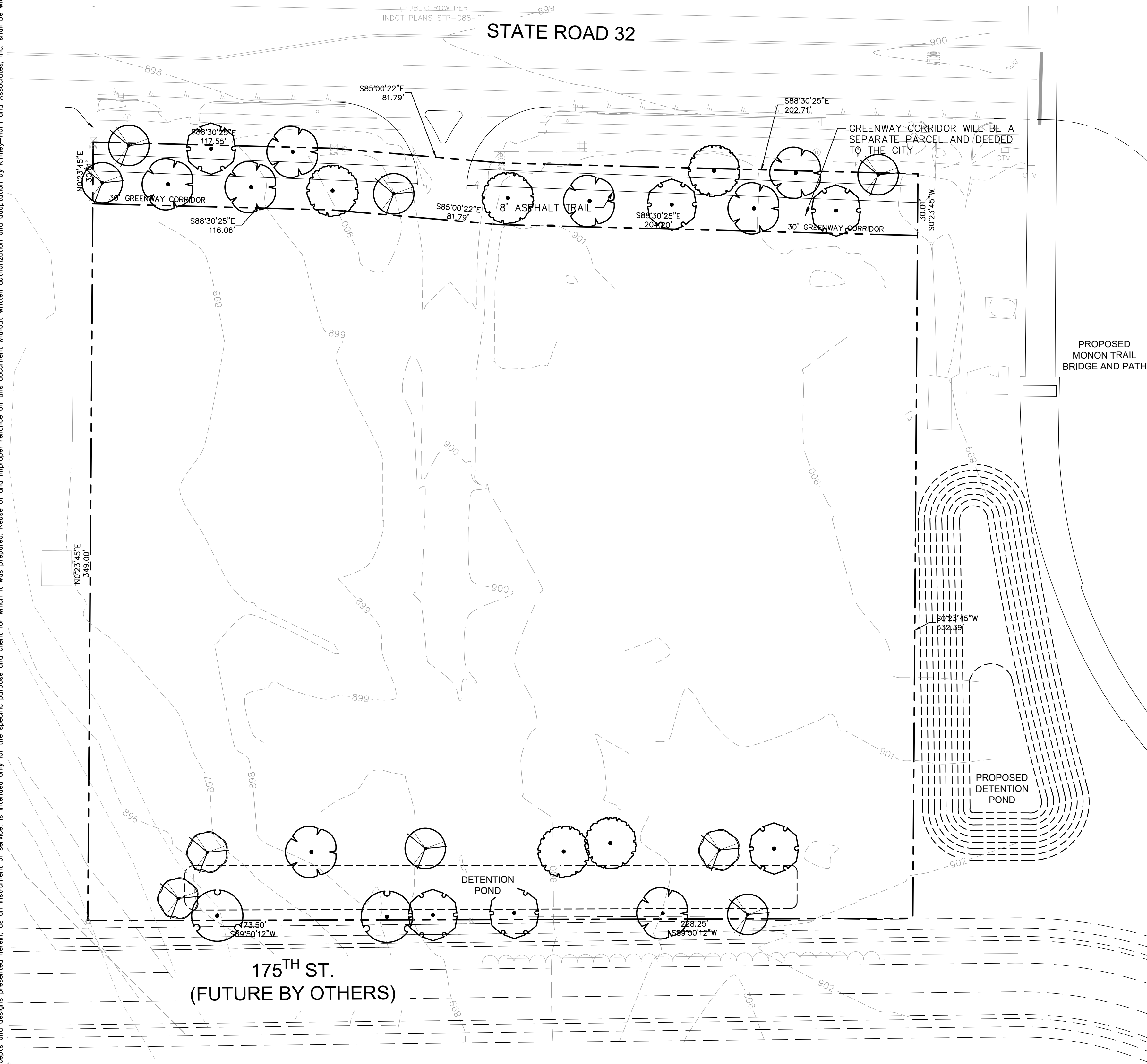
OWNER/SUBDIVIDER:
KELLY BOYLE
MID ATLANTIC PROPERTIES
9000 KEYSTONE CROSSING #850
INDIANAPOLIS, IN 46240
(317) 580-9900

ENGINEER:
WILLIAM A. BUTZ, JR.
KIMLEY-HORN & ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
(317) 218-9560

MONON CROSSING
PRIMARY PLAT AND OVERALL DEVELOPMENT PLAN
ZONING: PUD



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



PLANT SCHEDULE

DECIDUOUS TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
	AR	5	ACER RUBRUM 'OCTOBER GLORY' TM	OCTOBER GLORY MAPLE	B & B	2.5" CAL MIN	--
	GI	8	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST'	SUNBURST COMMON HONEYLOCUST	B & B	2.5" CAL MIN	--
	QB	4	QUERCUS BICOLOR	SWAMP WHITE OAK	B & B	2.5" CAL MIN	--
	QM	6	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	B & B	2.5" CAL MIN	--
ORNAMENTAL TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	CAL	HT
	AG	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE'	'AUTUMN BRILLIANCE' SERVICEBERRY	B & B	2.5" CAL MIN	--
	CF	4	CERCIS CANADENSIS 'FLAME'	EASTERN RED BUD	B & B	2.5" CAL MIN	--

ORDINANCE CHART

ZONING: PUD		
REQUIREMENT	REQUIRED	PROVIDED
TRAIL CORRIDOR (S.R. 32): 3 shade trees and 1 ornamental tree / 100 LF	373 LF / 100 = 4 4*3 = 12 shade trees 4*1 = 4 ornamental trees	12 shade trees and 4 ornamental trees
DETENTION AREAS*: Shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings	Landscaping to replicate the natural form of ponds	Landscaping to replicate the natural form of ponds

*FINAL NUMBERS MAY CHANGE SUBJECT TO SIZING OF THE DETENTION POND

AS NOTED

DESIGNED BY: MCD

DRAWN BY: MCD

CHECKED BY: BMS

PRELIMINARY

11/30/2018

MIDLAND ATLANTIC PROPERTIES

MONON CROSSING LANDSCAPE PLAN

ORIGINAL ISSUE:
11/30/2018
KHA PROJECT NO.
170088000
SHEET NUMBER
6

REVISIONS

DATE

BY



Petition Number: 1903-PUD-03

Project Name: Lancaster PUD District

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

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

Representative: Nelson & Frankenberger

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

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

Current Land Use: Agricultural

Approximate Acreage: 145.0 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Proposed Ordinance 19-02
6. Presentation Material

Staff Reviewer: Jonathan Dorsey, Associate Planner

PETITION HISTORY

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

PROJECT OVERVIEW

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

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



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

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

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

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

	Proposed PUD Single-Family Dwellings	SF4: Single-Family High Density
Minimum Lot Area:	Nine thousand (9,000) square feet	Nine thousand (9,000) square feet
Minimum Lot Frontage:	Forty (40) feet	Forty (40) feet
Minimum Building Setback Lines:		
Front Yard:	Twenty (20) feet	Twenty-five (25) feet
Side Yard:	Zero (0) to Ten (10) feet	Eight (8) feet
Rear Yard:	Twenty (20) feet	Twenty-five (25) feet
Minimum Lot Width:	Seventy (70) feet	Fifty (50) feet
Maximum Building Height:	Two and a half (2.5) story	Twenty-five (25) feet
Minimum Living Area:		
Single (1) Story:	One thousand, four hundred (1,400) square feet	One thousand (1,000) square feet
Two (2) Story:	Two thousand (2,000) square feet	Seven hundred fifty (750) square feet*

	Proposed PUD Paired Villas	Proposed PUD Townhomes	SFA: Single-Family Attached
Minimum Lot Area:	Three thousand, five hundred (3,500) square feet	No Minimum	No Minimum
Minimum Lot Frontage:	Thirty (30) feet	No Minimum	No Minimum
Minimum Building Setback Lines:			
Front Yard:	Twenty (20) feet	Zero (0) feet	
Expressways			Fifty (50) feet
Primary Arterials			Thirty-five (35) feet
Secondary Arterials			Twenty-five (25) feet
Collectors, Local, Private			Twenty (20) feet
Side Yard:	Zero (0) feet	Zero (0) feet	
With vinyl			Twenty-five (25) feet
Without vinyl			Thirty (30) feet
Rear Yard:	Ten (10) feet	Zero (0) feet	
Minimum Distance Between Buildings:	Ten (10) feet	Twenty (20) feet	
Minimum Lot Width:	Forty (40) feet		Fifty (50) feet
Maximum Building Height:	One and a half (1.5) Stories	Three (3) Stories	Thirty-five (35) feet
Maximum Dwellings:	Two (2)	Eight (8)	Four (4) per building
Minimum Living Area:	One thousand, two hundred (1,200) square feet	One thousand (1,000) square feet	†

Single (1) Story:			One thousand, three hundred (1,300) square feet
One and a half (1.5) Story:			One thousand, six hundred (1,600) square feet [†]
Two (2) Story:			One thousand, eight hundred (1,800) square feet [†]

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

[†]Applicable to the lower and main levels

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

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

Architectural Standards:

- i. **The Character Exhibits:** (see **Exhibit 4**) is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- ii. **Perimeter Lots:** Article 6.3(C)(1)(a) shall requirements shall apply when a Dwelling's side façade is oriented toward the External Street.
- iii. **Building Material:** In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited in Area A. In Area B, permitted exterior building materials are: Masonry, vinyl siding, composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, and aluminum downspouts/gutters.
- iv. Additional enhancements to Architectural Standards have been added, such as required minimum overhang, garage style variety, and improvements to the front and side façades.

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

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

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

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

- i. Minimum Open Space: Shall be enhanced to require a minimum of twenty (20) percent of the Real Estate, as generally shown on the Concept Plan.
- ii. Amenities: The following amenities shall include, but shall not be limited to the following, as generally depicted on the Character Exhibits. The Amenities referenced in this Ordinance shall satisfy the requirements and obligations of Section 2.4 of the

Spring Mill Trails PUD regarding Residential District 1 and shall be installed no later than the completion of fifty (50) percent of the entire neighborhood:

- a. Passive Amenities: A central open space including trails and a pergola-covered walkway shall be provided for passive recreation opportunities, as generally depicted on the Character Exhibits. The Little Eagle Creek Trail and a trail from the Little Eagle Creek Trail to the Grand Park Sports Campus shall be required. Trails shall be installed in substantial compliance with the locations depicted on the concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations shall be approved by the Director.
- b. Playground: Playground equipment shall be provided.
- c. Play-Court: A full or multi-mini-court pad shall be provided.
- d. Shade Pavilion: A shade pavilion shall be provided.
- e. Clubhouse Building: A common indoor facility shall be provided as depicted on the Character Exhibits. The Clubhouse Building shall include an outdoor patio space, restrooms, and lockable storage.
- f. Community Pool: A swimming pool and wading pool shall be provided as generally depicted on the Character Exhibits.

COMPREHENSIVE PLAN

The Property falls within the Existing Suburban land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Detached dwellings, Attached dwellings, Institutional uses, Recreational uses, and similar uses are contemplated as appropriate uses within the Existing Suburban area. Along with development that ensures that infill development is compatible in mass, scale, density, materials, and architectural style to existing developments. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will be held on the February 4, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.



3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Council Introduction: The petition was introduced at the January 14, 2019, Council meeting.

DEPARTMENT COMMENTS

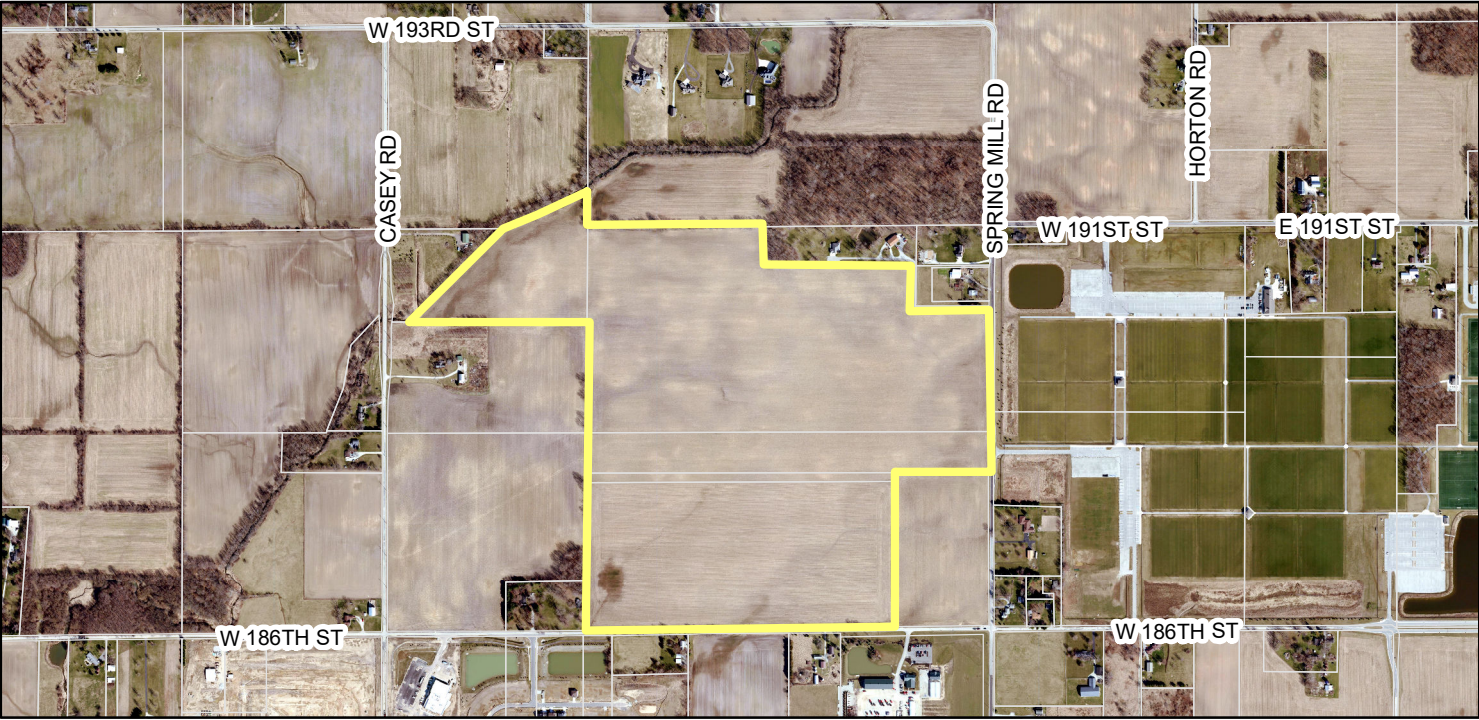
1. **Action: Hold a public hearing at the February 4, 2019, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Jonathan Dorsey at (463) 221-8375 or jdorsey@westfield.in.gov.



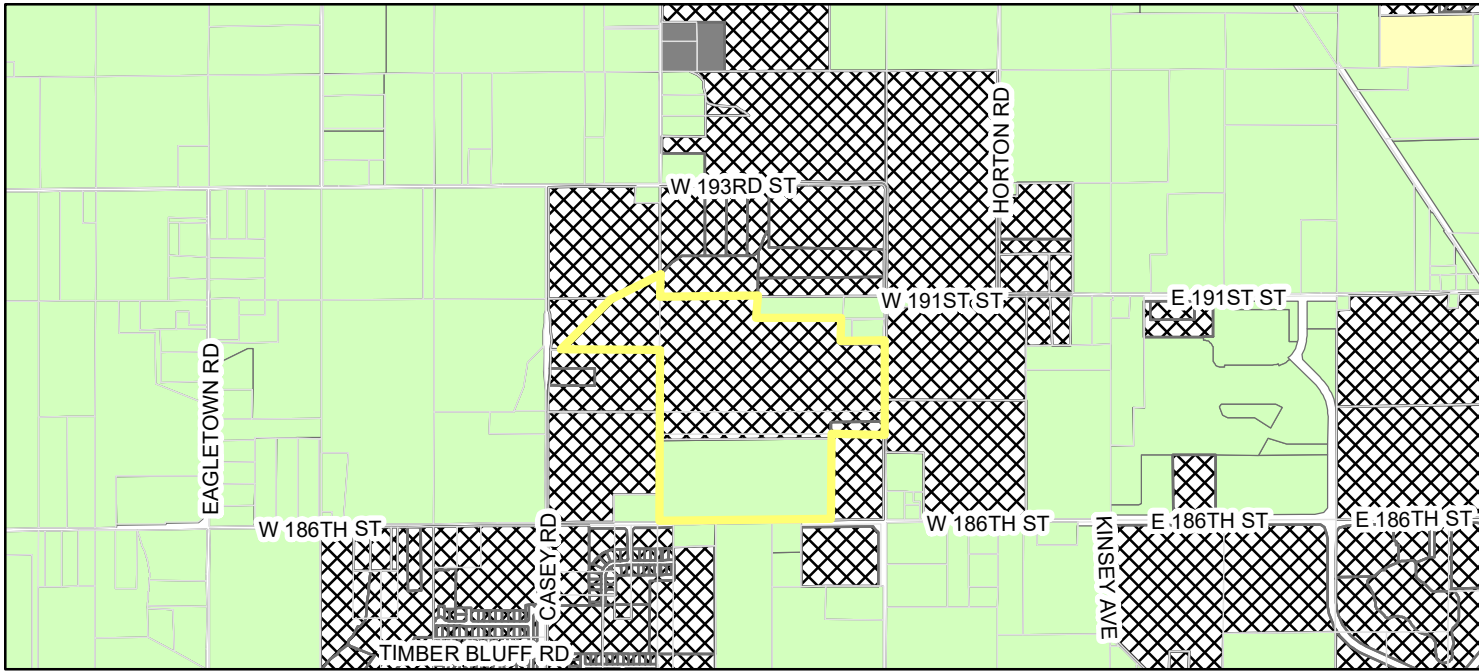
Property Location Map
Lancaster PUD District
Planned Unit Development
1902-PUD-03



Aerial Location Map



Zoning Map



Parcel

Zoning - All

Zoning

AG-SF1 (Agriculture - Single Family - 1)

OI (Open Industrial)

PUD (Planned Unit Development)

SF-2 (Single Family - 2)

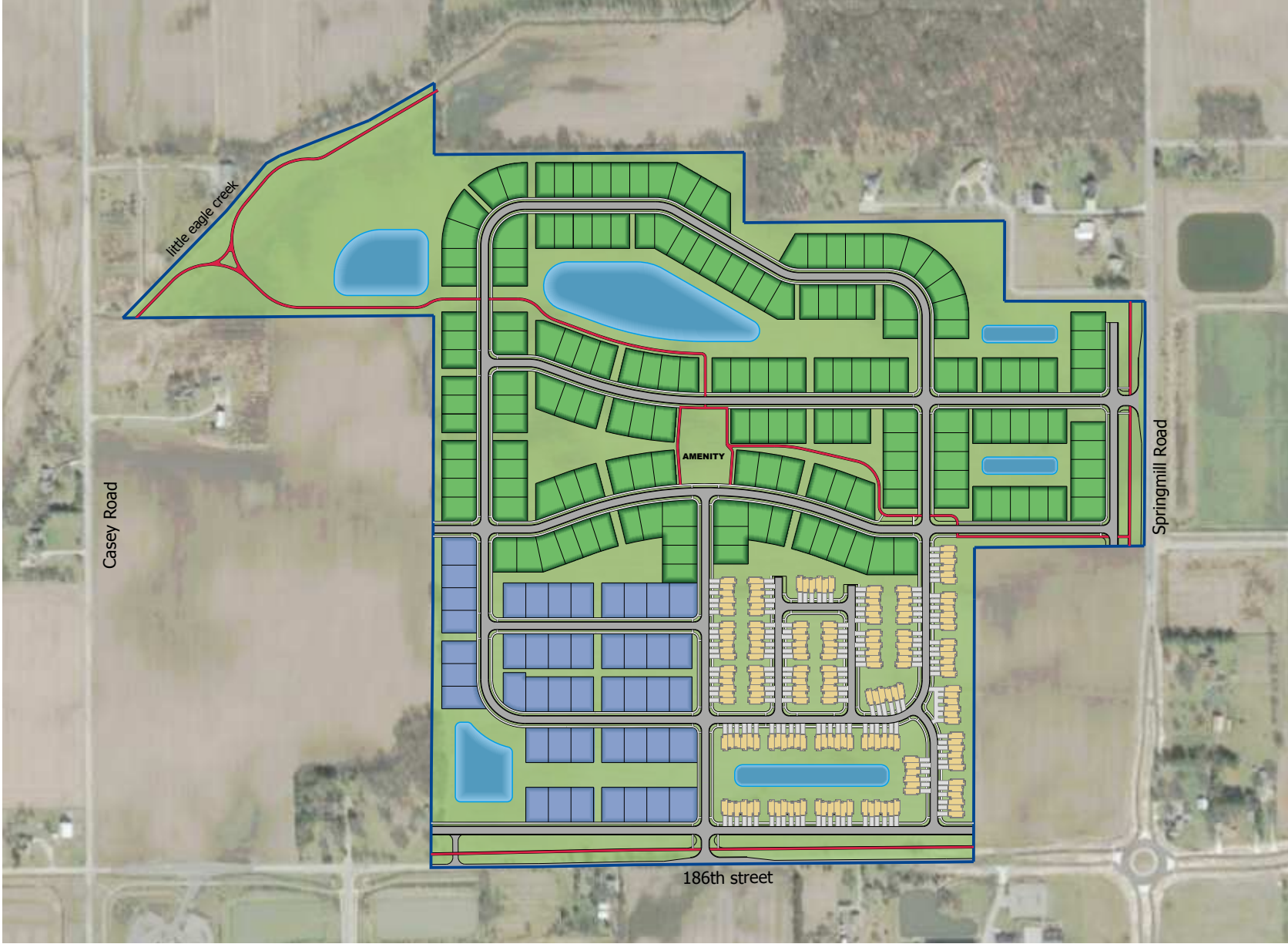


EXHIBIT D
CHARACTER EXHIBITS
(Page 1 of 10)

AREA A and B – Detached



EXHIBIT D
CHARACTER EXHIBITS
(Page 2 of 10)



EXHIBIT D
CHARACTER EXHIBITS
(Page 3 of 10)



EXHIBIT D
CHARACTER EXHIBITS
(Page 4 of 10)



EXHIBIT D
CHARACTER EXHIBITS
(Page 5 of 10)



EXHIBIT D
CHARACTER EXHIBITS
(Page 6 of 10)

AREA B – Attached



EXHIBIT D
CHARACTER EXHIBITS
(Page 7 of 10)



EXHIBIT D
CHARACTER EXHIBITS
(Page 8 of 10)



EXHIBIT D
CHARACTER EXHIBITS
(Page 9 of 10)



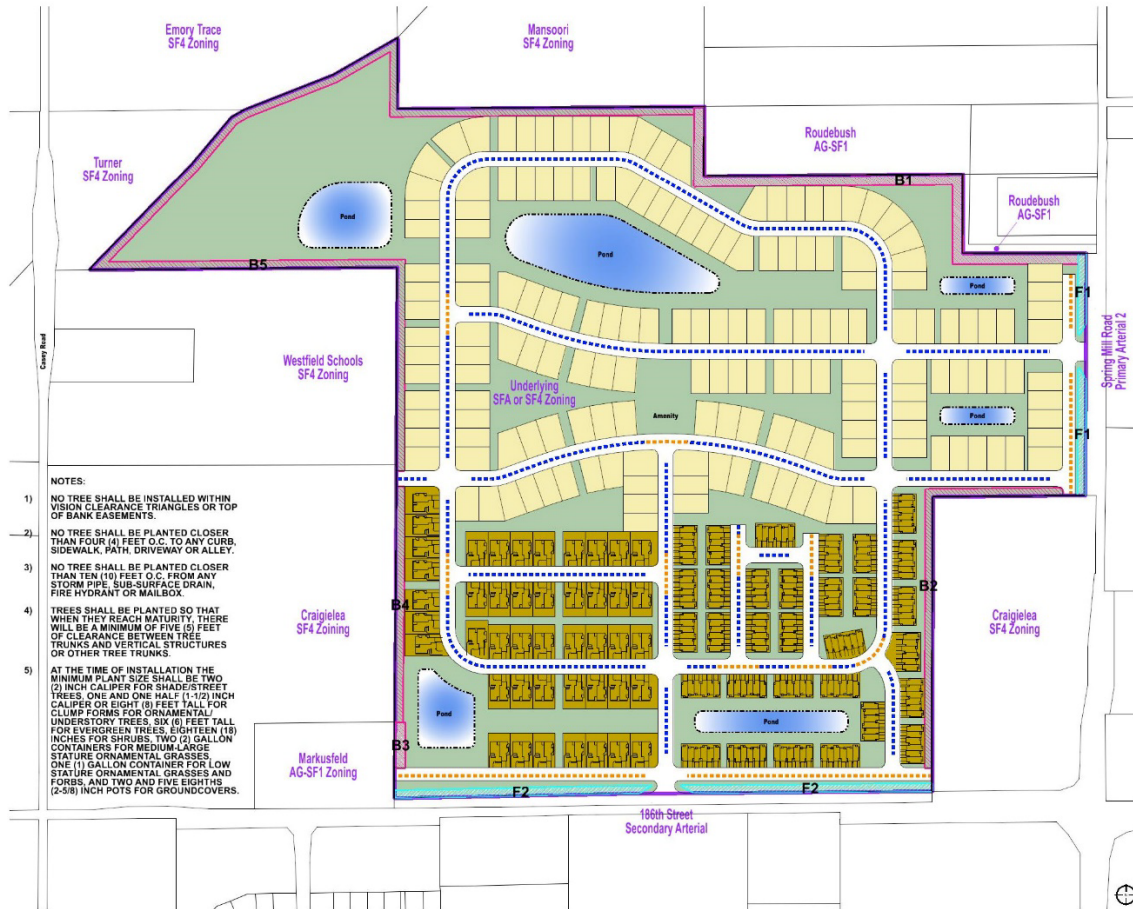
EXHIBIT D
CHARACTER EXHIBITS
(Page 10 of 10)



EXHIBIT E

Buffer and Common Area Plan

(Page 1 of 1)



LANDSCAPING REQUIREMENTS AND STRATEGY

AREA	TYPE / LOCATION	ZONING OF ADJACENT PARCEL	MEASUREMENT	LANDSCAPING REQUIREMENTS PER U.D.O. AND/OR LANCASTER P.U.D.	PROPOSED STRATEGY
F1	EXTERNAL STREET FRONTAGE (SPRING MILL ROAD)	PRIMARY ARTERIAL 2	~700 LINEAL FEET	NONE, PROVIDED THAT DWELLINGS FACE OR SIDE THE EXTERNAL STREET.	FACE OR SIDE DWELLINGS ALONG THE EXTERNAL STREET.
F2	EXTERNAL STREET FRONTAGE (166TH STREET)	SECONDARY ARTERIAL	~1,612 LINEAL FEET	NONE, PROVIDED THAT DWELLINGS FACE OR SIDE THE EXTERNAL STREET.	FACE OR SIDE DWELLINGS ALONG THE EXTERNAL STREET.
B1	PERIMETER BUFFER	AG-SF1	~1,993 LINEAL FEET	TYPE B BUFFER MINUS MOUND (40 YARD WITH 4 SHADE TREES + 4 EVERGREEN TREES + 10 SHRUBS PER 100 LINEAL FEET) OR SIX FOOT TALL PRIVACY FENCE.	COMPLY WITH U.D.O. AND/OR P.U.D.
B2	PERIMETER BUFFER	SF4	~1,585 LINEAL FEET	NONE.	COMPLY WITH U.D.O. AND/OR P.U.D.
B3	PERIMETER BUFFER	AG-SF1	~238 LINEAL FEET	TYPE B BUFFER MINUS MOUND (40 YARD WITH 4 SHADE TREES + 4 EVERGREEN TREES + 10 SHRUBS PER 100 LINEAL FEET) OR SIX FOOT TALL PRIVACY FENCE.	COMPLY WITH U.D.O. AND/OR P.U.D.
B4	PERIMETER BUFFER	SF4	~888 LINEAL FEET	NONE.	COMPLY WITH U.D.O. AND/OR P.U.D.
B5	PERIMETER BUFFER	SF4	~4,7603 LINEAL FEET	NONE.	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (OPEN SPACE/COMMONS)	N/A	~47 ACRES	10 SHADE/ORNAMENTAL/EVERGREEN TREES PER ACRE OF OPEN SPACE	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY UNDER 8,000SF)	N/A	186 TOWNHOMES	1 SHADE TREES + 4 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY UNDER 8,000SF)	N/A	90 VILLAS	1 SHADE TREES + 1 ORNAMENTAL TREE + 8 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY OVER 3,000SF)	N/A	179 DETACHED HOMES	2 SHADE TREES + 2 ORNAMENTAL TREES + 8 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	STREET PLANTING STRIP (BOTH SIDES OF STREET)	N/A	~11,703 LINEAL FEET	2 STREET TREES (ONE PER SIDE) PER 50 LINEAL FEET (WITH VARIABLE SPACING 20-60' O.C.)	COMPLY WITH U.D.O. AND/OR P.U.D.
	STREET PLANTING STRIP (ONE SIDE OF STREET)	N/A	~3,958 LINEAL FEET	1 STREET TREE (ONE SIDE ONLY) PER 50 LINEAL FEET (WITH VARIABLE SPACING 20-60' O.C.)	COMPLY WITH U.D.O. AND/OR P.U.D.

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

EXHIBIT F
Amenity Exhibit
(Page 1 of 3)



EXHIBIT F
Amenity Exhibit
(Page 2 of 3)



EXHIBIT F
Amenity Exhibit
(Page 3 of 3)



ORDINANCE NUMBER 19-__

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

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 19__-PUD-__**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 19__-PUD-__** to the Common Council with a _____ recommendation (**-**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

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

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

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance, which shall be referred to as the "**Lancaster PUD District**" (the "District"), shall amend and replace in its entirety the Springmill Trails PUD Ordinance and all amendments thereto and any related zoning commitments, if any, as applicable to the Real Estate. The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a

Planned Unit Development District to be known as the "**Lancaster PUD District.**"

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

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

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

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

- 3.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements.
- 3.2 The District is hereby divided into two (2) areas as illustrated on the Concept Plan and labeled as Areas A and B (individually or collectively, "Area"). Development of each Area shall be regulated as set forth in this Ordinance.

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

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

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

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

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

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

5.3 The Maximum Dwellings permitted shall be set forth below:

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

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

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

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

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

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

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

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

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

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

- A. Character Exhibit: The Character Exhibit, attached hereto as **Exhibit D**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- B. Perimeter Lots: Article 6.3(C)(1)(a) requirements shall apply when a Dwelling's side façade is oriented toward the External Street.
- C. Additional Architectural Standards – Area A: Article 6.3(C) shall apply to Area A except as modified below:
 - i. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited.
 - ii. Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.

iii. Garage Composition and Orientation:

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

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

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

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

of three (3) of the architectural elements noted below on the Side Building Façade that adjoins the internal street:

- a) Architecturally-enhanced trim a minimum of a nominal six (6) inches wide.
- b) Architectural treatment (e.g., brackets, louvers, change in material pattern, etc.) on gable ends.
- c) Sunroom or morning room with a minimum 100 square feet of additional living space located on Side or Rear Façade.
- d) A window bay or box out not less than six (6) feet wide.
- e) Hip roof.
- f) Roofline direction change, roofline height change, or two (2) or more roof planes.
- g) A minimum of two (2) or more windows per each Side Building Façade.
- h) A minimum of two (2) six-inch (6") offsets or one (1) four-foot (4') deep offset which is a minimum height equivalent to one-story.

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

- i. Section 7.1(C) of this Ordinance shall apply to Single-Family Detached Lots.
- ii. Building Materials: Permitted exterior building materials are: Masonry (brick or cultured stone), vinyl siding (horizontal, shake and board and batten with a minimum gauge of .046), composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, aluminum downspouts/gutters.
- iii. Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of twelve (12) inches on all facades of each Building, as measured prior to the installation of any Masonry Materials.
- iv. Paired Villas: The following standards shall apply to the Paired Villas of Area B:
 - a) Streetscape Diversity Standards: Duplex Dwellings adjoining any subject Duplex Dwelling on the same side of the street or

most directly across the street shall not have the same elevation or color package.

b) Garages:

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

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

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

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

- e) Side Building Façade Requirements: At a minimum, the side elevation for each Duplex Dwelling shall utilize the following architectural elements:
 - i. A minimum of two (2) windows shall apply to each Exterior Side Elevation.
 - ii. All windows shall have a minimum four (4) inch nominal width trim.
 - iii. Gable ends shall include a minimum of one (1) or more of the following architectural treatments: brackets, louvers, shutters, trim detail, or a change in material pattern.
- f) Rear Building Façade Requirements: At a minimum, the Rear Building Façade for each Duplex Dwelling shall utilize the following architectural elements:
 - i. A minimum of five (5) windows shall apply to each Dwelling.
 - ii. All windows shall have a minimum four (4) inches nominal width trim.
- v. Townhomes: The following standards shall apply to the Townhomes of Area B:
 - a) Garages: All Dwellings shall have a two (2) car garage.
 - b) Roof Pitch:
 - i. The minimum primary/main and secondary roof pitches of all townhome buildings and garage buildings shall be no less than 6:12.
 - ii. Shed roof dormer accents shall be no less than 3:12.
 - c) Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade unless specifically noted otherwise:
 - i. Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.

- ii. Shutters or a six (6) inch nominal trim board on all operable windows shall apply unless wrapped in masonry.
 - iii. A minimum of one (1) offset at least one (1) foot deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
 - iv. A minimum of five (5) windows. Faux shutters that appear closed may be used on Dwelling units in each building for architectural appeal of the overall building. This element shall qualify as one (1) window.
 - v. Front door entranceways shall be covered by a porch not less than a three (3) feet deep by five (5) feet wide (prior to installation of any Masonry Material).
 - vi. The roof design shall consist of at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gables, or two (2) or more roof planes.
 - vii. Gable ends shall include a minimum of one of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four (4) inch nominal width or composite veneer panels.
- d) Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhome building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
- i. A minimum of two (2) windows.
 - ii. All windows shall have a minimum four (4) inch nominal width trim.
 - iii. A two (2) foot wide return of Masonry Material extending from the front on the first floor.
 - iv. Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends and shall be required on the corresponding end unit's garage side elevation.

- v. For all Townhomes abutting a Common Area or Public Street, a two-foot (2') masonry knee wall shall apply to the exposed façade(s) and garages.
 - e) Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade:
 - i. A minimum of three (3) windows and a patio door.
 - ii. All windows shall have a minimum four (4) inch nominal width trim.
- 7.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.
- A. Street Trees: Article 6.8(J) Street Trees shall apply, however, a minimum spacing requirement of twenty (20) feet shall apply.
 - B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
 - i. The surface area of the detention and retention ponds shall not apply in the calculation for the Open Space / Common Area Lot Landscaping Requirement.
 - ii. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - iii. Single-Family Detached Lots: The following shall apply to all Single-Family Detached Lots:
 - a) A minimum of: two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs shall be required.
 - iv. Paired Villas: The following shall apply to the Paired Villas within Area B:
 - a) A minimum of: one (1) Shade Tree, one (1) Ornamental Tree and eight (8) Shrubs shall be required on each Paired Villa Lot.
 - b) Each Paired Villa on a Corner Lot shall have one (1) additional tree (either shade or ornamental) in either Front Yards.
 - v. Townhomes: The following shall apply to the Townhomes within Area B:
 - a) A minimum of: one (1) Shade Tree and four (4) Shrubs shall be

required per Townhome Dwelling.

- b) Each Townhome on a Corner Lot shall have one (1) additional Shade Tree in either Front Yards.

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

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

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

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

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

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

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

- i. Passive Amenities: A central open space including trails and a pergola-covered walkway shall be provided for passive recreation opportunities, as generally depicted on **Exhibit F**. The Little Eagle

Creek Trail and a trail from the Little Eagle Creek Trail to the Grand Park Sports Campus shall be required. Trails shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations shall be approved by the Director.

- ii. Playground. Playground equipment shall be provided as generally depicted on **Exhibit F**.
- iii. Play-Court. A full or multi-mini-court pad shall be provided as generally depicted on **Exhibit F**.
- iv. Shade Pavilion. A shade pavilion shall be provided as generally depicted on **Exhibit F**.
- v. Clubhouse Building. A common indoor facility shall be provided as depicted on **Exhibit F**. The Clubhouse Building shall include an outdoor patio space, restrooms and lockable storage.
- vi. Community Pool: A swimming pool and wading pool shall be provided as generally depicted on **Exhibit F**.

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law: Matt Pleasant, AICP

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

Cindy Gossard, Clerk-Treasurer

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

J. Andrew Cook, Mayor

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

J. Andrew Cook, Mayor

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

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	District Map
Exhibit D	Character Exhibits
Exhibit E	Buffer and Common Area Plan
Exhibit F	Amenity Exhibit

EXHIBIT A
REAL ESTATE

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

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

EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



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

EXHIBIT C
District Map
(Page 1 of 1)

AREA MAP

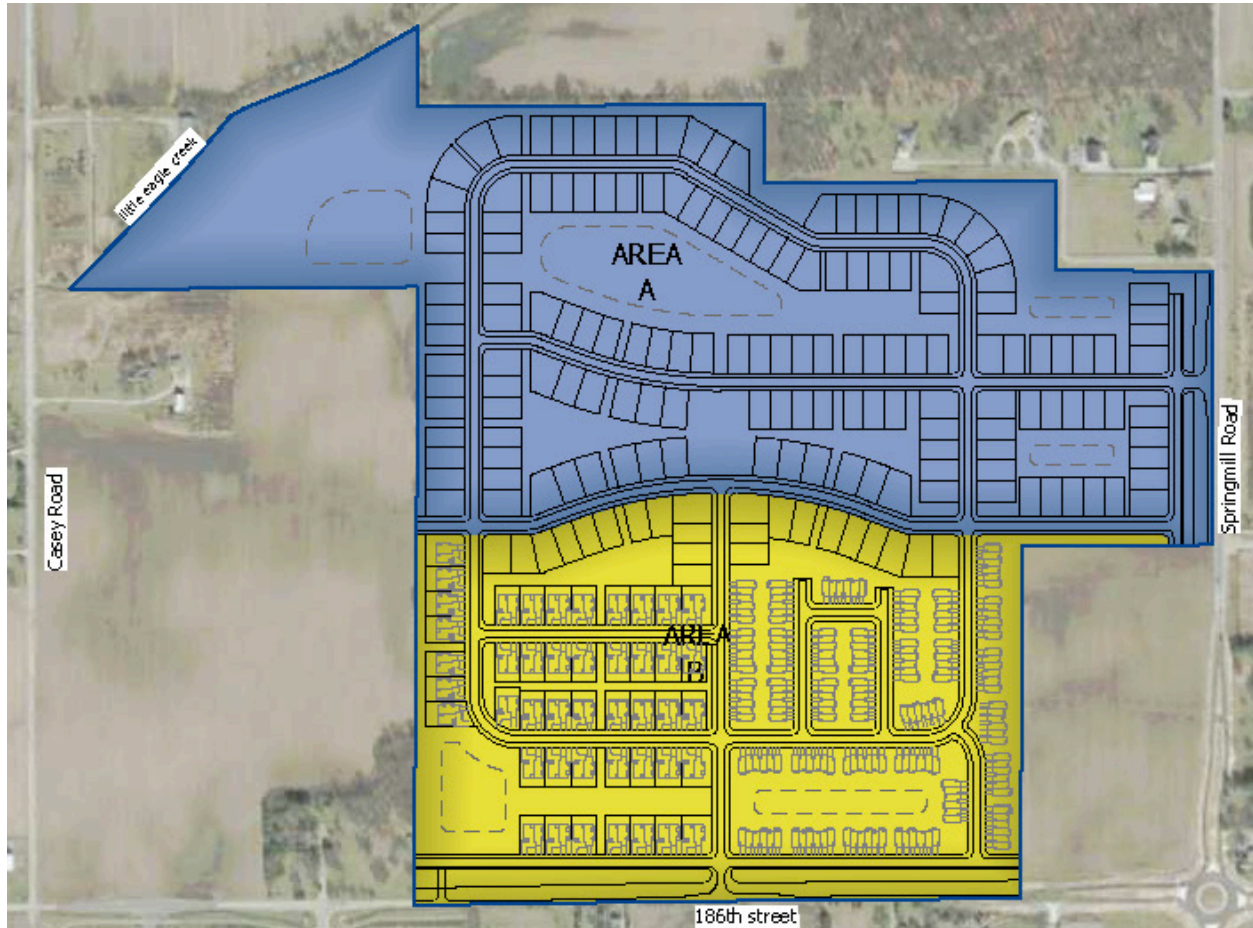


EXHIBIT D
CHARACTER EXHIBITS
(Page 1 of 10)

AREA A and B – Detached



EXHIBIT D
CHARACTER EXHIBITS
(Page 2 of 10)



EXHIBIT D
CHARACTER EXHIBITS
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CHARACTER EXHIBITS
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EXHIBIT D
CHARACTER EXHIBITS
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EXHIBIT D
CHARACTER EXHIBITS
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AREA B – Attached



EXHIBIT D
CHARACTER EXHIBITS
(Page 7 of 10)



EXHIBIT D
CHARACTER EXHIBITS
(Page 8 of 10)



EXHIBIT D
CHARACTER EXHIBITS
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EXHIBIT D
CHARACTER EXHIBITS
(Page 10 of 10)

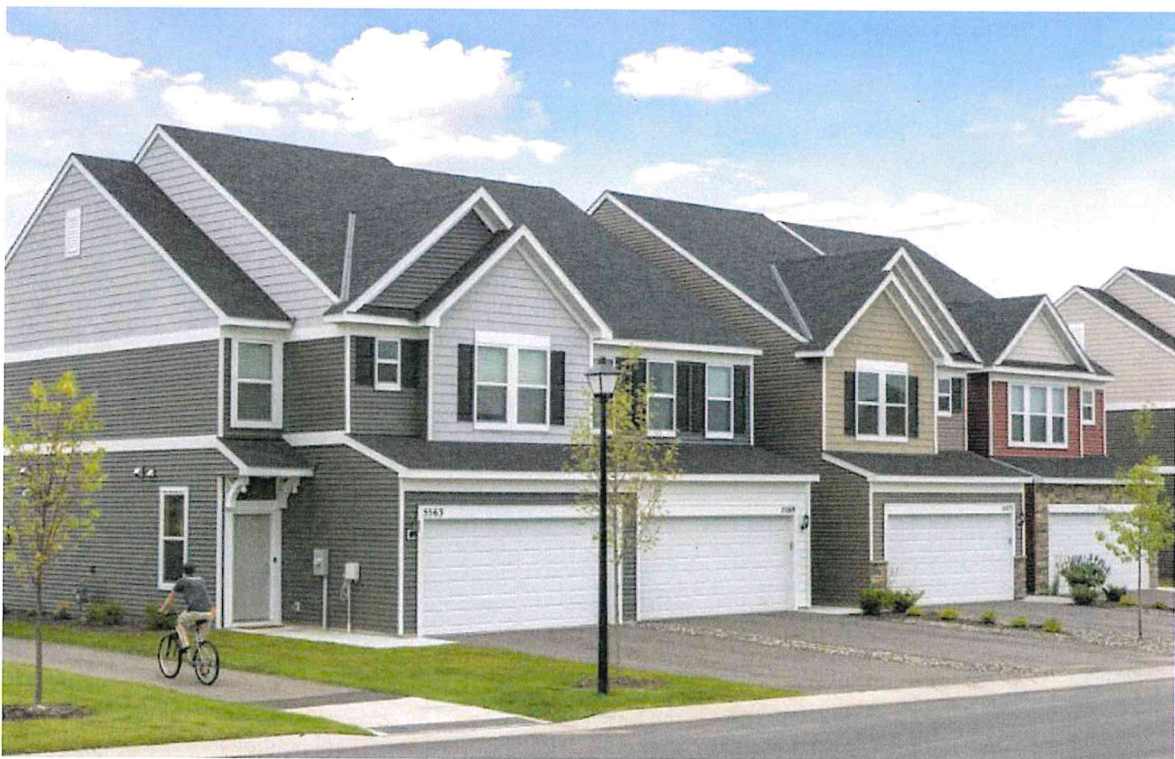
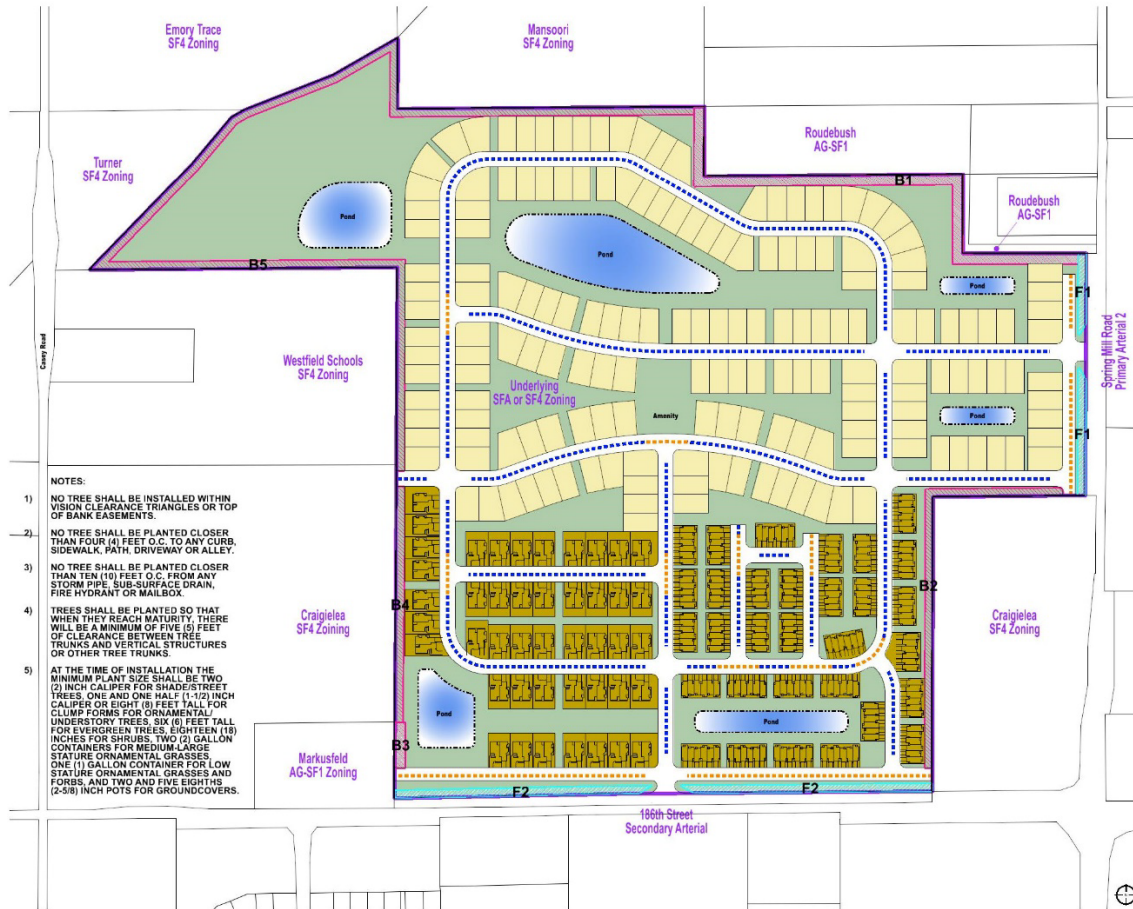


EXHIBIT E

Buffer and Common Area Plan

(Page 1 of 1)



LANDSCAPING REQUIREMENTS AND STRATEGY

AREA	TYPE / LOCATION	ZONING OF ADJACENT PARCEL	MEASUREMENT	LANDSCAPING REQUIREMENTS PER U.D.O. AND/OR LANCASTER P.U.D.	PROPOSED STRATEGY
F1	EXTERNAL STREET FRONTAGE (SPRING MILL ROAD)	PRIMARY ARTERIAL 2	~700 LINEAL FEET	NONE, PROVIDED THAT DWELLINGS FACE OR SIDE THE EXTERNAL STREET.	FACE OR SIDE DWELLINGS ALONG THE EXTERNAL STREET.
F2	EXTERNAL STREET FRONTAGE (166TH STREET)	SECONDARY ARTERIAL	~1,612 LINEAL FEET	NONE, PROVIDED THAT DWELLINGS FACE OR SIDE THE EXTERNAL STREET.	FACE OR SIDE DWELLINGS ALONG THE EXTERNAL STREET.
B1	PERIMETER BUFFER	AG-SF1	~1,993 LINEAL FEET	TYPE B BUFFER MINUS MOUND (40 YARD WITH 4 SHADE TREES + 4 EVERGREEN TREES + 10 SHRUBS PER 100 LINEAL FEET) OR SIX FOOT TALL PRIVACY FENCE.	COMPLY WITH U.D.O. AND/OR P.U.D.
B2	PERIMETER BUFFER	SF4	~1,585 LINEAL FEET	NONE.	COMPLY WITH U.D.O. AND/OR P.U.D.
B3	PERIMETER BUFFER	AG-SF1	~238 LINEAL FEET	TYPE B BUFFER MINUS MOUND (40 YARD WITH 4 SHADE TREES + 4 EVERGREEN TREES + 10 SHRUBS PER 100 LINEAL FEET) OR SIX FOOT TALL PRIVACY FENCE.	COMPLY WITH U.D.O. AND/OR P.U.D.
B4	PERIMETER BUFFER	SF4	~888 LINEAL FEET	NONE.	COMPLY WITH U.D.O. AND/OR P.U.D.
B5	PERIMETER BUFFER	SF4	~4,7603 LINEAL FEET	NONE.	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (OPEN SPACE/COMMONS)	N/A	~47 ACRES	10 SHADE/ORNAMENTAL/EVERGREEN TREES PER ACRE OF OPEN SPACE	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY UNDER 8,000SF)	N/A	186 TOWNHOMES	1 SHADE TREES + 4 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY UNDER 8,000SF)	N/A	90 VILLAS	1 SHADE TREES + 1 ORNAMENTAL TREE + 8 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	LOT (SINGLE FAMILY OVER 3,000SF)	N/A	179 DETACHED HOMES	2 SHADE TREES + 2 ORNAMENTAL TREES + 8 SHRUBS PER UNIT.	COMPLY WITH U.D.O. AND/OR P.U.D.
	STREET PLANTING STRIP (BOTH SIDES OF STREET)	N/A	~11,703 LINEAL FEET	2 STREET TREES (ONE PER SIDE) PER 50 LINEAL FEET (WITH VARIABLE SPACING 20-60' O.C.)	COMPLY WITH U.D.O. AND/OR P.U.D.
	STREET PLANTING STRIP (ONE SIDE OF STREET)	N/A	~3,958 LINEAL FEET	1 STREET TREE (ONE SIDE ONLY) PER 50 LINEAL FEET (WITH VARIABLE SPACING 20-60' O.C.)	COMPLY WITH U.D.O. AND/OR P.U.D.

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

EXHIBIT F
Amenity Exhibit
(Page 1 of 3)



EXHIBIT F
Amenity Exhibit
(Page 2 of 3)



EXHIBIT F
Amenity Exhibit
(Page 3 of 3)





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 4, 2019
1902-ODP-05 & 1902-SPP-05

Petition Number: 1902-ODP-05 & 1902-SPP-05
Project Name: Chatham Hills, Section 6
Subject Site Address: Northeast corner of 199th Street and Horton Road
Petitioner: Chatham Hills, LLP
Representative: Henke Development Group, LLC
Request: Overall Development Plan & Primary Plat review of 60 Single-Family detached lots on 67.87 acres +/- in the Chatham Hills Planned Unit Development (PUD) District.
Current Zoning: AG-SF1: Agriculture / Single-Family Rural District
Current Land Use: Agriculture / Residential
Approximate Acreage: 67.87 acres +/-
Property History: Chatham Hills PUD, Ordinance 13-24
Chatham Hills PUD Amendment, Ordinance 18-51
Exhibits:
1. Staff Report
2. Location Map
3. Overall Development Plan & Primary Plat
Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

The Property is zoned AG-SF1: Agriculture / Single-Family Rural District and is currently being rezoned to the Chatham Hills PUD District (Ordinance 13-24) and as amended (Ordinance 18-51 *pending*).

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the January 22, 2019, Technical Advisory Committee meeting.

PROCEDURAL

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



The petition was reviewed by the Technical Advisory Committee at its January 22, 2019, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's February 4, 2019, meeting.

PROJECT OVERVIEW

The Property encompasses approximately 67.87 acres +/- and is located at the northeast corner of 199th Street and Horton Road (see **Exhibit 2**). The Property is currently zoned the AG-SF1: Agriculture / Single-Family Rural District. Adjacent properties to the north and south are zoned AG-SF1: Agriculture / Single-Family Rural District. Adjacent properties to the east are zoned AG-SF1: Agriculture / Single-Family Rural District and the Monon Trail. Adjacent properties to the west are zoned AG-SF1: Agriculture / Single-Family Rural District and Chatham Hills PUD.

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

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

- 1) Proposed name of subdivision.

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

- 2) Names and addresses of the owner, owners, land surveyor or land planner.

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

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

- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

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

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

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

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



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

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

- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))

Comment: Please see District Standards.

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

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

- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.

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



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

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

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

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

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

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

- 21) Proposed name of the development.

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

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

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

- 23) Address and legal description of the property.

- 24) Boundary lines of the property including all dimensions.

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

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



- 26) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 27) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 28) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

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

- 29) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 30) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

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

- 31) Location and dimensions of all existing structures and paved areas.
- 32) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 33) Location of all Floodplain areas within the boundaries of the property.
- 34) Names of legal ditches and streams on or adjacent to the site.
- 35) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 36) Identify buildings proposed for demolition.
- 37) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 38) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).



DISTRICT STANDARDS

The plans comply with Article 4.7 (SF4 District) and the Chatham Hills PUD Ordinance, except for those items identified as outstanding below.

39) Chatham Hills PUD District Standards: The underlying zoning district is the SF4 District (Article 4.7)

- a) Permitted Uses within District I (Section 7)
 - i) Single-Family Residential
 - ii) Golf Course and Club Uses
- b) Bulk and Density Standards (Section 9)
- c) District Subarea 1-A
 - i) Minimum Lot Width – 120’
 - ii) Minimum Lot Frontage – 30’
 - iii) Minimum Lot Area – 15,000 SF
 - iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’
 - (3) Rear—30’
 - v) Maximum Number of Dwelling Units in Subarea – 1,500
- d) District Subarea 1-B
 - i) Minimum Lot Width – 120’



- ii) Minimum Lot Frontage – 30’
 - iii) Minimum Lot Area – 15,000 SF
 - iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’
 - (3) Rear—30’
 - v) Maximum Number of Dwelling Units in Subarea – 1,500
- e) District Subarea 1- C
- i) Minimum Lot Width – 110’

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

- ii) Minimum Lot Frontage – 30’
 - iii) Minimum Lot Area – 12,500 SF
 - iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’
 - (3) Rear—30’
 - v) Maximum Number of Dwelling Units in Subarea – 1,500
- f) District Subarea 1-D
- i) Minimum Lot Width – 105’



- ii) Minimum Lot Frontage – 30’
- iii) Minimum Lot Area – 12,500 SF
- iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’
 - (3) Rear—30’
- v) Maximum Number of Dwelling Units in Subarea – 1,500
- g) District Subarea 1-E
 - i) Minimum Lot Width – 90’
 - ii) Minimum Lot Frontage – 30’
 - iii) Minimum Lot Area – 10,000 SF
 - iv) Minimum Setbacks
 - (1) Front—25’
 - (2) Side—8’
 - (3) Rear—25’
 - v) Maximum Number of Dwelling Units in Subarea – 1,500
- h) District Subarea 1-F
 - i) Minimum Lot Width – 80’
 - ii) Minimum Lot Frontage – 25’
 - iii) Minimum Lot Area – 10,000 SF



iv) Minimum Setbacks

(1) Front—25’

(2) Side—8’

(3) Rear—25’

v) Maximum Number of Dwelling Units in Subarea – 975

i) District Subarea 1-G

i) Minimum Lot Width – 70’

ii) Minimum Lot Frontage – 20’

iii) Minimum Lot Area – 7,750 SF

iv) Minimum Setbacks

(1) Front—20’

(2) Side—5’

(3) Rear—10’

v) Maximum Number of Dwelling Units in Subarea – 600

j) District Subarea 1-H

i) Minimum Lot Width – 65’

ii) Minimum Lot Frontage – 20’

iii) Minimum Lot Area – 7,750 SF

iv) Minimum Setbacks

(1) Front—20’



- (2) Side—5'
- (3) Rear—10'
- v) Maximum Number of Dwelling Units in Subarea – 600
- k) District Subarea 1-I
 - i) Minimum Lot Width – 60'
 - ii) Minimum Lot Frontage – 20'
 - iii) Minimum Lot Area – 7,500 SF
 - iv) Minimum Setbacks
 - (1) Front—20'
 - (2) Side—5'
 - (3) Rear—10'
 - v) Maximum Number of Dwelling Units in Subarea – 600
- l) Maximum Density (number of dwellings) in District I – 1,500

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

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

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

Comment: Please see District Standards.

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



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

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

- 44) Architectural Standards (Article 6.3)
- 45) Building Standards (Article 6.4)
- 46) Fence Standards (Article 6.5)
- 47) Height Standards (Article 6.6)
- 48) Landscaping Standards (Article 6.8 and Section 11 Ord. 13-24):
- a) Preservation and Replacement of Trees (Section 11.1 Ord. 13-24):
 - i) Developers shall take reasonable measures to design and locate proposed buildings and related infrastructure in a manner that minimizes the destruction of significant tree specimens.

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



- b) Selection, Installation, and Maintenance of Plant Materials (Section 11.2 Ord. 13-24):
- c) General Landscape Design Standards:
 - i) Easements: Required landscaping should be located in landscape easements or designated common areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
- d) Detention and Retention Areas:
 - i) Side Slopes: Side slopes above the water line for Retention Areas and water features shall not exceed 4:1.
- e) Street Trees:
 - i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration.
- f) Minimum Lot Landscaping Requirements

Comment: To be reviewed at the time of each Lot's Improvement Location Permit.
- g) External Street Frontage Landscaping
 - i) Road Frontage Standards (Section 11.3 Ord. 13-24): The road frontage landscaping requirements of the Zoning Ordinance (Article 6.8 (M)) shall apply; however, it shall not apply along Golf Course areas adjoining or located along Internal or External Streets.

- ii) External Street Frontage Landscaping Requirements (Article 6.8(M)): Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall required along the entire External Street frontage. Meandering mounds are encouraged.

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

h) Buffer Yard Requirements (Section 11.4 Ord. 13-24)

- i) Buffer yards shall not be required along Golf Course areas adjoining or located along Internal or External Streets.
- ii) Buffer yards shall not be required between District Areas and shall not be required adjacent to Development Amenities, except as otherwise required herein.
- iii) A minimum twenty (20) foot wide buffer yard shall be required between residential properties of the District and any adjacent property zoned the Agricultural/Single Family (AG-SF1) District. The buffer yard shall be landscaped in accordance with the Zoning Ordinance.

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

49) Lighting Standards (Article 6.9)

- a) The District's lighting shall comply with the Unified Development Ordinance (Article 6.9) with the following exceptions: (Section 14 Ord. 13-24).
 - i) Architectural lighting may be directed upward on Golf Course Use buildings for the softening of walls and entryways and shall be directed in a manner as to direct light away from residential adjacent property and public rights-of-way and shall otherwise comply with the lighting standards of the Zoning Ordinance.
 - ii) Architectural lighting may be located below and directed upward or onto the surface(s) of the Red Barn or Lindley House and shall not be required to be shielded but shall be permitted for the softening of the buildings and to highlight architectural details and shall otherwise comply with the lighting standards of the Zoning Ordinance.



- iii) Dusk to Dawn Lights for Single-family Residential Uses: A light shall be installed on each home lot at a location, height, type, style and manufacturer approved by the Owners' Association Architectural Review Committee. The light may be either pole mounted in the front yard or attached as a carriage light to the residence. The light shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn and shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to one hundred sixty (160) watts for incandescent bulbs or an equivalent illumination for other types of bulbs.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration and the Petitioner is coordinating with WPWD to address outstanding issues.

- iv) Decorative street lights may differ from the City's standards if approved by the Department of Public Works. Decorative street lights shall be consistent with the development theme and shall be installed at the expense of the Developer and maintained by the Owners' Association.

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

- v) Real or faux gas lights may be used without shielding.
- vi) Lighting (e.g., pole lighting) of the Golf Course for playing a round of golf at night shall be prohibited (does not include lighting for pathways, security or practice areas).

50) Lot Standards (Article 6.10)

Comment: Please see District Standards.

51) Setback Standards (Article 6.16)

Comment: Please see District Standards.

52) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points Forty (40) feet from intersections of Collectors, Private or Local Street.



- b) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply except for those items identified as outstanding below, that need addressed prior to approval:

- 1) Block Standards (Article 8.1)

Comment: Not applicable for golf course community.

- 2) Easement Standards (Article 8.3)

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

- 3) Monument and Marker Standards (Article 8.5)

Comment: Will be reviewed on Secondary Plat.

- 4) Open Space and Amenity Standards (Article 8.6 and Section 12 Ord. 13-24)

- a) Natural Areas (Section 12.1 Ord. 13-24): The preservation of the natural landscape, terrain, topography and natural features of the Real Estate shall be preserved when possible and shall be a priority when constructing all residential, infrastructure, amenities and other aspects of the development.

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

- b) Minimum Open Space (Section 12.2 Ord. 13-24): The District shall provide a minimum of twenty percent (20%) of the Real Estate to be set aside for Open Space, which shall replace and superseded any open space or green belt space requirement of the Zoning Ordinance. All Open Space in the District shall be owned by the Master Developer, unless otherwise approved and transferred by the Master Developer to an Owners' Association.



5) Infrastructure Standards (Section 20 of PUD Ordinance)

- a) The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, unless otherwise approved by the Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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

6) Pedestrian Network Standards (Article 8.7)

- a) Pedestrian and bicycle access shall be provided throughout the District to permit and encourage pedestrian movement within the District and surrounding developments to: (i) provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii) provide for fitness and general recreational opportunities. (Section 15.1 Ord. 13-24).

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

- b) The District's pedestrian and bicycle network shall comply with the Zoning Ordinance and the City's construction standards, unless otherwise approved by the Department of Public Works. To the maximum extent practicable, land uses, amenities, parks, trails and other open spaces should be organized to create integrated systems of open space that connect both internal to the District and to development surrounding the District. (Section 15.2 Ord. 13-24).

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

- c) Golf carts shall be permitted on streets, Trails and amenities within the District. The operation of golf carts on public rights-of-way shall be subject to the City's Code of Ordinances (see Chapter 58-1), as amended, and any requirements of the Department of Public Works and Department of Parks and Recreation. (Section 15.3 Ord. 13-24).

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

7) Storm Water Standards (Article 8.8)

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



9) Street Light Standards (Article 8.10)

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

a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.

b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration and the Petitioner is coordinating with WPWD to address outstanding issues.

c) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.

Comment: Items identified as outstanding, staff will confirm compliance prior to this item being docketed for final APC consideration and the Petitioner is coordinating with WPWD to address outstanding issues.

10) Street Sign Standards (Article 8.11)

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

11) Surety Standards (Article 8.12)

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



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 4, 2019
1902-ODP-05 & 1902-SPP-05

12) Utility Standards (Article 8.13)

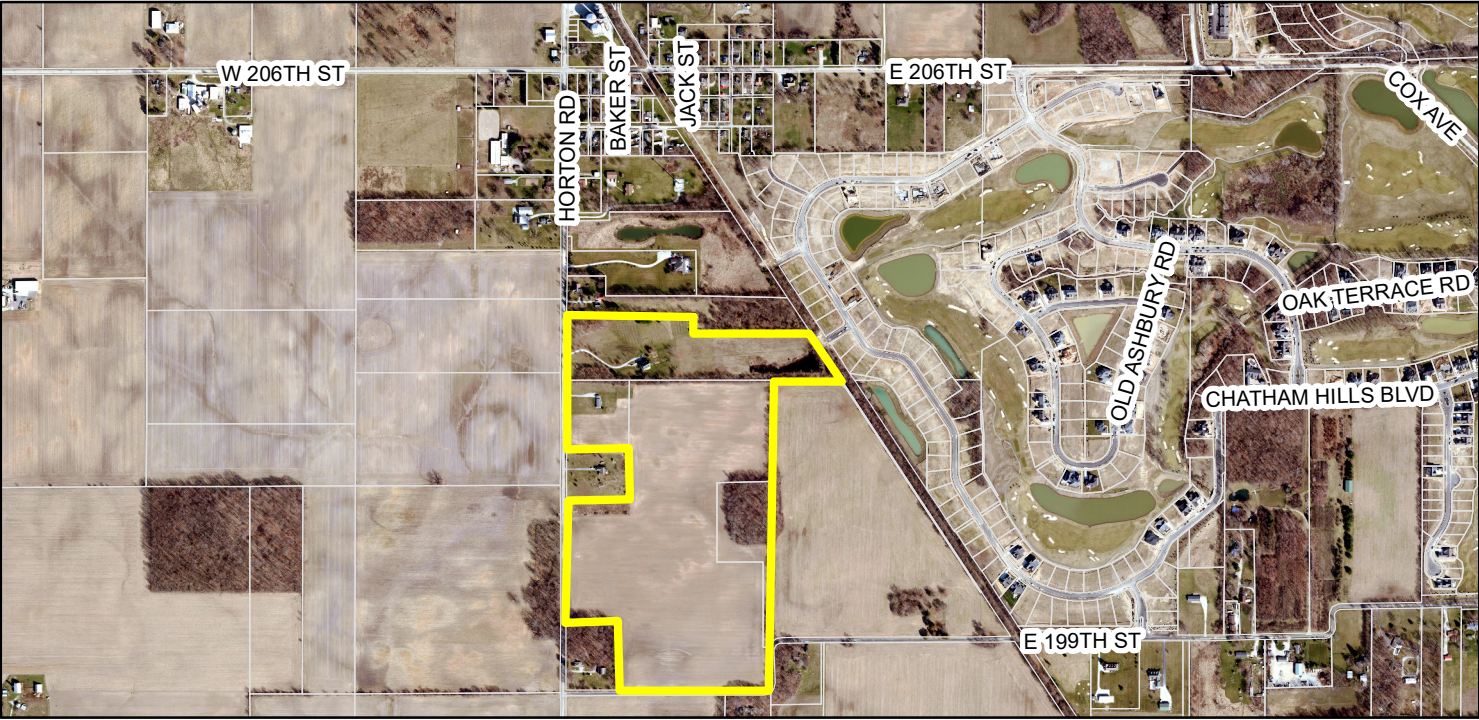
Comment: The Petitioner is coordinating with WPWD and utility companies to address outstanding issues.



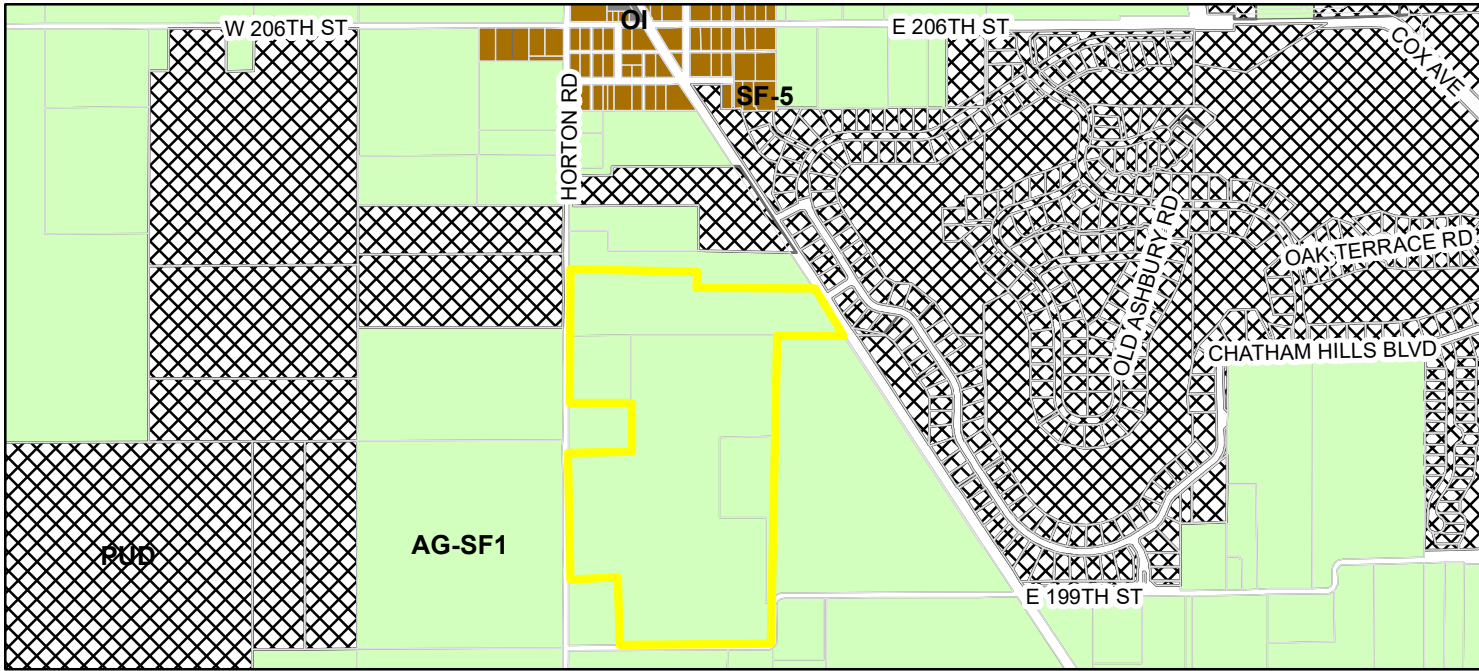
Property Location Map
Chatham Hills, Section 6
Overall Development Plan & Primary Plat
1902-ODP-05 & 1902-SPP-05



Aerial Location Map



Zoning Map



- Parcel

Zoning - All

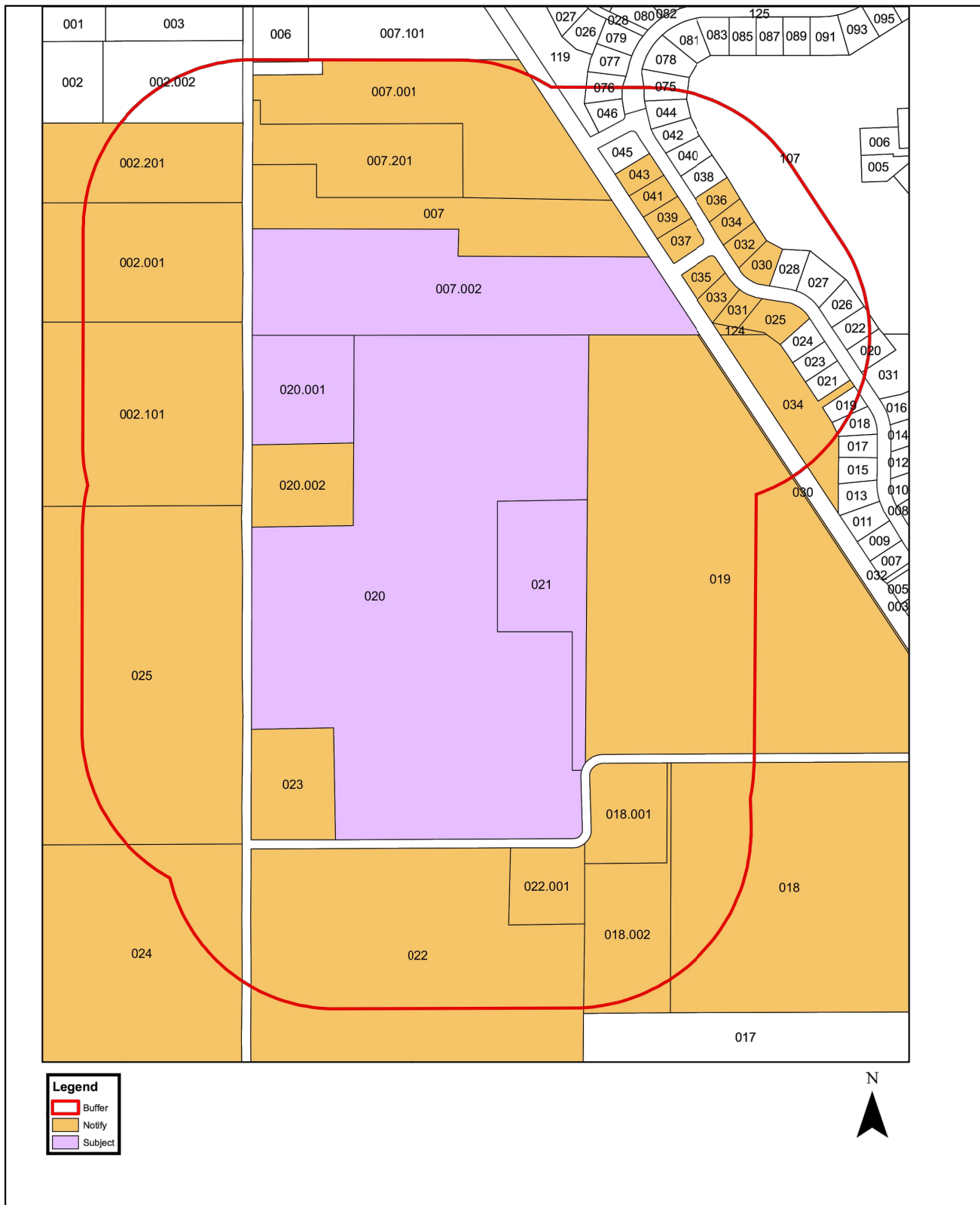
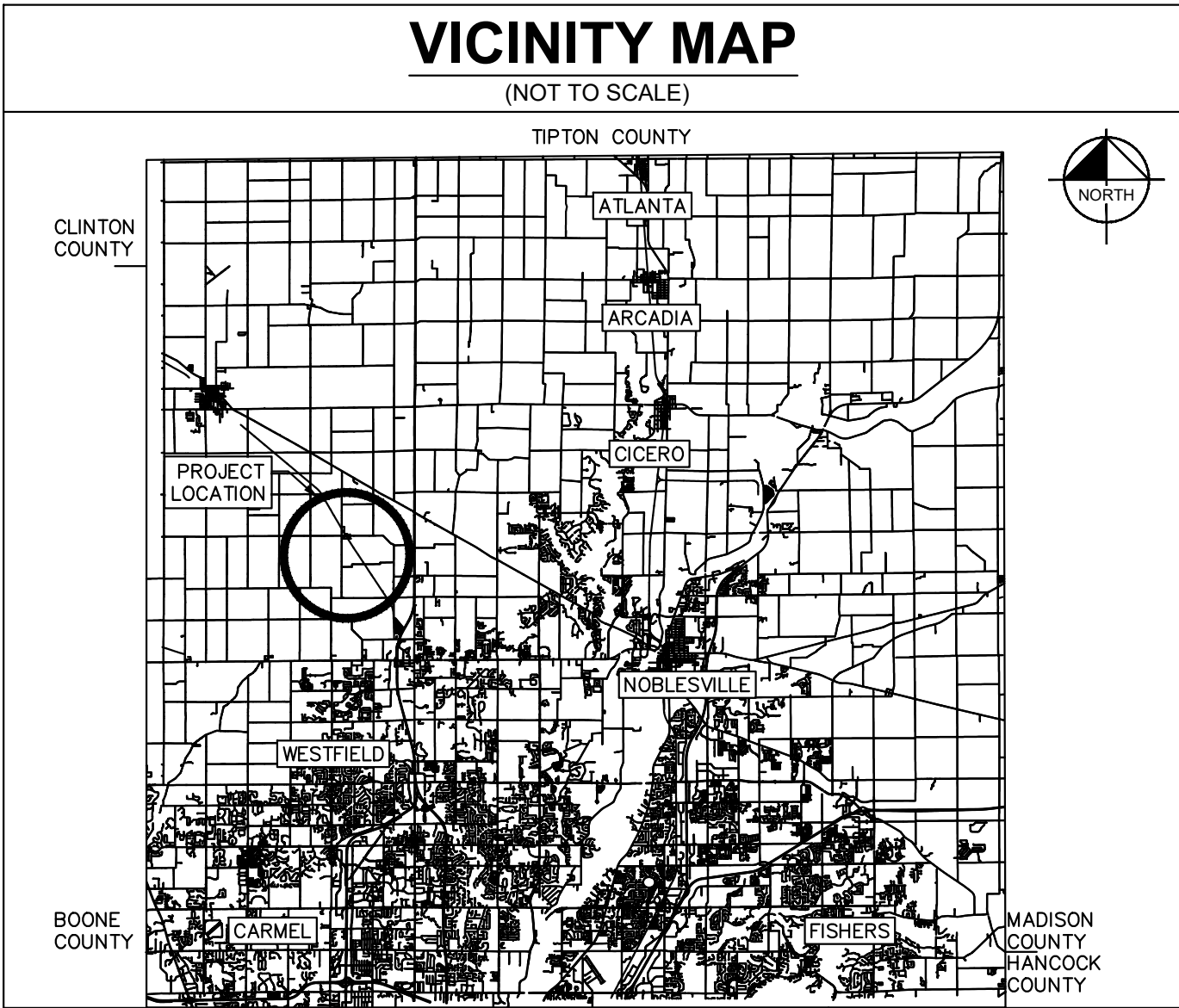
Zoning

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

PUD (Planned Unit Development)

SF-5 (Single Family - 5)

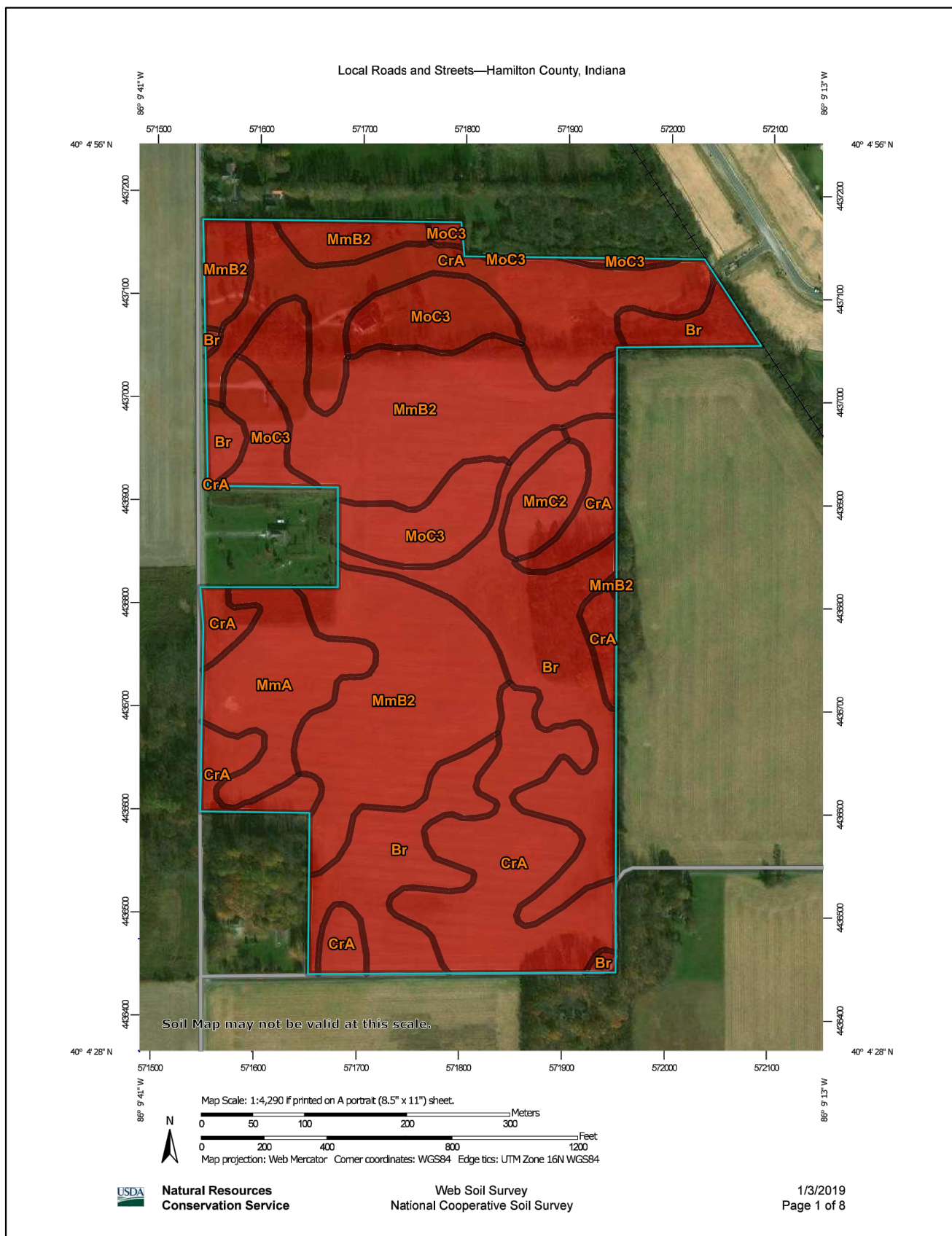
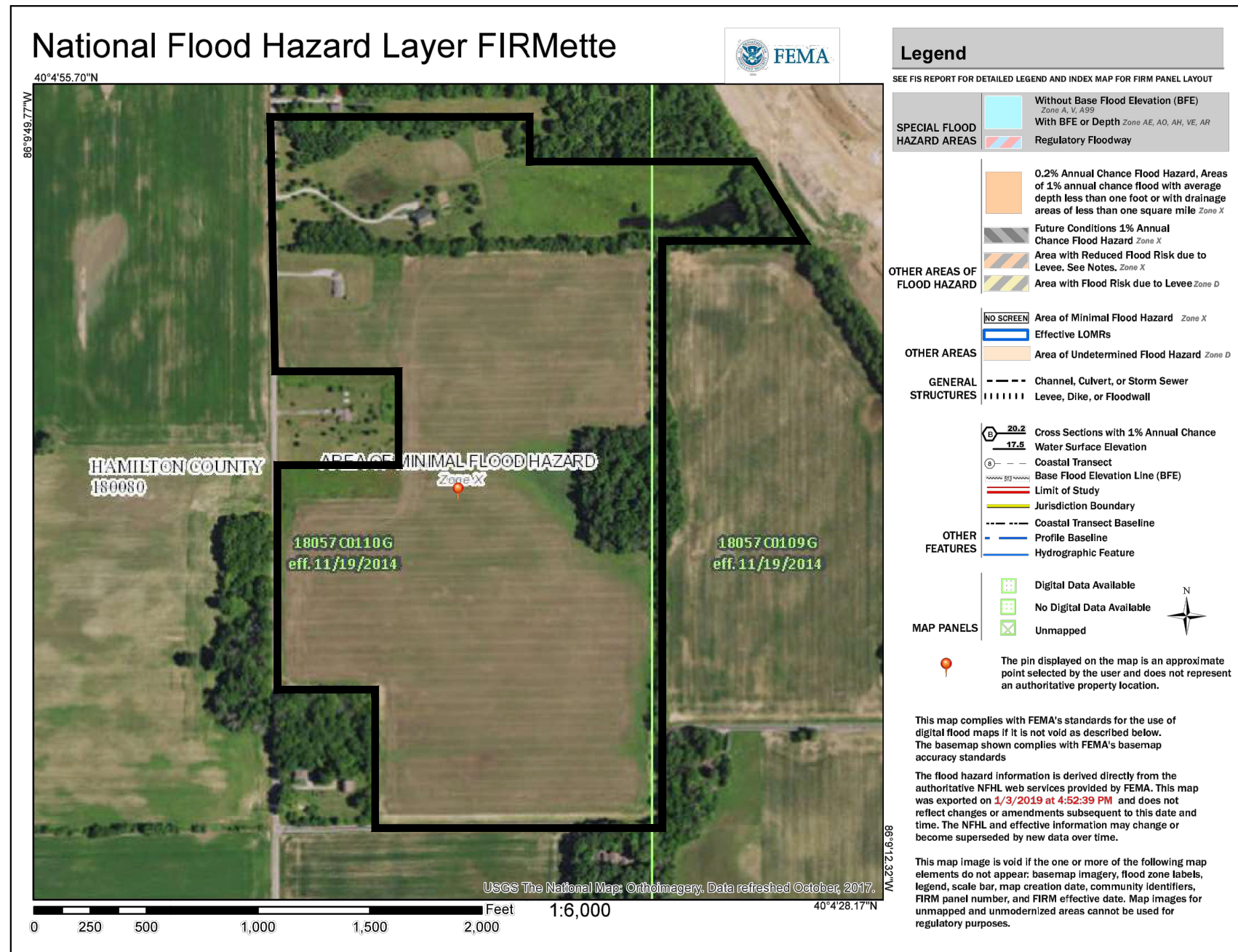
Drawing name: K:\HLS\DEV\170100000-Henke Development-Westfield,IN\2-Design\PlanSheets\C00-TITLE SHEET.dwg MAP SHEET Jon 04, 2019 11:27am by DakotaMedland
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and 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.



SOILS MAP
(NOT TO SCALE)

Parcel No * Owner
08-05-23-00-00-025.000 Hinkle Creek Farms LLC
08-05-23-00-00-019.000 Mendelsohn Manders, Karl D L & Kathleen A Cotrustees Karl Mendelsohn Manders Rev Lvg Trust
08-05-23-00-00-018.000 Mendelsohn Manders, Kathleen A & Karl D L CoTrustees of Kathleen Mendelsohn Manders Rev Lvg Trust
08-05-23-00-02-036.000 J&R Equity Corp
08-05-23-00-02-034.000 J&R Equity Corp
08-05-23-00-00-024.000 Banas, Mary Margaret
08-05-23-00-00-020.002 Caulfield, Michael A
08-05-23-00-00-007.001 Crouse, Bradley A & Beverly J
08-05-23-00-00-007.000 Esher, Mikel G & Josefina Esher Jtrs
08-05-23-00-00-018.000 Pictor, James A & Nettie Proctor Trust
08-05-23-00-00-023.000 Smith, Dennis M & Terina J
08-05-23-00-00-002.001 Chatham Oaks LLP
08-05-23-00-00-002.101 Chatham Oaks LLP
08-05-23-00-00-002.201 Chatham Oaks LLP
08-05-23-00-00-018.001 Mendelson, Kristen & Karl Manders
08-05-23-00-00-022.001 Jennings, Mark & Barbara
08-05-23-00-00-007.001 Chatham Oaks LLP
08-05-23-00-00-022.000 Catlin, Paul David & Jane Ann
08-05-23-00-02-035.000 Chatham Hills LLP
08-05-23-00-03-025.000 Klotowyk, Thomas E & Merilee S h&w
08-05-23-00-02-041.000 Chatham Hills LLP
08-05-23-00-02-032.000 Lazar, Jeffrey Mark & Cindy Altemus Lazar h&w
08-05-23-00-02-039.000 Chatham Hills LLP
08-05-23-00-02-033.000 Chatham Hills LLP
08-05-23-00-02-031.000 Chatham Hills LLP
08-05-23-00-02-030.000 G&G Custom Homes Inc
08-05-23-00-02-043.000 Chatham Hills LLP
08-05-23-00-02-037.000 Chatham Hills LLP
08-05-23-00-03-034.000 Chatham Hills LLP
08-05-23-00-02-124.000 Chatham Hills LLP
08-05-23-00-03-030.000 Chatham Hills LLP

FEMA MAP
(NOT TO SCALE)



Local Roads and Streets—Hamilton County, Indiana									
Local Roads and Streets									
Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI			
Br	Brookston city, 2 to 4 percent slopes	Very limited	Brookston (95%)	Ponding (1.00) Depth to saturated zone (1.00) First action (1.00) Low strength (0.50) Shrink-swell (0.50)	14.0	21.1%			
CrA	Crookston city, 2 to 4 percent slopes	Very limited	Crookston (95%)	Ponding (1.00) Depth to saturated zone (1.00) First action (1.00) Low strength (0.50) Shrink-swell (0.50)	19.9	29.9%			
CrB	Crookston city, 2 to 4 percent slopes	Very limited	Crookston (95%)	Ponding (1.00) Depth to saturated zone (1.00) First action (1.00) Low strength (0.50) Shrink-swell (0.50)	20.1	30.1%			
CrC	Crookston city, 2 to 4 percent slopes	Very limited	Crookston (95%)	Ponding (1.00) Depth to saturated zone (1.00) First action (1.00) Low strength (0.50) Shrink-swell (0.50)	6.7	10.1%			
Totals for Area of Interest					66.7	100.0%			

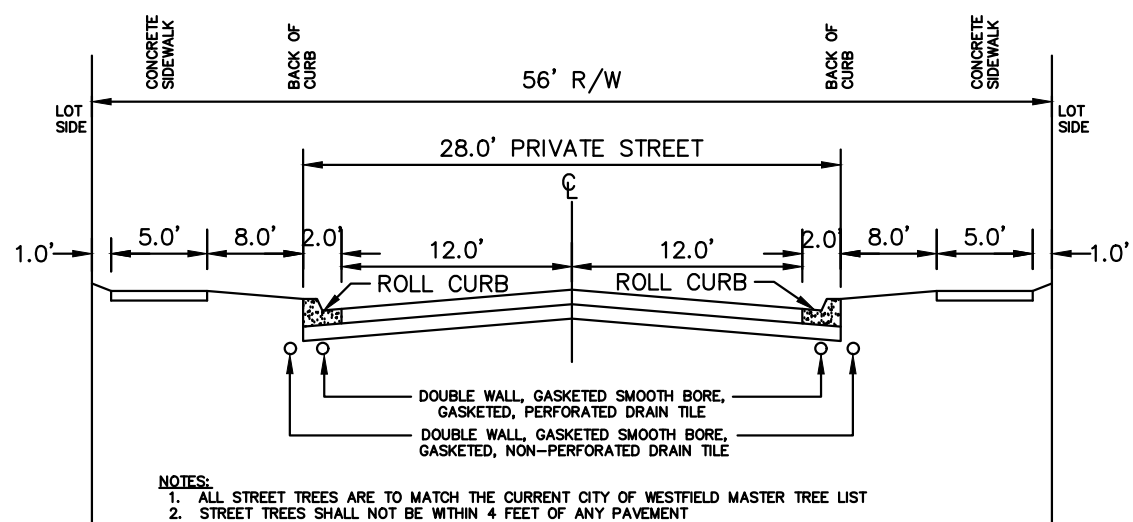
ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC. 250
EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
TEL: (317) 570-8800
CONTACT: ANDREW R. TAYLOR, P.E.

SITE DATA TABLE

TOTAL ACREAGE — 67.87 AC
OF LOTS — 60
DENSITY — 0.88 LOTS/AC
COMMON AREA/OPEN SPACE — 8.51 AC
ZONING — PUD

SURVEYOR:
HAMILTON DESIGNS, LLC.
11988 FISHERS CROSSING DR. SUITE 154
FISHERS, IN 46038
TEL: (317) 570-8800
CONTACT: TERRY WRIGHT, PS

OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD
WESTFIELD, IN 46074
TEL: (317) 836-8019
CONTACT: STEVE HENKE



LOCAL PUBLIC STREET TYPICAL SECTION
NO SCALE

BENCHMARKS

TEMPORARY BENCHMARKS
TBM #1
REBAR AND CAP SET ON 5' SOUTH OF SOUTH SIDE OF 199TH STREET 480'± EAST OF HORTON ROAD.
ELEVATION = 922.38 N.A.V.D.
TBM #2
CRIPPE MAG SPIKE FOUND ON POWER POLE # 66-744 EAST SIDE OF HORTON ROAD 980'± NORTH OF 199TH STREET.
ELEVATION = 929.76 N.A.V.D.
TBM #3
MAG SPIKE SET ON POWER POLE WEST SIDE OF HORTON ROAD 2,030'± NORTH OF 199TH STREET.
ELEVATION = 927.37 N.A.V.D.

DEVELOPMENT STANDARDS MATRIX

DISTRICT SUBAREA	MINIMUM LOT			MINIMUM SETBACKS				MAX BUILDING HEIGHT (FT.)	MAX # OF DWELLING UNITS IN SUBAREA	MINIMUM LOT PLANTINGS		
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR	BUILDING SEPARATION			SHADE TREES	ORNAMENTAL EVERGREENS	SHRUBS
C.A.	—	—	—	—	—	—	—	—	—	10'/ACRE		
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4



MAP SHEET

**CHATHAM HILLS
SECTION 6**

ORIGINAL ISSUE:
01/04/2019
KHA PROJECT NO.
170100000

SHEET NUMBER

C0.1

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250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

AS NOTED
DESIGNED BY DAM
DRAWN BY: NPK
CHECKED BY: ART



MAP SHEET

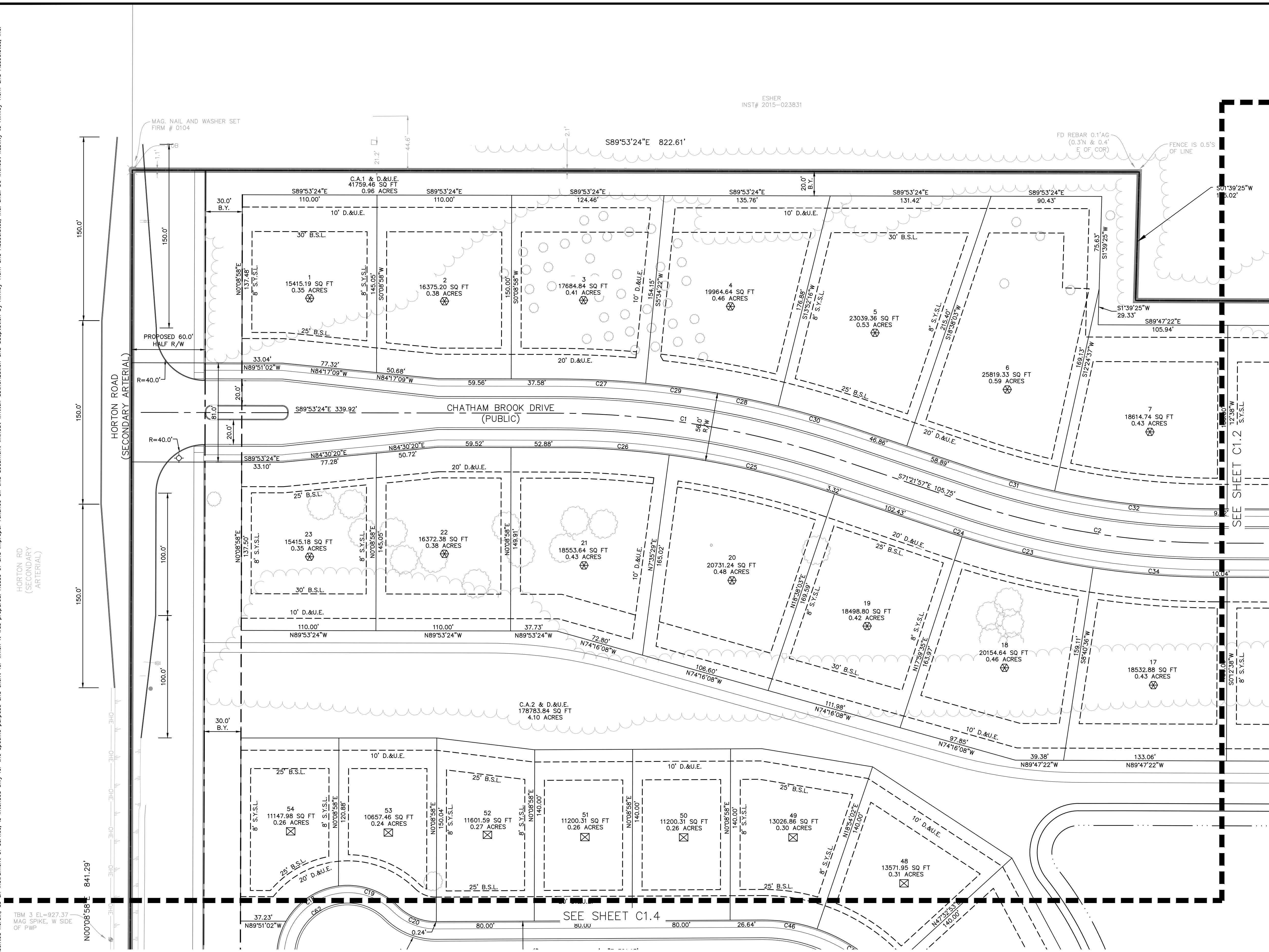
**CHATHAM HILLS
SECTION 6**

ORIGINAL ISSUE:
01/04/2019
KHA PROJECT NO.
170100000

SHEET NUMBER

C0.1

Drawing name: K:\LBS\170100000-Henke Development-Westfield, IN\2 Design\PlanSheets\C1.0-PRIMARY PLAT.dwg C1.1 PRIMARY PLAT Jan 04, 2019 11:27am by DakotaMedford
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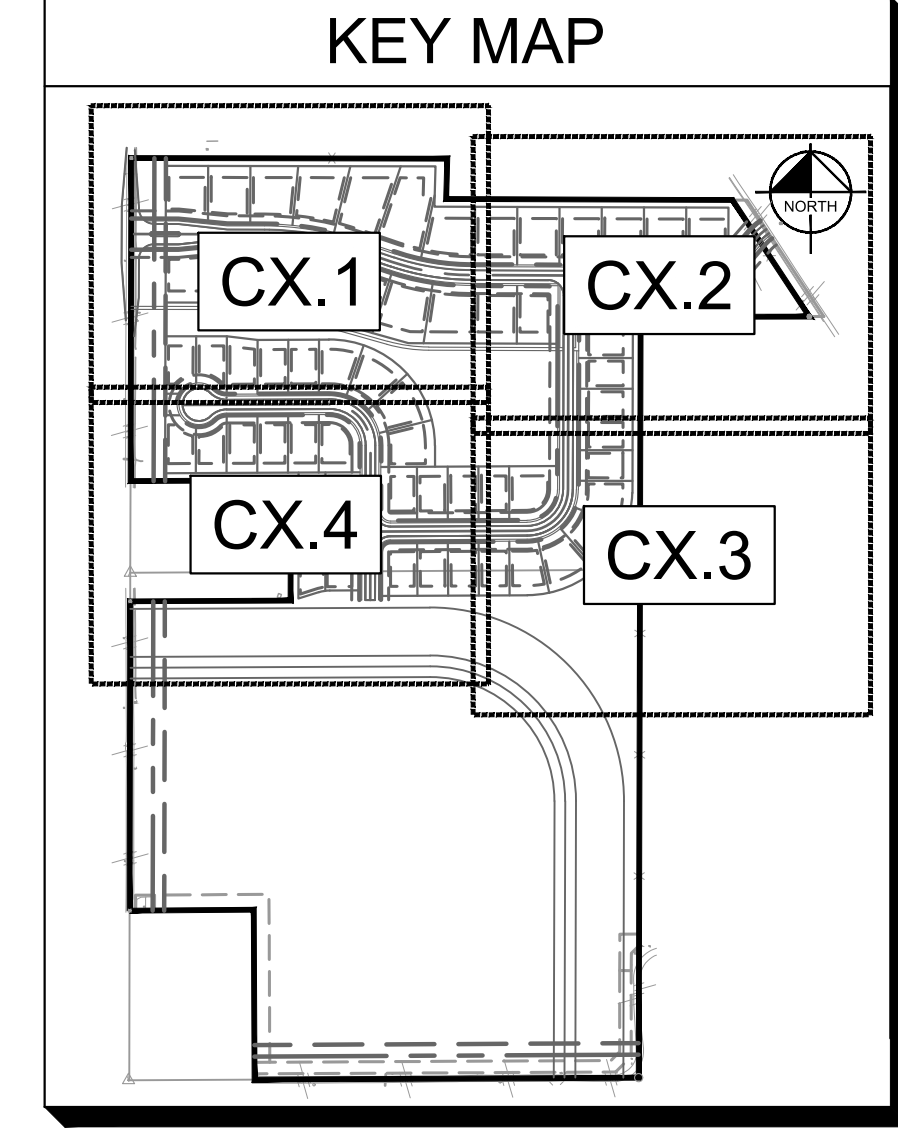


EXISTING LEGEND

●	SURVEY MONUMENT
— GAS —	EX. GAS LINE
— ELEC —	EX. OVERHEAD ELECTRIC
— COM —	EX. COMMUNICATION LINE
▨	WETLAND AREA

PROPOSED LEGEND

D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
S.Y.S.L.	SIDE YARD SETBACK LINE
C.W.	COMMON AREA
B.Y.	BUFFER YARD
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—	POND NORMAL POOL
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---	R.O.W. TO BE VACATED (PENDING INDOT AND WESTFIELD COUNCIL APPROVAL)
---	PROPOSED STORM SEWER
---	PROPOSED SANITARY SEWER
---	PROPOSED WATER MAIN
[A]	PROPOSED 8' ASPHALT PATH
[B]	PROPOSED 5' CONCRETE SIDEWALK
*	ADA RAMP
+	LIGHT POLE
+	PROPOSED STREET TREE



REFER TO C1.0 FOR CURVE TABLE

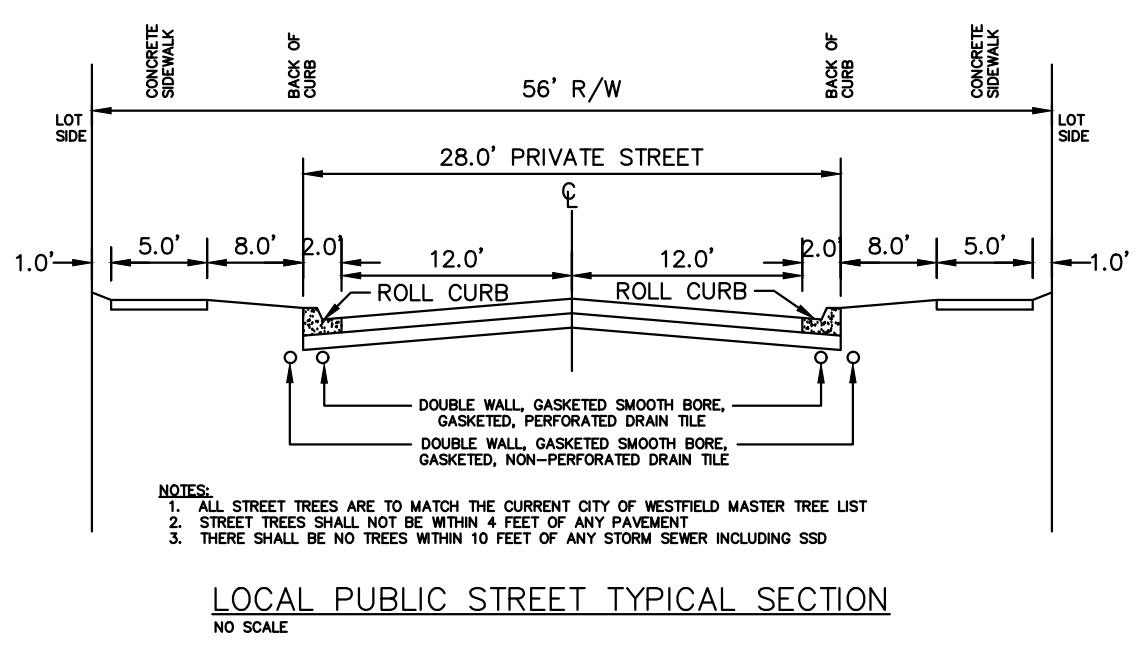
ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC. 250
EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
317-218-9560
CONTACT: ANDREW R. TAYLOR, P.E.

SURVEYOR:
HAMILTON DESIGNS, LLC.
11988 FISHERS CROSSING DR. SUITE 154
FISHERS, IN 46038
TEL: (317) 570-8800
CONTACT: TERRY WRIGHT, PS

SITE DATA TABLE

TOTAL ACREAGE — 67.87 AC
OF LOTS — 60
DENSITY — 0.88 LOTS/AC
COMMON AREA/OPEN SPACE — 8.51 AC
ZONING — PUD

OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD
WESTFIELD, IN 46074
TEL: (317) 836-8019
CONTACT: STEVE HENKE



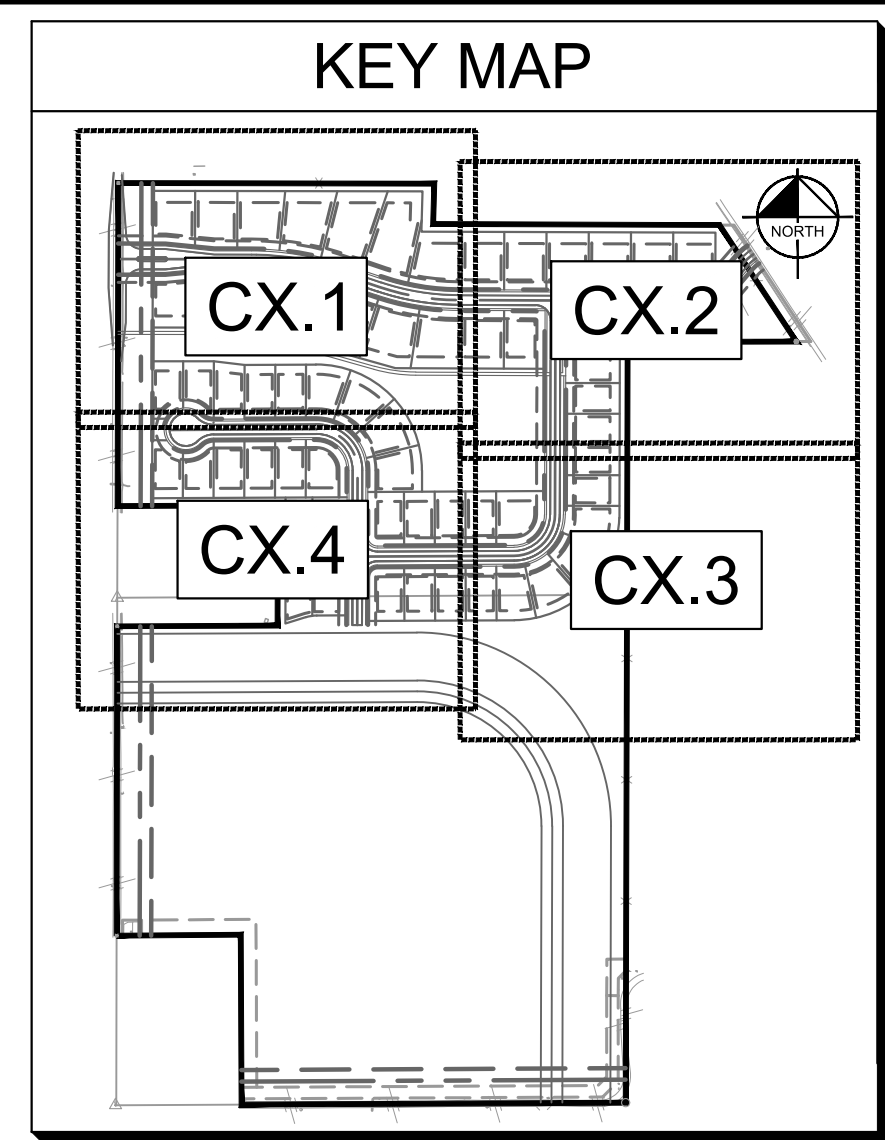
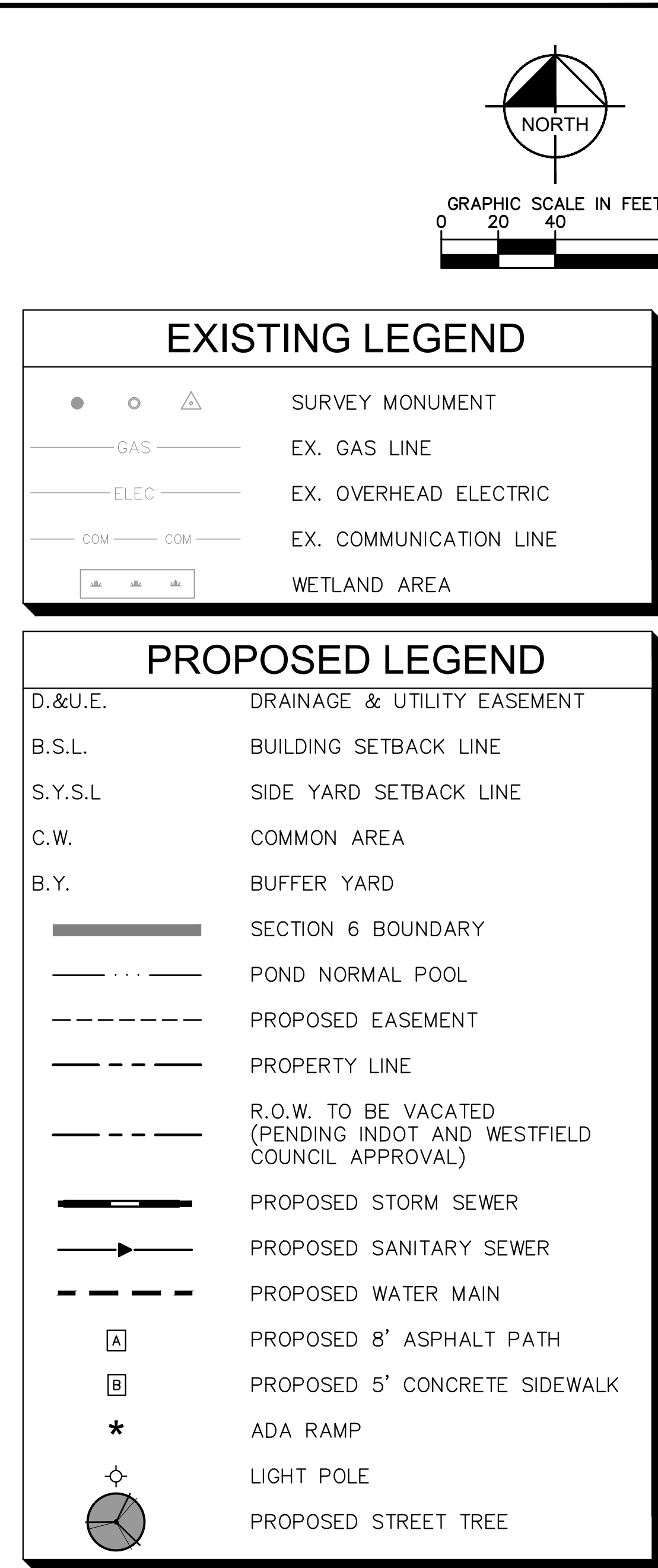
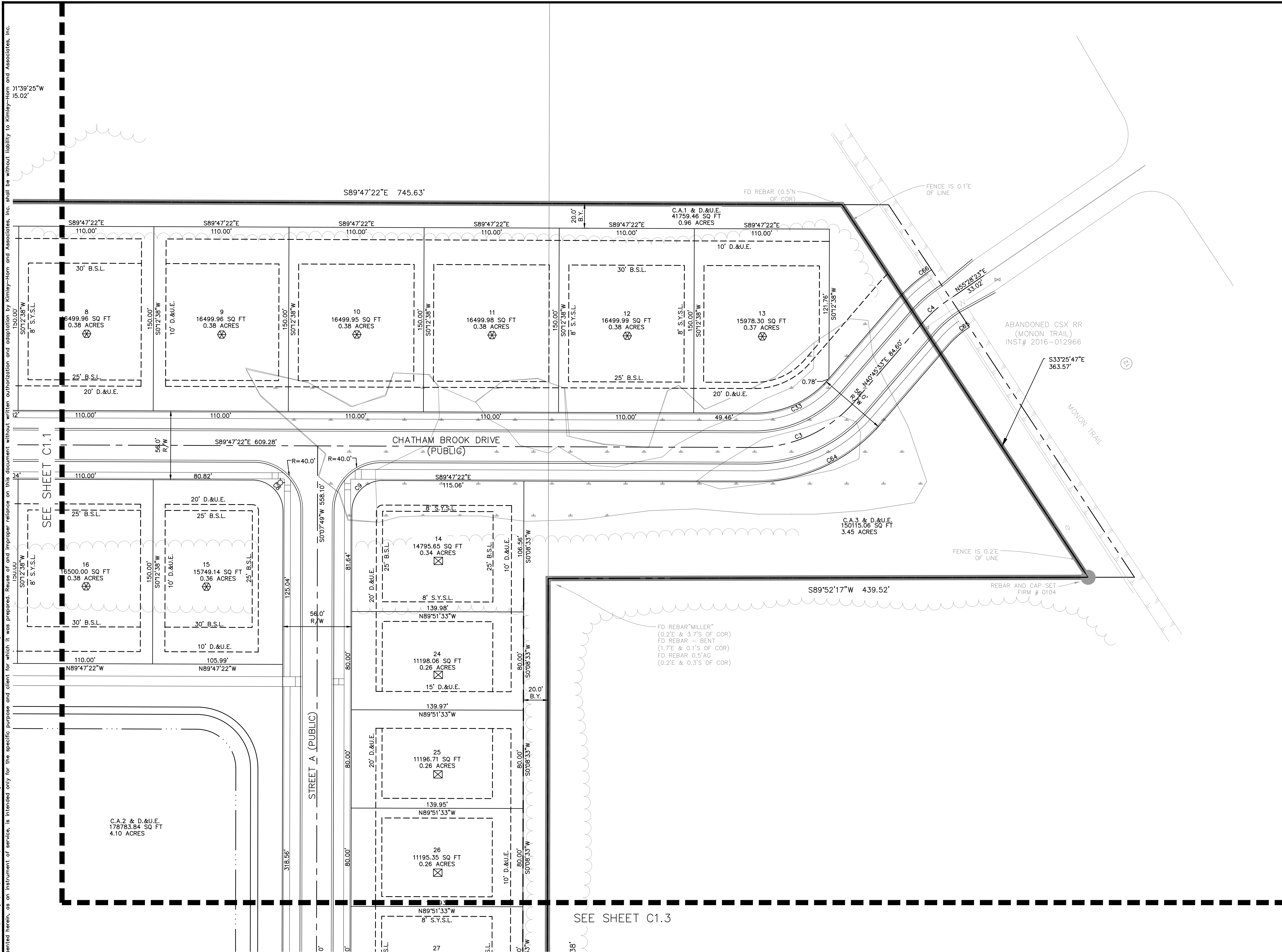
BENCHMARKS

TEMPORARY BENCHMARKS
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TM #3 MAG SPIKE SET ON POWER POLE WEST SIDE OF HORTON ROAD 2,030'± NORTH OF 199TH STREET. ELEVATION = 927.37 N.A.V.D.

DEVELOPMENT STANDARDS MATRIX

DISTRICT SUBAREA	MINIMUM LOT			MINIMUM SETBACKS				MAX BUILDING HEIGHT (FT.)	MAX # OF DWELLING UNITS IN SUBAREA	MINIMUM LOT PLANTINGS		
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR	BUILDING SEPARATION			SHADE TREES	ORNAMENTAL EVERGREENS	SHRUBS
C.A.	—	—	—	—	—	—	—	—	—	10'/ACRE	—	—
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

KIMLEY-HORN & ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580 INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM	AS NOTED	DESIGNED BY DAM	DRAWN BY: NPK	CHECKED BY: ART	REVISIONS	DATE	BY
	APPROVAL/STAMP						
	CHATHAM HILLS PRIMARY PLAT SECTION 6						
	ORIGINAL ISSUE: 01/04/2019 KHA PROJECT NO. 170100000 SHEET NUMBER C1.1						



REFER TO C1.0 FOR CURVE TABLE

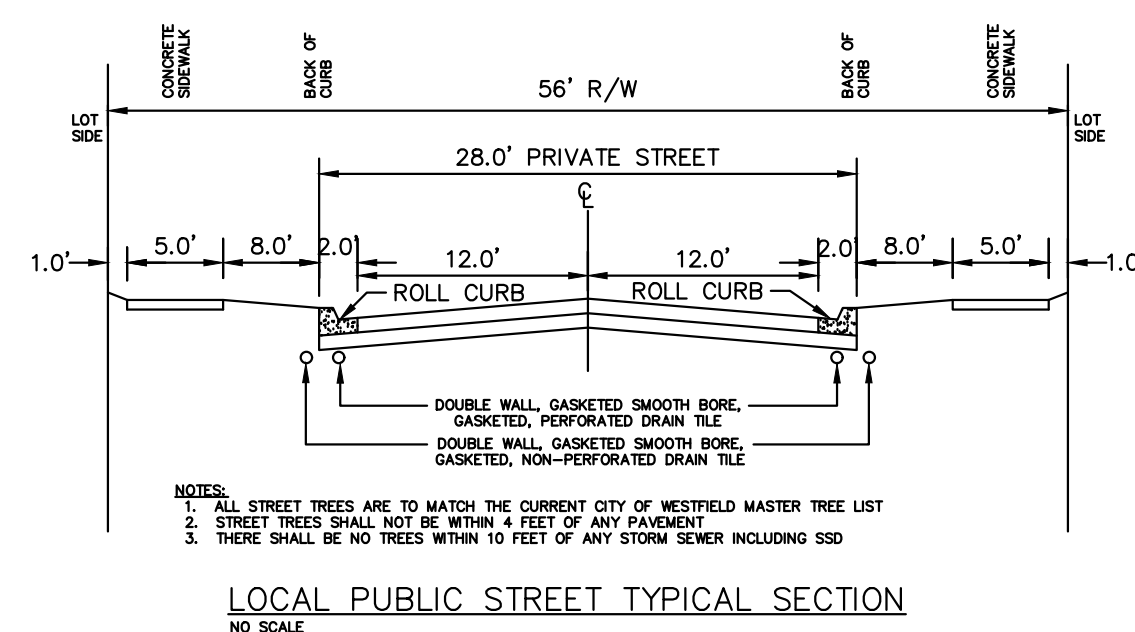
ENGINEER:
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BENCHMARKS

TEMPORARY BENCHMARKS

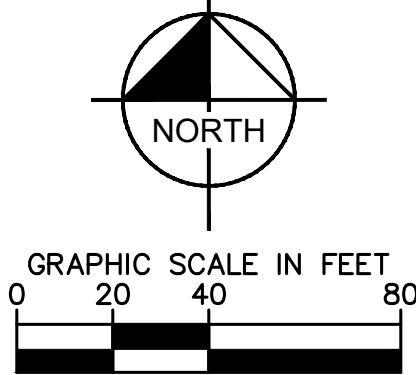
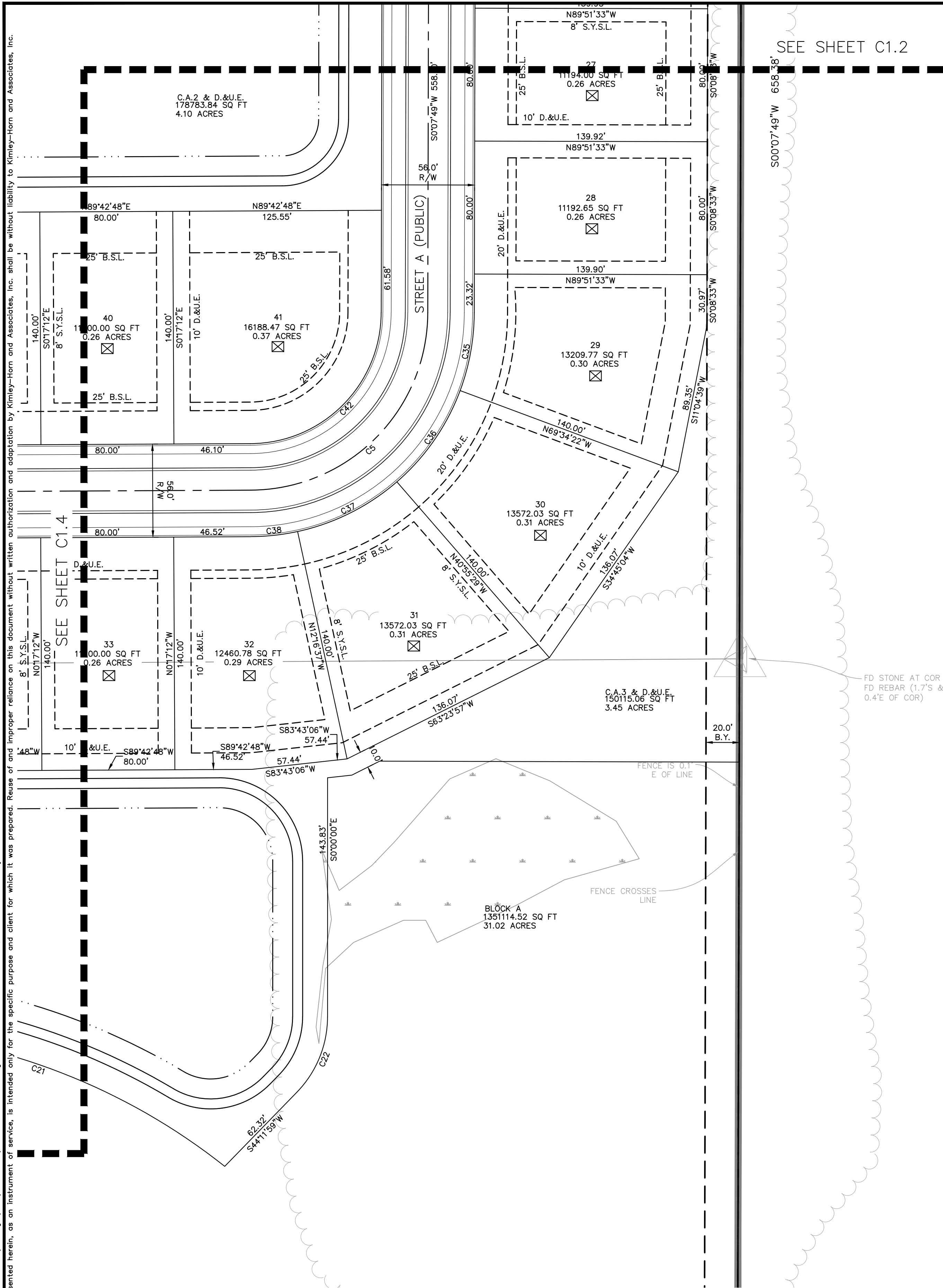
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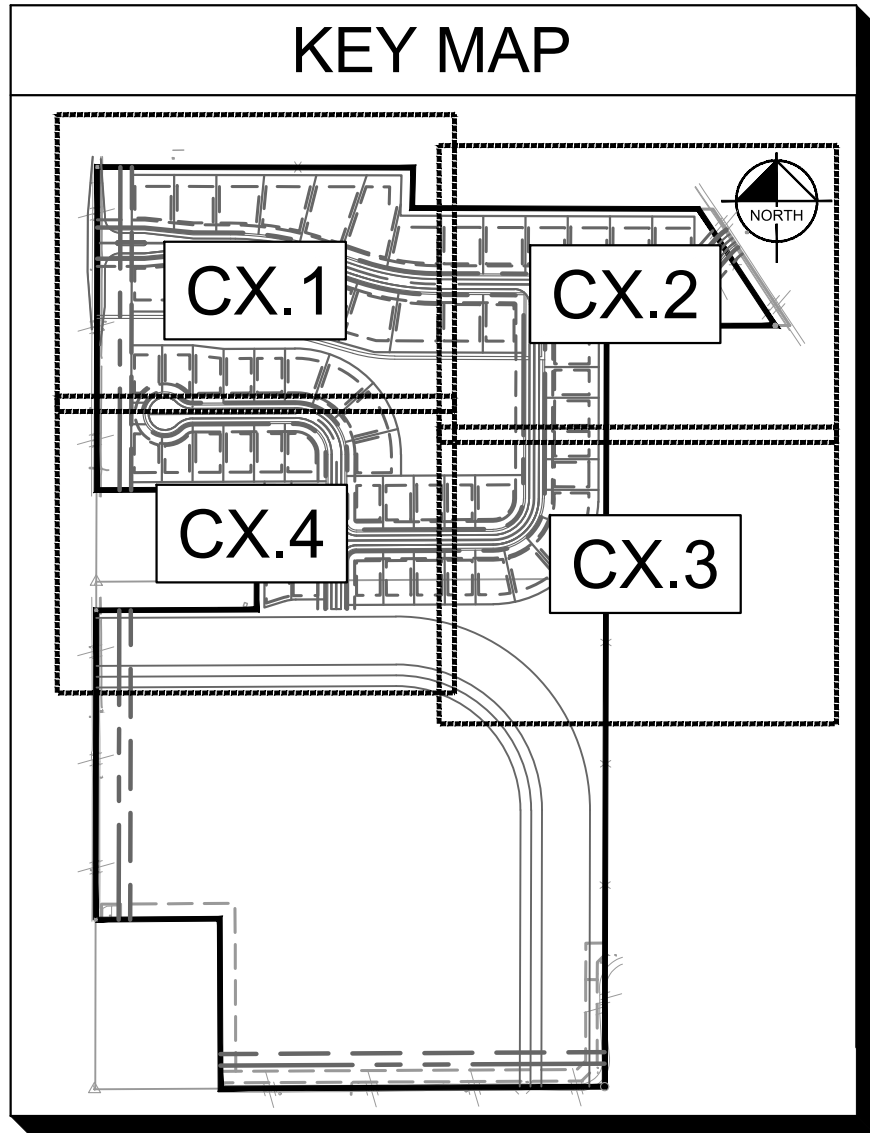
DEVELOPMENT STANDARDS MATRIX												
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	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR	BUILDING SEPARATION			SHADE TREES	ORNAMEN TAL EVERGREENS	SHRUBS
C.A.	-	-	-	-	-	-	-	-	-	10/ACRE		
⊙ 1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
⊗ 1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
● 1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
● 1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
⊗ 1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
□ 1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
○ 1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4

Drawing name: K:\KHS\LEBA\170100000-Henke Development-Westfield\IN\2 Design\PlanSheets\C1.0-PRIMARY PLAT.dwg C1.3 PRIMARY PLAT Jan 04, 2019 11:27am by DakotaMedland
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EXISTING LEGEND	
	SURVEY MONUMENT
	EX. GAS LINE
	EX. OVERHEAD ELECTRIC
	EX. COMMUNICATION LINE
	WETLAND AREA

PROPOSED LEGEND	
D.&U.E.	DRAINAGE & UTILITY EASEMENT
B.S.L.	BUILDING SETBACK LINE
S.Y.S.L.	SIDE YARD SETBACK LINE
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	PROPOSED STREET TREE



REFER TO C1.0 FOR CURVE TABLE

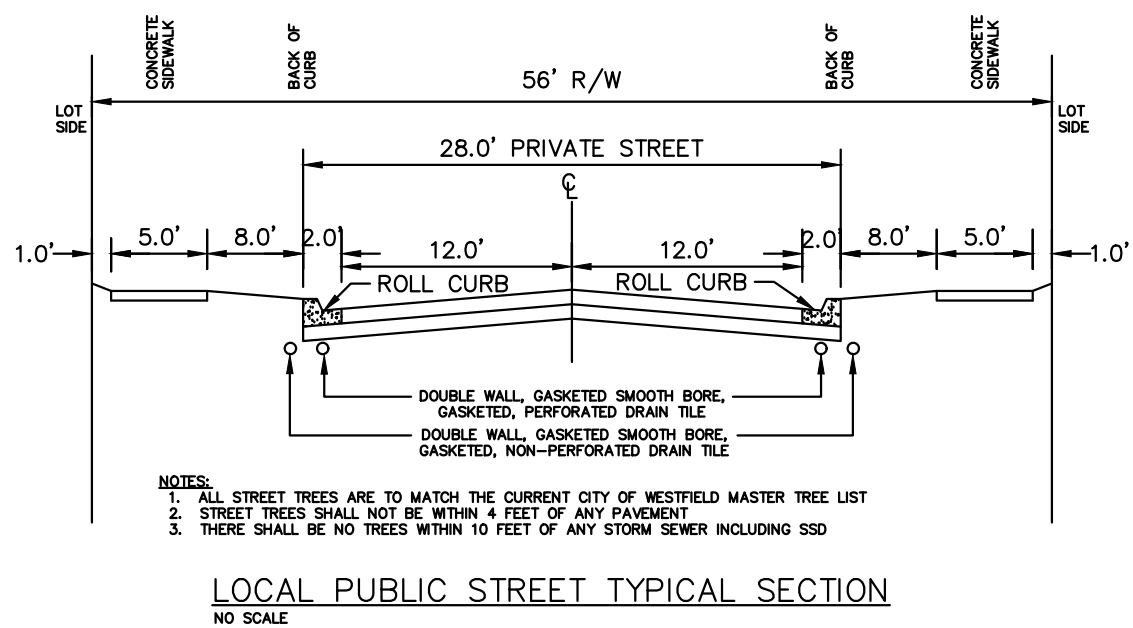
ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC. 250
EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
TEL: (317) 570-8800
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SITE DATA TABLE

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INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED

DESIGNED BY: DAM

DRAWN BY: NPK

CHECKED BY: ART

ANDREW R. TAYLOR, P.E.

REGISTERED PROFESSIONAL ENGINEER

STATE OF INDIANA

Chatham Hills

WESTFIELD

PRIMARY PLAT

CHATHAM HILLS SECTION 6

ORIGINAL ISSUE: 01/04/2019

KHA PROJECT NO. 170100000

SHEET NUMBER

C1.3

Drawing name: K:\KHS\LEBA\170100000_Henke Development_Westfield\JAN\2 Design\PlanSheets\C2.0 OVERALL DEVELOPMENT PLAN.dwg C2.0 OVERALL DEVELOPMENT PLAN Jan 04, 2019 11:27am by DakotaMedend

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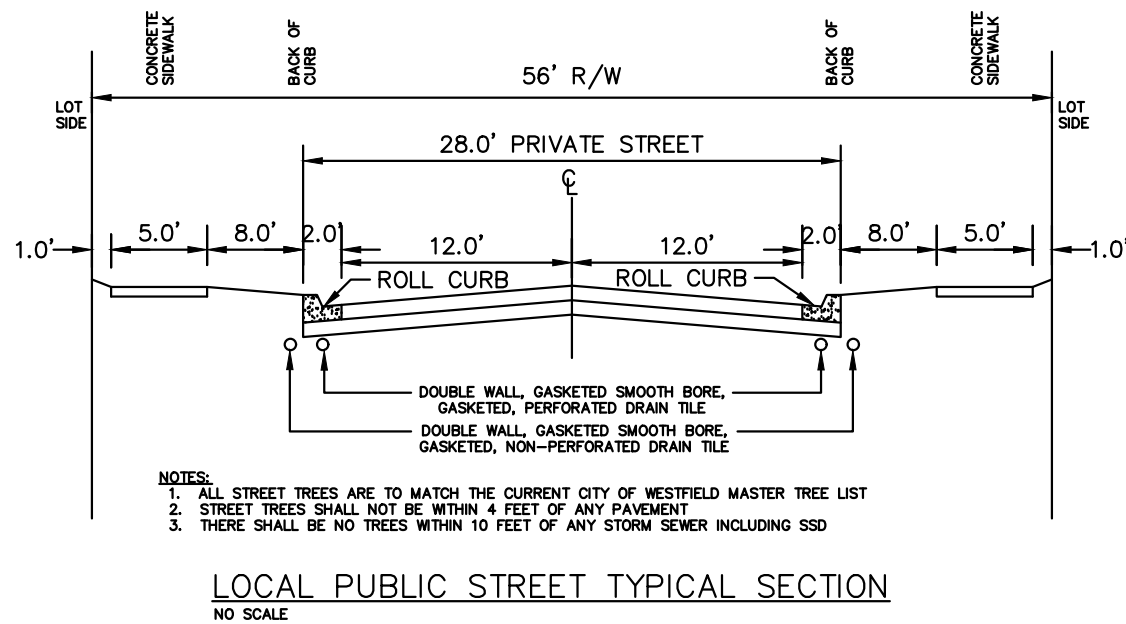
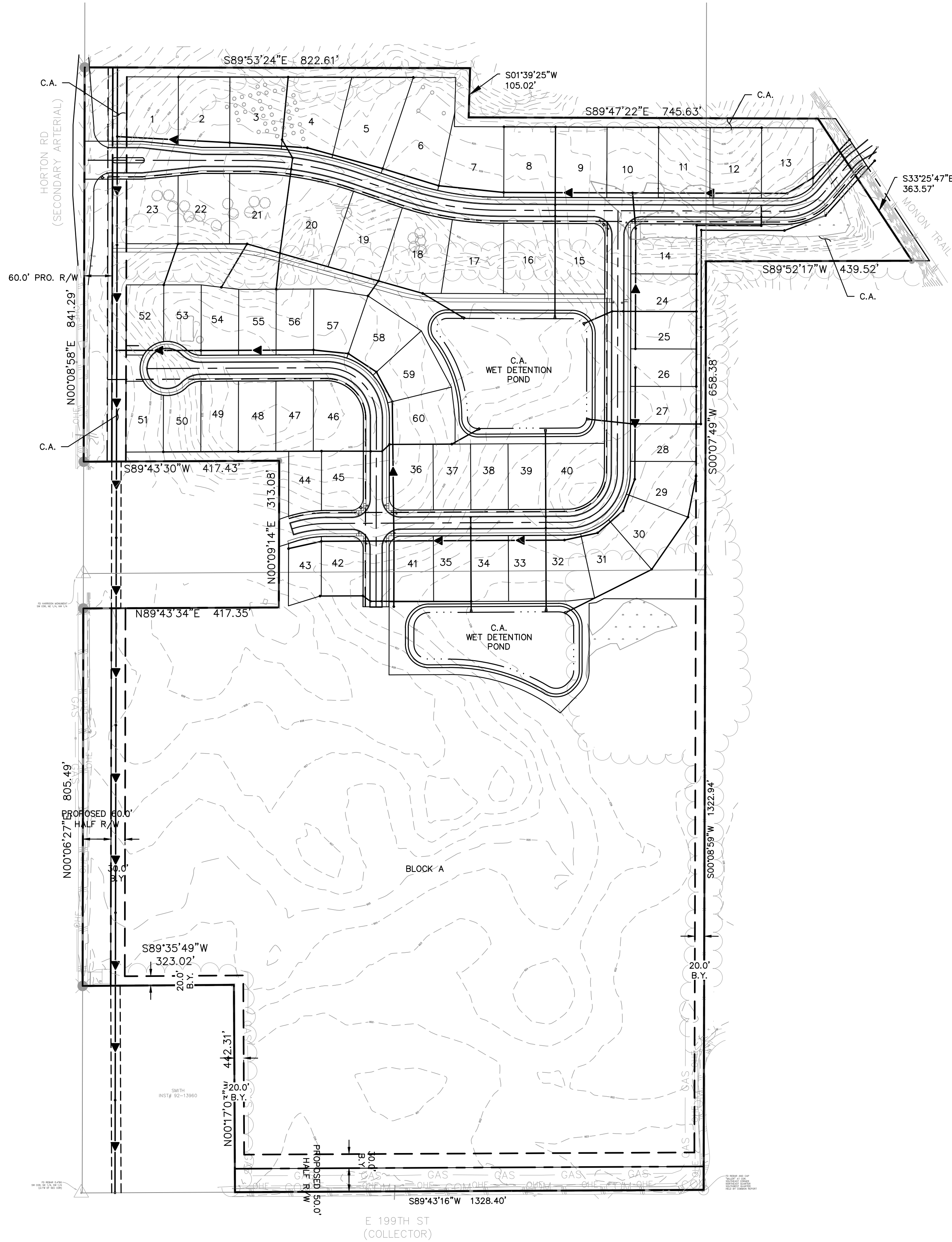
ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC. 250
EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
TEL: (317) 570-8800
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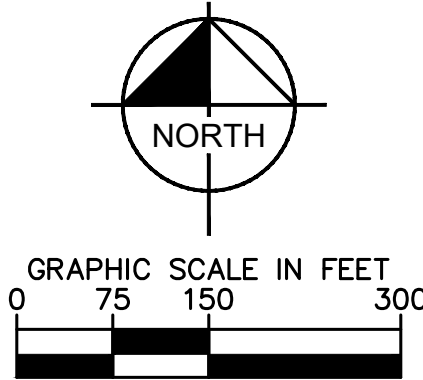
SITE DATA TABLE

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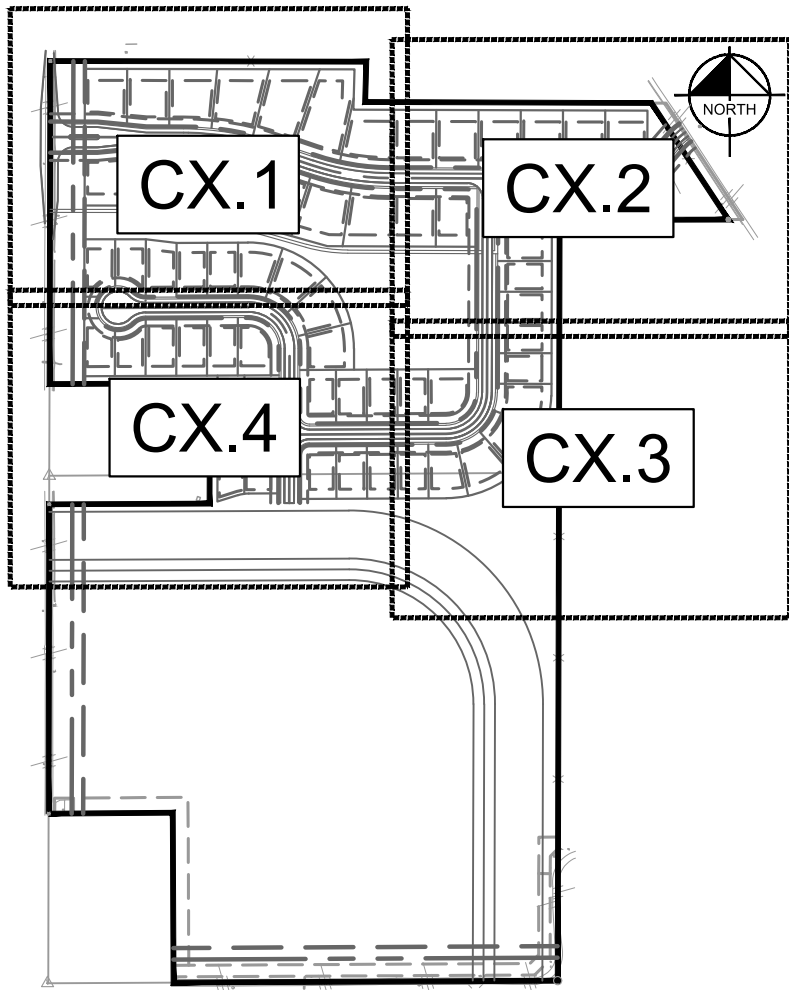
EXISTING LEGEND

- ○ △ SURVEY MONUMENT
- GAS — EX. GAS LINE
- ELEC — EX. OVERHEAD ELECTRIC
- COM — COM — EX. COMMUNICATION LINE
- WETLAND AREA

PROPOSED LEGEND

- D.&U.E. DRAINAGE & UTILITY EASEMENT
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KEY MAP

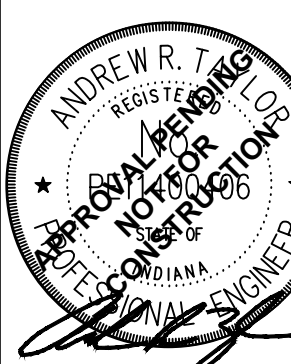


DEVELOPMENT STANDARDS MATRIX

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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: DAM
DRAWN BY: NPK
CHECKED BY: ART



Chatham Hills
WESTFIELD

OVERALL
DEVELOPMENT
PLAN

CHATHAM HILLS
SECTION 6

ORIGINAL ISSUE:
01/04/2019
KHA PROJECT NO.
170100000

SHEET NUMBER

C2.0

Drawing name: K:\LBS\DEV\170100000-Henke Development-Westfield, IN\2-Design\PlanSheets\C2.0-DEVELOPMENT PLAN.dwg C2.1 DEVELOPMENT PLAN Jan 04, 2019 11:27am by: DakotaMedard
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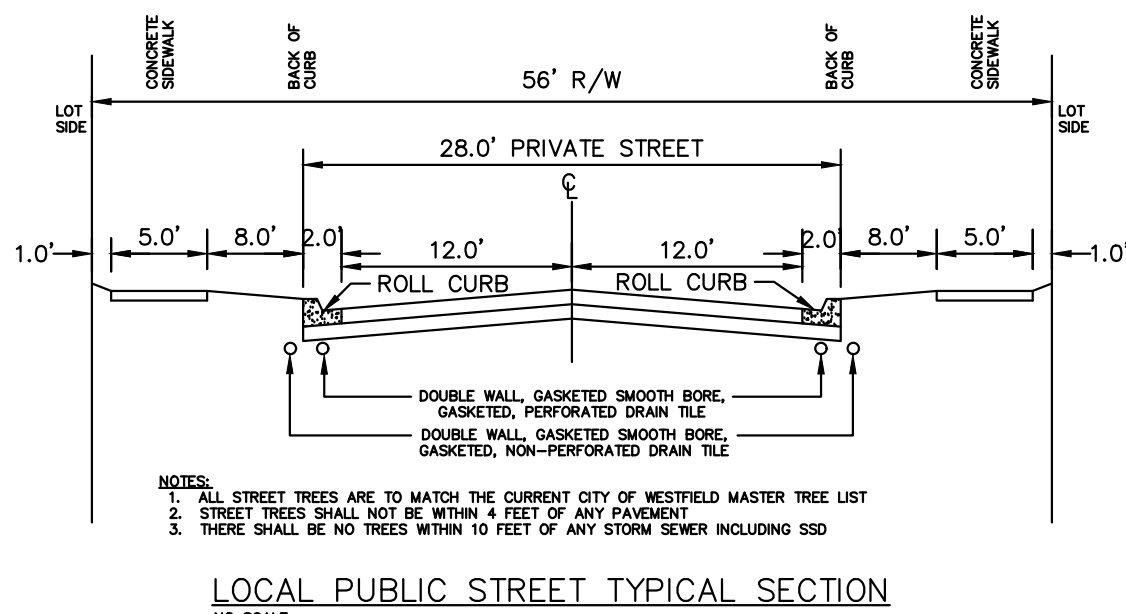
ENGINEER:
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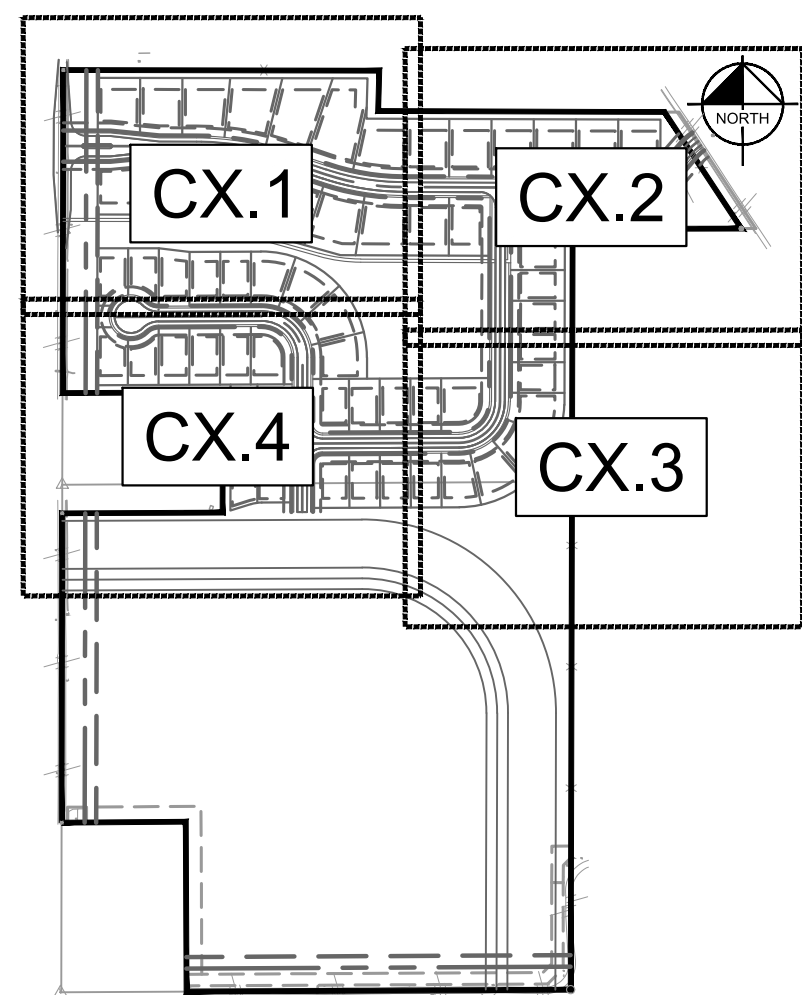
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KEY MAP



DEVELOPMENT
PLAN

CHATHAM HILLS
SECTION 6

ORIGINAL ISSUE:
01/04/2019
KHA PROJECT NO.
170100000

SHEET NUMBER

C2.1

AS NOTED
DESIGNED BY: DAM
DRAWN BY: NPK
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ANDREW R. TAYLOR, P.E.
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STATE OF INDIANA
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SHEET NUMBER

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Drawing name: K:\CHS\DEV\170100000_Henke Development_Westfield\IN\2 Design\PlanSheets\C2.2 DEVELOPMENT PLAN.dwg C2.2 DEVELOPMENT PLAN Jan 04, 2019 11:27am by: DakotaMedard
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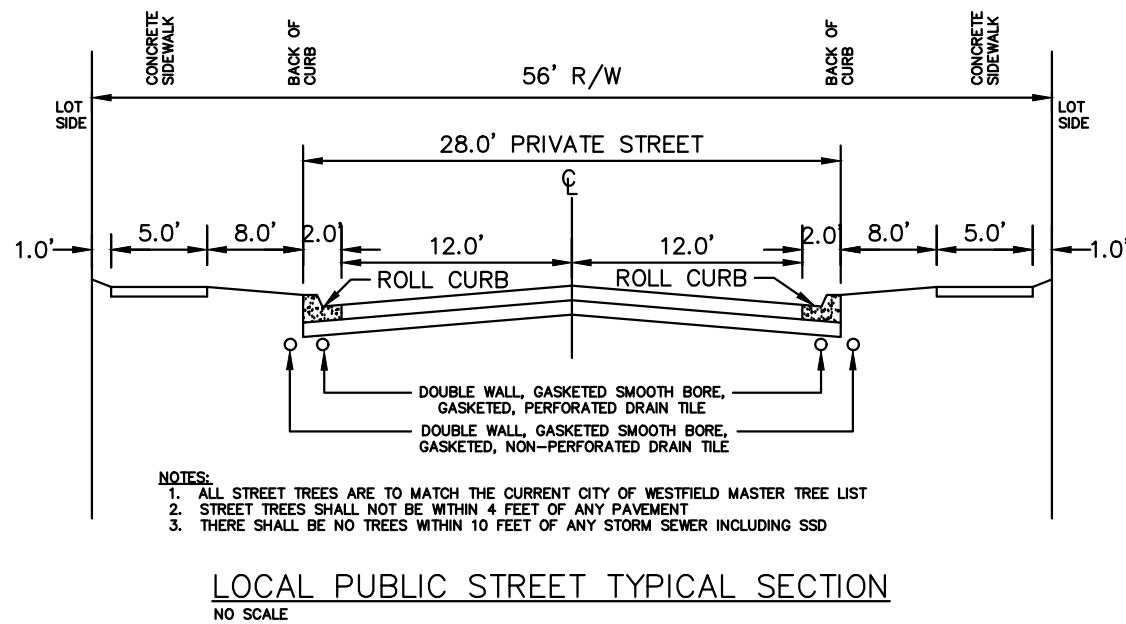
ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC. 250
EAST 96TH STREET, SUITE 580
INDIANAPOLIS, IN 46240
TEL: (317) 570-8800
CONTACT: ANDREW R. TAYLOR, P.E.

SITE DATA TABLE

TOTAL ACREAGE - 67.87 AC
OF LOTS - 60
DENSITY - 0.88 LOTS/AC
COMMON AREA/OPEN SPACE - 8.51 AC
ZONING - PUD

SURVEYOR:
HAMILTON DESIGNS, LLC.
11988 FISHERS CROSSING DR. SUITE 154
FISHERS, IN 46038
TEL: (317) 570-8800
CONTACT: TERRY WRIGHT, PS

OWNER/SUBDIVIDER:
CHATHAM HILLS, LLP
20298 TOMLINSON ROAD
WESTFIELD, IN 46074
TEL: (317) 836-8019
CONTACT: STEVE HENKE



BENCHMARKS

TEMPORARY BENCHMARKS

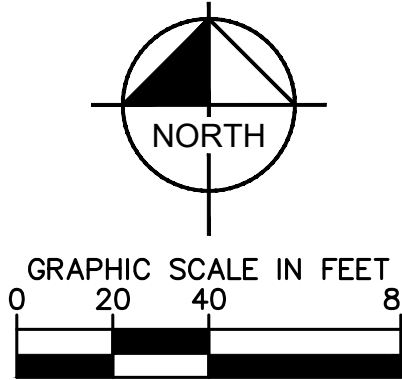
TEM #1
REBAR AND CAP SET ON 5' SOUTH OF SOUTH SIDE OF 199TH STREET 480'± EAST OF HORTON ROAD.
ELEVATION = 922.38 N.A.V.D.

TEM #2
CRIPPE MAG SPIKE FOUND ON POWER POLE # 66-744 EAST SIDE OF HORTON ROAD 980'± NORTH OF 199TH STREET.
ELEVATION = 929.76 N.A.V.D.

TEM #3
MAG SPIKE SET ON POWER POLE WEST SIDE OF HORTON ROAD 2,030'± NORTH OF 199TH STREET.
ELEVATION = 927.37 N.A.V.D.

DEVELOPMENT STANDARDS MATRIX

DISTRICT SUBAREA	MINIMUM LOT			MINIMUM SETBACKS				MAX BUILDING HEIGHT (FT.)	MAX # OF DWELLING UNITS IN SUBAREA	MINIMUM LOT PLANTINGS		
	WIDTH	LOT FRONTAGE	AREA (SF)	FRONT	SIDE	REAR	BUILDING SEPARATION			SHADE TREES	ORNAMENTAL EVERGREENS	SHRUBS
C.A.	-	-	-	-	-	-	-	-	-	10'/ACRE		
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4



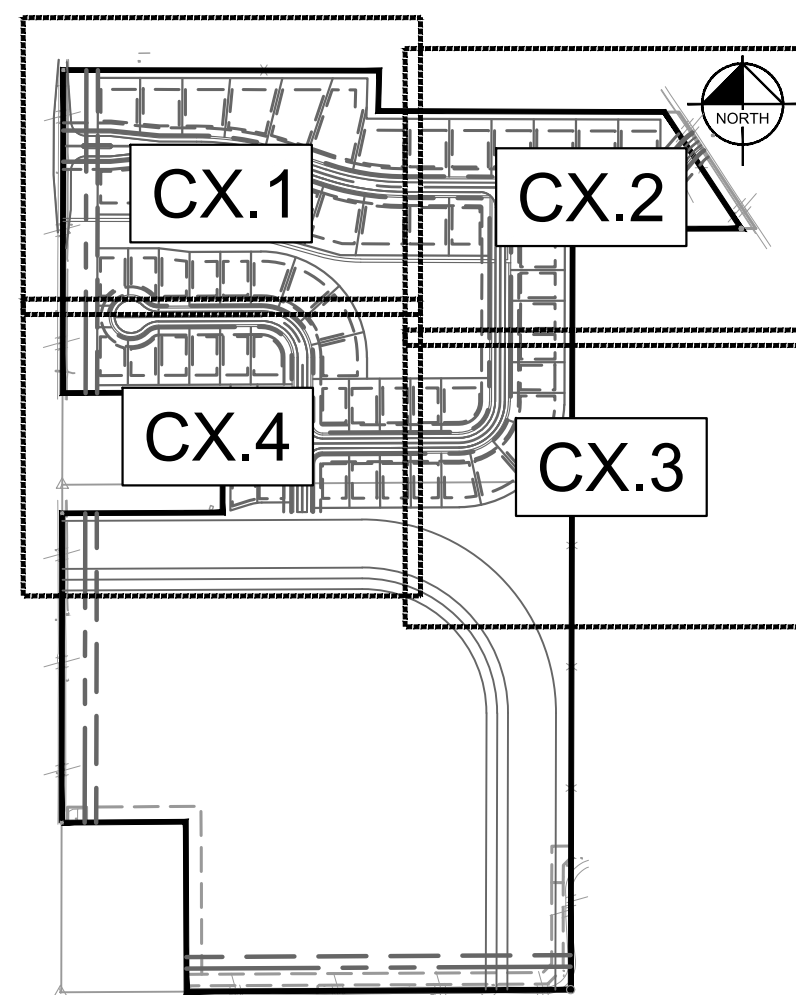
EXISTING LEGEND

- ○ △ SURVEY MONUMENT
- GAS — EX. GAS LINE
- ELEC — EX. OVERHEAD ELECTRIC
- COM — COM — EX. COMMUNICATION LINE
- WETLAND AREA

PROPOSED LEGEND

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- PROPOSED 5' CONCRETE SIDEWALK
- ADA RAMP
- LIGHT POLE
- PROPOSED STREET TREE

KEY MAP



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250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
WWW.KIMLEY-HORN.COM

AS NOTED
DESIGNED BY DAM
DRAWN BY: NPK
CHECKED BY: ART

ANDREW R. TAYLOR
REGISTERED PROFESSIONAL ENGINEER
INDIANA
NO. 170100000

Chatham Hills
WESTFIELD

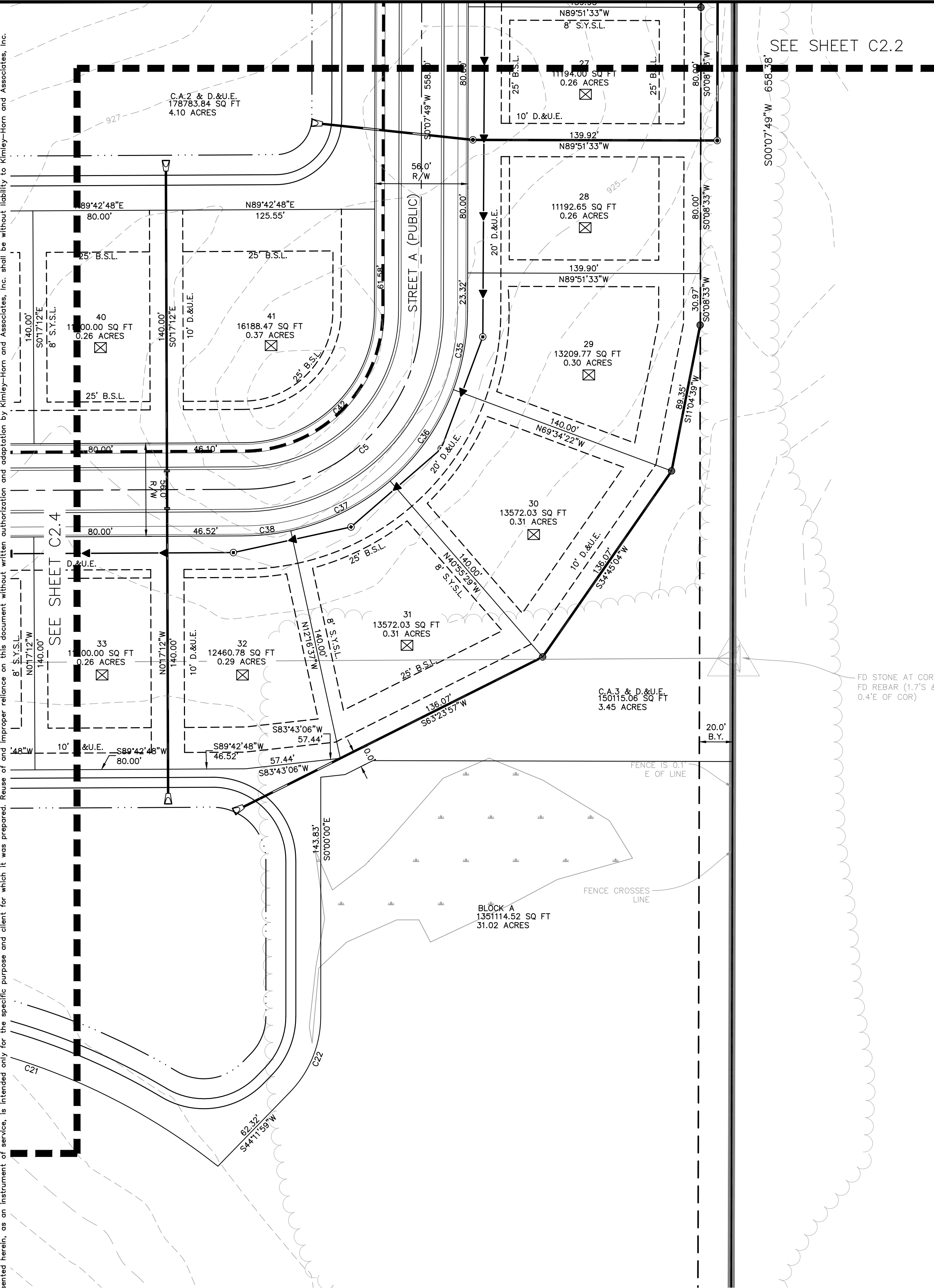
DEVELOPMENT
PLAN

CHATHAM HILLS
SECTION 6

ORIGINAL ISSUE:
01/04/2019
KHA PROJECT NO.
170100000
SHEET NUMBER
C2.2

REVISIONS
DATE
BY
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Drawing name: K:\KHS_LBEX\170100000_Henke Development_Westfield_IN\2 Design\PlanSheets\C2.0 DEVELOPMENT PLAN.dwg C2.3 DEVELOPMENT PLAN Jan 04, 2019 11:27am by: DakotaMedard



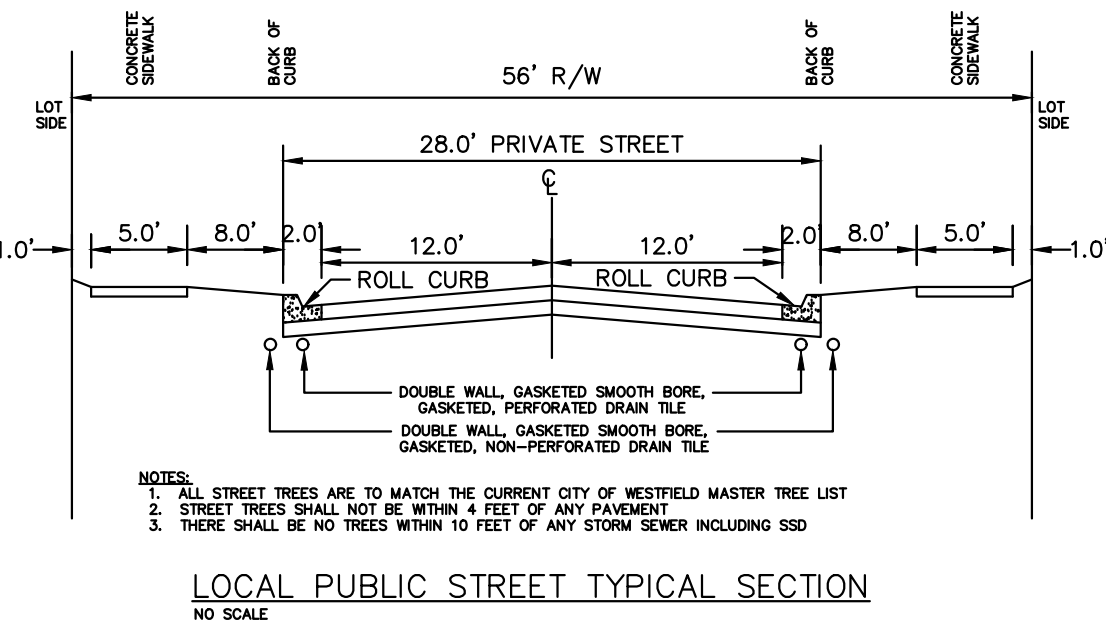
ENGINEER:
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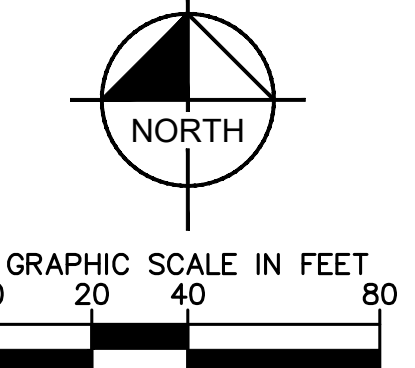
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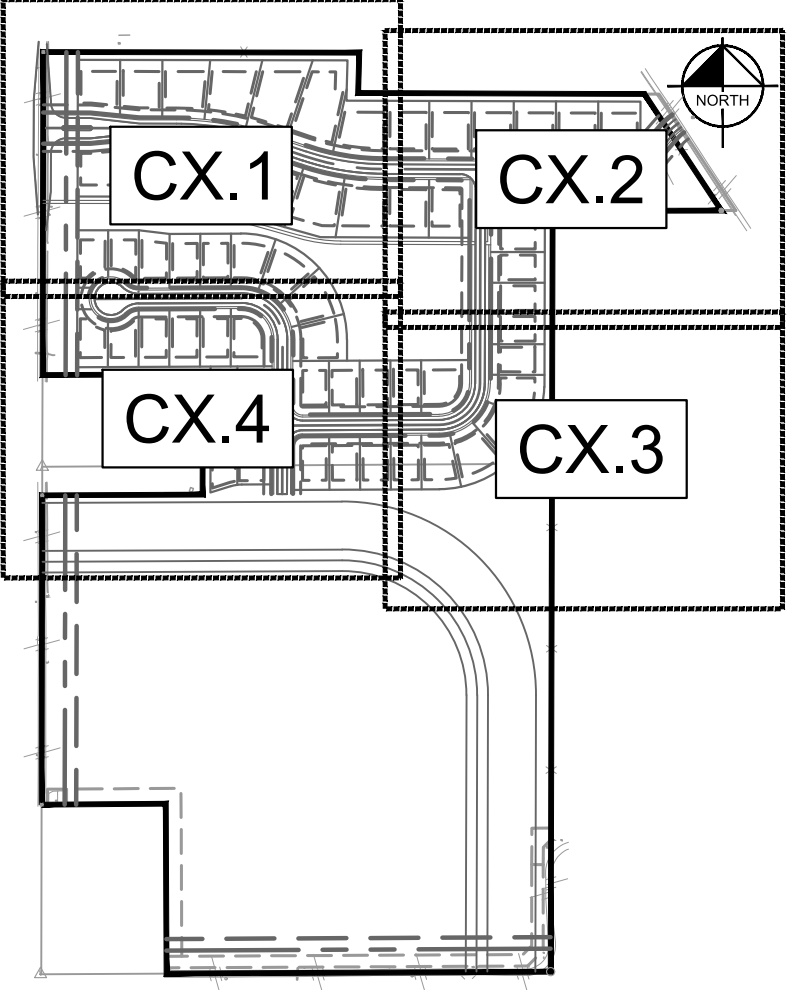
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KEY MAP



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DISTRICT SUBAREA	MINIMUM LOT				MINIMUM SETBACKS				MAX BUILDING HEIGHT (FT.)	MAX # OF DWELLING UNITS IN SUBAREA	MINIMUM LOT PLANTINGS		
	WIDTH	LOT FRONTAGE	AREA (SF)		FRONT	SIDE	REAR	BUILDING SEPARATION			SHADE TREES	ORNAMENTAL EVERGREENS	SHRUBS
C.A.	—	—	—	—	—	—	—	—	—	—	10/ACRE		
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4	
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4	
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4	
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4	
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4	
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4	
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4	

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INDIANAPOLIS, IN 46240
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SCALE: AS NOTED

DESIGNED BY: DAM

DRAWN BY: NPK

CHECKED BY: ART

ANDREW R. TAYLOR, P.E.

REGISTERED PROFESSIONAL ENGINEER

INDIANAPOLIS, IN

Chatham Hills

WESTFIELD

DEVELOPMENT PLAN

CHATHAM HILLS SECTION 6

ORIGINAL ISSUE: 01/04/2019

KHA PROJECT NO. 170100000

SHEET NUMBER

C2.3

Drawing name: K:\HS_LB\170100000_Henke Development_Westfield_JAN2 Design\CAD\PlanSheets\C2.0 DEVELOPMENT PLAN.dwg C2.4 DEVELOPMENT PLAN Jun 04, 2019 11:27am by: DakotaMedford
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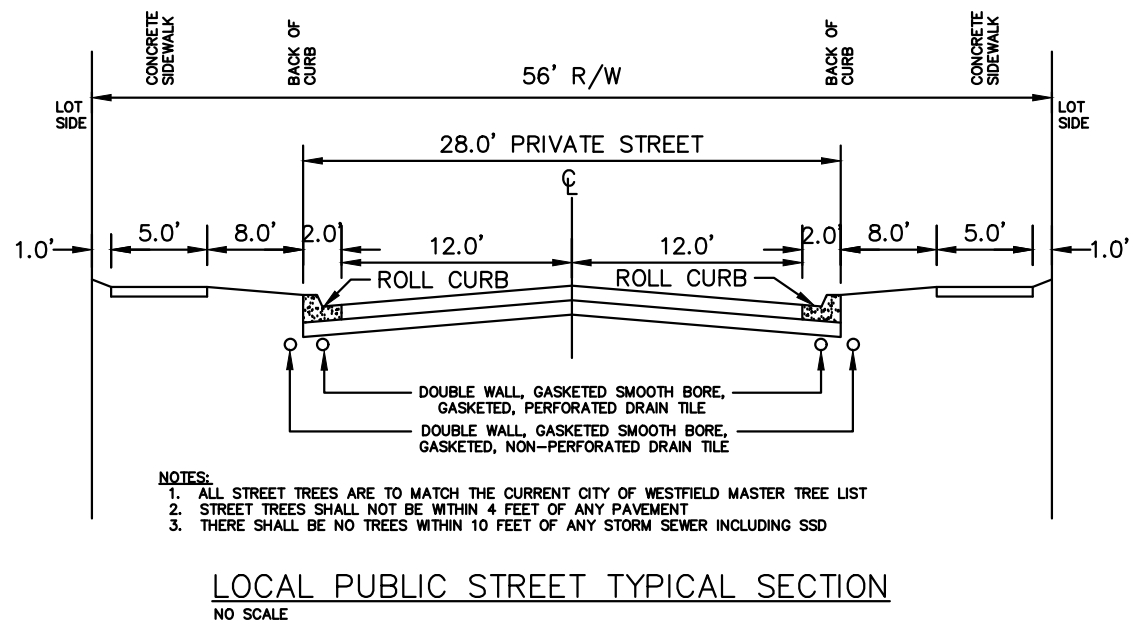
ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC. 250
EAST 96TH STREET, SUITE 580
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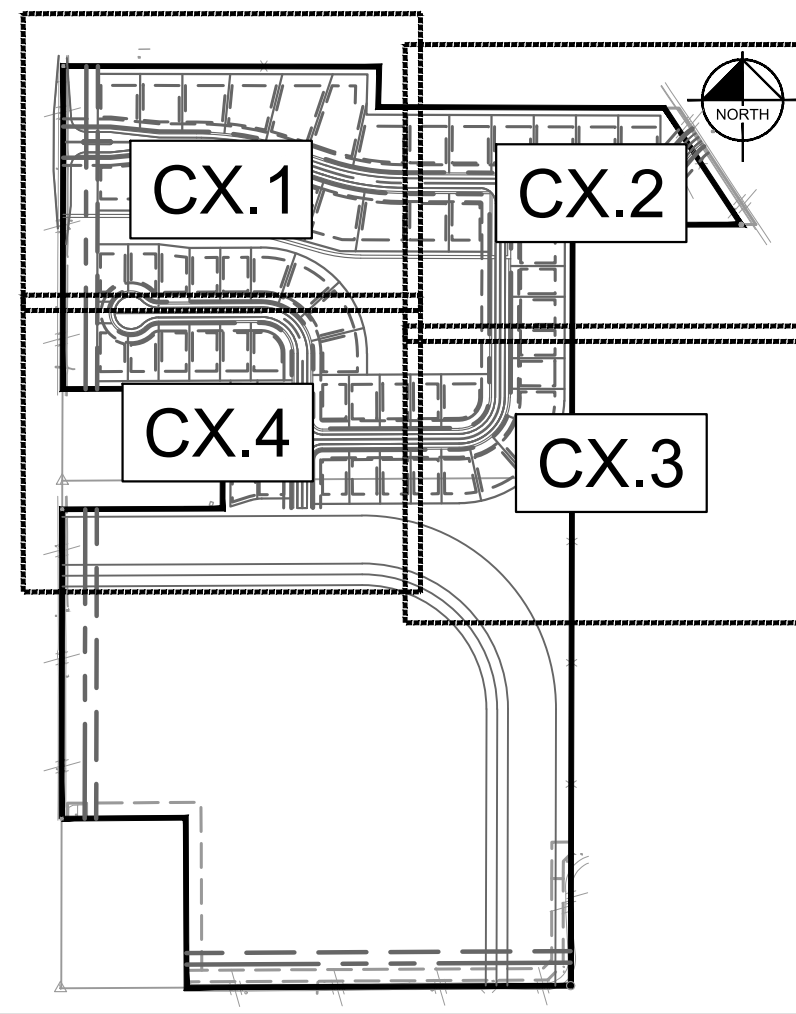
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KEY MAP

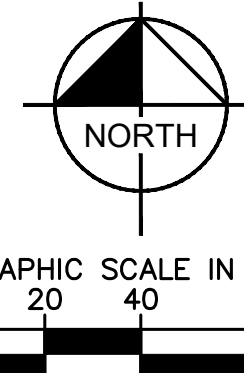


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CHATHAM HILLS SECTION 6		DEVELOPMENT PLAN		 <i>Chatham Hills</i> WESTFIELD				 Kimley»Horn © 2019 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM	
ORIGINAL ISSUE: 01/04/2019		KHA PROJECT NO. 170100000		SHEET NUMBER		SCALE: AS NOTED		DESIGNED BY: DAM	
C2.4						DRAWN BY: NPK		CHECKED BY: ART	
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								REVISIONS	
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								BY	

Drawing name: K:\CHS_LB\170100000_Henke Development_Westfield_JAN2 Design\CHS_OVERALL LANDSCAPE PLAN.dwg C:\O OVERALL LANDSCAPE PLAN Jan 04, 2019 11:27am By: Dakota Medard
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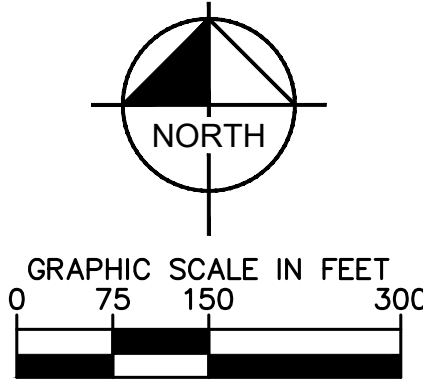
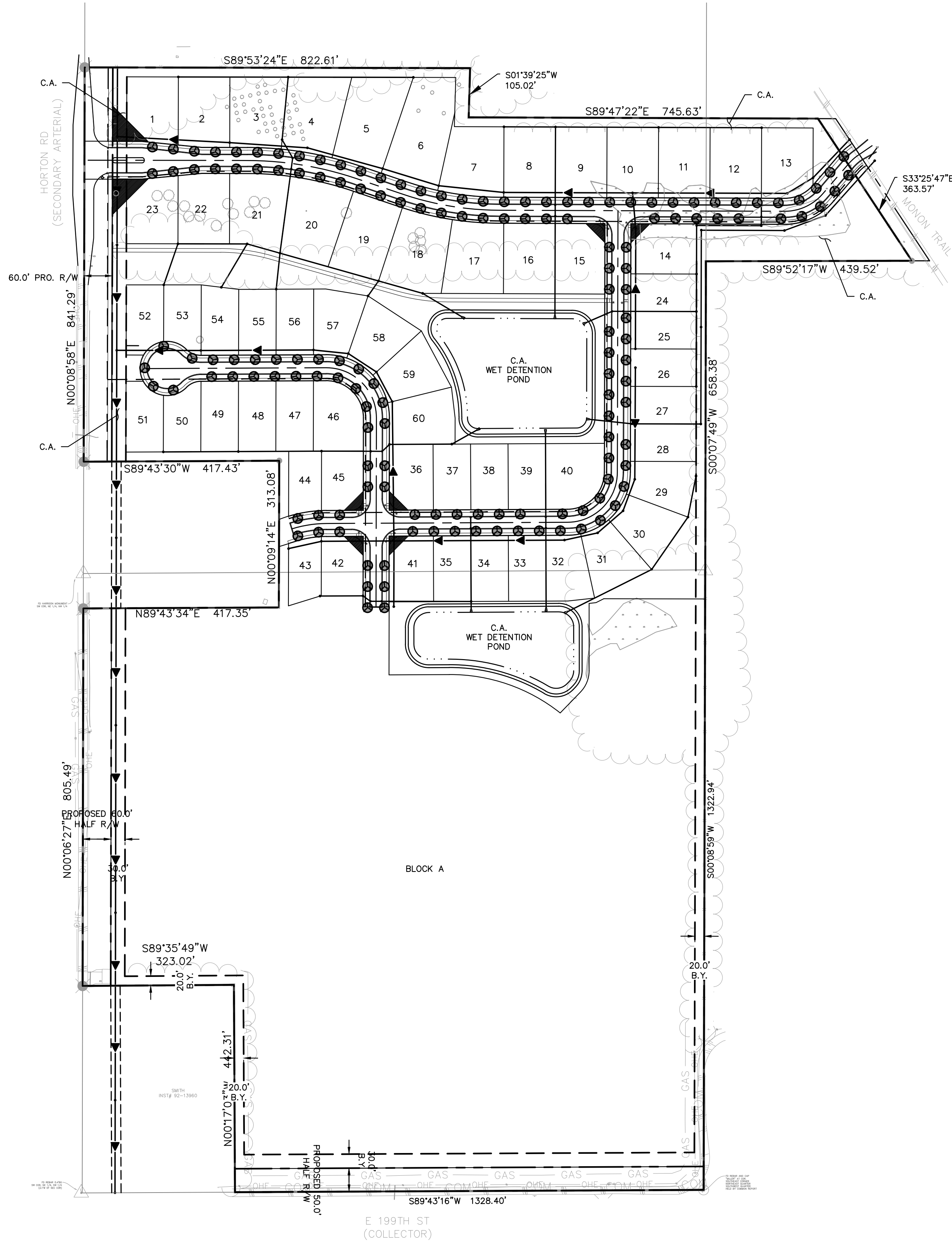
ENGINEER:
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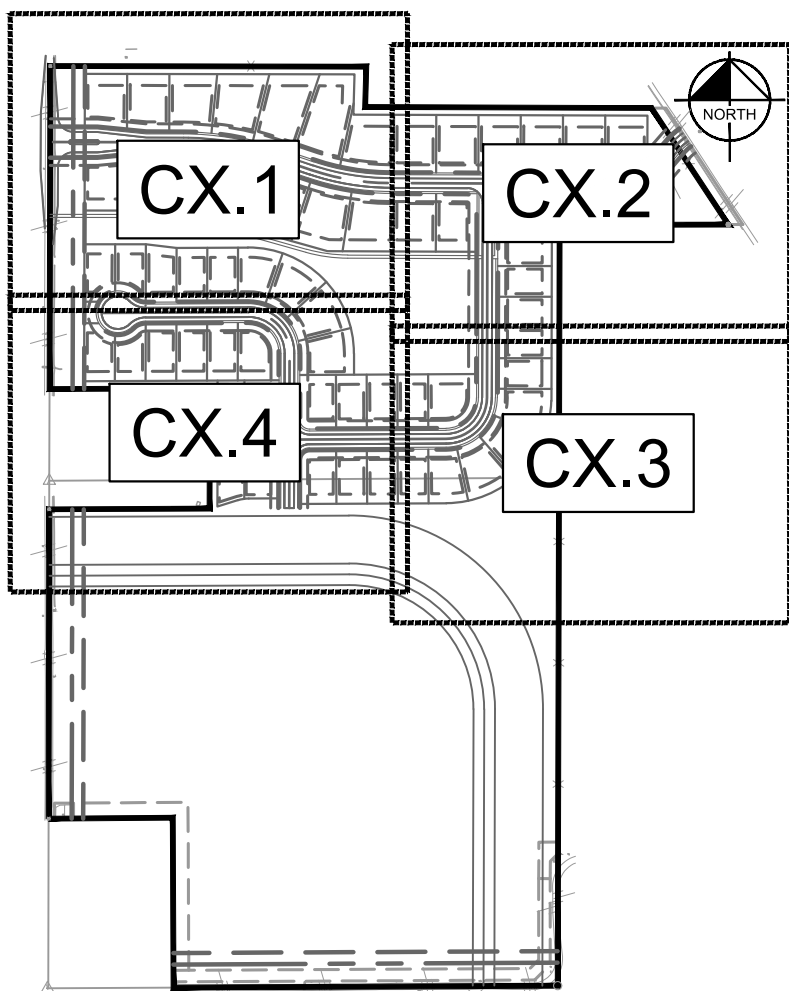
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KEY MAP



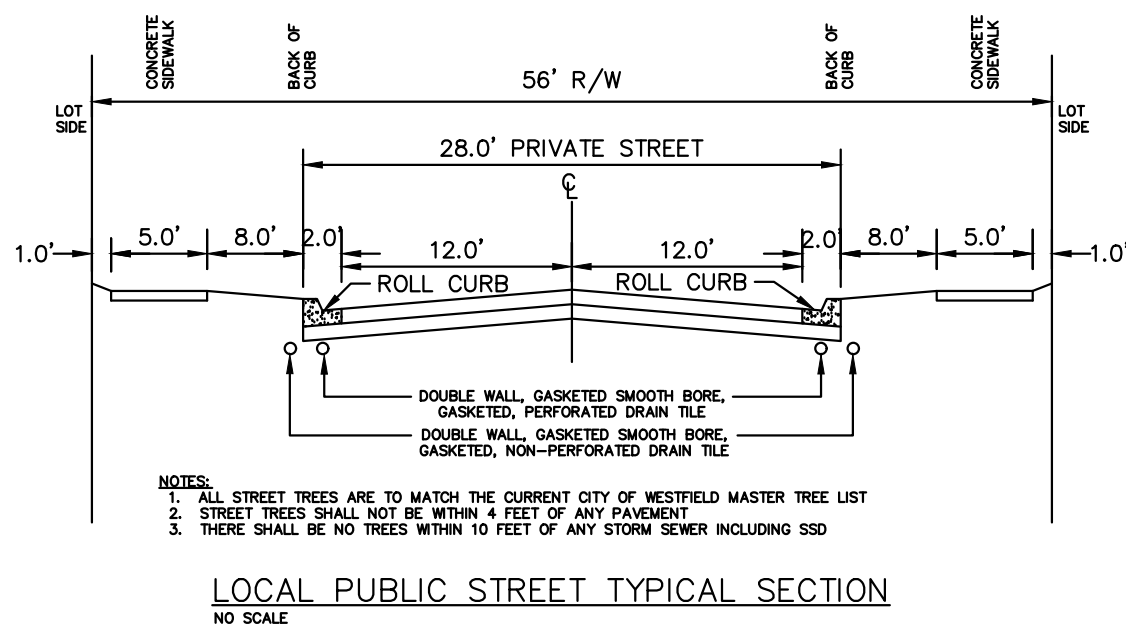
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OVERALL LANDSCAPE PLAN

CHATHAM HILLS SECTION 6

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Drawing name: K:\LBS\170100000-Henke Development-Westfield\170100000-03.0-LANDSCAPE PLAN.dwg C3.1 LANDSCAPE PLAN Jan 04, 2019 11:27am by DekalaMedford
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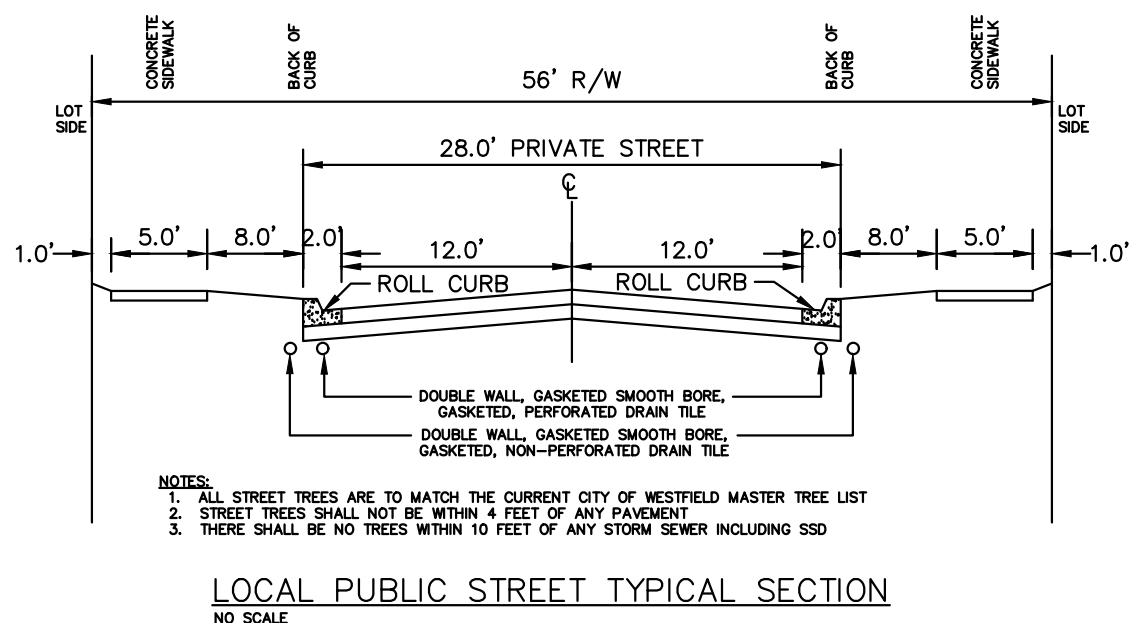
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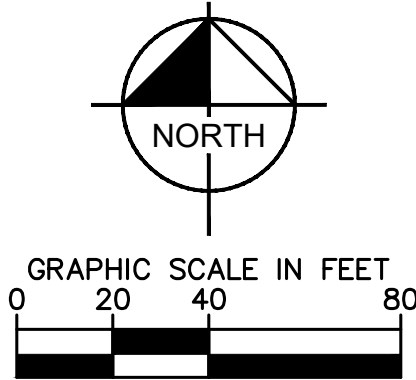
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- NOTES:
1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
 2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
 3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SUBSURFACE DRAINS.



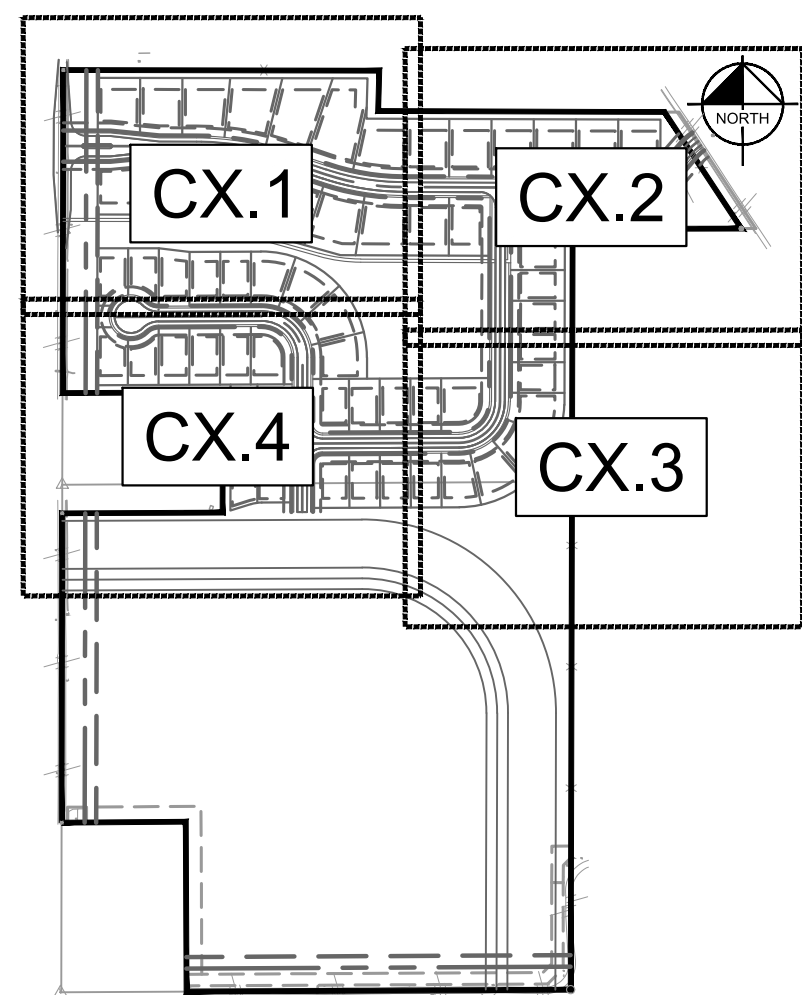
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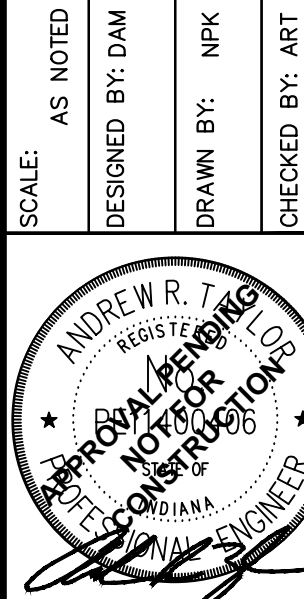
KEY MAP



DEVELOPMENT STANDARDS MATRIX

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C.A.	—	—	—	—	—	—	—	—	—	10'/ACRE		
○ 1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
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⊗ 1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
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CHECKED BY: ART



Chatham Hills
WESTFIELD

LANDSCAPE PLAN

CHATHAM HILLS SECTION 6

ORIGINAL ISSUE:
01/04/2019
KHA PROJECT NO.
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C3.1

Drawing name: K:\CHS\LEA\170100000-Henke Development-Westfield,IN\2 Design\PlanSheets\C3.0.LANDSCAPE PLAN.dwg C3.2 LANDSCAPE PLAN Jun 04, 2019 11:27am by DakotaMedland
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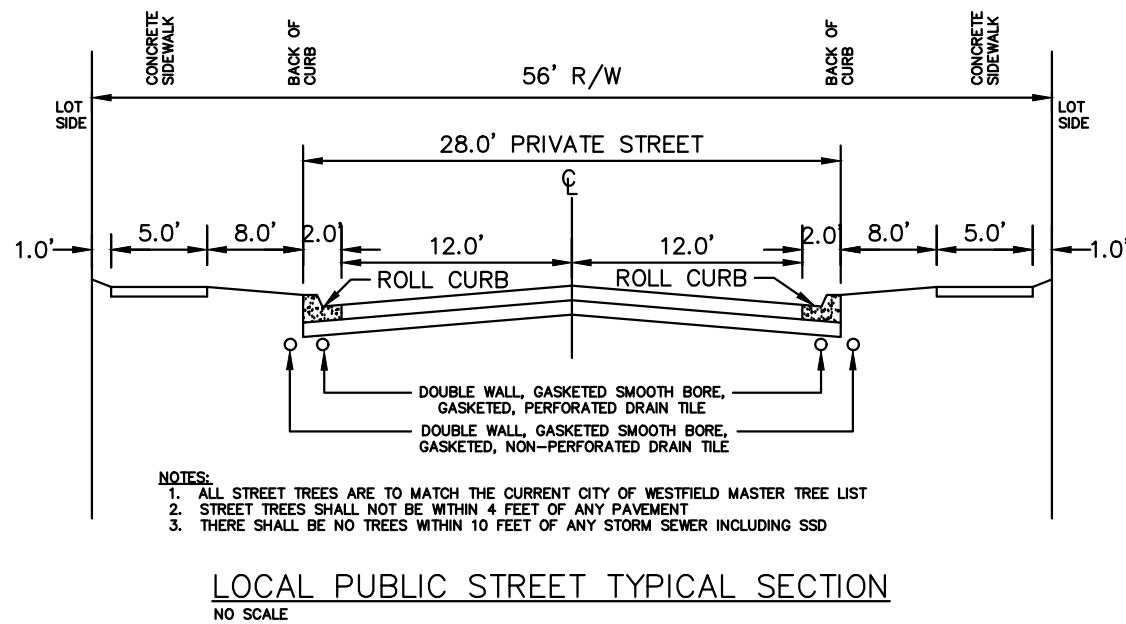
ENGINEER:
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SITE DATA TABLE

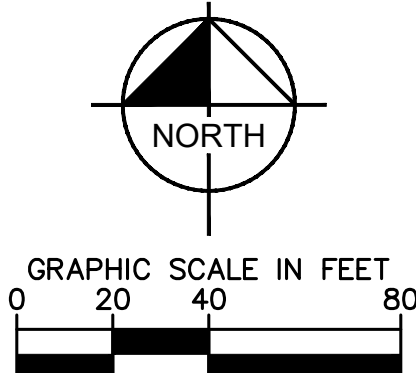
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BENCHMARKS

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REBAR AND CAP SET ON 5' SOUTH OF SOUTH SIDE OF 199TH STREET 480'± EAST OF HORTON ROAD.
ELEVATION = 922.38 N.A.V.D.
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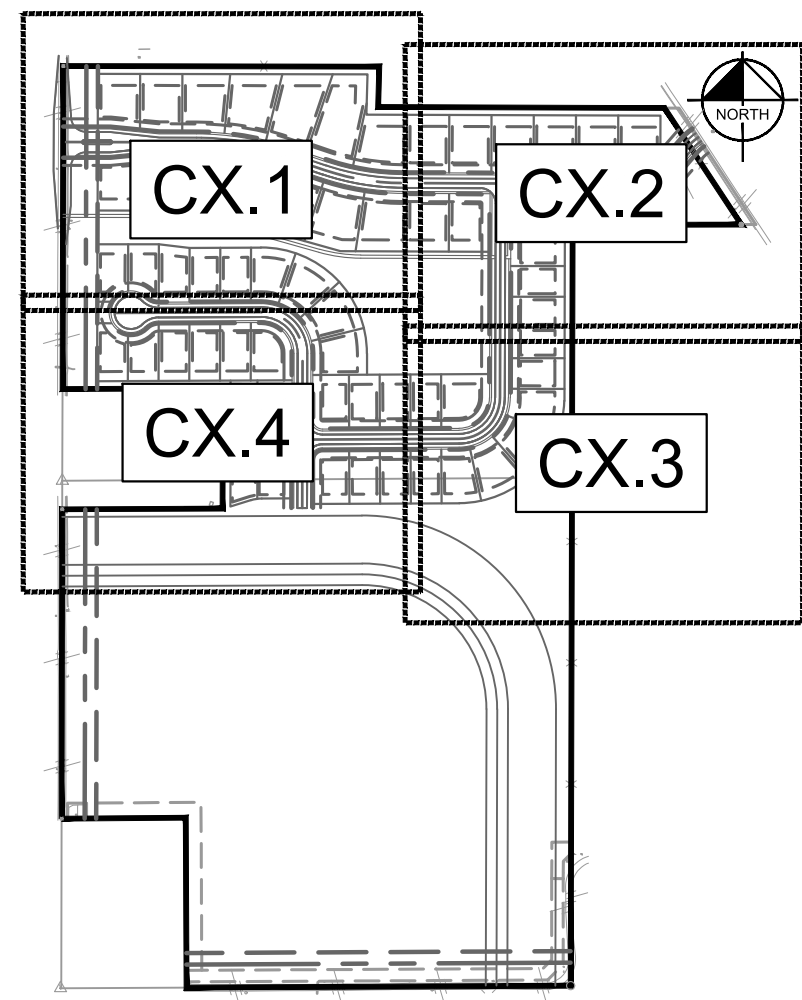
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Chatham Hills

WESTFIELD

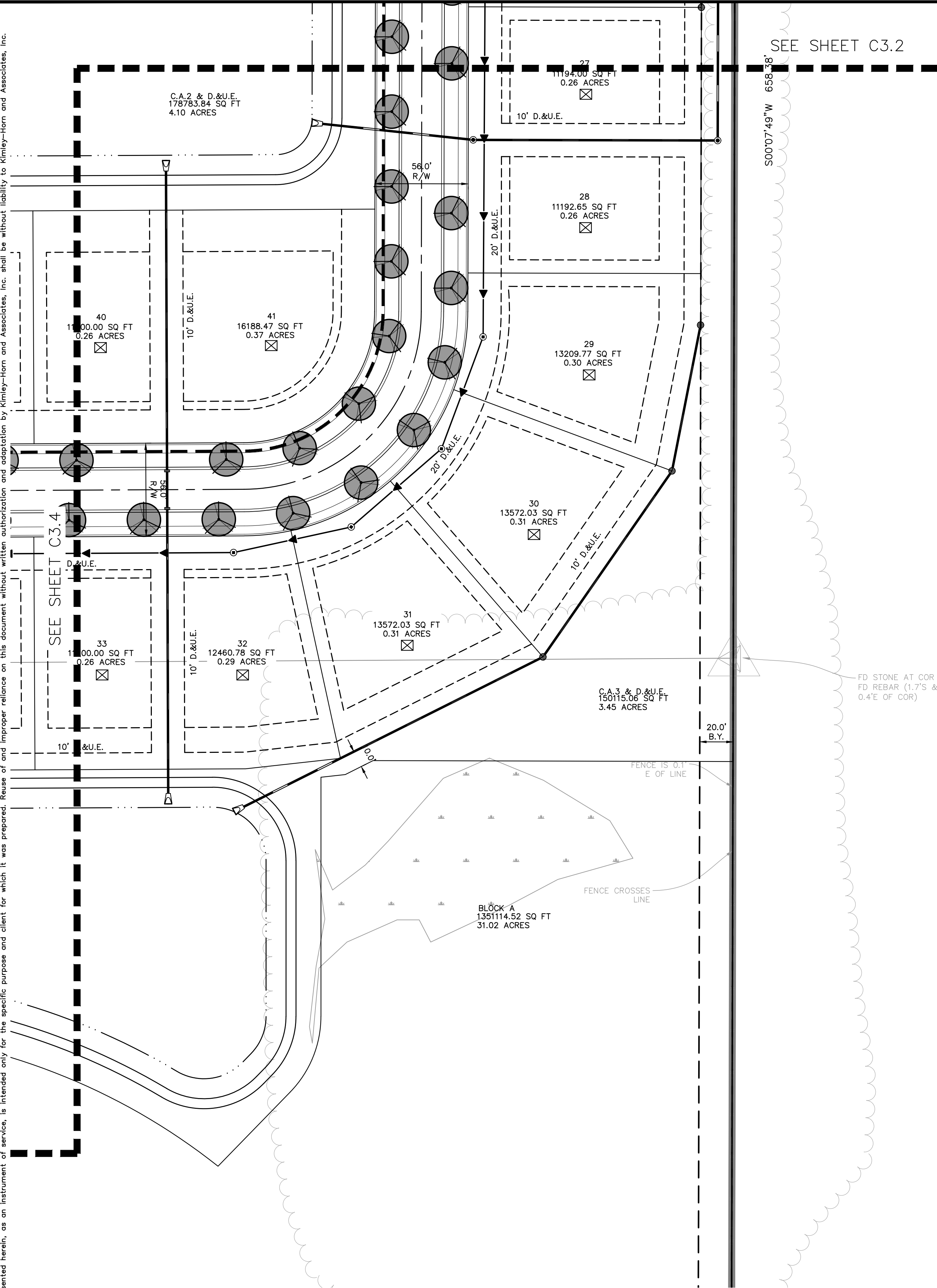
LANDSCAPE PLAN
SECTION 6

CHATHAM HILLS
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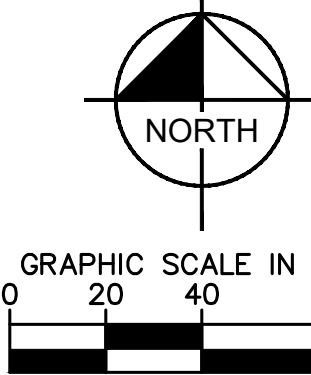
Drawing name: K:\KHS_LB\170100000_Henke Development_Westfield_IL\2 Design\AN\2 Design\C3.0.LANDSCAPE PLAN.dwg C3.3 LANDSCAPE PLAN Jan 04, 2019 11:27am by DakotaMedland
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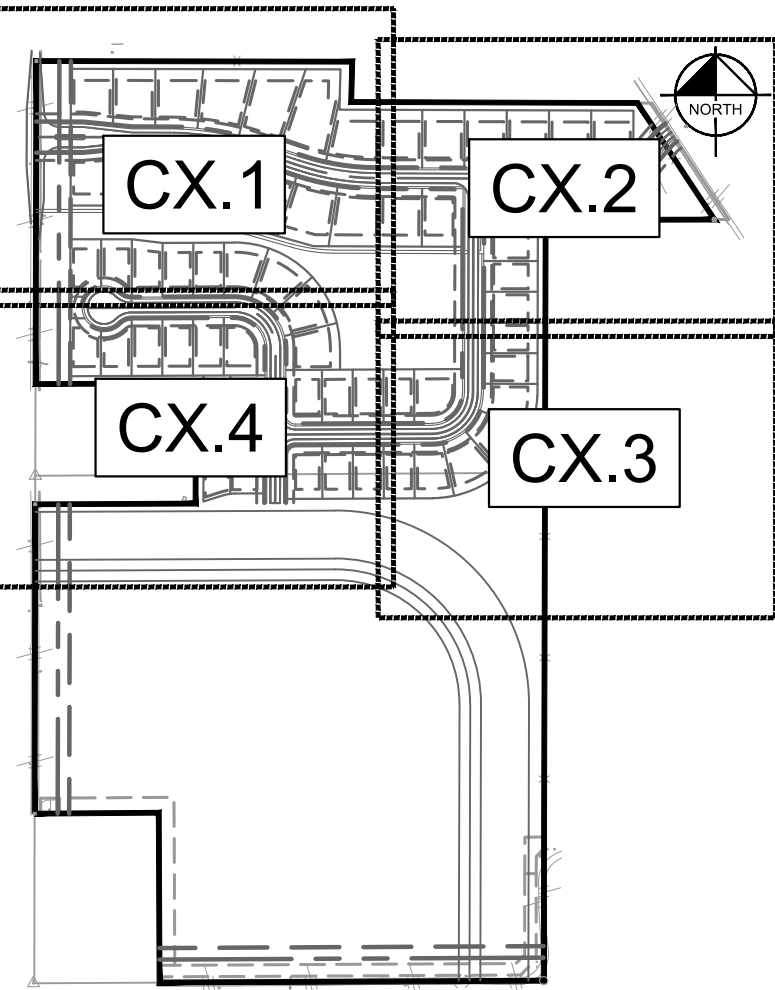
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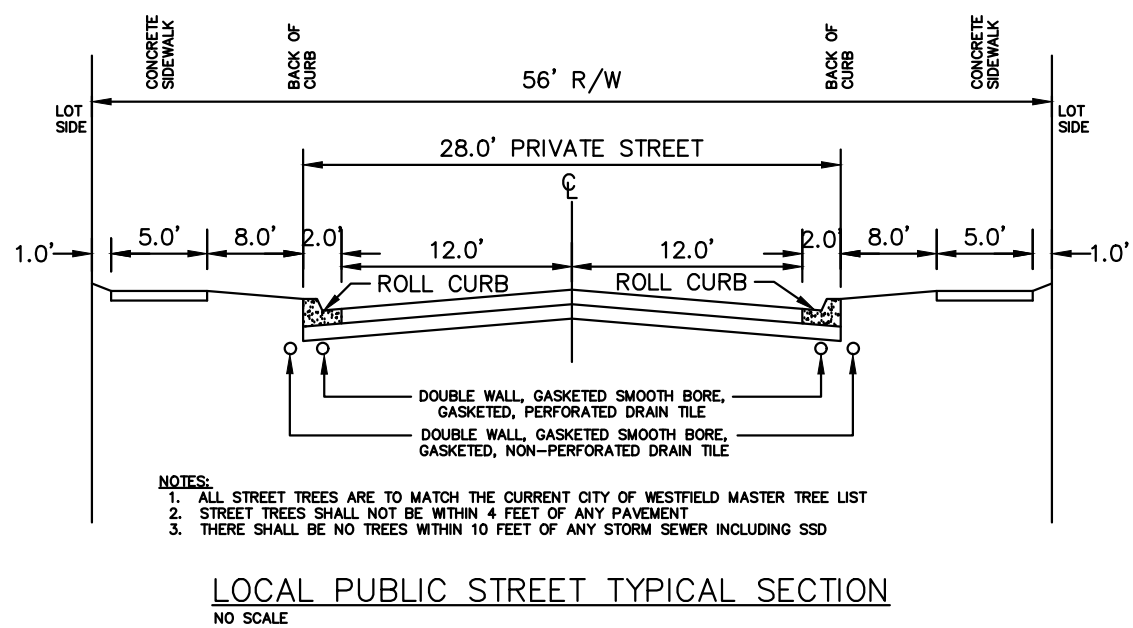
ENGINEER:
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SITE DATA TABLE

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COMMON AREA/OPEN SPACE — 8.51 AC
ZONING — PUD



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AS NOTED
DESIGNED BY DAM
DRAWN BY: NPK
CHECKED BY: ART

APPROVAL FOR CONSTRUCTION
ANDREW R. TAYLOR, P.E.
REGISTERED PROFESSIONAL ENGINEER
INDIANA

Chatham Hills
WESTFIELD

LANDSCAPE PLAN
SECTION 6

CHATHAM HILLS
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Drawing name: K:\CHS\LEVE\170100000_Henke Development_Westfield\IN\2 Design\PlanSheets\C3.0.LANDSCAPE PLAN.dwg C3.4 LANDSCAPE PLAN Jun 04, 2019 11:27am by DakotaMedland
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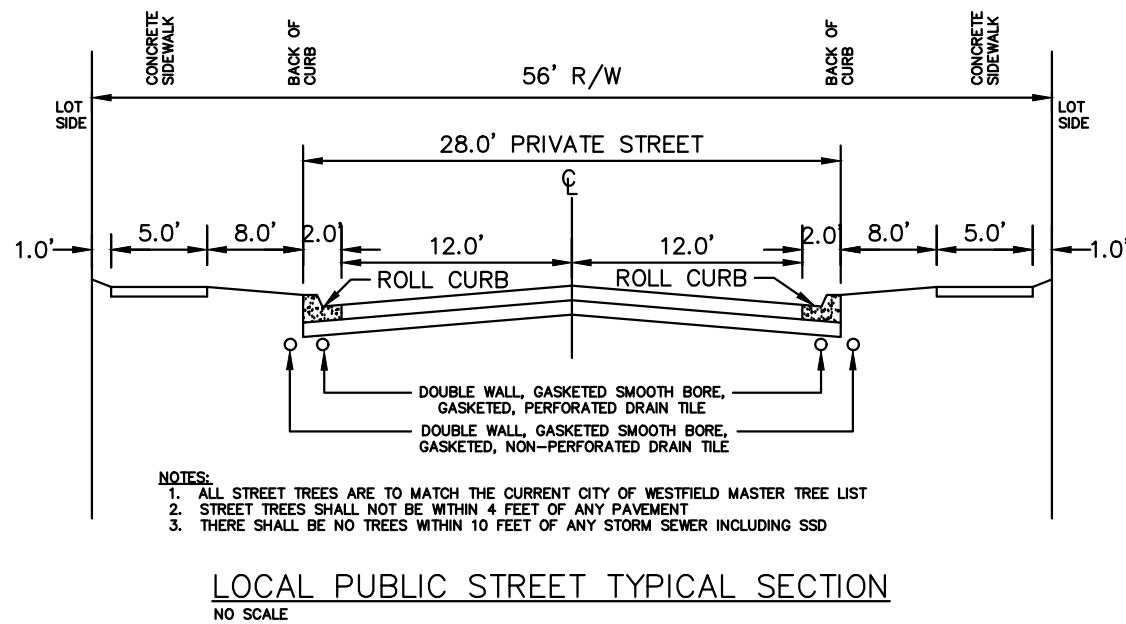
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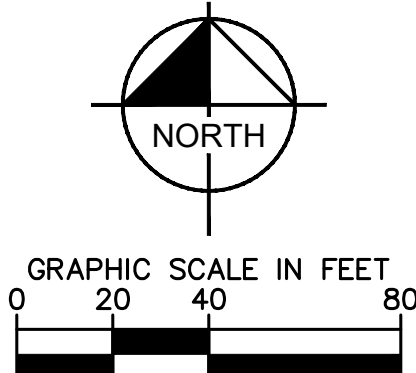
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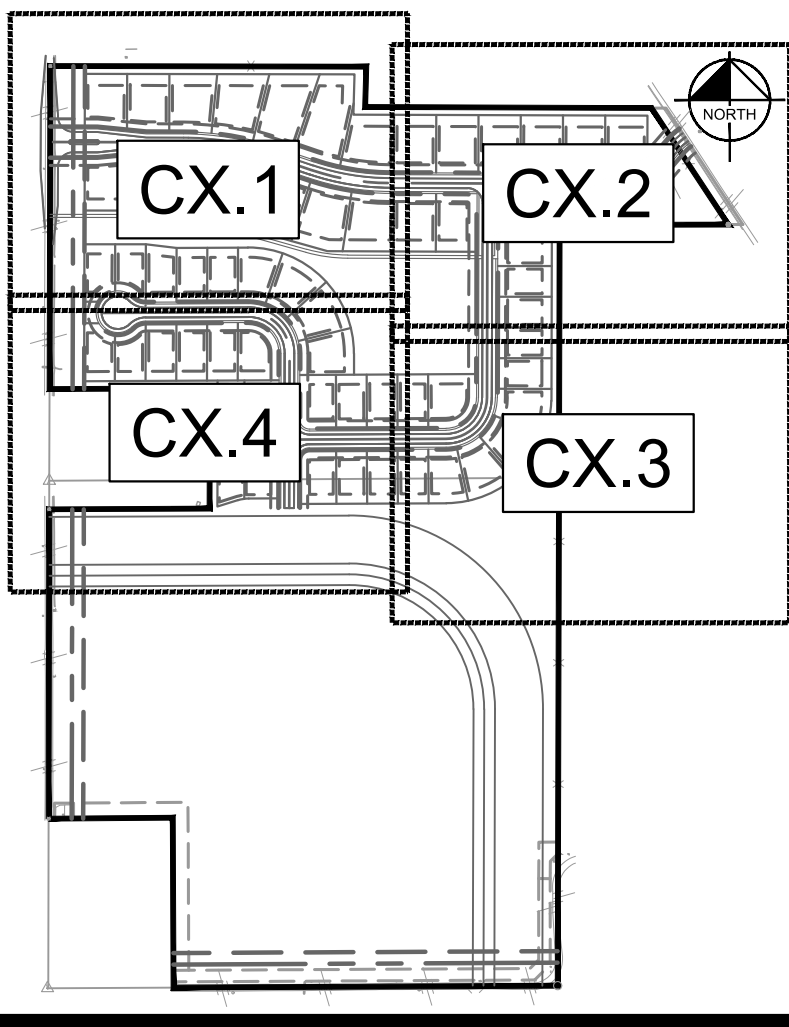
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KEY MAP



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SCALE: AS NOTED
DESIGNED BY: DAM
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Chatham Hills
WESTFIELD

LANDSCAPE PLAN

CHATHAM HILLS SECTION 6

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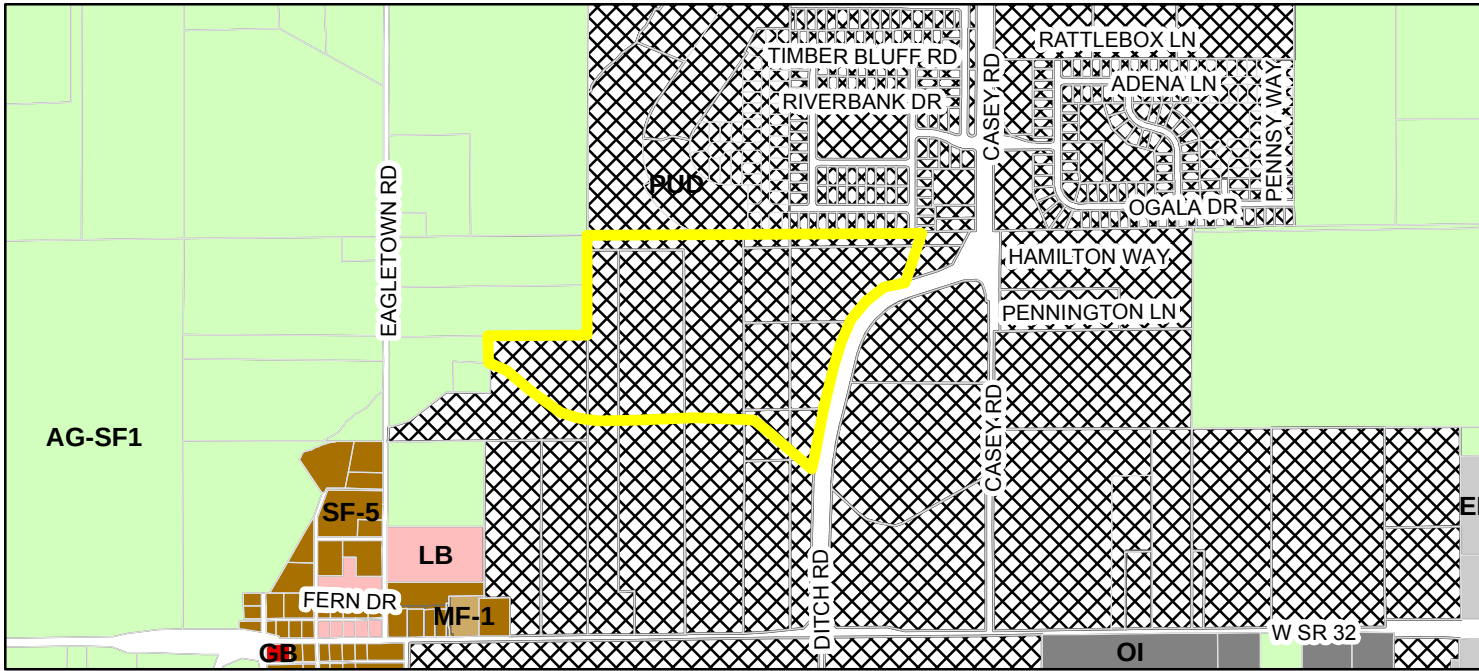
Property Location Map
Gristmill Crossing PUD
1218-PUD-30, 1812-ODP-20, & 1812-SPP-20



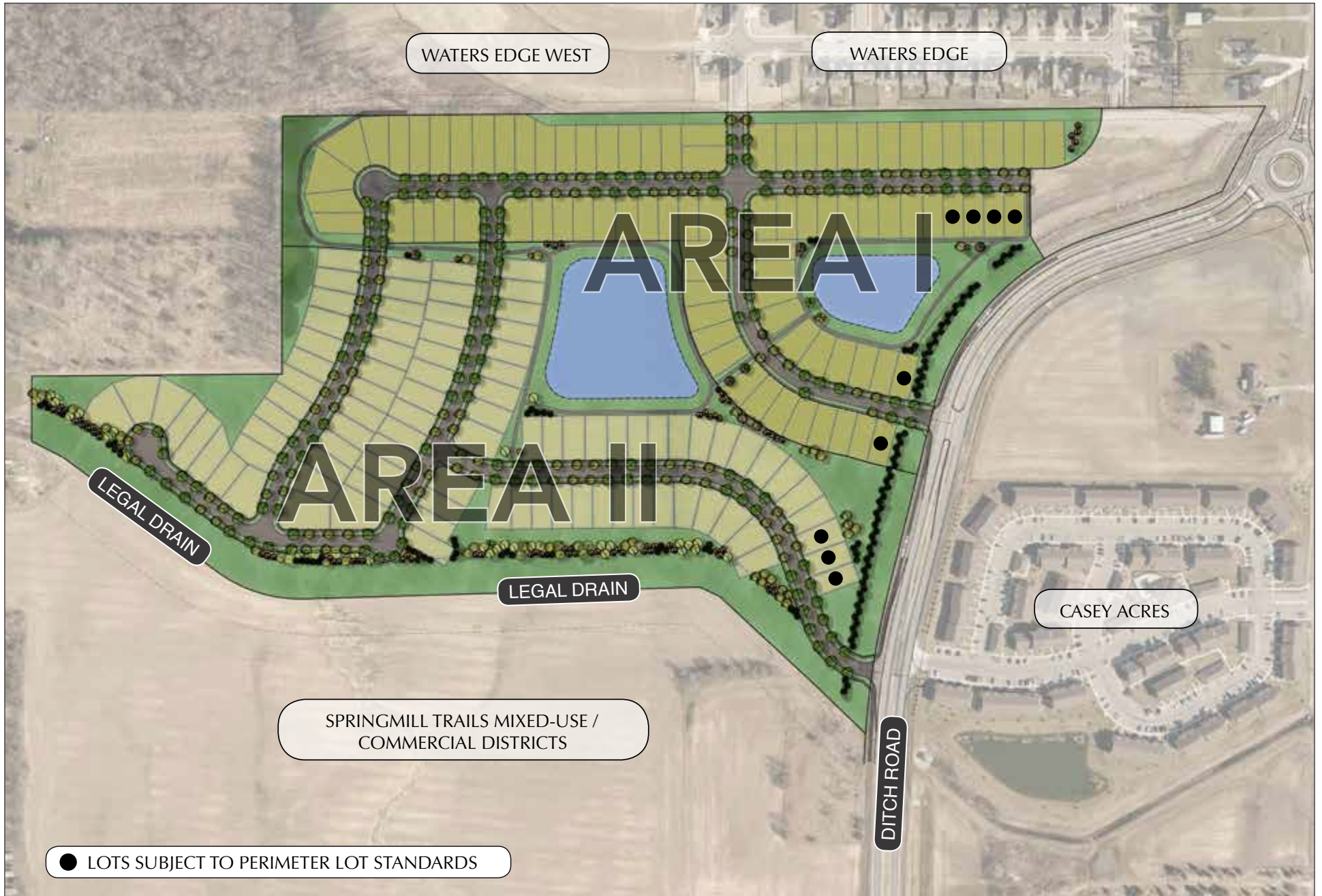
Aerial Location Map



Zoning Map



Parcel	LB (Local Business)
Zoning - All	MF-1 (Multiple Family - 1)
Zoning	OI (Open Industrial)
AG-SF1 (Agriculture - Single Family - 1)	PUD (Planned Unit Development)
EI (Enclosed Industrial)	SF-5 (Single Family - 5)
GB (General Business)	



AREA I



AREA II



ORDINANCE NUMBER 18-52

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE SPRINGMILL TRAILS PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1812-PUD-30**), requesting an amendment to the Springmill Trails PUD Ordinance with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1812-PUD-30** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____ 2019;

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

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

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance, which shall be referred to as the "Gristmill Crossing: Residential District", shall amend and replace in its entirety the Springmill Trails PUD Ordinance, as applicable to the Real Estate. The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as the "Gristmill Crossing: Residential District" Planned Unit Development District (the "District").
- 1.2 The Springmill Trails PUD Ordinance (Section 2.3) permits the size and configuration of Residential District 2 to be increased or decreased by up to fifteen

percent (15%). This Ordinance shall effectively be deemed to satisfy the permitted increase of the size and configuration of Residential District 2. Furthermore, the Springmill Trails PUD Ordinance (Section 4.1(G)) permits the size and configuration of any business district to be increased or decreased by up to fifteen percent (15%). The Real Estate shall hereby be excluded from the business district calculations for purposes of this standard.

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

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

- 2.1 **Corner Break.** The exterior corner along the Building Façade. The exterior corners of a covered porch, the outermost corners of the Dwelling, and a projection with a minimum height of six (6) feet and a minimum projection of two (2) feet shall qualify as a Corner Break.
- 2.2 **Overhang.** The portion of the roof structure that extends beyond the exterior walls of a home offering it protection from the elements, as measured prior to the installation of Masonry Materials.
- 2.3 **Ridge Line.** The intersection of two (2) horizontal roof planes, or the angle formed by them, which form the peak of a pitched area. A hip roof shall be the equivalent of only one (1) Ridge Line.

Section 3. **Concept Plan.** The “Concept Plan”, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The District is hereby divided into two (2) subareas, as depicted on the Concept Plan and labeled as Area I and Area II (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the SF5: Single-Family High-Density District (the “Underlying Zoning District”).

Section 5. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted.

Section 6. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall not apply to the development

of the Real Estate; rather, the following shall apply.

6.1 Maximum Number of Dwellings:

- A. Area I: 87
- B. Area II: 90

The maximum number of Dwellings within each Area may vary by up to ten percent (10%); however, in no case may the maximum number of Dwellings on the Real Estate exceed one hundred and seventy-seven (177).

6.2 Minimum Lot Area: 5,400 square feet

6.3 Minimum Lot Frontage: 40 feet

6.4 Minimum Building Setback Lines:

- A. Front Yard: 20 feet
- B. Side Yard: 5 feet
- C. Rear Yard: 15 feet

6.5 Minimum Lot Width: 50 feet

6.6 Maximum Building Height:

- A. Area I: Two stories.
- B. Area II: Story and one-half.

6.7 Minimum Living Area¹: Area I Area II

- A. Single story: 1,400 square feet 1,300 square feet²
- B. Two story: 1,800 square feet Not Applicable

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

7.1 Article 6.3 Architectural Standards: Shall apply, except as modified or enhanced below.

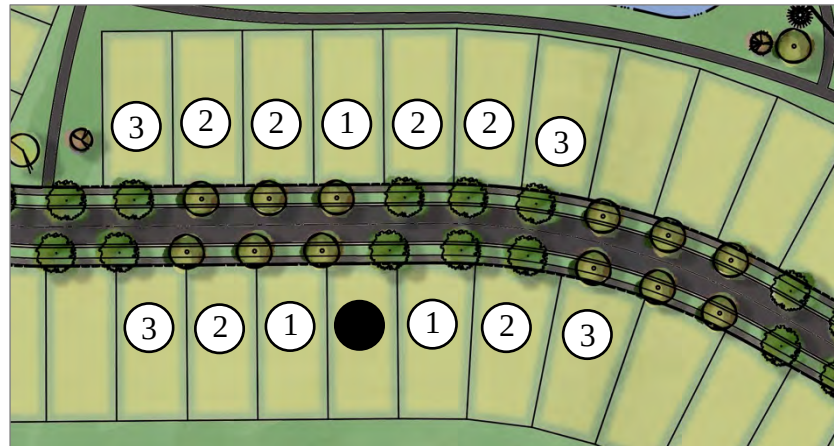
- A. Character Exhibit. The “Character Exhibit”, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate within each Area. Although the Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings permitted to be constructed and that contribute to the District’s intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with

¹ Chapter 13 of the UDO defines “Living Area” as “[t]he 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.

² However, a maximum of fifteen percent (15%) of the Dwelling Units within Area II may have a Minimum Living Area of 1,180 square feet.

the standards of this Ordinance. The Department's decision may be appealed to the Commission.

- B. Perimeter Lot Standards: The Side and Rear Building Façade enhancement standards of Article 6.3(C)(1) Perimeter Lots shall apply to those Lots oriented towards Ditch Road, as identified on the Concept Plan.
- C. Streetscape Diversity. Article 6.3(C)(2) Streetscape Diversity shall apply; however, Article 6.3(C)(2)(c) shall be modified to require the following at the time of the Certificate of Occupancy to Dwellings located on adjacent Lots with a Front Lot Line abutting the same Street:



- Subject Dwelling
- (1) Adjacent Dwelling shall not be of the same elevation of the same plan as the Subject package, and shall be a different color package.
 - (2) Dwelling may be the same plan and elevation as the Subject Dwelling, but shall be a different color package.
 - (3) Dwelling may be identical to the Subject Dwelling.
- D. Building Materials. Article 6.3(C)(3) Building Materials shall apply. In addition, the following enhancements shall apply:
- i. Area I: A minimum of fifty percent (50%) of a Front Building Façade, exclusive of windows, doors or other openings, and any area within a dormer projecting from the roof, shall have Masonry Materials as the exterior building material.
 - ii. Area II: A minimum of thirty percent (30%) of a Front Building Façade, exclusive of windows, doors or other openings, and any area within a dormer projecting from the roof, shall have Masonry Materials as the exterior building material.
 - iii. Vinyl and aluminum siding shall be prohibited.
- E. Minimum Number of Corner Breaks: Three (3) on Front Building Façade.

- F. Minimum Number of Windows. A Dwelling shall have a minimum number of windows on each Building Façade, as set forth below.

	<u>Area I</u>	<u>Area II</u>
i. <u>Front Building Façade:</u>	Three (3)	Three (3)
ii. <u>Side Building Façade:</u>	Two (2)	One (1)
iii. <u>Rear Building Façade:</u>	Three (3)	Three (3)

A double window (a single window unit a minimum of four (4) feet in width and two (2) windows side by side) shall qualify as two (2) windows.

- G. Window Treatment. All windows shall have shutters and/or other window treatment. For windows in a Building Façade consisting of a Masonry Material, the treatment shall be of a Masonry Material and applied to at least the window sill and header. For windows in a Building Façade consisting of a non-Masonry Material, then the windows shall be trimmed of natural materials and applied to the sill, header and jams. The width of the treatment shall be a minimum of one-half (1/2) the vertical reveal dimension of the base siding material.

- H. Stoop / Porch Requirement. A stoop or porch is required at the front door of all Dwellings. The minimum size shall be four (4) feet in width and four (4) feet in depth.

- I. Roof Design.

- | | | |
|------|--|---|
| i. | <u>Minimum Number of Ridge Lines:</u> | Three (3) |
| ii. | <u>Minimum Roof Pitch of Primary or Main Roof:</u> | 6:12 |
| | Elements such as porches, bays, walkways, etc. may be covered with a lower roof pitch. | |
| iii. | <u>Minimum Roof Overhangs:</u> | Twelve (12) inches |
| | Elements such as porches, bays, walkways, etc. may have a lower roof overhang. | |
| iv. | <u>Roof Vents:</u> | Roof vents shall be located to the rear of the Dwelling when possible. All vents shall be positioned to be minimally visible from the Street and shall be painted to match the roofing material, black, or for those made of metal, left natural. |

- J. Garage Door Design Standards. Garage doors shall be enhanced to incorporate a variety of design elements, which may include any one (1) or combination of the following: windows, decorative hardware, decorative paneling, or other decorative treatment to vary the appearance of garage doors based on the architectural style of the dwelling. At the time of issuance of the Certificate of Occupancy, a maximum of two (2) adjacent Lots on the same side of the Street may have identical garage door design

elements.

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

- A. Foundation Plantings (Article 6.8(L)): Shall not apply; rather, Article 6.8(K) Minimum Lot Landscaping Requirements shall apply.
- B. External Street Frontage Landscaping Requirements (Article 6.8(M)(1)): Shall not apply; rather, a landscaping area with a minimum depth of eighty (80) feet shall be required along Ditch Road. The landscaping area shall include evergreen trees planted in a double staggered row, with each row planted fifteen (15) feet on center.
- C. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7 Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works.

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

- 9.1 Article 8.6 Open Space and Amenity Standards: Shall apply; however, the Minimum Open Space for the District shall be enhanced to require a minimum of twenty-one percent (21%), as generally depicted on the Concept Plan. Common Area shall have a minimum Lot Frontage of fifteen (15) feet in accordance with Article 8.6(C) Access.
- 9.2 Article 8.7 Pedestrian Network Standards: Shall apply. In addition, pedestrian paths shall be required within the District, as generally depicted on the Concept Plan. The final path location and design may be subject to easements and final engineering.

**[Remainder of page intentionally left blank;
signature page follows.]**

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 18-52** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-52**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 18-52**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
William Tres Development
3802 W 96th Street, Suite 210, Indianapolis, Indiana 46268

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: Jesse M. Pohlman

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Character Exhibit

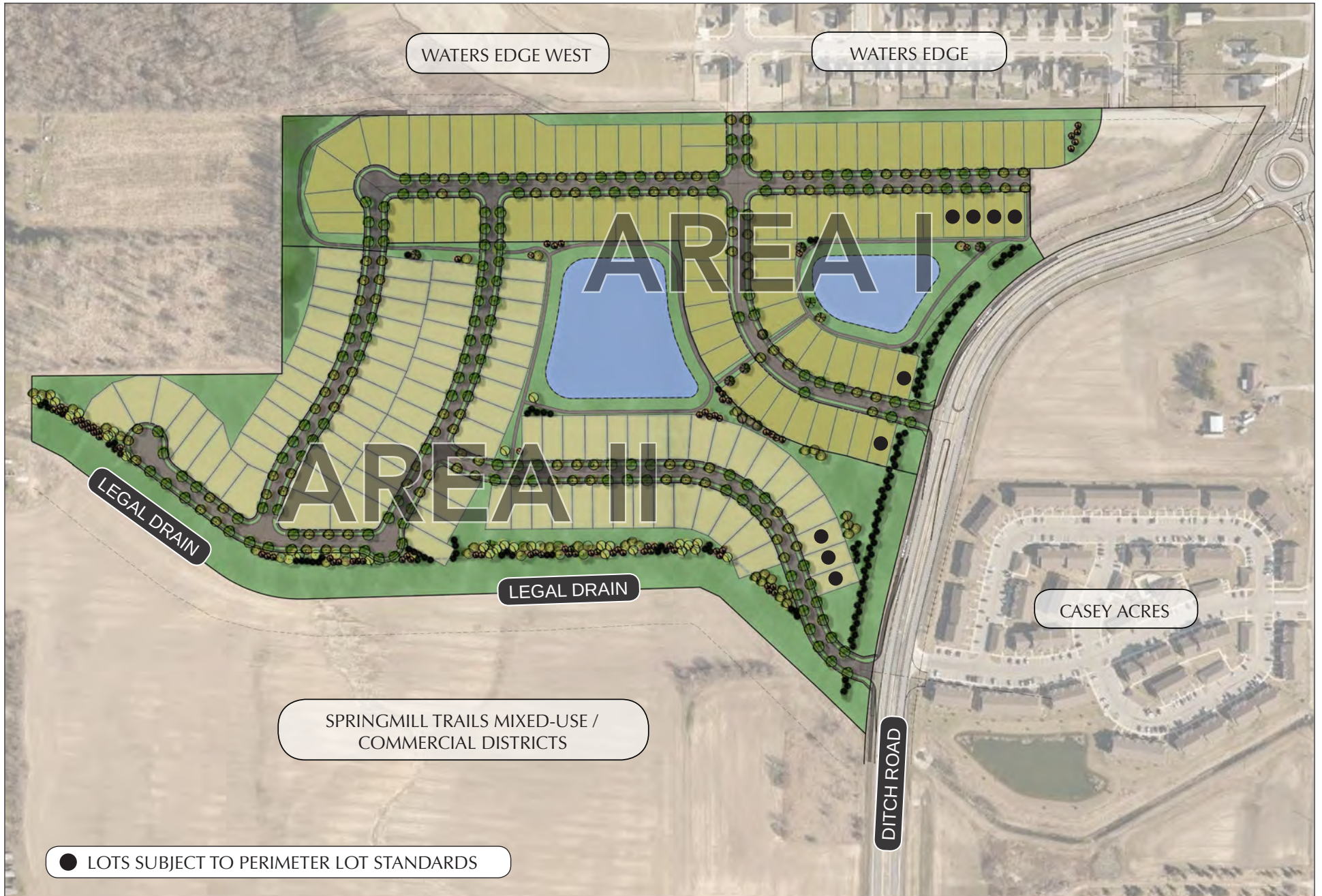
EXHIBIT A
REAL ESTATE

THE FOLLOWING DESCRIPTION WAS PREPARED BY KAREN SUTTON, P.S. - INDIANA #LS21200013 OF WEIHE ENGINEERS, INC. AS PART OF A SURVEY PERFORMED UNDER JOB NO. W150193, DATED OCTOBER 23, 2018.

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE HARRISON MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST (ASSUMED BEARING) A DISTANCE OF 1400.00 FEET TO A MAG NAIL; THENCE SOUTH 89 DEGREES 46 MINUTES 36 SECONDS EAST A DISTANCE OF 21.67 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 73 DEGREES 10 MINUTES 14 SECONDS EAST A DISTANCE OF 137.99 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 52 DEGREES 12 MINUTES 06 SECONDS EAST A DISTANCE OF 310.95 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 88 DEGREES 34 MINUTES 42 SECONDS EAST A DISTANCE OF 283.05 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST 203.75 FEET TO A POINT IN LITTLE EAGLE CREEK DRAIN AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST A DISTANCE OF 166.77 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE NORTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO 9207276; THENCE ON SAID NORTH LINE NORTH 89 DEGREES 29 MINUTES 14 SECONDS EAST A DISTANCE OF 639.81 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 02 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 659.22 FEET TO A 5/8" REBAR WITH CAP MARKED "MILLER SURVEYING" AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 29 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1320.57 FEET TO A 1/2 IN. REBAR AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 20 MINUTES 01 SECOND EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 774.56 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 59 SECONDS EAST A DISTANCE OF 8.82 FEET TO THE P.C. OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 144.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 226.19 FEET, HAVING A CHORD THAT BEARS SOUTH 44 DEGREES 20 MINUTES 01 SECONDS WEST 203.65 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 01 SECONDS WEST A DISTANCE OF 41.32 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 59 SECONDS EAST A DISTANCE OF 174.00 FEET; THENCE SOUTH 31 DEGREES 06 MINUTES 34 SECONDS EAST A DISTANCE OF 66.68 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET, ALSO BEING ON THE NORTHWESTERN RIGHT-OF-WAY OF DITCH ROAD; THE FOLLOWING 7 CALLS ARE ALONG SAID NORTHWESTERN AND WESTERN RIGHT-

OF-WAY OF DITCH ROAD; 1) THENCE ALONG SAID CURVE A DISTANCE OF 491.45 FEET, HAVING A CHORD THAT BEARS SOUTH 36 DEGREES 21 MINUTES 49 SECONDS WEST 478.89 FEET; 2) THENCE SOUTH 13 DEGREES 50 MINUTES 15 SECONDS WEST A DISTANCE OF 383.60 FEET; 3) THENCE SOUTH 14 DEGREES 40 MINUTES 34 SECONDS WEST A DISTANCE OF 19.06 FEET; 4) THENCE SOUTH 13 DEGREES 50 MINUTES 29 SECONDS WEST A DISTANCE OF 89.99 FEET TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2060.00 FEET; 5) THENCE SOUTHWARDLY ALONG SAID CURVE A DISTANCE OF 242.98 FEET, HAVING A CHORD THAT BEARS SOUTH 10 DEGREES 27 MINUTES 29 SECONDS WEST 242.84 FEET; 6) THENCE SOUTH 05 DEGREES 31 MINUTES 55 SECONDS WEST A DISTANCE OF 10.38 FEET TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2060.00 FEET; 7) THENCE SOUTHWARDLY ALONG SAID CURVE A DISTANCE OF 102.10 FEET TO A POINT ON THE CENTERLINE OF LITTLE EAGLE CREEK DRAIN, HAVING A CHORD THAT BEARS SOUTH 05 DEGREES 22 MINUTES 37 SECONDS WEST 102.09 FEET; THENCE LEAVING THE RIGHT-OF-WAY OF DITCH ROAD, THE FOLLOWING 7 CALLS ALONG SAID CENTERLINE OF LITTLE EAGLE CREEK DRAIN, MORE OR LESS; 1) THENCE NORTH 45 DEGREES 49 MINUTES 03 SECONDS WEST A DISTANCE OF 154.44 FEET; 2) THENCE NORTH 47 DEGREES 06 MINUTES 06 SECONDS WEST A DISTANCE OF 358.81 FEET; 3) THENCE NORTH 64 DEGREES 48 MINUTES 08 SECONDS WEST A DISTANCE OF 55.53 FEET; 4) THENCE SOUTH 88 DEGREES 17 MINUTES 02 SECONDS WEST A DISTANCE OF 1011.64 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET; 5) THENCE ALONG SAID CURVE A DISTANCE OF 240.90 FEET, HAVING A CHORD THAT BEARS NORTH 72 DEGREES 33 MINUTES 43 SECONDS WEST 236.43 FEET; 6) THENCE NORTH 53 DEGREES 23 MINUTES 32 SECONDS WEST A DISTANCE OF 489.16 FEET; 7) THENCE NORTH 63 DEGREES 15 MINUTES 09 SECONDS WEST A DISTANCE OF 89.80 FEET TO THE POINT OF BEGINNING, CONTAINING 57.36 ACRES (2,498,750 SQUARE FEET), MORE OR LESS.



AREA I



AREA II



ORDINANCE NUMBER 18-52

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AN AMENDMENT TO THE UNIFIED DEVELOPMENT ORDINANCE AND THE SPRINGMILL TRAILS PLANNED UNIT DEVELOPMENT DISTRICT ORDINANCE

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1812-PUD-30**), requesting an amendment to the Springmill Trails PUD Ordinance with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1812-PUD-30** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____ 2019;

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

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

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance, which shall be referred to as the "Gristmill Crossing: Residential District", shall amend and replace in its entirety the Springmill Trails PUD Ordinance, as applicable to the Real Estate. The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as the "Gristmill Crossing: Residential District" Planned Unit Development District (the "District").

- 1.2 ~~The Springmill Trails PUD Ordinance (Section 2.3) permits the size and configuration of Residential District 2 to be increased or decreased by up to fifteen~~

~~APC RECOMMENDATION~~
~~FEBRUARY 4, 2019~~

~~Deleted: COUNCIL INTRODUCTION~~

~~Deleted: NOVEMBER 12, 2018~~

percent (15%). This Ordinance shall effectively be deemed to satisfy the permitted increase of the size and configuration of Residential District 2. Furthermore, the Springmill Trails PUD Ordinance (Section 4.1(G)) permits the size and configuration of any business district to be increased or decreased by up to fifteen percent (15%). The Real Estate shall hereby be excluded from the business district calculations for purposes of this standard.

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

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

- 2.1 **Corner Break.** The exterior corner along the Building Façade. The exterior corners of a covered porch, the outermost corners of the Dwelling, and a projection with a minimum height of six (6) feet and a minimum projection of two (2) feet shall qualify as a Corner Break.
- 2.2 **Overhang.** The portion of the roof structure that extends beyond the exterior walls of a home offering it protection from the elements, as measured prior to the installation of Masonry Materials.
- 2.3 **Ridge Line.** The intersection of two (2) horizontal roof planes, or the angle formed by them, which form the peak of a pitched area. A hip roof shall be the equivalent of only one (1) Ridge Line.

Section 3. **Concept Plan.** The “Concept Plan”, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The District is hereby divided into two (2) subareas, as depicted on the Concept Plan and labeled as Area I and Area II (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.

Section 4. **Underlying Zoning District(s).** The Underlying Zoning District of this District shall be the SF5: Single-Family High-Density District (the “Underlying Zoning District”).

Section 5. **Permitted Uses.** All uses permitted in the Underlying Zoning District shall be permitted.

Section 6. **General Regulations.** The standards of Chapter 4 Zoning Districts, as applicable to the Underlying Zoning District, shall not apply to the development

of the Real Estate; rather, the following shall apply.

6.1 Maximum Number of Dwellings:

A. Area I: ~~87~~

Deleted: 94

B. Area II: ~~90~~

Deleted: 86

The maximum number of Dwellings within each Area may vary by up to ten percent (10%); however, in no case may the maximum number of Dwellings on the Real Estate exceed one hundred and ~~seventy-seven~~ (177).

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Deleted: 180

6.2 Minimum Lot Area: 5,400 square feet

6.3 Minimum Lot Frontage: 40 feet

6.4 Minimum Building Setback Lines:

A. Front Yard: 20 feet

B. Side Yard: 5 feet

C. Rear Yard: 15 feet

6.5 Minimum Lot Width: 50 feet

6.6 Maximum Building Height: ~~▲~~

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A. Area I: ~~Two stories.~~

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B. Area II: ~~Story and one-half.~~

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6.7 Minimum Living Area¹: Area I Area II

A. Single story: 1,400 square feet 1, ~~300~~ square feet²

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B. Two story: 1,800 square feet ~~Not Applicable.~~

Deleted: 1,600 square feet

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

7.1 Article 6.3 Architectural Standards: Shall apply, except as modified or enhanced below.

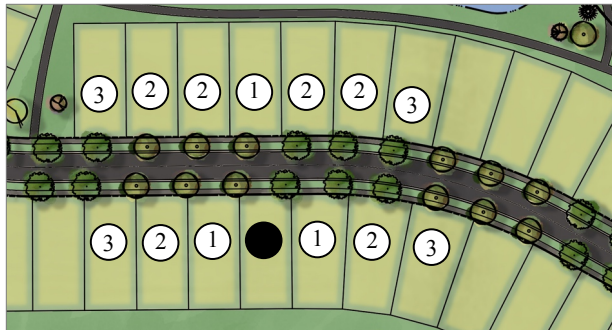
A. Character Exhibit. The “Character Exhibit”, attached hereto as **Exhibit C.** is hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the Real Estate within each Area. Although the Character Exhibit does not necessarily represent the final design, it does hereby establish a benchmark for the quality and appearance of Buildings permitted to be constructed and that contribute to the District’s intent and vision. The Department shall determine whether a structure is consistent with the established benchmark and complies with

¹ Chapter 13 of the UDO defines “Living Area” as “[t]he 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.

² However, a maximum of fifteen percent (15%) of the Dwelling Units within Area II may have a Minimum Living Area of 1,180 square feet.

the standards of this Ordinance. The Department's decision may be appealed to the Commission.

- B. Perimeter Lot Standards: The Side and Rear Building Façade enhancement standards of Article 6.3(C)(1) Perimeter Lots shall apply to those Lots oriented towards Ditch Road, as identified on the Concept Plan.
- C. Streetscape Diversity. Article 6.3(C)(2) Streetscape Diversity shall apply; ~~however, Article 6.3(C)(2)(c) shall be modified to require~~ the following at the time of the Certificate of Occupancy to Dwellings located on adjacent Lots with a Front Lot Line abutting the same Street:



● Subject Dwelling

- (1) Adjacent Dwelling shall not be of the same elevation of the same plan as the Subject Dwelling, and shall be a different color package.
 - (2) Dwelling may be the same plan and elevation as the Subject Dwelling, but shall be a different color package.
 - (3) Dwelling may be identical to the Subject Dwelling.
- D. Building Materials. Article 6.3(C)(3) Building Materials shall apply. In addition, the following enhancements shall apply:
- i. Area I: A minimum of fifty percent (50%) of a Front Building Façade, exclusive of windows, doors or other openings, and any area within a dormer projecting from the roof, shall have Masonry Materials as the exterior building material.
 - ii. Area II: A minimum of thirty percent (30%) of a Front Building Façade, exclusive of windows, doors or other openings, and any area within a dormer projecting from the roof, shall have Masonry Materials as the exterior building material.
 - iii. ~~Vinyl and aluminum siding shall be prohibited.~~
- E. Minimum Number of Corner Breaks: Three (3) on Front Building Façade.

Deleted: not

Deleted: rather

Deleted: shall apply

Deleted: The surface area of all remaining facades shall have Masonry Materials, natural materials or vinyl siding (0.048 mil thickness or greater). The use of vinyl siding shall be prohibited within three hundred (300) feet of Ditch Road.

- F. Minimum Number of Windows. A Dwelling shall have a minimum number of windows on each Building Façade, as set forth below.

	<u>Area I</u>	<u>Area II</u>
i. <u>Front Building Façade:</u>	Three (3)	Three (3)
ii. <u>Side Building Façade:</u>	Two (2)	One (1)
iii. <u>Rear Building Façade:</u>	Three (3)	Three (3)

A double window (a single window unit a minimum of four (4) feet in width and two (2) windows side by side) shall qualify as two (2) windows.

Deleted: A door on the Side Building Façade shall qualify as one (1) window.

- G. Window Treatment. All windows shall have shutters and/or other window treatment. For windows in a Building Façade consisting of a Masonry Material, the treatment shall be of a Masonry Material and applied to at least the window sill and header. For windows in a Building Façade consisting of a non-Masonry Material, then the windows shall be trimmed of natural materials and applied to the sill, header and jams. The width of the treatment shall be a minimum of one-half (1/2) the vertical reveal dimension of the base siding material.

- H. Stoop / Porch Requirement. A stoop or porch is required at the front door of all Dwellings. The minimum size shall be four (4) feet in width and four (4) feet in depth.

- I. Roof Design.

- i. Minimum Number of Ridge Lines: Three (3)
- ii. Minimum Roof Pitch of Primary or Main Roof: 6:12
Elements such as porches, bays, walkways, etc. may be covered with a lower roof pitch.
- iii. Minimum Roof Overhangs: ~~Twelve (12)~~ inches
Elements such as porches, bays, walkways, etc. may have a lower roof overhang.
- iv. Roof Vents: Roof vents shall be located to the rear of the Dwelling when possible. All vents shall be positioned to be minimally visible from the Street and shall be painted to match the roofing material, black, or for those made of metal, left natural.

Deleted: Eight (8)

- J. Garage Door Design Standards. Garage doors shall be enhanced to incorporate a variety of design elements, which may include any one (1) or combination of the following: windows, decorative hardware, decorative paneling, or other decorative treatment to vary the appearance of garage doors based on the architectural style of the dwelling. At the time of issuance of the Certificate of Occupancy, a maximum of two (2) adjacent Lots on the same side of the Street may have identical garage door design

elements.

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

- A. Foundation Plantings (Article 6.8(L)): Shall not apply; rather, Article 6.8(K) Minimum Lot Landscaping Requirements shall apply.
- B. External Street Frontage Landscaping Requirements (Article 6.8(M)(1)): Shall not apply; rather, a landscaping area with a minimum depth of eighty (80) feet shall be required along Ditch Road. The landscaping area shall include evergreen trees planted in a double staggered row, with each row planted fifteen (15) feet on center.
- C. Buffer Yard Requirements (Article 6.8(N)): Shall not apply.

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

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

- 9.1 Article 8.6 Open Space and Amenity Standards: Shall apply; however, the Minimum Open Space for the District shall be enhanced to require a minimum of twenty-one percent (21%), as generally depicted on the Concept Plan. Common Area shall have a minimum Lot Frontage of fifteen (15) feet in accordance with Article 8.6(C) Access.
- 9.2 Article 8.7 Pedestrian Network Standards: Shall apply. In addition, pedestrian paths shall be required within the District, as generally depicted on the Concept Plan. The final path location and design may be subject to easements and final engineering.

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signature page follows.]

Deleted: <#>Minimum Lot Landscaping Requirements (Article 6.8(K)): Shall apply to Open Space / Common Area. Shall not apply to Single-family Residential Lots; rather, each Single-family Residential Lot shall be landscaped with a minimum of one (1) shade tree and six (6) shrubs. ↑

Deleted: <#> of this Ordinance

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

GRISTMILL CROSSING: RESIDENTIAL DISTRICT
PUD DISTRICT ORDINANCE 18-52

I hereby certify that **ORDINANCE 18-52** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-52**

this _____ day of _____, 2019.

I hereby VETO **ORDINANCE 18-52**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
William Tres Development
3802 W 96th Street, Suite 210, Indianapolis, Indiana 46268

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: Jesse M. Pohlman

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE

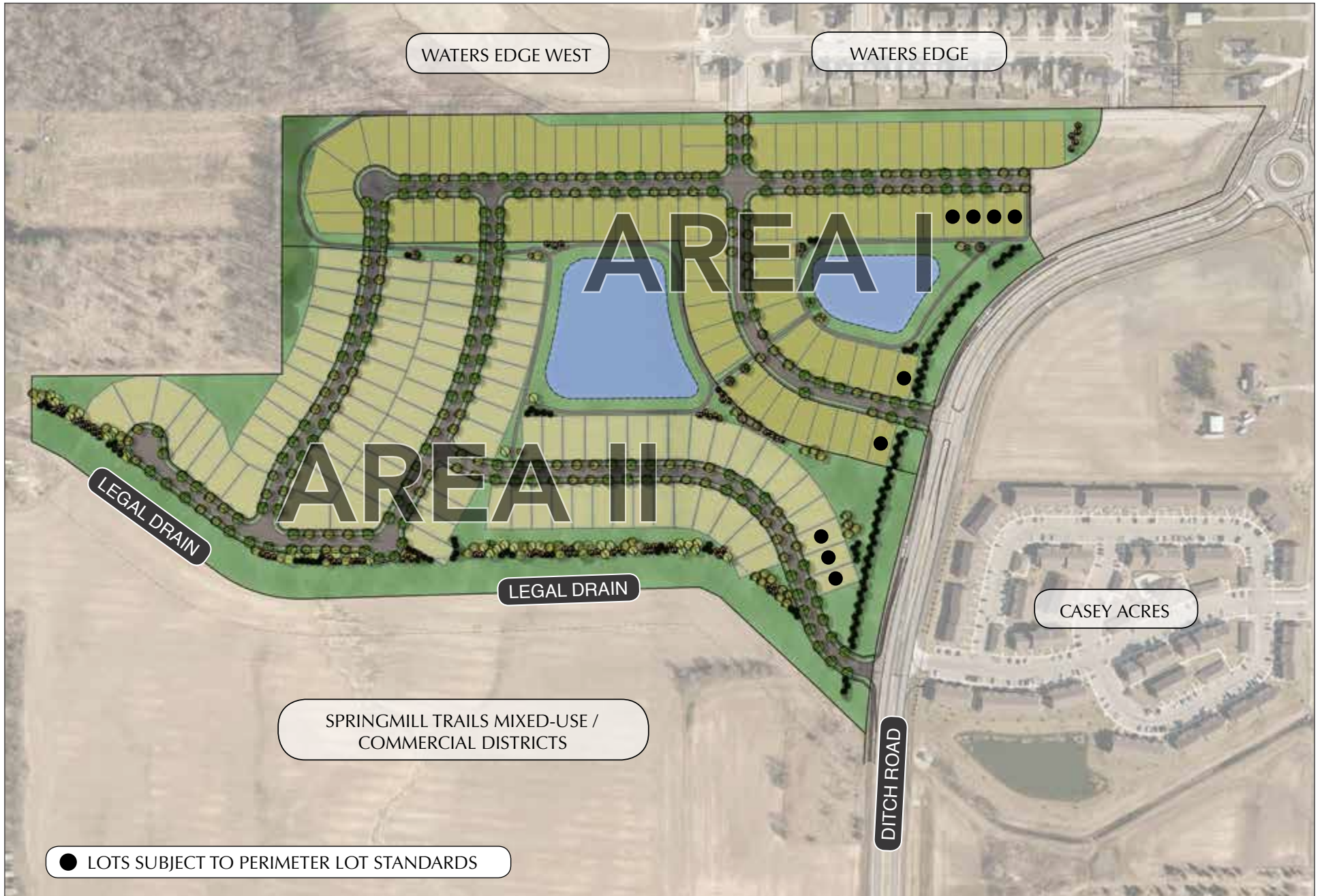
THE FOLLOWING DESCRIPTION WAS PREPARED BY KAREN SUTTON, P.S. - INDIANA #LS21200013 OF WEIHE ENGINEERS, INC. AS PART OF A SURVEY PERFORMED UNDER JOB NO. W150193, DATED OCTOBER 23, 2018.

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE HARRISON MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST (ASSUMED BEARING) A DISTANCE OF 1400.00 FEET TO A MAG NAIL; THENCE SOUTH 89 DEGREES 46 MINUTES 36 SECONDS EAST A DISTANCE OF 21.67 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 73 DEGREES 10 MINUTES 14 SECONDS EAST A DISTANCE OF 137.99 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 52 DEGREES 12 MINUTES 06 SECONDS EAST A DISTANCE OF 310.95 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 88 DEGREES 34 MINUTES 42 SECONDS EAST A DISTANCE OF 283.05 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST 203.75 FEET TO A POINT IN LITTLE EAGLE CREEK DRAIN AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST A DISTANCE OF 166.77 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE NORTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO 9207276; THENCE ON SAID NORTH LINE NORTH 89 DEGREES 29 MINUTES 14 SECONDS EAST A DISTANCE OF 639.81 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 02 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 659.22 FEET TO A 5/8" REBAR WITH CAP MARKED "MILLER SURVEYING" AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 29 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1320.57 FEET TO A 1/2 IN. REBAR AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 20 MINUTES 01 SECOND EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 774.56 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 59 SECONDS EAST A DISTANCE OF 8.82 FEET TO THE P.C. OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 144.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 226.19 FEET, HAVING A CHORD THAT BEARS SOUTH 44 DEGREES 20 MINUTES 01 SECONDS WEST 203.65 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 01 SECONDS WEST A DISTANCE OF 41.32 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 59 SECONDS EAST A DISTANCE OF 174.00 FEET; THENCE SOUTH 31 DEGREES 06 MINUTES 34 SECONDS EAST A DISTANCE OF 66.68 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET, ALSO BEING ON THE NORTHWESTERN RIGHT-OF-WAY OF DITCH ROAD; THE FOLLOWING 7 CALLS ARE ALONG SAID NORTHWESTERN AND WESTERN RIGHT-

OF-WAY OF DITCH ROAD; 1) THENCE ALONG SAID CURVE A DISTANCE OF 491.45 FEET, HAVING A CHORD THAT BEARS SOUTH 36 DEGREES 21 MINUTES 49 SECONDS WEST 478.89 FEET; 2) THENCE SOUTH 13 DEGREES 50 MINUTES 15 SECONDS WEST A DISTANCE OF 383.60 FEET; 3) THENCE SOUTH 14 DEGREES 40 MINUTES 34 SECONDS WEST A DISTANCE OF 19.06 FEET; 4) THENCE SOUTH 13 DEGREES 50 MINUTES 29 SECONDS WEST A DISTANCE OF 89.99 FEET TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2060.00 FEET; 5) THENCE SOUTHWARDLY ALONG SAID CURVE A DISTANCE OF 242.98 FEET, HAVING A CHORD THAT BEARS SOUTH 10 DEGREES 27 MINUTES 29 SECONDS WEST 242.84 FEET; 6) THENCE SOUTH 05 DEGREES 31 MINUTES 55 SECONDS WEST A DISTANCE OF 10.38 FEET TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2060.00 FEET; 7) THENCE SOUTHWARDLY ALONG SAID CURVE A DISTANCE OF 102.10 FEET TO A POINT ON THE CENTERLINE OF LITTLE EAGLE CREEK DRAIN, HAVING A CHORD THAT BEARS SOUTH 05 DEGREES 22 MINUTES 37 SECONDS WEST 102.09 FEET; THENCE LEAVING THE RIGHT-OF-WAY OF DITCH ROAD, THE FOLLOWING 7 CALLS ALONG SAID CENTERLINE OF LITTLE EAGLE CREEK DRAIN, MORE OR LESS; 1) THENCE NORTH 45 DEGREES 49 MINUTES 03 SECONDS WEST A DISTANCE OF 154.44 FEET; 2) THENCE NORTH 47 DEGREES 06 MINUTES 06 SECONDS WEST A DISTANCE OF 358.81 FEET; 3) THENCE NORTH 64 DEGREES 48 MINUTES 08 SECONDS WEST A DISTANCE OF 55.53 FEET; 4) THENCE SOUTH 88 DEGREES 17 MINUTES 02 SECONDS WEST A DISTANCE OF 1011.64 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET; 5) THENCE ALONG SAID CURVE A DISTANCE OF 240.90 FEET, HAVING A CHORD THAT BEARS NORTH 72 DEGREES 33 MINUTES 43 SECONDS WEST 236.43 FEET; 6) THENCE NORTH 53 DEGREES 23 MINUTES 32 SECONDS WEST A DISTANCE OF 489.16 FEET; 7) THENCE NORTH 63 DEGREES 15 MINUTES 09 SECONDS WEST A DISTANCE OF 89.80 FEET TO THE POINT OF BEGINNING, CONTAINING 57.36 ACRES (2,498,750 SQUARE FEET), MORE OR LESS.

Deleted: THE FOLLOWING DESCRIPTION WAS PREPARED BY KAREN SUTTON, P.S. - INDIANA #LS21200013 OF WEIHE ENGINEERS, INC. AS PART OF A SURVEY PERFORMED UNDER JOB NO. W150193, DATED OCTOBER 23, 2018. PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE HARRISON MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST (ASSUMED BEARING) A DISTANCE OF 1400.00 FEET TO A MAG NAIL; THENCE SOUTH 89 DEGREES 46 MINUTES 36 SECONDS EAST A DISTANCE OF 21.67 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 73 DEGREES 10 MINUTES 14 SECONDS EAST A DISTANCE OF 137.99 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 52 DEGREES 12 MINUTES 06 SECONDS EAST A DISTANCE OF 310.95 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 88 DEGREES 34 MINUTES 42 SECONDS EAST A DISTANCE OF 283.05 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST 203.75 FEET TO A POINT IN LITTLE EAGLE CREEK DRAIN AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST A DISTANCE OF 166.77 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE NORTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO 9207276; THENCE ON SAID NORTH LINE NORTH 89 DEGREES 29 MINUTES 14 SECONDS EAST A DISTANCE OF 639.81 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 02 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 659.22 FEET TO A 5/8" REBAR WITH CAP MARKED "MILLER SURVEYING" AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 29 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1320.57 FEET TO A 1/2 IN. REBAR AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 20 MINUTES 01 SECOND EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 833.74 FEET; THENCE SOUTH 00 DEGREES 11 MINUTES 34 SECONDS WEST A DISTANCE OF 11.87 FEET TO THE P.C. OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 203.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 157.87 FEET, HAVING A CHORD THAT BEARS SOUTH 22 DEGREES 28 MINUTES 18 SECONDS WEST 153.92 FEET, TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHWARDLY ALONG SAID CURVE A DISTANCE OF 25.03 FEET, HAVING A CHORD THAT BEARS SOUTH 08 DEGREES 53 MINUTES 53 SECONDS WEST 23.43 FEET; THENCE SOUTH 26 DEGREES 57 MINUTES 17 SECONDS EAST A DISTANCE OF 35.03 FEET TO THE P.C. OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE A DISTANCE OF 64.89 FEET, HAVING A CHORD THAT BEARS SOUTH 23 DEGREES 34 MINUTES 29 SECONDS EAST 64.85 FEET; THENCE SOUTH 62 DEGREES 11



AREA I



AREA II





Jesse M. Pohlman
Consultant + Planner
+1 317 696 9254
jpohlman@onpointeland.com

January 24, 2019

via e-mail (phoward@westfield.in.gov)

Pamela Howard
Senior Planner
Economic and Community Development
2728 East 171st Street
Westfield, Indiana 46074

RE: Gristmill Crossing (Ord. 18-52 / Petition No. 1812-PUD-30)
Summary of Revisions and Responses

Dear Pam,

Below and attached, please find a summary of the revisions and responses to the requested Gristmill Crossing: Residential District Ordinance (the "Ordinance") petition. The changes are as a result of comments made at the Council introduction and the Plan Commission public hearing.

The ordinance and its corresponding exhibits have been updated to reflect the changes noted herein. In addition, the enclosures to this summary include the referenced commitments, as well as the detailed amenity exhibit for Residential District 2 of the Springmill Trails PUD District.

Ordinance:

1. Added an acknowledgement that Residential District 2 would not be further increased in size. As previously noted, Residential District 2 permits 1,250 units. If the Ordinance is approved, then Residential District 2 would still only have 776 units (62% of the total permitted units).
2. Adjusted the maximum number of permitted lots based on the revised layout for Gristmill Crossing, which has resulted in a decrease of one (1) lot. (Section 6.1)
3. Revised the maximum building height to match the proposed homes. (Section 6.6)
4. Revised the Minimum Living Unit Area standard (Section 6.7)
5. Revised the Streetscape Diversity standard to incorporate the UDO's staggered front yard building setback standard intended to eliminate monotonous building placement. The front yard building setback lines have been revised on the corresponding primary plat and overall development plan, accordingly. (Section 7.1(C))
6. Prohibited vinyl and aluminum siding. (Section 7.1(D))
7. Deleted the provision carried over from the Springmill Trails PUD that allowed a door on the side building façade to qualify as meeting the minimum window requirement. (Section 7.1(F))
8. Increased the Minimum Roof Overhangs requirement carried over from the Springmill Trails PUD from eight (8) inches to twelve (12) inches. (Section 7.1(I)(ii))
9. Increased the Minimum Lot Landscaping requirement by defaulting to the UDO's standard. (Section 7.2)
10. The Legal Description (Exhibit A) has been updated to remove the real estate that was added to increase the size of the amenity center parcel.

11. The Concept Plan (Exhibit B) layout has been updated to reflect: (i) the increase of the amenity center parcel size (from 1.95 to 2.69 acres); (ii) increase in the size of the northeast pond to accommodate detention from the amenity center¹; (iii) converted the lot directly west of the amenity center from a home lot to a landscaped common area; and, (iv) adjustments in the entrance locations, as required by the City through the Technical Advisory Review process. The south entrance on Ditch Road was moved south to align with the Casey Acres entrance, while the north entrance was shifted north slightly.
12. The Character Exhibit (Exhibit C) has been supplemented with additional lifestyle home examples.

Commitments:

In addition to the revisions to the Ordinance, enclosed please find Commitments in response to comments received regarding the amenity center and Area II: The Meadows of Gristmill Crossing (lifestyle area). The Commitments include the following:

Amenity Center

1. Construction of the Amenity Center (as further detailed herein) will be completed prior to a non-model home building permit being issued for Gristmill Crossing.
2. Gristmill Crossing will be required to be a part of the master Springmill Trails Amenity Association, which requires financial contributions from each lot to fund the operation and development of the association and Amenity Center.

Area II: The Meadows of Gristmill Crossing

3. The Commitments require language in the Declaration of Covenants and Restrictions that will restrict renting and leasing within Area II; and,
4. The Commitments include language that will require mandatory maintenance fees specific to Area II for the homeowners' association to provide each home a lawn fertilization program, snow removal of driveways and sidewalks, and annual installation of mulch.

Residential District 2: Amenities

At the public hearing, there were a few questions about the amenities required within Residential District 2 (as required by the Springmill Trails PUD Ordinance). In an attempt to provide a wholistic response to this inquiry, enclosed please find an exhibit that depicts what amenities are required by the Springmill Trails PUD Ordinance, as well as the existing or planned implementation for those required amenities (the "Amenity Exhibit").

As you review the Amenity Exhibit, please note:

- Each of the subdivisions in Residential District 2 already meet or exceed most of the required amenities that include: paths and trails throughout the district (including Little Eagle Creek Trail as it goes through the district), community gardens, fishing pond, gathering areas, playgrounds, etc.
- Residential District 2 (exclusive of Gristmill Crossing) is built out with no real estate available to construct the amenity center.
- The Springmill Trails Amenity Association's proposed Amenity Center location is on real estate being made available immediately adjacent to Residential District 2. The proposed location,

¹ The original design of the amenity center anticipated underground detention. As a result of the additional impervious surface from the increased parking for the amenity center and the anticipated timing to develop Gristmill Crossing, the utilization of this pond for the amenity center is estimated to save in excess of \$200,000 in the development costs of the amenity center.

with the inclusion of Gristmill Crossing, is centrally located within a 0.5 mile (or roughly 10-minute walk) of almost all of Residential District 2.

- The Amenity Center has been revised since the public hearing to:
 - Increase the size of the parcel from 1.95 to 2.69 acres;
 - Increase the number of parking spaces from 10 to 35 parking spaces;
 - Add a landscape buffer along the north property line (outside of the sewer easement) that will include a three-foot tall mound and a double staggered row of evergreen trees; and,
 - Depict additional amenities (e.g., volleyball court, playground, basketball court) that are space planned as potential future improvements. The inclusion of these additional amenities will be subject to final construction costs, the amenity center budget, and continued input from the various homeowners' associations.

As presented at the public hearing, Residential District 2 currently consists of Waters Edge, Waters Edge West, William Trace, Spring Orchard, and Shelton Cove. The various developers and builders for each of these subdivisions have coordinated to create a master amenity center association in an effort to provide for the primary amenity required by the Springmill Trails PUD Ordinance within Residential District 2. Each of these subdivisions have their own homeowners' associations, but each association is also a part of the Springmill Trails Amenity Association (the "Amenity Association").

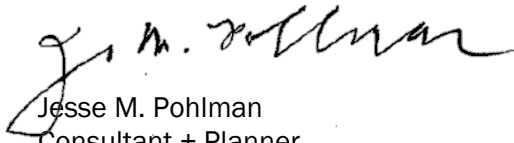
The Amenity Association is currently funded from each lot within Residential District 2 contributing to a fund used to operate the association and to design and construct the Amenity Center. With the inclusion of Gristmill Crossing, the Amenity Association's budget is 62% of the budget that would have been available if Residential District 2 were developed at the maximum number of units allowed by the Springmill Trails PUD Ordinance (as illustrated in the Amenity Exhibit).

As a result, the Amenity Association is continuing to identify opportunities to develop the Amenity Center economically and within its budget. These efforts have included coordination with William Tres Development in the potential development of Gristmill Crossing that would: (i) provide additional capital for the Amenity Association with additional residential lots contributing funds; (ii) provide real estate for the Amenity Center; (iii) design the size and placement of the pool and pool deck to maximize benefits while minimizing ongoing operation and maintenance costs to the association; and, (iv) take advantage of the economies in the development of Gristmill Crossing for the benefit of the Amenity Center, such as the savings in providing off-site detention.

As depicted in the Amenity Exhibit, upon the development of the Amenity Center, the required amenities of the Springmill Trails PUD Ordinance will be met for Residential District 2 with only 62% of the originally anticipated number of homes providing a demand on those amenities.

In closing, we thank the Plan Commission for their consideration and those homeowners that have been engaged with us in this process, and we respectfully request the Plan Commission's favorable recommendation of the enclosed ordinance and commitments.

Respectfully,
Onpointe Land Matters, LLC

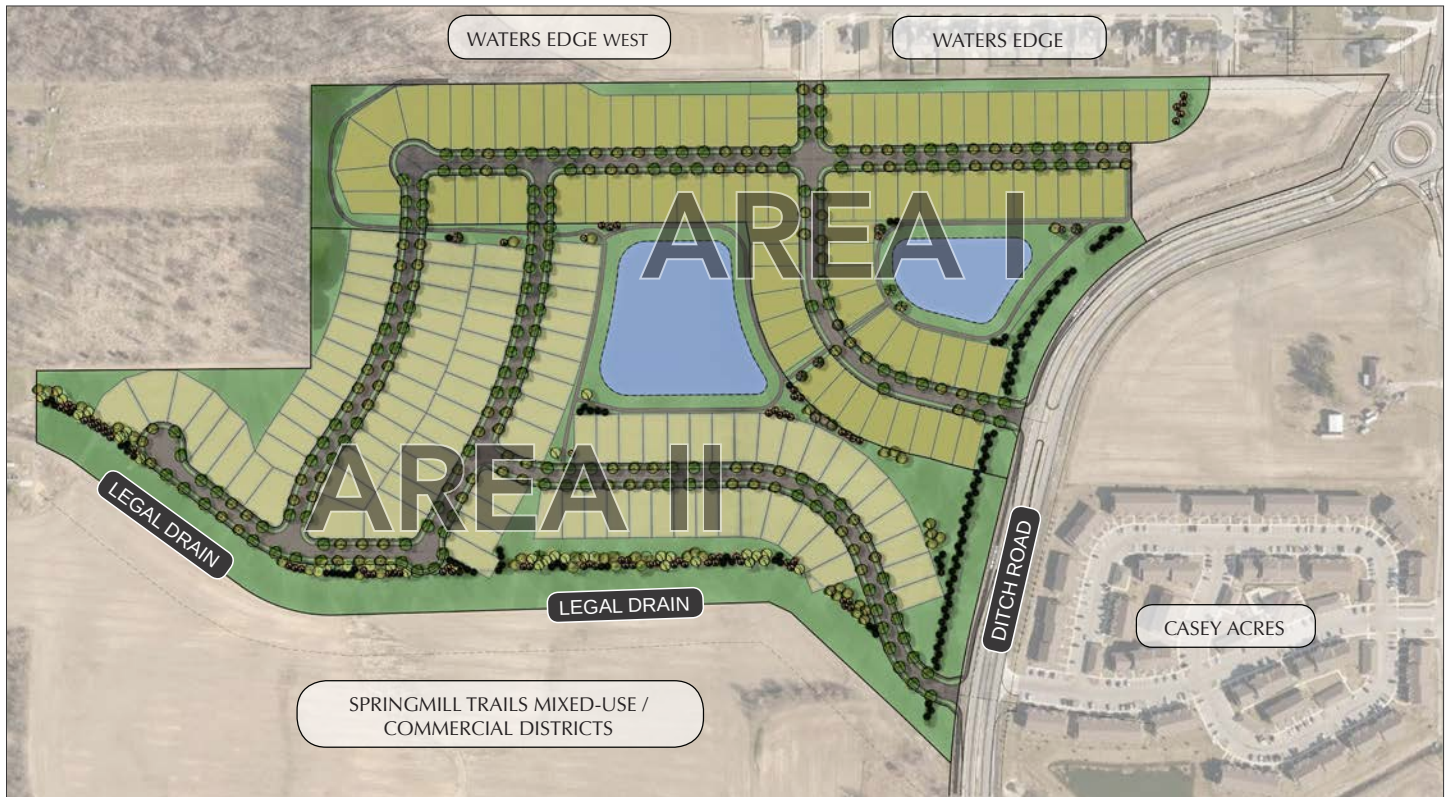


Jesse M. Pohlman
Consultant + Planner

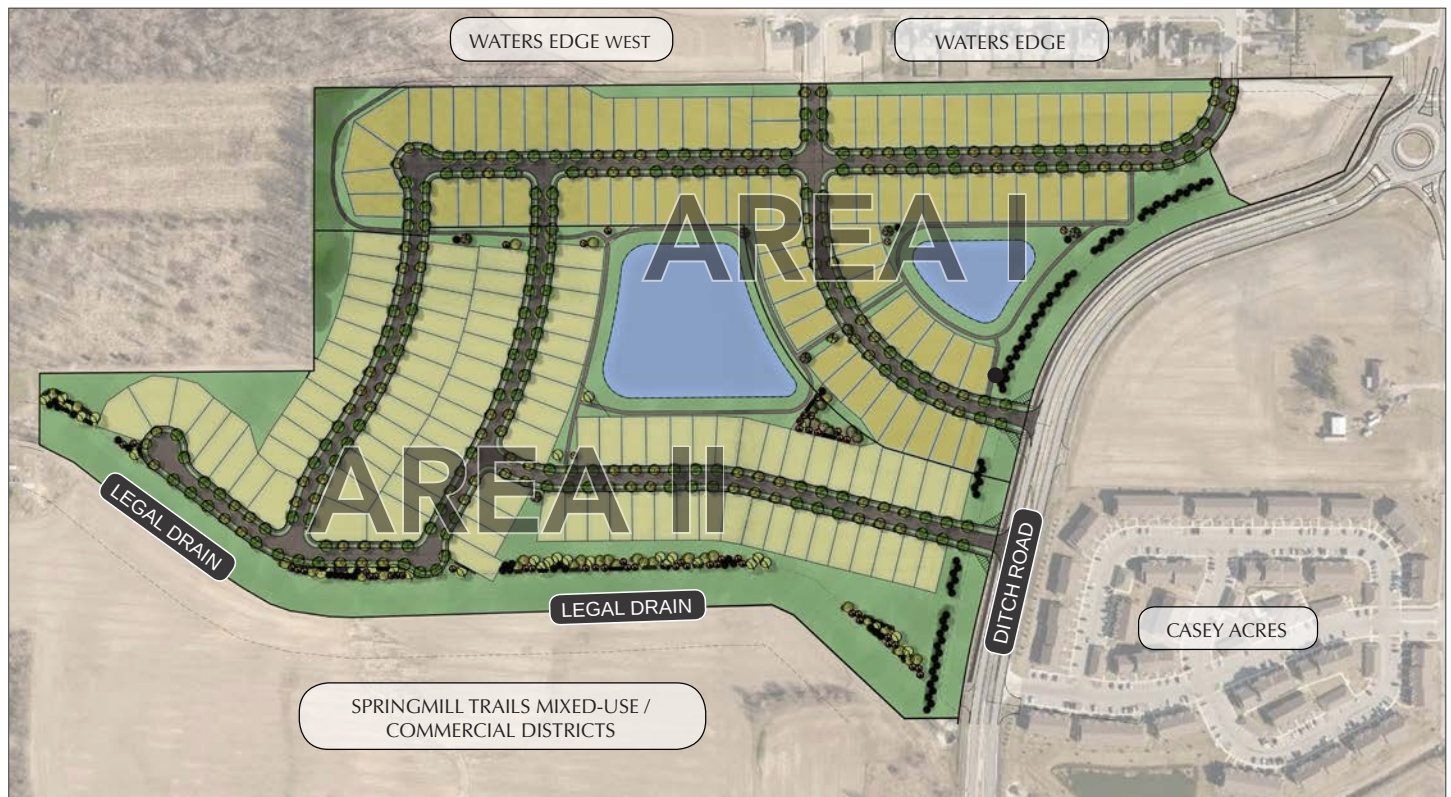
Enclosures:

- Ordinance No. 18-52 (redline version)
- Ordinance No. 18-52 (clean version)
- Concept Plan Comparison Exhibit
- Commitments
- Amenity Exhibit

CURRENT CONCEPT PLAN (02.04.19)



PREVIOUS CONCEPT PLAN (12.18.19)



Build-Out of Residential District 2 (Springmill Trails PUD District)

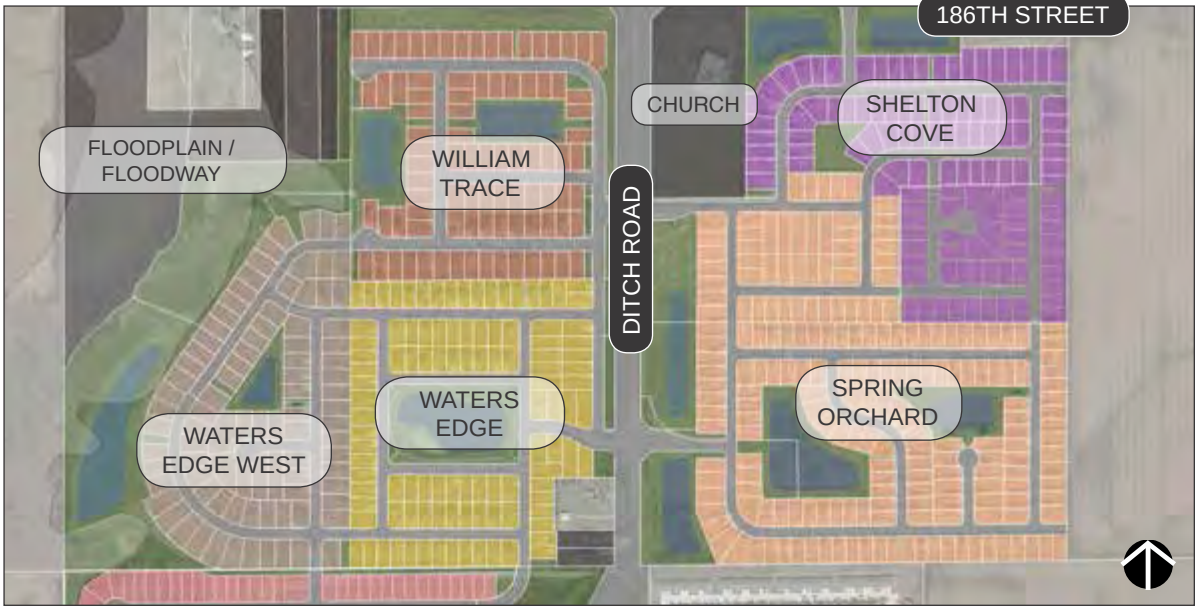
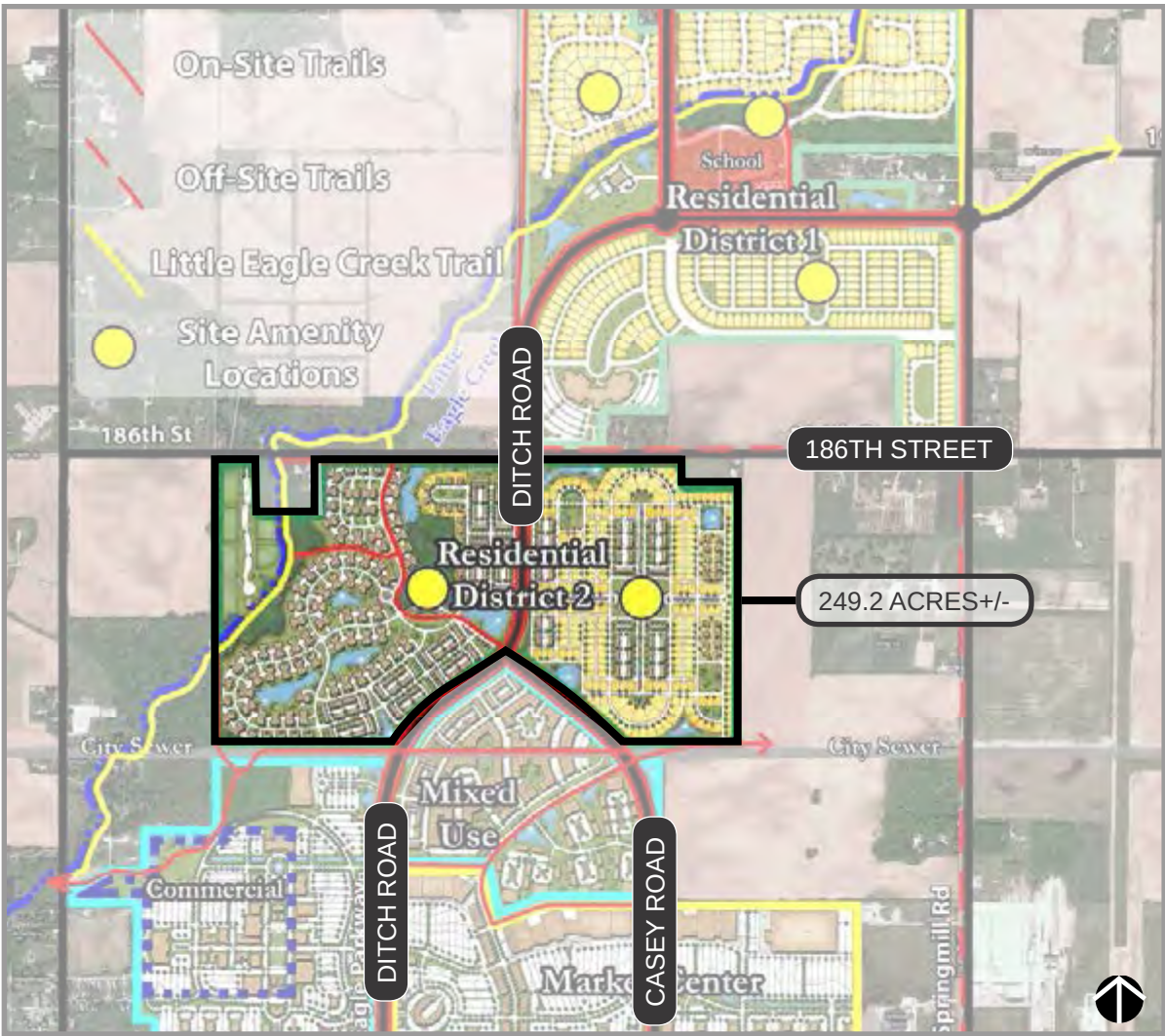


Exhibit E - Amenity Plan (Ordinance No. 11-19)



SPRINGMILL TRAILS PUD DISTRICT

AMENITY EXHIBIT: RESIDENTIAL DISTRICT 2

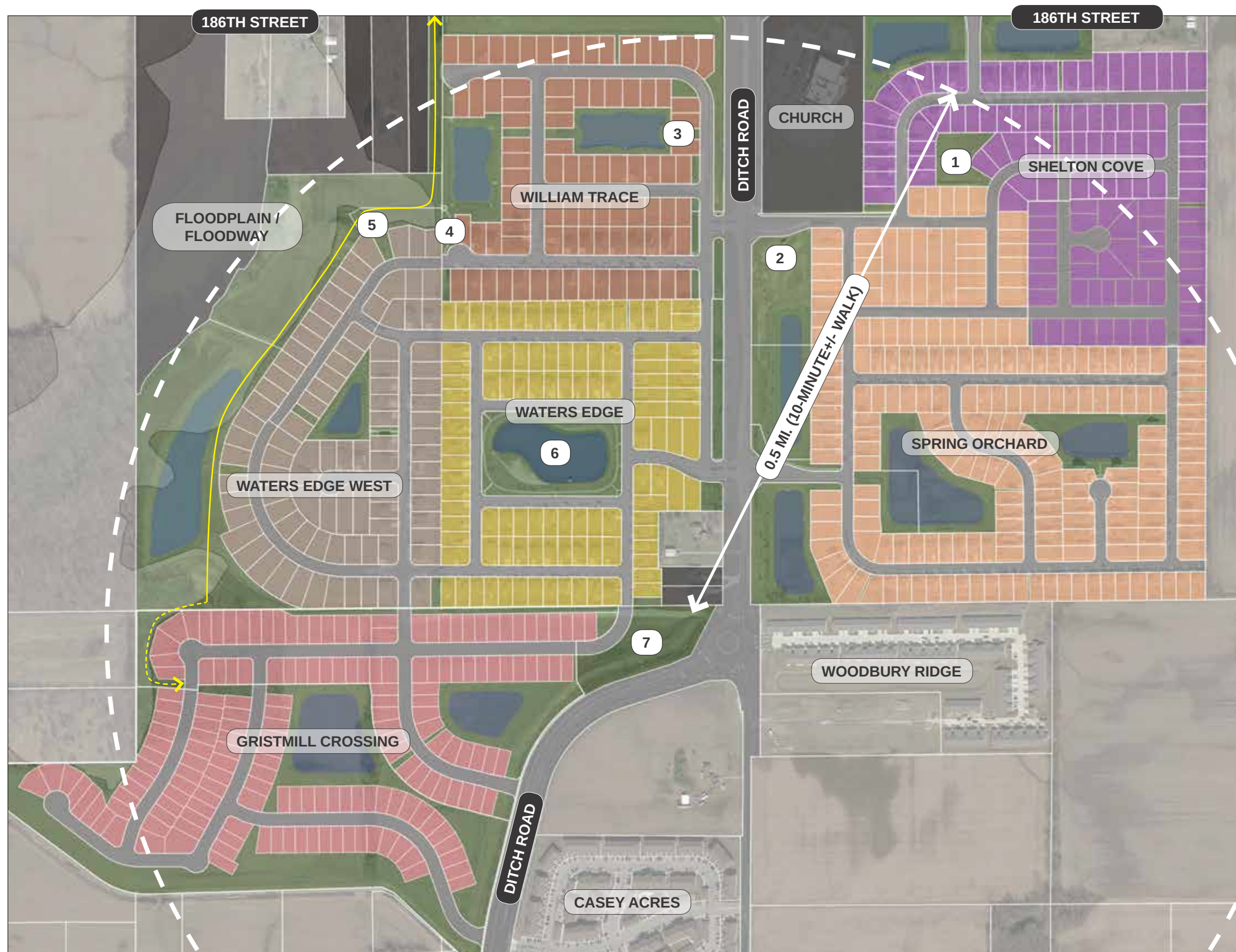
DEVELOPMENT SUMMARY								
	Residential District 2							NOTES
	Waters Edge	Waters Edge West	William Trace	Spring Orchard	Shelton Cove	Gristmill Crossing (proposed)	TOTAL (RD-2)	
Maximum Permitted Units	-	-	-	-	-	-	1250	Buildout of Residential District 2 (with Gristmill Crossing) is still only 62% of the total permitted units.
Subdivision Units (platted)	105	88	88	204	114	177	776	
Subdivision Size (acres +/-)	36.7	49.3	40.3	67.4	39.1	57.4	290 ¹	¹ Residential District 2 was 249.2 acres+/- (est.) at the time of zoning. Section 2.3 of the Springmill Trails PUD allows the size of the district to increase or decrease by 15%, which could already allow Residential District 2 to be a total of 286.58 acres+/-.
Open Space: Minimum Required (percentage)	-	-	-	-	-	-	21%	
Subdivision C.A. (acres +/-) ²	6.3	23.1	10.5	13.1	7.4	20.5 ³	80.9	
Subdivision C.A. (percentage)	17.1%	46.9%	26.1%	19.4%	18.9%	35.7%	27.9%	
² Common Area calculations are based upon the subdivision's overall development plan.								
³ Excludes the acreage for the planned Amenity Center.								

DEVELOPMENT AMENITIES								
Required Development Amenities (Article 2 Single Family Residential District, Section 2.4 Development Amenities of Ord. 11-19)	Residential District 2							Residential District 1: Remaining Required (not yet developed)
	Waters Edge	Waters Edge West	William Trace	Spring Orchard	Shelton Cove	Gristmill Crossing (proposed)	Amenity Center (planned)	
	The following Development Amenities will be distributed throughout Residential District 1 and Residential District 2, as generally illustrated on Exhibit E - Amenity Plan:							
Clubhouse								●
A minimum of 5 small parks (minimum of 10,000 sq. ft. in area)		●	●	●	●		●	●
A minimum of 4 swimming pools and swimming pool areas							●●	●●
A minimum of 5 playgrounds		●	●				●	●●●●
Integrated trail system	●	●	●	●	●	●	●	●
	Additionally, at least four (4) of the following amenities shall be provided within each residential district (e.g., four in Residential District 1, and four in Residential District 2):							
Fitness center								●●●●
Basketball court							●	
Tennis court								
Volleyball court							●	
Putting green								
Community garden ¹			●		●			
Public gathering area ¹	●			●			●	
Fishing pond ¹	●							

¹Article 1 Definitions of Springmill Trails PUD Ordinance:

- “Community Garden” shall mean and refer to a designated area within a subdivision common area set aside for use by residents for the growing of plants including fruits, vegetables and flowers. These areas may be segmented off for use by individual owners of lots within the subdivision.
- “Fishing Pond” shall mean and refer to a storm water management pond that is stocked with fish for the purpose of providing recreational fishing opportunities for the residents of a District(s). (“District” shall mean and refer to any of the five (5) Districts within the Springmill Trails PUD”.)
- “Public gathering area” shall mean and refer to a space within a subdivision common area occupied by a structure and surrounding hardscape/landscape design including seating for a minimum of 10 persons.

SPRINGMILL TRAILS: RESIDENTIAL DISTRICT 2
PLANNED UNIT DEVELOPMENT DISTRICT



RESIDENTIAL DISTRICT 2 AMENITY NODES

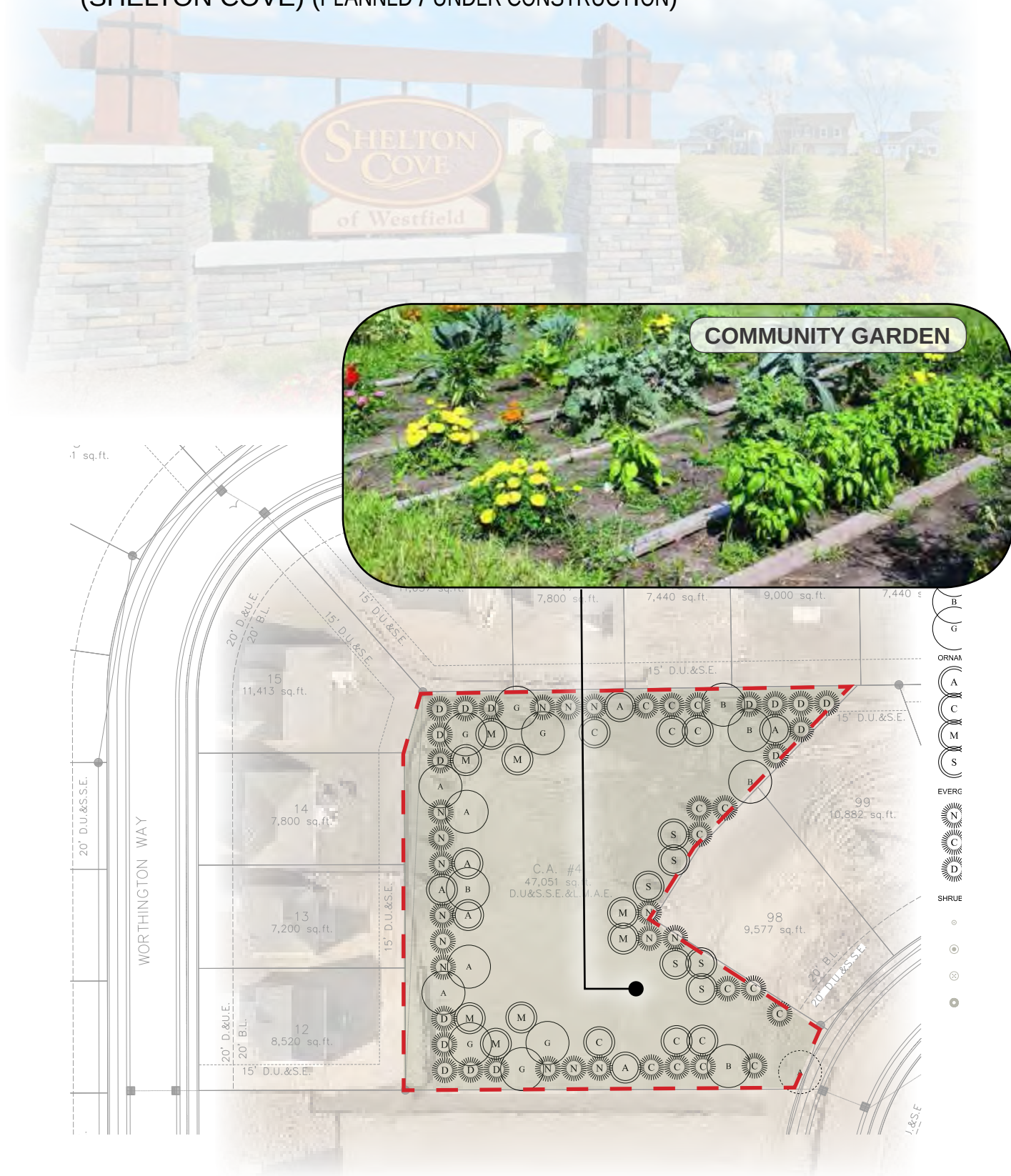
- ① SMALL PARK WITH COMMUNITY GARDEN*
- ② SMALL PARK WITH PUBLIC GATHERING AREA*
- ③ COMMUNITY GARDEN
- ④ SMALL PARK WITH PLAYGROUND*
- ⑤ SMALL PARK WITH PLAYGROUND*
- ⑥ FISHING POND WITH PUBLIC GATHERING AREA
- ↔ LITTLE EAGLE CREEK TRAIL
(ALL STREETS HAVE EITHER SIDEWALKS OR PERIMETER PATHS)
- ⑦ AMENITY CENTER*:
 - POOL HOUSE
 - POOL
 - KIDDIE POOL

* These amenities are planned and/or under construction.

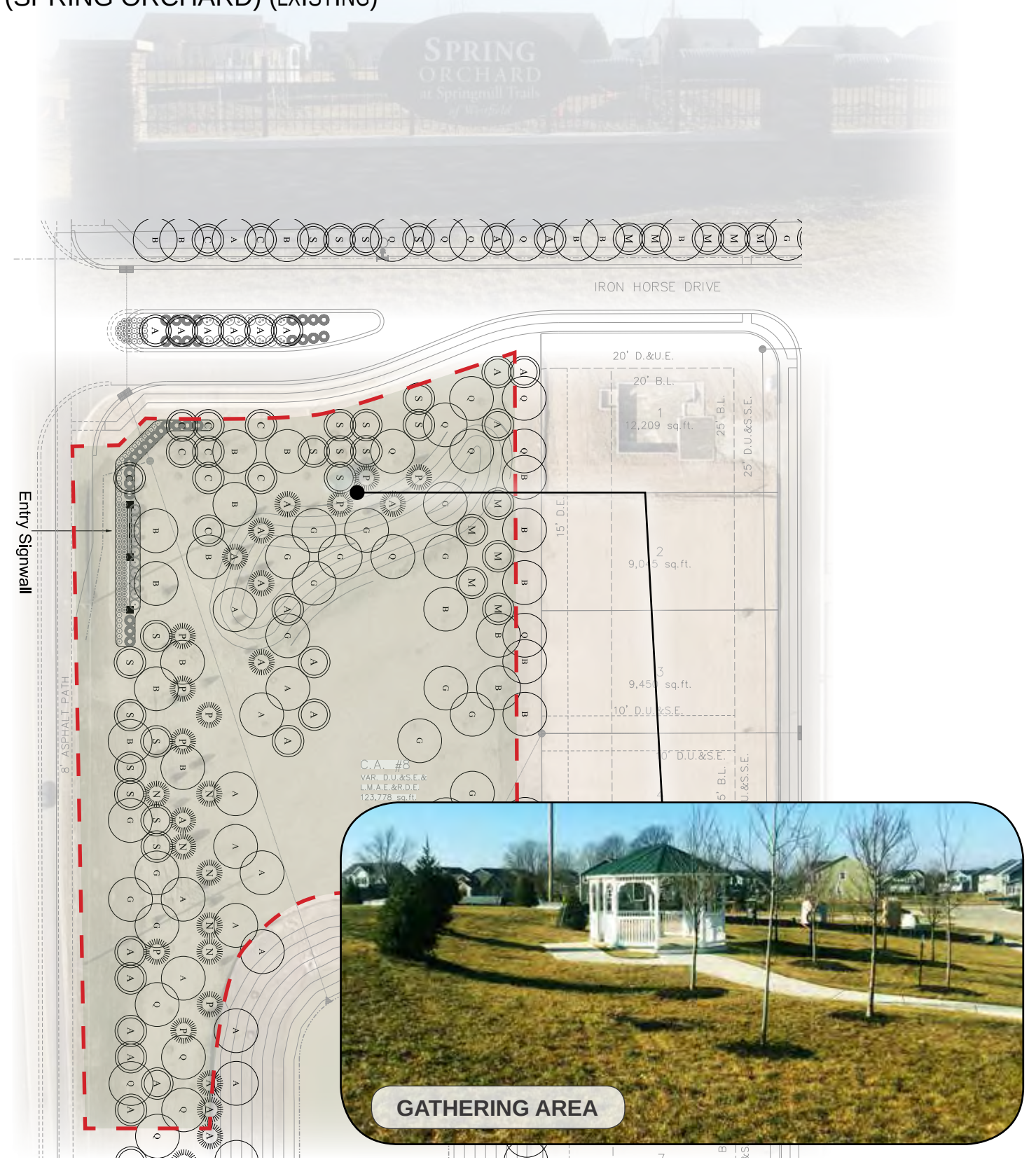
SPRINGMILL TRAILS: RESIDENTIAL DISTRICT 2

PLANNED UNIT DEVELOPMENT DISTRICT

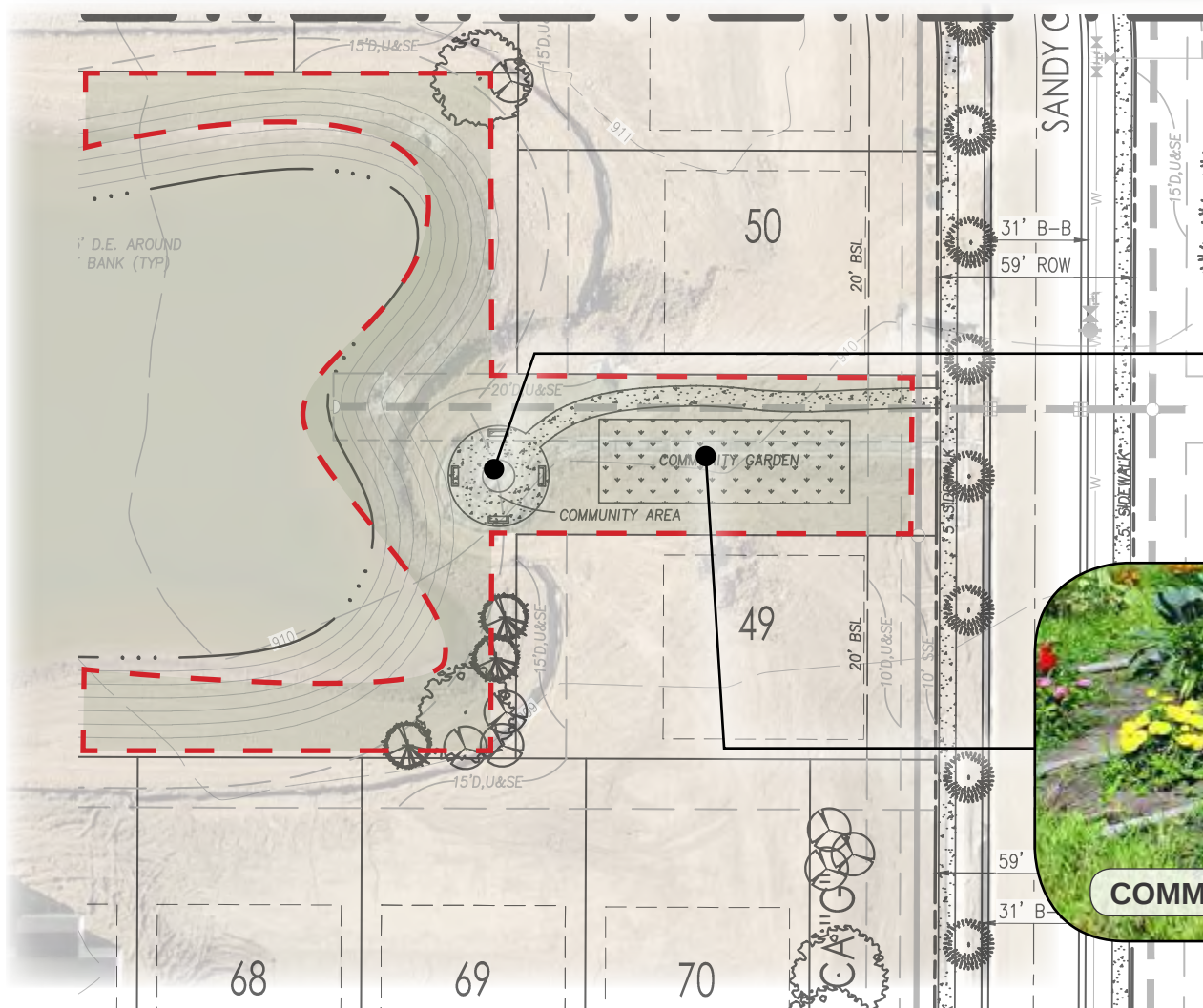
1 SMALL PARK WITH COMMUNITY GARDEN
(SHELTON COVE) (PLANNED / UNDER CONSTRUCTION)



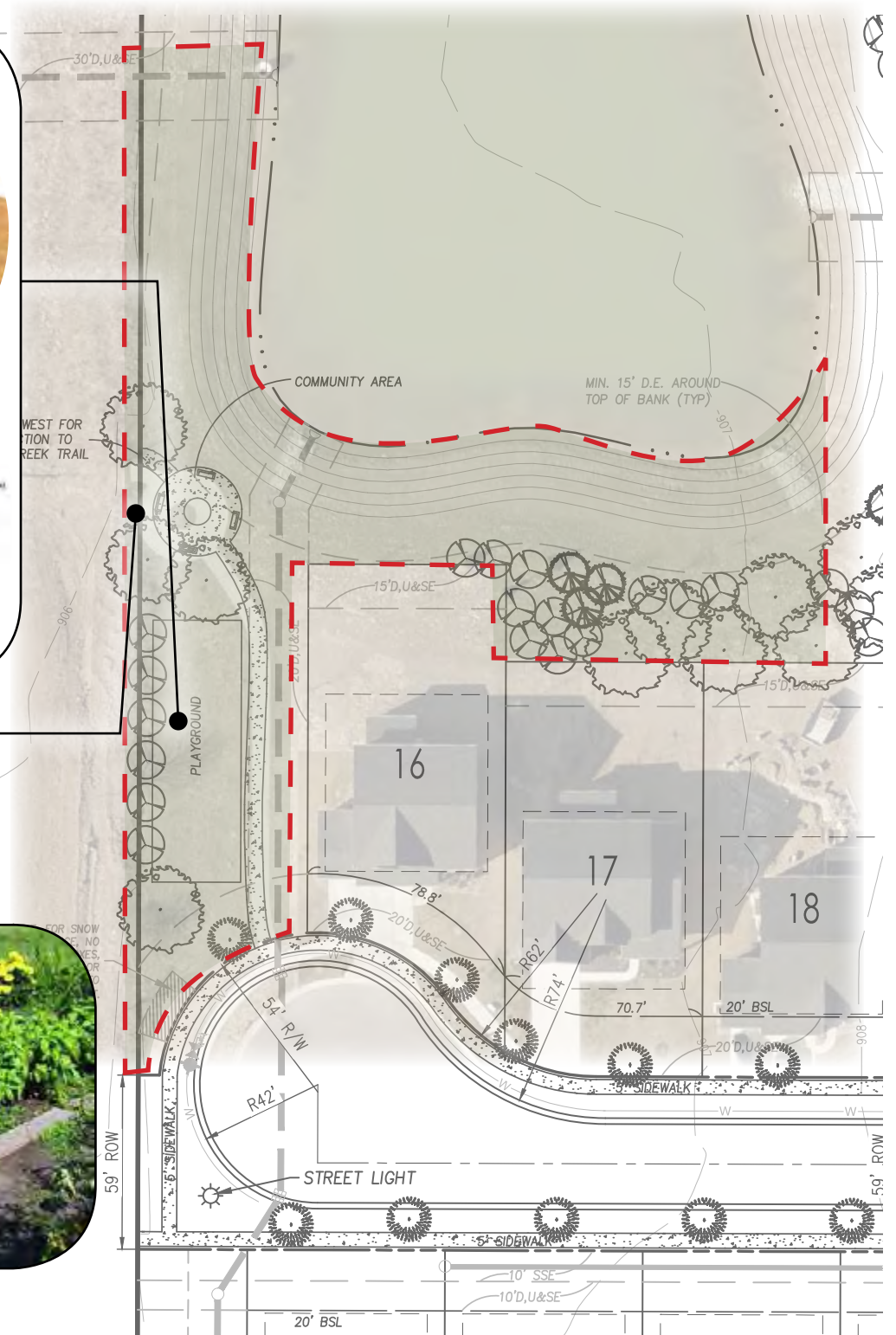
2 SMALL PARK WITH PUBLIC GATHERING AREA
(SPRING ORCHARD) (EXISTING)



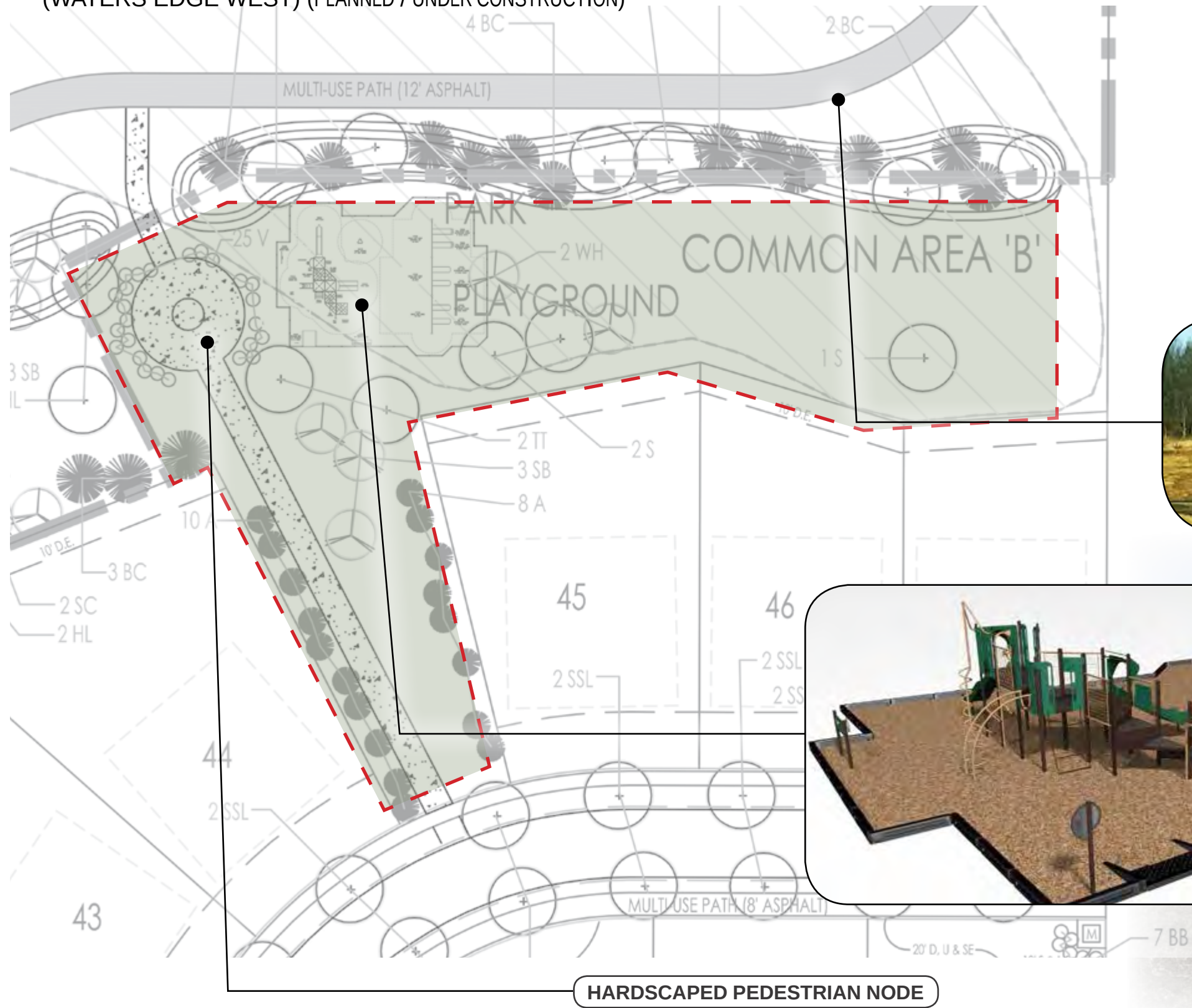
3



4



5 SMALL PARK WITH PLAYGROUND
(WATERS EDGE WEST) (PLANNED / UNDER CONSTRUCTION)



6

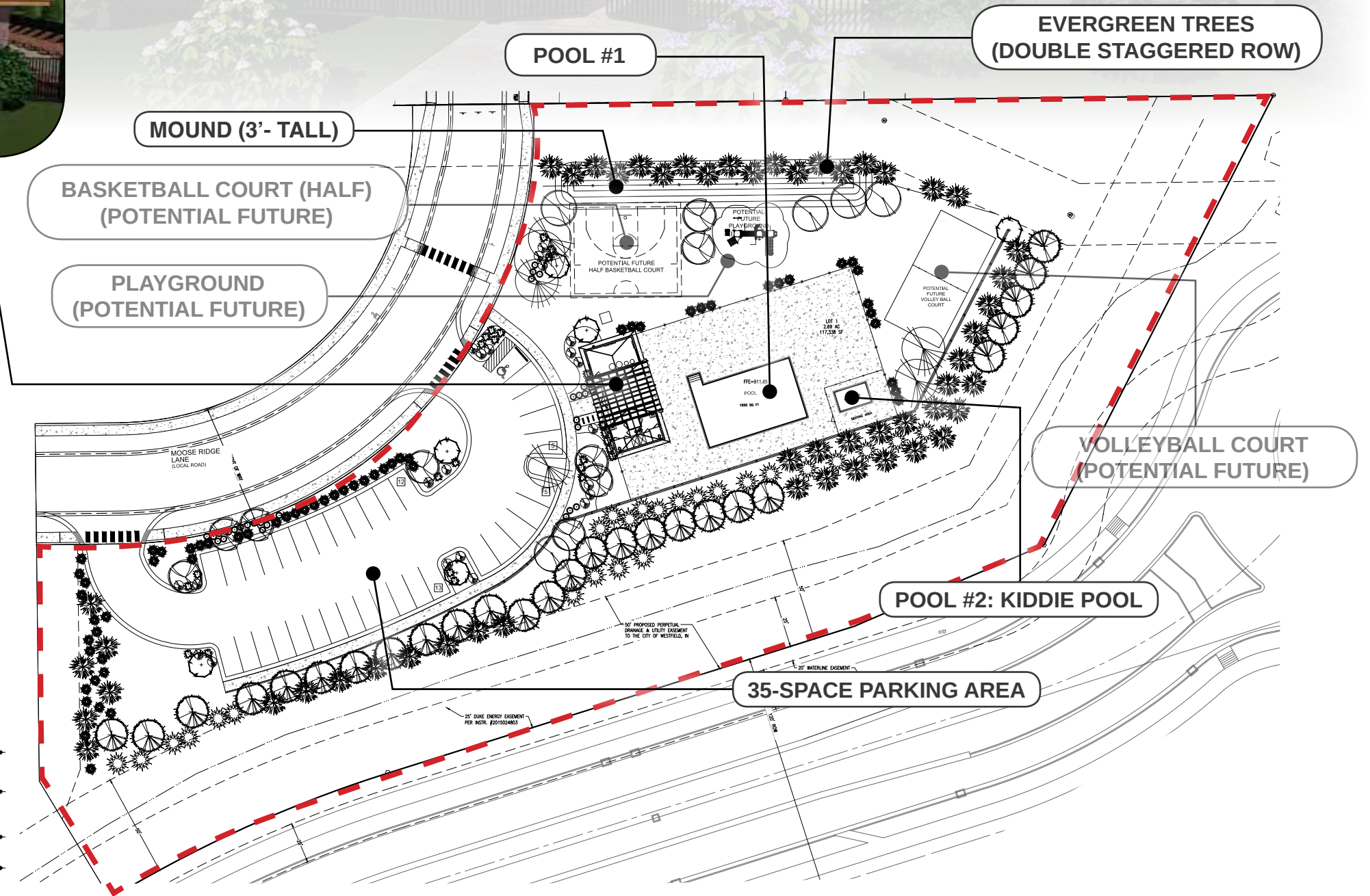
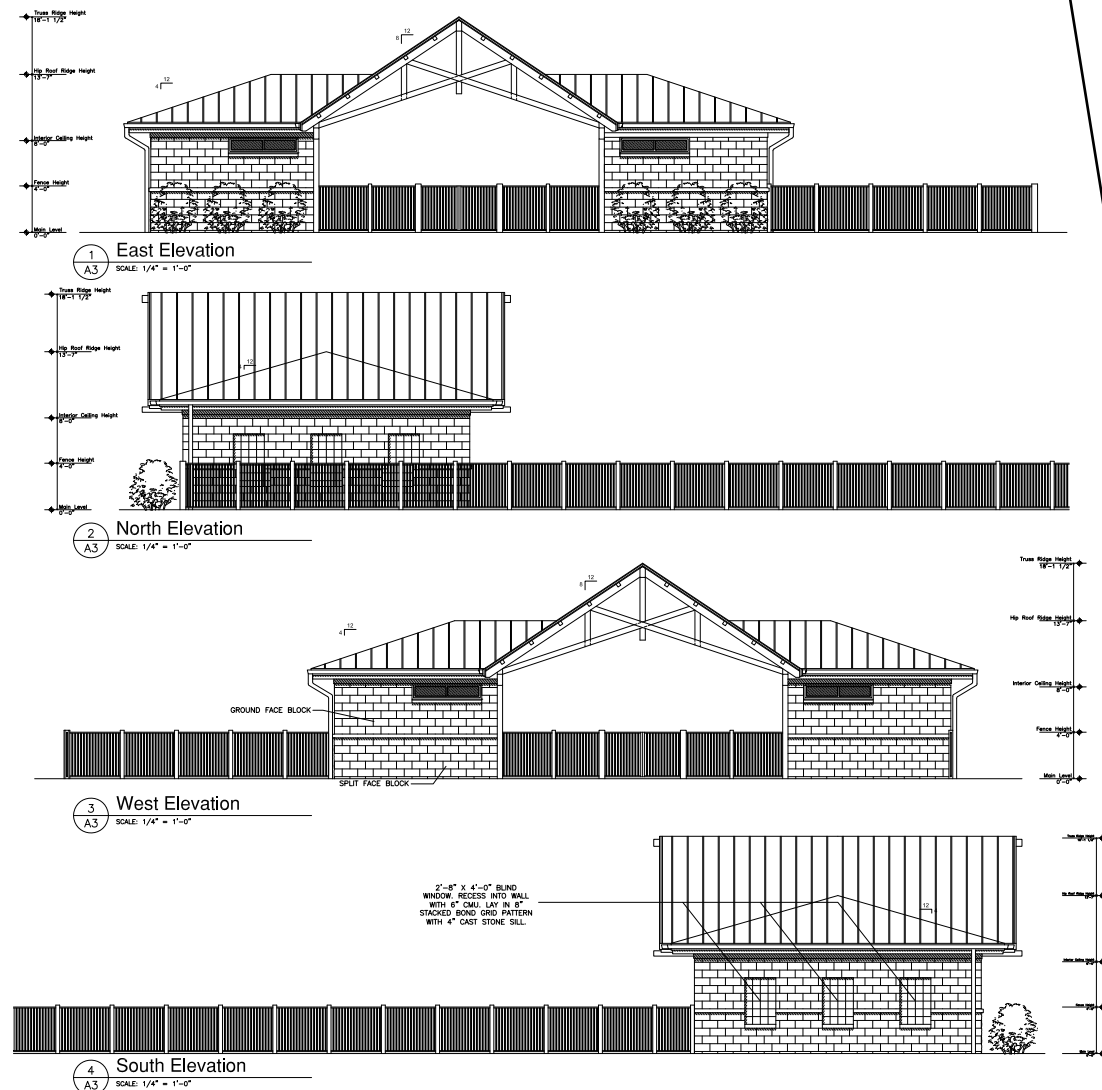
FISHING POND WITH PUBLIC GATHERING AREA
(WATERS EDGE) (EXISTING)



7 AMENITY CENTER
(GRISTMILL CROSSING) (PLANNED / UNDER CONSTRUCTION)



POOL HOUSE



Memorandum

Date: November 20, 2018

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

From: Jesse M. Pohlman

Re: Springmill Trails Planned Unit Development Amendment (1812-PUD-30)
"Gristmill Crossing: Residential District"
Summary of Neighbors' Open House

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, William Tres, LLC hosted an open house for adjoining property owners on Tuesday, November 13, 2018, at Northview Church (1191 W 186th Street, Westfield, Indiana). Below please find a brief written report of the open house.

Open house began at 6:30 p.m.

Petitioner representatives included Travis May (William Tres, LLC) and Jesse Pohlman (Onpointe Land Matters, LLC).

Attendees included owners of one (1) adjacent property (T. Misinski, M. Misinski), one (1) Council member (S. Hoover), and a representative from the City's Economic and Community Development Department (P. Howard).

After introductions and an overview of the proposed neighborhood, discussion included the following: overall Planned Unit Development District's history; build-out progress of the overall Planned Unit Development; connectivity of proposed neighborhood to Waters Edge streets and existing residents parking on the streets; neighbors' preference of single-family residential land use to existing permitted multi-family and commercial land uses; potential commercial uses for remainder of Mixed Use District; adjacently planned amenity center; alternative access options for amenity center; screening of amenity center; funding overview and timing of amenity center; drainage issues on neighbors' property.

The open house concluded around 7:20 p.m.

**COMMITMENTS CONCERNING USE
AND DEVELOPMENT OF REAL ESTATE**

Document Cross Reference Instrument No. 2014050077 and 2014050081

William Tres Development (the "Applicant"), makes the following commitments to the Common Council for the City of Westfield, Hamilton County, Indiana, in connection with the use and development of real estate generally located at the southwest corner of Ditch Road and Casey Road, and more particularly described in Exhibit A attached hereto (the "Real Estate");

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; and,

WHEREAS, Article 10.6 Commitments of the Unified Development Ordinance provides that an Applicant may be required or allowed to make a commitment to the Plan Commission as a condition to the use or development of real estate in connection with the approval of a change of zoning proposal; and,

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

WHEREAS, on December 17, 2018, the Westfield-Washington Township Advisory Plan Commission (the "Plan Commission") held a public hearing concerning the Applicant's petition requesting a change of zoning for the Real Estate from the Springmill Trails PUD District to the "Gristmill Crossing: Residential District" Planned Unit Development District, numbered and docketed as 1812-PUD-30 (Ordinance 18-52) (the "Ordinance"); and,

WHEREAS, on February 4, 2019, the Plan Commission forwarded the Ordinance 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, as a condition to approving the Ordinance, the Common Council and Plan Commission seek various commitments by Applicant, and Applicant now desires to make said commitments as further defined herein (the "Commitments"); and,

WHEREAS, the Applicant has filed an application for approval by the City of a secondary plat and related infrastructure, numbered and docketed as 1812-SFP-49 (the "Secondary Plat"), as generally depicted in Exhibit B; and,

WHEREAS, the Applicant has also filed a detailed development plan application for approval by the City of an amenity center, numbered and docketed as 1812-DDP-34 (the "Amenity Center"), as generally depicted in Exhibit C, to be located on Lot 1 of the Secondary Plat; and,

NOW, THEREFORE, the Applicant hereby makes the following commitments regarding the use and development of the Real Estate:

Section 1. Description of Real Estate. These Commitments shall apply to the 57.36 acres± generally identified as Block 1 of the Secondary Plat and more particularly described in **Exhibit A** attached hereto (the "Real Estate"). The Real Estate consists of two (2) proposed residential subdivisions, as set forth in the Ordinance, known as "Area I: The Highlands at Gristmill Crossing" and "Area II: The Meadows at Gristmill Crossing".

Section 2. Statement of Commitments. The Applicant hereby makes the following binding Commitments:

- A. Amenity Center: No improvement location permit (building permit) for a non-model home on the Real Estate shall be issued by the City prior to the substantial completion of the Amenity Center. Substantial completion shall be defined as completed construction or installation of the parking area, mounding and landscaping, and the issuance of a certificate of occupancy for the pool and pool house.
- B. Renting and Leasing: The following text shall be included in the Declaration of Covenants and Restrictions (CCRs) applicable to Area II: The Meadows at Gristmill Crossing:

Renting and Leasing. Notwithstanding anything to the contrary herein, at least eighty-five percent (85%) of the units shall be owner occupied. Owner occupancy includes ownership by an immediate family member of at least one (1) person residing in the unit or a trust of which the occupant is settlor, grantor, trustee or beneficiary. As long as one unit satisfies the definition of owner occupancy, then the adjacent unit may be used to support independent living arrangements for the residents in the other unit. No renting or leasing of the units to a third party for income shall be permitted except in the case of (i) hardship as defined in this paragraph and (ii) acquisition of a unit by a lender through foreclosure, deed in lieu of foreclosure or similar proceedings, which in both cases the owner shall be entitled to lease the unit for residential purposes. Hardship is defined as a personal or financial situation that without allowing renting or leasing of a unit significant financial harm shall occur to the owner. The owner must inform the homeowners' association of the specific circumstances of the hardship, and provide the homeowners' association with a copy of the lease. All lease or rental agreements must be in writing, and they shall be immediately provided to the homeowners' association. Units shall not be leased for an initial term of less than one (1) year, nor for less than thirty (30) days for any term thereafter.

- C. Enhanced Maintenance: A mandatory maintenance fee(s) shall be required as part of the homeowners' association dues assessed to units within Area II: The Meadows at Gristmill Crossing. Maintenance of all lots within Area II: The Meadows at Gristmill Crossing shall be provided by the homeowners' association

for the following: (i) season long lawn fertilization program; (ii) snow removal of driveways and sidewalks; and, (iii) annual spring installation of mulch.

- D. Springmill Trails Amenity Association: The Real Estate shall be incorporated into and subject to the Declaration of Covenants and Restrictions (CCRs) of the Springmill Trails Amenity Association, Inc., recorded as Instrument No. 2012071974 in the Office of the Recorder of Hamilton County, Indiana.

Section 3. **Binding Effect.** These Commitments shall continue in effect until modified, terminated, or satisfied, as set forth herein. These Commitments are binding upon the Applicant, each owner of the Real Estate, each subsequent owner of the Real Estate, and each other person acquiring an interest in the Real Estate, unless modified, terminated, or satisfied.

Section 4. **Recording.** The undersigned hereby authorizes the City to record these Commitments in the Office of the Recorder of Hamilton County, Indiana. If these Commitments are recorded by the City, then the City shall return the original recorded commitments to Applicant and shall retain a copy of the recorded commitments in its file. If recorded by the Applicant, then the Applicant shall return a copy of the recorded commitments to the City.

Section 5. **Enforcement.** These Commitments may be enforced by the City and its bodies.

Section 6. **Modification or Termination of Commitments.** Except as set forth below, these Commitments may be modified or terminated only in accordance with the Unified Development Ordinance. Once a Commitment has been satisfied, then: (a) the City and Applicant expressly agree that these Commitments, or the satisfied portions thereof, shall be deemed terminated and of no further force and effect; and (b) the City and Applicant, upon either parties request, agree to promptly execute and record a Termination of Commitments to that effect.

Section 7. **Effective Date.** The Commitments contained herein shall be in full force and effect upon the approval of the Ordinance by the Council.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;
SIGNATURE PAGES FOLLOW.]**

IN WITNESS WHEREOF, William Tres Development, has caused these Commitments to be executed as of this _____ day of _____, 2019.

**William Tres Development
("Applicant")**

By: _____
Travis May, its Managing Member

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the above party, who having been duly sworn acknowledged the execution of the foregoing Commitments.

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

My Commission Expires:

Signature of Notary Public

Residing in _____, Indiana

Printed Name

IN WITNESS WHEREOF, GT Property Development, LLC, hereby agrees to and consents to these Commitments to be executed and binding as of this _____day of _____, 2019.

**GT Property Development LLC
("Property Owner")**

By: _____
Travis May, its Managing Member

STATE OF INDIANA)
) SS:
COUNTY OF HAMILTON)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared the above party, who having been duly sworn acknowledged the execution of the foregoing Commitments.

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

My Commission Expires:

Signature of Notary Public

Residing in _____, Indiana

Printed Name

This document prepared by: Jesse M. Pohlman, Onpointe Land Matters, LLC
 William Tres Development
 3802 W 96th Street, Suite 210, Indianapolis, Indiana 46268

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: Jesse M. Pohlman

APC RECOMMENDATION
FEBRUARY 4, 2019

EXHIBIT A
REAL ESTATE

THE FOLLOWING DESCRIPTION WAS PREPARED BY KAREN SUTTON, P.S. - INDIANA #LS21200013 OF WEIHE ENGINEERS, INC. AS PART OF A SURVEY PERFORMED UNDER JOB NO. W150193, DATED OCTOBER 23, 2018.

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE HARRISON MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST (ASSUMED BEARING) A DISTANCE OF 1400.00 FEET TO A MAG NAIL; THENCE SOUTH 89 DEGREES 46 MINUTES 36 SECONDS EAST A DISTANCE OF 21.67 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 73 DEGREES 10 MINUTES 14 SECONDS EAST A DISTANCE OF 137.99 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 52 DEGREES 12 MINUTES 06 SECONDS EAST A DISTANCE OF 310.95 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 88 DEGREES 34 MINUTES 42 SECONDS EAST A DISTANCE OF 283.05 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST 203.75 FEET TO A POINT IN LITTLE EAGLE CREEK DRAIN AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST A DISTANCE OF 166.77 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE NORTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO 9207276; THENCE ON SAID NORTH LINE NORTH 89 DEGREES 29 MINUTES 14 SECONDS EAST A DISTANCE OF 639.81 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 02 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 659.22 FEET TO A 5/8" REBAR WITH CAP MARKED "MILLER SURVEYING" AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 29 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1320.57 FEET TO A ½ IN. REBAR AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 20 MINUTES 01 SECOND EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 774.56 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 59 SECONDS EAST A DISTANCE OF 8.82 FEET TO THE P.C. OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 144.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 226.19 FEET, HAVING A CHORD THAT BEARS SOUTH 44 DEGREES 20 MINUTES 01 SECONDS WEST 203.65 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 01 SECONDS WEST A DISTANCE OF 41.32 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 59 SECONDS EAST A DISTANCE OF 174.00 FEET; THENCE SOUTH 31 DEGREES 06 MINUTES 34 SECONDS EAST A DISTANCE OF 66.68 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET, ALSO BEING ON THE NORTHWESTERN RIGHT-OF-WAY OF DITCH ROAD; THE FOLLOWING 7 CALLS ARE ALONG SAID NORTHWESTERN AND WESTERN RIGHT-OF-WAY OF DITCH ROAD; 1) THENCE ALONG SAID CURVE A DISTANCE OF 491.45 FEET, HAVING A CHORD THAT BEARS SOUTH 36 DEGREES 21 MINUTES 49 SECONDS WEST 478.89 FEET; 2)

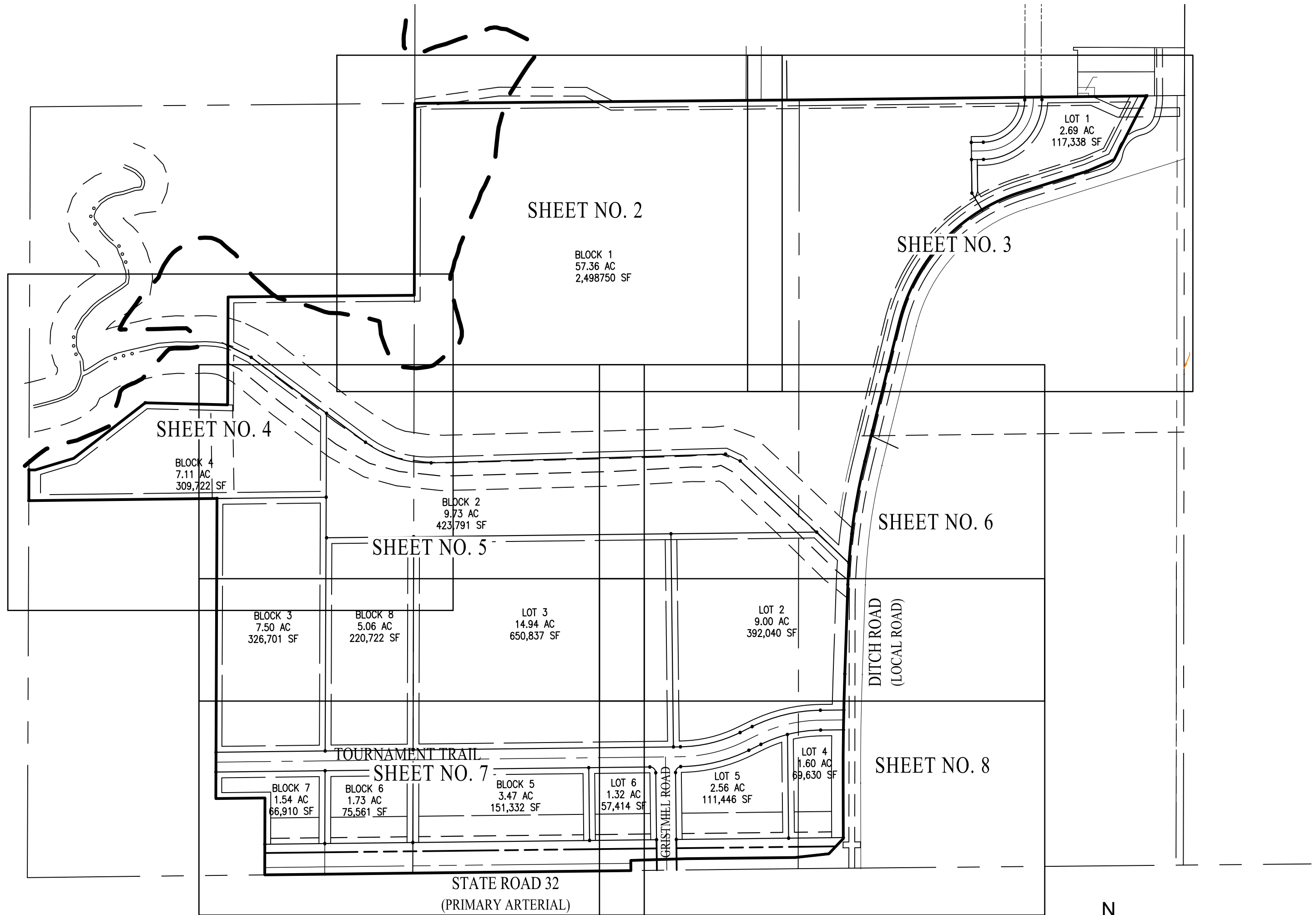
APC RECOMMENDATION
FEBRUARY 4, 2019

THENCE SOUTH 13 DEGREES 50 MINUTES 15 SECONDS WEST A DISTANCE OF 383.60 FEET;
3) THENCE SOUTH 14 DEGREES 40 MINUTES 34 SECONDS WEST A DISTANCE OF 19.06 FEET;
4) THENCE SOUTH 13 DEGREES 50 MINUTES 29 SECONDS WEST A DISTANCE OF 89.99 FEET
TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2060.00 FEET; 5) THENCE
SOUTHWARDLY ALONG SAID CURVE A DISTANCE OF 242.98 FEET, HAVING A CHORD THAT
BEARS SOUTH 10 DEGREES 27 MINUTES 29 SECONDS WEST 242.84 FEET; 6) THENCE SOUTH
05 DEGREES 31 MINUTES 55 SECONDS WEST A DISTANCE OF 10.38 FEET TO THE P.C. OF A
CURVE TO THE LEFT, HAVING A RADIUS OF 2060.00 FEET; 7) THENCE SOUTHWARDLY
ALONG SAID CURVE A DISTANCE OF 102.10 FEET TO A POINT ON THE CENTERLINE OF
LITTLE EAGLE CREEK DRAIN, HAVING A CHORD THAT BEARS SOUTH 05 DEGREES 22
MINUTES 37 SECONDS WEST 102.09 FEET; THENCE LEAVING THE RIGHT-OF-WAY OF DITCH
ROAD, THE FOLLOWING 7 CALLS ALONG SAID CENTERLINE OF LITTLE EAGLE CREEK
DRAIN, MORE OR LESS; 1) THENCE NORTH 45 DEGREES 49 MINUTES 03 SECONDS WEST A
DISTANCE OF 154.44 FEET; 2) THENCE NORTH 47 DEGREES 06 MINUTES 06 SECONDS WEST
A DISTANCE OF 358.81 FEET; 3) THENCE NORTH 64 DEGREES 48 MINUTES 08 SECONDS WEST
A DISTANCE OF 55.53 FEET; 4) THENCE SOUTH 88 DEGREES 17 MINUTES 02 SECONDS WEST
A DISTANCE OF 1011.64 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS
OF 360.00 FEET; 5) THENCE ALONG SAID CURVE A DISTANCE OF 240.90 FEET, HAVING A
CHORD THAT BEARS NORTH 72 DEGREES 33 MINUTES 43 SECONDS WEST 236.43 FEET; 6)
THENCE NORTH 53 DEGREES 23 MINUTES 32 SECONDS WEST A DISTANCE OF 489.16 FEET;
7) THENCE NORTH 63 DEGREES 15 MINUTES 09 SECONDS WEST A DISTANCE OF 89.80 FEET
TO THE POINT OF BEGINNING, CONTAINING 57.36 ACRES (2,498,750 SQUARE FEET), MORE
OR LESS.

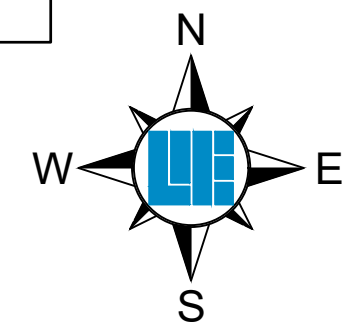
EXHIBIT B
SECONDARY PLAT

GRISTMILL CROSSING

SECONDARY PLAT
PART OF SEC. 33 & 34, T19N, R3E
WESTFIELD, HAMILTON COUNTY, INDIANA



KEY MAP



SCALE: 1" = 300'



LEGEND:

- ⊕ Represents a 5/8 inch diameter rebar with aluminum cap to be set to mark street centerline control at intersections, points of curvature and points of tangency.
- ⊞ Represents an existing concrete right of way marker.
- ⊞ Represents a 4 inch square concrete monument to be set to exterior corners, points of curvature and points of tangency.
- All other lot corners to be marked with a 5/8 inch diameter rebar with a plastic cap stamped Weihe Engr. 0012.
- Harrison Monument
- D.&U.E. - Drainage and Utility Easement
- S.D.&U.E. - Sewer, Drainage and Utility Easement.
- B.S.L. - Building Setback Line
- ROW - Right-of-Way

SOURCE OF TITLE:
INST. #2013-15842 INST. #2014-50079
INST. #2013-38100 INST. #2014-50081
INST. #2014-50077 INST. #2017-56244

This instrument prepared for:

TRAVIS MAY

5201 W. 86th Street
Indianapolis, IN 46268
765-456-4312

This instrument prepared by: Karen Sutton

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

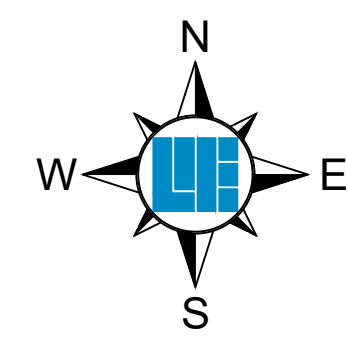
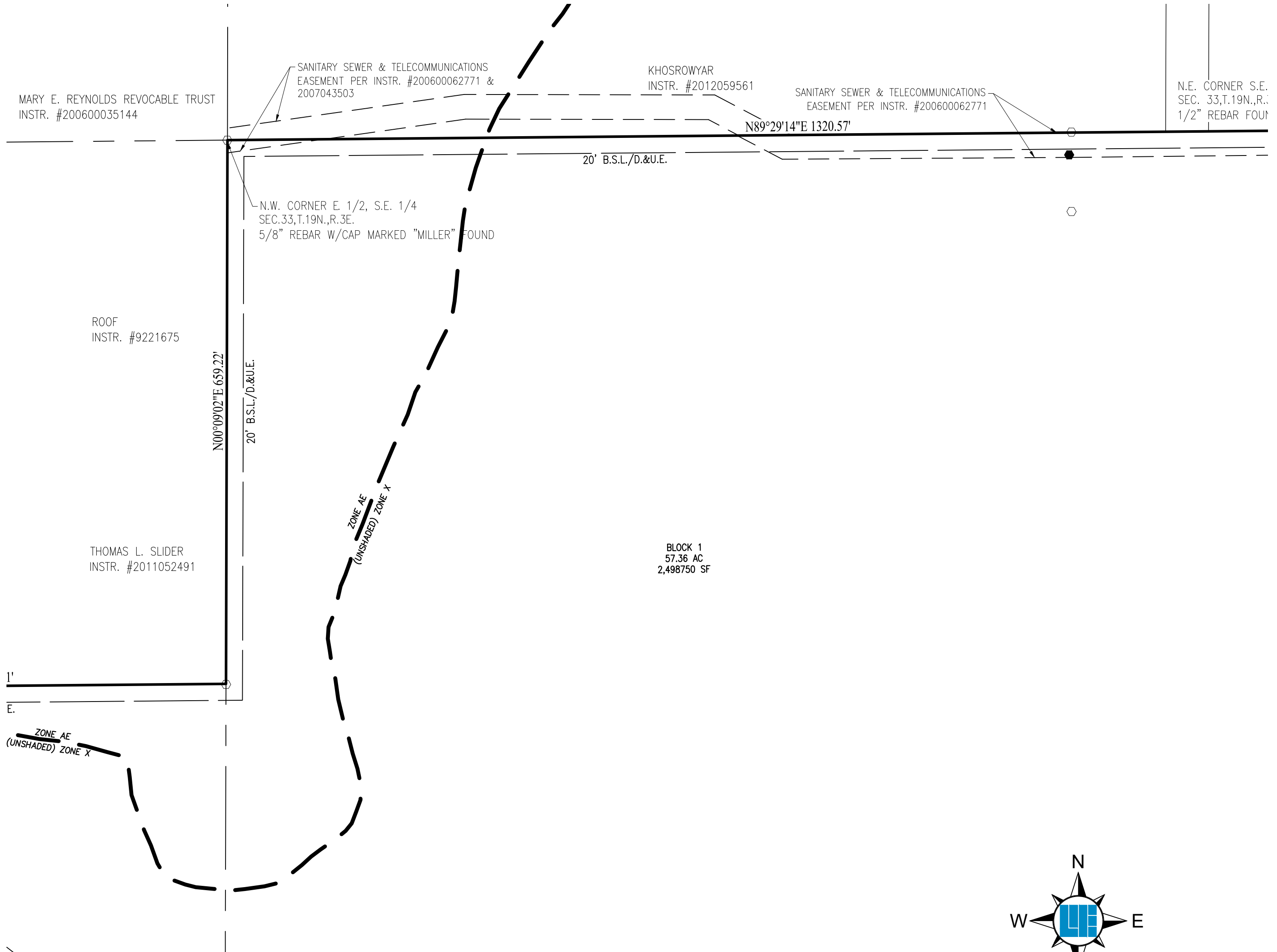
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

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

Sheet 1 of 10

GRISTMILL CROSSING

SECONDARY PLAT
PART OF SEC. 33 & 34, T19N, R3E
WESTFIELD, HAMILTON COUNTY, INDIANA



SCALE: 1" = 100'

0 50 100 200

- LEGEND:
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This instrument prepared for:		This instrument prepared by: Karen Sutton	
TRAVIS MAY			
5201 W. 86th Street Indianapolis, IN 46268 765-456-4312		Land Surveying Civil Engineering Landscape Architecture	
		10505 N. College Avenue Indianapolis, Indiana 46280 weihe.net 317 846 - 6611 800 452 - 6408 317 843 - 0546 fax ALLAN H. WEIHE, P.E., L.S. - FOUNDER	

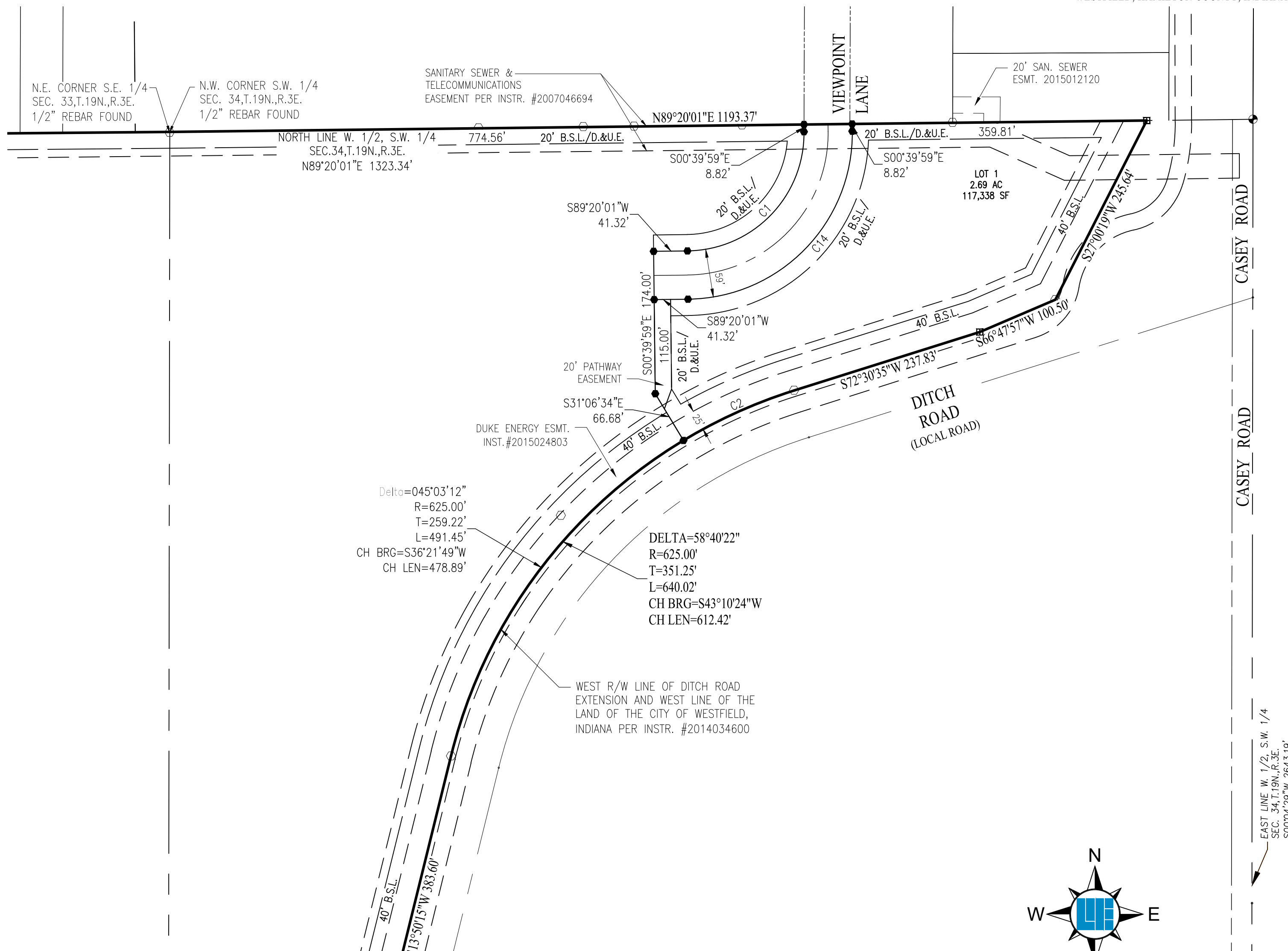
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DATE/TIME: January 10, 2019 - 11:19am
PLOTTED BY: suitonk

GRISTMILL CROSSING

SECONDARY PLAT

PART OF SEC. 33 & 34, T19N, R3E

WESTFIELD, HAMILTON COUNTY, INDIANA



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- ⊙ Harrison Monument

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S.D.&U.E. - Sewer, Drainage and Utility Easement.
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SOURCE OF TITLE:
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This instrument prepared for:

TRAVIS MAY

5201 W. 86th Street
Indianapolis, IN 46268
765-456-4312

This instrument prepared by: Karen Sutton

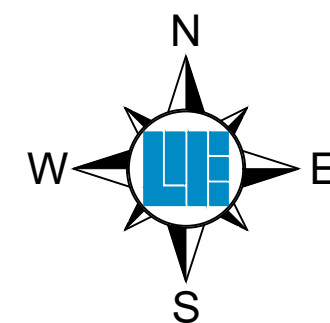
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ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

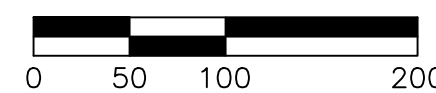
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

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



SCALE: 1" = 100'



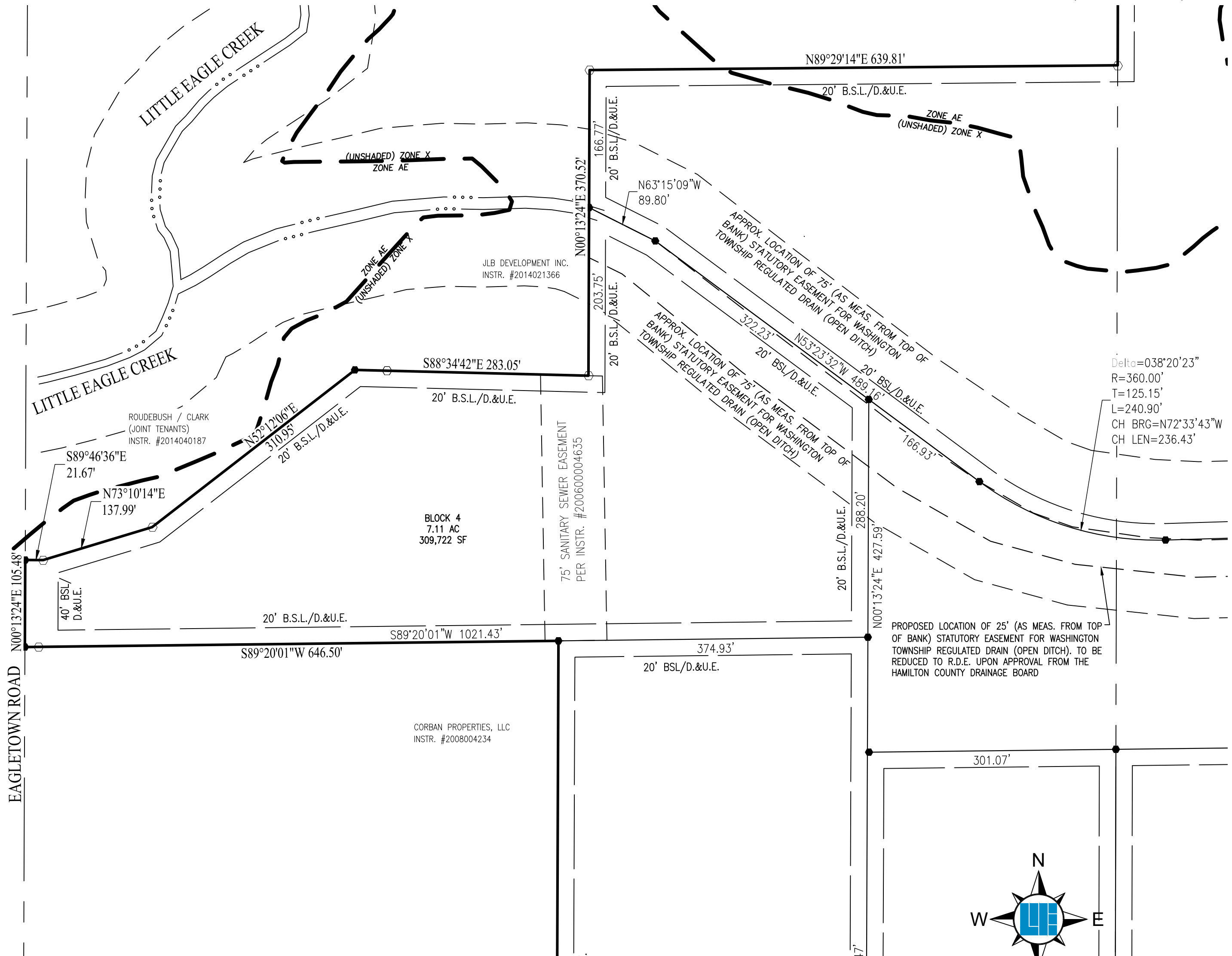
Sheet 3 of 10

GRISTMILL CROSSING

SECONDARY PLAT

PART OF SEC. 33 & 34, T19N, R3E

WESTFIELD, HAMILTON COUNTY, INDIANA



LEGEND:

- ⊕ Represents a 5/8 inch diameter rebar with aluminum cap to be set to mark street centerline control at intersections, points of curvature and points of tangency.
- ▣ Represents an existing concrete right of way marker.
- ⊕ Represents a 4 inch square concrete monument to be set to exterior corners, points of curvature and points of tangency.
- All other lot corners to be marked with a 5/8 inch diameter rebar with a plastic cap stamped Weihe Engr. 0012.
- ⊕ Harrison Monument

D.&U.E. - Drainage and Utility Easement
S.D.&U.E. - Sewer, Drainage and Utility Easement.
B.S.L. - Building Setback Line
ROW - Right-of-Way

SOURCE OF TITLE:
INST. #2013-15842 INST. #2014-50079
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This instrument prepared for:

TRAVIS MAY

5201 W. 86th Street
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This instrument prepared by: Karen Sutton

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

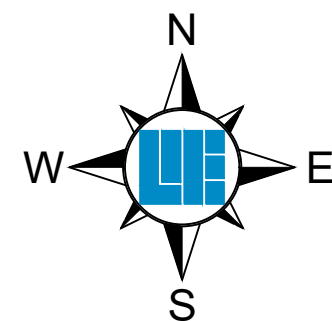
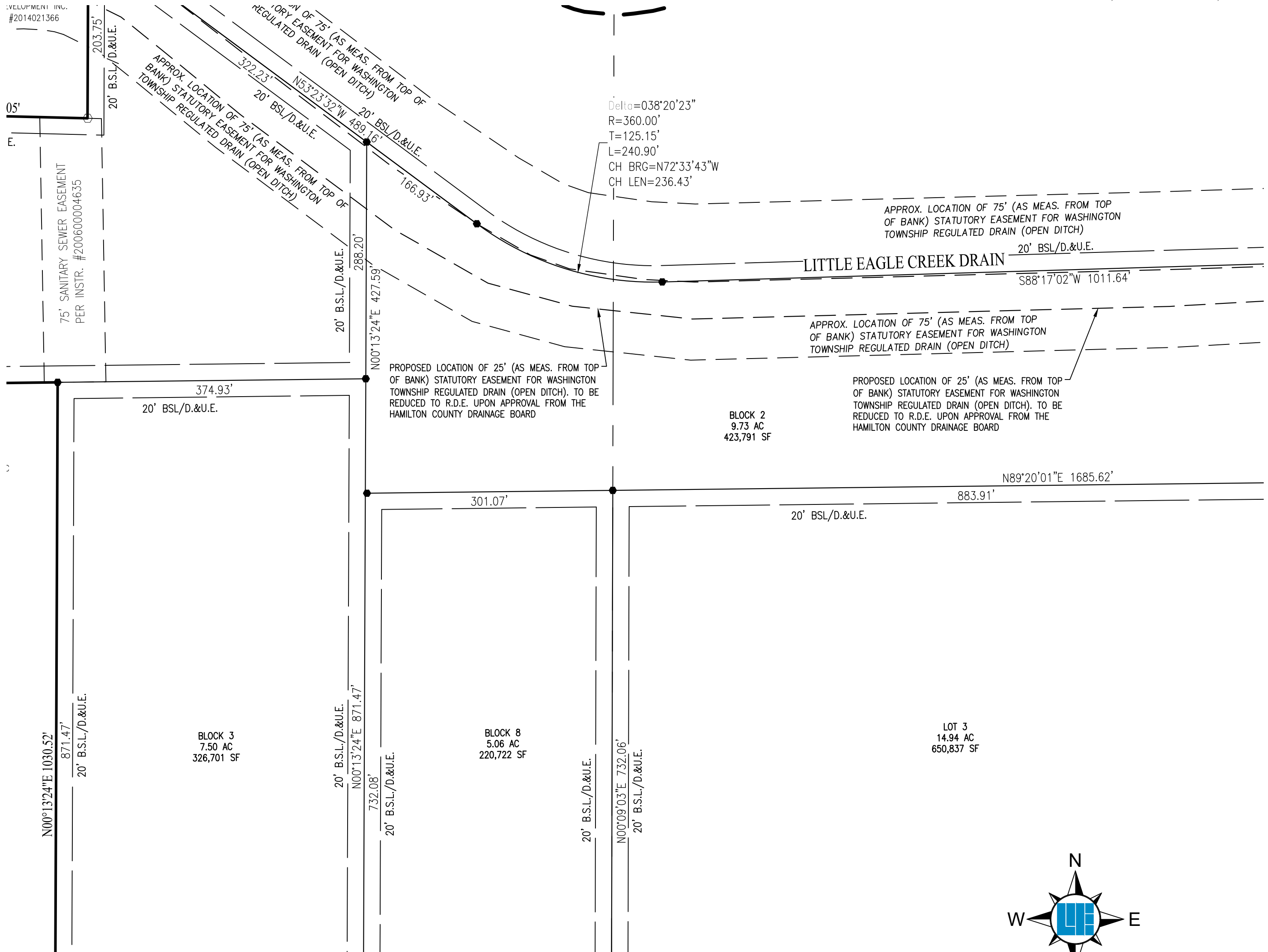
Sheet 4 of 10

GRISTMILL CROSSING

SECONDARY PLAT

PART OF SEC. 33 & 34, T19N, R3E

WESTFIELD, HAMILTON COUNTY, INDIANA



SCALE: 1" = 100'



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- ⊙ Harrison Monument
- D.&U.E. - Drainage and Utility Easement
- S.D.&U.E. - Sewer, Drainage and Utility Easement.
- B.S.L. - Building Setback Line
- ROW - Right-of-Way

SOURCE OF TITLE:

INST. #2013-15842 INST. #2014-50079
INST. #2013-38100 INST. #2014-50081
INST. #2014-50077 INST. #2017-56244

This instrument prepared for:

TRAVIS MAY

5201 W. 86th Street
Indianapolis, IN 46268
765-456-4312

This instrument prepared by: Karen Sutton

WEIHE
ENGINEERS

Land Surveying | Civil Engineering
Landscape Architecture

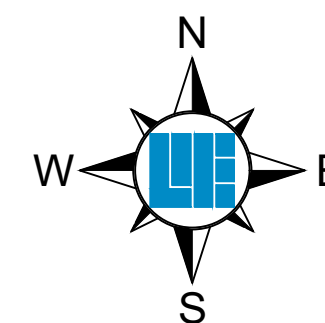
10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

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

Sheet 5 of 10

SECONDARY PLAT
PART OF SEC. 33 & 34, T19N, R3E
WESTFIELD, HAMILTON COUNTY, INDIANA



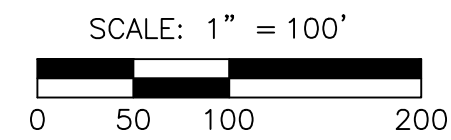
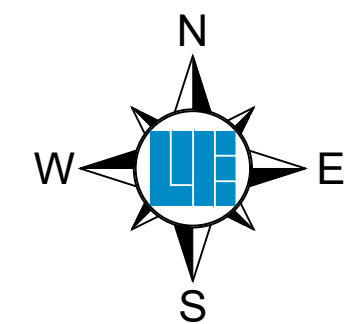
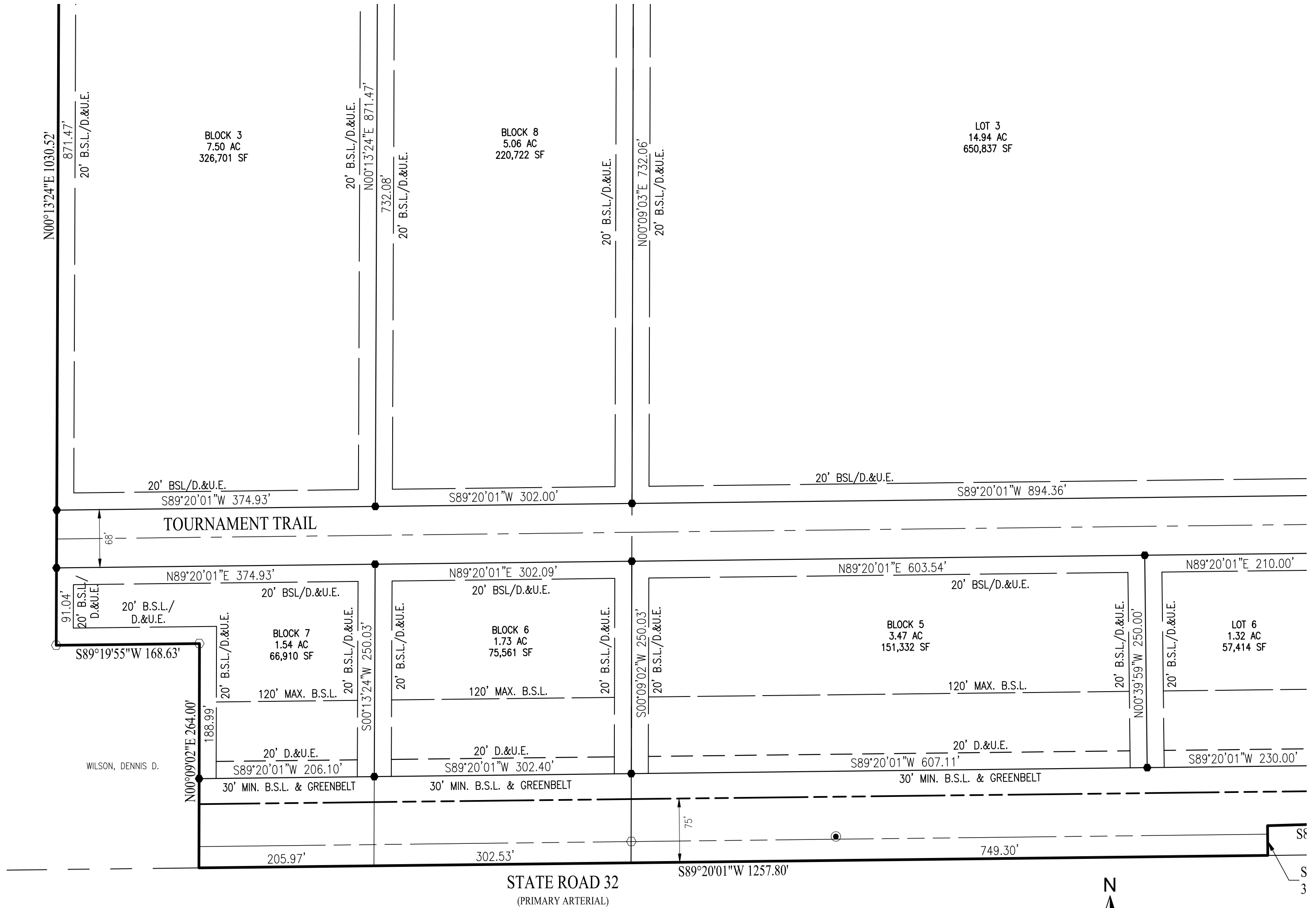
ALLAN H. WEIHE, P.E., F.S., FOUNDER

5201 W. 86th Street
Indianapolis, IN 46268
765-456-4312

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GRISTMILL CROSSING

SECONDARY PLAT
PART OF SEC. 33 & 34, T19N, R3E
WESTFIELD, HAMILTON COUNTY, INDIANA



LEGEND:

- Represents a 5/8 inch diameter rebar with aluminum cap to be set to mark street centerline control at intersections, points of curvature and points of tangency.
- Represents a 4 inch square concrete monument to be set to exterior corners, points of curvature and points of tangency.
- All other lot corners to be marked with a 5/8 inch diameter rebar with a plastic cap stamped Weihe Engr. 0012.
- Harrison Monument
- D.&U.E. - Drainage and Utility Easement
- S.D.&U.E. - Sewer, Drainage and Utility Easement.
- B.S.L. - Building Setback Line
- ROW - Right-of-Way

SOURCE OF TITLE:
INST. #2013-15842 INST. #2014-50079
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This instrument prepared for:

TRAVIS MAY

5201 W. 86th Street
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765-456-4312

This instrument prepared by: Karen Sutton

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

Sheet 7 of 10

GRISTMILL CROSSING

SECONDARY PLAT

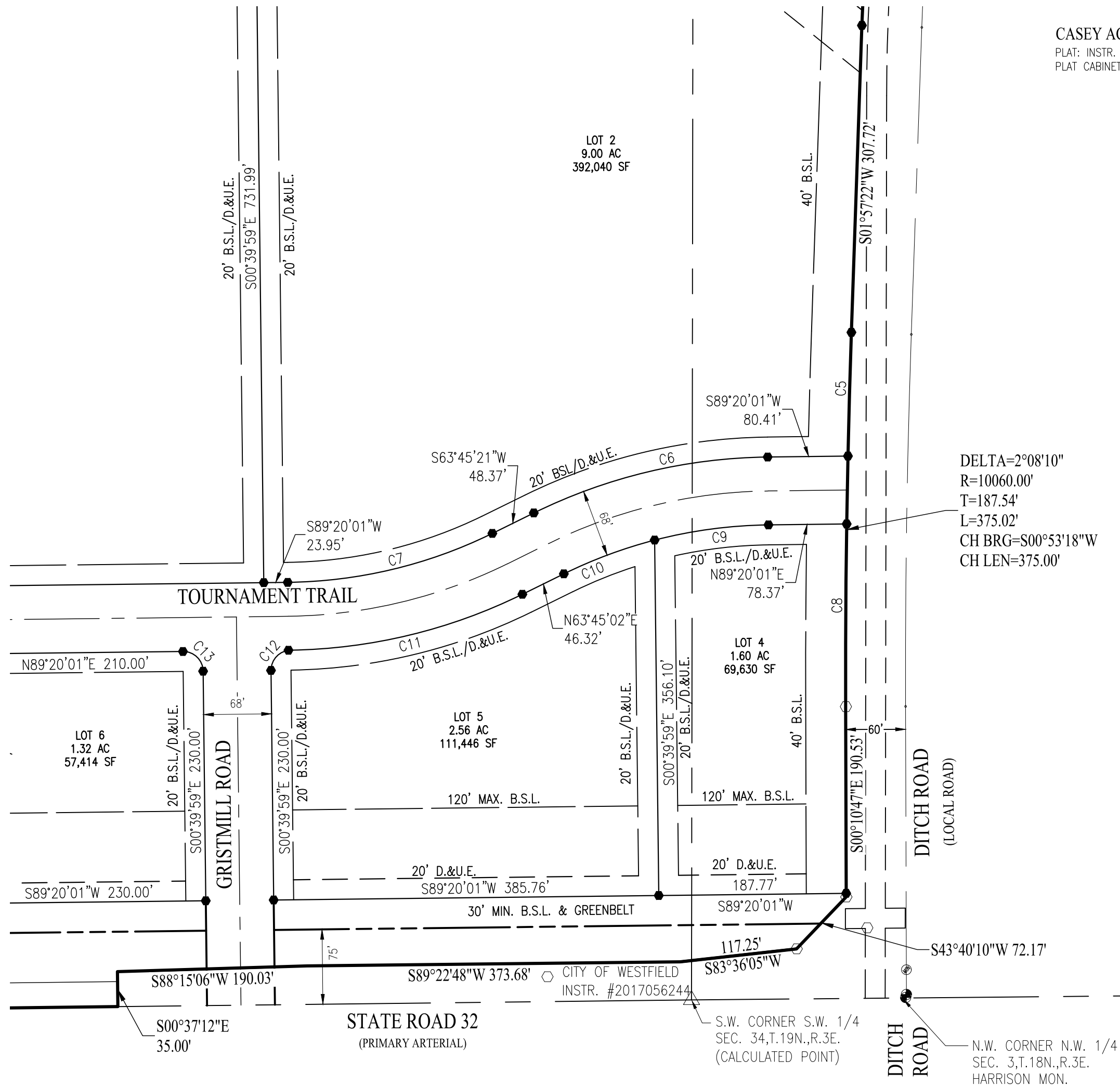
PART OF SEC. 33 & 34, T19N, R3E

WESTFIELD, HAMILTON COUNTY, INDIANA

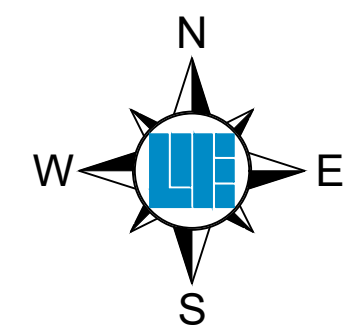
CASEY ACRES APARTMENTS

PLAT: INSTR. #2013031598

PLAT CABINET NO. 5, SLIDE NO. 81



DELTA=2°08'10"
R=10060.00'
T=187.54'
L=375.02'
CH BRG=S00°53'18"W
CH LEN=375.00'



SCALE: 1" = 100'



LEGEND:

- ⊕ Represents a 5/8 inch diameter rebar with aluminum cap to be set to mark street centerline control at intersections, points of curvature and points of tangency.
- ▣ Represents an existing concrete right of way marker.
- ⊕ Represents a 4 inch square concrete monument to be set to exterior corners, points of curvature and points of tangency.
- All other lot corners to be marked with a 5/8 inch diameter rebar with a plastic cap stamped Weihe Engr. 0012.
- ⊙ Harrison Monument

D.&U.E. - Drainage and Utility Easement
S.D.&U.E. - Sewer, Drainage and Utility Easement.
B.S.L. - Building Setback Line
ROW - Right-of-Way

SOURCE OF TITLE:
INST. #2013-15842 INST. #2014-50079
INST. #2013-38100 INST. #2014-50081
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This instrument prepared for:

TRAVIS MAY

5201 W. 86th Street
Indianapolis, IN 46268
765-456-4312

This instrument prepared by: Karen Sutton

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ENGINEERS

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

Sheet 8 of 10

LOCATION: H:\2017\w170420\Surveying\Plat\w170420 Plat work.dwg
LAYOUT: 9
DATE/TIME: January 10, 2019 -- 11:20am
PLOTED BY: suttonk

GRISTMILL CROSSING
SECONDARY PLAT
PART OF SEC. 33 & 34, T19N, R3E
WESTFIELD, HAMILTON COUNTY, INDIANA

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	226.19	144.00	0 00 00"	S44 20 01"W	203.6
C2	14.6	62.00	13 37 0 "	N65 42 00"E	14.21
C3	102.10	2060.00	2 50 23"	S05 22 37"W	102.09
C4	71.9	2060.00	2 00 05"	S02 57 24"W	71.9
C5	123.97	10060.00	0 42 22"	S01 36 11"W	123.97
C6	242.90	44.00	25 34 5 "	S76 32 32"W	240.9
C7	210.49	476.00	25 20 0 "	N76 3 56"E	20.77
C8	13.03	10060.00	1 02 33"	S00 20 2 "W	13.02
C9	11.33	476.00	13 52 56"	S82 23 33"W	11.0
C10	97.21	476.00	11 42 02"	S6 36 03"W	97.04
C11	240.72	44.00	25 21 11"	N76 25 38"E	23.76
C12	31.34	20.00	8 46 12"	S44 13 07"W	2.23
C13	31.42	20.00	0 00 00"	N45 3 5 "W	2.2
C14	31.7	203.00	0 00 00"	S44 20 01"W	27.09

This instrument prepared for:

TRAVIS MAY

5201 W. 86th Street
Indianapolis, IN 46268
765-456-4312

This instrument prepared by: Karen Sutton



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Landscape Architecture

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Indianapolis, Indiana 46280
weihe.net

317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 fax

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

LOCATION: H:\2017\w170420\Surveying\Plat\w170420 Plat work.dwg
LAYOUT: 10
DATE/TIME: January 10, 2019 -- 11:20am
PLOTED BY: suttonk

SURVEYING

DESCRIPTION

Part of the Southeast Quarter of Section 33, Township 19 North, Range 3 East of the Second Principal Meridian and part of the West of the Southeast Quarter of Section 34, Township 19 North, Range 3 East of the Second Principal Meridian, Washtenaw Township, Hamilton County, Indiana, described as follows:
Beginning at a point on the line of said Southeast Quarter South 00 degrees 13 minutes 24 seconds West (assumed bearing) 1247.07 feet to the Northeast corner of said Southeast Quarter then the South 09 degrees 46 minutes 36 seconds East 21.67 feet to a 5/8-inch rebar with the cap stamped Miller Surveying thence North 73 degrees 10 minutes 14 seconds East 137. feet to a 5/8-inch rebar with the cap stamped Miller Surveying thence North 52 degrees 12 minutes 06 seconds East 310. 5 feet to a 5/8-inch rebar with the cap stamped Miller Surveying thence South 88 degrees 34 minutes 42 seconds East 283.05 feet to a 5/8-inch rebar with the cap stamped Miller Surveying thence North 00 degrees 13 minutes 24 seconds East 370.52 feet to a 5/8-inch rebar with the cap stamped Miller Surveying on the north line of the property described in Instrument No. 9207276 in the Office of the Recorder of Hamilton County, Indiana thence along said north line North 09 degrees 29 minutes 14 seconds East 639.11 feet to a corner rebar with the cap stamped Miller Surveying set on the east line of the West half of said Southeast Quarter thence along said east line North 00 degrees 09 minutes 10 seconds East 619.22 feet to the north line of said Southeast Quarter then the along said north line North 09 degrees 29 minutes 14 seconds East 1320.17 feet to the Northeast corner of the Southeast Quarter of said Section 34 then the along the north line of said Southeast Quarter North 09 degrees 20 minutes 01 seconds East 1193.37 feet to the center of the road the of the Ditch Road extension as described in Instrument No. 2014034600 in said Recorder's Office, the next 12 courses are along said road the 1) then the South 27 degrees 00 minutes 10 seconds West 241.64 feet 2) then the South 66 degrees 47 minutes 17 seconds West 100.10 feet 3) then the South 72 degrees 30 minutes 30 seconds West 237.13 feet to the point of curvature of a curve concave Southeastery having a radius of 621.00 feet then the subtended by a line chord having a bearing of South 43 degrees 10 minutes 20 seconds West and a length of 612.41 feet 4.) Then the Southeastery along said curve, through a bearing of 000 degrees 40 minutes 19 seconds, an arc distance of 640.01 feet 5) then the South 13 degrees 10 minutes 16 seconds West 313.60 feet 6) then the South 14 degrees 40 minutes 47 seconds West 119.00 feet 7) then the South 13 degrees 49 minutes 13 seconds West 90.10 feet to the point on a curve concave easterly having a radius of 2060.20 feet then the subtended by a line chord having a bearing of South 10 degrees 27 minutes 42 seconds West and a length of 242.60 feet 8) then the Southeastery along said curve through a bearing of 006 degrees 40 minutes 07 seconds 242.79 feet 9) then the South 00 degrees 27 minutes 06 seconds West 10.39 feet to a curve concave easterly having a radius of 2060.00 feet then the subtended by a line chord having a bearing of South 04 degrees 10 minutes 26 seconds West and a length of 173.99 feet 10) then the Southeastery along said curve through a bearing of 004 degrees 10 minutes 26 seconds 174.04 feet 11) then the South 01 degrees 17 minutes 22 seconds West 307.72 feet to the point of curvature of a curve concave easterly having a radius of 10,060.00 feet and then the subtended by a line chord having a bearing of South 00 degrees 13 minutes 10 seconds West and a length of 371.00 feet 12) then the Southeastery along said curve through a bearing of 002 degrees 00 minutes 09 seconds, an arc distance of 371.02 feet 13) then the South 00 degrees 10 minutes 47 seconds East 190.12 feet 14) then the South 43 degrees 40 minutes 10 seconds West 72.17 feet to the north line of State Road 32 as described in Instrument No. 200103220 in said Recorder's Office then the South 13 degrees 36 minutes 00 seconds West 117.20 feet to the north line of State Road 32 as described in Instrument No. 201706244 in said Recorder's Office, the next three courses area on said road the 1) then the South 09 degrees 22 minutes 40 seconds West 373.60 feet 2) then the South 00 degrees 10 minutes 06 seconds West 190.03 feet 3) then the South 00 degrees 37 minutes 12 seconds East 310.00 feet to the south line of said Southeast Quarter then the along said south line the South 09 degrees 20 minutes 01 seconds West 1217.10 feet to the center of the parcel described in Instrument No. 91324 then the along said line the North 00 degrees 09 minutes 03 seconds East 264.00 feet to a corner rebar then the South 09 degrees 19 minutes 10 seconds West 161.63 feet to the center of the parcel described in Instrument No. 9132479 then the along said line the North 00 degrees 13 24 seconds East 1030.12 feet to a corner rebar then the South 09 degrees 20 minutes 01 seconds West 646.10 feet to the center of said Southeast Quarter then the along said line the North 00 degrees 13 minutes 24 seconds East 1014.4 feet to the place of the beginning, containing 133.9 acres, more or less.

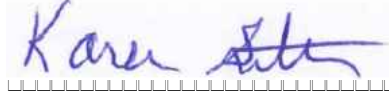
REGISTERED LAND SURVEYORS CERTIFICATE

I, Karen Sutton, hereby certify that I am a Registered Land Surveyor, licensed in compliance with the laws of the State of Indiana

This map is a correct representation of a survey completed under the direct supervision of We the Engineers on June 01, 2011, of No. W170420, that the owner's station thereon actually exist or had been positioned to cover the area indicated on these plans, and that the other requirements specified therein, done by me, have been met

This subdivision consists of 6 lots, numbered 1 through 6, and of 7 lots, numbered 1 through 7, together with the right of way, all as delineated on the plan. The site of lots, lots on areas, easements, and the right of the street right of way are shown in figures denoted by and defined as follows:

Certified this 10th day of January, 2019.



Karen L. Sutton, PLS
Indiana Land Surveyor LS21200013



LAND COMMISSION CERTIFICATE

Under authority provided by I.C. 36-7, enacted by the General Assembly of the State of Indiana, and as a condition precedent, and an ordinance adopted by the City Council of the City of Westfield, Hamilton County, Indiana, this plan as given approval by the Westfield-Washtenaw Township Advisory Plan Commission, as follows:

Approved by the Director of the Economic and Community Development Department of the City of Westfield, Hamilton County, Indiana, pursuant to the Westfield-Washtenaw Township Unified Development Ordinance, on the 10th day of January, 2019.

Westfield-Washtenaw Township Plan Commission

By _____
Mayor S. Stephen Director
Economic and Community Development Department

DEED OF DEDICATION

We the undersigned owners of the real estate shown and described herein, do hereby certify that we have laid out, paved and subdivided, and do hereby lay out, paved and subdivide, said real estate in accordance with the plan

This subdivision shall be known and designated as GRISTMILL CROSSING, an addition to City of Westfield, Indiana. All rights to the way shown and not heretofore dedicated are hereby dedicated to the public. From the land shown these are hereby established as shown on this plan between the lines and the property lines of the street right of way, there shall be erected or maintained no building or structure. The foreclosed covenants, or restrictions, are to run with the land and shall be binding on all parties and all persons from time to time under the unit January 1, 2043, a portion of the said covenants, or restrictions, shall be automatically extended for successive periods of ten years unless terminated by vote of a majority of the then owners of the building lots covered by these covenants, or restrictions, in whole or in part. Invalidation of any of the foreclosed covenants, or restrictions, by judgment or court order shall not in any way affect any of the other covenants or restrictions, which shall remain in force and effect. The right to enforce these provisions by injunction, to the extent of the right to cause the removal of any structure or part thereof erected, or maintained in violation thereof, is hereby dedicated to the public, and reserved to the severance owners of the severance in this subdivision and to their heirs and assigns.

There are strips of ground as shown on this plat and marked easement, reserved for the use of public utilities for the installation of water and sewer lines, poles, ducts, lines and pipes, subject to the proper authorities and to the easement thereon reserved. No permanent or other structures are to be erected or maintained upon said strips of land, but owners of lots in this subdivision shall make their lots subject to the rights of the public utilities.

This GRISTMILL CROSSING Secondary Paved and a portion of the real estate, lots and lots on areas described herein, are subject to all respects to the Declaration of Covenants and Restrictions for the recorded in the Recorder of Hamilton County, Indiana as Instrument No. per _____

Owner GT Property Development, LLC

By _____
Travis May Principal

STATE OF INDIANA)
) SS
COUNTY OF MARION)

Before me, a Notary Public, in and for said County and State, personally appeared Travis May and acknowledged that he executed this secondary plan for and on behalf of GT Property Development, LLC this 10th day of January, 2019.

Notary Public

Printed _____

Residence _____ County, Indiana

My Commission Expires _____

BOARD OF PUBLIC WORKS AND SAFETY CERTIFICATE

This plan and the acceptance of any public right of way dedicated herein is hereby approved on the 10th day of January, 2019, by the Director of the Public Works Department of the City of Westfield, Indiana, on behalf of the Board of Public Works and Safety, pursuant to Resolution 1120 enacted by the Board of Public Works and Safety on August 26, 2011, and Article 7.4(B) of the Unified Development Ordinance.

City of Westfield, Indiana

City of Westfield, Indiana
Public Works Department

I affirm, under the penalties for perjury, that I have taken reasonable care to read and certify that the contents of this document are true and correct, and that I am a duly qualified and licensed professional engineer in the State of Indiana.

This instrument was prepared by Karen L. Sutton, PLS of We the Engineers, Inc.

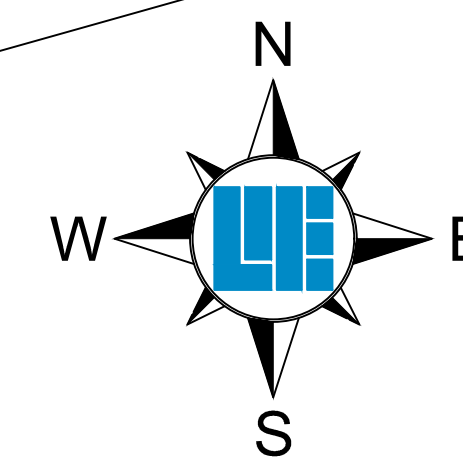
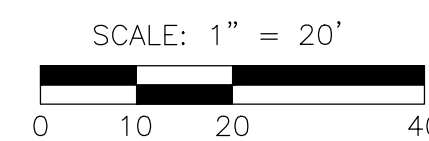
This instrument prepared for:	This instrument prepared by: Karen Sutton
TRAVIS MAY	
5201 W. 86th Street Indianapolis, IN 46268 765-456-4312	10505 N. College Avenue Indianapolis, Indiana 46280 weihe.net 317 846 - 6611 800 452 - 6408 317 843 - 0546 fax ALLAN H. WEIHE, P.E., L.S. - FOUNDER

EXHIBIT C
AMENITY CENTER

LOCATION: H:\2017\170514\Engineering\design\exhibits\SITE_EXHIBIT.dwg
DATE/TIME: January 18, 2019 - 11:19am
PLOTED BY: schieff

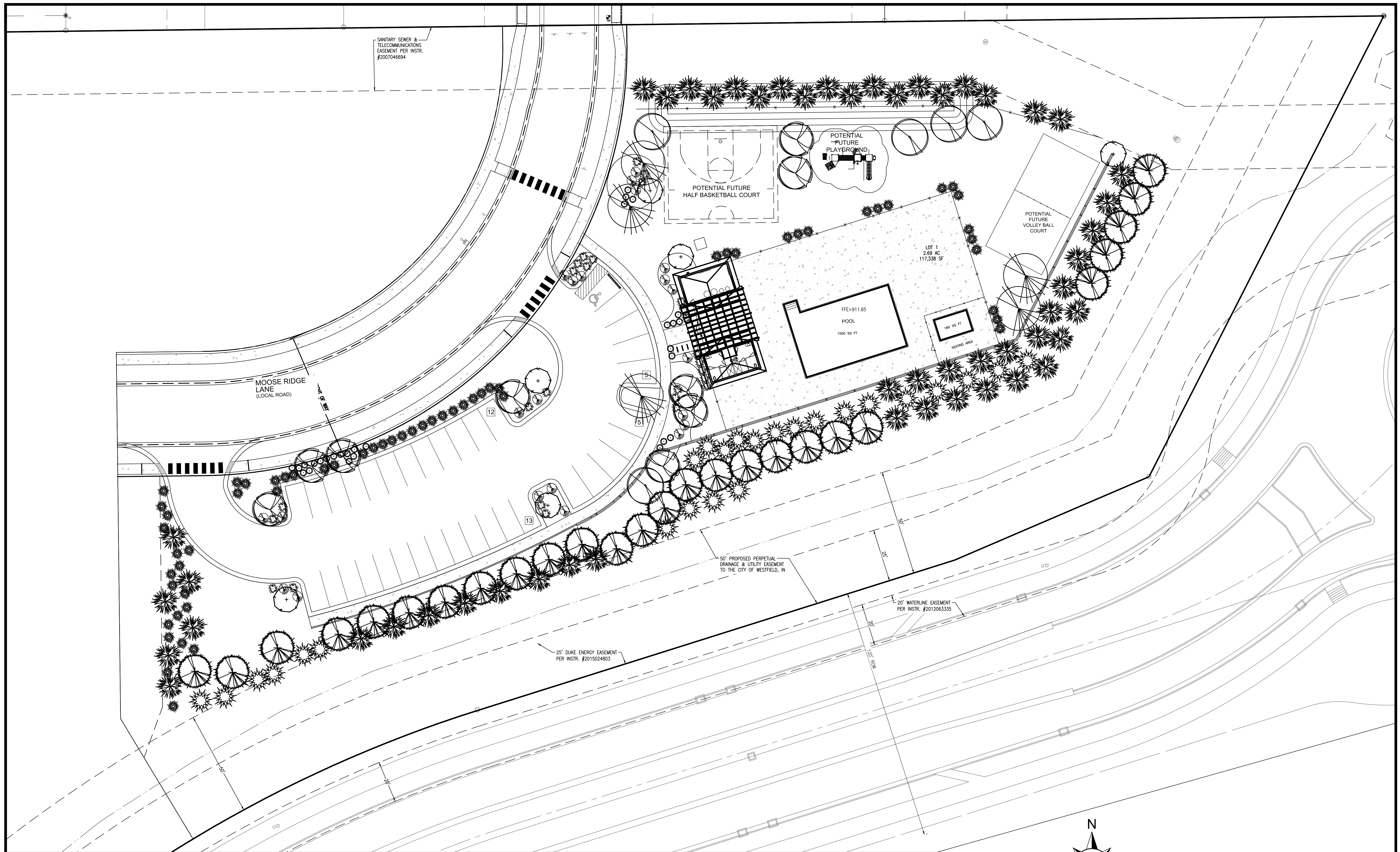


10505 N. College Avenue
Indianapolis, Indiana 46280
weihe.net
317 | 846 - 6611



SITE EXHIBIT

Date: 1/18/2019





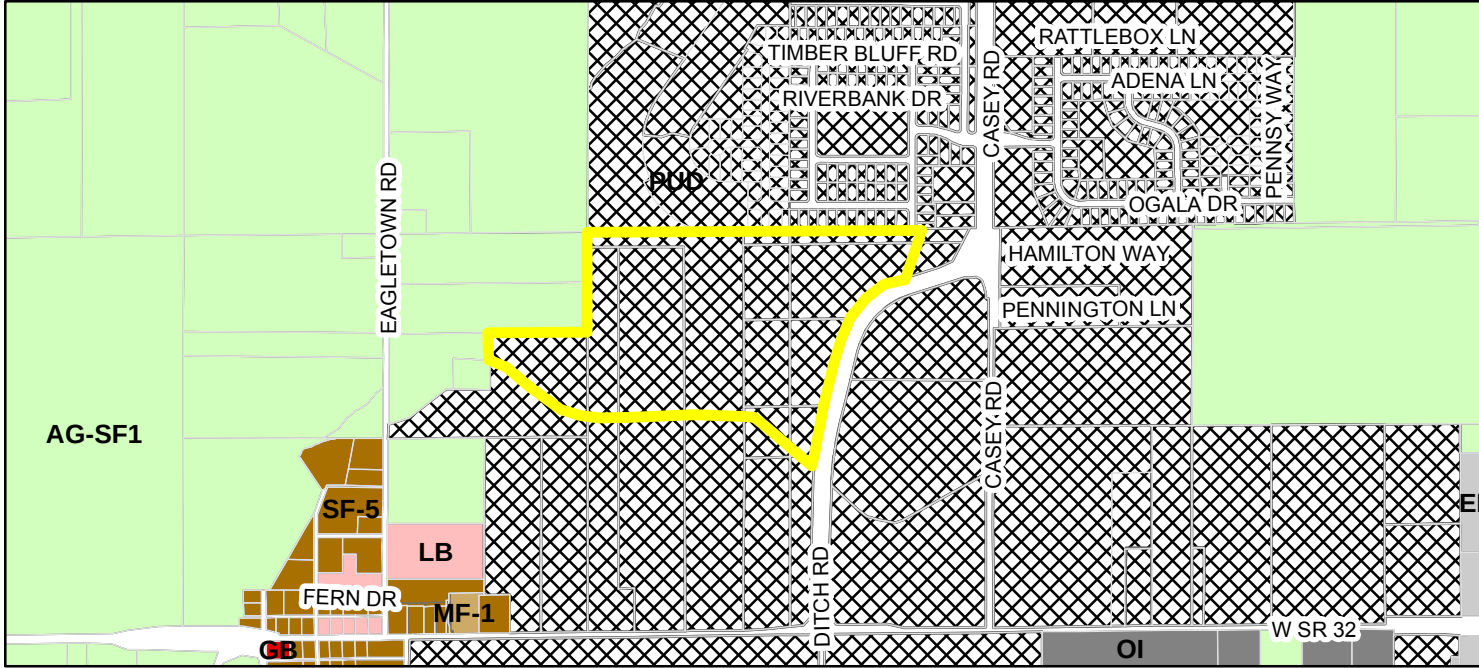
Property Location Map
Gristmill Crossing PUD
1218-PUD-30, 1812-ODP-20, & 1812-SPP-20



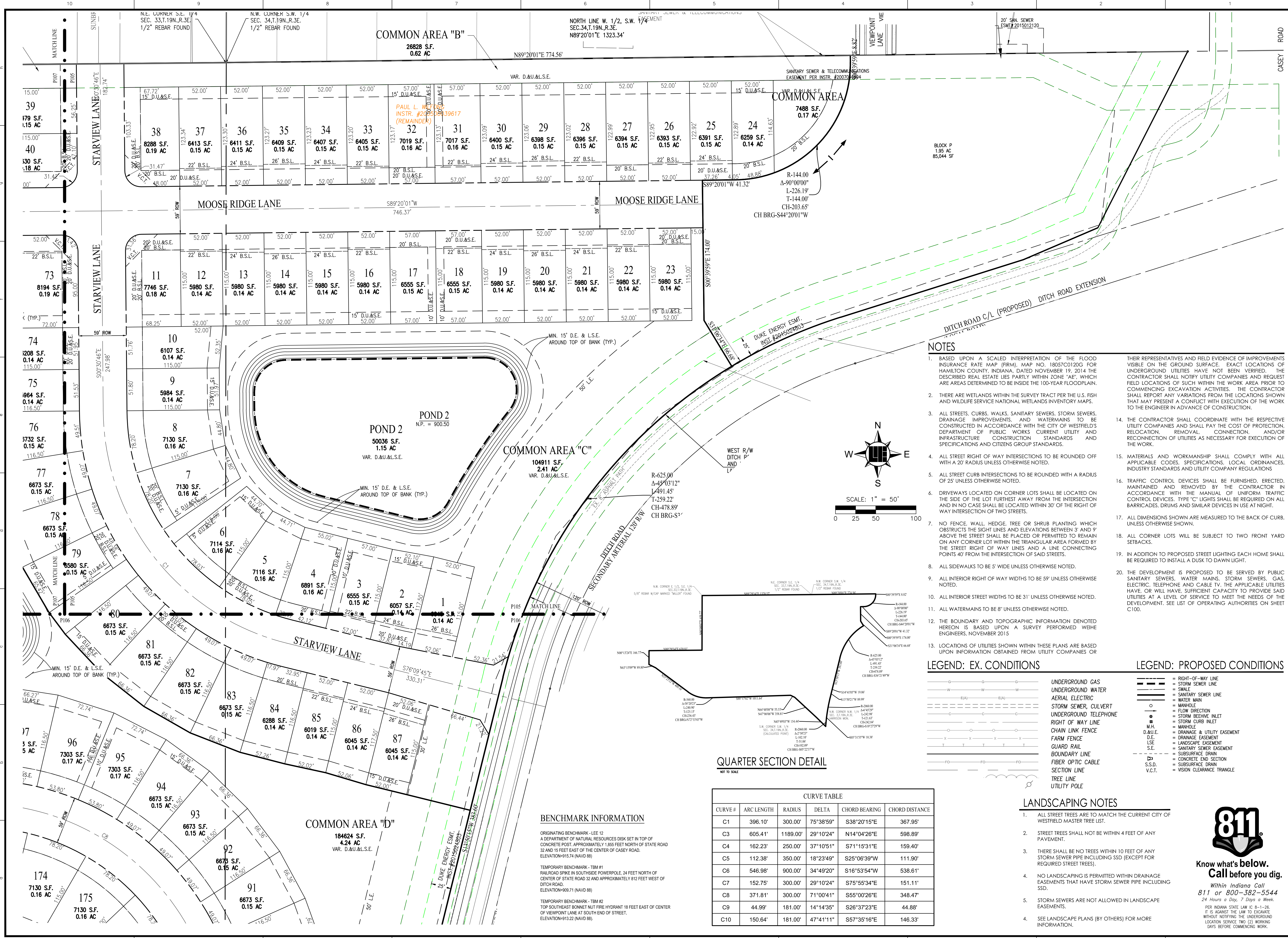
Aerial Location Map



Zoning Map



Parcel	LB (Local Business)
Zoning - All	MF-1 (Multiple Family - 1)
Zoning	OI (Open Industrial)
AG-SF1 (Agriculture - Single Family - 1)	PUD (Planned Unit Development)
EI (Enclosed Industrial)	SF-5 (Single Family - 5)
GB (General Business)	

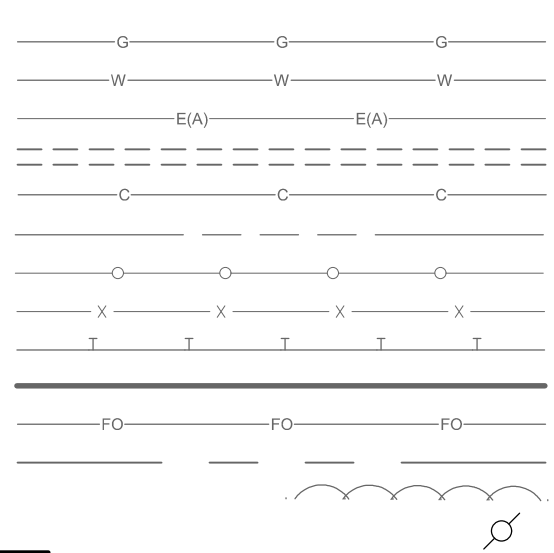


NOTES

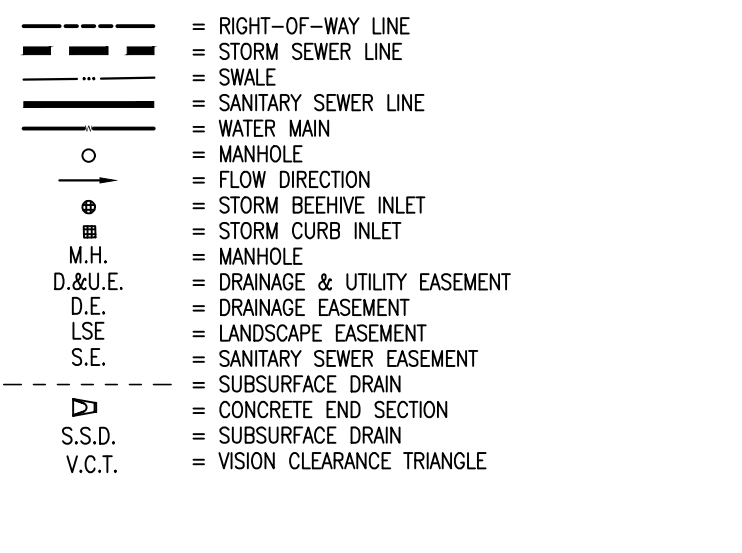
1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0120G FOR HAMILTON COUNTY, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES PARTLY WITHIN ZONE "AE", WHICH ARE AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN.
2. THERE ARE WETLANDS WITHIN THE SURVEY TRACT PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS.
3. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS GROUP STANDARDS.
4. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
5. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
6. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
7. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
8. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
9. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 59' UNLESS OTHERWISE NOTED.
10. ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
11. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
12. THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED WEIHE ENGINEERS, NOVEMBER 2015
13. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR

14. THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.
15. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
16. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS
17. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
18. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
19. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
20. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET C100.

LEGEND: EX. CONDITIONS



LEGEND: PROPOSED CONDITIONS



QUARTER SECTION DETAIL

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	396.10'	300.00'	75°38'59"	S38°20'15"E	367.95'
C3	605.41'	1189.00'	29°10'24"	N14°04'26"E	598.89'
C4	162.23'	250.00'	37°10'51"	S71°15'31"E	159.40'
C5	112.38'	350.00'	18°23'49"	S25°06'39"W	111.90'
C6	546.98'	900.00'	34°49'20"	S16°53'54"W	538.61'
C7	152.75'	300.00'	29°10'24"	S75°55'34"E	151.11'
C8	371.81'	300.00'	71°00'41"	S55°00'28"E	348.47'
C9	44.99'	181.00'	14°14'35"	S26°37'23"E	44.88'
C10	150.64'	181.00'	47°41'11"	S57°35'16"E	146.33'

BENCHMARK INFORMATION

ORIGINATING BENCHMARK - LEE 12
A DEPARTMENT OF NATURAL RESOURCES DISK SET IN TOP OF CONCRETE POST APPROXIMATELY 1.85 FEET NORTH OF STATE ROAD 32 AND 15 FEET EAST OF THE CENTER OF CASEY ROAD.
ELEVATION=915.74 (NAVD 88)

TEMPORARY BENCHMARK - TBM #1
RAILROAD SPIKE IN SOUTHSIDE POWERPOLE, 24 FEET NORTH OF CENTER OF STATE ROAD 32 AND APPROXIMATELY 812 FEET WEST OF DITCH ROAD.
ELEVATION=909.71 (NAVD 88)

TEMPORARY BENCHMARK - TBM #2
TOP SOUTHEAST BONNET NUT FIRE HYDRANT 18 FEET EAST OF CENTER OF VIEWPOINT LANE AT SOUTH END OF STREET.
ELEVATION=913.22 (NAVD 88)

LANDSCAPING NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER PIPE INCLUDING SSD (EXCEPT FOR REQUIRED STREET TREES).
4. NO LANDSCAPING IS PERMITTED WITHIN DRAINAGE EASEMENTS THAT HAVE STORM SEWER PIPE INCLUDING SSD.
5. STORM SEWERS ARE NOT ALLOWED IN LANDSCAPE EASEMENTS.
6. SEE LANDSCAPE PLANS (BY OTHERS) FOR MORE INFORMATION.



Know what's below.
Call before you dig.
Within Indiana Call
811 or 800-382-5544
24 Hours a Day, 7 Days a Week.
PER INDIANA STATE LAW IC 8-1-26,
IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PROJECT NO.: W150193
DATE: 11/02/2015
BY: ALVIN E. SKOOG JR.
DESIGNED BY: ALVIN E. SKOOG JR.
DRAWN BY: ALVIN E. SKOOG JR.
CHECKED BY: ALVIN E. SKOOG JR.
DATE: 11/02/2015

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Indianapolis, Indiana 46280
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800 | 452 - 6408
317 | 843 - 0546 fax

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ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

REGISTERED PROFESSIONAL ENGINEER
No. PE60880573
STATE OF INDIANA
ALVIN E. SKOOG JR., P.E. 60880573

PREPARED FOR: GRISTMILL CROSSING: RESIDENTIAL DISTRICT
GT PROPERTY DEVELOPMENT, LLC
PRIMARY PLAN
SHEET NO. P105
PROJECT NO. W150193

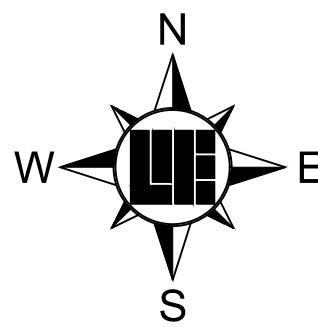
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LAYOUT: P106.dwg
DATE: 09/25/2019
PLOTED BY: hennick



Know what's below.
Call before you dig.

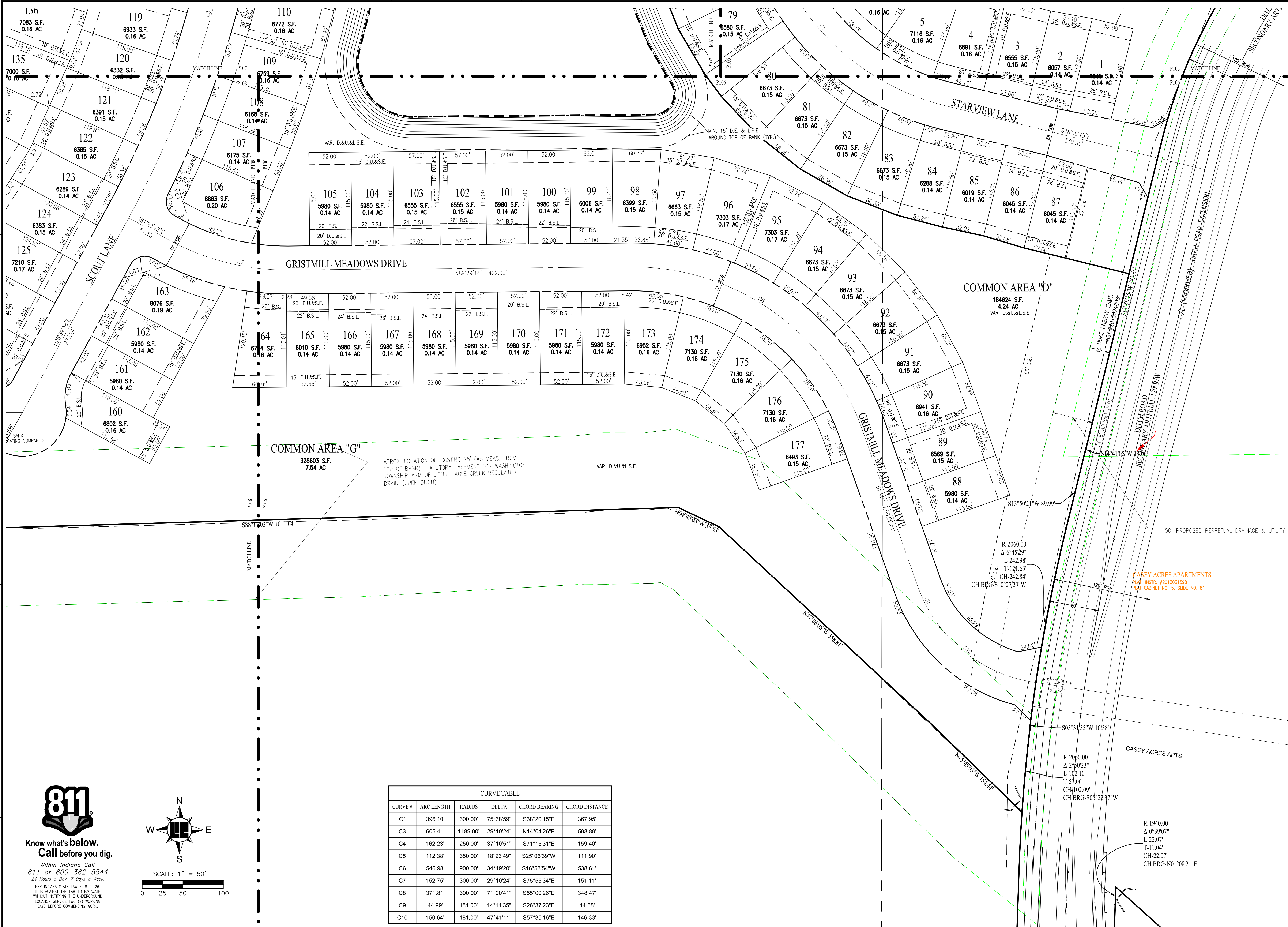
Within Indiana Call
811 or 800-382-5544

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



SCALE: 1" = 50'
0 25 50 100

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	396.10'	300.00'	75°38'59"	S38°20'15"E	367.95'
C3	605.41'	1189.00'	29°10'24"	N14°04'26"E	598.89'
C4	162.23'	250.00'	37°10'51"	S71°15'31"E	159.40'
C5	112.38'	350.00'	18°23'49"	S25°06'39"W	111.90'
C6	546.98'	900.00'	34°49'20"	S16°53'54"W	538.61'
C7	152.75'	300.00'	29°10'24"	S75°55'34"E	151.11'
C8	371.81'	300.00'	71°00'41"	S55°00'26"E	348.47'
C9	44.99'	181.00'	14°14'35"	S26°37'23"E	44.88'
C10	150.64'	181.00'	47°41'11"	S57°35'16"E	146.33'



PROJECT NO.: W150193
DWG NAME: P105-108 Primary Plot.dwg
DESIGNED BY: ALVIN E. SKOOG JR.
DRAWN BY: ALVIN E. SKOOG JR.
CHECKED BY: ALVIN E. SKOOG JR.
DATE: 11-02-2018

BY: DATE: REVISIONS AND ISSUES: 11/02/2018

ALVIN E. SKOOG JR.
REGISTERED
No. PE60880573
STATE OF INDIANA
PROFESSIONAL ENGINEER
ALVIN E. SKOOG JR., P.E. 60880573

PREPARED FOR:
**GRISTMILL CROSSING:
RESIDENTIAL DISTRICT**
GT PROPERTY DEVELOPMENT, LLC
PRIMARY PLAT

SHEET NO.
P106

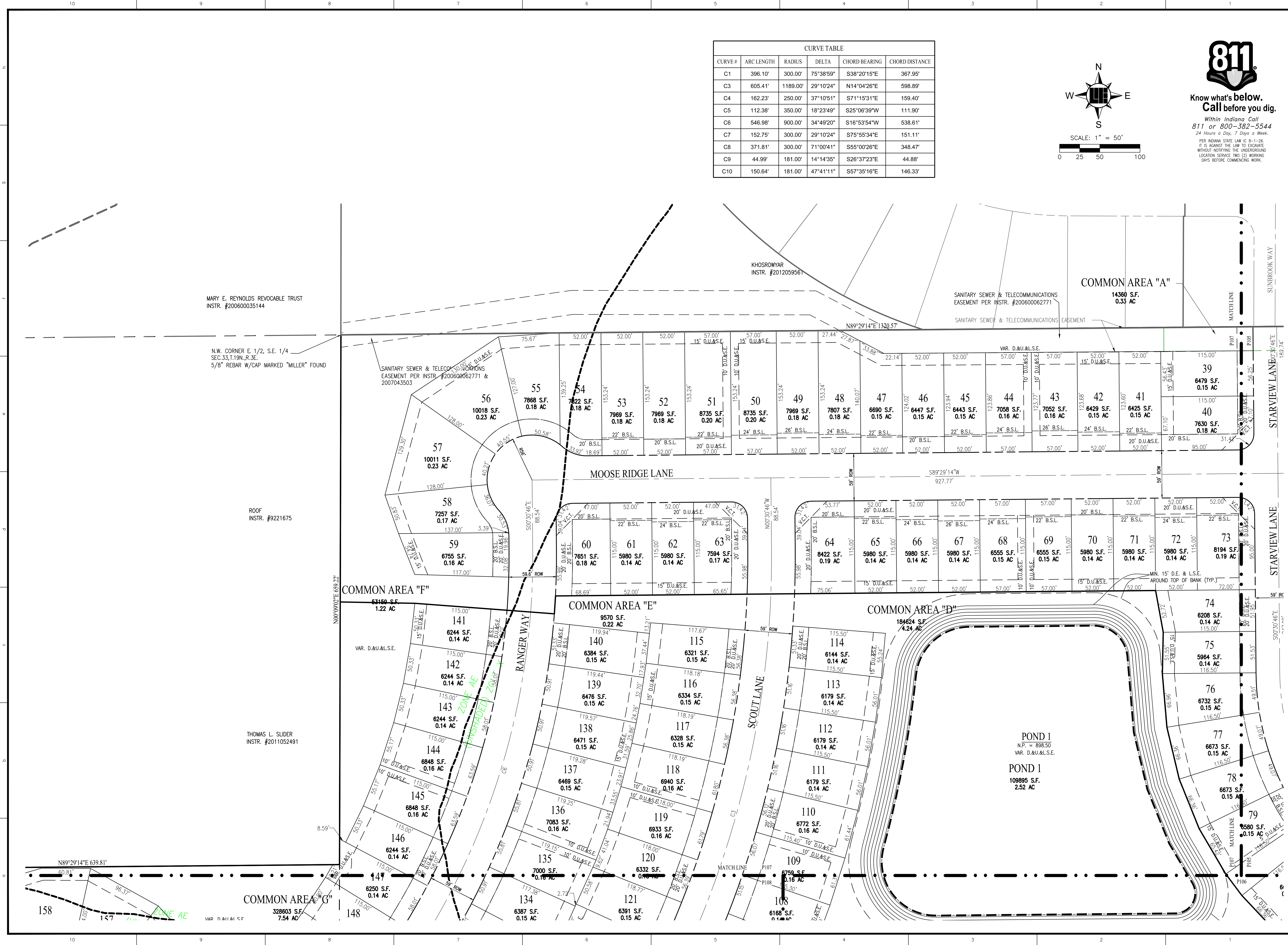
PROJECT NO.
W150193

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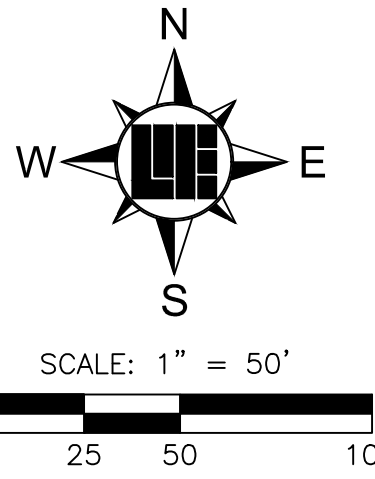
PROJECT NO.: W150193
DWG NAME: P105-108 Primary Plot.dwg
DESIGNED BY: ALVIN E. SKOOG JR.
DRAWN BY: ALVIN E. SKOOG JR.
CHECKED BY: ALVIN E. SKOOG JR.
DATE: 11-02-2018

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

LOCATION: H:\2019\W150193\W150193-10_180_sch\Engineering\Summary\Primary_Plot\105-108_Primary_Plot.dwg
LAYOUT: P107.dwg, 2/3, 2019 - 4:09pm
PLOTED BY: hennick



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	396.10'	300.00'	75°38'59"	S38°20'15"E	367.95'
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PER INDIANA STATE LAW IC 8-1-26,
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LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PROJECT NO.: W150193
DWG NAME: P105-108 Primary Plot.dwg
DESIGNED BY: ALVIN E. SKOOG JR.
DRAWN BY: MEN
CHECKED BY: AES
DATE: 11-02-2018

REVISIONS AND ISSUES

NO.	DATE	BY	DESCRIPTION
1	11/02/2018	ALVIN E. SKOOG JR.	REGISTERED PROFESSIONAL ENGINEER

WEIHE ENGINEERS

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Landscape Architecture

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Indianapolis, Indiana 46280
weihe.net

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800 | 452 - 6408
317 | 843 - 0546 fax

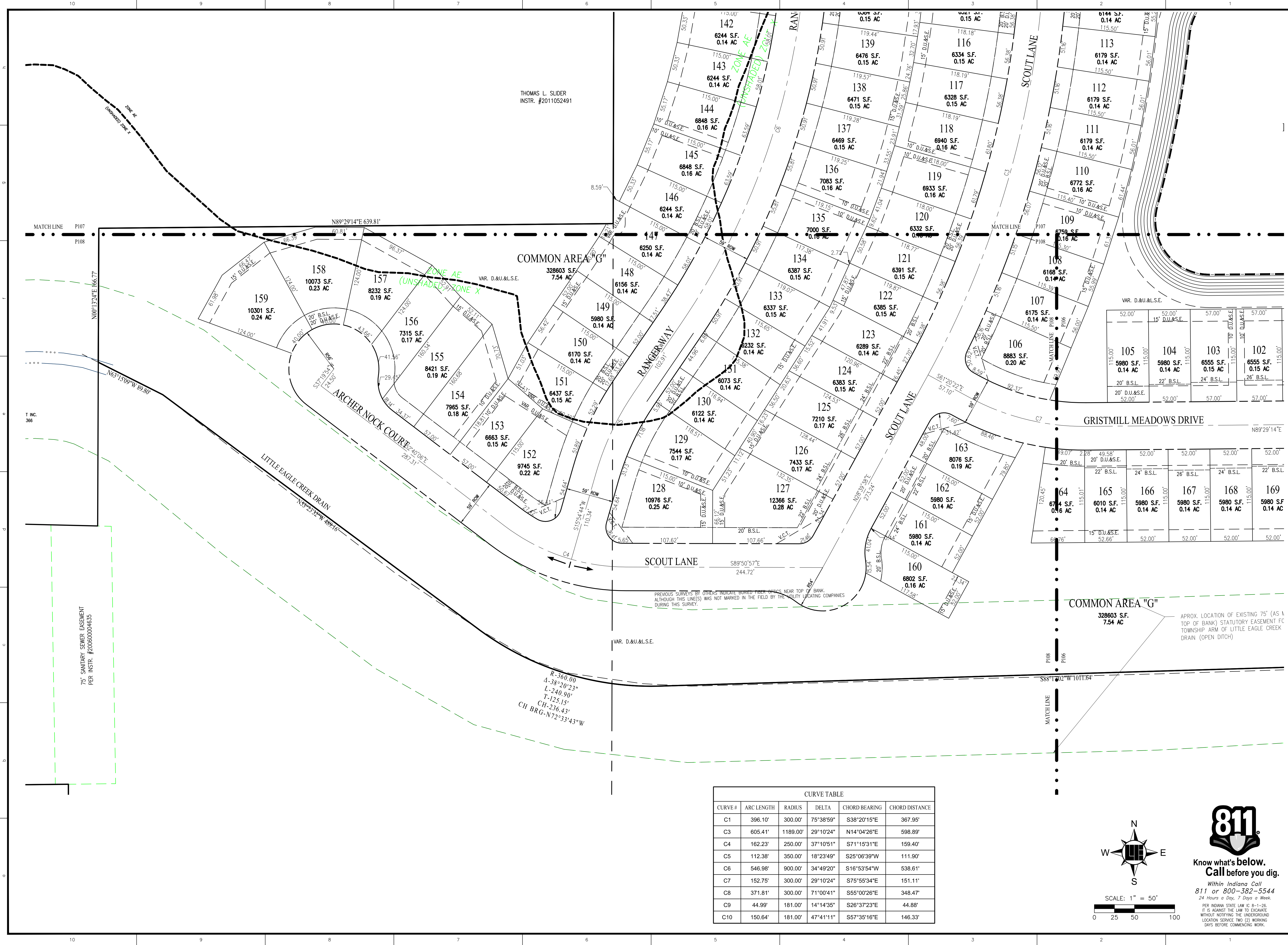
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

PREPARED FOR:
**GRISTMILL CROSSING:
RESIDENTIAL DISTRICT**
GT PROPERTY DEVELOPMENT, LLC

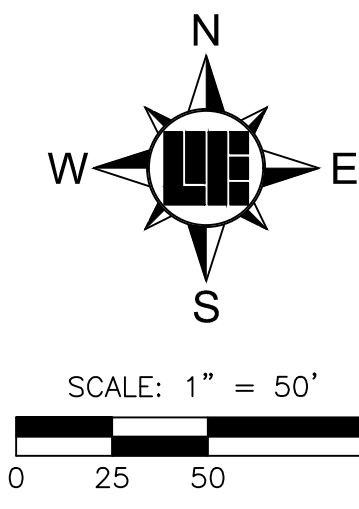
SHEET NO.
P107

PROJECT NO.
W150193

LOCATION: H:\2019\W150193\W150193-10_108.dwg
LAYOUT: P108.dwg
DATE: 02/25/2019
PLOT: 11/08/2019
PLOTED BY: hennick



CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	396.10'	300.00'	75°38'59"	S38°20'15"E	367.95'
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WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PROJECT NO.: W150193
DWG NAME: P108-108 Primary Plat.dwg
DESIGNED BY: JEN
DRAWN BY: MEN
CHECKED BY: ACS
DATE: 11-02-2018

REVISIONS AND ISSUES

11/02/2018	ALVIN E. SKOOG JR., P.E. 60860573
------------	-----------------------------------

WEIHE ENGINEERS

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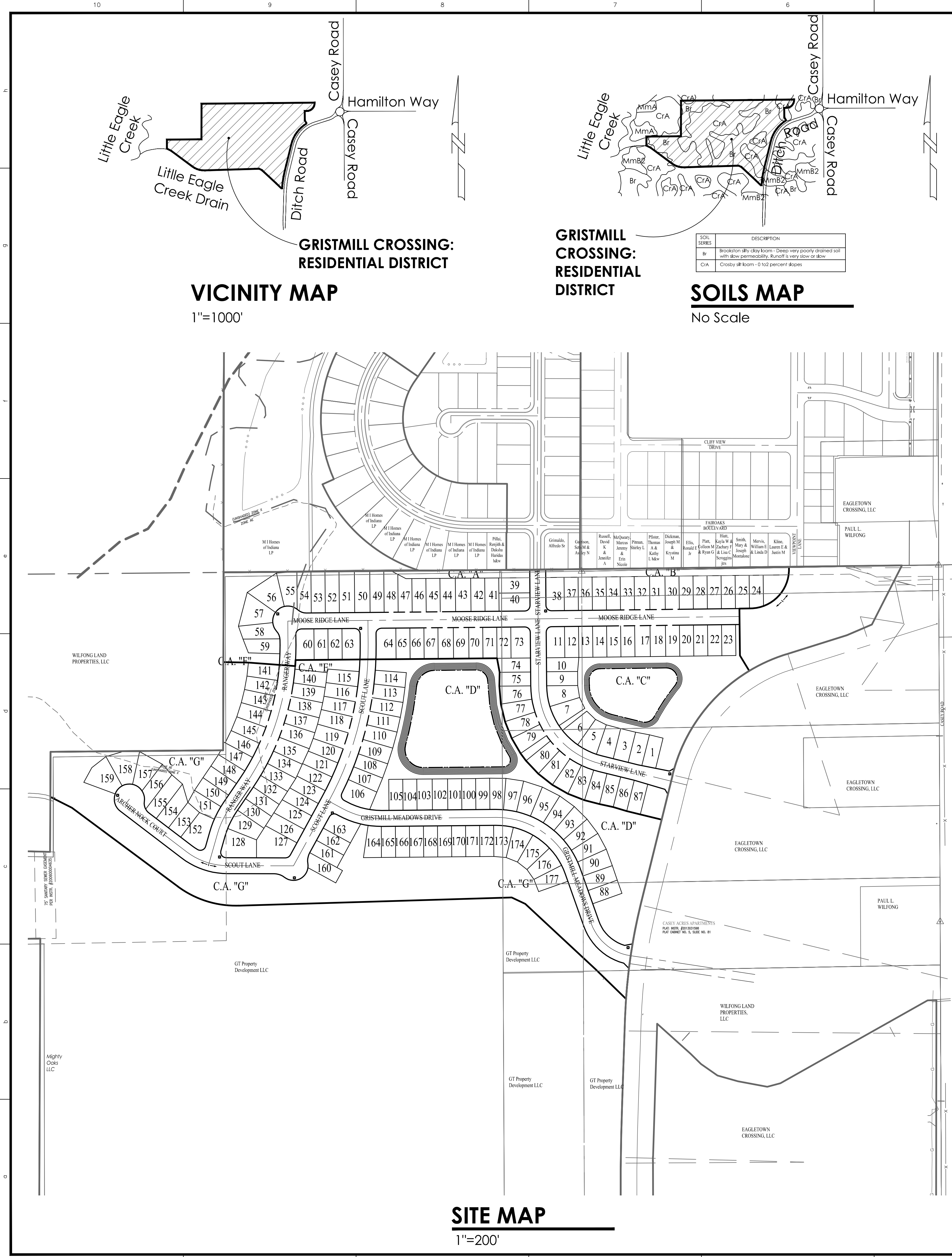
PREPARED FOR:
**GRISTMILL CROSSING:
RESIDENTIAL DISTRICT**
GT PROPERTY DEVELOPMENT, LLC

PRIMARY PLAT

SHEET NO.
P108

PROJECT NO.
W150193

LOCATION: H:\2019\W150193\W150193-10_180_sch\Engineering\Grainmill\Primary_Plan\100_Cover.dwg
LAYOUT: P100
DATE: February 25, 2019 - 4:39pm
PLOTED BY: hennick



**GRISTMILL CROSSING:
RESIDENTIAL DISTRICT**

VICINITY MAP

1"=1000'

**GRISTMILL CROSSING:
RESIDENTIAL DISTRICT**

SOILS MAP

No Scale

SOIL SERIES	DESCRIPTION
Br	Brookston silty clay loam - Deep very poorly drained soil with slow permeability. Runoff is very slow or slow
CrA	Crozier silt loam - 0 to 2 percent slopes

SITE MAP

1"=200'

GRISTMILL CROSSING: RESIDENTIAL DISTRICT

Overall Development Plan: 1812-ODP-20

Primary Plat: 1812-SPP-20

Washington Twp, Westfield, Indiana

CONTACTS:

LAND OWNER:
GT Property Development, LLC
3802 W 96TH Street, Ste 210,
Indianapolis, IN 46268

DEVELOPER:
GT Property Development, LLC
3802 W 96TH Street, Ste 210,
Indianapolis, IN 46268
Travis May 317-501-9172
Email: tmay@williamtres.com

LAND SURVEYOR/ENGINEER:
Weihe Engineers
10505 N. College Avenue
Indianapolis, IN 46280
Rusty Skoog, P.E. 317-710-1416
Email: skoogr@weihe.net

SITE DATA

EXISTING ZONING: PUD - PUD District

DEVELOPMENT STANDARDS:	STANDARD	AREA A
	Number of Lots	177
	Minimum Lot Area	5,400 s.f.
	Minimum Lot Frontage on Roads	40.00'
	Minimum Setback Lines	
	Front Yard	20'
	Side Yard	5'
	Rear Yard	15'
	Minimum Lot Width	50'

ADJACENT ZONING: NORTH: PUD
SOUTH: PUD
EAST: PUD
WEST: AG-SF1

PROPOSED: PROJECT AREA: 57.36 ACRES +/-
NUMBER OF PROPOSED LOTS: 177
PROPOSED DENSITY: 3.09 UNITS /ACRE
COMMON AREAS:
COMMON AREA A: 14,360 SF
COMMON AREA B: 34,316 SF
COMMON AREA C: 154,946 SF
COMMON AREA D: 294,494 SF
COMMON AREA E: 9,570 SF
COMMON AREA F: 53,159 SF
COMMON AREA G: 328,603 SF
TOTAL COMMON AREA: 889,448 SF [20.42 AC]

OPEN SPACE CALCULATIONS:

OVERALL SITE = 57.36 AC

OPEN SPACE OUTSIDE FLOODWAY EASEMENTS = 18.76 AC
FLOODWAY EASEMENT AREA = 1.66 AC
TOTAL OPEN SPACE PROVIDED = 20.42 AC.

TOTAL PERCENTAGE PROVIDED = 35.6 %

PROJECT ADDRESS: 15801 DITCH ROAD, WESTFIELD, IN 46074 (APPRX.)

SHEET INDEX

SHEET NO.	DESCRIPTION
P100	COVER SHEET
P101- P104	OVERALL DEVELOPMENT PLAN
P105 - P108	PRIMARY PLAT
L100 - L103	LANDSCAPE PLAN

OPERATING AUTHORITIES

CITY OF WESTFIELD
COMMUNITY DEVELOPMENT
ATTENTION: PAUL HOWARD
2728 EAST 171ST STREET
WESTFIELD, IN 46074
317-804-3172

HAMILTON COUNTY HEALTH DEPT.
ATTENTION: LARRY BEARD
18030 FOUNDATION DRIVE, SUITE A
NOBLESVILLE, IN 46060-2229
317-776-8500

HAMILTON COUNTY HIGHWAY DEPT.
ATTENTION: DAVE LUCAS
1700 SOUTH 10TH STREET
NOBLESVILLE, IN 46060
317-773-7770

WESTFIELD DEPT. OF PUBLIC WORKS
ATTENTION: JOHN RANKIN
2706 EAST 171ST STREET
WESTFIELD, IN 46074
317-804-3100

AT&T (TELEPHONE)
ATTENTION: STEVE KREBS
5858 NORTH COLLEGE AVENUE
INDIANAPOLIS, IN 46220
317-252-4007

CITIZENS GAS OF WESTFIELD
ATTENTION: RICHARD MILLER, JR.
2150 DR. MARTIN LUTHER KING DRIVE
INDIANAPOLIS, IN 46202-1162
317-696-4041

WESTFIELD FIRE DEPARTMENT
ATTENTION: GARRY HARLING
17535 DARTOWN ROAD
WESTFIELD IN 46074
317-896-2704

HAMILTON COUNTY SURVEYOR'S OFFICE
ATTENTION: GREG HOYES
1 HAMILTON COUNTY SQUARE, STE. 146
NOBLESVILLE IN 46060
317-776-9626

COMCAST CABLE
ATTENTION: MATT STRINGER
533 EAST 65TH STREET
INDIANAPOLIS, IN 46204
317-774-3384

CITIZENS WATER OF WESTFIELD, LLC
ATTENTION: JEFF MILLER
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, INDIANA 46202
317-263-6442

CITIZENS WASTEWATER OF WESTFIELD, LLC
ATTENTION: JEFF MILLER
2150 DR. MARTIN LUTHER KING JR. STREET
INDIANAPOLIS, INDIANA 46202
317-263-6442

DUKE ENERGY (ELECTRIC)
ATTENTION: TRENT GODSEY
16475 SOUTHPARK DRIVE
WESTFIELD, IN 46074
317-896-6711

PANHANDLE EASTERN PIPELINE CO.
ATTENTION: TROY YACKLE
9371 ZIONSVILLE ROAD
INDIANAPOLIS, IN 46268
317-733-3213

METRONET
ATTENTION: CHRIS BLUTO
3701 COMMUNICATIONS WAY
EVANSVILLE, IN 47715
317-455-1046

FRONTIER COMMUNICATIONS
ATTENTION: STEVE COSTLOW
20905 HAGUE ROAD
NOBLESVILLE, IN 46060
317-984-9010

LEGAL DESCRIPTION

PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE HARRISON MONUMENT AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE ON THE WEST LINE OF SAID SOUTHEAST QUARTER NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST (ASSUMED BEARING) A DISTANCE OF 1400.00 FEET TO A MAG NAIL; THENCE SOUTH 89 DEGREES 46 MINUTES 36 SECONDS EAST A DISTANCE OF 21.67 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 73 DEGREES 10 MINUTES 14 SECONDS EAST A DISTANCE OF 137.99 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 52 DEGREES 12 MINUTES 06 SECONDS EAST A DISTANCE OF 310.95 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE SOUTH 88 DEGREES 34 MINUTES 42 SECONDS EAST A DISTANCE OF 283.05 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING"; THENCE NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST 203.75 FEET TO A POINT IN LITTLE EAGLE CREEK DRAIN AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 13 MINUTES 24 SECONDS EAST A DISTANCE OF 166.77 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE NORTH LINE OF THE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO 9207276; THENCE ON SAID NORTH LINE NORTH 89 DEGREES 29 MINUTES 14 SECONDS EAST A DISTANCE OF 639.81 FEET TO A 5/8 INCH STEEL REBAR WITH A YELLOW CAP STAMPED "MILLER SURVEYING" ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 00 DEGREES 09 MINUTES 02 SECONDS EAST ALONG SAID WEST LINE A DISTANCE OF 659.22 FEET TO A 5/8" REBAR WITH CAP MARKED "MILLER SURVEYING" AT THE NORTHWEST CORNER OF THE EAST HALF OF SAID SOUTHEAST QUARTER; THENCE NORTH 89 DEGREES 29 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 1320.57 FEET TO A 1/2 IN. REBAR AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER, ALSO BEING THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 20 MINUTES 01 SECOND EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 774.56 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 59 SECONDS EAST A DISTANCE OF 8.82 FEET TO THE P.C. OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 144.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 226.19 FEET, HAVING A CHORD THAT BEARS SOUTH 44 DEGREES 20 MINUTES 01 SECONDS WEST 203.65 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 01 SECONDS WEST A DISTANCE OF 41.32 FEET; THENCE SOUTH 00 DEGREES 39 MINUTES 59 SECONDS EAST A DISTANCE OF 174.00 FEET; THENCE SOUTH 31 DEGREES 06 MINUTES 34 SECONDS EAST A DISTANCE OF 66.68 FEET TO A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 625.00 FEET, ALSO BEING ON THE NORTHWESTERN RIGHT-OF-WAY OF DITCH ROAD; THE FOLLOWING 7 CALLS ARE ALONG SAID NORTHWESTERN AND WESTERN RIGHT-OF-WAY OF DITCH ROAD: 1) THENCE ALONG SAID CURVE A DISTANCE OF 491.45 FEET, HAVING A CHORD THAT BEARS SOUTH 36 DEGREES 21 MINUTES 49 SECONDS WEST 478.89 FEET; 2) THENCE SOUTH 13 DEGREES 50 MINUTES 15 SECONDS WEST A DISTANCE OF 383.60 FEET; 3) THENCE SOUTH 14 DEGREES 40 MINUTES 34 SECONDS WEST A DISTANCE OF 19.06 FEET; 4) THENCE SOUTH 13 DEGREES 50 MINUTES 29 SECONDS WEST A DISTANCE OF 89.99 FEET TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2060.00 FEET; 5) THENCE SOUTHWARDLY ALONG SAID CURVE A DISTANCE OF 242.98 FEET, HAVING A CHORD THAT BEARS SOUTH 10 DEGREES 27 MINUTES 29 SECONDS WEST 242.84 FEET; 6) THENCE SOUTH 05 DEGREES 31 MINUTES 55 SECONDS WEST A DISTANCE OF 10.38 FEET TO THE P.C. OF A CURVE TO THE LEFT, HAVING A RADIUS OF 2060.00 FEET; 7) THENCE SOUTHWARDLY ALONG SAID CURVE A DISTANCE OF 102.10 FEET TO A POINT ON THE CENTERLINE OF LITTLE EAGLE CREEK DRAIN, HAVING A CHORD THAT BEARS SOUTH 05 DEGREES 22 MINUTES 10 SECONDS WEST 102.09 FEET; THENCE LEAVING THE RIGHT-OF-WAY OF DITCH ROAD, THE FOLLOWING 7 CALLS ALONG SAID CENTERLINE OF LITTLE EAGLE CREEK DRAIN, MORE OR LESS: 1) THENCE NORTH 45 DEGREES 49 MINUTES 03 SECONDS WEST A DISTANCE OF 154.44 FEET; 2) THENCE NORTH 47 DEGREES 06 MINUTES 06 SECONDS WEST A DISTANCE OF 358.81 FEET; 3) THENCE NORTH 64 DEGREES 48 MINUTES 08 SECONDS WEST A DISTANCE OF 55.53 FEET; 4) THENCE SOUTH 88 DEGREES 17 MINUTES 02 SECONDS WEST A DISTANCE OF 1011.64 FEET TO THE P.C. OF A CURVE TO THE RIGHT HAVING A RADIUS OF 360.00 FEET; 5) THENCE ALONG SAID CURVE A DISTANCE OF 240.90 FEET, HAVING A CHORD THAT BEARS NORTH 72 DEGREES 33 MINUTES 43 SECONDS WEST 236.43 FEET; 6) THENCE NORTH 53 DEGREES 23 MINUTES 32 SECONDS WEST A DISTANCE OF 489.16 FEET; 7) THENCE NORTH 63 DEGREES 15 MINUTES 09 SECONDS WEST A DISTANCE OF 89.80 FEET TO THE POINT OF BEGINNING, CONTAINING 57.36 ACRES (2,498,750 SQUARE FEET), MORE OR LESS.

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317 | 843 - 0546 /fax

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

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W150193
DWG NAME: P100 Cover.dwg
DESIGNED BY: RSK
DRAWN BY: MEN
CHECKED BY: ACS
DATE: 11-02-2018

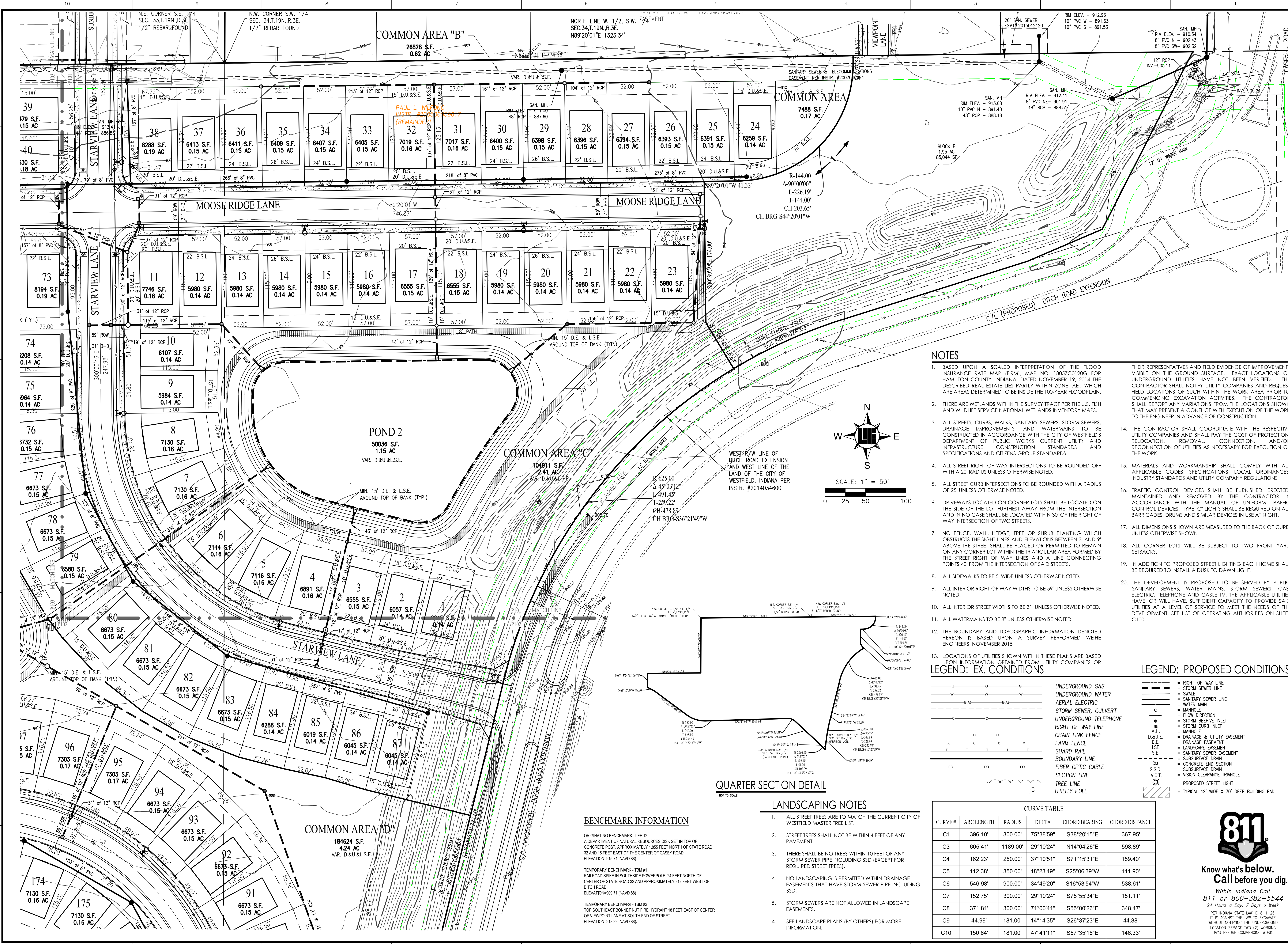
DATE: BY: REVISIONS AND ISSUES

11/02/2018
ALVIN E. SKOOG JR.
REGISTERED
No. PE60880573
STATE OF INDIANA
PROFESSIONAL ENGINEER
ALVIN E. SKOOG JR., P.E. 60880573

PREPARED FOR:
**GRISTMILL CROSSING:
RESIDENTIAL DISTRICT**
GT PROPERTY DEVELOPMENT, LLC
COVER SHEET
Section 33, Township 19N, Range 3E, Washington Township, Hamilton, Indiana

SHEET NO.
P100
PROJECT NO.
W150193

LOCATION: H:\2015\150193\150193.dwg
DATE: 11/02/2015
DRAWN BY: ALVIN E. SKOOG JR.
CHECKED BY: ALVIN E. SKOOG JR.
PLOT DATE: 11/02/2015
PLOT BY: ALVIN E. SKOOG JR.



NOTES

1. BASED UPON A SCALED INTERPRETATION OF THE FLOOD INSURANCE RATE MAP (FIRM), MAP NO. 18057C0120G FOR HAMILTON COUNTY, INDIANA, DATED NOVEMBER 19, 2014 THE DESCRIBED REAL ESTATE LIES PARTLY WITHIN ZONE "AE" WHICH ARE AREAS DETERMINED TO BE INSIDE THE 100-YEAR FLOODPLAIN.
2. THERE ARE WETLANDS WITHIN THE SURVEY TRACT PER THE U.S. FISH AND WILDLIFE SERVICE NATIONAL WETLANDS INVENTORY MAPS.
3. ALL STREETS, CURBS, WALKS, SANITARY SEWERS, STORM SEWERS, DRAINAGE IMPROVEMENTS, AND WATERMAINS TO BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF WESTFIELD'S DEPARTMENT OF PUBLIC WORKS CURRENT UTILITY AND INFRASTRUCTURE CONSTRUCTION STANDARDS AND SPECIFICATIONS AND CITIZENS GROUP STANDARDS.
4. ALL STREET RIGHT OF WAY INTERSECTIONS TO BE ROUNDED OFF WITH A 20' RADIUS UNLESS OTHERWISE NOTED.
5. ALL STREET CURB INTERSECTIONS TO BE ROUNDED WITH A RADIUS OF 25' UNLESS OTHERWISE NOTED.
6. DRIVEWAYS LOCATED ON CORNER LOTS SHALL BE LOCATED ON THE SIDE OF THE LOT FURTHEST AWAY FROM THE INTERSECTION AND IN NO CASE SHALL BE LOCATED WITHIN 30' OF THE RIGHT OF WAY INTERSECTION OF TWO STREETS.
7. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS THE SIGHT LINES AND ELEVATIONS BETWEEN 3' AND 9' ABOVE THE STREET SHALL BE PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT OF WAY LINES AND A LINE CONNECTING POINTS 40' FROM THE INTERSECTION OF SAID STREETS.
8. ALL SIDEWALKS TO BE 5' WIDE UNLESS OTHERWISE NOTED.
9. ALL INTERIOR RIGHT OF WAY WIDTHS TO BE 59' UNLESS OTHERWISE NOTED.
10. ALL INTERIOR STREET WIDTHS TO BE 31' UNLESS OTHERWISE NOTED.
11. ALL WATERMAINS TO BE 8" UNLESS OTHERWISE NOTED.
12. THE BOUNDARY AND TOPOGRAPHIC INFORMATION DENOTED HEREON IS BASED UPON A SURVEY PERFORMED WEIHE ENGINEERS, NOVEMBER 2015.
13. LOCATIONS OF UTILITIES SHOWN WITHIN THESE PLANS ARE BASED UPON INFORMATION OBTAINED FROM UTILITY COMPANIES OR LEGEND: EX. CONDITIONS

THEIR REPRESENTATIVES AND FIELD EVIDENCE OF IMPROVEMENTS VISIBLE ON THE GROUND SURFACE. EXACT LOCATIONS OF UNDERGROUND UTILITIES HAVE NOT BEEN VERIFIED. THE CONTRACTOR SHALL NOTIFY UTILITY COMPANIES AND REQUEST FIELD LOCATIONS OF SUCH WITHIN THE WORK AREA PRIOR TO COMMENCING EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL REPORT ANY VARIATIONS FROM THE LOCATIONS SHOWN THAT MAY PRESENT A CONFLICT WITH EXECUTION OF THE WORK TO THE ENGINEER IN ADVANCE OF CONSTRUCTION.

14. THE CONTRACTOR SHALL COORDINATE WITH THE RESPECTIVE UTILITY COMPANIES AND SHALL PAY THE COST OF PROTECTION, RELOCATION, REMOVAL, CONNECTION, AND/OR RECONNECTION OF UTILITIES AS NECESSARY FOR EXECUTION OF THE WORK.
15. MATERIALS AND WORKMANSHIP SHALL COMPLY WITH ALL APPLICABLE CODES, SPECIFICATIONS, LOCAL ORDINANCES, INDUSTRY STANDARDS AND UTILITY COMPANY REGULATIONS.
16. TRAFFIC CONTROL DEVICES SHALL BE FURNISHED, ERECTED, MAINTAINED AND REMOVED BY THE CONTRACTOR IN ACCORDANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. TYPE "C" LIGHTS SHALL BE REQUIRED ON ALL BARRICADES, DRUMS AND SIMILAR DEVICES IN USE AT NIGHT.
17. ALL DIMENSIONS SHOWN ARE MEASURED TO THE BACK OF CURB, UNLESS OTHERWISE SHOWN.
18. ALL CORNER LOTS WILL BE SUBJECT TO TWO FRONT YARD SETBACKS.
19. IN ADDITION TO PROPOSED STREET LIGHTING EACH HOME SHALL BE REQUIRED TO INSTALL A DUSK TO DAWN LIGHT.
20. THE DEVELOPMENT IS PROPOSED TO BE SERVED BY PUBLIC SANITARY SEWERS, WATER MAINS, STORM SEWERS, GAS, ELECTRIC, TELEPHONE AND CABLE TV. THE APPLICABLE UTILITIES HAVE, OR WILL HAVE, SUFFICIENT CAPACITY TO PROVIDE SAID UTILITIES AT A LEVEL OF SERVICE TO MEET THE NEEDS OF THE DEVELOPMENT. SEE LIST OF OPERATING AUTHORITIES ON SHEET C100.

LEGEND: PROPOSED CONDITIONS

— G —	UNDERGROUND GAS	— R —	RIGHT-OF-WAY LINE
— W —	UNDERGROUND WATER	— S —	STORM SEWER LINE
— E(A) —	AERIAL ELECTRIC	— SW —	SWALE
— C —	STORM SEWER, CULVERT	— S(S) —	SANITARY SEWER LINE
— T —	UNDERGROUND TELEPHONE	— WM —	WATER MAIN
— FO —	RIGHT OF WAY LINE	— M —	MANHOLE
	CHAIN LINK FENCE	— F —	FLOW DIRECTION
	GUARD RAIL	— S —	STORM BEHIND INLET
	BOUNDARY LINE	— M —	MANHOLE
	FIBER OPTIC CABLE	— D —	DRAINAGE EASEMENT
	UTILITY POLE	— L —	LANDSCAPE EASEMENT
		— S —	SANITARY SEWER EASEMENT
		— D —	DRAINAGE EASEMENT
		— S —	CONCRETE END SECTION
		— S —	SUBSURFACE DRAIN
		— S —	VISION CLEARANCE TRIANGLE
		— S —	PROPOSED STREET LIGHT
		— S —	TYPICAL 42" WIDE X 70" DEEP BUILDING PAD

QUARTER SECTION DETAIL

NOT TO SCALE

LANDSCAPING NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER PIPE INCLUDING SSD (EXCEPT FOR REQUIRED STREET TREES).
4. NO LANDSCAPING IS PERMITTED WITHIN DRAINAGE EASEMENTS THAT HAVE STORM SEWER PIPE INCLUDING SSD.
5. STORM SEWERS ARE NOT ALLOWED IN LANDSCAPE EASEMENTS.
6. SEE LANDSCAPE PLANS (BY OTHERS) FOR MORE INFORMATION.

BENCHMARK INFORMATION

ORIGINATING BENCHMARK - LEE 12
A DEPARTMENT OF NATURAL RESOURCES DISK SET IN TOP OF CONCRETE POST, APPROXIMATELY 1.655 FEET NORTH OF STATE ROAD 32 AND 15 FEET EAST OF THE CENTER OF CASEY ROAD.
ELEVATION=915.74 (NAVD 88)

TEMPORARY BENCHMARK - TBM #1
RAILROAD SPIKE IN SOUTHSIDE POWERPOLE, 24 FEET NORTH OF CENTER OF STATE ROAD 32 AND APPROXIMATELY 812 FEET WEST OF DITCH ROAD.
ELEVATION=909.71 (NAVD 88)

TEMPORARY BENCHMARK - TBM #2
PER INDIANA STATE LAW (S-1-26)
IT IS AGAINST THE LAW TO EXCAVATE WITHOUT NOTIFYING THE UNDERGROUND LOCATION SERVICE TWO (2) WORKING DAYS BEFORE COMMENCING WORK.

CURVE TABLE

CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	396.10'	300.00'	75°38'59"	S38°20'15"E	367.95'
C3	605.41'	1189.00'	29°10'24"	N14°04'26"E	598.89'
C4	162.23'	250.00'	37°10'51"	S71°15'31"E	159.40'
C5	112.38'	350.00'	18°23'49"	S25°06'39"W	111.90'
C6	546.98'	900.00'	34°49'20"	S16°53'54"W	538.61'
C7	152.75'	300.00'	29°10'24"	S75°55'34"E	151.11'
C8	371.81'	300.00'	71°00'41"	S55°00'26"E	348.47'
C9	44.99'	181.00'	14°14'36"	S26°37'23"E	44.88'
C10	150.64'	181.00'	47°41'11"	S57°35'16"E	146.33'



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

PROJECT NO.: W150193
BY: DATE: 11/02/2015
REVISIONS AND ISSUES: 11/02/2015
DESIGNED BY: ALVIN E. SKOOG JR.
DRAWN BY: ALVIN E. SKOOG JR.
CHECKED BY: ALVIN E. SKOOG JR.
DATE: 11/02/2015

ALVIN E. SKOOG JR.
REGISTERED PROFESSIONAL ENGINEER
No. PE60880573
STATE OF INDIANA

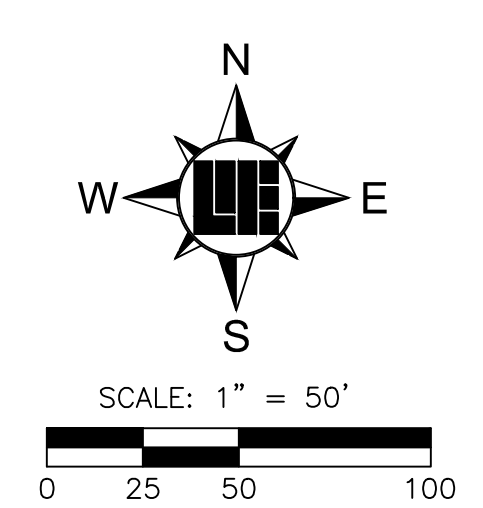
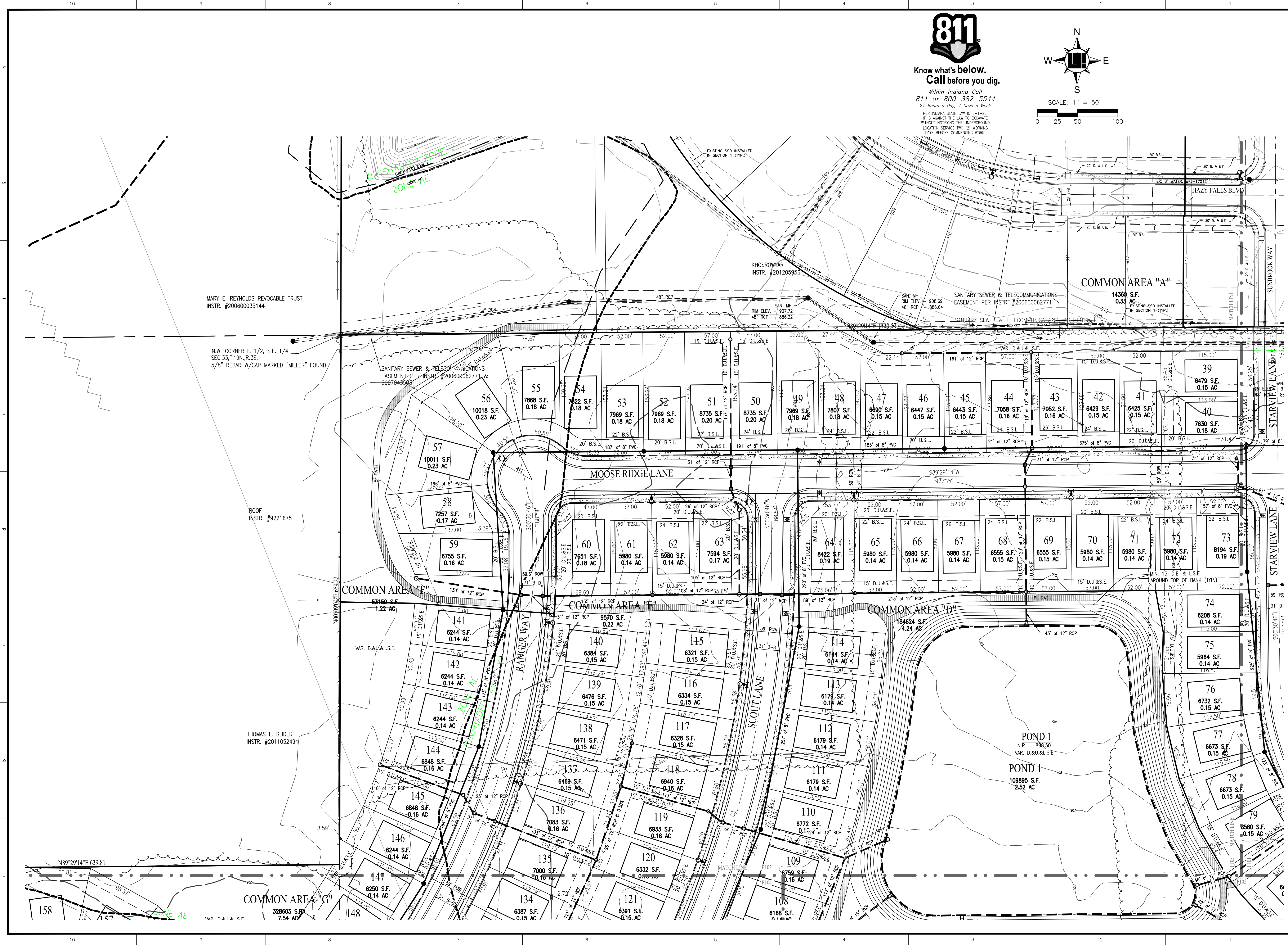
PREPARED FOR: GRISTMILL CROSSING: RESIDENTIAL DISTRICT
GT PROPERTY DEVELOPMENT, LLC
OVERALL DEVELOPMENT PLAN

SHEET NO. P101
PROJECT NO. W150193

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Landscape Architecture

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weihe.net
317 | 846 - 6611
800 | 452 - 6408
317 | 843 - 0546 / fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

LOCATION: H:\2019\W150193\W150193-10_180_sch.dwg
LAYOUT: P103.dwg
PLOTED BY: hennick



PROJECT NO.: W150193

DATE: 11/06/2019

BY: ALVIN E. SKOOG JR.

DESIGNED BY: ALVIN E. SKOOG JR.

DRAWN BY: MEN

CHECKED BY: MEN

DATE: 11-02-2019

DATE: 11-02-2019

REVISIONS AND ISSUES

11/06/2019

ALVIN E. SKOOG JR., P.E. 60860573

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Landscaping Architecture

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Indianapolis, Indiana 46280

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800 | 452 - 6408

317 | 843 - 0546 fax

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

PREPARED FOR: GRISTMILL CROSSING: RESIDENTIAL DISTRICT

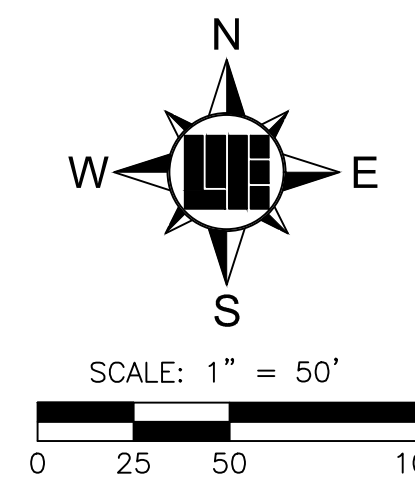
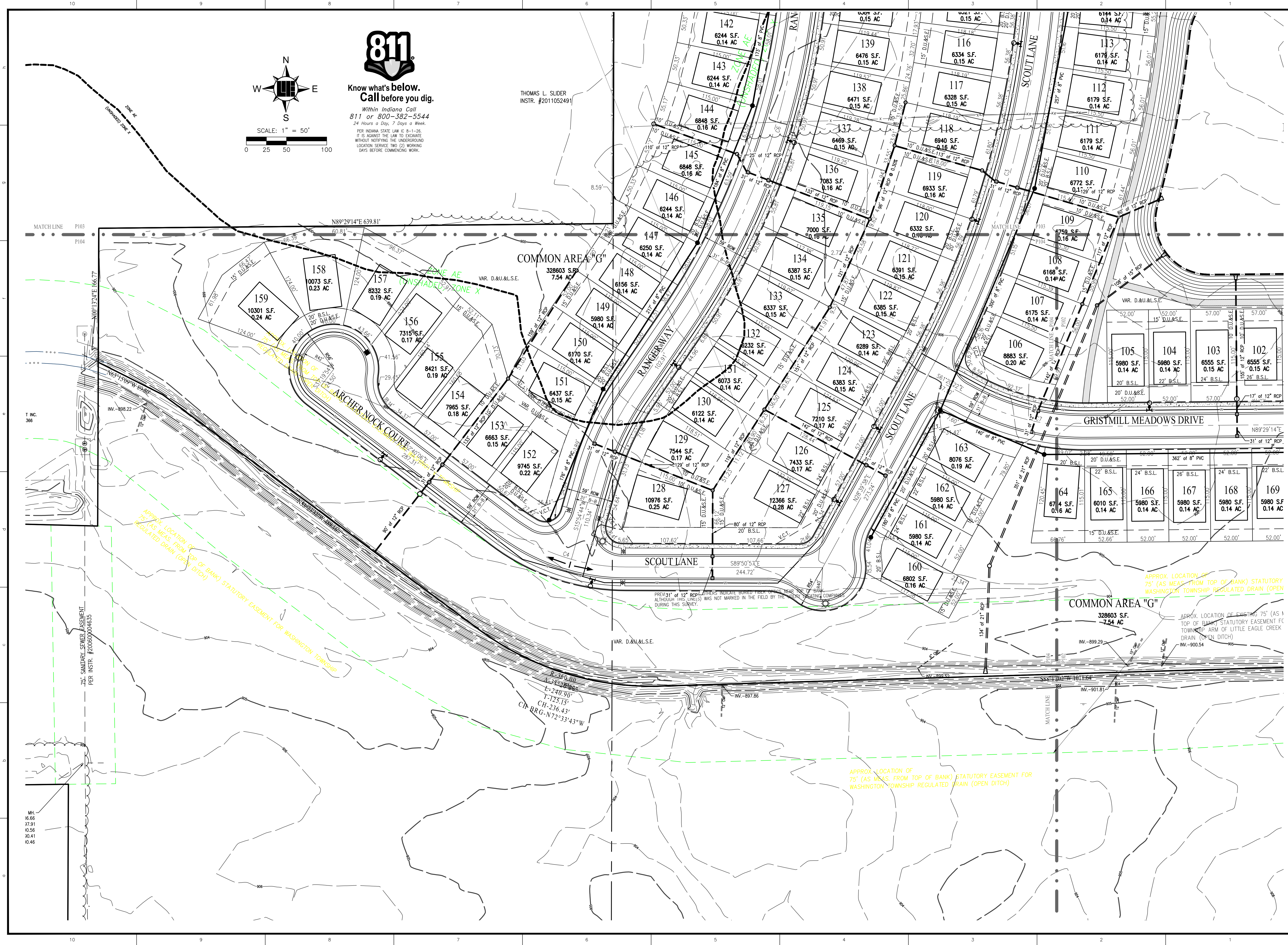
GT PROPERTY DEVELOPMENT, LLC

OVERALL DEVELOPMENT PLAN

SHEET NO. P103

PROJECT NO. W150193

LOCATION: H:\2019\W150193\W150193-10_100_000\Engineering\Grm\W150193-104_Overall_Devel.dwg
LAYOUT: P104
DATE: 02/25/2019 - 4:09pm
PLOTED BY: hennick



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

THOMAS L. SLIDER
INSTR. #2011052491

PROJECT NO.: W150193
DWG NAME: P104-Overall Devel.dwg
DESIGNED BY: ALVIN E. SKOOG JR.
DRAWN BY: MEN
CHECKED BY: MEN
DATE: 11-02-2018

REVISIONS AND ISSUES
11/02/2018
ALVIN E. SKOOG JR., P.E. 60860573

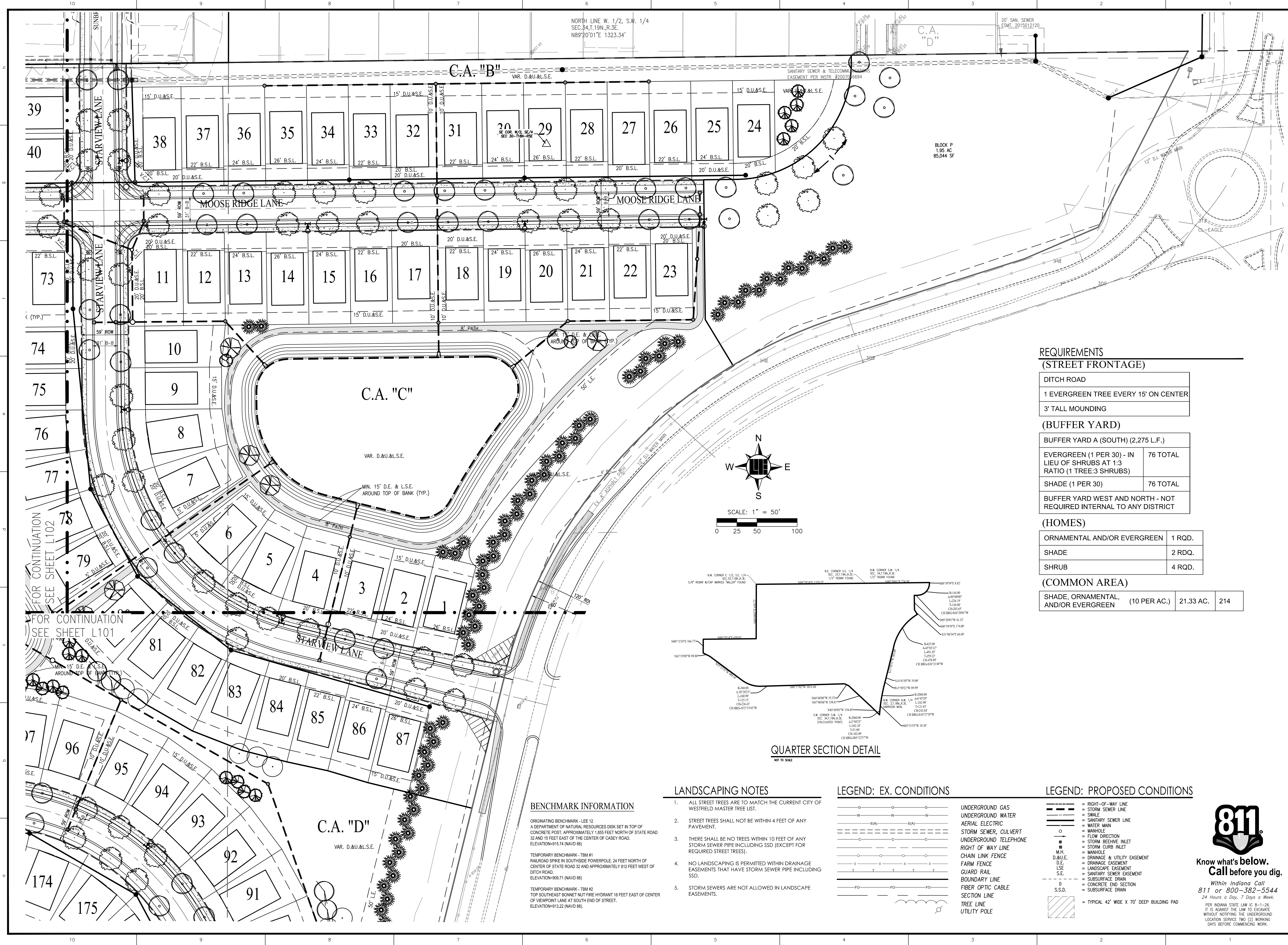
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317 | 843 - 0546 fax
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PREPARED FOR:
**GRISTMILL CROSSING:
RESIDENTIAL DISTRICT**
GT PROPERTY DEVELOPMENT, LLC
OVERALL DEVELOPMENT PLAN
Section 33, Township 19N, Range 3E, Washington Township, Hamilton, Indiana

SHEET NO.
P104
PROJECT NO.
W150193

LOCATION: H:\2019\W150193\W150193-10_L100_Landscaping.dwg
LAYOUT: L100
DATE: 02/25/2019
PLOT: 1/10
PLOTED BY: THEROCK



- LANDSCAPING NOTES**
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.
 - STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.
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 - STORM SEWERS ARE NOT ALLOWED IN LANDSCAPE EASEMENTS.

BENCHMARK INFORMATION

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A DEPARTMENT OF NATURAL RESOURCES DISK SET IN TOP OF CONCRETE POST, APPROXIMATELY 1,855 FEET NORTH OF STATE ROAD 32 AND 15 FEET EAST OF THE CENTER OF CASEY ROAD.
ELEVATION=915.74 (NAVD 88)

TEMPORARY BENCHMARK - TBM #1
RAILROAD SPIKE IN SOUTHSIDE POWERPOLE, 24 FEET NORTH OF CENTER OF STATE ROAD 32 AND APPROXIMATELY 812 FEET WEST OF DITCH ROAD.
ELEVATION=908.71 (NAVD 88)

TEMPORARY BENCHMARK - TBM #2
TOP SOUTHEAST BONNET NAT FIRE HYDRANT 18 FEET EAST OF CENTER OF VIEWPOINT LANE AT SOUTH END OF STREET.
ELEVATION=913.22 (NAVD 88).

- LEGEND: EX. CONDITIONS**
- UNDERGROUND GAS
 - UNDERGROUND WATER
 - AERIAL ELECTRIC
 - STORM SEWER, CULVERT
 - UNDERGROUND TELEPHONE
 - RIGHT OF WAY LINE
 - CHAIN LINK FENCE
 - FARM FENCE
 - GUARD RAIL
 - BOUNDARY LINE
 - FIBER OPTIC CABLE
 - SECTION LINE
 - TREE LINE
 - UTILITY POLE

- LEGEND: PROPOSED CONDITIONS**
- RIGHT-OF-WAY LINE
 - STORM SEWER LINE
 - SWALE
 - SANITARY SEWER LINE
 - WATER MAIN
 - MANHOLE
 - FLOW DIRECTION
 - STORM DRAINAGE INLET
 - STORM CURB INLET
 - MANHOLE
 - DRAINAGE & UTILITY EASEMENT
 - DRAINAGE EASEMENT
 - LANDSCAPE EASEMENT
 - SANITARY SEWER EASEMENT
 - SUBSURFACE DRAIN
 - CONCRETE END SECTION
 - S.S.D.
 - TYPICAL 42" WIDE X 70" DEEP BUILDING PAD

**REQUIREMENTS
(STREET FRONTAGE)**

DITCH ROAD
1 EVERGREEN TREE EVERY 15' ON CENTER
3' TALL MOUNDING

(BUFFER YARD)

BUFFER YARD A (SOUTH) (2,275 L.F.)	
EVERGREEN (1 PER 30) - IN LIEU OF SHRUBS AT 1:3 RATIO (1 TREE:3 SHRUBS)	76 TOTAL
SHADE (1 PER 30)	76 TOTAL
BUFFER YARD WEST AND NORTH - NOT REQUIRED INTERNAL TO ANY DISTRICT	

(HOMES)

ORNAMENTAL AND/OR EVERGREEN	1 RQD.
SHADE	2 RQD.
SHRUB	4 RQD.

(COMMON AREA)

SHADE, ORNAMENTAL, AND/OR EVERGREEN (10 PER AC.)	21.33 AC.	214
--	-----------	-----

QUARTER SECTION DETAIL

NOT TO SCALE

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LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

PROJECT NO.: W150193
DWG NAME: L100-103 Landscaping.dwg
DESIGNED BY: JEN
DRAWN BY: MEN
CHECKED BY: ACS
DATE: 11-02-2018

REVISIONS AND ISSUES

11/02/2018
ALVIN E. SKOOG JR.
REGISTERED
No. PE60880573
STATE OF INDIANA
PROFESSIONAL ENGINEER
ALVIN E. SKOOG JR., P.E. 60880573

WEIHE ENGINEERS

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Landscape Architecture

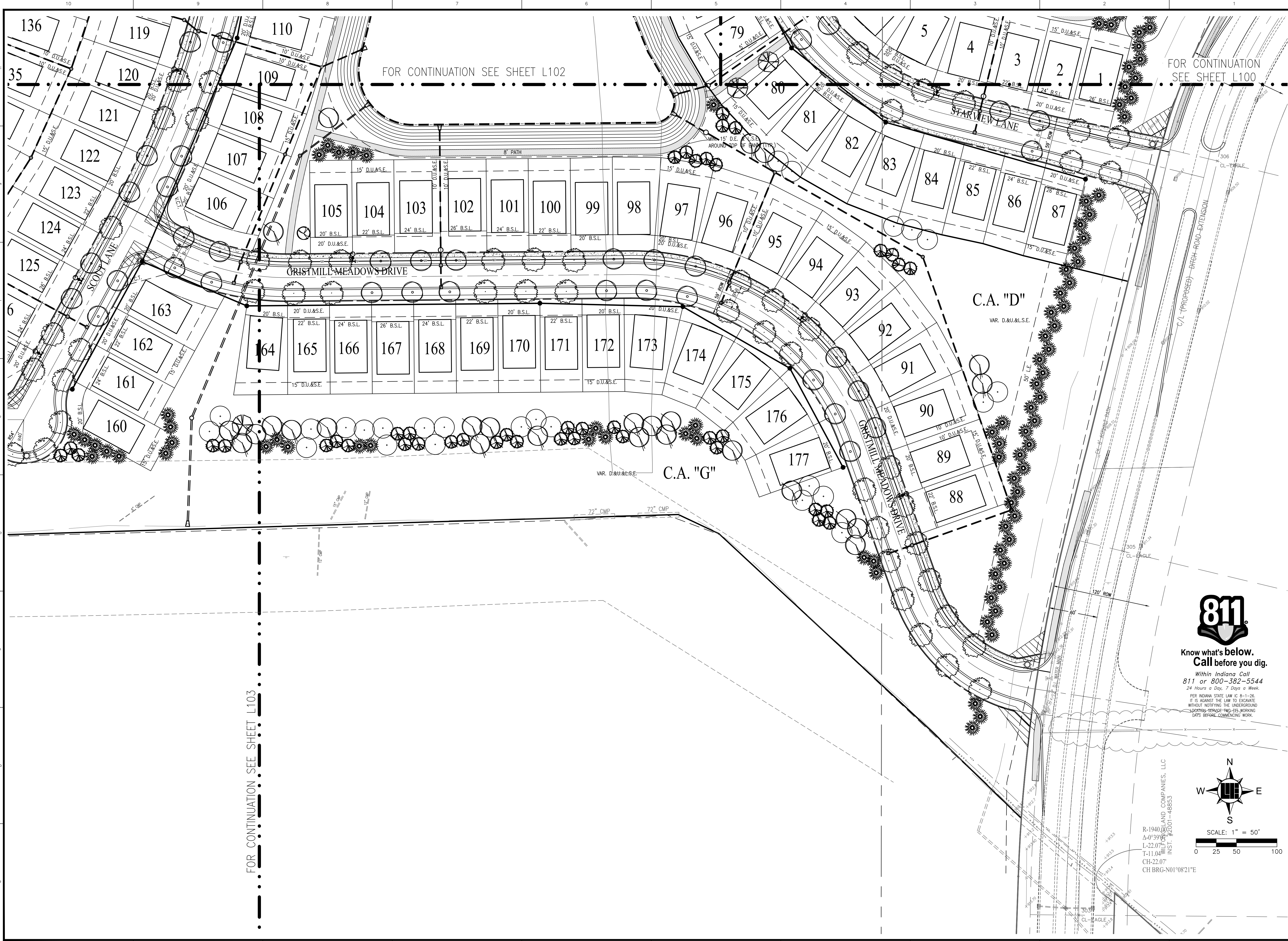
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weihe.net
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800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., L.S. - FOUNDER

PREPARED FOR:
**GRISTMILL CROSSING:
RESIDENTIAL DISTRICT, LLC**
GT PROPERTY DEVELOPMENT, LLC

SHEET NO.
L100

PROJECT NO.
W150193

LOCATION: H:\2019\W150193\W150193-10_180_Land\Engineering\Landscaping\W150193-10_180_Land\Engineering\Landscaping.dwg
LAYOUT: L101.dwg
DATE: 02/25/2019
PLOT: 1/10
PLOTED BY: hennick

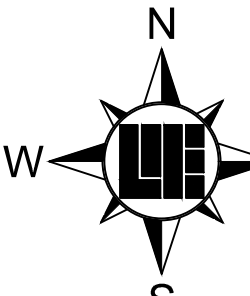


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WITHOUT NOTIFYING THE UNDERGROUND
UTILITY SERVICE-IND-USA WORKING
DAYS BEFORE COMMENCING WORK.

R-1940.00
A-0'30.00
L-22.07'
T-11.04'
CH-22.07'
CH BRG-N01°08'21"E



SCALE: 1" = 50'

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weihe.net
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800 | 452 - 6408
317 | 843 - 0546 fax
ALLAN H. WEIHE, P.E., J.S. - FOUNDER

WEIHE
ENGINEERS
Land Surveying | Civil Engineering
Landscape Architecture

PROJECT NO.: W150193
DWG NAME: L100-103 Landscaping.dwg
DESIGNED BY: JEN
DRAWN BY: MEN
CHECKED BY: ACS
DATE: 11-02-2018

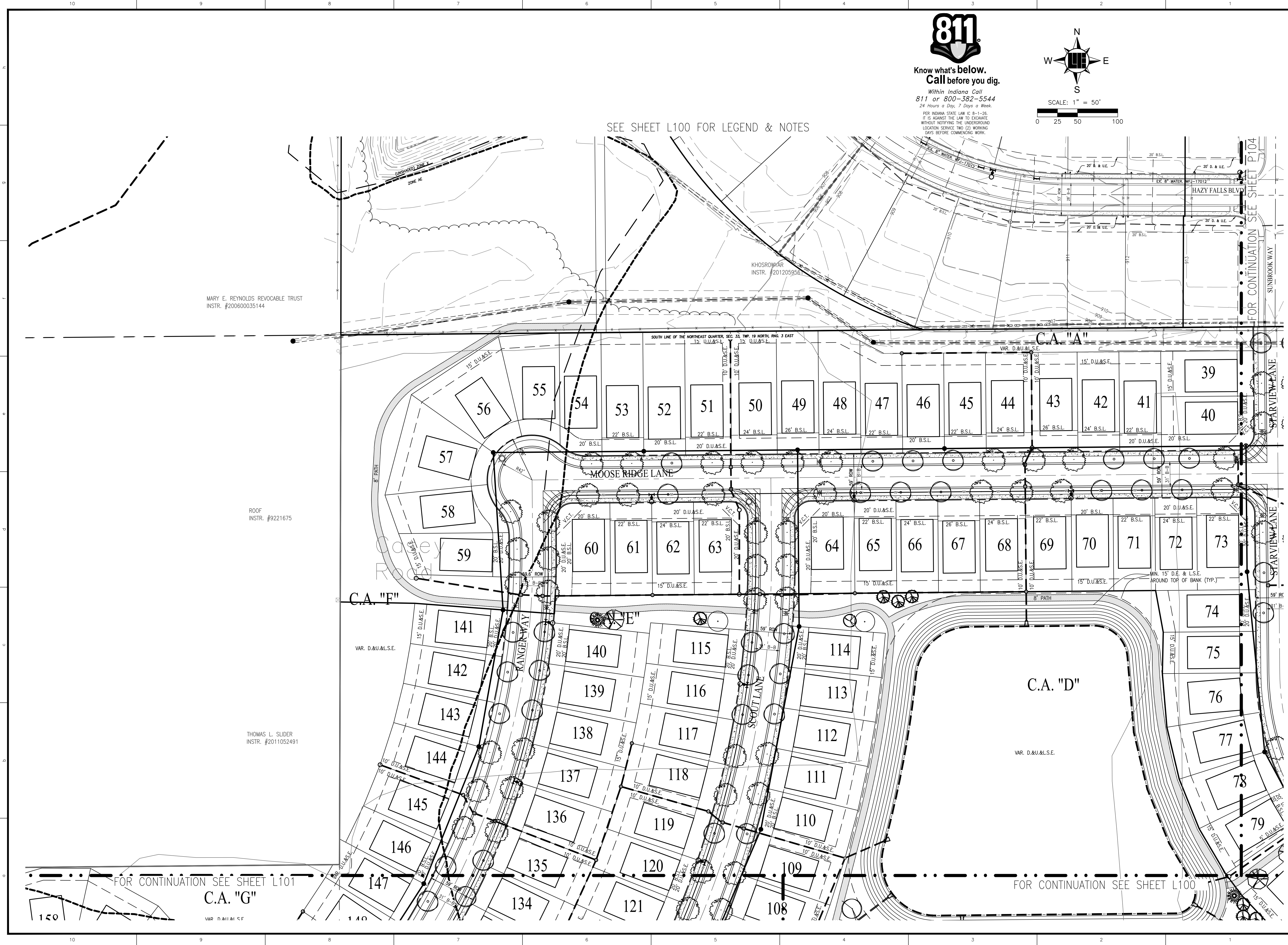
REVISIONS AND ISSUES

11/02/2018
ALVIN E. SKOOG JR.
REGISTERED
No. PE60880573
STATE OF INDIANA
PROFESSIONAL ENGINEER
ALVIN E. SKOOG JR., P.E. 60880573

PREPARED FOR:
**GRISTMILL CROSSING:
RESIDENTIAL DISTRICT**
GT PROPERTY DEVELOPMENT, LLC
LANDSCAPE PLAN
Section 33, Township 19N, Range 3E, Washington Township, Hamilton, Indiana

SHEET NO.
L101
PROJECT NO.
W150193

LOCATION: H:\2019\W150193\W150193-10_180_sub\Engineering\preliminary\Preliminary_Plot\L100-103_Landscape.dwg
LAYOUT: L102.dwg
DATE: 02/25/2019
PLOT: 25, 2019 - 4:39pm
PLOT: 25, 2019 - 4:39pm



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

N
W E
S
SCALE: 1" = 50'
0 25 50 100

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317 | 843 - 0546 /ax
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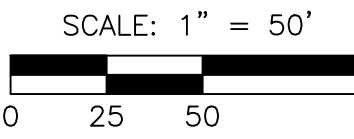
WEIHE ENGINEERS
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Landscape Architecture

PROJECT NO.: W150193	DATE: 02/25/2019
DWG NAME: L100-103_Landscape.dwg	DESIGNED BY: JEN MEN
DRAWN BY: JEN MEN	CHECKED BY: JEN MEN
DATE: 11-02-2016	REVISIONS AND ISSUES

11/02/2016
ALVIN E. SKOOG JR.
REGISTERED
No. PE60880573
STATE OF INDIANA
PROFESSIONAL ENGINEER
ALVIN E. SKOOG JR., P.E. 60880573

PREPARED FOR:
**GRISTMILL CROSSING:
RESIDENTIAL DISTRICT**
GT PROPERTY DEVELOPMENT, LLC
LANDSCAPE PLAN
Section 33, Township 19N, Range 3E, Washington Township, Hamilton, Indiana

SHEET NO.
L102
PROJECT NO.
W150193



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IT IS AGAINST THE LAW TO EXCAVATE
WITHOUT NOTIFYING THE UNDERGROUND
LOCATION SERVICE TWO (2) WORKING
DAYS BEFORE COMMENCING WORK.

THOMAS L. SLIDER
INSTR. #2011052491

FOR CONTINUATION SEE SHEET L102

C.A. "G"

VAR. D.&U.&L.S.E

C.A. "G"

VAR. D.&U.&L.S.E

SEE SHEET L100 FOR LEGEND & NOTES

PROJECT NO:	W150193
DWG NAME:	100-103 Landscaping.d
DESIGNED BY:	MEN
DRAWN BY:	MEN
CHECKED BY:	AES
DATE:	11-02-2018

DATE	51

02/2018

1/02/2018



ALVIN E. SKOOG JR., P.E. 60880573

GRISTMILL CROSSING:
RESIDENTIAL DISTRICT
GT PROPERTY DEVELOPMENT, LLC

SHEET NO.	
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L103

PROJECT NO.
W150193



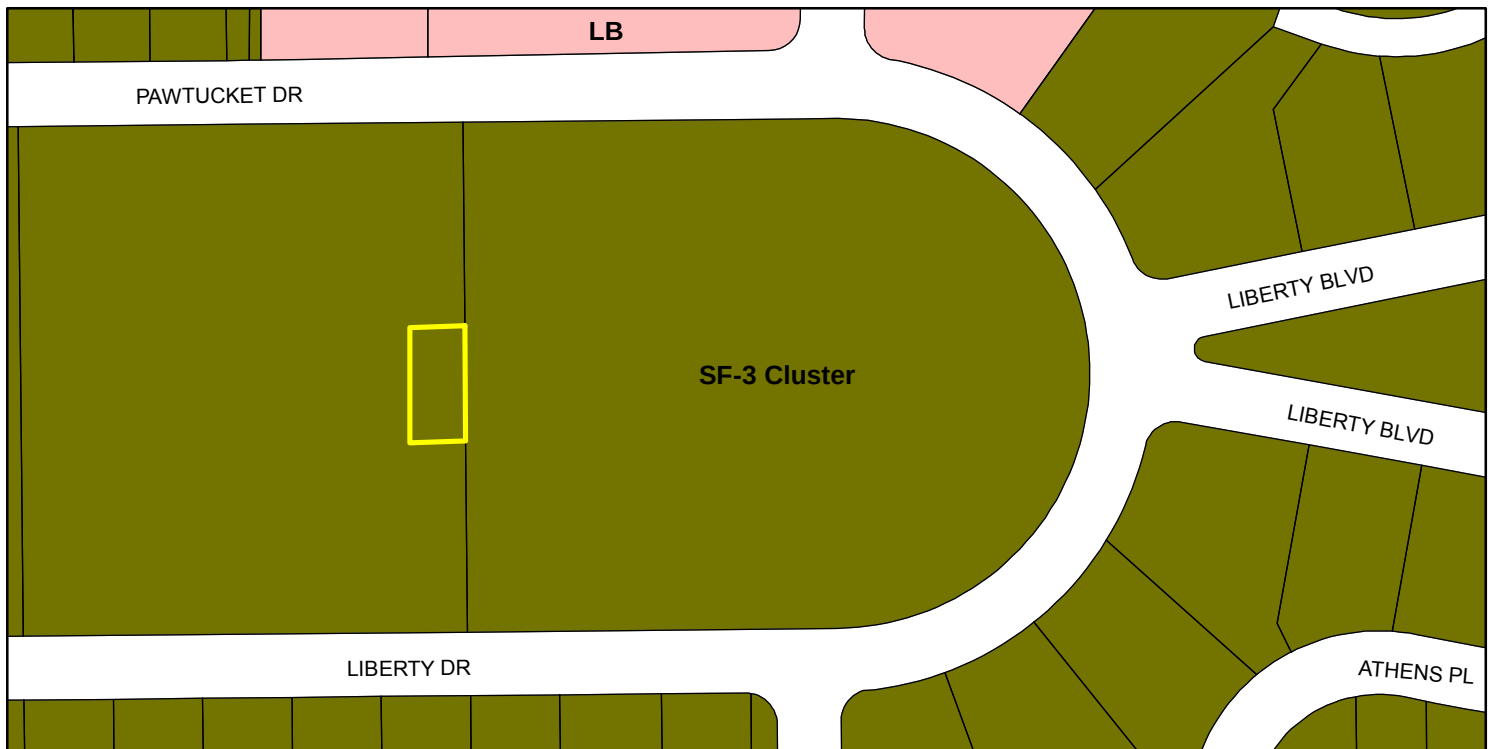
Property Location Map
Lyons Team PUD
1805-PUD-09



Aerial Location Map



Zoning Map



Zoning

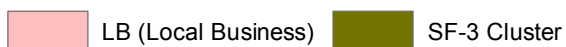


EXHIBIT B
EXISTING CONDITIONS EXHIBIT







ORDINANCE NUMBER 18-11

Lyons Team PUD District

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 1805-PUD-09**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1805-PUD-09** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

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

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

Section 1. Applicability of Ordinance.

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

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

- 2.1 Underlying Zoning District: The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.
- 2.2 Building, Existing: A Building constructed prior to the effective date of this Ordinance, as generally depicted on the Existing Conditions Exhibit, attached hereto as **Exhibit B**.

Section 3. Concept Plan. The Existing Conditions Exhibit, attached hereto as **Exhibit B**, is hereby incorporated as the Concept Plan, in accordance with *Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan*. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of this District shall be the GO: General Office District. Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

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

- 5.1 Uses permitted in the Underlying Zoning District, as set forth in *Chapter 4* and *Chapter 13*, shall limited to the following:
 - A. Office, General Service
 - B. Office, Medical
 - C. Office, Professional

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

- 6.1 Minimum Lot Area: 0.09 acres
- 6.2 Minimum Lot Frontage: No minimum
- 6.3 Minimum Building Setback Lines:
 - A. All Lot Lines: No Minimum
- 6.4 Maximum Lot Coverage: No Maximum

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

- 7.1 Article 6.3 Architectural Standards: Shall apply, except as otherwise modified below:
 - A. Existing Building:
 - i. The Existing Building, as characterized in the Existing Conditions Exhibit, attached hereto as **Exhibit B**, shall not be required to comply with the *Article 6.3: Architectural Standards*.
- 7.2 Article 6.8 Landscaping Standards: Shall not apply.
- 7.3 Article 6.9 Lighting Standards: Shall apply, except as otherwise modified below:
 - A. For determination of compliance with *Article 6.9(F)(2)*, light meter reading shall be measured at a distance of ten (10) feet from the Building Façade nearest to the light.

7.4 Article 6.14 Parking and Loading Standards: Shall apply, except as otherwise modified below:

A. No Off-street Parking Spaces shall be required for the site.

7.5 Article 6.17 Sign Standards: Shall not apply; rather, the following standards shall apply:

A. Wall Signs shall be permitted.

B. Sign Area Allocation permitted shall be one (1) square foot of Sign Area per one (1) linear foot of the Building Façade the Sign will be placed on.

C. Internally illuminated Signs shall not be permitted.

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

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

ATTEST:

_____, Clerk Treasurer

I hereby certify that **ORDINANCE 18-11** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

_____, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 18-11**
this _____ day of _____, 2019.

_____, Mayor

I hereby VETO **ORDINANCE 18-11**
this _____ day of _____, 2019.

_____, Mayor

This document prepared by: Pamela L. Howard, Senior Planner, City of Westfield, Economic and
Community Development Department
2728 East 171st Street, Westfield, Indiana 46074 | (317) 804-3170

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: Pamela L. Howard.

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Existing Conditions Exhibit

EXHIBIT A
REAL ESTATE

Part of the Northeast of Section 15, Township 18 North, Range 3 East in Washington Township, Hamilton County, Indiana, being described as follows:

Commencing at the northwest corner of said northeast quarter of Section 15 (also being the northwest corner of Centennial Section 1, a subdivision in Hamilton County, Indiana, the plat of which is recorded as instrument Number 9935797 in the Office of the Recorder of said Hamilton County, Indiana, the next seven described courses being along the west line thereof); thence on an assumed bearing of South 00 degrees 07 minutes 32 seconds East along the west line of said northeast quarter a distance of 210.46 feet; thence South 90 degrees 00 minutes 00 seconds East a distance of 123.92 feet; thence North 26 degrees 00 minutes 29 seconds East a distance of 93.47 feet; thence North 64 degrees 42 minutes 30 seconds East a distance of 142.41 feet; thence North 89 degrees 08 minutes 38 seconds East, parallel with the north line of said northeast quarter section, a distance of 178.50 feet; thence South 49 degrees 55 minutes 12 seconds East a distance of 198.79 feet; thence South 00 degrees 00 minutes 00 seconds East a distance of 863.13 feet; thence North 88 degrees 55 minutes 48 seconds East a distance of 167.93 feet; thence South 01 degrees 04 minutes 12 seconds East a distance of 154.97 feet to the point of beginning; thence continuing South 01 degrees 04 minutes 12 seconds East a distance of 90.00 feet; thence South 88 degrees 55 minutes 48 seconds West a distance of 45.00 feet; thence North 01 degrees 04 minutes 12 seconds West a distance of 90.00 feet; thence North 88 degrees 55 minutes 48 seconds East a distance of 45.00 feet to the point of beginning. Containing 0.093 acre, more or less.

Together with a non-exclusive easement for access as set out in an Easement Agreement recorded November 19, 1999 as Instrument No. 199909967602 in the Office of the Recorder of Hamilton County, Indiana.

Also together with a signal transmission easement as set out in an instrument recorded December 31, 2003 as Instrument No. 200300128063 in the Office of the Recorder of Hamilton County, Indiana.

And also together with a line-of-sight easement as set out in an instrument recorded December 31, 2003 as Instrument No. 200300128064 in the Office of the Recorder of Hamilton County, Indiana.

Being the same property acquired by B & T Developers, LLC, a Kentucky Limited Liability Company by Deed dated 6/28/2013 of record in Instrument No. 2003057443 in the office of the Recorder aforesaid.

EXHIBIT B
EXISTING CONDITIONS EXHIBIT







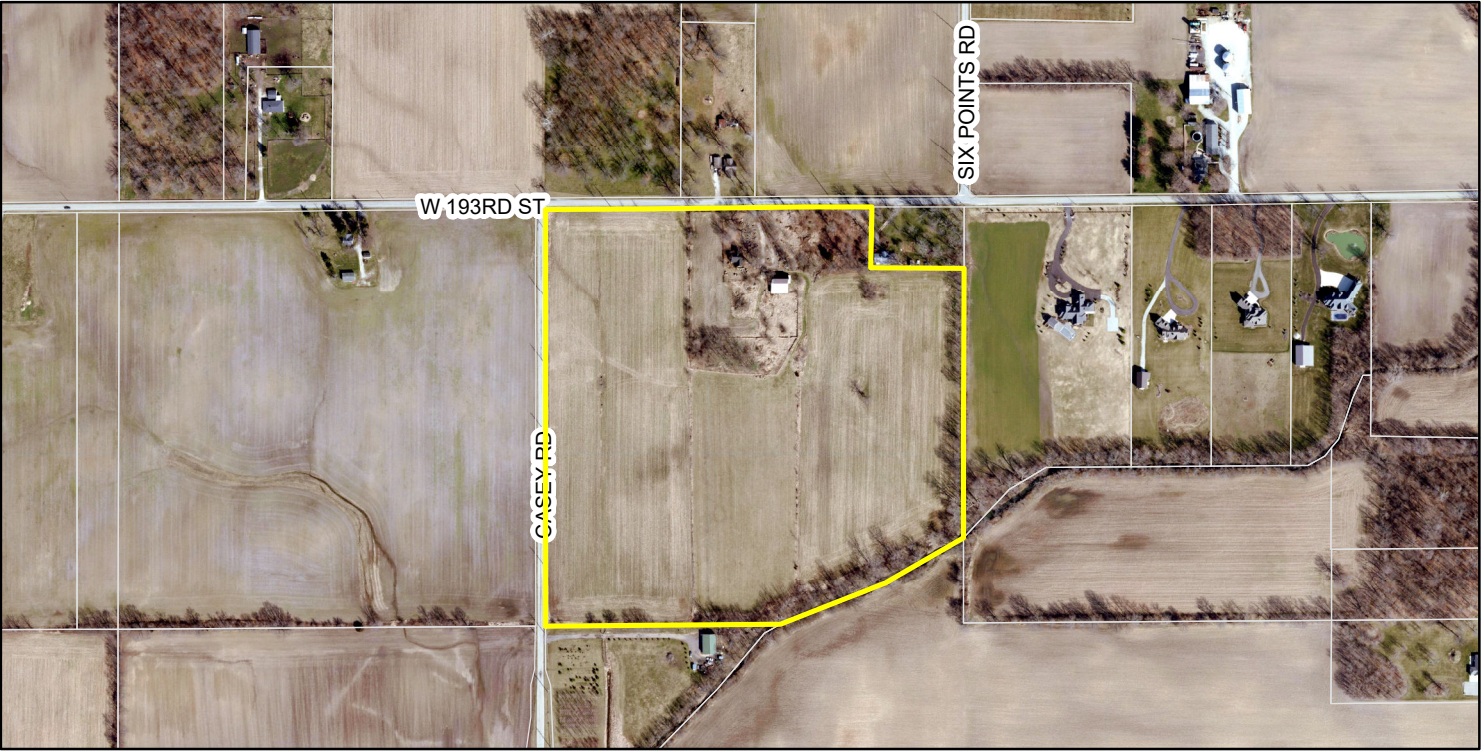




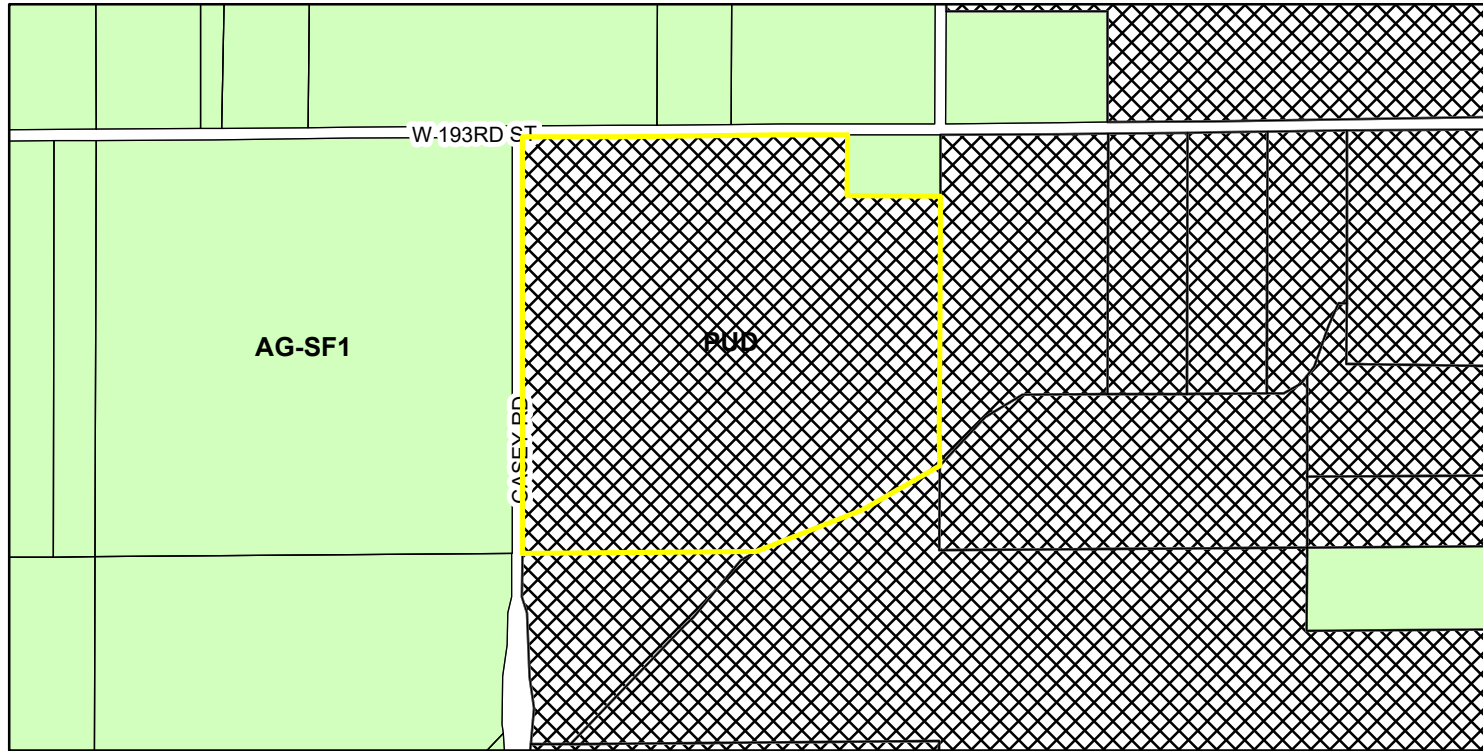
Property Location Map
Emory Trace
1901-SPP-03 & 1901-ODP-03



Aerial Location Map



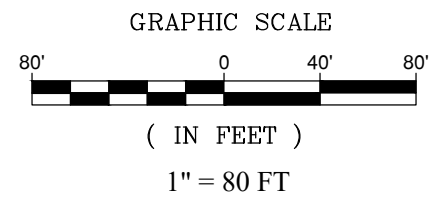
Zoning Map



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



STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RHOUX
PHONE: (317) 863-3053
CURRENT LANDOWNER:
PATTY LORENE REESE



Now or Formerly
CAREY & SONS INC.
Zoning: AG-SF1

Now or Formerly
CITIZENS WATER OF WESTFIELD LLC
Zoning: AG-SF1

Now or Formerly
STEVEN M. & LINDA L. OSBORNE
Zoning: AG-SF1

SIX POINTS
ROAD

PRIMARY PLAT / DEVELOPMENT PLAN for EMORY TRACE WESTFIELD, INDIANA SPRINGMILL TRAILS PUD ZONING

STREET DATA

STREET A	978.29 L.F.
STREET B	1,069.32 L.F.
STREET C	1,297.48 L.F.
STREET D	539.00 L.F.
TOTAL	3,884.09 L.F.

TOTAL SITE = 37.258
TOTAL LOTS - 74
TOTAL COMMON AREA = 12.81 ac± (34%)

SPRINGMILL TRAILS PUD
LOT STANDARDS: RESIDENTIAL DISTRICT 1
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 50'

Front Yard Setback - 20' min.
Side Yard Setback - 6' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

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

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

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

CEG PROPOSES TO CONSTRUCT A 18" WATER MAIN NORTH ALONG CASEY ROAD THEN WEST ALONG 186TH TO CONNECT TO EXISTING WATER AT OSBORNE TRAILS. THIS WATER MAIN WILL SERVE AS THE CONNECTION TO THE SITE.

EXISTING LITTLE EAGLE CREEK LEGAL DRAIN (open ditch) WILL ACCEPT THE REDUCED FLOWS OF THIS SITE.

SANITARY WILL BE PROVIDED FROM THE LITTLE EAGLE CREEK INTERCEPTOR NEAR THE SOUTHEAST PROPERTY LINE

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

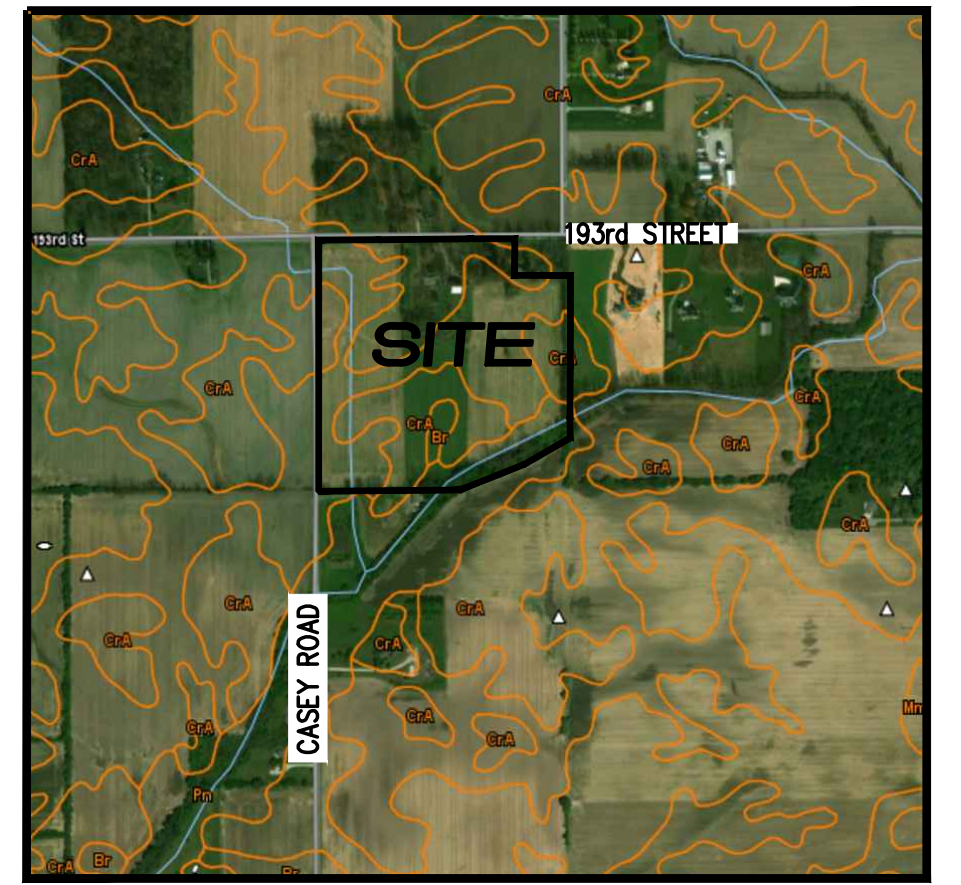
Commencing at the Northeast corner of the Southeast Quarter of said Northwest Quarter; thence South 00 degrees 09 minutes 41 seconds West along said East line, a distance of 207.45 feet to the POINT OF BEGINNING of this description; thence South 00 degrees 09 minutes 41 seconds West along said East line, a distance of 849.35 feet to a Northwest corner of a 99.530 acre parcel owned by HRKK, LLC, recorded as Instrument No. 2016-009622 in the Office of the Recorder of Hamilton County, Indiana, which corner also lies in Little Eagle Creek; thence the next two (2) courses are along the northwesterly lines of said 99.530 acre parcel and along Little Eagle Creek: (1) South 60 degrees 07 minutes 38 seconds West a distance of 280.66 feet; (2) South 68 degrees 30 minutes 12 seconds West a distance of 356.34 feet to the South line of said Northwest Quarter; thence South 89 degrees 35 minutes 28 seconds West a distance of 749.14 feet along said South line to the Southwest corner of the Southeast Quarter of said Northwest Quarter; thence North 00 degrees 04 minutes 38 seconds East a distance of 1,324.35 feet along the West line to the Northwest corner of the Southeast Quarter of said Northwest Quarter; thence North 89 degrees 38 minutes 53 seconds East a distance of 1,052.02 feet along the North line of said Southeast Quarter to the Northwest corner of a 1.39 acre parcel owned by Arie W. Brown et ux recorded as Instrument No. 9609634782 in said Recorder's Office; thence the next two (2) courses are along the boundary of said 1.39 acre parcel: (1) South 00 degrees 05 minutes 10 seconds West a distance of 207.30 feet; (2) North 89 degrees 40 minutes 17 seconds East a distance of 292.96 feet to the place of beginning, containing 37.258 acres, more or less.

INDEX

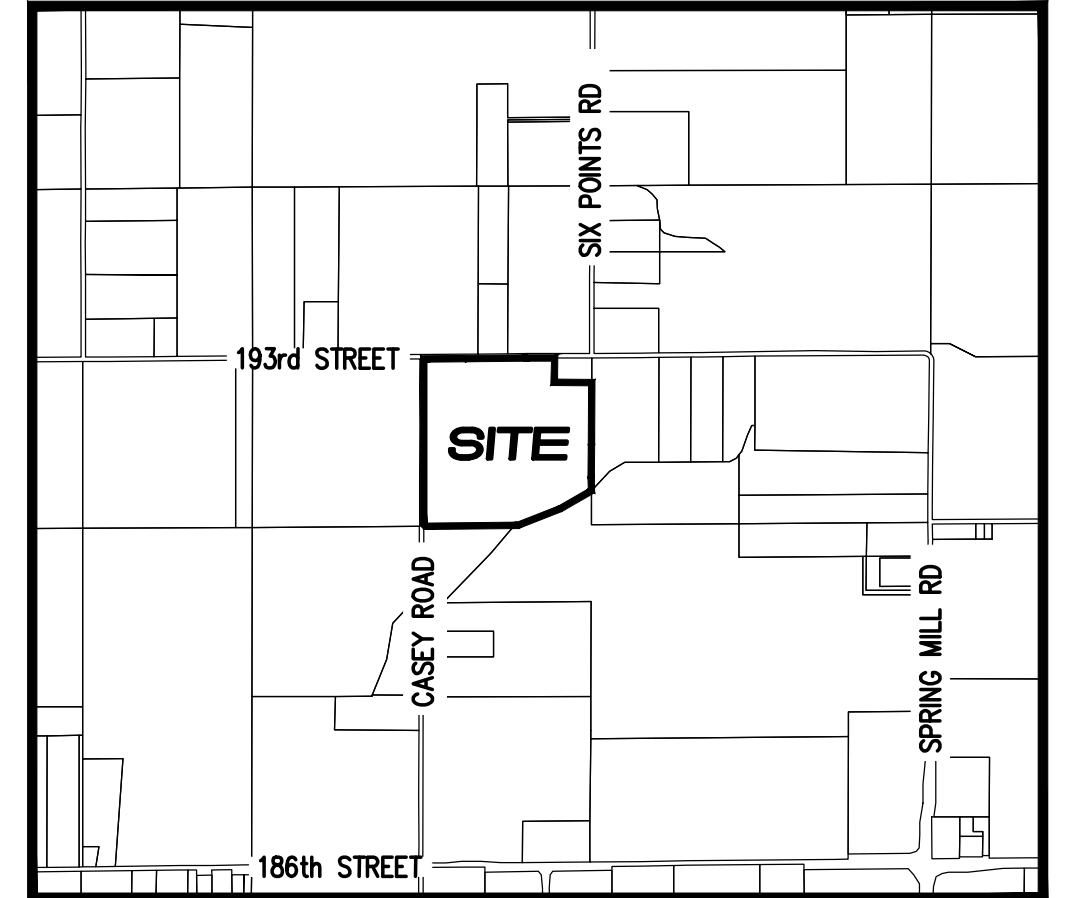
DATE	REVISION	
1/25/2019	REVISED PER TAC COMMENTS & LAYOUT ADJUSTMENT	LAF

CURVE TABLE

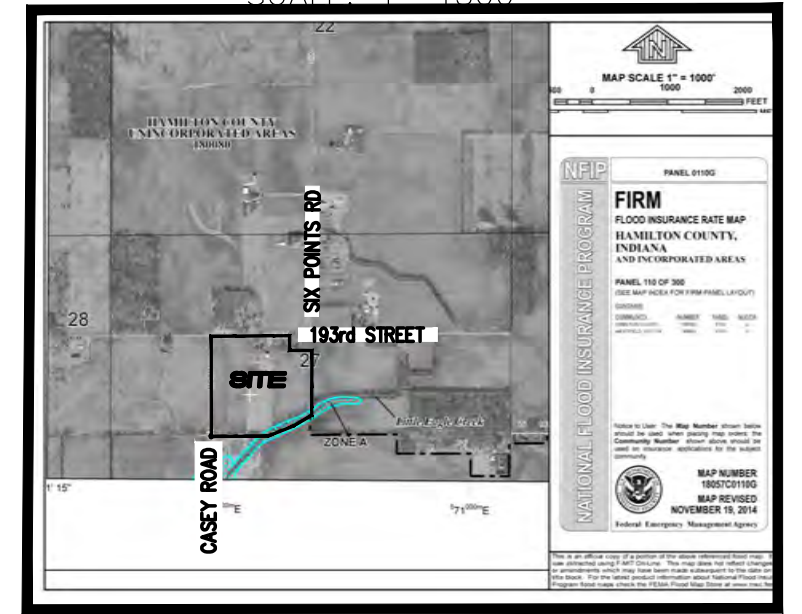
CURVE	LENGTH	RADIUS	TANGENT	CHORD BEARING	CHORD	DELTA
C1	169.03'	107.00'	107.96'	N45°05'43"W	152.00'	90°30'48"
C2	180.02'	150.00'	102.63'	N34°32'33"E	169.41'	68°45'43"
C3	54.26'	150.00'	27.43'	S10°42'51"E	53.96'	20°43'29"
C4	206.78'	107.00'	154.89'	S55°42'51"E	176.07'	110°43'29"



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



LOCATION MAP
SCALE: 1"=1500'



FLOOD STATEMENT
THIS SITE LIES PARTIALLY WITHIN ZONE AE PER
FIRM 18057C0110G DATED NOVEMBER 19, 2014

INDEX

SHT.	DESCRIPTION
C001	COVER SHEET
C100	EXISTING CONDITIONS
C101-C106	PRIMARY PLAT / DEVELOPMENT PLAN
C900	LANDSCAPE PLAN

D. D. OLMSTEAD
DENNIS D. OLMSTEAD
REGISTERED LAND SURVEYOR
NO. 900012
11/30/18
DATE



PLANS PREPARED BY:

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



Know what's below.
Call before you dig.

Now or Formerly
Michael C. King Revocable Trust
and Low
Zoning: AG-SF1

CASEY ROAD

LAKE #1

Now or Formerly
DAVID K. II & FRANCES M. TURNER
Zoning: PUD

Now or Formerly
HRKK LLC
Zoning: PUD

Now or Formerly
KRISTOFER & MELANIE LYON
Zoning: PUD

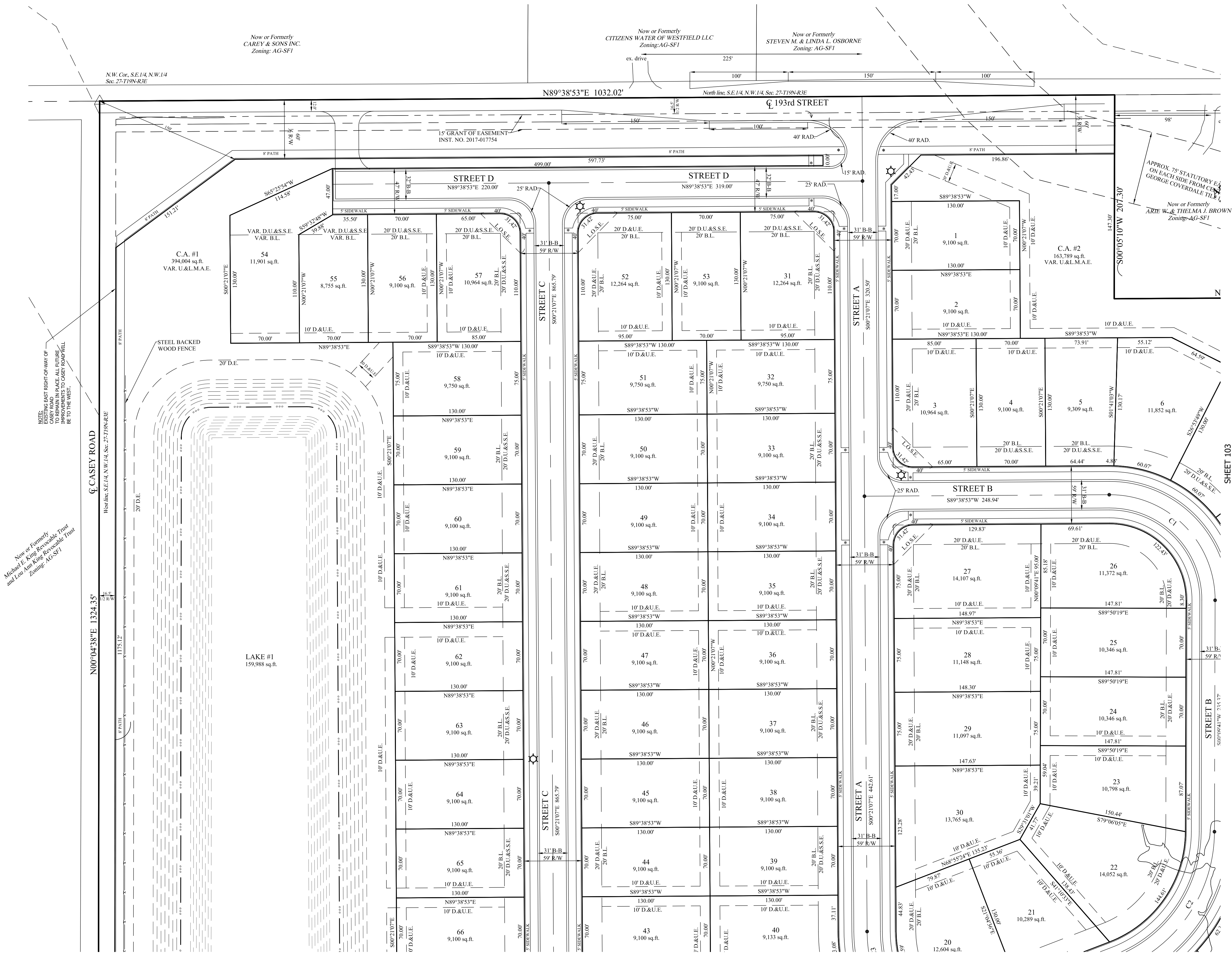


STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMSTEAD
7863 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT Co., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RIOUX
PHONE: (317) 863-2053
CURRENT LANDOWNER:
PATTY LORENE REESE

EMORY TRACE

PRIMARY PLAT

SPRINGMILL TRAILS PUD ZONING



TOTAL SITE = 37.258
TOTAL LOTS = 74
TOTAL COMMON AREA = 12.81 ac± (34%)

SPRINGMILL TRAILS PUD
LOT STANDARDS; RESIDENTIAL DISTRICT 1
Minimum Lot Area - 9,000 sq.ft.
Minimum Lot Frontage - 50'

Front Yard Setback - 20' min.
Side Yard Setback - 6' min.
Rear Yard Setback - 20' min.
Minimum Lot Width - 70' min.

LEGEND

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

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

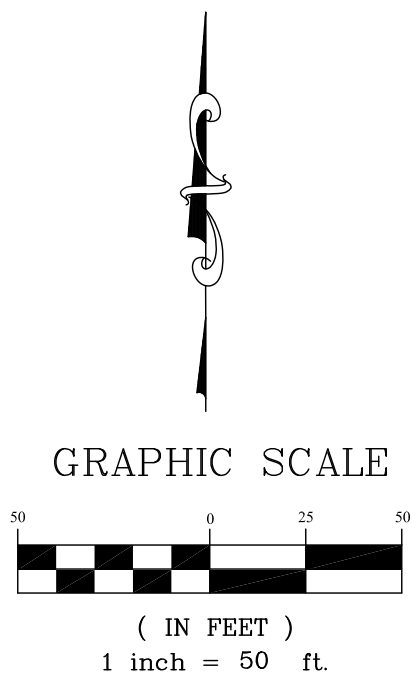
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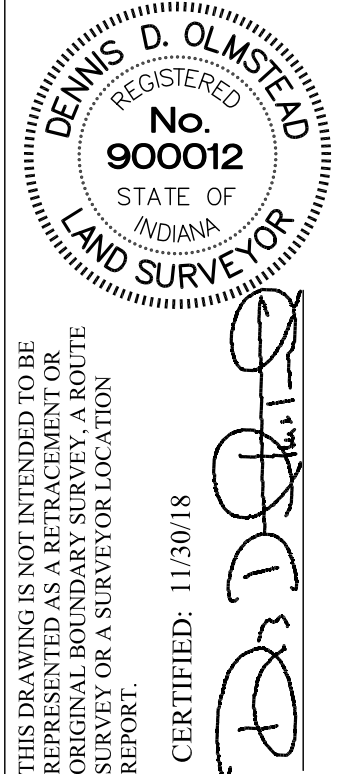
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SECTION	TOWNSHIP	RANGE
27	19N	3E
DRAWN BY:	CHECKED BY:	SHEET NO.
LAF	GDK	C101



STOEPPELWERTH
ALWAYS ON.
7065 East 106th Street, Fishers, IN 46038-2005
Phone: (317) 849-5935 Fax: (317) 849-5942

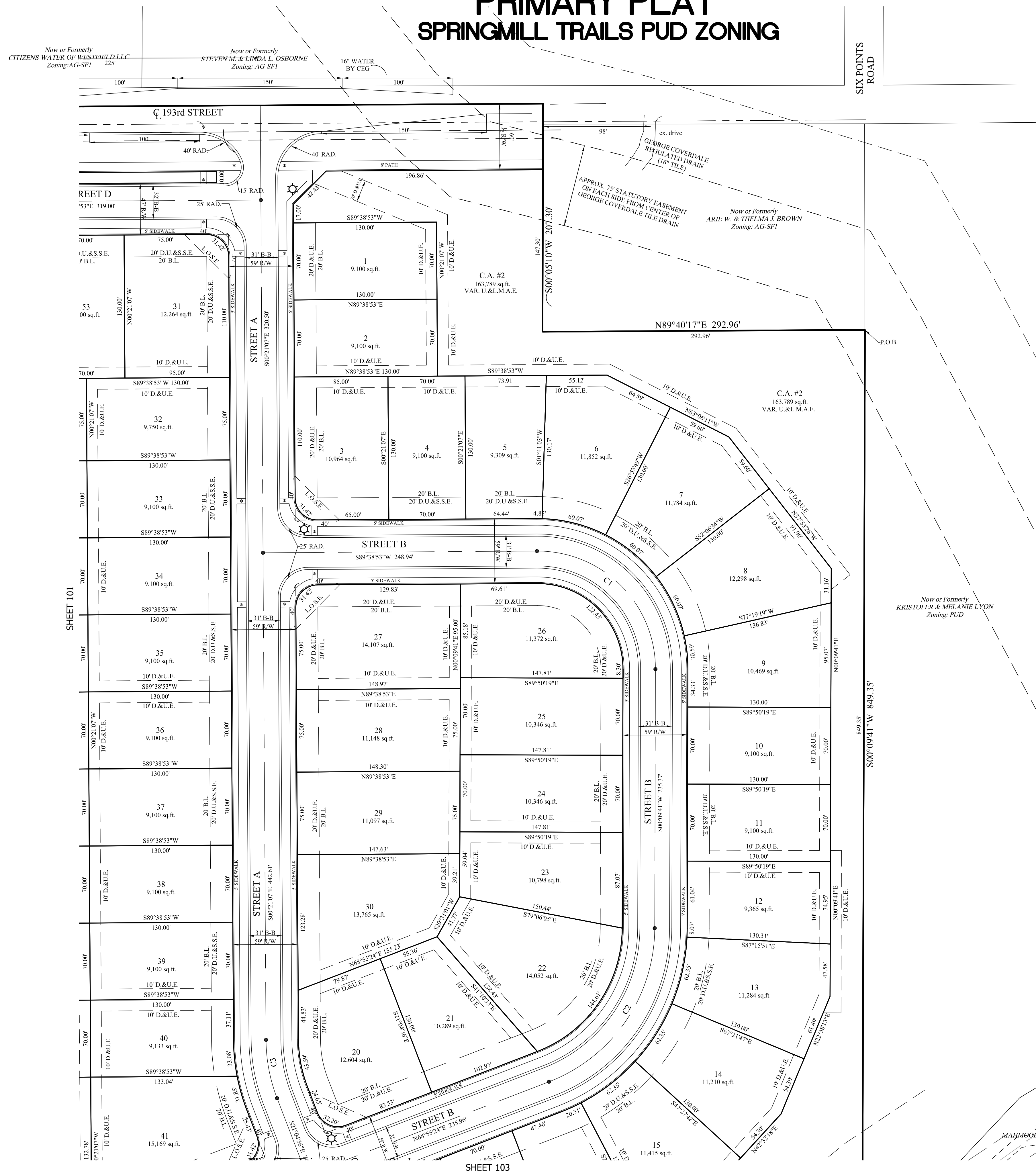
PRIMARY PLAT
EMORY TRACE
WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA
PREPARED FOR:
SECTION: 27 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK
SHEET NO. C101
S & A JOHNO 85360PLA



EMORY TRACE

PRIMARY PLAT

SPRINGMILL TRAILS PUD ZONING



TOTAL SITE = 37.258
TOTAL LOTS - 74
TOTAL COMMON AREA = 12.81 ac± (34%)

SPRINGMILL TRAILS PUD
LOT STANDARDS: RESIDENTIAL DISTRICT 1
 Minimum Lot Area - 9,000 sq.ft.
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Front Yard Setback - 20' min.
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LEGEND

- | | |
|----------|---------------------------------------|
| 30 | LOT NUMBER |
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| L.O.S.E. | LINE OF SITE EASEMENT |
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| R/W | RIGHT OF WAY |
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| * | HANDICAP RAMP |
| ☼ | STREET LIGHT |

NOTE

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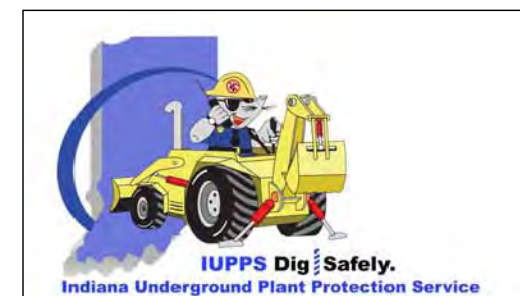
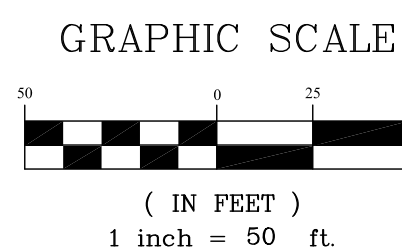
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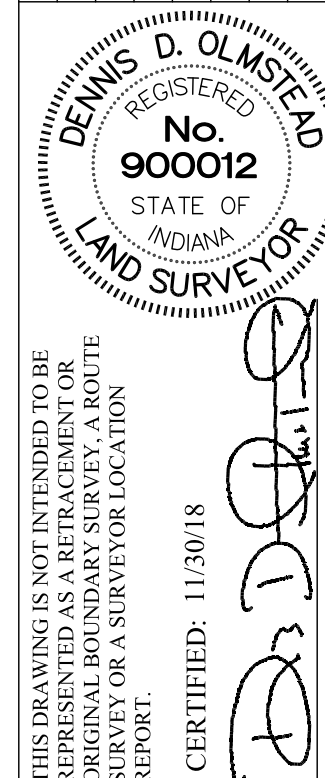
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**Know what's below.
Call before you dig.**



STOEPPELWERTH

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

PRIMARY PLAT

EMORY TRACE

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

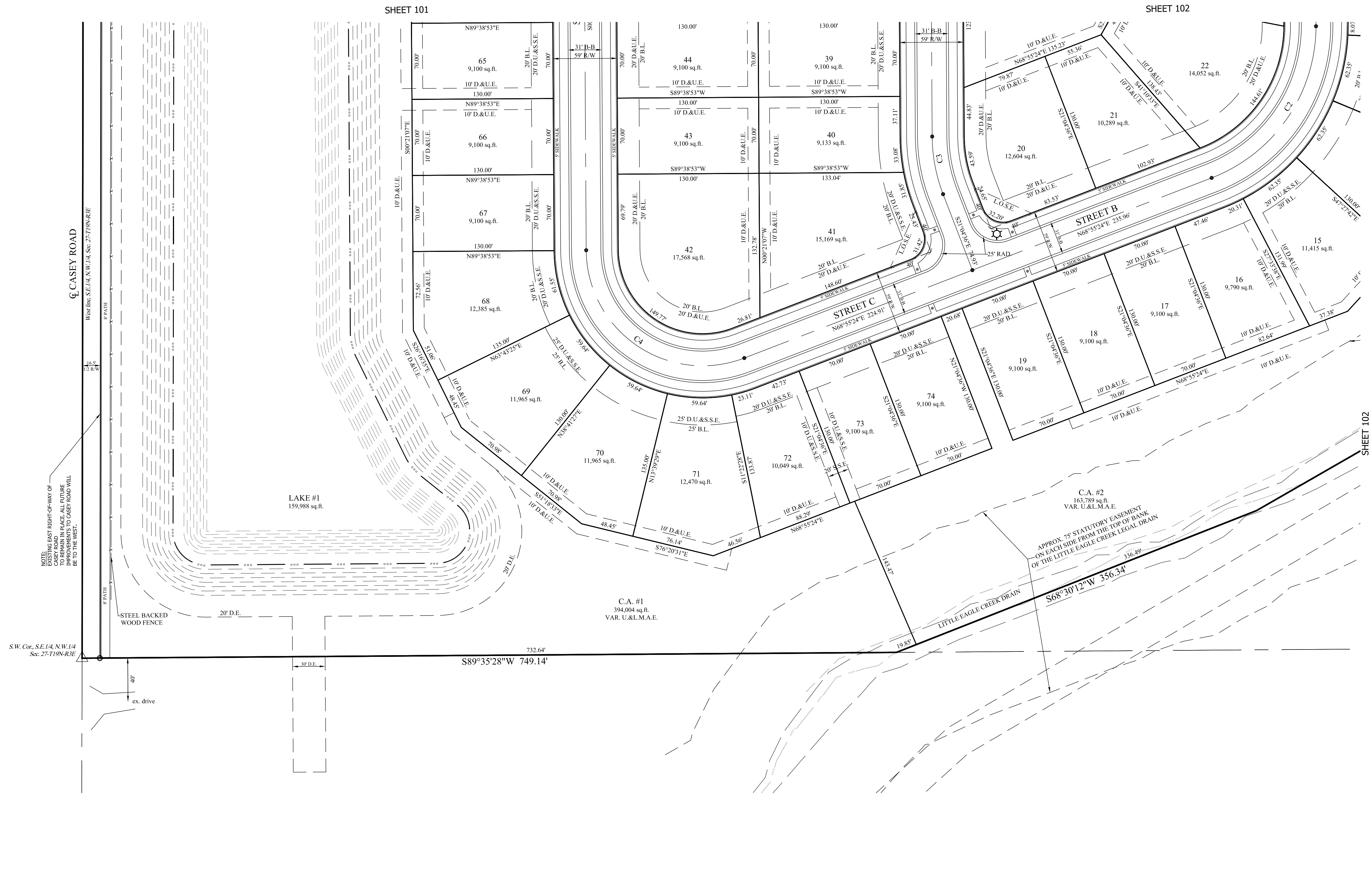
SECTION: 27		TOWNSHIP: 19N		RANGE: 3E		PREPARED FOR:
DRAWN BY: LAF			CHECKED BY: GDK			SHEET NO. C102
S & A JOB NO. 85360PLA						



EMORY TRACE

PRIMARY PLAT

SPRINGMILL TRAILS PUD ZONING



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|----------|---------------------------------------|
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| L.M.A.E. | LANDSCAPE MAINTENANCE ACCESS EASEMENT |
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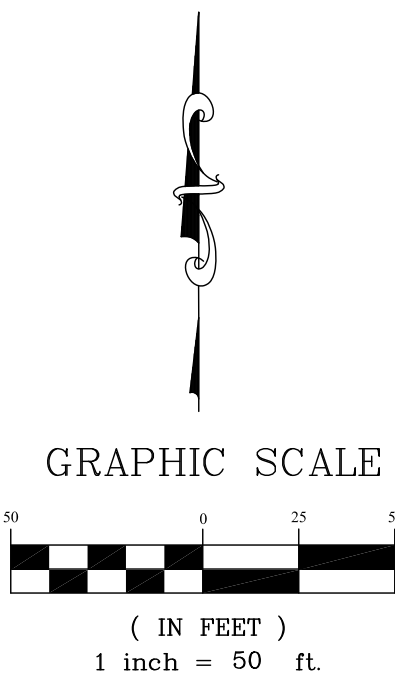
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Know what's **below**.
Call before you dig.

[illegible]

STOEPPELWERTH

ALWAYS ON.
06th Street, Fishers, IN 46038-2505
7) 849-5935 Fax: (317) 849-5942

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

PRIMARY PLAT

MEMORY TRACE

WASHINGTON TOWNSHIP
HAMILTON CO., INDIANA

PREPARED FOR:

SECTION: 27	TOWNSHIP: 19N	RANGE: 3E
DRAWN BY: LAF		CHECKED BY: GDK

SHEET NO. 018

C103

S & A JOB NO.
85360PLA

STOEPPELWERTH & ASSOCIATES, INC.
THIS INSTRUMENT PREPARED BY:
DENNIS D. OLMEAD
7965 E. 106TH STREET
FISHERS, INDIANA 46038
PHONE: (317) 849-5935
THIS INSTRUMENT PREPARED FOR:
PLATINUM PROPERTIES
MANAGEMENT CO., LLC
9757 WESTPOINT DRIVE, SUITE 600
INDIANAPOLIS, INDIANA 46256
CONTACT: PAUL RHOX
PHONE: (317) 863-2053
CURRENT LANDOWNER:
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EMORY TRACE

PRIMARY PLAT

SPRINGMILL TRAILS PUD ZONING

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LEGEND

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D.&U.E. DRAINAGE & UTILITY EASEMENT
L.O.S.E. LINE OF SITE EASEMENT
L.M.A.E. LANDSCAPE MAINTENANCE ACCESS EASEMENT
D.E. DRAINAGE EASEMENT
B.L. BUILDING LINE
R/W RIGHT OF WAY
B-B BACK TO BACK OF CURB
* HANDICAP RAMP
* STREET LIGHT

LEGEND

- 830 EXISTING CONTOUR
W EXISTING WATER LINE
PROPOSED SANITARY SEWER
PROPOSED STORM SEWER
PROPOSED WATER LINE
FLOW LINE
BURIED ELECTRIC LINE
OVERHEAD ELECTRIC LINES
BURIED TELEPHONE LINES
TELEPHONE LINE
BURIED CABLE T.V. LINE
CABLE T.V. LINE
GAS LINE
WATER LINE
SANITARY SEWER LINE, MANHOLE
SANITARY CLEANOUT
STORM SEWER LINE, MANHOLE & END SECTION
CURB INLET
BEHIVE OR ROUND INLET
SQUARE FLAT INLET
FENCE LINE
SET NAIL - UNLESS OTHERWISE NOTED
SET CAPPED REBAR
STAMPED S&A FIRM #008
SET PIPE UP 1" CAPPED
STAMPED S&A FIRM #008
HAMILTON COUNTY SURVEYOR
MEASURED
RECORDED
NO ACCESS EASEMENT
POWER POLE
LIGHT POLE
ELECT. TRANSFORMER
ELECT. PEDESTAL
ELECT. METER
GUY WIRE
TELEPHONE POLE
TELEPHONE PEDESTAL
TELEPHONE MANHOLE
CABLE T.V. POLE
CABLE T.V. PEDESTAL
TRAFFIC SIGNAL POLE
TRAFFIC MANHOLE
TRAFFIC CONTROL BOX
GAS VALVE
GAS METER
WATER METER
WATER VALVE
FIRE HYDRANT
MAILBOX

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.



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

DEVELOPMENT PLAN

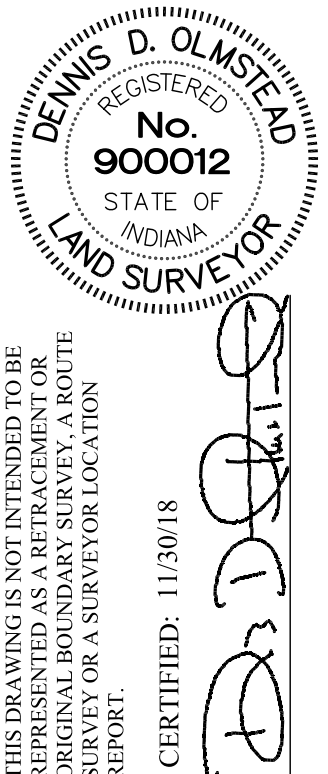
EMORY TRACE

WASHINGTON TOWNSHIP

PREPARED FOR:

SECTION: 27 TOWNSHIP: 19N RANGE: 3E
DRAWN BY: LAF CHECKED BY: GDK

SHEET NO. C104
S & A JORN NO. 85360PLA



THIS DRAWING IS NOT INTENDED TO BE
ORIGINAL BOUNDARY SURVEY OR A ROUTE
REPORT.
CERTIFIED: 11/30/18

REVISED PER TAC COMMENTS & LAYOUT ADJUSTMENT
DATE

SHEET 105

SHEET 106



Planting Requirements (per Springmill Trails PUD) for Emory Trace			
Developer Installation	Trees (2" Shade and Ornamental, 6' Evergreen)*		Shrubs (18")*
On-Site (Commons)	Shade (6/Dwelling Unit)	Ornamental or Evergreen (4/Dwelling Unit)	Shrubs (24/Dwelling Unit)
74 Dwelling Units	444	296	1,776
Buffer Yard (excluding easements) per PUD**		Shade or Evergreen (4/30LF)(4/30LF)	Evergreen Shrubs (4/30LF)(0/30LF)
~41' (193rd Street)		2	0
~0' (Casey Road)		0	0
Required Total After Credits:	204	157	112
Proposed Total After Substitutions:	205	116	232

Builder Installation			
On-Site (Lots)**	Shade (2/Front + 1 / Rear)	Shade or Evergreen (1/Side)	Shrubs (10/Front + 6/Side)
65 Standard Lots (one front yard)	195	130	1,430
9 "Corner" Lots (2 Front Yards)	45	9	234

* Allowed substitutions of 1 Evergreen Tree per 3 Evergreen Shrubs and 1 Shade Tree per 1 Evergreen Tree.
** Credited towards On-Site (Commons) requirements.

PLANT SCHEDULE:

Shade Trees (2"):

- A Acer saccharum 'Legacy' - 43 (Legacy Sugar Maple)
- G Gleditsia triacanthos var. inermis 'Suncole' - 41 (Sunburst Honeylocust)
- L Liquidambar styraciflua 'Worplesdon' - 40 (Worplesdon Sweetgum)
- Q Quercus bicolor - 41 (Swamp White Oak)
- U Ulmus x 'Morton' - 40 (Accolade Elm)

Evergreen Trees (6"):

- Abies concolor - 38 (White Fir)
- Juniperus chinensis 'Blue Point' - 40 (Blue Point Juniper)
- Picea abies - 38 (Norway Spruce)

Shrubs (18"):

- Aronia melanocarpa 'Viking' - 54 (Viking Black Chokeberry)
- Juniperus chinensis 'Seybrook Gold' - 44 (Seybrook Gold Juniper)
- Physocarpus opulifolius 'Seward' - 39 (Summer Wine Ninebark)
- Taxus x media 'Densiflora' - 64 (Dense Spreading Yew)
- Viburnum plicatum tomentosum 'Summer Snowflake' - 31 (Summer Snowflake Viburnum)

LEGEND:

- Proposed Masonry Columns and Development Sign
- Proposed Four-Board Fence
- Non-Restricted Tree Zone.

NOTES:

- At the Declarant's discretion proposed On-Site Shade Trees may be relocated to internal street rights-of-way planting strips (becoming Street Trees).
- All Street Trees are to match the current City of Westfield Master Tree List.
- No trees shall be planted within 4 feet of any pavement.
- No trees shall be planted within 10 feet of any storm sewer pipe, subsurface drain or fire hydrant.
- No fence, wall, hedge, tree or shrub planting which obstructs sight lines and elevations between 3 and 9 feet above the street shall be located in any Site Clearance Triangle.
- No plantings shall be located in perimeter street rights-of-way.
- No plantings shall be installed in a Legal Drain Easement, Tree Preservation Easement or Top Of Bank Easement.



CERTIFIED:

STOEPPELWERTH

ALWAYS ON.

7905 East 100th Street, Fishers, IN 46038-2505
Phone: (317) 849-5955 Fax: (317) 849-5942

LANDSCAPING PLAN FOR PRIMARY PLAT

EMORY TRACE

WASHINGTON TOWNSHIP

HAMILTON CO., INDIANA

SECTION: 27

TOWNSHIP: 19N

RANGE: R3E

DRAWN BY: EWS

DATE: 11-30-18

SHEET NO. C900

S & A JOB NO. 85360PLA

ISSUES RAISED REGARDING THE GRISTMILL CROSSING PUD PROPOSAL

The list below includes issues that were raised during the December 17, 2018, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Economic and Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. Should additional amenities be added to accommodate the increase in residential lots?
2. Is adequate parking being provided for the nearby amenity center?
3. Can the entrance to the proposed amenity center be relocated on to Ditch Road?
4. Is the proposed road network designed to promote the safety of new and existing residents?
5. Can the existing road network handle the increased traffic from this development and the amenity center?
6. What type of buffer will be provided between the amenity center and residential lots?
7. How will the additional development affect drainage in the area?
8. How can we ensure that the amenity center will be constructed and available prior to the proposed new home construction?
9. Can the architectural requirements be enhanced?
10. Could townhomes or condos be incorporated in Area II as a buffer between single-family and commercial?
11. Is are the proposed landscape standards appropriate and consistent with other developments in the area?
12. What affect will removing this area from the Springmill Trails (SMT) PUD have on the remainder of the SMT PUD?



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 4, 2019
1805-PUD-09
Exhibit 1

Docket Number: 180-PUD-09 (Ordinance No. 18-11)
Petitioner: Mike Lyons
Request: A change in zoning of 0.09 acres +/- from the SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.
Current Zoning: SF3 Cluster District
Current Land Use: Real Estate Office
Acreage: 0.09 acres +/-
Exhibits:

1. Staff Report
2. Location Map
3. Existing Conditions Exhibit
4. Proposed Ord. 18-11
5. Petitioner's Narrative

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the May 14, 2018, City Council meeting. The petition will receive a public hearing at the February 4, 2019, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: This subject property is approximately 0.09 acres in size and is located at 750 Liberty Drive, within the Centennial neighborhood (see **Exhibit 2**). The Property is currently zoned the SF3 Cluster District. All surrounding properties are also zoned the SF3 Cluster District.

Project Description: The petitioner is requesting a change in zoning from the SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office, described in the Petitioner's Narrative (see **Exhibit 5**).

Concept Plan: The proposed ordinance incorporates an Existing Conditions Exhibit (see **Exhibit 5**) as the Concept Plan. The real estate is required to remain in substantial compliance with that exhibit.

Permitted Uses: As proposed, the PUD ordinance limits the uses permitted on the property to General Service Office, Medical Office, and Professional Office Uses; as defined in the Unified Development Ordinance (the “UDO”).

General Regulations: The proposed ordinance establishes alternative standards from the UDO. These standards accommodate the lot and building as they exist today.

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

Architectural Standards: The proposed ordinance exempts the existing building from the standards of UDO Article 6.3. If any new buildings were proposed, they would need to comply with the architectural standards of the UDO.

Landscaping Standards: As proposed, the PUD ordinance exempts the property from the standards of UDO Article 6.8.

Lighting Standards: The proposed ordinance defaults to the Lighting Standards of the UDO, except that when determining compliance of the light meter readings in Article 6.9(F)(2), a distance of ten (10) feet from the building façade will be used instead of the property line.

Parking and Loading Standards: As proposed, the PUD ordinance defaults to the Parking and Loading standards of the UDO, with the exception of requiring not Off-Street Parking Spaces. Instead, the petitioner is entering into a parking agreement with the adjacent church.

Sign Standards: As the site currently exists, the UDO would permit no signage as the lot does not have frontage on any street. The proposed ordinance permits wall signs and establishes Maximum Sign Area based upon the length of the Building Façade that the sign will be placed on. Additionally, the proposed ordinance prohibits internally illuminated Signs.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as “Suburban Residential”. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the February 4, 2019, Plan Commission meeting. The mailed public notice contained an error in the date and indicated that the hearing was to be held on February 5. For this reason, we are asking that a second public hearing be held on February 19, 2019. An additional notice will be mailed for that meeting. All other 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 May 14, 2018, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the February 4, 2019, Plan Commission meeting.
2. An additional notice will be served prior to the February 19, 2019 meeting in preparation for a second public hearing.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or poward@westfield.in.gov.

DEVELOPMENT CONTEXT

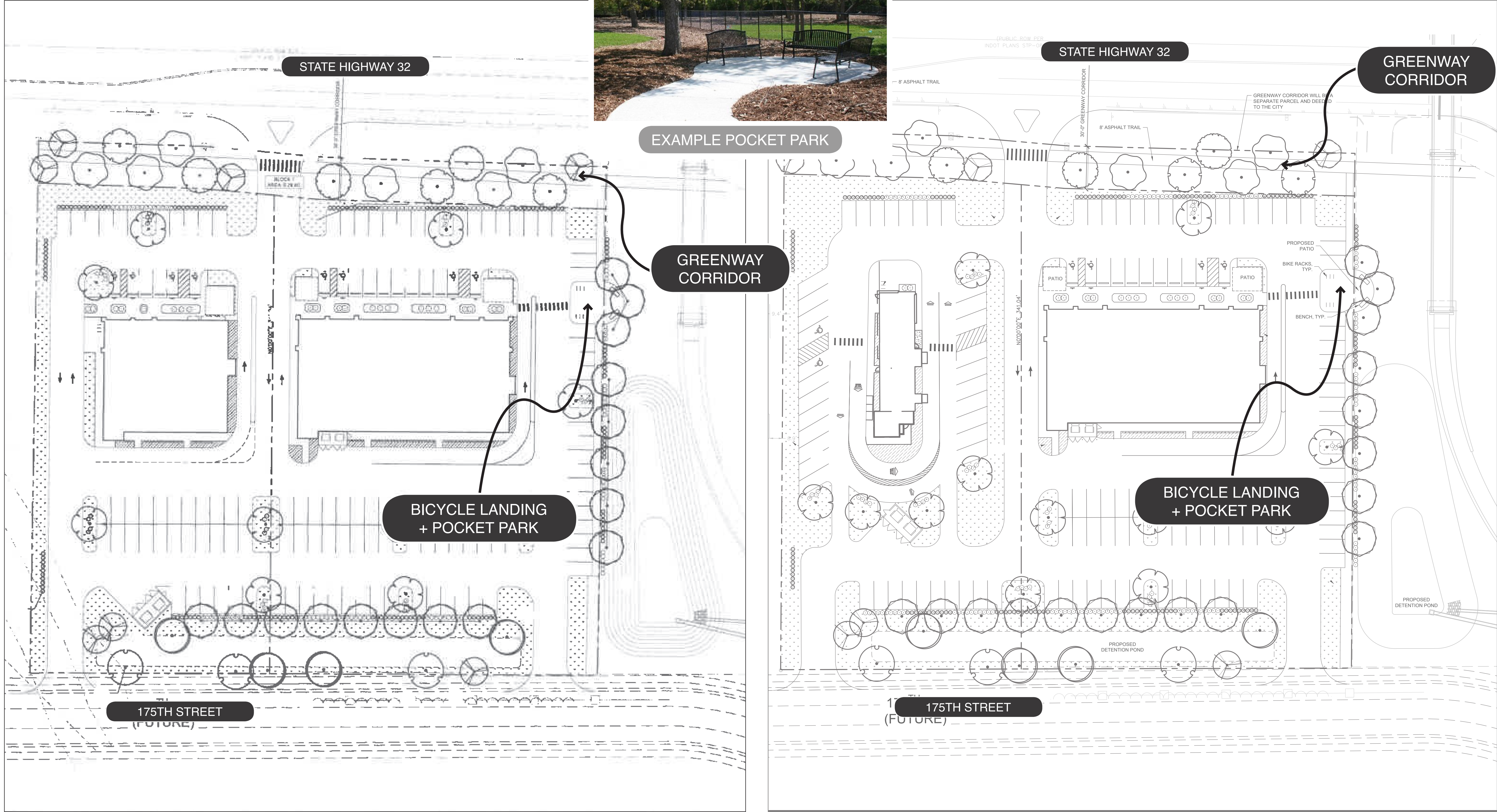


AERIAL LOCATION EXHIBIT

MONON TRAIL PEDESTRIAN BRIDGE



CONCEPT PLANS



CHARACTER EXHIBITS



offsets to individualize tenant storefronts and roofline modulation



articulated three-dimensional cornice



roof line modulation



facade offsets



pitched and gabled roof alternatives

outdoor seating



high quality materials

decorative lighting



outdoor seating



alternative awning designs



facade offsets

articulated three-dimensional cornice

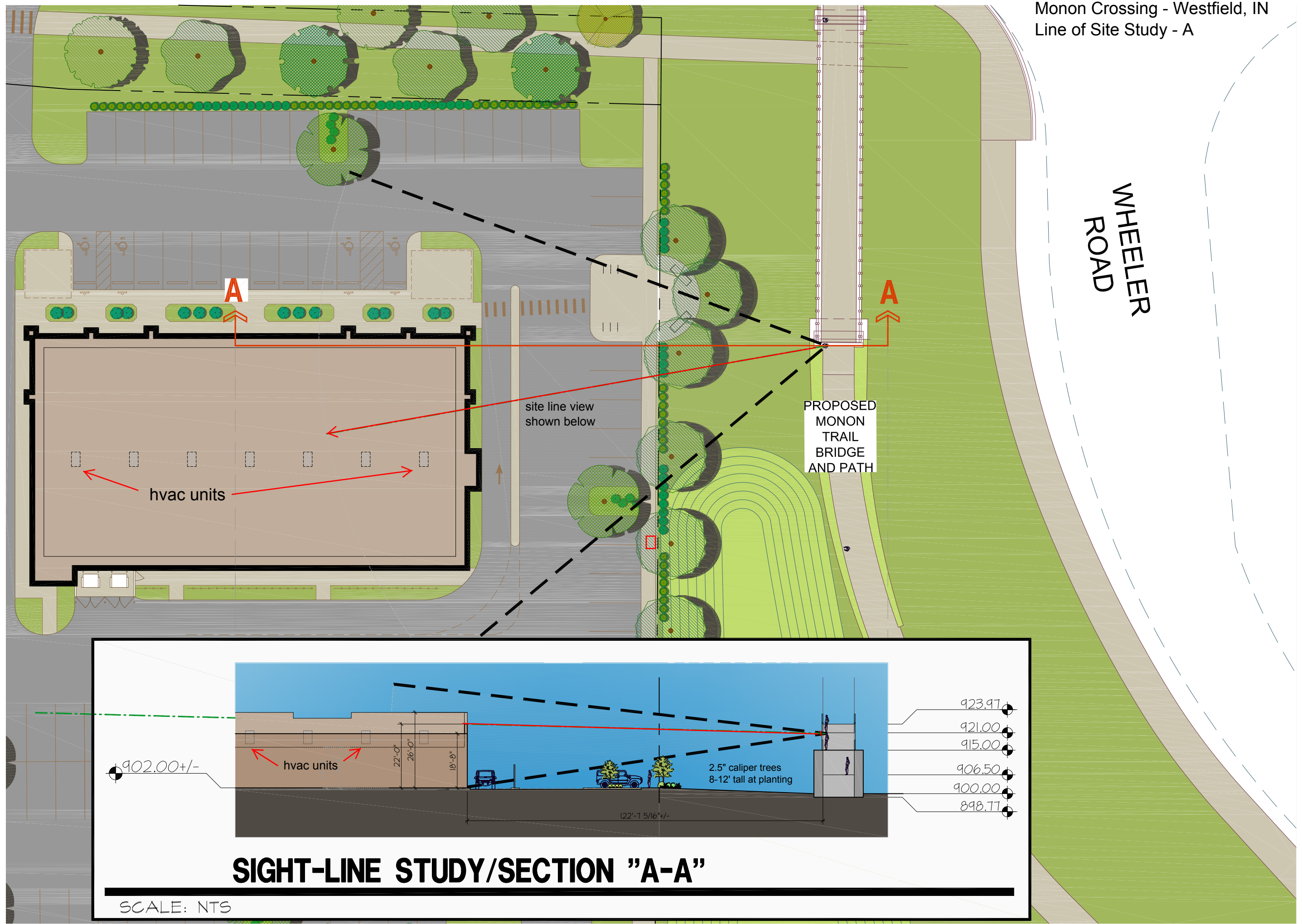
roof line modulation

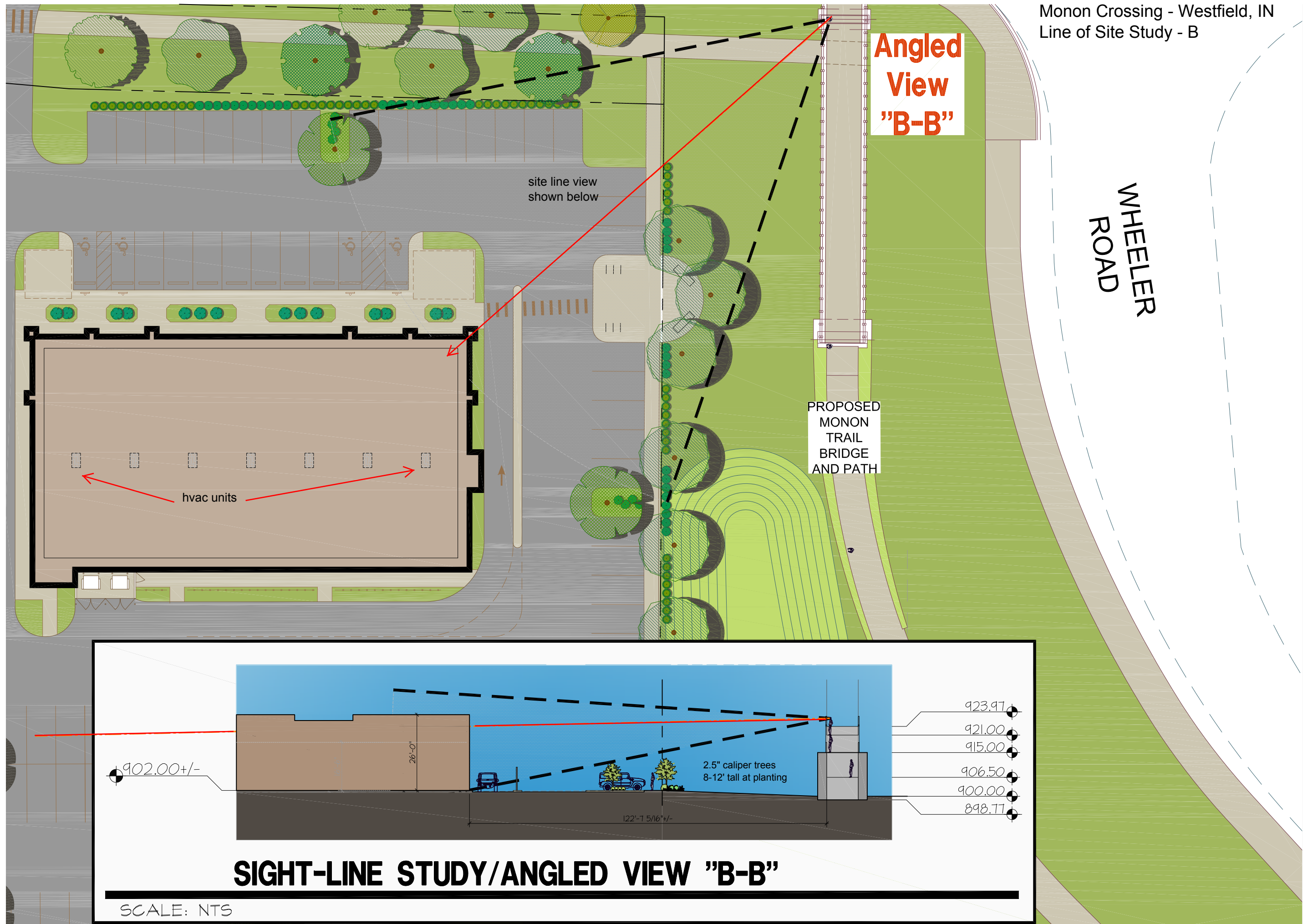


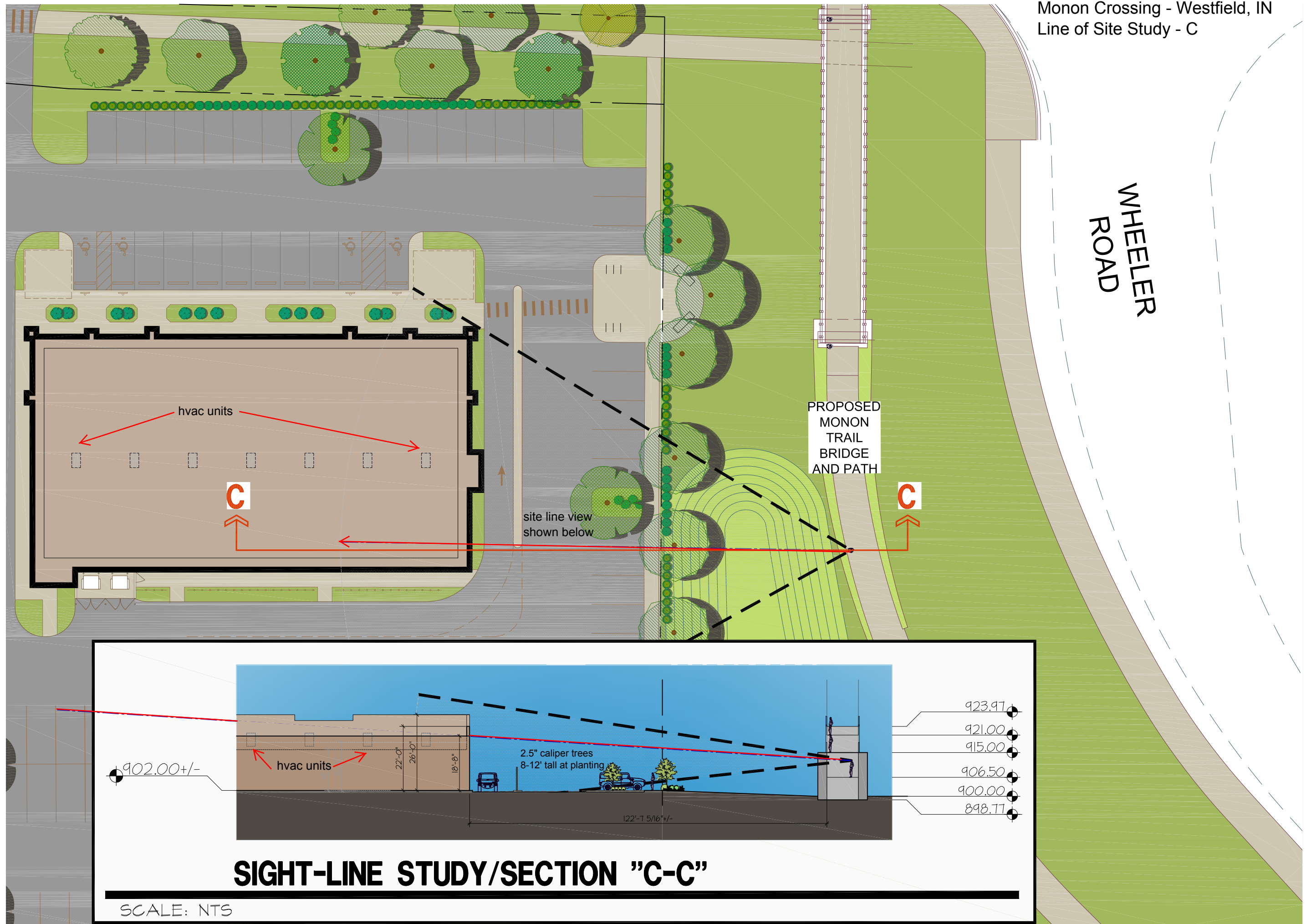
utility meter and mechanical screening



four-sided architecture

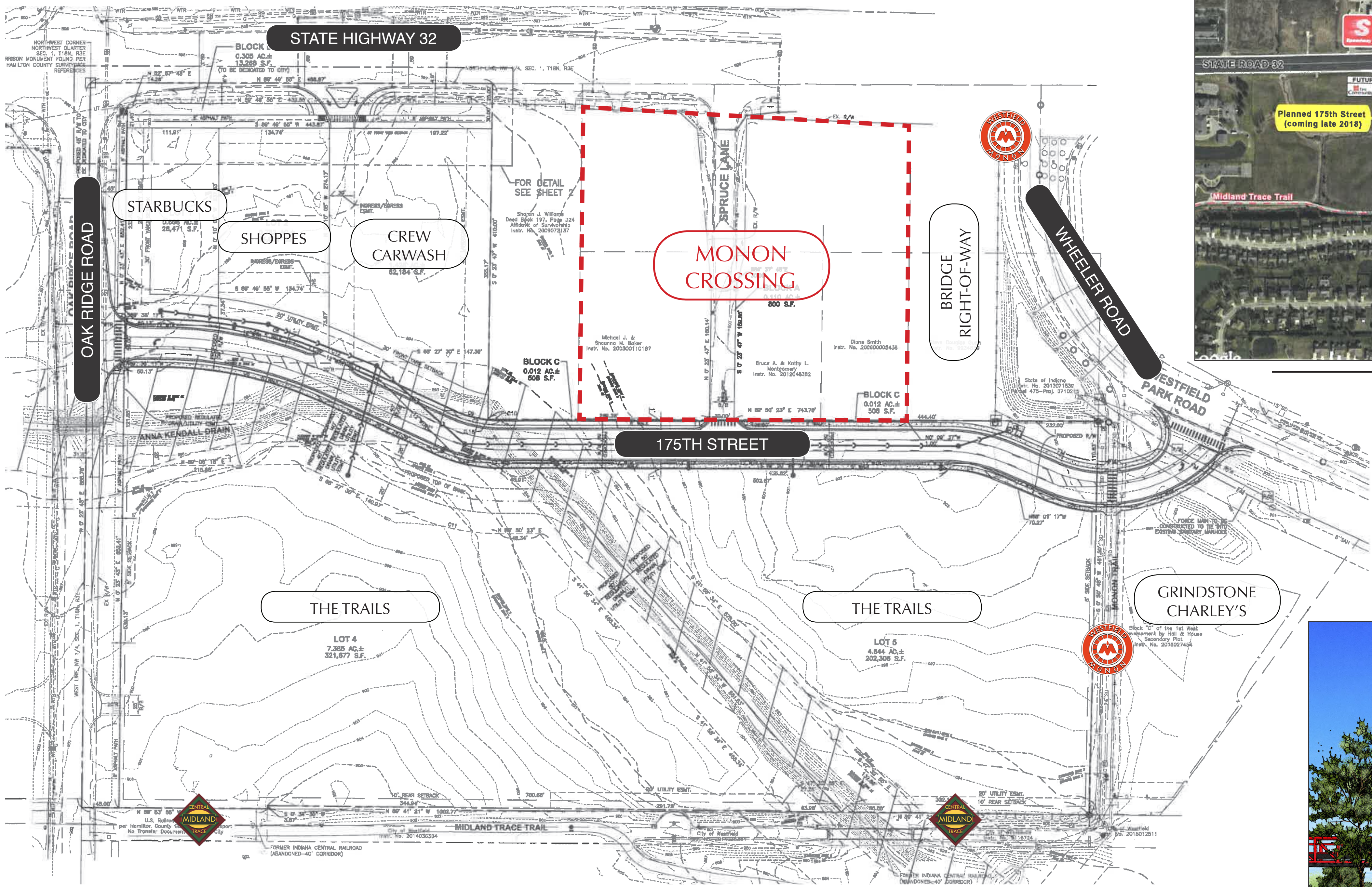






LOCATION MAP EXHIBITS

DEVELOPMENT CONTEXT

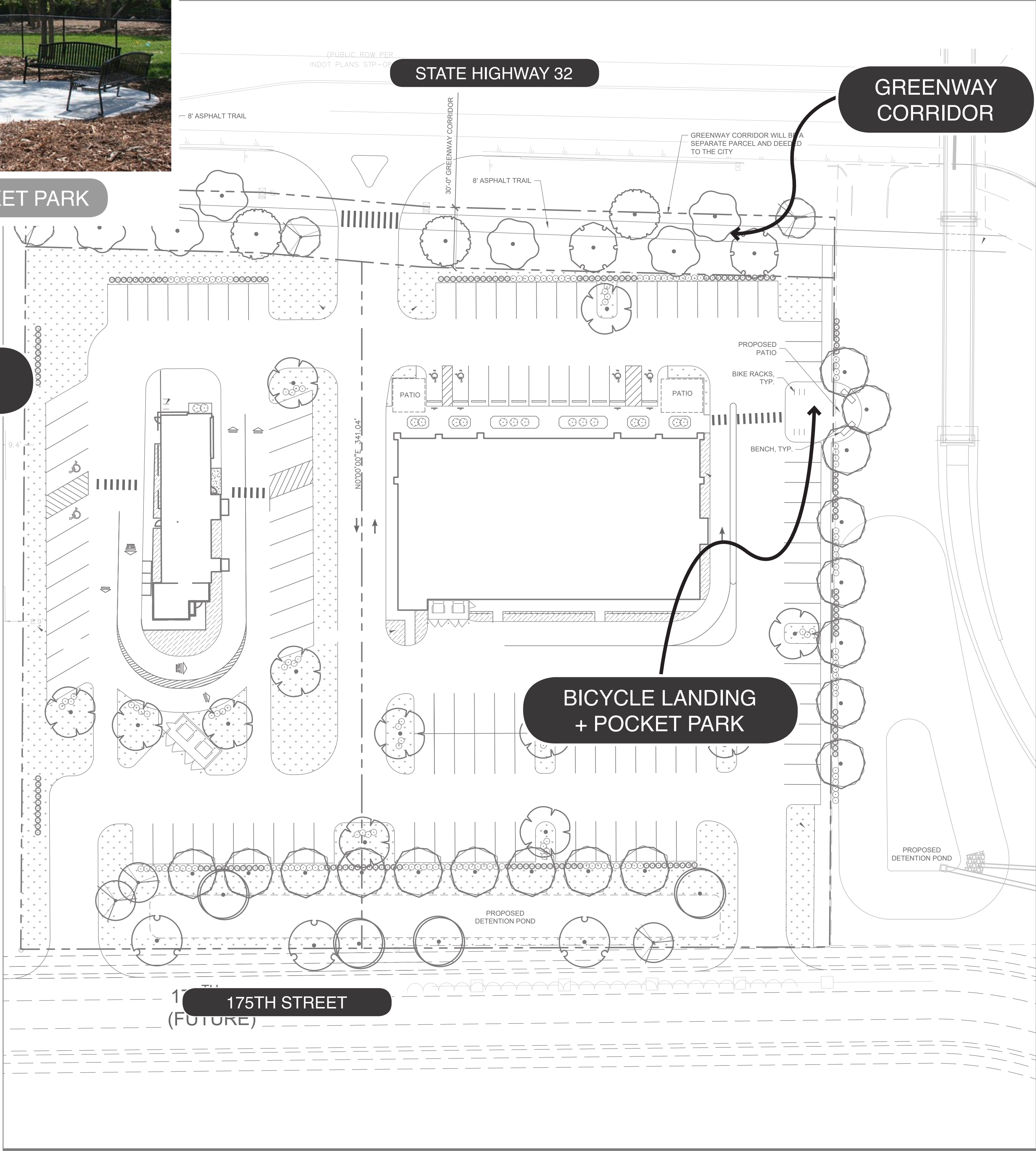
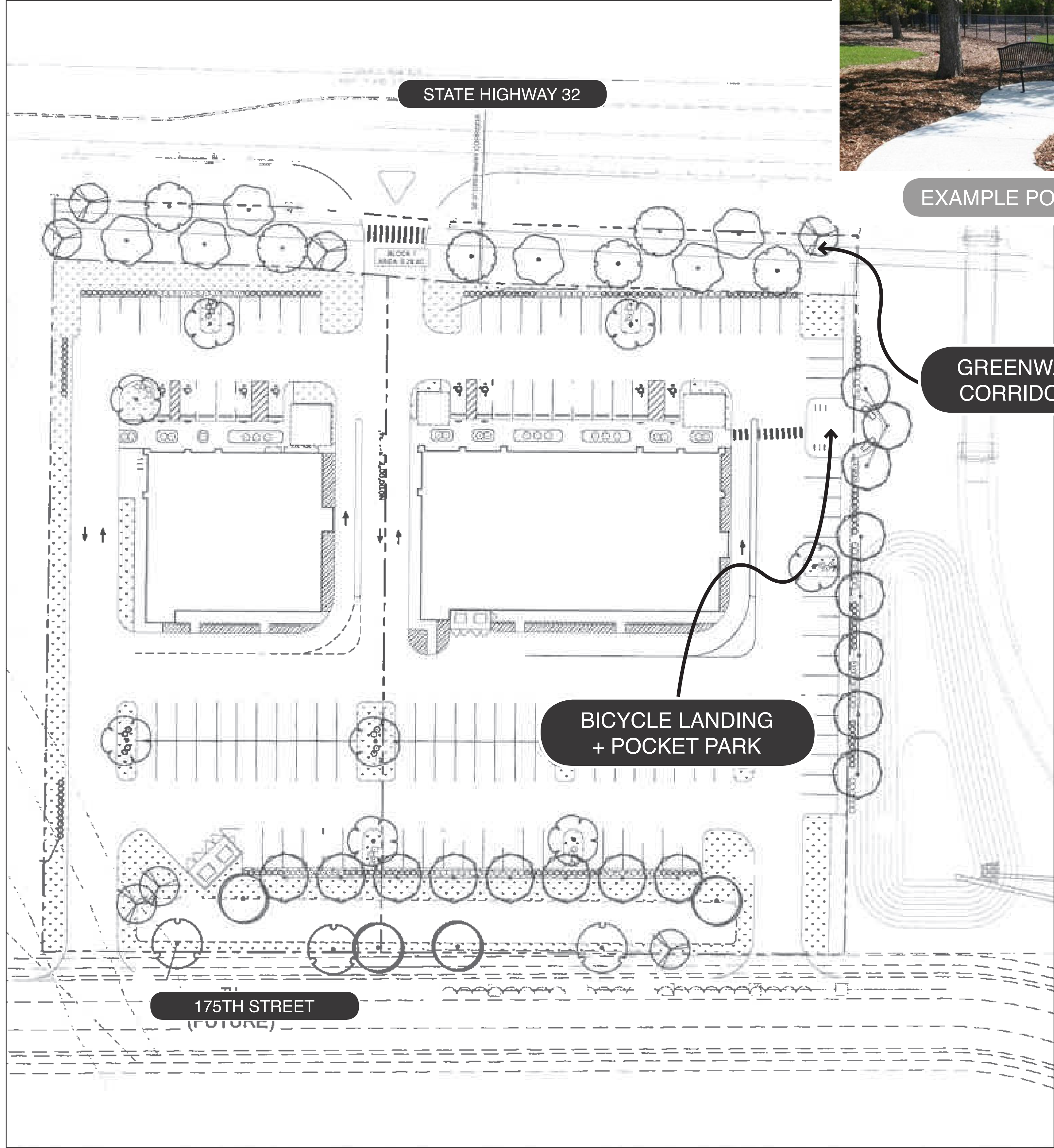


AERIAL LOCATION EXHIBIT

MONON TRAIL PEDESTRIAN BRIDGE



CONCEPT PLANS



CHARACTER EXHIBITS



offsets to individualize tenant storefronts and roofline modulation



articulated three-dimensional cornice



roof line modulation



facade offsets



pitched and gabled roof alternatives

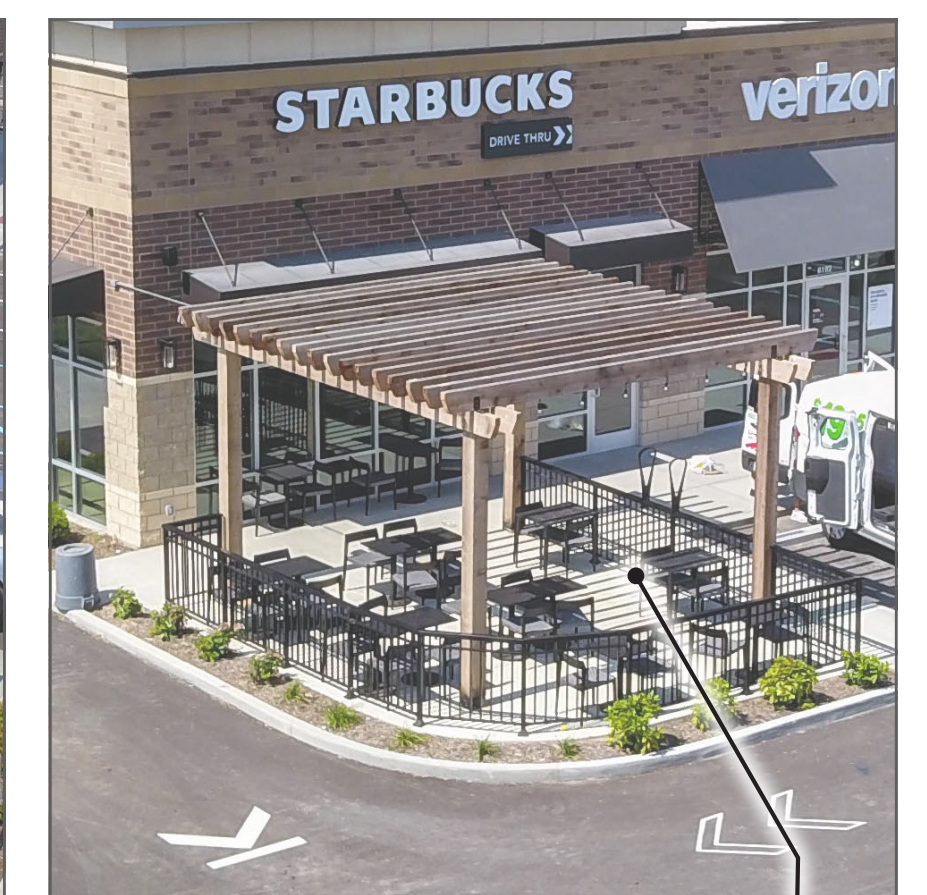


outdoor seating



high quality materials

decorative lighting



outdoor seating



alternative awning designs



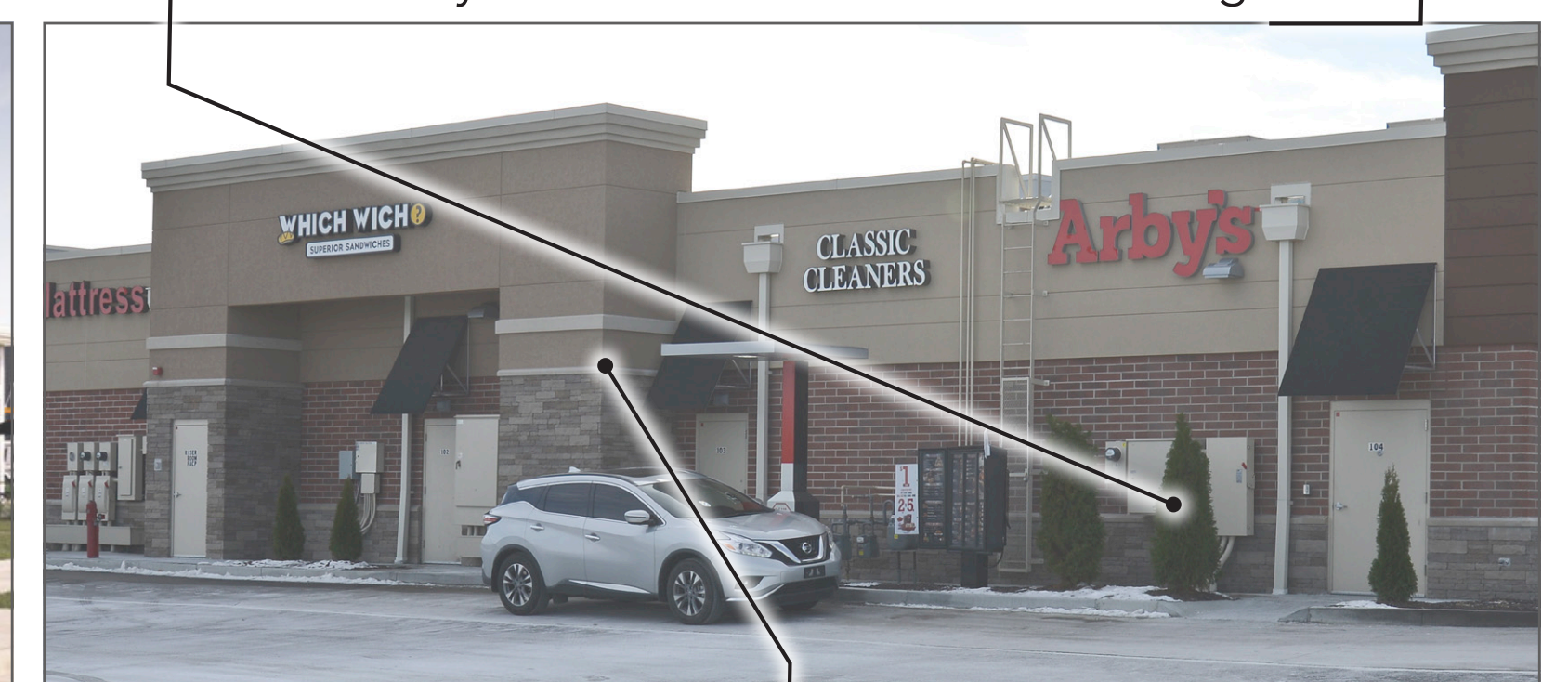
facade offsets

articulated three-dimensional cornice

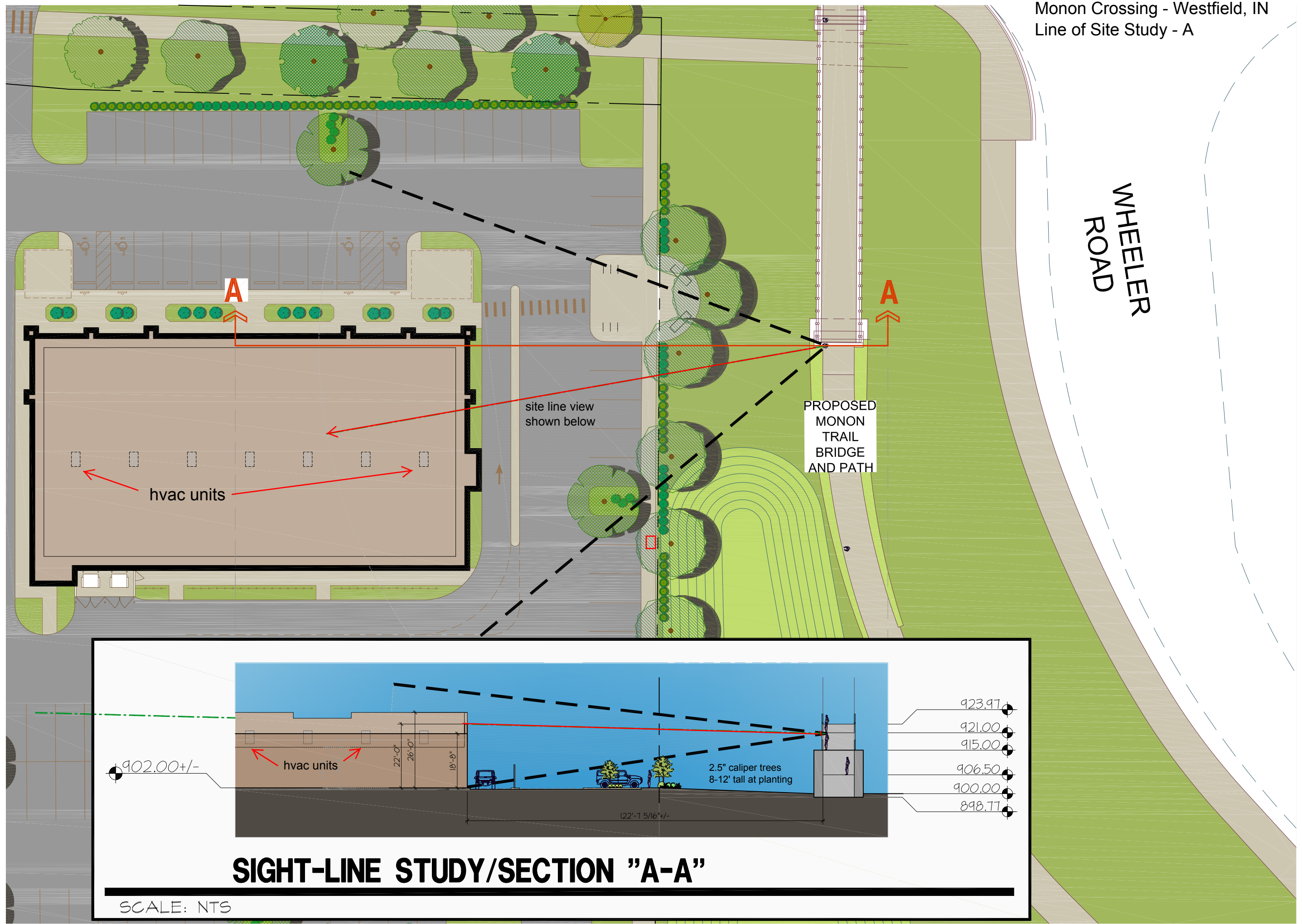
roof line modulation

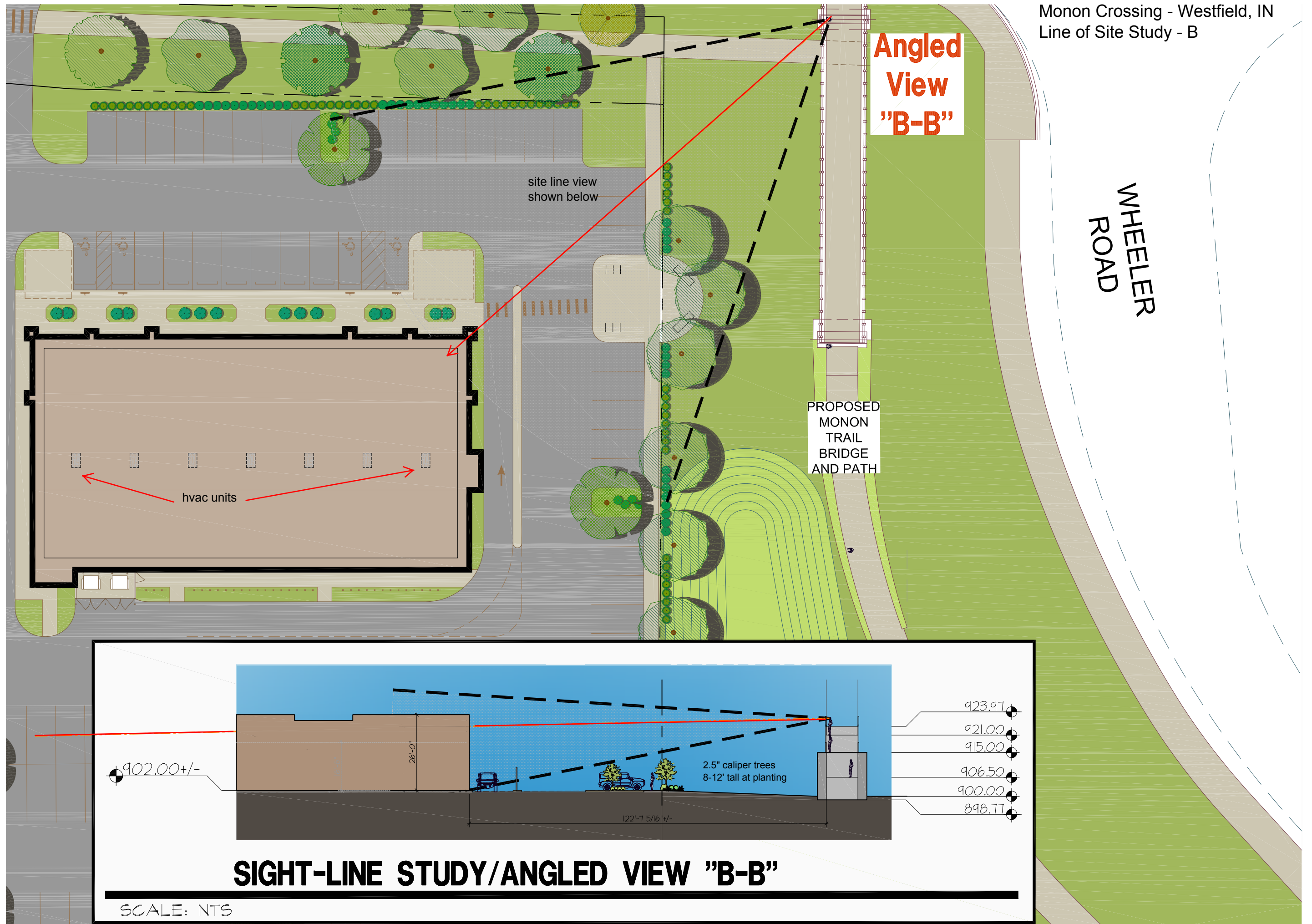


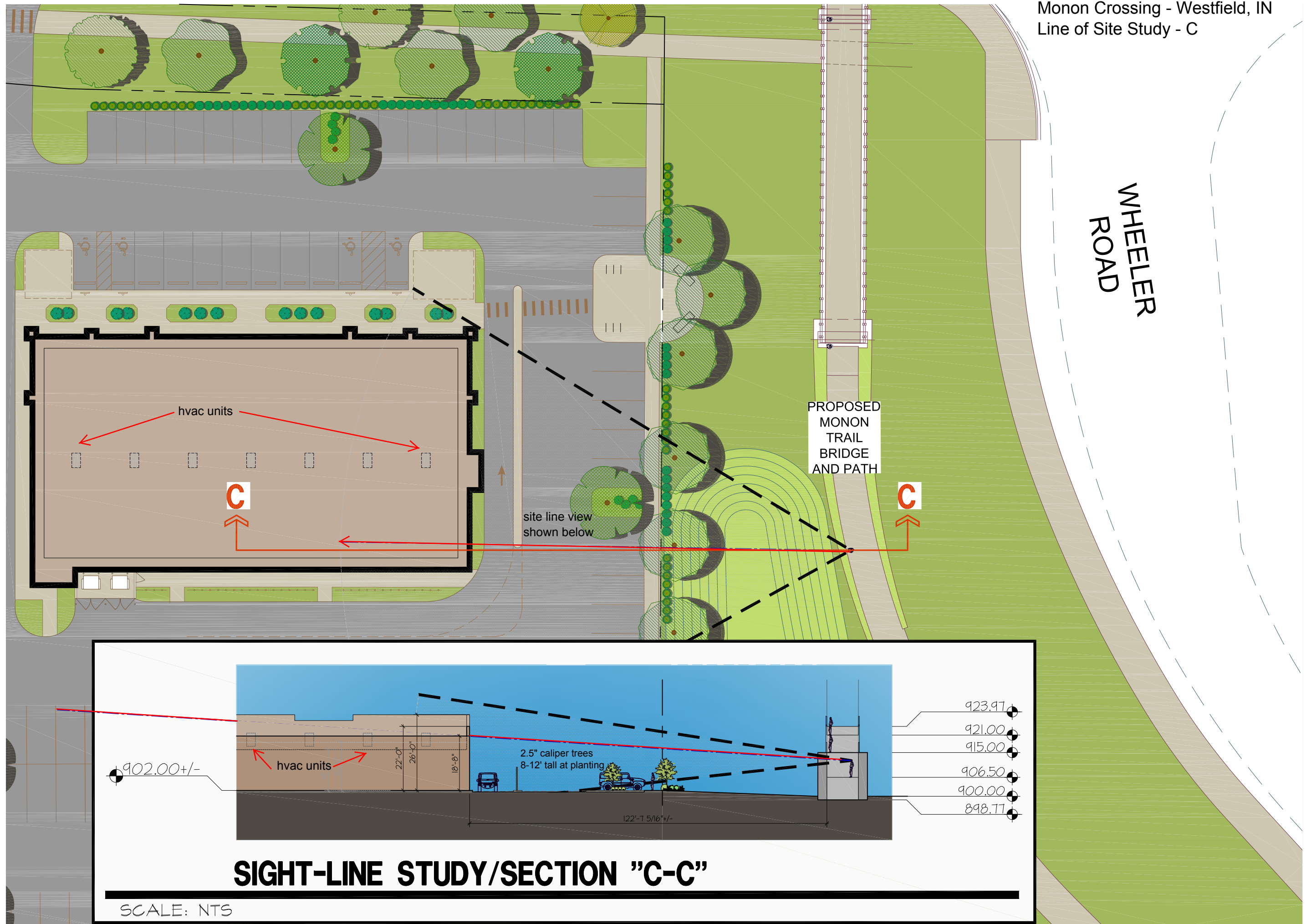
utility meter and mechanical screening



four-sided architecture









WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 4, 2019
1902-PUD-02
Exhibit 1

Docket Number: 1902-PUD-02 (Ordinance No. 19-03)

Petitioner: Riverview Hospital (the “Petitioner”)

Request: An amendment to the Junction PUD District in order to accommodate a helipad for a hospital use.

Current Zoning: Junction PUD District

Current Land Use: Hospital

Acreage: 8.89 acres +/-

Zoning History: 1406-PUD-09 Junction PUD District Ordinance 14-22 (07/14/14)
1507-SPP-06 Primary Plat (07/20/15)
1512-PUD-26 PUD Ordinance Amendment 15-41 (Riverview) (12/14/15)
1512-SFP-37 Secondary Plat (08/05/16)
1603-DDP-07 Detailed Development Plan (Riverview) (04/18/16)
1805-PUD-10 PUD Ordinance Amendment 18-12 (Signage) (04/23/18)

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Ord. 19-03 (Junction PUD Amendment)
5. Ord. 19-03 (Junction PUD Amendment – Redline Version)
6. PUD Exhibits
7. Public Comment

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

This petition was introduced at the January 14, 2019, City Council meeting. The petition received a public hearing at the January 22, 2019, Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: This subject property (the “Property”) is located at the northeast corner of U.S. Highway 31 and State Road 32 (see **Exhibit 2**).

Property History: The original Junction PUD Ordinance was adopted by the Council in July 2014. In December 2015, an amendment to the PUD Ordinance was adopted specific to the

Riverview Hospital project. In April 2016, a Detailed Development Plan for the site was approved. In April 2018, a second amendment was adopted regarding signage for the Riverview Hospital campus. If the current proposed PUD amendment is approved, a subsequent Detailed Development Plan amendment would need to be approved.

Project Description and Analysis: The proposed PUD amendment requests to add “Heliport accessory to a Hospital” as a permitted use on the Property. The PUD Ordinance would also include a concept plan (see [Exhibit 3](#)) which depicts a proposed location for a heliport adjacent to the hospital building/emergency room. Finally, the proposed PUD Ordinance includes development and design standards that would be specific to a heliport. The proposed standards address flight path orientation, warning light visibility, and landscaping relocation.

MODIFICATIONS SINCE THE PUBLIC HEARING

Since the public hearing, modifications were made to the PUD Ordinance to add clarification to various sections of the text. A redline copy of the PUD Ordinance can be found under [Exhibit 5](#) of this report. In addition, graphic exhibits were added to help depict details related to the flight path locations and their slopes, as well as details related to lighting recommendations.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”) identifies the Property as the “Gateway Sub-District” within the “Downtown” land use classification. The Downtown area was further studied in 2008 after the formation of the Grand Junction Task Group (the “GJTG”). The study resulted in an amendment to the Comprehensive Plan known as the Grand Junction Master Plan and Addendum, adopted in 2009. Subsequently, amendments to the Comprehensive Plan were adopted in 2013, for the [Grand Junction Implementation Plan](#) (the “Implementation Plan”), and in 2015 and 2016 with the adoption of chapters of the [Grand Junction Sub-District Addendum](#) (collectively, the “Grand Junction Plan”).

The Grand Junction Plan recommends a range of building heights from three (3) to six (6) stories for areas located south and east of the proposed heliport site, and it recommends at least one (1) building west of the proposed heliport (and across U.S Highway 31) be a minimum of five (5) stories in height so that it can project above the elevated U.S. Highway 31 roadway and ramps. The petitioner has worked with staff to ensure that the projected flight paths of the proposed heliport do not interfere with: 1) any entitled (but not yet built) building heights within the nearby area; and 2) any Comprehensive Plan-recommended future building heights within the nearby area.

The petitioner met with the Grand Junction Task Group on December 4, 2018, and has received support for the proposed PUD amendment (see **Exhibit 7**).

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the January 22, 2019, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

Council Introduction: The petition was introduced at the January 14, 2019, City Council meeting.

DEPARTMENT COMMENTS

1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at (317) 379-6467 or ktodd@westfield.in.gov.



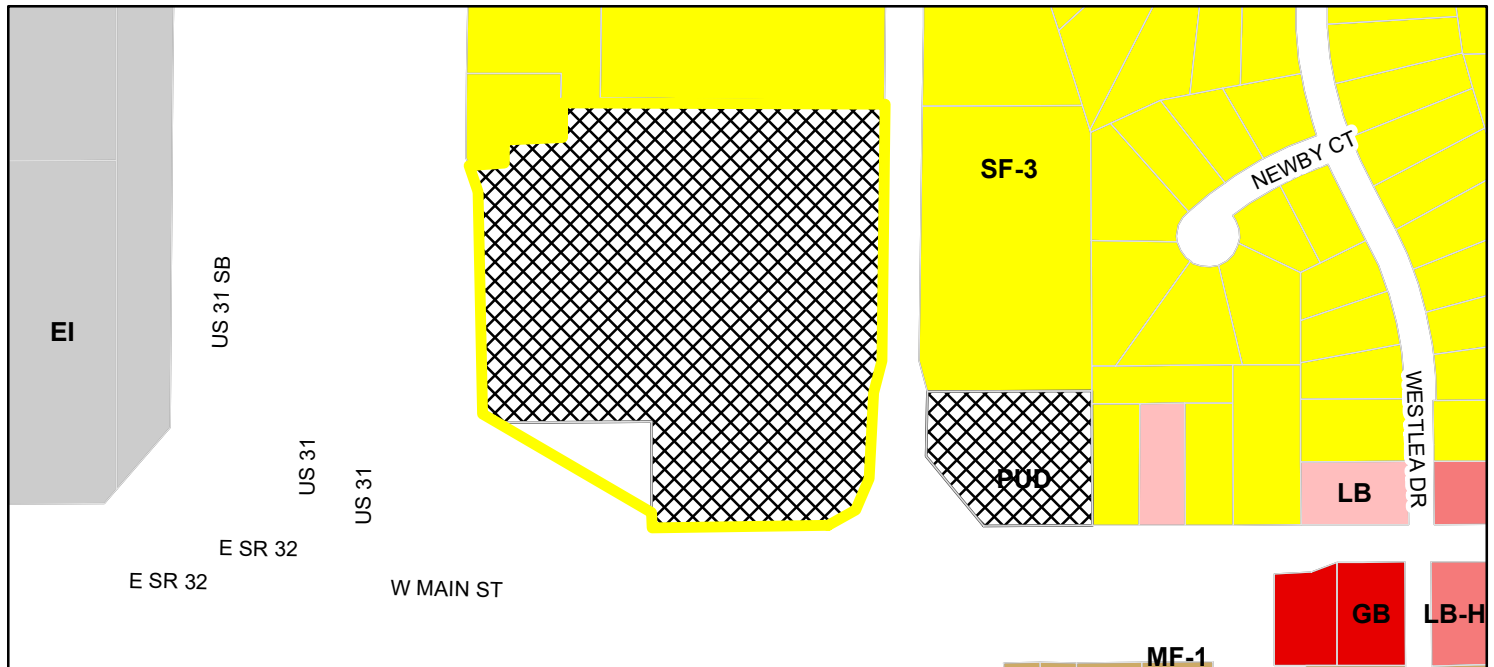
Property Location Map
Junction PUD Amendment - Heliport
Planned Unit Development
1902-PUD-02



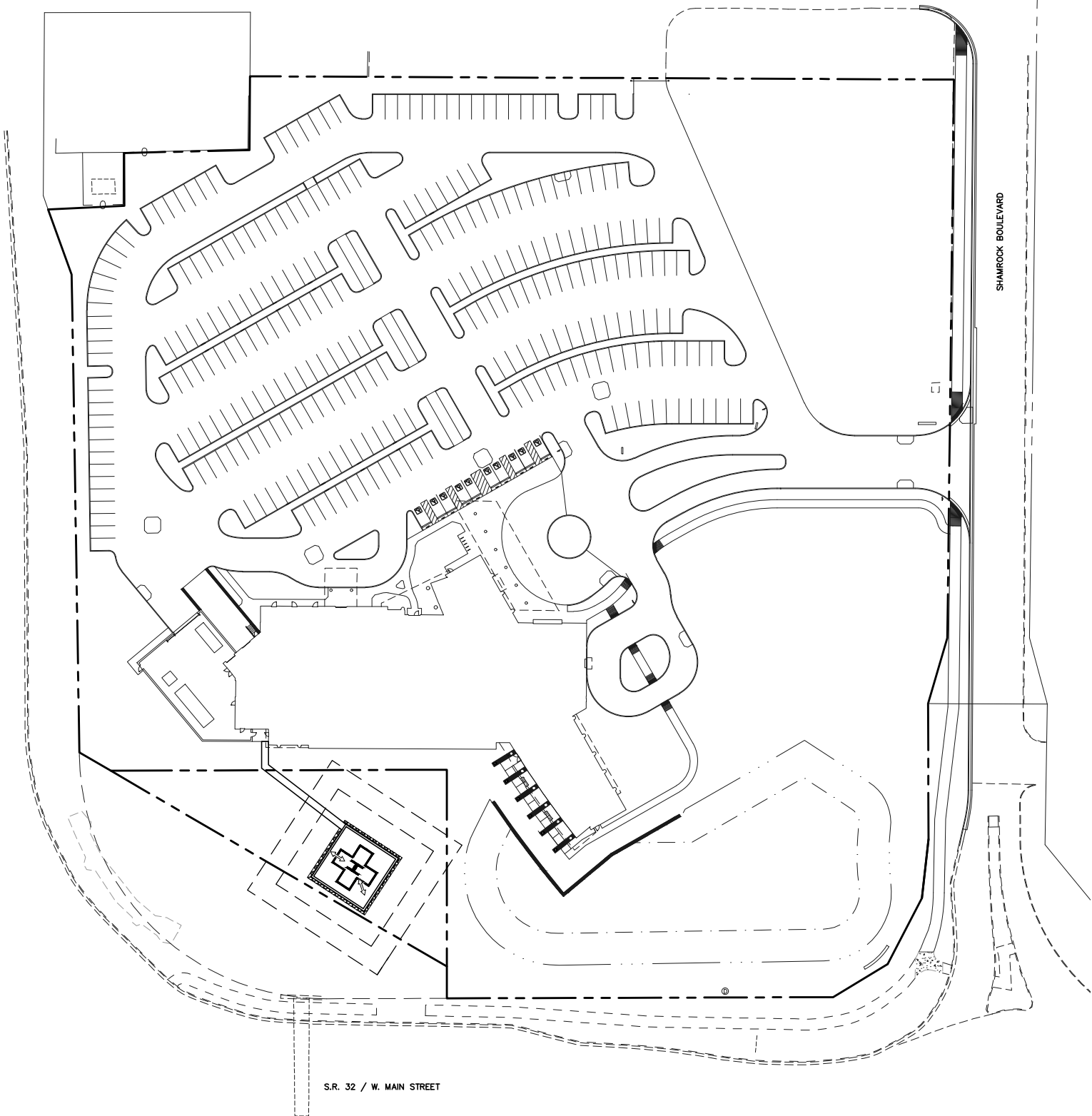
Aerial Location Map



Zoning Map



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



S.R. 32 / W. MAIN STREET

SHAMROCK BOULEVARD

0' 100'
SCALE: 1" = 100'
January 9, 2019



Site Exhibit

Riverview Hospital Helipoint

Westfield, Indiana



AMERICAN
STRUCTUREPOINT
INC.

2015.00843

ORDINANCE NUMBER 19-03

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE JUNCTION PLANNED UNIT DEVELOPMENT AND THE UNIFIED DEVELOPMENT ORDINANCE

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

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

WHEREAS, the Common Council (the "Council") enacted Ordinance No. 14-22, The Junction Planned Unit Development District on July 14, 2014; and amended by (i) Ordinance 15-41, enacted by the Council on December 14, 2015; and (ii) Ordinance 18-12, enacted by the Council on April 23, 2018 (collectively, the "Junction PUD Ordinance");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1902-PUD-02**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1902-PUD-02** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

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

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

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Junction PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) The Junction PUD Ordinance; and (iii)

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

- 1.2 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.
- 1.3 All provisions and representations of (i) The Junction PUD Ordinance or (ii) the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. Site Concept Design Plan (the “Concept Plan”).

The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.

Section 4. Permitted Uses.

- 4.1 **Permitted Uses:** The following additional use shall be permitted under the condition that such use shall be conducted in substantial compliance with the information included in **Exhibit C** – Conditions of Use:
 - A. Heliport accessory to a Hospital

Section 5. Development and Design Standards. The following standards shall apply to a “Heliport accessory to a Hospital” (“Heliport”):

- A. In accordance with the flight paths and corresponding maximum structure heights under the flight paths, as depicted in **Exhibit D** – Development Area Impact, all projected flight paths shall not impede the height and development of structures on adjacent or nearby properties.
- B. Every effort shall be made to ensure that all lighting associated with the Heliport that is installed on a structure on the Real Estate will not be visible from the ground: and,
- C. Any required landscaping that falls within an obstruction-free zone of the Heliport shall be relocated on the Real Estate in a manner and location that as closely fulfills the intended purpose of that specific landscaping as practicable.

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-03** was delivered to the Mayor of Westfield

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-03**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 19-03**

this _____ day of _____, 2019.

J. Andrew Cook, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Conditions of Use
Exhibit D	Development Area Impact

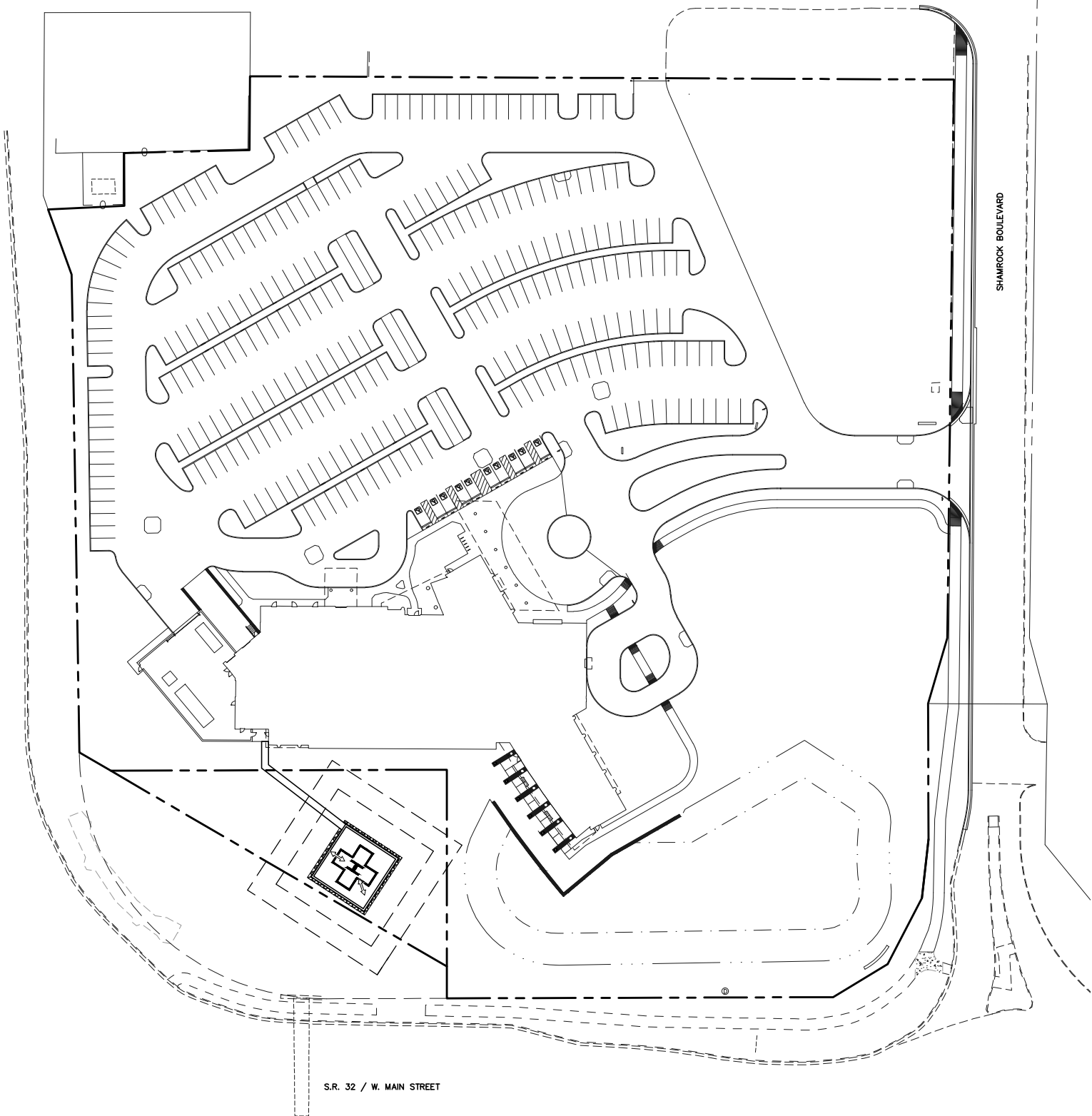
EXHIBIT A
REAL ESTATE

LOT 1 IN GATEWAY NORTHEAST QUADRANT, AN ADDITION TO THE CITY OF WESTFIELD, INDIANA, AS PER PLAT THEREOF, RECORDED AUGUST 5, 2016 AS INSTRUMENT NO. 2016038710, PLAT 5, SLIDE 529, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 89 DEGREES 49 MINUTES 31 SECONDS WEST 1,783.20 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 0 DEGREES 10 MINUTES 30 SECONDS WEST 59.35 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE NORTH 59 DEGREES 46 MINUTES 33 SECONDS WEST 283.89 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 31 SECONDS EAST 244.86 FEET; THENCE SOUTH 0 DEGREES 10 MINUTES 30 SECONDS EAST 143.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.404 ACRE, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN



0' 100'
SCALE: 1" = 100'
January 9, 2019



Site Exhibit

Riverview Hospital Heliport

Westfield, Indiana



AMERICAN
STRUCTUREPOINT
INC.

2015.00843

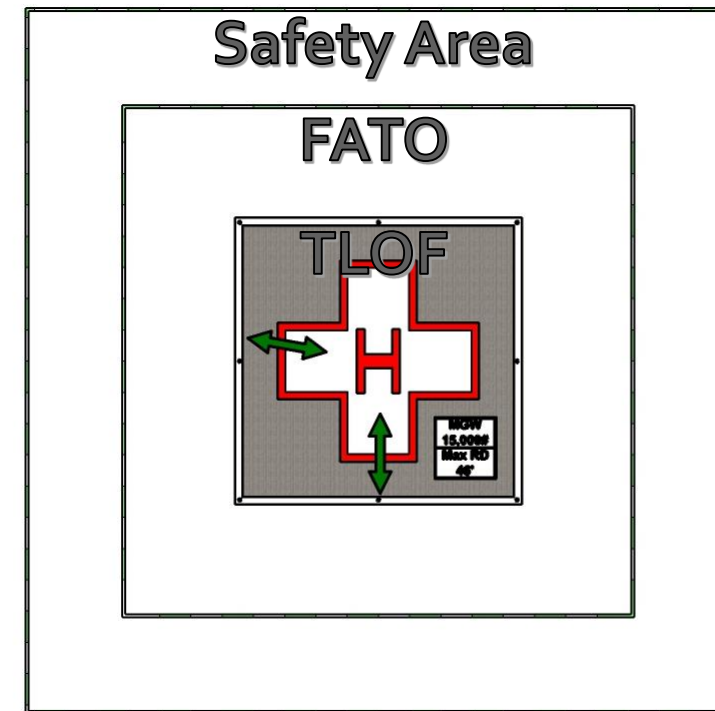
EXHIBIT C
CONDITIONS OF USE

Heliport Basic and Nomenclature

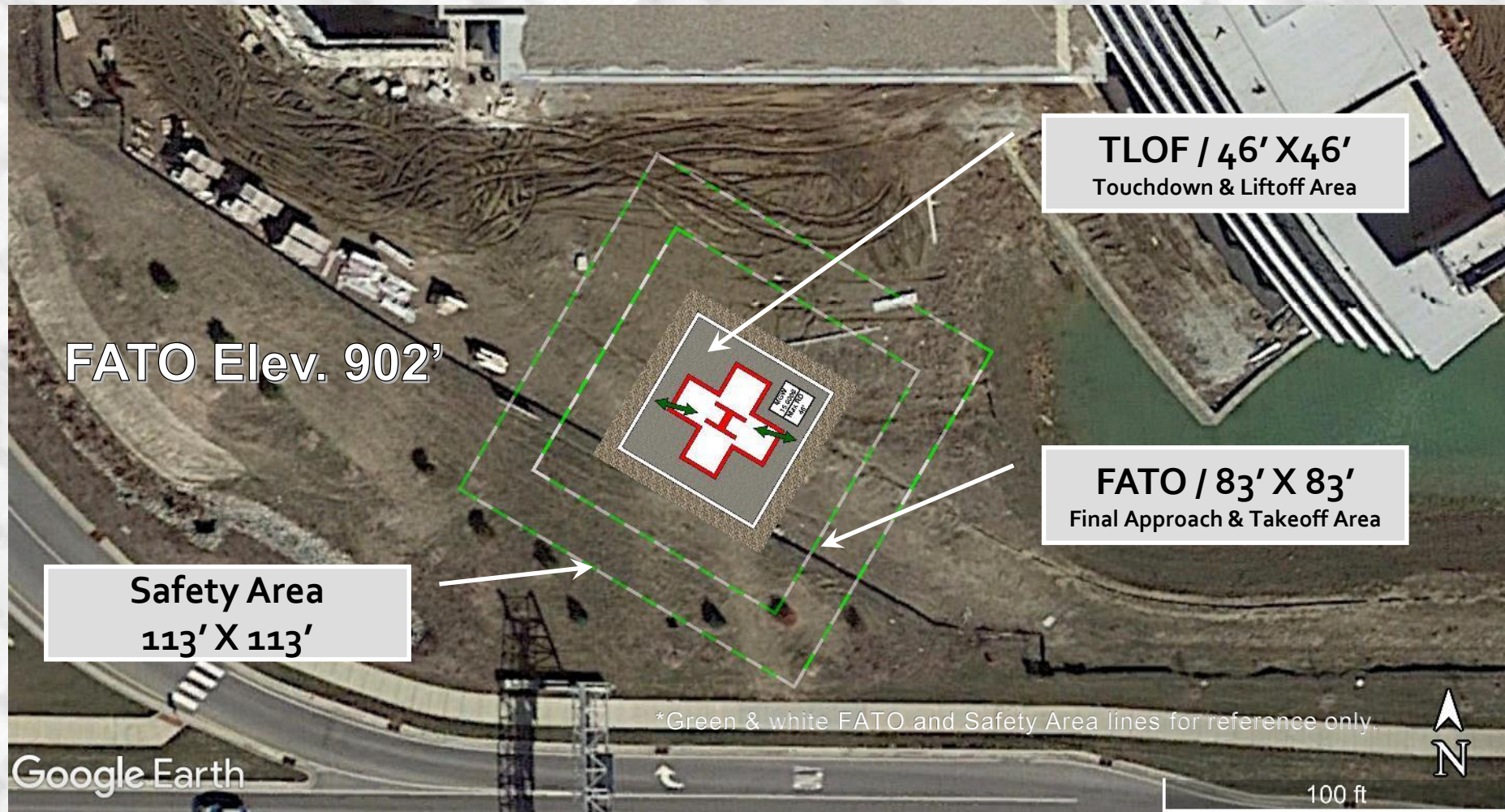
TERMINOLOGY

- **TLOF**
 - Touchdown & Liftoff Area
 - 1X Rotor Diameter
- **FATO**
 - Final Approach & Takeoff Area
 - 1.5X Overall Length
- **Safety Area**
 - 1/3 Rotor Diameter but not less than 10 feet.

ORIENTATION



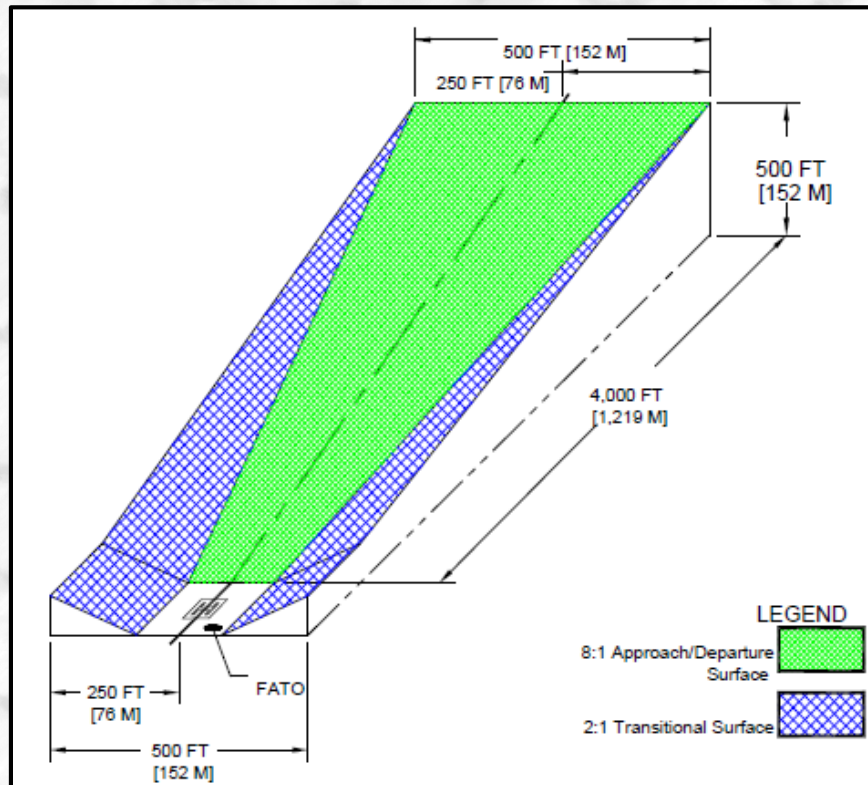
Heliport Location & Orientation



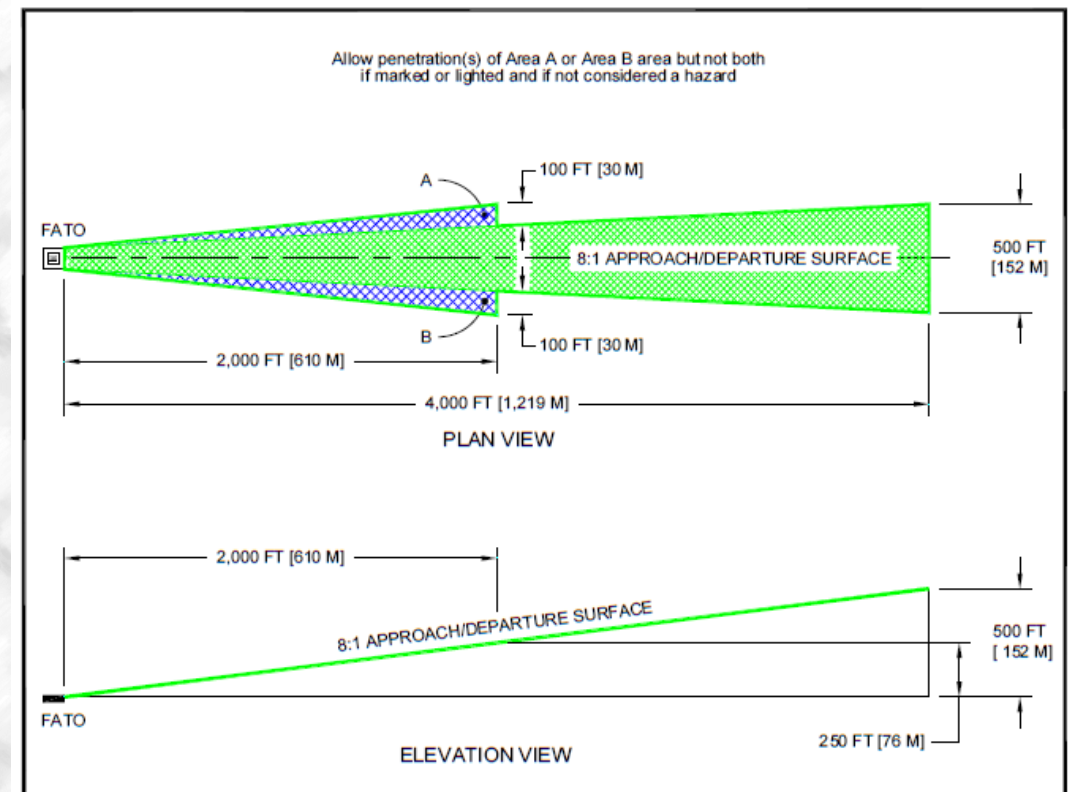
Airspace Options

- “Private” Prior Permission Required Heliports

Standard



Alternate



Reference: FAA Heliport Design Guide AC-150/4390-2C

Airspace Surface vs. Flight Path

Altitude vs. Approach Angle Chart

Ground Level Heliport

(Add elevation of heliport for rooftop and elevated locations calculations)

Approach Surface (obstacle clear zone) $7.125^\circ = 1:8$ (rise/run)

(Measured from the edge of the FATO at ground level out to 4,000')

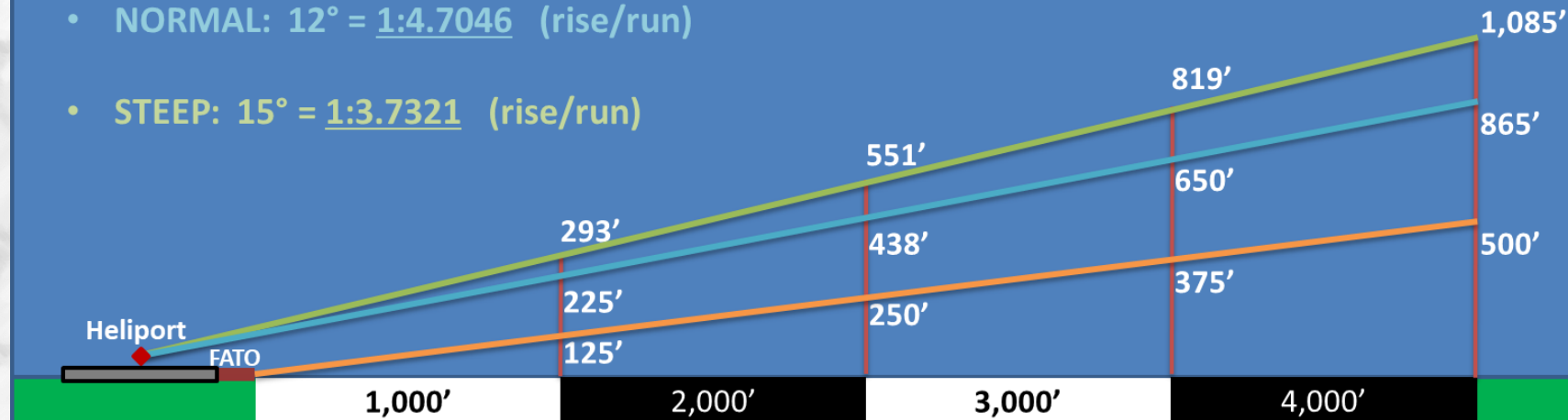
Approach & Departure Flight Path Angle:

(Measured from the center of the heliport at 3' elevation out to 4,000' from the edge of the FATO)

(*These approach and departure angles are predicated on heliports that meet FAA AC 150/5390-2C guidelines)

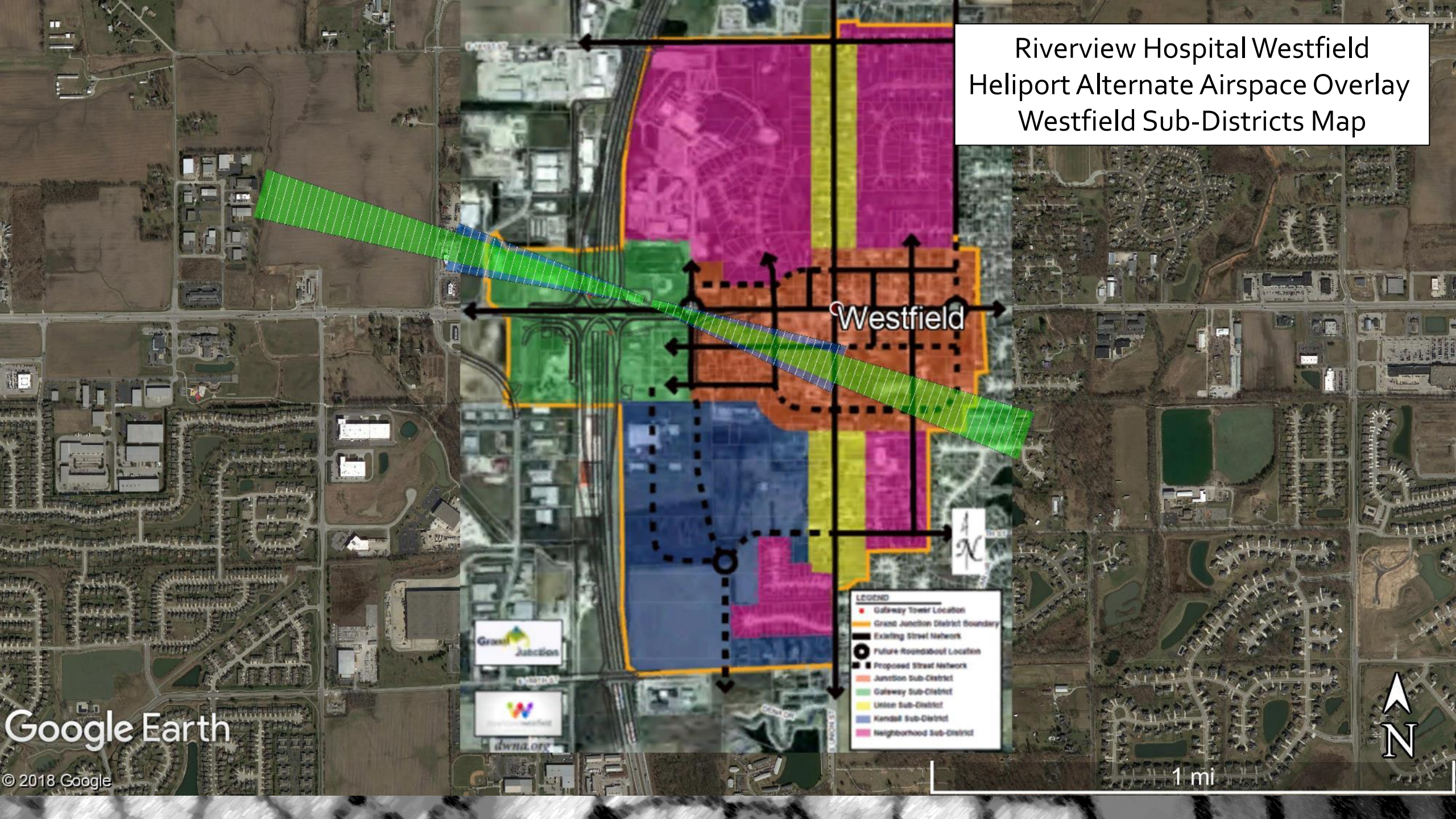
- NORMAL: $12^\circ = 1:4.7046$ (rise/run)**

- STEEP: $15^\circ = 1:3.7321$ (rise/run)**

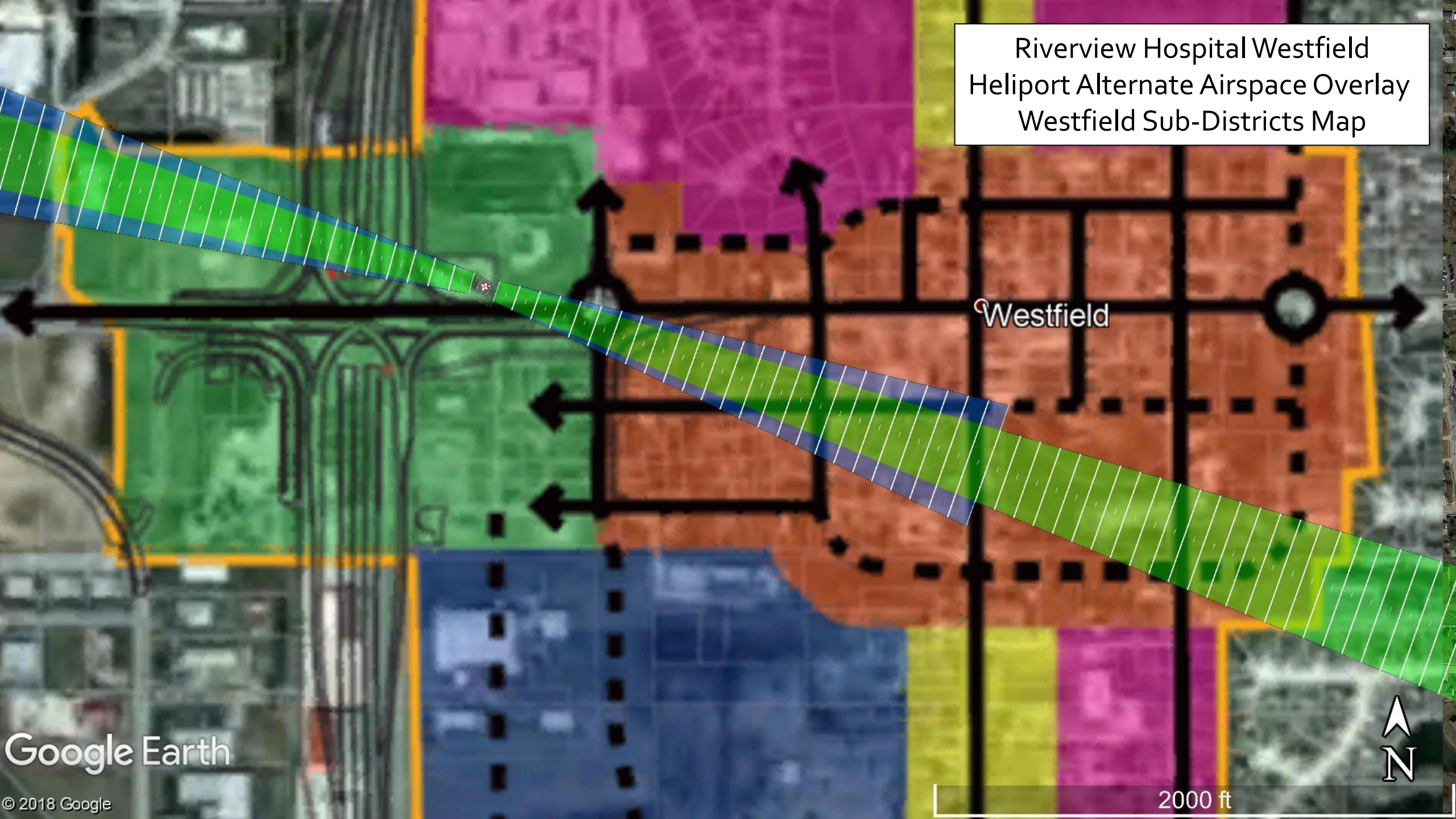


Not to scale

Riverview Hospital Westfield Heliport Alternate Airspace Overlay Westfield Sub-Districts Map



Riverview Hospital Westfield
Heliport Alternate Airspace Overlay
Westfield Sub-Districts Map



Westfield

FATO
Elevation = 902'

Maximum Structure Height
Under Southeast Flight Path

Site	Max Ht. Above FATO	Ground Elev.	Site to FATO Difference	Max Structure Ht
A	20 ft	895 ft	-7 ft	27 ft
B	30 ft	895 ft	-7 ft	37 ft
C	40 ft	895 ft	-7 ft	47 ft
D	50 ft	894 ft	-8 ft	58 ft
E	60 ft	894 ft	-8 ft	68 ft
F	70 ft	894 ft	-8 ft	78 ft
G	80 ft	892 ft	-10 ft	90 ft
H	90 ft	891 ft	-11 ft	101 ft
I	100 ft	890 ft	-12 ft	112 ft
J	110 ft	890 ft	-12 ft	122 ft
K	120 ft	891 ft	-11 ft	131 ft
L	130 ft	892 ft	-10 ft	140 ft
M	140 ft	894 ft	-8 ft	148 ft

10' Segments



8:1 App/Dep Floor



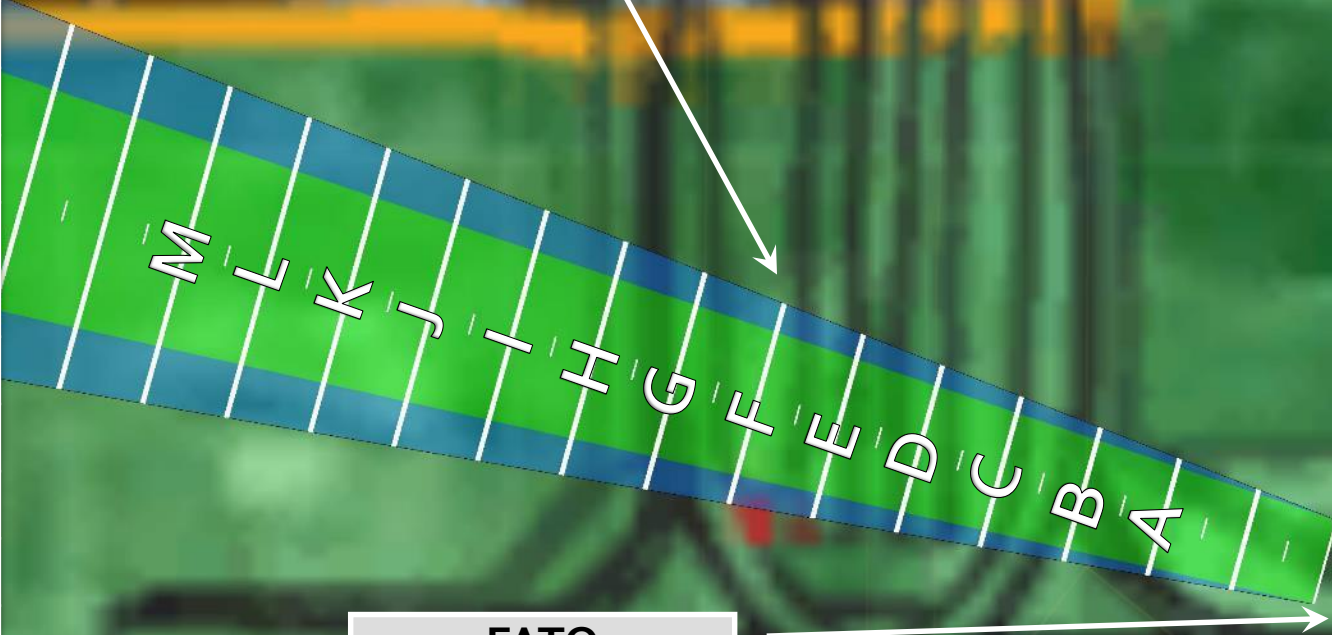
Lateral Extension

Google Earth

Site	Max Ht. Above FATO	Ground Elev.	Site to FATO Difference	Max Structure Ht.
A	20 ft	903 ft	+1 ft	19 ft
B	30 ft	903 ft	+1 ft	29 ft
C	40 ft	903 ft	+1 ft	39 ft
D	50 ft	904 ft	+2 ft	48 ft
E	60 ft	904 ft	+2 ft	58 ft
F	70 ft	904 ft	+2 ft	68 ft
G	80 ft	904 ft	+2 ft	78 ft
H	90 ft	905 ft	+3 ft	87 ft
I	100 ft	905 ft	+3 ft	97 ft
J	110 ft	904 ft	+2 ft	108 ft
K	120 ft	905 ft	+3 ft	117 ft
L	130 ft	902 ft	+/-0 ft	130 ft
M	140 ft	902 ft	+/-0 ft	140 ft

Maximum Structure Height Under Northwest Flight Path

10' Segments



FATO
Elevation = 902'

32

31

lian St

Westfield Business Park C

8:1 App/Dep Floor
Lateral Extension



900 ft

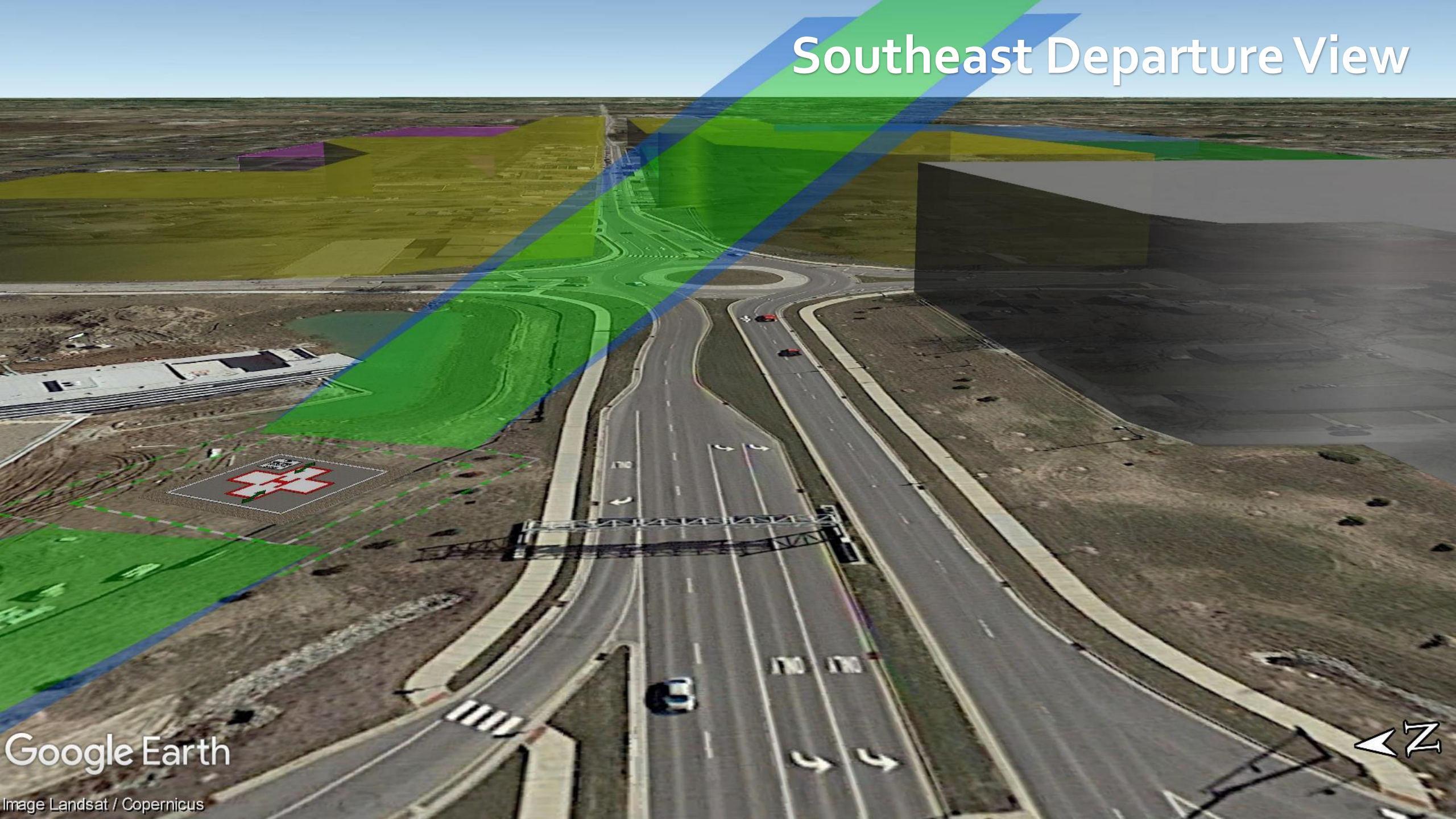
Northwest Approach View

Google Earth

Image Landsat / Copernicus



Southeast Departure View

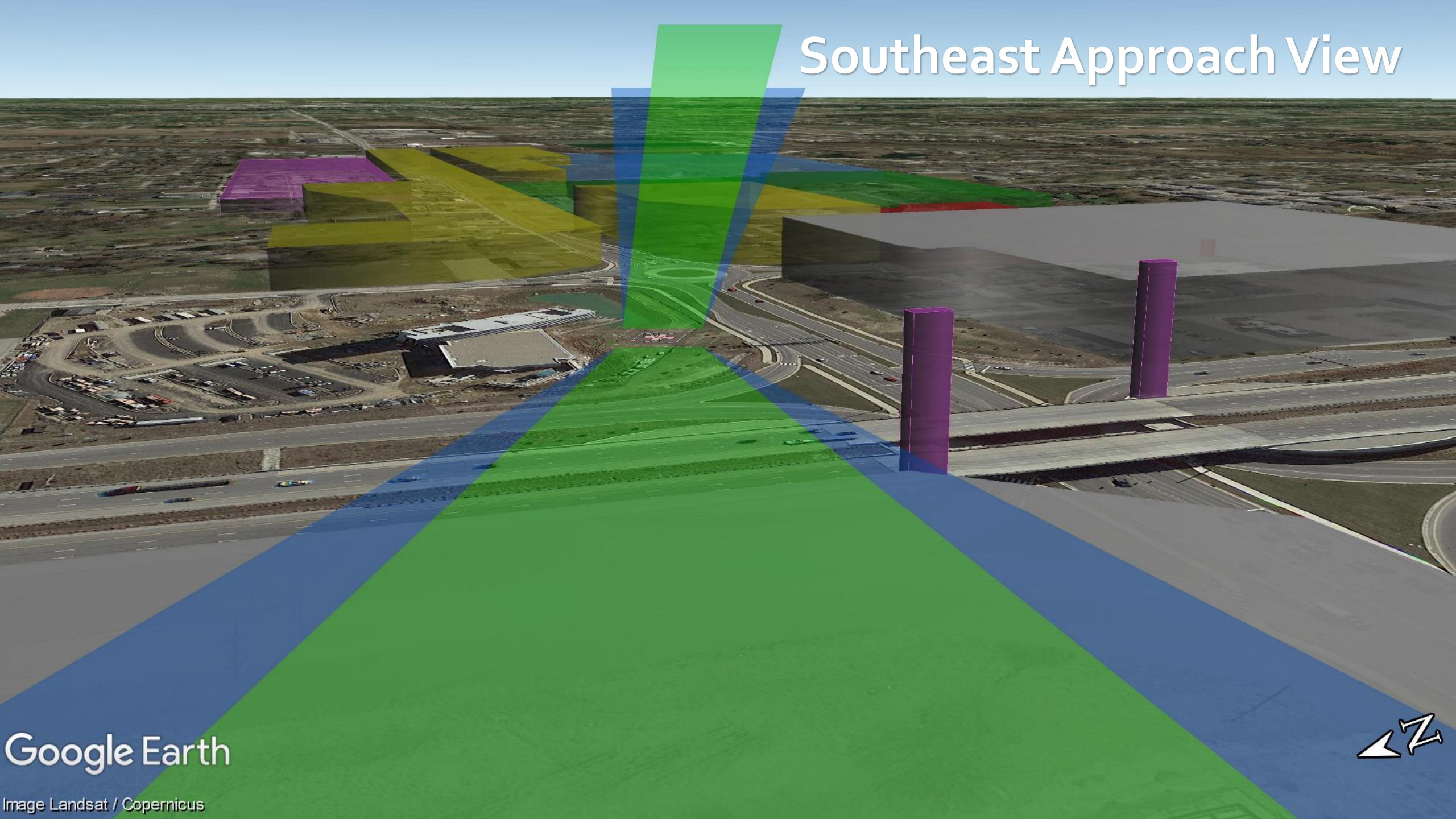


Google Earth

Image Landsat / Copernicus



Southeast Approach View

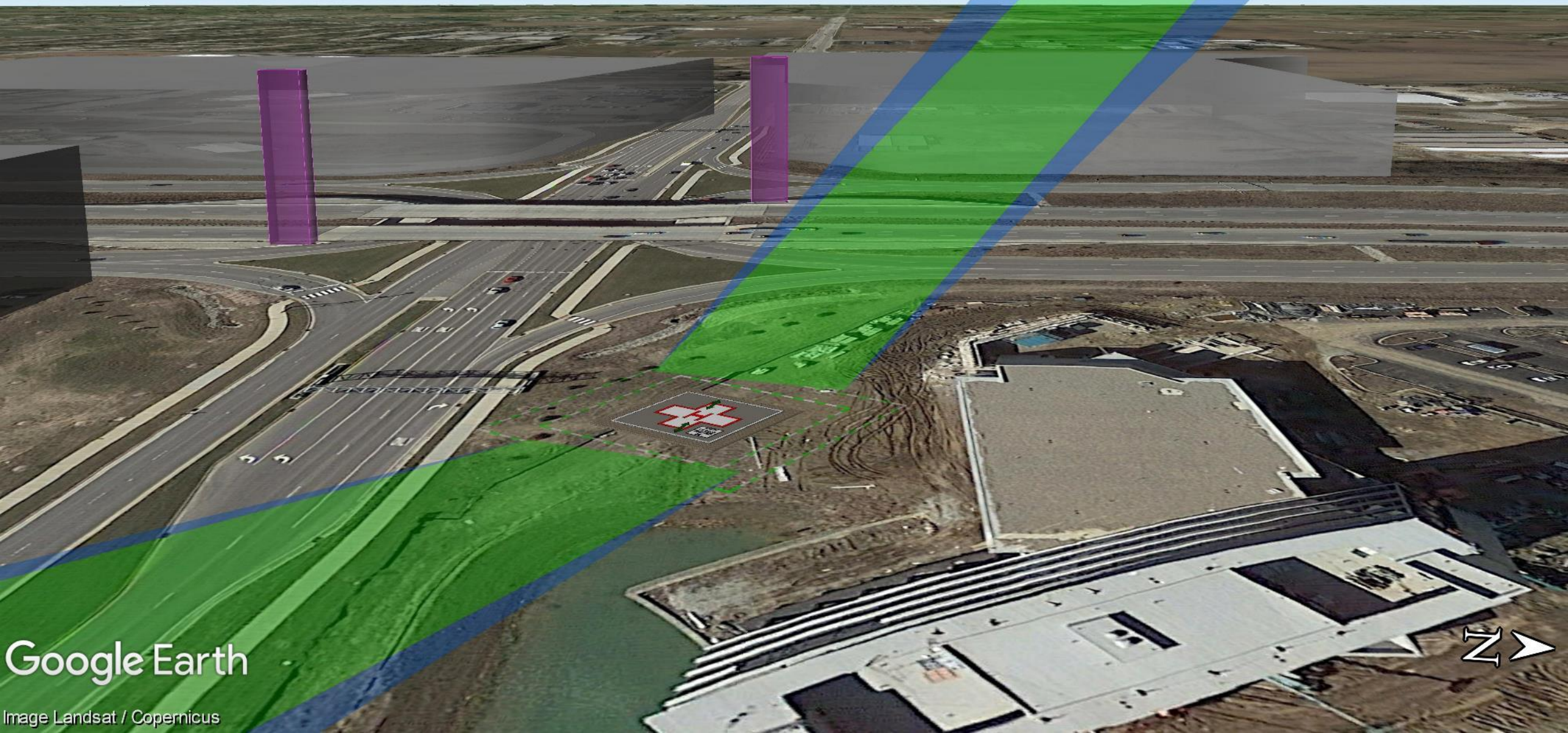


Google Earth

Image Landsat / Copernicus



Northwest Departure View



Google Earth

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FAA Recommendations for Obstruction Identification, Lighting and Marking

*REFERENCES

- FAA AC 150/5390-2C, Heliport Design Guide
- FAA AC 70/7460-1L, Obstruction Marking and Lighting

Obstruction Marking & Lighting

FAA AC 150/5390-2C Fig-4-32

Airspace Where Marking and Lighting are Recommended: Hospital

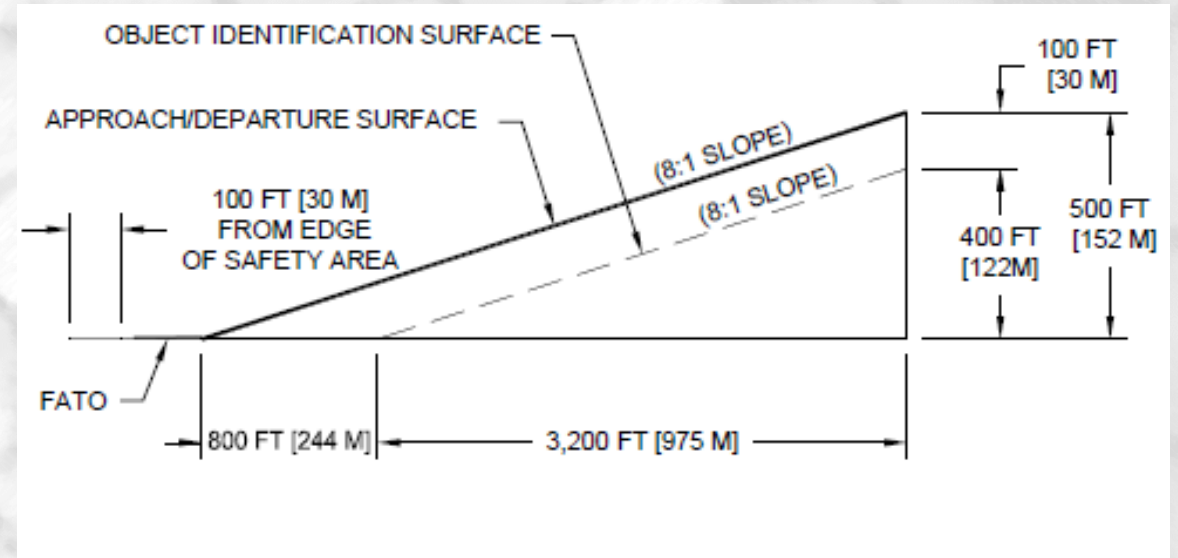
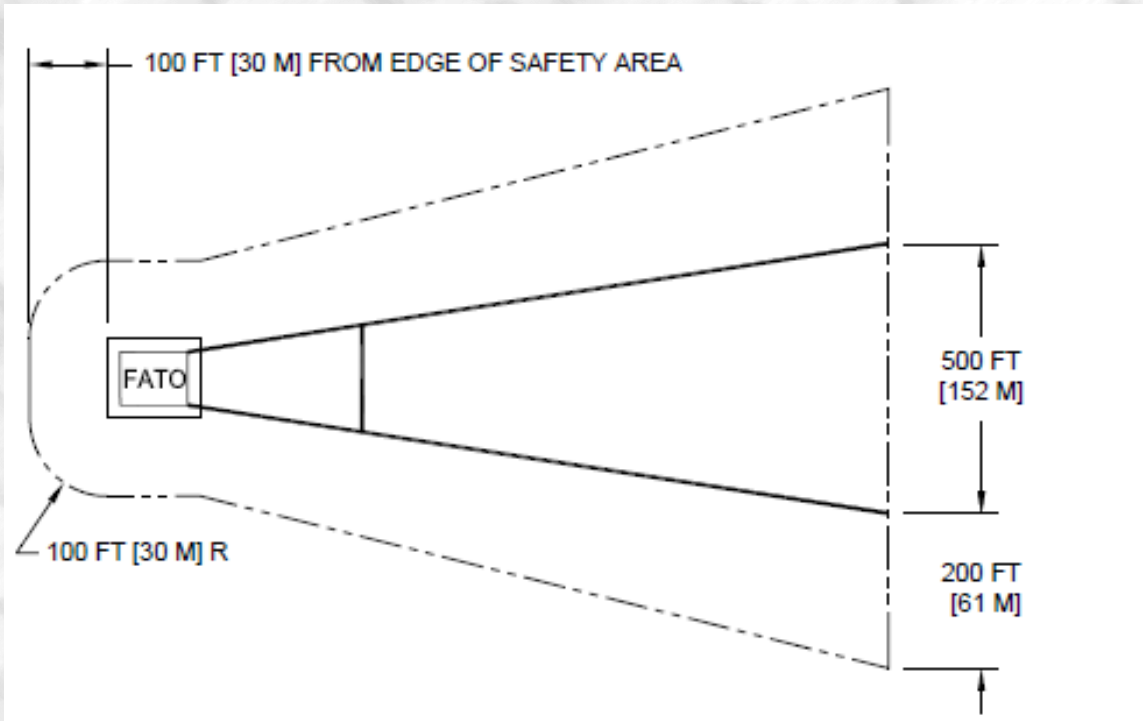
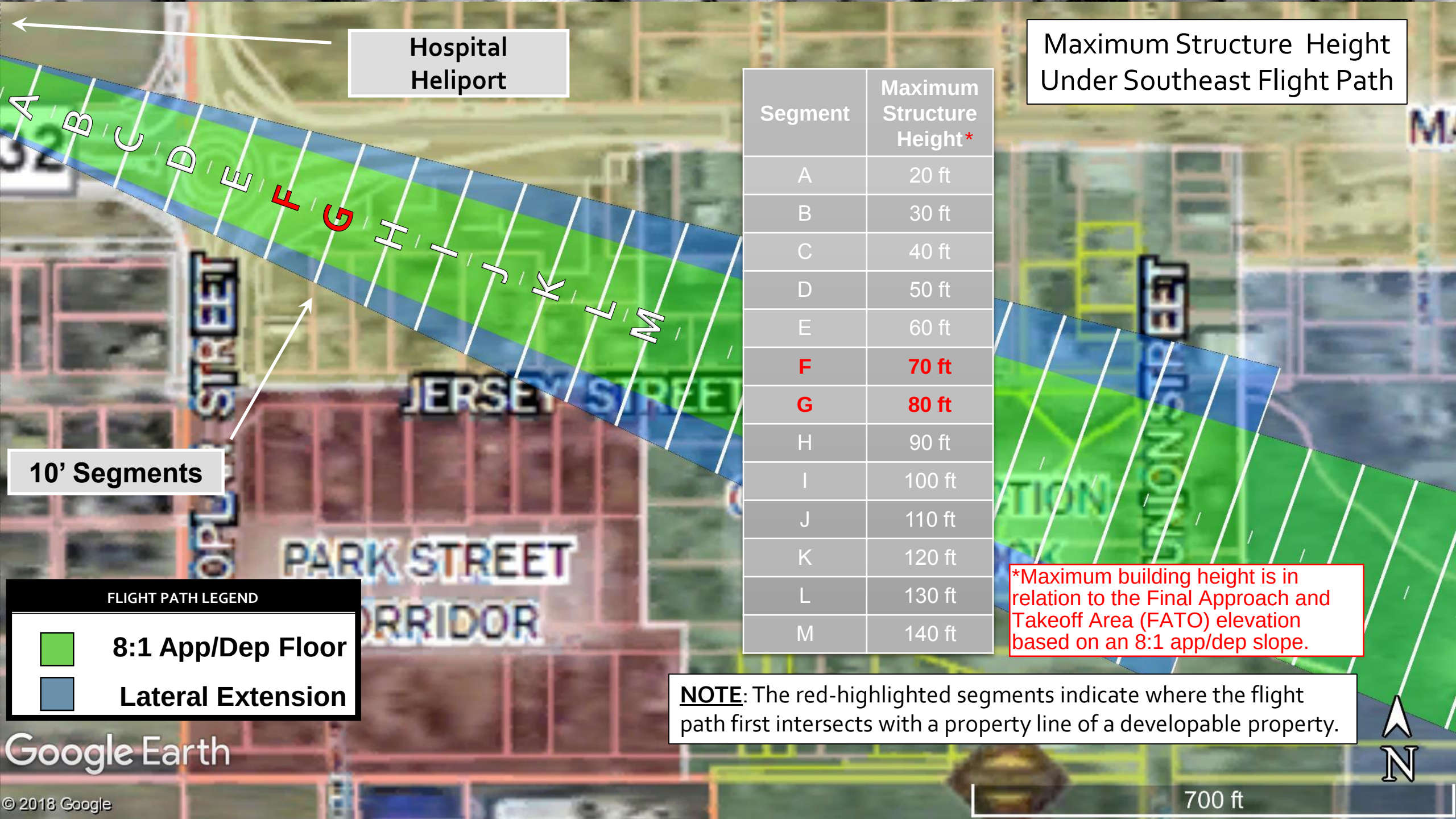


EXHIBIT D
DEVELOPMENT AREA IMPACT



Hospital
Heliport

Maximum Structure Height
Under Southeast Flight Path

10' Segments

FLIGHT PATH LEGEND



8:1 App/Dep Floor



Lateral Extension

Segment

Maximum
Structure
Height*

A

20 ft

B

30 ft

C

40 ft

D

50 ft

E

60 ft

F

70 ft

G

80 ft

H

90 ft

I

100 ft

J

110 ft

K

120 ft

L

130 ft

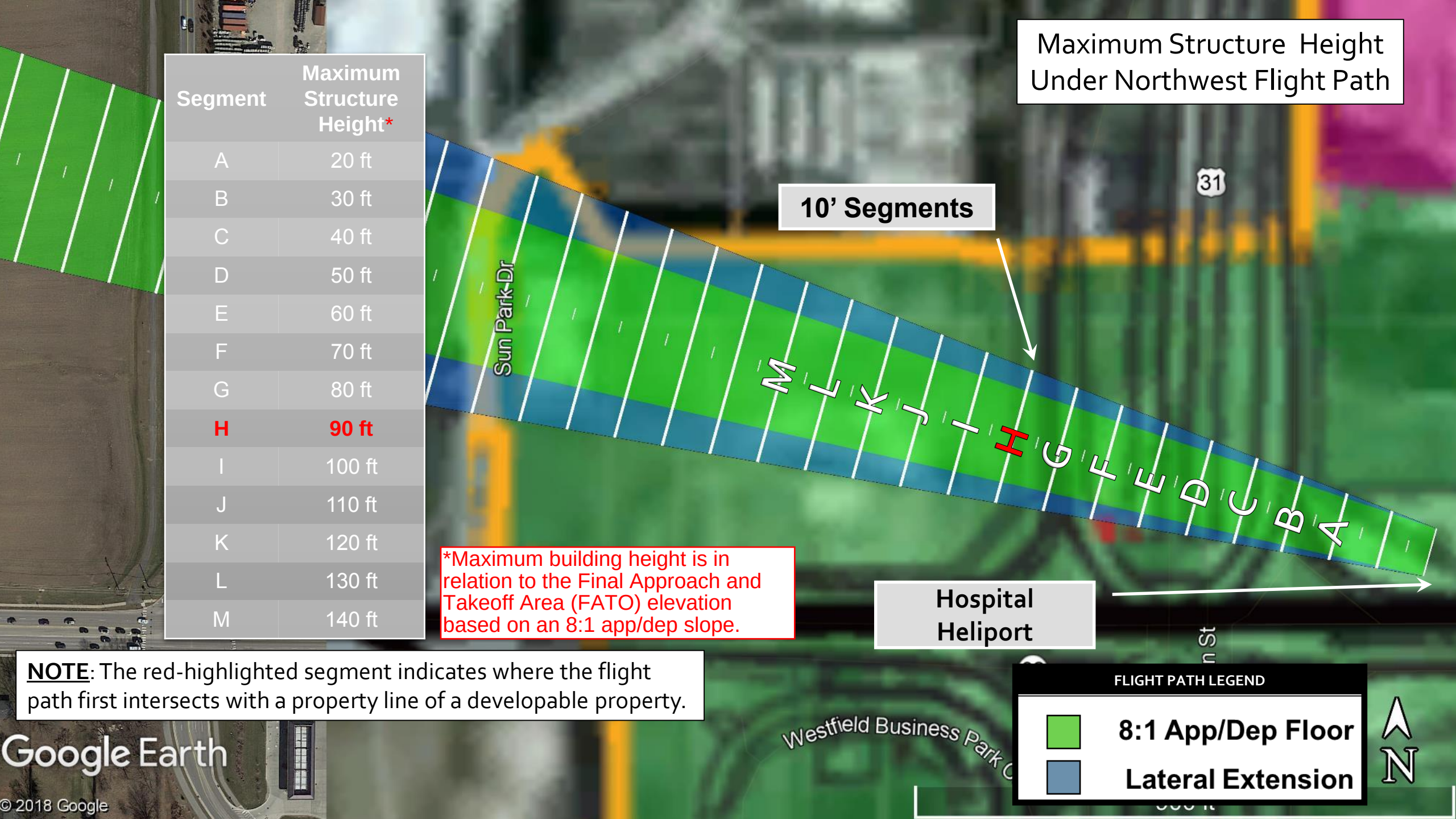
M

140 ft

*Maximum building height is in
relation to the Final Approach and
Takeoff Area (FATO) elevation
based on an 8:1 app/dep slope.

NOTE: The red-highlighted segments indicate where the flight
path first intersects with a property line of a developable property.

Google Earth



Segment	Maximum Structure Height*
A	20 ft
B	30 ft
C	40 ft
D	50 ft
E	60 ft
F	70 ft
G	80 ft
H	90 ft
I	100 ft
J	110 ft
K	120 ft
L	130 ft
M	140 ft

*Maximum building height is in relation to the Final Approach and Takeoff Area (FATO) elevation based on an 8:1 app/dep slope.

NOTE: The red-highlighted segment indicates where the flight path first intersects with a property line of a developable property.

Maximum Structure Height Under Northwest Flight Path

10' Segments

Hospital Heliport

FLIGHT PATH LEGEND

8:1 App/Dep Floor

Lateral Extension

ORDINANCE NUMBER 19-03

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENTS TO THE JUNCTION PLANNED UNIT DEVELOPMENT AND THE UNIFIED DEVELOPMENT ORDINANCE

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

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

WHEREAS, the Common Council (the "Council") enacted Ordinance No. 14-22, The Junction Planned Unit Development District on July 14, 2014; and amended by (i) Ordinance 15-41, enacted by the Council on December 14, 2015; and (ii) Ordinance 18-12, enacted by the Council on April 23, 2018 (collectively, the "Junction PUD Ordinance");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Plan Commission") considered a petition (**Petition No. 1902-PUD-02**), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1902-PUD-02** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2019;

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

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

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance shall amend the Junction PUD Ordinance, as applicable to the Real Estate. Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) The Junction PUD Ordinance; and (iii)

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

- 1.2 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.
- 1.3 All provisions and representations of (i) The Junction PUD Ordinance or (ii) the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

Section 3. Site Concept Design Plan (the “Concept Plan”). ~~The Concept Plan as set forth in the Junction PUD Ordinance shall be supplemented with an additional site development option by the Concept Plan attached hereto and incorporated as **Exhibit B**. A “Heliport accessory to a Hospital” may be constructed at various locations on the Real Estate, subject to compliance with this Ordinance. Other heliport locations on the Real Estate that are compliant with the terms of this Ordinance shall be reviewed and approved through the Detailed Development Plan process and do not require an amendment to this Concept Plan (**Exhibit B**).~~

~~The Concept Plan, attached hereto as **Exhibit B**, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan.~~

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Section 4. Permitted Uses.

- 4.1 **Permitted Uses:** The following additional use shall be permitted under the condition that such use shall be conducted in substantial compliance with the information included in **Exhibit C**, Conditions of Use:

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A. Heliport accessory to a Hospital

Section 5. Development and Design Standards. The following standards shall apply to a “Heliport accessory to a Hospital” (“Heliport”):

~~A. All projected flight paths shall not impede the height and development of structures on adjacent and nearby properties. This includes accounting for all entitled (but not yet constructed) developments at the time of this Ordinance as well as building height and~~

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~~development recommendations from the Westfield-Washington Township Comprehensive Plan and its addenda, as amended. In accordance with the flight paths and corresponding maximum structure heights under the flight paths, as depicted in **Exhibit D – Development Area Impact**, all projected flight paths shall not impede the height and development of structures on adjacent or nearby properties.~~

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~~B.A.~~ Every effort shall be made to ensure that ~~any “Obstruction”~~all lighting associated with the Heliport that is installed on a structure on the Real Estate will not be visible from the ground: ~~and:~~

~~C.B.~~ Any required landscaping that falls within an obstruction-free zone of the Heliport shall be relocated on the Real Estate in a manner and location that as closely fulfills the intended purpose of that specific landscaping as practicable.

~~D. All applicable federal, state, and local standards.~~

~~E. All other applicable standards from the Junction PUD Ordinance and the Unified Development Ordinance.~~

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Jim Ake

Jim Ake

Jim Ake

James J. Edwards

James J. Edwards

James J. Edwards

Steven Hoover

Steven Hoover

Steven Hoover

Robert L. Horkay

Robert L. Horkay

Robert L. Horkay

Mark F. Keen

Mark F. Keen

Mark F. Keen

Charles Lehman

Charles Lehman

Charles Lehman

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 19-03** was delivered to the Mayor of Westfield
on the _____ day of _____, 2019, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 19-03**
this _____ day of _____, 2019.

I hereby VETO **ORDINANCE 19-03**
this _____ day of _____, 2019.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by:

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description)

Exhibit B Concept Plan

Exhibit C Conditions of Use

Exhibit D Development Area Impact

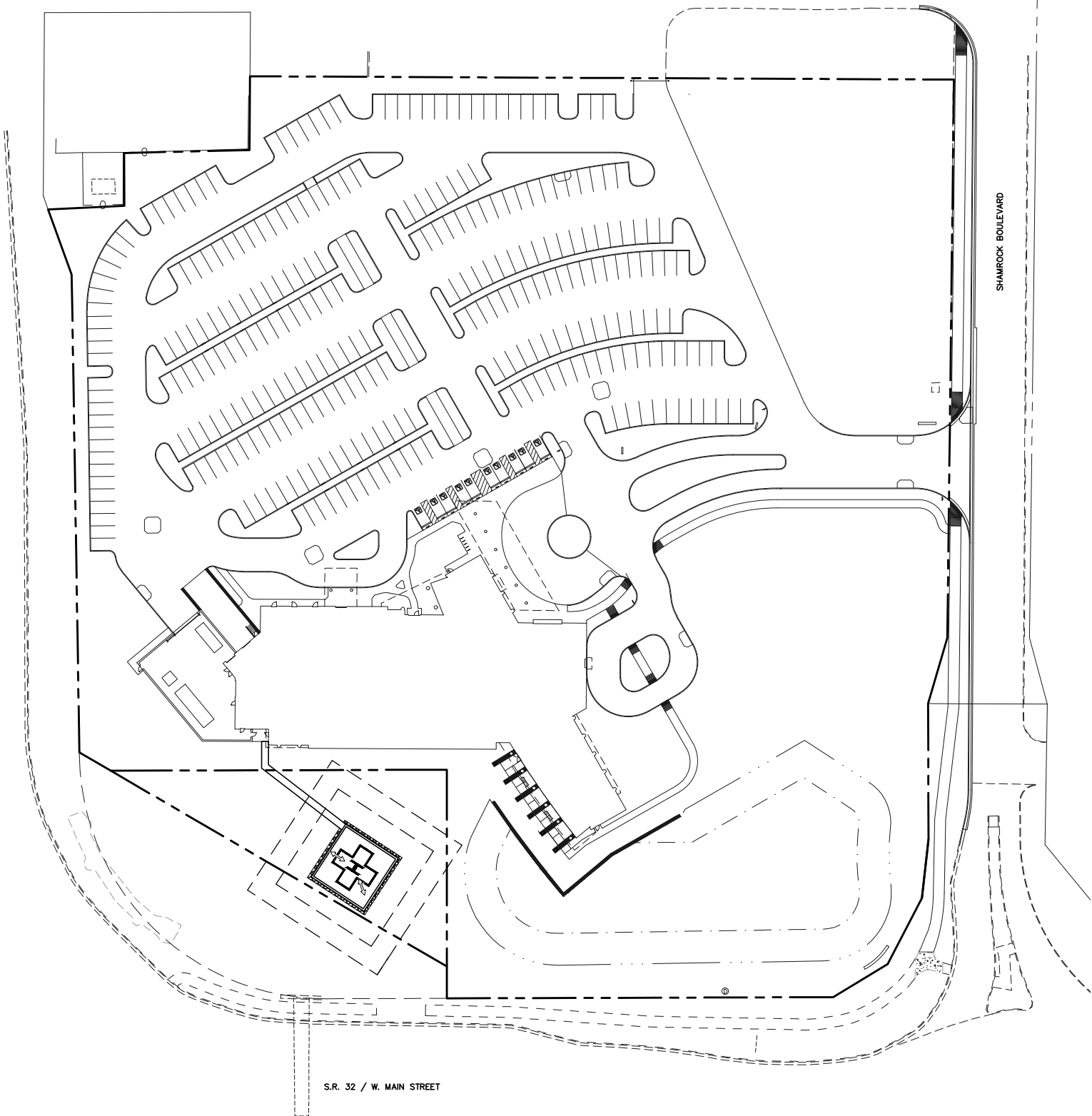
EXHIBIT A
REAL ESTATE

LOT 1 IN GATEWAY NORTHEAST QUADRANT, AN ADDITION TO THE CITY OF WESTFIELD, INDIANA, AS PER PLAT THEREOF, RECORDED AUGUST 5, 2016 AS INSTRUMENT NO. 2016038710, PLAT 5, SLIDE 529, IN THE OFFICE OF THE RECORDER OF HAMILTON COUNTY, INDIANA.

TOGETHER WITH THE FOLLOWING DESCRIBED PARCEL:

A PART OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 3 EAST, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION; THENCE SOUTH 89 DEGREES 49 MINUTES 31 SECONDS WEST 1,783.20 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE NORTH 0 DEGREES 10 MINUTES 30 SECONDS WEST 59.35 FEET TO THE POINT OF BEGINNING OF THIS DESCRIPTION: THENCE NORTH 59 DEGREES 46 MINUTES 33 SECONDS WEST 283.89 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 31 SECONDS EAST 244.86 FEET; THENCE SOUTH 0 DEGREES 10 MINUTES 30 SECONDS EAST 143.65 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.404 ACRE, MORE OR LESS.

EXHIBIT B
CONCEPT PLAN



S.R. 32 / W. MAIN STREET

SHAMROCK BOULEVARD

0' 100'
SCALE: 1" = 100'
January 9, 2019



Site Exhibit

Riverview Hospital Heliport

Westfield, Indiana



AMERICAN
STRUCTUREPOINT
INC.

2015.00843

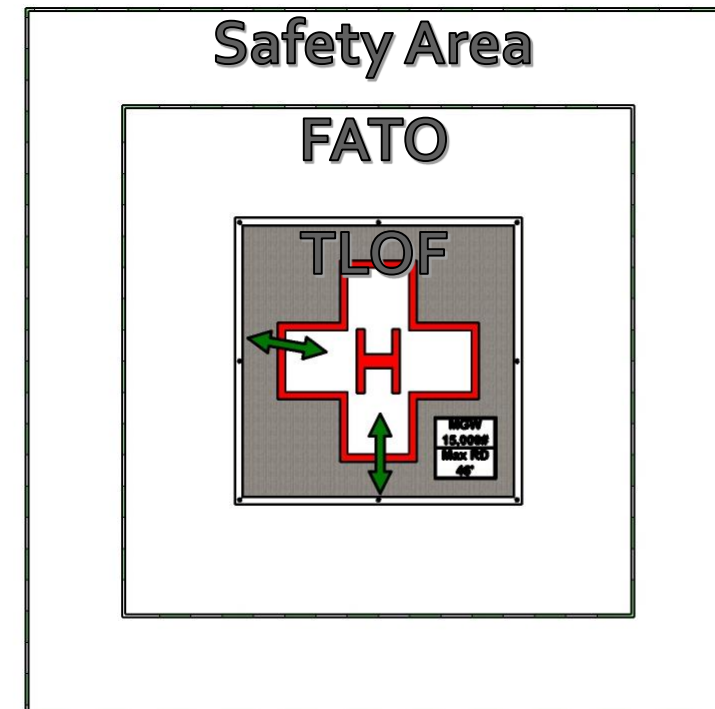
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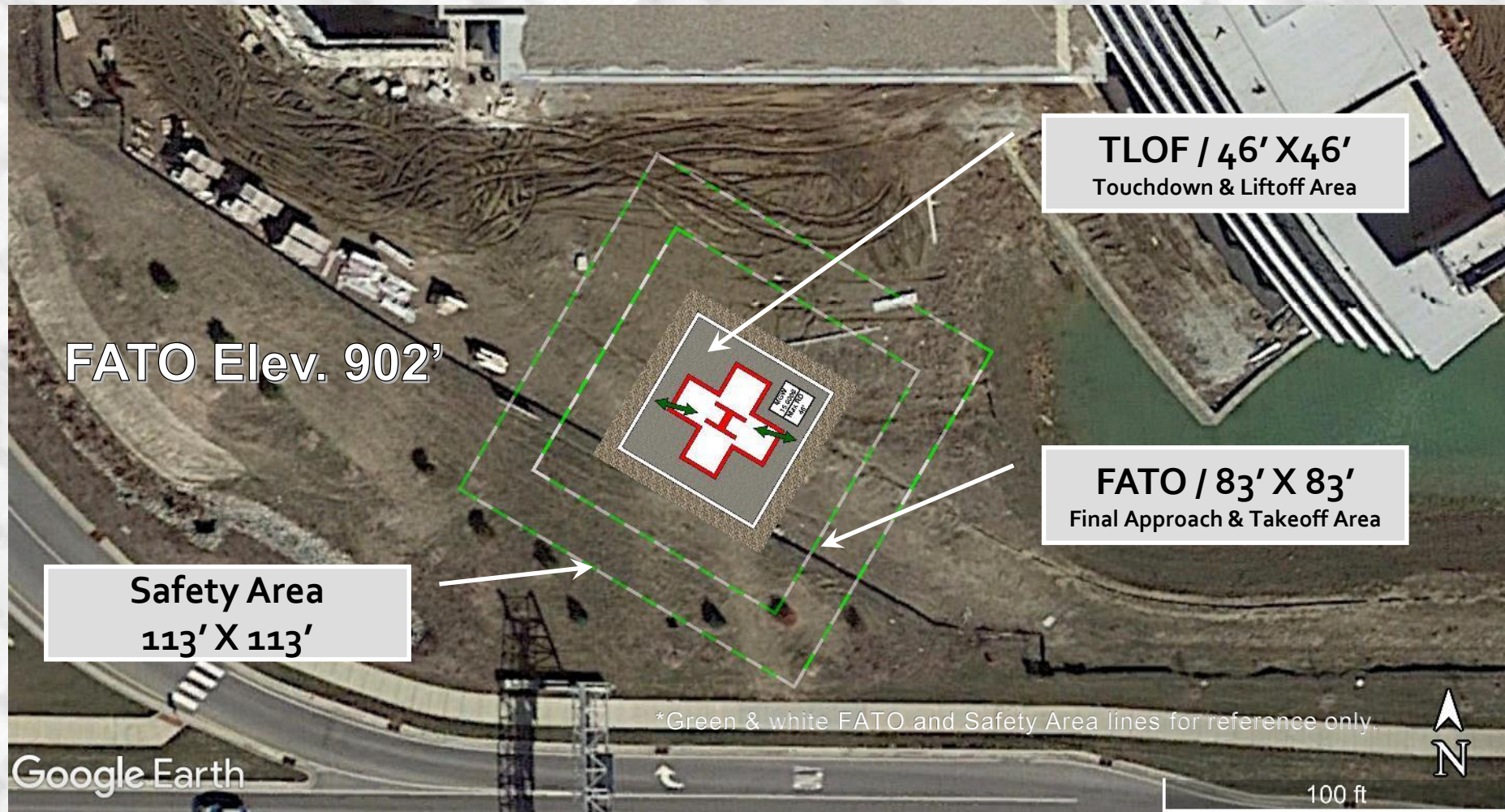
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 - 1X Rotor Diameter
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ORIENTATION



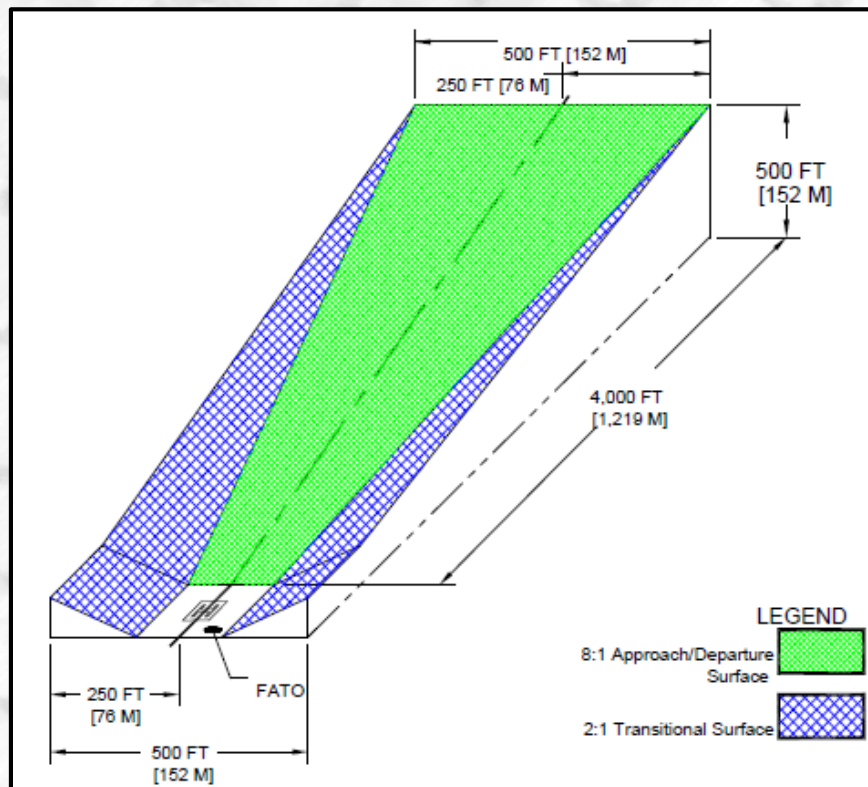
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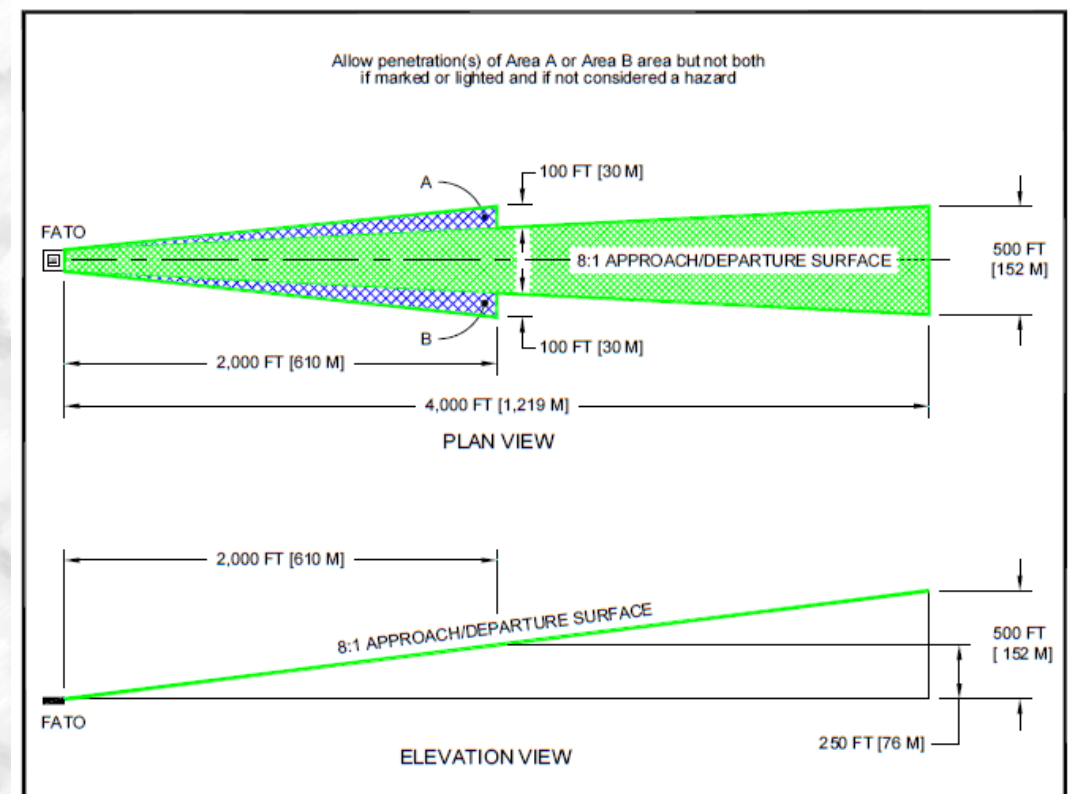
Airspace Options

- “Private” Prior Permission Required Heliports

Standard



Alternate



Airspace Surface vs. Flight Path

Altitude vs. Approach Angle Chart

Ground Level Heliport

(Add elevation of heliport for rooftop and elevated locations calculations)

Approach Surface (obstacle clear zone) $7.125^\circ = 1:8$ (rise/run)

(Measured from the edge of the FATO at ground level out to 4,000')

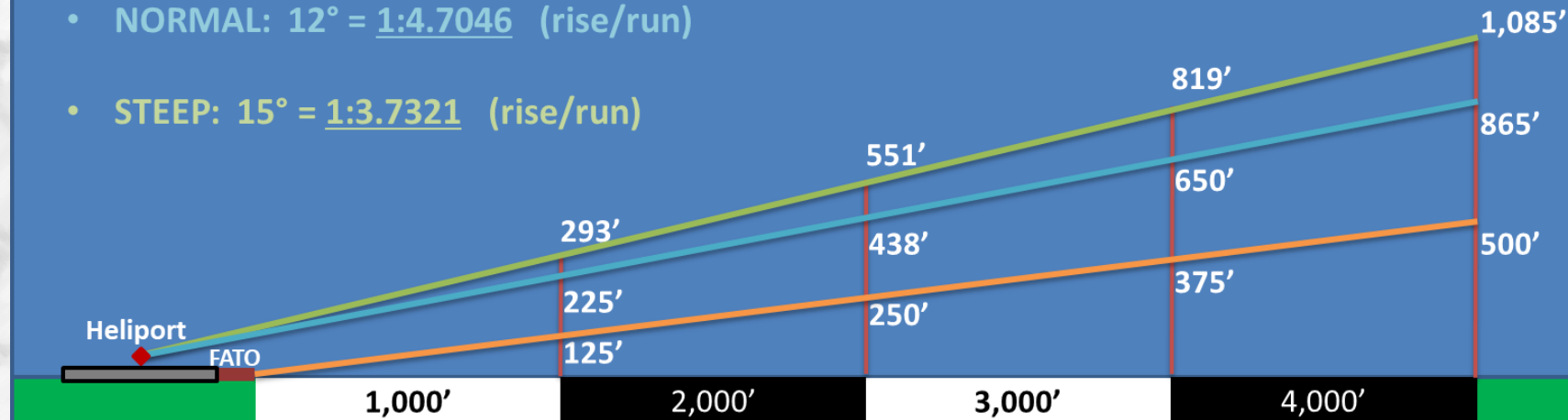
Approach & Departure Flight Path Angle:

(Measured from the center of the heliport at 3' elevation out to 4,000' from the edge of the FATO)

(*These approach and departure angles are predicated on heliports that meet FAA AC 150/5390-2C guidelines)

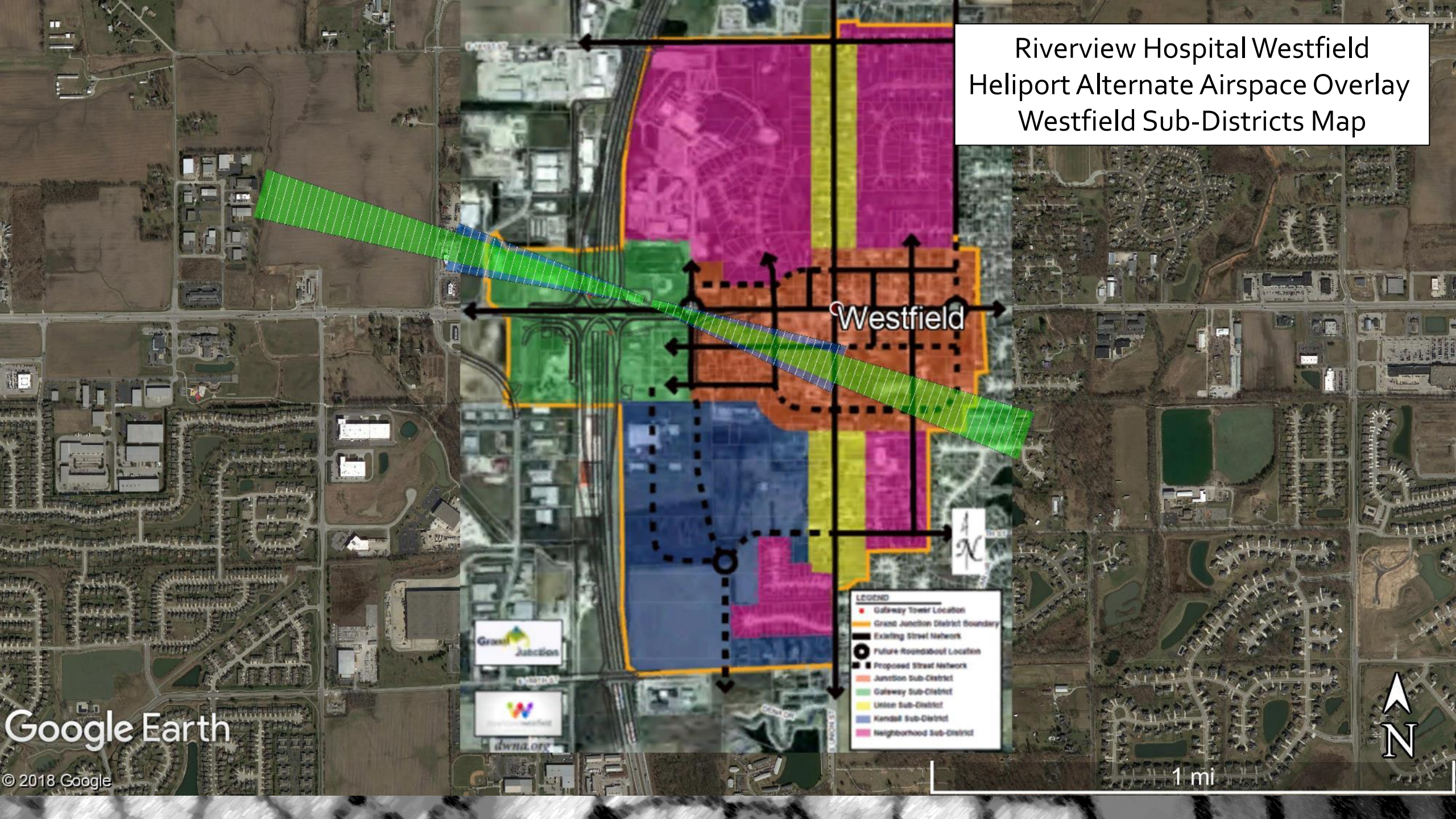
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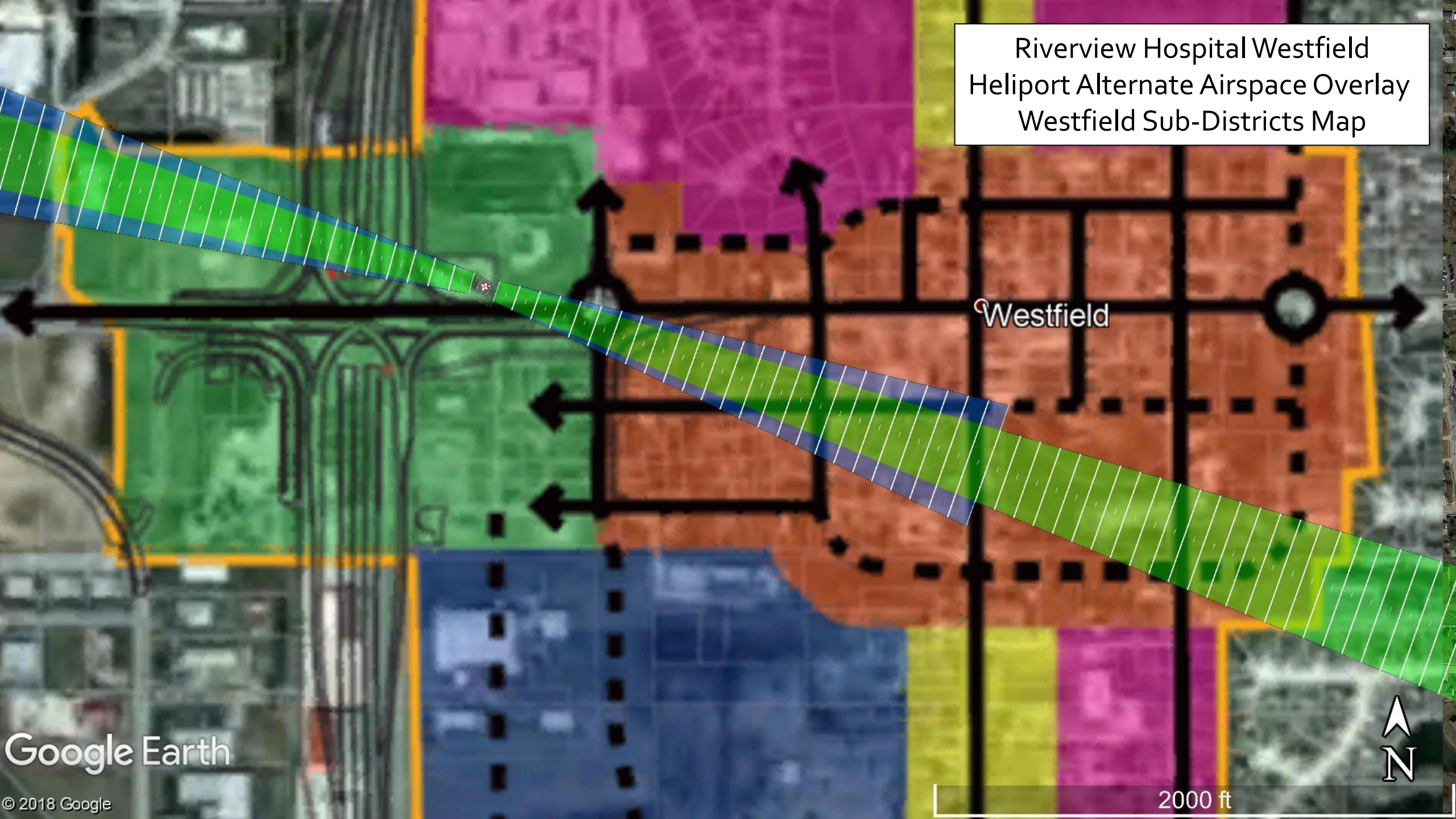


Not to scale

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Riverview Hospital Westfield
Heliport Alternate Airspace Overlay
Westfield Sub-Districts Map



Westfield

FATO
Elevation = 902'

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10' Segments

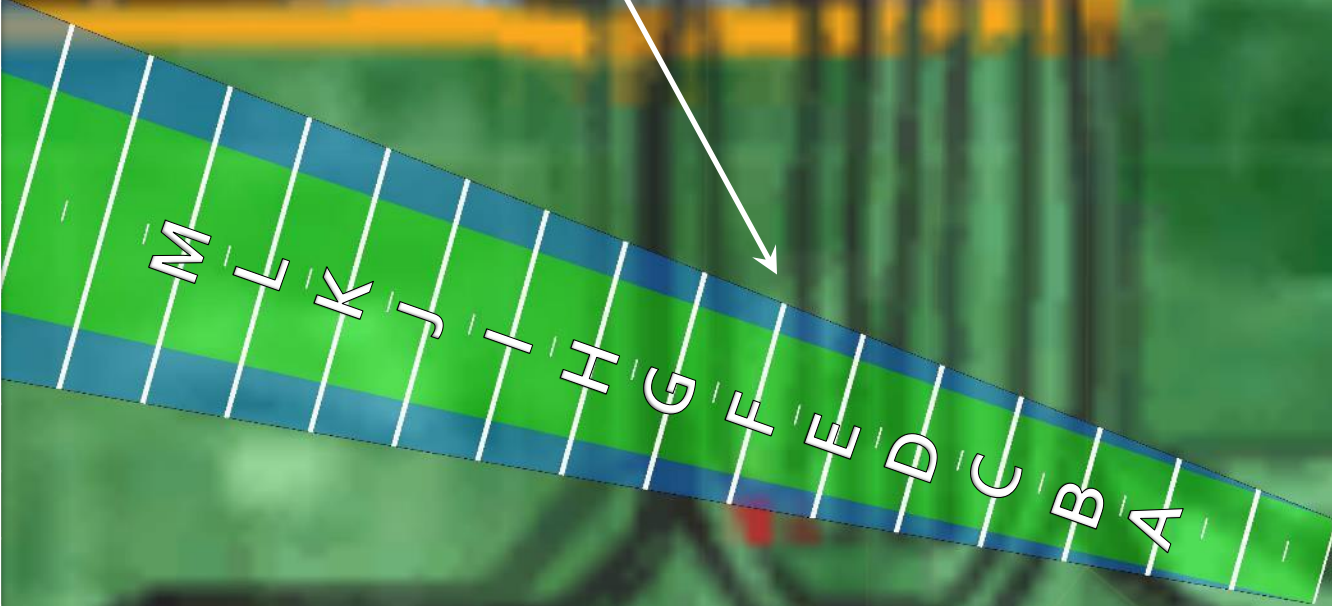
- 8:1 App/Dep Floor
- Lateral Extension

Google Earth

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Maximum Structure Height Under Northwest Flight Path

10' Segments



FATO
Elevation = 902'

32

31

lian St

Westfield Business Park C

8:1 App/Dep Floor
Lateral Extension



900 ft

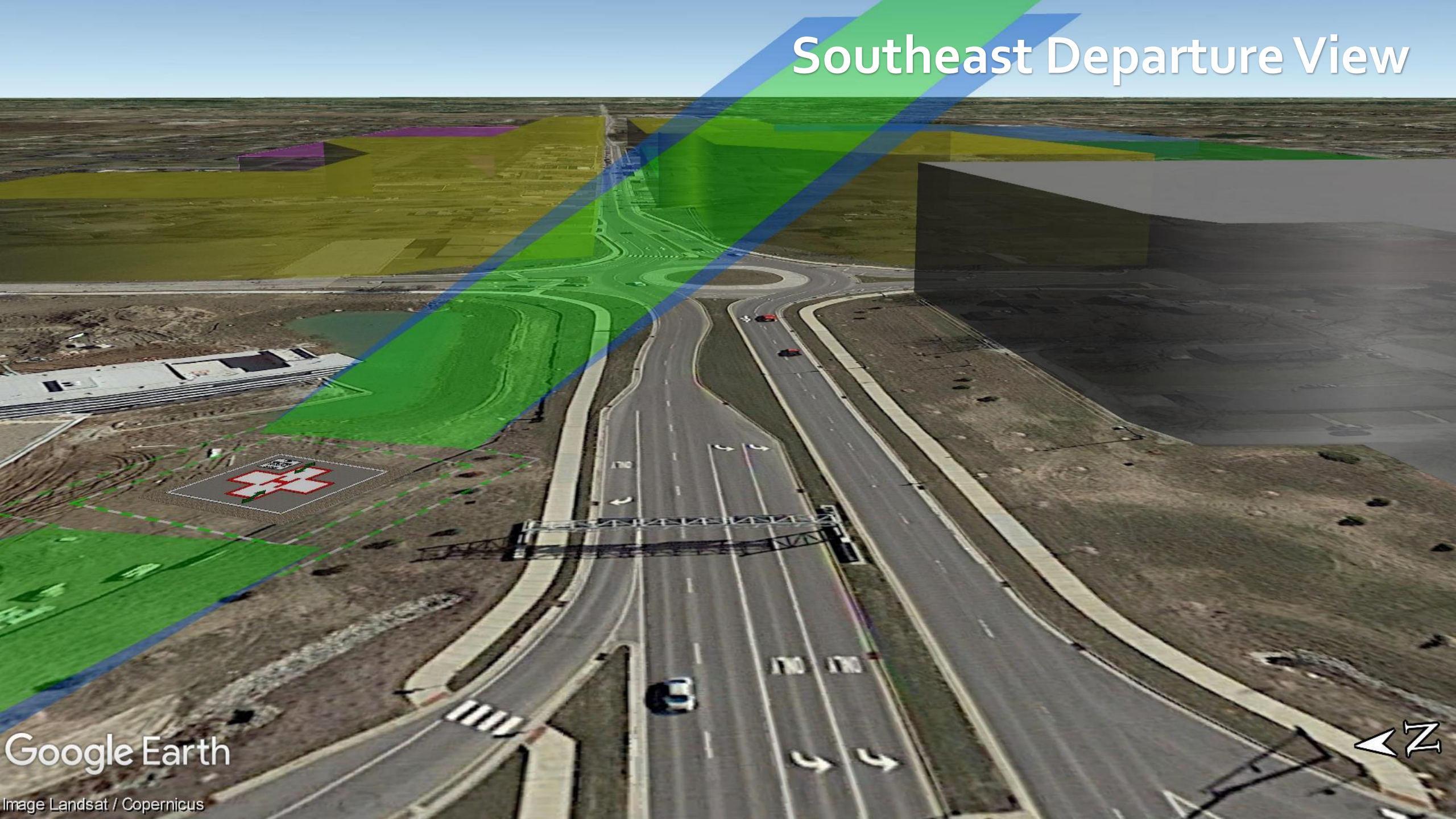
Northwest Approach View

Google Earth

Image Landsat / Copernicus



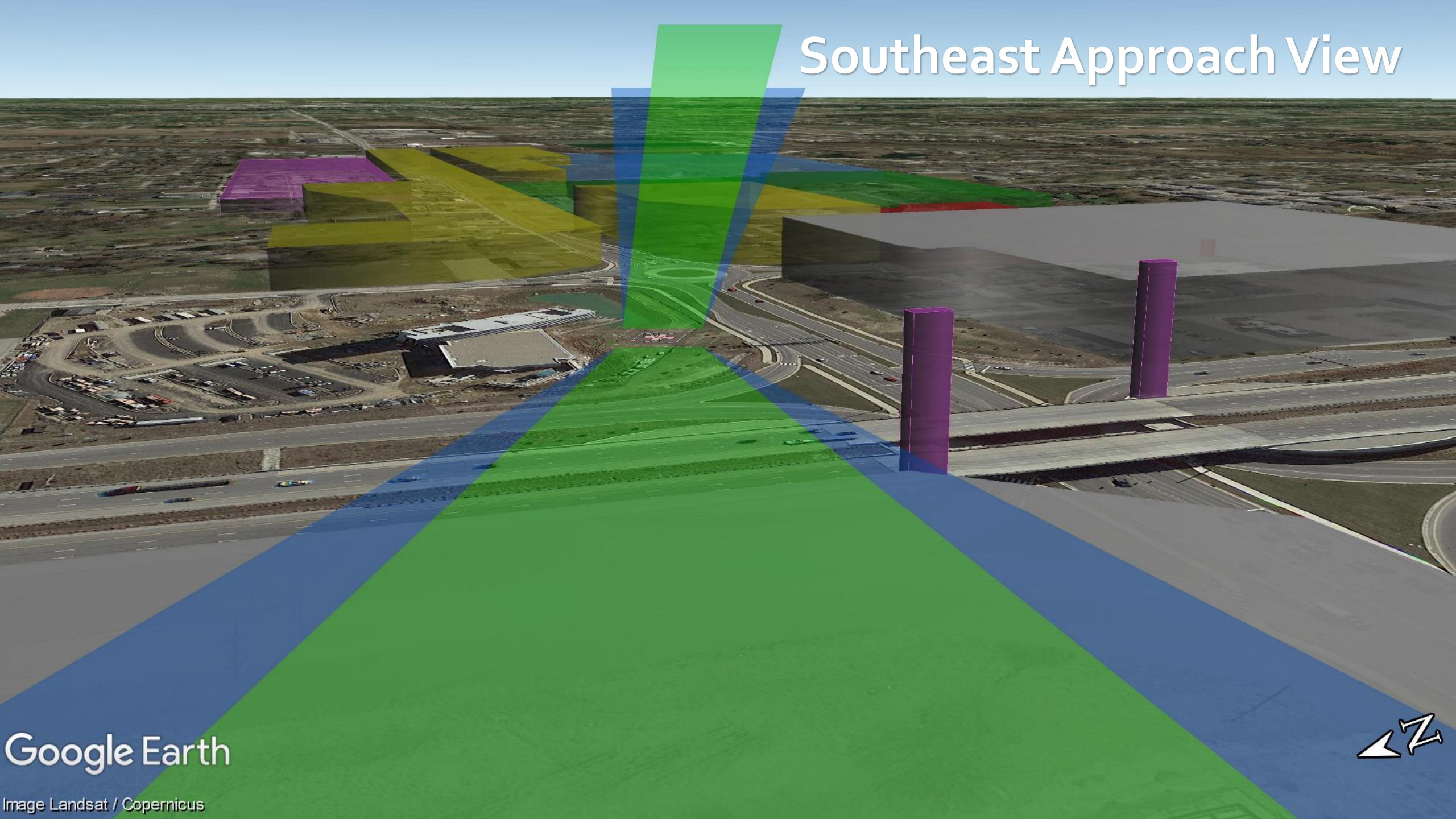
Southeast Departure View



Google Earth

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Southeast Approach View

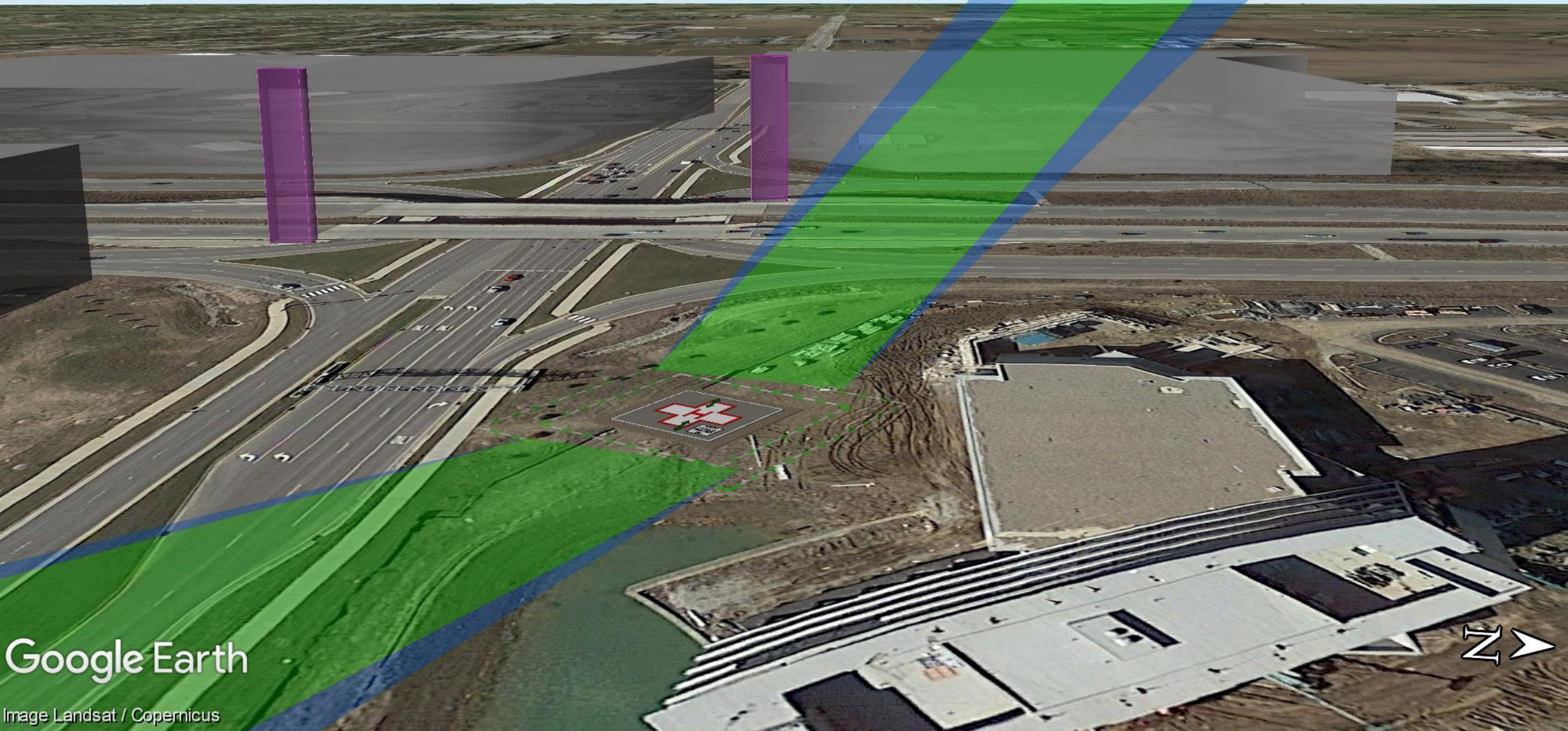


Google Earth

Image Landsat / Copernicus



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Obstruction Marking & Lighting

FAA AC 150/5390-2C Fig-4-32

Airspace Where Marking and Lighting are Recommended: Hospital

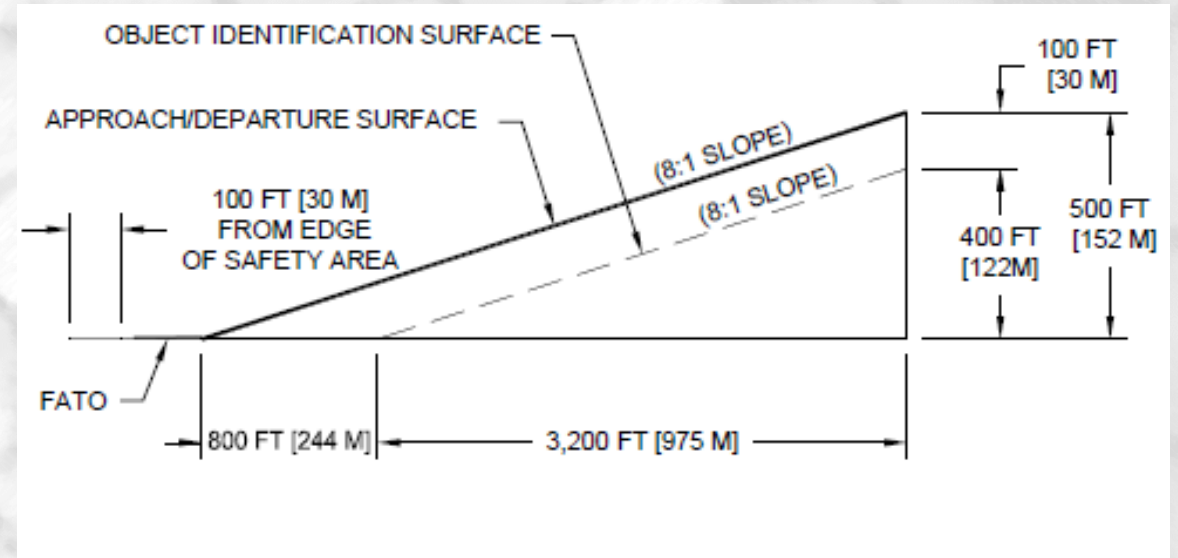
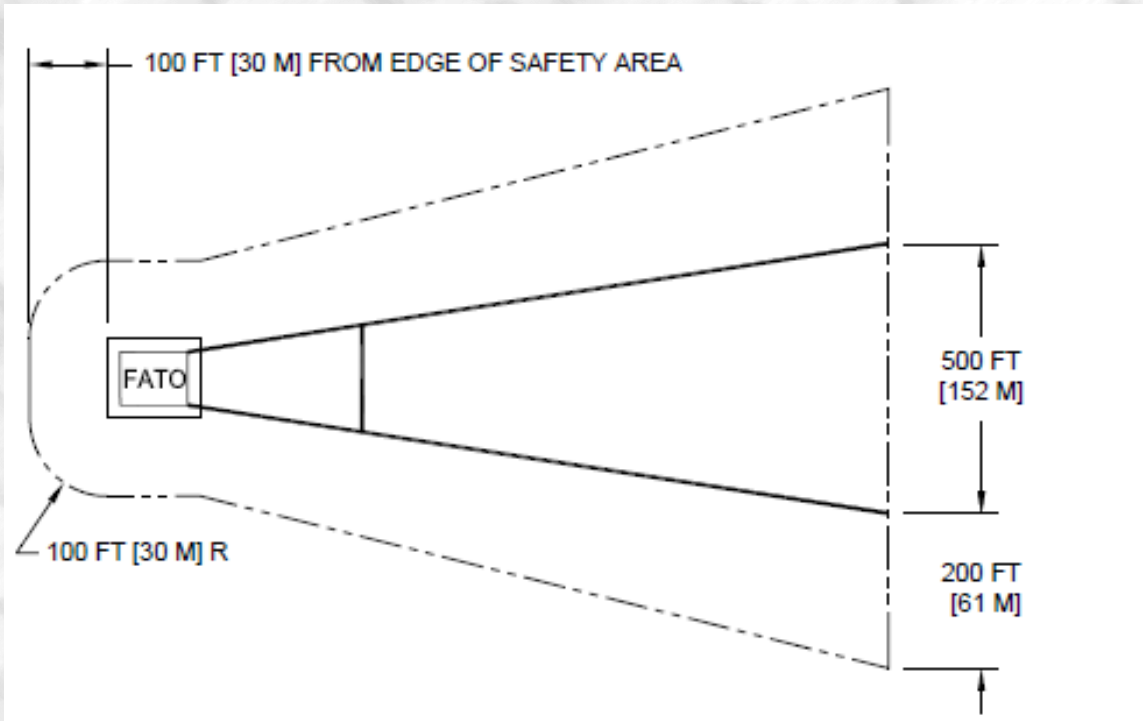
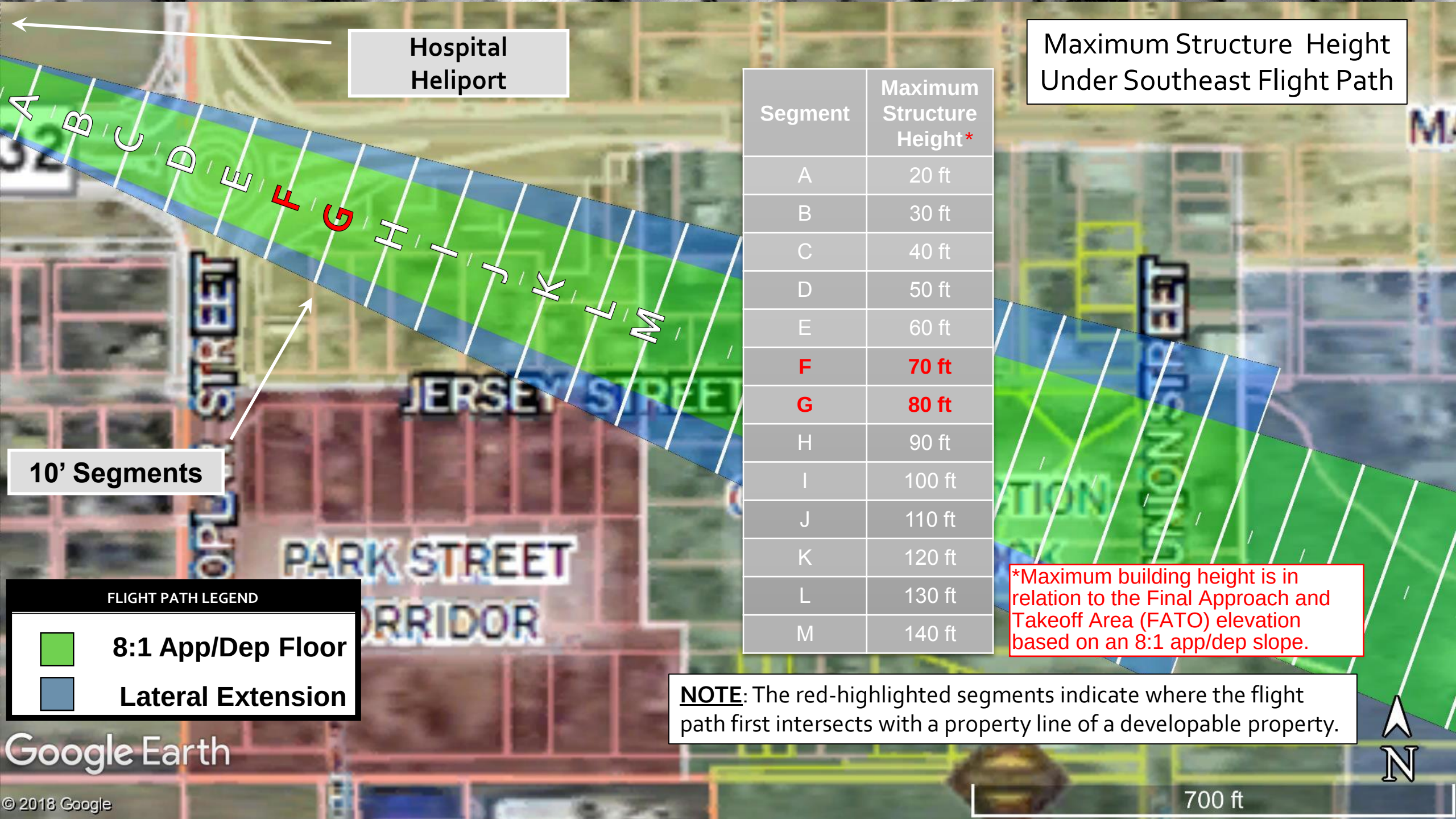


EXHIBIT D
DEVELOPMENT AREA IMPACT



Hospital
Heliport

Maximum Structure Height
Under Southeast Flight Path

Segment	Maximum Structure Height*
A	20 ft
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C	40 ft
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E	60 ft
F	70 ft
G	80 ft
H	90 ft
I	100 ft
J	110 ft
K	120 ft
L	130 ft
M	140 ft

*Maximum building height is in relation to the Final Approach and Takeoff Area (FATO) elevation based on an 8:1 app/dep slope.

NOTE: The red-highlighted segments indicate where the flight path first intersects with a property line of a developable property.

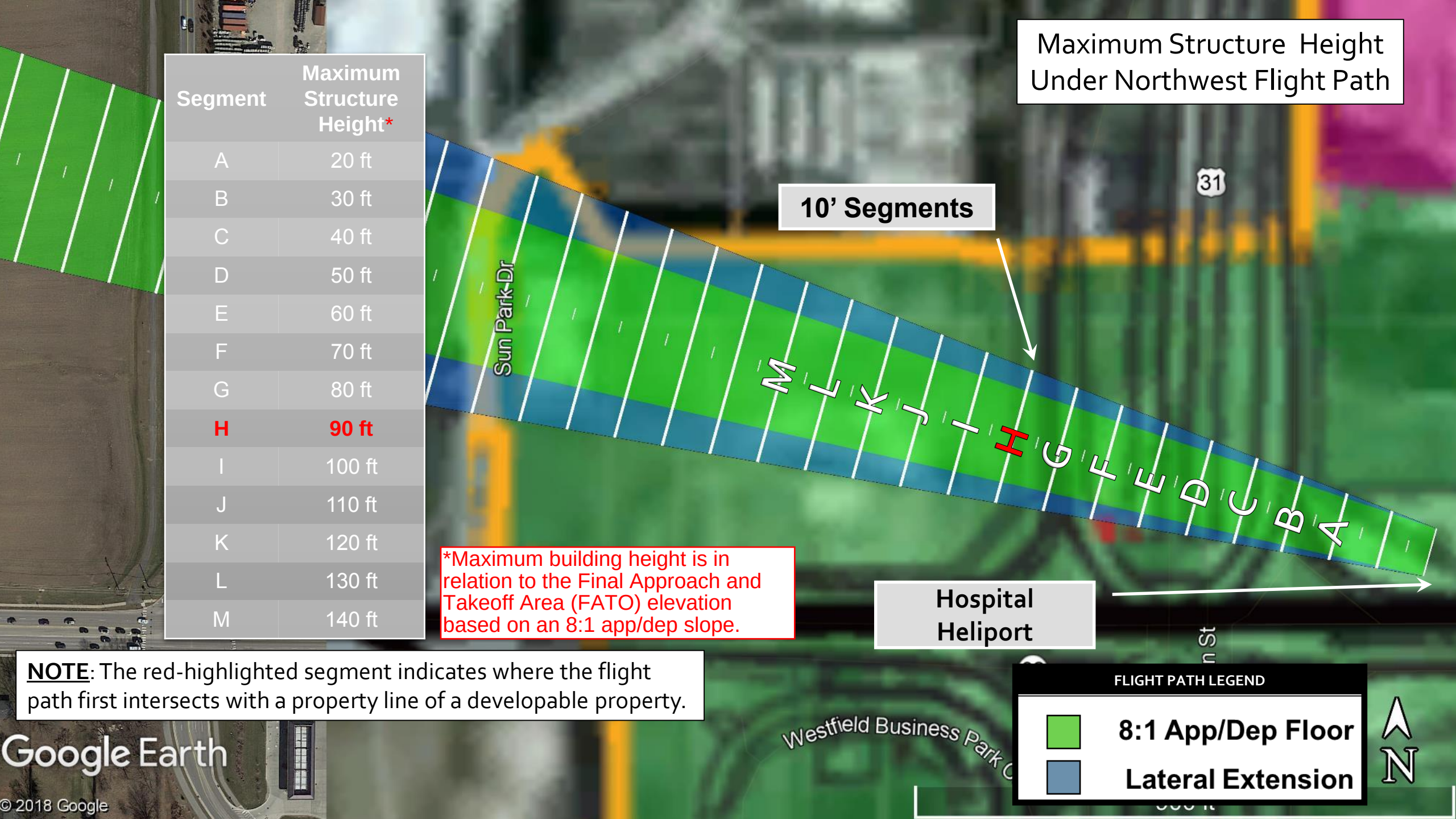
10' Segments

FLIGHT PATH LEGEND

8:1 App/Dep Floor

Lateral Extension

Google Earth



Maximum Structure Height Under Northwest Flight Path

10' Segments

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A	20 ft
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Hospital Heliport

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FLIGHT PATH LEGEND

8:1 App/Dep Floor

Lateral Extension

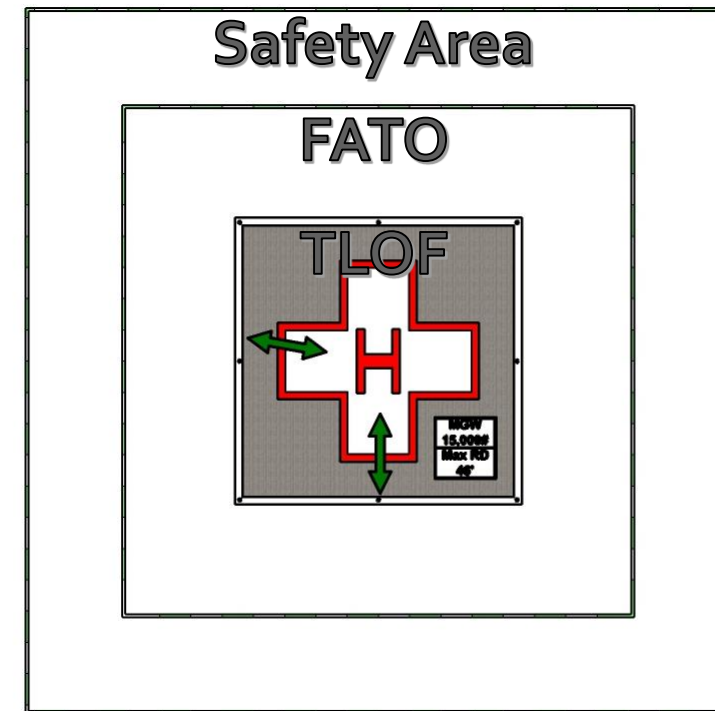
EXHIBIT C
CONDITIONS OF USE

Heliport Basic and Nomenclature

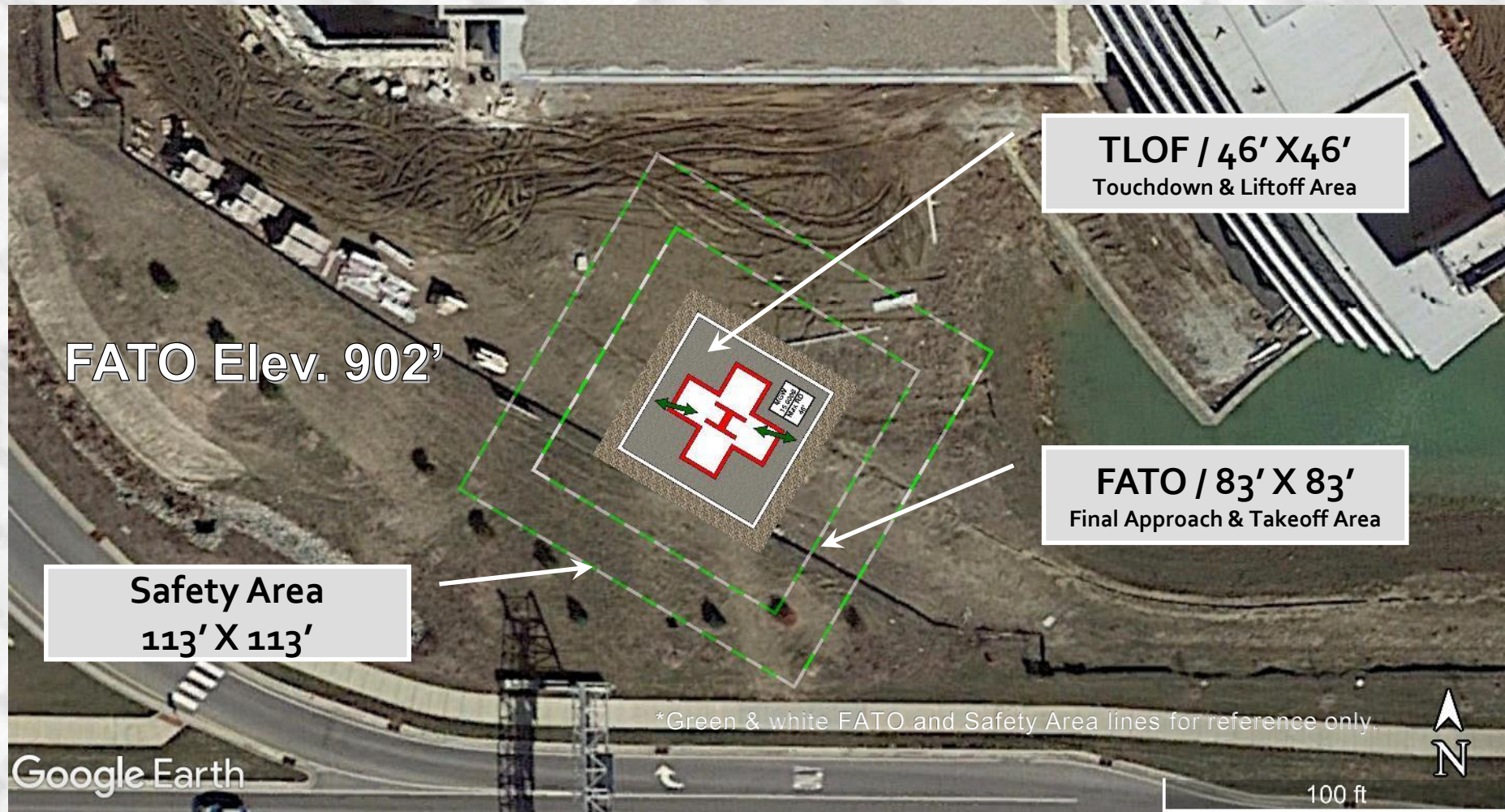
TERMINOLOGY

- **TLOF**
 - Touchdown & Liftoff Area
 - 1X Rotor Diameter
- **FATO**
 - Final Approach & Takeoff Area
 - 1.5X Overall Length
- **Safety Area**
 - 1/3 Rotor Diameter but not less than 10 feet.

ORIENTATION



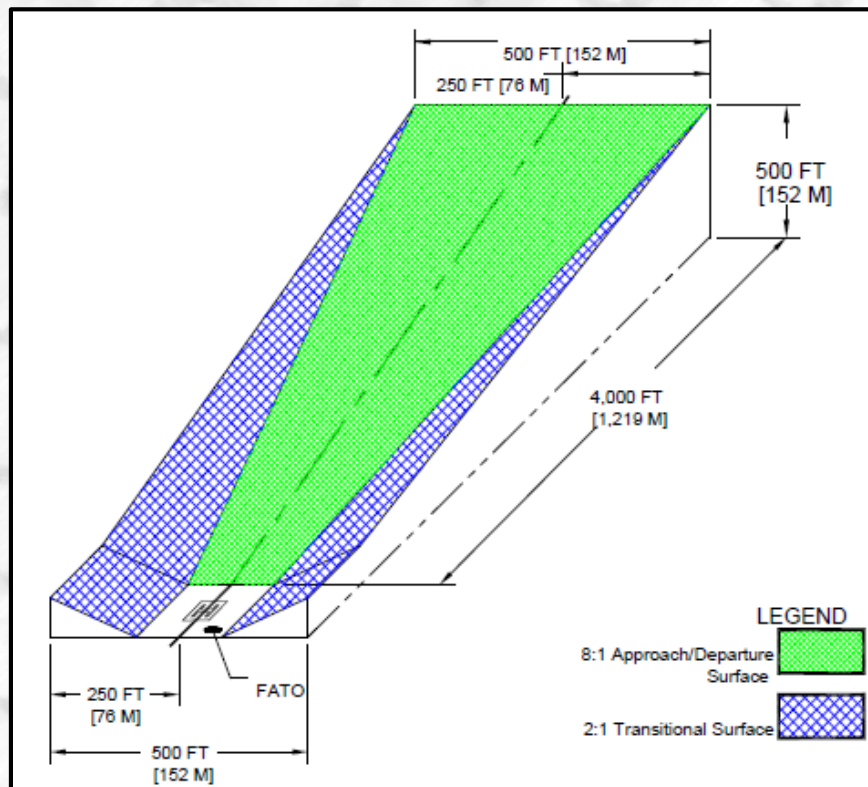
Heliport Location & Orientation



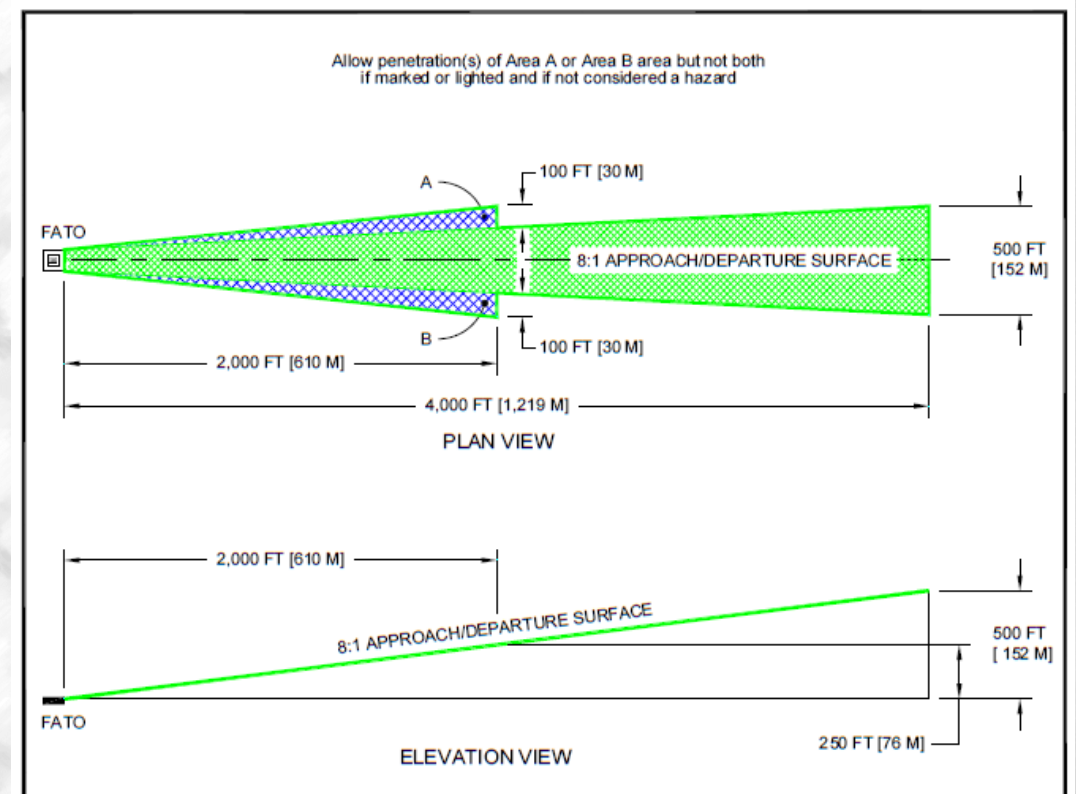
Airspace Options

- “Private” Prior Permission Required Heliports

Standard



Alternate



Airspace Surface vs. Flight Path

Altitude vs. Approach Angle Chart

Ground Level Heliport

(Add elevation of heliport for rooftop and elevated locations calculations)

Approach Surface (obstacle clear zone) $7.125^\circ = 1:8$ (rise/run)

(Measured from the edge of the FATO at ground level out to 4,000')

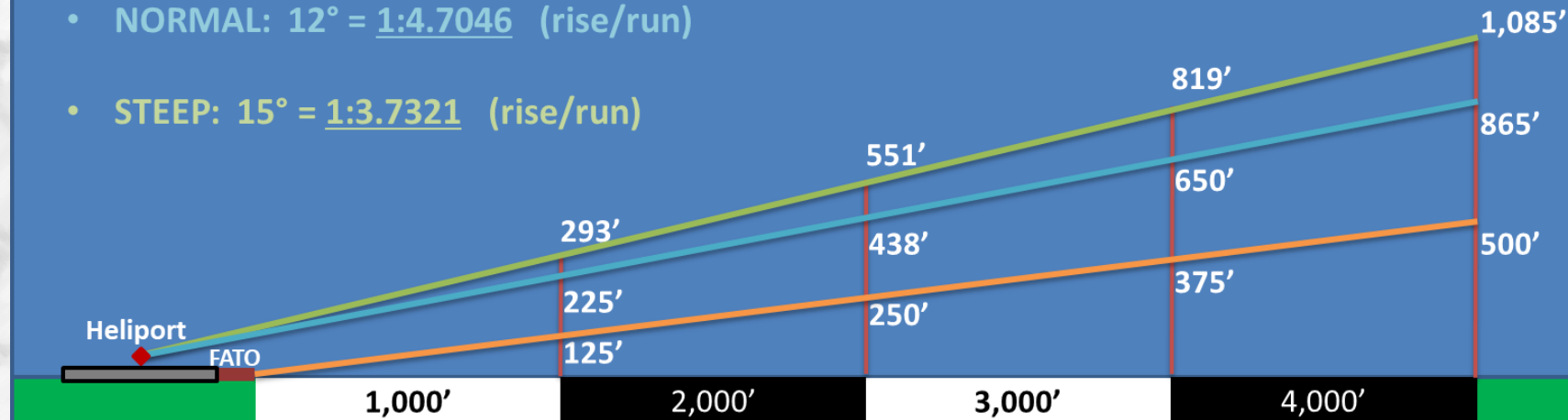
Approach & Departure Flight Path Angle:

(Measured from the center of the heliport at 3' elevation out to 4,000' from the edge of the FATO)

(*These approach and departure angles are predicated on heliports that meet FAA AC 150/5390-2C guidelines)

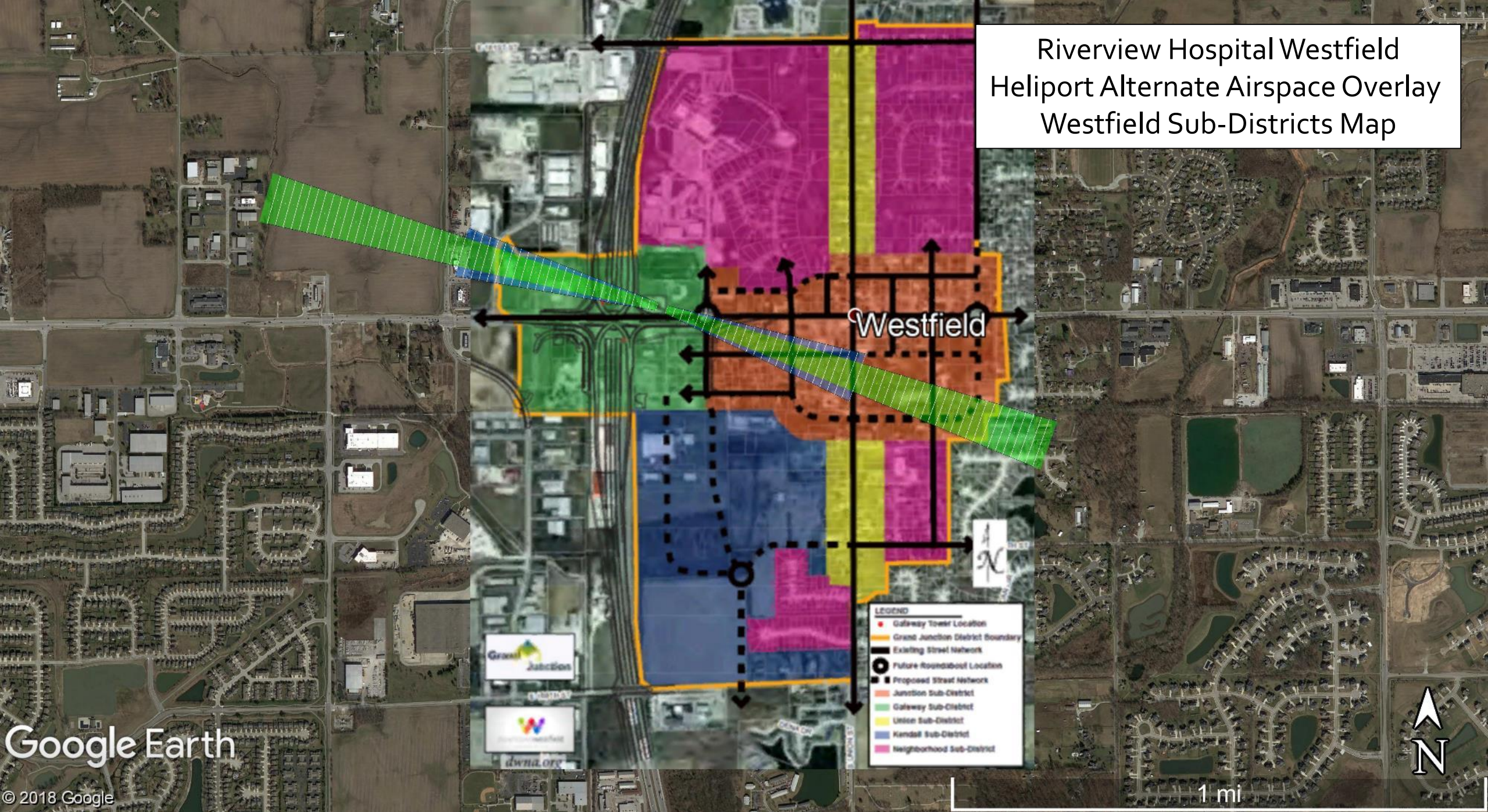
- NORMAL: $12^\circ = 1:4.7046$ (rise/run)**

- STEEP: $15^\circ = 1:3.7321$ (rise/run)**

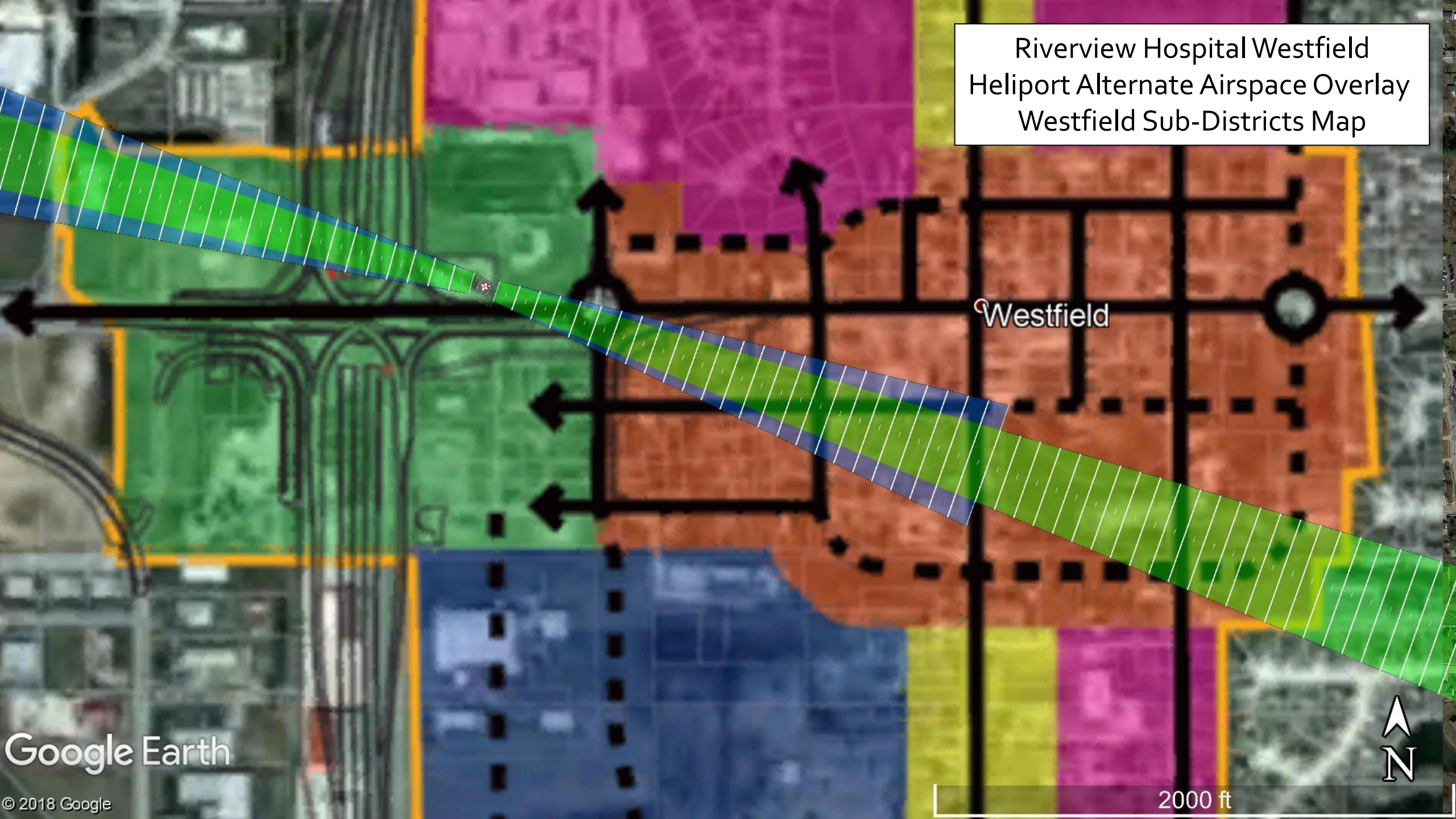


Not to scale

Riverview Hospital Westfield
Heliport Alternate Airspace Overlay
Westfield Sub-Districts Map



Riverview Hospital Westfield
Heliport Alternate Airspace Overlay
Westfield Sub-Districts Map



Westfield

FATO
Elevation = 902'

Maximum Structure Height
Under Southeast Flight Path

Site	Max Ht. Above FATO	Ground Elev.	Site to FATO Difference	Max Structure Ht
A	20 ft	895 ft	-7 ft	27 ft
B	30 ft	895 ft	-7 ft	37 ft
C	40 ft	895 ft	-7 ft	47 ft
D	50 ft	894 ft	-8 ft	58 ft
E	60 ft	894 ft	-8 ft	68 ft
F	70 ft	894 ft	-8 ft	78 ft
G	80 ft	892 ft	-10 ft	90 ft
H	90 ft	891 ft	-11 ft	101 ft
I	100 ft	890 ft	-12 ft	112 ft
J	110 ft	890 ft	-12 ft	122 ft
K	120 ft	891 ft	-11 ft	131 ft
L	130 ft	892 ft	-10 ft	140 ft
M	140 ft	894 ft	-8 ft	148 ft

10' Segments

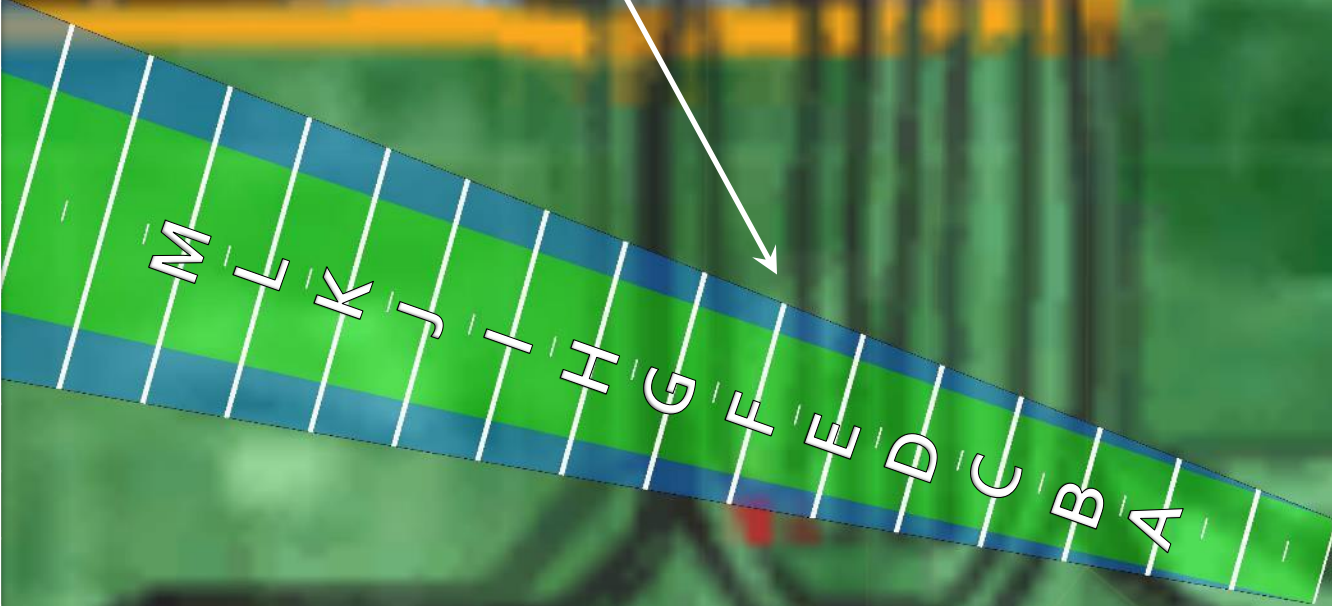
8:1 App/Dep Floor

Lateral Extension

Site	Max Ht. Above FATO	Ground Elev.	Site to FATO Difference	Max Structure Ht.
A	20 ft	903 ft	+1 ft	19 ft
B	30 ft	903 ft	+1 ft	29 ft
C	40 ft	903 ft	+1 ft	39 ft
D	50 ft	904 ft	+2 ft	48 ft
E	60 ft	904 ft	+2 ft	58 ft
F	70 ft	904 ft	+2 ft	68 ft
G	80 ft	904 ft	+2 ft	78 ft
H	90 ft	905 ft	+3 ft	87 ft
I	100 ft	905 ft	+3 ft	97 ft
J	110 ft	904 ft	+2 ft	108 ft
K	120 ft	905 ft	+3 ft	117 ft
L	130 ft	902 ft	+/-0 ft	130 ft
M	140 ft	902 ft	+/-0 ft	140 ft

Maximum Structure Height Under Northwest Flight Path

10' Segments



FATO
Elevation = 902'

32

Jian St



8:1 App/Dep Floor



Lateral Extension



900 ft

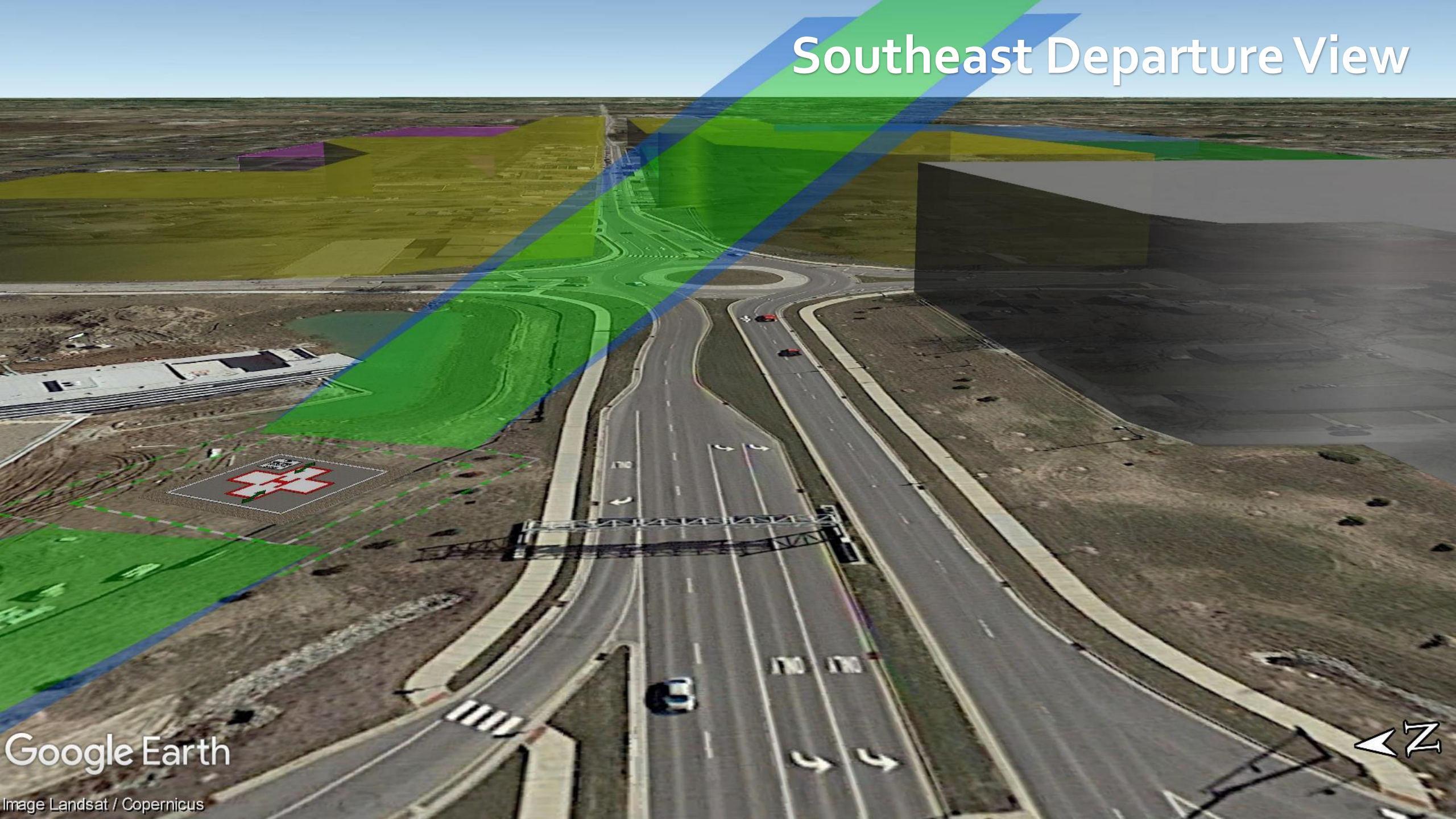
Northwest Approach View

Google Earth

Image Landsat / Copernicus



Southeast Departure View

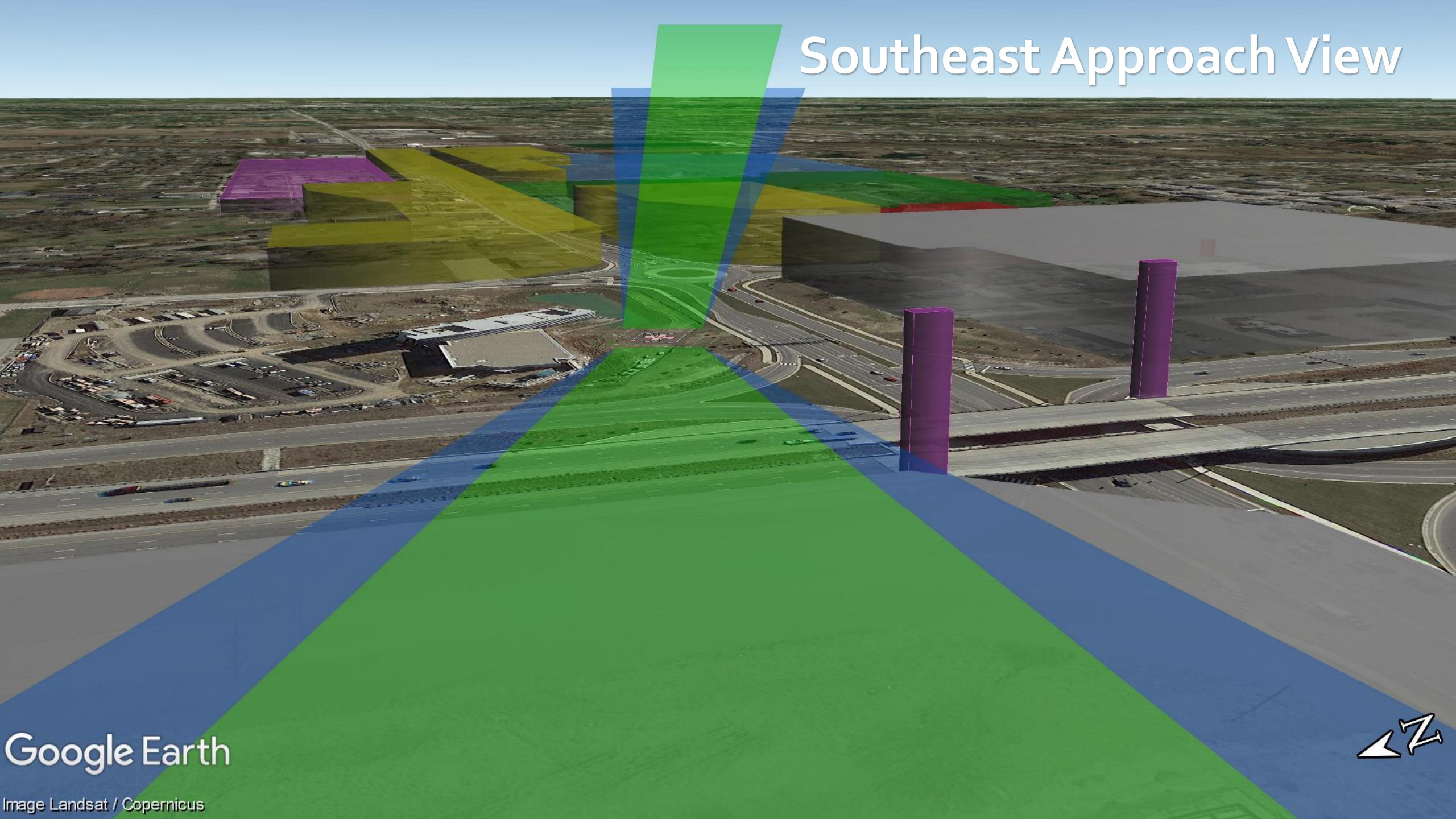


Google Earth

Image Landsat / Copernicus



Southeast Approach View

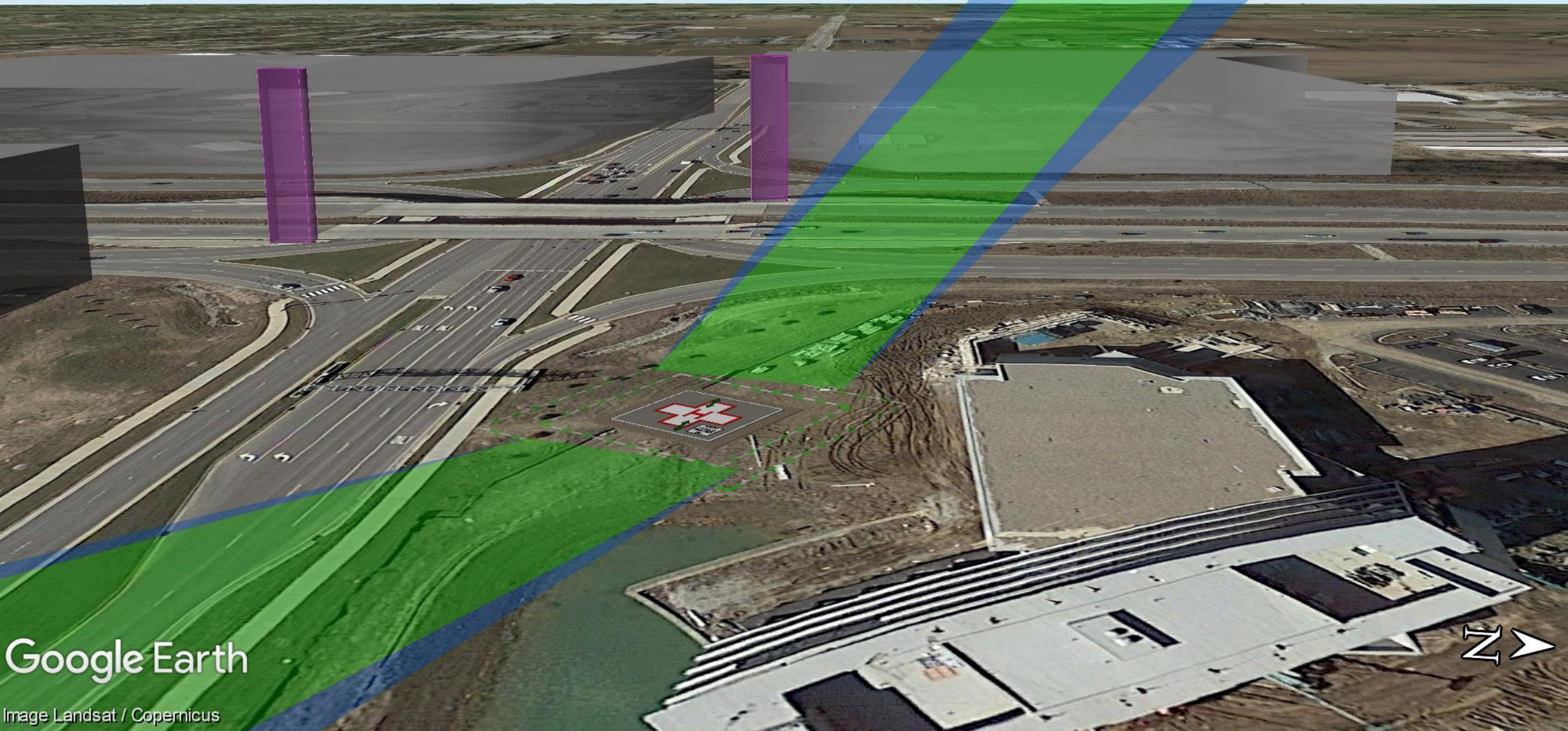


Google Earth

Image Landsat / Copernicus



Northwest Departure View



Google Earth

Image Landsat / Copernicus



FAA Recommendations for Obstruction Identification, Lighting and Marking

*REFERENCES

- FAA AC 150/5390-2C, Heliport Design Guide
- FAA AC 70/7460-1L, Obstruction Marking and Lighting

Obstruction Marking & Lighting

FAA AC 150/5390-2C Fig-4-32

Airspace Where Marking and Lighting are Recommended: Hospital

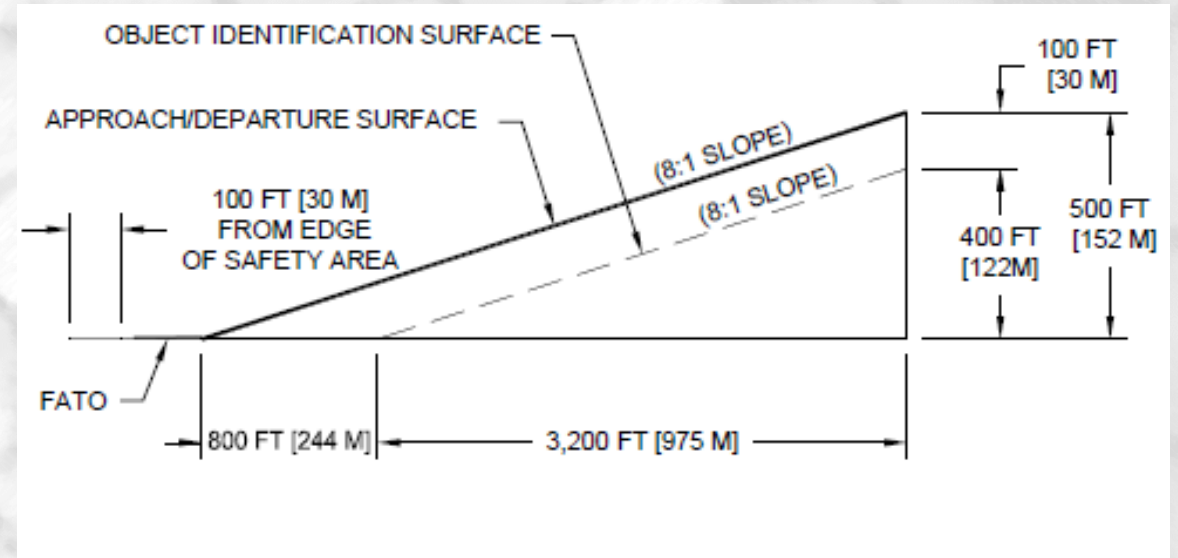
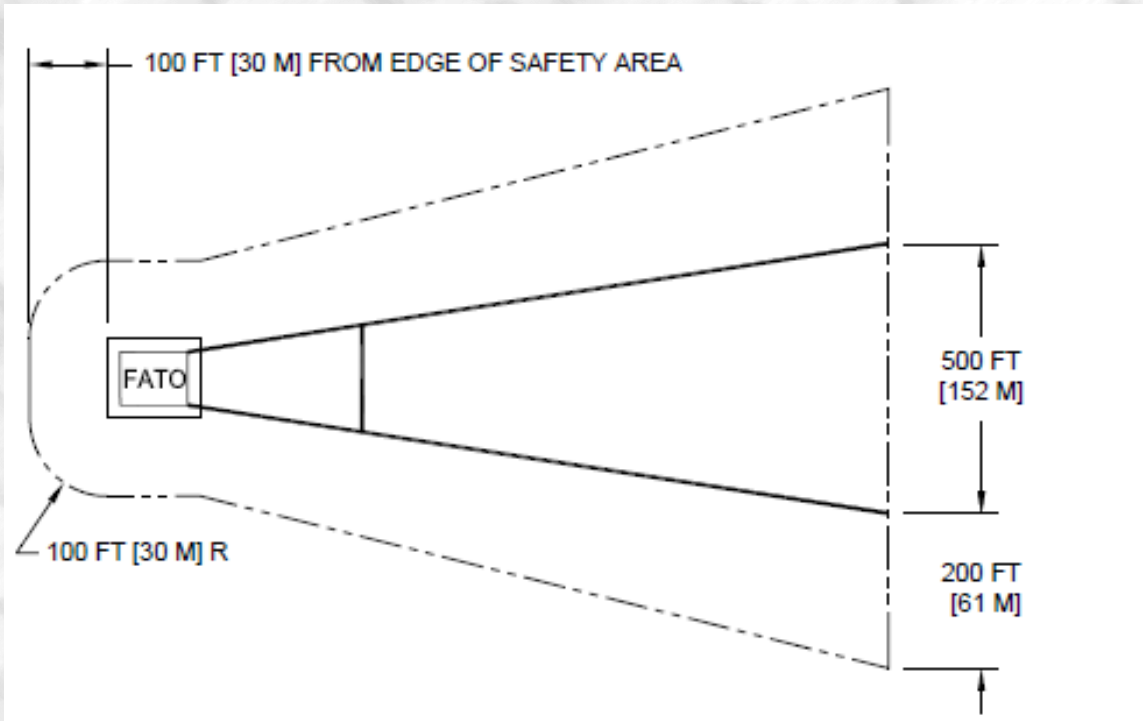
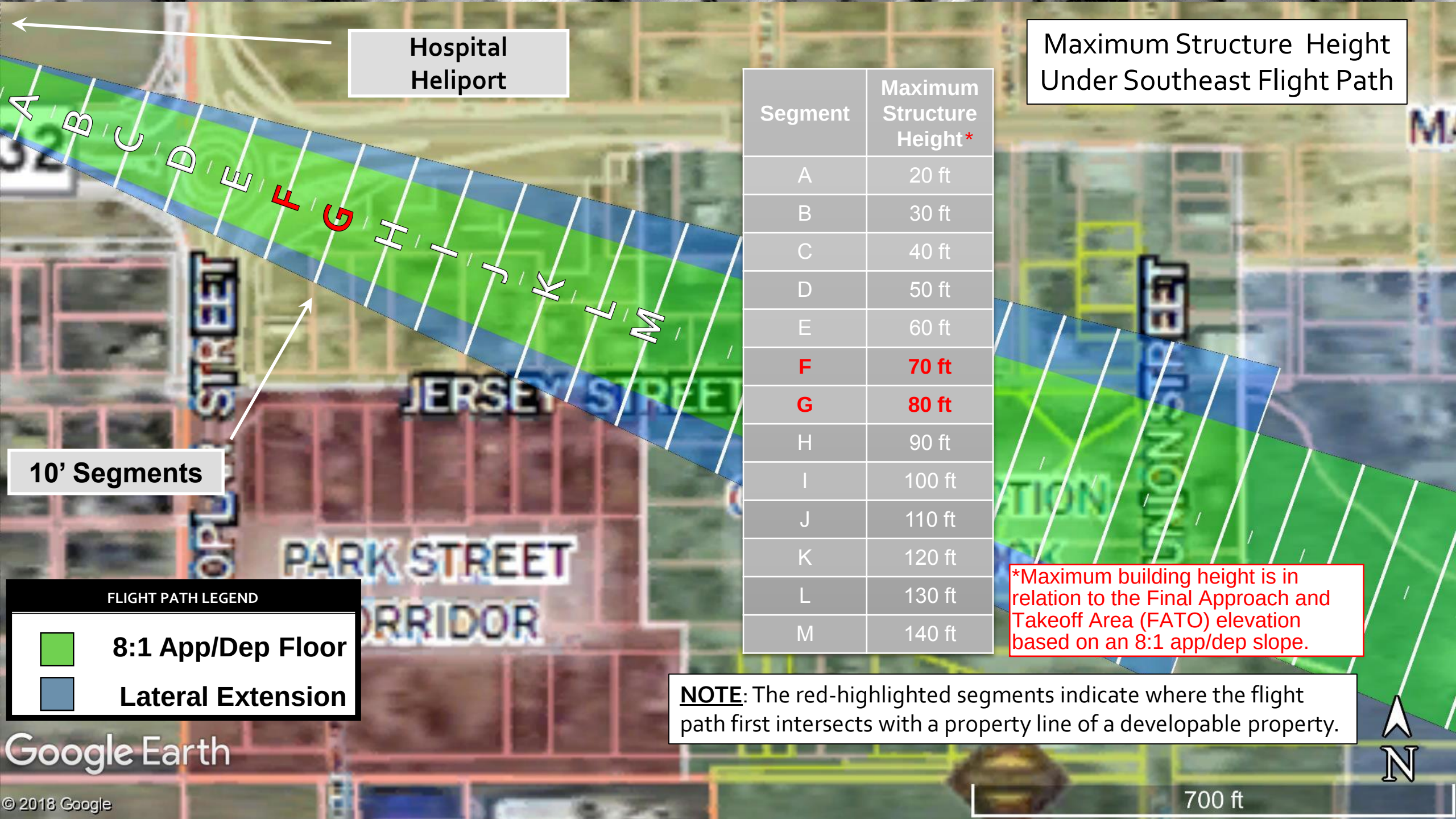


EXHIBIT D
DEVELOPMENT AREA IMPACT



Hospital
Heliport

Maximum Structure Height
Under Southeast Flight Path

Segment	Maximum Structure Height*
A	20 ft
B	30 ft
C	40 ft
D	50 ft
E	60 ft
F	70 ft
G	80 ft
H	90 ft
I	100 ft
J	110 ft
K	120 ft
L	130 ft
M	140 ft

*Maximum building height is in relation to the Final Approach and Takeoff Area (FATO) elevation based on an 8:1 app/dep slope.

NOTE: The red-highlighted segments indicate where the flight path first intersects with a property line of a developable property.

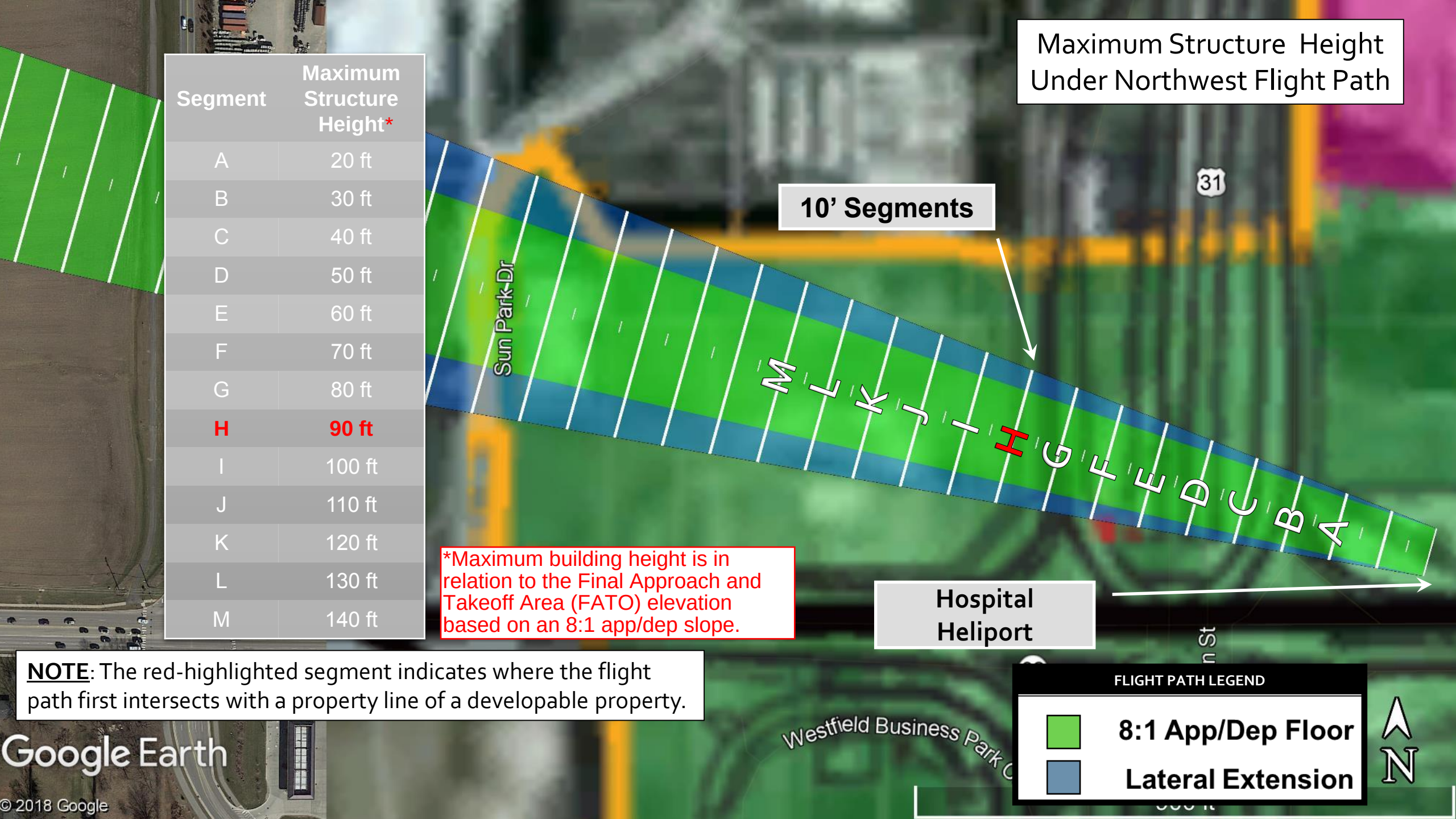
10' Segments

FLIGHT PATH LEGEND

8:1 App/Dep Floor

Lateral Extension

Google Earth



Segment	Maximum Structure Height*
A	20 ft
B	30 ft
C	40 ft
D	50 ft
E	60 ft
F	70 ft
G	80 ft
H	90 ft
I	100 ft
J	110 ft
K	120 ft
L	130 ft
M	140 ft

*Maximum building height is in relation to the Final Approach and Takeoff Area (FATO) elevation based on an 8:1 app/dep slope.

NOTE: The red-highlighted segment indicates where the flight path first intersects with a property line of a developable property.

Maximum Structure Height Under Northwest Flight Path

10' Segments

Hospital Heliport

FLIGHT PATH LEGEND

8:1 App/Dep Floor

Lateral Extension

GRAND JUNCTION TASK GROUP

MEETING DECEMBER 4, 2018

AT THE DOWNTOWN WESTFIELD ASSOCIATION OFFICE

The Grand Junction Task Group (GJTG) met Tuesday December 4, 2018 at 10:00 A.M. The meeting was held at the Downtown Westfield Association office (120 Camilla Court). There were 13 people in attendance.

Scott Tripp of Riverview Health introduced Rex Alexander of Five-Alpha LLC. and Nathan Winslow, PE of American Structurepoint, Inc. After a presentation to the group and some discussion it was determined that the GJTG was in full support of the Riverview Helicopter pad as presented.

As always contact me with any questions you may have.

Thanks!

Teresa Otis Skelton, Executive Director
Downtown Westfield Association
317-508-3392



Westfield–Washington Advisory Plan Commission (APC)
Minutes of the January 22, 2019 APC Meeting
Presented for approval: February 4, 2019

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, January 22, 2019, scheduled for 7:00 p.m. at the Westfield City Hall.

Opening of Meeting: 7:00 p.m.

Roll Call: Noted presence of a quorum.

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

Members Absent: All Present

City Staff Present: Matt Skelton, ECD; Director Kevin Todd, Senior Planner; Pam Howard, Senior Planner; and Brian Zaiger with Krieg DeVault.

APPROVAL OF MINUTES:

Motion: Approve January 7, 2019 meeting minutes as written.

Motion: Hoover; Second: Kelleher. Motion passed. Vote: 9-0.

REVIEW OF RULES AND PROCEDURES

Todd reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

1810-DDP-27

Wendy's at Chatham Commons

Northwest Corner of 19th Street and Westmore Lane

WFOH Westfield, LLC by American Structurepoint, Inc. requests Detailed Development Plan review of a 2,844 square foot restaurant on 0.90 acres +/- in the Chatham Commons PUD District.

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

Motion: Approve the Consent Agenda as presented.

Motion: Horkay; Second: Maue. Motion passed. Vote: 9-0.

ITEMS OF BUSINESS

1901-ODP-04

Lindley Run

1901-SPP-04

Southeast Corner of 196th Street and Grassy Branch Road

Olthof Homes, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat approval of 423 lots on 106.5 acres +/- in the Lindley Run PUD District.

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

Todd presented an overview of this petition requesting and Overall Development Plan and Primary Plat approval.

No APC comments.

Motion: Approve 1901-ODP-04 & 1901-SPP-04 with the following condition:

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

Motion: Horkay; Second: Smith. Motion passed. Vote: 9-0.

1812-PUD-31

Chatham Hills PUD Amendment V

North of 199th Street, West of the Monon Trail, East of Horton along Chatham Brook Drive
Chatham Hills LLP by Henke Development Group LLC requests a change in zoning of 68.18 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Chatham Hills PUD District.

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

Howard presented and overview of this request for a change in zoning.

Hoover requested an updated of the 199th Street curve connection.

John Nail, Westfield City Engineer responded that the curve has been designed per the 25 MPH standard and that the additional right-of- way being dedicated by Chatham Hills would allow for the improvement.

Motion: Forward 1812-PUD-31 to the City Council with a positive recommendation.

Motion: Woodard; Second: Willis. Motion passed. Vote: 9-0.

PUBLIC HEARING ITEMS

1902-PUD-02

Junction PUD Amendment (Riverview Hospital)

[PUBLIC HEARING]

Northeast Corner of US 31 and SR 32

Riverview Hospital by American Structurepoint, Inc. requests an amendment to the Junction PUD District in order to accommodate a helipad for a hospital use.

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

Todd presented an overview of this request adding that, at Staff's request, the petitioner expanded the scope of their notice to surrounding properties given the unique nature of the request.

Rex Alexander, a heliport design consultant with Five-Alpha LLC, presented on behalf of the petitioner. He detailed the elements and design of this petition including federal safety requirements and how the heliport' flight paths were designed to accommodate the City's stated plans for redevelopment of the downtown area with potential taller buildings.

Public Hearing for 1902-PUD-02 opened at 7:26 p.m.

No Public Comments.

Public Hearing for 1902-PUD-02 opened at 7:27 p.m.

Maue asked how landscaping would be impacted by the helipad. He also asked how pedestrians would be kept out of the heliport area.

Nathan Winslow, a civil engineer with American Structure point, representing the petitioner, stated that some of the required landscaping near the heliport area would need to be relocated elsewhere on-site, in order to keep a safe, obstruction-free zone for the helicopters.

Agendas for all City meetings are updated and available at our website.

Website: <http://www.westfield.in.gov> | Economic and Community Development Department E-mail: community@westfield.in.gov

Scott Tripp with Riverview Health stated that the hospital has 24-hour security personnel, and that they would ensure the area was clear of pedestrians prior to a helicopter landing/take-off.

Hoover asked about the frequency of helicopter use.

Tripp responded that at the Riverview Hospital site in Noblesville, frequency is usually less than once per month. He estimated that the Westfield site would see a similar amount of usage.

Hoover added that most of the flights would be outbound for patients being sent to other, larger medical facilities.

Woodard stated that he appreciates that this helipad is being proposed, and that the benefits of this proposal outweigh any potential negatives/inconveniences that it may cause.

Maue asked about lighting and marking of obstructions of the helipad.

Alexander responded that they would work with the City regarding any nearby development and that strict criteria would be followed.

Hoover asked about changing the flight path if a taller structure might be proposed.

Tripp committed to working with all impacted parties and making any necessary adjustments to the flight paths in that instance.

Woodard asked how redeveloping neighboring properties will be made aware of the flight path restrictions.

Alexander stated that they have filed with the State and the FAA. He added that any time anyone within the 4,000-feet in length airspace builds anything, that applicant is notified by the State and/or FAA of any airspace restrictions.

Skelton added that the City will also be aware of this matter and advise the other petitioners of the restrictions. He also suggested to add Riverview to the Technical Advisory Committee review process to help ensure any issues are properly identified and addressed at the beginning of our processes.

CONTINUED ITEMS

1901-PUD-01
[PUBLIC HEARING]

Monon Crossing PUD
827 State Road 32 East

Midland Atlantic Properties requests a change of zoning of 3.42 acres +/- from AG-SF1: Agricultural / Single-Family District to the Monon Crossing PUD District.
(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

1901-ODP-01
1901-SPP-01
[PUBLIC HEARING]

Monon Crossing
827 State Road 32 East

Monon Crossing by Midland Atlantic Properties request an Overall Development Plan and Primary Plat review of 2 lots on 3.42 +/- acres in the proposed Monon Crossing PUD District.
(Planner Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

1901-ODP-02
1901-SPP-02

Westgate

Northeast Corner of 166th Street and Towne Road

CalAtlantic Homes of Indiana, Inc. (n/k/a Lennar) and Pulte Homes of Indiana, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 676 lots on approximately 230 acres +/- in the Westgate PUD District.
(Planner: Caleb Ernest ▪ CErnest@westfield.in.gov)

1901-ODP-03

Emory Trace

Agendas for all City meetings are updated and available at our website.

Website: <http://www.westfield.in.gov> | Economic and Community Development Department E-mail: community@westfield.in.gov

- 1901-SPP-03** *Southeast Corner of 193rd Street and Casey Road*
Platinum Properties Management Co., LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat review of 79 lots on 37.26 acres +/- in the Springmill Trails PUD District.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)
- 1812-PUD-30** **Springmill Trails PUD Amendment – Gristmill Crossing: Residential District**
West side of Ditch Road, approximately 825 feet south of Crosswater Way
William Tres, LLC by Onpointe Land Matters, LLC requests an amendment to the Springmill Trails PUD District to change approximately 58.26 acres +/- of the existing Mixed-Use District and Commercial District of the Springmill Trails PUD District to the Gristmill Crossing: Residential District in order to allow single-family residential development.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)
- 1812-ODP-20** **Gristmill Crossing – Residential Subdivision**
West side of Ditch Road, approximately 825 feet south of Crosswater Way
William Tres, LLC by Onpointe Land Matters, LLC requests Overall Development Plan and Primary Plat review of 178 lots on approximately 58.26 acres +/- in the Gristmill Crossing: Residential District of the Springmill Trails PUD District.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)
- 1812-ODP-22** **Grand Park**
19000 Grand Park Boulevard
The City of Westfield by American Structurepoint requests Overall Development Plan and Primary Plat review of 2 lots and 3 blocks on approximately 399.36 acres +/- in the Grand Park PUD District.
(Planner: Kevin Todd ▪ KTodd@westfield.in.gov)
- 1805-PUD-09** **Lyons Team PUD**
750 Liberty Drive
Lyons Team requests a change of zoning of approximately 0.09 acre +/- from SF3 Cluster District to the Lyons Team PUD District to accommodate a real estate office.
(Planner: Pam Howard ▪ PHoward@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Economic and Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting

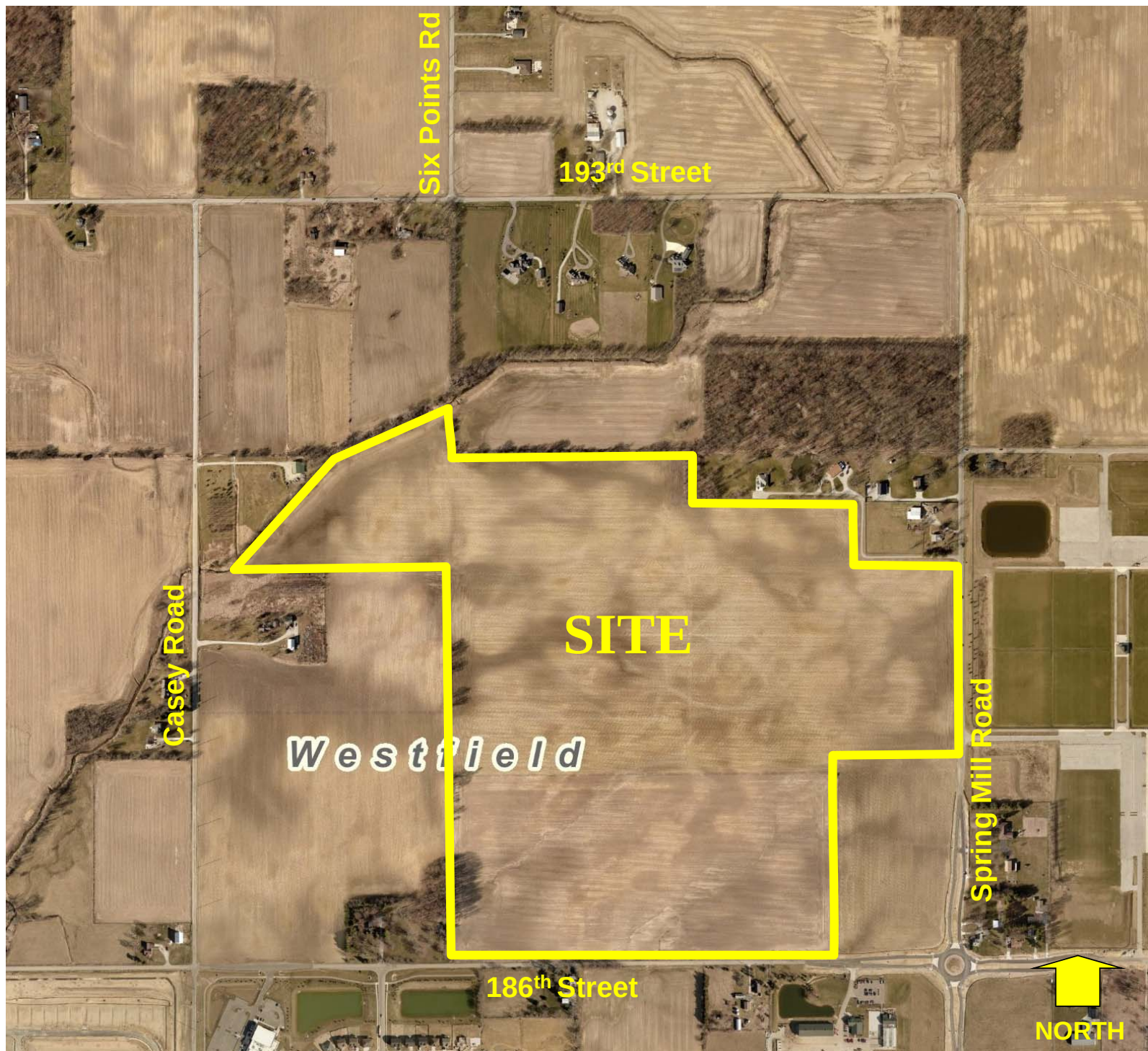
Motion: Kelleher; Second, Willis. Motion passed 9-0.

Meeting adjourned at 7:40 p.m.

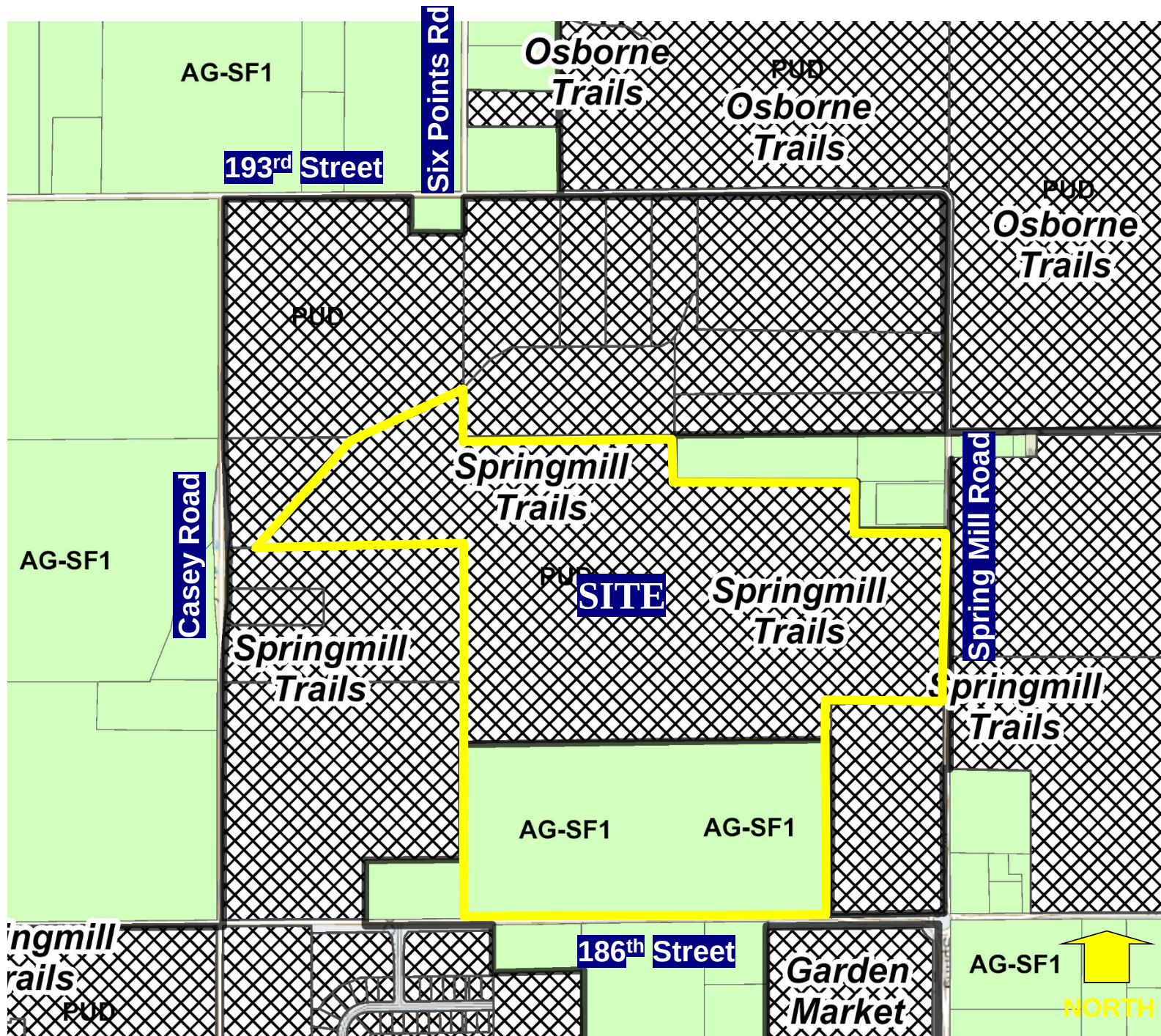
Randell Graham, President

Andre Maue, Vice President

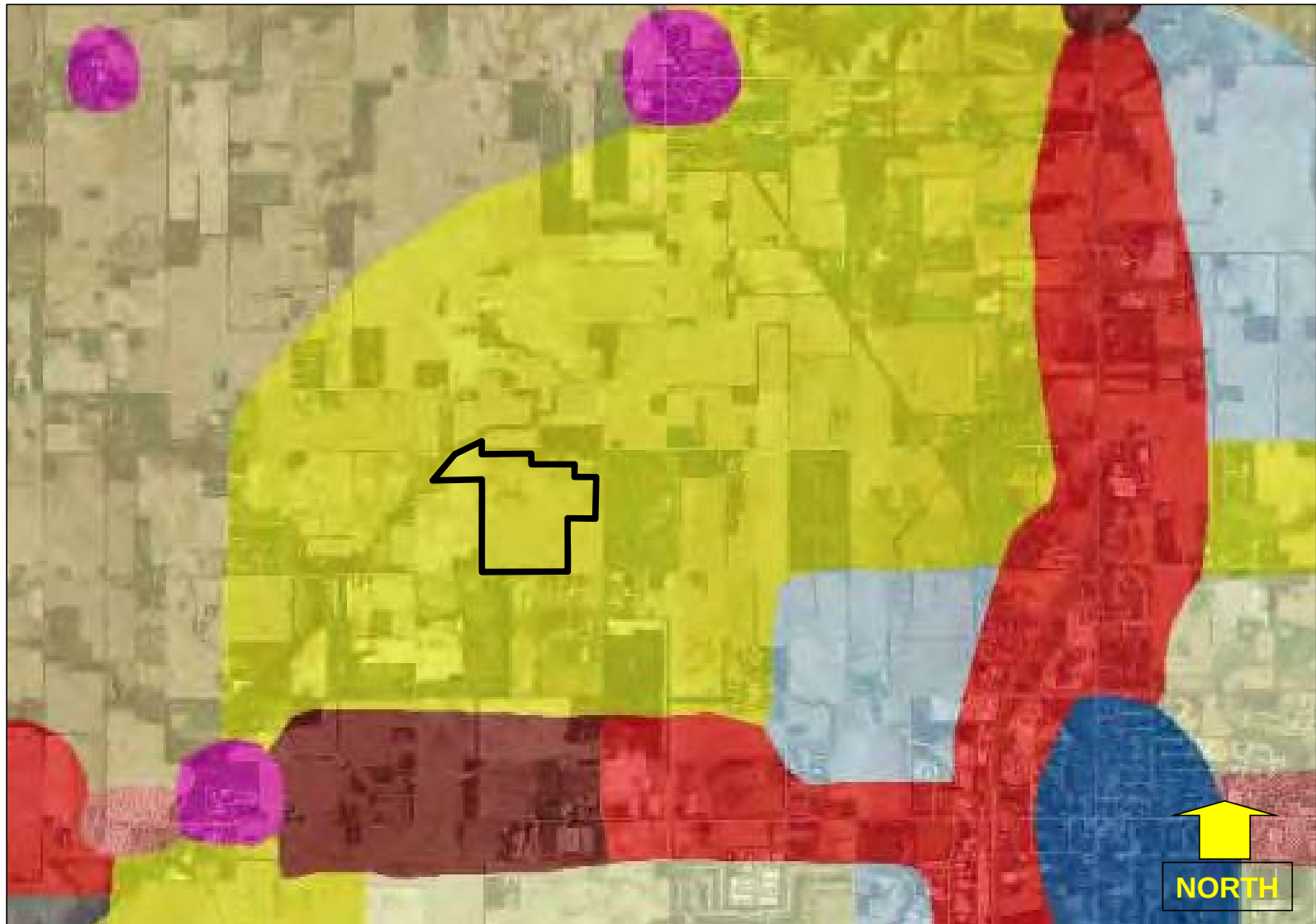
Matthew S. Skelton, Esq., Secretary



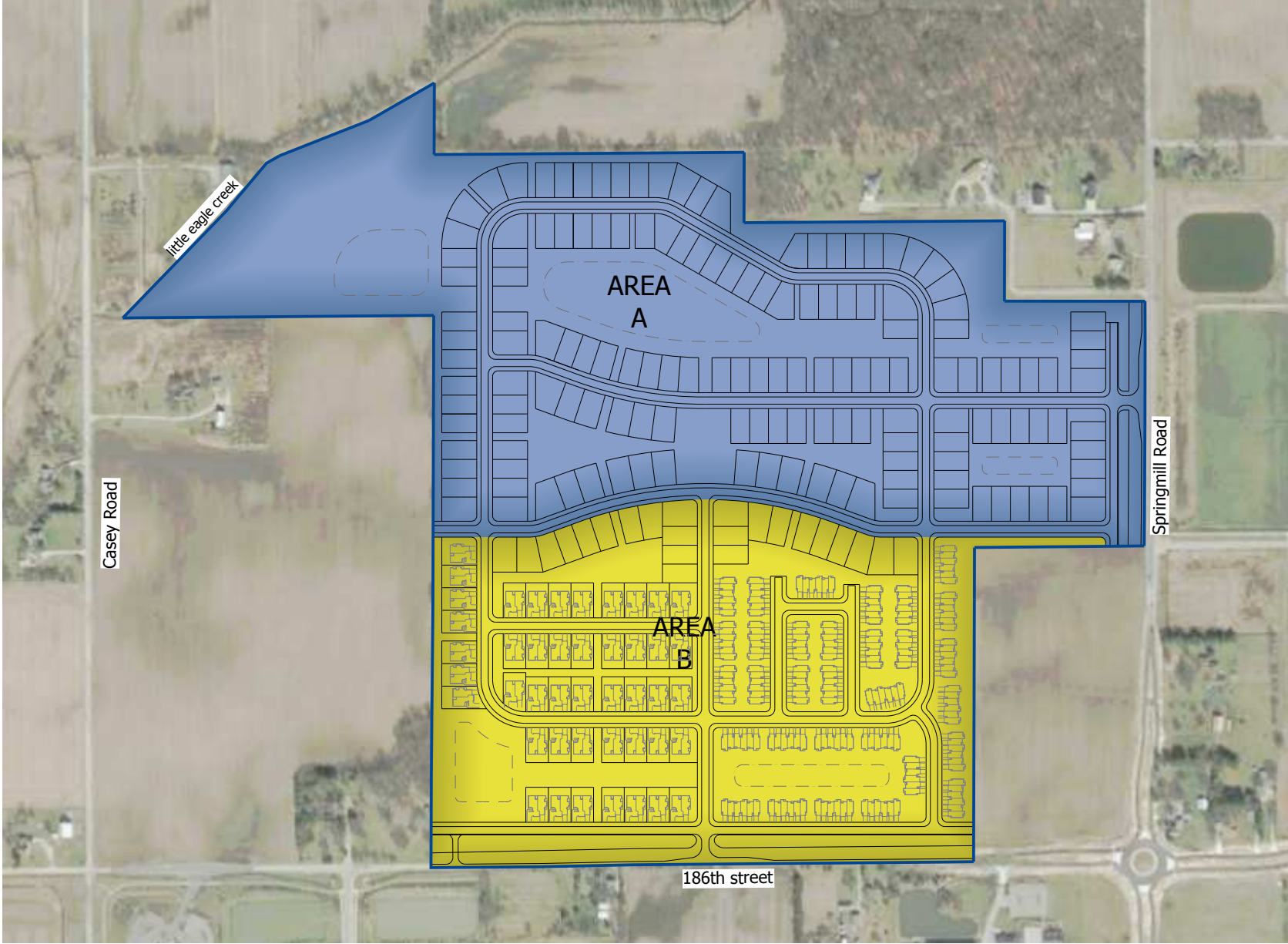
Lancaster PUD
Site Location Map

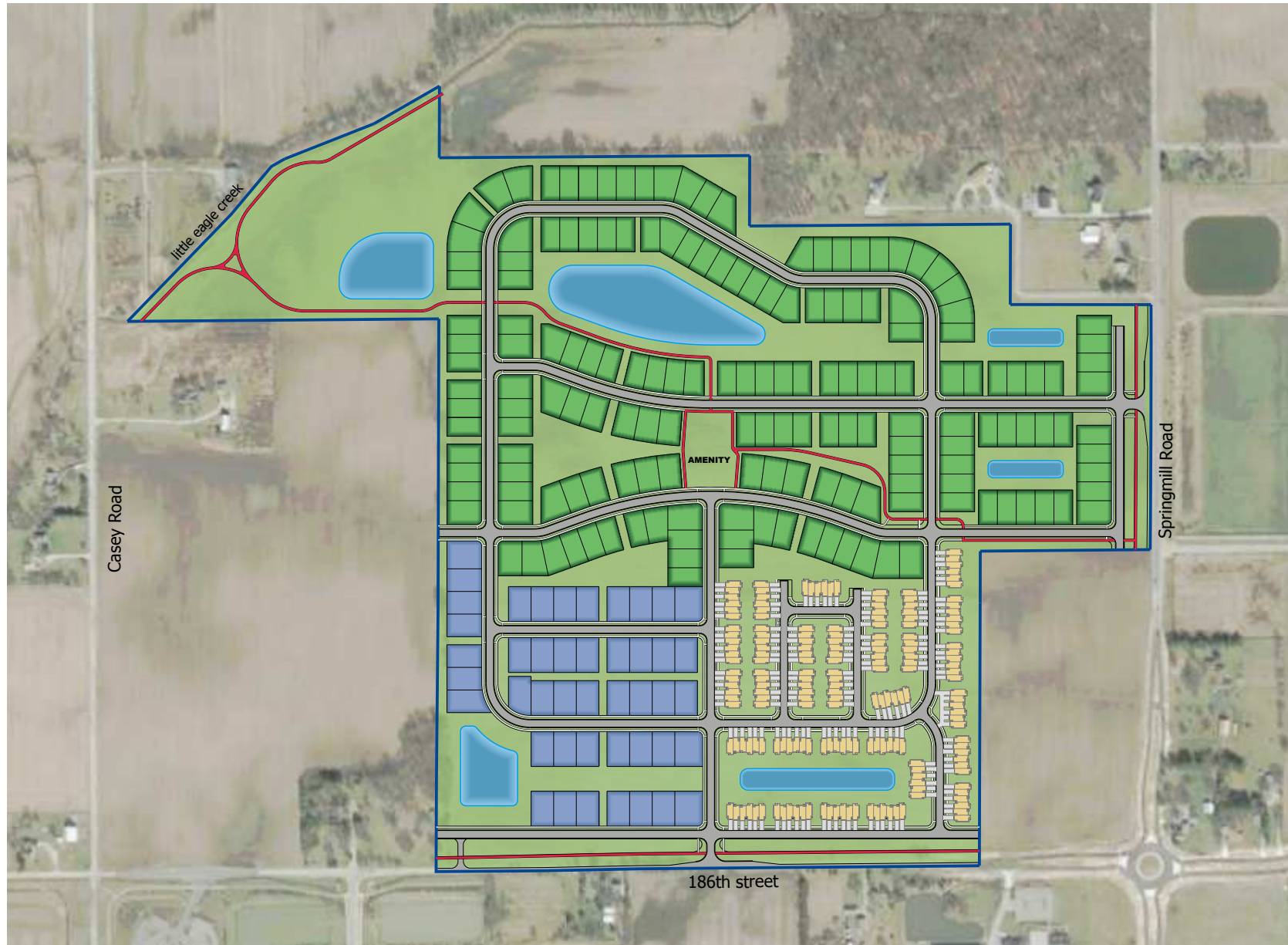


Lancaster PUD
Site Zoning Map



**Lancaster PUD
Comprehensive Plan Map**







Elevation C



Elevation A

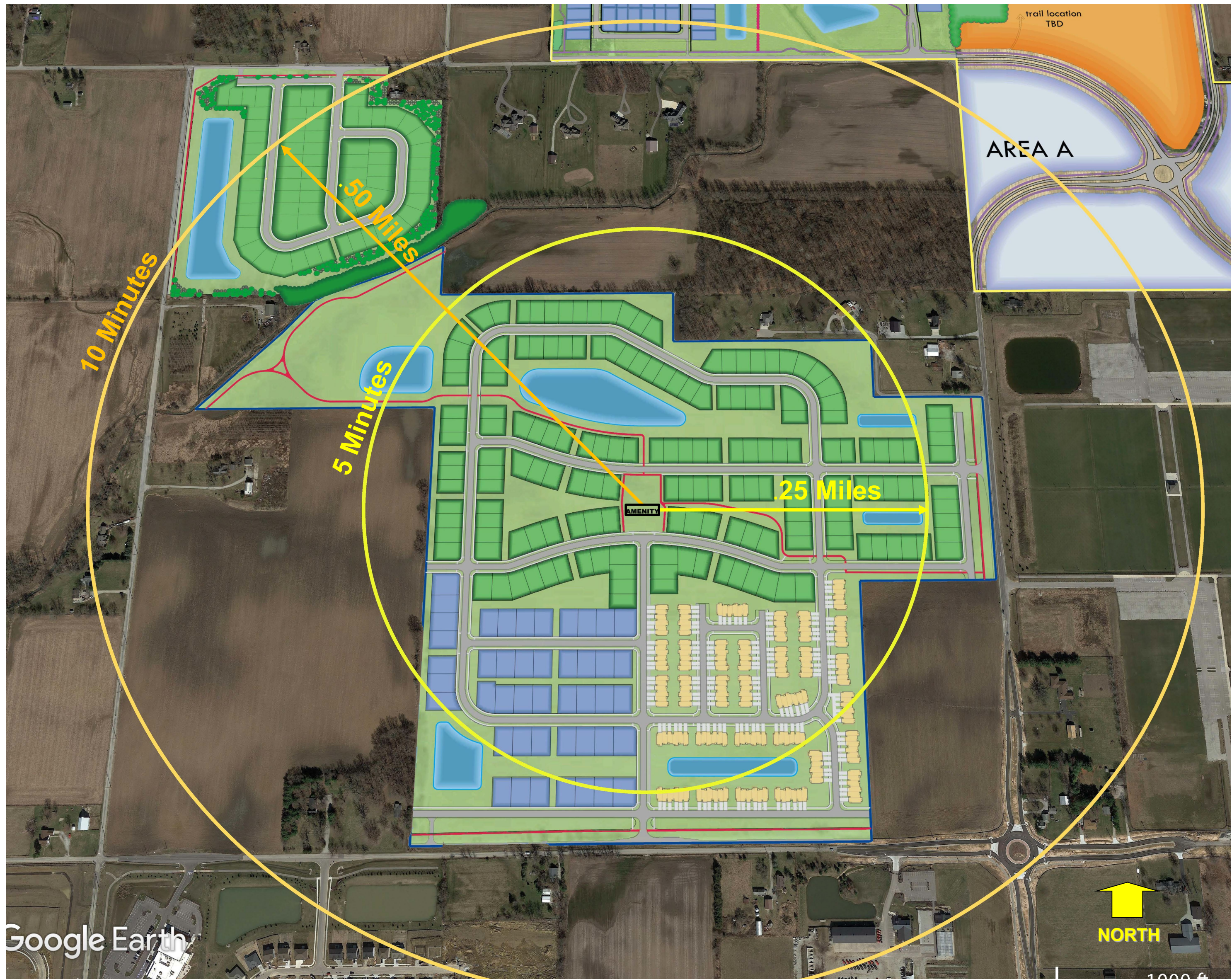
Elevation B

Elevation D

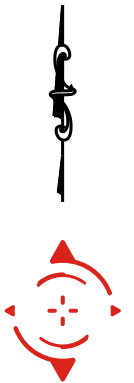
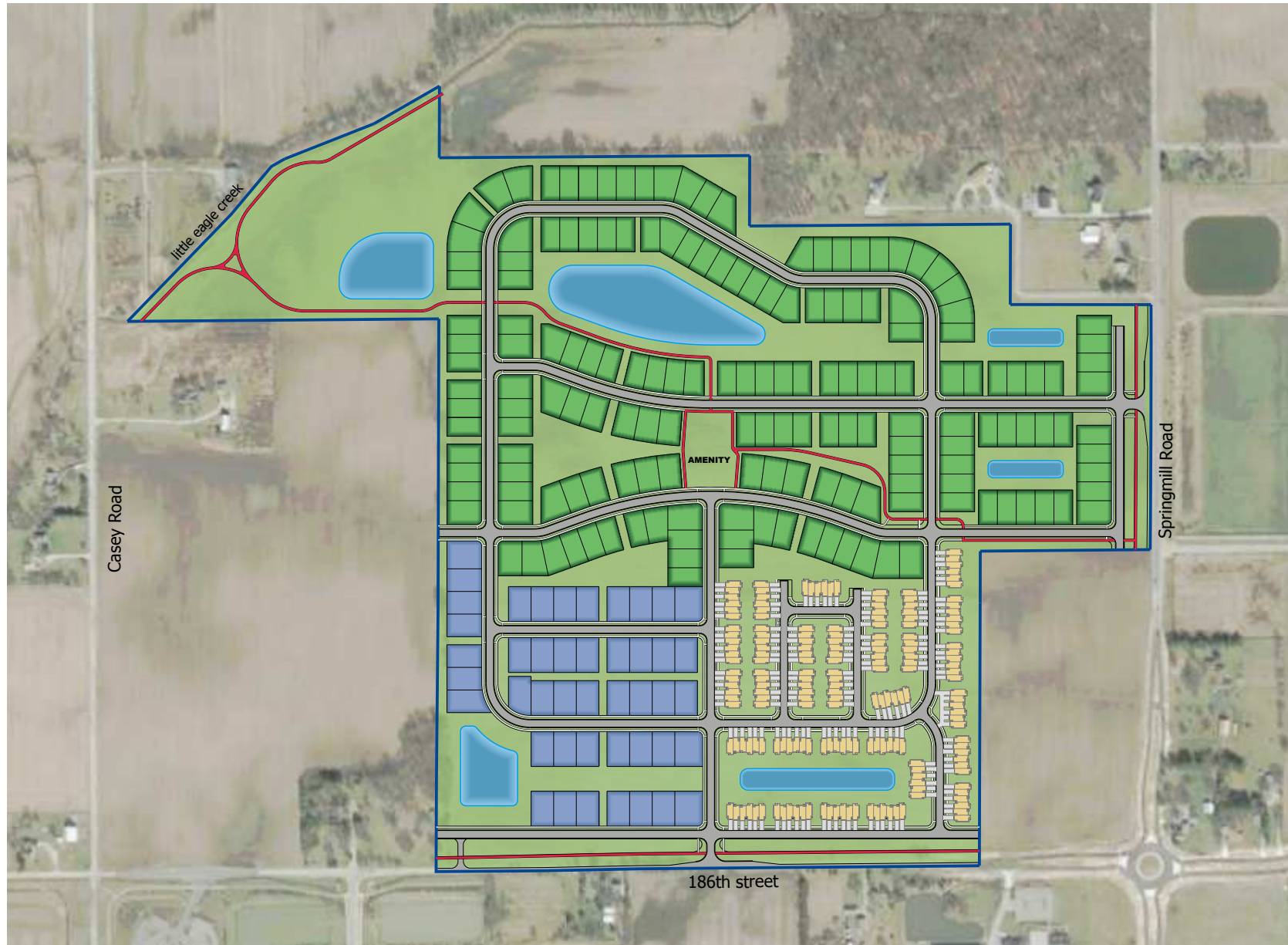


Multiple Home Product Types





Proximity Map
Site Location Map



WRITTEN PUBLIC COMMENTS

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

Enclosed Attachments:

February 04, 2019 Public Hearing

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

To Whom it may concern.

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

Thank you for your time.

Guy Markusfeld

gmarkusfeld@aim.com

317-727-1536

To whom it may concern:

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

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

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

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

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

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

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

The documents of this agreement are attached.

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

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

Thank you for your time.

Sincerely,

Guy Markusfeld

gmarkusfeld@aim.com

317-727-1536

16412 Oak Road, Westfield IN 46074

WILFONG

LAND COMPANIES

June 26, 2006

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

Re: Commitments regarding buffering from Eagle Station:

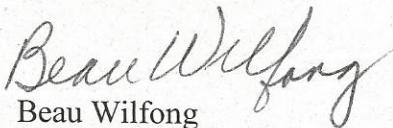
Dear Ms. Markusfeld

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

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

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

Sincerely,


Beau Wilfong



June 22, 2006

Guy Markusfeld

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

7 to 8' TALL NORWAY SPRUCE

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

PRESERVED
TREES

MARKUSFELD
SIDE

MARKUSFELD
SIDE

3:1 OR 2:1
SLOPE

8'

2:1 SLOPE

8' MOUND

8' SHADOW BOX FENCE

8' MOUND

HOME

DRIVE

GATE SCALLOPED SHADOW BOX FENCE 6'

BLD

POSSIBLE FUTURE MOUND

MOUND SIMILAR TO COUNTRYSIDE MOUND ALONG SPRINGMILL ROAD

To whom it may concern;

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

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

Thank you!

Todd M. Graham

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

Hello,

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

Sincerely,

Adam Goodnight
955 W. Edenbridge Way

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

Sent from my iPhone

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

Sincerely,

Paul and Sarah Phelps

Residents of Spring Orchard

Good Afternoon.

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

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

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

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

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

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

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

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

Thanks so much for listening.

Kim Plumer

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

Thanks again!

Kim Plumer



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 4, 2019
1812-PUD-30
Exhibit 1

Docket Number: 1812-PUD-30 (Ordinance No. 18-52)

Petitioner: William Tres, LLC, by OnPointe Land Matters, LLC

Request: An amendment to the Springmill Trails PUD District to change the zoning of approximately 57.63 acres +/- to the Gristmill Crossing: Residential District to accommodate a Single-Family residential development.

Current Zoning: Springmill Trails PUD District (Ord. 11-19)

Current Land Use: Undeveloped / Agricultural

Zoning History: 1101-PUD-02 Springmill Trails PUD (Ord. 11-19)

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibits
5. Gristmill Crossing Amendment Ord. 18-52
6. Redlined Ordinance 18-52
7. Issue List
8. Petitioner's Summary of Changes & Response to Issue List
9. Concept Plan Comparison
10. Amenity Exhibit
11. Neighborhood Meeting Summary
12. Public Comment

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the December 10, 2018, City Council meeting. The petition received a public hearing at the December 17, 2018, Advisory Plan Commission (the "APC") meeting.

PROJECT OVERVIEW

Project Location: The Petitioner is requesting an amendment to the Springmill Trails PUD District to change the zoning of approximately fifty-eight (58) acres generally located west of the intersection of Ditch Road and Casey Road (the "Real Estate") (see **Exhibit 2**).

Property History: The original Springmill Trails PUD District (Ord. 11-19) was adopted in 2011, and included approximately 900 acres (the "Original PUD Ordinance"). The Property is located within the Mixed-Use and Commercial areas of the Original PUD Ordinance. This proposal will replace and supersede the Original PUD Ordinance for the Real Estate.

Original PUD Ordinance: The Real Estate is located within the Mixed-Use and Commercial areas of the Original PUD Ordinance. Permitted uses include a variety of retail, office, and industrial uses; as well as Multi-Family Residential.

AMENDMENT REQUEST

The Petitioner requests this amendment to modernize the Original PUD Ordinance in accordance with the Unified Development Ordinance, and permit Single-Family Residential development with the standards set forth in the Proposed Ordinance. In effect, the proposed ordinance will replace and supersede the Original PUD Ordinance in its entirety, as it applies to the Real Estate, and would be known as the “Gristmill Crossing Residential District” (the “Proposed Ordinance”).

Default Standards: The Proposed Ordinance (see **Exhibit 5**) divides the Real Estate into two (2) subareas, as depicted on the Concept Plan (see **Exhibit 3**). The Underlying Zoning District for both area is proposed as SF5: Single-Family High Density District.

General Regulations: The table below outlines the lot standards for each area, as compared to the UDO’s requirements for SF5 lots (the proposed underlying zoning district).

	AREA I	AREA II	UDO (SF5)
Maximum Number of Dwellings*	87	90	N/A
Min. Lot Area	5,400 SF	5,400 SF	7,000 SF
Min. Lot Frontage	40’	40’	40’
Min. Front Yard Setback	20’	20’	20’
Min. Side Yard Setback	5’	5’	8’
Min. Rear Yard Setback	15’	15’	20’
Min. Lot Width	50’	50’	40’
Max. Building Height	Two stories	Story and one-half	25’
Min. Living Area (Total)			
One Story	1,400 SF	1,300 SF**	800 SF
Two Story	1,800 SF	N/A	650 SF (ground floor)
*The maximum number of Dwellings within each Area may vary by up to ten percent (10%); however, in no case may the maximum number of Dwellings on the Real Estate exceed 177.			
**However, a maximum of fifteen percent (15%) of the Dwelling Units within Area II may have a Minimum Living Area of 1,180 square feet.			

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

Architectural Standards: The proposed PUD Ordinance defaults to the UDO's single-family architectural standards (Article 6.3(C)) and includes additional architectural requirements for single-family homes. The additional requirements address streetscape diversity; building materials; corner breaks; windows; stoops and porches; roof design; and garage doors. The PUD Ordinance also incorporates a Character Exhibit (see **Exhibit 4**) that is "designed to capture the intended architecture of Dwellings to be constructed on the Real Estate within each Area".

Landscaping Standards: The proposed PUD Ordinance defaults to the UDO's landscaping standards, with the following exceptions:

External Street Frontage Landscaping: As proposed, the standards of Article 6.8(M)(1) would not apply. Instead the proposed PUD Ordinance would require an eighty (80) foot landscaping area containing a double staggered row of evergreen trees planted 15' on center along Ditch Road, consistent with the Original PUD Ordinance.

Buffer Yard Requirements: As proposed, the standards of Article 6.8(N) would not apply.

Design Standards: As proposed, the PUD Ordinance establishes alternative design standards from the Underlying Zoning District. The development standards of note are briefly highlighted below.

Open Space and Amenity Standards: The Proposed Ordinance increases the minimum open space required to twenty-one percent (21%), from the UDO's requirement of fifteen percent (15%) for the SF5 Zoning District.

Pedestrian Network Standards: In addition to the Pedestrian Network Standards of the UDO, the proposed PUD Ordinance requires pedestrian paths as generally depicted on the concept plan.

CHANGES SINCE THE PUBLIC HEARING

The petitioner has made a number of changes to the Proposed Ordinance in response to Council, Plan Commission, Department, and public comments. The first change is to the Applicability section of the Proposed Ordinance. The petitioner has added a point of clarification that changing the zoning to residential will be deemed the final increase to Residential District 2 of the Original PUD Ordinance; additionally, the area subject to this PUD Ordinance will not be included when calculating an increase or decrease to any of the business districts of the Original PUD Ordinance.

The next few changes were to the General Regulations section of the Proposed Ordinance. The Maximum Number of Dwellings was decreased to 177 from the 180 originally proposed, and the number of units per area was adjusted to reflect what is proposed on the Concept Plan and Primary Plat. Originally, the Proposed Ordinance established a Maximum Building Height of 25' for both areas of the PUD, this has been changed to two stories for Area I and story and one-half for Area II. The last two changes in this section related to the Minimum Living Area for homes in Area II. The Proposed Ordinance increased the minimum for Single Story homes to 1,300 SF from the 1,180 SF originally proposed, while still allowing a maximum of 15% of the Dwelling Units to have the originally proposed minimum of 1,180 SF. The Proposed Ordinance then eliminates the Minimum Living Area for two story homes as they are not permitted in Area II.

Changes were also made to the Development Standards section of the Proposed Ordinance. The Streetscape Diversity standard was updated to apply as an addition to the UDO's standard of the same name, previously it was proposed as a replacement to the UDO standard. Additionally, the Proposed Ordinance now prohibits vinyl and aluminum siding. The last architectural change to the proposal was to increase the Minimum Roof Overhang to twelve (12) inches, from the eight (8) that was previously proposed. One change was made to the Landscaping Standards as well. The Proposed Ordinance now defaults to the Minimum Lot Landscaping Requirements of the UDO instead of proposing an alternative standard.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as "Suburban Residential". The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

The development policies for "Suburban Residential" include: (i) promote the protection of the existing suburban character of the area; (ii) ensure that new development adjacent to existing suburban is properly buffered; (iii) ensure development occurs in a way that is contiguous with existing development; (iv) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (v) prevent monotony of design and color that applies to the collective impact of an entire development; (vi) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; and (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities.

The development policies for “residential design standards” include: (i) encourage neighborhoods that do not have the appearance of “production” housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of “cookie cutter” subdivisions.

The development policies for “open space and recreation” include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open space is of importance and should not be an afterthought based on a determination of unusable land.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Secondary Arterial: Ditch Road, (ii) Local: Sunbrook Way, and (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) District are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held at the December 17, 2018, 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: Forward a recommendation to the City Council.**
2. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

WRITTEN PUBLIC COMMENTS

Docket Number: 1812-PUD-30 & 1812-ODP-20 & 1812-SPP-20
Petitioner: William Tres, LLC
Request: Petitioner requests an amendment to the Springmill Trails PUD District to change the zoning of approximately 57.63 acres +/- to the Gristmill Crossing: Residential District to accommodate a Single-Family residential development.

Enclosed Attachments:

February 4, 2019 Recommendation

- | | |
|----------------------------|------------|
| 1. Graham, Todd M. | (11/07/18) |
| 2. Larsen, Christopher | (12/17/18) |
| 3. Dickman, Joe | (12/18/18) |
| 4. Misinski, Maureen | (12/20/18) |
| 5. Schueler, Aaron | (12/20/18) |
| 6. Perry, Aaron | (12/21/18) |
| 7. Schueler, Aaron | (01/13/19) |
| 8. Haaning, Claudia | (02/04/19) |
| 9. Burke, Dee | (02/04/19) |
| 10. Phelps, Paul and Sarah | (02/04/19) |

To whom it may concern, as a resident living at 1250 Hazy Falls Blvd. in Water's Edge at Springmill Trails, Westfield, I'd like to express my excitement and support for the npoint proposed change of zoning, from the existing mixed-use and commercial districts to permit a single-family neighborhood. I am referring to the 58 acres located on the West of Ditch Road, approximately 1,100 feet North of State Highway 32 in Westfield, Hamilton County, Indiana.

Recently a large number of Water's Edge Residents have gathered to express their desire to move from the area based solely on concerns for that commercial use of the property. Residents would; however, remain comfortably in the area if the npoint proposal was allowed. Residential homes built in similar fashion would be beneficial and a welcomed addition to the area.

Thank you,

Todd M. Graham
Veteran USAF, (317) 476-1137

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

Pamela Howard

From: Christopher Larsen <cslarsen@ymail.com>
Sent: Monday, December 17, 2018 1:30 PM
To: APC
Subject: 1812-PUD-30

Members of APC,

I'm writing you as I am not sure if I will be able to make it to the public hearing regarding 1812-PUD-30 (PUD). I am opposed to this development. The reason I am opposed is that this is the only area near where the planned Springmill Trails PUD amenity center is going that is not yet developed. This is important, because we have been promised an amenities area for all of the Springmill Trails neighborhoods and I'm not sure the 2.5 acres near the roundabout, east of this development, will be large enough. If this PUD is developed as planned there will be no space to adjust for the amenity center that has not been approved yet.

My greatest concern is parking. The current plans I have seen for the amenity center show a total of 10 parking spaces planned. There are 204 lots in Spring Orchard and 70 lots in Shelton Cove and I'm pretty sure most of those residents will driving, and not walking, across Casey Rd to visit their amenities. I believe most residents from William Trace and Waters Edge West will also be driving their family to the pool. 10 parking spaces is nowhere near enough. I have seen a neighborhood like Countryside easily fill its parking lot. For prospective Countryside has around 969 lots, not counting Townhomes at Countryside or Mapleton at Countryside, with this PUD Springmill Trails will be around 778 homes.

The second concern I have is traffic. Per the plans, the main access to the amenity center will be through Waters Edge via Viewpoint Ln and the new road being built with this PUD. I don't know of a better way, but there will be increase traffic to on these roads and by these homes.

My final concern is following through on promises. Springmill Trails was approved back in 2011 and that plan fell through. Now the new developers are hiding behind the excuses of having to find the money and having to piece it together. We have gotten a letter early this year from our HOA and we were promised a playground in fall of this year, but never got it. Currently, I can not trust that this center will fit the needs of Springmill Trails or that it will be built by Memorial Day of 2019, which is the current date we have gotten from the developer, Travis May. My family specifically chose the neighborhood we built in due to the promised amenities. We were not told at that time that the amenities would be shared amongst so many neighborhoods. Since that is the case, then the amenities need to be such that can accommodate 700+ homes. Lastly, when we built in our neighborhood, we paid \$1000 towards to amenities. I believe all the neighborhoods of Springmill Trails were asked to do so. If that is the case, why has this project not been able to be funded? Although I understand and sympathize with the developers that another neighborhood is needed, I think the amenities need to be addressed first.

On a side note, I know that the Neighbor Meeting took place and only adjacent properties need to be invited, but this PUD is part of Springmill Trails and, I believe, all neighborhoods of Springmill Trails should have been invited to the that meeting.

Thank you for listening and taking the time to read this!

Christopher Larsen

1275 Reichart Dr, Westfield, IN 46074
317-697-2724

Pamela Howard

From: Joe Dickman <joedickman32@gmail.com>
Sent: Tuesday, December 18, 2018 6:08 PM
To: APC
Subject: Gristmill Crossing Neighborhood.

Hello Everyone,

My name is Joe Dickman and I live at 1299 Hazy Falls Blvd and have since 2015. I was at the meeting last night and I believe I was the only one besides Maureen that is going to be directly affected by the development. I get the amenities are important to some more than others and I don't quite understand why a pool is a number one priority.

Honestly, if they build the pool where they have it now for five neighborhoods and 1k houses it is going to be a joke. There is no way that piece of land will be big enough for a pool for that many houses and it will just cause needless HOA dollars to maintain it. Can't they just put in the middle of the new neighborhood? Make them dedicate some land to it since MI, Arbor, and Ryan were not made to.

That is another thing I have never been able to understand, how can the city require a developer to put something in and then have the residents pay to maintain it? My family will never use it because it will be so overcrowded that it won't be enjoyable and if anyone thinks it won't they are crazy, but I will still have to pay HOA dollars to maintain it.

We have 19 kids just on my street that are out every summer and hard telling how many kids in the neighborhood. I know there is enough that one school bus is dedicated just to Waters Edge if that gives you an idea. So why not build basketball courts, tennis courts, playgrounds, and trails? Westfield it putting a giant YMCA right down the road everyone can swim there. If the developer has 509k right now throw in a couple of playgrounds, finish the trails, and put in other things than an overcrowded money pit of a pool.

As you can tell I could care less about the amenities but there has to be a middle ground somewhere. My main concern is that houses get approved to be built that is all I really care about. I know you all said this PUD had been in place forever and I was told at one point when they were shooting for apartments that it couldn't be rezoned for houses but I hope this is approved. The last thing we want is more apartments. I honestly think that if you get the developer to build a couple of small playgrounds and finish the trails people will quiet down about the pool. One pool is not going to do it anyway. There are plenty of easements in MI that could take small playgrounds, one on Hazy Falls for sure.

And for the developer to throw the fishing pond and a couple of gazebos out was pretty much a slap in the face. Thank you for your time and I hope to see QUALITY HOUSES behind mine sometime in the future.

Thank you for your time and your hard work.

Joe Dickman

Docket Number: 1812-PUD-30 & 1812-ODP-20 & 1812-SPP-20
Public Hearing 12/17/18

William Tres, LLC

Petitioner requests an amendment to the Springmill Trails PUD District to change the zoning of approximately 58.26 acres +/- to the Gristmill Crossing PUD to accommodate a Single-Family residential development.

Public Comments - 12/19/18

Proximity of Amenity Center to our Home

Our house at 18097 Viewpoint Lane is the last house on the southeast corner of the Waters Edge Development. We have lived here since 2013. Adjacent to our property on the south side is a 25 ft. Common Ground area owned by MI Homes. The distance from our house to the edge of the Common Ground is 25 feet. This means that our house directly abuts the land being proposed for an Amenity Center.

We understand that the Public Hearing held 12/17/18 was to change the zoning to allow for single family home development. We believe it is important for everyone on the Planning Commission and the City Council to know that the proposed Amenity Center for six housing developments in the Springmill PUD is 25 feet from our house.

As the owners of 18097 Viewpoint Lane, we did not buy this house to live next to an Amenities Center with a pool and volleyball court located 25 ft. from our house. With this Center only being 25 feet away we will not have any privacy on our back patio. We currently enjoy our patio and prefer not to be exposed to the increased noise from people and increased traffic.

In the original Springmill PUD plan, Residential 2 was originally not intended as far south as our house is. Originally, single family detached residential homes like ours were not envisioned for mixed use areas, but somehow MI Homes got approval for this.

Are there any regulations that state the acceptable distance between a personal residence and a mixed use area like the Amenity Center?

Personal and financial Impact

Out of all the houses in the six developments, our house is the only one that will be most affected personally and financially. This is not fair or equitable.

We fear that we will not be able to sell our house and if we do, it possibly will have to be sold at a lower price because of the Amenity Center being 25 ft. away and the increased traffic due to opening Viewpoint Lane. I (Maureen Misinski) will be retiring soon and planned to use the equity in this home as part of my retirement funds. I cannot afford to lose money on this house because of the Amenity Center and opening of Viewpoint Lane. It is not fair or equitable to have this burden only placed upon us.

Traffic flow in and out of Gristmill and Waters Edge

The Concept Plan shows two entrances off Ditch Road into Gristmill and two entrances from Waters Edge into Gristmill; one on the west side of Waters Edge - Sunbrook Way and one on the east side - Viewpoint Lane.

We understand the need to connect developments, but cannot support opening Viewpoint Lane unless there is a direct entrance from Ditch Road to the proposed Amenity Center instead of the entrance being off Viewpoint Lane. If you look at the concept plan, you will see the main entrance for the Amenity Center is right off of Viewpoint Lane on the left. The second entrance will be off Ditch Road and through the Gristmill Development.

With six developments using this Amenity Center, the majority of people will come in the main entrance of Waters Edge off Casey Road and then use Viewpoint Lane to get to the Amenity Center. The majority of people will have to drive to the Amenity Center at the proposed location. At the hearing, someone stated that many of the people who will use this Amenity Center will either walk or cycle. We disagree with this statement because the proposed location is not centrally located. People will always use the easiest route and that means increased traffic through the Waters Edge development and an increased safety risk for those who do walk or cycle. In addition, the safety of the neighborhood children is at stake. Currently, when turning onto Viewpoint Lane, many drivers think it is a drag strip, speed up, and go far above the 25 mph. Hardly a week goes by without someone posting about cars speeding through the development.

On Page 5 of the staff report(1812-ODP-20 & 1812-SPP-20), the Development Plan Review Criteria states that management of traffic will be in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community such that:

- 1) The design and location of proposed street and highway access points shall minimize safety hazards and congestion
- 2) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development
- 3) The entrances, street, and internal traffic circulation facilities in the proposed development are compatible with existing and planned street and adjacent development.

Having the main access to the Amenity Center right off Viewpoint Lane does not meet any of these conditions. Viewpoint Lane should remain a dead end street, unless the entrance to the Amenity Center is off Ditch Road and not Viewpoint Lane.

At the Public Hearing 12/17/18, the developer's representative reported that Public Works would not sign off on an entrance to the Amenity Center off of Ditch Road. I understand that public works said no to a curb cut out for the Amenity Center due to the proximity of it to the round-a-bout and there is a minimum distance away from the round-a-bout for safety purposes. Instead of having the access to the Amenity Center off Viewpoint why not only have access off the east road leading into Gristmill.

Parking

The plans submitted for the Amenity Center included 10 parking spaces and the developer at the hearing stated they would be adding another 10 parking spaces. This means there will be 20 parking spaces for residents from six developments. There is no way that this is enough parking for six developments. While the developer said most people will walk or cycle to the Amenity Center and parking will not be an issue, we find this statement to be false. Many families in the

other developments and even from Water's Edge will drive to the Amenity Center for their safety. Walking across Casey Road with bags of towels, pool toys, and children is just asking for a major accident to occur. If there are no available parking spaces at the Amenity Center, people will park on Viewpoint Lane and the street in Gristmill adjacent to the Amenity Center even with No Parking signs posted. This occurs currently in Waters Edge causing traffic flow and safety issues.

This is an unfair burden to those of us who live along Viewpoint Lane. It does not make sense to have the entrance to the Amenity Center off Viewpoint Lane. The residents along Viewpoint Lane should not have to deal with this increased traffic. Waters Edge is a residential area not an access road. This is a family neighborhood and residents use the outside space for multiple street activities. This is a very active residential community.

Environmental Buffers

What environmental buffers would be erected to buffer the pool/development from the residential area on Hazy Falls and Viewpoint Lane? The Buffer Yard Requirement does not mention Waters Edge Development, esp. Hazy Falls Blvd and Viewpoint Lane. My daughter and I raised this issue at the preliminary neighborhood meeting with the developer and have a meeting scheduled with him on Friday 12/21/18.

Drainage Issues

There is poor drainage on the MI Common Ground and land south of the Common Ground. We have a continuous and constant issue with water drainage and fear that this will increase with the development of the Amenity Center and Gristmill. Our fears about the poor drainage have been validated by the staff at Hamilton County Soil and Water, a local hydrogeologist, and Westfield Soil maps. The developer also noted that there is a high water table. In the Staff Report there are multiple standards about drainage and comments from staff document that the petitioner is coordinating with applicable departments, HCSO, and WPWD.

If we have increased drainage issues because of this development who would be responsible and who do we call; the developer, the city, or both?

Location of the Amenity Center

The Amenity Center location should to be changed to a more central location with adequate parking and access that does not increase traffic through a residential development. Why not relocate it further west into the Gristmill development? Why not plan an Amenity Center like the one in Countryside? Centrally located, two pools, basketball courts, ample parking and not adjacent to any houses? Why not send out a needs assessment to the residents before approving this Amenity Center?

Residents from all the developments were promised an Amenity Center when they bought lots and this has never been built. The developer needs to be asked why this location? Why not on the other side of Ditch Road where there is more space to accommodate parking and to make it a true community amenity center? The present location makes no sense and seems like the developer is trying to fit a square peg in a round hole. The Amenity Center placement should have been planned before the neighborhoods started being built in a centralized location for all to have equitable access. If we had known the Amenity Center was going to be in our backyard we would not have chosen our lot.

We should not dwell on the mistakes made by previous developers for not providing Amenity Centers, but should concentrate on how to provide an Amenity Center that will meet the needs of residents in six developments without placing an unfair personal and financial burden on one homeowner. Reviewing plans is important, but the impact on the people most affected also needs to be considered.

We support the developer in planning the Gristmill housing development instead of commercial properties, but are adamantly against the Springmill PUD Amenity Center being placed 25 feet from our house.

Submitted by
Maureen and Tamara Misinski
18097 Viewpoint Lane
Westfield, Indiana 46074

Pamela Howard

From: Aaron Schueler <aaronschueler@gmail.com>
Sent: Thursday, December 20, 2018 10:13 PM
To: APC; Council Members
Subject: Springmill Trails

Westfield City Council members:

I am writing as a frustrated and concerned Westfield homeowner in William Trace, part of the Springmill Trails development. I was unable to attend the APC meeting Monday but I want to share some serious concerns about the potential new development within Springmill Trails, Gristmill Trails, by the same developer that has misled and blatantly lied to current homeowners countless times. This developer is Travis May and I am sure you are familiar with him. There have been numerous comments by current homeowners and I want to echo many of the concerns that I am sure you have heard from others.

My primary concern is that this developer has misled and lied to current homeowners for a long time under the excuse that the prior 'master developer' made the commitments and after this master developer 'portioned off' the development to other developers, there seems to be no accountability to the new developers. Why would the new developers not be held accountable to the commitments made by the master developer originally? This excuse is paper thin and seems like a massive cop out to avoid responsibility for building the amenities that were promised to so many homeowners. I realize that Travis May is not solely to blame and there are other developers involved. I don't know what happened that led to these new developers taking over for the original developer but regardless, they have all made empty promises for years now and they all should be held accountable for these promises. I am not as familiar with all the developers but the one that I am familiar with, Travis May, has lied multiple times to the William Trace homeowners. I will refer to him throughout my email but my comments about Travis likely apply to the other developers as well.

I know that one of the council members, Cindy Spoljaric, made some public comments about requiring the amenity center before considering the new development. I would ask that the entire council also hold this developer Travis May accountable to his previous promised regarding the amenity center prior to even considering a new development. All current homeowners were promised a pool, a basketball court, a volleyball court, a community park among other amenities. NONE of these have been constructed or even started. Given the history of the developers misleading homeowners in the area, I would ask the council to consider not approving this new development until the amenity center is completed fully. A proposal or plan for the amenity center should not be taken seriously given the credibility of this developer. I would not take this developers word based on his history, so please consider making this developer complete the actual amenities for considering approval for the new development.

The other concern that I along with many current homeowners have is the scope of the amenity center, including the pool. Since it is being shared by 4 separate (and now potentially 5) neighborhoods, I would ask that the council hold the developer accountable for a amenity center that is built to scale for these communities. The current designs that Travis has sent to some homeowners shows room for one pool 10 parking spots for example. With over 700 homeowners, two of them across Casey Road and one of them (our neighborhood William Trace) not within walking distance, how is it feasible for the amenity center to only have 10 parking spots?

Also, I have serious doubts about the size of the land south of Water's Edge accommodating a pool big enough for 700+ homeowners. Has the council considered the scope of the amenity center in discussions with the current developer? I would ask that you please keep this in mind throughout discussions with Travis. If the amenity center needs more land, there is certainly enough to build an appropriately sized amenity center in the land that I saw was proposed for the Gristmill Trails neighborhood. The developer should offer some of that land to build an amenity center that is scaled to the size of the neighborhoods that will be using it, especially the pool and parking spaces. I have heard talk of the developer promising completion of the amenity center by Memorial Day 2019. While this sounds phenomenal, if it is not built to scale given the needs of the neighborhood that will be using it, it will only lead to more frustration by the homeowners. Considering that each homeowner paid \$1,000 up front for the amenity center and literally nothing has been built, the developer should have plenty of funds available to build an appropriate amenity center for the size of the community that will be using it.

I appreciate your consideration of these concerns as you continue conversations with the developer(s). I don't assume to speak on behalf of the entire William Trace community but I know many neighbors share the same concerns. If you have any questions, please let me know. Also, if there are any other public meetings where this topic will be discussed, please let me know.

Respectfully,

Aaron Schueler
1307 Reichart Dr
Westfield, IN 46074

Aaron Schueler
Cell: 260-579-3202

Pamela Howard

From: Aaron Perry <jamesperry41@gmail.com>
Sent: Friday, December 21, 2018 10:54 AM
To: Pamela Howard
Subject: Gristmill Proposal

Hello,

My name is James Perry. I am writing this email concerning the Gristmill proposal. I am very happy about this possible development as I think it will be very nice for the area. With that being said, I am greatly concerned about the traffic plans for the planned amenity center. I think that having the only access point being from Viewpont Lane is problematic. As it is, we have many issues with people speeding through the neighborhood and not stopping at stop signs; I see these issue getting worse with an increase in traffic. The other issue I see would be due to the lack of parking. I know that in Countryside they have a much larger parking lot, but they still have an issue with people having to park on the streets. Our streets are that wide and this seems as though it would make it difficult for residents to drive down the road and nearly impossible for emergency vehicles to maneuver through the area. I feel as though an entrance off Ditch Road would prove to be the most beneficial for the project as it would avoid extra congestion in the streets where many kids play. Thank you very much for your time and I do appreciate you considering these issues. Have a Merry Christmas!

James Perry

Sent from my iPhone

Pamela Howard

From: Aaron Perry <jamesperry41@gmail.com>
Sent: Friday, December 21, 2018 10:56 AM
To: Pamela Howard
Subject: Gristmill Proposal

My apologies for the second email, but I wanted to include that I live at 1389 Sunbrook Court in Waters Edge. Thank you.

Sent from my iPhone

Pamela Howard

From: Aaron Schueler <aaronschueler@gmail.com>
Sent: Sunday, January 13, 2019 3:22 PM
To: APC; Council Members
Subject: Re: Springmill Trails

Good afternoon City Council members:

I wanted to provide an update to my previous email. Since my prior email, the developer for our community, Travis May, has reached out to me over the phone to discuss my concerns. We spent considerable time discussing my concerns and Travis shared a lot of info that has changed my perspective on this issue.

While my primary concern of the amenity center for the Springmill Trails neighborhoods (William Trace, Spring Orchard, Waters Edge, and Shelton Cove) remains, after my conversation with Travis I see now that this is a complex issue with many parties responsible for the delay in the amenities that were promised all of these communities. I placed the blame largely at Travis May in my prior email and I realize now that was an uninformed opinion. I think there are many parties at fault in this situation and unfortunately, placing blame for the problem isn't going to help find a solution.

I also believe that Travis is actively trying to find a solution to this complex issue, and I appreciate Travis's efforts to provide at least some of the amenities that were promised to the homeowners of the 4 communities mentioned above. Since our phone conversation, he has emailed me numerous times with detailed information on the planned amenity center. In my previous email, I expressed concern about the scale and scope of the amenity center based on previous designs that had been spread around amongst the Springmill Trails communities. In the emails that Travis has sent me since then, my concerns have mostly been addressed. These updated plans have shown room for a pool, a kiddie pool, a basketball court and also potentially a volleyball court. The updated plans also shows more than 3X as much parking as the original plan, which was a primary concern of many after the first plan showed only 10 parking spots.

I have been encouraged by my conversations with Travis recently and I am optimistic about the current plans for an amenity center. After discussions with my neighbors, the only concern I have had raised to me is whether the pool would be big enough to support the 4 (and soon to be 5) communities. Travis has told me that he would send more information to justify the size of the pool for the size of the communities. As long as the size of the pool is in line with expected demand from the communities, then I would support Travis's most recent proposal for the amenity center for the Springmill Trails communities.

Lastly, I understand from my conversations with Travis that funds from the new Gristmill Trails community would be necessary to support the cost of the amenity center. As stated above, as long as Travis commits to building the amenity center as designed in the recent proposal that he has sent me in a timely manner and the pool size is sufficient enough for the # of homes that would be using it (767 homes based on Travis's most recent email to me), then I would support the new community being approved. In regards to timing, Travis has indicated to me that he would aim for an opening by or close to Memorial Day as long as construction begins soon, pending city approval. I think that once the city approves the amenity center, it would be a great sign of faith if Travis were to keep his word and keep to that timeline considering the delay that these communities have experienced to this point.

Please let me know if you have any questions.

Sincerely,

Aaron Schueler
Cell: 260-579-3202

On Dec 20, 2018, at 10:12 PM, Aaron Schueler <aaronschueler@gmail.com> wrote:

Westfield City Council members:

I am writing as a frustrated and concerned Westfield homeowner in William Trace, part of the Springmill Trails development. I was unable to attend the APC meeting Monday but I want to share some serious concerns about the potential new development within Springmill Trails, Gristmill Trails, by the same developer that has misled and blatantly lied to current homeowners countless times. This developer is Travis May and I am sure you are familiar with him. There have been numerous comments by current homeowners and I want to echo many of the concerns that I am sure you have heard from others.

My primary concern is that this developer has misled and lied to current homeowners for a long time under the excuse that the prior 'master developer' made the commitments and after this master developer 'portioned off' the development to other developers, there seems to be no accountability to the new developers. Why would the new developers not be held accountable to the commitments made by the master developer originally? This excuse is paper thin and seems like a massive cop out to avoid responsibility for building the amenities that were promised to so many homeowners. I realize that Travis May is not solely to blame and there are other developers involved. I don't know what happened that led to these new developers taking over for the original developer but regardless, they have all made empty promises for years now and they all should be held accountable for these promises. I am not as familiar with all the developers but the one that I am familiar with, Travis May, has lied multiple times to the William Trace homeowners. I will refer to him throughout my email but my comments about Travis likely apply to the other developers as well.

I know that one of the council members, Cindy Spoljaric, made some public comments about requiring the amenity center before considering the new development. I would ask that the entire council also hold this developer Travis May accountable to his previous promises regarding the amenity center prior to even considering a new development. All current homeowners were promised a pool, a basketball court, a volleyball court, a community park among other amenities. NONE of these have been constructed or even started. Given the history of the developers misleading homeowners in the area, I would ask the council to consider not approving this new development until the amenity center is completed fully. A proposal or plan for the amenity center should not be taken seriously given the credibility of this developer. I would not take this developer's word based on his history, so please consider making this developer complete the actual amenities for considering approval for the new development.

The other concern that I along with many current homeowners have is the scope of the amenity center, including the pool. Since it is being shared by 4 separate (and now potentially 5) neighborhoods, I would ask that the council hold the developer accountable for an amenity center that is built to scale for these communities. The current designs that Travis has sent to some homeowners shows room for one pool 10 parking spots for example. With over 700 homeowners, two of them across Casey Road and one of them (our neighborhood William

Trace) not within walking distance, how is it feasible for the amenity center to only have 10 parking spots?

Also, I have serious doubts about the size of the land south of Water's Edge accommodating a pool big enough for 700+ homeowners. Has the council considered the scope of the amenity center in discussions with the current developer? I would ask that you please keep this in mind throughout discussions with Travis. If the amenity center needs more land, there is certainly enough to build an appropriately sized amenity center in the land that I saw was proposed for the Gristmill Trails neighborhood. The developer should offer some of that land to build an amenity center that is scaled to the size of the neighborhoods that will be using it, especially the pool and parking spaces. I have heard talk of the developer promising completion of the amenity center by Memorial Day 2019. While this sounds phenomenal, if it is not built to scale given the needs of the neighborhood that will be using it, it will only lead to more frustration by the homeowners. Considering that each homeowner paid \$1,000 up front for the amenity center and literally nothing has been built, the developer should have plenty of funds available to build an appropriate amenity center for the size of the community that will be using it.

I appreciate your consideration of these concerns as you continue conversations with the developer(s). I don't assume to speak on behalf of the entire William Trace community but I know many neighbors share the same concerns. If you have any questions, please let me know. Also, if there are any other public meetings where this topic will be discussed, please let me know.

Respectfully,

Aaron Schueler
1307 Reichart Dr
Westfield, IN 46074

Aaron Schueler
Cell: 260-579-3202

Pamela Howard

From: Claudia Haaning <claudia.haaning@gmail.com>
Sent: Sunday, February 3, 2019 4:28 PM
To: Pamela Howard
Subject: Gristmill Crossing

I live in Spring Orchard and I am also concerned about the amenity center. There are approximately 590 families who have built homes and been promised/ sold on the fact that we are getting one? Each of us also paid \$1k at closing? Where is our money? Isn't this fraud? Why aren't you addressing this? Why are you even considering more PUDs before this is resolved? Not possible promises if the PUDS are approved - resolved! Do you need something from us as homeowners? Even if there is now another developer as Springmill Trails went bankrupt (?), the new developer knew what they were buying into and also knew the homeowners had paid money for an amenity center. Westfield step up! Protect us! Fight for us! Why aren't you being held accountable?

Claudia Haaning
Concerned Homeowner

Sent from my iPhone

Pamela Howard

From: Dee Burke <dburke1951@me.com>
Sent: Monday, February 4, 2019 12:27 PM
To: APC

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

Sent from my iPhone

Pamela Howard

From: Sarah Dale Phelps <sarah.mktg2007@gmail.com>
Sent: Monday, February 4, 2019 2:42 PM
To: APC

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

Sincerely,
Paul and Sarah Phelps
Residents of Spring Orchard

WRITTEN PUBLIC COMMENTS

Docket Number: 1812-PUD-30 & 1812-ODP-20 & 1812-SPP-20
Petitioner: William Tres, LLC
Request: Petitioner requests an amendment to the Springmill Trails PUD District to change the zoning of approximately 57.63 acres +/- to the Gristmill Crossing: Residential District to accommodate a Single-Family residential development.

Enclosed Attachments:

February 4, 2019 Recommendation

- | | |
|----------------------------|------------|
| 1. Graham, Todd M. | (11/07/18) |
| 2. Larsen, Christopher | (12/17/18) |
| 3. Dickman, Joe | (12/18/18) |
| 4. Misinski, Maureen | (12/20/18) |
| 5. Schueler, Aaron | (12/20/18) |
| 6. Perry, Aaron | (12/21/18) |
| 7. Schueler, Aaron | (01/13/19) |
| 8. Haaning, Claudia | (02/04/19) |
| 9. Burke, Dee | (02/04/19) |
| 10. Phelps, Paul and Sarah | (02/04/19) |

To whom it may concern, as a resident living at 1250 Hazy Falls Blvd. in Water's Edge at Springmill Trails, Westfield, I'd like to express my excitement and support for the npoint proposed change of zoning, from the existing mixed-use and commercial districts to permit a single-family neighborhood. I am referring to the 58 acres located on the West of Ditch Road, approximately 1,100 feet North of State Highway 32 in Westfield, Hamilton County, Indiana.

Recently a large number of Water's Edge Residents have gathered to express their desire to move from the area based solely on concerns for that commercial use of the property. Residents would; however, remain comfortably in the area if the npoint proposal was allowed. Residential homes built in similar fashion would be beneficial and a welcomed addition to the area.

Thank you,

Todd M. Graham
Veteran USAF, (317) 476-1137

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

Pamela Howard

From: Christopher Larsen <cslarsen@ymail.com>
Sent: Monday, December 17, 2018 1:30 PM
To: APC
Subject: 1812-PUD-30

Members of APC,

I'm writing you as I am not sure if I will be able to make it to the public hearing regarding 1812-PUD-30 (PUD). I am opposed to this development. The reason I am opposed is that this is the only area near where the planned Springmill Trails PUD amenity center is going that is not yet developed. This is important, because we have been promised an amenities area for all of the Springmill Trails neighborhoods and I'm not sure the 2.5 acres near the roundabout, east of this development, will be large enough. If this PUD is developed as planned there will be no space to adjust for the amenity center that has not been approved yet.

My greatest concern is parking. The current plans I have seen for the amenity center show a total of 10 parking spaces planned. There are 204 lots in Spring Orchard and 70 lots in Shelton Cove and I'm pretty sure most of those residents will driving, and not walking, across Casey Rd to visit their amenities. I believe most residents from William Trace and Waters Edge West will also be driving their family to the pool. 10 parking spaces is nowhere near enough. I have seen a neighborhood like Countryside easily fill its parking lot. For prospective Countryside has around 969 lots, not counting Townhomes at Countryside or Mapleton at Countryside, with this PUD Springmill Trails will be around 778 homes.

The second concern I have is traffic. Per the plans, the main access to the amenity center will be through Waters Edge via Viewpoint Ln and the new road being built with this PUD. I don't know of a better way, but there will be increase traffic to on these roads and by these homes.

My final concern is following through on promises. Springmill Trails was approved back in 2011 and that plan fell through. Now the new developers are hiding behind the excuses of having to find the money and having to piece it together. We have gotten a letter early this year from our HOA and we were promised a playground in fall of this year, but never got it. Currently, I can not trust that this center will fit the needs of Springmill Trails or that it will be built by Memorial Day of 2019, which is the current date we have gotten from the developer, Travis May. My family specifically chose the neighborhood we built in due to the promised amenities. We were not told at that time that the amenities would be shared amongst so many neighborhoods. Since that is the case, then the amenities need to be such that can accommodate 700+ homes. Lastly, when we built in our neighborhood, we paid \$1000 towards to amenities. I believe all the neighborhoods of Springmill Trails were asked to do so. If that is the case, why has this project not been able to be funded? Although I understand and sympathize with the developers that another neighborhood is needed, I think the amenities need to be addressed first.

On a side note, I know that the Neighbor Meeting took place and only adjacent properties need to be invited, but this PUD is part of Springmill Trails and, I believe, all neighborhoods of Springmill Trails should have been invited to the that meeting.

Thank you for listening and taking the time to read this!

Christopher Larsen

1275 Reichart Dr, Westfield, IN 46074
317-697-2724

Pamela Howard

From: Joe Dickman <joedickman32@gmail.com>
Sent: Tuesday, December 18, 2018 6:08 PM
To: APC
Subject: Gristmill Crossing Neighborhood.

Hello Everyone,

My name is Joe Dickman and I live at 1299 Hazy Falls Blvd and have since 2015. I was at the meeting last night and I believe I was the only one besides Maureen that is going to be directly affected by the development. I get the amenities are important to some more than others and I don't quite understand why a pool is a number one priority.

Honestly, if they build the pool where they have it now for five neighborhoods and 1k houses it is going to be a joke. There is no way that piece of land will be big enough for a pool for that many houses and it will just cause needless HOA dollars to maintain it. Can't they just put in the middle of the new neighborhood? Make them dedicate some land to it since MI, Arbor, and Ryan were not made to.

That is another thing I have never been able to understand, how can the city require a developer to put something in and then have the residents pay to maintain it? My family will never use it because it will be so overcrowded that it won't be enjoyable and if anyone thinks it won't they are crazy, but I will still have to pay HOA dollars to maintain it.

We have 19 kids just on my street that are out every summer and hard telling how many kids in the neighborhood. I know there is enough that one school bus is dedicated just to Waters Edge if that gives you an idea. So why not build basketball courts, tennis courts, playgrounds, and trails? Westfield it putting a giant YMCA right down the road everyone can swim there. If the developer has 509k right now throw in a couple of playgrounds, finish the trails, and put in other things than an overcrowded money pit of a pool.

As you can tell I could care less about the amenities but there has to be a middle ground somewhere. My main concern is that houses get approved to be built that is all I really care about. I know you all said this PUD had been in place forever and I was told at one point when they were shooting for apartments that it couldn't be rezoned for houses but I hope this is approved. The last thing we want is more apartments. I honestly think that if you get the developer to build a couple of small playgrounds and finish the trails people will quiet down about the pool. One pool is not going to do it anyway. There are plenty of easements in MI that could take small playgrounds, one on Hazy Falls for sure.

And for the developer to throw the fishing pond and a couple of gazebos out was pretty much a slap in the face. Thank you for your time and I hope to see QUALITY HOUSES behind mine sometime in the future.

Thank you for your time and your hard work.

Joe Dickman

Docket Number: 1812-PUD-30 & 1812-ODP-20 & 1812-SPP-20
Public Hearing 12/17/18

William Tres, LLC

Petitioner requests an amendment to the Springmill Trails PUD District to change the zoning of approximately 58.26 acres +/- to the Gristmill Crossing PUD to accommodate a Single-Family residential development.

Public Comments - 12/19/18

Proximity of Amenity Center to our Home

Our house at 18097 Viewpoint Lane is the last house on the southeast corner of the Waters Edge Development. We have lived here since 2013. Adjacent to our property on the south side is a 25 ft. Common Ground area owned by MI Homes. The distance from our house to the edge of the Common Ground is 25 feet. This means that our house directly abuts the land being proposed for an Amenity Center.

We understand that the Public Hearing held 12/17/18 was to change the zoning to allow for single family home development. We believe it is important for everyone on the Planning Commission and the City Council to know that the proposed Amenity Center for six housing developments in the Springmill PUD is 25 feet from our house.

As the owners of 18097 Viewpoint Lane, we did not buy this house to live next to an Amenities Center with a pool and volleyball court located 25 ft. from our house. With this Center only being 25 feet away we will not have any privacy on our back patio. We currently enjoy our patio and prefer not to be exposed to the increased noise from people and increased traffic.

In the original Springmill PUD plan, Residential 2 was originally not intended as far south as our house is. Originally, single family detached residential homes like ours were not envisioned for mixed use areas, but somehow MI Homes got approval for this.

Are there any regulations that state the acceptable distance between a personal residence and a mixed use area like the Amenity Center?

Personal and financial Impact

Out of all the houses in the six developments, our house is the only one that will be most affected personally and financially. This is not fair or equitable.

We fear that we will not be able to sell our house and if we do, it possibly will have to be sold at a lower price because of the Amenity Center being 25 ft. away and the increased traffic due to opening Viewpoint Lane. I (Maureen Misinski) will be retiring soon and planned to use the equity in this home as part of my retirement funds. I cannot afford to lose money on this house because of the Amenity Center and opening of Viewpoint Lane. It is not fair or equitable to have this burden only placed upon us.

Traffic flow in and out of Gristmill and Waters Edge

The Concept Plan shows two entrances off Ditch Road into Gristmill and two entrances from Waters Edge into Gristmill; one on the west side of Waters Edge - Sunbrook Way and one on the east side - Viewpoint Lane.

We understand the need to connect developments, but cannot support opening Viewpoint Lane unless there is a direct entrance from Ditch Road to the proposed Amenity Center instead of the entrance being off Viewpoint Lane. If you look at the concept plan, you will see the main entrance for the Amenity Center is right off of Viewpoint Lane on the left. The second entrance will be off Ditch Road and through the Gristmill Development.

With six developments using this Amenity Center, the majority of people will come in the main entrance of Waters Edge off Casey Road and then use Viewpoint Lane to get to the Amenity Center. The majority of people will have to drive to the Amenity Center at the proposed location. At the hearing, someone stated that many of the people who will use this Amenity Center will either walk or cycle. We disagree with this statement because the proposed location is not centrally located. People will always use the easiest route and that means increased traffic through the Waters Edge development and an increased safety risk for those who do walk or cycle. In addition, the safety of the neighborhood children is at stake. Currently, when turning onto Viewpoint Lane, many drivers think it is a drag strip, speed up, and go far above the 25 mph. Hardly a week goes by without someone posting about cars speeding through the development.

On Page 5 of the staff report(1812-ODP-20 & 1812-SPP-20), the Development Plan Review Criteria states that management of traffic will be in a manner that creates conditions favorable to health, safety, convenience and the harmonious development of the community such that:

- 1) The design and location of proposed street and highway access points shall minimize safety hazards and congestion
- 2) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development
- 3) The entrances, street, and internal traffic circulation facilities in the proposed development are compatible with existing and planned street and adjacent development.

Having the main access to the Amenity Center right off Viewpoint Lane does not meet any of these conditions. Viewpoint Lane should remain a dead end street, unless the entrance to the Amenity Center is off Ditch Road and not Viewpoint Lane.

At the Public Hearing 12/17/18, the developer's representative reported that Public Works would not sign off on an entrance to the Amenity Center off of Ditch Road. I understand that public works said no to a curb cut out for the Amenity Center due to the proximity of it to the round-a-bout and there is a minimum distance away from the round-a-bout for safety purposes. Instead of having the access to the Amenity Center off Viewpoint why not only have access off the east road leading into Gristmill.

Parking

The plans submitted for the Amenity Center included 10 parking spaces and the developer at the hearing stated they would be adding another 10 parking spaces. This means there will be 20 parking spaces for residents from six developments. There is no way that this is enough parking for six developments. While the developer said most people will walk or cycle to the Amenity Center and parking will not be an issue, we find this statement to be false. Many families in the

other developments and even from Water's Edge will drive to the Amenity Center for their safety. Walking across Casey Road with bags of towels, pool toys, and children is just asking for a major accident to occur. If there are no available parking spaces at the Amenity Center, people will park on Viewpoint Lane and the street in Gristmill adjacent to the Amenity Center even with No Parking signs posted. This occurs currently in Waters Edge causing traffic flow and safety issues.

This is an unfair burden to those of us who live along Viewpoint Lane. It does not make sense to have the entrance to the Amenity Center off Viewpoint Lane. The residents along Viewpoint Lane should not have to deal with this increased traffic. Waters Edge is a residential area not an access road. This is a family neighborhood and residents use the outside space for multiple street activities. This is a very active residential community.

Environmental Buffers

What environmental buffers would be erected to buffer the pool/development from the residential area on Hazy Falls and Viewpoint Lane? The Buffer Yard Requirement does not mention Waters Edge Development, esp. Hazy Falls Blvd and Viewpoint Lane. My daughter and I raised this issue at the preliminary neighborhood meeting with the developer and have a meeting scheduled with him on Friday 12/21/18.

Drainage Issues

There is poor drainage on the MI Common Ground and land south of the Common Ground. We have a continuous and constant issue with water drainage and fear that this will increase with the development of the Amenity Center and Gristmill. Our fears about the poor drainage have been validated by the staff at Hamilton County Soil and Water, a local hydrogeologist, and Westfield Soil maps. The developer also noted that there is a high water table. In the Staff Report there are multiple standards about drainage and comments from staff document that the petitioner is coordinating with applicable departments, HCSO, and WPWD.

If we have increased drainage issues because of this development who would be responsible and who do we call; the developer, the city, or both?

Location of the Amenity Center

The Amenity Center location should to be changed to a more central location with adequate parking and access that does not increase traffic through a residential development. Why not relocate it further west into the Gristmill development? Why not plan an Amenity Center like the one in Countryside? Centrally located, two pools, basketball courts, ample parking and not adjacent to any houses? Why not send out a needs assessment to the residents before approving this Amenity Center?

Residents from all the developments were promised an Amenity Center when they bought lots and this has never been built. The developer needs to be asked why this location? Why not on the other side of Ditch Road where there is more space to accommodate parking and to make it a true community amenity center? The present location makes no sense and seems like the developer is trying to fit a square peg in a round hole. The Amenity Center placement should have been planned before the neighborhoods started being built in a centralized location for all to have equitable access. If we had known the Amenity Center was going to be in our backyard we would not have chosen our lot.

We should not dwell on the mistakes made by previous developers for not providing Amenity Centers, but should concentrate on how to provide an Amenity Center that will meet the needs of residents in six developments without placing an unfair personal and financial burden on one homeowner. Reviewing plans is important, but the impact on the people most affected also needs to be considered.

We support the developer in planning the Gristmill housing development instead of commercial properties, but are adamantly against the Springmill PUD Amenity Center being placed 25 feet from our house.

Submitted by
Maureen and Tamara Misinski
18097 Viewpoint Lane
Westfield, Indiana 46074

Pamela Howard

From: Aaron Schueler <aaronschueler@gmail.com>
Sent: Thursday, December 20, 2018 10:13 PM
To: APC; Council Members
Subject: Springmill Trails

Westfield City Council members:

I am writing as a frustrated and concerned Westfield homeowner in William Trace, part of the Springmill Trails development. I was unable to attend the APC meeting Monday but I want to share some serious concerns about the potential new development within Springmill Trails, Gristmill Trails, by the same developer that has misled and blatantly lied to current homeowners countless times. This developer is Travis May and I am sure you are familiar with him. There have been numerous comments by current homeowners and I want to echo many of the concerns that I am sure you have heard from others.

My primary concern is that this developer has misled and lied to current homeowners for a long time under the excuse that the prior 'master developer' made the commitments and after this master developer 'portioned off' the development to other developers, there seems to be no accountability to the new developers. Why would the new developers not be held accountable to the commitments made by the master developer originally? This excuse is paper thin and seems like a massive cop out to avoid responsibility for building the amenities that were promised to so many homeowners. I realize that Travis May is not solely to blame and there are other developers involved. I don't know what happened that led to these new developers taking over for the original developer but regardless, they have all made empty promises for years now and they all should be held accountable for these promises. I am not as familiar with all the developers but the one that I am familiar with, Travis May, has lied multiple times to the William Trace homeowners. I will refer to him throughout my email but my comments about Travis likely apply to the other developers as well.

I know that one of the council members, Cindy Spoljaric, made some public comments about requiring the amenity center before considering the new development. I would ask that the entire council also hold this developer Travis May accountable to his previous promised regarding the amenity center prior to even considering a new development. All current homeowners were promised a pool, a basketball court, a volleyball court, a community park among other amenities. NONE of these have been constructed or even started. Given the history of the developers misleading homeowners in the area, I would ask the council to consider not approving this new development until the amenity center is completed fully. A proposal or plan for the amenity center should not be taken seriously given the credibility of this developer. I would not take this developers word based on his history, so please consider making this developer complete the actual amenities for considering approval for the new development.

The other concern that I along with many current homeowners have is the scope of the amenity center, including the pool. Since it is being shared by 4 separate (and now potentially 5) neighborhoods, I would ask that the council hold the developer accountable for a amenity center that is built to scale for these communities. The current designs that Travis has sent to some homeowners shows room for one pool 10 parking spots for example. With over 700 homeowners, two of them across Casey Road and one of them (our neighborhood William Trace) not within walking distance, how is it feasible for the amenity center to only have 10 parking spots?

Also, I have serious doubts about the size of the land south of Water's Edge accommodating a pool big enough for 700+ homeowners. Has the council considered the scope of the amenity center in discussions with the current developer? I would ask that you please keep this in mind throughout discussions with Travis. If the amenity center needs more land, there is certainly enough to build an appropriately sized amenity center in the land that I saw was proposed for the Gristmill Trails neighborhood. The developer should offer some of that land to build an amenity center that is scaled to the size of the neighborhoods that will be using it, especially the pool and parking spaces. I have heard talk of the developer promising completion of the amenity center by Memorial Day 2019. While this sounds phenomenal, if it is not built to scale given the needs of the neighborhood that will be using it, it will only lead to more frustration by the homeowners. Considering that each homeowner paid \$1,000 up front for the amenity center and literally nothing has been built, the developer should have plenty of funds available to build an appropriate amenity center for the size of the community that will be using it.

I appreciate your consideration of these concerns as you continue conversations with the developer(s). I don't assume to speak on behalf of the entire William Trace community but I know many neighbors share the same concerns. If you have any questions, please let me know. Also, if there are any other public meetings where this topic will be discussed, please let me know.

Respectfully,

Aaron Schueler
1307 Reichart Dr
Westfield, IN 46074

Aaron Schueler
Cell: 260-579-3202

Pamela Howard

From: Aaron Perry <jamesperry41@gmail.com>
Sent: Friday, December 21, 2018 10:54 AM
To: Pamela Howard
Subject: Gristmill Proposal

Hello,

My name is James Perry. I am writing this email concerning the Gristmill proposal. I am very happy about this possible development as I think it will be very nice for the area. With that being said, I am greatly concerned about the traffic plans for the planned amenity center. I think that having the only access point being from Viewpont Lane is problematic. As it is, we have many issues with people speeding through the neighborhood and not stopping at stop signs; I see these issue getting worse with an increase in traffic. The other issue I see would be due to the lack of parking. I know that in Countryside they have a much larger parking lot, but they still have an issue with people having to park on the streets. Our streets are that wide and this seems as though it would make it difficult for residents to drive down the road and nearly impossible for emergency vehicles to maneuver through the area. I feel as though an entrance off Ditch Road would prove to be the most beneficial for the project as it would avoid extra congestion in the streets where many kids play. Thank you very much for your time and I do appreciate you considering these issues. Have a Merry Christmas!

James Perry

Sent from my iPhone

Pamela Howard

From: Aaron Perry <jamesperry41@gmail.com>
Sent: Friday, December 21, 2018 10:56 AM
To: Pamela Howard
Subject: Gristmill Proposal

My apologies for the second email, but I wanted to include that I live at 1389 Sunbrook Court in Waters Edge. Thank you.

Sent from my iPhone

Pamela Howard

From: Aaron Schueler <aaronschueler@gmail.com>
Sent: Sunday, January 13, 2019 3:22 PM
To: APC; Council Members
Subject: Re: Springmill Trails

Good afternoon City Council members:

I wanted to provide an update to my previous email. Since my prior email, the developer for our community, Travis May, has reached out to me over the phone to discuss my concerns. We spent considerable time discussing my concerns and Travis shared a lot of info that has changed my perspective on this issue.

While my primary concern of the amenity center for the Springmill Trails neighborhoods (William Trace, Spring Orchard, Waters Edge, and Shelton Cove) remains, after my conversation with Travis I see now that this is a complex issue with many parties responsible for the delay in the amenities that were promised all of these communities. I placed the blame largely at Travis May in my prior email and I realize now that was an uninformed opinion. I think there are many parties at fault in this situation and unfortunately, placing blame for the problem isn't going to help find a solution.

I also believe that Travis is actively trying to find a solution to this complex issue, and I appreciate Travis's efforts to provide at least some of the amenities that were promised to the homeowners of the 4 communities mentioned above. Since our phone conversation, he has emailed me numerous times with detailed information on the planned amenity center. In my previous email, I expressed concern about the scale and scope of the amenity center based on previous designs that had been spread around amongst the Springmill Trails communities. In the emails that Travis has sent me since then, my concerns have mostly been addressed. These updated plans have shown room for a pool, a kiddie pool, a basketball court and also potentially a volleyball court. The updated plans also shows more than 3X as much parking as the original plan, which was a primary concern of many after the first plan showed only 10 parking spots.

I have been encouraged by my conversations with Travis recently and I am optimistic about the current plans for an amenity center. After discussions with my neighbors, the only concern I have had raised to me is whether the pool would be big enough to support the 4 (and soon to be 5) communities. Travis has told me that he would send more information to justify the size of the pool for the size of the communities. As long as the size of the pool is in line with expected demand from the communities, then I would support Travis's most recent proposal for the amenity center for the Springmill Trails communities.

Lastly, I understand from my conversations with Travis that funds from the new Gristmill Trails community would be necessary to support the cost of the amenity center. As stated above, as long as Travis commits to building the amenity center as designed in the recent proposal that he has sent me in a timely manner and the pool size is sufficient enough for the # of homes that would be using it (767 homes based on Travis's most recent email to me), then I would support the new community being approved. In regards to timing, Travis has indicated to me that he would aim for an opening by or close to Memorial Day as long as construction begins soon, pending city approval. I think that once the city approves the amenity center, it would be a great sign of faith if Travis were to keep his word and keep to that timeline considering the delay that these communities have experienced to this point.

Please let me know if you have any questions.

Sincerely,

Aaron Schueler
Cell: 260-579-3202

On Dec 20, 2018, at 10:12 PM, Aaron Schueler <aaronschueler@gmail.com> wrote:

Westfield City Council members:

I am writing as a frustrated and concerned Westfield homeowner in William Trace, part of the Springmill Trails development. I was unable to attend the APC meeting Monday but I want to share some serious concerns about the potential new development within Springmill Trails, Gristmill Trails, by the same developer that has misled and blatantly lied to current homeowners countless times. This developer is Travis May and I am sure you are familiar with him. There have been numerous comments by current homeowners and I want to echo many of the concerns that I am sure you have heard from others.

My primary concern is that this developer has misled and lied to current homeowners for a long time under the excuse that the prior 'master developer' made the commitments and after this master developer 'portioned off' the development to other developers, there seems to be no accountability to the new developers. Why would the new developers not be held accountable to the commitments made by the master developer originally? This excuse is paper thin and seems like a massive cop out to avoid responsibility for building the amenities that were promised to so many homeowners. I realize that Travis May is not solely to blame and there are other developers involved. I don't know what happened that led to these new developers taking over for the original developer but regardless, they have all made empty promises for years now and they all should be held accountable for these promises. I am not as familiar with all the developers but the one that I am familiar with, Travis May, has lied multiple times to the William Trace homeowners. I will refer to him throughout my email but my comments about Travis likely apply to the other developers as well.

I know that one of the council members, Cindy Spoljaric, made some public comments about requiring the amenity center before considering the new development. I would ask that the entire council also hold this developer Travis May accountable to his previous promises regarding the amenity center prior to even considering a new development. All current homeowners were promised a pool, a basketball court, a volleyball court, a community park among other amenities. NONE of these have been constructed or even started. Given the history of the developers misleading homeowners in the area, I would ask the council to consider not approving this new development until the amenity center is completed fully. A proposal or plan for the amenity center should not be taken seriously given the credibility of this developer. I would not take this developer's word based on his history, so please consider making this developer complete the actual amenities for considering approval for the new development.

The other concern that I along with many current homeowners have is the scope of the amenity center, including the pool. Since it is being shared by 4 separate (and now potentially 5) neighborhoods, I would ask that the council hold the developer accountable for an amenity center that is built to scale for these communities. The current designs that Travis has sent to some homeowners shows room for one pool 10 parking spots for example. With over 700 homeowners, two of them across Casey Road and one of them (our neighborhood William

Trace) not within walking distance, how is it feasible for the amenity center to only have 10 parking spots?

Also, I have serious doubts about the size of the land south of Water's Edge accommodating a pool big enough for 700+ homeowners. Has the council considered the scope of the amenity center in discussions with the current developer? I would ask that you please keep this in mind throughout discussions with Travis. If the amenity center needs more land, there is certainly enough to build an appropriately sized amenity center in the land that I saw was proposed for the Gristmill Trails neighborhood. The developer should offer some of that land to build an amenity center that is scaled to the size of the neighborhoods that will be using it, especially the pool and parking spaces. I have heard talk of the developer promising completion of the amenity center by Memorial Day 2019. While this sounds phenomenal, if it is not built to scale given the needs of the neighborhood that will be using it, it will only lead to more frustration by the homeowners. Considering that each homeowner paid \$1,000 up front for the amenity center and literally nothing has been built, the developer should have plenty of funds available to build an appropriate amenity center for the size of the community that will be using it.

I appreciate your consideration of these concerns as you continue conversations with the developer(s). I don't assume to speak on behalf of the entire William Trace community but I know many neighbors share the same concerns. If you have any questions, please let me know. Also, if there are any other public meetings where this topic will be discussed, please let me know.

Respectfully,

Aaron Schueler
1307 Reichart Dr
Westfield, IN 46074

Aaron Schueler
Cell: 260-579-3202

Pamela Howard

From: Claudia Haaning <claudia.haaning@gmail.com>
Sent: Sunday, February 3, 2019 4:28 PM
To: Pamela Howard
Subject: Gristmill Crossing

I live in Spring Orchard and I am also concerned about the amenity center. There are approximately 590 families who have built homes and been promised/ sold on the fact that we are getting one? Each of us also paid \$1k at closing? Where is our money? Isn't this fraud? Why aren't you addressing this? Why are you even considering more PUDs before this is resolved? Not possible promises if the PUDS are approved - resolved! Do you need something from us as homeowners? Even if there is now another developer as Springmill Trails went bankrupt (?), the new developer knew what they were buying into and also knew the homeowners had paid money for an amenity center. Westfield step up! Protect us! Fight for us! Why aren't you being held accountable?

Claudia Haaning
Concerned Homeowner

Sent from my iPhone

Pamela Howard

From: Dee Burke <dburke1951@me.com>
Sent: Monday, February 4, 2019 12:27 PM
To: APC

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

Sent from my iPhone

Pamela Howard

From: Sarah Dale Phelps <sarah.mktg2007@gmail.com>
Sent: Monday, February 4, 2019 2:42 PM
To: APC

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

Sincerely,
Paul and Sarah Phelps
Residents of Spring Orchard



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 4, 2019
1812-ODP-20 & 1812-SPP-20

Petition Number: 1812-SPP-20 & 1812-ODP-20

Property Address: West side of Ditch Road, approximately 825 feet south of Crosswater Way (the "Property")

Petitioner: William Tres, LLC.

Representative: Onpointe Land Matters, LLC

Request: Petitioner requests Overall Development Plan and Primary Plat review of 177 lots on approximately 58.26 acres +/- in the proposed Gristmill Crossing PUD District (pending).

Current Zoning: Springmill Trails PUD District (Ordinance 11-19)
Gristmill Crossing: Residential District (Ordinance 18-52, pending)

Current Land Use: Agriculture

Approx. Acreage: 57.63 acres +/-

Exhibits:

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

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

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



PROJECT BACKGROUND

The Springmill Trails PUD (Ordinance 11-19, the “Original PUD”) was adopted at the September 12, 2011, City Council meeting. The Property is located in the Mixed-Use District of the Original PUD, and was included on a primary plat and overall development plan for 133 acres +/- that was approved at the Advisory Plan Commission’s May 21, 2018, meeting. Subsequently with this petition, a secondary plat was filed for the 133 acres, on which the Property is included as Block 1. The currently filed primary plat and overall development plan (the “Plans”) contain 57.63 acres +/- that are subject to a PUD amendment (1812-PUD-30, Ord. 18-52) that will replace and supersede the Original PUD for the Property.

This petition was reviewed at the November 20, 2018, Technical Advisory Committee meeting.

Primary Plat Standards (Article 10.12, J of UDO)

The plans comply.

- 1) Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
 - a) Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i) Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners’ names.
 - b) Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
 - c) Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
 - i) Proposed name of the subdivision.
 - ii) Names and addresses of the owner, owners, land surveyor or land planner.
 - iii) Title, scale, north point and date.



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- iv) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- v) Easements (locations, widths and purposes).
- vi) Statement concerning the location and approximate size or capacity of utilities to be installed.
- vii) Layout of Lots (showing dimensions, numbers and square footage).
- viii) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- ix) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- x) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- xi) Building setback lines.
- xii) Legend and notes.
- xiii) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- xiv) Other features or conditions which would affect the subdivision favorable or adversely.
- xv) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- xvi) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- xvii) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.



- xviii) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- xix) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- d) Covenants and Restrictions: The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.

Development Plan Review (Article 10.7 of UDO)

The plans comply.

- 2) Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.
- 3) Development Plan Review Criteria: Development plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:
 - a. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - b. Compliance with all applicable provisions of any Overlay District in which the real estate is located.

Comment: A portion of the property is located in the floodplain, therefore the Floodplain Overlay District applies.



- c. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - i. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - ii. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - iii. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- d. The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

4) Application Documentation and Supporting Information

- e. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application
- f. General Plan Requirements
 - i. Scale not more than 1"=100'
 - ii. Title, scale, north arrow and date.
 - iii. Proposed name of the development.
 - iv. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property;
 - v. Address and legal description of the property.
 - vi. Boundary lines of the property including all dimensions.



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- vii. Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- viii. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- ix. Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- x. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- xi. Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;
- xii. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- xiii. Location and dimensions of all existing structures and paved areas.
- xiv. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- xv. Location of all Floodplain areas within the boundaries of the property.
- xvi. Names of legal ditches and streams on or adjacent to the site.
- xvii. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- xviii. Identify buildings proposed for demolition.
- xix. Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- xx. Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).



- xxi. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

Development Standards UDO and Gristmill Crossing: Residential District (Ord. 18-52)

The plans comply.

5) Concept Plan and Illustrative Plan(Section 3 of Ord. 18-52):

- a) The “Concept Plan”, attached hereto as Exhibit B, is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan. The District is hereby divided into two (2) subareas, as depicted on the Concept Plan and labeled as Area I and Area II (individually or collectively, “Area”). Development of each Area shall be regulated as set forth in this Ordinance.

Zoning Districts (Chapter 4 of UDO and Ord. 18-52)

6) Permitted Uses (Section 5 of Ord. 18-52):

- a) All uses permitted in the Underlying Zoning District shall be permitted.

7) General Regulations (Section 6 of Ord. 18-52 and UDO Article 4.8)

a) Maximum Number of Dwellings:

i) Area I: 87

ii) Area II: 90

iii) The maximum number of Dwellings within each Area may vary by up to ten percent (10%); however, in no case may the maximum number of Dwellings on the Real Estate exceed one hundred and seventy-seven (177).

b) Minimum Lot Area: 5,400 sf

c) Minimum Lot Frontage: 40’

d) Minimum Building Setback Lines:

i) Front Yard: 20’

ii) Side Yard: 5’

iii) Rear Yard: 15’

e) Minimum Lot Width: 50’



- f) Maximum Building Height:
 - i) Area I: Two stories
 - ii) Area II: Story and one-half

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

- g) Minimum Living Area:
 - i) Area I
 - (1) Single Story: 1,400 sf
 - (2) Two Story: 1,800 sf
 - ii) Area II
 - (1) Single Story: 1,300 sf

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

Overlay Districts (Chapter 5)

8) Floodplain Overlay District (Article 5.5)

Comment: Will be reviewed at the subsequent Secondary Plat Review process.

- a) Subdivisions/Development: Subdivisions and other Development proposals (including Manufactured Home Parks), which are greater than fifty (50) Lots or five (5) acres, within this Overlay shall:
 - i) Be consistent with the need to minimize flood damage.
 - ii) Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage
 - iii) Have adequate drainage provided to reduce exposure to flood hazards
 - iv) Provide BFE data.
 - v) Minimize development in the SFHA and/or limit density of development permitted in the SFHA.
 - vi) Ensure safe access into/out of SFHA for pedestrians and vehicles (especially emergency responders).



9) Wellhead Protection District Overlay (Article 5.7)

Comment: Per HCSO, an undelineated wellhead protection zone is located on the site. It is a Zone 2 Wellhead Protection District per our ordinance.

Development Standards (Chapter 6)

10) Accessory Use and Building Standards (Article 6.1)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

11) Architectural Standards (UDO Article 6.3 and Section 7.1 of Ord. 18-52)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

12) Building Standards (Article 6.4)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

13) Height Standards (Article 6.6)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

14) Landscaping Standards (UDO Article 6.8 and Section 7.2 of Ord. 18-52)

a) Detention and Retention Areas

i) Natural Appearance:

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



- ii) **Location:** Detention and Retention Areas should be located to enhance view sheds and incorporated as amenities to the development (see also Article 8.6 Open Space and Amenity Standards).
 - iii) **Side Slopes:** Side slopes above the water line for Retention Areas and water features shall not exceed 4:1. Side slopes above the water line for Detention Areas shall not exceed 4:1 and shall be graded to harmonize with the overall Open Space design of the site.
- b) **Street Trees:** Street Trees shall be required in accordance with the following, and the placement standards set forth herein:
- i) **Requirement:** Street Trees shall be required with all new or re-developed Local Streets (public or private) within Residential Districts. Street Trees shall only be required on one side of a Residential Frontage Road.
 - ii) **Location:** Street Trees located within the Right-of-way shall be installed in accordance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design).
 - iii) **Spacing:** Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty (20) feet.
 - iv) **Front Yard and Lot Size Reductions:** If a Lot is adjacent to a Right-of-way that includes Street Trees within the Right-of-way in accordance with this section, then the Lot's Minimum Lot Size and Front Yard Minimum Building Setback Line may be reduced in accordance with Article 6.10 Lot Standards and Article 6.16 Setback Standards, respectively.
- c) **Minimum Lot Landscaping**
- i) **Single-Family Residential lots (under 8,000sf)**
 - (1) 2 shade trees, 1 one ornamental or evergreen tree, and 4 shrubs

Comment: Not Applicable to DPR. To be reviewed at building permit stage.
 - ii) **Open Space / Common Areas**
 - (1) 10 shade, ornamental, or evergreen trees required per acre
- d) **Foundation Plantings (Section 7.2(B) of Ord. 18-52):** Shall not apply; rather, Minimum Lot Landscaping Requirements shall apply.



- e) External Street Frontage Landscaping (UDO Article 6.8(M)): The landscaping in this section shall be required where any portion of a development abuts an External Street.
 - i) Shall not apply; rather, a landscaping area with a minimum depth of eighty (80) feet shall be required along Ditch Road. The landscaping area shall include evergreen trees planted in a double staggered row, with each row planted fifteen (15) feet on center.
- f) Buffer Yards (Section 7.2(D) of Ord. 18-52): Article 6.8(N) Buffer Yard Requirements shall not apply.
- g) Parking Area Landscaping

21) Lighting Standards (Article 6.9)

22) Lot Standards (Article 6.10)

23) Outdoor Storage and Display (Article 6.21)

24) Outdoor Café and Eating Areas (Article 6.13)

25) Parking Standards (Article 6.14)

26) Setback Standards (Article 6.16)

27) Sign Standards (Article 6.17)

Comment: Sign permits are reviewed under a separate application.

28) Vision Clearance Standards (Article 6.19)

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

29) Yard Standards (Article 6.21)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.



Subdivision Regulations (Chapter 7)

30) Construction Standards (Article 7.3)

Design Standards (Chapter 8)

31) Block Standards (Article 8.1)

- a) The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand two hundred and fifty (1,250) feet; except where an Internal Street or Frontage Road parallels an Expressway or Arterial.

32) Easement Standards (Article 8.3)

33) Monument and Marker Standards (Article 8.5)

Comment: The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process.

34) Open Space and Amenity Standards (UDO Article 8.6 and Section 9.1 of Ord. 18-52)

- a) **Minimum:** 21% (Section 9.1 of Ord. 18-52)
- b) **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
- c) **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
 - i. As generally depicted on the Concept Plan. Common Area shall have a minimum Lot Frontage of fifteen (15) feet in accordance with Article 8.6(C) Access. (Section 9.1 of Ord. 18-52)
- d) **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.
- e) **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.

- f) Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
 - g) **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
 - h) **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.
 - i) A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.
 - j) Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.
 - k) Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.
 - l) Street (public or private) medians may qualify towards required Open Space only if the following criteria are met:
 - i. Medians are placed within Common Areas which are maintained by the homeowners' association;
 - ii. Medians are a minimum of sixteen (16) feet wide from back of curb to back of curb; and
 - iii. Medians are landscaped, at a minimum, pursuant to the Street Tree requirements set forth in Article 6.8 Landscaping Standards.
- 35) **Pedestrian Network Standards (Article 8.7):** Shall apply. In addition, pedestrian paths shall be required within the District, as generally depicted on the Concept Plan. The final path location and design may be subject to easements and final engineering
- a) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.



- b) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.
- c) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e. painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.
- d) Internal Pedestrian Network Standards: The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- e) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
- f) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- g) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- h) **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.
- i) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.



- j) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

36) Storm Water Standards (Article 8.8)

37) Streets and Right-of-Way Standards (Article 8.9 of UDO)

38) Street Light Standards (Article 8.10)

39) Street Sign Standards (Article 8.11)

40) Surety Standards (Article 8.12)

DEPARTMENT COMMENTS

- 1) **Action: Approve the Primary Plat and Overall Development Plan (1812-SPP-20 & 1812-ODP-20) with the following conditions:**
 - a) **Approval be contingent upon City Council adoption of the Ordinance 18-52 (1812-PUD-30); and**
 - b) **All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office and Indiana Department of Natural Resources prior to the issuance of an Improvement Location Permit.**
- 2) If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.

WRITTEN PUBLIC COMMENTS

Docket Number: 1901-SPP-03 & 1901-ODP-03
Petitioner: Platinum Properties Management Co., LLC
Request: Petitioner requests Primary Plat and Overall Development Plan review of 79 Single-Family Residential Lots on 37.26 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.

Enclosed Attachments:

February 4, 2019 Public Hearing

1. Burke, Dee (02/04/19)
2. Phelps, Paul and Sarah (02/04/19)

Pamela Howard

From: Dee Burke <dburke1951@me.com>
Sent: Monday, February 4, 2019 12:27 PM
To: APC

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

Sent from my iPhone

Pamela Howard

From: Sarah Dale Phelps <sarah.mktg2007@gmail.com>
Sent: Monday, February 4, 2019 2:42 PM
To: APC

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

Sincerely,
Paul and Sarah Phelps
Residents of Spring Orchard



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 4, 2019
1901-ODP-03 & 1901-SPP-03

Petition Number: 1901-SPP-03 & 1901-ODP-03

Property Address: Southeast corner 193rd Street and Casey Road (the "Property")

Petitioner: Platinum Properties Management Co., LLC.

Representative: Nelson & Frankenberger, LLC

Request: Petitioner requests Primary Plat and Overall Development Plan review of 79 Single-Family Residential Lots on 37.26 acres +/- in the Springmill Trails Planned Unit Development (PUD) District.

Current Zoning: Springmill Trails PUD District (Ordinance 11-19)

Current Land Use: Agriculture

Approx. Acreage: 37.26 acres +/-

Exhibits:

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

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

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



PROJECT BACKGROUND

The Springmill Trails PUD (Ordinance 11-19, the “PUD”) was adopted at the September 12, 2011, City Council meeting. The Property is located in Residential District I of the PUD.

This petition was reviewed at the December 18, 2018, Technical Advisory Committee meeting.

Primary Plat Standards (Article 10.12, J of UDO)

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

- 1) Primary Plat Documentation and Supporting Information: A Primary Plat application shall include the following information:
 - a) Location Map: (which may be prepared by indicating the data by notations on available maps) showing: (i) Subdivision name and location; (ii) Any street related to the subdivision; (iii) Title, scale, north point and date; (iv) Adjacent property land uses and Property Owners’ names.
 - b) Scale: A Primary Plat shall be drawn to a scale of fifty (50) feet to one (1) inch, or one hundred (100) feet to one (1) inch; provided, however, that if the resulting drawing would be over thirty-six (36) inches in shortest dimension, then a scale as determined by the Director may be used.
 - c) Primary Plat: The following basic information shall be shown on the Primary Plat (unless otherwise provided on an accompanying Overall Development Plan (see also Article 10.7 Development Plan Review)), which shall be prepared by a land surveyor or planner:
 - i) Proposed name of the subdivision.
 - ii) Names and addresses of the owner, owners, land surveyor or land planner.
 - iii) Title, scale, north point and date.



- iv) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

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

- v) Easements (locations, widths and purposes).

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

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

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

- vii) Layout of Lots (showing dimensions, numbers and square footage).

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

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

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

- xi) Building setback lines.

- xii) Legend and notes.

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

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



WESTFIELD-WASHINGTON TOWNSHIP
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xiv) Other features or conditions which would affect the subdivision favorable or adversely.

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

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

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

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

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

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

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

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

- d) **Covenants and Restrictions:** The Plan Commission or Director may request a description of the proposed or recorded protective covenants or private restrictions if they are to be cross-referenced or incorporated on the plat of the subdivision or if they otherwise establish or grant rights related to the plat (e.g., easements). Covenants and restrictions may not independently lessen any requirement of this Ordinance or revise, alter, or change in any way any aspect of an approved plat without approval of the Director of Plan Commission.

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



Development Plan Review (Article 10.7 of UDO)

The plans comply, as applicable to an Overall Development Plan, except for those items identified as outstanding below.

- 2) Overall Development Plan: The purpose of the Overall Development Plan is to preliminarily divide property into Lots, Blocks or Common Area and to ensure compliance with the standards of this Ordinance with regard to Lots (e.g., size, access, general building envelopes), common areas (e.g., perimeter landscaping, shared signage) and shared infrastructure (e.g., drives, streets, cross-access, utilities, drainage). An Overall Development Plan does not include the review of the site layout or building design of individual building Lots; rather, it is intended to generally review Lots, common areas, public spaces and shared infrastructure so that adequate consideration is given to ensure a coordinated development prior to subdividing the property.
- 3) Development Plan Review Criteria: Development plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:
 - a. Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
 - b. Compliance with all applicable provisions of any Overlay District in which the real estate is located.

Comment: A portion of the property is located in the floodplain, therefore the Floodplain Overlay District applies.

- c. Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
 - i. The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
 - ii. The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
 - iii. The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.



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

4) Application Documentation and Supporting Information

- a. Development Plan Scope: An Overall Development Plan shall include those details applicable to the overall development, shared or common areas, shared infrastructure, and other areas deemed appropriate by the Director or Plan Commission in order that adequate consideration is given to ensure a coordinated development prior to subdividing the property. A Detailed Development Plan shall include all details specific to the individual Lot that is the subject of the application
- b. General Plan Requirements
 - i. Scale not more than 1"=100'
 - ii. Title, scale, north arrow and date.
 - iii. Proposed name of the development.
 - iv. Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property;
 - v. Address and legal description of the property.
 - vi. Boundary lines of the property including all dimensions.
 - vii. Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
 - viii. Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

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



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

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

- x. All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- xi. Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements;
- xii. Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- xiii. Location and dimensions of all existing structures and paved areas.
- xiv. Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- xv. Location of all Floodplain areas within the boundaries of the property.
- xvi. Names of legal ditches and streams on or adjacent to the site.
- xvii. Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

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

- xviii. Identify buildings proposed for demolition.
- xix. Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- xx. Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).



- xxi. Label Building Separation and/or Building Setback Lines in relation to Front, Rear and Side Lot Lines

Development Standards UDO and Springmill Trails PUD (Ord. 11-19)

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

Zoning Districts (Chapter 4 of UDO and Section 2.2 of Ord. 11-19)

5) **Residential District 1 (Sections 2.2 & 2.5 of Ord. 11-19 and UDO Article 4.8)**

- a) Permitted Uses
- b) Minimum Lot Area: 7,500 sf
 - i) No more than 400 lots shall be less than 9,000 sf
 - ii) No more than 600 lots shall be less than 11,000 sf
- c) Minimum Lot Frontage: 50 feet
- d) Minimum Building Setback Lines:
 - i) Front Yard: 20 feet
 - ii) Side Yard: 6 feet
 - iii) Rear Yard: 20 feet
- e) Minimum Lot Width: 70 feet
- f) Maximum Building Height: 35 feet

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

- g) Minimum total square footage, exclusive of porches, terraces, and garages:
 - i) Single story: 1,400sf
 - ii) 2 story: 1,800sf



iii) Maximum of 400 dwellings less than 1,600 sf for single story and 2,000 sf for 2 story

iv) Maximum of 600 dwellings less than 2,200 sf

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

h) Additional Design Standards:

i) No rear yard shall abut Springmill Road, 186th Street, or Eagle Parkway (Ditch Road). Lots shall face these streets or be separated from the street by project open space a minimum of 100'

ii) A minimum of 72 of the dwellings constructed in Residential District 1 Shall have a side load or courtyard garage.

Overlay Districts (Chapter 5)

6) Floodplain Overlay District (Article 5.5)

Comment: The below standards will be reviewed during the construction plan phase.

a) Subdivisions/Development: Subdivisions and other Development proposals (including Manufactured Home Parks), which are greater than fifty (50) Lots or five (5) acres, within this Overlay shall:

i) Be consistent with the need to minimize flood damage.

ii) Have public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage

iii) Have adequate drainage provided to reduce exposure to flood hazards

iv) Provide BFE data.

v) Minimize development in the SFHA and/or limit density of development permitted in the SFHA.

vi) Ensure safe access into/out of SFHA for pedestrians and vehicles (especially emergency responders).

7) Wellhead Protection District Overlay (Article 5.7)



Development Standards (Chapter 6)

8) Accessory Use and Building Standards (Article 6.1)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

9) Architectural Standards (UDO Article 6.3 and Section 2.1(H) of Ord. 11-19)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

10) Building Standards (Article 6.4)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

11) Height Standards (Article 6.6)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

12) Landscaping Standards (UDO Article 6.8 and Section 2.2(I) & Section 8 of Ord. 11-19)

a) Detention and Retention Areas

i) Natural Appearance:

(1) Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).

(2) Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.

(3) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

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



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

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

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

- i) **Requirement:** Street Trees shall be required with all new or re-developed Local Streets (public or private) within Residential Districts. Street Trees shall only be required on one side of a Residential Frontage Road.

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

- ii) **Location:** Street Trees located within the Right-of-way shall be installed in accordance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). If the Director determines conditions inhibit the planting of the Street Tree within the Right-of-way, then the Street Trees shall be planted on the adjacent Lot or Common Area within ten (10) feet of the Right-of-way; however, the Street Tree shall not be credited towards that Lot or Common Area's Minimum Lot Landscaping Requirements
- iii) **Spacing:** Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty (20) feet.
- iv) **Front Yard and Lot Size Reductions:** If a Lot is adjacent to a Right-of-way that includes Street Trees within the Right-of-way in accordance with this section, then the Lot's Minimum Lot Size and Front Yard Minimum Building Setback Line may be reduced in accordance with Article 6.10 Lot Standards and Article 6.16 Setback Standards, respectively.

- c) **Minimum Lot Landscaping (Ord. 11-19)**

- i) **Residential lots (Section 2.2(I) of Ord. 11-19)**

- (1) A minimum of 2 shade trees and 10 shrubs shall be planted in each front yard



- (2) Each dwelling shall have a minimum of 1 tree and 6 shrubs in each side yard
- (3) Each dwelling shall have a minimum of 1 shade tree in the rear yard
- (4) 25% of the shrubs required under this section may be substituted with perennial plants at the rate of 4 perennial s per 1 shrub.
- ii) On-Site Landscaping, Single Family Residential District 2 (Section 8.2 of Ord. 11-19)
 - (1) 6 shade, 4 ornamental or evergreen trees, 24 shrubs per unit
- d) Foundation Plantings.
- e) External Street Frontage Landscaping (UDO Article 6.8(M)): Does not apply per Section 8.2 of Ord. 11-19).
- f) Buffer Yard Requirements (Section 8.3 of Ord. 11-19). Buffer yard shall not be required internal to any District, and shall be required only in areas adjacent to (i) streets on the perimeter of a District including but not limited to 186th Street, (ii) Eagle Parkway and Springmill Road/Six Points Road and (iii) within individual institutional uses. All buffer yards shall be a minimum of twenty (20) feet in width.

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

- i) Institutional uses include, without limitation, schools, churches, day care facilities and fire stations.
- ii) Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and three (3) evergreen shrubs per thirty (30) linear feet shall be planted. Shade Trees may be substituted for evergreen trees at a one-to-one (1:1) basis (shade:evergreen) along road frontages. In order to create a more effective buffer, evergreen trees may be substituted in lieu of evergreen shrubbery on a one-to-three (1:3) basis (tree:shrub). Along Eagle Parkway, Springmill Road/Six Points Road and 186th Street Evergreen Trees shall be used to meet the shrub requirements of this sub-section. This will result in a tree planted every 15' on center along Eagle Parkway, Springmill Road/Six Points Road, and 186th Street buffer yards.
- iii) Buffer yard requirements, Road Frontage Standards, and State Road 32 Landscaping are not intended to be cumulative. Where overlapping the more restrictive planting standard shall apply. This subsection shall not apply to Eagle Parkway and Springmill Road/Six Points Road where buffer yards are adjacent to the right-of-way.



- iv) Buffer yards shall not be required between the Mixed Use, Commercial and Market Center Districts.
 - v) Buffer yards shall not be required where the front of lots or dwelling(s) face a perimeter street or Eagle Parkway.
 - vi) In any case where the front of lots or dwellings do not face Eagle Parkway, 186th or Springmill Road a minimum of one of the following standards shall be met:
 - (1) Evergreens trees shall be planted in a double staggered row (each row planted 15' on center), or
 - (2) Front elevation architectural requirements shall apply to the elevation of the home that faces one of the three streets
 - g) Parking Area Landscaping
 - h) Plant Materials and Substitutions (Section 8.5 of Ord. 11-19)
 - i) A minimum of 3 different species of shrubs shall be required per development site. Burning Bushes shall be limited to a maximum of 50% of the total required shrub plantings.
 - ii) 1 evergreen tree shall equal 3 evergreen shrubs
- 21) Lighting Standards (Article 6.9)
- 22) Lot Standards (Article 6.10)
- 23) Outdoor Storage and Display (Article 6.21)
- 24) Outdoor Café and Eating Areas (Article 6.13)
- 25) Parking Standards (Article 6.14)
- 26) Setback Standards (Article 6.16)
- 27) Sign Standards (Article 6.17)

Comment: Sign permits are reviewed under a separate application.



28) Vision Clearance Standards (Article 6.19)

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

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

29) Yard Standards (Article 6.21)

Comment: Not Applicable to DPR. To be reviewed at building permit stage.

Subdivision Regulations (Chapter 7)

30) Construction Standards (Article 7.3)

Comment: Please coordinate with WPWD.

Design Standards (Chapter 8)

31) Block Standards (Article 8.1)

- a) The maximum length of a block in a single-family residential Subdivision shall not exceed one thousand two hundred and fifty (1,250) feet; except where an Internal Street or Frontage Road parallels an Expressway or Arterial.

32) Easement Standards (Article 8.3)

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

33) Monument and Marker Standards (Article 8.5)

Comment: The Monument and Marker Standards will be reviewed at the subsequent Secondary Plat Review process.



34) Open Space and Amenity Standards (UDO Article 8.6 and Sections 2.4 & 2.5 of Ord. 11-19)

- a) **Minimum:** 21% (Section 2.5 of Ord. 11-19)
- b) **Plantings:** Open Space shall be supplemented with tree plantings in accordance with the Minimum Lot Landscaping requirements of Article 6.8 Landscaping Standards.
- c) **Access:** A public way, crosswalk or easement not less than fifteen (15) feet in width shall be provided for access to required Open Space.
 - i. As generally depicted on the Concept Plan. Common Area shall have a minimum Lot Frontage of fifteen (15) feet in accordance with Article 8.6(C) Access. (Section 9.1 of Ord. 11-19)
- d) **Connectivity:** Open Space, where applicable, shall be placed adjacent to or connected to existing or proposed Open Space located within the development and/or on adjoining properties. Open Space should be located within reasonable walking distance to those uses it serves, with the exception of preservation of existing features.
- e) **Open Space Ownership:** The ownership of Open Space, Common Areas, Development Amenities, how it will be protected from future development, and responsibility for future maintenance (e.g., homeowners' association) shall be documented and recorded.

Comment: Acknowledged. Please include in covenants document.

- f) Required Open Space and Development Amenity improvements (e.g., fencing, walls, mounds, paths, playgrounds, amenities) shall be improved in accordance with an approved Development Plan and shall require a Certificate of Compliance
- g) **Approval:** Open Space and Development Amenity areas shall be identified on the development's Overall Development Plan, in accordance with Article 10.7 Development Plan Review. Open Space and Development Amenity improvements shall require approval a Detailed Development Plan, which shall be reviewed and approved by the Department as part of an Improvement Location Permit (see also Article 10.8 Improvement Location Permit) or a Certificate of Compliance (see also Article 10.4 Certificate of Compliance), if an Improvement Location Permit is not otherwise required for the proposed improvements.
- h) **Timing of Installation:** Open Space and Development Amenity improvements shall be installed prior to the issuance of a subsequent Building Permit for more than fifty percent (50%) of the Lots within the Secondary Plat section in which the Common Area, Open Space or Development Amenity is located, or within twelve (12) months from when the first Building Permit in the Secondary Plat section was issued, whichever occurs first.



- i) A maximum of fifty percent (50%) of required Open Space may come from: wetlands, third party regulated utility easements, legal drains and equivalent land, as determined by the Plan Commission or Director.
 - j) Detention and Retention Areas may only qualify as Open Space if they comply with Article 6.8 Landscaping Standards and if such areas are located and designed for the use and benefit of the public as an amenity to the development.
 - k) Required Buffer Yards, External Street Frontage landscaping areas, and tree preservation areas, as set forth in Article 6.8 Landscaping Standards, may qualify towards required Open Space if placed within common areas or recorded preservation or conservation easements.
 - l) Street (public or private) medians may qualify towards required Open Space only if the following criteria are met:
 - i. Medians are placed within Common Areas which are maintained by the homeowners' association;
 - ii. Medians are a minimum of sixteen (16) feet wide from back of curb to back of curb; and
 - iii. Medians are landscaped, at a minimum, pursuant to the Street Tree requirements set forth in Article 6.8 Landscaping Standards.
- 35) Pedestrian Network Standards (Article 8.7): Shall apply. In addition, pedestrian paths shall be required within the District, as generally depicted on the Concept Plan. The final path location and design may be subject to easements and final engineering
- a) All concrete sidewalk, asphalt path, and crosswalk improvements shall be constructed per the City's Construction Standards (see Article 7.3 Principles and Standards of Design) and comply with requirements of the Americans with Disabilities Act (ADA), as amended.

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

- b) Curb ramps for handicapped accessibility shall be provided at all intersections of Streets, Alleys, and drives (not including individual residential Driveways) and comply with ADA requirements. Curb ramps shall not be permitted in Driveways.

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

- c) When a sidewalk, pedestrian path, jogging path, and/or bicycle way crosses a Street intersection with an Arterial within or adjacent to a development, then safety devices (i.e.

painted crosswalks, signs, or other traffic control devices) shall be installed at the Developer's expense as deemed appropriate by the Public Works Department. The Director or Plan Commission may require crosswalks to be marked at other intersections or pedestrian-crossing points as may be deemed appropriate. All traffic control devices shall comply with guidelines and requirements of the current edition of the Indiana Manual on Uniform Traffic Control Devices.

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

- d) **Internal Pedestrian Network Standards:** The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- e) Sidewalks shall be required on both sides of internal Streets and internal Private Streets in all developments.
- f) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- g) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all non-residential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- h) **Perimeter/External Pedestrian Network Standards:** All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following: Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan.

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

- i) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.



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

- j) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

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

36) Storm Water Standards (Article 8.8)

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

37) Streets and Right-of-Way Standards (Article 8.9 of UDO)

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

38) Street Light Standards (Article 8.10)

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

39) Street Sign Standards (Article 8.11)

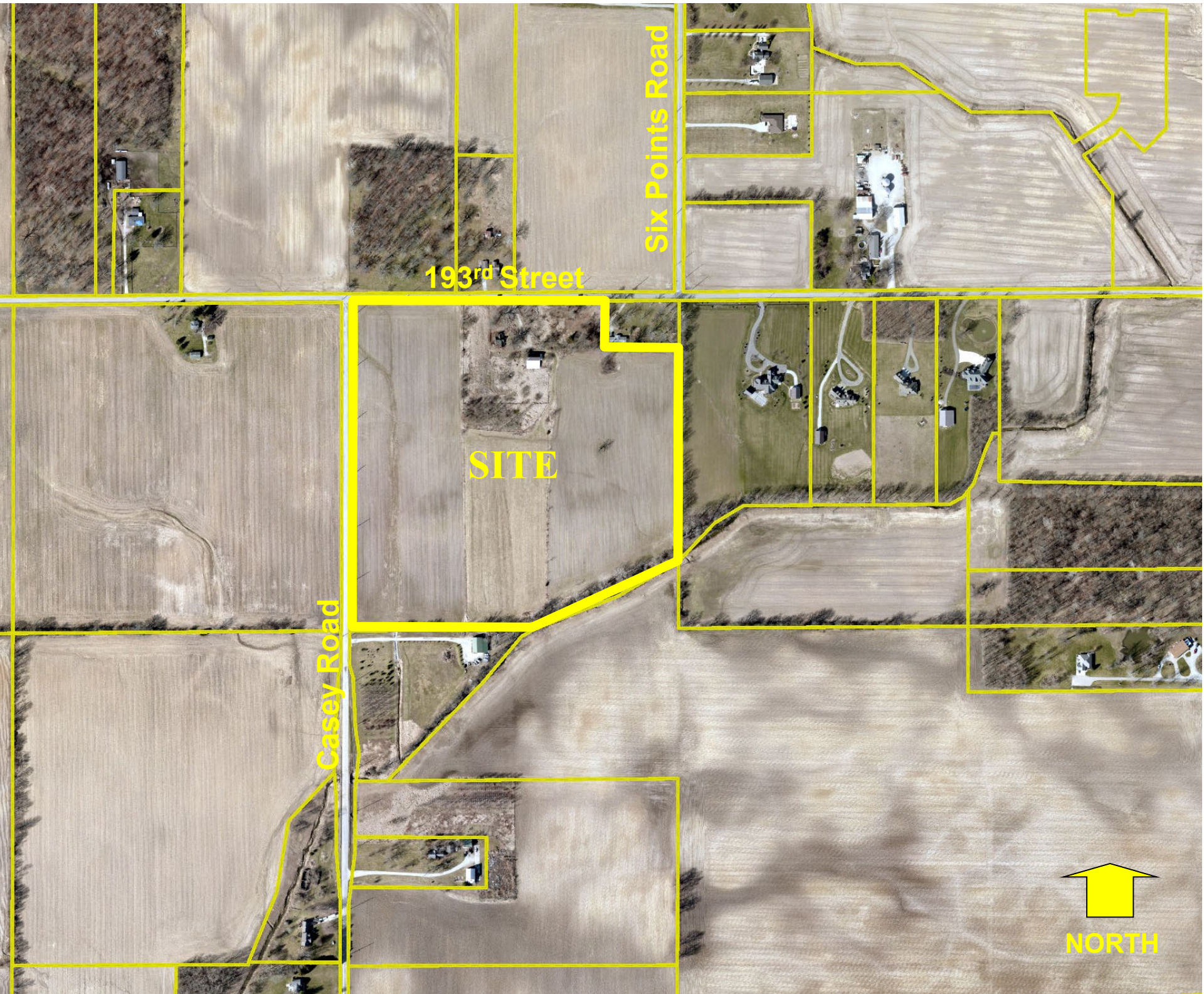
Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

40) Surety Standards (Article 8.12)

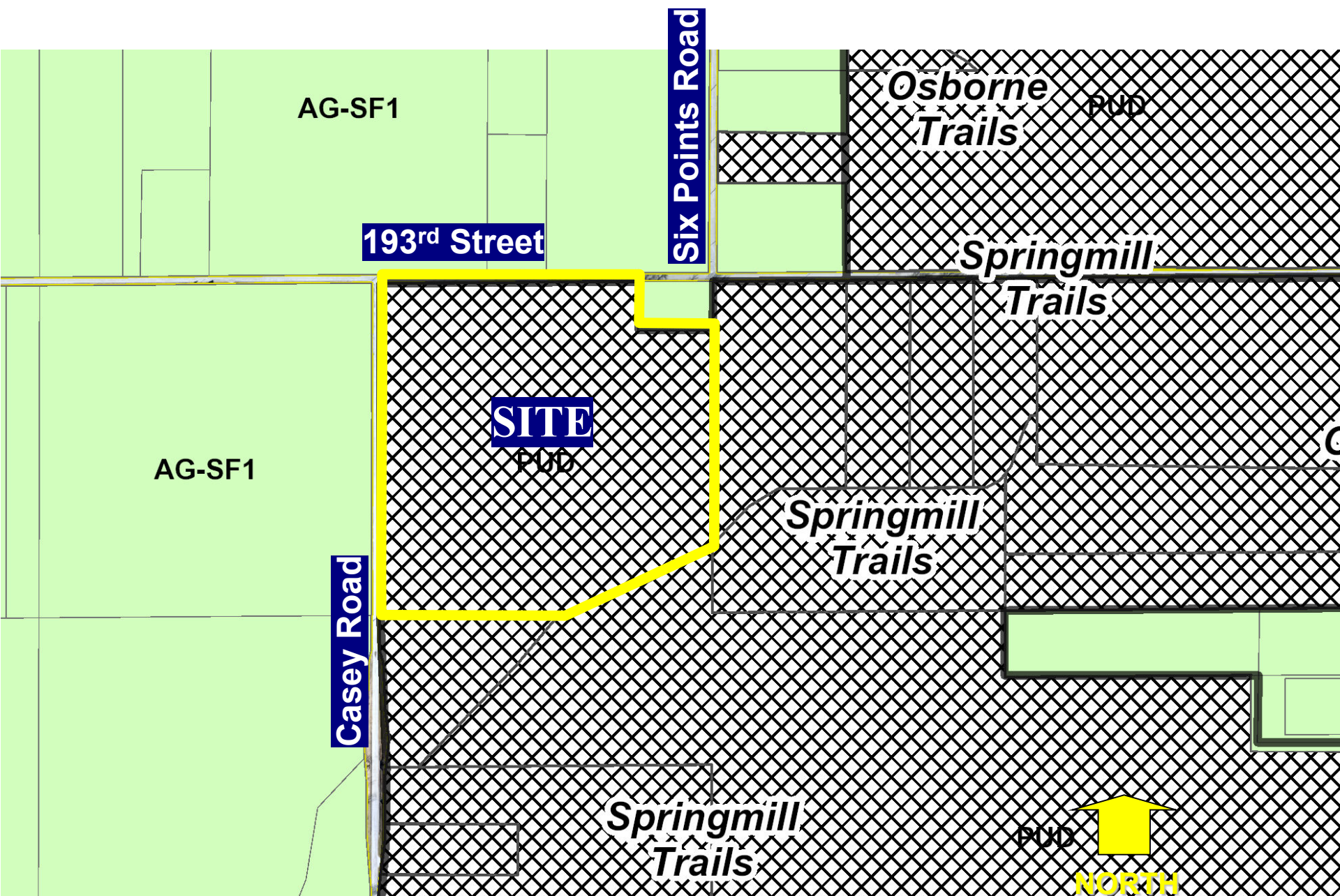
Comment: The Petitioner is coordinating with WPWD to address outstanding issues.

DEPARTMENT COMMENTS

- 1) **Action: Hold a public hearing at the February 4, 2019, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at 317-531-3751 or phoward@westfield.in.gov.



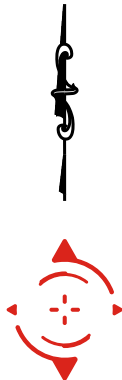
**Emory Trace
Site Location Map**

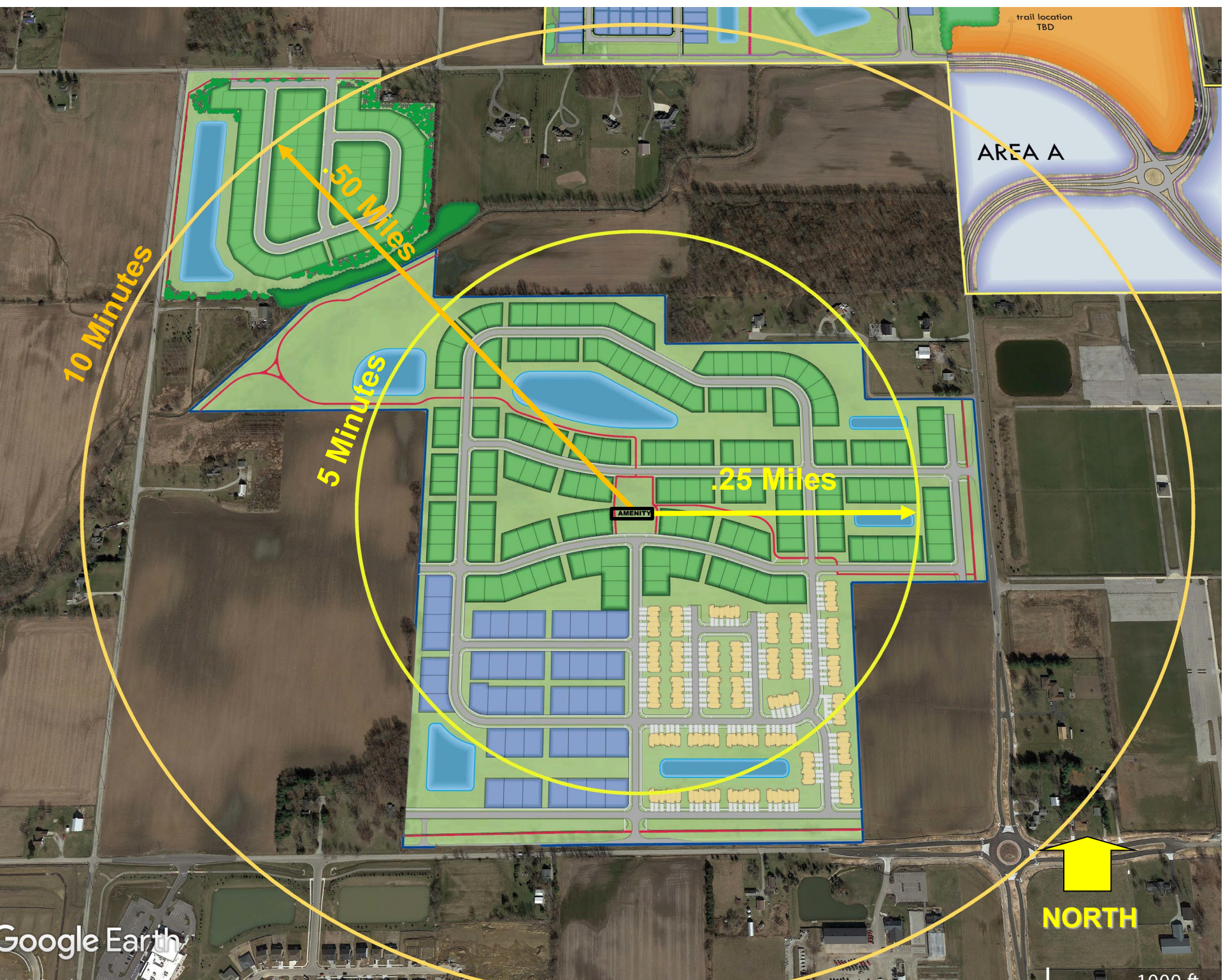


**Emory Trace / Spring Mill PUD
Zoning Map**

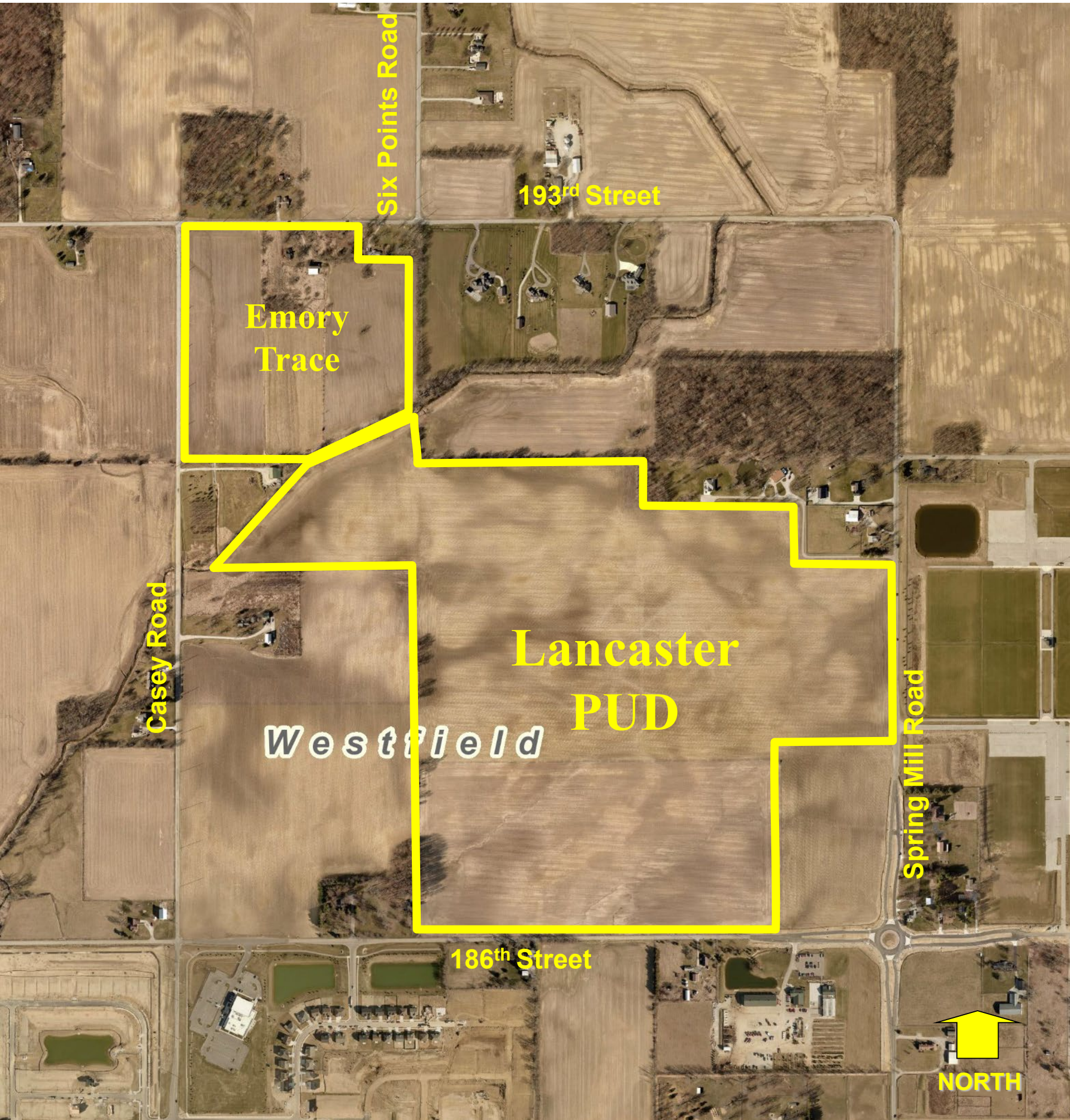
Emory Trace

Westfield, IN





Proximity Map
Site Location Map



Proximity Map
Site Location Map