

CITY OF WESTFIELD, IN
AdvisoryPlanningCommission_Meeting_Agenda_02_01_2021

Monday, February 01, 2021 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

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

MEETING PLACE: Virtual Conference Call

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

Public input can be submitted in 1 of 2 ways:

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

OPENING OF MEETING

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

Note the Presence of a Quorum

Election of Officers

- President
- Vice President

Approval of Minutes - December 21, 2020

Documents: [APC Minutes - December 21, 2020](#)

Review APC Rules & Procedures

CONSENT AGENDA

2102-DDP-01

Vision Westfield

17414 Tiller Court

Vision Real Estate LLC by Design Build Corporation requests Detailed Development Plan review of a 33,405 square foot addition on 3.26 acres +/- in the EI: Enclosed

Industrial District.

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

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

MISCELLANEOUS BUSINESS

Request to suspend APC Rule of Procedure

EdgeRock Development requests suspension of Article IX(6)(b) of the Westfield / Washington Planning Commission Rules of Procedure.

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

Documents: [Exhibit 1: Petitioner Request](#)

ITEMS OF BUSINESS

2012-ODP-18 & 2012-SPP-18

Spring Mill Centre

Northeast corner of Spring Mill Road and SR 32

Haehl Group, LLC by Commercial Links, LLC requests Overall Development Plan and Primary Plat review of 4 Blocks on 55.36 acres +/- in the Spring Mill Centre Planned Unit Development (PUD) District.

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

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

PUBLIC HEARING ITEMS

2102-PUD-01[PUBLIC HEARING]

Sanders Glen PUD

2432 South Street

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 21-02](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: Area 1 Character Exhibits](#) | [Exhibit 6: Area 2 Character Exhibits](#) | [Exhibit 7: Area 3 Character Exhibits](#) | [Exhibit 8: Landscape Exhibit](#) | [Exhibit 9: Public Comments](#) | [Petitioner's Presentation](#)

2102-PUD-02[PUBLIC HEARING]

Lancaster, Phase 2 PUD

NEC of 186th Street and Casey Road

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

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

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

[and Character Exhibit](#) | [Exhibit 4: Ordinance 21-02](#) | [Exhibit 5: Project Narrative](#) | [Exhibit 6: Neighborhood Meeting Summary](#) | [Exhibit 7 Public Comments](#) | [Exhibit 8: Petitioners Presentation](#)

2102-PUD-03[PUBLIC HEARING]

Maple Knoll PUD Amendment V

Southeast corner of SR 32 and Spring Mill Road

Panda Restaurant Group, Inc. by Nelson & Frankenberger, LLC requests an amendment to modify the sign standards of the Maple Knoll Planned Unit Development (PUD) District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 21-03.](#) | [Exhibit 4: Project Description](#)

2102-PUD-04[PUBLIC HEARING]

Lantern Commons PUD

NWC of 161st Street and Westfield Boulevard

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Character Exhibit](#) | [Exhibit 5: Ordinance 21-04](#) | [Exhibit 6: Petitioner's Narrative](#) | [Exhibit 7 Neighbor Meeting Summary](#) | [Exhibit 8: Ord. 07-39 Lantern Commons Zoning Commitments](#) | [Exhibit 9: Public Comments \(updated 2/1 @6:30pm\)](#) | [Petitioner's Additional Presentation Images](#)

2102-PUD-05[PUBLIC HEARING]

Wheeler Landing PUD Amendment IV

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

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 21-05](#) | [Exhibit 4: Concept Plan \(Apartments\)](#) | [Exhibit 5: Landscape Plan \(Apartments\)](#) | [Exhibit 6: Character Exhibit \(Apartments\)](#) | [Exhibit 7: Wheeler Landing Concept Plan](#) | [Exhibit 8: Narrative Statement](#) | [Exhibit 9: Grand Park Sports Campus Concept](#) | [Petitioner's Presentation](#)

2102-ZOA-01[PUBLIC HEARING]

Unified Development Ordinance Amendment

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

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

Documents: [Ord. 20-54](#)

ITEMS CONTINUED TO A FUTURE MEETING

2007-PUD-07 [CONTINUED]

Bridgewater PUD Amendment (Culver's)

14631 North Gray Road

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

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

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

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

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

2012-PUD-15[CONTINUED]

Somerset PUD

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

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

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

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



Westfield–Washington Township Advisory Plan Commission
Minutes of the December 21, 2020 APC Meeting
Presented for approval: February 1, 2021

**Westfield-Washington Advisory Plan Commission (APC) held a meeting on
Monday, December 21, 2020 scheduled for 7:00 p.m. online via Skype.**

ROLL CALL: Noted presence of a quorum.

Members Present: Kristen Burkman, Randy Graham, Robert Horkay, Mike Johns, Ginny Kelleher; Andre Maue, Victor McCarty, Dave Schmitz and Cindy Spoljaric.

Members Absent: All Present.

City Staff Present: Kevin Todd, Director; Pam Howard, Senior Planner; Daine Crabtree, Associate Planner; and Brian Zaiger with Krieg DeVault.

APPROVAL OF MINUTES

- November 16, 2020, minutes.
- December 7, 2020, minutes
 - Motion: Kelleher motioned to approve the November 16, 2020 and December 7, 2020 meeting minutes as written.
 - McCarty seconded. Motion passed. Vote 9-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items

ITEMS OF BUSINESS

**2012-ODP-19 &
2012-SPP-19**

Chatham Pointe

Northwest of the intersection of Cox Avenue and Tomlinson Road
Chatham Hills, LLP by Cripe requests Primary Plat and Overall Development Plan approval of 10 lots on 20.81 acres in the Chatham Hills PUD District.

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

Howard overviewed this request for two waiver approvals and the Primary Plat and Overall Development Plan approval. She said that Westfield Public Works Department supports the waivers and that a letter from the City Engineer was included as an exhibit.

No Commission comments.

Motion: Horkay motioned to approve the requested Subdivision Waivers from UDO Articles 8.7(C)(2) & 8.7(D)(2) to eliminate the sidewalk requirement on the west side of Chatham Pointe Lane and to eliminate the Perimeter Path requirement along the Cox Avenue frontage.

Kelleher seconded. Motion passed. Vote 9-0.

Motion: Kelleher motioned to approve 2012-ODP-19 & 2012-SPP-19 with the following conditions.

- All necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.
- Approval of the landscape plan be delegated to staff upon completion of a tree inventory survey.

Maue seconded. Motion passed. Vote 9-0.

Agendas for all City meetings are updated and available at our website.

Website: <http://www.westfield.in.gov> | Community Development Department E-mail: community@westfield.in.gov

2009-PUD-11

Woods Robinson Briggs PUD

North side of 191st Street, West of Tomlinson Road

Edgerock Development, LLC requests a change of zoning for approximately 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Woods Robinson Briggs Planned Unit Development (PUD) District.
(Planner: Daine Crabtree ▪ dcrabtree@westfield.in.gov)

Crabtree overviewed this request for a change of zoning. This project had its Public Hearing at the September 8, 2020 APC meeting and presented an update on October 4, 2020 APC meeting. Since its Public Hearing a number of revisions have been made which are included in the exhibits.

The Petitioner, Birch Dalton, asked if/when a transcript will be available

- Todd responded that the minutes would be available the Thursday prior to the next APC meeting.
- Zaiger said that the recording would be available immediately and that we don't provide transcripts.

Dalton said that the Staff Report reflects the modifications made based on the comments received. He addressed the economic impact of this project. He touched upon the summary he sent out which included the work on the pickleball and park feature and the number of buildings in the retail area. He said Edgerock followed up with Duke on Maue's suggestion on green energy. He said he responded to Johns regarding District 2 concerning suburban rentals. He said the leaders in the Westfield residential market support the suburban rental aspect. He addressed his response to Spoljaric's comments with changes made based on her input. He said they had clearly defined the water features and included a master detention lake and a fountain attraction. He said that Staff worked very hard to provide responses to all public questions and comments. He said he feels that they programmed a project that responds well to a post-Covid world and have been proactive in their planning.

Burkman said she was in favor of a tennis facility on the property, but said that the PUD doesn't guarantee it, which concerned her. She said she didn't understand why a new racing customer couldn't go into the Links PUD where that use is already approved. She stated that she did not understand what the commercial section would look like due with no renderings.

- Dalton responded that he is not going to do basketball or baseball because he is an investor in both Pro-x and the Pacer's Fieldhouse. He said that his project would be a racquet center
- He asked what if two motorsports users should want to come here. He said that there are multiple sites zoned for other uses.
- As far as the commercial, he said the level of detail included in the exceeds the other PUD.

Horkay said he understood how this all worked together and that we can't pick and choose certain pieces.

- Dalton responded that he had the other racing facility however Zionsville offered extensive incentives, so we lost the deal.

Johns said he spoke with a suburban rental developer in Chicago who said they do a majority of business in Opportunity Zones and provide student and low-income housing. He said they are doing something similar to this in the Phoenix area. He said that the rental developer in Chicago said they would do at most 10 units per acre if they were doing the project in Westfield. He said the Chicago developer said that to make this portion work, the rest of the project will have to be built out, and they thought the rest of the project is complicated. He stated he was concerned about Grand Millennium and Links being undeveloped. He said too many zoned and undeveloped projects affect the community negatively.

- Dalton responded that are several projects in the works at Grand Millennium and that a lot of money has also been invested thus far.
- He said that didn't close on Links until early in the year and that no one would invest on anything in March due to COVID, with that, of course it is on hold.
- He said that Lennar and Weekley were interested in being involved.
- He stated he disagreed with Johns' comments.

Maue said he thought that this is a complex development and that he understood the need for flexibility and that we would not expect to have all the details today. He said that they need to take all the documents as a whole. He said he would be worried if it were just the ordinance without the exhibits; however, the other exhibits were helpful. He said he appreciated the effort put in by the developer.

- Dalton replied that this really wasn't that complicated with three users taking up most of the districts. He said that Grand Park Village sat empty for several years and without complaints. He said he could take the racquet court outside of Westfield. He added that he is one of the bigger investors in Grand Park.

McCarty said he always had concerns about traffic with large residential developments. He said he agreed with Maue on the effort put into this project. He said he was really excited to see some of the sports related uses. He said he liked the elevations of the Church and the park.

- Dalton responded that the church was anxious to be up here.

Schmitz said he thought that the changes made had resulted in a much better project. He said he thought we had the info we need to make a land use decision.

Kelleher said she tries to look at the ordinance and not just the character exhibits.

- Dalton replied that he suggested relying on Staff and asking them questions.
- He said to look at the Trails PUD; the buildings look like what is shown in the PUD.

Spoljaric said that she submitted comments this afternoon and would not bring them up at this meeting as they are more technical.

Dalton asked Todd how does the level of detail in the text rank with other multi-use projects in town.

- Kelleher said she did not think this was appropriate as the APC makes these decisions.
- Zaiger said he thought it was inappropriate to ask staff to "grade the petition". He did say it would be ok to ask if the ordinance is administrable and comparable to others.
- Todd responded that the ordinance as a whole is administrable and is comparable to other mixed-use PUDs in the community.

Graham asked Todd for any additional comments.

- Todd replied that zoning cannot guarantee development stating that zoning "doesn't do that". He said that flexibility in permitted uses is generally good as long as collective uses are consistent with the Comprehensive Plan.
- He said that it was good to have uses permitted at multiple places in the community.

Graham said he thought some of the comments made were borderline inappropriate and unethical in the way they were carried out.

Motion: Graham motioned to forward 2009-PUD-11 to the City Council with a positive recommendation. Horkay seconded. Motion passed. Vote 5-4.

Dalton commented after the vote that he would not allow this to go on a Council agenda until he was ready, his attorney will contact the Council attorney to ensure this doesn't happen like the Junction project.

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2007-PUD-07

[CONTINUED]

Bridgewater PUD Amendment (Culver's)

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2012-ODP-18 &

2012-SPP-18

[CONTINUED]

Spring Mill Centre

Northeast corner of Spring Mill Road and SR 32

Haehl Group, LLC by Commercial Links, LLC requests Overall Development Plan and Primary Plat review of 4 Blocks on 55.36 acres +/- in the Spring Mill Centre Planned Unit Development (PUD) District.

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

2012-PUD-15

[CONTINUED]

Somerset PUD

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

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

(Planner: Corey Harris - charris@westfield.in.gov)

REPORTS/COMMENTS

- Plan Commission Members
- City Council Liaison
- Board of Zoning Appeals Liaison
- Community Development Department

ADJOURNMENT

Motion: Adjourn Meeting

Motion: Graham; Second: Kelleher.

Motion passed. Vote: 9-0.

Meeting adjourned at 8:01 p.m.

Randell Graham, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



Petition Number: 2102-PUD-01

Project Name: Sanders Glen Planned Unit Development (PUD) (Ord. 21-02)

Subject Site Address: 2432 South Street (the "Property")

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

Request: The Petitioner requests a change of zoning for approximately 9.07 acres +/- from the Kalorama Park PUD to the Sanders Glen PUD.

Current Zoning: [Kalorama Park PUD \(Ord. 10-15\)](#)

Current Land Use: Vacant

Approximate Acreage: 9.07 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 21-02
4. Concept Plan
5. Area 1 Character Exhibits
6. Area 2 Character Exhibits
7. Area 3 Character Exhibits
8. Landscape Exhibit
9. Public Comments

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

The petition was introduced at the January 11, 2021, City Council meeting. The Petitioner held a virtual neighborhood meeting on January 4, 2021. The petition will receive a public hearing at the February 1, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located on the north side of E. South Street (171st Street becomes E. South Street west of Oak Road) near the intersection of South Street and Oak Road at 2432 South Street between Jersey Street and Park Street (see **Exhibit 2**).

The Property is currently zoned the Kalorama Park PUD, a single-family detached PUD that was approved in 2010 but was never developed.

Adjacent properties to the east and west are zoned AG-SF1. The eastern adjacent property is a single 17.98 acre +/- parcel comprised significantly of floodplain while the western adjacent properties consist of two (2) small (1.25 acres cumulative) lots that border the single-family Reserve on South PUD slightly further west.

The SF-3 zoned Timberbrook Run neighborhood exists to the north while south across South Street exists the SF-3 zoned Pines of Westfield neighborhood. Diagonally located across South Street from the Property is the Oak Manor PUD, but more specifically, the five (5) residential lots that comprise Oak Manor Estates.

Project Description: The Petitioner is requesting a change of zoning to completely repeal the Kalorama Park PUD, a single-family detached SF-4 underlying clustered cottage PUD, with a new PUD known as the Sanders Glen PUD.

The Sanders Glen PUD is proposed to be comprised of three (3) specific areas – one (1) for multi-family attached units geared toward seniors, and two (2) detached single-family areas which have separate lot size and architecture requirements.

Permitted Uses: The proposed PUD Ordinance would default to a modified SF5: Single-Family High-Density underlying zoning district for both single-family detached areas (Areas 1 & 2) while MF2: Multi-Family Medium Density would be the default zoning district for the attached multi-family area (Area 3)

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

AREAS 1 & 2 (SINGLE-FAMILY DETACHED)				
STANDARD	Sanders Glen PUD Area 1	Sanders Glen PUD Area 2	Kalorama Park PUD (Cottage Homes)	Kalorama Park PUD (Small Homes)
Minimum Lot Frontage	30 feet	50 feet	None	None
Minimum Lot Width	30 feet	50 feet	25 feet	35 feet (listed incorrectly as “frontage” in the PUD)
Minimum Lot Area	2,100 SF	5,000 SF	1,500 SF	1,500 SF
Minimum Setbacks				
Front Yard	8 feet	15 feet	10 feet	10 feet
Side Yard	3 feet	5 feet	None	None

Rear Yard	10 feet	15 feet	None	None
Minimum Distance between Structures	6 to 20 feet	6 to 20 feet	6 feet	6 feet
Minimum Living Area	650-800 SF (Ground Floor) (UDO)	650-800 SF (Ground Floor) (UDO)	750 SF (Cumulative Floor Area)	1200 SF (Cumulative Floor Area)
Maximum Building Height	2 ½ Stories	2 ½ Stories	24 feet	32 feet

Maximum Dwelling Units: The Sanders Glen PUD proposes a maximum of ninety (90) Dwelling Units (26 Single-Family Dwellings in Area 1, 14 Single-Family Dwellings in Area 2 and 50 Senior Dwelling Units in Area 3).

The Kalorama Park PUD set forth a standard of forty (40) Maximum Dwelling Units.

There is no Maximum Density standard for the UDO's SF5 standards.

AREA 3 (MULTI-FAMILY SENIOR GARDEN HOMES)		
	Sanders Glen PUD	MF2: Multi-Family Medium Density (UDO)
Maximum Dwelling Units Per Building	8 Dwelling Units	10 Dwelling Units
Maximum Number of Dwelling Units	50 Dwelling Units	150 Dwelling Units (Per Project/District)
Minimum Living Area	735 SF	650 SF
Minimum Setbacks		
Front Yard	20 feet	30 feet
Side Yard	10 feet	12 feet
Rear Yard	20 feet	20 feet
Maximum Density	8.7 Dwelling Units/Acre +/-	10 Dwelling Units/Acre

*The Kalorama Park PUD does not contemplate multi-family dwelling units

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

Architectural Standards: Shall apply; except as modified below.

1. Architectural Standards:

- a. Character Exhibits have been added to the PUD which are designed to capture the intended quality and architecture of the structures.
- b. Building Materials: Vinyl aluminum siding shall not be permitted as an exterior building material except for gutters, soffits, soffit trim and other similar building components for any of the three (3) districts.

For Area 3, a minimum Masonry Material knee wall shall be required; no less than twenty percent (20%) Masonry shall be permitted on any façade and the remaining eighty percent (80%) shall be fiber cement and/or Hardie trim as specifically shown in the Character Exhibits.

- c. Garages: All Dwelling Units in Areas 1 and 2 shall have a minimum two (2) car attached garage with a variety of garage door designs permitted. A minimum of two (2) garage door styles shall be utilized; different windows and hardware shall not count as different styles.
- d. Streetscape Variety: Shall not apply

Landscaping Standards: Shall apply, except as modified below.

1. Landscape Plan: A Landscape Plan has been made a part of the PUD Ordinance, for which substantial compliance shall be achieved. In the event that there is a conflict between the Landscape Plan and the UDO, the Landscape Plan shall control.
2. Tree Preservation: Credits for existing trees on the Real Estate may be given in order to minimize disturbance. Trees over 24" Diameter at Breast Height (DBH) shall be credited at a ratio of 2:1 if the tree meets all other criteria in Article 6.8(E)(6) of the UDO.
3. Lot Landscaping: Two (2) shade trees, Two (2) ornamental trees and eight (8) shrubs shall be required per lot. This requires more trees and the same amount of shrubs compared to the Kalorama Park PUD.

Lots adjacent to the South Street Right-of-way shall have a minimum of two (2) evergreen trees and one (1) shade tree in the Rear Yard.

4. Foundation Plantings: Shall not apply.
5. Buffer Yard Requirements: Shall not apply.

However, a minimum thirty foot (30') wide buffer yard shall be provided between the existing residential development to the west and north. Three (3) evergreen trees, two (2) shade trees, and ten (10) shrubs shall be required per 100 linear feet of adjacent boundary.

Other: The Kalorama Park PUD permits driveways constructed of porous material. This is not proposed for the Sanders Glen PUD.

Design Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District.

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

1. Minimum Open Space: Shall not apply to the Real Estate, except that there shall be a minimum of twenty percent (20%) of the Real Estate as open space as generally shown on the Concept Plan and Exhibit E.

The actual Open Space requirement of the Kalorama Park PUD was never stringently set; However, there is language suggesting an "extensive preservation of natural areas and open areas (approximately 50%)."

COMPREHENSIVE PLAN

The 2007 Westfield-Washington Township Comprehensive Plan identifies the Property as being within the Downtown area. A healthy mix of commercial, offices, retail, residential, and more are contemplated as appropriate uses within the Downtown area. Along with development that ensures a unique image for downtown Westfield, development that will complement the visual and aesthetic value of the entire town, and promote the downtown as a growth area and a destination. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

PROCEDURAL

Neighborhood Meeting: A virtual neighborhood meeting was held on January 4, 2021. There were two (2) public attendees whose main concerns expressed were tree preservation,



pedestrian safety on the Midland Trail around the proposed detention pond, and the existing floodplain and drainage.

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

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

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

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

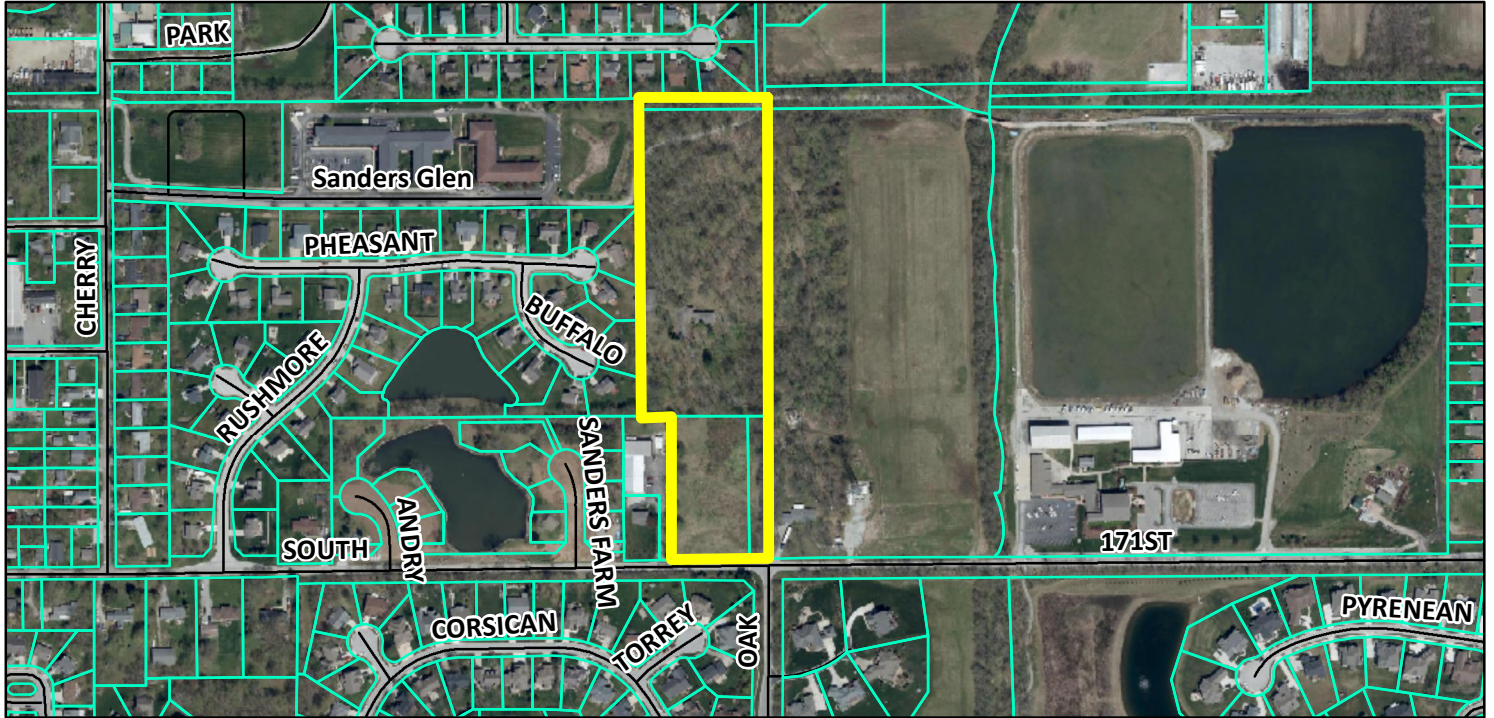
DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the February 1, 2021, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

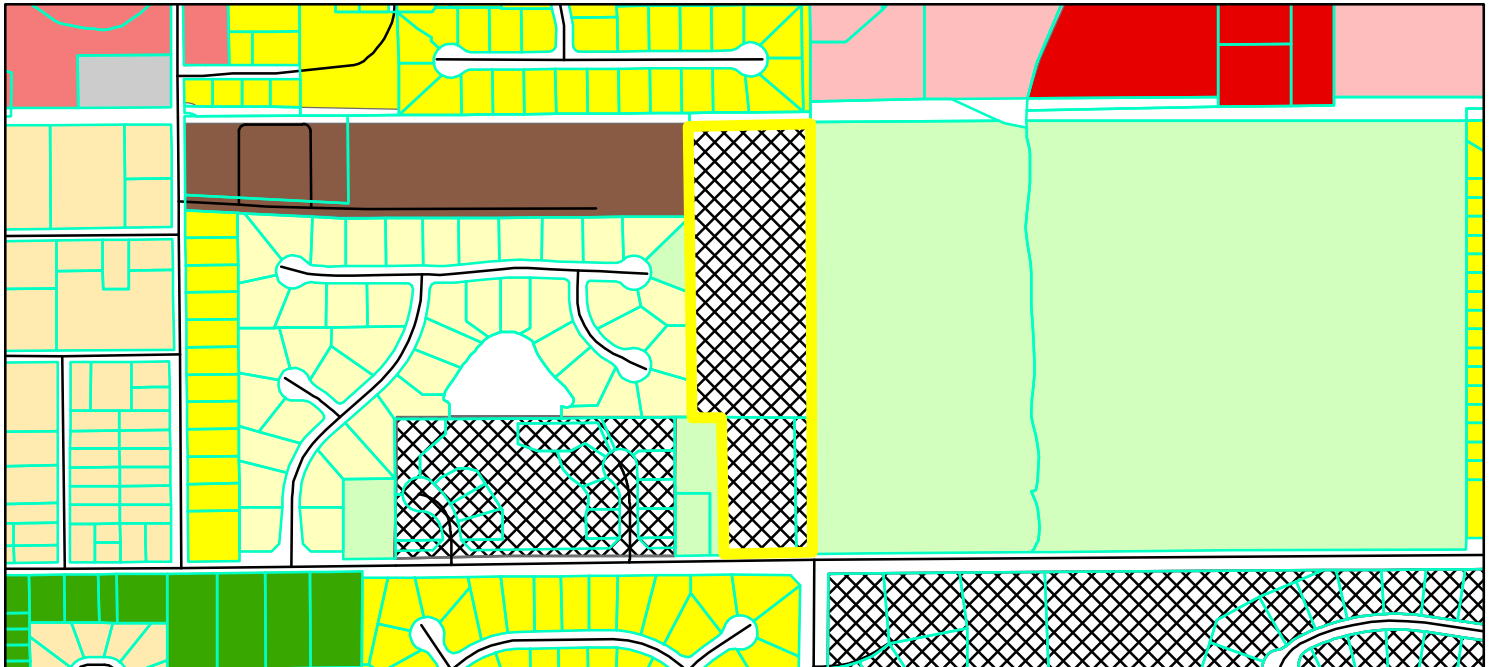
Sanders Glen PUD (Current Kalorama Park PUD)

Aerial Location Map

 Site



Zoning Map



-  Parcel
 GIS.DBO.PW_Streets
- Zoning - All**
- Zoning**
-  AG-SF1 (Agriculture - Single Family - 1)
 -  AG-SF11 (Agriculture - Single Family - 1 In-town)
 -  EI (Enclosed Industrial)
 -  GB (General Business)
 -  LB (Local Business)
 -  LB-H (Local Business - Historical)
 -  MF-2 (Multiple Family - 2)
 -  PUD (Planned Unit Development)
 -  SF-2 (Single Family - 2)
 -  SF-3 (Single Family - 3)
 -  SF-4 (Single Family - 4)

0 0.05 0.1
Miles



ORDINANCE NUMBER 20-02

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

This is a Planned Unit Development District Ordinance (to be known as the **SANDERS GLEN 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. 2102-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. 2102-PUD-01** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Sanders Glen 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 (the "UDO"), as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

- 1.3 Chapter (“Chapter”) and Article (“Article”) cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the UDO.
- 1.4 All provisions and representations of the UDO that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

- 2.1 District Map: The map as illustrated on what is attached hereto as **Exhibit B** and incorporated herein, which outlines the three (3) individual Areas in the District.
- 2.2 Single-Family Residential Lots: For the purposes of this Ordinance, the lots consisting of detached for-sale Single-Family homes in Area 1 and Area 2.
- 2.3 Senior Dwellings: The building(s) located in Area 3 consisting of attached dwelling units that are a for-rent and targeted for Seniors. May also be referred to as “Garden Homes”.
- 2.4 Area 1: The part of the Real Estate depicted on the District Map as Area 1.
- 2.5 Area 2: The part of the Real Estate depicted on the District Map as Area 2.
- 2.6 Area 3: The part of the Real Estate depicted on the District Map as Area 3.

Section 3. **Concept Plan.** The “Concept Plan”, attached hereto as **Exhibit C**, 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 which delineates three (3) distinct sections to be known each as “Area 1”, “Area 2” and “Area 3” and collectively as the “Area(s)”.

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

- 4.1 Areas 1 and 2: SF5: Single-family High Density
- 4.2 Area 3: MF2: Multi-Family Medium Density 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 Chapters 4 and 13 of the UDO, shall be permitted in Areas 1 and 2.

- 5.2 The only permitted uses in Area 3 shall be Senior Dwellings in substantial compliance with **Exhibit E**, Home Businesses, and Temporary Use and Events.
- 5.2 The Maximum Dwelling permitted in each Area shall be set forth below:

Area 1 (2.17 Acres)	Area 2 (1.65 Acres)	Area 3 (5.75 Acres)
26 Single Family Dwelling Units	14 Single Family Dwelling Units	50 Senior Dwelling Units

- 5.3 **Maximum Dwellings:** The total number of Dwelling Units permitted in the District shall not exceed ninety (90).

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 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 1 and Area 2 shall be applied to the Areas as depicted on the District Map:

<u>Standard</u>	<u>Area 1</u>	<u>Area 2</u>
Minimum Lot Area	2,100 SF	5,000 SF
Minimum Lot Frontage	30'	50'
Minimum Building Setback		
Front Yard	8'	15'
Side Yard	3'	5'
Rear Yard	10'	15'
Minimum Lot Width	30'	50'
Maximum Building Height	2 ½ Stories	2 ½ Stories

- 6.3 The following standards for Area 3 shall be applied as depicted on the District Map:

<u>Standard</u>	<u>Area 3</u>
Maximum Dwelling Units per Structure	8
Maximum Number of Dwelling Units	50
Minimum Living Area	735 SF
Minimum Building Setback lines	
Front Yard	20'
Side Yard	10'
Rear Yard	20'

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

7.1 Architectural Standards (Article 6.3 of UDO): Shall apply; except as otherwise modified below.

A. Character Exhibits: The “Character Exhibits”, attached hereto as **Exhibits D through E**, are hereby incorporated as a compilation of images designed to capture the intended quality and 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 diversity in architecture of Dwellings within the District and does hereby establish a benchmark for the variation, 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 the standards of this Ordinance. The Department’s decision may be appealed to the Plan Commission.

B. Additional Architectural Standards – Area 1 and Area 2: Article 6.3(C)(3) shall apply except as modified below:

i. Building Materials: Vinyl aluminum siding shall not be permitted as an exterior building material with the exception of gutters, soffits, soffit trim and other similar building components.

ii. Garages:

- a. All Dwellings shall have a minimum two car attached garage with a variety of garage door designs permitted. Design elements shall include windows and/or hardware to vary the appearance of the garage doors based on the architectural style of the dwelling.
- b. A minimum of two (2) distinct garage door styles shall be utilized. Different window size/placement and/or door hardware shall not be considered a different style.

C. Additional Architectural Standards – Area 3: Article 6.3(E) shall apply except as modified below:

i. Permitted Materials (Article 6.3(E)(2)(A)): Vinyl aluminum siding shall not be permitted as an exterior building material with the exception of gutters, soffits, soffit trim and other similar building components.

ii. Masonry Materials (Article 6.3(E)(2)(B)): A Masonry Material knee wall shall be required. Each Building shall contain no less than twenty percent (20%) Masonry Material on each Building Façade.

The remaining eighty percent (80%) shall be fiber cement and/or hardie trim siding product as depicted in the Character Exhibits on page 4 of **Exhibit F**.

- iii. Streetscape Variety (Article 6.3(E)(5)(A)): Shall not apply due to the architectural breaks in each Dwelling Building.

7.3 Landscaping Standards (Article 6.8): Shall apply, except as modified below.

- A. Landscaping Plan Standard: Landscaping shall be required and installed in substantial compliance with the Landscape Plan except as defined below, attached hereto as **Exhibit G**. If a provision of Article 6.8 of the UDO is in conflict with the Landscape Plan, then the Landscape Plan shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
- B. Tree Preservation Credits: Existing trees within the site may be preserved in an effort to minimize disturbance within the site and shall follow all measures required in Article 6.8(E)
 - i. In addition to the existing Tree Preservation Incentives, trees over 24” (DBH) shall be credited based on the ratio of two (2) tree credits per one (1) tree preserved if the tree meets all required criteria in Article 6.8(E)(6).
- C. Lot Landscaping Article 6.8(K) - Area 1 and Area 2: Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below:
 - i. At minimum, all Established Front Yards shall be sodded, and the remainder of the Lot shall be seeded.
 - ii. A minimum of two (2) Shade Trees, two (2) Ornamental Trees and eight (8) Shrubs shall be required on each Lot.
 - iii. Lots that are adjacent to the South Street Right of Way in Area 1 shall have a minimum of two (2) Evergreens and one (1) Shade Tree in the Rear Yard.
- D. Foundation Planting (Article 6.8(L)) – Area 1 and Area 2: Shall not apply.
- E. Buffer Yard Requirements (Article 6.8(N)) – Area 1 and Area 2: Shall not apply.
- F. Buffer Yard Requirements (Article 6.8(N)) – Area 3: A minimum 30’ wide bufferyard is to be provided between the existing residential development to the west and development to the north. (3) Evergreen Trees, (2) Shade Trees, and (10) Shrubs will be required per 100 ln ft. of

site boundary. Plantings may be located anywhere between the overall development boundary and the proposed residential lots to be constructed.

Section 8. **Infrastructure Standards.** The District’s infrastructure shall comply with the UDO 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 of the UDO shall apply to the development of the Real Estate, except as otherwise modified below.

9.1 Open Space and Amenity Standards (Article 8.6): Shall not apply to the District, except that there shall be a minimum of Twenty Percent (20%) of the Real Estate as open space, as generally shown on the Concept Plan and Exhibit E.

Section 10. **Processes & Permits.** The standards of Chapter 10 Processes & Permits of the UDO shall apply.

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

**ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2021.
WESTFIELD CITY COUNCIL**

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

Jake Gilbert

Jake Gilbert

Jake Gilbert

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Troy Patton

Troy Patton

Troy Patton

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that **ORDINANCE 21-02** was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 21-02**

this _____ day of _____, 2021

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 21-02**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

This document prepared by: Andrew S. Greenwood/Patrick Chittenden
Patch Development LLC
400 Alpha Drive, Westfield, IN 46074

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: Andrew S. Greenwood

SCHEDULE OF EXHIBITS

Exhibit A: Real Estate (Legal Description)

Exhibit B: District Map

Exhibit C: Concept Plan

Exhibit D: Area 1 Character Exhibits

Exhibit E: Area 2 Character Exhibits

Exhibit F: Area 3 Character Exhibits

Exhibit G: Landscape Plan

EXHIBIT A

REAL ESTATE

PARCEL I: A part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, in Washington Township, Hamilton County, Indiana, being more particularly described as follows, to wit: Beginning on the East line of said tract at a point 421.95 feet North of the Southeast corner thereof; thence continuing North on said East line, 860.2 feet to the South right-of-way line of the Central Indiana Railway Company; thence West along the South right-of-way line of said Railway, 350.7 feet; thence South parallel with the East line of the Northwest Quarter of said Section 6, a distance of 859.4 feet to an existing fence line; thence East along said fence line, 350.7 feet to the place of beginning, containing 6.923 acres, more or less.

PARCEL II: A part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, Hamilton County, Indiana, and being more particularly described as follows: Beginning at a point on the South line of said Quarter Section, being North 90°00'00" West (assumed basis of bearing) 50.009 feet from the Southeast corner thereof; thence continue North 90°00'00" West along said South line, 221.74 feet; thence North 00°10'07" East parallel with the East line of said Quarter Section, 422.00 feet; thence South 89°59'24" East, 221.74 feet; thence South 00°10'07" West parallel with said East line, 421.96 feet to the point of beginning and containing 2.148 acres, more or less.

PARCEL III: A part of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, in Hamilton County, Indiana, being more particularly described as follows: Beginning on the South line of the Northwest Quarter of Section 6, Township 18 North, Range 4 East, at a point 50 feet West of the Southeast corner thereof; thence North parallel with the East line of said Northwest Quarter Section, a distance of 422 feet, more or less, to an existing fence line; thence East, 50 feet along said fence line to the East line of said Northwest Quarter Section; thence South, 422 feet, more or less, to the Southeast corner of said Quarter Section; thence West, 501 feet to the place of beginning.

EXHIBIT B
DISTRICT MAP

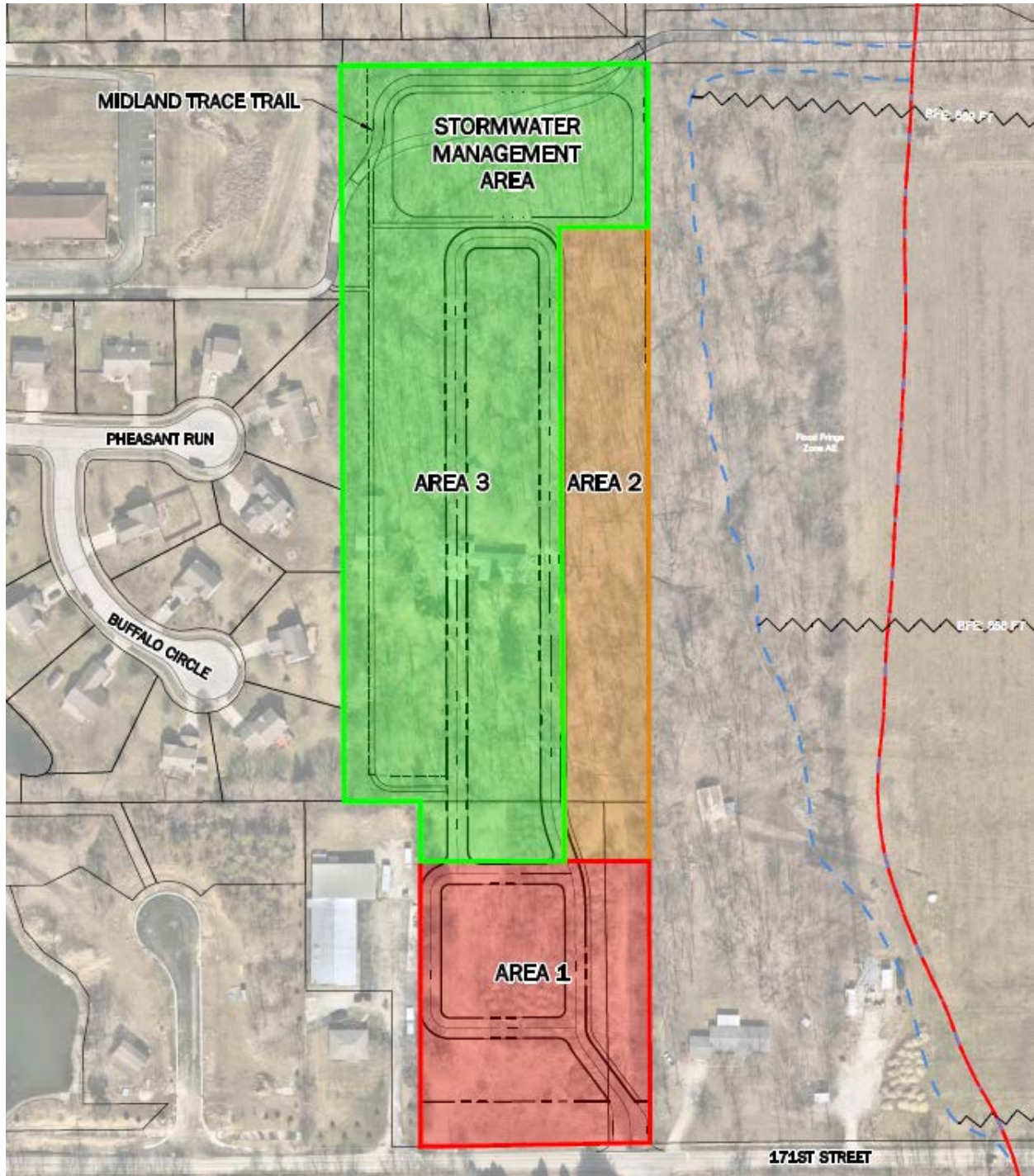


EXHIBIT C

CONCEPT PLAN (Page 1 of 4)

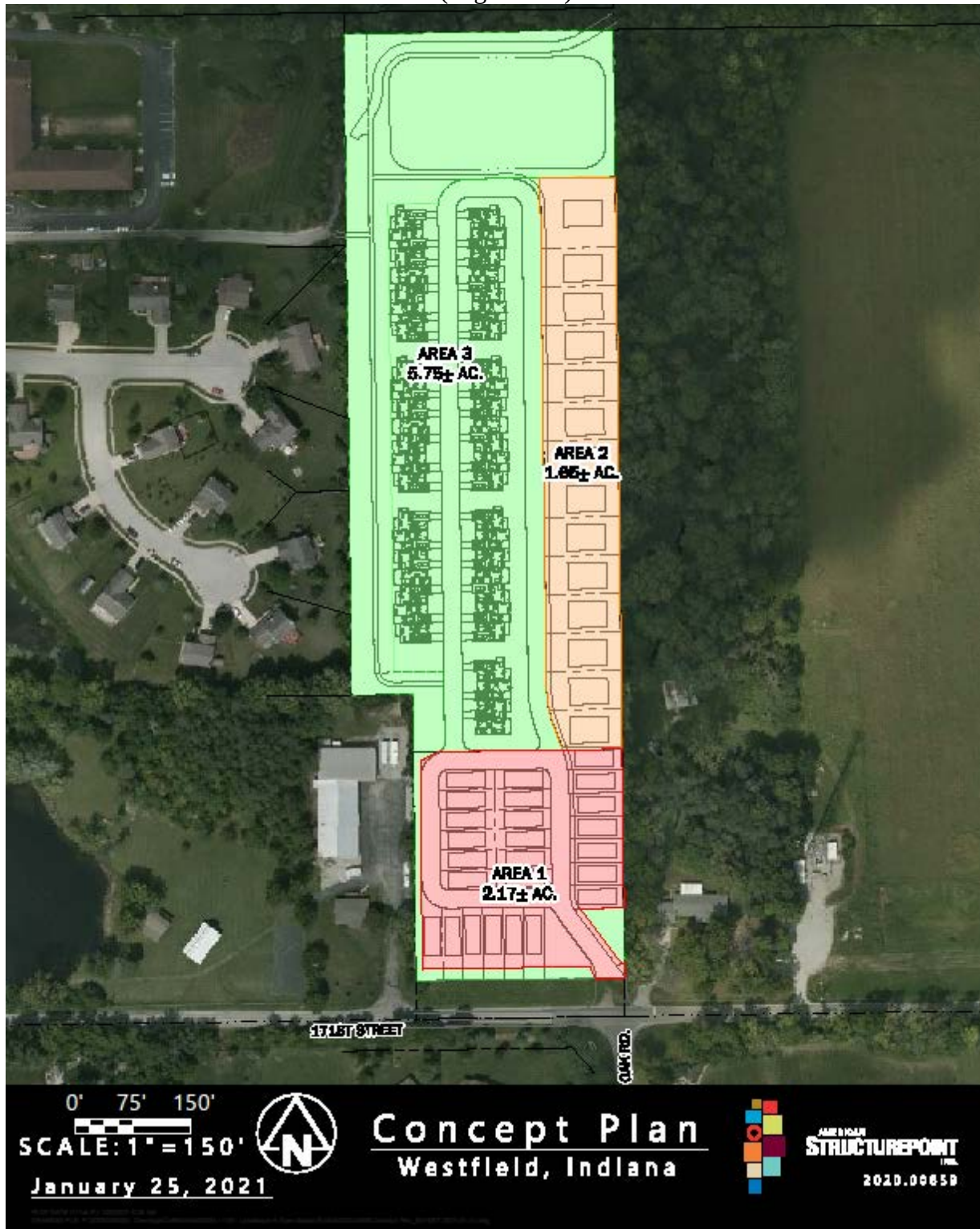
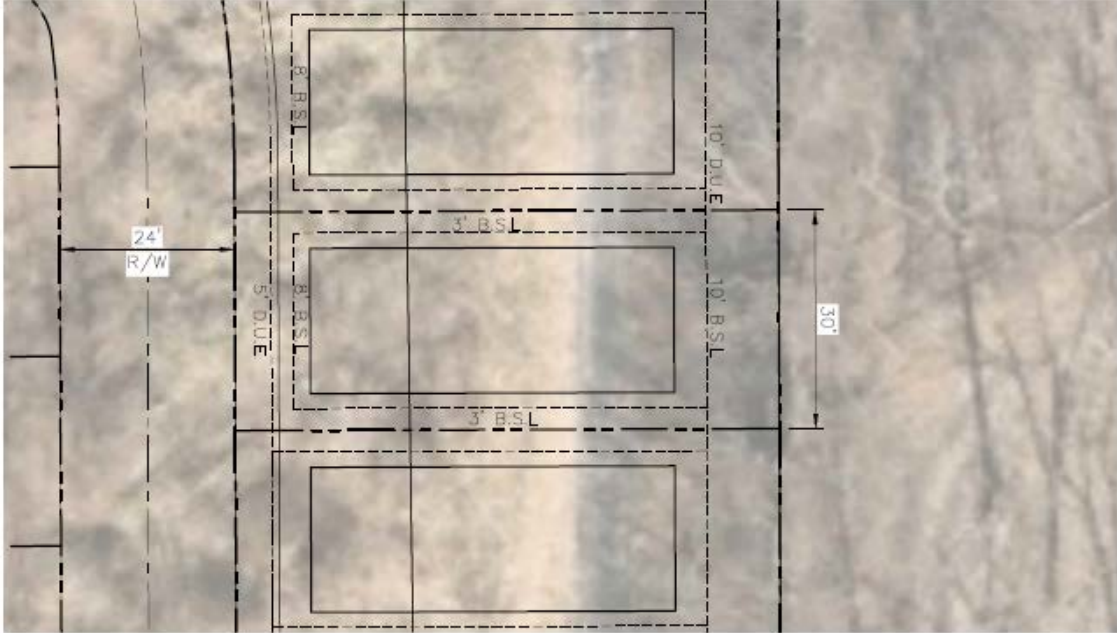


EXHIBIT C

CONCEPT PLAN
(Page 2 of 4)

AREA 1 LOT LAYOUT



0' 10' 20'
SCALE: 1" = 20'



30' Lot Enlargement
Westfield, Indiana

EXHIBIT C

CONCEPT PLAN
(Page 3 of 4)

AREA 2 LOT LAYOUT



EXHIBIT C

CONCEPT PLAN
(Page 4 of 4)

AREA 3 BUILDING LAYOUT



0' 10' 20'
SCALE: 1" = 20'



Cottages Enlargement
Westfield, Indiana

EXHIBIT D

AREA 1 CHARACTER EXHIBITS



EXHIBIT E

AREA 2 CHARACTER EXHIBITS



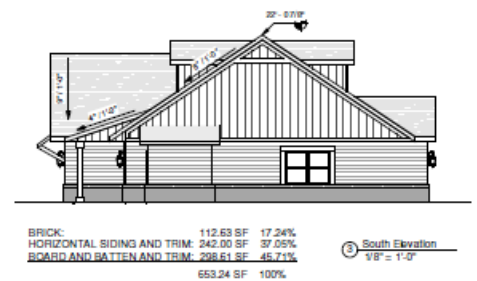
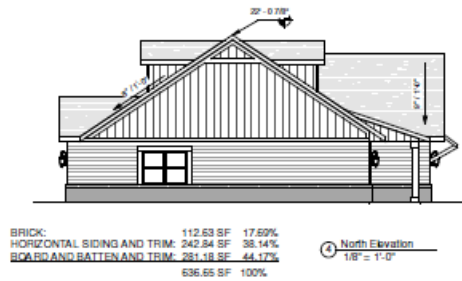
EXHIBIT F

AREA 3 CHARACTER EXHIBITS (Page 1 of 2)



AREA 3 CHARACTER EXHIBITS (Page 2 of 2)

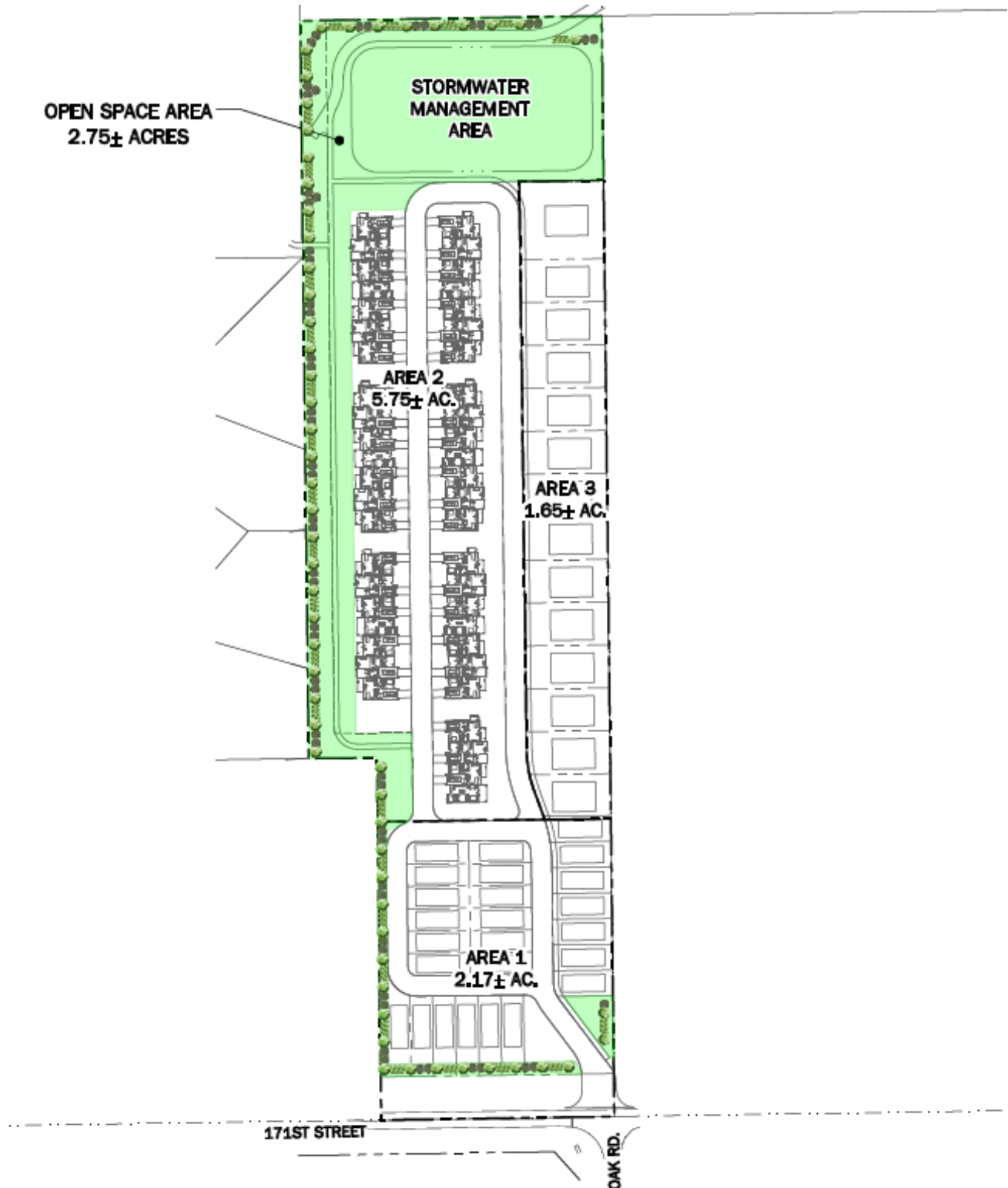
AREA 3 FAÇADE REQUIREMENTS



TOTALS:
BRICK: 858.56 SF 22.40%
HORIZONTAL SIDING AND TRIM: 1,667.50 SF 43.50%
BOARD AND BATTEN AND TRIM: 1,307.54 SF 34.10%
3,833.60 SF 100%

EXHIBIT G

LANDSCAPE & OPEN SPACE EXHIBIT (Page 1 of 3)



(Page 2 of 3)



(Page 3 of 3)

85

MEASURES SHALL BE TAKEN TO REMOVE DISTRIBUTIVE MATERIALS THAT WILL PRESENT HEALTHY PLANT GROWTH.

EXHIBIT C

CONCEPT PLAN (Page 1 of 4)

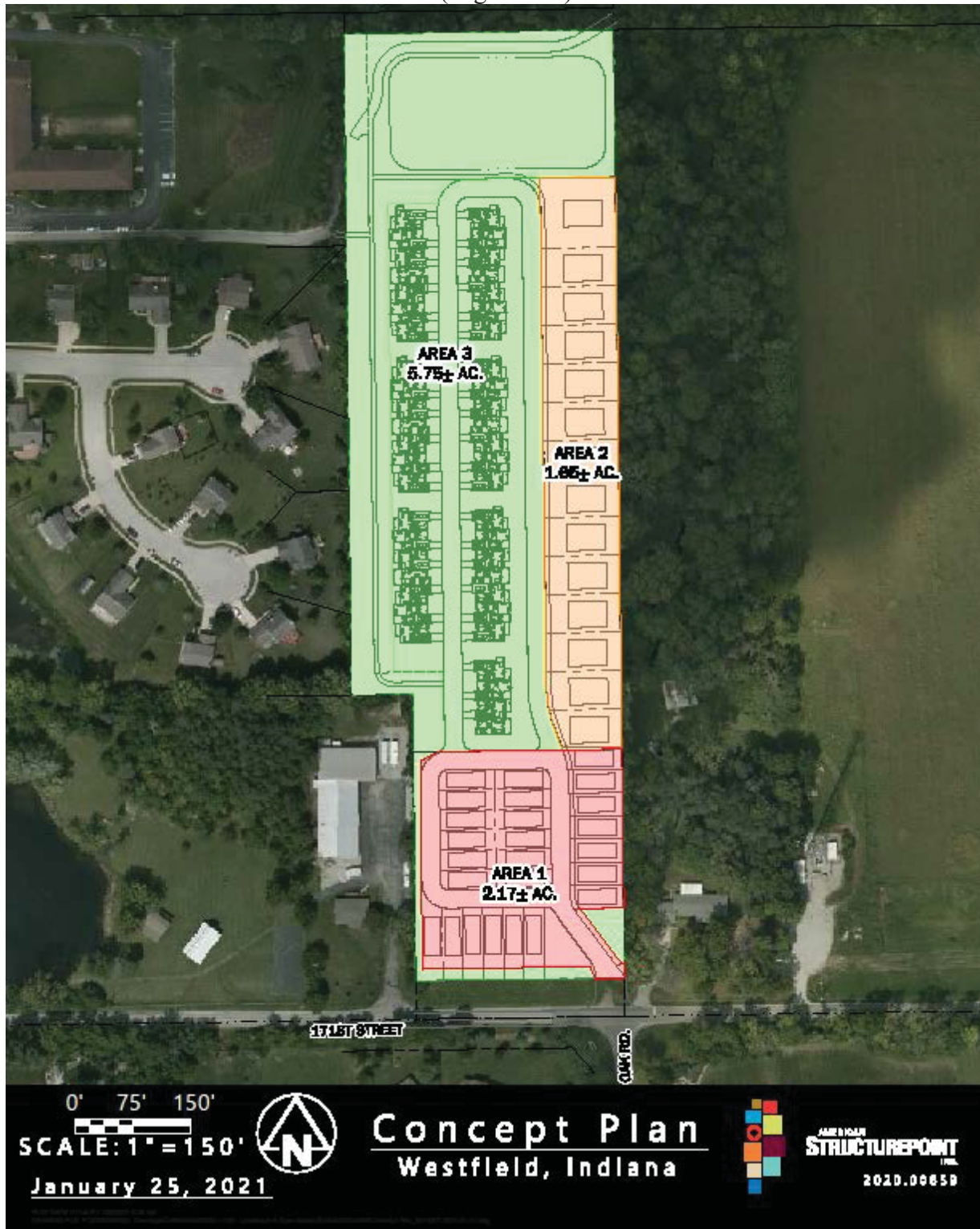


EXHIBIT D

AREA 1 CHARACTER EXHIBITS



EXHIBIT E

AREA 2 CHARACTER EXHIBITS



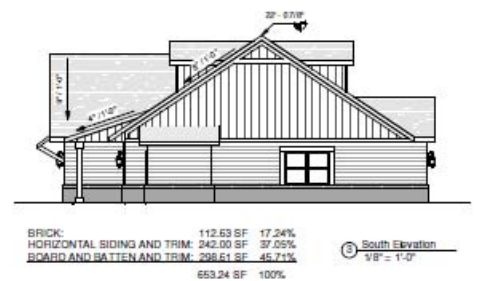
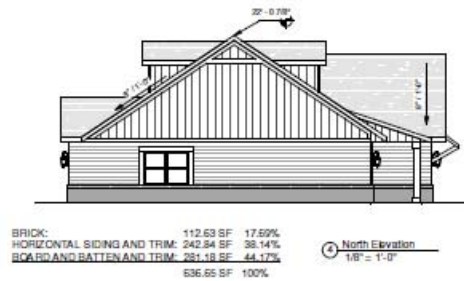
EXHIBIT F

AREA 3 CHARACTER EXHIBITS (Page 1 of 2)



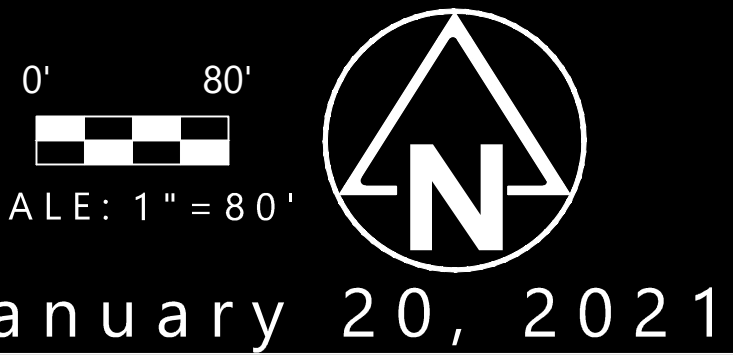
AREA 3 CHARACTER EXHIBITS (Page 2 of 2)

AREA 3 FAÇADE REQUIREMENTS



TOTALS:

BRICK:	858.56 SF	22.40%
HORIZONTAL SIDING AND TRIM:	1,667.50 SF	43.50%
BOARD AND BATTEN AND TRIM:	1,307.54 SF	34.10%
	3,833.60 SF	100%





Petition Number: 2101-DDP-01
Project Name: Vision Westfield
Subject Site Address: 17414 Tiller Court
Petitioner: Vision Real Estate LLC
Representative: Design Build Corporation
Request: Detailed Development Plan review of a 33,405 square foot addition on 3.26 acres +/- in the EI: Enclosed Industrial District.
Current Zoning: EI District
Current Land Use: Business
Approximate Acreage: 3.26 +/-
Property History: 1711-VU-04 (Variance of Use allowing automobile sales, 11/2/17)

Staff Reviewer: Caleb Ernest, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.

- 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
 - 5) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office
-

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

The plans comply.

- 6) 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.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) 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.
- 10) 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.
- 11) 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.
- 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

- 15) Location and dimensions of all existing structures and paved areas.
- 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 17) Location of all Floodplain areas within the boundaries of the property.
- 18) Names of legal ditches and streams on or adjacent to the site.
- 19) 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.
- 20) Identify buildings proposed for demolition.
- 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 22) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

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

- 23) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 24) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 25) 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.
- 26) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DISTRICT STANDARDS

The plans comply with Article 4.24 (EI District).

- | | |
|-------------------------------------|------------|
| 27) Minimum Tract Requirements: | 3 acres |
| 28) Minimum Lot Frontage: | 70 feet |
| 29) Minimum Building Setback Lines: | |
| a) Front Yard: | |
| i) Expressways or Arterials: | 100 feet |
| ii) All other: | 40 feet |
| b) Side Yard: | 20 feet |
| c) Rear Yard: | 20 feet |
| 30) Minimum Lot Width: | No minimum |
| 31) Maximum Building Height: | 60 feet |
| 32) Minimum Building Size: | No Minimum |
-

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

The plans comply, as applicable to a Detailed Development Plan.

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

- a) Screening of Receptacles and Loading Areas:

34) Architectural Standards (Article 6.3)

- a) Mechanical Screening: All roof or ground-mounted mechanical equipment shall be completely enclosed. Ground-mounted enclosures for mechanical equipment shall be landscaped on all sides not facing the building served in accordance with Article 6.8 Landscaping Standards.

- b) Building Façades:

- i) External Façades: Each Building Façade visible from a Street, oriented to an adjoining Residential District, or oriented to an alternative transportation corridor bearing a designation on the Thoroughfare Plan (collectively, "External Façade"), shall comply with the following:

- (1) A minimum of sixty percent (60%) of the Building Façade (exclusive of window and doors) shall be Masonry Materials.

- (2) Building Façades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade 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.

- (3) No loading spaces, loading docks or oversized service doors shall be permitted on an External Façade, as defined herein.

- ii) All Building Façades: If materials other than Masonry Materials are utilized on any Building Façade, then the Building Façade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).

35) Building Standards (Article 6.4)

36) Fence Standards (Article 6.5)

37) Height Standards (Article 6.6)

- a) Nonresidential Districts: In Business or Industrial Districts, the maximum Building height requirements of the Zoning District may be increased if buildings are set back from Lot Lines, one (1) foot for each two (2) feet of additional height above forty-five (45) feet, or the Zoning District's maximum Building Height, whichever is less.

38) Home Business Standards (Article 6.7)

39) Landscaping Standards (Article 6.8)

a) General:

i) Placement:

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

b) Detention and Retention Areas:

- i) 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).
- ii) 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.
- iii) Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.
- iv) 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).

- v) 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.
- c) Street Trees:
- d) Minimum Lot Landscaping Requirements:
- e) Foundation Plantings:
 - i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Façades, fences, and other barriers to create a softening effect.
 - ii) Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).
 - iii) The primary landscaping material used shall be ornamental trees, shrubs, and ornamental grasses. Groundcover plants may supplement the required plant materials. Plantings may be clustered to provide a more natural appearance and to accommodate vehicular and pedestrian access, loading and maintenance areas.
 - iv) Plantings shall be located within fifteen (15) feet of the Building Façade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) feet in width.
- f) External Street Frontage Landscaping Requirements:
- g) Buffer Yard Requirements:
- h) Parking Area Landscaping:
 - i) Interior Parking Area Landscaping:

Number of Parking Spaces	% of Parking Area to be Islands
0 to 4	0%
5 to 24	5%
25 to 49	7.5%
50 or more	10%

- ii) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred (100) percent of every island shall be covered with permitted Groundcover material to achieve complete coverage.
- i) Design: Perimeter Parking Area landscaping shall be a minimum of five (5) feet wide and shall extend along the perimeter of Parking Areas and include:
 - i) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.
 - ii) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.
 - iii) Grass or other permitted Groundcover for areas not planted with trees or shrubs.

40) Lighting Standards (Article 6.9)

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

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

43) Outdoor Café and Eating Areas (Article 6.13)

44) Parking and Loading Standards (Article 6.14)

- a) Loading Berths: Off-street loading berths shall be subject to the requirements as set out by the Director in accordance with the following guidelines. Exceptions may be granted by the Director upon presentation of justification for a lesser number of loading berths. Additional berths may also be required to serve the needs of the proposed business or industry. Loading and unloading berths shall not be required for business uses which demonstrate that they do not receive or transmit goods or wares in quantity by truck delivery.
 - i) Industrial Manufacturing and Warehousing: One (1) loading berth for each 40,000 square feet or additional fraction thereof.
- b) Off-street Parking:

i) Required Spaces:

- (1) Industrial Uses not engaged in retail trade: One (1) space for each two (2) employees, as related to working period when the largest number of employees are employed on the premises

c) Bicycle Parking:

- i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
- ii) Exemptions: Single-family Dwellings and Duplex Dwellings shall be exempt from this section. In addition, the Plan Commission or Director may exempt certain uses from this section where it can be clearly demonstrated that the use is not a destination for the general public utilizing bicycles (e.g., day care centers, warehousing and distribution, car washes, drive up establishments, other auto-oriented uses as determined by the Director).

45) Performance Standards (Article 6.15)

46) Setback Standards (Article 6.16)

47) Sign Standards (Article 6.17)

48) Vision Clearance Standards (Article 6.19)

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

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

49) 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:

50) Easement Standards (Article 8.3)

51) Monument and Marker Standards (Article 8.5)

52) Open Space and Amenity Standards (Article 8.6)

53) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

- i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.
- iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
- iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.

b) Perimeter/External Pedestrian Network Standards:

- i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.

54) Storm Water Standards (Article 8.8)

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

56) Surety Standards (Article 8.12)

57) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS:

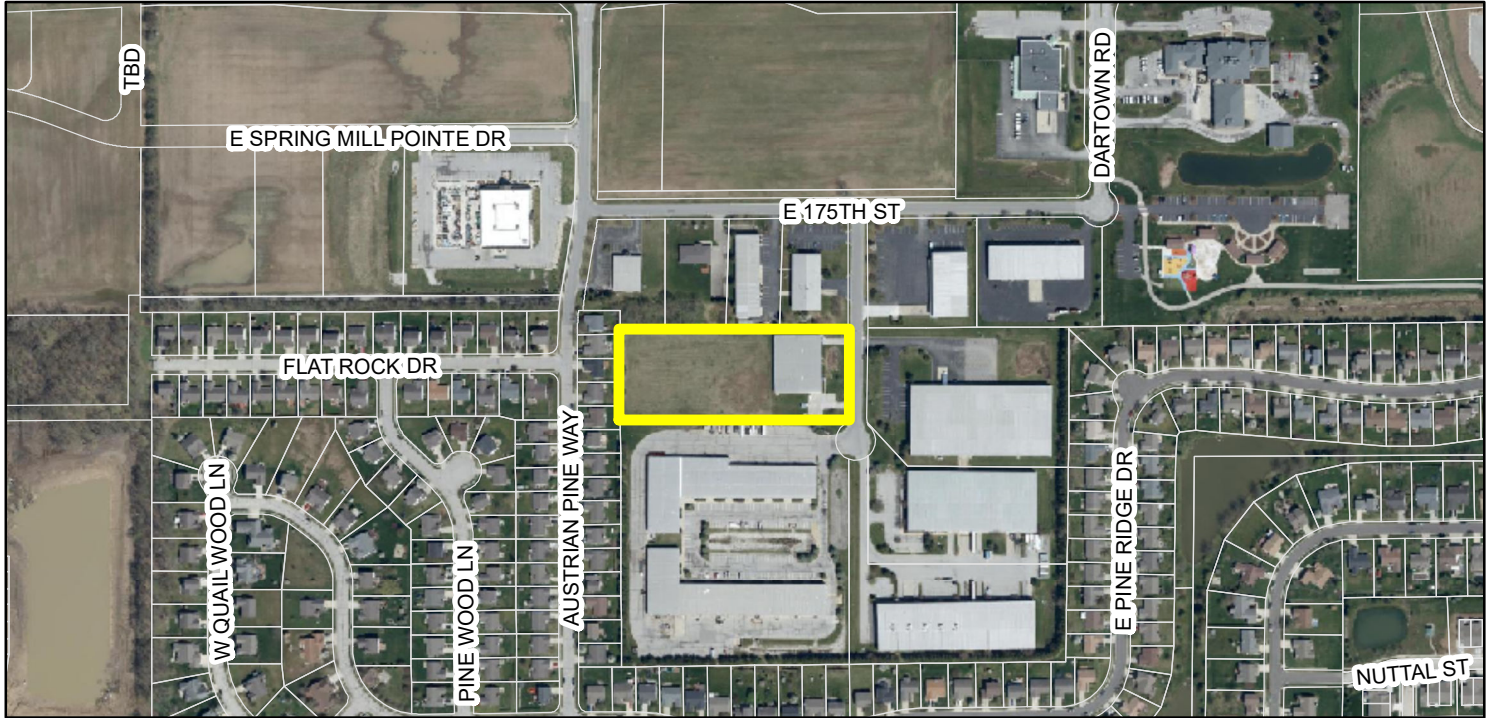
- 1) **The Detailed Development Plan complies with the applicable zoning ordinances.**
- 2) **ACTION: Approve Detailed Development Plan (2101-DDP-01) with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department, Hamilton County Surveyor's Office, and Indiana Department of Natural Resources prior to the issuance of an Improvement Location Permit.**
- 3) **If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.**



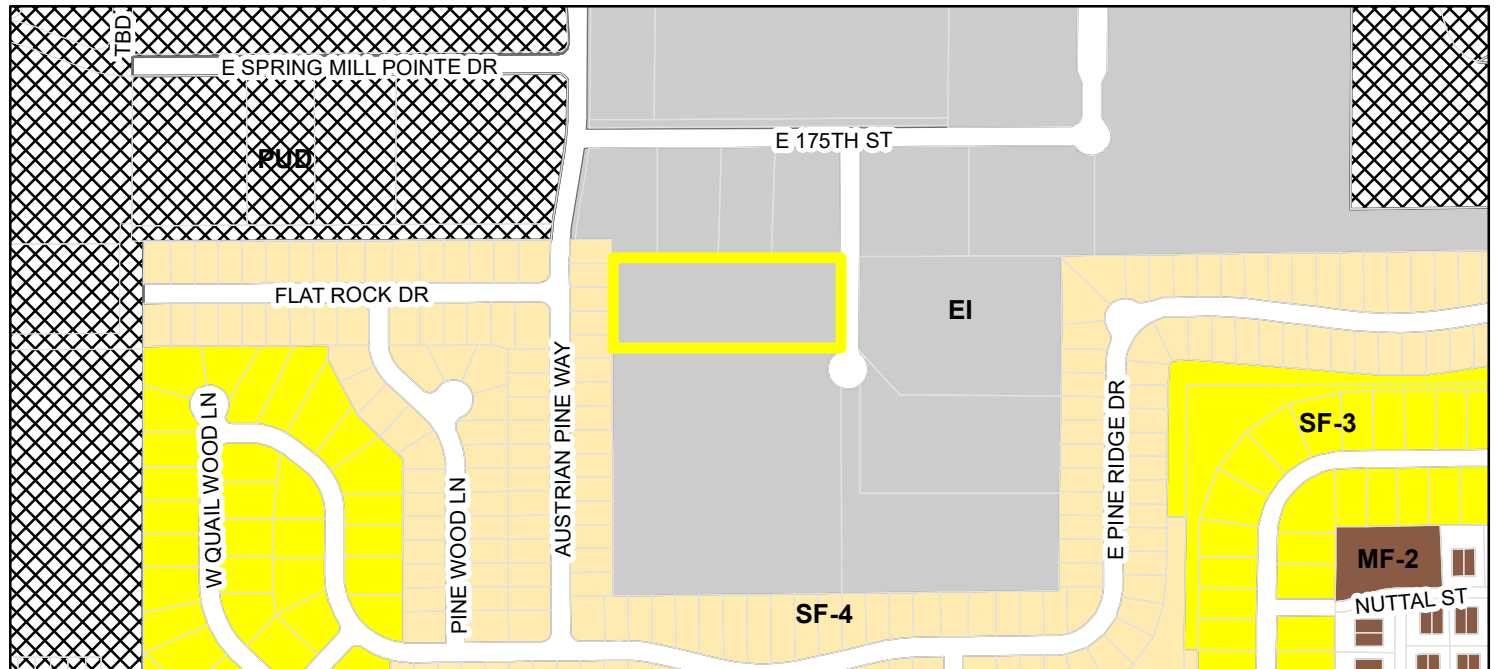
Property Location Map
Vision Westfield
Detailed Development Plan
2101-DDP-01



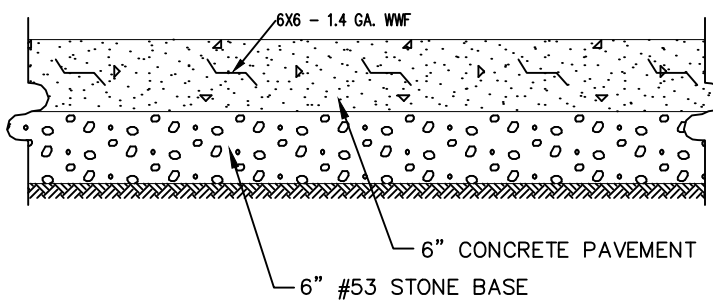
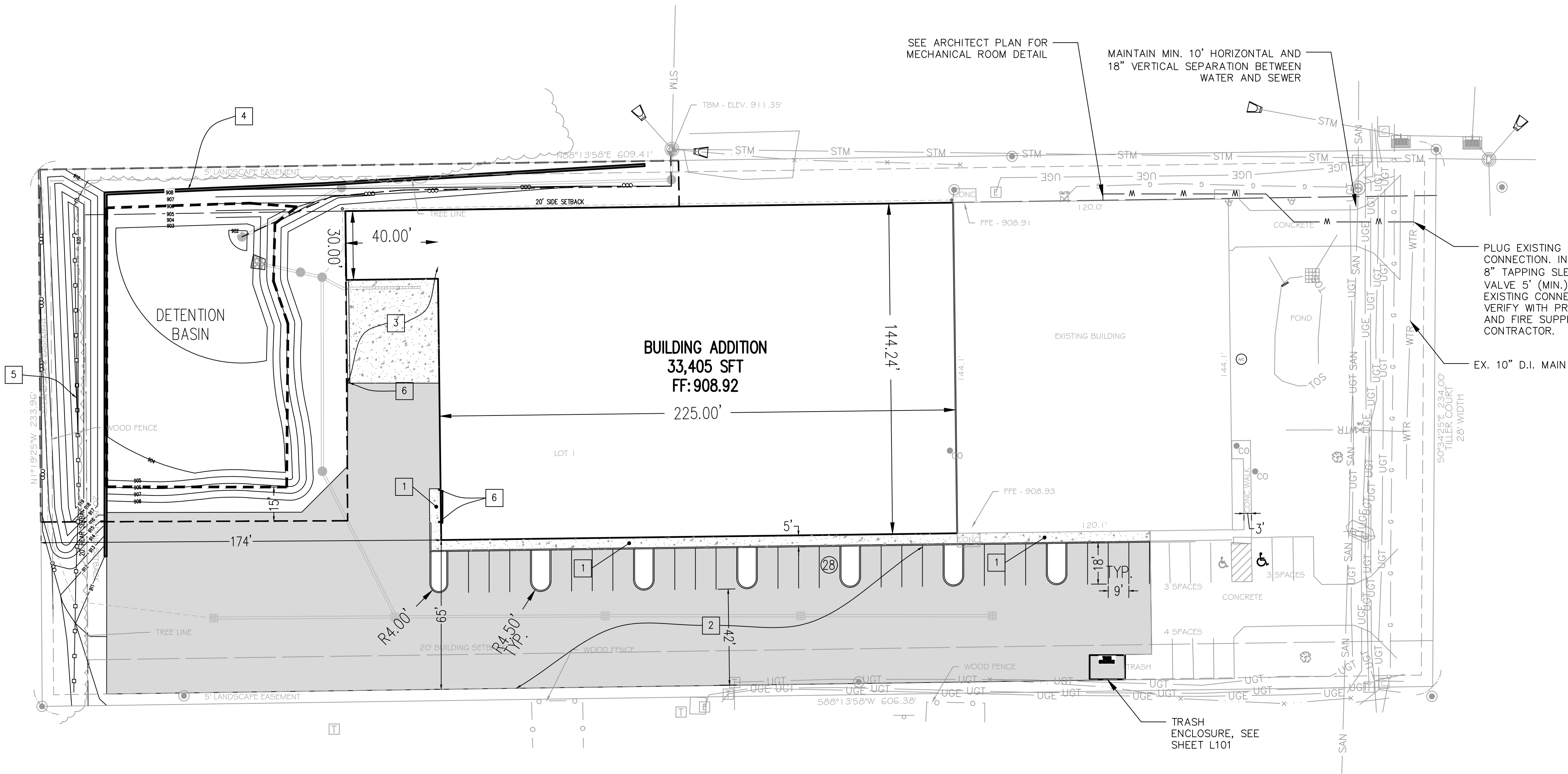
Aerial Location Map



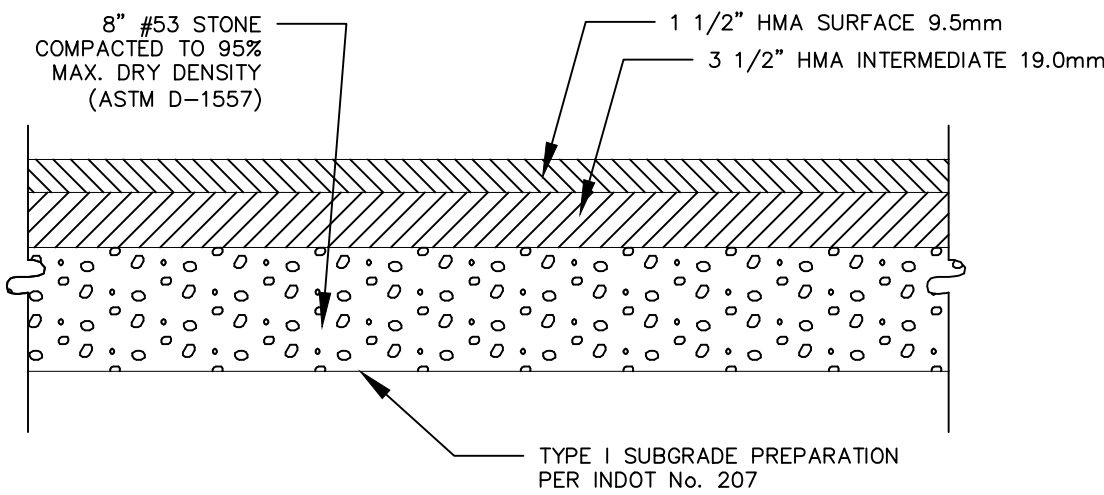
Zoning Map



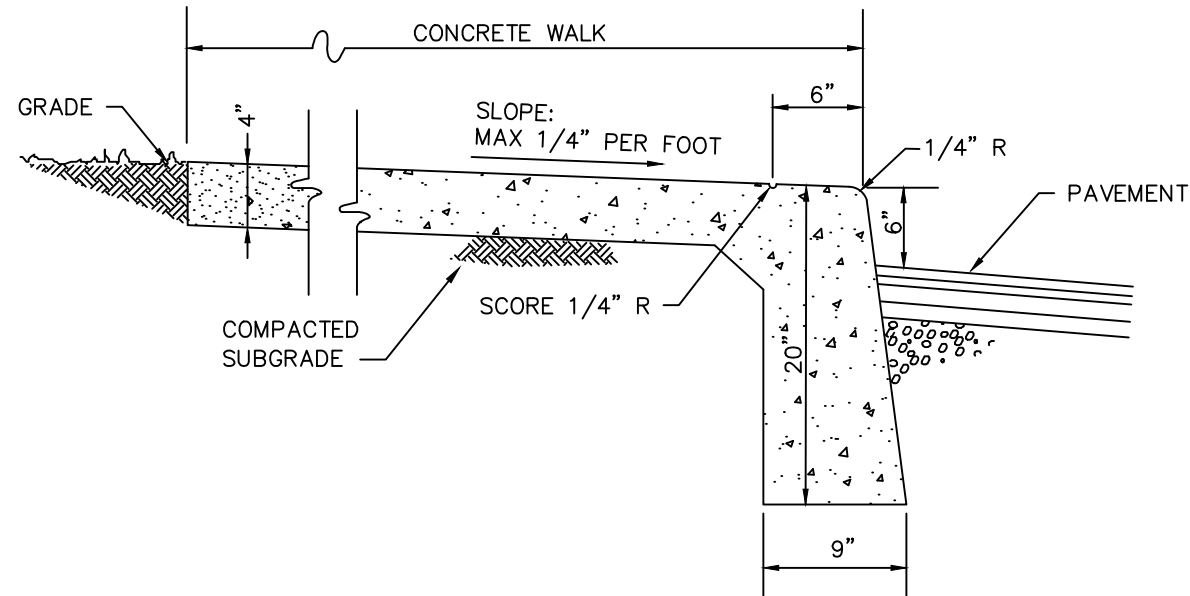
	Parcel		MF-2 (Multiple Family - 2)
Zoning - All			PUD (Planned Unit Development)
Zoning			SF-3 (Single Family - 3)
			EI (Enclosed Industrial)
			SF-4 (Single Family - 4)



CONCRETE PAVEMENT SECTION



TYPICAL PAVEMENT SECTION



CONCRETE CURB AND WALK

UTILITY NOTE

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON MARKINGS PROVIDED BY PRIVATE UTILITY LOCATE SERVICE. THE EXISTING CONNECTIONS WITHIN THE BUILDING WILL BE UTILIZED FOR THE EXPANSION. CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL ONSITE UTILITIES.

DEVELOPMENT SUMMARY

SITE INFORMATION :

TOTAL SITE AREA = +/- 3.26 AC
SITE ZONING = IE
REQUIRED FRONT YARD = 50'
REQUIRED SIDE YARD = 20'
REQUIRED REAR YARD = 20'

AREA OF IMPROVEMENTS :

BUILDING ADDITION = 33,405 S.F.
TOTAL = 33,405 S.F.

PARKING PROVIDED:

EXISTING EMPLOYEES: 10
ADDITIONAL EMPLOYEES: 10
TOTAL: 20

EXISTING

STANDARD = 10 SPACES
ACCESSIBLE = 1 SPACE
TOTAL = 11 SPACES

PROPOSED

STANDARD = 38 SPACES
ACCESSIBLE = 2 SPACES
TOTAL = 40 SPACES

LEGEND

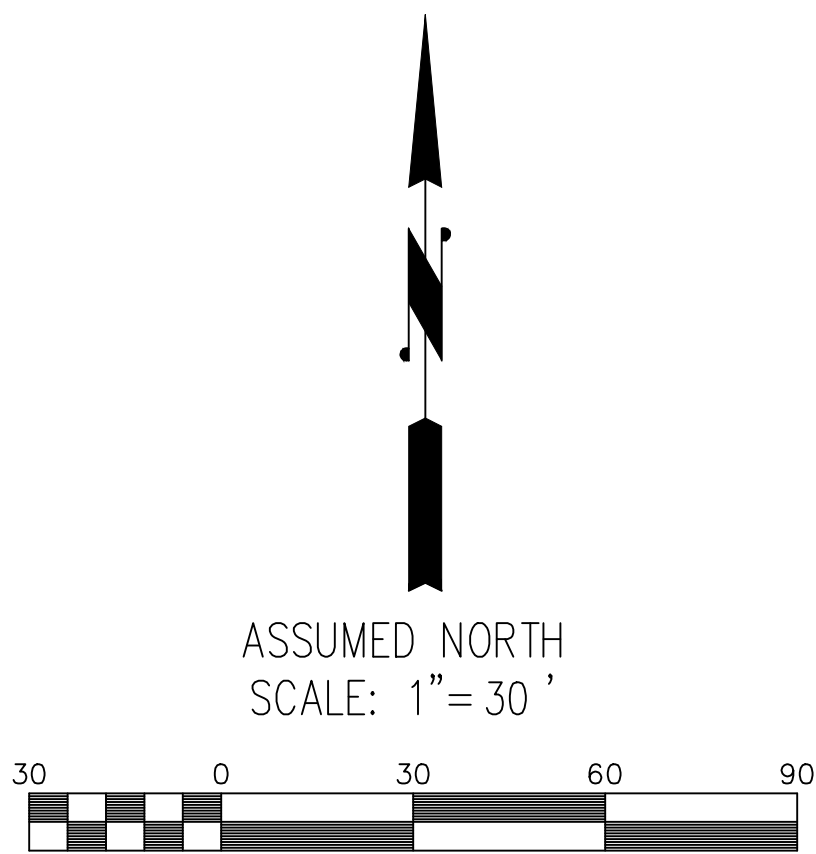
- EXISTING SANITARY SEWER & MANHOLE
- EXISTING STORM SEWER; INLET & M.H.
- EXISTING GAS LINE
- EXISTING WATER LINE
- EXISTING ELECTRIC/TELEPHONE LINE (AERIAL)
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING FIRE HYDRANT
- EXISTING VALVE; GAS & WATER
- EXISTING ELECTRIC MANHOLE & TRANSFORMER
- EXISTING TELEPHONE MANHOLE & PEDESTAL
- EXISTING WATER METER
- EXISTING AREA LIGHT
- PROPOSED 8" FIRE SERVICE LINE
- HATCHING DENOTES CONCRETE PAVEMENT
- HATCHING DENOTES ASPHALT PAVEMENT

KEY NOTES

- PROPOSED INTEGRAL CONCRETE CURB AND WALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE BLOCK RETAINING WALL
- 6" WOOD PRIVACY FENCE
- STEEL BOLLARD

GENERAL NOTES

- IT SHALL BE THE RESPONSIBILITY OF EACH SUBCONTRACTOR TO VERIFY ALL EXISTING UTILITIES AND CONDITIONS PERTAINING TO THEIR PHASE OF WORK. IT SHALL ALSO BE THE SUBCONTRACTOR'S RESPONSIBILITY TO CONTACT THE OWNERS OF THE VARIOUS UTILITIES FOR PROPER STAKE LOCATION OF EACH UTILITY BEFORE WORK IS STARTED. THE SUBCONTRACTOR SHALL NOTIFY IN WRITING THE OWNER AND THE ENGINEER OF ANY CHANGES, OMISSIONS, OR ERRORS FOUND ON THESE PLANS OR IN THE FIELD BEFORE WORK IS STARTED OR RESUMED.
- STANDARD SPECIFICATIONS FOR THE LOCAL GOVERNING AGENCY SHALL APPLY FOR ALL SANITARY SEWERS, STORM SEWERS, AND WATER MAINS.
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB, UNLESS NOTED OTHERWISE.
- THE EDGE OF EXISTING ASPHALT PAVEMENT SHALL BE PROPERLY SEALED WITH A TACK COAT MATERIAL IN ALL AREAS WHERE NEW ASPHALT PAVEMENT IS INDICATED TO JOIN EXISTING ASPHALT.
- ANY PART OF THE SANITARY OR STORM SEWER TRENCHES RUNNING UNDER OR WITHIN 5' OF PAVED AREAS TO BE BACKFILLED WITH GRANULAR MATERIAL.
- REFER TO ARCHITECTURAL PLANS FOR BUILDING DIMENSIONS.
- ALL UTILITY CROSSINGS UNDER PAVEMENT SHALL BE BORE & JACK, AVOID OPEN CUTS.



SITE & UTILITY PLAN

DRAWN BY: GRM

DATE: 11/04/20

FILE NAME:

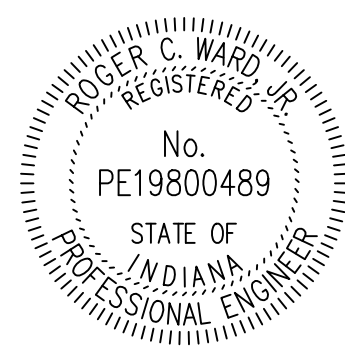
DOCS

REVISIONS:

1-4 JAN 21-REVISED PER TAC COMMENTS

2-ADD BOLLARDS, EXTEND CONCRETE, REMOVE RADIIUS - 1/5/21 GRM

VISION WESTFIELD
EXPANSION
17414 TILLER COURT
WESTFIELD, INDIANA 46074



BY: *R. C. Ward*

DATE: 11/17/20

SHEET
C101
OF
12

JOB#: DBC-019





EdgeRock Development, LLC
555 East Main Street
Westfield, IN 46074

January 26, 2021

Westfield Community Development
2728 East 171st Street
Westfield, IN 46074

Attn: Mr. Kevin Todd, Director

Dear Mr. Todd,

Edgerock Development received additional input related to the Woods-Robinson-Briggs PUD following the Advisory Plan Commission's (APC) approval. Because of this feedback, we wish to make changes to the original ordinance, to address these comments. This will require a new ordinance to be written and a new submittal to come before the APC.

EdgeRock Development would like to present a request to the APC at the February 1st meeting, regarding the Woods-Robinson-Briggs PUD. We would like to ask the APC to allow EdgeRock to withdraw the current APC recommended ordinance, and respectfully request the APC to suspend the rules and vote to waive the 90-day waiting period that is normally required for withdrawn petitions. This would allow us to introduce the New Ordinance to City Council on February 8th, 2021. We would anticipate being back before you on February 16th, 2021 for a public hearing and new recommendation on the updated ordinance.

Thank you for your consideration of our request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'B. Dalton', with a stylized flourish extending to the right.

Birch Dalton
Manager
EdgeRock Development, LLC

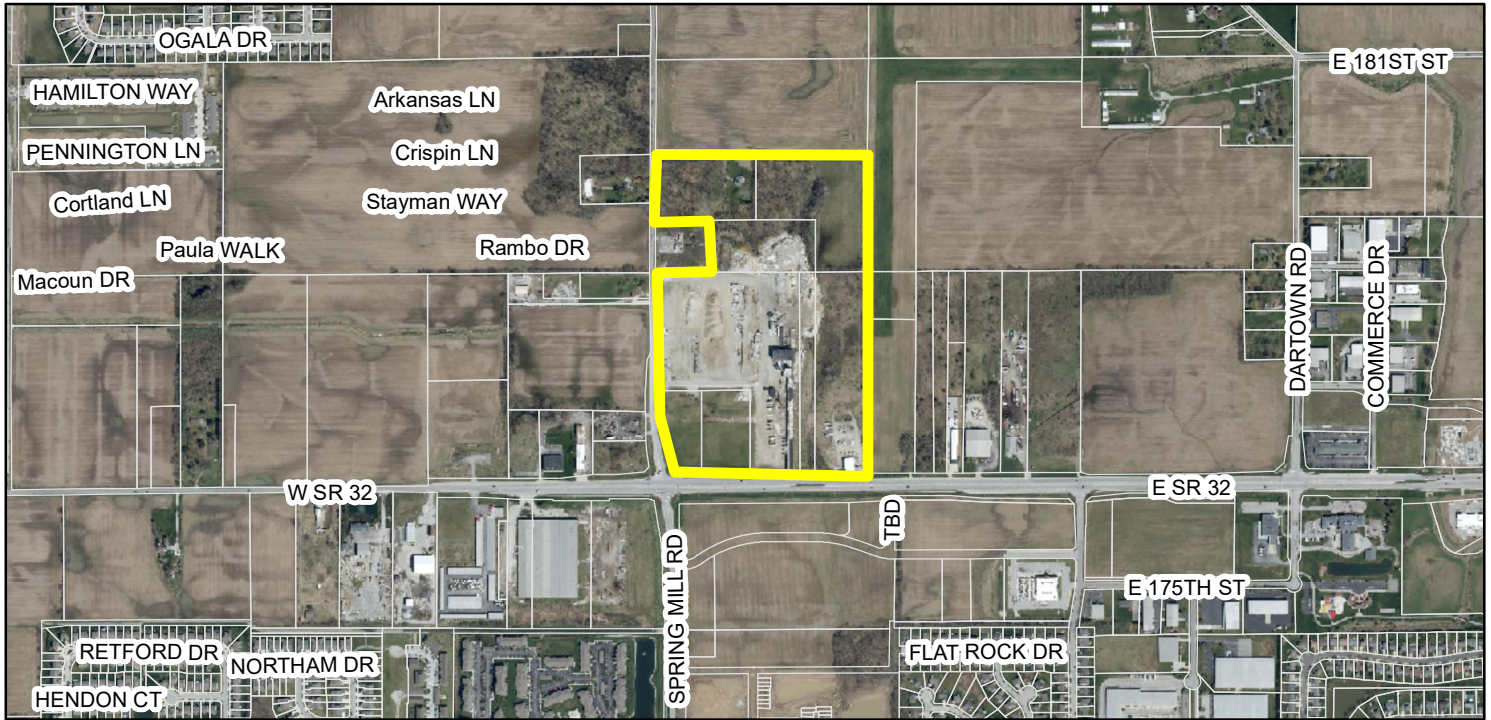
BD/tt



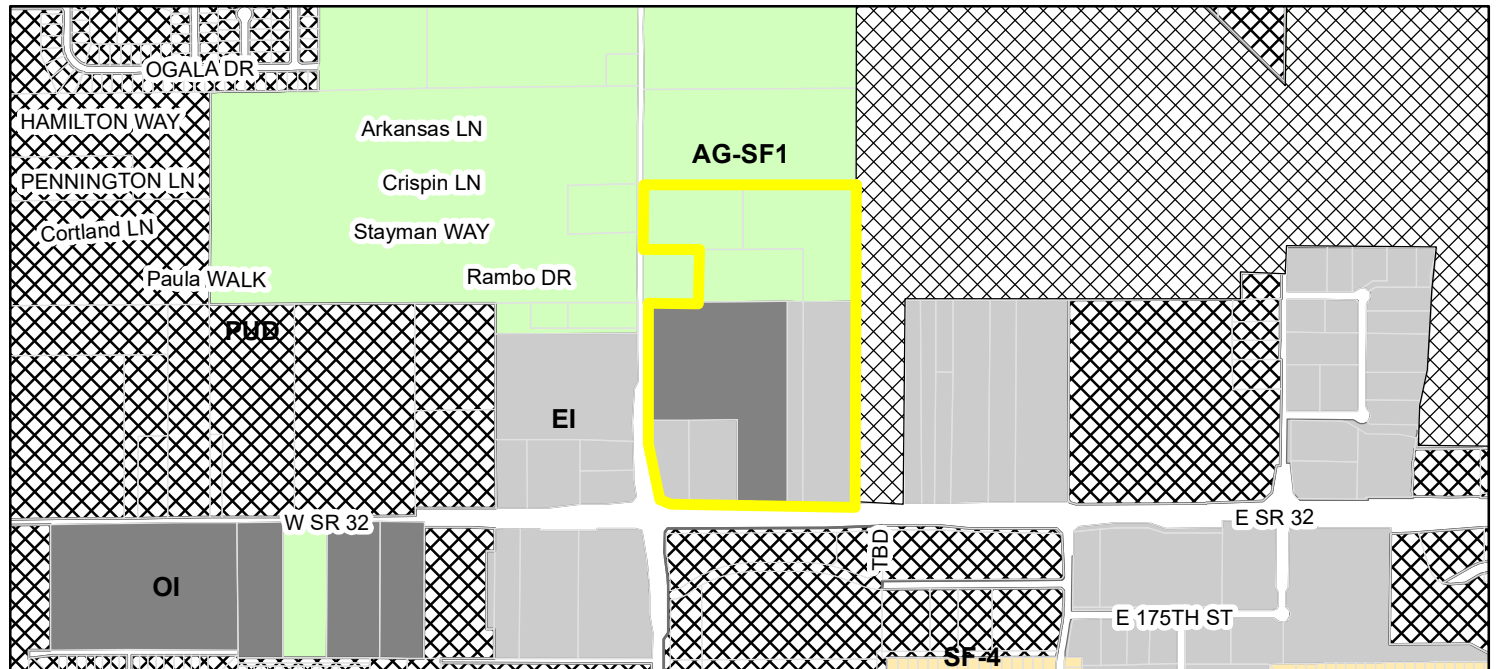
Property Location Map
Spring Mill Centre
Overall Development Plan & Primary Plat
2012-ODP-18 & 2012-SPP-18



Aerial Location Map



Zoning Map



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

PRIMARY PLAT & OVERALL DEVELOPMENT PLAN

FOR

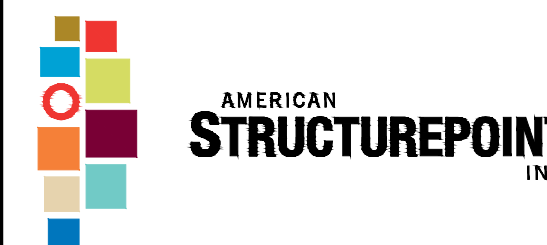
SPRING MILL CENTRE

STATE ROAD 32 AND SPRING MILL ROAD

WESTFIELD, INDIANA

**HAEHL
GROUP, LLC**

157 E. Rampart St
P.O. Box 242
Shelbyville, IN 46176

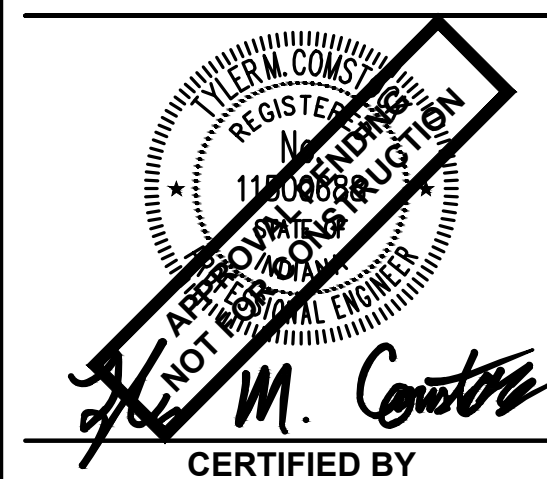


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**SPRING MILL
CENTRE PUD**

**STATE ROAD 32 AND
SPRING MILL ROAD**

Westfield, Indiana



ISSUANCE INDEX

DATE:
01/18/20201
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00721

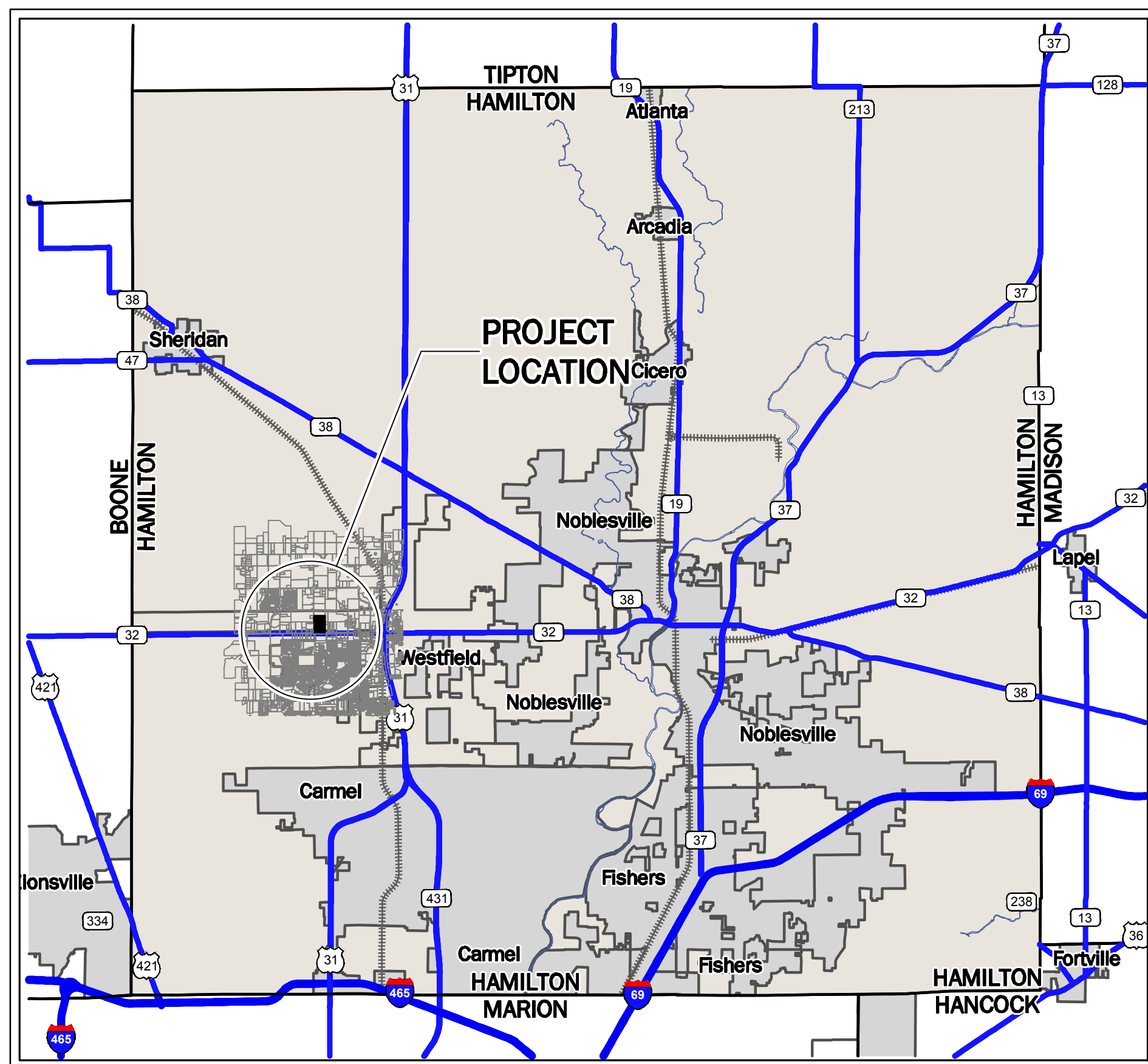
TITLE SHEET

C001

INDEX

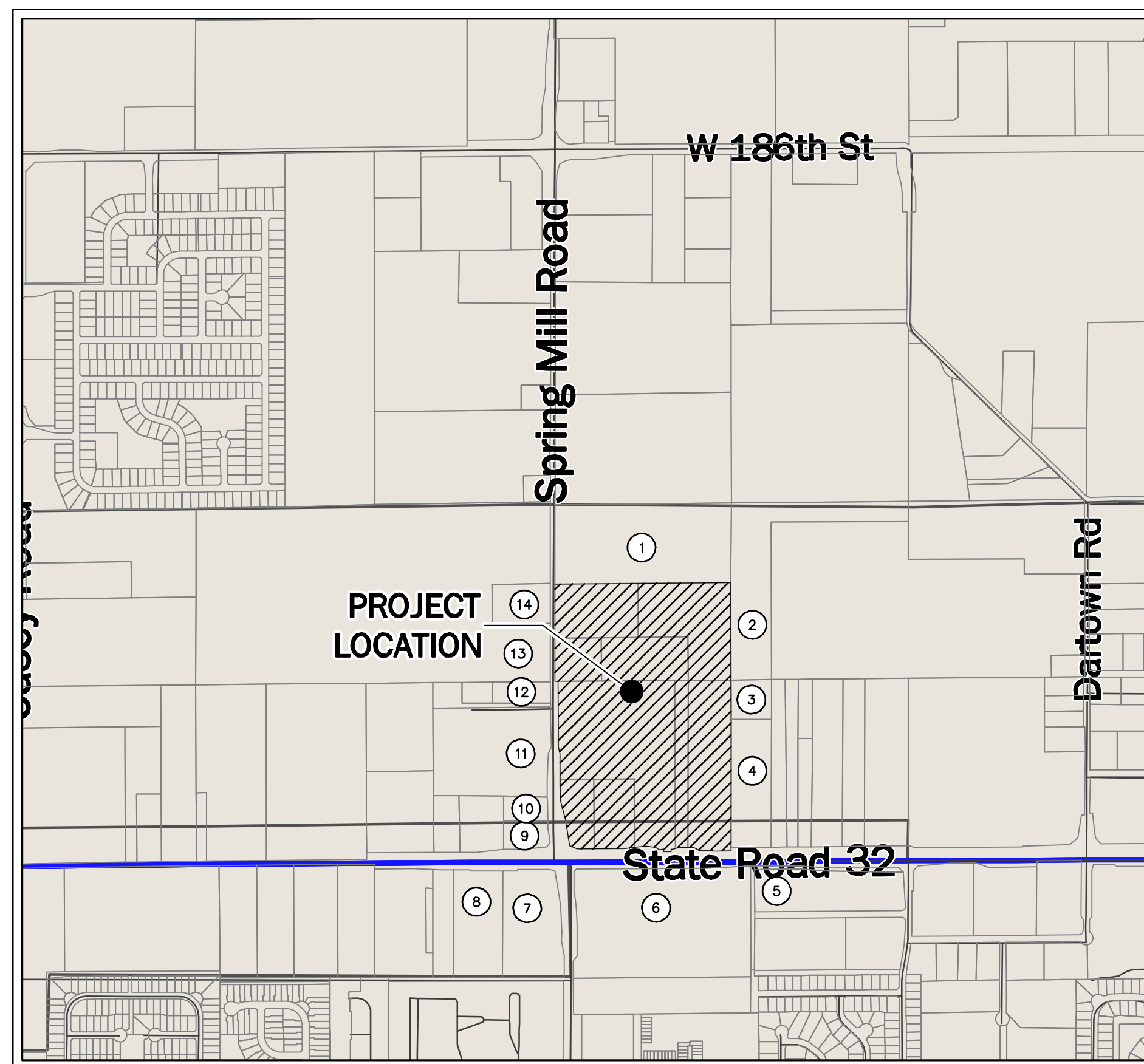
DESCRIPTION	SHEET No.
TITLE SHEET	C001
EXISTING TOPOGRAPHY PLAN	C101-C106
OVERALL PRIMARY PLAT	C200
PRIMARY PLAT	C201-C206
DEVELOPMENT PLAN	C301-C306
LANDSCAPE PLAN	C401
SITE DETAILS	C500

ADJACENT PROPERTY OWNERS AND USE			
	OWNER	USE	ZONING
1	HJW HOLDINGS IV, LLC	AG FIELD	AG-SF1
2	WESTFIELD AIRPORT, LLC	GRASS AIRFIELD	PUD
3	WESTFIELD AIRPORT, LLC	GRASS AIRFIELD	PUD
4	WESTFIELD AIRPORT, LLC	GRASS AIRFIELD	PUD
5	WESTFIELD INVESTMENT CO., LP	AG FIELD	PUD
6	MEIJER STORES LP	COMMERCIAL	PUD
7	PRINE REALTY LLC	VACANT LOT	EI
8	PRINE REALTY LLC	VACANT LOT	EI
9	PATRICIA E. DENNISON	VACANT LOT	EI
10	DANNY & THERESA EALY	VACANT LOT	EI
11	MINK INVESTMENTS, LLC	AG VACANT LOT	EI
12	GLIDDEN, WT	COMMERCIAL	AG-SF1
13	ARBOR HOMES	AG VACANT LOT - FUTURE RESIDENTIAL	PUD
14	STEVEN J & TERRI M NEWMAN	RESIDENTIAL	AG-SF1



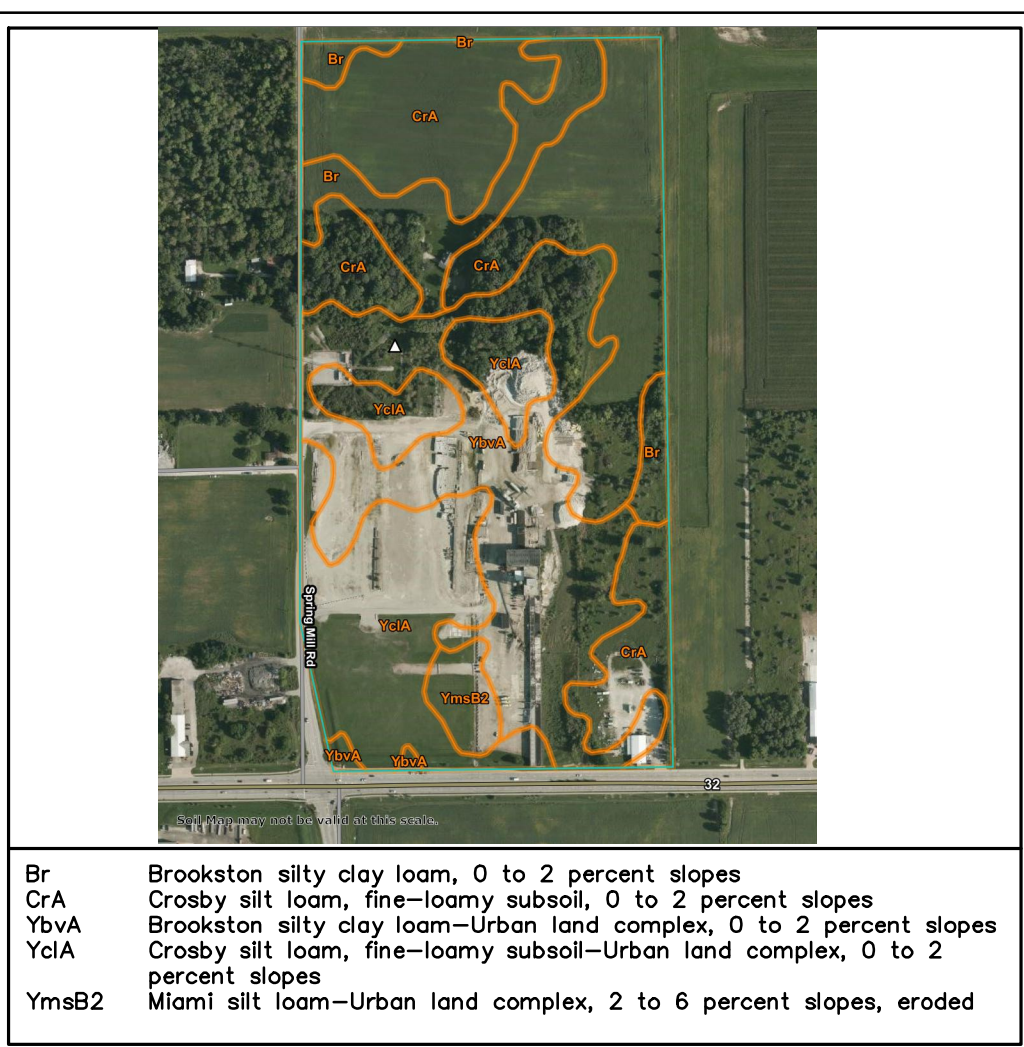
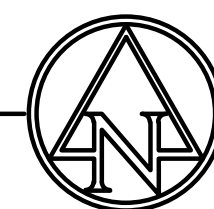
LOCATION MAP

NOT TO SCALE



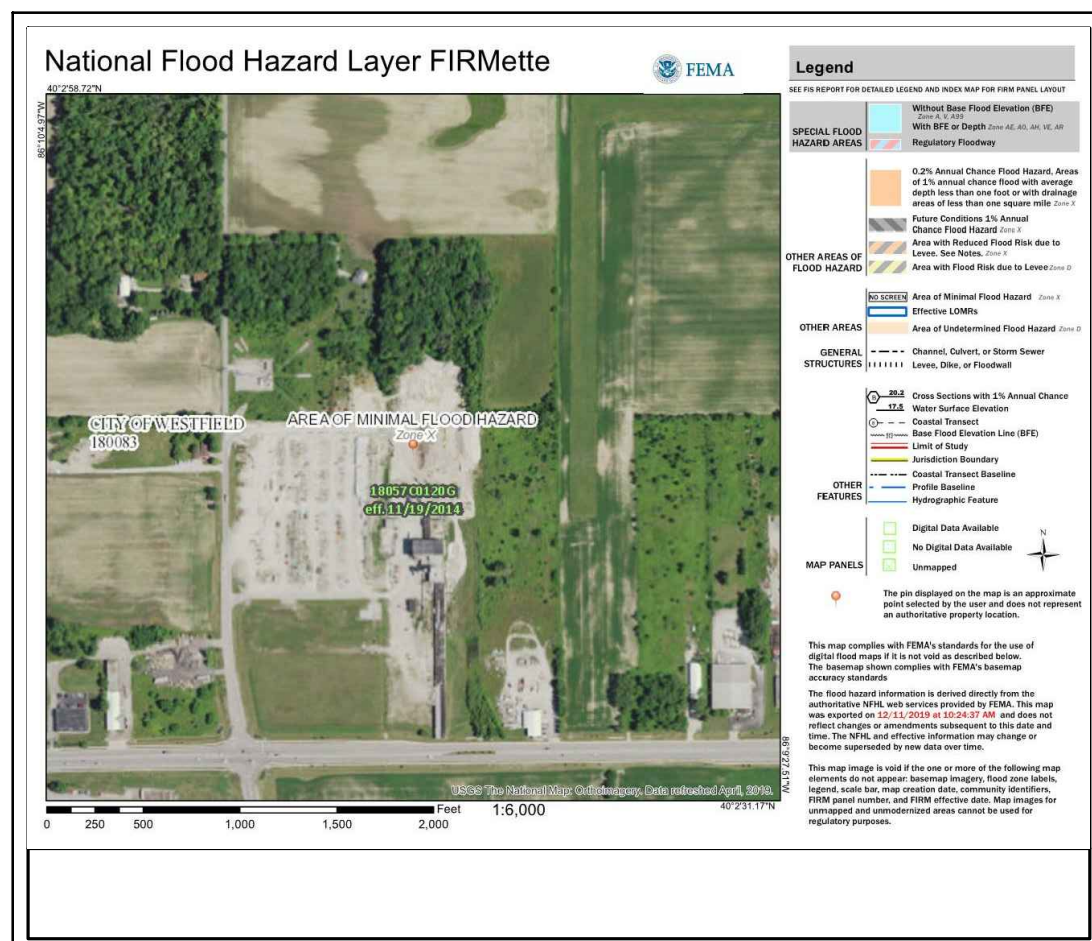
VICINITY MAP

NOT TO SCALE



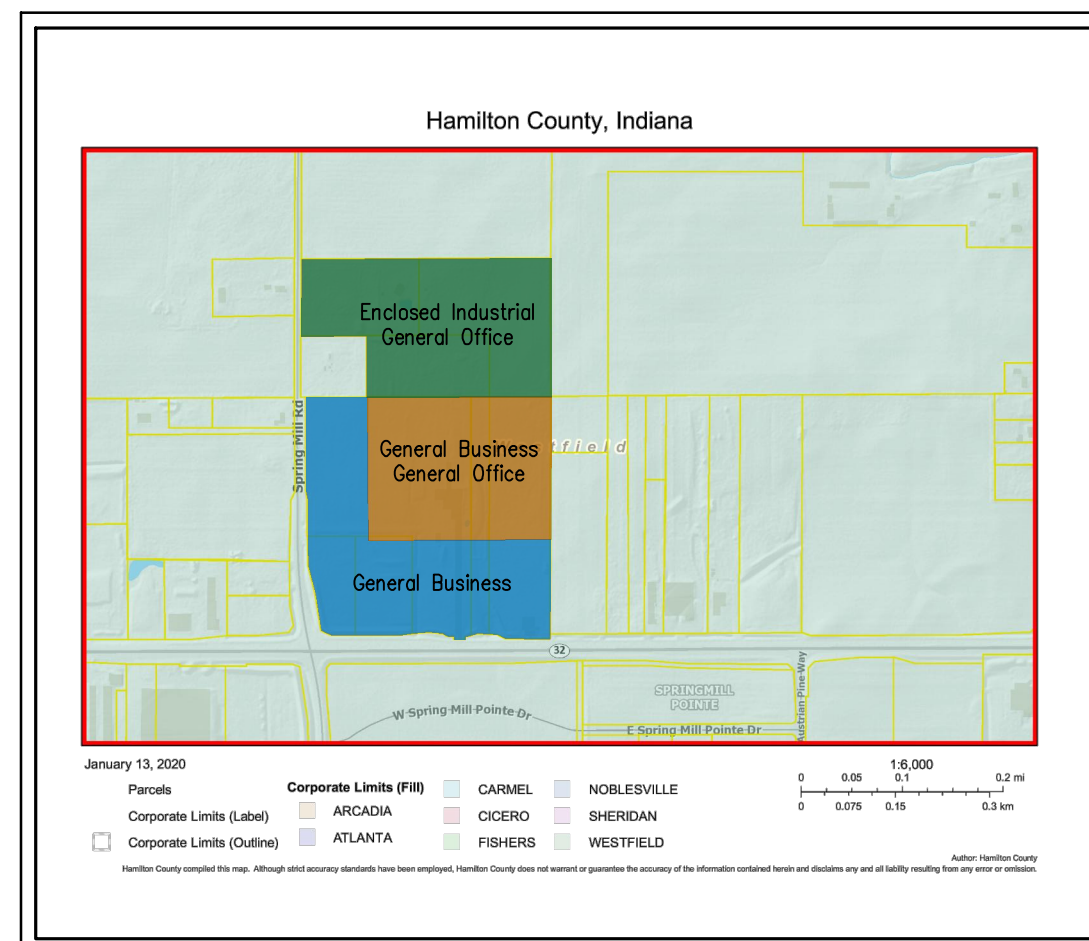
SOILS MAP

NOT TO SCALE



FEMA MAP

NOT TO SCALE



ZONING MAP

NOT TO SCALE

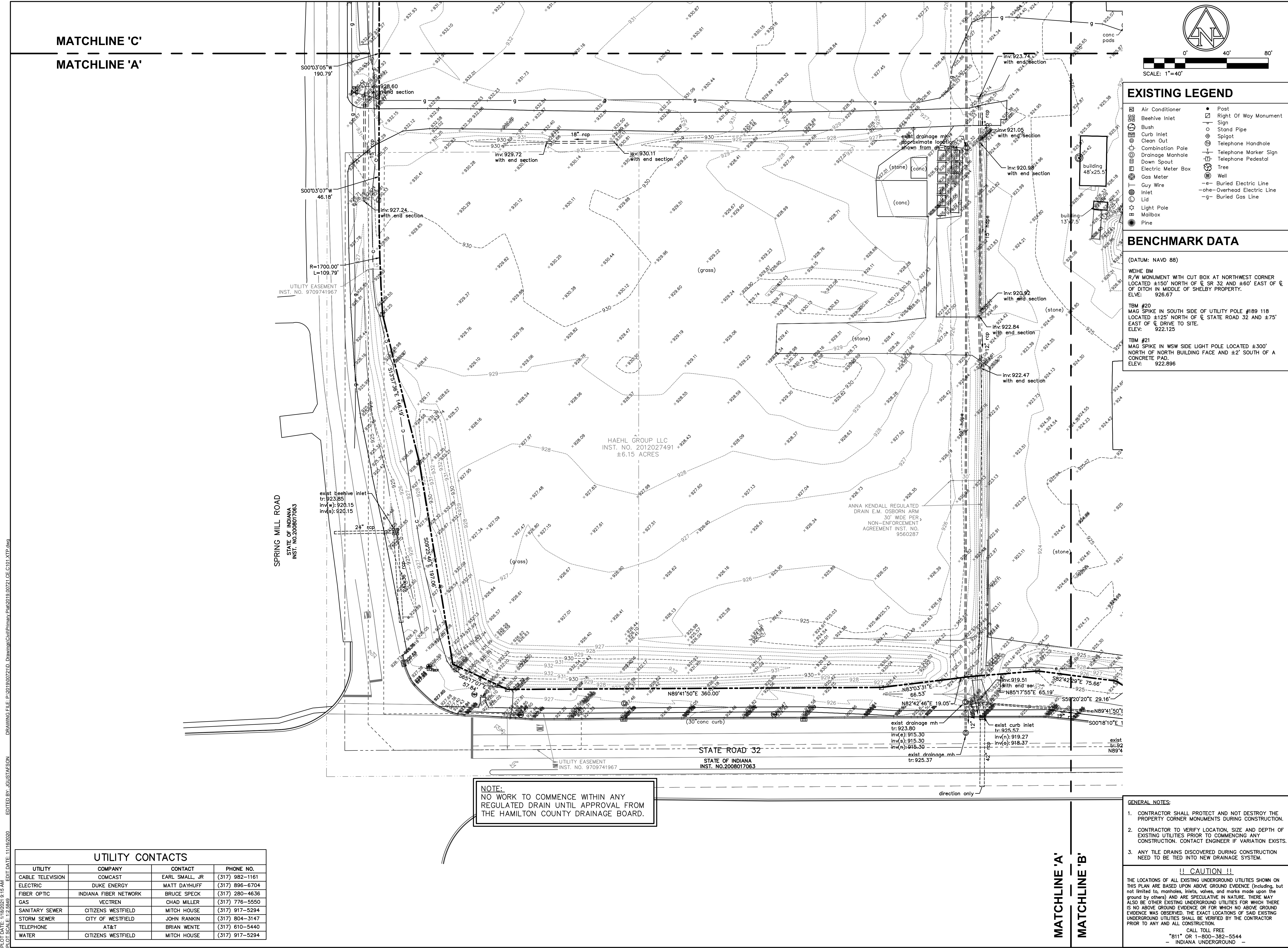
GENERAL NOTES:

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- ANY TILE DRAINS DISCOVERED DURING CONSTRUCTION NEED TO BE TIED INTO NEW DRAINAGE SYSTEM.

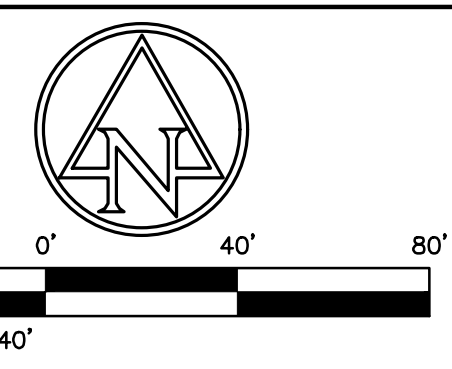
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CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -



MATCHLINE 'C'
MATCHLINE 'A'



- EXISTING LEGEND**
- | | | | |
|--|--------------------|--|------------------------|
| | Air Conditioner | | Post |
| | Beehive Inlet | | Right Of Way Monument |
| | Bush | | Sign |
| | Curb Inlet | | Stand Pipe |
| | Clean Out | | Spigot |
| | Combination Pole | | Telephone Handhole |
| | Drainage Manhole | | Telephone Marker Sign |
| | Down Spout | | Telephone Pedestal |
| | Electric Meter Box | | Tree |
| | Gas Meter | | Well |
| | Guy Wire | | Buried Electric Line |
| | Inlet | | Overhead Electric Line |
| | Lid | | Buried Gas Line |
| | Light Pole | | |
| | Mailbox | | |
| | Pine | | |

BENCHMARK DATA

(DATUM: NAVD 88)

WEIHE BM
R/W MONUMENT WITH CUT BOX AT NORTHWEST CORNER
LOCATED ±150' NORTH OF E SR 32 AND ±60' EAST OF E
OF DITCH IN MIDDLE OF SHELBY PROPERTY.
ELEV: 926.67

TBM #20
MAG SPIKE IN SOUTH SIDE OF UTILITY POLE #189 118
LOCATED ±125' NORTH OF E STATE ROAD 32 AND ±75'
EAST OF E DRIVE TO SITE.
ELEV: 922.125

TBM #21
MAG SPIKE IN WSW SIDE LIGHT POLE LOCATED ±300'
NORTH OF NORTH BUILDING FACE AND ±2' SOUTH OF A
CONCRETE PAD.
ELEV: 922.896

**HAEHL
GROUP, LLC**

157 E. Rampart St
P.O. Box 242
Shelbyville, IN 46176

**AMERICAN
STRUCTUREPOINT
INC.**

9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
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**SPRING MILL
CENTRE PUD**

**STATE ROAD 32 AND
SPRING MILL ROAD**

Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:
01/18/20201
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2019.00721

**EXISTING
TOPOGRAPHY**

C101

UTILITY CONTACTS			
UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	COMCAST	EARL SMALL, JR	(317) 982-1161
ELECTRIC	DUKE ENERGY	MATT DAYHUFF	(317) 896-6704
FIBER OPTIC	INDIANA FIBER NETWORK	BRUCE SPECK	(317) 280-4636
GAS	VECTREN	CHAD MILLER	(317) 776-5550
SANITARY SEWER	CITIZENS WESTFIELD	MITCH HOUSE	(317) 917-5294
STORM SEWER	CITY OF WESTFIELD	JOHN RANKIN	(317) 804-3147
TELEPHONE	AT&T	BRIAN WENTE	(317) 610-5440
WATER	CITIZENS WESTFIELD	MITCH HOUSE	(317) 917-5294

NOTE:
NO WORK TO COMMENCE WITHIN ANY
REGULATED DRAIN UNTIL APPROVAL FROM
THE HAMILTON COUNTY DRAINAGE BOARD.

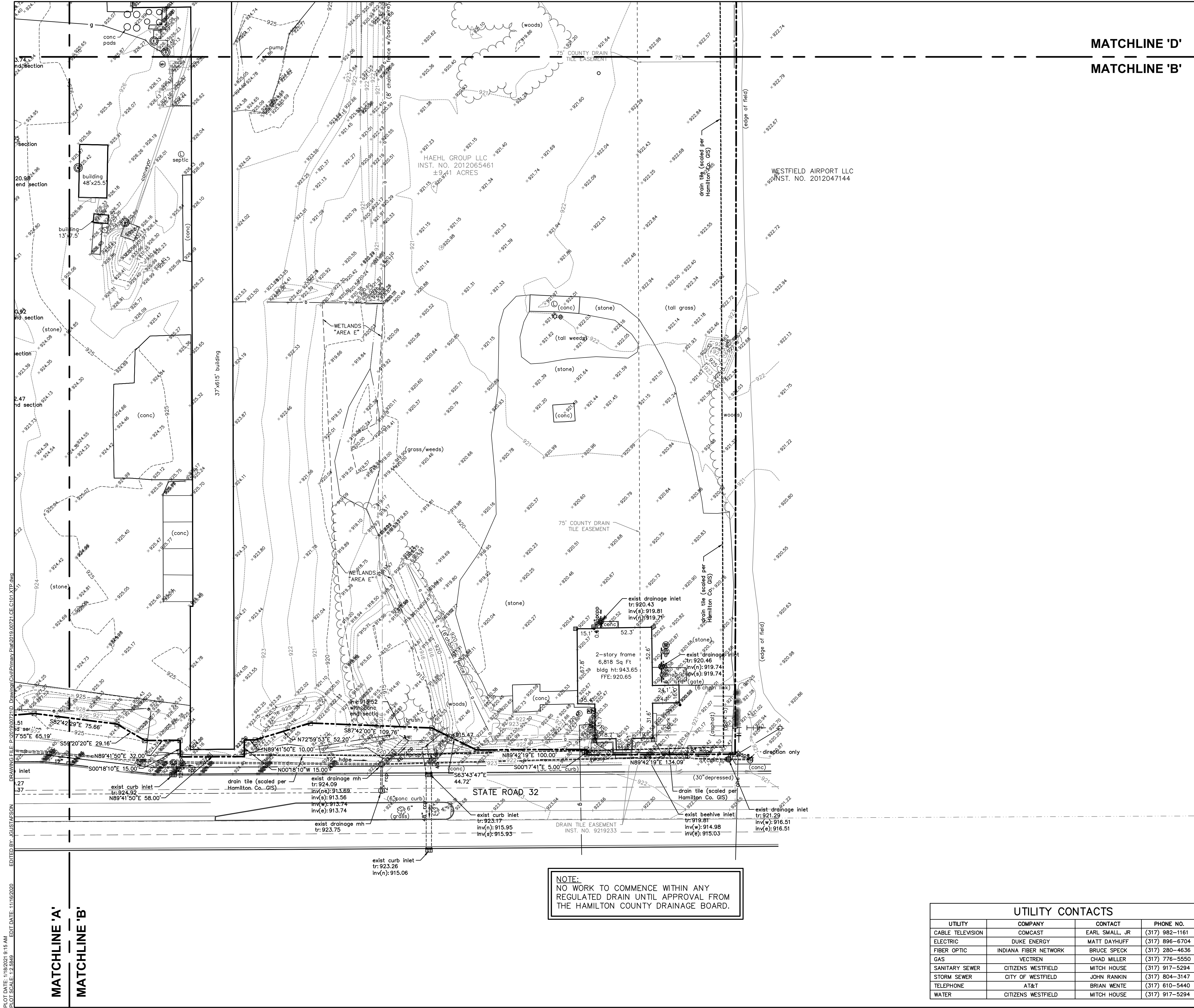
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CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

PLOT DATE: 1/18/2021 9:15 AM
PLOT SCALE: 1"=40'
DRAWING FILE: P:\2019\00721.D - Drawings\Civil\Primary Plat\2019.00721 CE C101.XTP.dwg
EDIT DATE: 1/18/2020
EDITED BY: JGUSTAKSON



MATCHLINE 'D'

MATCHLINE 'B'



EXISTING LEGEND

- | | |
|--------------------|------------------------|
| Air Conditioner | Post |
| Beehive Inlet | Right Of Way Monument |
| Bush | Stand Pipe |
| Curb Inlet | Spigot |
| Clean Out | Telephone Handhole |
| Combination Pole | Telephone Marker Sign |
| Drainage Manhole | Telephone Pedestal |
| Down Spout | Tree |
| Electric Meter Box | Well |
| Gas Meter | Buried Electric Line |
| Guy Wire | Overhead Electric Line |
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| Lid | |
| Light Pole | |
| Mailbox | |
| Pine | |

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SPRING MILL CENTRE PUD

STATE ROAD 32 AND SPRING MILL ROAD

Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:
01/18/20201
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2019.00721

EXISTING TOPOGRAPHY

C102

UTILITY CONTACTS

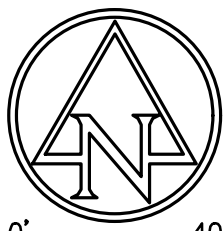
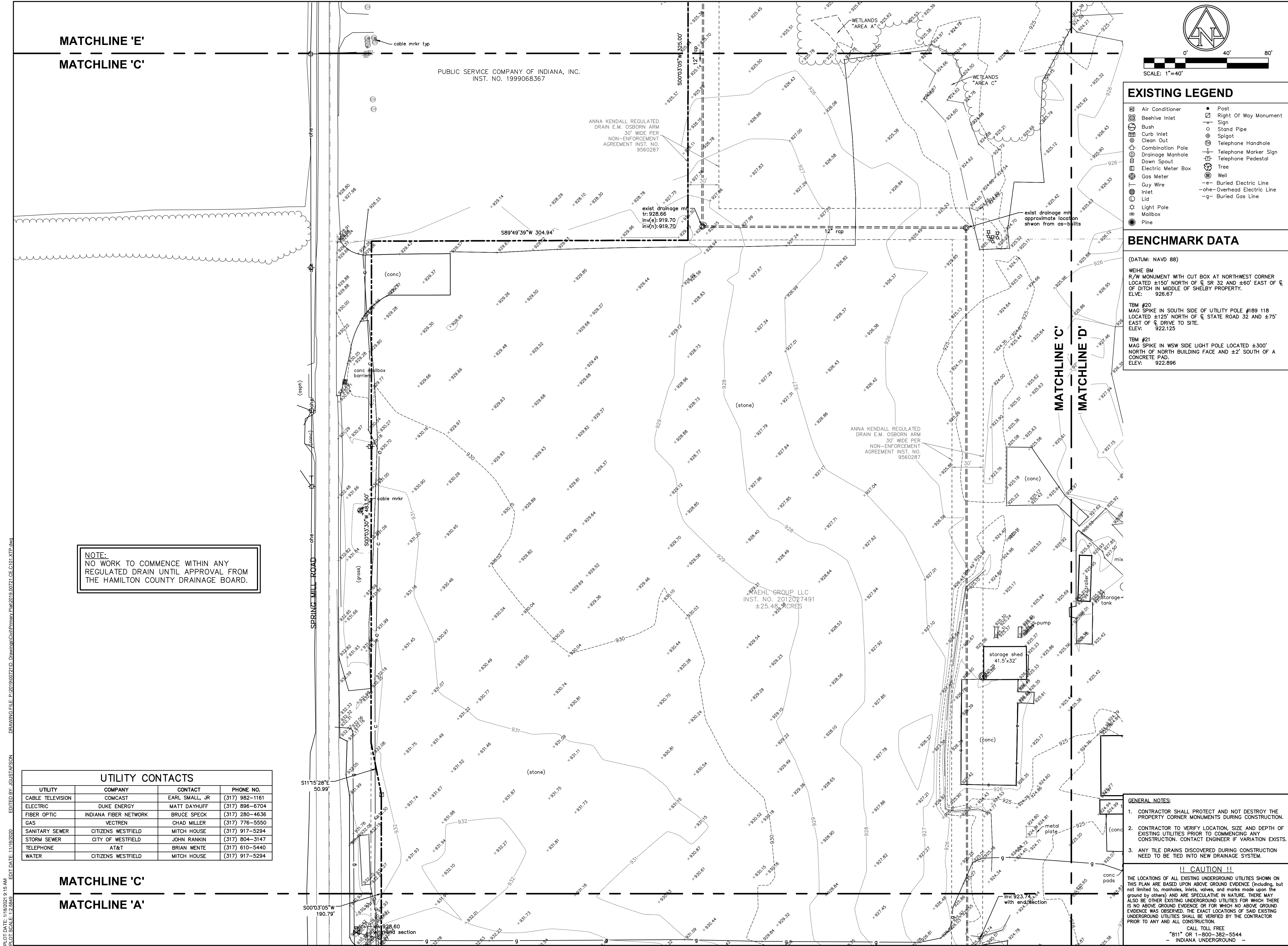
UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	COMCAST	EARL SMALL, JR	(317) 982-1161
ELECTRIC	DUKE ENERGY	MATT DAYHUFF	(317) 896-6704
FIBER OPTIC	INDIANA FIBER NETWORK	BRUCE SPECK	(317) 280-4636
GAS	VECTREN	CHAD MILLER	(317) 776-5550
SANITARY SEWER	CITIZENS WESTFIELD	MITCH HOUSE	(317) 917-5294
STORM SEWER	CITY OF WESTFIELD	JOHN RANKIN	(317) 804-3147
TELEPHONE	AT&T	BRIAN WENTE	(317) 610-5440
WATER	CITIZENS WESTFIELD	MITCH HOUSE	(317) 917-5294

CAUTION

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CALL TOLL FREE
"811" OR 1-800-382-5544
INDIANA UNDERGROUND

NOTE:
NO WORK TO COMMENCE WITHIN ANY
REGULATED DRAIN UNTIL APPROVAL FROM
THE HAMILTON COUNTY DRAINAGE BOARD.



SCALE: 1"=40'

EXISTING LEGEND

- Air Conditioner
- Beehive Inlet
- Bush
- Curb Inlet
- Clean Out
- Combination Pole
- Drainage Manhole
- Down Spout
- Electric Meter Box
- Gas Meter
- Guy Wire
- Inlet
- Lid
- Light Pole
- Mailbox
- Pine
- Post
- Right Of Way Monument
- Sign
- Stand Pipe
- Spigot
- Telephone Handhole
- Telephone Marker Sign
- Telephone Pedestal
- Tree
- Well
- Buried Electric Line
- Overhead Electric Line
- Buried Gas Line

BENCHMARK DATA

(DATUM: NAVD 88)

WEIHE BM
R/W MONUMENT WITH CUT BOX AT NORTHWEST CORNER
LOCATED ±150' NORTH OF E SR 32 AND ±60' EAST OF E
OF DITCH IN MIDDLE OF SHELBY PROPERTY.
ELEV: 926.67

TBM #20
MAG SPIKE IN SOUTH SIDE OF UTILITY POLE #189 118
LOCATED ±125' NORTH OF E STATE ROAD 32 AND ±75'
EAST OF E DRIVE TO SITE.
ELEV: 922.125

TBM #21
MAG SPIKE IN WSW SIDE LIGHT POLE LOCATED ±300'
NORTH OF NORTH BUILDING FACE AND ±2' SOUTH OF A
CONCRETE PAD.
ELEV: 922.896

HAEHL GROUP, LLC

157 E. Rampart St
P.O. Box 242
Shelbyville, IN 46176



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

SPRING MILL CENTRE PUD

STATE ROAD 32 AND
SPRING MILL ROAD

Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX

DATE:
01/18/20201
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2019.00721

EXISTING TOPOGRAPHY

C103

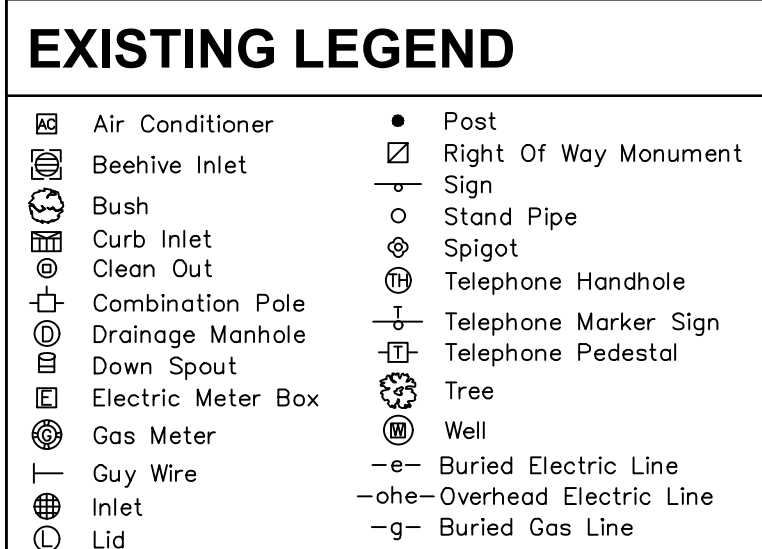
UTILITY CONTACTS			
UTILITY	COMPANY	CONTACT	PHONE NO.
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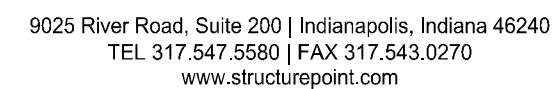
CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -



(DATUM: NAVD 88)

TBM #20
MAG SPIKE IN SOUTH SIDE OF UTILITY POLE #189 118
LOCATED $\pm 125'$ NORTH OF $\odot$ STATE ROAD 32 AND $\pm 75'$
EAST OF $\odot$ DRIVE TO SITE.
ELEV. 922.125

TBM #21
MAG SPIKE IN WSW SIDE LIGHT POLE LOCATED $\pm 300'$
NORTH OF NORTH BUILDING FACE AND $\pm 2'$ SOUTH OF A
CONCRETE PAD.
ELEV. 922.896



Westfield, Indiana



ISSUANCE INDEX

DATE:
01/18/20201
PROJECT PHASE:
PRIMARY PLAT

REVISION SCHEDULE

[illegible]

Project Number	2019.00721
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C105

UTILITY CONTACTS			
UTILITY	COMPANY	CONTACT	PHONE NO.
CABLE TELEVISION	COMCAST	EARL SMALL, JR	(317) 982-1161
ELECTRIC	DUKE ENERGY	MATT DAYHUFF	(317) 896-6704
FIBER OPTIC	INDIANA FIBER NETWORK	BRUCE SPECK	(317) 280-4636
GAS	VECTREN	CHAD MILLER	(317) 776-5550
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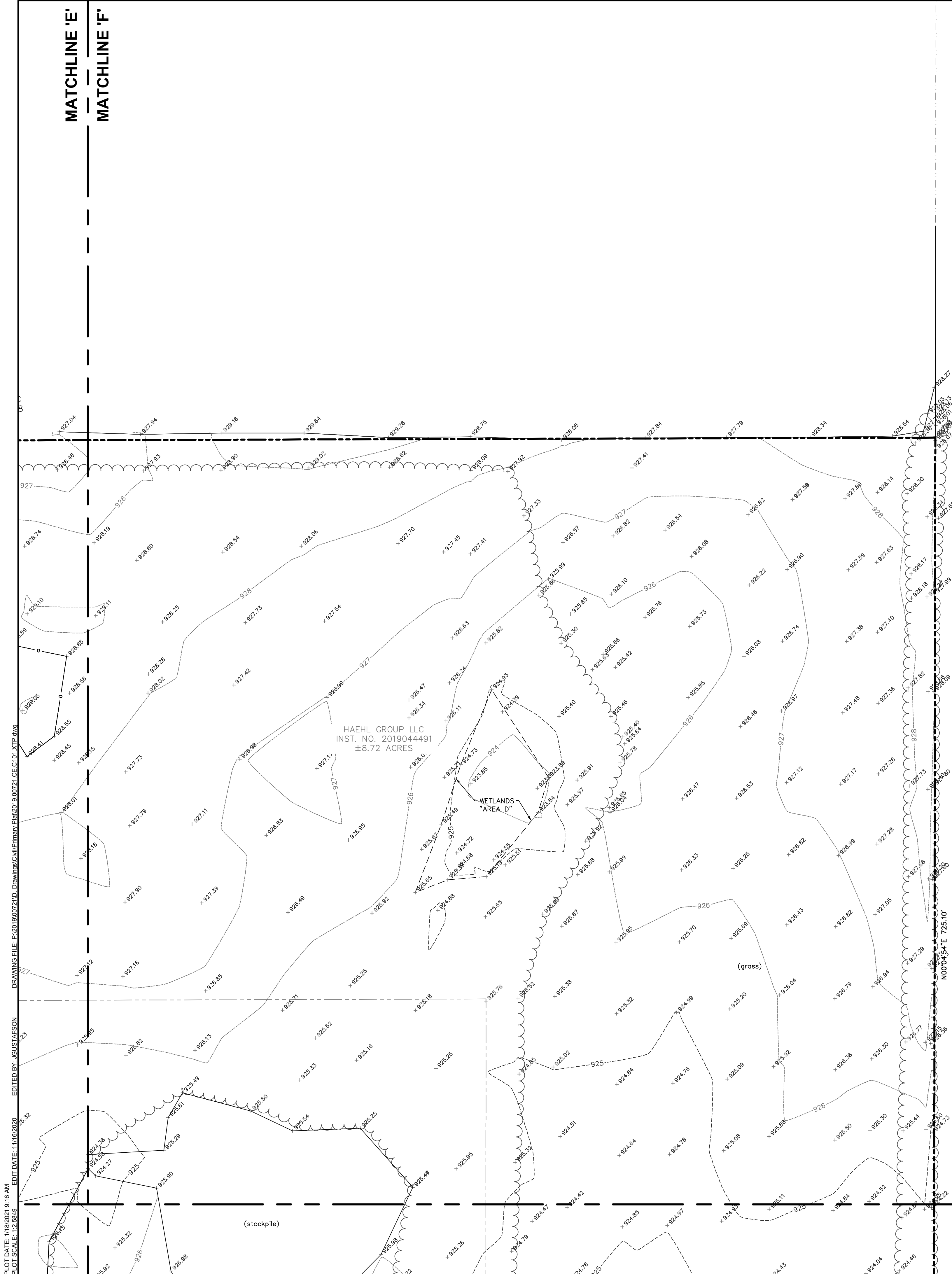
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- INDIANA UNDERGROUND

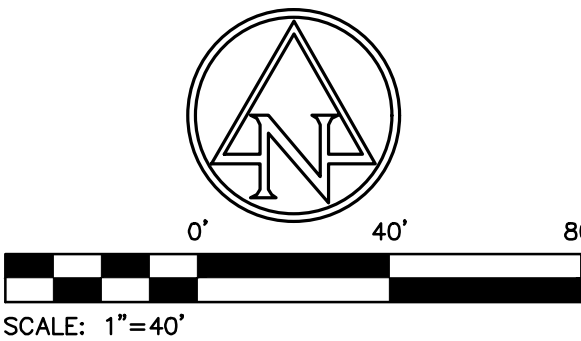
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EDITED BY: JGUSTAFSON

4/16/2020

PLOT DATE: 1/18/2021 9:16 AM
PLOT SCALE: 1:2.5849





0' 40' 80'
SCALE: 1"=40'

EXISTING LEGEND

Air Conditioner	Post
Beehive Inlet	Right Of Way Monument
Bush	Sign
Curb Inlet	Stand Pipe
Clean Out	Spigot
Combination Pole	Telephone Handhole
Drainage Manhole	Telephone Marker Sign
Down Spout	Telephone Pedestal
Electric Meter Box	Tree
Gas Meter	Well
Guy Wire	-e- Buried Electric Line
Inlet	-oh- Overhead Electric Line
Lid	-g- Buried Gas Line
Light Pole	
Mailbox	
Pine	

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(DATUM: NAVD 88)

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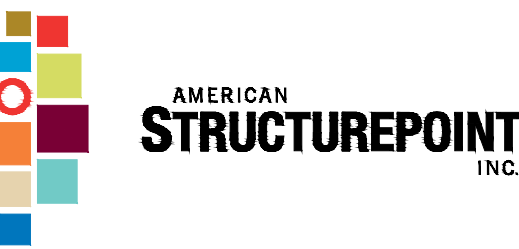
CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

MATCHLINE 'F'

MATCHLINE 'D'

HAEHL GROUP, LLC

157 E. Rampart St
P.O. Box 242
Shelbyville, IN 46176

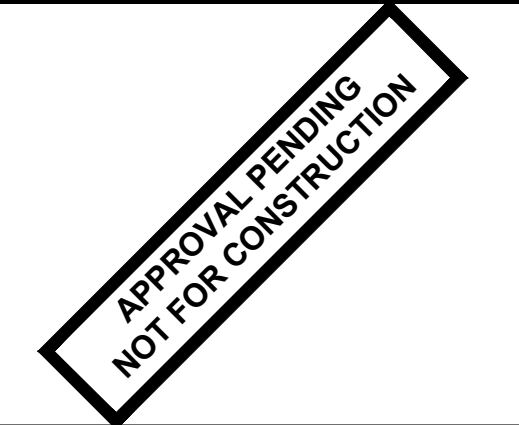


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SPRING MILL CENTRE PUD

STATE ROAD 32 AND SPRING MILL ROAD

Westfield, Indiana



CERTIFIED BY

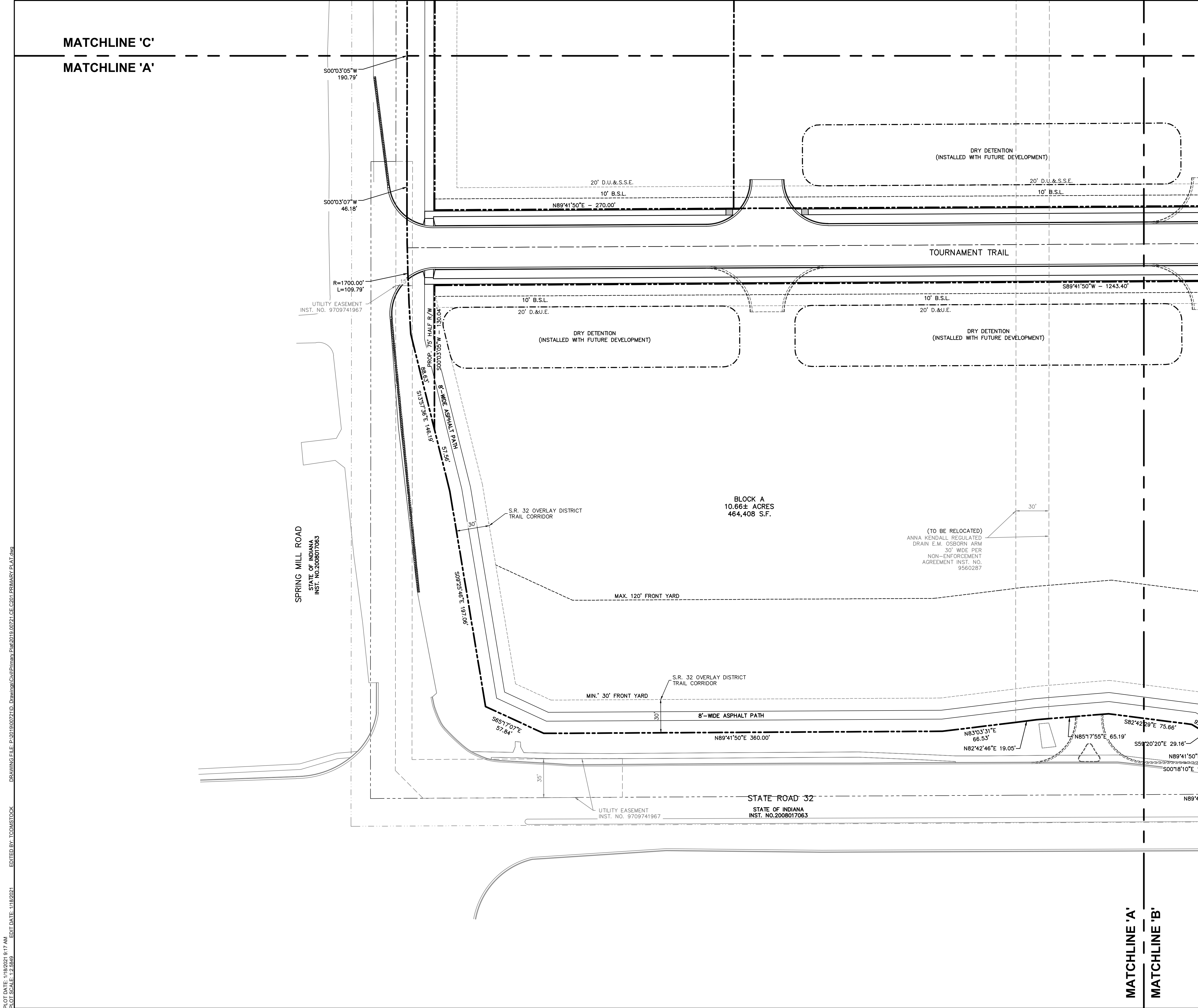
ISSUANCE INDEX	
DATE:	01/18/20201
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00721

EXISTING TOPOGRAPHY

C106



EXISTING LEGEND

	Air Conditioner		Post
	Beehive Inlet		Right Of Way Monument
	Bush		Sign
	Curb Inlet		Stand Pipe
	Clean Out		Spigot
	Combination Pole		Telephone Handhole
	Drainage Manhole		Telephone Marker Sign
	Down Spout		Telephone Pedestal
	Electric Meter Box		Tree
	Gas Meter		Well
	Guy Wire		—e— Buried Electric Line
	Inlet		—oh— Overhead Electric Line
	Lid		—g— Buried Gas Line
	Light Pole		
	Mailbox		
	Pine		

SITE DATA TABLE	
SITE ZONING:	PUD
OVERALL PROJECT AREA:	±55.36 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±3.496 AC
SPRING MILL ROAD FRONTAGE:	±1,624 LF
STATE ROAD 32 FRONTAGE:	±1,215 LF
TOURNAMENT TRAIL LENGTH:	1,297 LF
TYPICAL R/W WIDTH	150' (SPRING MILL ROAD)
	68' (TOURNAMENT TRAIL)
	150' (STATE ROAD 32)

GENERAL NOTES:

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— INDIANA UNDERGROUND —

HAEHL GROUP, LLC

157 E. Rampart St
P.O. Box 242
Shelbyville, IN 46176

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TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

SPRING MILL CENTRE PUD

STATE ROAD 32 AND SPRING MILL ROAD

Westfield, Indiana

CERTIFIED BY

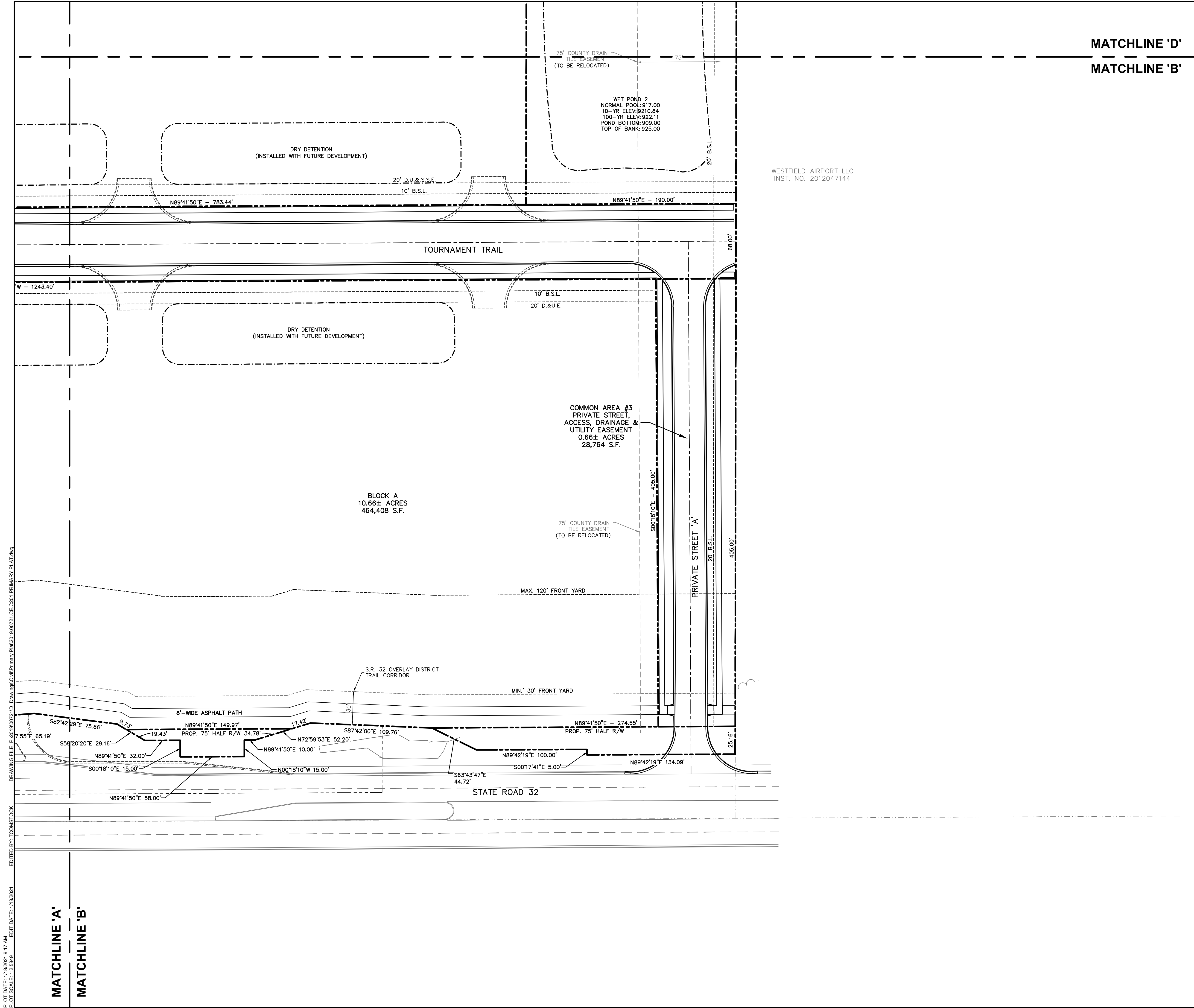
ISSUANCE INDEX	
DATE:	01/18/20201
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

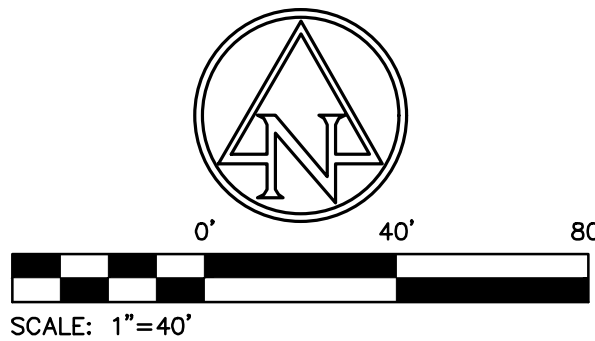
Project Number 2019.00721

PRIMARY PLAT

C201



MATCHLINE 'D'
MATCHLINE 'B'



EXISTING LEGEND

- | | |
|--------------------|------------------------|
| Air Conditioner | Post |
| Beehive Inlet | Right Of Way Monument |
| Bush | Sign |
| Curb Inlet | Stand Pipe |
| Clean Out | Spigot |
| Combination Pole | Telephone Handhole |
| Drainage Manhole | Telephone Marker Sign |
| Down Spout | Telephone Pedestal |
| Electric Meter Box | Tree |
| Gas Meter | Well |
| Guy Wire | Buried Electric Line |
| Inlet | Overhead Electric Line |
| Lid | Buried Gas Line |
| Light Pole | |
| Mailbox | |
| Pine | |

SITE LEGEND

- | | |
|-------------|--|
| B/B | BACK-TO-BACK |
| R/W | RIGHT-OF-WAY |
| VAR. | VARIABLE |
| D.E. | DRAINAGE EASEMENT |
| U.&D.E. | UTILITY AND DRAINAGE EASEMENT |
| U.D.&S.S.E. | UTILITY, DRAINAGE, AND SANITARY EASEMENT |
| A.D.&U.E. | ACCESS, DRAINAGE, AND UTILITY EASEMENT |
| S.L. | SETBACK LINE |
-
- | | |
|----|----------------------------|
| SS | SANITARY SEWER & STRUCTURE |
| S | STORM SEWER & STRUCTURES |
| W | 8" C900 WATER MAIN |
| V | WATER VALVE & HYDRANT |

SITE DATA TABLE

SITE ZONING:	PUD
OVERALL PROJECT AREA:	±55.36 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±3.496 AC
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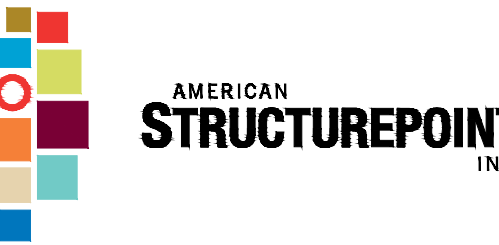
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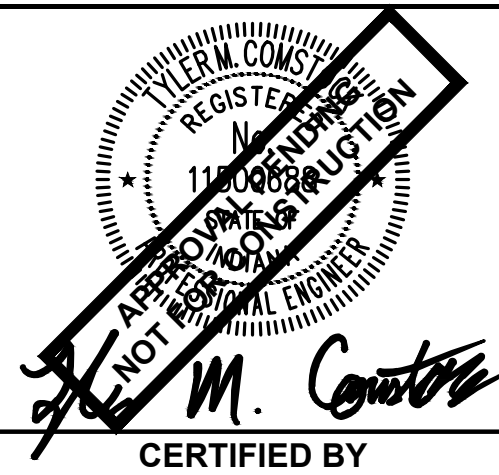


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SPRING MILL
CENTRE PUD

STATE ROAD 32 AND
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Westfield, Indiana



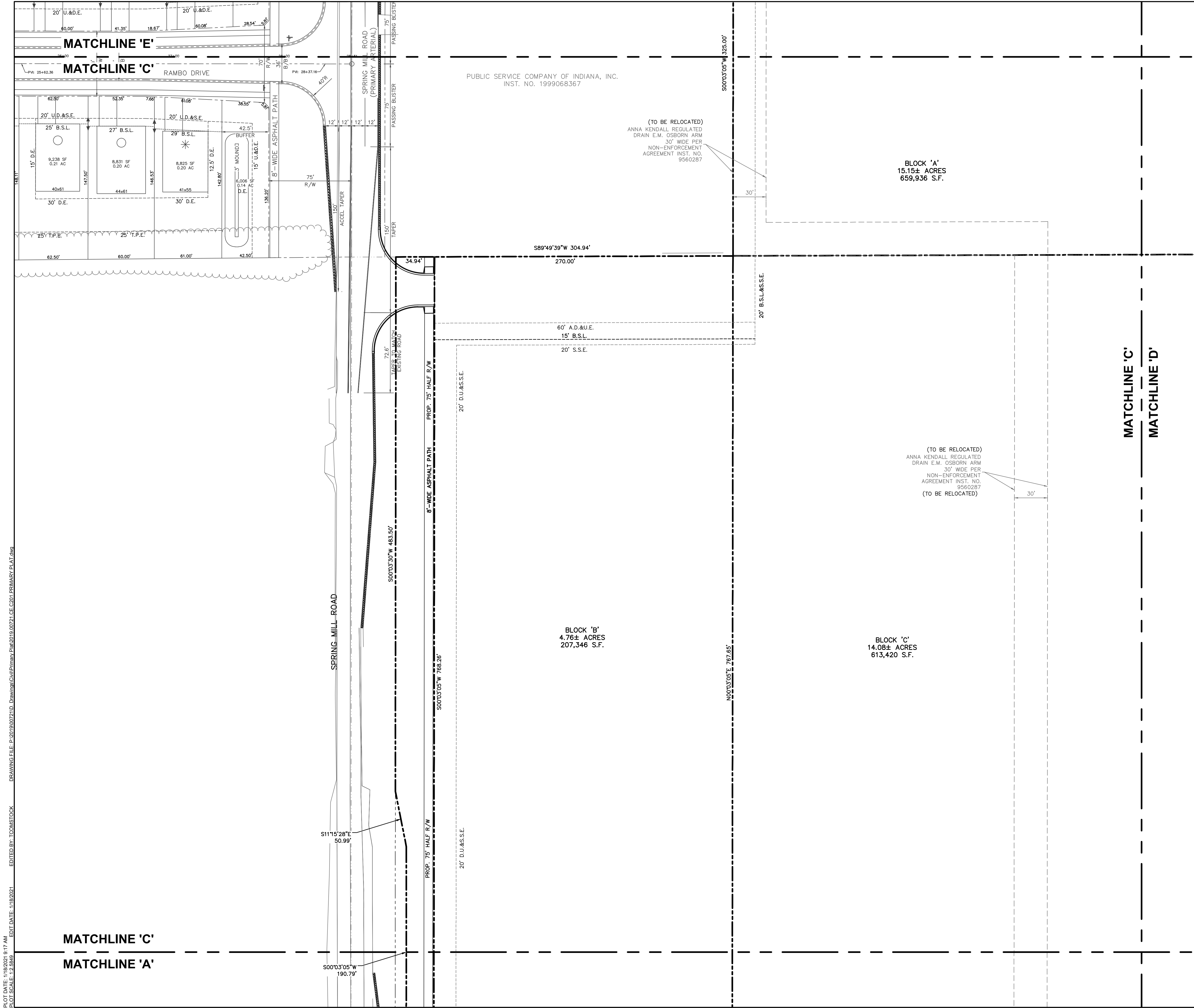
ISSUANCE INDEX	
DATE:	01/18/20201
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00721

PRIMARY PLAT

C202



0' 40' 80'

SCALE: 1"=40'

EXISTING LEGEND

Air Conditioner	Post
Beehive Inlet	Right Of Way Monument
Bush	Sign
Curb Inlet	Stand Pipe
Clean Out	Spigot
Combination Pole	Telephone Handhole
Drainage Manhole	Telephone Marker Sign
Down Spout	Telephone Pedestal
Electric Meter Box	Tree
Gas Meter	Well
Guy Wire	Buried Electric Line
Inlet	Overhead Electric Line
Lid	Buried Gas Line
Light Pole	
Mailbox	
Pine	

SITE LEGEND

B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
VAR.	VARIABLE
D.E.	DRAINAGE EASEMENT
U.&D.E.	UTILITY, AND DRAINAGE EASEMENT
U.D.&S.S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
A.D.&U.E.	ACCESS, DRAINAGE, AND UTILITY EASEMENT
S.L.	SETBACK LINE

SS	SANITARY SEWER & STRUCTURE
W	STORM SEWER & STRUCTURES
W	8" C900 WATER MAIN
W	WATER VALVE & HYDRANT

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SPRING MILL CENTRE PUD

STATE ROAD 32 AND SPRING MILL ROAD

Westfield, Indiana

CERTIFIED BY

ISSUANCE INDEX

DATE:	01/18/20201
PROJECT PHASE:	PRIMARY PLAT

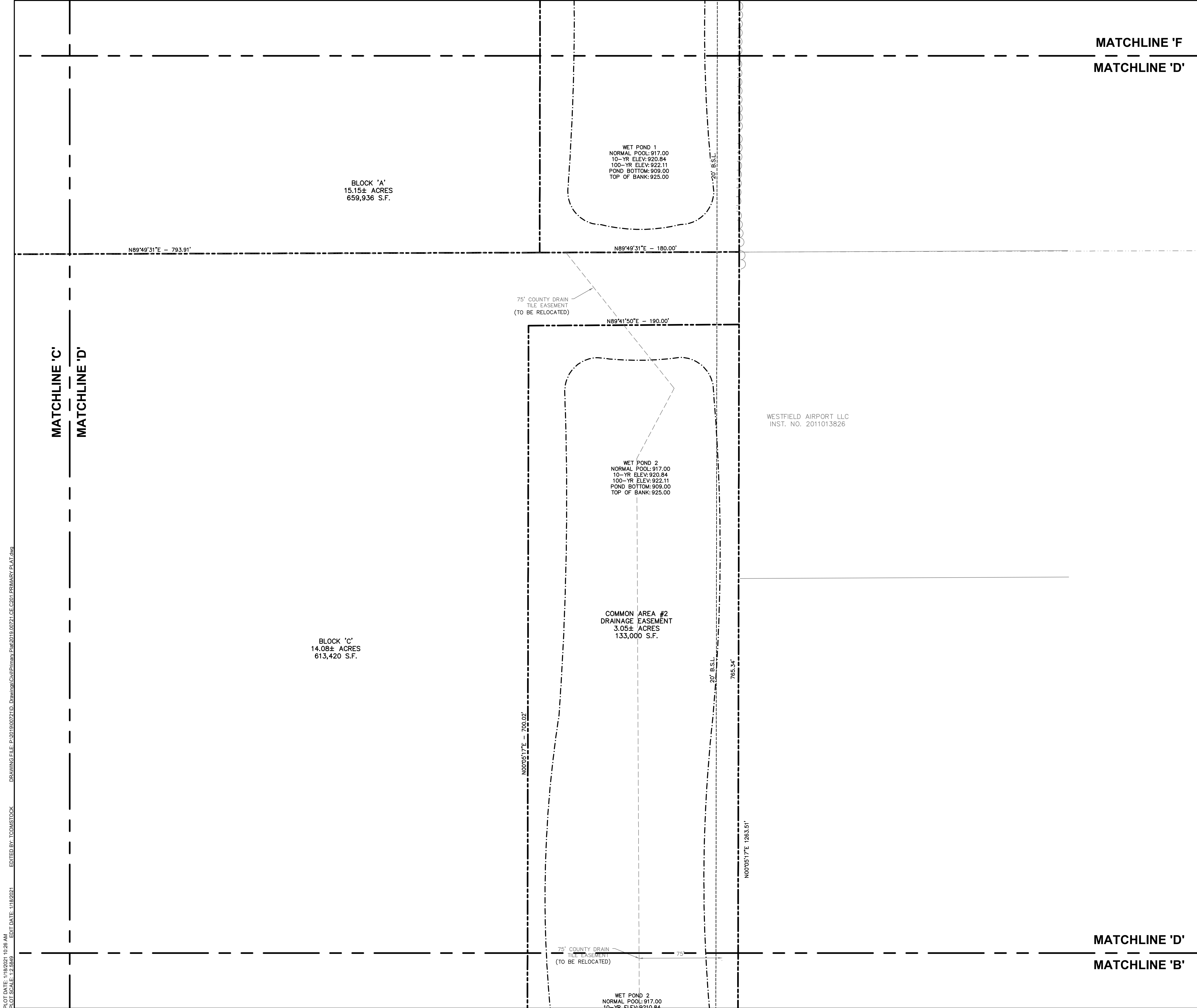
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

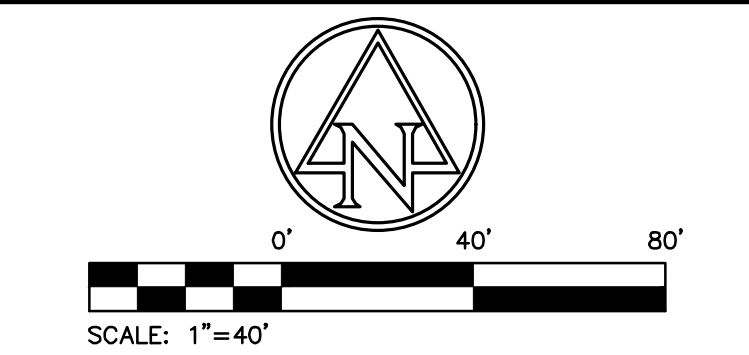
Project Number 2019.00721

PRIMARY PLAT

C203



MATCHLINE 'F'
MATCHLINE 'D'



EXISTING LEGEND

- | | |
|----------------------|-----------------------------|
| ■ Air Conditioner | ● Post |
| ■ Beehive Inlet | ☐ Right Of Way Monument |
| ■ Bush | — Sign |
| ■ Curb Inlet | ○ Stand Pipe |
| ■ Clean Out | ⊙ Spigot |
| ⊕ Combination Pole | ⊕ Telephone Handhole |
| ⊕ Drainage Manhole | ⊕ Telephone Marker Sign |
| ⊕ Down Spout | ⊕ Telephone Pedestal |
| ⊕ Electric Meter Box | ⊕ Tree |
| ⊕ Gas Meter | ⊕ Well |
| — Guy Wire | —e Buried Electric Line |
| ⊕ Inlet | —ohe Overhead Electric Line |
| ⊕ Lid | —g Buried Gas Line |
| ☆ Light Pole | |
| ⊕ Mailbox | |
| ⊕ Pine | |

SITE LEGEND

- | | |
|-------------|--|
| B/B | BACK-TO-BACK |
| R/W | RIGHT-OF-WAY |
| VAR. | VARIABLE |
| D.E. | DRAINAGE EASEMENT |
| U.&D.E. | UTILITY, AND DRAINAGE EASEMENT |
| U.D.&S.S.E. | UTILITY, DRAINAGE, AND SANITARY EASEMENT |
| A.D.&U.E. | ACCESS, DRAINAGE, AND UTILITY EASEMENT |
| S.L. | SETBACK LINE |
| SS | SANITARY SEWER & STRUCTURE |
| W | STORM SEWER & STRUCTURES |
| W | 8" C900 WATER MAIN |
| W | WATER VALVE & HYDRANT |

SITE DATA TABLE

SITE ZONING:	PUD
OVERALL PROJECT AREA:	±55.36 AC
PROPOSED PUBLIC RIGHT-OF-WAY:	±3.496 AC
SPRING MILL ROAD FRONTAGE:	±1,624 LF
STATE ROAD 32 FRONTAGE:	±1,215 LF
TOURNAMENT TRAIL LENGTH:	1,297 LF
TYPICAL R/W WIDTH	150' (SPRING MILL ROAD)
	68' (TOURNAMENT TRAIL)
	150' (STATE ROAD 32)

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
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— INDIANA UNDERGROUND —

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P.O. Box 242
Shelbyville, IN 46176

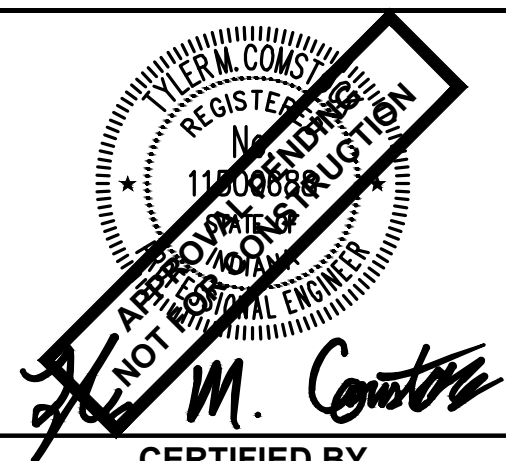


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SPRING MILL
CENTRE PUD

STATE ROAD 32 AND
SPRING MILL ROAD

Westfield, Indiana



CERTIFIED BY

ISSUANCE INDEX

DATE:
01/18/20201
PROJECT PHASE:
PRIMARY PLAT

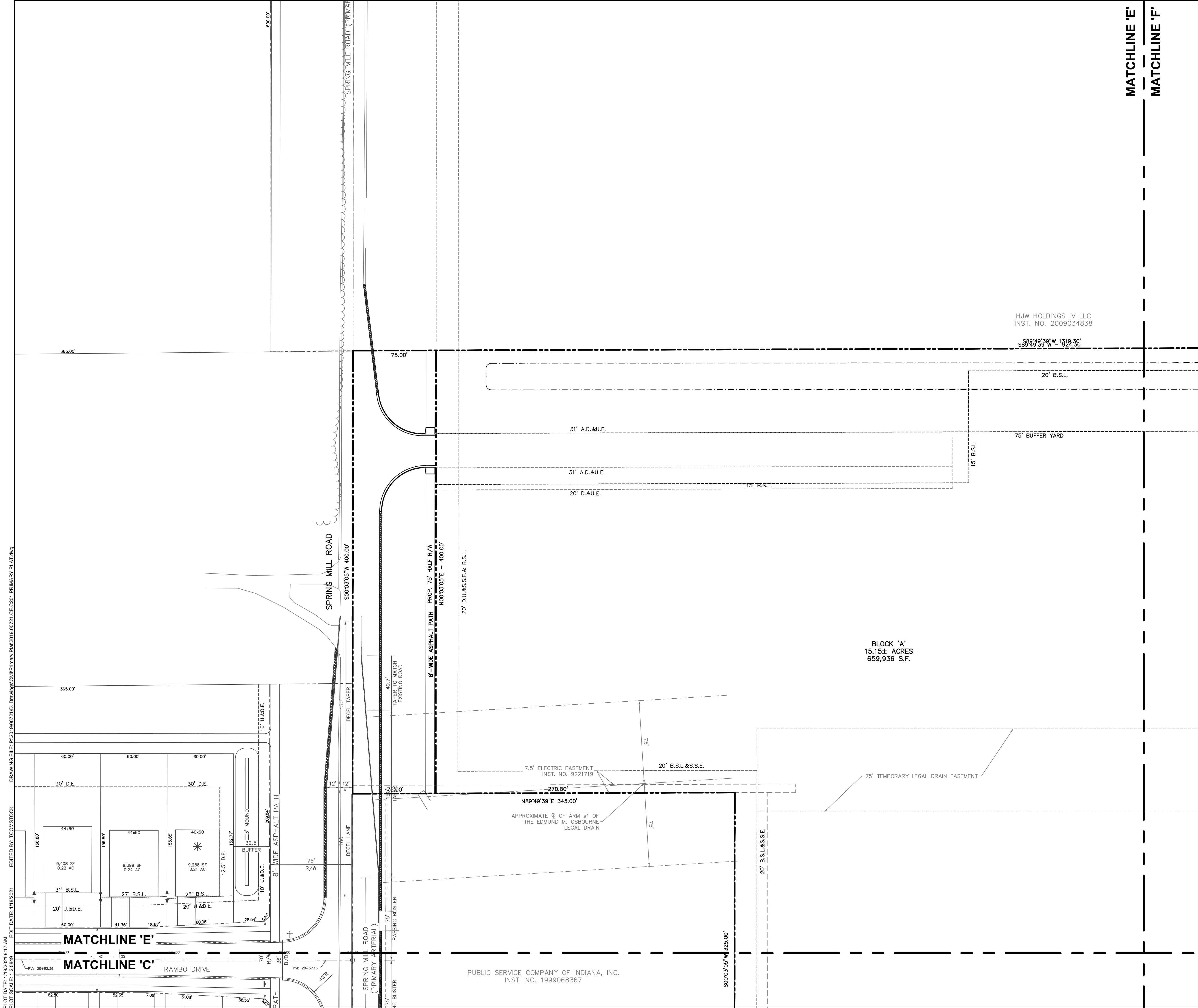
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2019.00721

PRIMARY PLAT

C204



EXISTING LEGEND

Air Conditioner	Post
Beehive Inlet	Right Of Way Monument
Bush	Sign
Curb Inlet	Stand Pipe
Clean Out	Spigot
Combination Pole	Telephone Handhole
Drainage Manhole	Telephone Marker Sign
Down Spout	Telephone Pedestal
Electric Meter Box	Tree
Gas Meter	Well
Guy Wire	-e- Buried Electric Line
Inlet	-oh- Overhead Electric Line
Lid	-g- Buried Gas Line
Light Pole	
Mailbox	
Pine	

SITE LEGEND

B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
VAR.	VARIABLE
D.E.	DRAINAGE EASEMENT
U.&D.E.	UTILITY, AND DRAINAGE EASEMENT
U.D.&S.S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
A.D.&U.E.	ACCESS, DRAINAGE, AND UTILITY EASEMENT
S.L.	SETBACK LINE

SS	SANITARY SEWER & STRUCTURE
S	STORM SEWER & STRUCTURES
W	8" C900 WATER MAIN
V	WATER VALVE & HYDRANT

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	68' (TOURNAMENT TRAIL)
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SPRING MILL CENTRE PUD

STATE ROAD 32 AND SPRING MILL ROAD

Westfield, Indiana

CERTIFIED BY

ISSUANCE INDEX

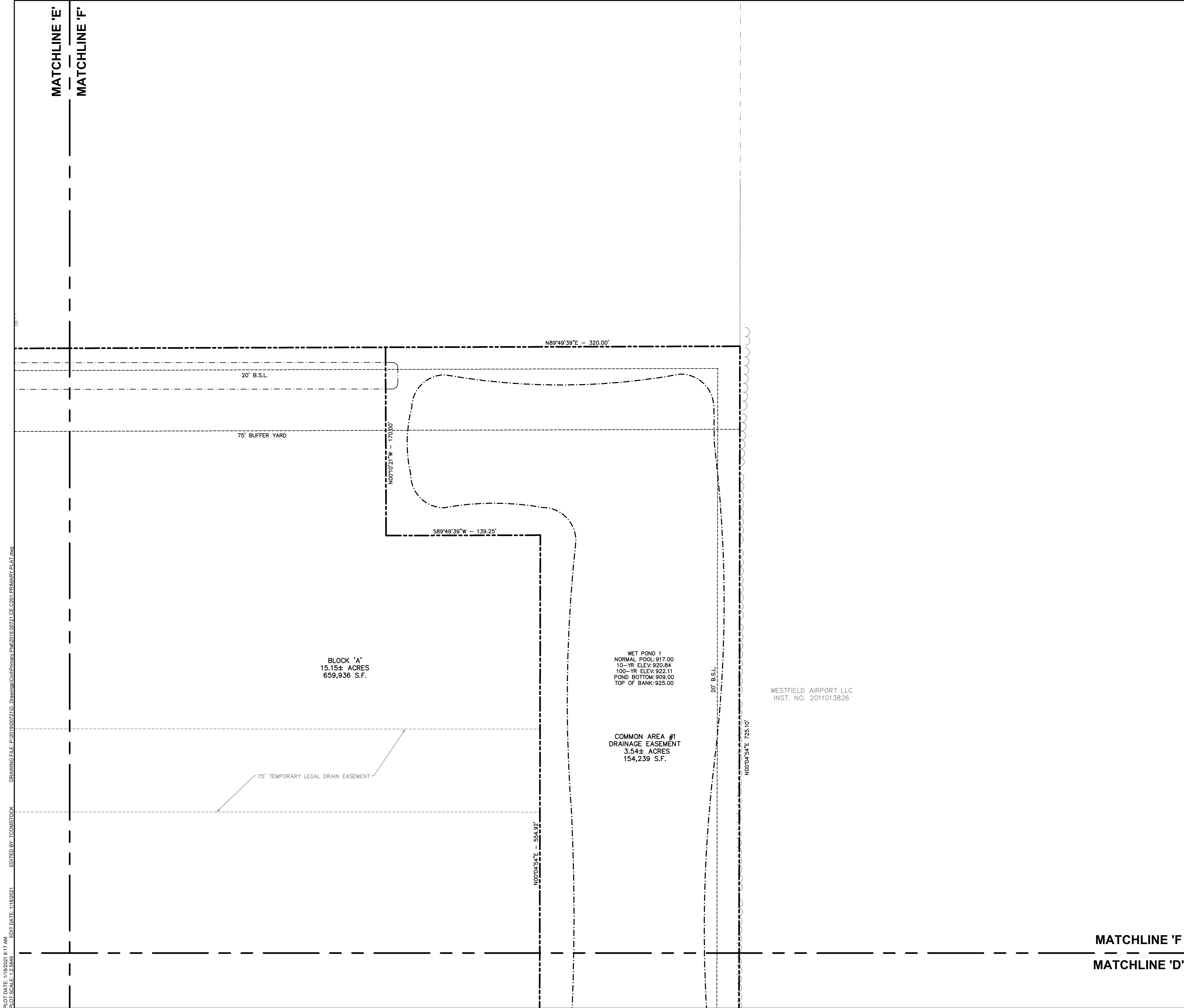
DATE:	01/18/20201
PROJECT PHASE:	PRIMARY PLAT

NO.	DESCRIPTION	DATE

Project Number 2019.00721

PRIMARY PLAT

C205



EXISTING LEGEND

Air Conditioner	Post
Beehive Inlet	Right Of Way Monument
Bush	Sign
Curb Inlet	Stand Pipe
Clean Out	Spigot
Combination Pole	Telephone Handhole
Drainage Manhole	Telephone Marker Sign
Down Spout	Telephone Pedestal
Electric Meter Box	Tree
Gas Meter	Well
Guy Wire	Buried Electric Line
Inlet	Overhead Electric Line
Lid	Buried Gas Line
Light Pole	
Mailbox	
Pine	

SITE LEGEND

B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
VAR.	VARIABLE
D.E.	DRAINAGE EASEMENT
U.&D.E.	UTILITY, AND DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
A.D.&U.E.	ACCESS, DRAINAGE, AND UTILITY EASEMENT
S.L.	SETBACK LINE

SS	SANITARY SEWER & STRUCTURE
S	STORM SEWER & STRUCTURES
W	8" C900 WATER MAIN
V	WATER VALVE & HYDRANT

SITE DATA TABLE	
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SPRING MILL CENTRE PUD

STATE ROAD 32 AND SPRING MILL ROAD

Westfield, Indiana

CERTIFIED BY

Tyler M. Combs

ISSUANCE INDEX		
DATE:	01/18/20201	
PROJECT PHASE:	PRIMARY PLAT	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

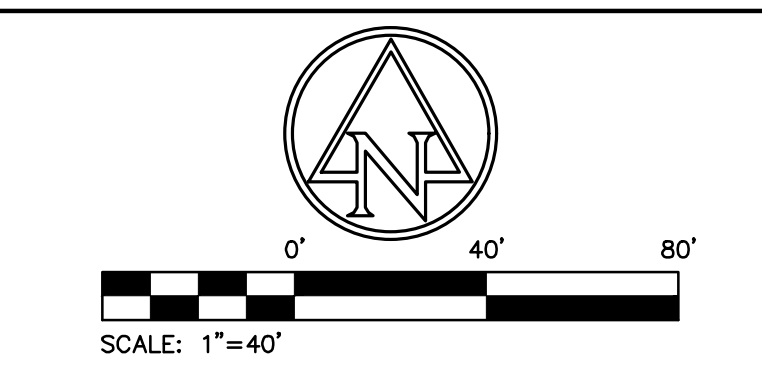
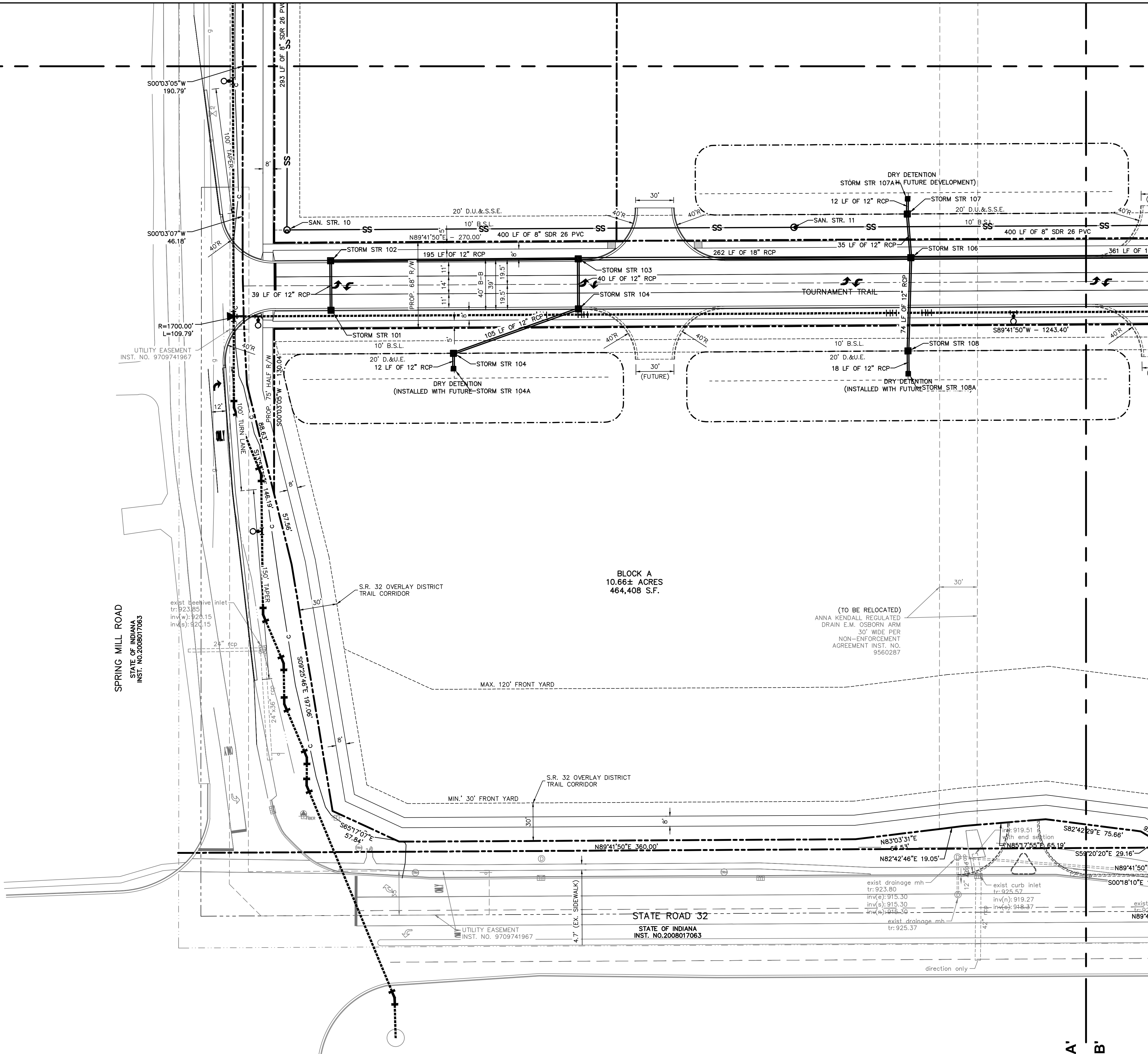
Project Number 2019.00721

PRIMARY PLAT

C206

PLOT DATE: 1/18/2021 9:18 AM
 PLOT SCALE: 1"=40'
 DRAWING FILE: P:\2019\007210.Dwg
 Drawn: Civil/Primary Plan/2019.00721 CE C301 DEVELOPMENT PLAN.dwg
 EDIT DATE: 1/18/2021
 EDITED BY: TCOMSTOCK

MATCHLINE 'C'
 MATCHLINE 'A'



EXISTING LEGEND	
	Air Conditioner
	Beehive Inlet
	Bush
	Curb Inlet
	Clean Out
	Combination Pole
	Drainage Manhole
	Down Spout
	Electric Meter Box
	Gas Meter
	Guy Wire
	Inlet
	Lid
	Light Pole
	Mailbox
	Pine
	Post
	Right Of Way Monument
	Sign
	Stand Pipe
	Spigot
	Telephone Handhole
	Telephone Marker Sign
	Telephone Pedestal
	Tree
	Well
	-e- Buried Electric Line
	-oh- Overhead Electric Line
	-g- Buried Gas Line

BENCHMARK DATA	
(DATUM: NAVD 88)	
WEIHE BM R/W MONUMENT WITH CUT BOX AT NORTHWEST CORNER LOCATED ±150' NORTH OF E SR 32 AND ±60' EAST OF E OF DITCH IN MIDDLE OF SHELBY PROPERTY. ELEV: 926.67	
TBM #20 MAG SPIKE IN SOUTH SIDE OF UTILITY POLE #189 118 LOCATED ±125' NORTH OF E STATE ROAD 32 AND ±75' EAST OF E DRIVE TO SITE. ELEV: 922.125	
TBM #21 MAG SPIKE IN WSW SIDE LIGHT POLE LOCATED ±300' NORTH OF NORTH BUILDING FACE AND ±2' SOUTH OF A CONCRETE PAD. ELEV: 922.896	

SITE LEGEND	
B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
VAR.	VARIABLE
D.E.	DRAINAGE EASEMENT
U.&D.E.	UTILITY, AND DRAINAGE EASEMENT
U.D.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
A.D.&U.E.	ACCESS, DRAINAGE, AND UTILITY EASEMENT
S.L.	SETBACK LINE
	SANITARY SEWER & STRUCTURE
	STORM SEWER & STRUCTURES
	8" C900 WATER MAIN
	WATER VALVE & HYDRANT

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 TEL 317.547.5580 | FAX 317.543.0270
 www.structurepoint.com

SPRING MILL CENTRE PUD

STATE ROAD 32 AND SPRING MILL ROAD

Westfield, Indiana

CERTIFIED BY

TYLER M. COMBS
 REGISTERED PROFESSIONAL ENGINEER
 MECHANICAL ENGINEERING
 NOT EXPIRED 12/31/2024

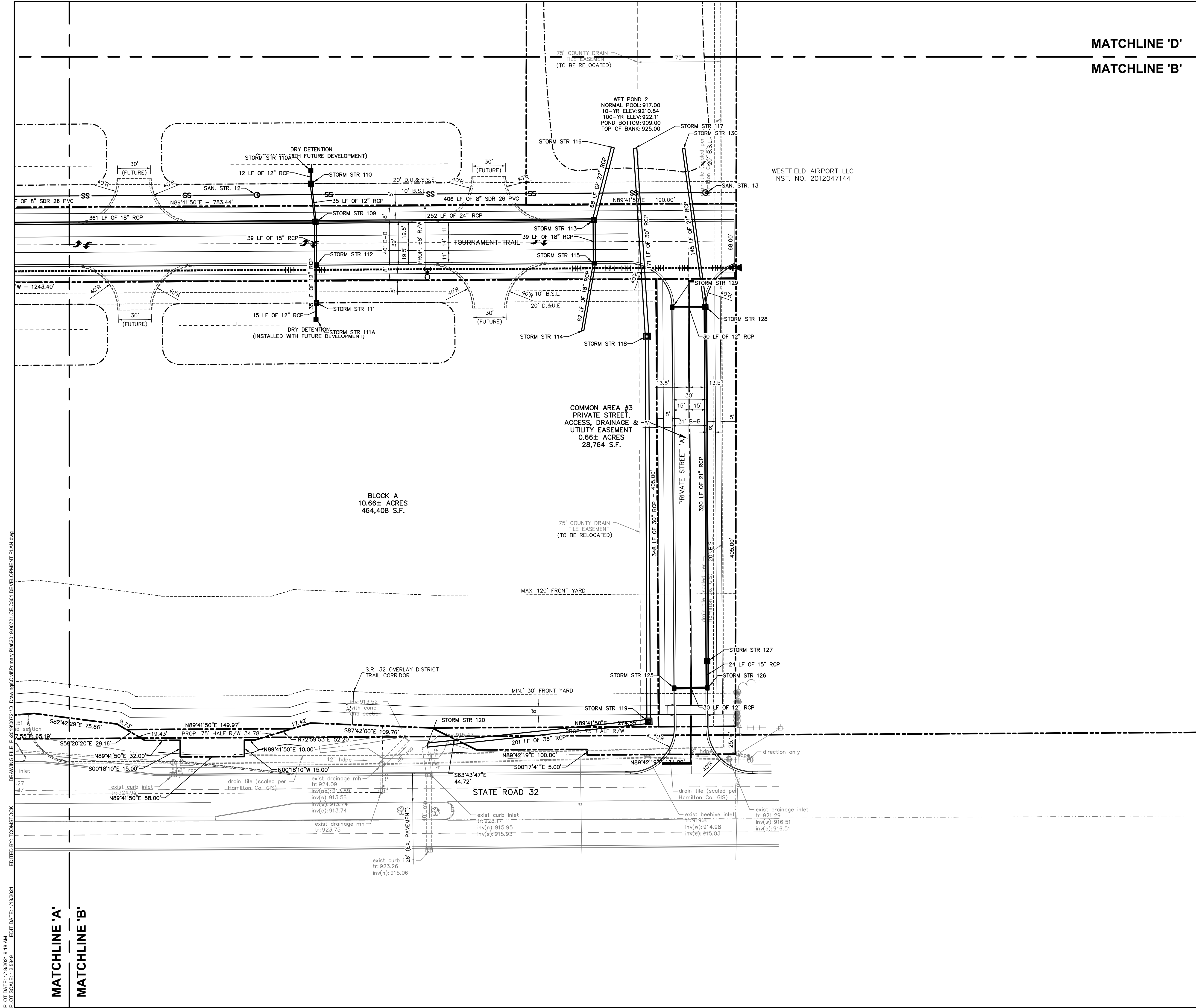
ISSUANCE INDEX	
DATE:	01/18/20201
PROJECT PHASE:	PRIMARY PLAT

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

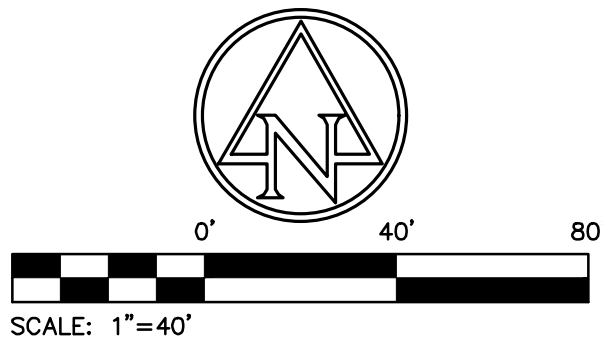
Project Number 2019.00721

DEVELOPMENT PLAN

C301



MATCHLINE 'D'
MATCHLINE 'B'



EXISTING LEGEND

- | | |
|----------------------|--------------------------|
| • Air Conditioner | • Post |
| • Beehive Inlet | • Right Of Way Monument |
| • Bush | • Sign |
| • Curb Inlet | • Stand Pipe |
| • Clean Out | • Spigot |
| • Combination Pole | • Telephone Handhole |
| • Drainage Manhole | • Telephone Marker Sign |
| • Down Spout | • Telephone Pedestal |
| • Electric Meter Box | • Tree |
| • Gas Meter | • Well |
| • Guy Wire | • Buried Electric Line |
| • Inlet | • Overhead Electric Line |
| • Lid | • Buried Gas Line |
| • Light Pole | |
| • Mailbox | |
| • Pine | |

BENCHMARK DATA

(DATUM: NAVD 88)

WEIHE BM
R/W MONUMENT WITH CUT BOX AT NORTHWEST CORNER
LOCATED ±150' NORTH OF E SR 32 AND ±60' EAST OF E
OF DITCH IN MIDDLE OF SHELBY PROPERTY.
ELEV: 926.67

TBM #20
MAG SPIKE IN SOUTH SIDE OF UTILITY POLE #189 118
LOCATED ±125' NORTH OF E STATE ROAD 32 AND ±75'
EAST OF E DRIVE TO SITE.
ELEV: 922.125

TBM #21
MAG SPIKE IN WSW SIDE LIGHT POLE LOCATED ±300'
NORTH OF NORTH BUILDING FACE AND ±2' SOUTH OF A
CONCRETE PAD.
ELEV: 922.896

SITE LEGEND

- | | |
|-----------|--|
| B/B | BACK-TO-BACK |
| R/W | RIGHT-OF-WAY |
| VAR. | VARIABLE |
| D.E. | DRAINAGE EASEMENT |
| U.&D.E. | UTILITY, AND DRAINAGE EASEMENT |
| U.D.&S.E. | UTILITY, DRAINAGE, AND SANITARY EASEMENT |
| A.D.&U.E. | ACCESS, DRAINAGE, AND UTILITY EASEMENT |
| S.L. | SETBACK LINE |

- | | |
|----|----------------------------|
| SS | SANITARY SEWER & STRUCTURE |
| W | STORM SEWER & STRUCTURES |
| W | 8" C900 WATER MAIN |
| W | WATER VALVE & HYDRANT |

SITE DATA TABLE

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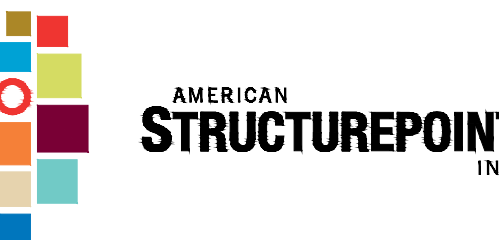
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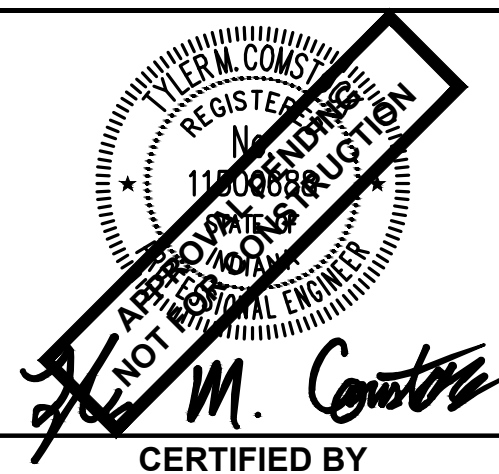


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SPRING MILL CENTRE PUD

STATE ROAD 32 AND SPRING MILL ROAD

Westfield, Indiana



ISSUANCE INDEX

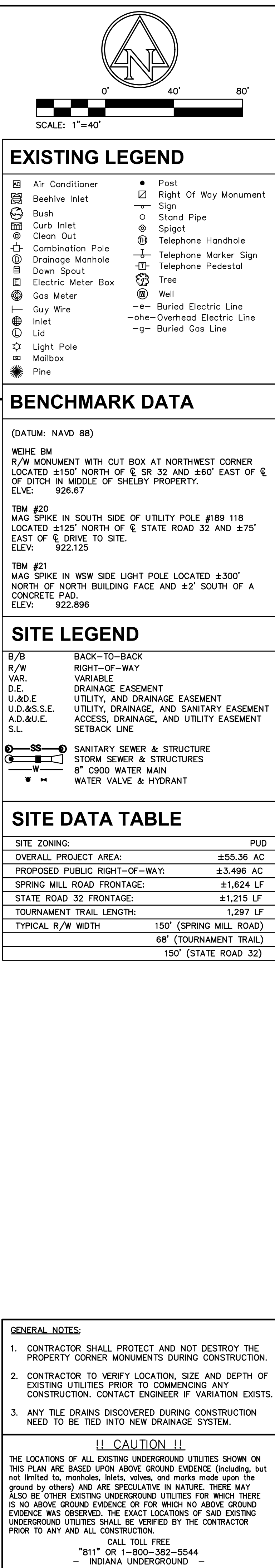
DATE:
01/18/20201
PROJECT PHASE:
PRIMARY PLAT

NO.	DESCRIPTION	DATE

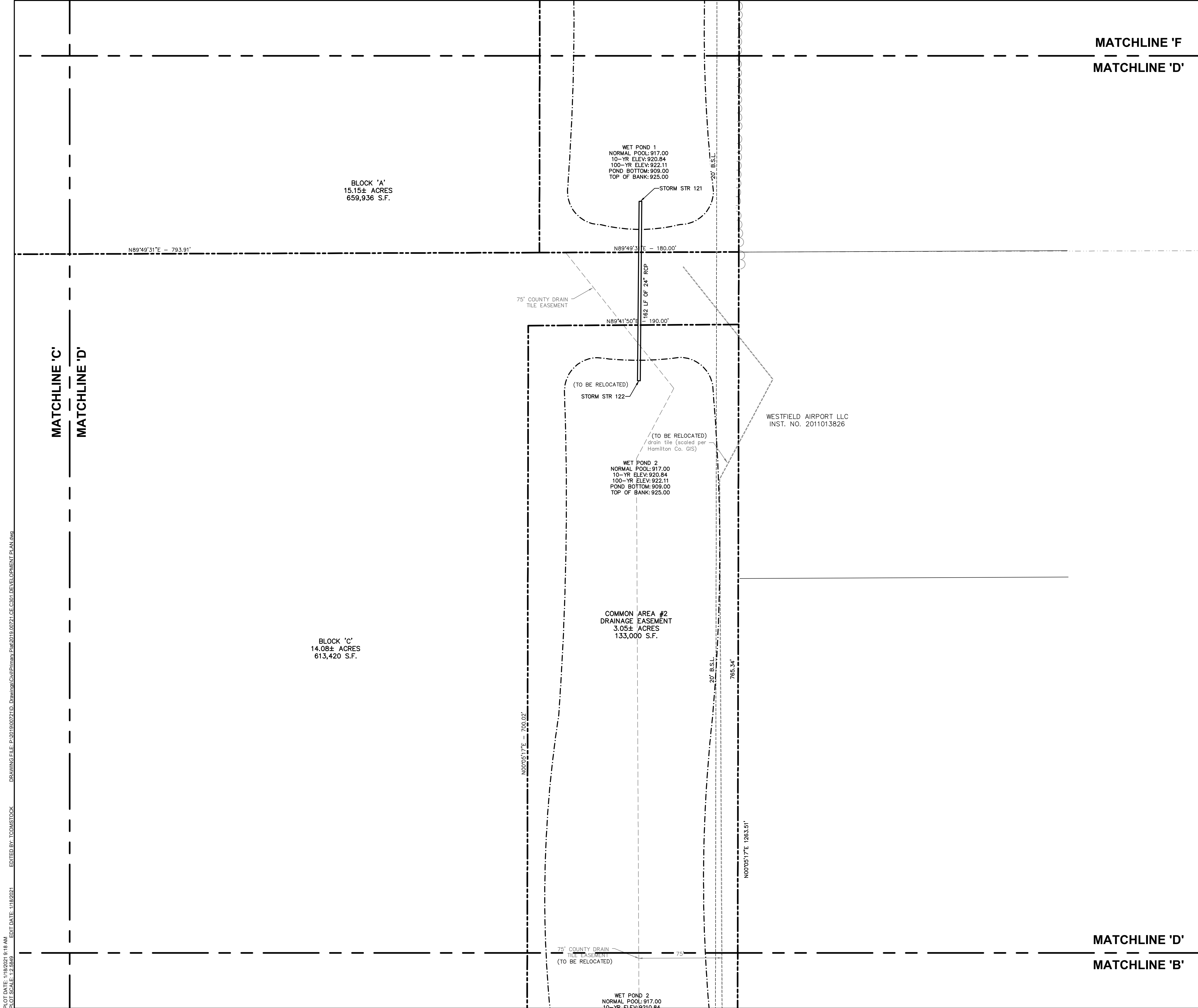
Project Number 2019.00721

DEVELOPMENT PLAN

C302



C303



EXISTING LEGEND

	Air Conditioner		Post
	Beehive Inlet		Right Of Way Monument
	Bush		Sign
	Curb Inlet		Stand Pipe
	Clean Out		Spigot
	Combination Pole		Telephone Handhole
	Drainage Manhole		Telephone Marker Sign
	Down Spout		Telephone Pedestal
	Electric Meter Box		Tree
	Gas Meter		Well
	Guy Wire		Buried Electric Line
	Inlet		Overhead Electric Line
	Lid		Buried Gas Line
	Light Pole		
	Mailbox		
	Pine		

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(DATUM: NAVD 88)

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ELEV: 922.125

TBM #21
MAG SPIKE IN WSW SIDE LIGHT POLE LOCATED ±300'
NORTH OF NORTH BUILDING FACE AND ±2' SOUTH OF A
CONCRETE PAD.
ELEV: 922.896

SITE LEGEND

B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
VAR.	VARIABLE
D.E.	DRAINAGE EASEMENT
U.&D.E	UTILITY, AND DRAINAGE EASEMENT
U.D.&S.S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
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SPRING MILL CENTRE PUD

STATE ROAD 32 AND SPRING MILL ROAD

Westfield, Indiana

CERTIFIED BY

Tyler M. Combs

ISSUANCE INDEX		
DATE:		
01/18/20201		
PROJECT PHASE:		
PRIMARY PLAT		

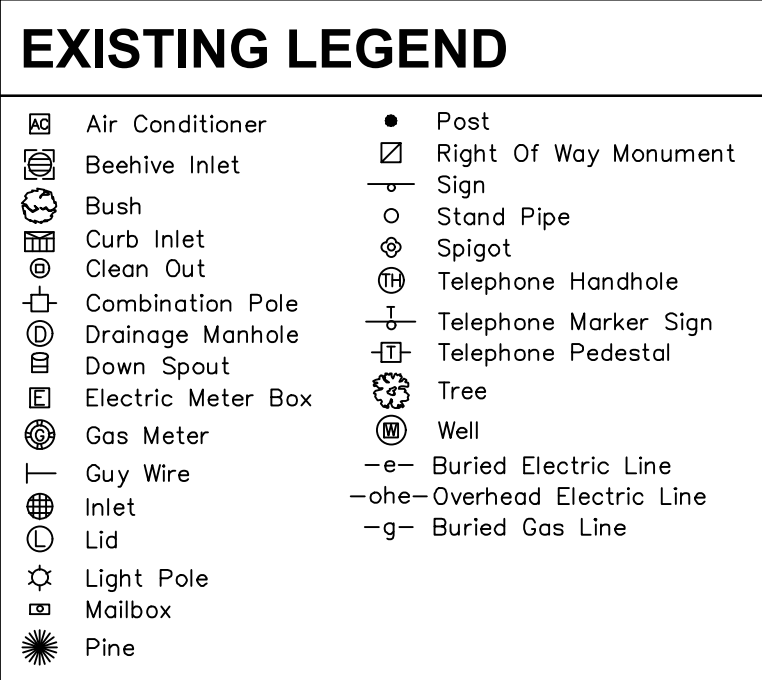
REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00721

DEVELOPMENT PLAN

C304

PLOT DATE: 1/18/2021 9:18 AM
PLOT SCALE: 1"=40'
DRAWING FILE: P:\2019\00721.D - Drawings\Civil\Primary Plat\2019.00721 CE C304 DEVELOPMENT PLAN.dwg
EDIT DATE: 1/18/2021
EDITED BY: TCOMSTOCK

[illegible]

(DATUM: NAVD 88)

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R/W MONUMENT WITH CUT BOX AT NORTHWEST CORNER
LOCATED ±150' NORTH OF 0' STATE RD AND ±60' EAST OF
0' OF DITCH IN MIDDLE OF SHELBY PROPERTY.
ELEV: 928.67

TBM #220
MARKER IN SOUTH SIDE OF UTILITY POLE #189 118
LOCATED ±125' NORTH OF 0' STATE ROAD ±275'
EAST OF 0' DRIVE TO SITE.
ELEV: 922.125

TBM #21
MAG SINKER IN WSW SIDE LIGHT POLE LOCATED ±300'
NORTH OF NORTH BUILDING FACE AND ±2' SOUTH OF
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ELEV: 922.896

B/B	BACK-TO-BACK
R/W	RIGHT-OF-WAY
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U.&D.E.	UTILITY, AND DRAINAGE EASEMENT
U.&S.&S.E.	UTILITY, DRAINAGE, AND SANITARY EASEMENT
A.&U.E.	ACCESS, DRAINAGE, AND UTILITY EASEMENT
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	68' (TOURNAMENT TRAIL)
	150' (STATE ROAD 32)

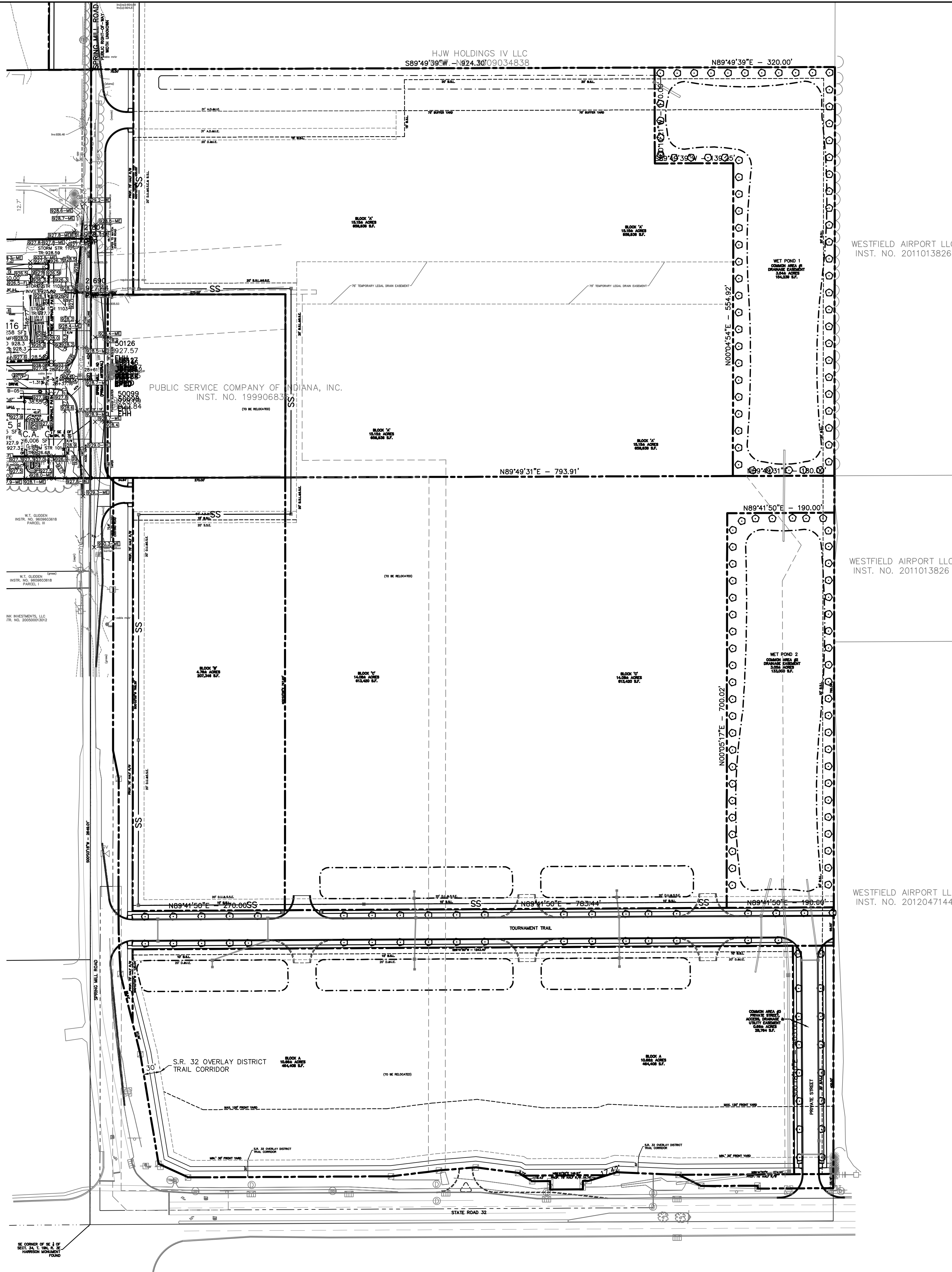
!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, meter vaults, and other marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBTAINED. THE EXISTENCES OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" or 1-800-382-5544
-- INDIANA UNDERGROUND --

C306

PLOT DATE: 1/18/2021 9:18 AM
PLOT SCALE: 1:2.5849
EDIT DATE: 1/18/2021
EDITED BY: TCOMSTOCK
DRAWING FILE: P:\2019\000721\0_Drawings\Civil\Primary Plat\2019.00721.CE.C301.DEVELOPMENT PLAN.dwg



0' 100' 200'

SCALE: 1"=100'

EXISTING LEGEND

	Air Conditioner		Post
	Beehive Inlet		Right Of Way Monument
	Bush		Sign
	Curb Inlet		Stand Pipe
	Clean Out		Spigot
	Combination Pole		Telephone Handhole
	Drainage Manhole		Telephone Marker Sign
	Down Spout		Telephone Pedestal
	Electric Meter Box		Tree
	Gas Meter		Well
	Guy Wire		-e- Buried Electric Line
	Inlet		-oh- Overhead Electric Line
	Lid		-g- Buried Gas Line
	Light Pole		
	Mailbox		
	Pine		

LANDSCAPE NOTES:

- STREET TREES: 50' O.C. AVERAGE, 25' O.C. MINIMUM, 60' O.C. MAXIMUM
- ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST. SEE SHEET C407.
- STREET TREES SHALL NOT BE WITHIN FOUR (4) FEET OF ANY PAVEMENT.
- THERE SHALL BE NO TREES WITHIN TEN (10) FEET OF ANY STORM SEWER INCLUDING SSD.

- LANDSCAPE NOTES:**
- THE EXTERNAL STREET FRONTAGE LANDSCAPING AND TRAIL CORRIDOR PLANTINGS WILL BE INSTALLED, AS REQUIRED, DURING THE FUTURE DEVELOPMENT OF THE BLOCKS.
 - THE BUFFER YARD LANDSCAPING WILL EITHER BE MAINTAINED/SHOWN NOW OR DURING THE FUTURE DEVELOPMENT OF THE BLOCKS.

GENERAL NOTES:

- CONTRACTOR SHALL PROTECT AND NOT DESTROY THE PROPERTY CORNER MONUMENTS DURING CONSTRUCTION.
- CONTRACTOR TO VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES PRIOR TO COMMENCING ANY CONSTRUCTION. CONTACT ENGINEER IF VARIATION EXISTS.
- ANY TILE DRAINS DISCOVERED DURING CONSTRUCTION NEED TO BE TIED INTO NEW DRAINAGE SYSTEM.

!! CAUTION !!

THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN ARE BASED UPON ABOVE GROUND EVIDENCE (including, but not limited to, manholes, inlets, valves, and marks made upon the ground by others) AND ARE SPECULATIVE IN NATURE. THERE MAY ALSO BE OTHER EXISTING UNDERGROUND UTILITIES FOR WHICH THERE IS NO ABOVE GROUND EVIDENCE OR FOR WHICH NO ABOVE GROUND EVIDENCE WAS OBSERVED. THE EXACT LOCATIONS OF SAID EXISTING UNDERGROUND UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY AND ALL CONSTRUCTION.

CALL TOLL FREE
"811" OR 1-800-382-5544
- INDIANA UNDERGROUND -

Haehl Group, LLC

157 E. Rampart St
P.O. Box 242
Shelbyville, IN 46176
Representative: Randy Zentz
317-590-0447
rzentz@commerciallinksgroup.com

AMERICAN
STRUCTUREPOINT
INC.

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

SPRING MILL CENTRE

STATE ROAD 32 AND SPRING MILL ROAD

Westfield, Indiana

CERTIFIED BY

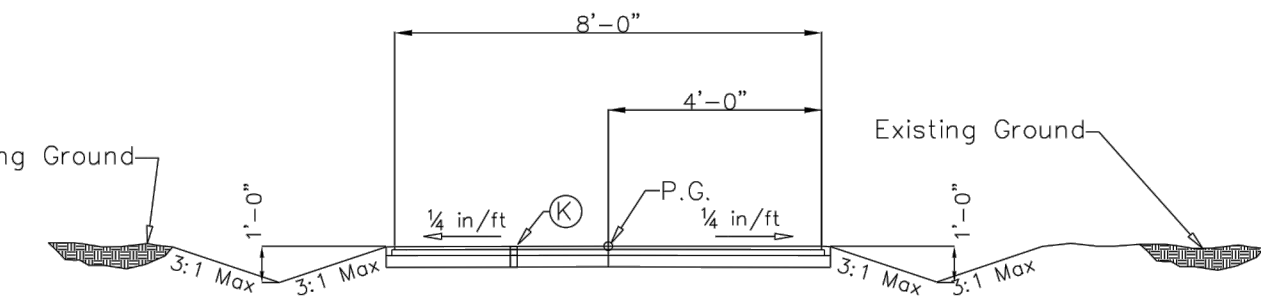
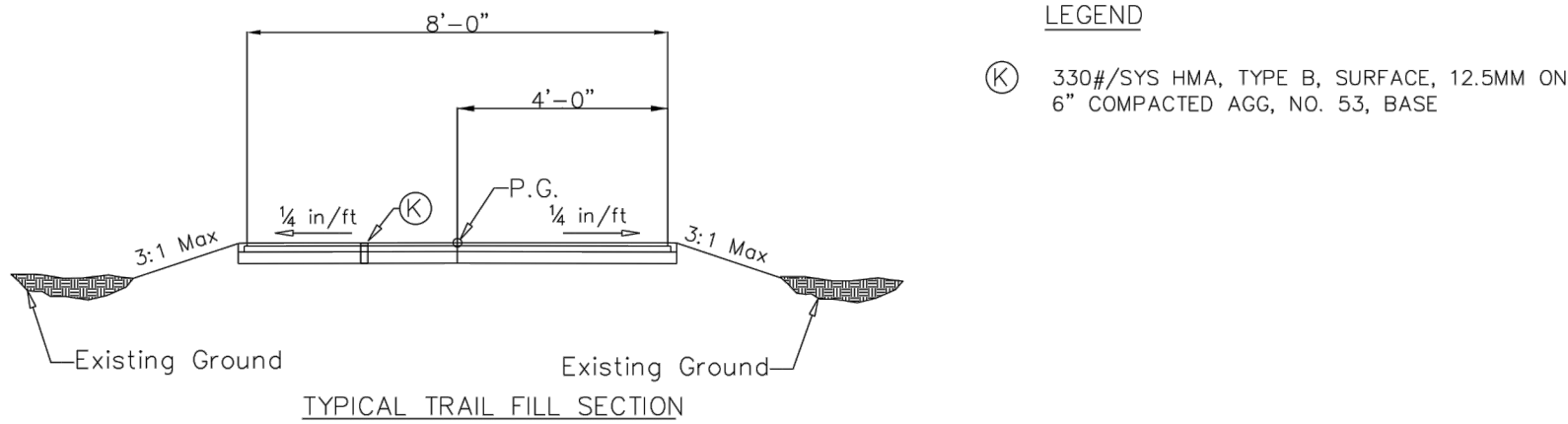
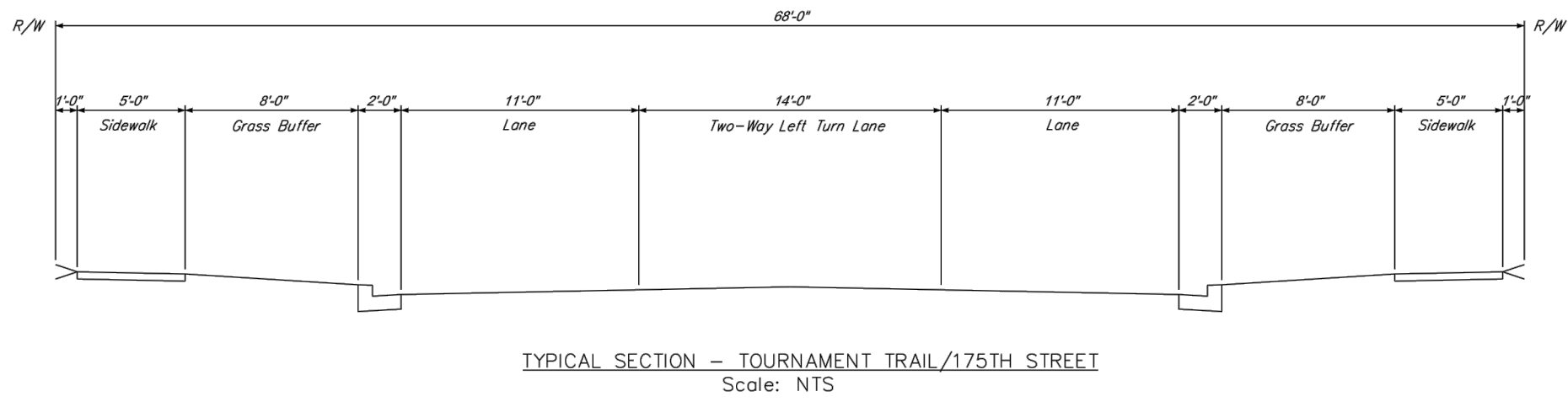
ISSUANCE INDEX	
DATE:	5/21/2020
PROJECT PHASE:	PRELIMINARY ENGINEERING

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2019.00721

LANDSCAPE PLAN

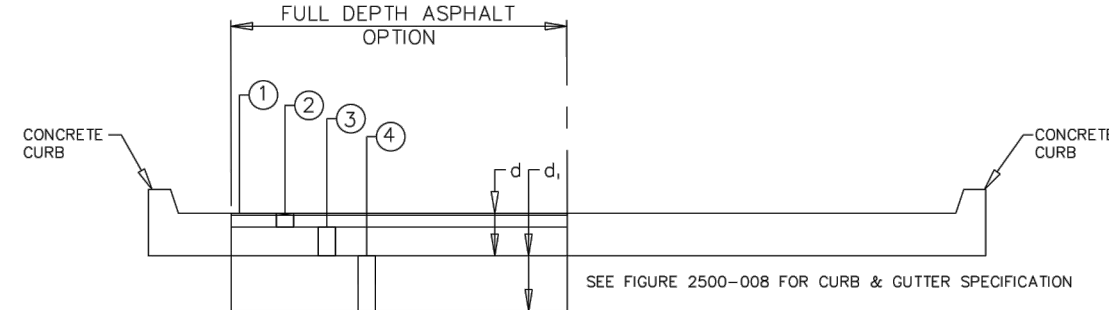
C401



2/26/16
DATE

CITY OF WESTFIELD
INDIANA

FIGURE 2505-001

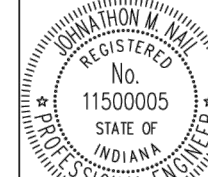


LOCAL AND COLLECTOR STREETS

	ASPHALT 1 d=12.5" g=14" d+g=26.5"	ASPHALT 2 d=12.5" g=12" d+g=24.5"
1	1.5" SURFACE 8.5 mm	1.5" SURFACE 8.5 mm
2	2.5" INTERM. 19 mm	2.5" INTERM. 19 mm
3	2.5" BINDER 19 mm	2.5" BINDER 19 mm
4	6" COMP. AGGR. (NDOT SIZE No. 53)	6" COMP. AGGR. (NDOT SIZE No. 53)
5	SUBGRADE TRMT. TYPE IB	SUBGRADE TRMT. TYPE IC

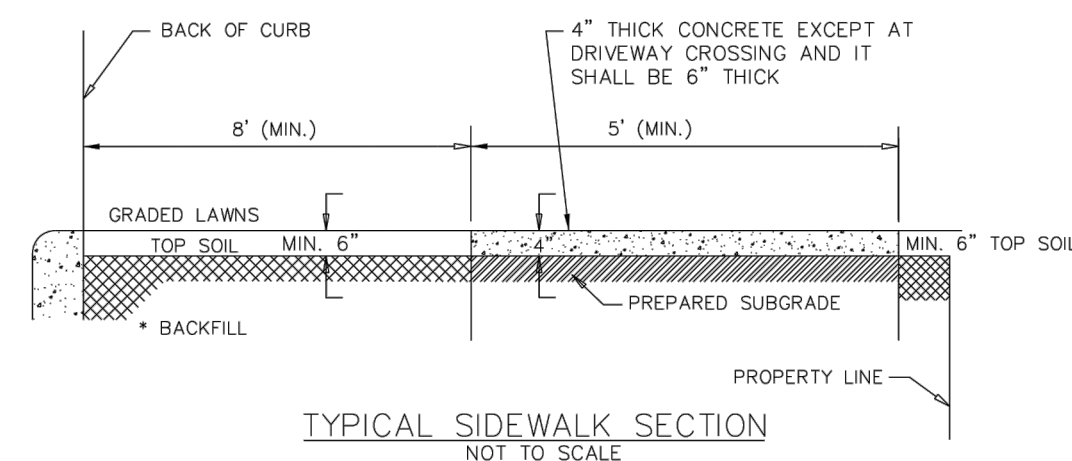
NOTE:
• CHEMICAL MODIFICATION SHALL BE IN ACCORDANCE WITH INDOTSS 215 AND 913.

TYPICAL PAVEMENT SECTION - LOCAL/COLLECTOR



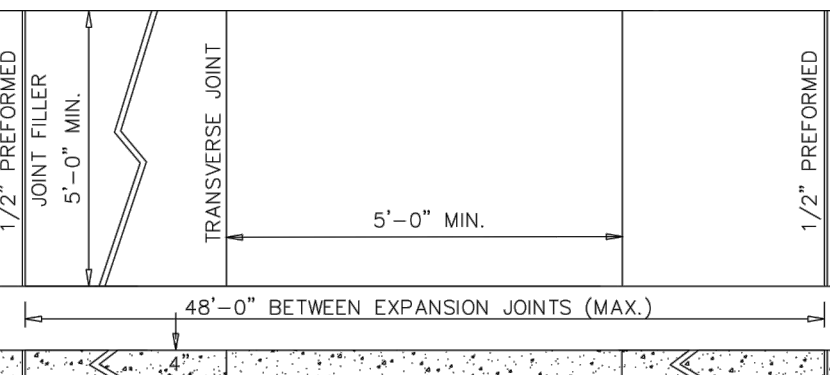
3/20/19
DATE

FIGURE 2500-002



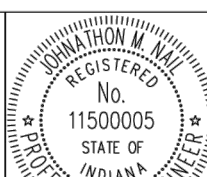
• THE SPACE BEHIND THE CURB SHALL BE FILLED WITH SUITABLE MATERIAL TO THE REQUIRED ELEVATION AND COMPACTED IN LIFTS NOT TO EXCEED 6" IN DEPTH.

3: #4 BAR, SMOOTH, EPOXY COATED EVENLY SPACED, 12" MIN. FROM EDGE



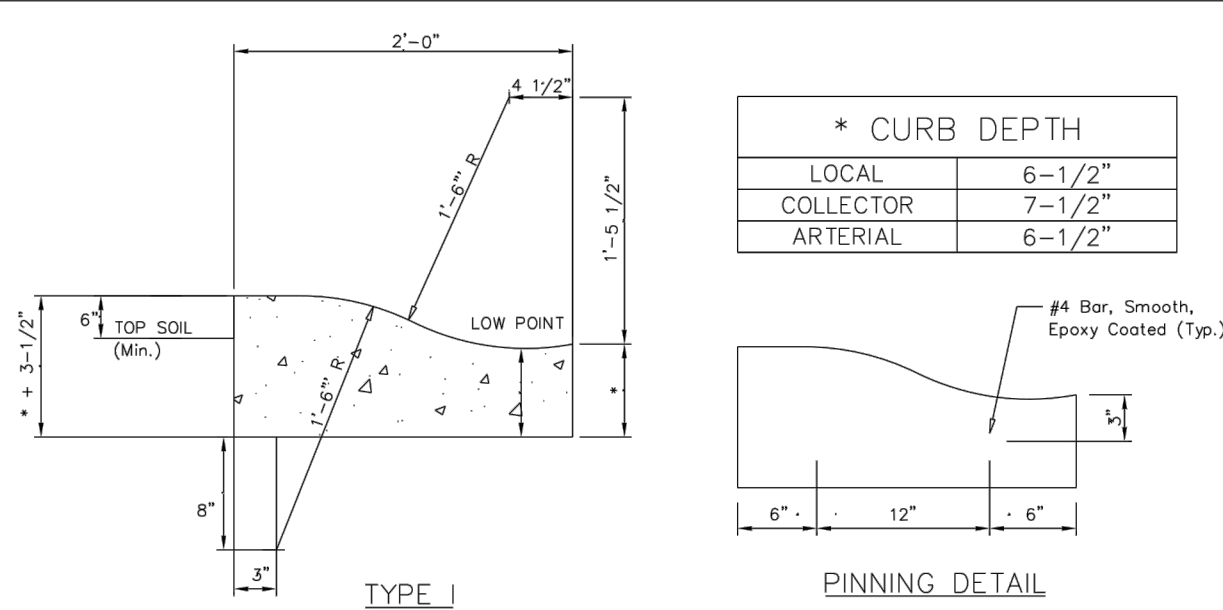
NOTES:
SUBGRADE UNDER ALL SIDEWALKS, CURBS, AND DRIVES SHALL BE COMPACTED IN ACCORDANCE WITH INDOTSS 604, 605, AND 610, RESPECTIVELY. SIDEWALK SHALL BE PINNED AT DRIVEWAYS IN ACCORDANCE WITH WSS 2505.

SIDEWALK DETAILS

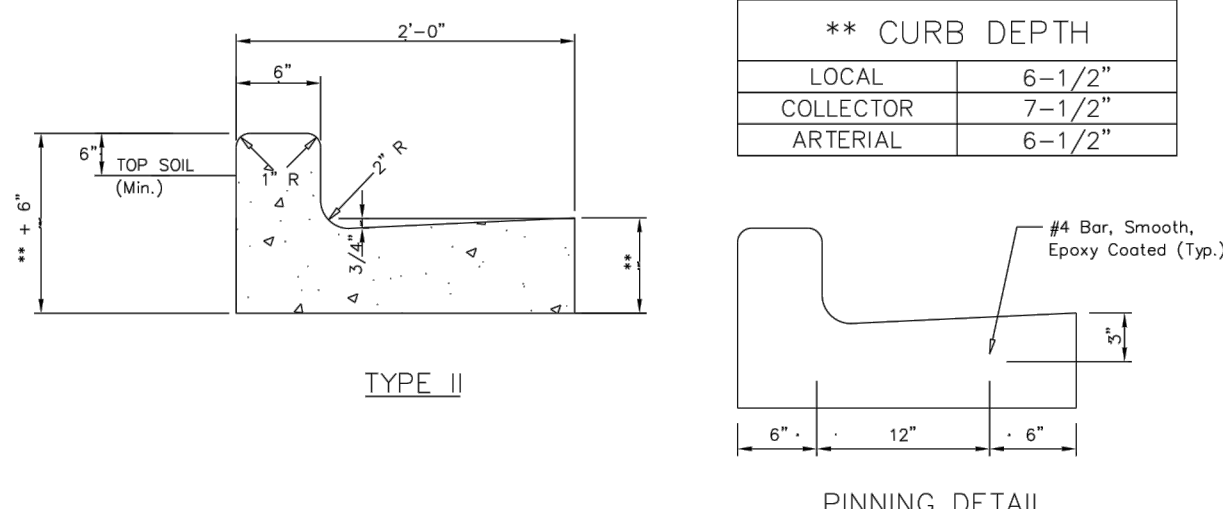
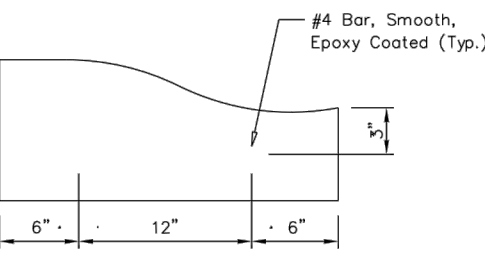


3/20/19
DATE

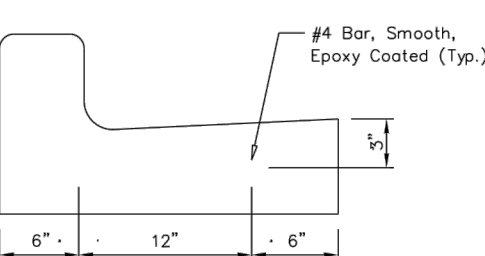
FIGURE 2500-010



* CURB DEPTH	
LOCAL	6'-1/2"
COLLECTOR	7'-1/2"
ARTERIAL	6'-1/2"



** CURB DEPTH	
LOCAL	6'-1/2"
COLLECTOR	7'-1/2"
ARTERIAL	6'-1/2"



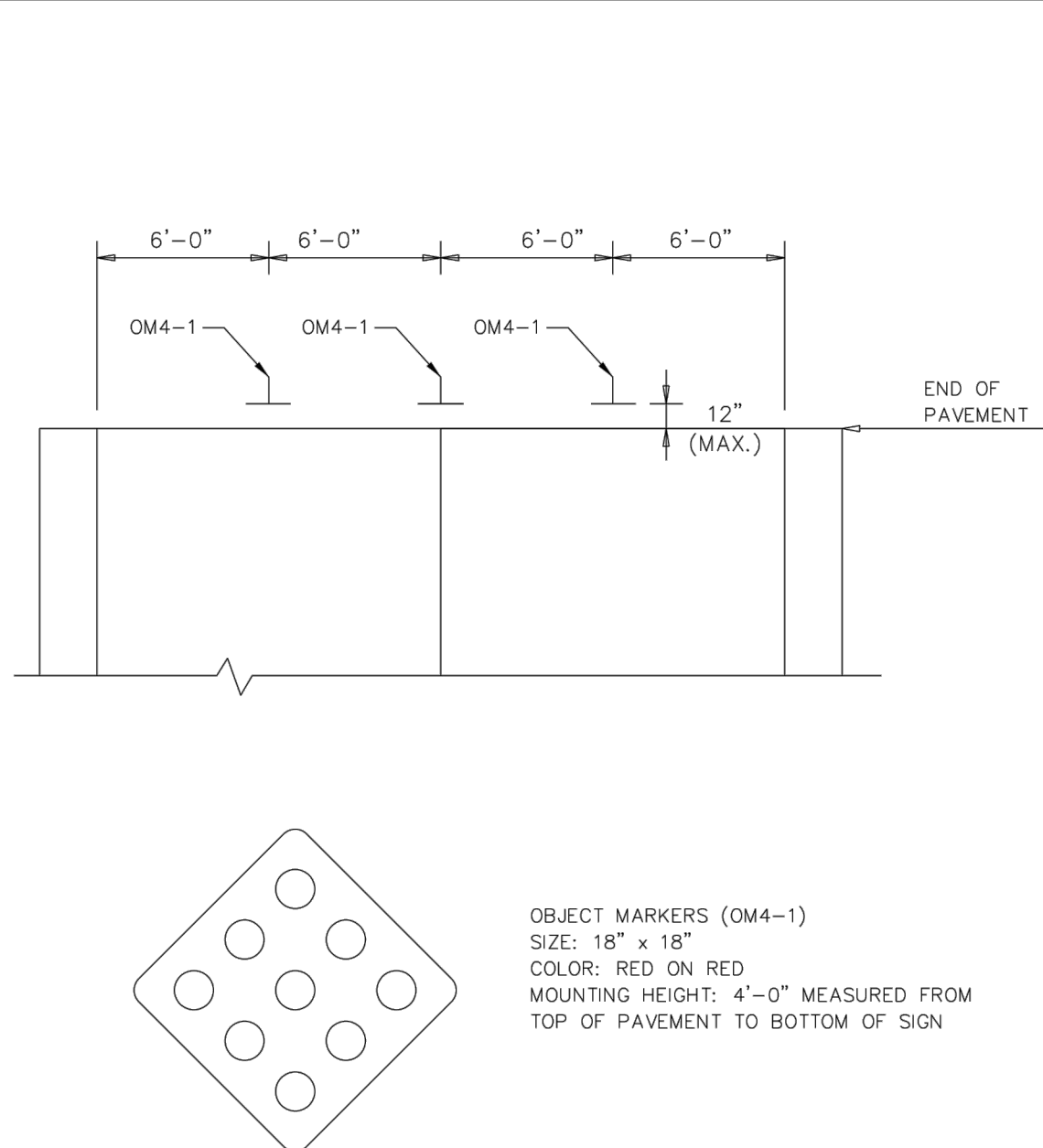
NOTES:
All New Curb Typing Into Existing Curb Shall Be Pinned Per Westfield Standard and Specifications 2502. No Backfilling, Paving, or Compaction Shall Be Done Until 72-Hours After Placement Of The Concrete Curb.

CURB DETAILS

CITY OF WESTFIELD, INDIANA

2/10/17
DATE

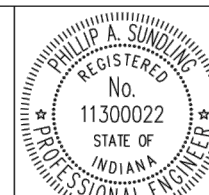
FIGURE 2500-008



OBJECT MARKERS (OM4-1)
SIZE: 18" x 18"
COLOR: RED ON RED
MOUNTING HEIGHT: 4'-0" MEASURED FROM TOP OF PAVEMENT TO BOTTOM OF SIGN

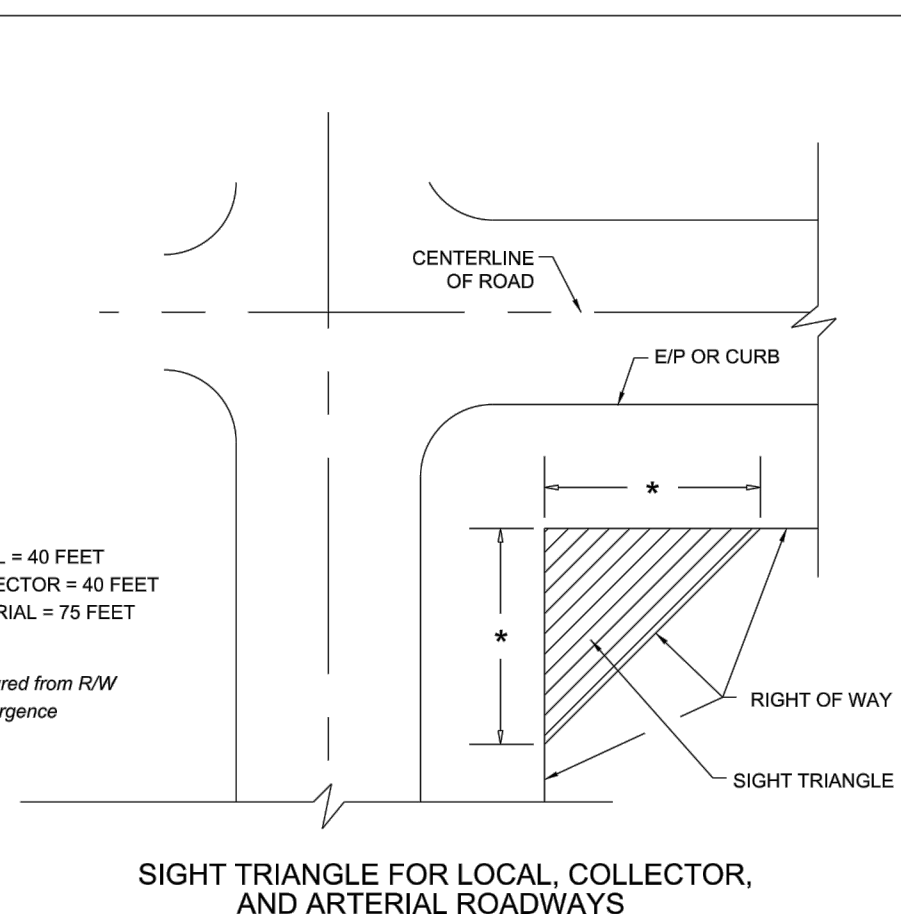
NOTES:
For Additional Details, See MUTCD, Latest Version, 2C.66.

END OF ROADWAY DETAILS



2/26/16
DATE

FIGURE 2500-014



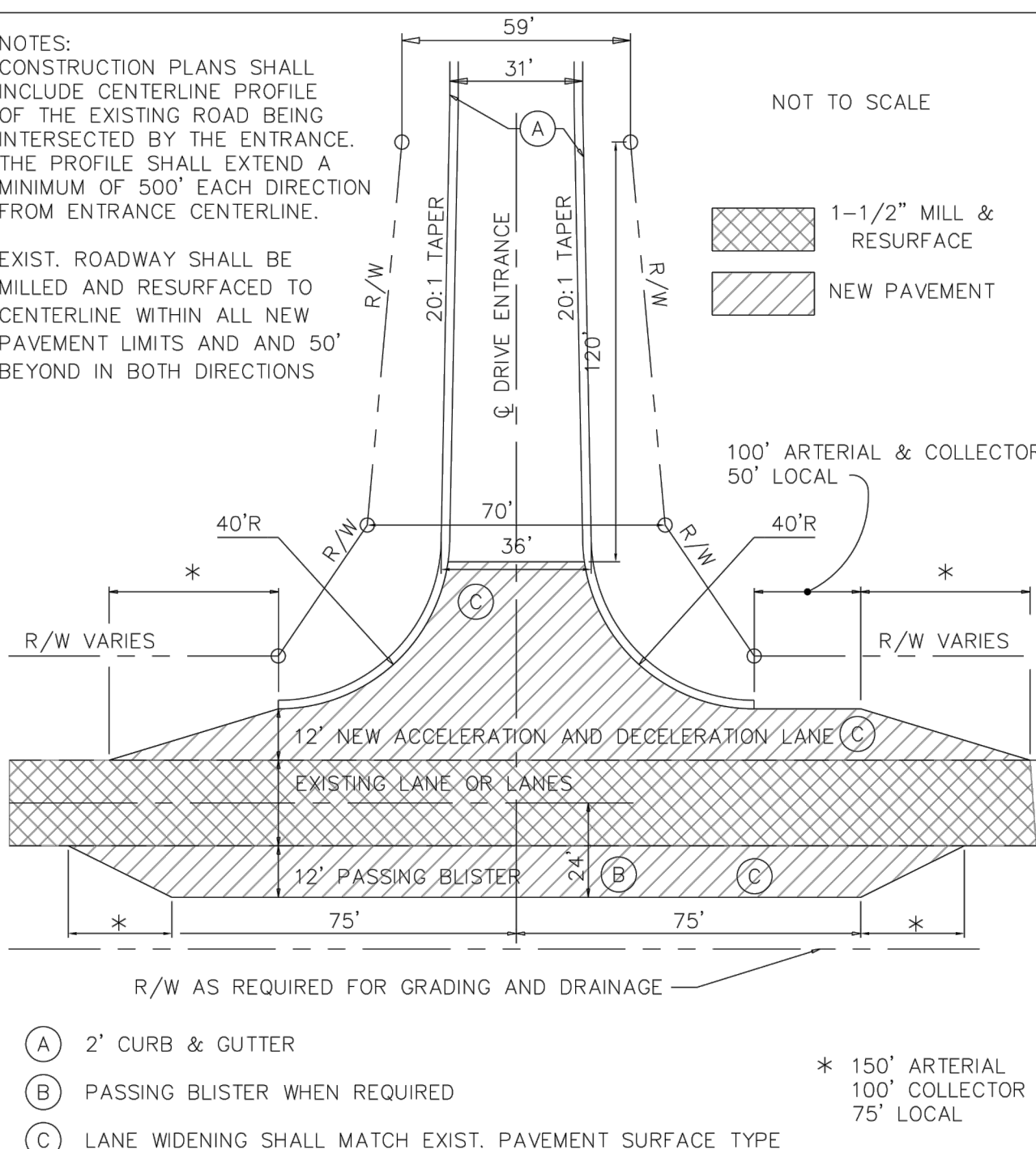
NOTES:
1. NO FENCE, WALL, HEDGE, TREE OR SHRUB PLANTING WHICH OBSTRUCTS SIGHT LINES AND ELEVATIONS BETWEEN THREE (3) AND NINE (9) FEET ABOVE THE STREET SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY CORNER LOT WITHIN THE TRIANGULAR AREA FORMED BY THE STREET RIGHT-OF-WAY LINES AND A LINE CONNECTING POINTS 40 FEET FROM THE INTERSECTION OF SAID STREET LINES. 40 FEET FOR COLLECTORS AND LOCAL ROADS AND STREETS, AND 75 FEET FOR PRIMARY AND SECONDARY ARTERIALS, OR IN CASE OF A ROUNDED PROPERTY CORNER, FROM THE INTERSECTION OF THE STREET RIGHT-OF-WAY LINES EXTENDED.
2. FOR PRIVATE STREETS USE 25 FEET FROM EDGE OF PAVEMENT ALONG PRIVATE STREET AND 40 FEET FROM EDGE OF PAVEMENT ALONG PUBLIC STREET.
3. FOR ANY VARIANCE FROM THIS STANDARD DRAWING, EXHIBITS IN ACCORDANCE WITH THE INDIANA DESIGN MANUAL CHAPTER 46-10.0 SHALL BE SUBMITTED TO THE WESTFIELD ENGINEER FOR REVIEW AND APPROVAL.

INTERSECTION SIGHT DISTANCE



2/12/16
DATE

FIGURE 2501-016



NOTES:
CONSTRUCTION PLANS SHALL INCLUDE CENTERLINE PROFILE OF THE EXISTING ROAD BEING INTERSECTED BY THE ENTRANCE. THE PROFILE SHALL EXTEND A MINIMUM OF 500' EACH DIRECTION FROM ENTRANCE CENTERLINE.
EXIST. ROADWAY SHALL BE MILLED AND RESURFACED TO CENTERLINE WITHIN ALL NEW PAVEMENT LIMITS AND AND 50' BEYOND IN BOTH DIRECTIONS

1-1/2" MILL & RESURFACE
NEW PAVEMENT
100' ARTERIAL & COLLECTOR
50' LOCAL
12' NEW ACCELERATION AND DECELERATION LANE (C)
EXISTING LANE OR LANES
12' PASSING BLISTER
75' 75'
R/W AS REQUIRED FOR GRADING AND DRAINAGE

(A) 2' CURB & GUTTER
(B) PASSING BLISTER WHEN REQUIRED
(C) LANE WIDENING SHALL MATCH EXIST. PAVEMENT SURFACE TYPE
* 150' ARTERIAL
100' COLLECTOR
75' LOCAL

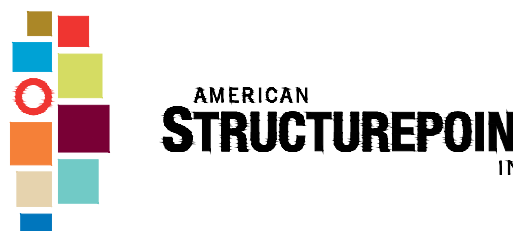
MIN. SUBDIVISION AND COMMERCIAL ENTRANCE



2/10/17
DATE

FIGURE 2501-013

HAEHL GROUP, LLC
157 E. Rampart St
P.O. Box 242
Shelbyville, IN 46176

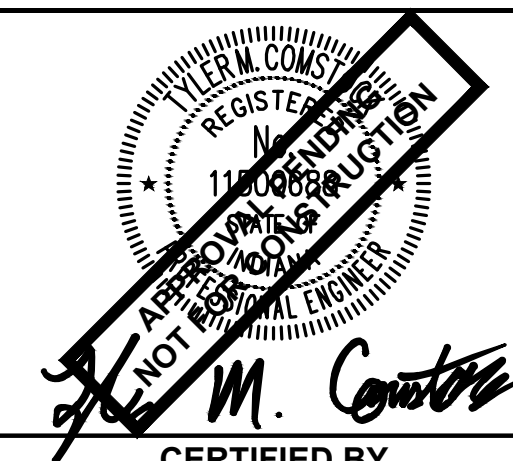


9025 River Road, Suite 200 | Indianapolis, Indiana 46240
TEL 317.547.5580 | FAX 317.543.0270
www.structurepoint.com

SPRING MILL CENTRE PUD

STATE ROAD 32 AND SPRING MILL ROAD

Westfield, Indiana



CERTIFIED BY

ISSUANCE INDEX

DATE:
01/18/20201
PROJECT PHASE:
PRIMARY PLAT

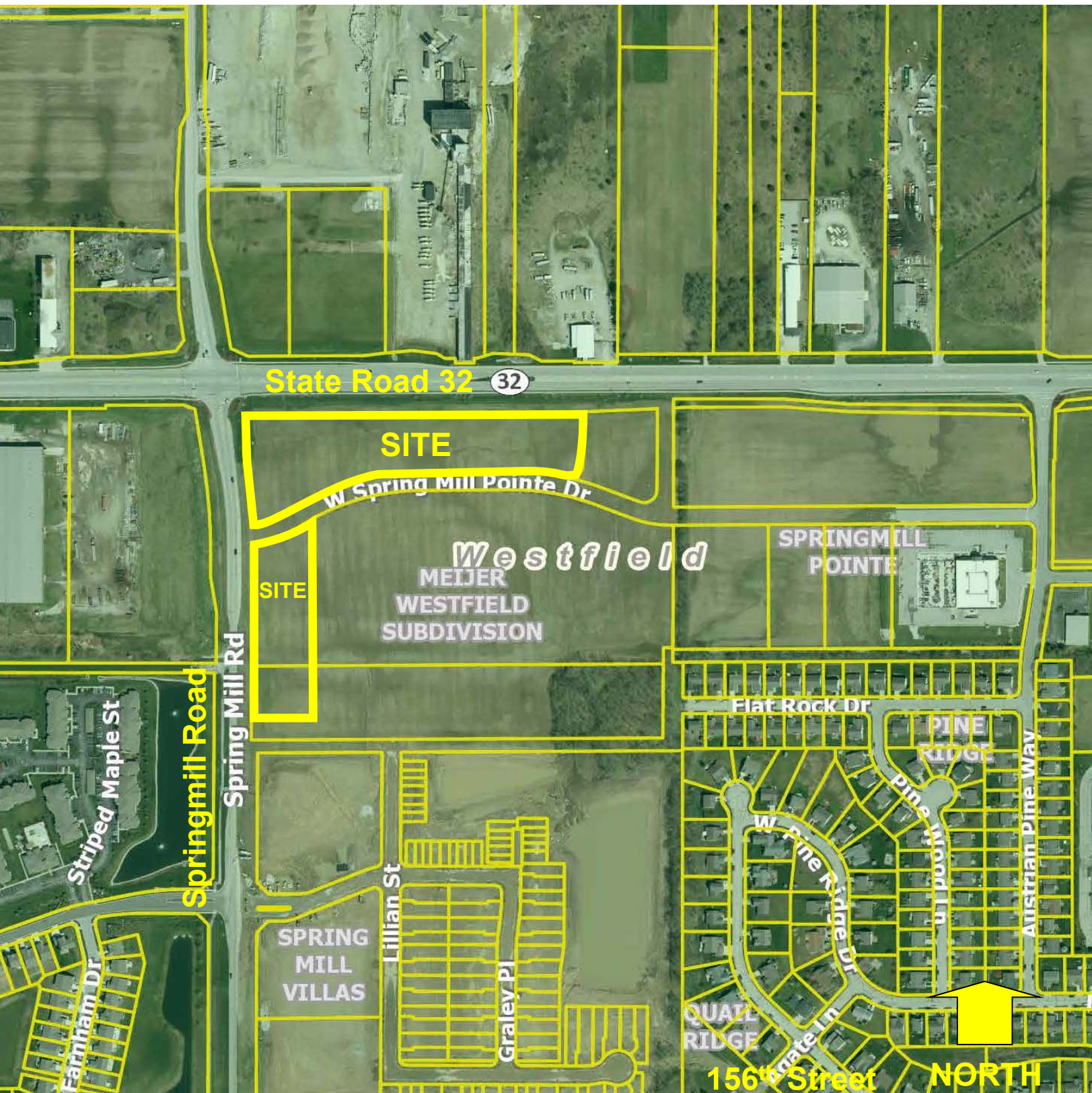
REVISION SCHEDULE

NO.	DESCRIPTION	DATE

Project Number 2019.00721

SITE DETAILS

C500



Meijer Outlot Areas
Site Location Map / Aerial Photograph

ORDINANCE NUMBER 21-__

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

This is an ordinance to amend the Maple Knoll Planned Unit Development District Ordinance and 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 Town of Westfield adopted the Maple Knoll Planned Unit Development District Ordinance 04-02 on February 9, 2004 (the "Maple Knoll PUD Ordinance");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ____-PUD-__**), requesting an amendment to the Maple Knoll PUD Ordinance as it pertains to the parcels of real estate illustrated in **Exhibit A** attached hereto (the "Real Estate");

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

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

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Maple Knoll PUD Ordinance is hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the provisions of the Maple Knoll PUD Ordinance as amended, 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 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. **Development Standards.** The standards of Section 14 (Signage) and Exhibit 18 (Signage Provisions) of the Maple Knoll PUD Ordinance shall apply, except as modified below:

- 2.1 Wall Signs: All wall signs on the Real Estate shall be regulated exclusively by the standards of Article 6.17(J)(8) (Outlot Signage) of the UDO.
- 2.2 Drive-thru Menu Boards: Drive-thru menu order boards shall be permitted per the standards of the UDO.
- 2.3 Ground Signs: Signage for Outlots on the Real Estate shall be permitted on the freestanding development signs identified as (Sign D3) in Ordinance 19-50.

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

on the ____ day of _____, 2021, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 20-__

this ____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO Ordinance 20-__

this ____ day of _____, 2021.

J. Andrew Cook, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law: Jon C. Dobosiewicz

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

SCHEDULE OF EXHIBITS

Exhibit A Real Estate

EXHIBIT A
Real Estate
(Page 1 of 2)

Block A and Block B in the Meijer Westfield Subdivision Secondary Plat, a subdivision of a part of the northwest quarter of Section 2, Township 18 North, Range 3 East of the Second Principal Meridian, City of Westfield, Hamilton County, Indiana, as recorded in Plat Cabinet 5, Slide 1129 as instrument number 2020027528 in the Office of the Recorder of Hamilton County, Indiana.

EXHIBIT A
Real Estate
(Page 2 of 2)

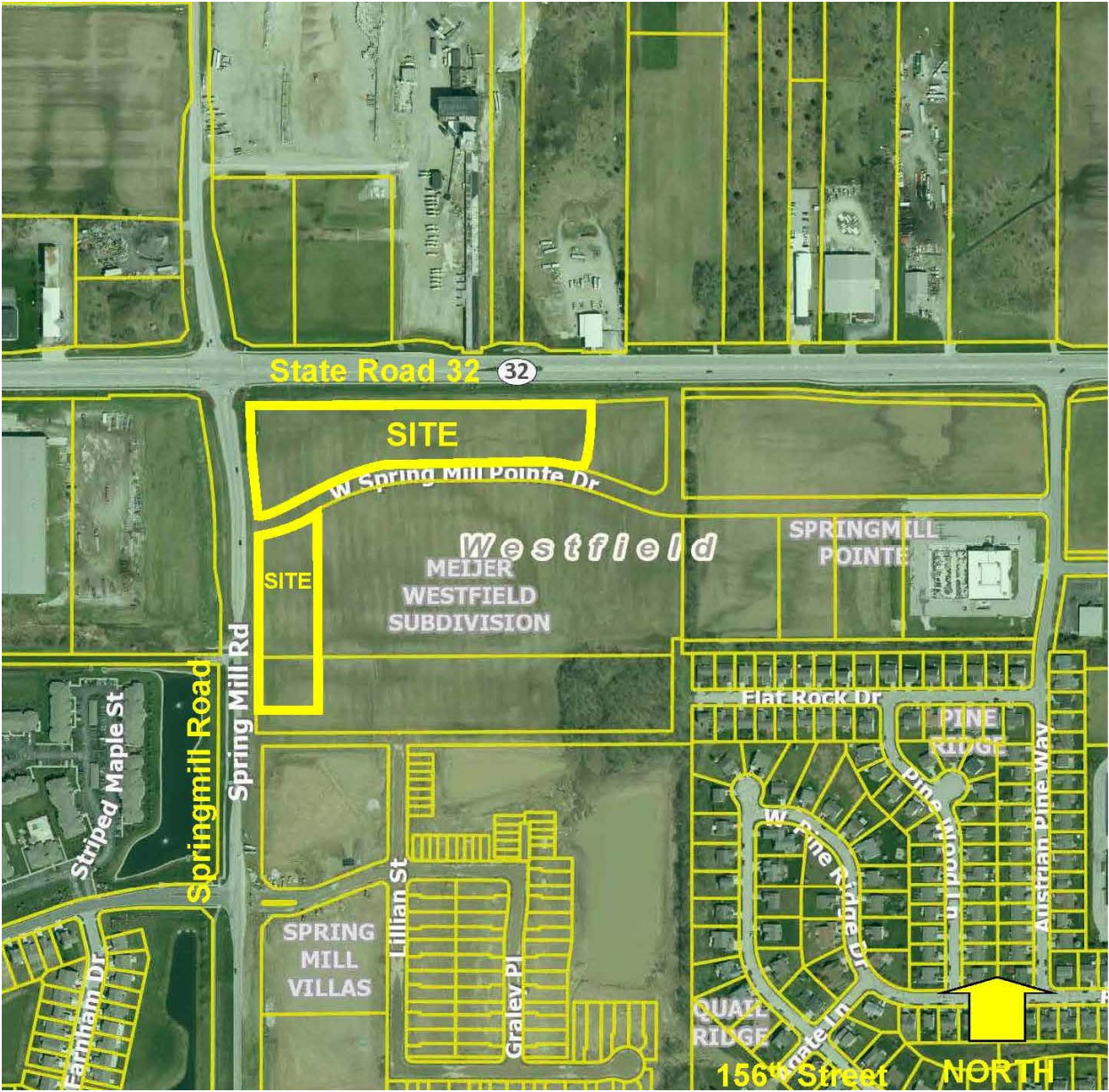


Exhibit “D”

Maple Knoll PUD Text Amendment – Meijer Westfield Outlot Signage **Project Description**

By way of general background the Maple Knoll Planned Unit Development District (the “Maple Knoll PUD”) was adopted on February 9, 2004, as Ordinance Number 04-02. The Applicant has filed a text amendment application pertaining to parcels of real estate that are within the Maple Knoll PUD District, which parcels are located at the southeast corner of SR 32 and Springmill Road. The parcels are also Block A and Block B of the Meijer Westfield Subdivision and shown on the enclosed site aerial map (the “Real Estate”).

While the Maple Knoll PUD contains provisions related to signage standards and regulations, the Applicant has filed a text amendment application which seeks to amend the sign provisions of the Maple Knoll PUD as it relates to the Real Estate. The amendment pertains only to the Outlot areas and no other property of signage which is part of the Meijer Westfield development. Specifically, the standards of Section 14 (Signage) and Exhibit 18 (Signage Provisions) of the Maple Knoll PUD Ordinance which shall apply, except as modified below:

- a) Wall Signs: All wall signs on the Real Estate shall be regulated exclusively by the standards of Article 6.17(J)(8) (Outlot Signage) of the UDO. *This amendment will regulate wall signs on the subject outlots in a manner consistent with outlot parcels along State Road 32 in the vicinity of the Real Estate.*
- b) Drive-thru Menu Boards: Drive-thru menu order boards shall be permitted per the standards of the UDO. *This amendment specifies that signage for drive-thru service shall be subject to the provisions of the UDO, if adopted in the future, as would be applicable to all other drive-thru uses in the community subject to the sign standards of the UDO.*
- c) Ground Signs: Outlots on the Real Estate shall be permitted signage on the freestanding development signs identified as (Sign D3) in Ordinance 19-50. *This amendment adds no new signage and only cleans up and corrects a typographical error in Ordinance 19-50.*



Petition Number: 2012-ODP-18 & 2012-SPP-18
Project Name: Spring Mill Centre
Subject Site Address: Northeast Corner of Spring Mill Road and SR 32 (the "Property")
Petitioner: Haehl Group, LLC
Representative: Commercial Links, LLC
Request: Overall Development Plan & Primary Plat review of 4 Blocks on 55.36 acres +/- in the Spring Mill Centre Planned Unit Development (PUD) District.
Current Zoning: Spring Mill Centre PUD
Current Land Use: Industrial
Approximate Acreage: 55.36 acres +/-
Property History: Spring Mill Centre PUD ([Ord. 19-28](#), 09/23/2019)
Staff Reviewer: Caleb Ernest, Associate Planner

BACKGROUND

The Property is currently zoned the Spring Mill Centre PUD District.

Ordinance 19-28, Spring Mill Centre PUD (1908-PUD-22), was approved at the September 23, 2019, City Council meeting.

The Overall Development Plan and Primary Plat had its public hearing at the December 7, 2020, Advisory Plan Commission Meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the November 17, 2020, Technical Advisory Committee meeting.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised secondary plat has been submitted and reviewed.
- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the**



Public Works Department. The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.

- 4) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office

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

The plans comply.

- 5) Proposed name of subdivision.
- 6) Names and addresses of the owner, owners, land surveyor or land planner.
- 7) Title, scale, north arrow and date.
- 8) 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.
- 9) Easements (locations, widths and purposes). (Article 8.3)
- 10) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 11) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 12) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 13) 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%).
- 14) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 15) Building setback lines. (Article 4.14)
- 16) Legend and notes.



- 17) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 18) Other features or conditions which would affect the subdivision favorable or adversely.
- 19) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 20) 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.
- 21) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 22) 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.
- 23) 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.
- 24) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 25) Title, scale, north arrow and date.
- 26) Proposed name of the development.
- 27) 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.
- 28) Address and legal description of the property.
- 29) Boundary lines of the property including all dimensions.



- 30) 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.
- 31) 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.
- 32) 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.
- 33) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 34) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 35) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 36) Location and dimensions of all existing structures and paved areas.
- 37) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 38) Location of all Floodplain areas within the boundaries of the property.
- 39) Names of legal ditches and streams on or adjacent to the site.
- 40) 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.
- 41) Identify buildings proposed for demolition.
- 42) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 43) 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), Article 4.24 (EI District) and Spring Mill Centre PUD District (Ord. 19-28).

44) GB District:

- a) Maximum Building Height: 60 feet
- b) Minimum Building Size: No minimum

45) EI District

- a) Maximum Building Height: 60 feet
- b) Minimum Building Size: No minimum

46) Spring Mill Centre PUD (Ord. 19-28):

- a) Minimum Lot Area: No minimum
- b) Minimum Tract Requirement: No minimum
- c) Minimum Lot Frontage: No minimum, however, all Lots shall have vehicular access to a Street (e.g., via a shared ingress/egress easement).
- d) Minimum Lot Width: No minimum
- e) Maximum Lot Coverage: No maximum
- f) Minimum Building Setback Lines:
 - i) State Road 32: No minimum
 - ii) Tournament Trail: 10'
 - iii) Spring Mill Road:
 - 1. Area III: 20 feet
 - 2. All Other Subdistricts: No minimum



- iv) All other streets (e.g., internal to District): 15 feet
 - v) District Perimeter Not Abutting Street: 20 feet
 - vi) All Other Setback Lines: No minimum
-

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

Development Plans comply.

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

a) State Highway 32 Overlay District:

- i) Standards of Article 5.3 of the UDO shall only apply to Area I, with the following exceptions: (Section 7.1, Ord. 19-28)

- 1. Article 5.3(F)(7) shall not apply,

- 2. Building Size Requirements:

- (a) Minimum Gross Floor Area shall be four thousand (4,000) square feet. Provided however, that freestanding bank uses shall have no minimum Gross Floor Area requirement. There shall be no more than one (1) freestanding bank within Area 1.

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

- ii) Setback Requirements:

- 1. Maximum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trial Corridor, as defined herein, shall be a maximum of one hundred and twenty (120) feet from the State Highway 32 right-of-way line or the edge of

pavement, whichever results in a greater distance from the State Highway 32 centerline.

2. Minimum Setback: The Established Front Yard on Lots abutting State Highway 32 or the Trail Corridor, as defined herein, shall be a minimum of thirty (30) feet from the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline. Signs shall be located a minimum of thirty (30) feet from the State Highway 32 right-of-way line.

iii) Building Height Requirements:

- | | |
|-----------------------------|--|
| 1. Maximum Building Height: | No maximum |
| 2. Minimum Building Height: | Eighteen (18) feet |
| 3. Multiple Stories: | Multiple stories are encouraged, but not required. |

iv) Architectural Design Requirements:

1. General Design Theme Standards: Architectural variation is encouraged. These architectural requirements are intended to provide consistent architectural quality among buildings and other improvements within the corridor. All structures shall be thoughtfully designed in a manner that visually and functionally complements the existing topography.
2. Building Elevation:
 - (a) All Building Façades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, three-dimensional cornice as illustrated in FIGURE 5.3(3): BUILDING MODULATION.
 - (b) Building Façades, 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 forty (40) feet. Offsets shall extend the entire vertical plane of the Building Façade and shall be a minimum depth of four (4) feet and a minimum aggregate length of twenty percent (20%) of the horizontal plane of the overall Building Façade. The offset may be met with setbacks of the Building Façade 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.

(c) Buildings shall be constructed with the same building material quality and level of architectural detail on all Building Façades (e.g., 360 degree architecture).

(d) Openings:

(i) Design elements of the Building Façade shall be organized such that openings (including windows, doors, loading berths, faux windows and architectural or painted elements resembling openings) line up horizontally and vertically with other openings, as illustrated in FIGURE 5.3(5): DESIGN BALANCE.

(ii) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion (see FIGURE 5.3(6): BALANCE OF OPENINGS).

(iii) Exceptions may be permitted if openings are organized in an aesthetically pleasing manner and constitute an essential artistic design element appropriate for the building type, scale, orientation, location and site.

(e) Gutters and Downspouts: Shall be visually integrated with the architectural style of the structure. The color of gutters and downspouts shall be selected to complement or to be consistent with the building materials.

(f) Roof:

(i) Pitched Roofs:

1. Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12 (see FIGURE 5.3(7): ROOF PITCHES).
2. If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a nonreflective material.
3. Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings, as illustrated in FIGURE 5.3(8): PITCHED ROOF - ROOF LINE MODULATION.

(ii) Flat Roofs:

1. Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice as illustrated in FIGURE 5.3(9): ARTICULATED CORNICE.
2. Parapet walls shall be fully integrated into the architectural design of the building to create seamless design transitions between the main building mass and roof-mounted architectural elements (which may include screening elements for roof-mounted equipment).
3. Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings. Buildings shall comply with at least one of the following:
 - a. A building with a flat roof shall have varying roof height sections, as illustrated in FIGURE 5.3(10): FLAT ROOF VARIATION. A varied roof section shall have a minimum roof height difference of five (5) feet from an adjacent roof section. The maximum horizontal roof line length without variation shall be sixty percent (60%) of the total length of the Building Façade's roof line.
 - b. A roof line modulation shall include a vertical change in the visible roof line of at least four (4) feet, with a minimum aggregate modulation length of forty percent (40%) of each Building Façade, as illustrated in FIGURE 5.3(11): FLAT ROOF - ROOF LINE MODULATION. The maximum horizontal roof line length without modulation shall be sixty (60) feet, or forty (40) feet for Buildings with a Gross Floor Area less than ten thousand (10,000) square feet.
- (iii) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs (see FIGURE 5.3(12): DORMERS AND CUPOLAS).
- (iv) All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (a) painted to match the color of the roof or flat black; and (b) oriented to minimize their visibility from adjacent Lots and Streets.
- (g) Main Entrances:
 - (i) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.

- (ii) Building entrances shall be clearly defined and articulated by multiple architectural elements such as lintels, pediments, pilasters, columns, awnings, porticos and other design elements appropriate to the architectural style and details of the building as a whole.
- (iii) The location, orientation, proportion and style of doors shall complement the style of the building.
- (h) Windows:
 - (i) All window designs shall be compatible with the style, materials, color, details and proportion of the building. The number of window panes, the number of window openings, window trim and other architectural design elements designed to accent the windows shall be consistent with and complementary to the architectural style of the building (see FIGURE 5.3(14): WINDOW DESIGNS).
 - (ii) Window trim and other architecture design elements designed to accent the windows shall be required for all windows. Acceptable design elements include shutters, keystones, masonry arches, awnings, decorative stone frames, masonry rowlock frames, as illustrated in FIGURE 5.3(15): WINDOW ACCENTS, or other such trim or design elements as approved by the Plan Commission or Director (see FIGURE 5.3(15): WINDOW ACCENTS).
- (i) Awnings:
 - (i) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details, as illustrated in FIGURE 5.3(16): AWNINGS.
 - (ii) Awnings shall be made of a nonreflective material.
 - (iii) All awnings shall be kept in good repair.
 - (iv) Awnings used to comply with the architectural design requirements of this Article shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.
- (j) Drive-thrus and Fueling Stations: This section shall apply to: (i) Lots adjacent to the State Highway 32 right-of-way line or the Trail Corridor, as defined herein; and (ii) Lots where the Lot Line may not abut the State Highway 32



right-of-way line or Trail Corridor, but where the Lot is located in a manner that no significant structures can reasonably be constructed between the Lot and the State Highway 32 right-of-way line or Trail Corridor.

- (i) Drive-thru windows and lanes shall not be permitted in between the State Highway 32 right-of-way line or the Trail Corridor and the Building Façade nearest to said right-of-way line (e.g., Established Front Yard) or Trail Corridor.
- (ii) Vehicular fuel pumps and canopies shall be setback a minimum of thirty (30) feet farther from the State Highway 32 right-of-way line than the Established Front Yard of the Principal Building to which fuel pumps or canopies are appurtenant or associated as illustrated in FIGURE 5.3(17): FUEL PUMP/CANOPY LOCATION.

(k) Building Materials:

- (i) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.
- (ii) Masonry Materials shall be used to create a wainscot or brickwrap effect around buildings.
- (iii) A minimum of sixty percent (60%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
- (iv) No more than twenty-five percent (25%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with metal, Fiber Cement Siding, Polymeric Cladding, E.I.F.S., stucco, or vinyl exterior building materials.
- (v) In order to create an aesthetically pleasing appearance and to create an appearance of high-quality, visually interesting architecture, increased and enhanced use of Masonry Material and other architectural ornamentation shall be required around building entrances and on Building Façades visible from State Highway 32.

- (l) Accessory Buildings: All Accessory Buildings shall be architecturally compatible with the Principal Building(s) with which they are associated.

v) Trail Corridor Requirement:

1. Trail Corridor Design Standards:

- (a) The Trail Corridor shall be a minimum width of thirty (30) feet parallel and immediately abutting the State Highway 32 right-of-way line or the edge of pavement, whichever results in a greater distance from the State Highway 32 centerline.
- (b) Alternative Transportation Trail Design: The trail improvements shall be installed in substantial compliance with FIGURE 5.3(18): TRAIL CORRIDOR DESIGN and shall be a minimum of eight (8) feet in width and constructed of asphalt material in compliance with the City's Construction Standards (see also Article 7.3 Principles and Standards of Design). Construction of the trail with a meandering design is encouraged.
- (c) Inter-connectivity: All developments along State Highway 32 shall provide for alternative transportation inter-connectivity between neighboring uses, developments and the Trail Corridor in order to encourage and facilitate alternative transportation movements without directly accessing State Highway 32. Cross access easements and connections to the alternative transportation trail referenced above shall be appropriately provided to ensure continued alternative transportation access and connectivity between and through uses along the Trail Corridor (see also Article 8.3 Easement Standards).

2. Trail Corridor Plantings: The primary landscaping materials used within the Trail Corridor shall be shade trees, ornamental trees, shrubs, Groundcover and grass.

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

3. Trail Corridor Mounds/Berms: The construction of intermittent, undulating mounds or berms within the Trail Corridor is encouraged, but not required. If mounds or berms are installed, then they should be designed in a manner that complements other improvements in the vicinity and in no event shall such mounds



or berms be installed in a manner that unsafely inhibits vehicular line of sight (see also Article 6.19 Vision Clearance Standards) or use of the alternative transportation trail.

- 49) 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.
- 50) 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.

51) Accessory Use and Building Standards (Article 6.1)

- a) Shall apply; however, Article 6.1(H)(2) shall be modified to permit enclosures within Area 1 to be located within the Established Front Yard along Tournament Trail or any parcel in any Area with three (3) or more Front Yards. (Section 8.1, Ord. 19-28)

52) Architectural Standards (Article 6.3)

- a) Shall apply. In addition, the following shall also apply: (Section 8.2, Ord. 19-28)
 - i) 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 in the District. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are 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 the standards of this Ordinance. The Department's decision may be appealed to the Plan Commission.

- b) Area II Subdistrict: Article 5.3(J) of the UDO shall apply to Area II subdistrict, except as modified below: (Section 8.2, Ord. 19-28)
 - i) Additional Primary Permitted Building Façade materials shall include; Simulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), and architectural block (textured).
 - ii) Prohibited Building Façade materials shall include; wood, plywood, unfinished concrete, unfinished concrete panels, plastics, reflective glass, and vinyl siding.
 - iii) Permitted building trim materials shall include; Masonry Materials, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, and, E.I.F.S.
 - iv) If materials other than Masonry Materials are utilized as the primary material on any Building Façade, then the Building Façade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or, (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).
- c) Area III Subdistrict: The following shall apply to Area III Subdistrict: (Section 8.2, Ord. 19-28)
 - i) Article 6.3(G)(2) Shall not apply.
 - ii) Primary Permitted Building Façade materials shall include: Masonry materials, stimulated cut stone, finished (textured and painted) concrete, finished (textured and painted) pre-cast concrete panels, tile (ceramic or porcelain), architectural block (textured), Architectural Insulated Panels, and E.I.F.S. Architectural Insulated Panels and E.I.F.S. shall be permitted as a primary material only if used for a maximum of seventy (70) percent of the Building Façade and the use of such material shall begin a minimum of four (4) feet above grade comprised of another Primary Façade material provided in Section 8.2(D)(ii).
 - iii) Prohibited Building Façade materials shall include; wood, plywood, unfinished concrete, unfinished concrete panels, plastics, reflective glass, and vinyl siding.



- iv) Permitted building trim materials shall include: Masonry Materials, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers, and, E.I.F.S.
- v) The primary color of Building Facades shall be neutral tones. Brighter colors may only be used as limited accents.
- vi) If materials other than Masonry Materials are utilized on any Building Façade, then the Building Façade shall be supplemented with: (i) the use of multiple colors and textures (e.g., rough, smooth, striated, etc.); or, (ii) the addition of architectural elements (e.g., quoins, pilasters, soldier courses, lintels, friezes, cornices, dentils, architraves, etc.).
- vii) The following shall apply to each Building Façade visible from and oriented towards a Primary Street:
 - 1. A minimum of fifty (50) percent of the Building Façade (exclusive of window and doors) shall be Masonry Materials.
 - 2. No loading spaces, loading docks or oversized service doors shall be permitted on a Building Façade visible from and oriented toward a Primary Street.
- d) Mechanical / Utility Meter Screening: The mechanical screening requirements of the UDO (Article 6.3(F)(1) and 6.3(G)(1)) Architectural Standards; Mechanical Screening and Article 6.8(H) Landscaping Standards; General Screening Standards) shall apply to all Subdistricts in a manner that prevents reasonable visibility. In addition, wall-mounted utility meters shall also be screened from view from Primary Streets 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, Masonry Materials, or a combination of the aforementioned. (Section 8.2, Ord. 19-28)

53) Building Standards (Article 6.4)

54) Fence Standards (Article 6.5)

55) Height Standards (Article 6.6)

56) Landscaping Standards (Article 6.8)

a) Shall apply, except as modified below: (Section 8.3, Ord. 19-28)

- i) External Street Frontage Landscaping Requirements (Article 6.8(M)): shall not apply to the portion of the District abutting State Road 32 and/or Tournament Trail.

Hardscapes, tree wells, and pedestrian furniture shall be utilized to integrate the development with State Road 32 and/or Tournament Trail. If a Building Setback fifty (50) feet or less from the State Road 32 and/or Tournament Trail Right-of-way, then this Section (Section 8.3 A) applies. If a Building is Setback greater than fifty (50) feet from the State Road 32 and/or Tournament Trail Right-of-way, then Article 6.8(M) External Street Frontage Landscaping Requirement shall apply.

ii) Parking Area Landscaping (Article 6.8(O)): shall apply, except as otherwise modified below:

1. Parking Area Design. If adjacent Lots have vehicular cross access and/or shared parking, then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)); 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.

iii) 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 "Restrictive Easements") is restricted. As a result, if plantings required by this Ordinance are not permitted by the City within the Restrictive Easements, then the required plantings shall be relocated and installed elsewhere on the subject Lot.

b) Preservation and Replacement of Trees:

i) Tree Inventory: Existing trees that are to be preserved shall be credited toward required landscaping requirements based on the sizes of such preserved trees in accordance with this Article. Tree inventories shall be required for those trees that are required by an ordinance or commitments to be preserved or that are to otherwise be credited pursuant to this Chapter. Tree inventories shall depict locations, sizes, and common names of existing trees and individual shrubs; areas containing dense trees or shrubs; and other natural site features.

ii) Tree Preservation Plans: Tree preservation plans shall be submitted with site plans that detail locations, sizes, and common names of preserved trees; individual shrubs; areas of dense tree or shrub concentrations, and other natural features which are to be preserved or removed. No disturbance shall be permitted in the Critical Root Zones of preserved trees. Disturbances include trenching, backfilling, driving or parking equipment, and dumping trash, oil, paint, or other materials detrimental to plant health.

iii) Tree Preservation Easement: A tree preservation easement (see Article 8.3 Easement Standards) shall be required for trees identified for preservation and that are not otherwise protected by a landscape easement.



- c) Street Trees:
- d) Minimum Lot Landscaping Requirements:
- e) Foundation Plantings:
- f) External Street Frontage Landscaping Requirements:
- g) Buffer Yard Requirements:
- h) Parking Area Landscaping:

57) Lighting Standards (Article 6.9)

- a) Shall apply. In addition, the following shall apply:
 - i) Decorative Fixtures: Light fixtures shall be decorative throughout the District. All decorative light poles and fixtures shall be architecturally integrated with the Building style, material, and color, and shall be of a design and quality compatible with an established development theme throughout the District.

58) Lot Standards (Article 6.10)

59) Outside Storage and Display (Article 6.12) ORDINANCE LANGUAGE FIRST

- a) Shall apply, except as otherwise modified below:
- b) Area I Subdistrict: Outdoor storage is prohibited.
- c) Area II Subdistrict: For areas not within one hundred (100) feet of the right-of-way, the following shall apply:
 - i) Outdoor storage shall be permitted in accordance with 6.12(C)(1) of the UDO.
- d) Area III Subdistrict:
 - i) Outside storage shall be only permitted in accordance with Article 6.12(D) of the UDO for areas not within one hundred (100) feet of the right-of-way of Spring Mill Road.
 - ii) Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows: The fence required under Article 6.12(D)(2)(b) of the



UDO shall be an opaque wood privacy fence or masonry fence, the style of which shall be consistent throughout the Area III Subdistrict.

60) Outdoor Café and Eating Areas (Article 6.13)

61) Parking and Loading Standards (Article 6.14)

62) Setback Standards (Article 6.16)

63) Sign Standards (Article 6.17)

64) Vision Clearance Standards (Article 6.19)

65) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

66) Block Standards (Article 8.1)

67) Easement Standards (Article 8.3)

- a) Tree Preservation Easement: When a Secondary Plat is being recorded and an easement is required or proposed for tree preservation, then an Applicant shall record an easement, or an Applicant may forego a separate easement instrument in favor of bringing an easement certificate on the plat, of which shall include:
 - i) Tree Preservation Easement Certificate: There are shown on this instrument an area(s) designated as 'Tree Preservation Easements' or abbreviated as 'T.P.E.'. Such easement(s) shall be regulated and maintained in accordance with the following:
 - ii) Permitted Activities: The following activities shall be permitted: (a) Removal of invasive species (e.g., bush honeysuckle), where appropriate, including the use of professionals to apply herbicides or identify and remove such invasive species; (b) Removal of an overabundance of combustible material (e.g., dead, fallen trees, and leaves); (c) Removal of vines growing on and up a tree; (d) Removal of hazardous, exotic and invasive species and/or dead, hazardous and at risk trees; (e) Planting of native trees; (f) Removal of trees directed to be removed by municipal, County, State or federal agencies or departments or by a public utility; (g) Installation of minor

improvements such as identification signs; provided such are designed and installed in a manner that does not remove or damage any trees to the greatest extent possible; and (h) Installation, mowing, and maintenance of access easements, paved or unpaved trails, or utility and drainage improvements; provided, however, that any such improvements and easements shall be as narrow or small as reasonably possible with no blanket easements.

- iii) Prohibited Activities: The following activities shall be prohibited: (a) Mowing any portion of existing, naturally vegetated areas; (b) Dumping of leaves or other debris; (c) Seeding, including grass seed, prairie mix seed, sod or the planting of any type of vegetable garden; (d) The construction of permanent structural improvements including, but not limited to: pools, sheds, garages, fences, playground equipment, tree houses, fire pits, and other permanent or semi-permanent structures; and (e) Active recreational activities that adversely impact the natural characteristics of the preservation area, including, but not limited to the placement of playground equipment, paving for basketball or tennis courts or swimming pools.
- iv) Required Activities: The following shall be required: (a) All maintenance activity shall be completed in accordance with industry standards using the latest ANSI Z133.1 and A-300 approved practices and methods; (b) Signs identifying a "Tree Preservation Area" shall be posted every one-thousand (1,000) feet near the perimeter of all Tree Preservation Easements. Such signs shall state "Natural Preservation Area. No mowing or spraying. Restricted Area."; and (c) Any person or entity causing damage or destruction or that violates the provisions of this easement shall be responsible to replace removed or damaged trees with trees (a minimum of three (3) inches in caliper) of an equivalent caliper to the removed or damaged vegetation, and to return the damaged areas of the easement to its original natural state.

68) Monument and Marker Standards (Article 8.5)

69) Open Space and Amenity Standards (Article 8.6)

70) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

- i) The minimum sidewalk width shall be as indicated in the Thoroughfare Plan or five (5) feet (six (6) feet if immediately abutting the curb), whichever is greater.
- ii) Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.

- iii) When a proposed development lies between or adjacent to existing developments which have been provided with sidewalks, connecting sidewalks or pathways (which are extensions of the existing sidewalks) shall be constructed.
 - iv) Connector sidewalks shall be provided from the sidewalk or path adjacent to the Street to the front entrance of all nonresidential structures. Where the sidewalk intersects driving lanes or parking aisles within the Parking Area, then crosswalks and ramps shall be installed in accordance with ADA requirements and such areas shall be delineated (e.g., pavers, stamped, bricked), as determined by the Plan Commission or Director, to reinforce pedestrian safety.
- b) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
- i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
 - ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
 - iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of-Way Standards as it may apply).

71) Storm Water Standards (Article 8.8)

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

73) Street Light Standards (Article 8.10)

74) Street Sign Standards (Article 8.11)

75) Surety Standards (Article 8.12)

76) Utility Standards (Article 8.13)



DEPARTMENT COMMENTS

- 1) **Action: 2012-ODP-18 (Overall Development Plan) & 2012-SPP-18 (Primary Plat) comply with the UDO. The Department recommends approving the petition with the following condition:**
 - a. **All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.**
- 2) If any Plan Commission member has questions prior to the public hearings, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



Petition Number: 2102-PUD-03

Project Name: Maple Knoll PUD Amendment V (Signage)

Subject Site Address: Southeast corner of SR 32 and Spring Mill Road (the "Property")

Petitioner: Panda Restaurant Group, Inc.

Representative: Nelson & Frankenberger, LLC

Request: Requests an amendment to modify the sign standards of the Maple Knoll Planned Unit Development (PUD) District.

Current Zoning: Maple Knoll PUD

Current Land Use: Commercial

Approximate Acreage: 7.7 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 21-03
4. Project Description

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

The petition was introduced at the January 11, 2021, City Council meeting. The petition had a neighborhood meeting on January 21, 2021. The petition will receive a public hearing at the February 1, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located at the southeast corner of SR 32 and Spring Mill Road (see **Exhibit 2**).

Property Description: The Property is zoned the Maple Knoll PUD District ([Ordinance 04-02](#)). Council approved a PUD Amendment ([Ord. 19-50](#), 1910-PUD-39) for the Property at its meeting on November 25, 2019. The Property is currently going through a PUD amendment (Ord. 21-03, *pending*).

Development Standards: The proposed PUD amendment defaults to the Maple Knoll PUD Ordinance (Ord. 04-02) and amended Ordinance (Ord. 19-50) with the modifications to the Development Standards briefly highlighted below:



Wall Signs: All wall signs shall be regulated exclusively by the UDO standards (Article 6.17(J)(8)).

Drive-thru Menu Boards: Drive-thru menu order boards shall be permitted per the UDO standards.

Ground Signs: Signage for Outlots on the Real Estate shall be permitted on the development signs identified as "Sign D3" in [Ordinance 19-50](#).

COMPREHENSIVE PLAN

The majority of the Property falls within the Employment Corridor land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan"). Office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses are contemplated as appropriate uses within the Employment Corridor area.

The remainder of the Property falls within the Suburban Residential land use area of the Comprehensive Plan. Detached dwellings, attached dwellings, institutional uses and recreational uses are contemplated as appropriate uses within the Suburban Residential area.

The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions. The Comprehensive Plan was adopted after the Maple Knoll PUD was adopted, therefore, the Maple Knoll PUD contemplated the area east of Spring Mill Road as Mixed Use and Employment uses.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the February 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

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



DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the February 1, 2021, Plan Commission Meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.



Petition Number: 2102-PUD-02

Project Name: Lancaster – Phase 2 PUD District

Subject Site Address: Northeast corner of 186th Street and Casey Road (the “Property”)

Petitioner: William Tres Development, LLC (the “Petitioner”)

Representative: Nelson & Frankenberger, LLC

Request: Requests a change in zoning review of 36.2 acres +/- from the Springmill Trails PUD to the Lancaster – Phase 2 PUD District.

Current Zoning: Springmill Trails PUD District

Current Land Use: Agricultural

Approximate Acreage: 36.2 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan and Character Exhibit
4. Proposed Ordinance 21-02
5. Project Narrative

Staff Reviewer: Kevin M. Todd, AICP

PETITION HISTORY

The petition was introduced at the January 11, 2021, City Council meeting. The Petitioner held a virtual neighborhood meeting on January 21, 2021. The petition is scheduled to receive a public hearing at the February 1, 2021, Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: The Property is located at the Northeast corner of 186th Street and Casey Road (see **Exhibit 2**).

Underlying Zoning District: The proposed PUD Ordinance defaults to the SFA: Single-Family Attached District.

Permitted Uses: All uses permitted within the underlying zoning district would be permitted in the Lancaster – Phase 2 PUD District.

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

	Proposed Lancaster – Phase 2 PUD	SFA: Single-Family Attached
Maximum Project Size	Equal to the Real Estate (appx 36.2 acres)	30 acres
Minimum Distance Between Buildings	10 feet	Structures with no vinyl exterior siding: 25 feet Structures with vinyl exterior siding: 30 feet
Project Perimeter Setback	Not Applicable. See Buffer Yard and External Street Frontage standards	1:2 Proximity Slope

Development Standards: The proposed PUD Ordinance defaults to the applicable development standards of Chapter 6 of the UDO, except for the proposed modifications to the following:

Architectural Standards: The proposed PUD Ordinance includes Character Exhibits (see **Exhibit 3**) that are incorporated, by reference, into the PUD Ordinance. These Character Exhibits are meant to capture the intended architecture of the homes that are to be built within the project.

The proposed PUD Ordinance further defines architectural requirements regarding permitted building materials; roof overhangs; streetscape diversity; garage door design; roof design; front, side, and rear façade requirements for number of windows, window treatment, building offsets, and other architectural features.

Landscaping Standards: The proposed PUD Ordinance includes a conceptual landscape plan (see **Exhibit 3**) that is intended guide the overall landscaping of the project. The proposed PUD Ordinance modifies the following: the distance between street trees; the per-lot planting requirements; the mounding requirement for External Street Frontage; establishes acceptable plant substitutions; and eliminates Buffer Yard requirements.

Design Standards: The proposed PUD Ordinance defaults to the applicable development standards of Chapter 8 of the UDO, except for the proposed modifications to the following:

Open Space: The proposed PUD Ordinance modifies the open space percentage requirement from a percentage (SFA requires 35% in the UDO) to what is shown on the Concept Plan (see **Exhibit 3**).

Amenities: The proposed PUD Ordinance establishes that both on-site passive amenities and the active amenities of the Lancaster PUD (Ord. 19-02) will be provided and available for this development.

COMPREHENSIVE PLAN

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

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled to be held at the February 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

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

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

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

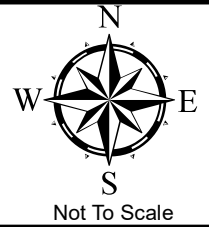


DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the February 1, 2021, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Kevin Todd at (317) 379-6467 or ktodd@westfield.in.gov.



Property Location Map
Lancaster - Phase 2 PUD District
2102-PUD-02



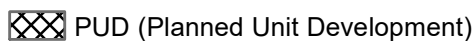
Aerial Location Map



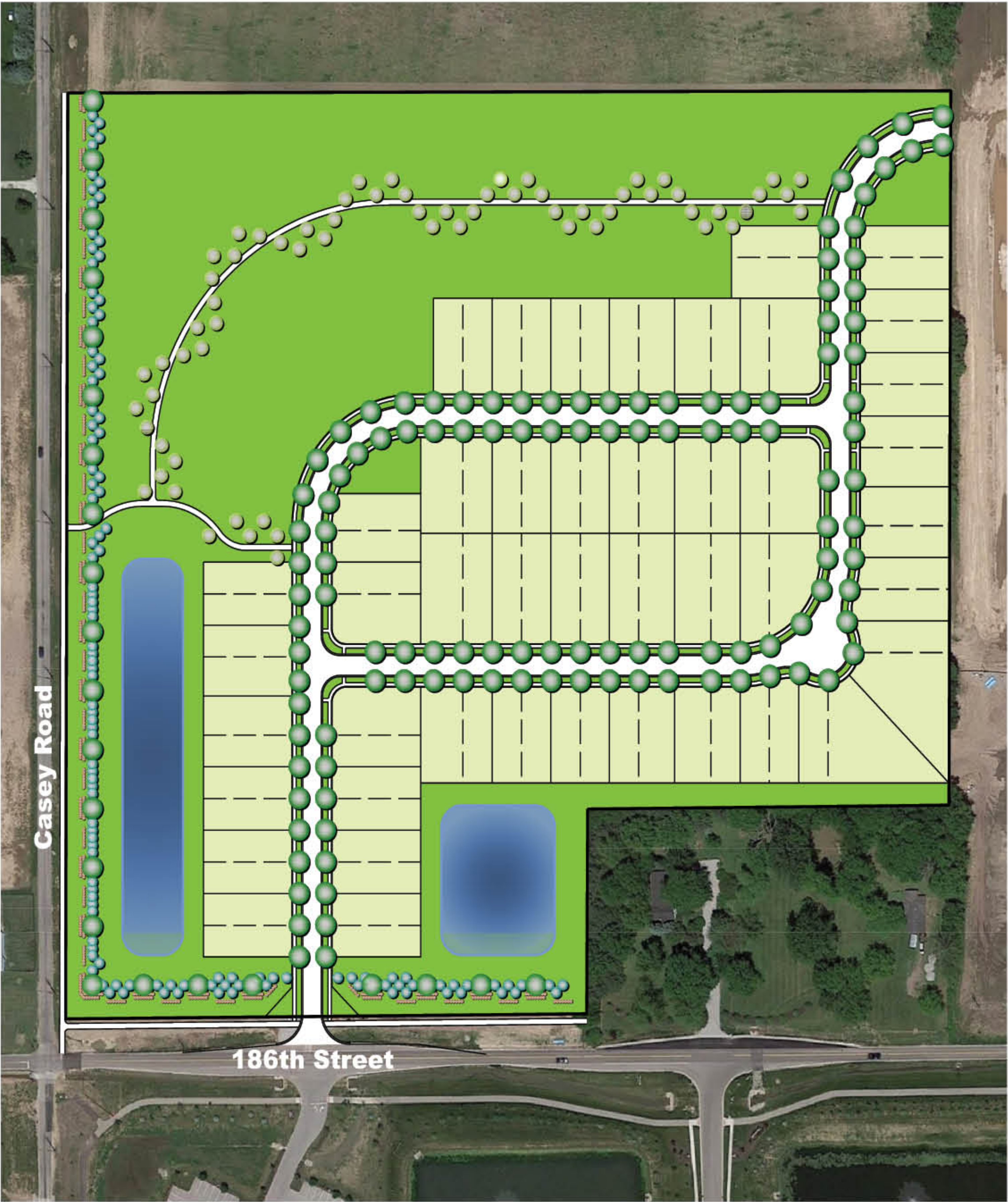
Zoning Map



Zoning



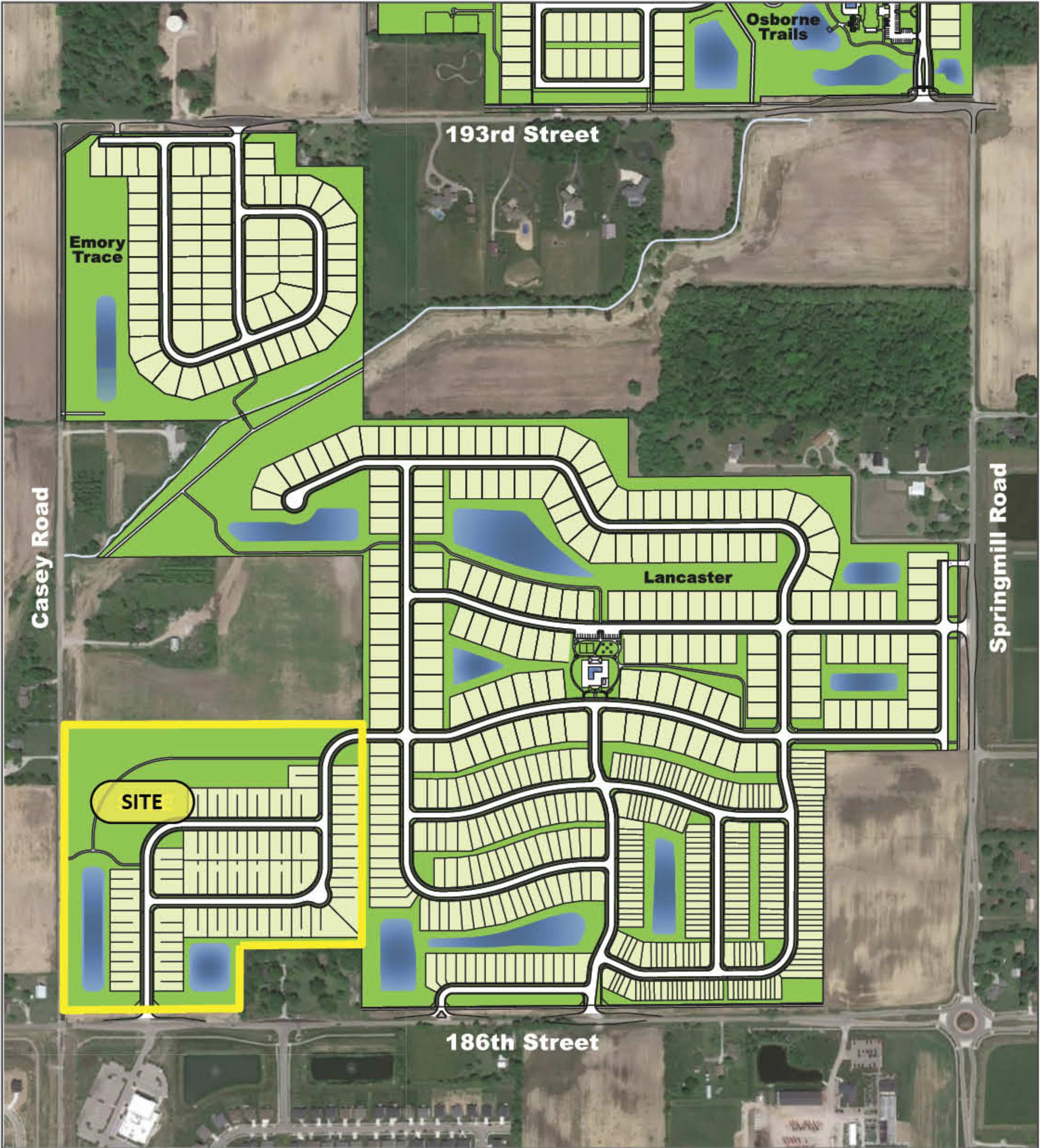
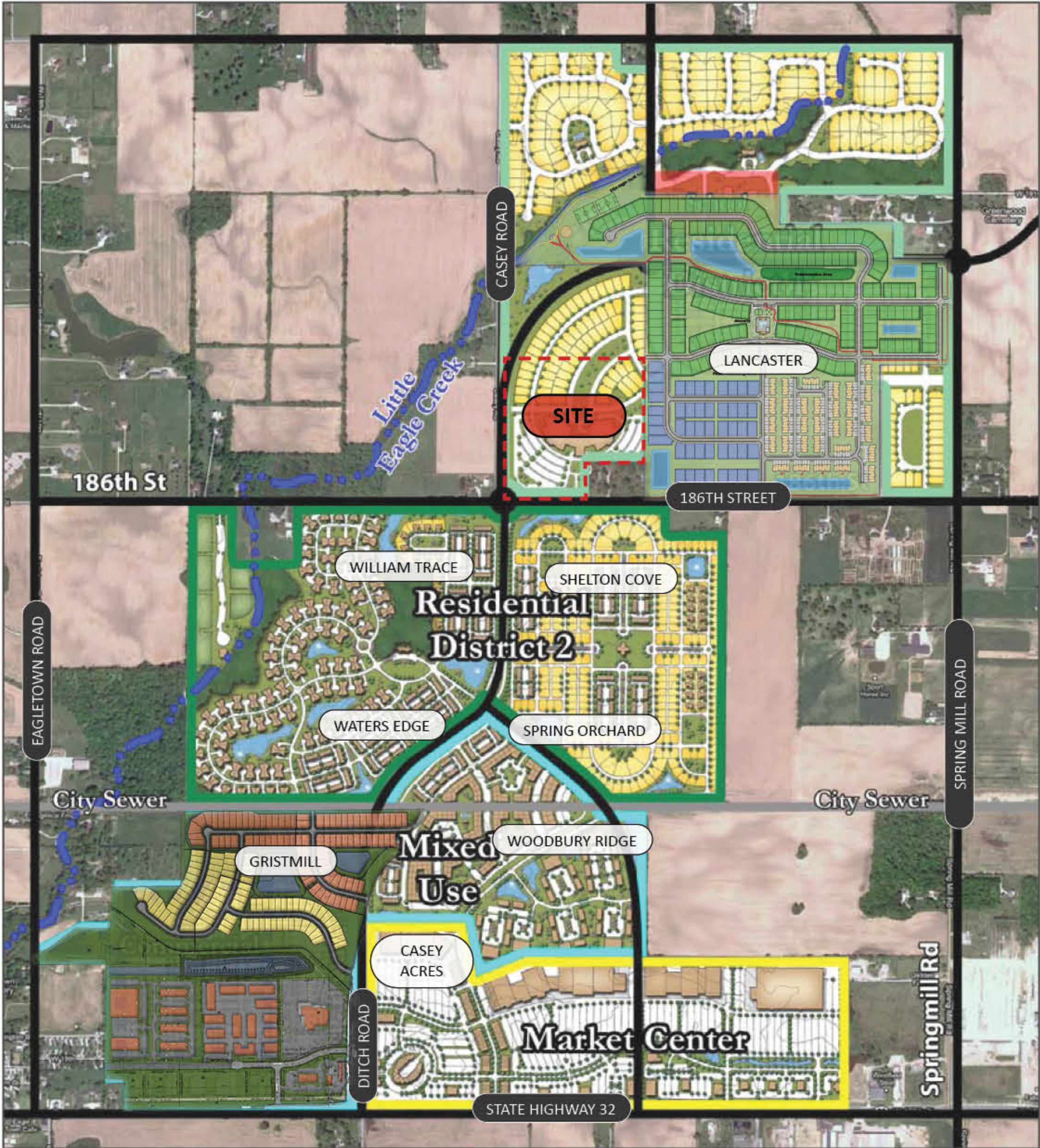
CONCEPT PLAN EXHIBIT



CHARACTER EXHIBITS



PUD CONCEPT PLANS



SPRINGMILL TRAILS PUD DISTRICT
EXHIBIT B: ZONING DISTRICT MAP

PUD DISTRICT: RESIDENTIAL DISTRICT #1 BUILD-OUT
CONTEXTUAL EXHIBIT

ORDINANCE NUMBER 21-__

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

This is a Planned Unit Development District Ordinance (to be known as the "LANCASTER – PHASE 2 PUD DISTRICT") to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "Unified Development Ordinance"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 21__-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. 20__-PUD-__** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (**- vote**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2020; and

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

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

Section 1. Applicability of Ordinance.

- 1.1 This Ordinance, which shall be referred to as the "**Lancaster – Phase 2 PUD District**" (the "District"), shall amend and replace in its entirety the Springmill Trails PUD Ordinance and all amendments thereto and any related zoning commitments, if any, as applicable to the Real Estate. The Unified Development

Ordinance and Zoning Map are hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the "**Lancaster – Phase 2 PUD District.**"

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

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

- 2.1 The Real Estate shall be developed in compliance with Article 10.9(F) Planned Unit Development Districts; PUD District Ordinance Requirements. The details and determination between dry or wet detention/retention areas shall be finalized at the time of Secondary Plat and Construction Plan review.

Section 3. **Underlying Zoning District(s).** The Underlying Zoning District shall be SFA: Single-Family Attached District.

Section 4. **Permitted Uses.** The permitted uses shall be all uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.

Section 5. **General Regulations.** The standards of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below:

Standard	
Maximum Project Size	See Real Estate
Minimum Distance Between Buildings	Ten (10) feet
Project Perimeter Setback	Not Applicable – See Bufferyards and External Street Frontage Landscaping

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

below.

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

A. Architectural Standards: Article 6.3(C) shall not apply, rather, the following shall apply:

- i. Character Exhibit: The Character Exhibit for Dwellings, attached hereto as **Exhibit C**, is hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture of Dwellings within the District.
- ii. Building Materials: Permitted exterior building materials are: 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 eleven inches (11”) on all facades of each Building, as measured prior to the installation of any Masonry materials.
- iv. Dwelling Design: The following standards shall apply to all Dwellings:
 - a) Streetscape Diversity Standards: A Dwelling building adjacent to any subject Dwelling building on the same side of the street or most directly across the street shall not have the same elevation or color package.
 - b) Garages:
 - i. All Dwellings shall have a minimum two (2) car attached garage.
 - ii. In order to vary the appearance of garage doors and create street curb appeal, garage door designs shall include a mix and variety of design elements. A minimum of two (2) basic garage door styles (with windows, without windows, and mixed) matching the door style shall be utilized and a variety of color packages will be utilized. Garage door colors shall match or compliment either the siding or trim color of the Dwelling based on each Dwelling’s architectural style and color package.

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

- i. A minimum of three (3) windows and a patio door shall apply to each Dwelling.
 - ii. All windows shall have a minimum four inches (4”) nominal width trim unless the window is surrounded by Masonry material.
- 6.2. Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.
 - A. General Design Standards: Landscaping shall be as generally depicted on **Exhibit B**. If a provision of Article 6.8 Landscaping Standards is in conflict with **Exhibit B**, then this Ordinance shall control. Relocation of plant materials shall be permitted as part of the Development Plan approval.
 - B. Street Trees: Article 6.8(J) Street Trees shall apply, however, a minimum spacing requirement of twenty feet (20’) shall apply.
 - C. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply; except as modified below:
 - i. At a minimum, all Established Front Yards shall be sodded and the remainder of the Lot shall be seeded.
 - ii. At a minimum of one (1) Shade Tree, one (1) Ornamental or Evergreen Tree, and four (4) Shrubs shall be required per Dwelling Unit, of which, a minimum of one (1) Tree and four (4) Shrubs shall be located the Front Yard.
 - iii. In addition to the minimum required landscaping above, a Dwelling Unit on a Corner Lot shall provide a minimum of one (1) Tree and four (4) Shrubs in the additional Front Yard.
 - D. External Street Frontages: Article 6.8(M)(1) External Street Frontage Landscaping Requirements – Residential Uses shall apply except as modified below
 - i. No mounds shall be required along an External Street Frontage due to existing utility easements.
 - ii. The following substitutions shall be permitted: One (1) Shade Tree = one Ornamental Tree = one (1) Evergreen Tree = five (5) Shrubs.
 - E. Buffer Yards: Article 6.8(N) Buffer Yard Requirements shall not apply.

Section 7. **Infrastructure Standards.** The District’s infrastructure shall comply with the Unified Development Ordinance and the City’s Construction Standards (see

Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works in consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

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

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

A. Minimum Open Space: Open Space area shall be as generally shown on the Concept Plan.

B. Amenities: The following amenities shall include, but shall not be limited to the following:

- i. Passive Amenities: A large natural open space including trails shall be provided for passive recreation opportunities, as generally depicted on **Exhibit B.** Trails shall be installed in substantial compliance with the locations depicted on the Concept Plan. The final locations are subject to existing easements and final engineering. If trails are prevented from being installed as generally shown, then alternative trail locations shall be approved by the Director.
- ii. Lancaster Amenities: The Common Council enacted Ordinance 19-02 (the “Lancaster PUD”) on March 11, 2019. Section 9 of the Lancaster PUD establishes the requirements for amenities intended to satisfy the requirements and obligations of Section 2.4 of the Springmill Trails PUD (the “Lancaster Amenities”). The Lancaster Amenities are designed and scaled to also serve the Real Estate. The Real Estate shall be subject to any covenants and restrictions applicable to the Lancaster Amenities in order to ensure the enjoyment and shared maintenance costs of the Lancaster Amenities by the residents of the Real Estate.

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-____
this _____ day of _____, 2021.

I hereby VETO Ordinance 21-____
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document,
unless required by law: Jon C. Dobosiewicz

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

SCHEDULE OF EXHIBITS

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

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

A PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST, IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE SOUTH 89 DEGREES 28 MINUTES 39 SECONDS WEST (BASIS OF BEARINGS PER INDIANA STATE PLANE COORD. EAST ZONE), ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER SECTION, 528.00 FEET TO A MAG NAIL AT THE POINT OF BEGINNING; THENCE ON SAID SOUTH LINE SOUTH 89 DEGREES 28 MINUTES 39 SECONDS WEST 795.66 FEET TO A REBAR ON THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 27; THENCE ON SAID WEST LINE NORTH 00 DEGREES 10 MINUTES 09 SECONDS EAST 1325.28 FEET TO A MAG NAIL ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER; THENCE ON SAID NORTH LINE NORTH 89 DEGREES 31 MINUTES 47 SECONDS EAST 1323.32 FEET TO A 5/8 INCH STEEL REBAR WITH RED CAP STAMPED "FIRM 0066" ON THE EAST LINE OF SAID SOUTHWEST QUARTER SECTION; THENCE SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST, ALONG SAID EAST LINE, 994.07 FEET TO A 5/8 INCH STEEL REBAR WITH YELLOW CAP STAMPED "MILLER SURVEYING" ON THE NORTH LINE OF A 4.0 ACRE TRACT OF REAL ESTATE DESCRIBED IN INSTRUMENT NO. 9709721324; THENCE ON SAID NORTH LINE SOUTH 89 DEGREES 28 MINUTES 39 SECONDS WEST 528.00 FEET TO A 5/8 INCH STEEL REBAR WITH RED CAP STAMPED "FIRM 0066" ON THE WEST LINE OF SAID 4.0 ACRE TRACT; THENCE ON SAID WEST LINE SOUTH 00 DEGREES 09 MINUTES 18 SECONDS WEST 330.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.246 ACRES, MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

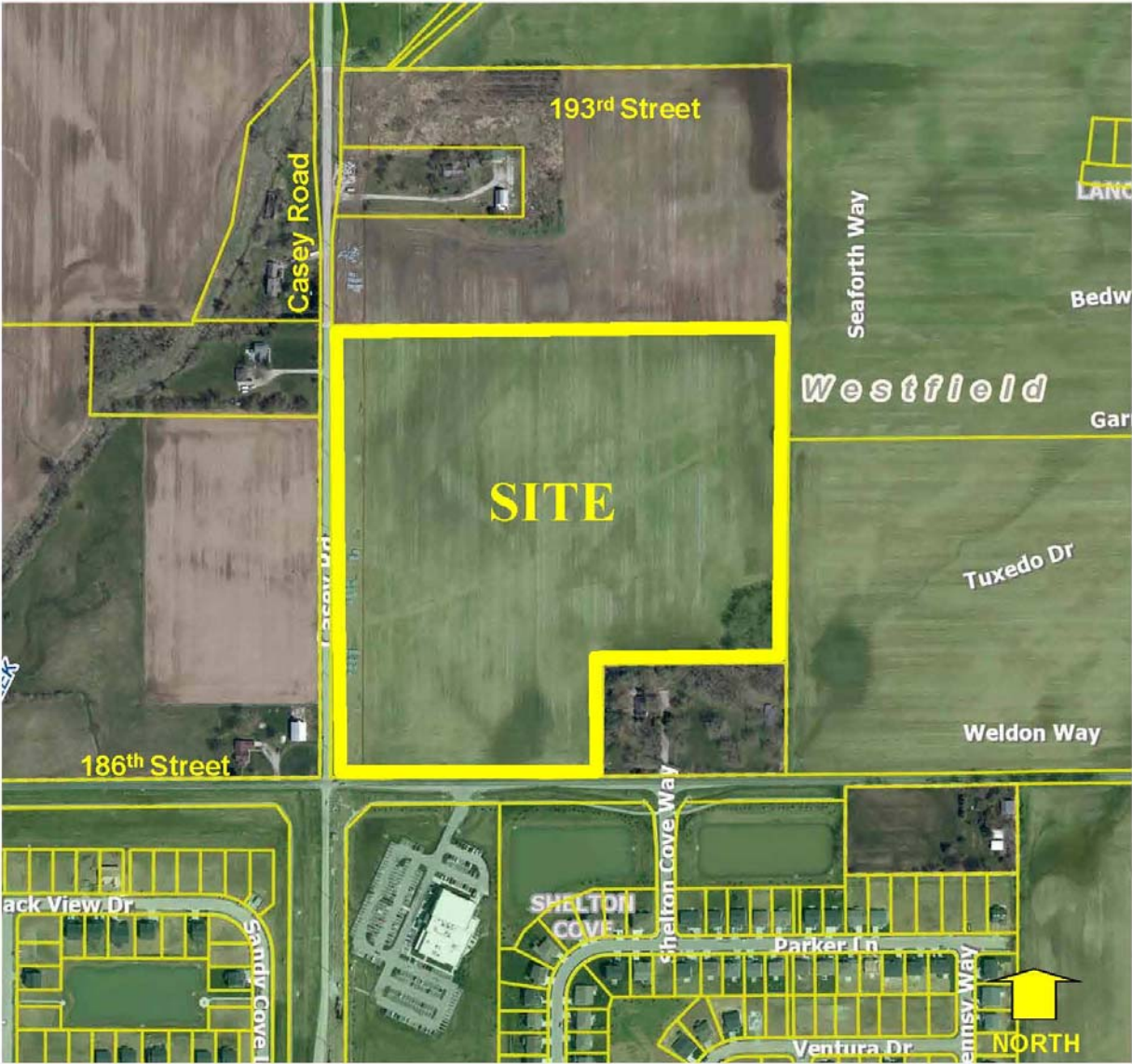


EXHIBIT B
CONCEPT PLAN
(Page 1 of 1)



Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 121 __-PUD-__.

EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 1 of 2)



EXHIBIT C
DWELLING CHARACTER EXHIBITS
(Page 2 of 2)



Exhibit “D”

Lancaster – Phase 2 PUD Project Description

The subject real estate consists of approximately 36.2 acres, is located at the northeast intersection of 186th Street and Casey Road, and is identified as parcel number 08-05-27-00-00-012.001 (the “Real Estate”). The current zoning of the Real Estate is the Springmill Trails PUD Ordinance District, which was adopted by the City Council on September 12, 2011.

The applicant, William Tres Development, LLC (“William Tres”), has filed a text amendment application to rezone the Real Estate from the Springmill Trails PUD District to the “Lancaster – Phase 2 PUD District” in order to develop a residential community that will essentially serve as a continuation and extension of the Lancaster residential community, which is located immediately east of and adjacent to the Real Estate. The Lancaster residential community is zoned pursuant to the Lancaster PUD District, which was adopted by the City Council on March 12, 2019.

As shown on the enclosed site context aerial exhibits, surrounding the Real Estate include the following: (i) to the south is the Shelton Cove residential community and Northview Church and further to the south and southwest are the Spring Orchard, Waters Edge and William Trace residential communities, respectively; (ii) to the east is the Lancaster residential community; (iii) to the north is the Emory Trace residential community; and, (iii) to the west are undeveloped parcels that are currently used for agricultural purposes.

The “Lancaster – Phase 2 PUD District”, as an extension and continuation of the Lancaster residential community, will include paired villa homes with anticipated sales prices from the mid \$200,000’s, which should continue to offer additional low maintenance housing options for both first-time buyers and those buyers desiring to downsize to an empty-nester type of home. The concept plan and character exhibits depicting the conceptual home architecture are included as Exhibit B and Exhibit C, respectively, to the Lancaster – Phase 2 PUD Ordinance. The Lancaster – Phase 2 PUD Ordinance includes specific text regulating the architectural standards for the paired villa homes, including but not limited to, building materials, dwelling and garage design, window treatment and streetscape diversity standards.

In addition, large natural open space including trails shall be provided for passive recreation opportunities, as generally depicted on the Concept Plan shall be provided along with the Lancaster Amenities which were designed and scaled to also serve the Real Estate as a requirement of the Lancaster PUD. In this regard the Real Estate shall be subject to any covenants and restrictions applicable to the Lancaster Amenities in order to ensure the enjoyment and shared maintenance costs of the Lancaster Amenities by the residents of the Real Estate.



Petition Number: 2102-PUD-05

Project Name: Wheeler Landing PUD Amendment IV (Apartments)

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

Petitioner: J.C. Hart Company Inc.

Representative: Church Church Hittle + Antrim

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

Current Zoning: Wheeler Landing PUD

Current Land Use: Vacant / Agriculture

Approximate Acreage: 87.51 acres +/-

Exhibits:

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

Staff Reviewer: Caleb Ernest, Associate Planner

PETITION HISTORY

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

PROJECT OVERVIEW



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

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

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

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

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

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

COMPREHENSIVE PLAN

The Property falls within the Employment Corridor, Business Park and New Suburban land use areas of the Westfield-Washington Township Comprehensive Plan (the “Comprehensive Plan”). Office and service uses, research and development, and retail and institutional uses that are



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

Family Sports Capital Addendum II

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

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

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the February 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

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

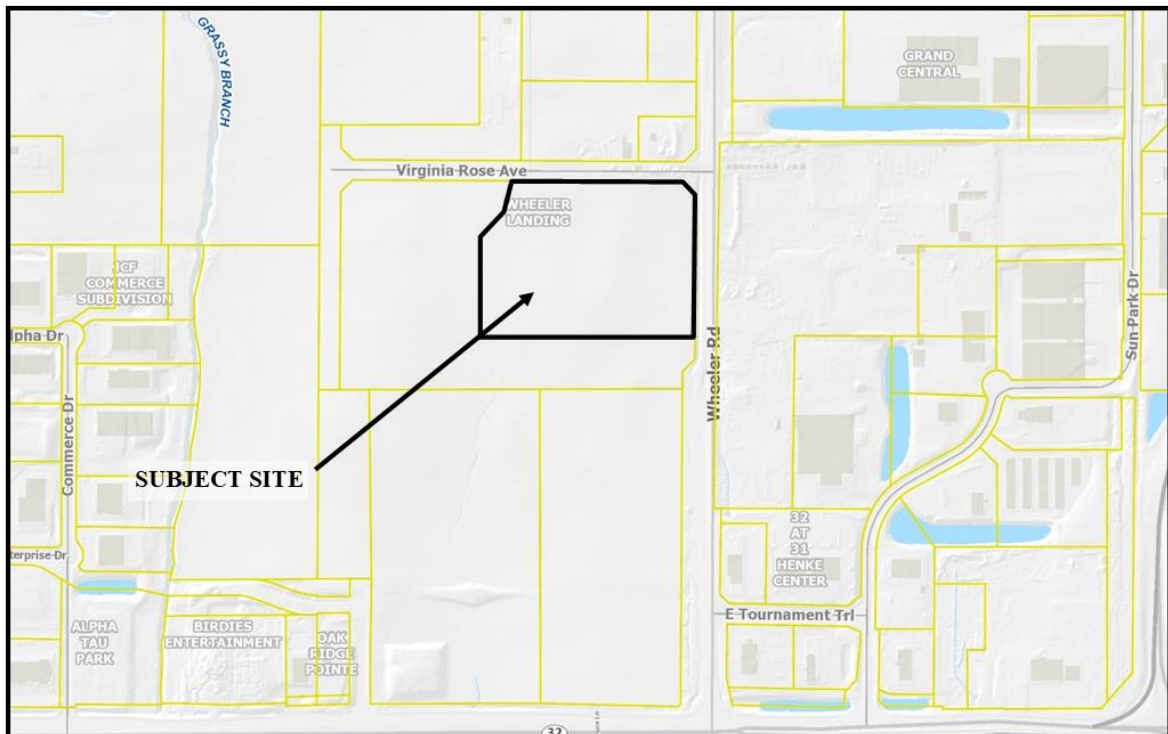


DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the February 1, 2021, Plan Commission Meeting.**
2. The petitioner will make any necessary revisions to the proposal based on Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Caleb Ernest at (317) 519-8630 or cernest@westfield.in.gov.

VICINITY MAP

WHEELER LANDING APARTMENTS



ORDINANCE NUMBER 21-05

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

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

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

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

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

WHEREAS, the Commission forwarded Petition No. 2102-PUD-0 to the Common Council with a _____ recommendation (#-#) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code 36-7-4-1505; and

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

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

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

Section 1. Applicability of Ordinance.

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

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

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

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

Section 5. Development Standards.

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

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

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 21-05 was delivered to the Mayor of Westfield on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk Treasurer

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

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

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

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

SCHEDULE OF EXHIBITS

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

EXHIBIT A-1
WHEELER LANDING PUD REAL ESTATE

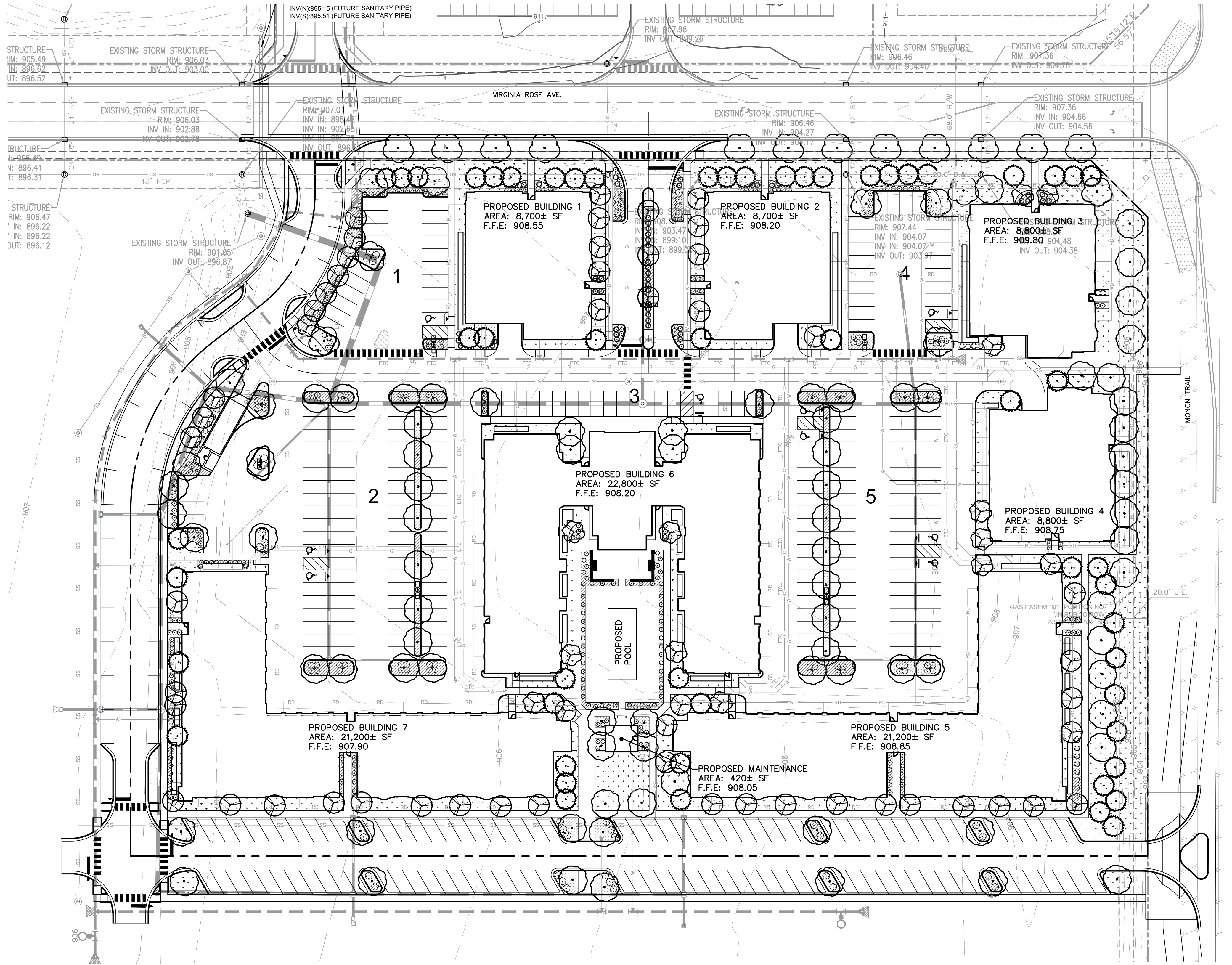
Block A, Block B, Block D, and Block F in Wheeler Landing Section 2, as recorded in Plat Cabinet #, Slide # as Instrument Number ##### on _____, ##, 2021 in the Office of the Recorder of Hamilton County, Indiana; containing 87.51 acres, more or less.

EXHIBIT A-2
WHEELER LANDING APARTMENTS REAL ESTATE

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

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

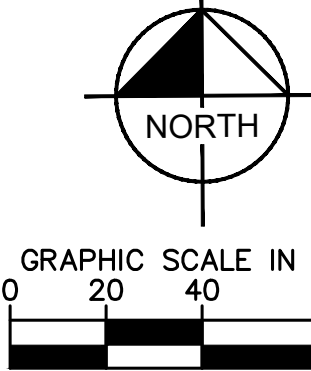
Drawing name: K:\IND_DEV\170077003_JC_Horn_Wheeler Landing Apartments_Westfield\IN\2 Design\CADD\PlanSheets\L1.0 - LANDSCAPE PLAN.dwg L1.0 Jun 22, 2021 1:30pm by: MicheleDyer
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the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



Indiana Utilities Protection Service



before you dig



WHEELER LANDING APARTMENTS	LANDSCAPE PLAN			SCALE:	AS NOTED	Kimley»Horn © 2021 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 560, INDIANAPOLIS, IN 46240 WWW.KIMLEY-HORN.COM	No. REVISIONS DATE BY
				DESIGNED BY: CYS			
				DRAWN BY: CYS			
				CHECKED BY: ART			
ORIGINAL ISSUE: 01/29/2020		KHA PROJECT NO. 170077003		SHEET NUMBER L1.0			

- EXTERIOR MATERIALS KEY:
- 1 QUEEN SIZE BRICK VENEER
 - 2 BRICK VENEER SOLDIER HEADER COURSE
 - 3 BRICK ROULOCK SILL
 - 4 CUT LESTONE OR CAST STONE TRIM
 - 5 CUT LESTONE OR CAST STONE SILL
 - 6 SMOOTH CUT LESTONE OR CAST STONE VENEER AT ENTRY
 - 7 MANUFACTURED STONE VENEER
 - 8 PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
 - 9 PAINTED 1/2 TRIM (SMOOTH FINISH)
 - 10 FIBER CEMENT 6" EXPOSURE LAP SIDING
 - 11 FIBER CEMENT CEDAR SHAKE SIDING
 - 12 PAINTED 3/2 CAP OVER 5/4x8 BASE TRIM (SMOOTH FINISH)
 - 13 PAINTED GARAGE DOOR JAMB & HEAD TRIM
 - 14 PAINTED DECK OR PORCH COLUMN - SIZE AS NOTED
 - 15 PAINTED METAL JULIET BALCONY
 - 16 SCREENED DECK OR SCREENED PATIO
 - 17 ARCHITECTURAL TAB DIMENSIONAL ROOF SHINGLES
 - 18 PRE-FINISHED ALUMINUM K-STYLE GUTTER
 - 19 ROOF RIDGE VENT - REFER TO ROOF PLAN
 - 20 PRE-FINISHED ALUMINUM FLASHING AT VERTICAL INTERSECTIONS w/ ROOF LINES, VALLEY FLASH ALL VALLEYS
 - 21 VINYL WINDOW
 - 22 PAINTED FIBERGLASS OR STEEL DOOR
 - 23 PAINTED ENTRY DOOR w/ TEMPERED GLAZING
 - 24 OVERHEAD GARAGE DOOR - PROVIDE LITES WHERE INDICATED ON BUILDING ELEVATION DRAWINGS
 - 25 LIGHT FIXTURE - REFER TO ELECT. DRAWINGS
 - 26 KNOX BOX MODEL No. AS DIRECTED BY LOCAL FIRE DEPARTMENT. PROVIDE RECEIVED MODEL AT MASONRY & SURFACE MOUNT MODEL AT OTHER AREAS. CONFIRM EXACT PLACEMENT & LOCATION OF KNOX BOX PRIOR TO INSTALLATION ON BUILDING
 - 27 PAINTED WOOD FINIAL AT GABLE
 - 28 DRYER VENT
 - 29 PAINTED DECORATIVE (NON-FUNCTIONAL) GABLE VENT
 - 30 PAINTED WOOD BRACKET
 - 31 STANDING SEAM METAL ROOF
 - 32 METAL GUARDRAIL



2 RIGHT SIDE ELEVATION
SCALE: 3/32"=1'-0" (24X36 SHT) 3/64"=1'-0" (11X17 SHT)



1 FRONT ELEVATION
SCALE: 3/32"=1'-0" (24X36 SHT) 3/64"=1'-0" (11X17 SHT)

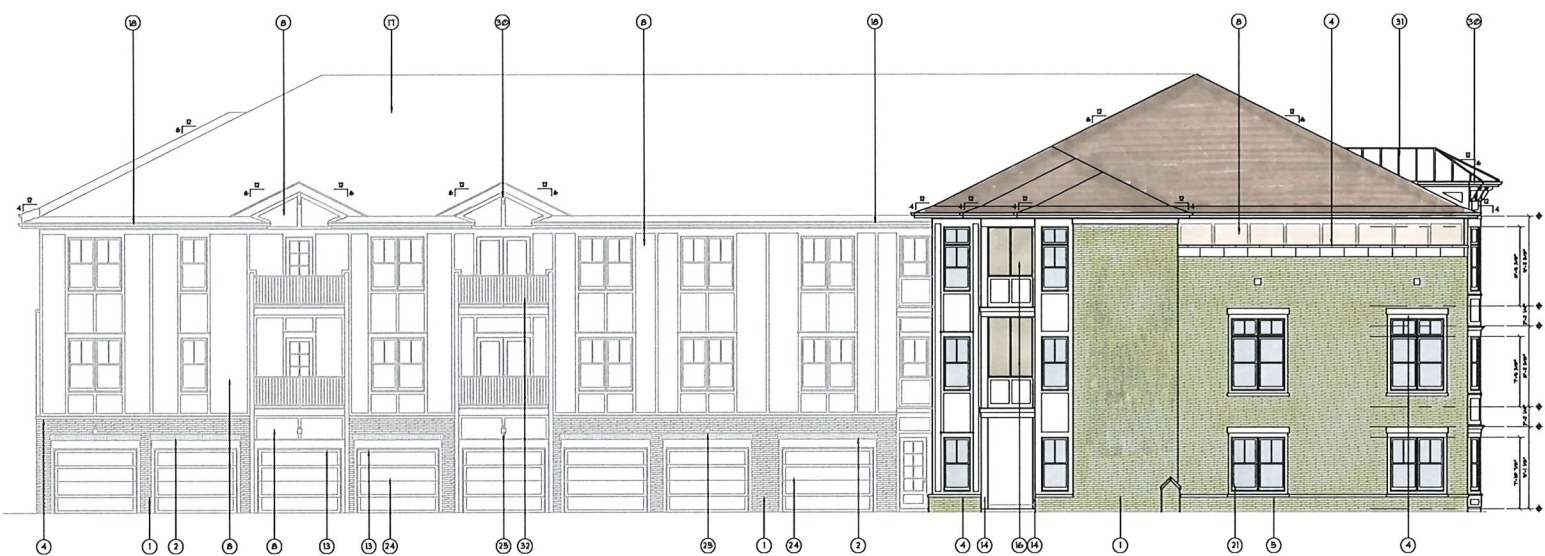
weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, IN 46220
phone 317 202 0661
fax 317 202 0662
email office@weaversherman.com

REVISIONS

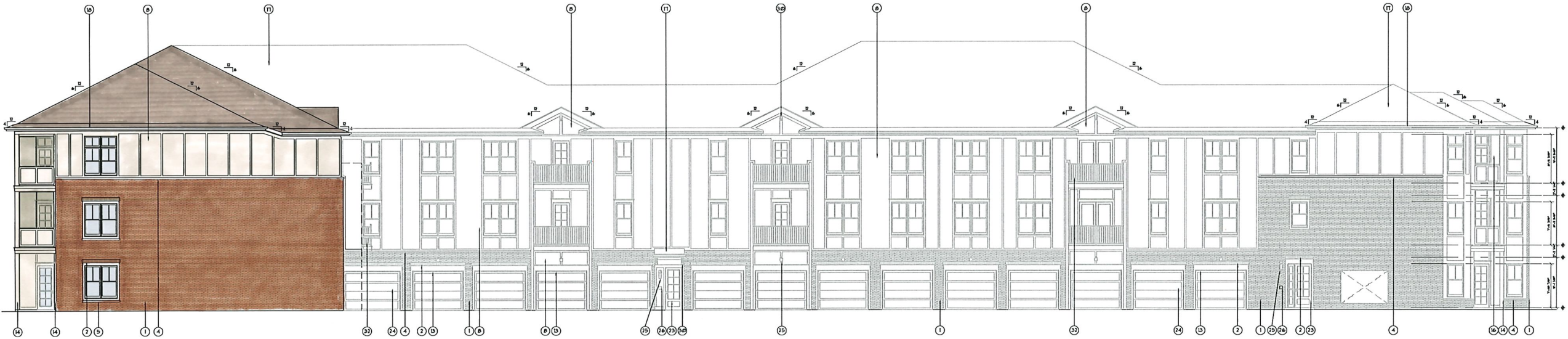
WHEELER LANDING
BUILDING TYPE 'A'
BUILDING ELEVATIONS

DATE: 12/22/20
SHEET NO.
A301

- EXTERIOR MATERIAL & KEY:
- 1 QUEEN SIZE BRICK VENEER
 - 2 BRICK VENEER SOLDIER HEADER COURSE
 - 3 BRICK ROWLOCK SILL
 - 4 CUT LESTONE OR CAST STONE TRM
 - 5 CUT LESTONE OR CAST STONE SILL
 - 6 SMOOTH CUT LESTONE OR CAST STONE VENEER AT ENTRY
 - 7 MANUFACTURED STONE VENEER
 - 8 PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
 - 9 PAINTED 1x TRM (SMOOTH FINISH)
 - 10 FIBER CEMENT 6" EXPOSURE LAP SIDING
 - 11 FIBER CEMENT CEDAR SHAKE SIDING
 - 12 PAINTED 2x2 CAP OVER 5/4x8 BASE TRM (SMOOTH FINISH)
 - 13 PAINTED GARAGE DOOR JAMB & HEAD TRM
 - 14 PAINTED DECK OR PORCH COLUMN - SIZE AS NOTED
 - 15 PAINTED METAL JULIET BALCONY
 - 16 SCREENED DECK OR SCREENED PATIO
 - 17 ARCHITECTURAL TAB DIMENSIONAL ROOF SHINGLES
 - 18 PRE-FINISHED ALUMINUM K-STYLE GUTTER
 - 19 ROOF RIDGE VENT - REFER TO ROOF PLAN
 - 20 PRE-FINISHED ALUMINUM FLASHING AT VERTICAL INTERSECTIONS w/ ROOF LINES, VALLEY FLASH ALL VALLEYS
 - 21 VINYL WINDOW
 - 22 PAINTED FIBERGLASS OR STEEL DOOR
 - 23 PAINTED ENTRY DOOR w/ TEMPERED GLAZING
 - 24 OVERHEAD GARAGE DOOR - PROVIDE LITE\$ WHERE INDICATED ON BUILDING ELEVATION DRAWINGS
 - 25 LIGHT FIXTURE - REFER TO ELECT. DRAWINGS
 - 26 KNOX BOX MODEL No. AS DIRECTED BY LOCAL FIRE DEPARTMENT, PROVIDE RECESSED MODEL AT MASONRY & SURFACE-MOUNT MODEL AT OTHER AREAS, CONFIRM EXACT PLACEMENT & LOCATION OF KNOX BOX PRIOR TO INSTALLATION ON BUILDING
 - 27 PAINTED WOOD FINIAL AT GABLE
 - 28 DRYER VENT
 - 29 PAINTED DECORATIVE (NON-FUNCTIONAL) GABLE VENT
 - 30 PAINTED WOOD BRACKET
 - 31 STANDING SEAM METAL ROOF
 - 32 METAL GUARDRAIL



2 LEFT SIDE ELEVATION
SCALE: 3/32"=1'-0" (24X36 SHT) 3/64"=1'-0" (18X17 SHT)



1 REAR ELEVATION
SCALE: 3/32"=1'-0" (24X36 SHT) 3/64"=1'-0" (18X17 SHT)

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, In 46220
phone 317 202 0661
fax 317 202 0662
email office@weaversherman.com

REVISIONS

WHEELER LANDING
BUILDING TYPE 'A'
BUILDING ELEVATIONS

DATE: 12/22/20
SHEET NO.
A302

EXTERIOR MATERIALS KEY:

- 1 QUEEN SIZE BRICK VENEER
2 BRICK VENEER SOLDIER HEADER COURSE
3 BRICK ROWLOCK SILL
4 CUT LIMESTONE OR CAST STONE TRIM
5 CUT LIMESTONE OR CAST STONE SILL
6 SMOOTH CUT LIMESTONE OR CAST STONE VENEER AT ENTRY
7 MANUFACTURED STONE VENEER
8 PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
9 PAINTED 1x TRIM (SMOOTH FINISH)
10 FIBER CEMENT 6" EXPOSURE LAP SIDING
11 FIBER CEMENT CEDAR SHAKE SIDING
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30 PAINTED WOOD BRACKET
31 STANDING SEAM METAL ROOF
32 METAL GUARDRAIL



1 FRONT ELEVATION
SCALE: 1/8"=1'-0" (24X36 SHT) 1/16"=1'-0" (11X17 SHT)



2 REAR ELEVATION
SCALE: 1/8"=1'-0" (24X36 SHT) 1/16"=1'-0" (11X17 SHT)

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, IN 46220
phone 317 202 0661
fax 317 202 0662
email office@weaversherman.com

REVISIONS

WHEELER LANDING
BUILDING TYPE 'B'
BUILDING ELEVATIONS

DATE: 12/22/20

SHEET NO.
A304

- 1 QUEEN SIZE BRICK VENEER
- 2 BRICK VENEER SOLDIER HEADER COURSE
- 3 BRICK ROULOCK SILL
- 4 CUT LESTERONE OR CAST STONE TRIM
- 5 CUT LESTERONE OR CAST STONE SILL
- 6 SMOOTH CUT LESTERONE OR CAST STONE VENEER AT ENTRY
- 7 MANUFACTURED STONE VENEER
- 8 PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
- 9 PAINTED 1x TRIM (SMOOTH FINISH)
- 10 FIBER CEMENT 6" EXPOSURE LAP SIDING
- 11 FIBER CEMENT CEDAR SHAKE SIDING
- 12 PAINTED 2x2 CAP OVER 5/4x8 BASE TRIM (SMOOTH FINISH)
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- 23 PAINTED ENTRY DOOR w/ TEMPERED GLAZING
- 24 OVERHEAD GARAGE DOOR - PROVIDE LITES WHERE INDICATED ON BUILDING ELEVATION DRAWINGS
- 25 LIGHT FIXTURE - REFER TO ELECT. DRAWINGS
- 26 KNOX BOX MODEL NO. AS DIRECTED BY LOCAL FIRE DEPARTMENT, PROVIDE RECESSED MODEL AT MASONRY & BRICK VENEER, PROVIDE FLUSH MODEL AT OTHER AREAS, CONFIRM EXACT PLACEMENT & LOCATION OF KNOX BOX PRIOR TO INSTALLATION ON BUILDING
- 27 PAINTED WOOD FINIAL AT GABLE
- 28 DRYER VENT
- 29 PAINTED DECORATIVE (NON-FUNCTIONAL) GABLE VENT
- 30 PAINTED WOOD BRACKET
- 31 STANDINGS BEAM METAL ROOF
- 32 METAL GUARDRAIL



WHEELER LANDING

CLUBHOUSE

BUILDING ELEVATIONS

DATE: 12/22/20

SHEET NO.
A306

- 1 QUEEN SIZE BRICK VENEER
- 2 BRICK VENEER SOLDIER HEADER COURSE
- 3 BRICK ROLLOUT SILL
- 4 CUT LIMESTONE OR CAST STONE TRIM
- 5 CUT LIMESTONE OR CAST STONE SILL
- 6 SMOOTH CUT LIMESTONE OR CAST STONE VENEER AT ENTRY
- 7 MANUFACTURED STONE VENEER
- 8 PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
- 9 PAINTED 1x TRIM (SMOOTH FINISH)
- 10 FIBER CEMENT 6" EXPOSURE LAP SIDING
- 11 FIBER CEMENT CEDAR SHAKE SIDING
- 12 PAINTED 2x2 GABLE OVER 3/4x8 BASE TRIM (SMOOTH FINISH)
- 13 PAINTED GARAGE DOOR JAMB & HEAD TRIM
- 14 PAINTED DECK OR PORCH COLUMN - SIZE AS NOTED
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- 25 LIGHT FIXTURE - REFER TO ELECT. DRAWINGS
- 26 KNOW BOW MODEL NO. AS DIRECTED BY LOCAL FIRE DEPARTMENT, PROVIDE RECESSED MODEL AT MASONRY & SURFACE-MOUNT MODEL AT OTHER AREAS, CONFIRM EXACT FIT & LOCATION & METHOD OF KNOW BOW PRIOR TO INSTALLATION ON BUILDING
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- 30 PAINTED WOOD BRACKET
- 31 STANDING BEAM METAL ROOF
- 32 METAL GUARDRAIL



weaver sherman design
architects and land planners

6201 Carrollton Avenue
Indianapolis, IN 46220

phone 317 202 0661

phone 317 202 0661
fax 317 202 0662

phone 317 202 0661
fax 317 202 0662

REVISIONS

MULTI-LEVEL LANDING

BUILDING TYPE 'C'

BUILDING ELEVATIONS

DATE: 12/22/20

SHEET NO.

A305

- EXTERIOR MATERIALS KEY:**
- 1 QUEEN SIZE BRICK VENEER
 - 2 BRICK VENEER SOLDIER HEADER COURSE
 - 3 BRICK ROULOCK SILL
 - 4 CUT LESTONE OR CAST STONE TRIM
 - 5 CUT LESTONE OR CAST STONE SILL
 - 6 SMOOTH CUT LESTONE OR CAST STONE VENEER AT ENTRY
 - 7 MANUFACTURED STONE VENEER
 - 8 PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
 - 9 PAINTED 1/2 TRIM (SMOOTH FINISH)
 - 10 FIBER CEMENT 6" EXPOSURE LAP SIDING
 - 11 FIBER CEMENT CEDAR SHAKE SIDING
 - 12 PAINTED 2x2 CAP OVER 5/4x8 BASE TRIM (SMOOTH FINISH)
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 - 27 PAINTED WOOD FINIAL AT GABLE
 - 28 DRYER VENT
 - 29 PAINTED DECORATIVE (NON-FUNCTIONAL) GABLE VENT
 - 30 PAINTED WOOD BRACKET
 - 31 STANDING SEAM METAL ROOF
 - 32 METAL GUARDRAIL



4 LEFT SIDE ELEVATION

SCALE: 1/8"=1'-0" (24X36 SHT) 1/16"=1'-0" (11X17 SHT)



2 RIGHT SIDE ELEVATION

SCALE: 1/8"=1'-0" (24X36 SHT) 1/16"=1'-0" (11X17 SHT)



3 REAR ELEVATION

SCALE: 1/8"=1'-0" (24X36 SHT) 1/16"=1'-0" (11X17 SHT)



1 FRONT ELEVATION

SCALE: 1/8"=1'-0" (24X36 SHT) 1/16"=1'-0" (11X17 SHT)

weaver sherman design
architects and land planners
5201 carrollton avenue
Indianapolis, IN 46220
phone 317 202 0661
fax 317 202 0662
email office@weaversherman.com

REVISIONS

WHEELER LANDING
BUILDING TYPE 'C2' (MONON - ALT)
BUILDING ELEVATIONS

DATE: 12/22/20

SHEET NO.
A305B

- EXTERIOR MATERIALS KEY:**
- 1 QUEEN SIZE BRICK VENEER
 - 2 BRICK VENEER SOLDIER HEADER COURSE
 - 3 BRICK ROULOCK SILL
 - 4 CUT LESTONE OR CAST STONE TRIM
 - 5 CUT LESTONE OR CAST STONE SILL
 - 6 SMOOTH CUT LESTONE OR CAST STONE VENEER AT ENTRY
 - 7 MANUFACTURED STONE VENEER
 - 8 PAINTED FIBER CEMENT SIDING PANEL (SMOOTH FINISH)
 - 9 PAINTED 1x TRIM (SMOOTH FINISH)
 - 10 FIBER CEMENT 6" EXPOSURE LAP SIDING
 - 11 FIBER CEMENT CEDAR SHAKE SIDING
 - 12 PAINTED 2x2 CAP OVER 5/4x8 BASE TRIM (SMOOTH FINISH)
 - 13 PAINTED GARAGE DOOR JAMB & HEAD TRIM
 - 14 PAINTED DECK OR PORCH COLUMN - SIZE AS NOTED
 - 15 PAINTED METAL JULIET BALCONY
 - 16 SCREENED DECK OR SCREENED PATIO
 - 17 ARCHITECTURAL TAB DIMENSIONAL ROOF SHINGLES
 - 18 PRE-FINISHED ALUMINUM K-STYLE GUTTER
 - 19 ROOF RIDGE VENT - REFER TO ROOF PLAN
 - 20 PRE-FINISHED ALUMINUM FLASHING AT VERTICAL INTERSECTIONS w/ ROOF LINES, VALLEY FLASH ALL VALLEYS
 - 21 VINYL WINDOW
 - 22 PAINTED FIBERGLASS OR STEEL DOOR
 - 23 PAINTED ENTRY DOOR w/ TEMPERED GLAZING
 - 24 OVERHEAD GARAGE DOOR - PROVIDE LITES WHERE INDICATED ON BUILDING ELEVATION DRAWINGS
 - 25 LIGHT FIXTURE - REFER TO ELECT. DRAWINGS
 - 26 KNOX BOX MODEL NO. AS DIRECTED BY LOCAL FIRE DEPARTMENT, PROVIDE RECESSED MODEL AT MASONRY & SURFACE MOUNT MODEL AT OTHER AREAS, CONFIRM EXACT PLACEMENT & LOCATION OF KNOX BOX PRIOR TO INSTALLATION ON BUILDING
 - 27 PAINTED WOOD FINIAL AT GABLE
 - 28 DRYER VENT
 - 29 PAINTED DECORATIVE (NON-FUNCTIONAL) GABLE VENT
 - 30 PAINTED WOOD BRACKET
 - 31 STANDING SEAM METAL ROOF
 - 32 METAL GUARDRAIL



4 LEFT SIDE ELEVATION
SCALE: 1/8"=1'-0" (24X36 SHT) 1/16"=1'-0" (11X17 SHT)



2 RIGHT SIDE ELEVATION
SCALE: 1/8"=1'-0" (24X36 SHT) 1/16"=1'-0" (11X17 SHT)



3 REAR ELEVATION
SCALE: 1/8"=1'-0" (24X36 SHT) 1/16"=1'-0" (11X17 SHT)



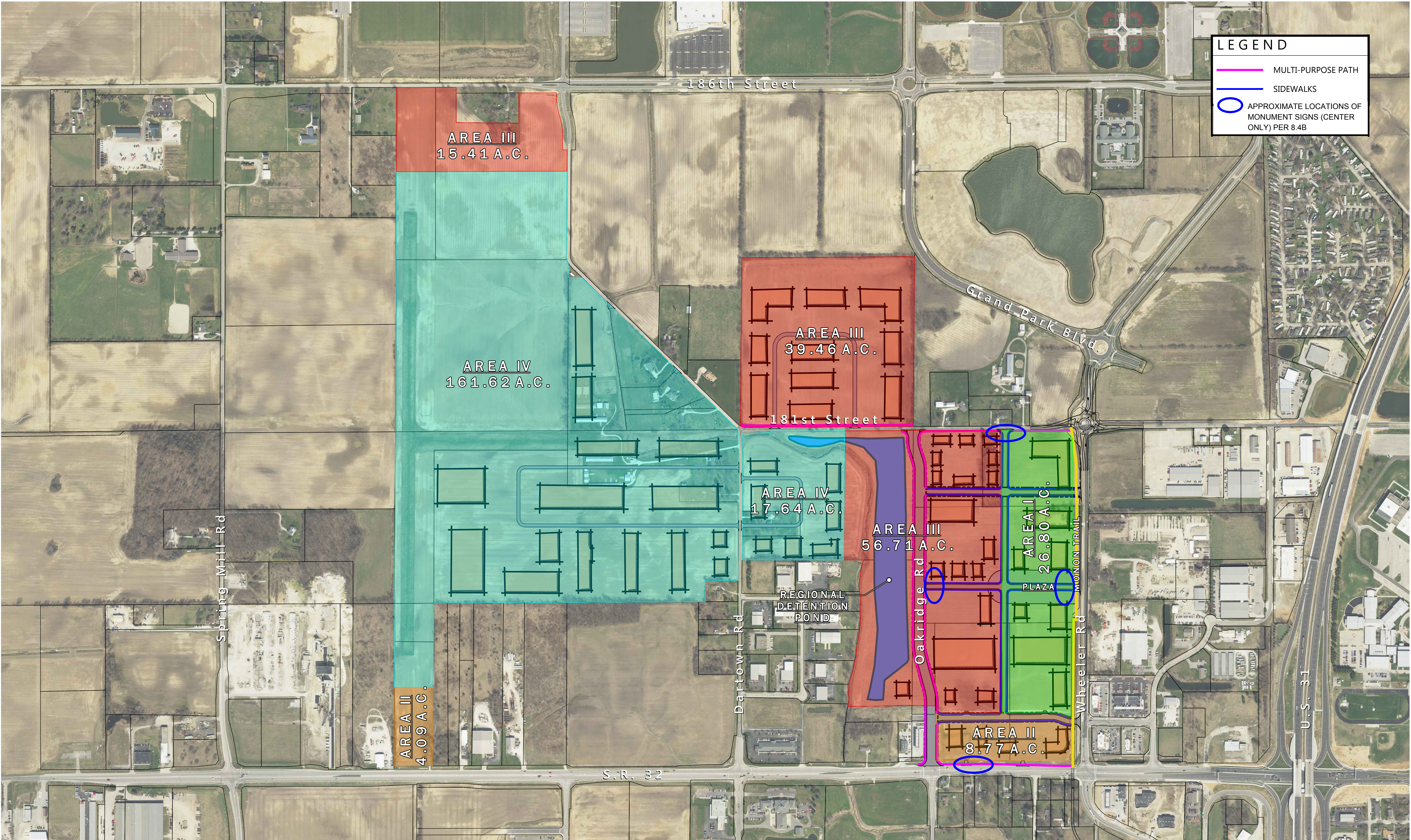
1 FRONT ELEVATION
SCALE: 1/8"=1'-0" (24X36 SHT) 1/16"=1'-0" (11X17 SHT)

weaver sherman design
architects and land planners
6201 carrollton avenue
Indianapolis, IN 46220
phone 317 202 0651
fax 317 202 0652
email office@weaversherman.com

REVISIONS

WHEELER LANDING
BUILDING TYPE 'C2' (MONON)
BUILDING ELEVATIONS

DATE: 12/22/20
SHEET NO.
A305A



LEGEND

MULTI-PURPOSE PATH

SIDEWALKS

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

0'300'

SCALE: 1" = 300'

May 7, 2018

Wheeler Landing Concept Plan, Exhibit B

Westfield, Indiana

AMERICAN
STRUCTUREPOINT
INC.

2017.00711

PLOT DATE: 5/7/2018 7:38 AM
DRAWING FILE: P:\2017\00711\Drawings\Civil\Exhibits\2018-05-04 - Land Use Exhibit\2017.00711 CE LAND USE EXHIBIT 2018-05-04.dwg

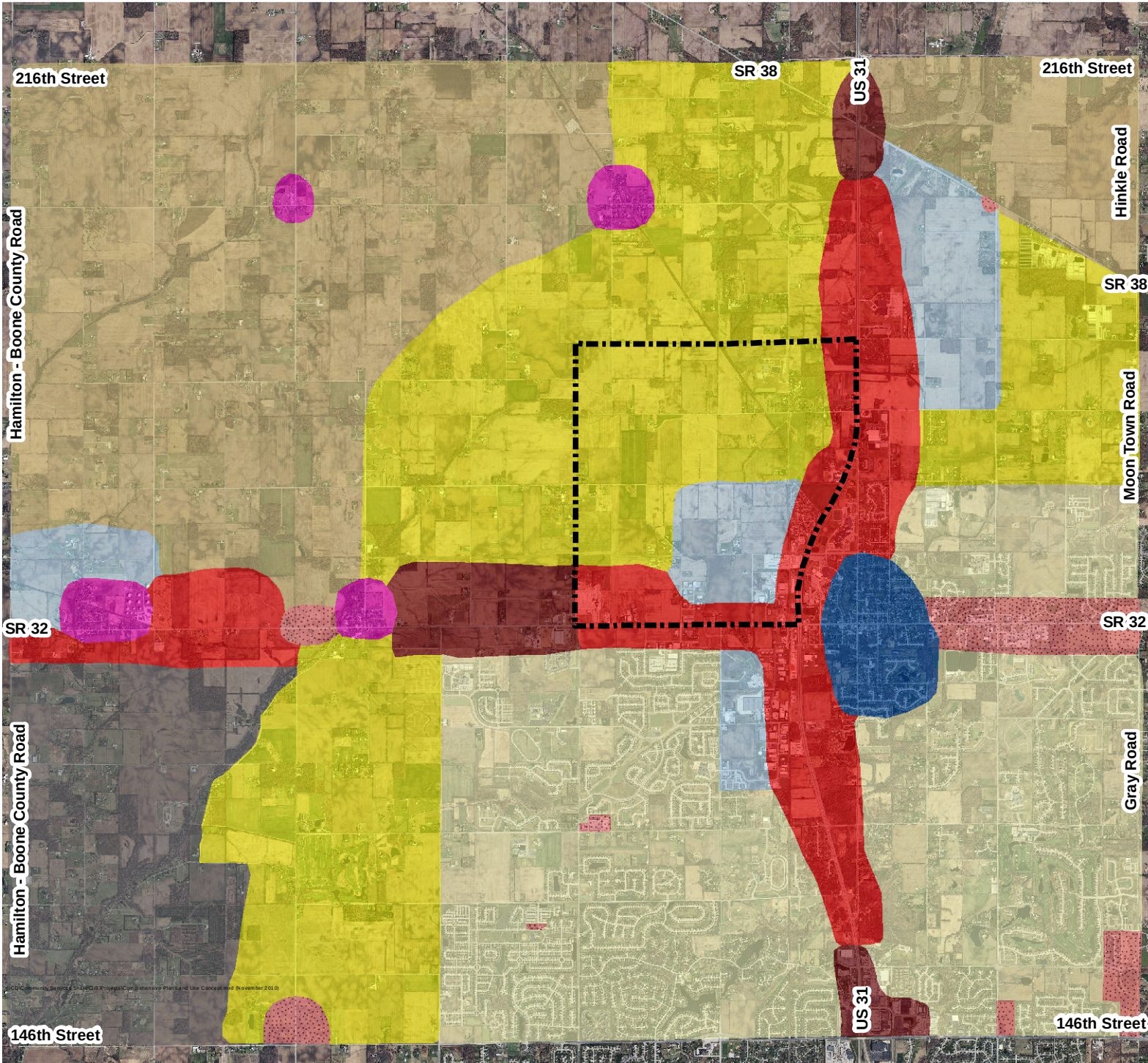
Narrative Statement

Wheeler Landing Apartments – PUD amendment

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

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

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



Westfield - Washington Land Use Concept Map

Exhibit A

Legend

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



Community Development Department

1 inch = 1 mile

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

ORDINANCE 20-54

AN ORDINANCE TO AMEND ARTICLE 10.9 (PLANNED UNIT DEVELOPMENT DISTRICTS) OF THE WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE

WHEREAS, the City of Westfield, (the “City”) is a duly formed municipal corporation within the State of Indiana, governed by its duly elected Mayor and Common Council (the “Council”); and,

WHEREAS, it is the duty and the responsibility of the City to administer the Westfield-Washington Township Unified Development Ordinance (the “UDO”) throughout the City and Washington Township Indiana through a Joinder Agreement; and,

WHEREAS, from time to time it becomes necessary to amend and revise the UDO, and pursuant to Indiana Code § 36-7-4-602 and I.C. § 36-7-4-701, the City is authorized to amend the UDO; and,

WHEREAS, Indiana Code § 36-7-4-1109 establishes statutory protections regarding certain development rights; and,

WHEREAS, the Westfield-Washington Township Advisory Plan Commission forwarded Petition No. 2101-ZOA-01 to the Council with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505; and

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

Section 1. **Article 10.9 Planned Unit Development Districts** shall be amended as follows:

A. Article 10.9(C) PUD District Ordinance shall be amended to add new subsection Article 10.9(C)(3), as follows:

“3. Duration. To the extent the provisions of this subsection are not in conflict with Indiana Code 36-7-4-1109, each PUD District Ordinance and any related subsequent PUD Amendment Ordinance that is approved after the effective date of Ordinance 20-54, in its entirety or in part, shall be subject to review and approval by the City Council by January 1st of the 6th full calendar year following that PUD District Ordinance approval, under the following conditions:

- a. Construction Plan approval has not been obtained (for projects requiring platting); or,
- b. Improvement Location Permit approval has not been obtained (for projects not requiring platting).”

B. Article 10.9(C) PUD District Ordinance shall be amended to add new subsection Article 10.9(C)(4), as follows:

“4. Re-Review Process. If the conditions described under Article 10.9(C)(3) exist and City Council review and approval is warranted, then the owner/applicant shall follow the same process for a PUD Amendment, as described in Article 10.9(G), with the following additional considerations:

- a. If the City Council denies further approval of a PUD District or PUD Amendment that is following the review process outlined in this Article, then the City Council shall establish the new effective Zoning District for the property in question as part of its denial. If the City Council fails to establish the new effective Zoning District upon denial, then the PUD District Ordinance in question shall remain effective until the City Council establishes a new Zoning District in accordance with the UDO and Indiana law.
- b. In the event a petition to review a PUD District Ordinance or related subsequent PUD Amendment Ordinance is in-process, but the City Council has not acted before January 1st of the 6th full calendar year following the PUD District Ordinance in question, then the PUD District Ordinance in question shall remain effective until the City Council takes action.
- c. In the event an owner has not filed an application to be reviewed by January 1st of the 6th full calendar year following a PUD District Ordinance or any related subsequent PUD Amendment Ordinance, then the City Council may initiate a change in zoning in accordance with the UDO and Indiana law.”

Section 2.

This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered repealed. All acts undertaken to in creation of this Ordinance are hereby ratified.

If any provision or portion of this Ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity of the UDO as a whole or any portion thereof, other than the portion so declared invalid.

[REMAINDER OF PAGE LEFT BLANK INTENTIONALLY]

ALL OF WHICH IS ORDAINED THIS _____ DAY OF _____, 2021.

WESTFIELD CITY COUNCIL

<u>Voting For</u>	<u>Voting Against</u>	<u>Abstain</u>
_____ James J. Edwards	_____ James J. Edwards	_____ James J. Edwards
_____ Scott Frei	_____ Scott Frei	_____ Scott Frei
_____ Jake Gilbert	_____ Jake Gilbert	_____ Jake Gilbert
_____ Mike Johns	_____ Mike Johns	_____ Mike Johns
_____ Troy Patton	_____ Troy Patton	_____ Troy Patton
_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric	_____ Cindy L. Spoljaric
_____ Scott Willis	_____ Scott Willis	_____ Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

I hereby certify that ORDINANCE 20-54 was delivered to the Mayor of Westfield

on the _____ day of _____, 2021, at _____ m.

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE ORDINANCE 20-54
this _____ day of _____, 2021.

J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 20-54
this _____ day of _____, 2021.

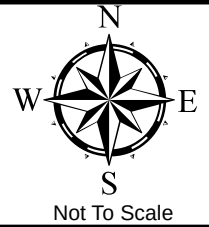
J. Andrew Cook, Mayor

This document prepared by:
NAME, TITLE, COMPANY
ADDRESS, PHONE NUMBER

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: NAME



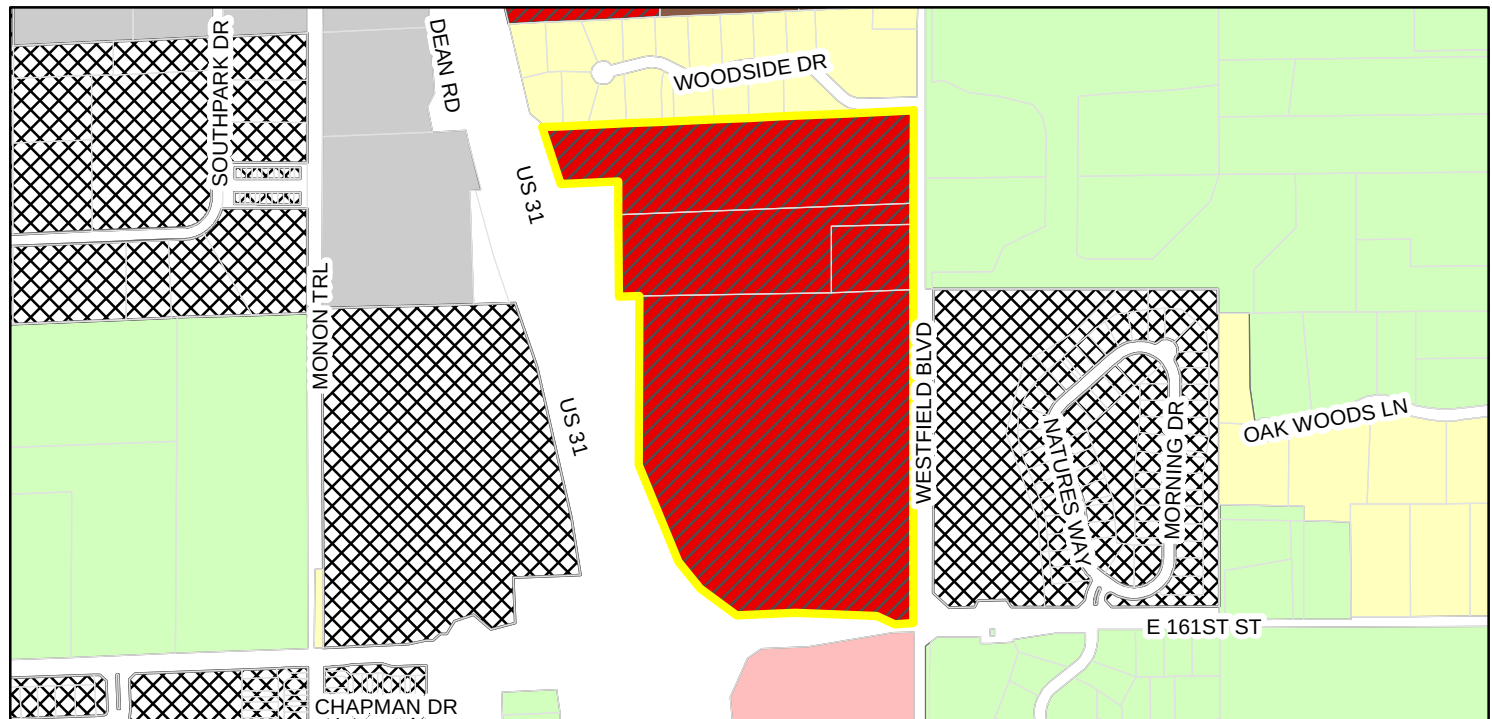
Property Location Map
Lantern Commons PUD
2102-PUD-04



Aerial Location Map



Zoning Map



Zoning

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

Development Parcels

Block A
Senior Living +/- 11.5 Acres

Block B
Office +/- 7.5 Acres

Block C
Commercial & Retail /
Restaurant +/- 4.7 Acres

Block D
Hotel +/- 6.1 Acres

Block E
Multifamily +/- 24.5 Acres

Block F
Additional Land +/- 4 Acres

Legend

-  Residential
-  Office
-  Commercial
-  Hotel
-  Additional Land



EXHIBIT C

The “Character Exhibits”

(page 1 of 2)



EXHIBIT C

The “Character Exhibits”

(page 2 of 2)

Commercial & Retail / Restaurant

Situated in a park-like setting the retail community of Lantern Commons will become the new go-to destination for restaurants and shops in Westfield. Conveniently located at the corner of 161st and Union Street, it's the perfect place to grab dinner, a cup of coffee and browse the unique shops. This retail community will provide convenience that caters to the needs and desires of local employees and all Westfield's residents. As the Natalie Wheeler Trail inspires the community to come together, Lantern Commons will provide the opportunity for gathering and community spirit.



Hotel

At Lantern Commons, we will offer a best-in-class local hotel. Our concept will provide a warm, traditional welcome with modern, natural and comfortable accommodations in a contemporary style. It's about quality and comfort that's practical, efficient and innovative. But our vision will focus on what is becoming important to us all: a commitment to the environment and to create places for living - bringing both locals and visitors together.



Multifamily

Farmhouse at Lantern Commons will offer a living experience which outperforms expectations every time. Our apartment community will include one, two, and three-bedroom spacious floor plans with luxury designer finishes. Experience the outdoors while lying in our hammocks by the zero-entry saltwater pool, or enjoy cooking in our outdoor cabana. Residents can come together with their neighbors by planting their favorite herbs and vegetables in our community garden or enjoy an evening at our HD movie theater.

Farmhouse will knit together the fabric of our community to fulfill the **Work + Live + Play** concept. Residents can make full use of the extensive walking trails and open spaces for exercise or strolling with kids, cycling to the Monon on the weekend, or just walking to an eatery or coffee shop within Lantern Commons.



ORDINANCE NUMBER XX-XX

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

“Lantern Commons PUD”

This is a Planned Unit Development District Ordinance, to be known as the LANTERN COMMONS PLANNED UNIT DEVELOPMENT (the “**Ordinance**”), to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the “**UDO**”), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code§ 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “**Commission**”) considered a petition (Petition No. XXXX-PUD-XX), 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. XXXX-PUD-XX to the Common Council of the City of Westfield, Hamilton County, Indiana (the “**Council**”) with a favorable recommendation (X-X) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code§ 36-7-4-1505;

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

WHEREAS, the 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 Council, meeting in regular session, that the UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

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

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

- 2.1 “**Multi-story Parking Garage**” shall mean a structure consisting of multiple stories, either above ground or sub-surface, used for the temporary storage of motorized vehicles.
- 2.2 For the purposes of this Ordinance, “**Westfield Boulevard**” shall mean the street identified as “Westfield Blvd. Connector” on the Concept Plan.

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

- 3.1 The District is hereby divided into five (5) areas, as depicted on the Concept Plan and labeled as Area A, Area B, Area C, Area D and Area E (individually or collectively, the “**Area**” or “**Areas**”).
- 3.2 Development of each Area shall be regulated as set forth in this Ordinance.
- 3.3 The boundaries of the Areas, as well as major thoroughfares, shall be developed in substantial compliance with the Concept Plan. The Concept Plan provides a general vision for the development of the District that illustrates only one possible layout of other improvements, green space and buildings that are permitted by this Ordinance. The final layouts and site plans shall be subject to the terms of this Ordinance and may vary from this Concept Plan.

- 3.4 The acreage within each of the Areas identified on the Concept Plan may be expanded or contracted in size by up to 1.5 acres unless otherwise indicated herein. If the acreage included in the “**Additional Land**” (identified on the Concept Plan) is acquired by the owner of the Real Estate, (i) the Additional Land shall be incorporated into the District in accordance with Article 2.8(F) of the UDO; (ii) the Additional Land shall become a part of Areas D and E; and (iii) the acreage of Areas D and E shall be permitted to expand by up to the acreage of the Additional Land.

Section 4. Underlying Zoning District(s). The Underlying Zoning District of Areas A, B, C and D shall be the GB: General Business District and Area E shall be the MF2: Multi-family Medium Density District (the “**Underlying Zoning Districts**”).

Section 5. Permitted Uses. All uses permitted in the Underlying Zoning Districts shall be permitted, except as otherwise modified below:

- 5.1 Additional Uses: The following additional uses shall be permitted:

- A. Area A
 - 1. Assisted Living
 - 2. Hospice
 - 3. Nursing Home
- B. Area B
 - 1. Assisted Living
 - 2. Hospice
 - 3. Nursing Home
 - 4. Grocery (up to 25,000 SF in floor area)
 - 5. Farm Stand
 - 6. Multi-story Parking Garage
- C. Area C
 - 1. Coffee Shop
 - 2. Sandwich Shop
 - 3. Furniture Store (up to 25,000 SF in floor area)
 - 4. Grocery (up to 25,000 SF in floor area)
 - 5. Farm Stand
 - 6. Multi-story Parking Garage
- D. Area D
 - 1. Multi-story Parking Garage
- E. Area E
 - 1. Farm Stand
 - 2. Multi-story Parking Garage

- 5.2 Prohibited Uses: The following uses shall be prohibited:

A. All Special Exception Uses, except as otherwise permitted in this Ordinance.

B. Area A

1. Auction Rooms
2. Health, Fitness and Exercise Center
3. Hotel (or Motel)
4. Mortuaries
5. Restaurant, Fast Food
6. Restaurant, Sit Down
7. Restaurant, Specialty
8. Restaurant, Takeout and Deli-Style
9. Retail, High Intensity
10. Retail, Low Intensity
11. Retail, Medium Intensity
12. Amphitheater/Outdoor Theatre
13. Assembly Halls/Auditoriums
14. Civic Center
15. Hospital (major)
16. Museum/Exhibition Hall

C. Area B

1. Auction Rooms
2. Mortuaries
3. Restaurant, Fast Food
4. Retail, High Intensity
5. Amphitheater/Outdoor Theatre
6. Assembly Halls/Auditoriums
7. Civic Center
8. Hospital (major)
9. Museum/Exhibition Hall

D. Area C

1. Auction Rooms
2. Mortuaries
3. Retail, High Intensity
4. Amphitheater/Outdoor Theatre
5. Assembly Halls/Auditoriums
6. Civic Center

E. Area D

1. Auction Rooms
2. Mortuaries

3. Restaurant, Fast Food
4. Retail, High Intensity
5. Amphitheater/Outdoor Theatre
6. Assembly Halls/Auditoriums
7. Civic Center

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

6.1 Areas A, B, C, and D Development Standards:

- A. Article 4.16(E) shall not apply. Instead, a minimum 50' setback along the perimeter of the District shall be provided, except for Area C, which shall be permitted to have a minimum setback along the perimeter of the District of 5'. There shall be no other setback requirements within Areas A, B, C and D.
- B. Article 4.16(G) shall not apply. Instead the following Maximum Building Height standards shall apply:
 1. Area A – 60 feet
 2. Area B – 60 feet
 3. Area C – No Maximum
 4. Area D – No Maximum

6.2 Area E Development Standards: The development standards contained in Article 4.11 shall not apply. Instead, the following development standards shall apply:

- A. Maximum Number of Dwelling Units: Area E – 350 Dwelling Units; if the Additional land is incorporated – 400 Dwelling Units.
- B. Minimum Living Area – 600 square feet.
- C. Minimum Road Frontage – 70 feet.
- D. Minimum Building Setback Lines: a minimum 50' setback along the perimeter of the District in Area E shall be provided. There shall be no other setback requirements within Area E.
- E. Maximum Building Height: 60 feet.
- F. Minimum Distance Between Buildings: 15 feet.
- G. Development Plan Review: Required.

Section 7. Overlay District. The standards of Article 5.2 State Highway 31 Overlay District shall not apply to the District. Instead, the Architectural Design Requirements of the State Highway 32 Overlay Zone, Article 5.3(K) of the UDO, shall apply to Areas A, B, C and D.

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) Screening of Receptacles and Loading Areas shall be modified to permit enclosures to be located within the Established Front Yard along Westfield Boulevard.

8.2 Article 6.3 Architectural Standards:

- A. Article 6.3 Architectural Standards of the UDO shall apply to Area E, in accordance with Article 6.3(E). Article 6.3(F) shall not apply to Areas A, B, C and D.
- B. Architectural character examples are attached hereto as Exhibit C and are intended to generally and conceptually illustrate an application of the development requirements and elements of the anticipated character of the District. Architectural character examples are general and preliminary in nature and are not intended to delineate exactly what will be built and developed. The architectural character examples establish a benchmark for the architecture and design of the buildings.
- C. Article 6.3(E)(2)(b) of the Multi-Family development standards is hereby revised to read as follows: Masonry Materials: A minimum forty percent (40%) of each Building Façade, excluding windows and doors, shall be Masonry Materials.

8.3 Parking and Loading Standards.

A. Multi-story Parking Garage Standards.

- 1. Any Multi-story Parking Garages shall be architecturally consistent with the primary structure to which they are associated, including roof lines, building elevation design, articulation, modulation and building materials.
- 2. Security grilles shall be architecturally consistent with and integrated with the overall design of the building. Chain link fencing is not permitted for parking structure fencing.
- 3. If a Multi-story Parking Garage is not associated with a specific primary structure, then the Multi-story Parking Garage shall be architecturally compatible with adjacent buildings.

B. Article 6.14(G)(5) is hereby modified to permit up to 20% of all parking spaces required in the District to be a minimum of 8' wide and 18' deep to accommodate compact cars.

C. Article 6.14(G)(11)(c) is hereby modified to permit a minimum of 1.5 parking spaces per Dwelling Unit in Area E. Parking Space requirements for all other uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for a Detailed Development Plan.

- 8.4 Article 6.8(H) of the UDO shall not apply. Instead, the following standards shall apply to Multi-Family uses:
- A. Parking Areas, Parking Spaces and service facility areas that may be visible from Streets or perimeter Lot Lines shall be screened by a solid evergreen screen with a combination of trees and shrubs.
 - B. Solid evergreen screens with a combination of trees and shrubs shall be installed for the privacy of residents when parking spaces are located within ten (10) feet of residential units.
- 8.5 The standards of Article 8.6 of the UDO are hereby modified to permit the following:
- A. Article 8.6(B) – A minimum of 10% Open Space in Area E.
 - B. Article 8.6(H)(1) – One (1) amenity per 40 Dwelling Units in Area E.
 - C. Article 8.6(H)(2) – In addition to the qualifying amenities listed, the following amenities shall also qualify: dog park, pet spa, community garden and bocce court.

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

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

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

James Edwards

James Edwards

James Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy Gossard, Clerk Treasurer

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

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE XX-XX**

this _____ day of _____, 2021.

I hereby VETO **ORDINANCE XX-XX**

this _____ day of _____, 2021.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Matthew S. Skelton, Church Church Hittle + Antrim, Two North Ninth Street, Noblesville, Indiana 46074, (317) 773-2190.

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: Matthew S. Skelton.

EXHIBIT A

The "Real Estate"

A part of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, in Hamilton County, Indiana, being described as follows:

Beginning at the southeast corner of said Quarter Section; thence North 00 degrees 37 minutes 57 seconds East along the east line thereof a distance of 2208.18 feet to a Mag Nail at the northeast corner of a tract of land described in Instrument #9954337 in the Office of the Recorder, Hamilton County, Indiana (basis of bearing per said deed) (the following 7 courses are along the north, west and south lines of said tract of land); (1) thence South 87 degrees 58 minutes 14 seconds West a distance of 1654.08 feet to a 5/8" rebar with cap stamped "Weihe" on the east right-of-way line of US Highway 31 per ISHC Project No. F24(23) dated 1954; (2) thence South 14 degrees 39 minutes 28 seconds East along said right-of-way line a distance of 263.05 feet to a 5/8" rebar with yellow cap stamped "Benchmark Firm 0061" (hereafter referred to as "Benchmark" rebar); (3) thence North 87 degrees 58 minutes 14 seconds East a distance of 301.04 feet; (4) thence South 00 degrees 37 minutes 59 seconds West a distance of 139.21 feet to a "Benchmark" rebar; (5) thence North 88 degrees 01 minute 54 seconds East a distance of 2.41 feet to a "Benchmark" rebar; (6) thence South 00 degrees 37 minutes 59 seconds West a distance of 357.00 feet to a point lying 1.1' south and 0.4' east of an iron pipe; (7) thence North 88 degrees 24 minutes 40 seconds East a distance of 90.85 feet to the northerly extension of the west line of a tract of land described in Deed Book 232, Page 257 in said Recorders Office, said point lying 1.1' south of a "Benchmark" rebar; thence South 01 degrees 11 minutes 47 second West along said line a distance of 1015.54 feet to the east right-of-way line of US Highway 31 per said plans; thence South 15 degrees 17 minutes 39 seconds East along said right-of-way line a distance of 336.62 feet to a 5/8" rebar with yellow cap stamped "Schneider Firm 0001"; thence South 70 degrees 16 minutes 52 seconds East along said right-of-way line a distance of 242.49 feet to a point lying 0.2' south of an iron pipe; thence South 01 degrees 34 minutes 27 seconds East a distance of 19.56 feet to the south line of said Quarter Section; thence North 88 degrees 05 minutes 06 seconds East along said line a distance of 877.60 feet to the Point of Beginning, containing 63.11 acres, more or less.

The property described above is herein below referred to as the "Original Parcel".

LESS AND EXCEPTING FROM THE ORIGINAL PARCEL:

A part of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantors' (being the same as Borrower under the Fourth Modification Agreement) land lying within the right of way lines depicted on the Right of Way Parcel Plat, marked as Exhibit "B" to the Partial Release of Mortgage dated July 17, 2012 and recorded as Instrument No. 2012071322, described as follows: Beginning on the south line of said quarter section South 87 degrees 33 minutes 40 seconds West 104.05 feet from the southeast corner of said quarter section; thence continuing South 87 degrees 33 minutes 40 seconds West 773.90 feet along the south line of said quarter section; thence North 2 degrees 28 minutes 52 seconds West 15.78 feet to the northeast boundary of U.S. 31; thence North 68 degrees 56 minutes 03 seconds West 245.46 feet along said boundary to the east boundary of U.S. 31; thence North 15 degrees 55 minutes 46 seconds West 336.79 feet along said boundary to the east line of a parcel of land

described in Instrument #200392264; thence North 0 degrees 10 minutes 42 seconds East 294.99 feet along said line; thence South 22 degrees 27 minutes 48 seconds East 447.43 feet to point "203" on said plat; thence South 38 degrees 44 minutes 53 seconds East 147.95 feet to point "800" on said plat; thence South 53 degrees 28 minutes 25 seconds East 192.73 feet to point "799" on said plat; thence North 87 degrees 26 minutes 28 seconds East 250.06 feet to point "798" on said plat; thence South 87 degrees 39 minutes 50 seconds East 351.28 feet to point "797" on said plat; thence South 64 degrees 42 minutes 16 seconds East 82.82 feet to point "796" on said plat; thence South 2 degrees 26 minutes 59 seconds East 7.78 feet to the point of beginning containing 3.145 acres more or less, inclusive of the presently existing right of way for 161" Street which contains 0.117 acres more or less.

ALSO LESS AND EXCEPTING FROM THE ORIGINAL PARCEL:

A part of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, Hamilton County, Indiana, and being that part of the grantors' (being the same as Borrower under the Fourth Modification Agreement) land lying within the right of way lines depicted on the Right of Way Parcel Plat, marked as Exhibit "B" to the Partial Release of Mortgage dated July 17, 2012 and recorded as Instrument No. 2012071322, described as follows: Commencing at the southeast corner of said northeast quarter section; thence North 0 degrees 06 minutes 30 seconds East 2,208.18 feet along the east line of said quarter section to the northeast corner of said grantors' land; thence South 87 degrees 26 minutes 47 seconds West 1,617.24 feet along the north line of said land to the point of beginning of this description; thence South 18 degrees 02 minutes 23 seconds East 262.91 feet to the north line of a parcel of land described in Instrument #200392264; thence South 87 degrees 28 minutes 11 seconds West 49.97 feet along said line to the east boundary of U.S. 31; thence North 15 degrees 10 minutes 53 seconds West 259.63 feet along said boundary to the northwest corner of said grantors' land; thence North 87 degrees 26 minutes 47 seconds East 36.54 feet along the north line of said grantors' land to the point of beginning containing 0.252 acres, more or less.

EXHIBIT B

The “Concept Plan”



EXHIBIT C

The “Character Exhibits”

(page 1 of 2)



EXHIBIT C

The “Character Exhibits”

(page 2 of 2)

Commercial & Retail / Restaurant

Situated in a park-like setting the retail community of Lantern Commons will become the new go-to destination for restaurants and shops in Westfield. Conveniently located at the corner of 161st and Union Street, it's the perfect place to grab dinner, a cup of coffee and browse the unique shops. This retail community will provide convenience that caters to the needs and desires of local employees and all Westfield's residents. As the Natalie Wheeler Trail inspires the community to come together, Lantern Commons will provide the opportunity for gathering and community spirit.



Hotel

At Lantern Commons, we will offer a best-in-class local hotel. Our concept will provide a warm, traditional welcome with modern, natural and comfortable accommodations in a contemporary style. It's about quality and comfort that's practical, efficient and innovative. But our vision will focus on what is becoming important to us all: a commitment to the environment and to create places for living - bringing both locals and visitors together.



Multifamily

Farmhouse at Lantern Commons will offer a living experience which outperforms expectations every time. Our apartment community will include one, two, and three-bedroom spacious floor plans with luxury designer finishes. Experience the outdoors while lying in our hammocks by the zero-entry saltwater pool, or enjoy cooking in our outdoor cabana. Residents can come together with their neighbors by planting their favorite herbs and vegetables in our community garden or enjoy an evening at our HD movie theater.

Farmhouse will knit together the fabric of our community to fulfill the **Work + Live + Play** concept. Residents can make full use of the extensive walking trails and open spaces for exercise or strolling with kids, cycling to the Monon on the weekend, or just walking to an eatery or coffee shop within Lantern Commons.





LANTERN COMMONS

OF WESTFIELD



Work + Live + Play

Development Details

Location Map

Executive Summary

Concept Site Plan

Project Summary



Location Map



Executive Summary

Lantern Commons: *investing in work life balance.*

Lantern Commons will be a **Work + Live + Play** development in Westfield, Indiana - a new experience in the timeless art of living well. Situated on +/- 60 acres adjacent to US Hwy 31 and just south of downtown Westfield, this property is conveniently located to accommodate an exceptional lifestyle for either the local or commuter workforce. **Work + Live + Play** is the theme of this best-in-class project with planned development uses ranging from Retail, Class-A Office Space, Senior Living, Hotel, Luxury Apartments, Coffee/Sandwich Shops and Restaurants - all with a strong sense of community.

When convenience and community are the ultimate goals, mixed-use developments can deliver in a big way. With 33% of the American population living in a walkable, mixed-use neighborhood, it is no wonder that this trend is taking off and expected to continue. Whether someone is working in downtown Indy or living/working at home in Westfield, Lantern Commons offers a location with ease of access - and it's only getting better. The City of Westfield's new roundabout at 161st Street and Union will be open the Fall of '21. In addition to the roundabout, the City's long awaited revitalization of Westfield Boulevard will come closer to reality with this development. The final southern leg of this new thoroughfare will be installed, bringing even more efficiency and flow to Westfield's traffic and providing incredible access to the residents of Lantern Commons. Perhaps most importantly, the new Westfield Boulevard connector will divert traffic away from Union Street enabling them to become pedestrian friendly.

In addition to completing the Westfield Boulevard connector, this development and the community will benefit from the City's new Grand Junction Plaza. Just a few blocks north of Lantern Commons this brand new 6-acre park will include ample green space, walking trails, an amphitheater, and an ice skating rink. Work has already begun on this new Westfield amenity and will be completed mid-2021.

Concept Site Plan



Project Summary

Lantern Commons mixed-use development is a planned development consisting of +/- 60 acres. The current zoning for this site is General Business (GB). The proposed development pattern will allow for office campus, a Senior Living facility, a Luxury Apartment community, an affordable upscale hotel, and neighborhood commercial, retail and restaurant.



- + The project is surrounded by the following land uses:
 - US Hwy 31 to the West
 - Local Business (LB) to the South
 - Single Family 1 (SF1) to the East

The developer proposes the re-zoning of this site to a Planned Development with the intent of achieving the following goals (in context with City of Westfield Zoning Ordinance for Planned Development Regulations):

- + Provision for a well-designed development offering attractive and appropriate locations for businesses and the provision of opportunities with employment close to residences.
- + Provision of a variety of high-end building types within the property.
- + Promotion of significant architectural and aesthetic improvements and details as part of the development plan as depicted by design standard commitments in this pattern book.
- + Promotion of a safe and desirable living environment for residential areas characterized by a unified site development program.



+ Convenient access to Riverview Health Westfield Hospital and additional medical services within the area.

+ To re-zone one section of the property (+/-35 acres) to a Senior Living and Multifamily community that adheres to the existing zoning and development surrounding the property.

+ Encouraging functional and beneficial use of open spaces on the developed site.

+ Offering multiple residential options ranging from a Senior community to high-end Multifamily development.

Work + Live + Play



Project Vision

Senior Living

Office Campus

Commercial & Retail / Restaurant

Hotel

Multifamily





Senior Living

The assisted living property at Lantern Commons will be a thoughtfully-planned community with exceptional service and amenities to provide residents with everything they need to live life to the fullest. The property will include an appropriate blend of independent living, assisted living and memory care to provide the levels of service needed in Westfield - all integrated within the Lantern Commons community of local businesses, restaurants and shared trails and open spaces.





Office Campus

The trend for America's workspaces is reconnecting people with nature. Our vision is to provide a micro office campus park with walkable green spaces interconnecting with the Natalie Wheeler and Monon Trails. This concept will flow from the campus into the buildings by providing natural light, water features and natural material surfaces and details. All with an over arching commitment to environmental conservation and sustainability.

The **Work + Live + Play** ethos will flow through the campus with features that enable the workplace to be as relaxing and stress-free as possible. It will integrate with the residences and other businesses within Lantern Commons, such as local restaurants and daycare facilities.





Commercial & Retail / Restaurant

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Farmhouse will knit together the fabric of our community to fulfill the **Work + Live + Play** concept. Residents can make full use of the extensive walking trails and open spaces for exercise or strolling with kids, cycling to the Monon on the weekend, or just walking to an eatery or coffee shop within Lantern Commons.





Development Team

For over 20 years, the principals at Front Street Partners have used their training and expertise to benefit hundreds of real estate and construction clients. With a combined 80 years of experience in the industry, Chad Gilbert, John Elliott, Chad Davenport and Martin Ing, along with their associates, have completed projects which include land development, residential apartments, senior living, student housing, storage facilities, office buildings, and hotels. Their skills and knowledge have earned them industry recognition and professional praise.

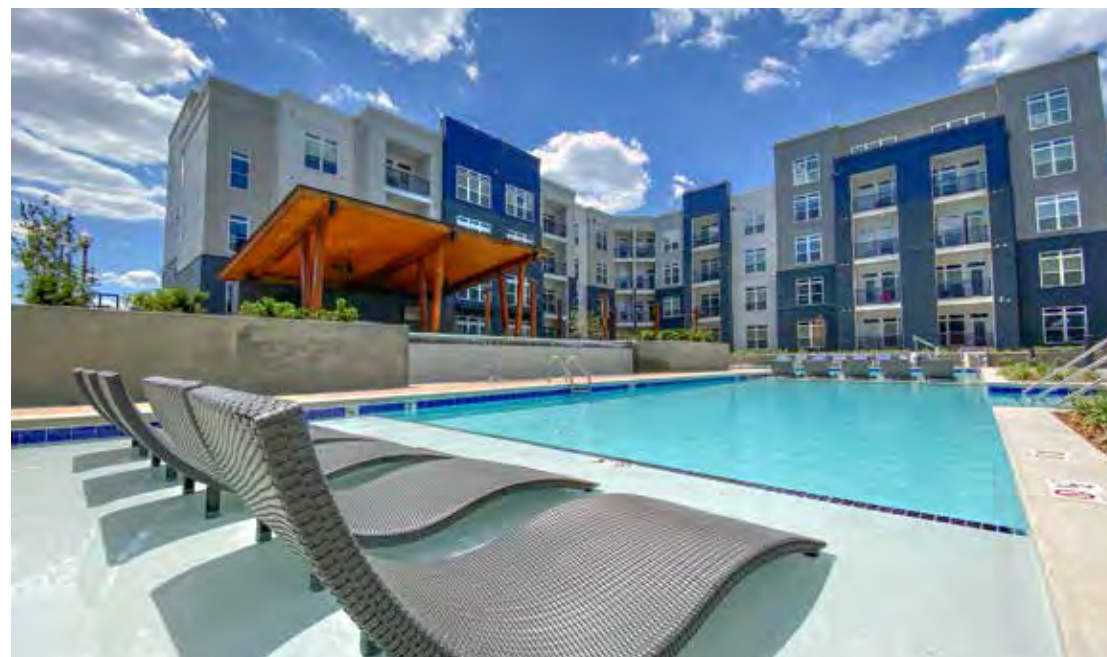


Chad Gilbert

Chad uses his leadership abilities to identify and secure business and real estate opportunities for Front Street Partners. A key partner in various complex development projects, Chad's expertise is valued by business clients large and small. Experienced and respected, he is committed to ensuring the success of every project with which he's involved. Chad is a graduate of Tennessee Technological University with a degree in Civil Engineering. His career started with W&O Construction Company, where he honed his building skills and then went on to be a founding member of Putnam Contracting Services, Putnam Properties and numerous other companies. He is innovative and forward-thinking in his approach to the Construction, Development and Real Estate industries.

John Elliott

An accomplished business professional, John applies his operational talents to oversee day-to-day responsibilities of Front Street Partners and President of Southern Building Group. With extensive experience in a diverse portfolio of projects, John has participated over the past 25 years in every phase of Construction and Real Estate development. Committed and knowledgeable, he is dedicated to delivering customer service and personal attention to every project. After graduating from Middle Tennessee State University, John gained valuable experience working for the likes of Universal Constructors and Lincoln Property Company, leading to an extensive career in all aspects of construction and development operations. John applied his talent and positive attitude to propel his business career in construction and development and his energy and experience are key ingredients in his success.



Martin Ing

Martin has been a leader in construction and real estate for 20 years. He is analytical with proven successes in construction project management, real estate development and business operations. Martin is a founding member of the construction company Putnam Contracting Services and is an active partner in the real estate companies Putnam Properties, Front Street Partners and The Southern Group. Through his experience in all stages of the development cycle he has constructed and leased numerous successful multi-family and student properties. Martin was born in England and studied Engineering and Economics at Corpus Christi College, University of Oxford. He came to Tennessee over 20 years ago as a Mechanical Engineer working for a UK Engineering group and ultimately made middle Tennessee his home. student properties. Martin was born in England and studied Engineering and Economics at Corpus Christi College, University of Oxford. He came to Tennessee over 20 years ago as a Mechanical Engineer

Chad Davenport

Chad began his construction career at Universal Constructors in 1995 and is now principal and Executive Vice-President of Southern Building Group. During his career Chad has successfully completed a multitude of luxury Multi-Family, affordable housing and both on-campus and off-campus Student Housing projects throughout the nation for companies such as Brisben Development, Ambling Development, and Clark Realty Capital. Chad most recently completed The Gallery at Mills Park, a \$100 million mixed-use luxury Multi-Family and retail development in the heart of Orlando, Florida for DeBartolo Development. Chad oversees pre-construction services as well as daily management of construction operations at Southern Building Group focusing on project performance, administration of Prime Contracts and Subcontracts, and works as an integral part of the Front Street team on all development projects.

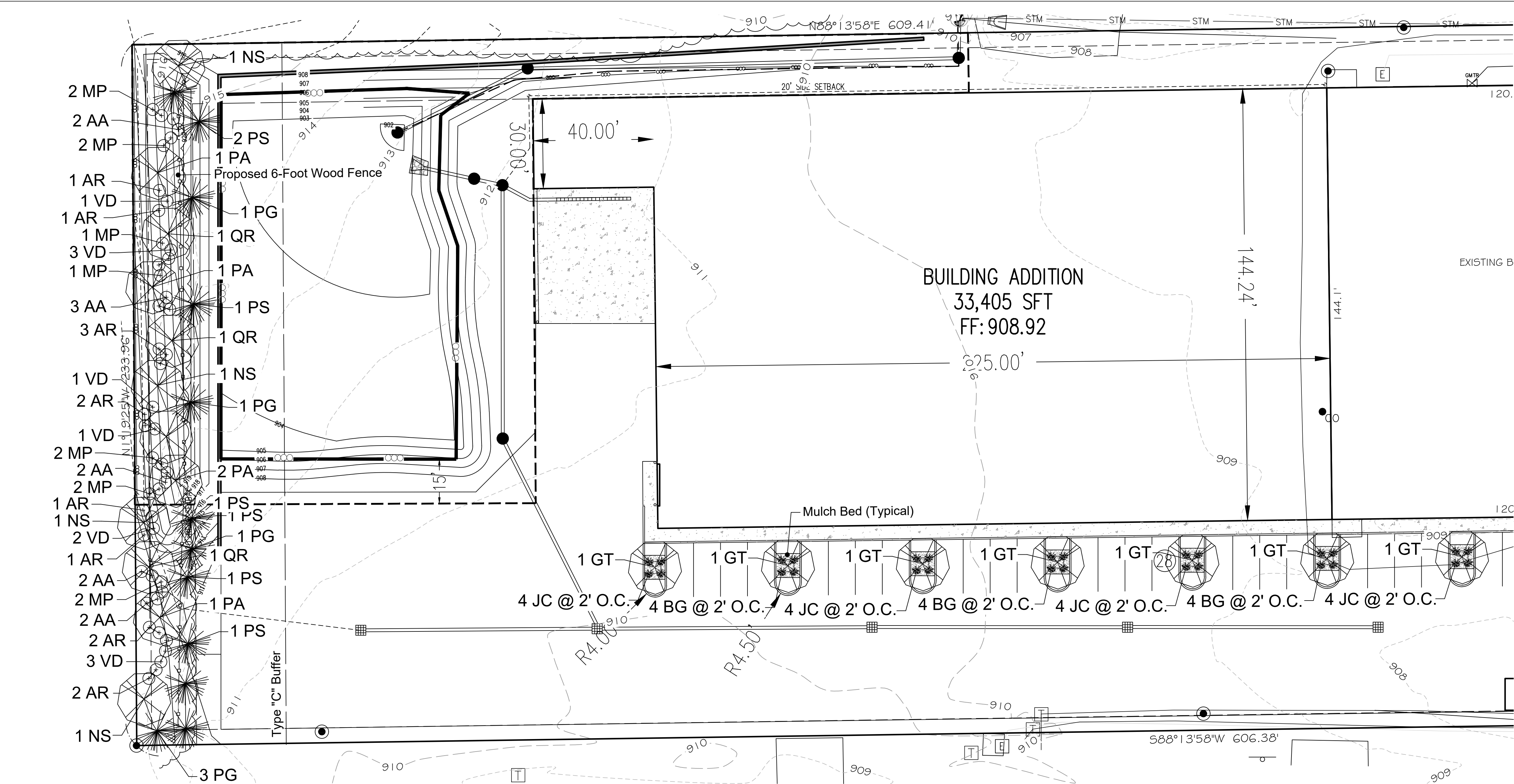
Design Team



With a combined experience of over 100 years, the professionals at Catalyst Design Group provide civil engineering, landscape architecture and planning design services to a wide range of clients.



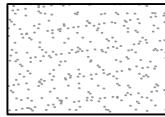
Smith Gee Studio is an architectural and design firm that is committed to improving the built environment through design excellence, collaboration, and community involvement.



PLANT MATERIAL SCHEDULE

Key	Botanical Name	Size	Qty.	Common Name	Cond.
GT	GLEDITSIA TRICANTHOS 'INERMIS'	2' cal.	6	THORNLESS HONEYLOUST	B & B
NS	NYSSA SYLVATICA	2' cal.	4	BLACK GUM	B & B
PA	PLATANUS ACERFOLIA	2' cal.	5	LONDON PLANETREE	B & B
QR	QUERCUS RUBRA	2' cal.	3	RED OAK	B & B
PG	PICEA GLAUCA	6-7'	6	BLACK HILLS SPRUCE	B & B
PS	PICEA ABIES	6-7'	6	NORWAY SPRUCE	B & B
AA	AMELANCHIER GRANDIFLORA 'AUTUMN BRILLIANCE'	3-4' CLUMP	11	AUTUMN BRILLIANCE SERWBERRY-SHRUB FORM	B & B
AR	ARONIA ARBUTIFLORA 'BRILLIANTISSIMA'	30-36"	13	BRILLIANT RED CHOKEBERRY	B & B
MP	MYRICA PENNSYLVANICA	30-36"	12	BAYBERRY	B & B
VD	VEIBURNUM DENTATUM 'CHRISTOM'	30-36"	11	BLUE MUFFIN VIBURNUM	B & B
BG	BOXWOOD KOREANA x 'GREEN GEM'	18-24"	12	GREEN GEM BOXWOOD	CONT.
JC	JUNIPERUS CHINENSIS 'KALLAY'	18-24"	16	KALLAY JUNIPER	CONT.

CONTRACTOR SHALL VERIFY ALL UTILITIES ON SITE/CIVIL PLANS AND IN THE FIELD PRIOR TO COMMENCING PLANTING OPERATIONS AND ADJUST PLANT LOCATIONS, IF NECESSARY, TO AVOID CONFLICTS.
REFER TO THE EROSION CONTROL PLAN FOR ALL LAWN AREA TREATMENTS.

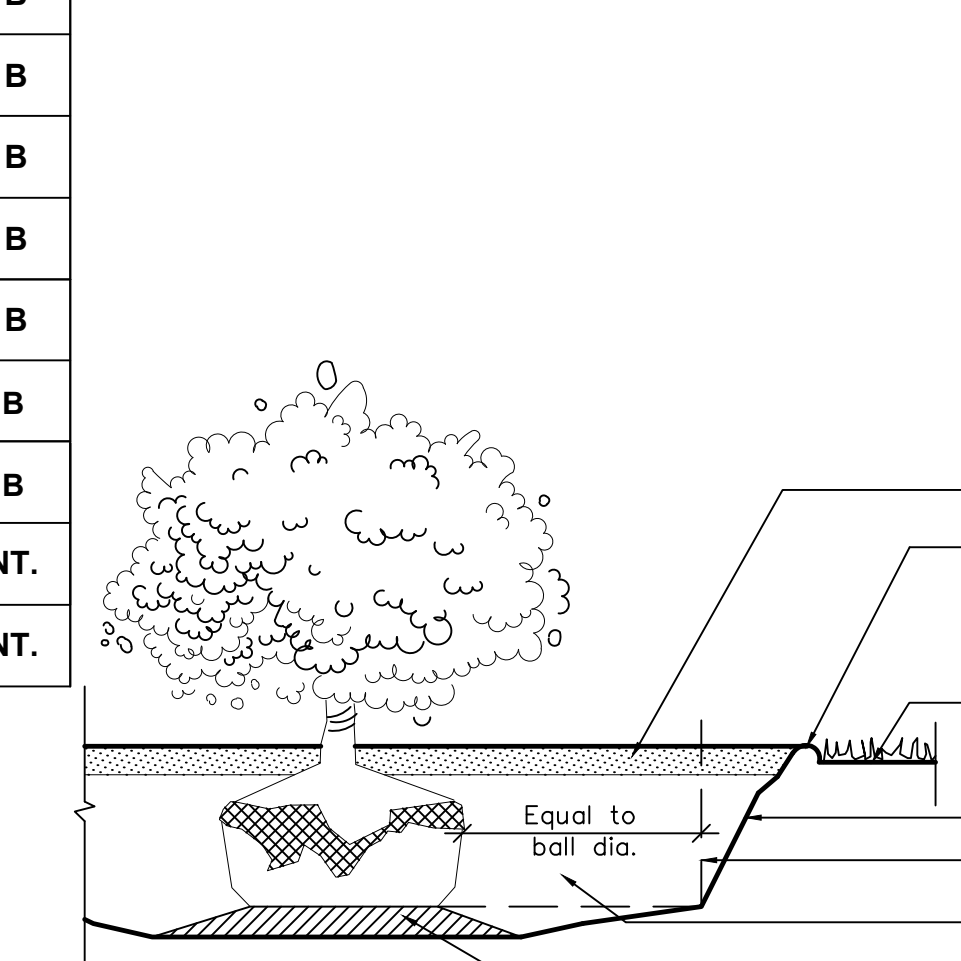


INDICATES MULCH BED

PLANT MATERIAL REQUIREMENTS

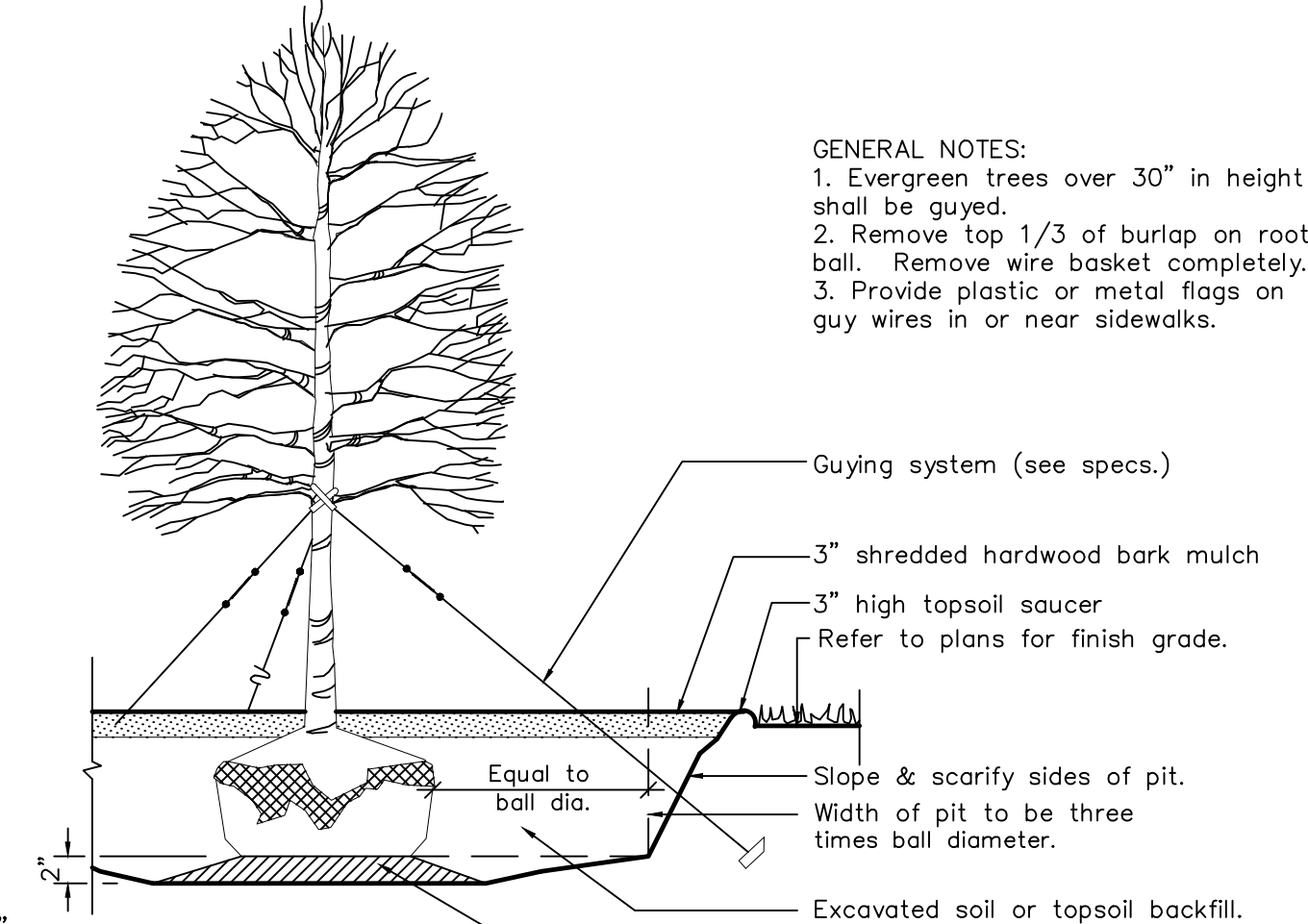
NUMBER OF TREES AND SHRUBS PER 100'-L.F. INCREMENT:
WEST PROPERTY LINE @ 233.96'
TYPE C BUFFER YARD @ 50'-FEET WIDE:
SHADE/EVERGREEN TREES = 12 REQUIRED - 12 PROVIDED
SHRUBS = 47 REQUIRED - 47 PROVIDED

INTERIOR PARKING LANDSCAPE
NUMBER OF TREES AND SHRUBS PER (28 TOTAL SPACES):
PROVIDED: 7 SHADE, 28 SHRUBS



SHRUB PLANTING

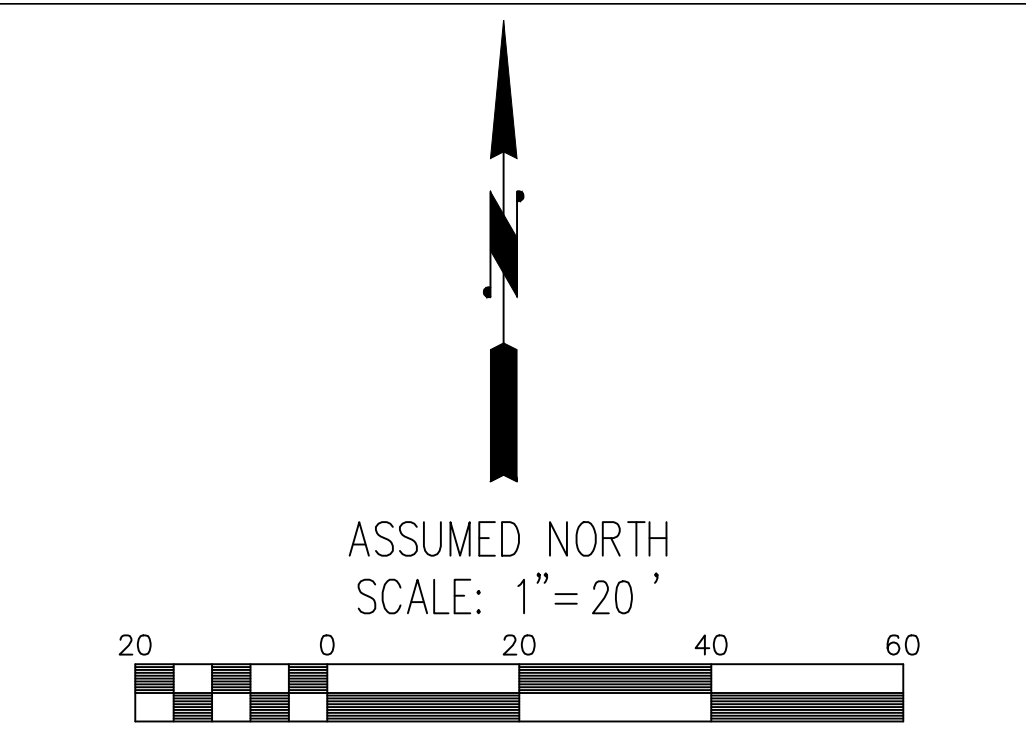
NO SCALE



TREE PLANTING

NO SCALE

GENERAL NOTES:
1. Evergreen trees over 30" in height shall be guyed.
2. Remove top 1/3 of burlap on root ball. Remove wire basket completely.
3. Provide plastic or metal flags on guy wires in or near sidewalks.



LANDSCAPE NOTES

All species of plant materials and substitutions thereof are subject to acceptance by the City of Westfield Planning Department approval and of the Owner(s) or a representative of the Owner(s). All plant materials are to be warranted for a period of no less than one year from final acceptance by the Owner(s) or a representative of the Owner(s). All plant material is to be planted in a manner that ensures its survival. Any environmental or other type of situation that is noted by the Landscape Contractor that could potentially injure the plant or shorten its longevity is to be made known to the Owner(s) and potential substitutions or corrections to the situation can be made at no expense to the Contractor. All materials failing the one year warranty period are to be replaced at the expense of the Landscape Contractor. Any deviation from responsible landscape practices and the applicable landscape standards of the City of Westfield's will result in the immediate termination of the Landscape Contract and the Contractor will pay all costs associated with the corrections. All plant material is to come from respectable sources within 100 miles of the site on which it is being installed. If no source for a plant species is available within this area, the project Landscape Architect/Engineer is to be notified immediately to make a determination of possible options. All plant material is subject to approval by the project Landscape Architect/Engineer prior to installation and may be rejected for reasons of health, aesthetics, size or other reasonable causes.
The Landscape Contractor is responsible for the timely installation of all material in his contract. Should there be a delay due to weather or other unforeseeable, natural circumstances, the timeline will be adjusted.

LANDSCAPE SPECIFICATIONS

LANDSCAPE SPECIFICATIONS: These specifications cover the furnishing of labor, plants, equipment, and materials to perform landscape operations in connection with this construction project at the locations shown on the landscape drawing.

LANDSCAPE MATERIALS:

FERTILIZER: Granular non-burning product composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer, 20% nitrogen, 10% phosphoric acid, and 5% potash by weight or similarly approved composition.

PLANTING BACKFILL SOIL: Backfill plant pits with the following topsoil mixture: 1 part topsoil, 1 part soil amendment and 1 part soil from excavation. Topsoil: ASTM D5268, PH Range of 5.5 to 7, MIN. 4 percent organic material, free of stones 1 inch and larger. Soil Amendment: Sphagnum peat moss or EPA rated class IV compost. Prepare planting backfill soil on site. Notify Landscape Architect one week prior to commencing planting to arrange site inspection to conform sufficient quantities of imported topsoil, compost and fertilizer are on site for planting operations.

PLANT MATERIALS: Provide trees and shrubs as indicated. Comply with sizing and grading standards of "American Standard for Nursery Stock". Provide only sound, healthy vigorous plants free from defects, disfiguring knots, sun scold injuries, frost cracks, plant diseases, insects or any other form of disease or infestation. All plants shall have fully developed form without voids or open spaces.

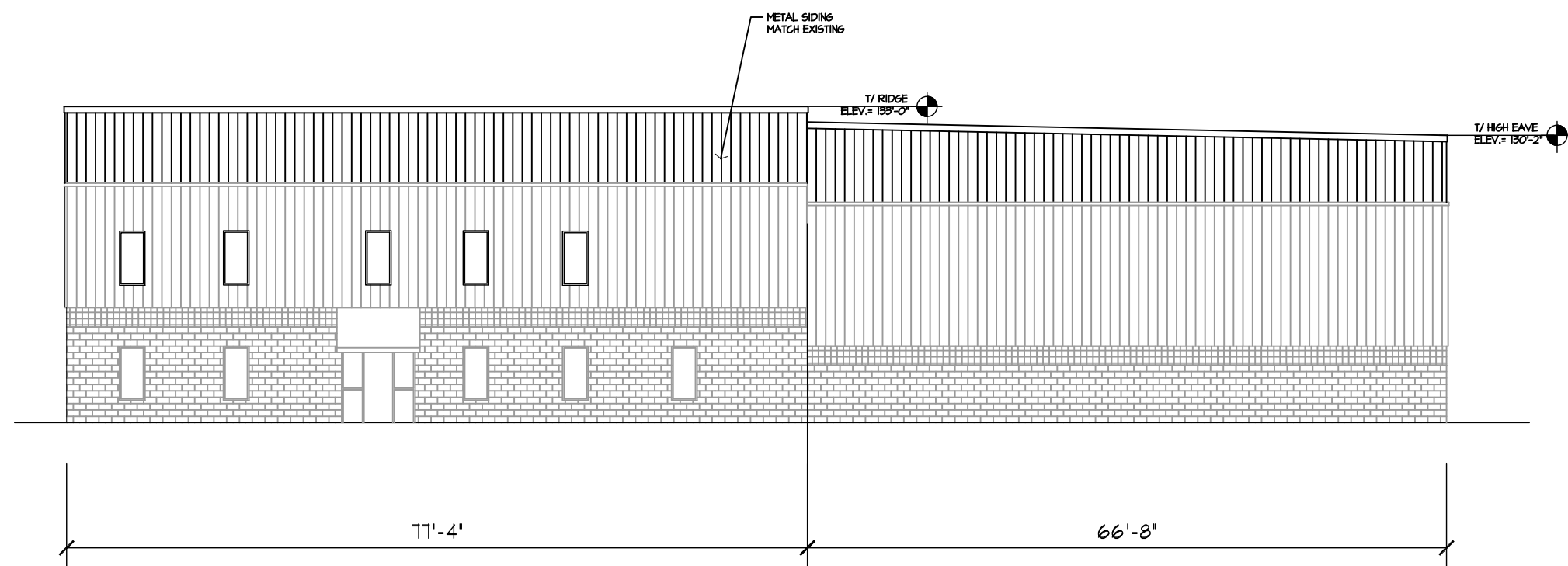
PLANTING BED MULCH: 3 inches of Premium grade shredded hardwood mulch (Dark Tan in color) over pre-emergent weed control granules.

SUBSURFACE UTILITIES: Contractor shall determine utility line locations prior to commencing work. Any conflicts between utility locations, excavation and/or landscape operations shall be brought to Owner's attention prior to commencing excavation and/or grading work. Contractor assumes responsibility for any utility damage resulting from landscape operations. CONTRACTOR SHALL NOTIFY UTILITY LOCATE SERVICE (1-800-382-5544) A MINIMUM OF TWO WORKING DAYS PRIOR TO EXCAVATION.

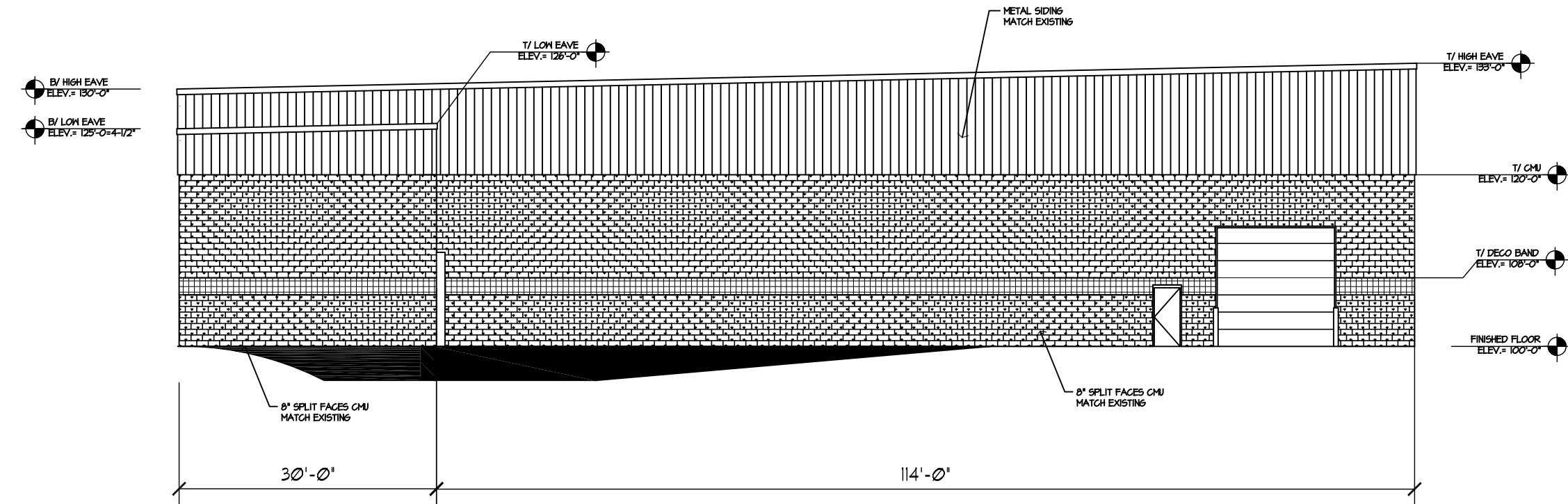
PLANTING EXCAVATION: When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage or obstructions, notify owner before planting. See planting details for planting, pruning and staking requirements. All plant beds including tree rings found in lawn areas shall have a 4" spade edge, NO EDGING.

SEEDED LAWN: Complete all other landscape plantings, mulching and staking prior to seeding lawn areas. Apply fertilizer at a rate equal to 4 pounds of actual nitrogen per 1,000 square feet. Spread topsoil over lawn areas to a depth of two inches prior to seed bed preparation. Cultivate soil to a depth of three inches prior to seeding. Seed bed shall be in a firm but uncompacted condition with a relatively fine texture at time of seeding. Apply The Cisco Companies' "EXECU-TURF TUFF TURF BLEND" at the rate of 8 pounds per 1,000 square feet. Spread weed and seed free straw uniformly over seeded areas and secure to place with emulsified tackifier. Contractor shall maintain seeded lawn for a period of 60 days beyond final acceptance by mowing and watering as required to maintain vigorous growth during establishment period.

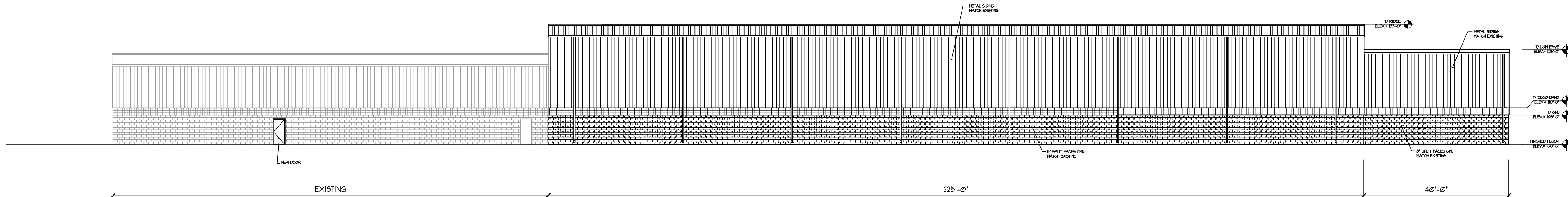
PROJECT WARRANTY: Contractor shall warrant trees, shrubs, and plants for a period of one year after date of substantial completion against defects including death and unsatisfactory growth, except for defects resulting from neglect by the Owner, abuse or damage by others, or unusual phenomena or incidents which are beyond installer's control. Remove and replace trees, shrubs or other plants found to be dead or in unhealthy condition during warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period.



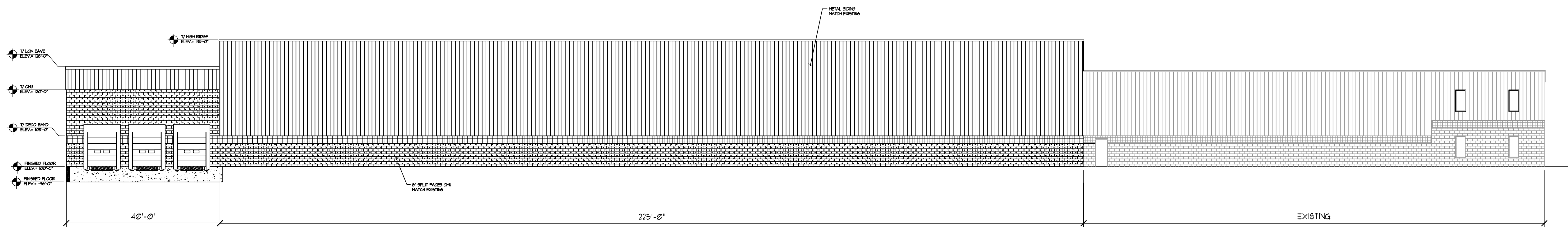
1 EAST ELEVATION (EXISTING)
SCALE: 1/16" = 1'-0"



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



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



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

peterson ARCHITECTURE
298 south 10th street
suite 500
noblesville in 46060
p 317.770.9714
f 317.770.9718
studio@petersonarchitecture.com

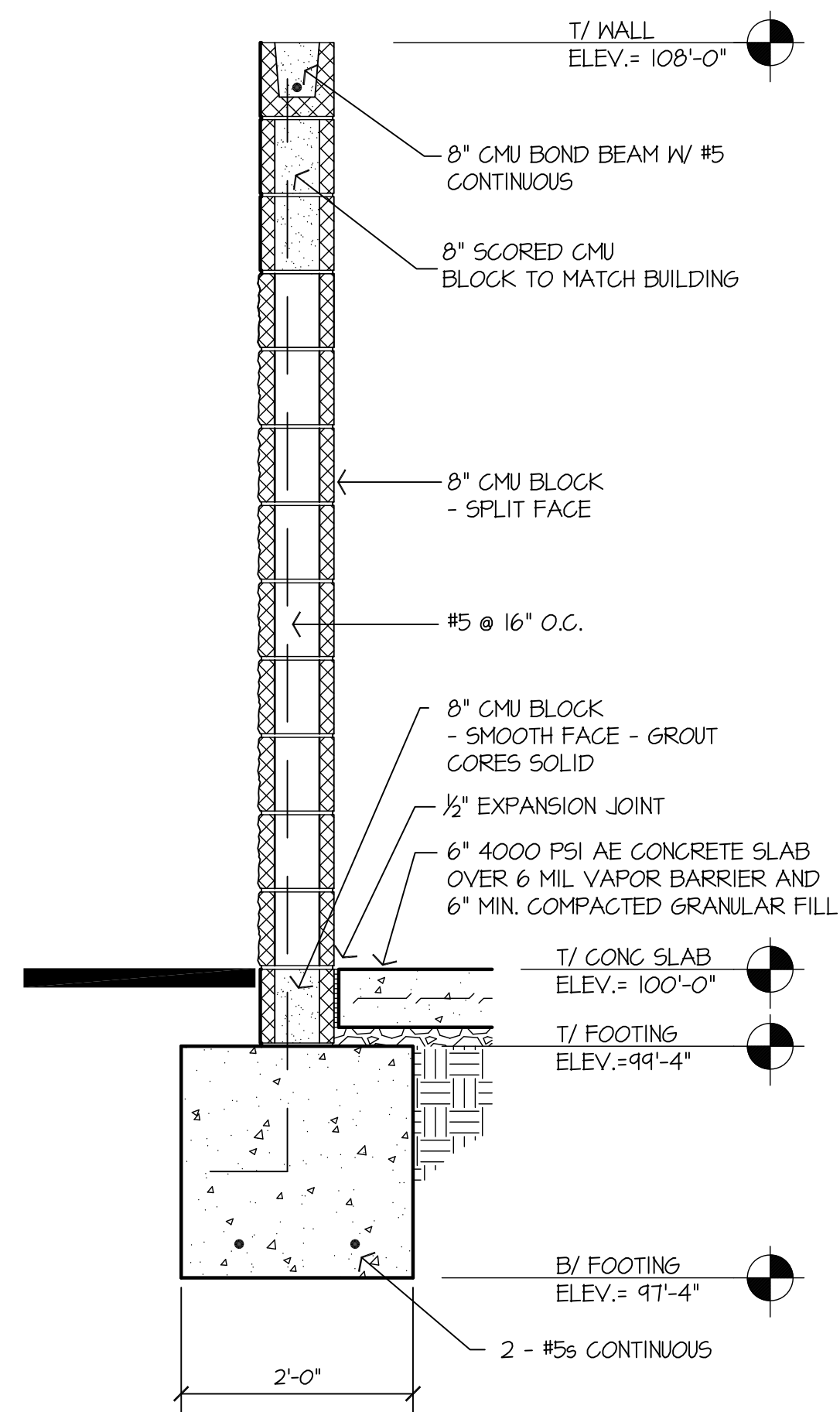
design & build CORPORATION
10020 East 126th Street, P.O. Box 863
Fishers, IN 46038 (317) 842-6370 FAX (317) 578-7032

VISON INVESTMENT
14717 TILLER COURT
WESTFIELD INDIANA
DESIGN & BUILD CORP

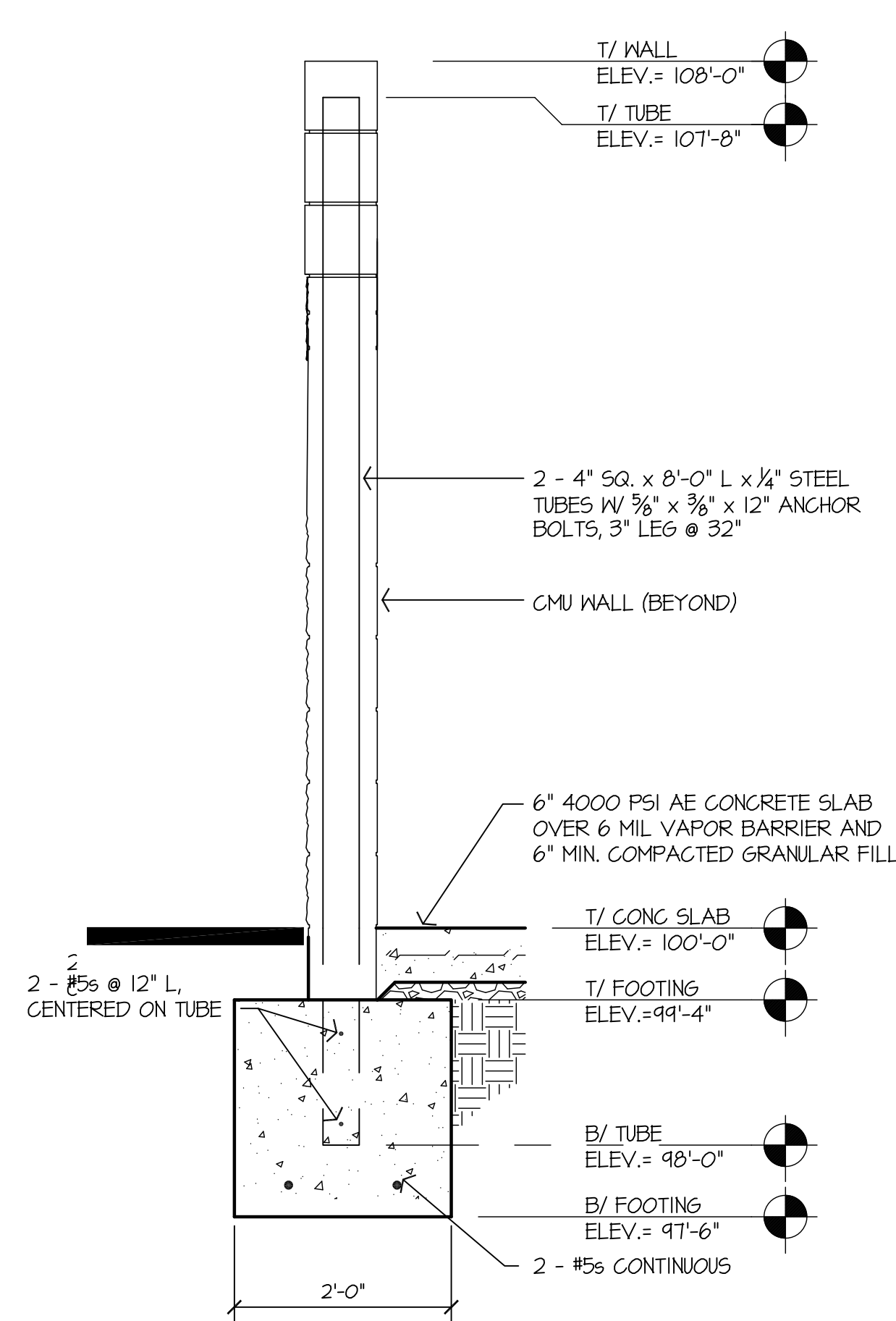
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DEC. 18, 2020			
REVISIONS			
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△	REVISION	----	
△	DATE	----	
DRAWN BY: #####			
CHECKED BY: #####			
PROJECT NUMBER: 20-0021			

####

THESE DRAWINGS ARE GIVEN IN CONFIDENCE
AND SHALL BE USED ONLY IN PURSUANT TO THE
AGREEMENT WITH
PETERSON ARCHITECTURE, P.C.
NO OTHER USE OR DUPLICATION MAY BE MADE
WITHOUT THE PRIOR WRITTEN CONSENT OF
PETERSON ARCHITECTURE, P.C.
ALL OTHER COPYRIGHT AND COMMON LAW
RIGHTS ARE HEREBY SPECIFICALLY RESERVED.

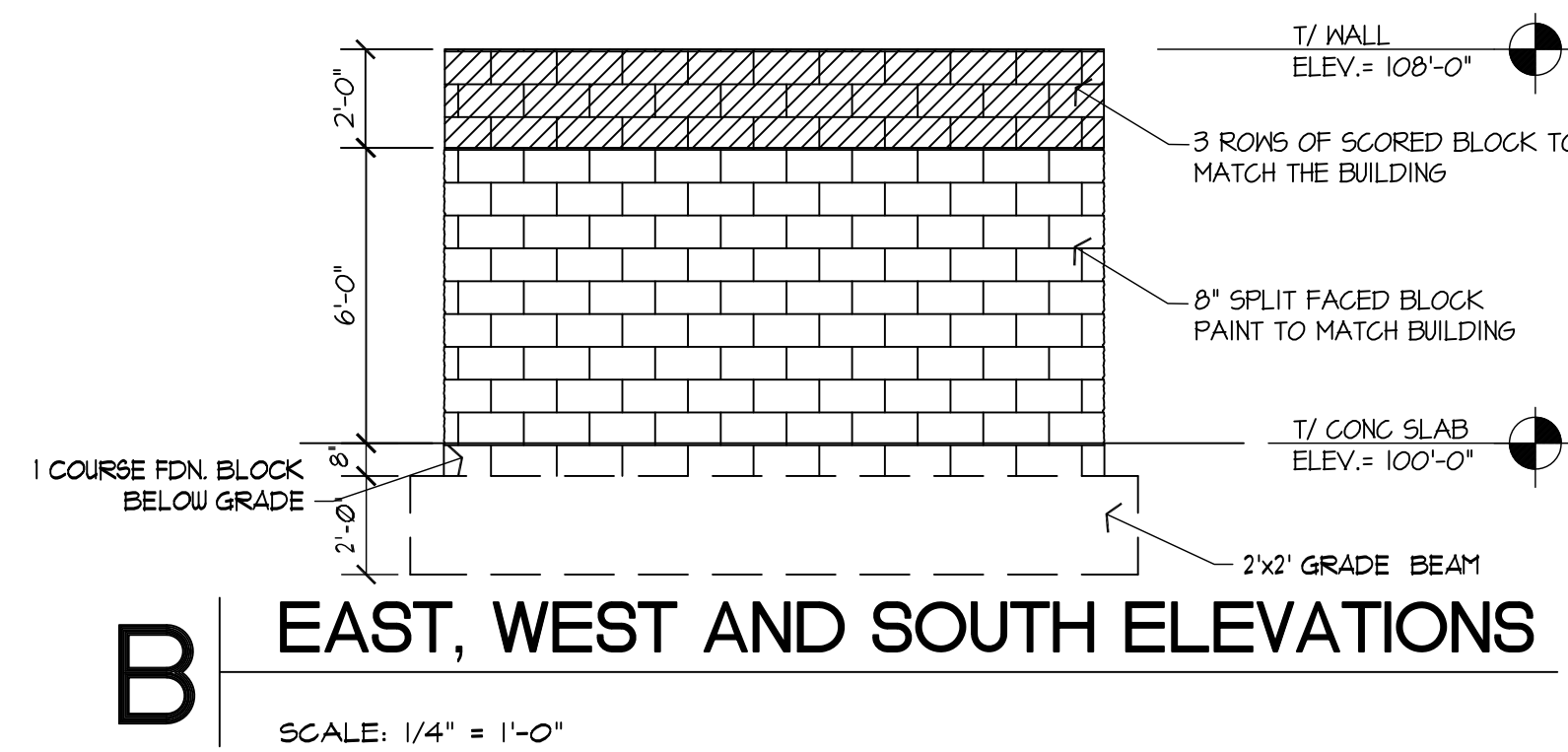


2 WALL SECTION



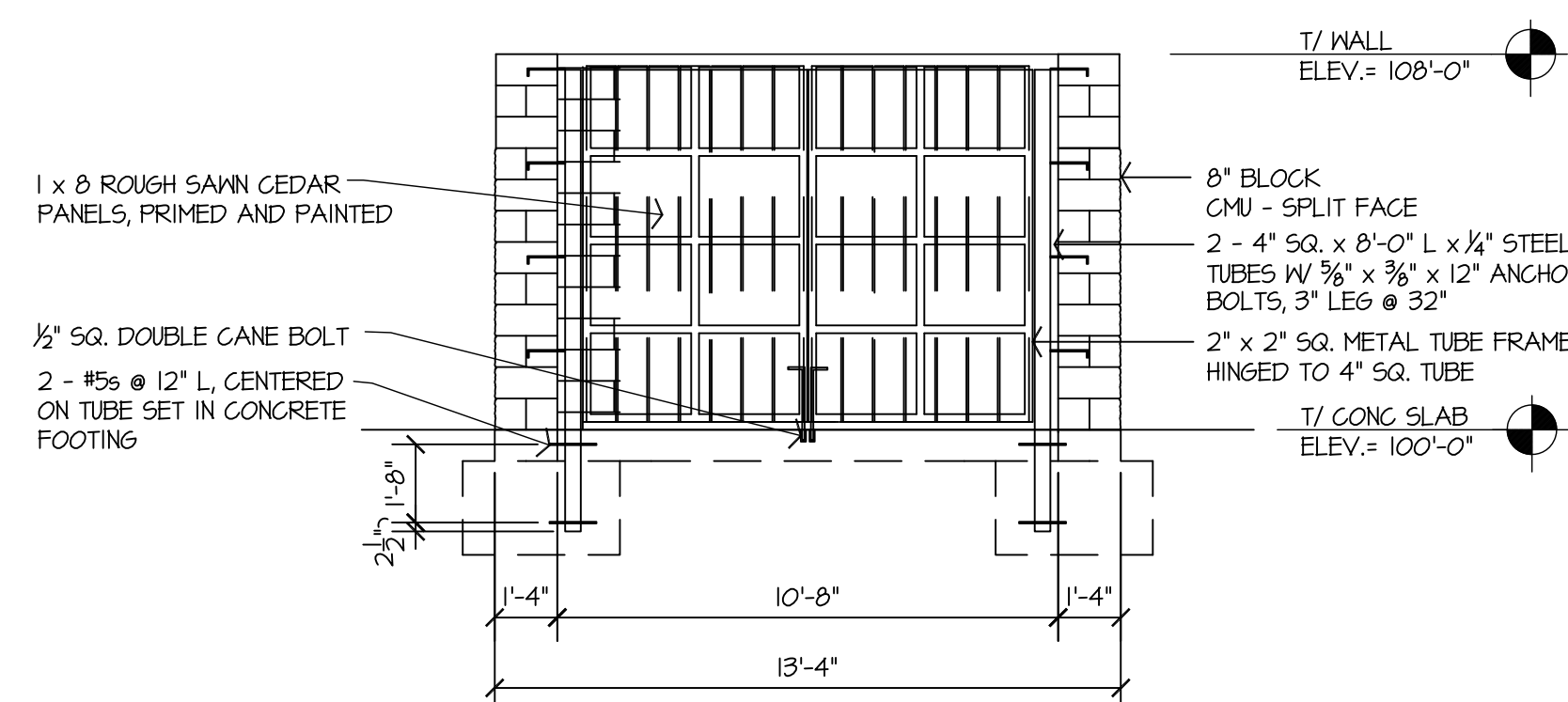
1 WALL SECTION

SCALE: 3/4" = 1'-0"

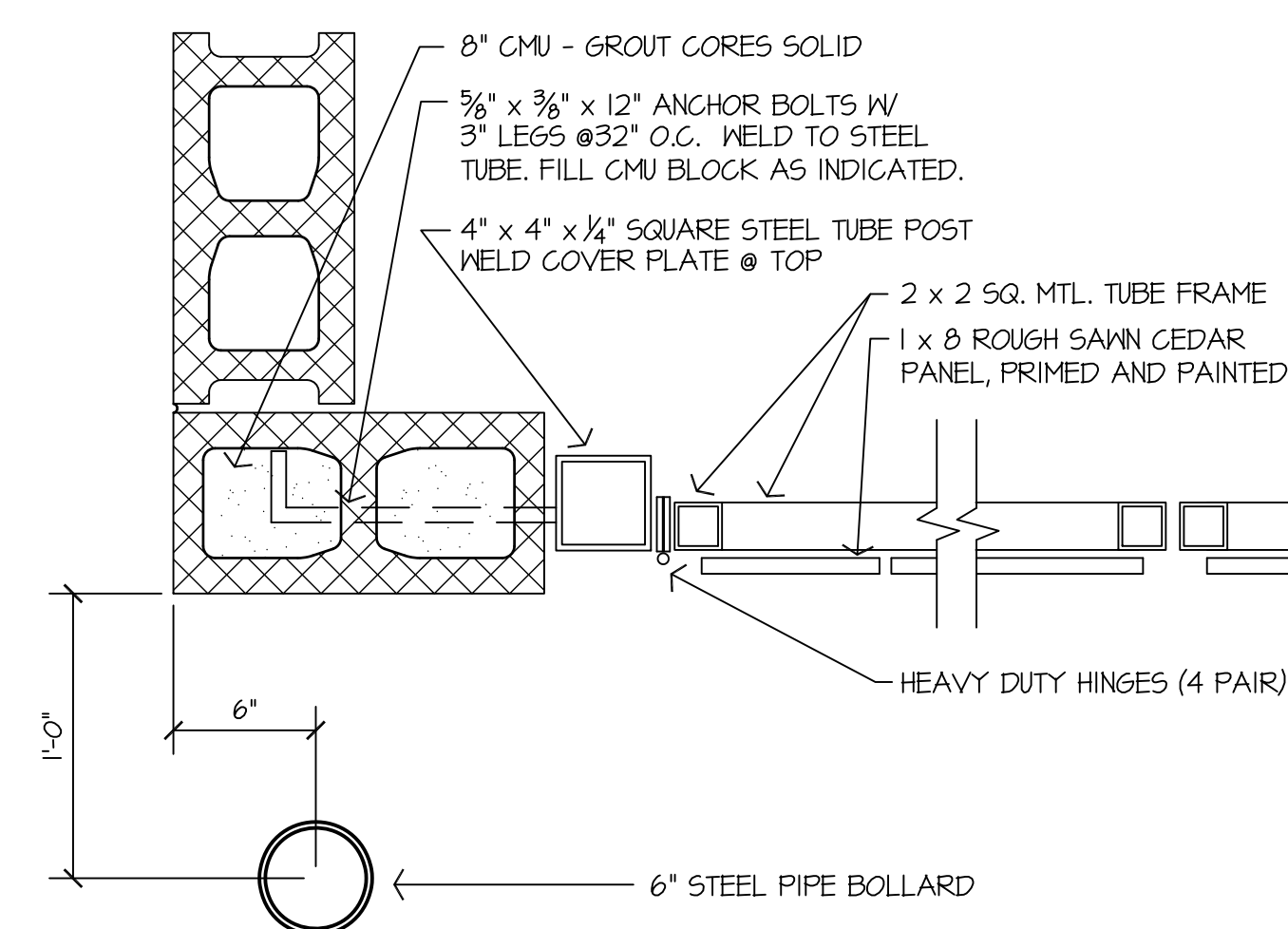


B EAST, WEST AND SOUTH ELEVATIONS

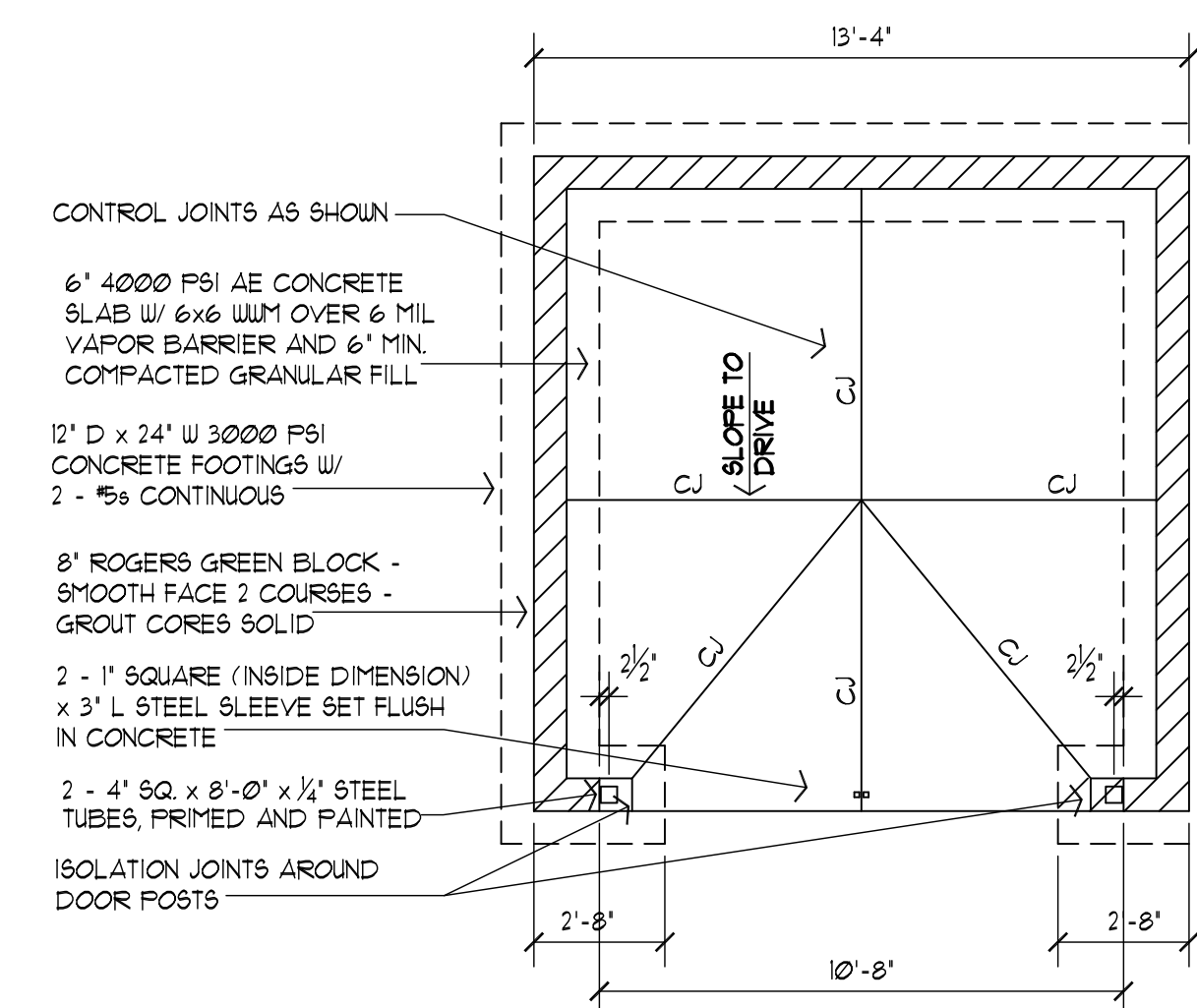
SCALE: 1/4" = 1'-0"



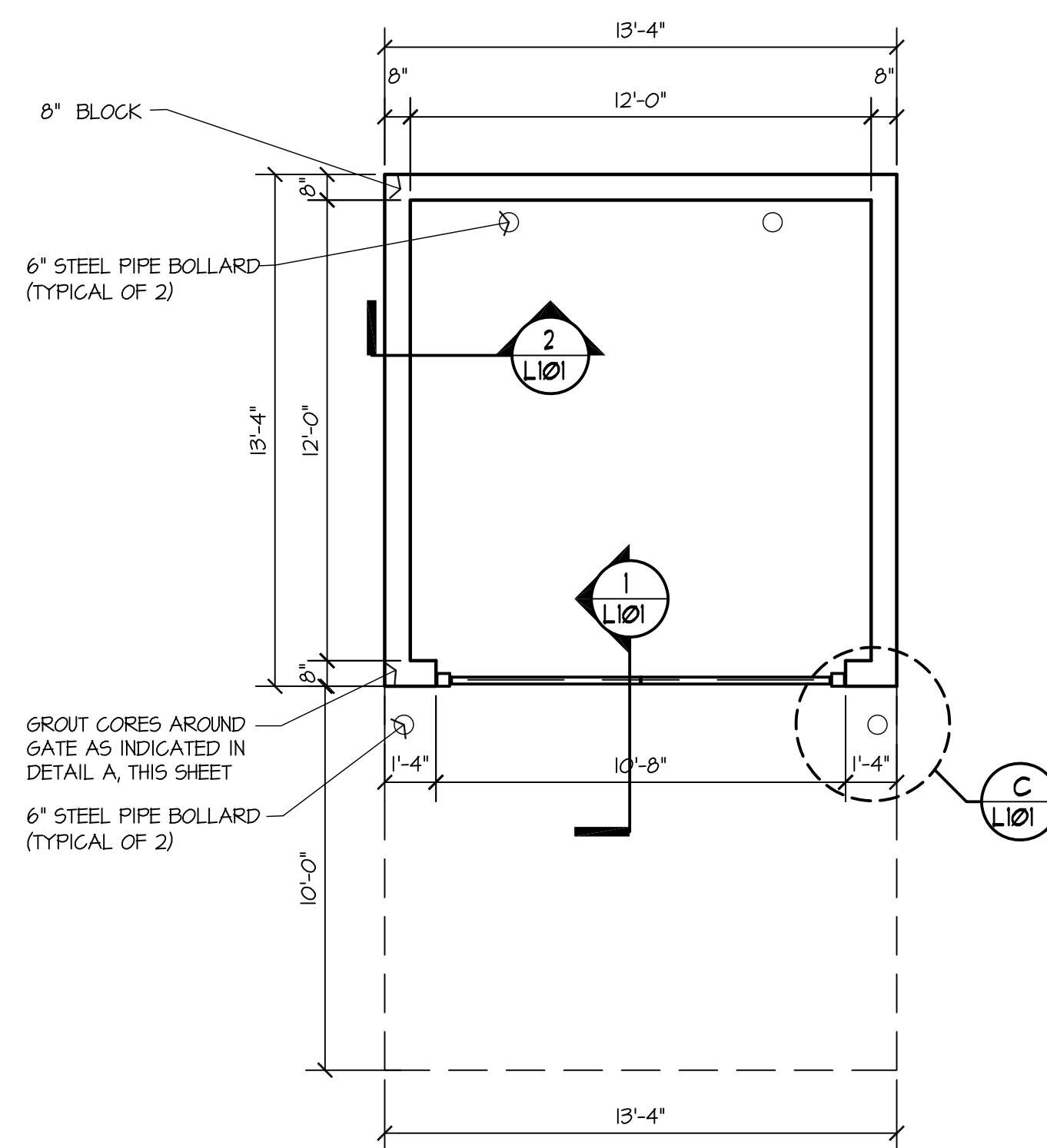
A	NORTH ELEVATION
	SCALE: 1/4" = 1'-0"



C STEEL TUBE DETAIL



 **FOUNDATION PLAN**
SCALE: 1/4" = 1'-0"



ARCHITECTURAL FLOOR PLAN

peterson ARCHITECTURE
298 south 10th street
suite 500
noblesville in 46060
p 317.770.9714
f 317.770.9718
studio@petersonarchitecture.com

NEW CONSTRUCTION
VISION INVESTMENTS

14717 TILLER COURT
WESTFIELD, INDIANA

DESIGN & BUILD CORPORATION

CLIENT REVIEW
VALUE

1	REV DATE
2	REV DATE
3	REV DATE
4	REV DATE
5	REV DATE

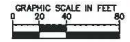
DRAWN BY:	D PETERSON
CHECKED BY:	B. HOFMANN
PROJECT NUMBER:	20-0082

DUMPSTER ENCLOSURE

L101

THESE DRAWINGS ARE GIVEN IN CONFIDENCE
AND SHALL BE USED ONLY IN PURSUANT TO THE
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Call 811
before you dig



Drinking names to 1400: 1001/1707/2002_05 Net_Wonder Landing Agreement - NorthEast_MN's Rights/CA000/PacificNorthEastLib - CAPSTONE PLANNING L.L.O. Jan 22, 2021 4:30pm by WhildeDyke

WHEELER LANDING
APARTMENTS

ORIGINAL ISSUE:
01/29/2020

KHA PROJECT NO.
1700-773003

SHEET NUMBER

L1.0

SITE PLAN





Kimley-Horn
© 2011 KIMLEY-HORN AND ASSOCIATES, INC.
4400 LAKE NIXON DRIVE SUITE 300
DUBLIN, CA 94568-1198
WWW.KH1.COM
PHONE: 916-251-1500

SCALE: AS NOTED
DESIGNED BY: CHS
DRAWN BY: CHS
CHECKED BY: HNT

No.

REVISIONS

DATE

BY

Lancaster Phase 2 PUD Zoning Request Neighborhood Meeting Summary - January 21, 2021

Project: Lancaster – Phase 2 PUD Zoning Request

Docket Number: 2102-PUD-02

Date: January 21, 2021 at 7:00pm

Location: Virtual Zoom Meeting

Attendees: Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
Jesse Pohlman – William Tres Development, LLC
Kevin Todd – Director of Planning, City of Westfield
Cindy Spoljaric – City Councilor, City of Westfield

Attendees:

Guy Markusfeld

The Neighborhood Meeting began at 7:00 pm and Jon Dobosiewicz provided an overview summary of the proposal.

Neighbor Comments and Questions:

1. The only neighbor attendee was Guy Markusfeld, who was attending on behalf of Hertha Markusfeld (an adjacent land owner). Mr. Markusfeld was having difficulties with his audio. As a result, Jon Dobosiewicz advised Mr. Markusfeld to contact him or the developer directly for any questions he may have on the proposal.

The meeting ended at approximately 7:20 pm

Memorandum

Date: January 29, 2021

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

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

Re: Lantern Commons PUD amendment (2102-PUD-04)
Summary of Virtual Neighborhood Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Front Street Partners hosted a virtual Neighborhood Meeting on Thursday, January 28, 2021. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as Westfield Planning staff and Westfield Council persons. Below please find a brief written report of the meeting.

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

Petitioner representatives included John Elliott and Martin Ing of Front Street Partners, Gary Perel of ALO Property Group, Matthew Skelton and Andrew Wert of CCH+A.

Attendees included Pam Howard (Westfield planning staff), Johnathon Nail (Westfield City Engineer), 3 City Council members (Mike Johns, Cindy Spoljaric and Joe Edwards). Also, among the attendees were Dave Krueger, Martha Huber, Steve Hall, Sandra Rowland, Terry Hummel, Paul Porter, Angela Gapinski, Greg Agee, John Long, Jeffrey Marcum, Gwenn Christianson, Mary Henehan, Nicole Norris, Mark & Deb Gregory, Bill McGrath, Brandon Weddle, Maxwell Tuley, Eric Sherer, Joel Sommer, Kelsey Long, Lou Ann Kelly Behan, Tim Engel, Jennifer Lawrence, Kara Polston, Rebecca Gapinski, and Elaine Hinshaw for a total of 42 participants.

A summary of the presentation follows:

Matthew Skelton summarized the proposal by Front Street Partners for a multi-use development to be called Lantern Commons. Matt gave a brief history of the property, explaining that the current PUD calls for large scale retail on the entire acreage. He discusses how the current proposal incorporates the Westfield Boulevard extension which is called for in Westfields Thoroughfare Plan. Matt makes use of exhibits for the existing PUD and proposed concept plan.

Matt discusses the current proposal which includes an apartment community, a senior care facility, office, neighborhood retail and hotels. Corporate headquarters uses would also be accommodated on the site.

Martin Ing provides background on Front Street Partners. They are based in middle Tennessee. He provides further information about Lantern Commons. He explains that there is limited market for large scale office buildings. The proposed apartment community will be of the highest caliber. Buildings within Lantern Commons will be set back from the north property line a substantial distance.

City Engineer Johnathon Nail clarifies that there will not be a connection of the Woodside neighborhood to the future Westfield Boulevard extension. He also explains that the Lantern Commons proposal will not impact the construction of the roundabout at 161st Street as it will likely be constructed prior to Lantern Commons.

Matt and Martin discuss drainage and other questions from neighbors.

Gary Perel discusses market demand for hotels at this site. Some hotel chains have expressed an interest. He explains that Front Street will be the primary developer of the site. They specialize in multi-family residential and senior care. For the other uses, Front Street will bring in partners that specialize in those respective uses.

In answer to neighbor questions about other projects Front Street has been involved with, Martin cites a project called Stonecrest in Smyrna, Tennessee (near Nashville). Character exhibits are displayed for the different uses proposed. The restaurants will not be fast-food type and will have limited drive-thru service.

There are questions about how realistic retail and restaurant development is given the current pandemic. Martin and Gary explain that there is strong demand in Hamilton County for neighborhood retail.

Matt stresses that the current zoning had foreseen retail on the scale of Village Park Plaza. This proposal scales back the retail component considerably.

There is a question about preserving the wildlife. Martin replies that a generous amount of greenery will remain plus additional landscape plantings.

There is a question about Parcel F, shown on the concept plan. Martin explains that this is currently owned by the State of Indiana. He has heard the State will eventually dispose of the property, but does not have first-hand knowledge of this.

There are questions about the ability of the proposed roundabout at 161st Street to handle the extra traffic generated by this proposal. Mr. Nail explains that the roundabout has been

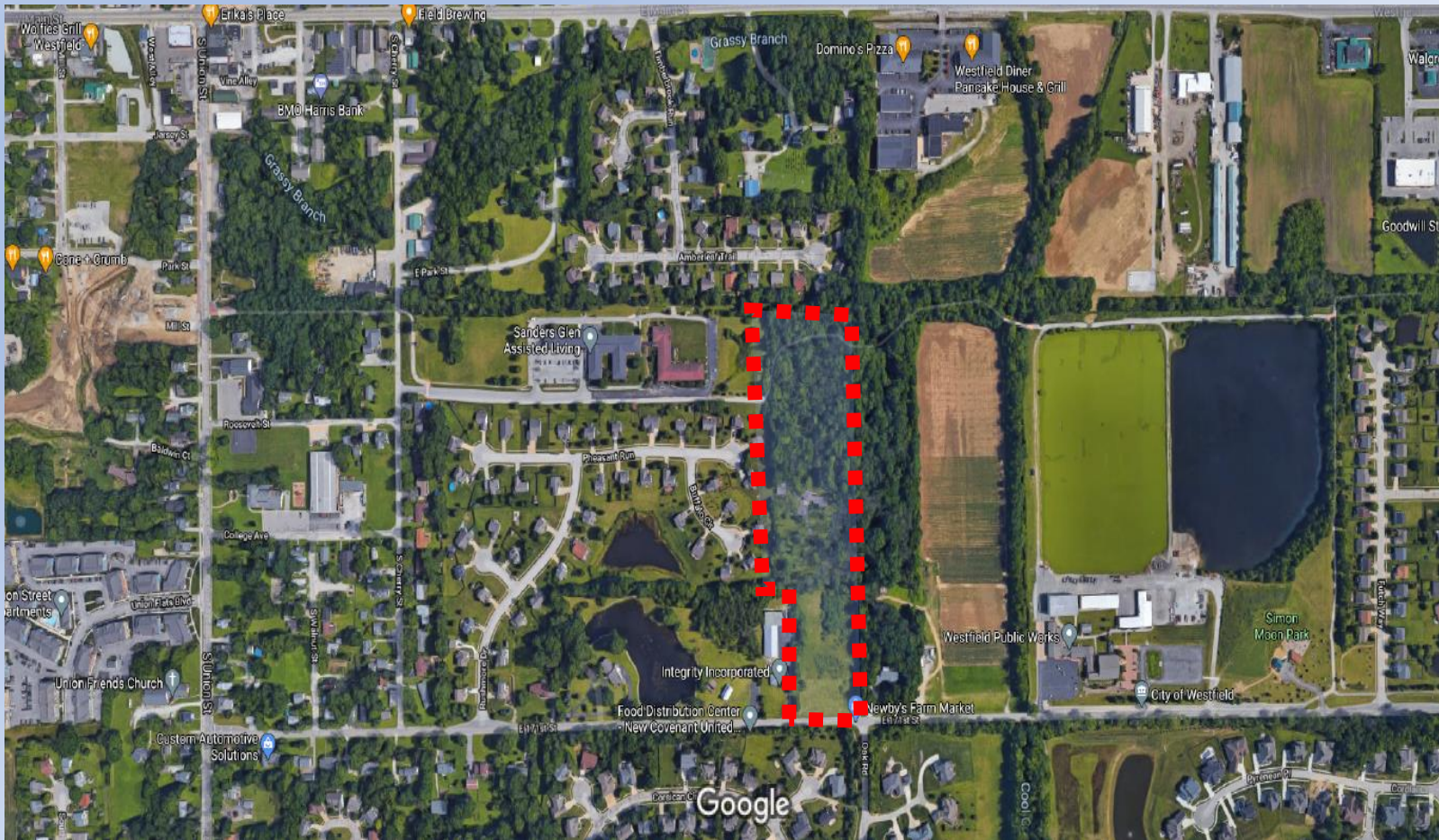
designed with future development in mind, and is confident it will be able to handle traffic generated by Lantern Commons.

There is concern expressed about the lack of detail with this petition. Martin explains that this is a mixed-use proposal. Developers do not typically specialize in all of the use types within a mixed-use development. The intent is to have developer partners work out site details once the zoning framework has been established.

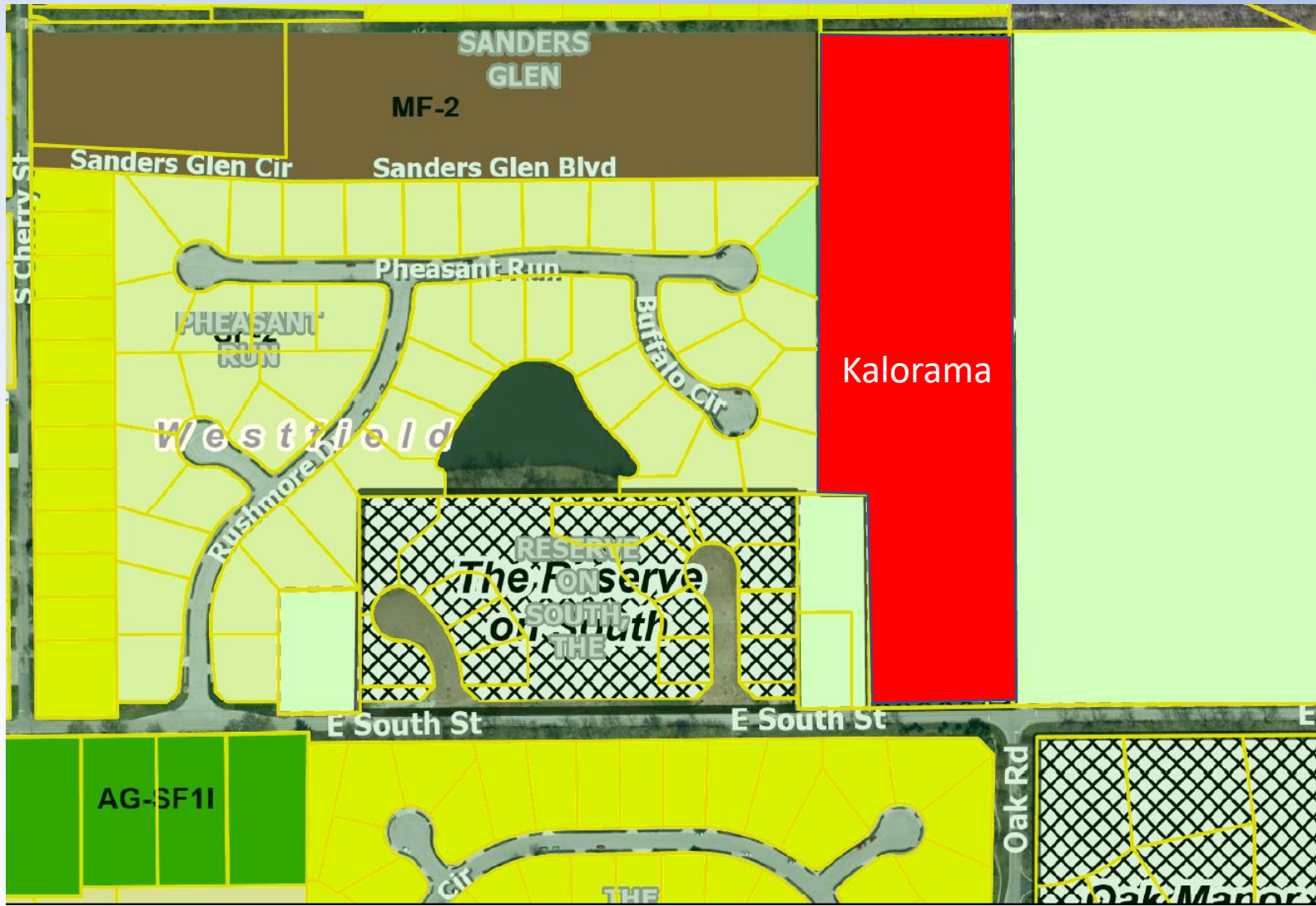
The meeting concluded at 8:30 p.m.

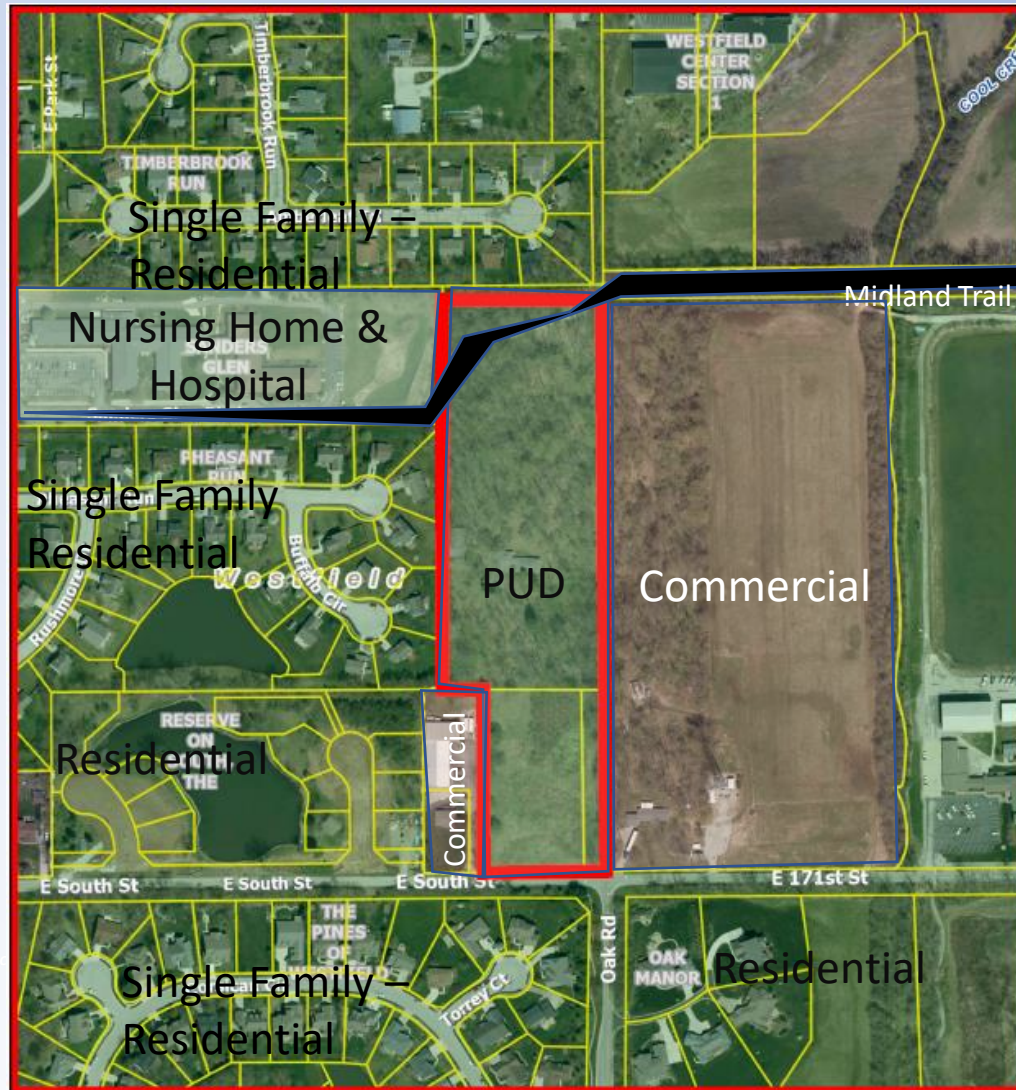
SANDERS GLEN PUD
Ordinance No. 2102-PUD-01
WESTFIELD INDIANA
applicant:
Patch Development, LLC

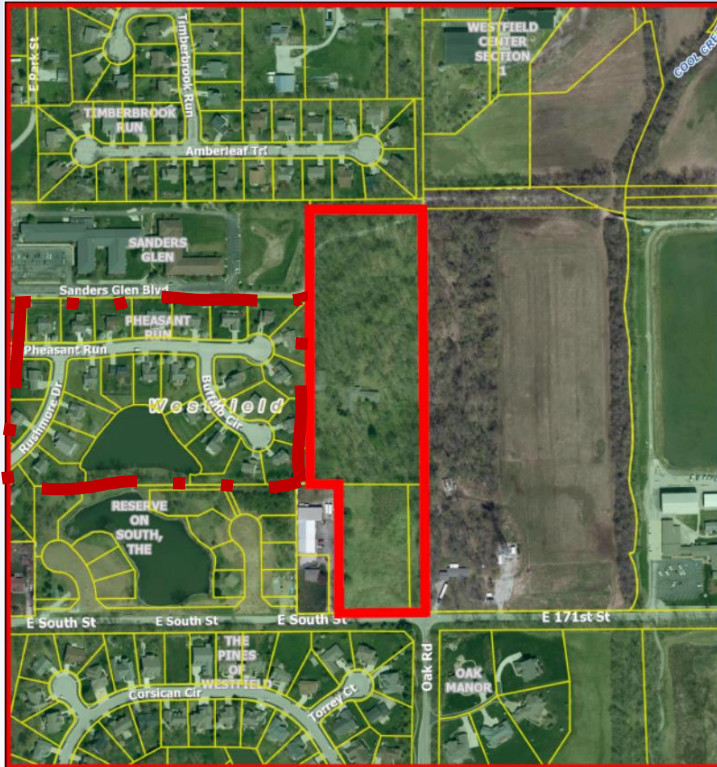
est
Glen



Site Location Map







Adjacent Properties



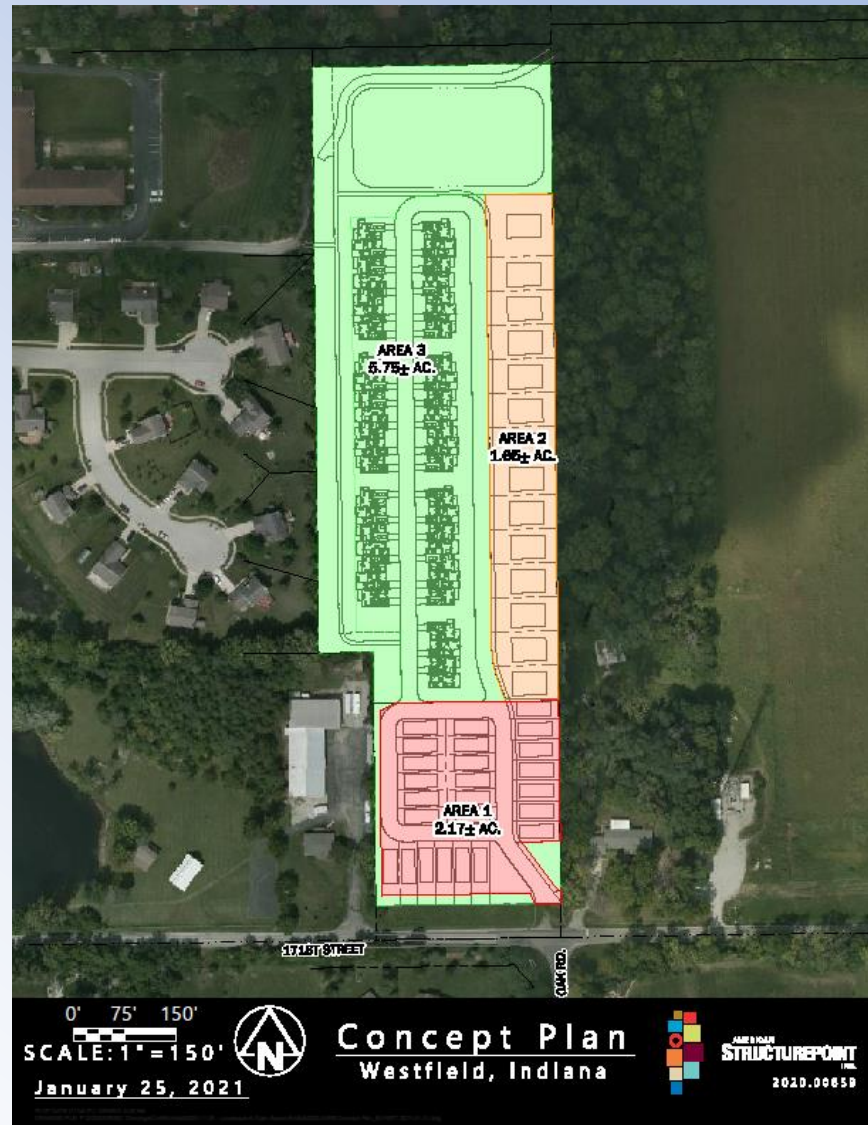


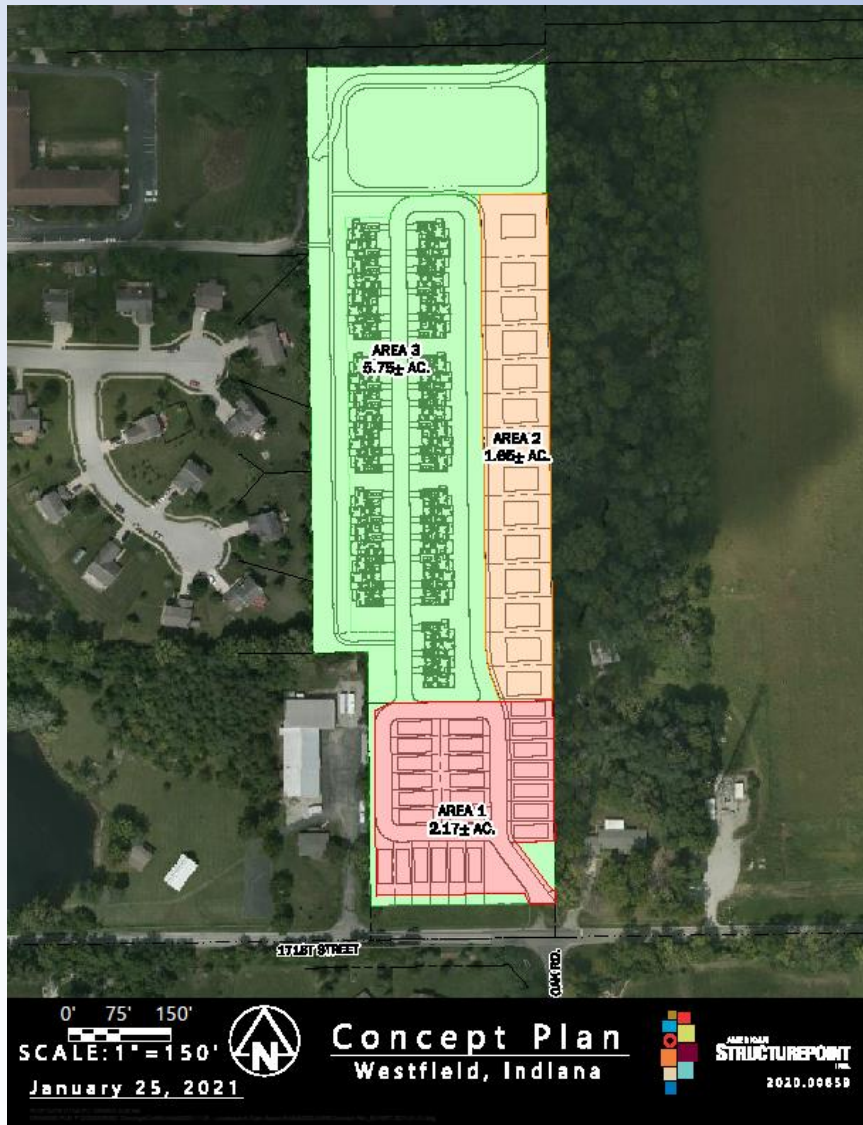
2014-07-18 - Not for Construction - Conceptual Only



Adjacent Properties





**Area 1 (2.17 Acres)**

26 Single Family
Dwelling Units

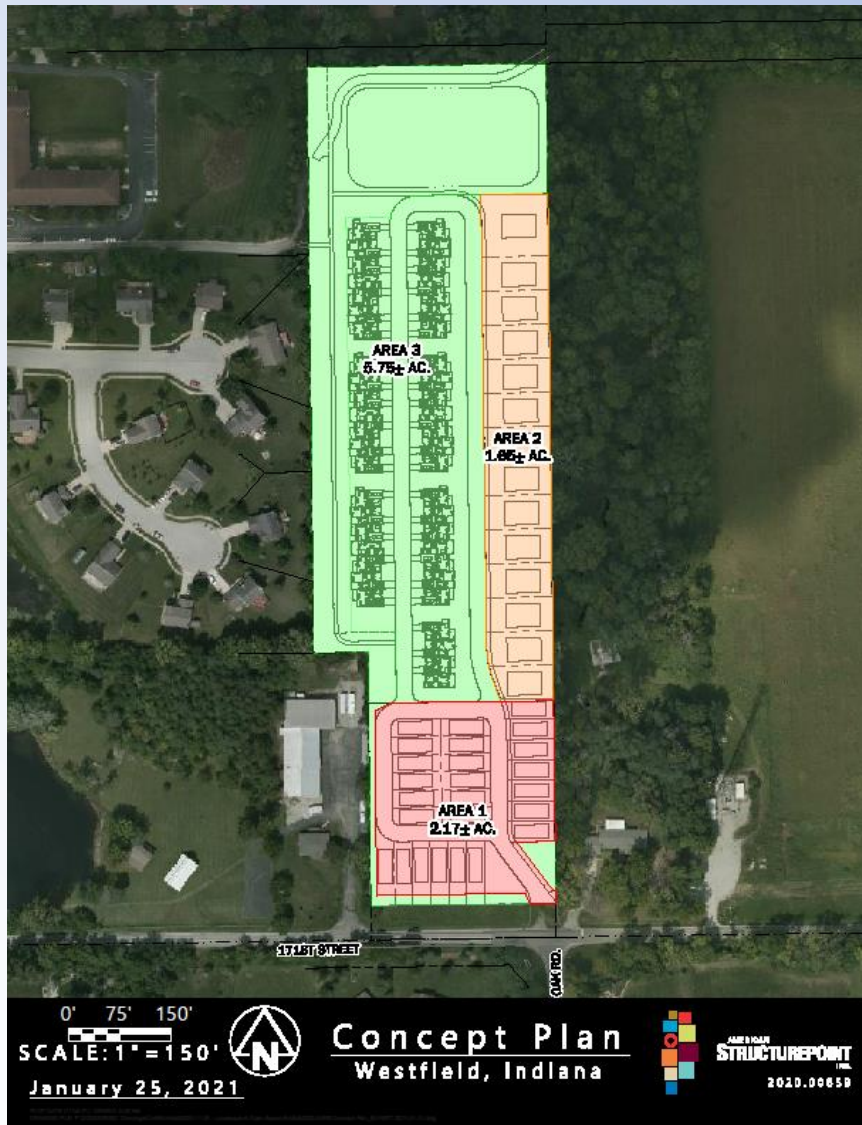
Area 2 (1.65 Acres)

14 Single Family
Dwelling Units

Area 3 (5.75 Acres)

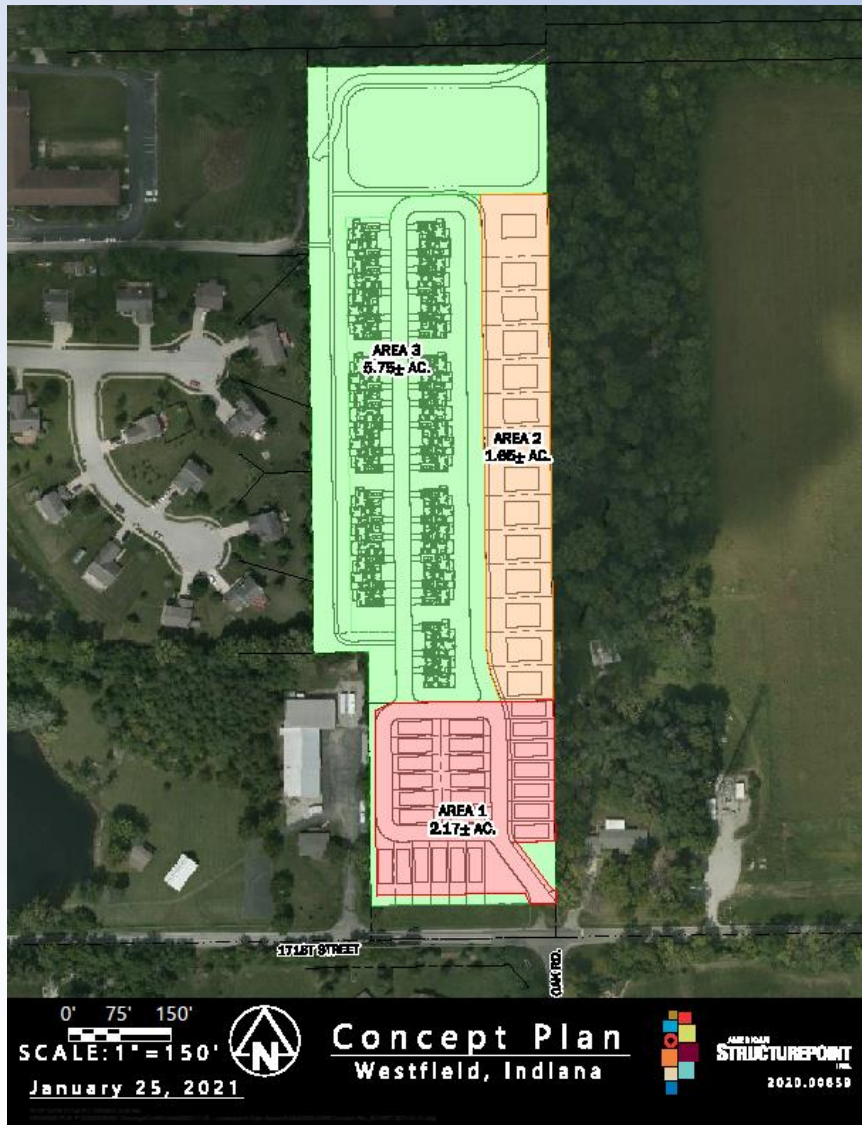
50 Senior
Dwelling Units

Site Map/Area Dwellings Allowed



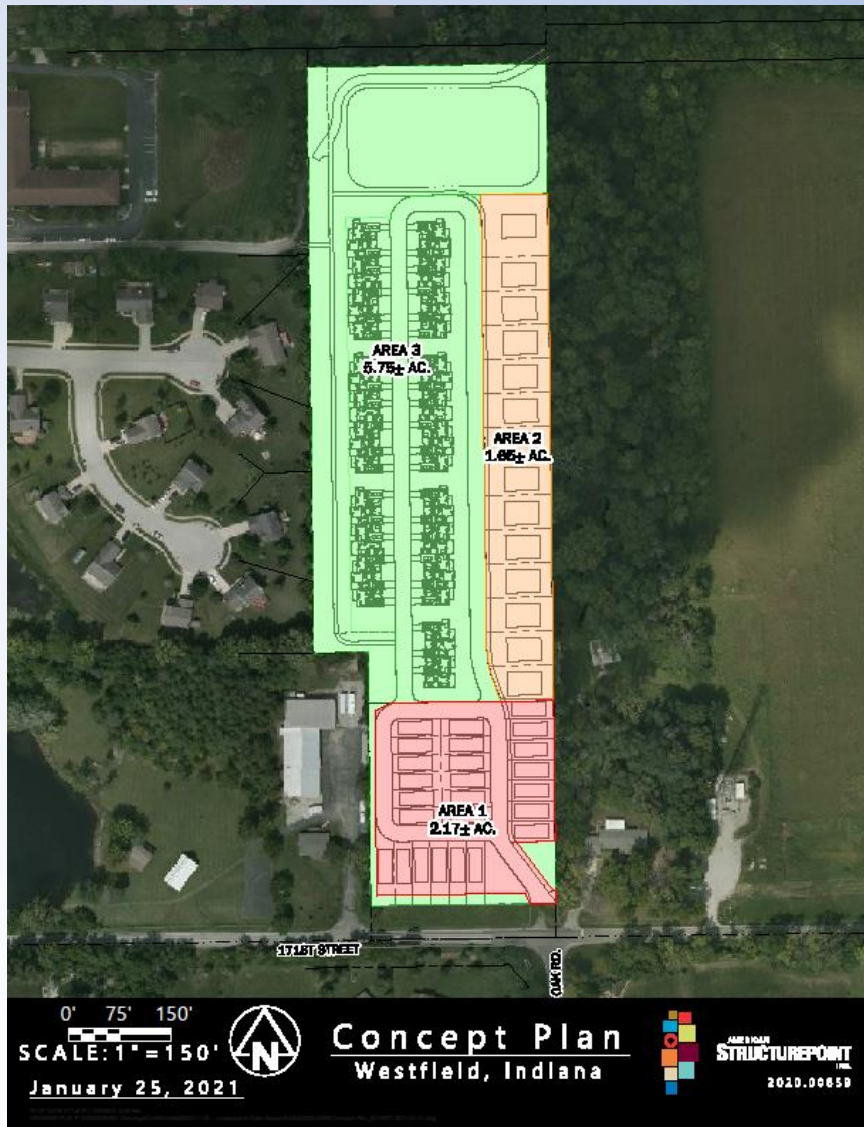
Single Family
For Sale Units





Single Family For Sale Units



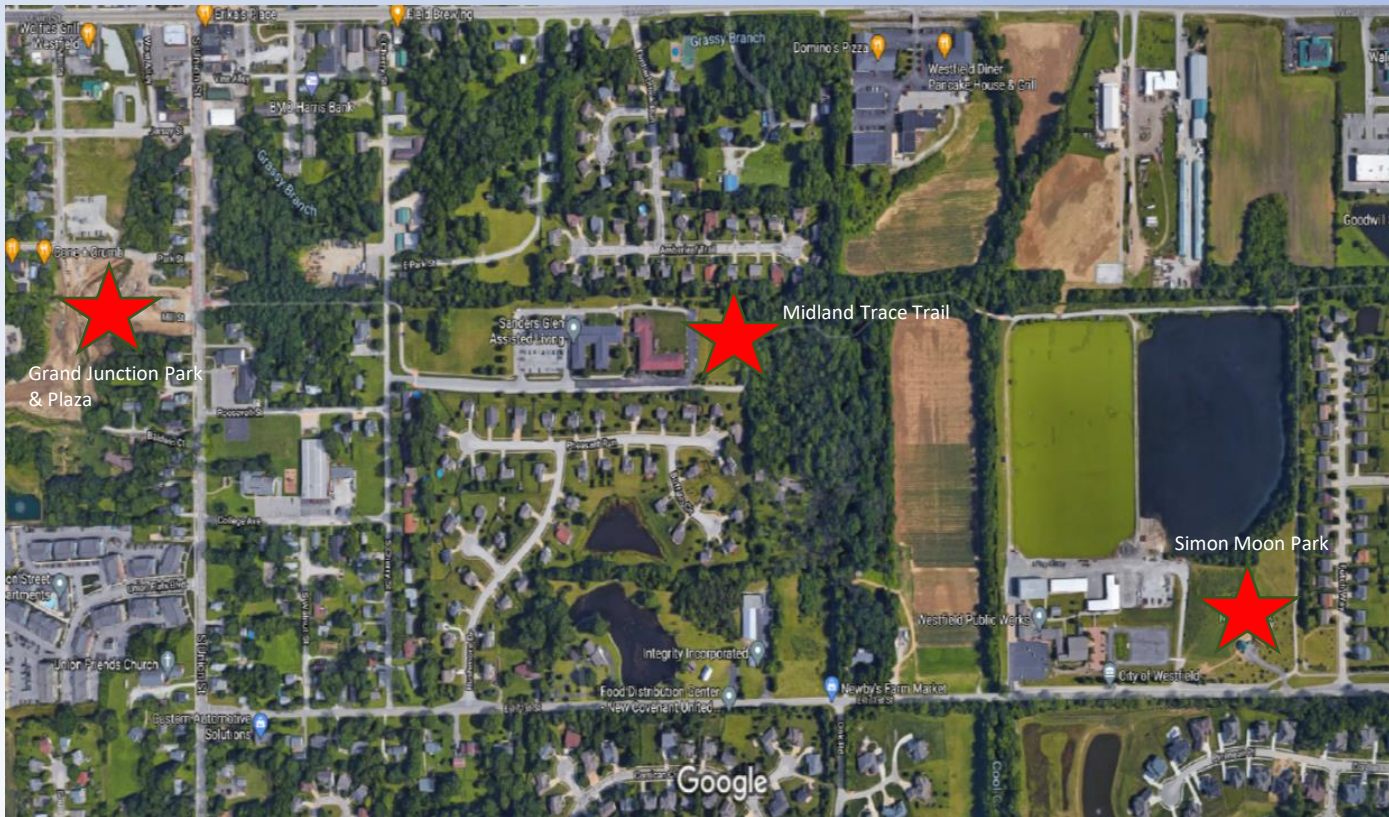


Senior Focused Rental Units

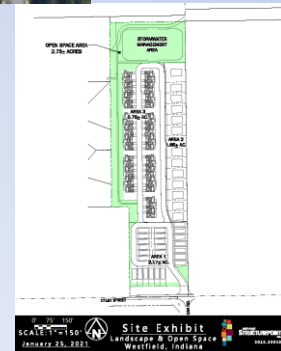

The Cottages
AT SANDERS GLEN



SANDERS GLEN PUD 2102-PUD-01



- Sanders Glen PUD will have an enhanced trailhead to the Midland Trace Trail that will increase safety and visibility and allow for a trail connection from the Midland Trace Trail thru the property to 171st Street
- Sanders Glen PUD **is less than 1500 feet** to Simon Moon Park
- Sanders Glen PUD **is 2500 feet from** Grand Junction Park & Plaza



Open Space/Amenity Exhibit

SANDERS GLEN PUD 2102-PUD-01

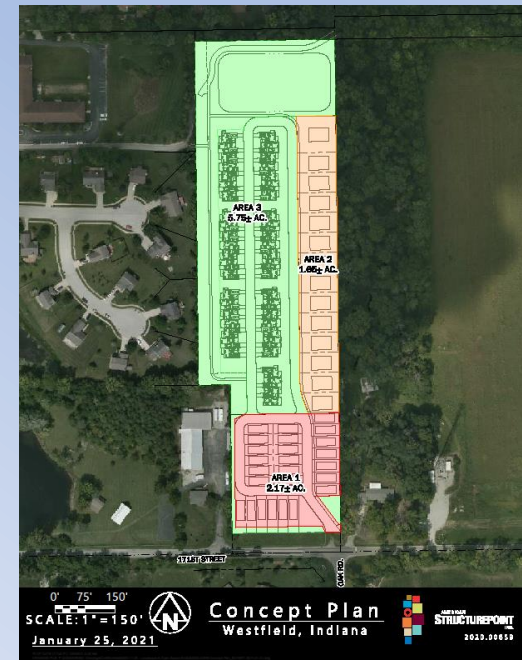
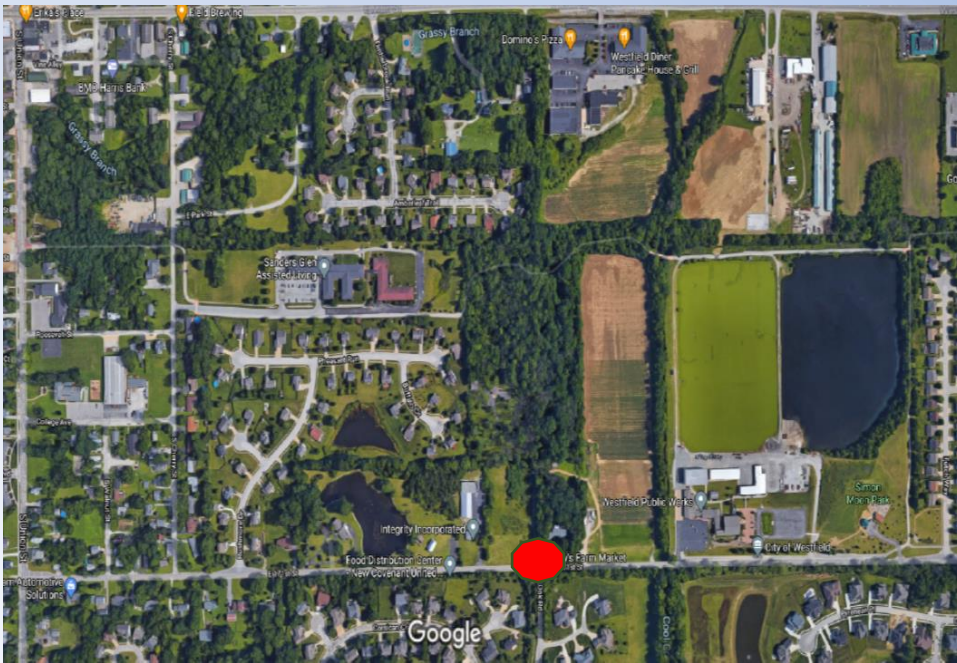
CONCEPT PLANT SCHEDULE

Street Trees to be spaced approx. 50' O.C.

LANDSCAPING STANDARDS (ARTICLE 8.8) SHALL APPLY, EXCEPT AS MODIFIED BELOW.

[illegible]

SANDERS GLEN PUD 2102-PUD-01



Johnathon Nail <jnail@westfield.in.gov>
 To: "Schrage, Brad" <BSchrage@structurepoint.com>
 Cc: Andrew Greenwood <andrew@patch-development.com>

Tue, Jan 19, 2021 at 5:22 PM

I know Council mentioned traffic concerns in the introduction, but I'm not worried about it. If I recall you guys are tying in to the Oak/171st intersection with your entrance. This will be a four way stop and I don't have any concerns about traffic at this intersection.

Thanks,
 John

Johnathon Nail | City Engineer
 Public Works | 2728 East 171st Street | Westfield, IN 46074
jnail@westfield.in.gov | 317-430-6750

SANDERS GLEN PUD
Ordinance No. 2102-PUD-01
WESTFIELD INDIANA
applicant:
Patch Development LLC.

est
Glen



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

February 1, 2021
2102-PUD-04
Exhibit 1

Docket Number: 2102-PUD-04 (Ordinance No. 21-04)

Petitioner: Front Street Partners, LLC by Church, Church, Hittle + Antrim

Request: A change of zoning for 60.74 acres +/- from the GB-PD: General Business/Planned Development District to Lantern Commons Planned Unit Development (PUD) District.

Current Zoning: GB-PD: General Business/Planned Development District with Zoning Commitments ([Ord. 07-36](#))

Current Land Use: Agriculture

Acreage: 60.74 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Character Exhibit
5. Proposed Ord. 21-04
6. Narrative Statement
7. Neighbor Meeting Summary
8. Ord. 07-36 Lantern Commons Zoning Commitments
9. Public Comments

Staff Reviewer: Pam Howard, Senior Planner

PETITION HISTORY

This petition was introduced at the January 11, 2021, City Council meeting. The petition will receive a public hearing at the February 1, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

The petitioner is holding a neighbor meeting on January 28, 2021. A summary this meeting will be provided by the petitioner and included as **Exhibit 7** once received.

PROJECT OVERVIEW

Location: This subject real estate is approximately 60.74 acres in size and is located at the northeast corner of US 31 and 161st Street (see **Exhibit 2**). The Property is currently zoned GB-PD: General Business/Planned Development District, with an approved set of Zoning Commitments ([Ord. 07-36](#)). Adjacent zoning districts include SF2 to the North, AG-SF1 and the Lantern Park PUD to the east, LB to the South, and EI and the Indy Hebrew Congregation PUD to the west. Adjacent land uses include Single-Family Residential to the north, east, southeast, and southwest and a corporate headquarters is being built directly south. The west side of US 31 include existing enclosed industrial uses as well as a cemetery.

Project Description: The petitioner is requesting a change in zoning from the GB-PD District to the Lantern Commons PUD District to accommodate a mixed-use development, as described in the Petitioner's Narrative (see **Exhibit 6**).

ORDINANCE DETAILS

Definitions: As Proposed, the PUD Ordinance includes two definitions that are not present in the UDO: Multi-story Parking Garage and Westfield Boulevard.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**) which divides the Real Estate into 5 areas for development, and allows each of the areas to be expanded or contacted by up to 1.5 acres. Additionally, the Concept Plan allows for additional land, that is currently part of the US 31 ROW, to be added to two of the areas outlined in the PUD. This additional land would not be subject to the 1.5-acre expansion maximum.

Underlying Zoning: As proposed, the PUD Ordinance assigns GB: General Business District as the underlying zoning district for Areas A, B, C, and D. The proposed underlying zoning district for Area E is MF2: Multi-family Medium Density District.

Permitted Uses Area E: The proposed ordinance defaults to the underlying zoning district of MF2, while also permitting some additional uses. This results in the following uses being permitted (*italicized uses are added uses per the PUD and would not be permitted by underlying zoning*):

- Assisted Living Facility
- Dwelling, Multi-family
- Home Business
- Hospice
- Nursing Home
- Education Institution (with or without dormitory accommodations)
- Public Safety and Service Use
- Development Amenities
- Model Home
- Temporary Use and Event
- Utilities (regulated or not regulated by IURC)
- *Farm Stand*
- *Multi-story Parking Garage*

Permitted Uses Areas A, B, C, and D: The proposed ordinance defaults to the underlying zoning district of GB, while also permitting some additional uses and prohibiting some uses permitted by the UDO. The chart below shows the permitted uses for each area (*italicized uses are added uses per the PUD and would not be permitted by underlying zoning*).

<u>Use</u>	<u>Area A</u>	<u>Area B</u>	<u>Area C</u>	<u>Area D</u>
Office (General, Medical, Professional)	*	*	*	*
School, Fine Arts or Commercial	*	*	*	*
School, Professional Trade or Business	*	*	*	*
Educational institution, without dormitory accommodations	*	*	*	*
Public Safety and Service Use	*	*	*	*
Religious Institution	*	*	*	*
Club (Civic or Private)	*	*	*	*
Development Amenities	*	*	*	*
Commercial Recreational Facility	*	*	*	*
Tavern (or Nightclub)	*	*	*	*
Theatre, indoor	*	*	*	*
Data processing / call centers	*	*	*	*
Nursery (ag)	*	*	*	*
Temporary Use and event	*	*	*	*
Bus stations / Transit stops	*	*	*	*
Commercial Parking lots and structures, Public	*	*	*	*
Heliports	*	*	*	*
Utilities not regulated by IURC	*	*	*	*
<i>Assisted Living</i>	*	*		
<i>Hospice</i>	*	*		
<i>Nursing Home</i>	*	*		
Health, fitness, and exercise facility		*	*	*
Hotel or Motel		*	*	*
Restaurant, (Sit down, Specialty, Takeout and Deli-style)		*	*	*
Retail (Low and Medium intensity)		*	*	*
<i>Grocery (up to 25,000 SF in floor area)</i>		*	*	
<i>Farm Stand</i>		*	*	
<i>Multi-story Parking Garage</i>		*	*	*
Restaurant, Fast food			*	
Hospital (major)			*	*
Museum/Exhibition Hall			*	*
<i>Coffee Shop</i>			*	
<i>Sandwich Shop</i>			*	
<i>Furniture Store (up to 25,000 SF in floor area)</i>			*	

General Regulations for Areas A, B, C, and D: As proposed, the PUD ordinance defaults to the general regulations for the GB District, with the exception of the standards outlined below:

Setbacks: The PUD ordinance proposes only district perimeter setback requirements (50' for Areas A, B, and D; and 5' for Area C). There would be no setback requirements internal to the development.

Maximum Building Height: As proposed, the PUD ordinance defaults to the 60' Maximum Building Height of the UDO for Areas A and B. No Maximum Building Height is proposed for Areas C and D.

General Regulations for Area E: The table below outlines the proposed lot standards as compared to the UDO's requirements for MF2 lots (the proposed underlying zoning district).

	AREA E	UDO (MF2)
Max. Density	None proposed	10 units per acre
Max. Dwelling Units per Structure	None proposed	10
Max. Number of Dwelling Units	350 with current land, 400 if additional land is incorporated	150 per project or district
Min. Living Area	600 SF	650 SF
Min. Road Frontage	70'	70'
Min. Front Yard Setback	None proposed	30'
Min. Side Yard Setback	None proposed	12'
Min. Rear Yard Setback	None proposed	20'
Project Perimeter Setback	50'	1:3 Proximity Slope
Max. Building Height	60'	45'
Min. Distance Between Buildings	15'	20'

Overlay Districts: The proposed ordinance exempts the Property from the standards of the US 31 Overlay District, while applying the Architectural Design Requirements of the SR 32 Overlay to Areas A, B, C, and D.

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

Accessory Use and Building Standards: The proposed ordinance modifies Article 6.1(H)(2) of the UDO which prohibits dumpster enclosures in Established Front Yards, by permitting them in the Established Front Yard of Westfield Boulevard only.

Architectural Standards: The proposed PUD Ordinance defaults to the UDO's multi-family architectural standards for (Article 6.3(E)) for Area E; with the exception of reducing the minimum masonry requirement to forty percent (40%), from the seventy-five percent (75%) required by the UDO. The proposed PUD Ordinance exempts Areas A, B, C, and D from the Architectural Standards of UDO Article 6.3, instead applying the SR 32 Overlay Standards as discussed in the previous

section. Additionally, the PUD Ordinance incorporates a Character Exhibit (see **Exhibit 4**) which is intended to establish a benchmark for the architecture and design of the buildings.

Parking and Loading Standards: As proposed, the PUD Ordinance defaults to the Parking and Loading Standards of the UDO, with the following modifications:

Multi-story Parking Garage Standards: The PUD Ordinance proposes specific standards for multi-story parking garages which include the requirement that they be architecturally compatible with the primary structure they are associated with or nearest adjacent structure if they are not associated with a specific structure. The proposed standards also require security grilles to be architecturally consistent and integrated with the overall design of the building. Chain link fencing would be prohibited. The UDO does not currently contain any standards for parking garages.

Size of Parking Spaces: As proposed, the PUD Ordinance would permit up to twenty percent (20%) of the required parking spaces to be 8' x 18' to accommodate compact cars. The UDO does not have an equivalent standard, and requires all spaces (with the exception of parallel parking) to be 9' x 18' in size.

Number of Parking Spaces: The proposed PUD Ordinance reduces the number of required parking spaces for multi-family uses in Area E to 1.5 per Dwelling Unit, from the 2 per Dwelling Unit required by the UDO. This is consistent with other approved multi-family projects. Parking space requirements for all other uses would be determined by the Director based upon data supplied by the applicant during the Detailed Development Plan process. This is consistent with the UDO for some (mainly retail) uses, however the UDO does outline specific requirements for certain uses (including office and restaurant uses), which could be waived by this standard.

Landscaping Standards: The PUD Ordinances proposes alternative standards for screen of multi-family parking areas. Parking areas visible from Streets or perimeter lot lines would be screened by a solid evergreen screen with a combination of trees and shrubs, the UDO would require a wall or other solid material in addition to the landscaping. The proposed ordinance would require the same evergreen screen in areas where parking spaces are located within ten (10) feet of residential uses, this is also permitted by the UDO.

Open Space and Amenity Standards: The proposed Ordinance modifies some of the UDO standards for multi-family projects. First, the required open space is proposed to be reduced to 10%, from the 20% required by the UDO. Additionally, the ordinance proposes requiring one (1) amenity per forty (40) dwelling units. This would result in 9 amenities if the development is built with the maximum number of units permitted (with or without the additional land). The UDO does state amenity requirements for development over 150 units. Lastly, the proposed ordinance adds the following additional qualifying amenities: dog park, pet spa, community garden, and bocce court.

Infrastructure Standards: As proposed, the PUD Ordinance defaults to the City's Construction Standards and the UDO, unless otherwise approved by the Public Works Department.

COMPREHENSIVE PLAN

The Westfield-Washington Township Comprehensive Plan identifies the "Employment Corridor" land use as the appropriate land use for the Property; the Employment Corridor land use is described in detail in

the Highway Corridors section. The Highway Corridors section proposes office and service uses, research and development, and retail and institutional uses that are subordinate to and supportive of the office and service uses. Development Policies for Highway Corridors are located on p. 53 of the [Comprehensive Plan](#). The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 1: US 31, (ii) Primary Arterial 2: 161st Street (iii) Secondary Arterial: Union Street, (iv) Proposed Secondary Arterial: Westfield Boulevard, (v) Proposed Local: other proposed streets internal to the development, and (vi) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the February 1, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

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

DEPARTMENT COMMENTS

1. **Action**: Hold a public hearing at the February 1, 2021, Plan Commission meeting.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Pam Howard at (317) 531-3751 or phoward@westfield.in.gov.

COPY

ORDINANCE 07-36

AN ORDINANCE OF THE TOWN OF WESTFIELD CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

WHEREAS, The Town of Westfield, Indiana and the Township of Washington, both of Hamilton County, Indiana are subject to the Westfield Washington Township Zoning Ordinance; and

WHEREAS, the Westfield-Washington Township Advisory Plan Commission (“Commission”) considered a petition (docket 0710-REZ-05) filed with the Commission to rezone certain lands; and

WHEREAS, the Commission did take action to forward the request to the Westfield Town Council with no recommendation under the provision of IC 36-7-4-605; and

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Town Council on November 27, 2007; and

WHEREAS, the Westfield Town Council is subject to the provision of IC 36-7-4-608(g) concerning any action on this request.

NOW THEREFORE BE IT ORDAINED BY THE WESTFIELD TOWN COUNCIL THAT TITLE 16 OF THE WESTFIELD CODE OF ORDINANCE BE AMENDED AS FOLLOWS:

SECTION 1. WC-16.08.04 Zoning Map is amended as follows:

The Zoning Map accompanying and made a part of the Zoning Ordinance is amended to reclassify the Real Estate located at the northeast quadrant of 161st Street, U.S. 31 and Union Street from SF-2 and GB to GB-PD. See attached maps and zoning commitments described in the attached identified as Exhibit “A” entitled Commitments Concerning the Use and Development of Real Estate to be known as “Lantern Commons” submitted by Pine Tree Commercial Realty, LLC.

SECTION 2. This Ordinance shall be in full force and effect in accordance with Indiana law, upon the passage of any applicable waiting periods, all as provided by the laws of the State of Indiana. All ordinances or parts thereof that are in conflict herewith are hereby ordered.

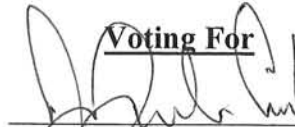
ALL OF WHICH IS HEREBY ADOPTED BY THE TOWN COUNCIL OF

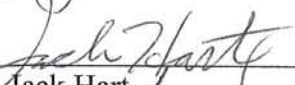
WESTFIELD, HAMITON COUNTY, INDIANA THIS 17 DAY OF

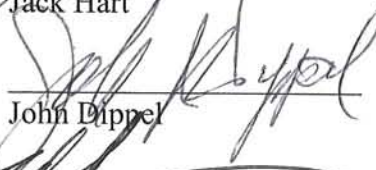
Dec, 2007.

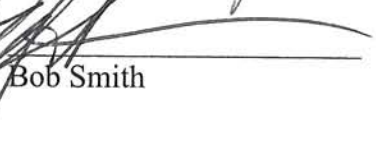
WESTFIELD TOWN COUNCIL

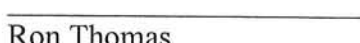
Voting For

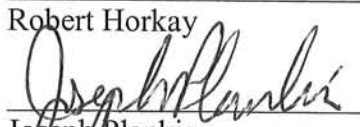

Andrew Cook

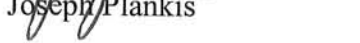

Jack Hart


John Dippel


Bob Smith


Ron Thomas


Robert Horkay


Joseph Plankis

Voting Against

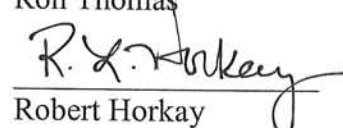
Andrew Cook

Jack Hart

John Dippel

Bob Smith


Ron Thomas


Robert Horkay

Joseph Plankis

Abstain

Andrew Cook

Jack Hart

John Dippel

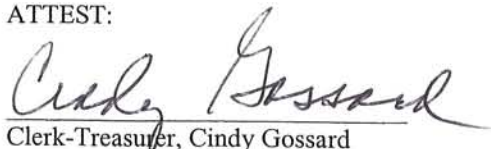
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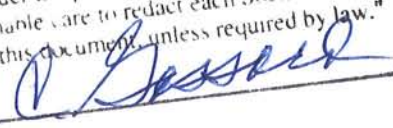
Robert Horkay

Joseph Plankis

ATTEST:


Clerk-Treasurer, Cindy Gossard

This ordinance prepared by
Gregory J Anderson, AICP, Director of Community Development

"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."

(name) _____

**WESTFIELD-WASHINGTON TOWNSHIP ADVISORY PLAN COMMISSION
CERTIFICATION**

The Westfield-Washington Township Advisory Plan Commission met on Monday, November 26, 2007, to consider proposed rezoning of 63.92 acres from the SF-2 and GB Districts to the GB-PD District. Notice of public hearing was advertised and noticed and presented to the Advisory Plan Commission. Notice was shown to have been published in a newspaper of general circulation in Hamilton County, Indiana. The proposed rezone is as follows:

0710-REZ-05 161st Street & Union & US 31,
Pine Tree Acquisitions, LLC requests change in zoning of
approximately 63.92 acres from SF-2 and GB to GB-PD.

A motion was made and passed to send no recommendation to Town Council regarding the rezone request for 0710-REZ-05 (5-3).

I, Gregory J. Anderson, AICP, being the Secretary of the Westfield-Washington Township Advisory Plan Commission, do hereby certify that the above is a true and accurate record of the minutes of the meeting of the Westfield-Washington Township Advisory Plan Commission held on November 26, 2007.



Gregory J. Anderson, AICP, Secretary

November 27, 2007
Date

0710-REZ-05

161st Street & Union & US 31, Pine Tree Acquisitions, LLC requests change in zoning of approximately 63.92 acres from SF-2 and GB to GB-PD.

Salzman reviewed the staff report and petition history, stating this petition has been to subcommittee. He stated the petitioner has slightly modified the site plan as well as the commitments.

Spoljaric stated that part of this project is in a designated wellhead protection area.

Mr. Barry Herring, Pine Tree Acquisitions, presented changes to the project and commitments, including reintroducing small shop retail buildings located at 161st Street and US 31 rather than the big box users. He also discussed the work to 161st Street, which includes two full left turn lanes, a through lane, and a right turn lane. He further stated the agreement to share in the expense of widening the bridge on 161st Street which will widen the bridge from two lanes to four lanes. Herring further discussed significant changes to the northern boarder including adding a 60-foot tree preservation area, additional 46 feet which includes sidewalk, retaining wall, and landscape buffer; to the south from the frontage road, more landscaping and sidewalk. He further stated a roundabout has been added to the intersection on Union Street. He also discussed the new trail plan and bike- and pedestrian-friendly walkways.

Mr. Steve Hoover expressed concern about the size of the total project, single use square footage, the site plan, building height, external facade, access, truck access, landscaping, and the lack of commitments.

Mr. Steven Holloway believes Westfield needs projects like this in order to bring the residential tax base down and spoke in favor of Lantern Commons.

Horkay commented on the subcommittee discussion which included concerns of the design of the center. He further stated there was a 4-0 decision that the project does not meet the intent of the Comp Plan and a 3-1 vote to send a negative recommendation versus no recommendation.

Spoljaric expressed concern about the lack of information at this time and all the changes that have been made.

Del Greco expressed concern about the amount of changes each time a presentation is made.

Sanders expressed concern about the roundabout and truck traffic, drainage, landscaping, retaining wall, change in building height, and recommended this petition go back to subcommittee for further review.

Kingshill expressed concern about the commitments and the number of changes

Plankis stated this is a vast improvement but with all the changes, are the commitments firmed up. He also asked if this is the final site plan.

Plankis asked about the time line for the project.

Herring responded they hope to break ground in late December.

Herring responded to the comments of the Commission as well as the public.

Horkay stated the parking adjacent to the two building on the corner is all north and east and asked if the intent is to have something to look attractive, what is the plan to have those buildings functioning.

Mr. Doug Nance, Greenburg-Farrow Architects responded that they envisioned four-sided architecture; all sides of the building would have that type of flavor of architecture. He further stated they also envision the facades facing 161st Street would have pedestrian flair which could mean window displays, entrances to the shops, etc. Nance also stated the main facade would be facing the parking lot because that is more convenient for customers.

Mr. Matt Price, Attorney, representing Pine Tree Acquisitions, stated the petitioner has been up front about the timing needs of this project. He further pointed out that the petitioner is not in disagreement over the substance of the commitments but rather the wording or phraseology of the commitments.

Kelleher pointed out that Westfield does promote business and quality development such as this; however, the Commission is also trying to buffer new development inconsistent with existing development to make sure the buffering is appropriate for the residential areas. She further stated there are site design comments based on the information received previously, but that the important things are the elements in this design that impact neighbors on the other side and whether these are adequately designed. We understand the petitioner has deadlines and timetables, but there are issues with this, such as taking the commitments and making them fit what has been shown to us.

Herring proposed the Commission send a positive recommendation contingent upon adequate commitments being drafted and agreed upon prior to the December 10 Town Council Meeting.

Kelleher stated she was uncomfortable with this proposal.

Spoljaric stated she would like to see a commitment in terms of environmental preservation of certain features of this site beyond the tree preservation buffer.

Kelleher stated she is not sure the staff report supported the five points absolutely and concretely. She further stated staff was very reasonable in saying this area is open to discussion and somewhat subjective.

Spoljaric moved to send 0710-REZ-05 to the Town Council with no recommendation.

Sanders seconded, and the motion passed 5-3 (Plankis, Del Greco, Kelleher).



**Exhibit "A" – Ordinance 07-36
Zoning Commitments
December 17, 2007**

COMMITMENTS CONCERNING THE USE AND DEVELOPMENT OF REAL ESTATE

Pine Tree Commercial Realty, LLC (the "Developer") or its assigns, makes the following commitments to the Westfield Town Council (and the City Council following Westfield's conversion to a city) and Westfield-Washington Plan Commission (collectively, the "City") regarding the use and development of the following described real estate located in Hamilton County, Indiana:

Section 1. Description of Real Estate:

See attached Exhibit "A" (hereinafter, the "Real Estate").

Section 2. Docket No.: 0710-REZ-05

Section 3. Statement of Commitments:

A. DEFINITIONS

- (1) All definitions that are outlined within the Westfield Zoning Ordinance are hereby incorporated.
- (2) Gross Floor Area shall be computed on a horizontal plane inclusive of occupied retail space and exclusive of loading docks, common mechanical rooms, and trash enclosures internal to the design, mezzanine or basement areas that are otherwise occupied as storage or for mechanical equipment purposes.
- (3) Restaurant shall be an establishment engaged in the preparation of food and beverages containing more than 3,500 gross square feet and characterized primarily by table service to customers and it shall not contain any drive through services.
- (4) Fences shall be constructed with stone or brick pilasters (with an architectural character consistent with the overall theme of the development) with separations of not more than 50 feet, and shall incorporate wooden material between the pilasters.

B. GENERAL

(1) Floor Area Limitations.

- i. Improvements constructed upon the Real Estate shall be limited to no more than four hundred fifty thousand (450,000) square feet of gross floor area.
- ii. The foregoing shall not prohibit development above the first floor level.

(2) Maximum Single Use Limitation.

- i. Only two (2) single uses shall be permitted upon the Real Estate which occupy more than sixty thousand (60,000) square feet of gross floor area.

- ii. The maximum floor area of any single user shall be one hundred fifty thousand (150,000) square feet.

(3) Illustrative Conceptual Site Plan.

- i. The Real Estate shall be developed in substantial conformity to the Illustrative Conceptual Site Plan (the "Plan"), a reduced copy of which is attached hereto for reference purposes as Exhibit "B-1 & B-2".
- ii. In the event of a conflict between the provisions of these Commitments and the Plan, the provisions of these Commitments shall control.
- iii. The Illustrative Conceptual Site Plan contains the following components: specialty department stores; retail shop's (boutiques); single user / retail / office out lots; and, office buildings.
- iv. The Illustrative Conceptual Site Plan shall prohibit discount department stores and out lots 1, 2 & 3 shall not allow for restaurants other than defined herein.

(4) Parking. An overall minimum of 4.5 parking spaces shall be provided for each one thousand (1,000) square feet of gross floor area.

(5) Trash Removal. Trash and garbage removal by garbage trucks from dumpsters located upon the Real Estate shall not be allowed between the hours of 9:00 PM and 7:00 AM.

(6) Permits.

- i. Prior to applying for a building permit on the Real Estate, the Developer shall first acquire written consent from the then owner(s) of the Real Estate.
- ii. Once the Developer, its successor(s) or assign(s) closes on a portion of the Real Estate, such written consent shall not be required from the owner of that portion of the Real Estate

C. ARCHITECTURAL

Any proposed development shall conform with the Exhibits attached to these Commitments ("Exhibit C"), and shall be of a cohesive and consistent architectural character not less than set forth in Exhibits as determined by Administrative Review. "Franchise" architectural elements shall be eliminated with respect to fast food restaurants and shall otherwise be permitted only when integrated into the larger overall character of the development. All provisions contained with this Section are subject to an Administrative Review.

(1) Height of Buildings.

- i. No building height shall exceed thirty (30) feet above the finished floor to the top of the parapet wall for buildings constructed within the area adjacent to the New Frontage Road for a distance of 200 feet into the property.
- ii. The minimum height of any building abutting the right-of-way of US 31, 161st Street and Union Street shall be twenty-four feet (24') above finished floor.
- iii. Cupolas, and other similar architectural features, and antennae having a height of up to fifteen feet (15') or a diameter up to eight inches (8"), and satellite dishes having a diameter of up to twenty-four inches (24") shall represent permitted exceptions from the maximum height limitation imposed hereby.

(2) Facade Requirements (Four Sided Architecture). Each façade of each building shall comply with the following requirements:

- i. An Architectural Break is any break in the plane of a façade that occurs at least every seventy-five lineal feet (75') lineal feet and consists of a building offset of a minimum of one (1) foot, four (4) inches, or the inclusion of a canopy or roof element projecting a minimum of five (5) feet from the building ("Architectural Break").
- ii. Any large single use occupying sixty thousand (60,000) square feet or more (hereinafter referred to as a "Large Use") shall incorporate an Architectural Break(s) as follows:
 1. One (1) Architectural Break shall be incorporated into each Facade of the building for each thirty thousand (30,000) square feet (or part thereof) of gross floor area occupied beginning at sixty thousand (60,000) square feet up to the maximum size otherwise permitted by these Commitments.
 2. Two (2) Architectural Breaks shall be incorporated into each Facade of the building for each thirty thousand (30,000) square feet (or part thereof) of gross floor area occupied beginning at seventy-five thousand (75,000) square feet up to the maximum size otherwise permitted by these Commitments.
 3. Three (3) Architectural Breaks shall be incorporated into each Facade of the building for each twenty-five thousand (25,000) square feet (or part thereof) of gross floor area occupied beginning at ninety-one thousand (91,000) square feet up to the maximum size otherwise permitted by these Commitments.

- iii. Any single use occupying less than sixty thousand (60,000) square feet shall provide at least one (1) Architectural Break on each Facade and one (1) roof line break.

(3) Elevations and Building Materials.

- i. Any proposed development shall be comprised of a cohesive and consistent palette of building materials which possesses the same architectural integrity as those depicted in the conceptual renderings attached to these Commitments.
- ii. All buildings constructed on the Real Estate shall include, or be comprised of, a combination of the following:
 - 1. decorative concrete wall panels (including pre-cast),
 - 2. brick, cultured stone, and other masonry,
 - 3. store front glazing and EIFS accents provided, however, that EIFS accents shall not account for more than fifteen percent (15%) of any façade.
- iii. Interspacing design elements such as canopies, awnings and pilasters, using complimentary colors and architectural components which are reasonably consistent with and possess the same architectural integrity as the conceptual renderings attached to these Commitments shall be provided.

(4) Roof Top Equipment. Any roof top heating and cooling equipment, ventilation equipment, refrigeration equipment, condensers or communication equipment (not including antennae having a height up to fifteen feet (15') or a diameter up to eight inches (8") or satellite dishes having a diameter of up to twenty-four inches (24")) shall be completely screened from Union Street, New Frontage Road (Woodside Estates south property line), 161st Street, US 31, the Adjacent Real Estate (as defined hereafter) and otherwise installed in a manner consistent with, and which compliments, the architectural character of the buildings where located, using similar or complimentary building materials, colors and other similar design elements.

(5) Trash Facilities (Exhibit D).

- i. Any stand-alone dumpsters used for trash shall be enclosed on all four (4) sides and, except as specified in (B) (6) (iv) below, the exterior of at least three (3) sides shall be a minimum of six feet (6') in height so as to conceal functions within and finished in materials and consistent with those used on the buildings for which they provide service.
- ii. The gate or door of any dumpster enclosure which opens to permit use and trash removal shall be closed when not in use.

- iii. No separate or stand-alone dumpster may be placed between the building line of the structure and the closest right-of-way of Union Street, New Frontage Road, 161st Street, or US 31.
- iv. Dumpsters and dumpster enclosures oriented towards the rights-of-way of Union Street, New Frontage Road, 161st Street, or US 31 must be visually integrated into the main structure with which they are associated in the manner described below.
 - 1. Dumpster enclosures visually integrated into structures abutting Union Street, New Frontage Road, 161st Street, or US 31 shall be at least eight (8) feet in height.
 - 2. Dumpster enclosures visually integrated into structures shall incorporate architectural elements and building materials consistent with the structures which they serve.

(6) Loading Docks.

- i. Loading Docks fronting Union Street, 161st Street, and US 31 shall be oriented principally parallel to the respective rights-of-way.
- ii. Screening walls shall be provided parallel to the recessed channel associated with any exterior loading dock.
 - 1. The screening wall shall extend the entire length of the loading dock recessed channel, inclusive of tractor and trailer length.
 - 2. The screening wall shall have a minimum height equal to the height of the loading dock overhead door and/or any visible exterior mechanical equipment associated with the operation of the overhead door.
 - 3. Screening walls associated with loading docks shall be subject to the same elevation and building materials as the associated building wall they parallel.
- iii. All Loading Docks located other than (i) above shall comply with (ii) above and the following:
 - 1. Doors for interior loading docks shall be an integral part of building architecture.
 - 2. The interior loading dock area shall accommodate the largest anticipated delivery vehicle for tenants, inclusive of tractor and trailer.

D. ACCESS

(1) Union Street Ingress and Egress.

- i. No more than two (2) driveways and curb cuts shall be permitted to provide direct vehicular ingress and egress to/from the Real Estate along that segment of Union Street comprising the eastern boundary of the project.
- ii. The northern most driveway shall be designed and signed to prohibit use by trucks making deliveries to the development.
- iii. The southern most driveway shall be designed to provide vehicular and truck traffic ingress and egress to and from the development.

(2) US 31 Ingress and Egress. No direct ingress and egress to and from the Real Estate shall be permitted along US 31.

(3) 161st Street Ingress and Egress. No more than one (1) driveway and curb cut shall be permitted to provide direct vehicular and truck traffic ingress and egress to and from the Real Estate along 161st Street. Such driveway shall be designed to allow right-in and right-out ingress and egress only. The right-in and right-out shall remain until the City or Indiana Department of Transportation ("INDOT") requires the driveway to be removed. The Developer will not charge the City or INDOT to eliminate the right-in and right-out driveway and curb cut off of 161st Street.

(4) Adjacent Real Estate Access. Subject to documentation customary within the commercial real estate industry, Developer shall provide reasonable access to the Real Estate lying to the west of the Real Estate.

(5) US 31 Future Improvements.

- i. A portion of the Real Estate along US 31 shall remain undeveloped in order to accommodate INDOT's plans for construction of a vehicular on-ramp along US 31 at its intersection with 161st Street and for future utility infrastructure improvements to be made by the City.
- ii. This undeveloped portion of the Real Estate shall be configured in substantial conformity to the Plan.

(6) Frontage Road Ingress and Egress. No more than three (3) driveways and curb cuts shall be permitted to provide direct vehicular ingress and egress to and from the Real Estate along the frontage road, being that segment of proposed new roadway along the northern boundary of the Real Estate ("Frontage Road"). Furthermore, truck access shall be prohibited from accessing the proposed Frontage Road from Union Street to the western property line.

E. INFRASTRUCTURE

(1) Union Street Improvements.

- i. The Developer shall be responsible for the reconstruction of Union Street to City of Westfield Public Works Department Utility and Infrastructure Construction Standards and Specifications (October, 2006), or such other standards and specifications as agreed to by the City and Developer (collectively, "WPWD Standards").
 1. The Developer shall dedicate all land needed for right of way within the project boundaries necessary for the described Union Street improvements.
 2. The Developer, in coordination with the City, shall acquire such additional land as shall be required to install and construct the Union Street improvements described herein.
 3. The roadway section shall conform to the City's Thoroughfare Plan (as in effect on the date herein).
- ii. The Developer shall construct northbound left turn lanes at both Union Street entrances to the development at Developer's sole expense.
- iii. Southbound right turn lanes shall also be provided at each entrance at Developer's sole expense. Widening of the existing road will be required to accommodate such turn lanes.
- iv. The Developer shall be responsible for constructing any additional box culvert sections, as needed after consultation with the City, under Union Street to accommodate the existing legal drain.
- v. The Developer shall construct a single lane roundabout at the intersection of Union Street and the new frontage road. Said roundabout shall be of satisfactory size to allow for future expansion to two lanes.

(2) 161st Street Improvements.

- i. The Developer shall dedicate all land needed for right of way within the project boundaries for the described 161st Street improvements and shall be responsible for the reconstruction of the same to WPWD Standards.
 1. The Developer, in coordination with the City, shall acquire such additional land as may be reasonably required to install and construct the 161st Street improvements described herein.
 2. The roadway section shall conform to the City's Thoroughfare Plan (as in effect on the date herein).

- ii. The Developer shall reconstruct the northbound right turn lane at the intersection of US 31 and 161st Street and construct a left turn lane (or lanes, if double left turn lanes are prescribed in the traffic engineering report), in the westbound lanes of 161st Street, to southbound US 31.
 - iii. A westbound turn lane into the right-in and right-out driveway shall also be provided by Developer at their sole expense.
 - iv. Developer agrees to reasonably participate in the costs associated with the reconfiguration of the intersection of 161st Street and US 31 necessitated by the widening of 161st Street adjacent to Lantern Commons.
 - v. The Developer shall also construct a two (2) lane roundabout at the intersection of Union Street and 161st Street, these must conform to the Westfield Corridor Plan or such other standards and specifications as agreed to by the City and Developer.
 - 1. The Developer and the City shall coordinate with one another to assure that the roundabout is aligned with the 161st Street Bridge that crosses over Cool Creek, as reconstructed, and the Developer shall construct the new pavement section from the roundabout up to the bridge.
 - vi. The Developer shall also construct a one (1) lane roundabout at the intersection of Union Street and Frontage Road (as defined below) and must conform to the Westfield Corridor Plan or such other standards and specifications as agreed to by the City and Developer.
- (3) **161st Street Bridge Improvements.** The Developer shall only be responsible to pay the City's share of the construction costs relative to the installation of the bridge along 161st Street that crosses over Cool Creek. The Developer shall be responsible for the City's share of the bridge improvements (i.e., twenty (20) percent of the total construction costs) or Eighty Thousand Dollars (\$80,000), whichever is less.
- (4) **Frontage Road Improvements.**
- i. The Developer shall construct the frontage road extending from Union Street to the northwest corner of the development ("Frontage Road").
 - ii. The Developer must dedicate all right of way for the Frontage Road within the project boundaries.
 - iii. The Frontage Road shall adhere to the City's Thoroughfare Plan (as in effect on the date hereof) or such other standards and specifications as agreed to by the City and Developer.
 - iv. Three (3) access driveways and curb cuts shall be permitted along the Frontage Road to provide direct vehicular traffic ingress and egress to and from the Real Estate and the Adjacent Real Estate.

- v. The Developer shall install deceleration and acceleration tapers for right turns in and out of the most eastern curb cut on the frontage road. The Developer shall also install a left turn inbound lane at this curb cut.

(5) **Traffic Signals.** The Developer shall pay in full for all traffic signals necessary to serve this project, provided, that the installation of any traffic signal is subject to the approval of INDOT or the City, as appropriate. The signals shall be installed per WPWD standards and must provide Opticom.

(6) **Lift Station Improvements.**

- i. The Developer shall be responsible for installing a regional lift station located at the corner of 161st Street and Union Street.
- ii. The Developer will be responsible to connect the regional lift station to the Viking Meadow's lift station.

- 1. The regional lift station shall be designed to function in such a manner as to eliminate the Hamilton Square and Cool Creek lift stations by connecting them to the regional lift station with a gravity system.

- 2. All hardware from the Hamilton Square and Cool Creek lift stations shall be returned to the City.

- iii. The Developer, in consultation with the City, shall construct the system in accordance with WPWD Standards, and the City shall make the final decision on size and capacity following reasonable consultation with the Developer concerning the necessary size and capacity specifications for such system.

(7) **Fiber Optic Line.** The Developer shall be responsible for the relocation of the City's fiber optic line that runs along the north side of 161st Street, subject to the City's review and oversight.

(8) **Water Main.** The Developer shall be responsible for the relocation, or replacement, of the twenty inch (20") water main along the south side of 161st Street. The Developer shall relocate or replace the twenty inch (20") water main in accordance with WPWD Standards. The lift station improvements, the fiber optic line and the water main are collectively referred to herein as the "Utility Infrastructure."

(9) **Easements.** The Developer shall grant all easements required by the City upon terms and conditions mutually agreed to between the City and the Developer to construct and install the Utility Infrastructure for areas within the project boundaries. The Developer, in coordination with the City, shall acquire such additional easement rights and other property rights reasonably required to install and construct the Utility Infrastructure for areas outside the project boundaries.

(10) **Updated Traffic Analysis.** Developer shall cause updated traffic analyses with respect to:

- i. Traffic signal warrant analysis for the traffic signal to be installed on Union Street at the first access point north of 161st Street.
- ii. Traffic analysis with frontage road terminating at the northwest corner of the development.
- iii. US 31 and 161st Street final layout and design.

F. SITE AMENITIES (Exhibit "E").

(1) General Site Amenities.

- i. Site amenities shall be provided within the development and subject to Administrative Review.
- ii. Amenities include:
 - 1. Benches;
 - 2. Bike racks;
 - 3. Trash receptacles;
 - 4. Decorative site lighting shall be a lantern motif / theme throughout the development;
 - 5. Gazebos;
 - 6. Fountains;
 - 7. Seating areas;
 - 8. Outdoor dining areas;
 - 9. Internal vehicle and pedestrian bridges;
 - 10. Clock tower that includes tenant signage for users occupying in excess of 75,000 square feet of floor area;
 - 11. Street trees and planters;
 - 12. Entrance features as it relates to Lantern Commons entrance archway under Exhibit C;
 - 13. Natural landscaped areas; and
 - 14. Trail network (Exhibit F).

(2) Stream Enhancements.

- i. The Developer shall preserve and enhance and may relocate portions of the existing stream, running west to east on site.
- ii. A minimum thirty (30) foot wide natural buffer shall be provided on each side of the stream as measured from the centerline of the stream.
 1. The minimum natural buffer may be required to be increased by review agencies with jurisdiction over the stream, including but not limited to FEMA, the Army Corps of Engineers, IDEM, and IDNR.
- iii. The Developer is responsible for submitting and obtaining applicable approvals from all local, state and federal agencies in connection with the initial construction of the project.

(3) Trails (Exhibit F)

- i. During and as part of development of the Real Estate and before completion thereof, a pedestrian trail or path for public use shall be completed.
 1. Said trail shall be located within a perpetual, non-exclusive easement of twenty feet (20') in width, which shall be granted to the City and reserve to the Developer rights to construct improvements within the segment of the easement area internal to the shopping center, provided such improvements do not substantially interfere with the public's use and enjoyment of the trail, as depicted on the Plan. Such easement shall be granted to permit public use of the trail following initial completion by the Developer of the Real Estate at its sole cost and expense.
 2. The trail shall be constructed with a minimum width of twelve (12) feet, a one (1) foot shoulder on each side (total width of 14 feet) and a material composition and at a location acceptable to the City, and shall generally be located as depicted on the Plan, or as otherwise reasonably agreed by the Developer and the City.
- ii. During and as part of development of the Real Estate and before completion thereof, pedestrian trails or paths for public use shall be completed within the rights-of-way of Union Street and 161st Street.
 1. The trail shall be constructed of a material composition and at a location acceptable to the City, and shall generally be located as depicted on the Plan, or as otherwise reasonably agreed by the Developer and the City.

2. Said trail shall be permitted to run from within the abutting public rights-of-way into the Development, subject to subparagraphs (a) and (b) below.
 - a. The trail shall be located within a perpetual, non-exclusive easement twenty feet (20') in width, which shall be granted to the City. Such easement shall be granted to permit public use, and
 - b. The location is generally parallel with the associated rights-of-way.
- iii. During the development of the Real Estate, the Developer shall not relocate the Natalie Wheeler Trail, currently running along the eastern border of the Real Estate at Union Street, and the Developer shall promptly repair any damage to the Natalie Wheeler Trail resulting from the activities of the Developer or its agents or contractors. Any and all repairs to the Natalie Wheeler Trail shall be performed to no lesser standards than currently exist for said Natalie Wheeler Trail, and shall be subject to the review and approval of the City.

G. LANDSCAPING

(1) Landscaping General.

- i. Development of the subject site shall comply with the terms of the Westfield-Washington Township Landscape Ordinance ("Landscape Ordinance") in effect at the time the first Development Plan is filed.
- ii. Landscaping and screening in addition to that which is required by the terms of the applicable Landscape Ordinance shall be provided in accordance with the following commitments.
- iii. Decorative loose stone, rock or gravel may be used as a landscape accent in conjunction with areas that are in excess of 300 square feet. Such accents including the size of areas are subject to Administrative Review of the overall landscape plan upon its formal submission.

(2) US 31 Road Frontage.

- i. Developer shall include a screen fence as a part of screening the loading and service areas from US 31.
 1. Said fence shall be a minimum of six feet (6') in height measured from the average finished pavement elevation in the loading and service areas immediately adjacent to the west.

- ii. A partial or full retaining wall may be used on the west side of the fence in lieu of a side slope.

(3) North Boundary Tree Conservation Area and Buffer (Exhibit "G").

- i. A portion of the Real Estate, no less than sixty feet (60') in width running generally along and directly south of the north boundary of the Real Estate, shall be preserved as a tree conservation area (the "Tree Conservation Area"). This area shall be conveyed to the City within ninety (90) days upon the approval of a formal Development Plan.
 - 1. Any tree(s) within the Tree Conservation Area removed shall be replaced within the Tree Conservation Area as prescribed by the then Landscape Ordinance of the City.
 - 2. Beyond the above-stated replacement requirement and notwithstanding any other provision of the Landscape Ordinance, the trees in the Tree Conservation Area shall be preserved to the extent practical, taking into account topographic changes necessitated by development.
 - 3. Unless necessary in regards to design requirements, Developer shall use best efforts to make no grade changes in the Tree Conservation Area.
- ii. During development of the Real Estate, all existing trees which Developer determines are to be preserved shall be maintained without injury and with sufficient area for the root system to sustain the tree.
- iii. Protective care and physical restraint barriers at the root line shall be provided to prevent alteration, compaction or increased depth of the soil around the root systems of the preserved trees.
- iv. Developer shall construct a fence along, or south of, the south border of the Tree Conservation Area, which fence shall be six (6) feet high and shall meet such other design requirements as the Developer and City shall agree.

(4) Westfield Tree Relocation

- i. At a time determined by Developer after consultation with the City and prior to any site clearing activity, the Westfield Parks and Recreation Department Director or the Director's designee (the "Director") shall be provided access to the subject site for the purposes of the Director identifying trees not otherwise to be maintained on-site for relocation to City properties.
- ii. The Developer agrees to relocate the identified trees to the selected City property at the Developer's expense; provided, the total expense to Developer may not exceed fifteen thousand dollars (\$15,000.00). All such relocations shall be performed under the supervision of a licensed arborist acceptable to the City.

- iii. Should development of the subject site occur in a phased manner, the City and Developer agree trees may be identified and relocated in phases.
- iv. The Developer disclaims any warranty respecting such relocated trees and shall have no maintenance obligations with regard to any relocated tree.

(5) **Maintenance.** Following completion of the landscaped area, including the fences, the owner or owners of the Real Estate shall, in perpetuity, reasonably: (i) maintain the fences in a good state of structural condition at all times and make repairs and replacements as necessary and at its or their sole cost and expense; and (ii) maintain the landscaping and periodically replace trees, evergreens or shrubs as reasonably required to maintain the character of the landscaped area.

Section 4. Third-Party Approvals

With regard to any county, state or federal permit, approval or private property or easement acquisition the Developer may undertake as a part of developing the Real Estate in conformance with these Commitments ("Approvals"), the Developer will only be required to obtain the Approvals from the appropriate governmental agency or land owner, if the Developer is unable to obtain the Approvals, even after assistance and cooperation from the City of Westfield, and the exhaustion of all administrative remedies available through the City of Westfield, the Developer may petition the City Council for relief from the obligations imposed herein and such obligations shall be modified, reduced or eliminated to the extent reasonably necessary to permit the continued development of the Real Estate.

Section 5. Binding Effect

- A. These Commitments are binding upon the Developer, each subsequent owner of the Real Estate and each other person acquiring an interest in the Real Estate, unless modified or terminated.
- B. These Commitments may be modified or terminated only by a majority decision of the Westfield City Council.

Section 6. Effective Date

The Commitments contained herein shall be effective upon adoption of an ordinance by the Town Council of Westfield, Indiana assigning the requested GB-PD zoning district classification to the Real Estate identified in Docket No. 0710-REZ-05 and upon approval by the Developer and the City of Westfield or its Redevelopment Commission of a mutually acceptable development agreement regarding the infrastructure improvements discussed herein.

Section 7. Recording

The undersigned hereby authorizes the City to record these Commitments in the Office of the Recorder of Hamilton County, Indiana.

Section 8. Enforcement

These Commitments may be enforced by the City Council of Westfield, Indiana.

Section 9. Venue

These commitments shall be construed and interpreted pursuant to Indiana law and the only appropriate venue for legal remedies shall be Hamilton County Indiana.

IN WITNESS WHEREOF, Pine Tree Commercial Realty, LLC, has caused these Commitments to be executed as of the 19th day of December, 2007.

Pine Tree Commercial Realty, LLC

By: [Signature]

Its: Manager

STATE OF ILLINOIS)
~~INDIANA~~

) SS:

Cook
COUNTY OF ~~HAMILTON~~)

BEFORE ME, a Notary Public in and for said County and State, personally appeared Peter Borszak, the duly authorized Manager of Pine Tree Commercial Realty, LLC, who executed the foregoing Commitments on behalf of such limited liability company, and acknowledged the signing and execution of said Commitments to be his voluntary act and deed and the voluntary act and deed of such limited liability company for the uses and purposes therein mentioned.

Witness my hand and Notarial Seal this 19th day of December, 2007.

[Signature]

My Commission Expires:

Notary Public

Printed Bruce L Borszak

Residing in Cook County



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: Matthew M. Price.

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Exhibit Index

A	General Description / Legal Description
B-1	Illustrative Conceptual Site Plan
B-2	Site Data Chart
C	Architectural / Facade
D	Trash Enclosures
E	Site Amenities Benches, Lighting, Gazebos, Fountains and Green Roof
F	Trail System - Internal and Site Perimeter
G	Conservation Area / Cross Sections A-A: Retail Building 4 & U.S. 31 B-B: Spec Store C & Woodside Estates (west) C-C: Office 1 & Woodside Estates (east)

Exhibit "A"

Description of Real Estate

General Description: Located at the northeast quadrant of the intersection of State Road 31 and 161st Street and the northwest quadrant of the intersection of 161st Street and South Union Street, approximately sixty-four (64) acres in size.

Legal Description: Forty (40) acres more or less:

Part of the East Half of the Northeast Quarter of Section 12, Township 18 North, Range 3 East of Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of the East Half of the Northeast Quarter of Section 12, Township 18 North, Range 3 East; run thence West (South 87 degrees 27 minutes 35 seconds West on and along the South line of said Northeast Quarter) 73 rods (1204.50 feet); thence North (north 00 degrees 34 minutes 15 seconds East) 87 rods 10 feet (1445.50 feet); thence East (North 87 degrees 34 minutes 10 seconds East) 72 rods 2 feet (1190 feet to the East line of said Northeast Quarter); thence South (South 00 degrees 00 minutes 00 seconds assumed bearing on and along the East line of said Northeast Quarter) 87 rods 7 feet (1442.50 feet to the place of beginning.).

THE REAL ESTATE AS DESCRIBED ABOVE BASED UPON THE DEED RECORDS OF HAMILTON COUNTY, INDIANA, WAS SURVEYED AND FOUND TO BE THE SAME REAL ESTATE AS SHOWN AND DESCRIBED BY SURVEY PERFORMED BY RICHARD G. RAYBACK, REGISTERED INDIANA LAND SURVEYOR #870015, AS THE SCHNEIDER CORPORATION PROJECT NO. 3244.0001, CERTIFIED MARCH 16, 2000, AS FOLLOWS:

A part of the East Half of the Northeast Quarter of Section 12, Township 18 North, Range 3 East in Hamilton County, Indiana, more particularly described as follows:

Beginning at the Southeast corner of said East Half; thence South 87 degrees 27 minutes 11 seconds West (assumed bearing system) along the south line of said East Half a distance of 877.59 feet to the East right-of-way line of State Highway plans F-Project No 24 (3) dated 1954, the next three courses being along said East right-of-way line; (1) thence North 02 degrees 12 minutes 24 seconds West a distance of 19.56 feet; (2) thence North 70 degrees 54 minutes 49 seconds West a distance of 242.49 feet; (3) thence North 15 degrees 55 minutes 36 seconds West a distance of 336.53 feet; thence North 00 degrees 34 minutes 15 seconds East a distance of 1008.63 feet; thence North 87 degrees 34 minutes 10 seconds East a distance of 1190.00 feet to the East line of the aforesaid East Half; thence South 00 degrees 00 minutes 00 seconds West along side East line a distance of 1442.50 feet to the point of beginning.

Legal Description (continued): Twenty-four (24.277) acres more or less:

Part of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, in Hamilton County, Indiana, more particularly described as follows:

Commencing at the Northeast Corner of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, in Hamilton County, Indiana; thence South 00 degrees 00 minutes 00 seconds (assumed bearing) on the East line of said Northeast Quarter 446.90 feet to the TRUE POINT OF BEGINNING for the tract herein described; thence South 87 degree 20 minutes 15 seconds West (assumed bearing) 1654.08 feet to the East right-of-way line for U.S. Highway No. 31 per plans for F-Project No 24(3), dated April 19, 1954; thence South 15 degrees 15 minutes 46 seconds East on said East right-of-way line 263.05 feet; thence North 87 degrees 20 minutes 15 seconds East 301.04 feet; thence South 00 degrees 00 minutes 00 seconds parallel with the East line of said Northeast Quarter 139.21 feet; thence North 87 degrees 23 minutes 55 seconds East 2.41 feet; thence South 00 degrees 00 minutes 00 seconds parallel with the East line of said Northeast Quarter 357.00 feet; thence North 87 degrees 46 minutes 41 seconds East 1280.89 feet to the East line of said Northeast Quarter; thence North 00 degrees 00 minutes 00 seconds on the East line of said Northeast Quarter 763.07 feet to the TRUE POINT OF BEGINNING, containing 24.277 acres, more or less.

Overall Legal (see attached survey):

A part of the Northeast Quarter of Section 12, Township 18 North, Range 3 East, in Hamilton County, Indiana, being described as follows:

Beginning at the southeast corner of said Quarter Section; thence North 00 degrees 37 minutes 57 seconds East along the east line thereof a distance of 2208.18 feet to a Mag Nail at the northeast corner of a tract of land described in Instrument #9954337 in the Office of the Recorder, Hamilton County, Indiana (basis of bearing per said deed) (the following 7 courses are along the north, west and south lines of said tract of land); (1) thence South 87 degrees 58 minutes 14 seconds West a distance of 1654.08 feet to a 5/8" rebar with cap stamped "Weihe" on the east right-of-way line of US Highway 31 per ISHC Project No. F24(23) dated 1954; (2) thence South 14 degrees 39 minutes 28 seconds East along said right-of-way line a distance of 263.05 feet to a 5/8" rebar with yellow cap stamped "Benchmark Firm 0061" (hereafter referred to as "Benchmark" rebar); (3) thence North 87 degrees 58 minutes 14 seconds East a distance of 301.04 feet; (4) thence South 00 degrees 37 minutes 59 seconds West a distance of 139.21 feet to a "Benchmark" rebar; (5) thence North 88 degrees 01 minute 54 seconds East a distance of 2.41 feet to a "Benchmark" rebar; (6) thence South 00 degrees 37 minutes 59 seconds West a distance of 357.00 feet to a point lying 1.1' south and 0.4' east of an iron pipe; (7) thence North 88 degrees 24 minutes 40 seconds East a distance of 90.85 feet to the northerly extension of the west line of a tract of land described in Deed Book 232, Page 257 in said Recorder's Office, said point lying 1.1' south of a "Benchmark" rebar; thence South 01 degrees 11 minutes 47 second West along said line a distance of 1015.54 feet to the east right-of-way line of US Highway 31 per said plans; thence South 15 degrees 17 minutes 39 seconds East along said right-of-way line a distance of 336.62 feet to a 5/8" rebar with yellow cap stamped "Schneider Firm 0001"; thence South 70 degrees 16 minutes 52 seconds East along said right-of-way line a distance of 242.49 feet to a point lying 0.2' south of an iron pipe; thence South 01 degrees 34 minutes 27 seconds East a distance of 19.56 feet to the south line of said Quarter Section; thence North 88 degrees 05 minutes 06 seconds East along said line a distance of 877.60 feet to the Point of Beginning, containing 63.11 acres, more or less.

Exhibit “B-1”

Illustrative Conceptual Site Plan

Exhibit "B-2"

Illustrative Conceptual Site Plan – Data Chart

Development Information

Site Area

Building Area

Spc Dept Store - A	120,000	sf
Spc Dept Store - B	104,000	sf
Spc Dept Store - C	50,900	sf
Retail - 1	13,000	sf
Retail - 2	15,000	sf
Retail - 3	20,500	sf
Retail - 4	30,000	sf
Retail - 5	15,000	sf
Retail - 6	18,000	sf
Office - 1	10,000	sf
	396,400	sf

Outlot - 1 Bldg 9	7,000	sf
Outlot - 2 Bldg 10	7,000	sf
Outlot - 3 Bldg 11	5,000	sf
Outlot - 4 Retail 7	10,000	sf
Outlot - 5 Retail 8	10,000	sf
Outlot - 6 Office 2	6,000	sf
Total Outlot 1-6	45,000	sf

Gross Total: **441,400** sf

Exhibit “C”

Illustrative Façade / Architectural Details

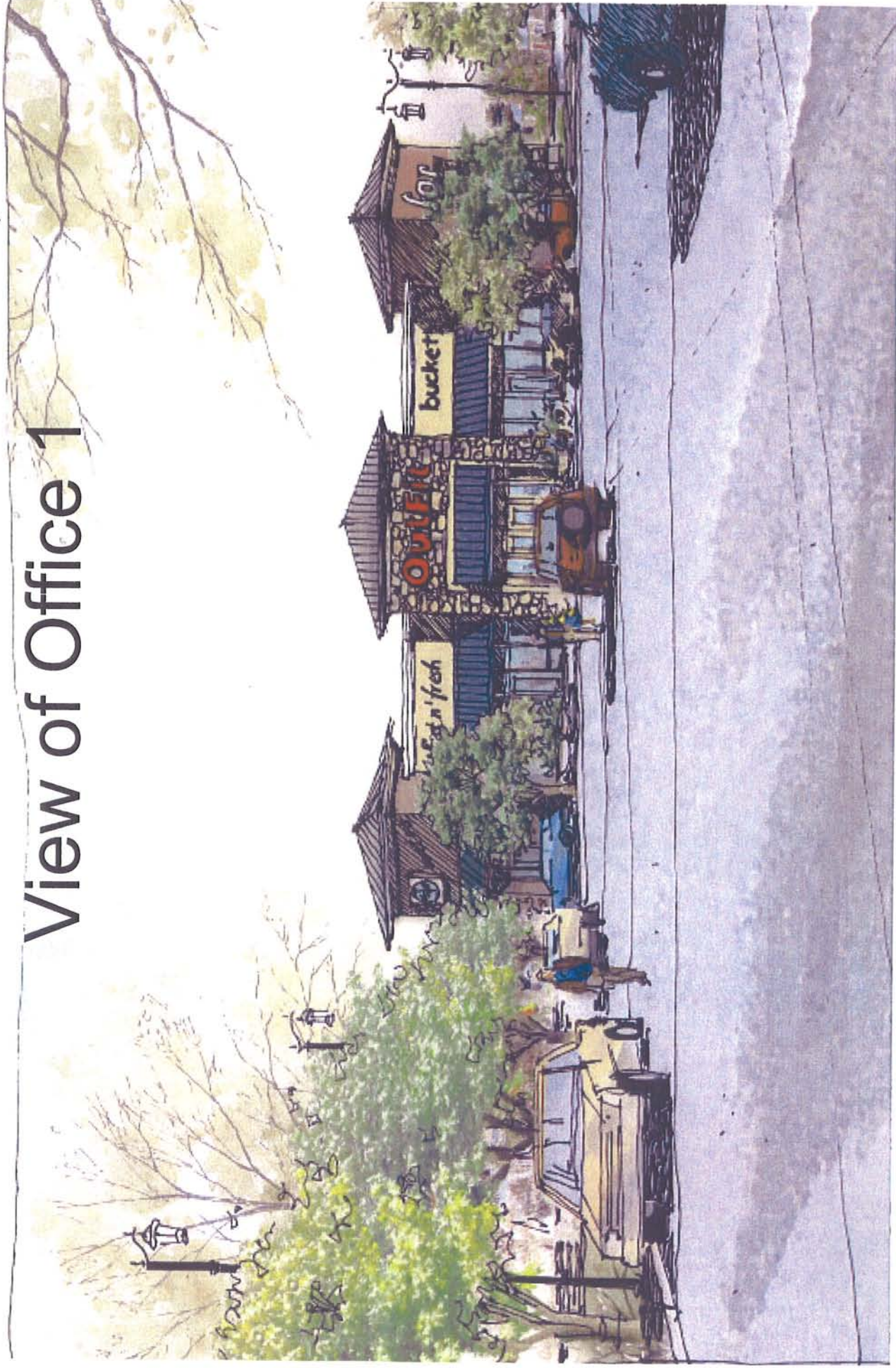
Lantern Commons – Westfield, IN

View of Specialty Dept. Store Bridge



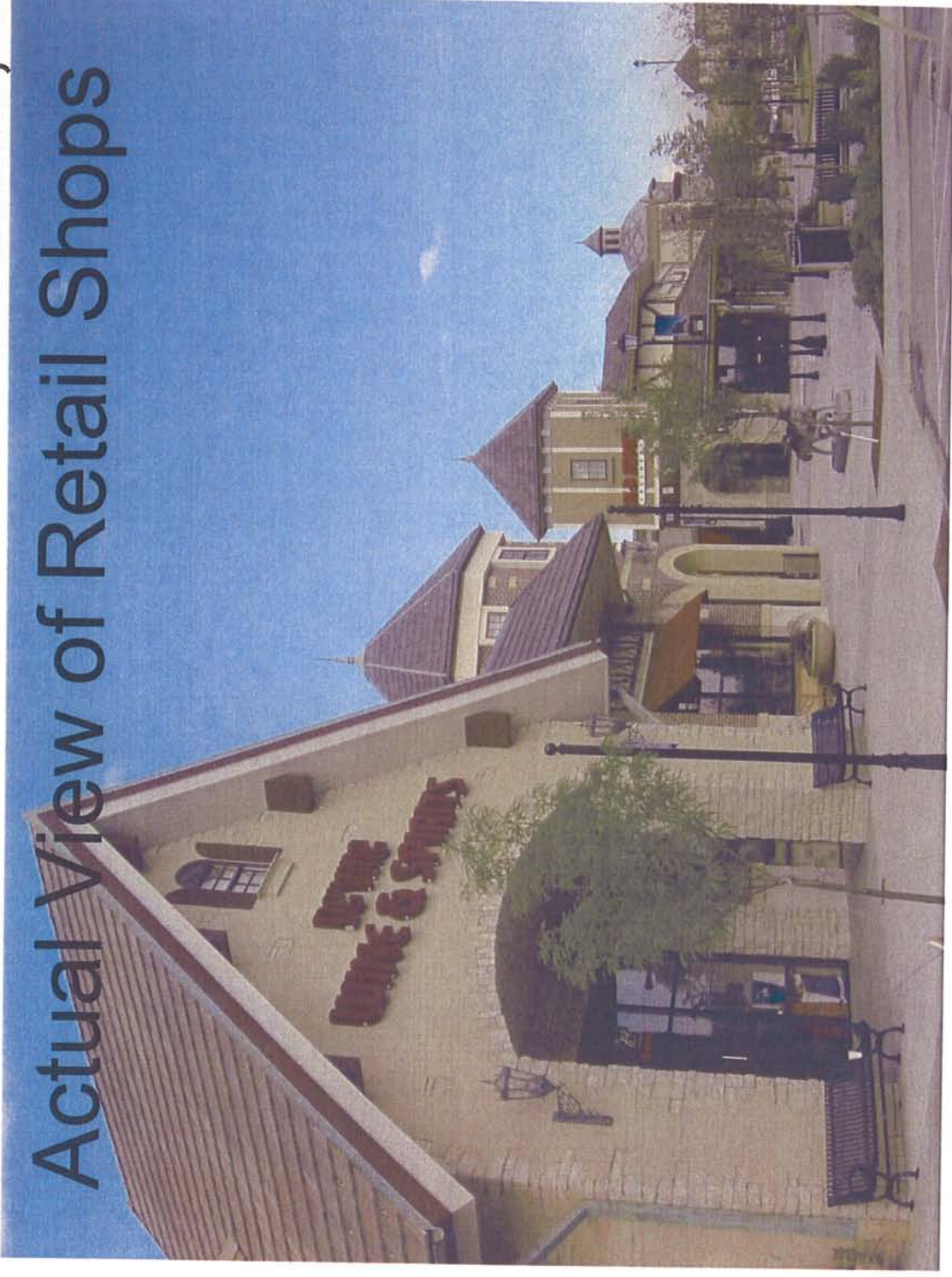
Lantern Commons – Westfield, IN

View of Office 1



Lantern Commons – Westfield, IN

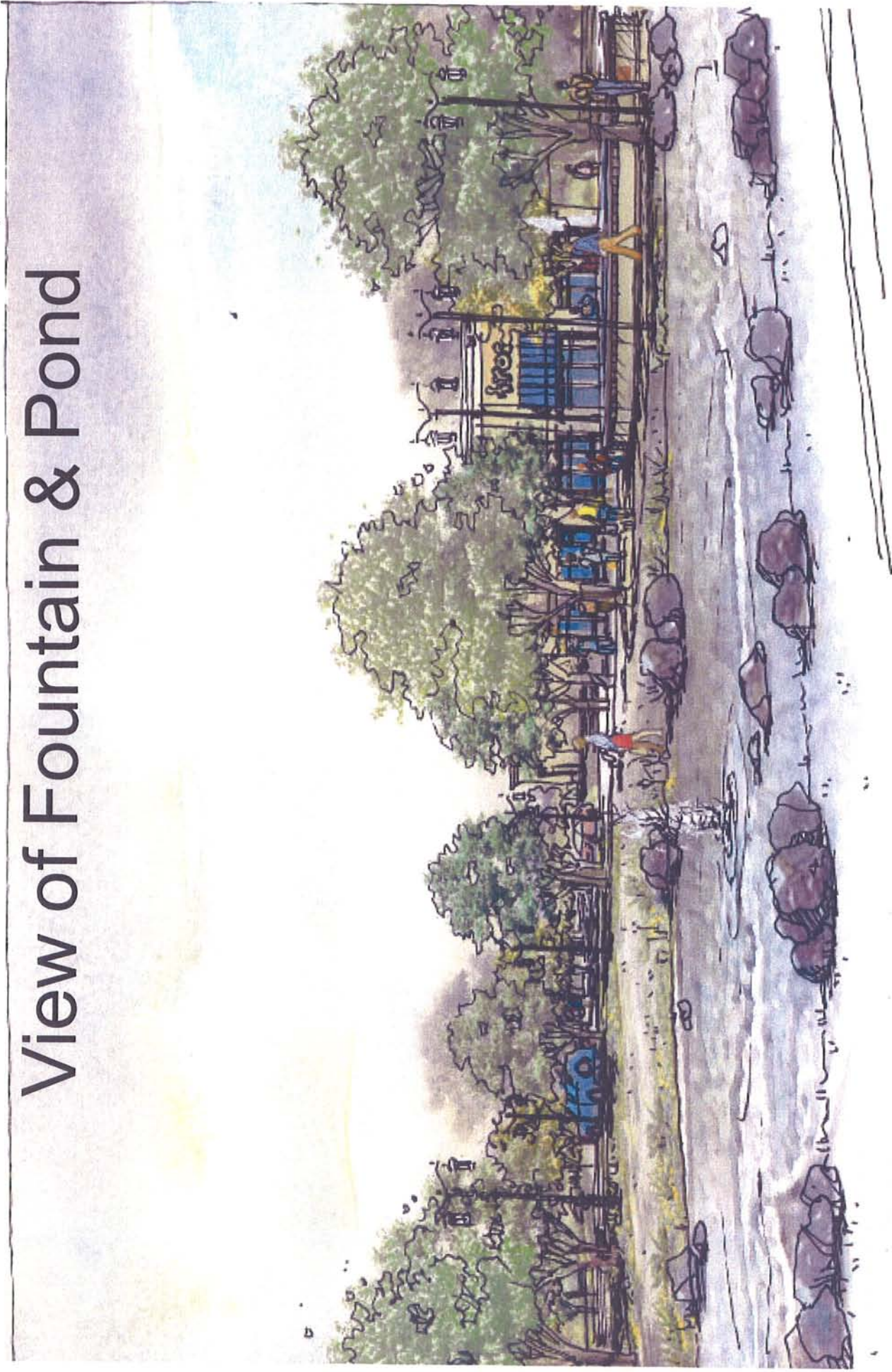
Actual View of Retail Shops



Actual picture of an entrance feature in one of the shopping centers that Pine Tree owns in Westminster, CO. This picture will be attached to the commitments.

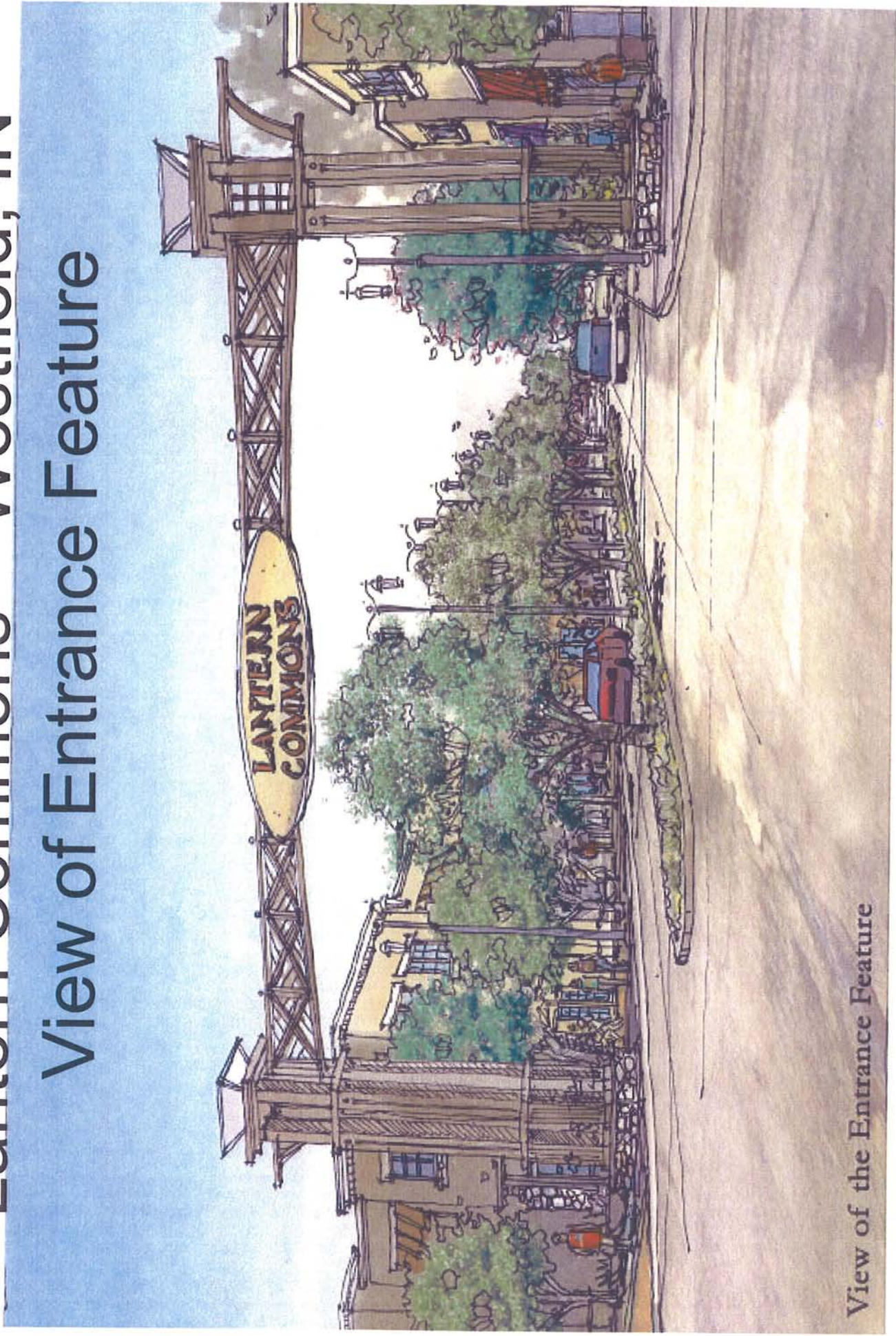
Lantern Commons – Westfield, IN

View of Fountain & Pond



Lantern Commons – Westfield, IN

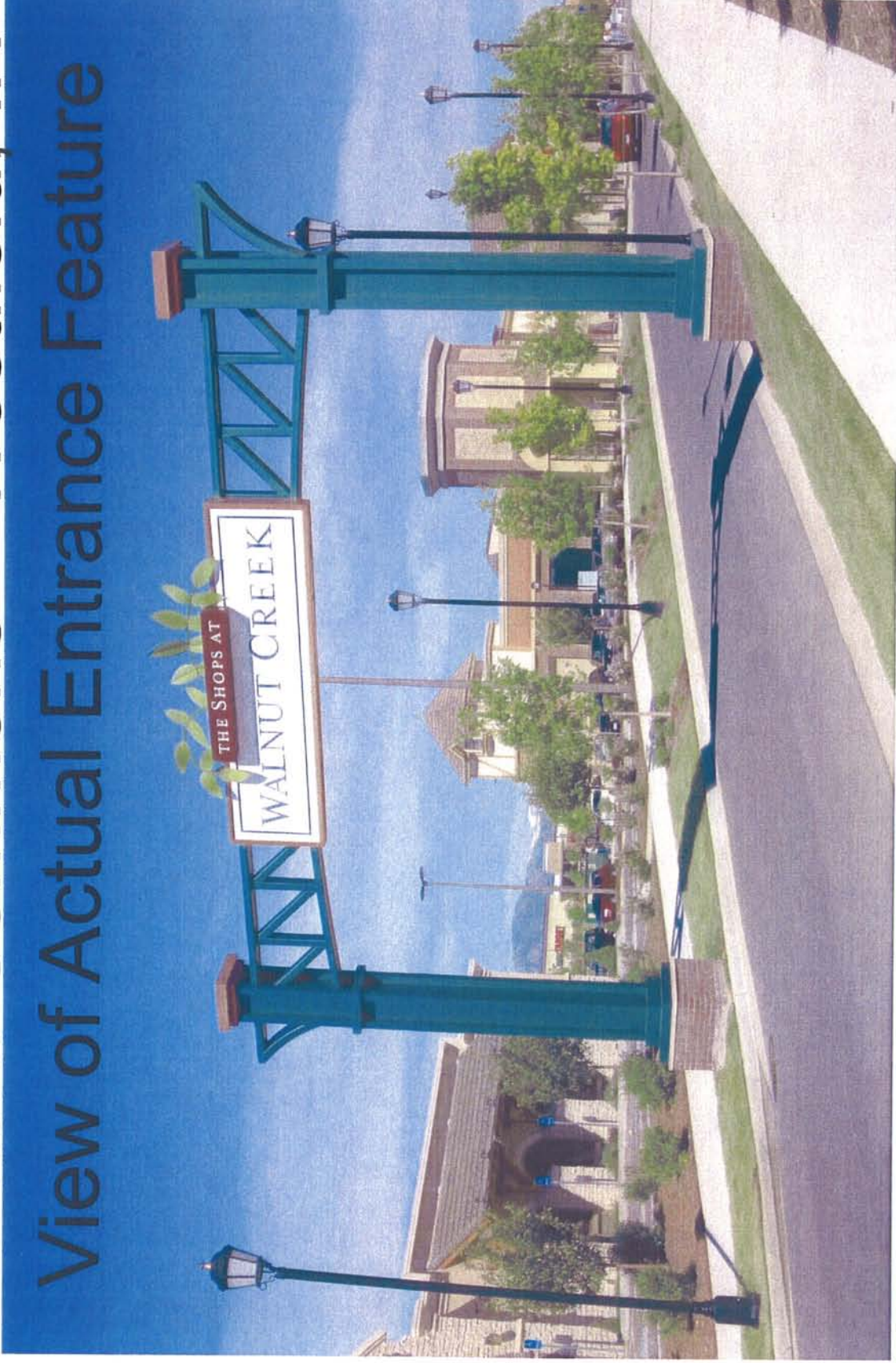
View of Entrance Feature



View of the Entrance Feature

Lantern Commons – Westfield, IN

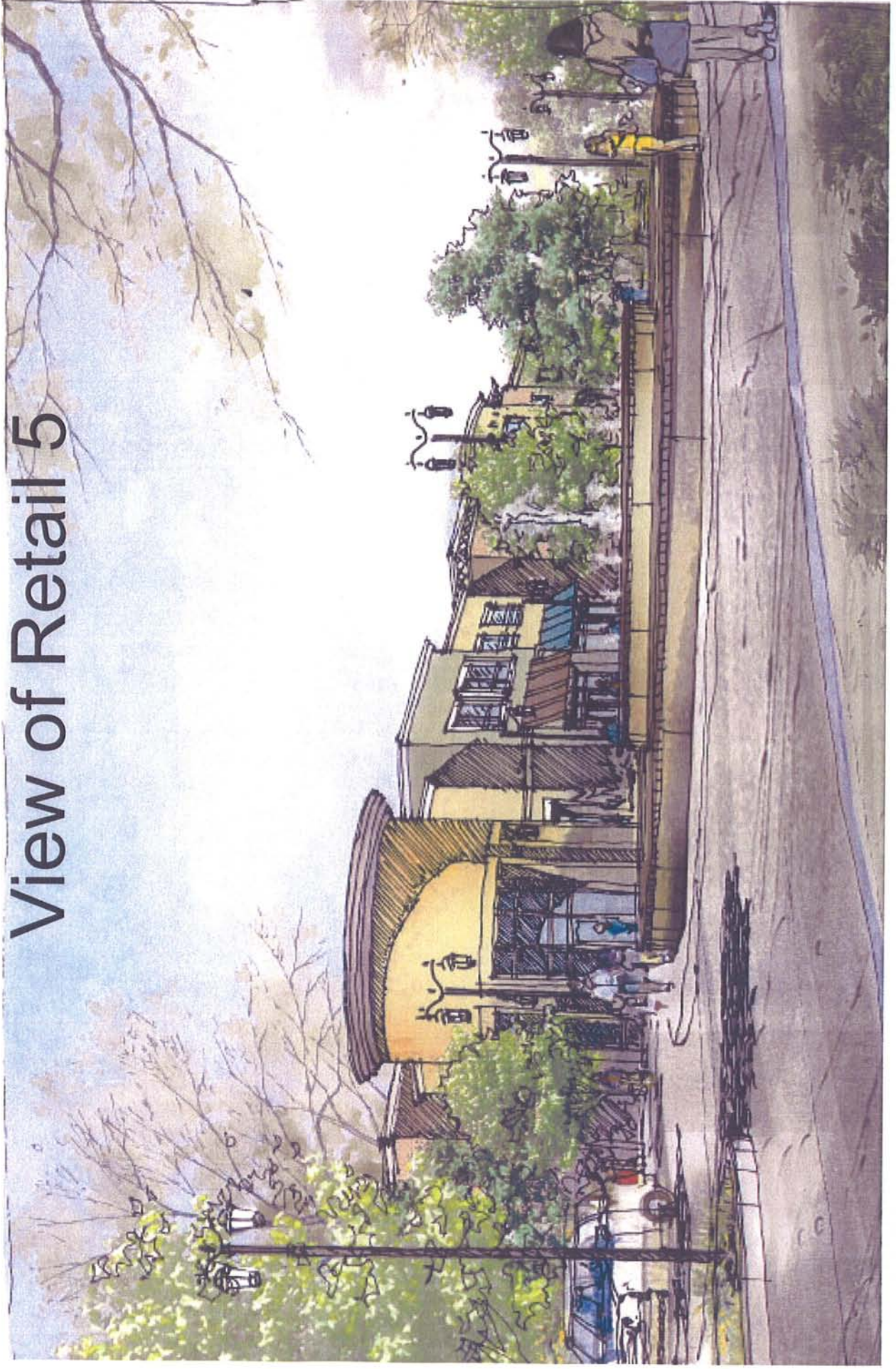
View of Actual Entrance Feature



Actual picture of an entrance feature in one of the shopping centers that Pine Tree owns in Westminster, CO. This picture will be attached to the commitments.

Lantern Commons – Westfield, IN

View of Retail 5



Lantern Commons – Westfield, IN

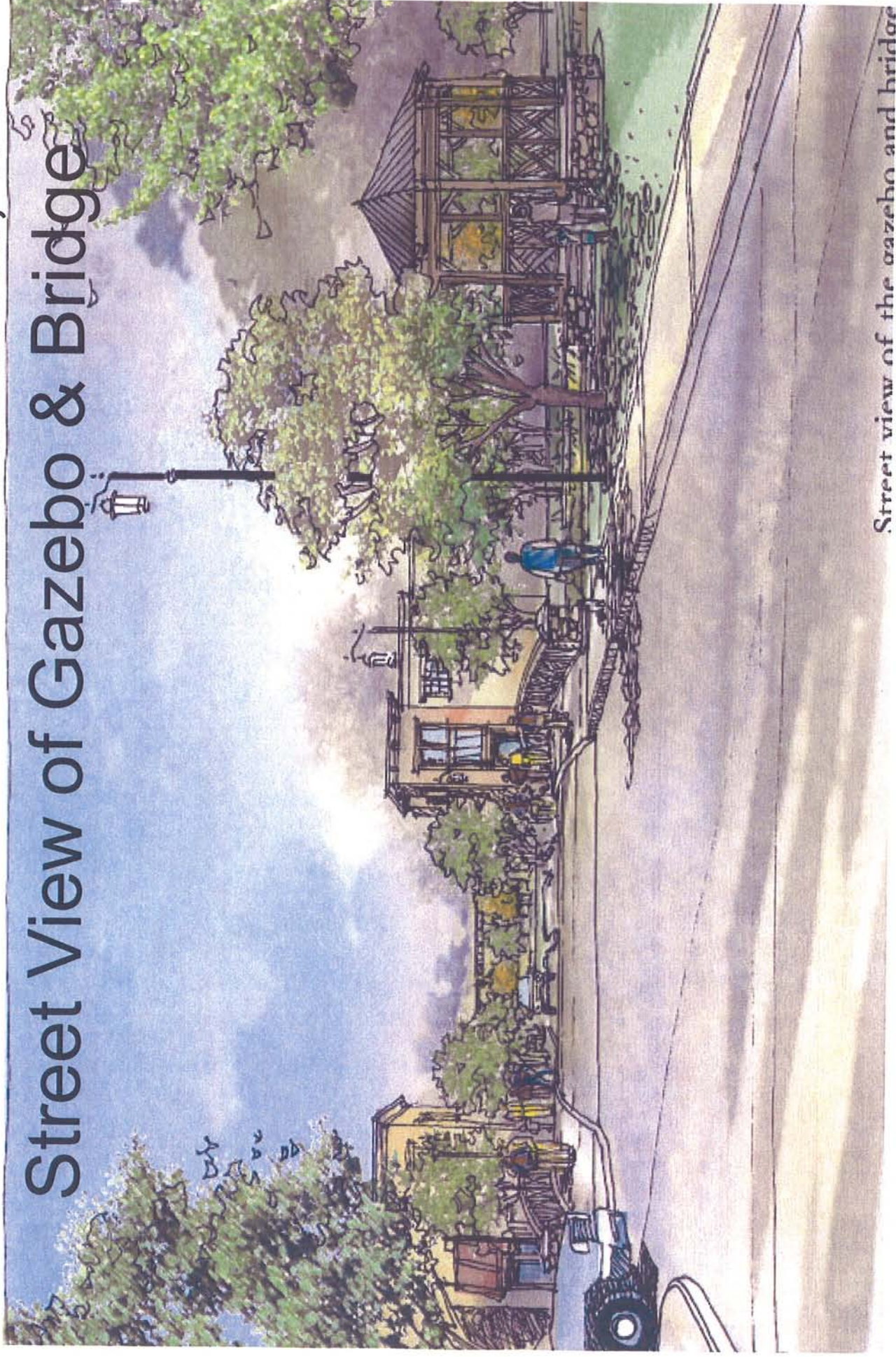
Actual View of Retail Building & Fountain Feature



Actual picture of fountain feature in one of the shopping centers that Pine Tree owns in Westminster, CO. This picture will be attached to the commitments.

Lantern Commons – Westfield, IN

Street View of Gazebo & Bridge



Street view of the gazebo and bridge

Lantern Commons – Westfield, IN

View of Monument Sign



View of the Front Monumental Sign





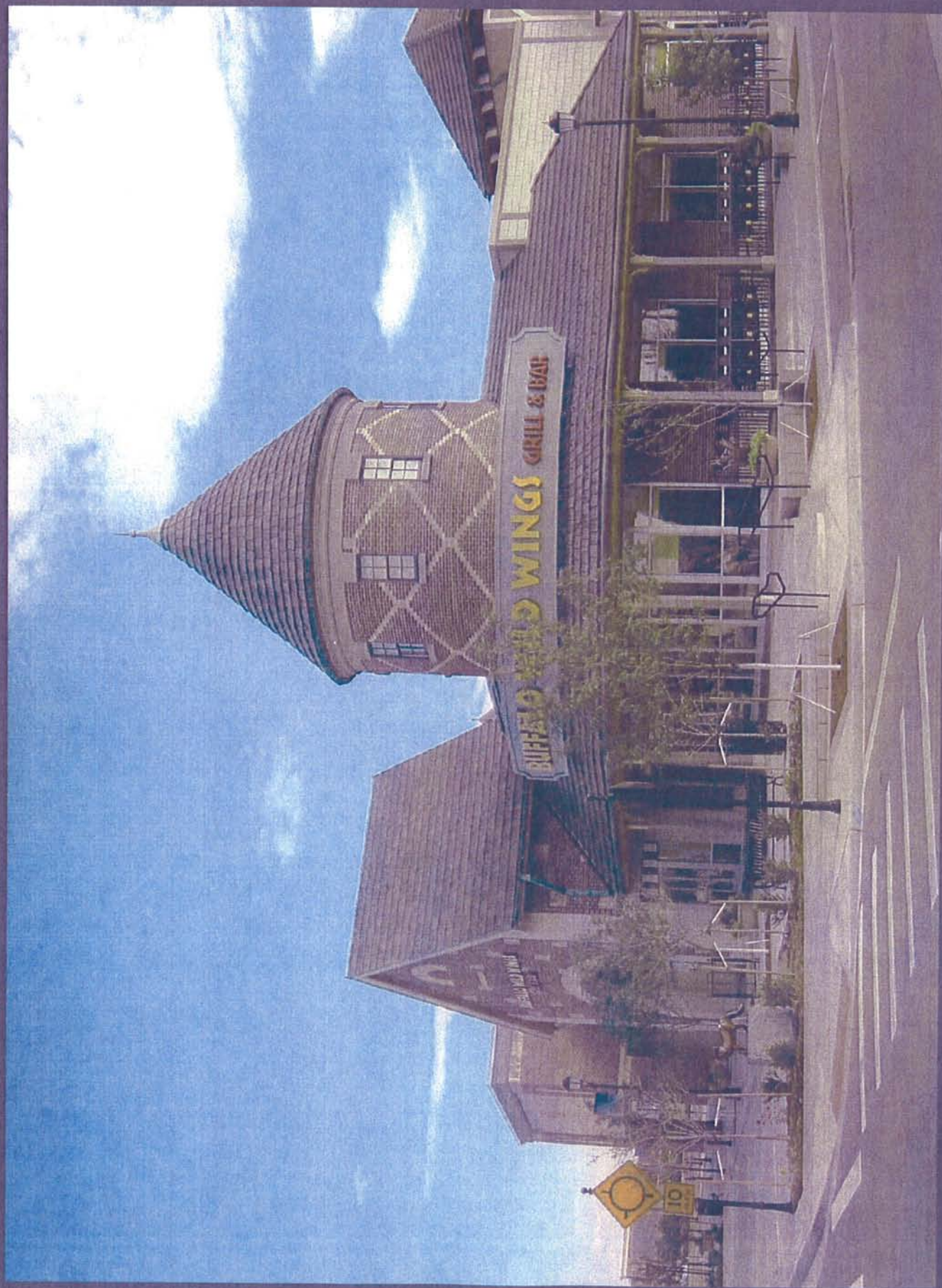








Exhibit “D”

Illustrations Trash Enclosures (Integrated)

PROFILE



PROFILE









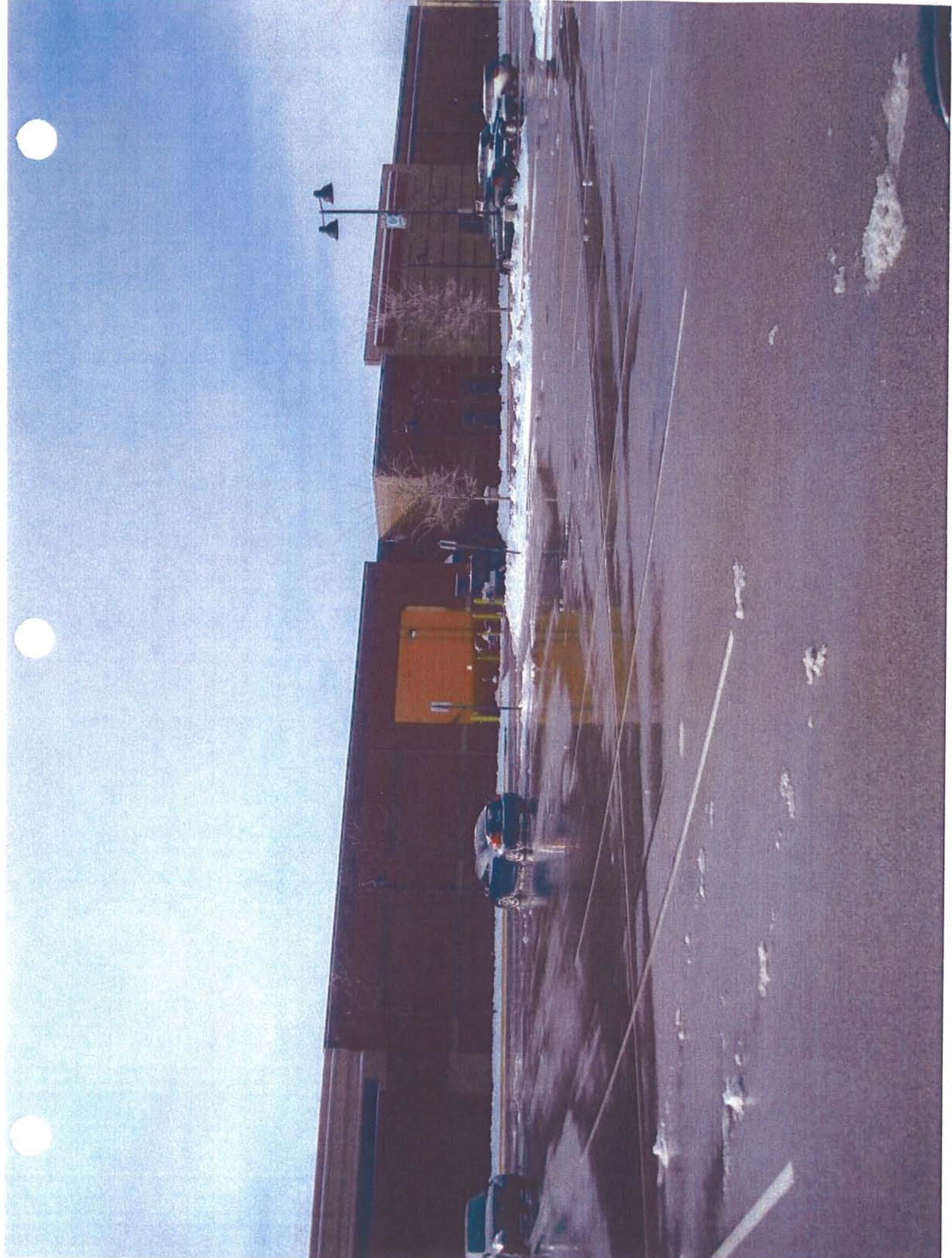


Exhibit “E”

Site Amenities

Lantern Commons – Westfield, IN

View of Clock Tower





PINETREE
COMMERCIAL REALTY, LLC



CALDERA
DEVELOPMENT, INC.



SITE AMENITIES

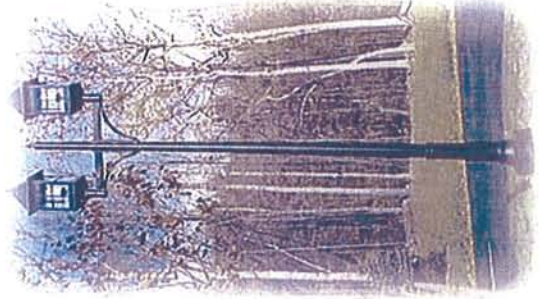
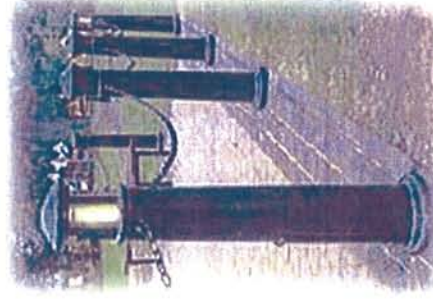
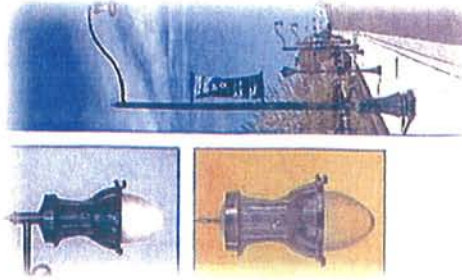
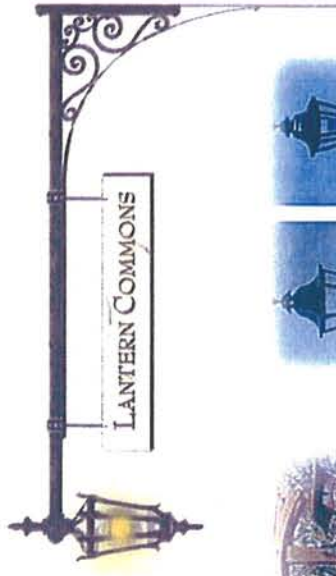
GreenbergFarrow



PINETREE
COMMERCIAL REALTY, LLC



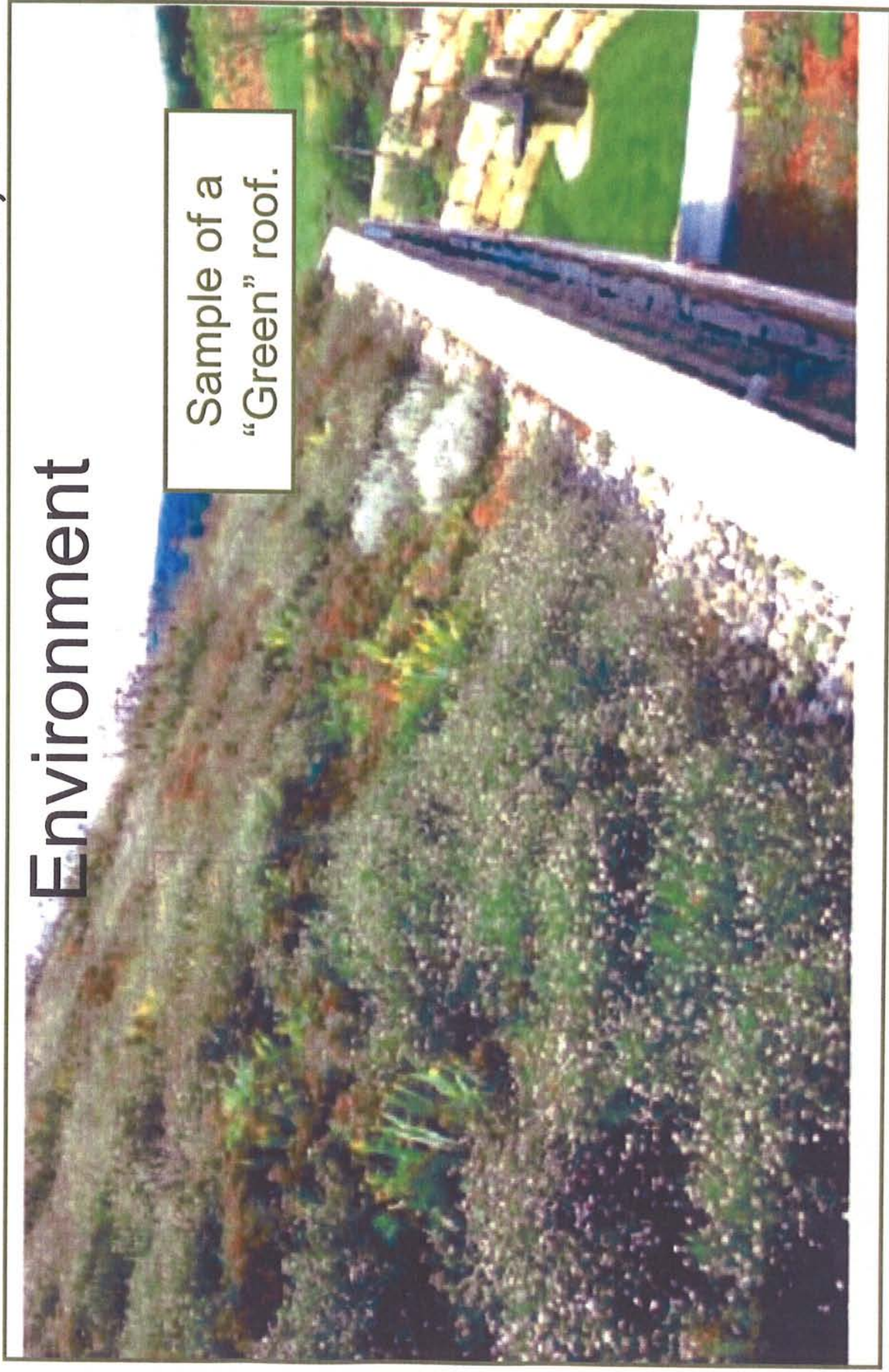
CALDERA
DEVELOPMENT, INC.



SITE LIGHTING
GreenbergFarrow

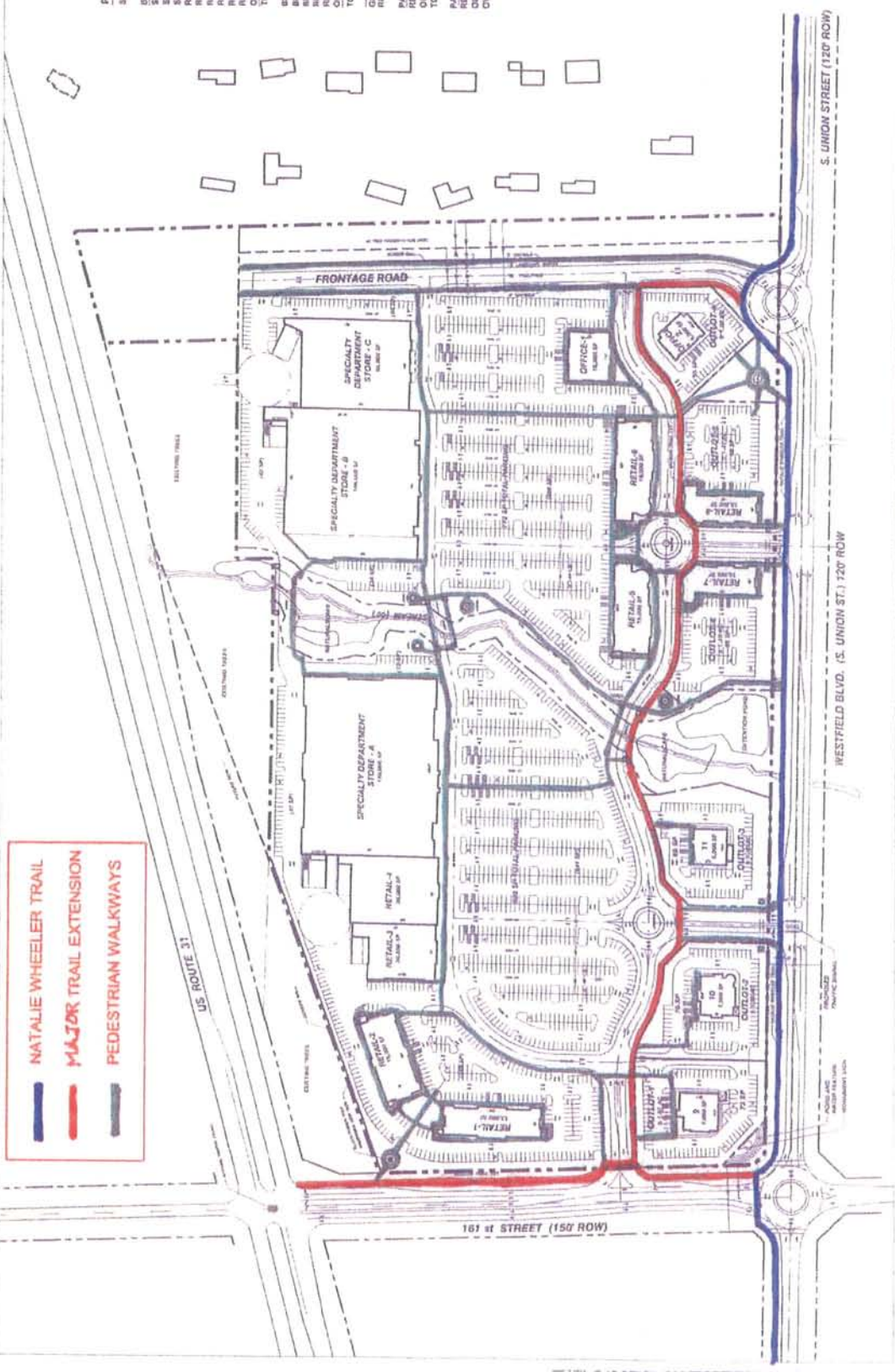
Lantern Commons – Westfield, IN

Environment



Trail / Walkway Systems

- NATALIE WHEELER TRAIL
- MAJOR TRAIL EXTENSION
- PEDESTRIAN WALKWAYS



PROJECT INFORMATION

SITE AREA ± 14.38 AC

BUILDING AREA	
SPEC DEPT STORE - A	120,000 SF
SPEC DEPT STORE - B	120,000 SF
SPEC DEPT STORE - C	120,000 SF
RETAIL-1	13,000 SF
RETAIL-2	13,000 SF
RETAIL-3	20,000 SF
RETAIL-4	20,000 SF
RETAIL-5	20,000 SF
RETAIL-6	18,000 SF
OFFICE-1	15,000 SF
TOTAL RETAIL - OFF-1	298,000 SF
BLDG-8 (OUTLOT-1)	7,000 SF
BLDG-10 (OUTLOT-2)	7,000 SF
BLDG-11 (OUTLOT-3)	5,000 SF
RETAIL-7 (OUTLOT-4)	10,000 SF
RETAIL-8 (OUTLOT-5)	10,000 SF
OFFICE-2 (OUTLOT-6)	6,000 SF
TOTAL OUTLOT-1-6	45,000 SF
GROSS TOTAL	343,000 SF
RETAIL OFFICE/OUTLOT	
PARKING PROVIDED	1,535 SP
RETAIL PARKING & OFFICE	1,535 SP
OUTLOT PARKING 1-6	2,700 SP
TOTAL PARKING	4,235 SP
PARKING RATIO	1.17/1000 GFA
RETAIL PARKING	1,535 SP
OUTLOT PARKING	2,700 SP
OVERALL RATIO	4.66/1000 GFA

Granberg
3405 East Center Lane, Suite 100
Westfield, IN 46091
Tel: 765.826.1111 Fax: 765.826.1112

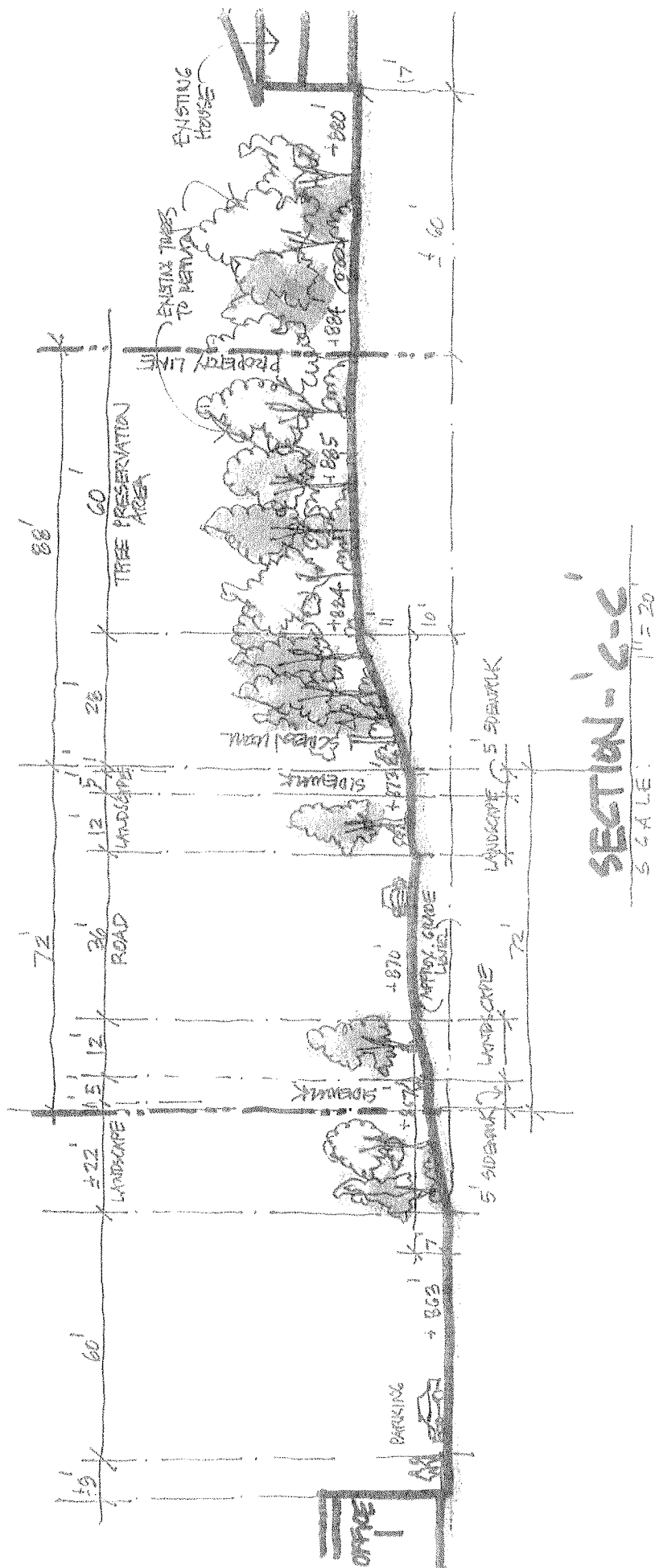
LANTERN COMMONS
WESTFIELD, INDIANA
NEED US AT 31 & 1515 STREET
SHEET 1.2

SITE PLAN
SCALE 1" = 100' (1/4" = 100')

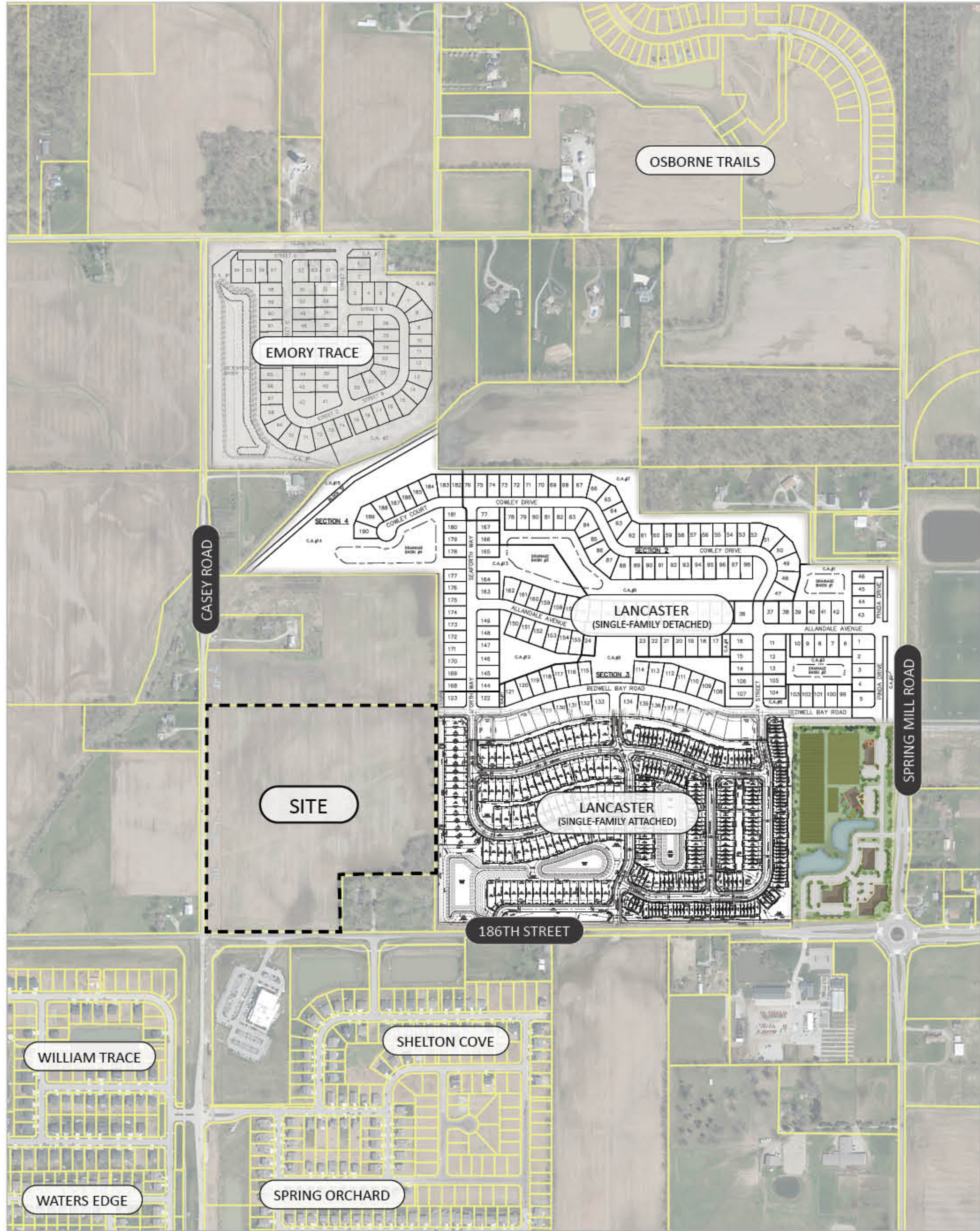


Exhibit “F”

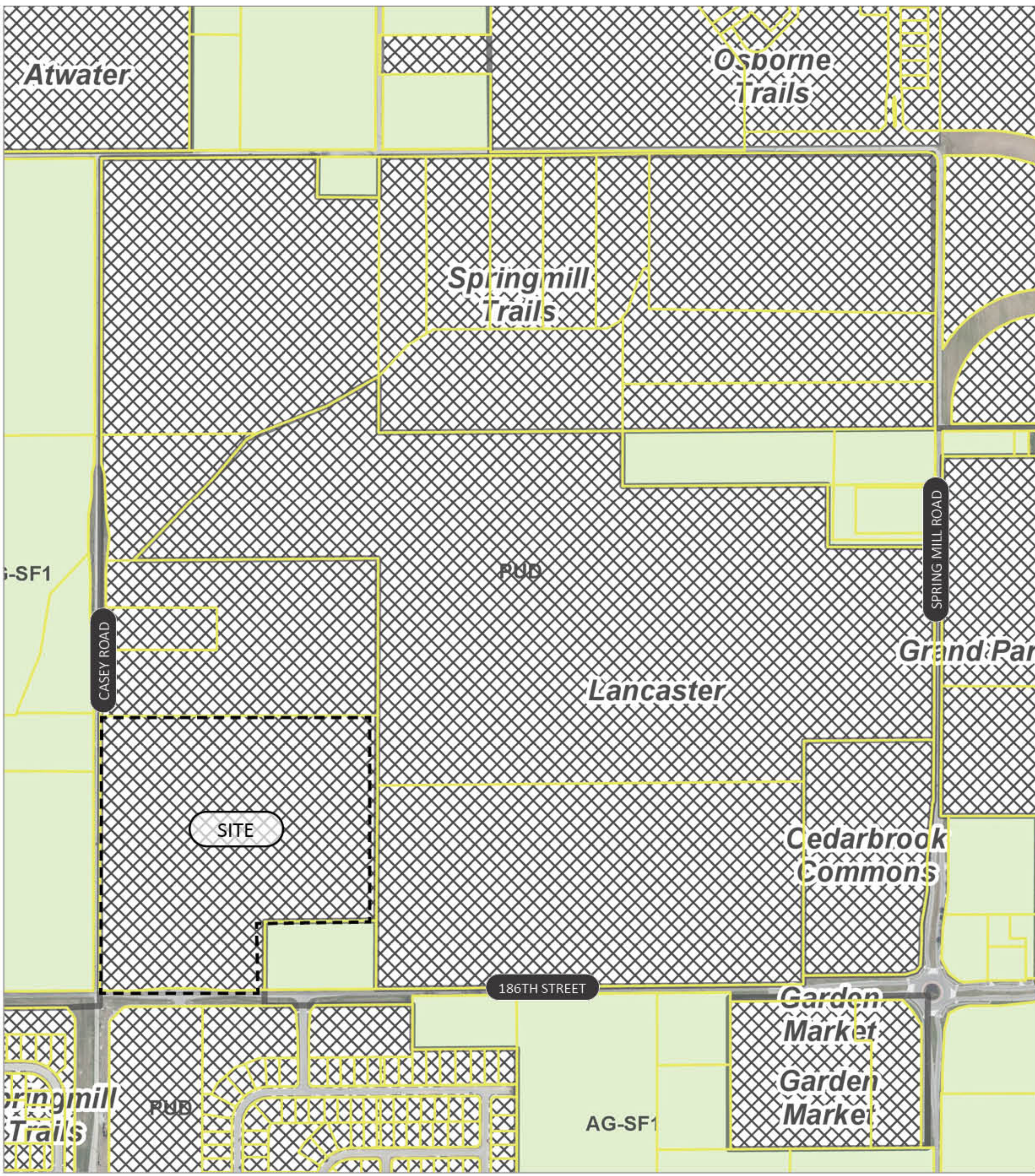
Trails – Internal and Perimeter



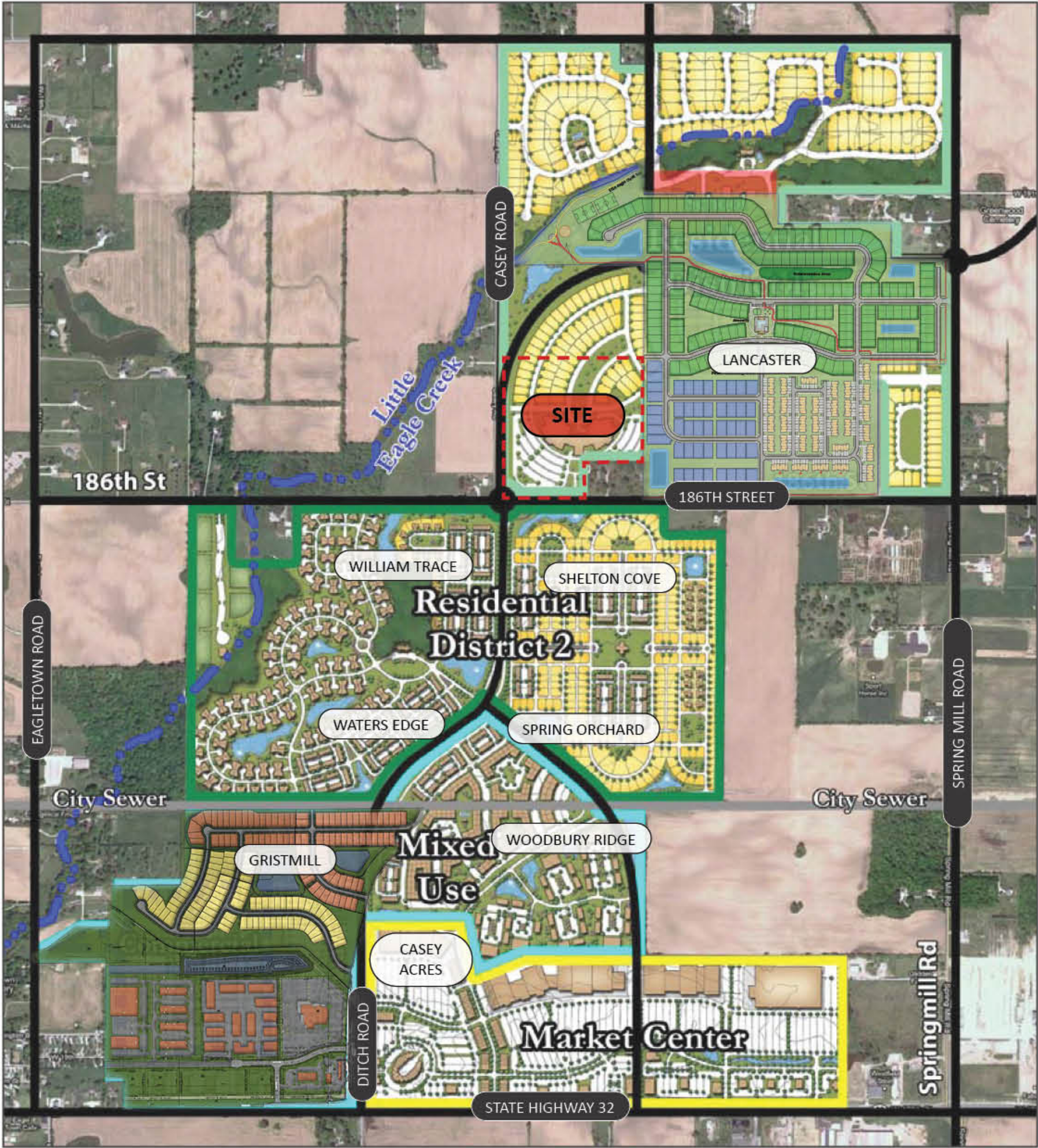
LOCATION MAP



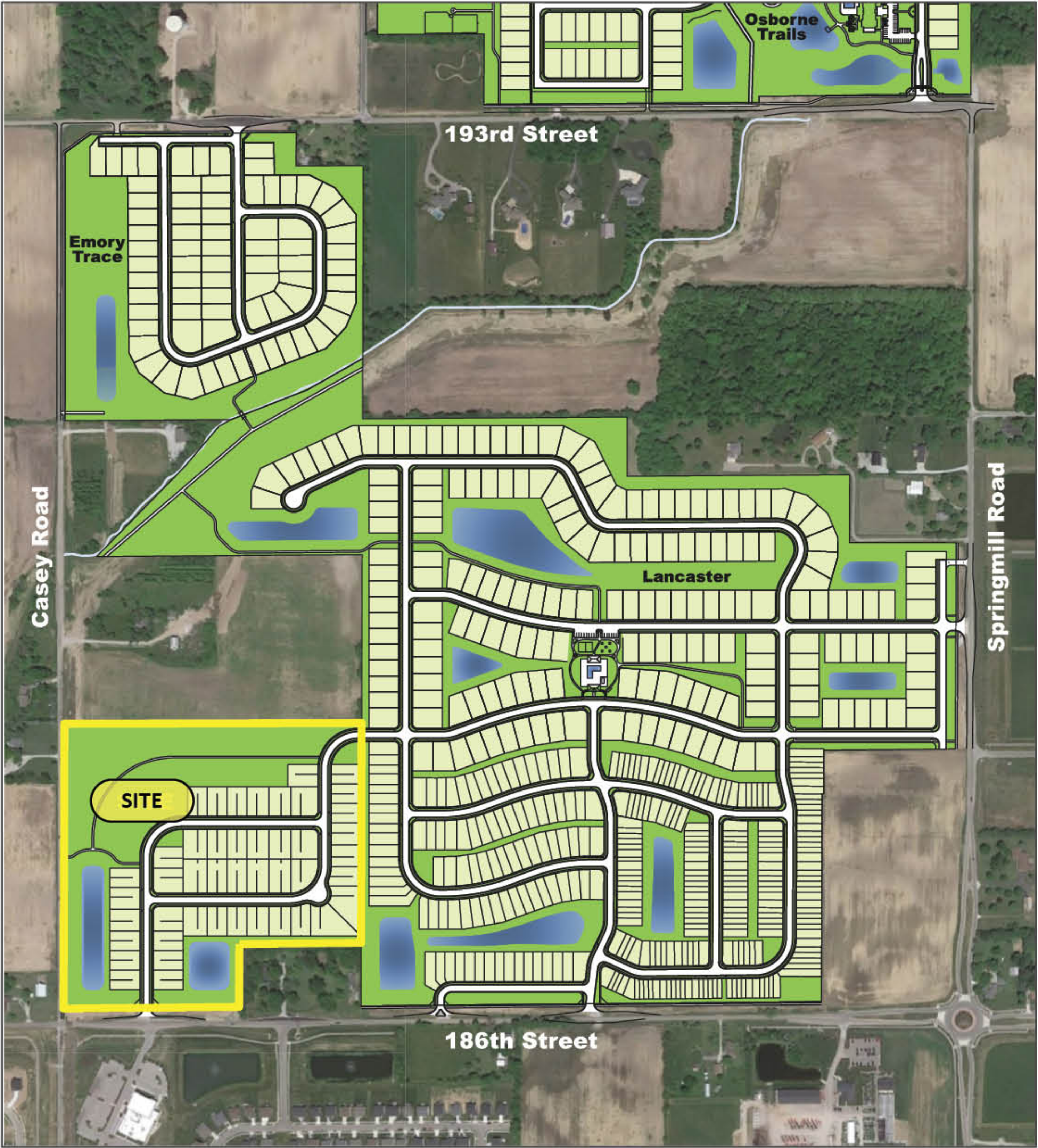
ZONING MAP EXHIBIT



PUD CONCEPT PLANS

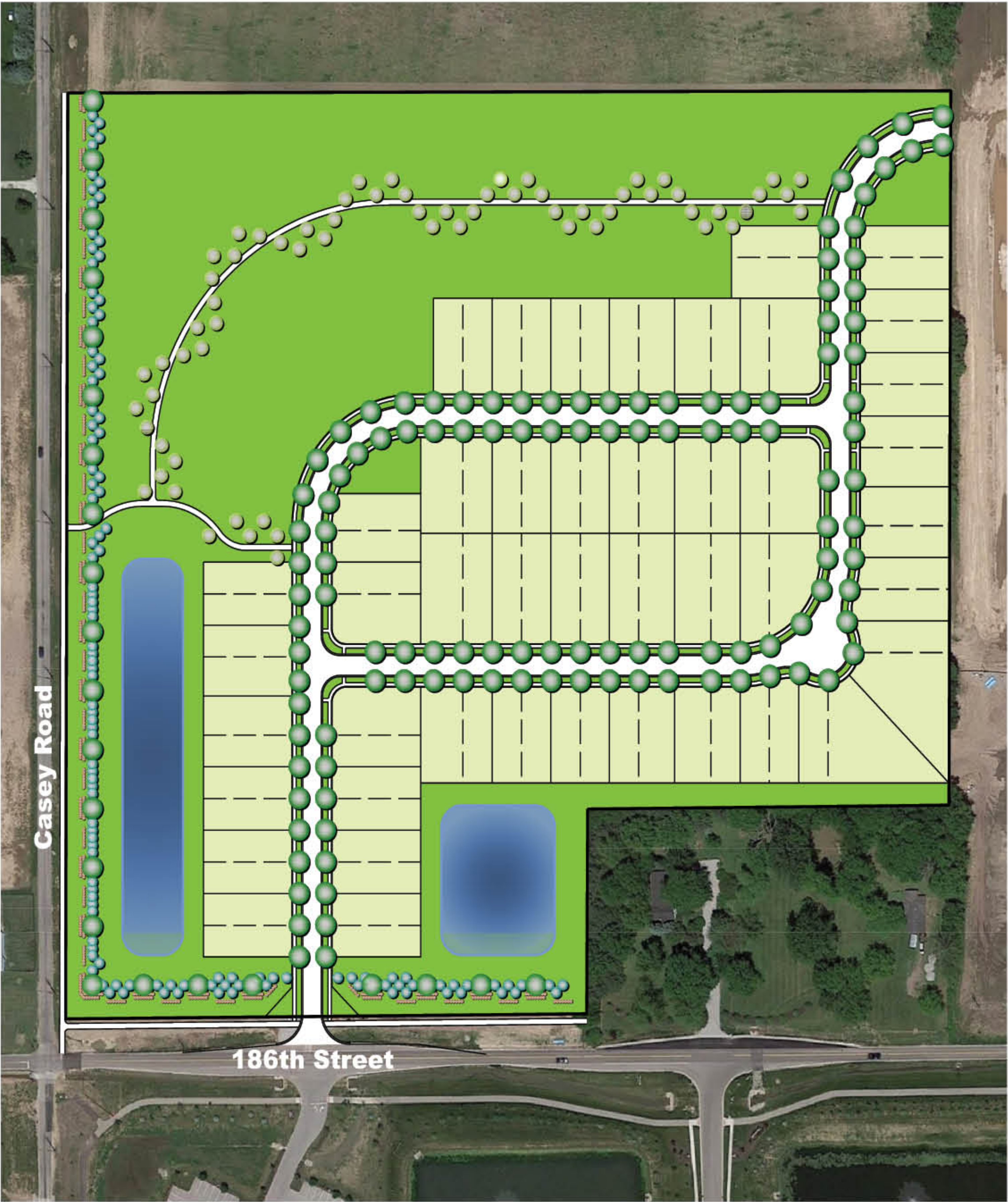


SPRINGMILL TRAILS PUD DISTRICT
EXHIBIT B: ZONING DISTRICT MAP



PUD DISTRICT: RESIDENTIAL DISTRICT #1 BUILD-OUT
CONTEXTUAL EXHIBIT

CONCEPT PLAN EXHIBIT



CHARACTER EXHIBITS



WRITTEN PUBLIC COMMENTS

Docket Number: 2102-PUD-01

Petitioner: Patch Development, LLC

Request: A change of zoning for approximately 9.07 acres +/- from the Kalorama Park PUD to the Sanders Glen PUD.

Enclosed Attachments (as of 5:00 pm Monday, February 1, 2021):

February 1, 2021 Advisory Plan Commission Meeting

1. Oak Manor Estates POA		(1/16/21)
2. Cheri Melching		(1/23/21)
3. Reserve on South HOA		(1/26/21)
4. Pines of Westfield POA		(1/26/21)
5. Kathy and John Harbaugh	17018 Torrey Court	(1/28/21)
6. Robert Vorsilak		(1/28/21)
7. Doug Fischer	2326 Corsican Circle	(1/29/21)
8. Neal and Julia Kuenne		(2/1/21)

Oak Manor Section Five; Property Owners Association, Inc.

Westfield/Washington Township APC
Westfield City Council
Westfield Economic & Community Development Dept.

January 16, 2021

Whom It May Concern,

With unanimous consent, we the members of the Oak Manor Section Five; Property Owners Association, Inc. (OM5POA) would like to go on record as opposed to the Sanders Glen Proposed Concept Plan; as stated in the letter of December 16, 2020, from Patch Development, LLC.

The density of this project is, we feel, simply not in keeping with any in this neighborhood. Mr. Greenwood, of Patch told us there would be at least 90 residences built on the 9.55 acres. It appears the retention pond, streets and common areas, will occupy about 2.5 acres, giving a density rate of 12.76 homes per acre. With just 2.5 people per resident, that is an astounding thirty-two people per acre.

This is a neighborhood of single-family homes. We point out The Reserve on South, just to the west of the site as an example, along with The Pines, and Oak Manor and Oak Manor Estates, all around this proposed plan area as examples of this not being in keeping with the area. It is out of place in this location.

All the surrounding sub-divisions have required two or three-car garages as mandatory. Mr. Greenwood said only some of the plan homes would have one-car garages, many would have none at all.

The issue of traffic is another point we feel needs consideration. The plan shown, effectively turns the intersection of Oak Road and 171st Street, into a four-way-stop, but with the development access driveway; slightly offset to the west of the true intersection. This seems to be creating a confusing intersection at best, and a possible high accident potential at worst.

As to this drive being the only access to the development, we would be remiss if we did not bring up the public safety issue. Mr. Greenwood said this will be a community of seniors and empty nesters. One would think that will increase the need for emergency services, but with only one approach way, this seems worrisome.

One other consideration, one of our residents with much engineering background brought up the stability of the ground as this area is very wet, almost swamp like. We certainly hope there will be consideration as to the very ground it is to be built on. It looks to be right next to the FEMA Floodway, just feet to the east of the plan. To this we ask the question, is this a flood area? How will this affect all the sub-divisions around it.

Sincerely, with the unanimous approval of the OM5POA

Larry Clarino

President; OM5POA

From: [Cheri Melching](#)
To: [Daine Crabtree](#)
Cc: [Ed Melching](#)
Subject: Sanders Glen Phase 2 PUD
Date: Saturday, January 23, 2021 3:42:22 PM

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

Good afternoon

We are property owners in The Reserve on South, which is just to the west of the proposed Sanders Glen Phase 2 PUD. We will not be able to attend the public hearing on February 1 since we will be out of town. We are opposed to the current development as presented because it is too densely populated and does not fit with the character of the surrounding neighborhoods. It will result in increased traffic on both South Street and Oak Road. Both roads are narrow and will struggle with the extra traffic load. The proposed entrance to the development will create an awkward, dangerous, off-set four-way stop where those roads meet. It is our understanding that this property is adjacent to a FEMA Floodway, which could potentially cause problems for this development and the surrounding subdivisions.

We hope that the developer would consider a new, less densely populated proposal.

Sincerely,

Cheri E Melching

THE RESERVE ON SOUTH

The Reserve on South Homeowners Association

216 South Jersey Street
Westfield, Indiana 46074

January 25, 2021

Westfield City Council
Westfield -Washington Township Area Plan Commission
Westfield Economic and Community Development Department
2728 East 171st Street
Westfield, Indiana 46074

Re:Sanders Glen PUD
2432 East South Street
Westfield, Indiana

To Whom It May Concern,

There are several issues with the above referenced development that have prompted us to reply in opposition to the proposed development and would like to go on record as such.

We are in a nicely planned residential development consisting of only 13 lots. It takes up an area of 8 acres, 2 of which are a nice lake/pond, with cul-de-sac's on each side. The Pines of Westfield south of us, along with Oak Manor are similarly laid out, as is the older neighborhood of Pheasant Run to our north and west.

The newly proposed seems to put 90 (+/-) residences on 9 ½ acres! WOW. The modifications to the intersection with Oak Road for the entry seem awkward as well, which may lead to traffic and safety issues.

Senior living is in demand, we understand that, however this does not fit in with the exiting and established residences in the area.

Respectfully submitted,

The Reserve on South Homeowners Association



**The Pines of Westfield
Property Owners' Association**



Westfield City Council
Westfield Washington APC
Westfield ECDD
2728 East 171st Street
Westfield, IN 46074

January, 26 2021

To Whom It May Concern:

The Pines of Westfield Property Owners organization is in opposition of the Sanders Glen proposed concept plan being proposed by Patch Development, LLC.

The board has received several residents who have shared their concerns around this development, and the board as well shares the same concerns.

The homes being proposed do not fit in with the surrounding subdivisions, examples are the Reserve on South to the west, our subdivision to the south and Oak Manor to the southeast of this proposed subdivision.

Exhibit 3 Concept Plan is showing the Area's incorrectly as referenced in Exhibit 2 Sanders Glen PUD Section 5, 5.2. As well as the other Exhibits referenced in Exhibit 2 are all incorrect. The subdivision is showing an pond near the Midland Trace Trail and no reference of fencing as this seems to be an possible safety concern. Exhibit D is showing reference to homes with single car garages, but section 7, B states two car garages. Storm Water is of also a concern and understand the City will do an full evaluation. As The Pines of Westfield subdivision has been impacted when large rain fall happens and the storm drains have been overwhelmed and caused flooding along Corsican Cir and in homeowners lots due to the amount of water that is not supported in the current storm drains from home run off into existing retention ponds and then into cool creek. An addition of an subdivision with this many homes, apartments' would add to the stress on the system when larger rain fall happens.

Concerns around traffic addition to 171st street and Oak Road and of the intersection based on the Exhibits showing that the entrance would be right at the current 3 way stop and would cause added traffic and confusion.

Sincerely,

The Pines of Westfield Property Owners Board.

From: [Kathy Harbaugh](#)
To: [planners](#); [Cindy Spoljaric](#); [Troy Patton](#); [John Harbaugh](#); [Kathy Harbaugh](#)
Subject: Sanders Glen PUD Public Hearing
Date: Wednesday, January 27, 2021 8:03:31 PM

Warning: This external email is from kathy.p.harbaugh@gmail.com. Do not click on unexpected or untrusted links and attachments.

Dear Westfield Planners,

As property owners near the proposed Patch Development for the Sanders Glen PUD, we do have a few concerns.

Our concern is the density of the project and the amount of new traffic added to 171 Street.

In the drawing, the ingress and egress from the area appears to be using 171 Street as a major outlet. The concern is the overload on the already busy intersection of 171 Street and Oak Road. Has there been any traffic studies? Will the intersection be a four-way stop sign? What type of extra lanes will be added to handle the traffic into Sanders Glen from 171 Street? Our concern is the additional noise, traffic, and congestion the dense PUD will create.

Secondly, for the single-family housing lots, what are the size of the lots? It appears Area 1 is less than 1/8 of an acre lot. The change in the zoning does not seem to be consistent with the surrounding homes. It appears from the applicant's information we received; the Sanders Glen PUD is denser than the original Kalorama Park PUD.

We would like to appear at the hearing. How do we access the information to log in to the meeting?

Thank you.

--

Kathy and John Harbaugh
17018 Torrey Court
Westfield, IN 46074
765-461-3446

John.B.Harbaugh@gmail.com
Kathy.Pencek.Harbaugh@gmail.com

From: [Vorsilak Robert](#)
To: [Daine Crabtree](#)
Cc: kathy.p.harbaugh@gmail.com
Subject: Re: Public Hearing: Sanders Glen
Date: Thursday, January 28, 2021 4:21:32 PM

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

Hello Daine,

Thank you for your reply. Please include the following as public comment for Monday's meeting:

As a direct neighbor to the Sanders Glen PUD proposal, as well as an Urban Planner, I have many concerns with the current PUD proposal.

It seems the developer is trying to squeeze as much as possible onto a very narrow parcel and has had no consideration whatsoever for the surrounding context.

With the development of this parcel of land seemingly inevitable, I have a few suggestions:

1. A road connection made to Sanders Glen Blvd, especially if the development will bear the name of Sanders Glen.
2. This parcel is zoned as PUD (Planned Urban Development), but the surrounding Single Family Residential areas, including their densities and lot sizes should be taken into account.
3. Include a multi-use path running alongside 171st St.
4. Public access trail connecting directly to Midland Trace Trail at the north end of the parcel and not just a narrow sidewalk.

Thank you,

Robert Vorsilak

On Jan 28, 2021, at 2:53 PM, Daine Crabtree <dcrabtree@westfield.in.gov> wrote:

Hi Robert:

As there was no clear indication that you wanted the below email to act as such, would you like this comment to be made a part of the public comment exhibit for Monday's meeting?

Regards,

Daine Crabtree | Associate Planner

Community Development | 2728 East 171st Street | Westfield, IN 46074
dcrabtree@westfield.in.gov | 317-416-2586

[Need to send me a file over 25MB?](#)



From: Vorsilak Robert <vorsilak@gmail.com>
Sent: Thursday, January 28, 2021 2:52 PM
To: Gary Blackburn <gblack1965@comcast.net>
Cc: kathy.p.harbaugh@gmail.com; john.b.harbaugh@gmail.com; planners
<planners@westfield.in.gov>
Subject: Re: Public Hearing: Sanders Glen

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

Thanks Gary for sending this. I had seen in the Westfield current that the City Council had heard an introduction to this, but hadn't seen any plans until now.

<https://map.concept3d.com/?id=1754#!t/2479:4>

Kathy and John, I agree with your concerns about this PUD. It seems the developer is trying to squeeze as much as possible onto the narrow piece of land and has had no consideration whatsoever for the surrounding context. Frankly, I am disappointed with American Structurepoint (as a former planner with their planning division).

With the development of this parcel of land seemingly inevitable, I have a few suggestions:

1. A road connection made to Sanders Glen Blvd, especially if the development will bear the name of Sanders Glen.
2. Similar density of the surrounding area be considered
3. A multi-use path running alongside 171st St
4. Public access trail connecting directly to Midland Trace Trail at the north end of the parcel and not just a narrow sidewalk.

I look forward to the live stream public hearing.

Thank you,
Robert Vorsilak

On Jan 28, 2021, at 10:47 AM, Gary Blackburn
<gblack1965@comcast.net> wrote:

Sent from my iPhone

Begin forwarded message:

From: Gary Blackburn <Gblack1965@comcast.net>
Date: January 28, 2021 at 9:35:58 AM EST
To: Rob Hackman <ROBHACKMAN98@gmail.com>
Subject: Fwd: Public Hearing

Sent from my iPhone

Begin forwarded message:

From: Kathy Harbaugh
<kathy.p.harbaugh@gmail.com>
Date: January 28, 2021 at 9:19:47 AM EST
To: John Harbaugh
<john.b.harbaugh@gmail.com>, Gary
Blackburn <Gblack1965@comcast.net>, Chris
<pseries04@yahoo.com>, AMIT CHATTERJEE
<chatterjeeamit7@gmail.com>,
ryanflora74@gmail.com,
melissaflora99@gmail.com, kharbaugh
<kharbaugh@indianarealtors.com>
Subject: Public Hearing

Neighbors,

The "public hearing" on Monday,
February 1 at 7:00 pm will be on

YouTube live. They are meeting virtually due to the pandemic and there is not a "public hearing" per se. Instead, you must voice any concerns via email

planners@westfield.in.gov. The concerns will be added to the public record. It is clearly not the same as speaking before the Council. I don't know anyone in the subdivision on the other side of Oak Road with 5 or 6 homes. Hopefully, they have a concern about the increased traffic levels too.

I believe the link to watch the meeting is here:

<https://www.westfield.in.gov/department/board.php?structureid=152>

A special thank you to Gary Blackburn for pointing me in the right direction to file our letter. If anyone has a question, feel free to contact me.

--

Kathy Pencek Harbaugh

Kathy.Pencek.Harbaugh@gmail.com

765-461-3446

From: [Douglas Fischer](#)
To: [planners](#)
Cc: [Doug Fischer](#)
Subject: Sanders Glen PUD
Date: Friday, January 29, 2021 1:30:21 PM

Warning: This external email is from douglasjfischer@comcast.net. Do not click on unexpected or untrusted links and attachments.

TO: City of Westfield, Indiana, Department of Community Development
2728 East 171st Street
Westfield, IN 46074

FROM: Doug Fischer
2326 Corsican Circle
Westfield, IN 46074

RE: SANDERS GLEN PUD DISTRICT – ORDINANCE NUMBER 20-02

I am writing to communicate my objection to the SANDERS GLEN PUD DISTRICT – ORDINANCE NUMBER 20-02, requesting the change in zoning for 9.55 acres located at 2432 South Street, Westfield, Indiana. I recommend the application be denied for the following reasons.

- The character of the proposed use is not consistent with surrounding uses
- The number of dwelling units, 90, on 9.55 acres is far more dense than surrounding uses
- The intersection of the development's street with 171st street does not align with Oak Road creating an awkward and unsafe intersection
- The proposed lot widths and sizes for the single dwelling lots will not support the designs as indicated in the character exhibits provided in the application

Sent from Doug's iPhone

Westfield Washington Council

Washington Township Area Plan Commission

Westfield Economic and Community Development Department

2728 East 171st Street

Westfield, IN 46074

February 1, 2021

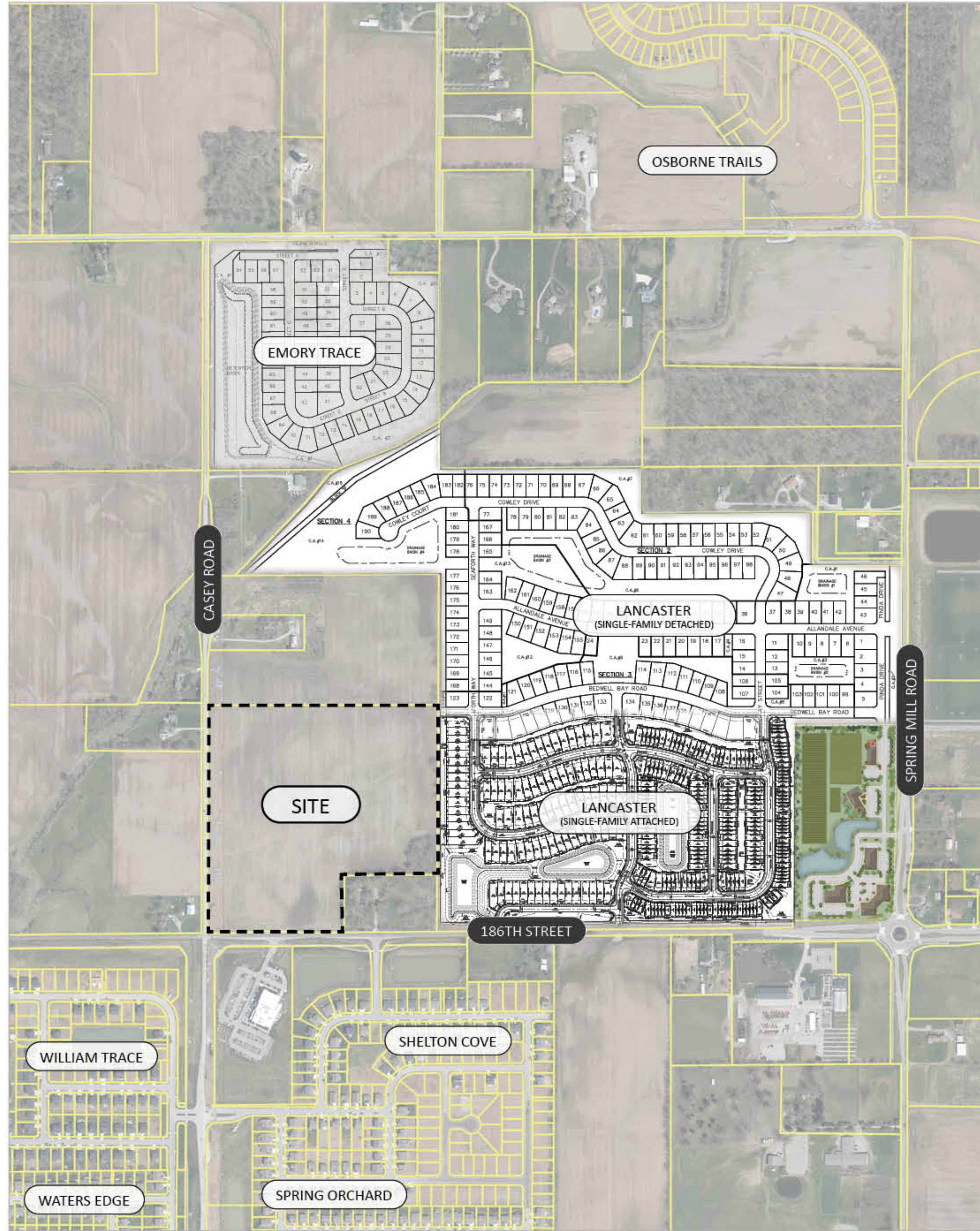
To Whom It May Concern:

As property owners in the Timberbrook Run neighborhood, situated north of the proposed Sanders Glen PUD development and directly off the Midland Trace Trail, we have a few concerns regarding the aforementioned Sanders Glen PUD development. Our first concern is the high density of the current proposal. It does not leave for much open space and is vastly different than the surrounding neighborhoods, Timberbrook Run included. Additionally, as someone who utilizes the Midland Trace Trail on a regular basis and sees the trail and this property from the back of our house and backyard, we are concerned about the lack of a tree line being left on the north edge of this property to separate the future pond and the Midland Trace Trail. The entire ambience of the Midland Trace Trail is going to be permanently changed with the removal of all the trees. There have been other developments built recently along the Midland Trace Trail (to the west and east of Gunther Boulevard) that have houses along the trail but have still maintained a tree line. It would be our desire to see such an option explored to maintain the natural environment alongside the Midland Trace Trail.

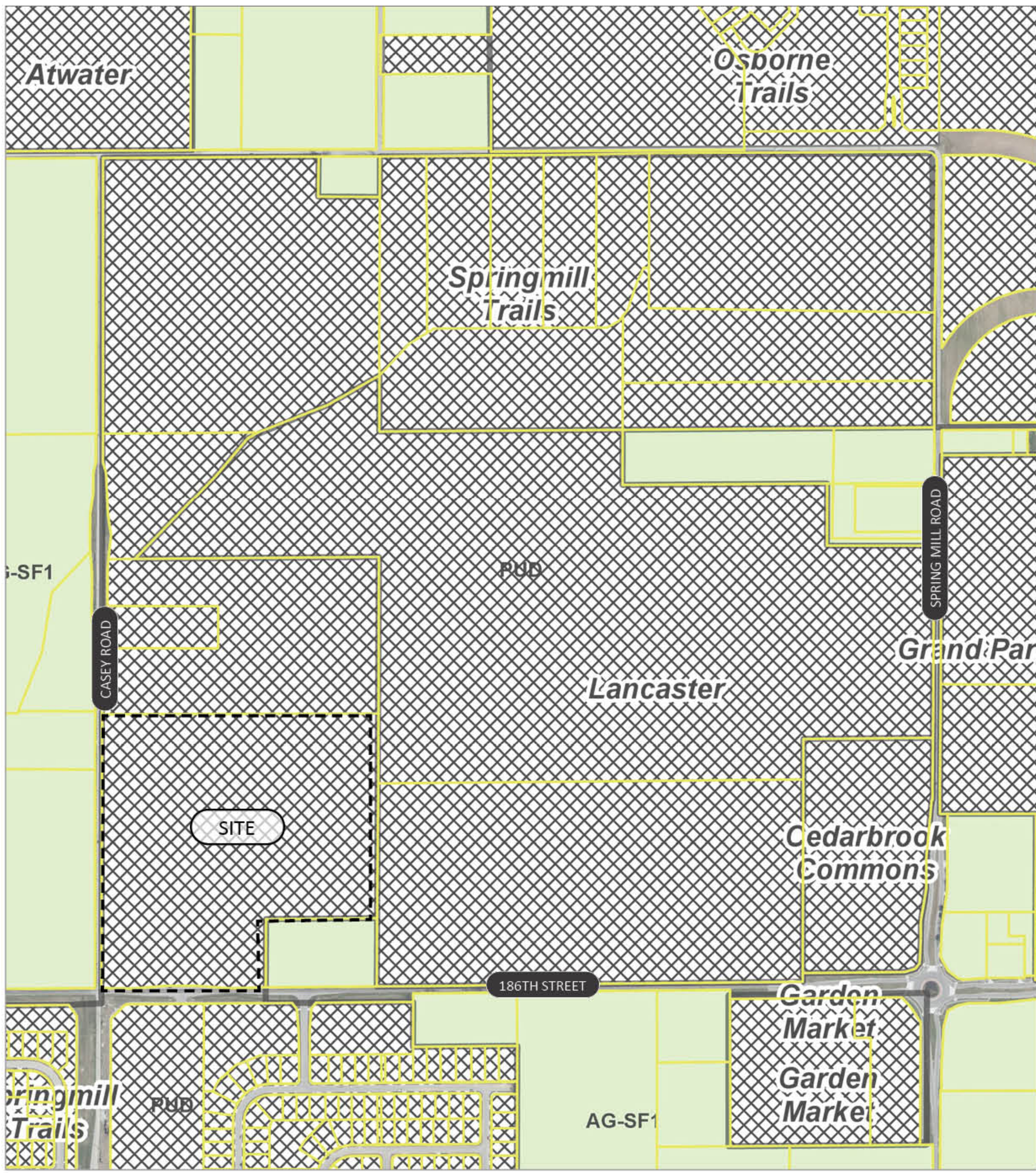
Sincerely,

Neal and Julia Kuenne

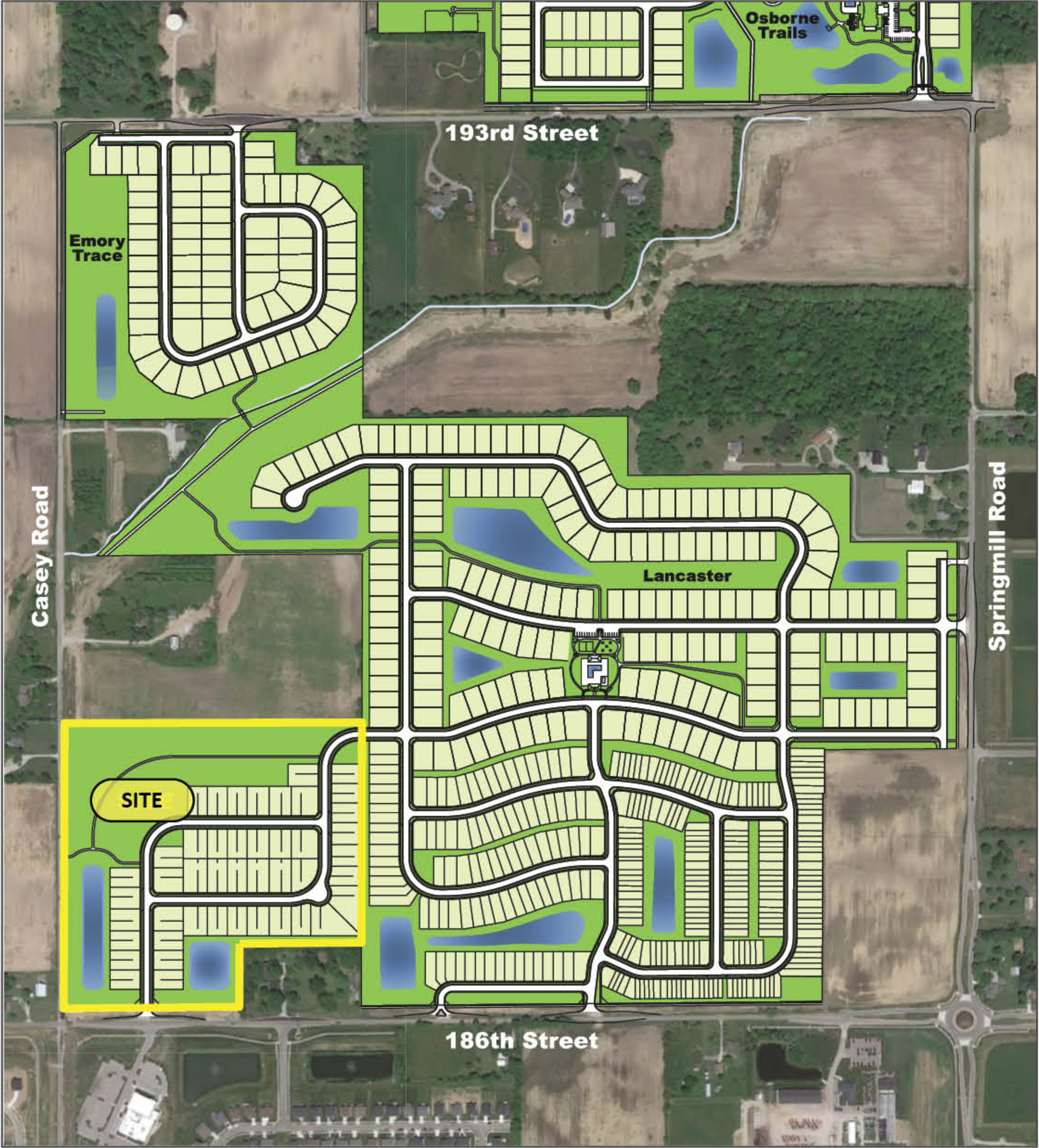
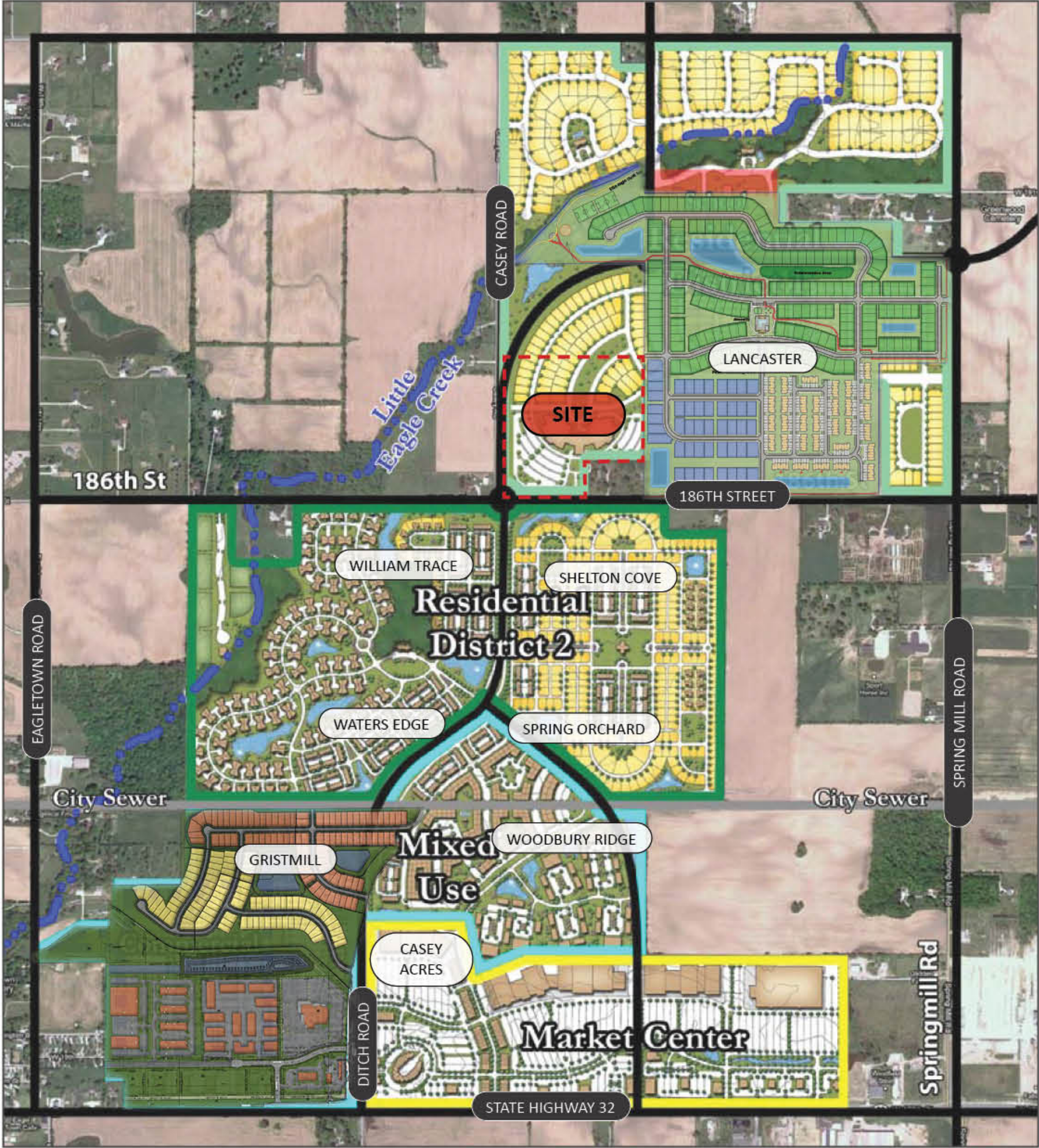
LOCATION MAP



ZONING MAP EXHIBIT



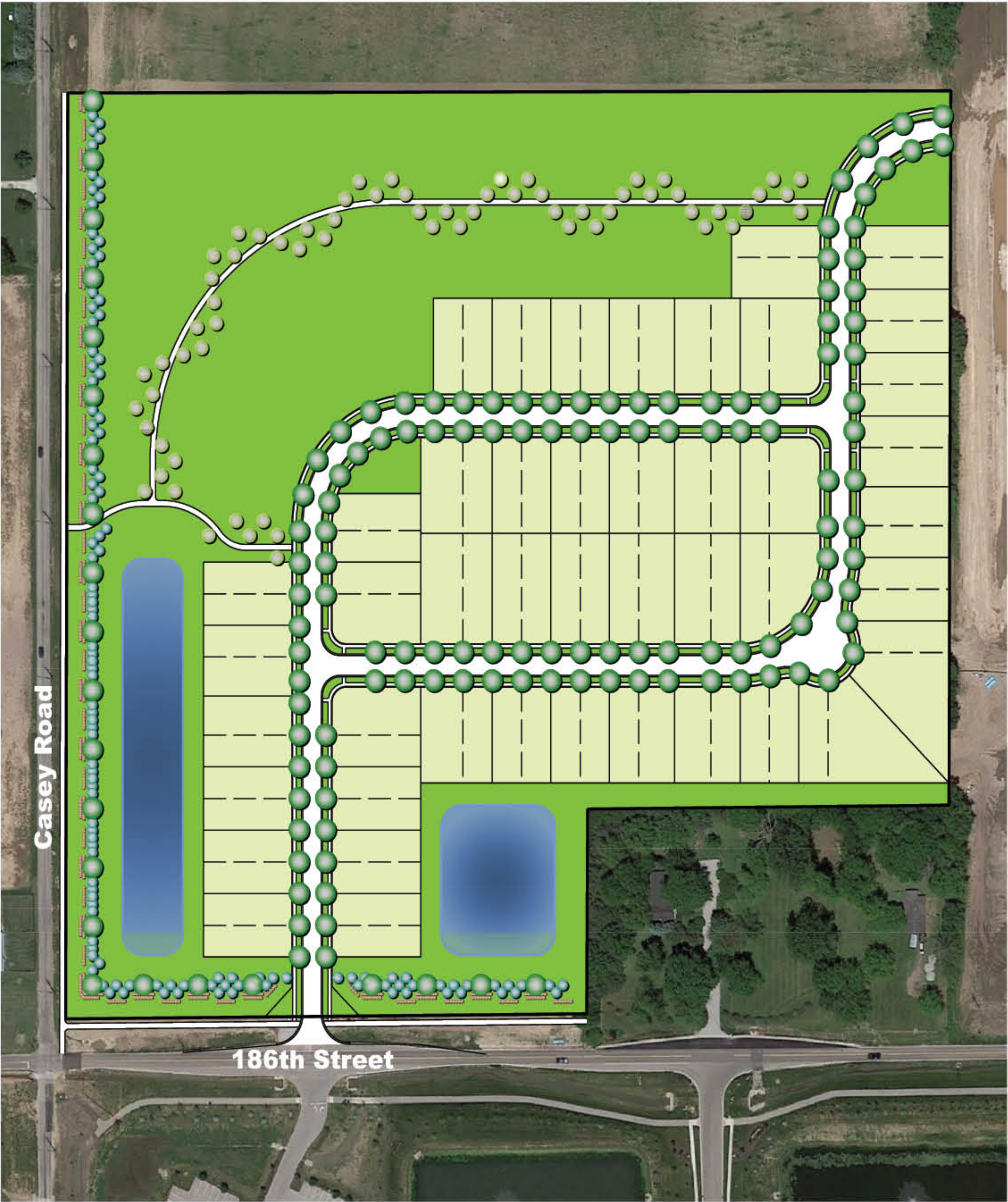
PUD CONCEPT PLANS



SPRINGMILL TRAILS PUD DISTRICT
EXHIBIT B: ZONING DISTRICT MAP

PUD DISTRICT: RESIDENTIAL DISTRICT #1 BUILD-OUT
CONTEXTUAL EXHIBIT

CONCEPT PLAN EXHIBIT



CHARACTER EXHIBITS



WRITTEN PUBLIC COMMENTS

Docket Number: 2102-PUD-02

Petitioner: William Tres Development, LLC by Nelson & Frankenberger, LLC

Request: Change in zoning review of 36.2 acres +/- from the Springmill Trails PUD to the Lancaster – Phase 2 PUD District.

Enclosed Attachments:

February 1, 2021, Public Hearing

- | | |
|--------------------|------------|
| 1. Markusfeld, Guy | 01/25/2021 |
| 2. Markusfeld, Guy | 02/01/2021 |

Kevin M. Todd, AICP

From: Guy Markusfeld <gmarkusfeld@aim.com>
Sent: Monday, January 25, 2021 1:34 PM
To: APC; Kevin M. Todd, AICP
Subject: Markusfeld property / Lancaster - Phase 2 zoning request
Attachments: Hertha Markusfeld Property.doc; Agreement Cover Letter (1) (1).pdf; Agreement Document (1).pdf; Agreement Drawing (1).pdf

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

To Whom it may concern.

I have attached a letter and supporting documents. They are to address our family's concerns over the proposed Lancaster II Development and change of zoning/rezone application. Under Docket Number 2102-PUD-02. As it pertains to Hertha Markusfeld's property at 928 West 186th Street, Westfield IN 46074

Thank you for your time.

Guy Markusfeld

gmarkusfeld@aim.com

317-727-1536

To: Westfield Economic and Community Development Department and the Advisory Plan Commission.

I am writing this letter to address our family's concerns in regard to Hertha Markusfeld's property at 928 West 186th street, Westfield IN 46074. As it pertains to the William Tres Development, LLC petitioning the City of Westfield to consider a change of zoning/rezone from the Spring Mill Trails PUD District to the "Lancaster – Phase 2 PUD District".

Hertha has lived in Westfield for over fifty five years. Our family has owned this property for 34 years. My parents Paul and Hertha Markusfeld immigrated to the United States from Vienna, Austria after narrowly surviving WWII. They were looking for a quiet, safe, and beautiful place to raise their family and found it here in Westfield.

Hertha purchased this property to enjoy the safety, privacy and quiet that country living should provide. Amazingly, at 90 years old, she continues to enjoy working in her yard and taking care of her 4 acres.

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

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

1. Her safety and sense of security.
2. Property value and saleability.
3. Noise and light pollution.
4. Privacy and protection from people seeing her. As she is 90 and uses a walker to get around her property.
5. Drainage.

6. Traffic.
7. The general aesthetics of the area.
8. A quality development that reflects the good taste of Westfield.

In 2006 we obtained commitments from Beau Wilfong of Wilfong Land Companies. This agreement was designed to protect Hertha's safety, privacy and property value from the adjacent development, while limiting the negative impact to her property and life style. The documents of this agreement are attached.

If the covenants set forth in this attached agreement were to be adopted as part of the PUD Ordinance, several of the concerns over the negative impact on Hertha's property and lifestyle are addressed. However, we are very concerned about the development of the Lancaster Phase 2 duplex style units as currently proposed. We are concerned because of their density and their current unattractive "production" appearance. Especially from the back side which is proposed to face Hertha's house. We believe that much attention needs to be given to the density and architectural standards to be applied to the proposed duplexes, including the permitted building materials, matters of design elements and detailing, and the like.

In the concept plan exhibit for Lancaster II. There is no illustration of the buffer that has been agreed to. This buffer has been executed on the other two sides that have been developed. On several occasions it has been stated, that when the developer put the sewer easement around Hertha's property. They created a 15' landscape easement overlapping the Citizens easement that runs parallel to her property. This was done so that the sewer line would not negatively impact the mature trees close to the property line. While we appreciate this and feel it was in everyone's best interest. We do not see it as a replacement for the agreed to buffer.

Additionally, the entire north and west side of Hertha's acreage would be abutted by the proposed duplexes. That area consists of woodlands, which would be attractive to children who would live in the proposed new neighborhood, and that is a real concern for Hertha which needs to be addressed. She has recently

experienced vandalism on her property and is understandably upset by this. Nothing like this had ever happened in the 34 years we have lived there until now.

Without appropriate commitments being reached, we will strongly object to the density and style of the Lancaster II development that William Tres Development, LLC and others are or will be proposing.

Thank you in advance for your time and interest in this matter.

Sincerely,

Guy Markusfeld

gmarkusfeld@aim.com 317-727-1536

16412 Oak Road, Westfield IN 46074

WILFONG

LAND COMPANIES

June 26, 2006

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

Re: Commitments regarding buffering from Eagle Station:

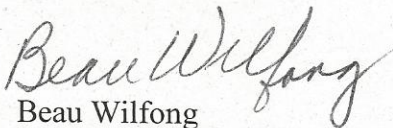
Dear Ms. Markusfeld

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

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

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

Sincerely,


Beau Wilfong



June 22, 2006

Guy Markusfeld

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

7 to 8' TALL NORWAY SPRUCE

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

3:1 OR 2:1 SLOPE

8'

2:1 SLOPE

MARKUSFELD SIDE

MARKUSFELD SIDE

PRESERVED TREES

8' MOUND

8' SHADOW BOX FENCE

8' MOUND

HOME

DRIVE

GATE SCALLOPED SHADOW BOX FENCE 6'

BLD

POSSIBLE FUTURE MOUND

MOUND SIMILAR TO COUNTRYSIDE MOUND ALONG SPRINGMILL ROAD

To whom it may concern,

I writing this email to address our family's concerns over the proposed Lancaster II Development and change of zoning/rezone application. Under Docket Number 2102-PUD-02. As it pertains to Hertha Markusfeld's property at 928 West 186th Street, Westfield IN 46074

In addition to our earlier comments and documents submitted for the meeting tonight. I wanted to clarify our concerns as it relates to the developers intention in regard to the buffer, trees, fence and mound. That will be placed to the north and west of my Mother's property.

The current proposed density of Lancaster Phase 2 is much greater than anything that has been proposed in the past. This area was originally suggested to be used for a school or nursing home. I believe the current PUD calls for single family homes. These duplexes create much more density in this area. This density would increases all of our concerns as it relates to my Mother and her property. It would negatively impact her privacy, security, life style and property value.

Though we would rather see less density such as single family units. If the developers position is to allow for the required space necessary for the full buffer (including the mound) and this will be added to the PUD. I would not feel the need to oppose this development.

However without these appropriate commitments being reached, we will strongly object to the density and style of the Lancaster II development that William Tres Development, LLC and others are or will be proposing.

Thank you for your time.

Guy Markusfeld

gmarkusfeld@aim.com

317-727-1536

WRITTEN PUBLIC COMMENTS

Docket Number: 2101-PUD-04
Petitioner: Front Street Partners, LLC by Church, Church, Hittle + Antrim
Request: Change of zoning for 60.74 acres +/- from the GB-PD: General Business/Planned Development District to Lantern Commons Planned Unit Development (PUD) District.

Enclosed Attachments:

February 1, 2021, Public Hearing

1. Hinshaw, Elaine	01/11/2021
2. Gregory, Mark & Debbie	01/22/2021
3. Marcum, Jeff & Deborah	01/25/2021
4. Kienholz, Jan	01/25/2021
5. Behan, Lou Ann	01/25/2021
6. Marcum, Jeff & Deborah	01/29/2021
7. Behan, Lou Ann	01/29/2021
8. Norris, Nicole	01/29/2021
9. Agee, Greg	01/30/2021
10. Hinshaw, Elaine	01/31/2021
11. Bowman, Bruce & Mindy	01/31/2021
12. Huber, Martha	02/01/2021
13. Sommer, Joel & Heather	02/01/2021

Pamela Howard

From: Cindy Spoljaric
Sent: Monday, January 11, 2021 4:17 PM
To: planners
Subject: Fwd: Follow up on recent phone conversations re: Development Being Proposed on Agenda 1-11-21

To be included in Lantern Commons petition...

Thank you.

Cindy

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

Begin forwarded message:

From: ELAINE <e_hinshaw@msn.com>
Date: January 11, 2021 at 3:05:10 PM EST
To: Cindy Spoljaric <cspoljaric@westfield.in.gov>, Jake Gilbert <jgilbert@westfield.in.gov>
Cc: Joe Edwards <jjedwards@westfield.in.gov>, Mike Johns <mjohns@westfield.in.gov>, Scott Frei <sfrei@westfield.in.gov>, Troy Patton <tpatton@westfield.in.gov>
Subject: Follow up on recent phone conversations re: Development Being Proposed on Agenda 1-11-21

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

Ms. Cindy Spoljaric, Mr. Jake Gilbert;

I appreciated speaking with you both recently about potential development of the NW corner at Union and 161st Street.

It is **extremely important** to emphasize that tax paying residents' opinions should carry as much or more weight than developers. It has felt to me and I believe for many Westfield residents as if developments get tacit approval from the "powers that be" before the resident stakeholders are even informed of a project. The way that I found out about this project is that I saw surveyors working and I began to inquire and to ask questions! Therefore, I would like to memorialize some points that I made during our conversation.

- Desire to be certain that there is not a connecting road that utilizes Woodside Drive which is and has been a cul-de-sac since the build-out of the quiet neighborhood (homes are on half acre lots with mature trees) beginning some 50 years ago.
- Woodside Drive residents should be able to meet to discuss concerns, desires with developers and City Council members prior to any approval of any developer's plans.

- An abundance of buffering should be considered to protect Woodside Drive residents as well as other homes in close proximity.
- The entire 60+ acres are a sizeable piece of rolling property full of wildlife and trees. There is less and less of this type of undeveloped acreage left in Washington Township. It deserves MUCH careful consideration and a well thought out plan before development. It shouldn't be filled with a developer's design to turn a quick profit nor the City's desire to obtain quick revenue.
- More personally, I related that the NW corner 40 acres of this property have an emotional tie as it was there that 4 generations of my family lived on the farm until 1970 when it was sold to a landscape nursery. At the time of the sale, there was an 1836 farmhouse on the property that was rented out by the nursery owner until it was used as a "practice" burn and subsequently completely demolished by the City in the early 1990's. The farmhouse appeared in the 1992 Interim Report of Hamilton County Historic Residences.
- I reject the notion that "old Westfield" residents just don't like change. NOT TRUE. Change is inevitable. But change that favors developers over the residents or just brings in a quick buck is not what Westfield needs. There always needs to be a carefully considered balance between the demands of development and those of the residents.

I like this quote from a new article from the early 1900's. I hope some of it holds true today: "Westfield was laid out in May 1834 by Quakers. The stability they gave the town in the old days is its charm today. It has never been a place where the alleged political policy of the dollar before the man, or commercialism before the soul has been the paramount issue"

Thank you for your time and your consideration.
Elaine Hinshaw

Sent from [Mail](#) for Windows 10

Pamela Howard

From: Kevin M. Todd, AICP
Sent: Friday, January 22, 2021 5:40 PM
To: Scott Willis
Cc: Pamela Howard
Subject: RE: Lantern Commons Development

Thanks, Scott!

We'll add this to the public comments, which will result in a consolidated issue list for the developer to address throughout the process.

Thanks and have a great weekend!

Kevin M. Todd, AICP | Director

Community Development | 2728 East 171st Street | Westfield,
IN 46074

ktodd@westfield.in.gov | 317-379-6467

[Need to send me a file over 25MB?](#)



SHOP & DINE LOCAL
westfieldwelcome.com

From: Scott Willis
Sent: Friday, January 22, 2021 4:03 PM
To: Mark Gregory <mark.gregory@comcast.net>; Cindy Spoljaric <cspoljaric@westfield.in.gov>; Troy Patton <tpatton@westfield.in.gov>; Kevin M. Todd, AICP <ktodd@westfield.in.gov>; Eric M. Douthit <edouthit@cchalaw.com>; Matthew S. Skelton <mskelton@cchalaw.com>
Cc: cindyarmour@armourproperty.com; mt nest322@gmail.com; wabehan@gmail.com; marthajhuber@gmail.com; jenlawr@iu.edu; markalbright@sbcglobal.net
Subject: Re: Lantern Commons Development

Kevin,

Please see below for questions on the Lantern Commons Development coming before APC in the coming weeks. Any information you can provide on this would be helpful.

Thank you.

Scott A. Willis

Westfield City Council, District 1

swillis@westfield.in.gov

(317) 431-6961

From: Mark Gregory <mark.gregory@comcast.net>

Sent: Friday, January 22, 2021 3:57 PM

To: Scott Willis; Cindy Spoljaric; Troy Patton

Cc: cindyarmour@armourproperty.com; mtnest322@gmail.com; wabehan@gmail.com; marthajhuber@gmail.com; jenlawr@iu.edu; markalbright@sbcglobal.net

Subject: Lantern Commons Development

Warning: This external email is from mark.gregory@comcast.net. Do not click on unexpected or untrusted links and attachments.

As Lantern Park residents we are writing to express our concerns and questions regarding the development of Lantern Commons. While we understand that development is going to continue in Westfield, we are concerned about over-development in our community and the potential for damage to property values that can result.

Setting that aside, here the issues that we would like to see addressed if this development moves forward:

1. How will this development impact the construction of the planned traffic circle at the Union and 161st Street intersection?
2. There currently parcels of farm land on 161st street that are for sale and which will likely become single family homes, delay in the construction of traffic circle will exacerbate the traffic problems if new homes are added.
3. Traffic on 161st street is already very heavy westbound in the mornings and eastbound in the afternoon/evening, how will the construction traffic and subsequent increased traffic into the development be accommodated?
4. Current construction of the SEP Headquarters south of that site has resulted in the Natalie Wheeler Trail being covered with gravel which makes it very difficult to cross the truck entrance either on bicycle or on foot. We would like it if the developer were required to maintain safe access to the trail throughout construction.



5. It is not clear to us if the intersection of Union Street and the so-called Westfield Connector (just north of the 161st street intersection, see red circle above) is a two way stop or 4 way stop or what. It would seem that the city should require all of those intersections within the development to be constructed as traffic circles or the traffic circle at 161st street and Union Street seems pointless.
6. We are concerned about the traffic flow north and south bound on Union Street north of the 161st Street intersection and how this Westfield Boulevard connector would disrupt that flow.
7. We would like to understand where this Westfield Boulevard Connector would eventually be connected, will it go all the way to 169th Street and Poplar (behind Tom Roush Mazda)? Aren't there homes in the way of that route?

Respectfully,

Mark and Debbie Gregory

16159 Morning Drive

Westfield

Pamela Howard

From: Kevin M. Todd, AICP
Sent: Monday, January 25, 2021 1:18 PM
To: Pamela Howard
Subject: FW: Our concerns about the proposed Lantern Commons development

Kevin M. Todd, AICP | Director

Community Development | 2728 East 171st Street | Westfield,
IN 46074

ktodd@westfield.in.gov | 317-379-6467

[Need to send me a file over 25MB?](#)



SHOP & DINE LOCAL

westfieldwelcome.com

From: jeff@themarkcums.com <jeff@themarkcums.com>
Sent: Monday, January 25, 2021 12:39 PM
To: Scott Willis <swillis@westfield.in.gov>; Cindy Spoljaric <cspoljaric@westfield.in.gov>; Troy Patton <tpatton@westfield.in.gov>; Kevin M. Todd, AICP <ktodd@westfield.in.gov>
Cc: Jan Kienholz <mtnest322@gmail.com>; wabehan@gmail.com; marthajhuber@gmail.com; jenlawr@iu.edu; markalbright@sbcglobal.net
Subject: Our concerns about the proposed Lantern Commons development

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

To Westfield Council Members and City Government:

Scott Willis, District 1

Cindy Spoljaric, At-Large

Troy Patton, At-Large

Kevin Todd, Director of Community Development

We are property owners and residents in Lantern Park subdivision.

Lantern Park is located just east of South Union street and North of E 161st street. The reason we are reaching out to you is to voice concern about the proposed development of the 60-acre parcel west of South Union, north of 161st street, and east of Indiana 31 (titled Lantern Commons).

We watched video of the meeting and presentation by the Developer dated January 11th. The lack of detailed information regarding what might be proposed was appalling.

Here are concerns we have based on what little was presented, questioned, and discussed in the meeting.

- There was no discussion about what additional traffic might be added to the intersection of 161st street and S. Union street. With the development east of S. Union that has occurred over the past few years, the traffic on 161st has increased substantially and the planned roundabout will become increasingly busy. This will already affect the quality of life for all residents who use the walking path and try to cross at that intersection. The additional traffic from the proposed development will greatly increase that traffic to an unacceptable amount for what is intended to be a residential area with access to parks, etc. In addition to traffic, the noise, etc. will increase.
- This parcel was zoned over 14 years ago, well before the development of nice residential single-family subdivisions in this area. Any use of that parcel must now take the makeup of the current area into account.
- The proposal that was reviewed includes what appears to be a huge rental apartment complex with no information as to numbers of apartments/bedrooms/residents planned for.
- There is no indication of what type of rental complex is planned. What will the apartments rent for? What square footage, etc.
- There is no indication of the number of vehicles that would be constantly coming into and out of the development or the number parking there continuously.
- There does not appear to be sufficient retention pond capacity located in the development to control the flooding that occurs frequently in the existing apartment complex north on S. Union.
- The discussion of the other parts of the development was so up in the air as to make any judgment of what the final development would be impossible to understand. There might be a hotel, or it might be offices, or it might be corporate headquarters, etc.
- There might be retail, but we don't know what kind. Bars with loud noisy patrons like the problems Carmel is contending with?
- Corporate offices? What kind, and where is that demand?

We could add more but you should get the picture. This is a development better suited along highway 32.

A more appropriate use for this parcel would be a single-family development like Lantern Park with homes priced in the \$400K+ range. Or acquisition of the parcel by the city to increase park space for Liberty Park to benefit current city residents.

Before any approval is given for development, much more specific information must be gathered, analyzed, and evaluated to insure that there is a positive, not a negative impact on our community. And those of us who live in this part of the Westfield city community must be kept informed well before any decisions are made.

Thank you for your consideration and attention.

Jeff and Deborah Marcum

☎ home office phone: 419.584.5064 | 📱 mobile phone: 513.739.4031 | ✉ email: Jeff@TheMarcums.COM

16191 Natures Way
Westfield, IN 46074

Cc: Lantern Park HOA Board

Pamela Howard

From: Kevin M. Todd, AICP
Sent: Monday, January 25, 2021 2:12 PM
To: Pamela Howard
Subject: FW: Lantern Commons

Kevin M. Todd, AICP | Director

Community Development | 2728 East 171st Street | Westfield,
IN 46074
ktodd@westfield.in.gov | 317-379-6467

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From: Jan Kienholz <mtnest322@gmail.com>
Sent: Monday, January 25, 2021 2:10 PM
To: Scott Willis <swillis@westfield.in.gov>; Troy Patton <tpatton@westfield.in.gov>; Cindy Spoljaric <cspoljaric@westfield.in.gov>; Kevin M. Todd, AICP <ktodd@westfield.in.gov>; Jake Gilbert <jgilbert@westfield.in.gov>; Joe Edwards <jjedwards@westfield.in.gov>; Scott Frei <sfrei@westfield.in.gov>
Cc: Bill Behan <wabehan@gmail.com>; Martha Huber <marthajhuber@gmail.com>; Mark Albright <markalbright@sbcglobal.net>; Jennifer Lawrence <jennlawr@iu.edu>; Jan Kienholz <mtnest322@gmail.com>
Subject: Lantern Commons

Warning: This external email is from mtnest322@gmail.com. Do not click on unexpected or untrusted links and attachments.

This email from Lantern Park HOA is being sent to address issues concerning Lantern Commons as presented during the January 11, 2021 meeting. Understanding that this was the initial presentation, there was too much information that was vague. Many of the issues that we're addressing were not even touched upon.

1. The scope of the project - hotels, offices, corporate headquarters etc. Does the developer have a firm grasp of what they want on that parcel?

2. Zoning variances - the parcel on the southwest corner of that area had to get a variance for SEP HQ. As zoned, the structures have a limit of 35,000 sq ft. SEP's variance raised that to 70,000. Is that what we'd be looking at with multiple buildings with that type of sq ft?
3. Possible impact to the property value & quality of life of existing residents - how is this being addressed?
4. No attention paid on how to buffer existing residential areas - the plan appears nebulous here.
5. Impact of traffic on 161st, Union, & Natalie Wheeler Trail - try getting out of these neighborhoods now either by car or on foot.
6. Need for project - there doesn't appear to be any reference to Westfield's Master Plan. Is there a need for 2 hotels here as opposed to Grand Park where the usage would be?
7. Definition of luxury - how does Westfield or Frontline define luxury?
8. Developer appears to be pre-selling the parcel & surveying is on-going - does this signify that the developer has some sort of understanding that approval is a mere formality?
9. If economic conditions change, how will Westfield & the current citizens be protected.

Most people realize that development in Hamilton County is moving forward. Lantern Park only wishes to have input that it's in the interest of current residents & potential growth is not overdevelopment.

Thank you for addressing these concerns.

Jan Kienholz, Lantern Park HOA Board

Pamela Howard

From: Kevin M. Todd, AICP
Sent: Monday, January 25, 2021 2:51 PM
To: Pamela Howard
Subject: FW: Lantern Commons

Kevin M. Todd, AICP | Director

Community Development | 2728 East 171st Street | Westfield,
IN 46074
ktodd@westfield.in.gov | 317-379-6467

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SHOP & DINE LOCAL
westfieldwelcome.com

From: Lou Ann Behan <lkbehan@gmail.com>
Sent: Monday, January 25, 2021 2:50 PM
To: Troy Patton <tpatton@westfield.in.gov>; cdpoljaric@westfield.in.gov; Jake Gilbert <jgilbert@westfield.in.gov>; Kevin M. Todd, AICP <ktodd@westfield.in.gov>; Joe Edwards <jjedwards@westfield.in.gov>; Scott Frei <sfrei@westfield.in.gov>; Scott Willis <swillis@westfield.in.gov>
Cc: mtne322@gmail.com; marthajhuber@gmail.com; jennlawr@iu.edu; Mark And Julie Albright <markalbright@sbcglobal.net>; William Behan <wabehan@gmail.com>
Subject: Lantern Commons

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

Dear Westfield Representatives,
As homeowners in Lantern Park, my husband and I are concerned with the "plans" we've seen proposing to develop the tract which is being called "Lantern Commons."

Our HOA Board President, Jan Keinholz, has reached out with some of the many questions we have. I am writing individually only to echo those concerns. We would like to be heard concerning this development. If Zoom attendance is possible for meetings when these matters will be discussed, please let us have the sign on information.

--

Lou Ann Kelly Behan
16201 Morning Drive
Westfield, Indiana 46074
703-609-7753

Pamela Howard

From: jeff@themarkcums.com
Sent: Friday, January 29, 2021 9:24 AM
To: Scott Willis; Cindy Spoljaric; Troy Patton; Kevin M. Todd, AICP; APC
Cc: Jan Kienholz; wabehan@gmail.com; marthajhuber@gmail.com; jennlawr@iu.edu; markalbright@sbcglobal.net
Subject: Lantern Commons

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

To Westfield Council Members, APC, and City Government:

Scott Willis, District 1

Cindy Spoljaric, At-Large

Troy Patton, At-Large

Advisory Planning Commission

Kevin Todd, Director of Community Development

Last night I attended the virtual neighborhood meeting about Lantern Commons. The Developer et al presented material to those attending and then took questions and comments. I believe at least two of you were in attendance.

I listened for over an hour as questions were asked and opinions shared by your constituents. I then asked questions about specifics of what is being proposed. How many apartments, residents, vehicles, floors of buildings, etc. The presenters could not provide any level of detail.

I have reviewed material that was presented in 2007 when the last development proposal was offered. It provides the kind of detail necessary to understand what is being proposed and ascertain any impact it might have on our community. Failure of the current group to do that is the equivalent of buying a house from a builder with no understanding of size, elevation, number of bedrooms/baths, no idea of garage space, etc.

In my career I've sat through lots of sales pitches. Some good, some bad. This one was all flash, no substance. I know the meeting was being recorded in Microsoft Teams and would like to access a copy if you can direct me to a location where it will be archived.

I, like most of the attendees last night, think this proposal should not be approved until and unless the developer and their team can refine it and provide commitments to specifics of what they are proposing.

And finally, with restaurants, large supermarkets, shopping, banks, etc. within a few miles of this location, we do not have a need for retail there. That and a large apartment community will only unnecessarily add to traffic, noise, etc.

Please listen to the community and prevent this from proceeding without the necessary data on which to base your decision.

Thank you for your consideration and attention.

Jeff and Deborah Marcum

📞 home office phone: 419.584.5064 | 📞 mobile phone: 513.739.4031 | ✉ email: Jeff@TheMarcums.COM

16191 Natures Way
Westfield, IN 46074

Cc: Lantern Park HOA Board

Pamela Howard

From: Kevin M. Todd, AICP
Sent: Friday, January 29, 2021 2:03 PM
To: Pamela Howard
Subject: FW: Lantern Commons Proposal

Kevin M. Todd, AICP | Director

Community Development | 2728 East 171st Street | Westfield,
IN 46074
ktodd@westfield.in.gov | 317-379-6467

[Need to send me a file over 25MB?](#)



SHOP & DINE LOCAL
westfieldwelcome.com

From: Lou Ann Behan <lkbahan@gmail.com>
Sent: Friday, January 29, 2021 1:37 PM
To: Jeff@themarcums.com; marthajhuber@gmail.com; Jan Kienholz <mtnest322@gmail.com>; jennlawr@iu.edu; Mark And Julie Albright <markalbright@sbcglobal.net>; Scott Willis <swillis@westfield.in.gov>; Troy Patton <tpatton@westfield.in.gov>; Jake Gilbert <jgilbert@westfield.in.gov>; Kevin M. Todd, AICP <ktodd@westfield.in.gov>; Joe Edwards <jjedwards@westfield.in.gov>; Scott Frei <sfrei@westfield.in.gov>; Cindy Spoljaric <cspoljaric@westfield.in.gov>
Cc: William Behan <wabehan@gmail.com>
Subject: Lantern Commons Proposal

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

Dear All,

I also attended the meeting last evening, and wish to emphatically echo Jeff's message. We must look to the officials in Westfield to represent our interests here. Any developer, and any future partners they envision obtaining, must be able to provide specific details as to what they intend to construct.

Given current construction costs, it strains credulity to say that they will build "high end" multi-amenity. multiple family apartments. When I asked who they see occupying these dwellings, I did not receive a clear response. Older folks- downsizers -who perhaps wish to be snowbirds, will not want to climb two or three sets of outdoor staircases (their description) to get to their apartments. Young singles do not want to live in the 'burbs," and would gravitate to the many apartment spaces in Indy and Carmel that already exist. Should the developer finally see that this venture was ill-advised, we could have vacant, half-completed apartments which will be an eyesore that will drag down our home values. I saw this happen in Naples, Florida. The project remained empty for many, many years.

The same point is made with regard to the "retail" they described last night. Vacant stores, even attractive looking shop spaces, are not desirable. I've no doubt they'll get a coffee shop to rent space, but there are already far too many empty stores in our area to ignore the fact that more retail simply may not succeed.

The developer and their representatives' collective shrugging away of the concerns expressed regarding the unquestionable additional traffic is insulting. Make no mistake, a traffic nightmare looms.

Finally, no one spoke about a timeline. Construction is loud, messy and obnoxious. Will this project be completed in three years, five years, ten years? Will it be done in stages or all at once?

There is much to be discussed.

Sincerely,

Lou Ann Kelly Behan
16201 Morning Drive
Westfield, Indiana 46074
703-609-7753

--

Lou Ann K. Behan

Pamela Howard

From: Nicole Norris <nnorris41@att.net>
Sent: Friday, January 29, 2021 6:32 PM
To: planners
Subject: Fwd: Woodside Drive

Follow Up Flag: Follow up
Flag Status: Flagged

Warning: This external email is from nnorris41@att.net. Do not click on unexpected or untrusted links and attachments.

Hello. I don't often make the time to voice my opinion as I know it has little value in the scheme of things but I think this is important not just to me as a homeowner but to our community at large. As a working, single mom who cares for her elderly mother in her home I am asking that you hear what I have to say along with the voices of my neighbors.

Let me start with the fact that I am a realist. I understand you already sold the property and the developer doesn't want to continue to hold on to something that isn't generating revenue. I also understand you sold the land to generate revenue through taxes to support our schools, parks, roads and in general support our community. I know as a growing community it is a difficult balance these issues.

So, if I were an idealist I would appeal to your sense of history and talk about Westfield as a small close knit community as it once was. A safe, affordable and quiet place to raise a family. I would talk about the value of the trees the developer will be tearing down because they clean the air we breathe and provide a home for deer, owl, flying squirrels and many other creatures that will be displaced. I would ask why not create a park, save their habitat and give residents more places to get fresh air and exercise to improve their health.

But, I am not the person. I know it's about tax dollars and continuing to attract more and more people to Westfield and let's be honest as politicians you all want to keep up with Carmel. Instead, I will ask that you develop it responsibly. Find a compromise between the developer and hard working people who chose to make their biggest investment in Westfield and more specifically in this neighborhood.

First, do not make Woodside drive a thru street. Let us at least keep our quiet neighborhood. I bought here so that my son had a place to ride his bike or scooter, a place where my elderly mother when feeling well could take a short walk, a place where we could leash train our puppy. Several other families have children younger than mine and I am willing to bet that is also why they chose to move here instead of some cookie cutter neighborhood with speed bumps and cars parked in the road.

Second, consider how the property backs up to our homes. I bought this house with this yard to entertain in my back yard. I wasn't expecting to have people on a third story balcony of an apartment staring down at me. I ask you make them only two levels or put the balconies on the interior and build them a nice courtyard to look over instead of looking over my back yard and into my bedroom windows.

Along the same lines, don't tear out all of the mature trees. Wait until Spring and see which ones are still healthy and bloom to give us some privacy that your brand new tress won't give us for years down the line. If you must tear out all of the tress build some sort of natural barrier or at worst a privacy wall that the developer is responsible for maintaining on an annual basis or face fines from the city. These things would also help reduce the noise from the cars going by and people being outside.

I sincerely hope you consider the concerns my neighbors and I have and help us protect our biggest investment just like you would any investment you make in the city.

Thank you for your time.

Nicole Norris
1417 Woodside Dr

Pamela Howard

From: Greg Agee <gragee@gmail.com>
Sent: Saturday, January 30, 2021 9:09 PM
To: planners
Subject: Requests Regarding the Lantern Commons PUD

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

Hello,

My name is Greg Agee and I am a resident of Woodside Dr. Regarding the Lantern Commons PUD, I have the following requests that I ask you to consider during planning.

1. Preserve as many native trees as possible and transplant healthy and mature native trees to populate the greenspace within the development
2. Keep greenspace (grass, decorative flora) along the Natalie Wheeler trail instead of having it right up against parking lots
3. Keep building height and signage low to keep light pollution from our back windows at night
4. Consider sound barriers on the north side of the Westfield Blvd. Connector, as opposed to a berm. A berm requires a large footprint and will likely cut into space we could keep filled with trees.
5. Do not make Woodside Dr. a through street

Thank you,

Greg Agee

Pamela Howard

From: ELAINE Hinshaw <e_hinshaw@msn.com>
Sent: Sunday, January 31, 2021 4:31 PM
To: planners
Subject: Lantern Commons PUD proposal

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

Because the 60+ wooded and rolling acres at 161st and Union are unique and are a true gateway to Westfield and, are surrounded by long standing residential areas- Woodside Drive, Cool Creek Circle and more recently by Lantern Park community; **before acting on any development proposal it needs to be considered extremely closely and cautiously by ALL pertinent governing bodies and not default to the lowest common denominator----hype and turning a quick profit. Let's not do that with this property!**

I applaud Front Street's effort to meet with the impacted neighbors. Too often, potential developers have not done this and more importantly city leaders have not demanded this be done. The resulting effects are we as citizens are left with less than desirable build outs and are frustrated, angry taxpayers.

That being said there were way too many unknowns in the Lantern Commons presentation. While the assisted living build appears agreeable to some many other portions were not.

Traffic on 161st and Union is already an issue. The completion and occupancy of the SEC building will already increase traffic. This development would increase traffic exponentially. Addressing this issue is of critical importance. Expanded discussions need to occur.

Some other issues that are of concern are:

- Buffering for the southside of Woodside Drive should be a minimum of 70 feet of noise reducing landscaping made of evergreens and naturalized woodlands in addition to a soil berm.
- Does the Westfield Boulevard connector really need to run so close to the north side of the proposed development property line?
- Lighting—dark sky must be preserved. There needs to be further discussion of ways to ameliorate light pollution for all residential communities.
- Signage -what kind? How tall?
- How does this development address wildlife that currently inhabit the wooded acreage and would be displaced? There are many deer, pileated woodpeckers, owls, and this past summer wild turkeys made their appearance.
- Loss of woodlands-there needs to be a plan to address preserving some trees/ woodlands; naturalizing landscapes.

Sent from [Mail](#) for Windows 10

Pamela Howard

From: patentguy113@sbcglobal.net
Sent: Sunday, January 31, 2021 6:26 PM
To: Communications; APC
Cc: Scott Willis; Cindy Spoljaric; Troy Patton
Subject: Proposed Lantern Commons PUD

Warning: This external email is from patentguy113@sbcglobal.net. Do not click on unexpected or untrusted links and attachments.

Dear City of Westfield and Council Members,

We are writing to you regarding the proposed Lantern Commons PUD. As homeowners in the Lantern Park subdivision and Westfield citizens, we are very concerned regarding the proposed Lantern Commons PUD. While we knew that something may eventually be built at the northwest corner of 161st & Union, the proposed development is far too much for the area and not in character with Westfield.

We moved to Westfield from Carmel 2 ½ years ago to get away from the total urbanization, sprawl and destruction of habitat of Carmel. It was refreshing to hear Mayor Cook's vision for developing Westfield while keeping its small town vibe.

We feel the proposed Lantern Commons PUD would destroy this vision.

Moreover, here are other negatives/points to consider regarding the proposed PUD.

1. An out of state company with no ties to the area has no idea "what is good for the area."
2. The density of development is too much. It is proposed that the entire 60 acre parcel be developed with a retirement community, apartments, shopping and hotels.
3. There is no need for hotels at this intersection. The Grand Park area is better suited for this type of development – not near residential areas.
4. 161st street is already very busy. There would only be a short stretch between the US 31 off ramp and the proposed PUD entrance. The proposed density of the development would create major traffic problems.
5. The destruction of wildlife habitat is environmentally unsound. We enjoy seeing the many red tail hawks, deer, fox and other wildlife that would be displaced and killed.

We would welcome some shopping but propose leaving at some wooded areas, at least siding Union street and to the north.

Bruce and Mindy Bowman
16215 Natures Way
Lantern Park
Westfield



Virus-free. www.avast.com

Pamela Howard

From: Martha Huber <marthajhuber@gmail.com>
Sent: Monday, February 1, 2021 9:21 AM
To: APC
Cc: Scott Willis; Troy Patton; Jake Gilbert; Kevin M. Todd, AICP; Joe Edwards; Scott Frei; Cindy Spoljaric
Subject: Lantern Commons Proposal concern re: zoning "permitted additions" details
Attachments: Lantern Commons Zoning Key Points.docx

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color=#ea161e><STRONG>marthajhuber@gmail.com</STRONG></FONT></A><FONT
style="FONT-SIZE: 12pt; BACKGROUND-COLOR: #ea161e" color=#ffffff><STRONG>. Do
not click on unexpected or untrusted links and
attachments.</STRONG></FONT></P>
<font size="2"><span style="font-size:10pt;"><div class="PlainText">Dear Westfield City Council,<br>
<br>
As Lantern Park homeowners (and Martha is HOA Treasurer), we are concerned about the &#8220;exceptions&#8221; in the buried
details of the zoning request that includes: above ground, multi-story parking garages, fast food restaurants, and major hospitals in
the developer&#8217;s zoning request.<br>
<br>
Here is a compiled graph we created from the ordinance that list the exceptions the developer is trying to get approved. We want to
be sure there are no above ground parking garages, fast food restaurants and major hospitals.<br>
<br>
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Dear Westfield City Council,

As Lantern Park homeowners (and Martha is HOA Treasurer), we are concerned about the “exceptions” in the buried details of the zoning request that includes: above ground, multi-story parking garages, fast food restaurants, and major hospitals in the developer’s zoning request.

Here is a compiled graph we created from the ordinance that list the exceptions the developer is trying to get approved. We want to be sure there are no above ground parking garages, fast food restaurants and major hospitals.

Key points of Exhibit 5 Ordinance 21-04 of Advisory Plan Commission 1 Feb 2021 meeting agenda:

- Section 4
 - Areas A, B, C, D shall be **General Business District (GB)**
 - Area E shall be **Multi-family Medium Density District (MFMD)**
- Section 5
 - Requested exceptions to the requested underlying zoning districts:

Development Area	A	B	C	D	E
Underlying Zoning District	GB	GB	GB	GB	MFMD
Additional Permitted Uses (from UZD definition)					
Assisted Living	X	X			
Coffee Shop			X		
Farm Stand		X	X		X
Furniture Store (up to 25,000 SF in floor area)			X		
Grocery (up to 25,000 SF in floor area)		X	X		
Hospice	X	X			
Multi-story Parking Garage		X	X	X	X
Nursing Home	X	X			
Sandwich Shop			X		
Prohibited Uses (from UZD definition)					
Amphitheater/Outdoor Theatre	X	X	X	X	
Assembly Halls/Auditoriums	X	X	X	X	
Auction Rooms	X	X	X	X	
Civic Center	X	X	X	X	
Health, Fitness and Exercise Center	X				
Hospital (major)	X	X			
Hotel (or Motel)	X				
Mortuaries	X	X	X	X	
Museum/Exhibition Hall	X	X			
Restaurant, Fast Food	X	X		X	
Restaurant, Sit Down	X				
Restaurant, Specialty	X				
Restaurant, Takeout and Deli-Style	X				
Retail, High Intensity	X	X	X	X	
Retail, Low Intensity	X				
Retail, Medium Intensity	X				

Reference links:

- Advisory Plan Commission 1 Feb 2021 meeting agenda:
<https://www.westfield.in.gov/egov/apps/document/center.egov?view=item;id=7279>
- Lantern Commons [Exhibit 5: Ordinance 21-04](#)

February 1, 2021

Dear APC Members,

We have had the opportunity to review the Lantern Commons Proposal as well as participate in the virtual meeting with the developers and lawyers. Now that we have a more detailed description and explanation, we are left with even more concerns than before. We would ask that you look closely at exactly what is being proposed and realize that it is not well suited to the specific location.

As you review this development plan, we request that you consider the following areas of concern.

1. Environmental Impact

a. Animal Habitat

Anyone who drives down this portion of Union Street on a regular basis is aware that it is a deer habitat. The deer primarily live in this specific section, and then cross the street for food and water by Cool Creek. However, having explored this area, the land is full of deer paths. The deer can be seen daily crossing the street, hanging out in the fields, and even in the yards of Woodside Drive residents. Other animals spotted in this area include coyotes, wild turkeys, and fox. It is primarily a deer sanctuary and one of the delights of this area. We look forward to seeing the deer each and every day. Although we own an additional property in Westfield that is more rural, we very rarely see animals in that area. This section, however, it is a guarantee. The developers were quoted as saying they weren't aware of any wildlife.

b. Floodplain

As evidenced by the attached document, part of this area falls within a floodplain that is an extension of Cool Creek Park. There is no allotment for the floodplain on the development plan.

c. Forested area

This is one of the last remaining preserved forested areas of incorporated Westfield (other than parks). It seems more appropriate to put a development such as this in an already deforested area of Westfield such as the areas near the Chatham exit development or the other side of 31. The area being proposed for this development rather seems like an extension of the preserved area of Cool Creek Park versus a prime spot for development. Please find an attached document that demonstrates deforested land that is in the same area that would be better suited for this type of development.

d. Light pollution

One of the aspects of our property that we love is how much you can see the stars. With Cool Creek Park, the Natalie Wheeler Trail, Liberty Park, and the large farmland plot across the street, this is a low light area. We often have

guests from other parts of Westfield and Carmel mention how much they appreciate seeing the stars. You can find countless articles/research on the environmental and physiological harm of light pollution and losing access to the night sky.

2. Impact on Woodside Drive Residents

Woodside Drive is a long established residential area. In fact, the property that we own is one of the original plots by one of the founders of Westfield. This has been a residential area since before the Civil War. Our barn dates back to the 1850s and a log cabin prior to that. The home was built in 1861. There is a long tradition of this primarily being a residential area shielded by forested areas to its south.

The current neighborhood is full of families and individuals, having chosen their homes for the quiet wooded features that the neighborhood and surrounding area offered. It really is a gem amidst suburban sprawl. It appears that no consideration is being given to these homeowners. We are already bordered on one side by an apartment building. To be sandwiched between subsidized apartment complexes and a sprawling development will greatly reduce property values and take away the very charm that the street offered. Perhaps the apartment buildings which seem to be different than the direction the town is headed would be a good area for redevelopment instead.

Not only does it appear that little consideration is being given to the owners on Woodside Drive, there actually appears to be an effort within Front Street's proposal to omit its existence from their documents. In the proposal, the key is put strategically over the exact area of the neighborhood. And when describing the surrounding area, Front Street lists land uses and surrounding areas in the south, east, and west of the property but has specifically excluded the fourth direction, the North. It appears that Front Street is appearing to erase recognition of residential homeowners affected. Even in another map used, a years-old picture is utilized that excludes the only other residential area affected (Lantern Park). Rather than showing the homes affected, the company used a picture from several years ago before those homes were actually constructed (most likely 2017). Please find references to the strategically exclusive photos attached.

With the proposed development and road, a road that ends with a quiet cul de sac, will now house a road at the end. In fact, at least one of the homes if not two of the homes would have to be destroyed to accommodate the proposed road.

With such a proposed plan, it is quite difficult to determine how people will get in and out of Woodside Drive easily.

Additionally, there will be little to no buffer between the southerly Woodside Drive property and this development. The developers referenced they would consider maintaining some of the existing trees on the border. Some of those trees aren't even on the developer's land as we own

a portion of that strip of trees. Unfortunately, approximately a month or so ago, Duke came through and cut the majority of the mature trees (many over a hundred years old) that lined this entire area. It is not clear if this was tied to this development proposal as it was done coincidentally done once the surveying began. Duke left a wasteland of chopped trees. There will be very little if any buffer. The developers mentioned landscaping and berms and possibly 150 foot buffer (miniscule). When measuring the proposal with its scale, there is not even that amount provided.

Instead of having a positive effect on home values, this plan will most likely have a negative effect on the home values of Woodside Drive exclusively. The draw of these homes are the large and wooded lots and the quiet nature of the area. When these aspects are removed, the value of these homes are projected to decrease.

3. Traffic and Entry/Exit Concerns

Union Street and 161st Street both have existing traffic concerns. We believe the road is already over capacity. With four apartment complexes within a half of a mile (Valley Farms, Hamilton Square, Ashley Place Apartments and Union Street Flats), there is constant traffic on this road. With all of the apartment complex entrances essentially being off of Union Street, no one from the apartment or other residential areas would be taking the Westfield Connector as a thoroughfare. The Poplar Street addition does offer some traffic assistance but we are struggling to see the benefit of the Westfield Connector. With Union Street serving as the main access point to downtown Westfield (and a new plaza off this street to draw people, Grand Junction), the road doesn't seem to have the capacity for much more. We believe this especially when the proposed development includes so many other businesses and living arrangements. Currently there are regular backups and that is with land between Woodside Drive and 161st Street being undeveloped.

Although the Westfield Connector is being proposed with this development, we don't see it being the traffic solution that most are hoping for. If a person wanted to get to the SR 32 exit, they most often would choose the faster option of 31. If a person was interested in going to downtown Westfield, they would most likely take Union Street rather than taking the Westfield connector and then backtracking back to Union Street. Please see the attached documentation

The developers did mention putting in a stop sign but I believe that will create a scenario where Woodside Drive entry and exit is nearly impossible.

4. Additional Concerns over the Nature of the Plan

a. Too narrow of a space

In reviewing the land, this is a very narrow strip that is completely blocked in by an interstate style State Road 31, a 2 lane Union Street, and natural watershed area associated with Cool Creek. What is being proposed in a ¼ mile strip appears unrealistic for access and accommodation.

b. Too many apartments

One of the key components that is concerning is the dense residential area (apartments). An apartment proposal does not even seem like a strong financial decision. There are similar capacity apartments nearby on Union Street, the northern 31 corridor of Carmel, and Clay Terrace is being revitalized to include higher end apartments as well. Please see attached documentation

c. An inflated need for senior living was presented

In addition to apartment buildings, there are also several of these communities in the immediate vicinity including Sanders Glen, Woodland Terrace, Copper Trace, Maple Glen Village and Wellbrooke of Westfield. These communities are not full which demonstrates there isn't a pressing need for senior living. What you hear more of in the community is that there is a need for more ranches. The first step of senior living or empty nester living is a move toward ranch homes.

d. Farmhouse living and green space environment

The developers presented their idea both in their formal proposal and in the virtual meeting that the community will be farmhouse in nature with green space for gardening. Ironically, we actually have a farmhouse with green space that is in danger directly next to the "farmhouse" community.

e. Vague descriptions

If this step of the proposal is only meant to be conceptual, then I think what Front Street has submitted is legitimate. However, if specific decisions and approvals are being made on conceptual images, I think there is a problem. The developer described the apartments in one moment as being "high end" and then in another moment called them "affordable and starter properties". Those are two different things. Very little specific information was offered on the building structures themselves and the type of tenants. This was abundantly obvious as it related to the apartment complex discussion. There were no specifics on the number of residents for the residential components of this plan.

f. Lack of information or understanding regarding infrastructure, local area, and density

Either it hasn't been researched or it has been provided, but the developers weren't able to offer information on infrastructure, density, and knowledge of the surrounding area.

g. TIF District

After doing research on this area, it appears to be in a TIF district. Westfield now has multiple developments and proposed developments that are TIF districts. This incentives development at the costs of funding local resources such as schools that receive no funding from TIF district developments.

5. Our family has the most to lose financially

We purchased our property at 1614 Woodside Drive in January 2020. Over the last year, we have been enhancing the property and addressing areas that needed attention. After putting approximately 150,000 into it in 2020 and due to the increase in home values, we have over \$1,000,000 invested in this property. Although we purchased it as our forever home, we have spent the last year developing it as a premier vacation rental location (Woodside Retreat).

We have built our business during one of the most difficult years to develop any business, much less a vacation rental. We are now positioned to emerge as a premier regional vacation property based on the upcoming 2021 bookings. Our guests are coming from multiple states to enjoy our quiet and private country setting with proximity to everything a suburban community offers. Our guests are contributing to the local economy by utilizing our stores, frequenting our restaurants, attending local events, and so on. This is good business for Westfield. The development will not only detract from the country setting they are trying to achieve by visiting but will also seriously hurt our business with it being a long term construction site. We are talking about losses in the tens of thousands (and hundreds of thousands long term) considering our nightly rental is around \$700-800.

During this stage of our family's life, this rental is our primary income and pays the expenses of the home. In the future, we plan on making it our forever home. This is the home that we planned on moving to as we advanced in years. It was a culmination of 20 years of searching for the perfect home that blended history, suburban proximity, acreage, sufficient square footage, group space for hosting gatherings, and a classic bicentennial Indiana barn. It greatly saddens us to know that this property's future would be negatively impacted but even more concerning in the short term is the financial impact it would have on us as small business owners. You can imagine that COVID and subsequent shutdowns already had a devastating financial impact for our launch of the vacation rental. And yes, we happily pay occupancy taxes to the city and county for our guests. We want to be an active part of the community's tourism business. When you assess the nearby properties affected, I think it is obvious that we are in a position to be negatively impacted the most from a financial perspective.

We greatly appreciate consideration that APC, the Westfield City Council, and Front Street Developers would give to these concerns and recommendations. I believe there can be a solution that respects current Woodside Drive homeowners, all Westfield residents, the natural habitat, developers, and city officials. Please find our ***proposed development approach*** on the following page.

Sincerely,

Joel and Heather Sommer
Owners, Woodside Retreat
1614 Woodside Drive

Proposed Development Approach

As much as we dislike the idea of development, we know that Hamilton County and Westfield are thriving and the growth is inching northward. The idea that we could stop all development is naive and unrealistic. However, I do think the city of Westfield has the responsibility to assess fit with specific land. Although we love the forest of this area, it really isn't particularly well-suited to what is being proposed, while there are other areas of Westfield that are better suited.

Honestly, our first choice is no development or residential that maintains much of the natural land/elements. However, since development is practically inevitable and it has already been zoned commercial (although not approved for a PUD district), there are some potential uses that we think the community could embrace.

1. ***Focus business development in the southwest quadrant of the development only.*** If you look at the floodplain diagram, development in the first parceled area would be preferable. It would have less impact on the surrounding area and could include an entrance off of 161st only. A hotel in this area would not have large groups of people coming and going at the exact time and would spread out the traffic demands.
2. ***Build businesses with a nature preserve in mind.*** If you look at the SEB development, although it pained us to see all of those trees destroyed, SEB is only developing the land partially. They have intentionally left a nature preserve in place. We believe you would find much more neighborly support if an accommodation for a true large acreage nature preserve was offered. This is NOT a small buffer or strip of trees or a berm as presented by the developer. This would be a true nature preserve so the development would have very little bearing on the neighbors on Woodside Drive. This would also keep most of the wildlife from being significantly impacted. Although this would have a business cost, I think this would offer an effective compromise and garner more support for the plan.
3. ***Eliminate or re-route the Westfield Connector*** to be more of a frontage road to SR 31 instead of through the property.
4. ***Adjust the type of residential offerings included.*** Eliminate the senior living and apartment complexes from the plan. Instead, consider a buffer for Woodside Drive with residential homes or townhomes. Being property management owners in the area and having also recently purchased a Westfield townhouse for rental in 2020, there is absolutely a need for this type of housing. The builders cannot build these fast enough. They are sold out before they are even built.

Project Summary

Lantern Commons mixed-use development is a planned development consisting of +/- 60 acres. The current zoning for this site is General Business (GB). The proposed development pattern will allow for office campus, a Senior Living facility, a Luxury Apartment community, an affordable upscale hotel, and neighborhood commercial, retail and restaurant.



The project is surrounded by the following land uses:

- + US Hwy 31 to the West
- + Local Business (LB) to the South
- + Single Family 1 (SF-1) to the East

The developer proposes the re-zoning of this site to a Planned Development with the intent of achieving the following goals (in context with City of Westfield Zoning Ordinance for Planned Development Regulations):

- + Provision for a well-designed development offering attractive and appropriate locations for businesses and the provision of opportunities with employment close to residences.

- + Provision of a variety of high-end building types within the property.

- + Promotion of significant architectural and aesthetic improvements and details as part of the development plan as depicted by design standard commitments in this pattern book.

- + Promotion of a safe and desirable living environment for residential areas characterized by a unified site development program.



Complete
Mission
of the land
use to the

NORTH

PLEASE NOTE:

The only residential area directly affected has been completely covered by the key and it appears strategic.

Concept Site Plan



Consider the possibility of running the road behind the development on the open land portion

+ diverts road away from proposed businesses + residences + diverts Union St traffic
+ wouldn't border 10% of Woodside Drive residents



WOODSIDE DRIVE NEIGHBORS

(the lots on the end would be impacted which goes against the Development Plan from 2008, see attached)

**WESTFIELD REDEVELOPMENT COMMISSION
CONFIRMATORY RESOLUTION NO. 3-2008**

**RESOLUTION CONFIRMING THE DECLARATORY RESOLUTION
OF THE WESTFIELD REDEVELOPMENT COMMISSION**

WHEREAS, on January 7, 2008, the Redevelopment Commission (the "Commission") of the City of Westfield (the "City") adopted Declaratory Resolution No. 2-2008 (the "Declaratory Resolution") establishing the Lantern Commons Economic Development Area (the "Area") as an economic development area under Indiana Code 36-7-14 and 36-7-25 *et seq.*, and all acts supplemental and amendatory thereto (collectively, the "Act"); and,

WHEREAS, the Declaratory Resolution approved and incorporated the Factual Report (the "Report") supporting the Declaratory Resolution and the Economic Development Plan (the "Plan") presented at the January 7, 2008 meeting of the Commission, which Plan contained specific recommendations for economic development of the Area, including road, infrastructure and drainage improvements to the Area and related improvements and equipment serving the Area as further described in the Plan (the "Project"); and,

WHEREAS, the Declaratory Resolution established an allocation area (the "Allocation Area") within the Area in accordance with Indiana Code 36-7-14-39; and,

WHEREAS, on January 28, 2008, the Commission submitted the Declaratory Resolution, the Plan and supporting data to the Westfield Plan Commission (the "Plan Commission") and the Plan Commission issued its written Order approving the Declaratory Resolution and the Plan as submitted; and,

WHEREAS, on February 11, 2008, the City Council approved the Order of the Plan Commission and approved the creation of the Area and approved the actions of the Commission establishing the Area; and,

WHEREAS, the Commission has found that there will be no residents of the Area who will be displaced by the Project; and,

WHEREAS, the Commission published notice in the *Noblesville Daily Times* on January 30, 2008, and posted notice in City Hall, of the adoption and substance of the Declaratory Resolution in accordance with Indiana Code 36-7-14-17 and 5-3-1 *et seq.*, which public notice also gave notice of a hearing on the proposed Project to be held by the Commission and the opportunity to have remonstrances and objections heard by the Commission; and,

WHEREAS, the public notice described in the preceding paragraph was also filed in the office of the Westfield Plan Commission, the Westfield Board of Zoning Appeals, the Westfield

1614 WOODSIDE DR.

OUR PARCEL #3

Save

1.02M

Draw

OUR PARCEL #2

Woodside Dr

Woodside Dr

S Union St

Westfield Blvd

Westfield

↑ OUR PARCEL #1

268K

523K

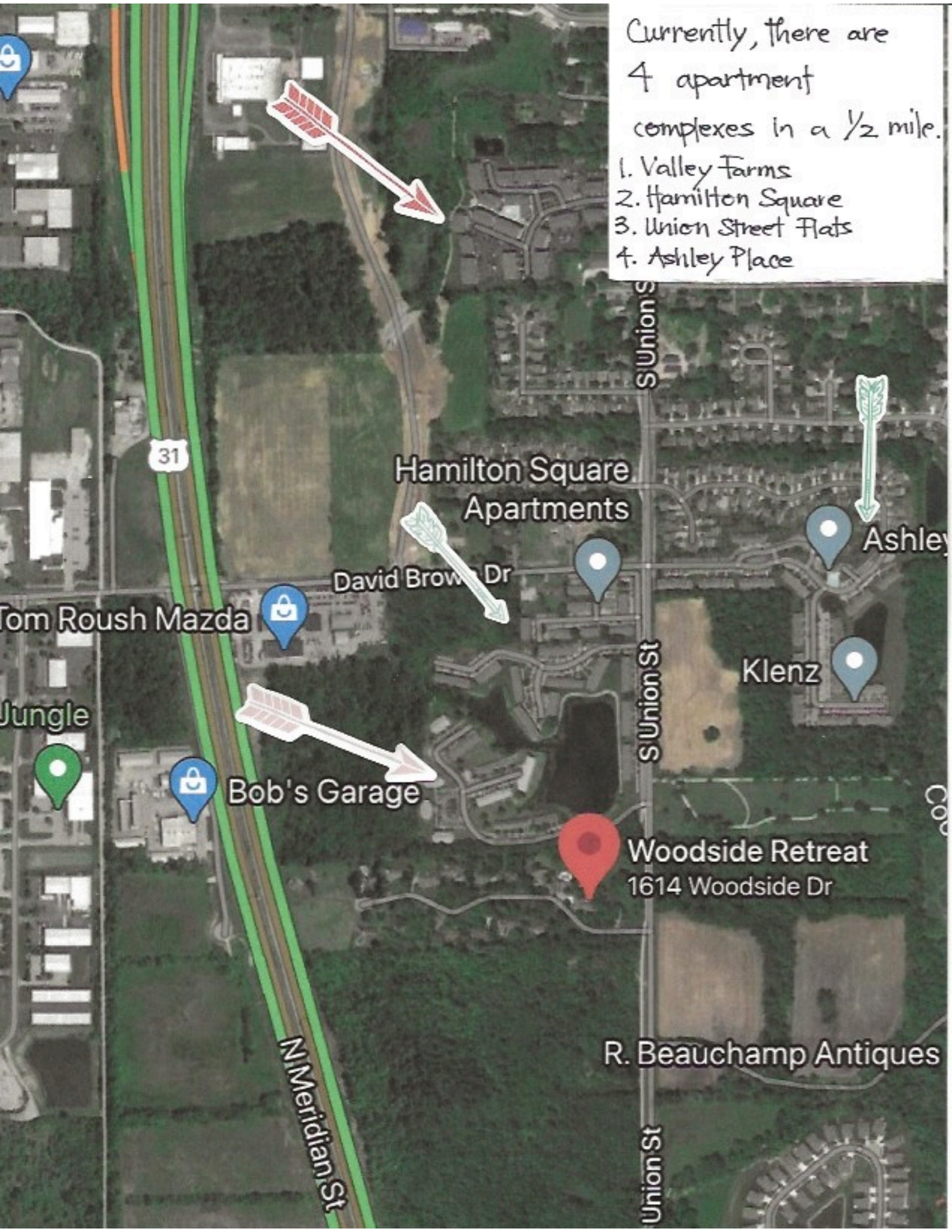


NATURE PRESERVE
+ Ideal location +

Floodplain ↑
Proposed Front Street plan
shows office + parking

Currently, there are
4 apartment
complexes in a 1/2 mile.

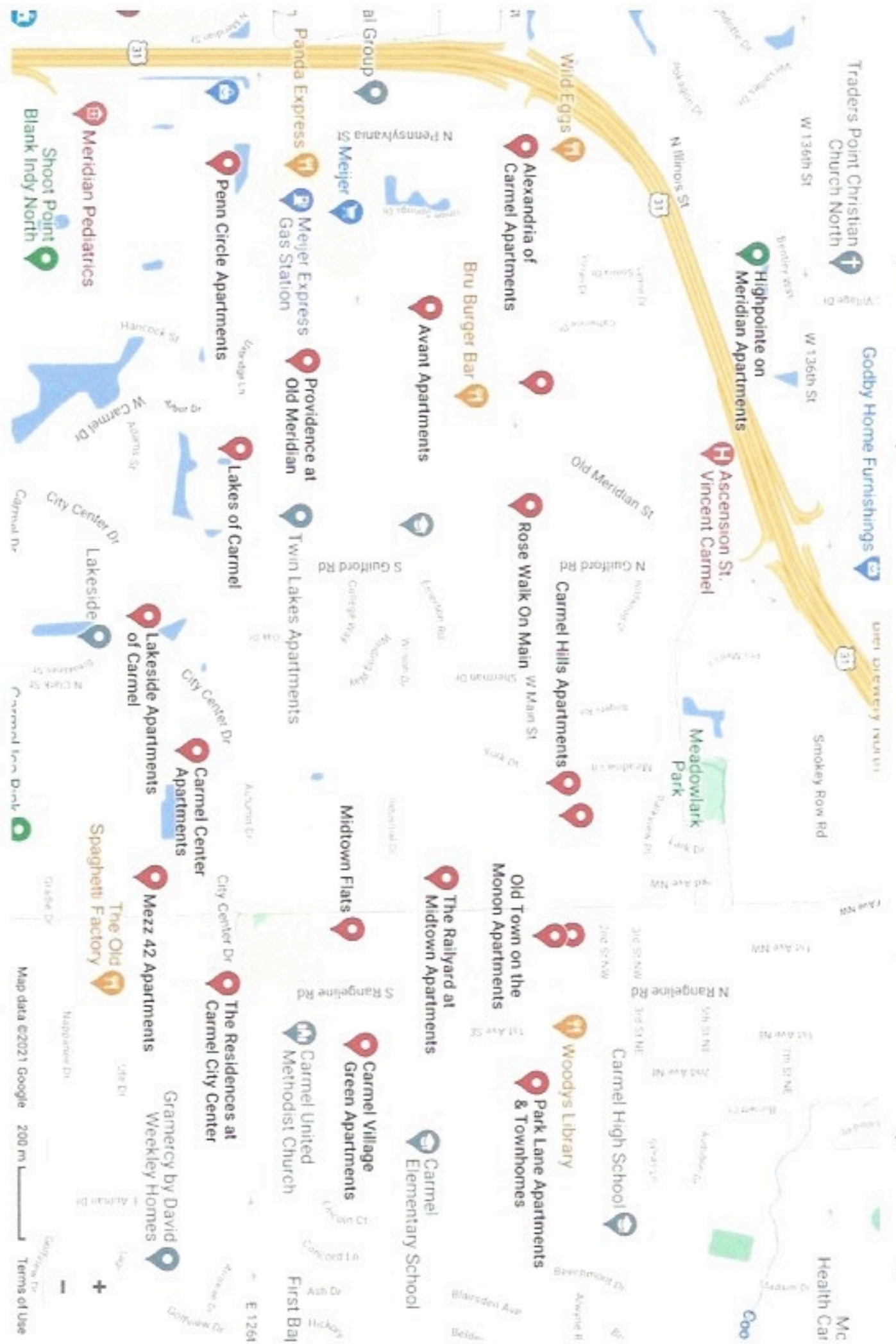
1. Valley Farms
2. Hamilton Square
3. Union Street Flats
4. Ashley Place





Highlighted areas are other potential areas that could be developed with less impact.

(Carmel)



CLAY TERRACE is also being re-vitalized with apartments



PROJECT INFORMATION

SITE AREA ± 95.55 AC.

BUILDING AREA

SPEC DEPT STORE - A	120,000 SF
SPEC DEPT STORE - B	104,000 SF
SPEC DEPT STORE - C	50,000 SF
RETAIL-1	13,000 SF
RETAIL-2	15,000 SF
RETAIL-3	20,500 SF
RETAIL-4	30,000 SF
RETAIL-5	15,000 SF
RETAIL-6	18,000 SF
OFFICE-1	19,000 SF
TOTAL RETAIL + OFF-1	368,400 SF

BLDG-9 (OUTLOT-1)	7,000 SF
BLDG-10 (OUTLOT-2)	7,000 SF
BLDG-11 (OUTLOT-3)	5,000 SF
RETAIL-7 (OUTLOT-4)	10,000 SF
RETAIL-8 (OUTLOT-5)	10,000 SF
OFFICE-2 (OUTLOT-6)	8,000 SF
TOTAL OUTLOT 1-6	45,000 SF

GROSS TOTAL
RETAIL/OFFICE/OUTLOT 441,400 SF

PARKING PROVIDED

RETAIL PARKING & OFF-1	1,559 SP
OUTLOT PARKING 1-6	394 SP
TOTAL PARKING	2,053 SP

PARKING RATIO

RETAIL PARKING	4.19/1000 GFA
OUTLOT PARKING	5.90/1000 GFA
OVERALL RATIO	4.98/1000 GFA

GreenbergFarrow

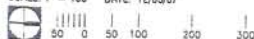
3455 Salt Creek Lane, Suite 100
Arlington Heights, Illinois 60005
t: 847 798 9200 f: 847 788 9530



LANTERN COMMONS
WESTFIELD, INDIANA
(NEC) US RT. 31 & 161st STREET
20070071.2

SITE PLAN

SCALE: 1" = 100' DATE: 12/03/07



PINETREE
COMMERCIAL REAL ESTATE

