



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_01_24_2023

Tuesday, January 24, 2023 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Tuesday, January 24, 2023 at 07:00 PM

MEETING PLACE: Westfield City Services Center- Main Level Conference

Westfield City Services Center
Main Level Meeting Room
2728 East 171st Street, Westfield, IN 46074

Live stream unavailable, will be posted 01/25/23

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

OPENING OF MEETING

Documents: [Online viewable @ https://www.youtube.com/user/CityofWestfieldIN](https://www.youtube.com/user/CityofWestfieldIN)

Note the Presence of a Quorum

Approval of Minutes

January 17, 2022 APC Minutes

Documents: [APC Minutes - January 17, 2023](#)

Review APC Rules & Procedures

CONSENT AGENDA

2211-DDP-42

Northpoint, Commerce Park - Lot 3

20376 Commerce Park Drive

JRF Construction by Fritz Engineering, LLC requests Detailed Development Plan approval of a 10,000 SF commercial building on 1.37 acres +/- in the Northpoint Planned Unit Development (PUD) District.

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

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

2301-DDP-02

Chatham Commons, Lot 1 & 2

1379 Chatham Commons Boulevard

MAP Westfield II, LLC by Midland Atlantic Properties requests Detailed Development Plan approval of a 2,225 SF Coffee Shop and a 3,200 SF Multi-Tenant Retail Building on 1.47 acres +/- in the Chatham Commons PUD District.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

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

WORKSHOP ITEMS

2207-PUD-13 [WORKSHOP]

Woods Robinson Briggs PUD Amendment II

Generally at 904 East 191st Street

PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District standards.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Draft Ord. 22-29](#) | [Exhibit 4: Concept Plan](#) | [Exhibit 5: District Plan](#) | [Exhibit 6: Character Exhibit](#)

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

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

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

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

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Road & West 146th Street

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

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

2209-ZOA-03 [CONTINUED]

Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of

the Westfield-Washington Township Unified Development Ordinance.
(Planner: *(Planner: Pam Howard - phoward@westfield.in.gov)*)

2212-PUD-20 [CONTINUED]

Wheeler Landing PUD Amendment VI

Southwest corner of 186th Street and Kinsey

Leo Brown Development, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Wheeler Landing PUD to add 2.34 acres +/- to Area III of the PUD.

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

2301-PUD-01 [CONTINUED]

Westfield Washington Schools PUD

Northeast corner of State Road 32 and Centennial Road

Westfield Washington Schools by Church Church Hittle + Antrim requests a change of zoning for 96.46 acres +/- from the Towne Road Crossing PUD District to the Westfield Washington Schools PUD District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

2301-PUD-02 [CONTINUED]

Grand Park Village PUD, Amendment V

South & adjacent to 186th Street, east of Kinsey Avenue

Grand Communities, LLC by Nelson & Frankenberger, LLC requests to amend the Grand Park Village PUD to permit a seventy-seven (77) unit townhome development on 6.6 acres +/-.

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

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT



Petition Number: 2301-DDP-02

Project Name: Chatham Commons Lot 1 & 2

Subject Property: 1379 Chatham Commons Blvd. (the "Property")

Petitioner: MAP Westfield II, LLC

Representative: Midland Atlantic Properties

Request: Petitioner requests **Detailed Development Plan** review of a 2,225 SF Coffee Shop and a 3,200 SF Multi-Tenant Retail Building on 1.47 acres +/- in the Chatham Commons PUD District.

Current Zoning: Chatham Commons PUD District

Current Land Use: Vacant

Approximate Acreage: 1.47 acres +/-

Property History: Chatham Commons PUD (Ord. 17-03 / 1703-PUD-03; 4/11/2017)
Chatham Commons Overall Development Plan & Primary Plat (1703-ODP-01 & 1703-SPP-01, 4/17/2017)
Chatham Commons Secondary Plat (2301-SFP-02, *pending*)

Exhibits: 1. Staff Report
2. Location Map
3. Site Plan
4. Building Elevations
5. Landscape Plan

Staff Reviewer: Weston Rogers, Associate Planner

BACKGROUND

The applicable zoning district is the Chatham Commons Planned Unit Development (PUD) District. The property has an underlying zoning classification of General Business (GB). The project is for a new 2,225 SF Coffee Shop and a 3,200 SF Multi-Tenant Retail Building.

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

The plans comply.

- 1) Title, scale, north arrow and date.
- 2) Proposed name of the development.



- 3) 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.
- 4) Address and legal description of the property.
- 5) Boundary lines of the property including all dimensions.
- 6) 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.
- 7) 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.
- 8) 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.
- 9) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 10) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 11) Layout, number, dimension and area (in square feet and acres) of all Lots and Out-lots with Building Setback Lines.
- 12) Location and dimensions of all existing structures and paved areas.
- 13) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 14) Location of all Floodplain areas within the boundaries of the property.
- 15) Names of legal ditches and streams on or adjacent to the site.
- 16) 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.
- 17) Identify buildings proposed for demolition.
- 18) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 19) 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.

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

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) and Chatham Commons PUD District (Ord. 17 03, Section 8 – General Regulations).

- 24) Minimum Lot Area: No Minimum
- 25) Minimum Lot Frontage: 80 feet
- 26) Minimum Building Setback Lines:
 - a) Front Yard (shall be that of which is facing the public right of way at entrance):
 - i) US Highway 31: 30 feet
 - ii) 191st Street: 30 feet
 - iii) Internal to District: 15 feet
 - Side Yard: No Minimum
 - b) Rear Yard: No Minimum
- 27) Minimum Lot Width: No Minimum
- 28) Building Height:



a) District 2 Minimum Building Height:

i) One (1) story

29) Maximum Building Height (all districts):

a) None, except that no structure taller than two (2) stories shall be construction on Out-lot 1 as identified on "Exhibit B" (of Ord. 17-03) so long as adjacent property is used for single-family residential use.

30) Minimum Building Size:

a) District 2:

i) 3,000 square-foot footprint, shall include outdoor seating area.

31) Maximum Building Size:

a) 80,000 square-foot footprint per building occupant, except hotel or office uses which shall not have a maximum building size.

DEVELOPMENT STANDARDS

The plans comply with Chapter 6 Development Standards and Chatham Commons PUD District (Ord. 17-03, Section 9 – Development Standards), as applicable to a Detailed Development Plan.

32) Accessory use and Building Standards (*Article 6.1 and PUD Ord. 17-03 Article 9.1(B)*)

a) Building Location:

i) Building Location shall not apply; rather, Accessory Buildings shall comply with the Minimum Building Setback Lines set forth in this Ordinance.

b) Screening of Receptacles and Loading Areas:

i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.

ii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.

iii) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building.

iv) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.

v) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.

- vi) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- vii) Landscaping shall be provided around enclosures in accordance with Article 6.8 Landscaping Standards.

33) Architectural Standards (*PUD Ord. 17-03 Sec. 9.2, Article 6.3(F) and Article 5.3(K) of the UDO*)

PUD Ord. 17-03 Sec. 9.2 Requirements:

- a) In addition to the Architectural Design Requirements of the 32 Overlay, Article 6.3(F) Architectural Standards; Business Districts shall apply, except as modified below.
 - i) Article 6.3(K)(2) Building Materials and Article 5.3(K)(2)(k)(iii) Architectural Design Requirements: Building Materials, shall not apply; rather the following shall apply:
 - (1) A minimum of sixty percent (60%) of each Building Facade, excluding windows and doors, shall be Masonry Materials, unless Architectural Insulated Panels are used, in accordance with paragraph (3) below.
 - (2) Each Building Facade shall utilize a minimum of three (3) different exterior building materials (excluding window, door and roofing materials).
 - (3) If Architectural Insulated Panels are used as an exterior building material, then the following applies:
 - (a) A minimum of thirty-three percent (33%) of each Building Facade, excluding windows and doors, shall be Masonry Materials.
 - (b) No more than sixty-seven percent (67%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, may be covered with Architectural Insulated Panels.
 - (c) No more than twenty-five percent (25%) of each Building Facade, exclusive of windows (including faux windows and glazing), doors and loading berths, maybe covered with metal (that is not Architectural Insulated Panels), Fiber Cement, Polymeric Cladding, E.I.F.S, stucco, or vinyl exterior building materials.
 - ii) Character Exhibit. The Character Exhibit, attached hereto as Exhibit C to the PUD 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 represent the final design or specify a required architectural style or element, they do hereby establish a conceptual benchmark for the quality of structures that are permitted to be constructed and that contribute to the District's intent and vision.
 - iii) Roof-Mounted Mechanical Equipment: Shall be screened or located in a manner which prevents reasonable visibility.

UDO Article 6.3(F) Requirements:

- b) Business Districts: All new nonresidential buildings or additions located within a Business District shall comply with the following:
 - i) Mechanical Screening: All roof mounted mechanical equipment shall be visually integrated into the overall design of the Building and shall not be visible from adjoining Lots or Rights-of-way. Ground-mounted equipment shall be screened in accordance with Article 6.8 Landscaping Standards.
 - ii) Building Materials:
 - (1) External Facades: 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:
 - (a) Shall be one hundred percent (100%) Masonry Materials, excluding window, door, roofing, fascia and soffit materials; or
 - (b) Shall incorporate two (2) or more building materials, excluding window, display window, door and roofing materials; provided, however, that a minimum of sixty percent (60%) of the Building Façade shall be Masonry Materials.
 - (2) All Other Facades: No more than twenty-five percent (25%) of all other Building Facades, 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.
 - (3) General Standards:
 - (a) The exterior building material selection for all Building Facades shall be supplemented with: (i) the use of multiple colors, multiple 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.).
 - (b) No loading spaces, loading docks or oversized service doors shall be permitted on an External Façade, as defined herein; however, if all Building Facades are determined to be External Facades, then loading spaces, loading docks or oversized service doors may be permitted on the least visible External Façade if screened in accordance with the General Screening Standards of Article 6.8 Landscaping Standards.
 - iii) Architectural Theme: Buildings and structures within a single development shall have complementary architectural themes.

- iv) Four-sided Architecture: All Building Facades visible from an adjacent Lot or Street shall be constructed with the same building material quality and level of architectural detail on all Building Facades (e.g., 360-degree architecture).
- v) Building Elevations:
 - (1) Horizontal Design:
 - (a) All Building Facades shall have a defined base or foundation, a middle or modulated wall, and a top formed by a pitched roof or articulated, cornice or moulding.
 - (2) Wall Planes:
 - (a) Building Facades, which are ninety (90) feet or greater in length, shall be designed with offsets (projecting or recessed) at intervals of not greater than sixty (60) feet. Buildings less than ten thousand (10,000) square feet in Gross Floor Area shall be designed with offsets at interval of not greater than forty (40) feet. Offsets shall extend the entire vertical plane of the Building Facade 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 Facade. The offset may be met with setbacks of the Building Facade and/or with architectural elements (i.e. arcades, columns, ribs, piers, and pilasters), if such architectural elements meet the minimum offset requirements of this requirement.
- vi) Gutters and Downspouts:
 - (1) 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.
- vii) Roof Design:
 - (1) Pitched Roofs: Pitched roofs shall comply with the following:
 - (a) Minimum Pitch: 5 (vertical units): 12 (horizontal units).
 - (b) Shall be comprised of three (3) or more roof slope planes.
 - (c) Shall be covered with high quality roofing materials such as natural clay tiles, slate, concrete tiles (with natural texture and color), high quality standing seam metal roofing, wood shakes or shingles (with adequate fire protection), three-dimensional asphalt or fiberglass shingles. Metal roofs shall have a low-gloss finish to reduce glare.
 - (2) Flat Roofs: Flat roofs shall comply with the following:
 - (a) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice or moulding.

- (b) 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).
 - (c) Modulation or variation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings.
 - (d) Flat roofs shall be prohibited for one-story buildings in the LB: Local and Neighborhood Business District, unless otherwise approved by the Plan Commission or Director after consideration of the building architecture, building context, and sensitivity to the residential character of the area.
- (3) General Standard: All visible vents, attic ventilators, turbines, flues and other visible roof penetrations shall be: (i) painted to match the color of the roof or flat black; and (ii) oriented to minimize their visibility from adjacent Lots and Streets.
- viii) Main Entrances:
 - (1) 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.
 - (2) The location, orientation, proportion and style of doors shall complement the style of the building.
- ix) Windows:
 - (1) 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.
 - (2) Window trim and other architectural 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, or other such trim or design elements as approved by the Plan Commission or Director.
- x) Awnings:
 - (1) Fixed or retractable awnings are permitted if they complement the building's architectural style, material, colors and details.
 - (2) Awnings shall be made of a non-reflective material.

- (3) All awnings shall be kept in good repair.
- (4) Metal or aluminum awnings are prohibited.
- (5) Awnings used to comply with the architectural design requirements of this Ordinance shall not be removed unless the Building Façade would otherwise comply with such architectural design requirements without such awnings.

UDO Article 5.3(K) Requirements:

c) State Highway 32 Overlay District:

Comment: Informational; many of the SR 32 Overlay District Requirements overlap the UDO Article 6.3(F) Business District Architectural Requirements. For the purposes of this letter, only additional applicable architectural standards beyond those standards previously covered are outlined below.

i) Drive-thrus and Fueling Stations

- (1) 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) Flat Roofs

- (1) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional 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 (1) 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; or
 - (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.



34) Building Standards (*Article 6.4*)

35) Fence Standards (*Article 6.5*)

36) Height Standards (*Article 6.6*)

37) Landscaping Standards (*Article 6.8*)

a) Selection, Installation, and Maintenance of Plant Materials

- i) A minimum of eight (8) feet in height and two (2) inches in Caliper. Shall be of a variety that will attain an average mature spread greater than twenty (20) feet.

b) General Landscaping Design Standards

- i) Grass or other Groundcover and shall be used in all green space areas and Yards.
- ii) Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

c) General Screening Standards

- i) Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned.

d) Minimum Lot Landscaping Requirements:

- i) Business uses require a minimum of 10 shade trees, 10 ornamental or evergreen trees, and 25 shrubs per acre.

e) Foundation Plantings:

- i) Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Facades, 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).

f) External Street Frontage Landscaping Requirements:

- i) A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-

- five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way.
- g) Parking Area Landscaping:

i) Interior Parking Area Landscaping:

- (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following: 50 or more spaces = 10% landscape area.

(a) Parking Area is defined as “Any public or private land area designed and used for parking more than four (4) motor vehicles, and shall include garages, Driveways, Parking Spaces, drive aisles and areas of Streets legally designated for parking.”

(2) Interior Parking Area Islands:

- (a) 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.

ii) Perimeter Parking Area Landscaping:

- (1) Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line.

- (2) 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:

(a) A minimum of one (1) tree per thirty (30) linear feet of Parking Area length. Trees may be clustered in an aesthetically pleasing manner.

(b) A minimum of one (1) shrub per three (3) feet of Parking Area length. Shrubs may be clustered in an aesthetically pleasing manner.

Grass or other permitted Groundcover for areas not planted with trees or shrubs.

38) Lighting Standards (Article 6.9)

a) General Lighting Standards:

- i) All Light Fixtures, with the exception of internally-illuminated Signs or Electronic Signage, shall be Fully Shielded and direct light downward toward the earth's surface.
- ii) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent Lots and Rights-of-way.
- iii) All lighting sources, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner as to direct light away from adjacent Lots and Rights-of-way.
- iv) Light pole height shall not exceed twenty-five (25) feet. All Light Fixtures in Parking Areas shall be designed and located to confine emitted light to the Parking Area.

- v) All Light Fixtures shall meet City Building Code requirements for their appropriate construction class.
- b) Multi-family Residential, Business, and Industrial Standards:
 - i) All Light Fixtures, with the exception of internally-illuminated signage or Electronic Signage, shall be positioned in such a manner so that no light-emitting surface is visible from a residential Lot Right-of-way when viewed at ground level.
 - ii) 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) footcandle 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.]
 - iii) All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
 - iv) All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.
 - v) Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.
 - vi) All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

39) Lot Standards (Article 6.10)

40) Outside Storage and Display (Article 6.12)

41) Outdoor Café and Eating Areas (Article 6.13)

42) Parking and Loading Standards (Article 6.14)

a) Required Spaces

- i) Medical Office: Three (3) spaces for each examining or treatment room, plus one (1) space for each doctor and employee.
- ii) Restaurants: One (1) space for each three (3) seats of serving area, plus one (1) space for each employee on primary shift.
- iii) Banks, savings and loans, and financial institutions: One (1) space per each three hundred (300) square feet of Gross Floor Area.
- iv) Professional and General Service Offices: One (1) space per each three hundred (300) square feet of assignable office area.
- v) Other Uses: Parking Space requirements for other Uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished. Parking data shall demonstrate an appropriate amount of parking will be provided for the proposed business / operational use of the property.



- 43) Performance Standards (Article 6.15)
- 44) Setback Standards (Article 6.16)
- 45) Sign Standards (Article 6.17)
- 46) Vision Clearance Standards (Article 6.19)
- 47) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

- 48) Block Standards (Article 8.1)
- 49) Easement Standards (Article 8.3)
- 50) Monument and Marker Standards (Article 8.5)
- 51) Pedestrian Network Standards (Article 8.7)
 - a) 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.
- 52) Storm Water Standards (Article 8.8)
- 53) Street and Right-of-Way Standards (Article 8.9)
- 54) Street Light Standards (Article 8.10)
- 55) Street Sign Standards (Article 8.11)
- 56) Surety Standards (Article 8.12)
- 57) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

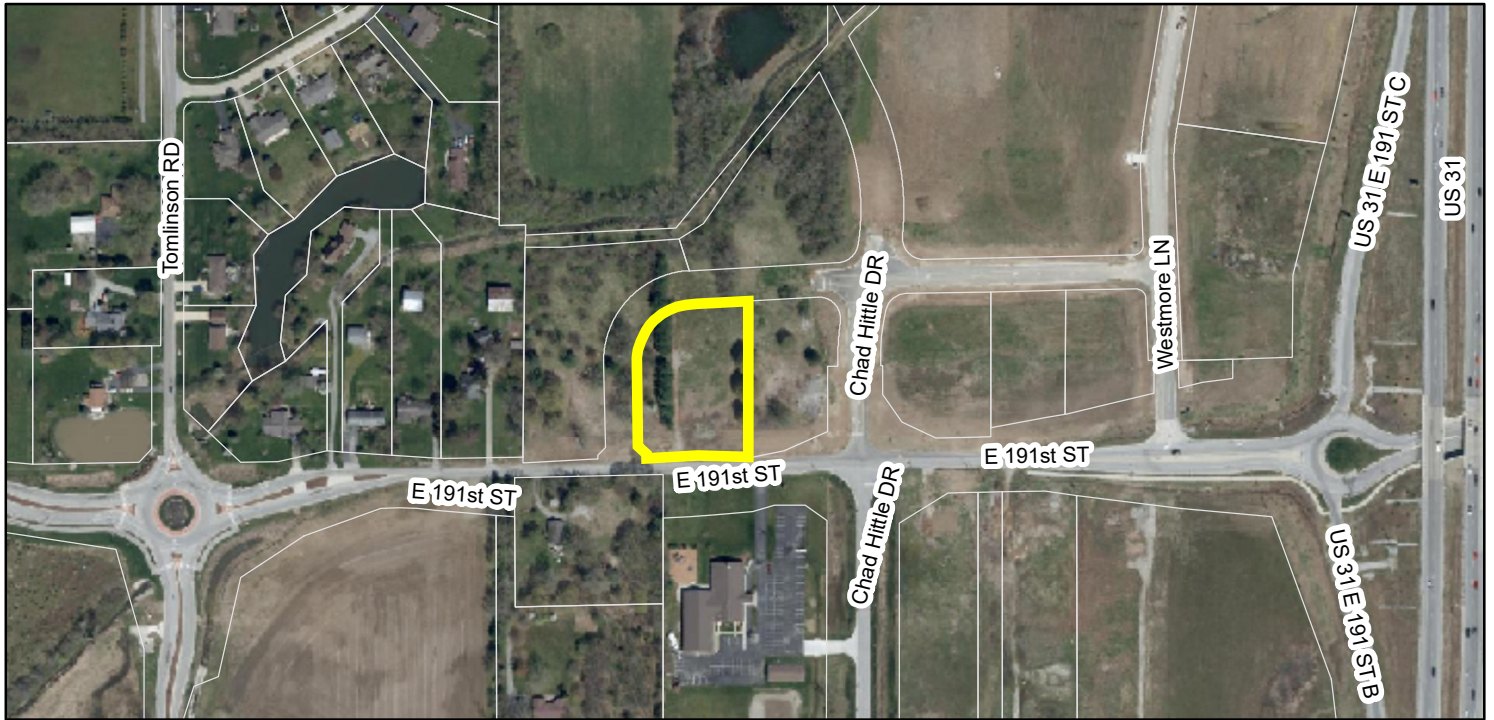
- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) Action: Approve Detailed Development Plan 2301-DDP-02 with the following condition:
 - That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Weston Rogers at wrogers@westfield.in.gov or (317) 408-9895



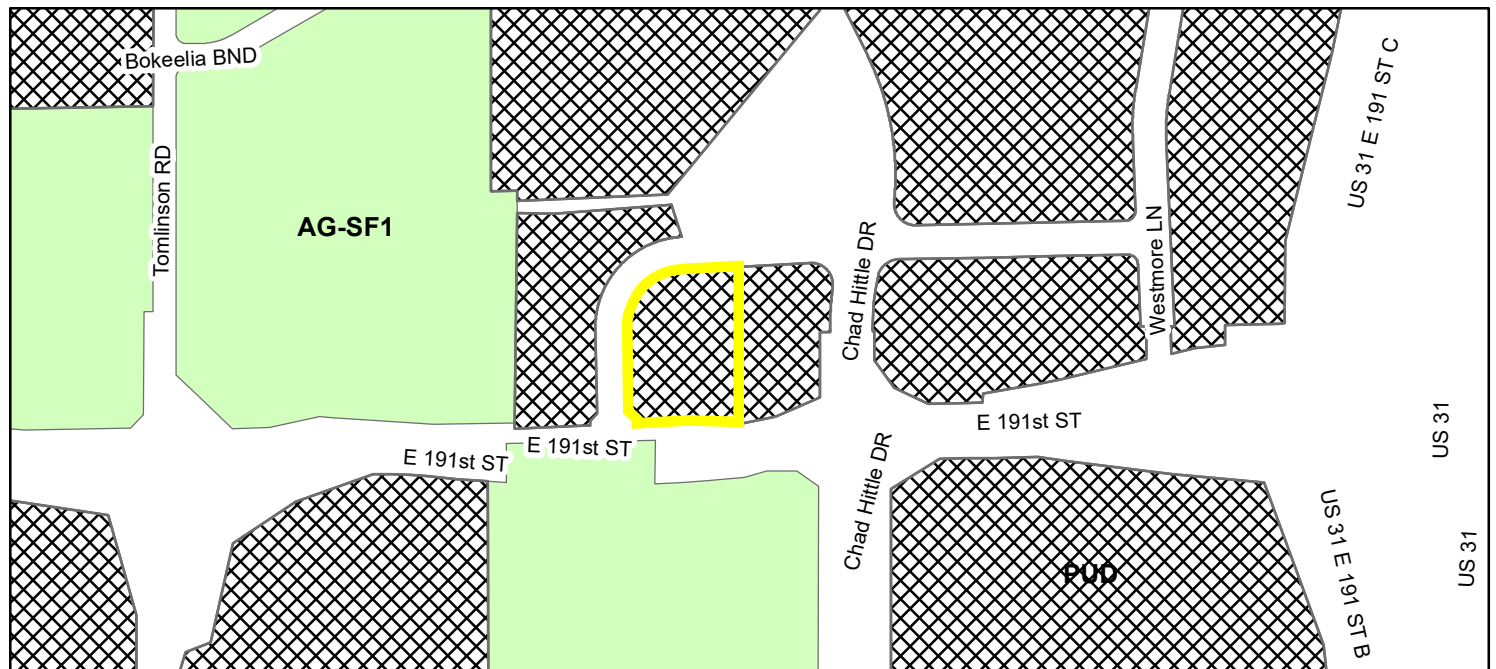
Property Location Map
Chatham Commons Lot 1 & 2
1379 Chatham Commons Blvd.
2301-DDP-02



Aerial Location Map



Zoning Map



Zoning

AG-SF1 (Agriculture - Single Family - 1)

 PUD (Planned Unit Development)

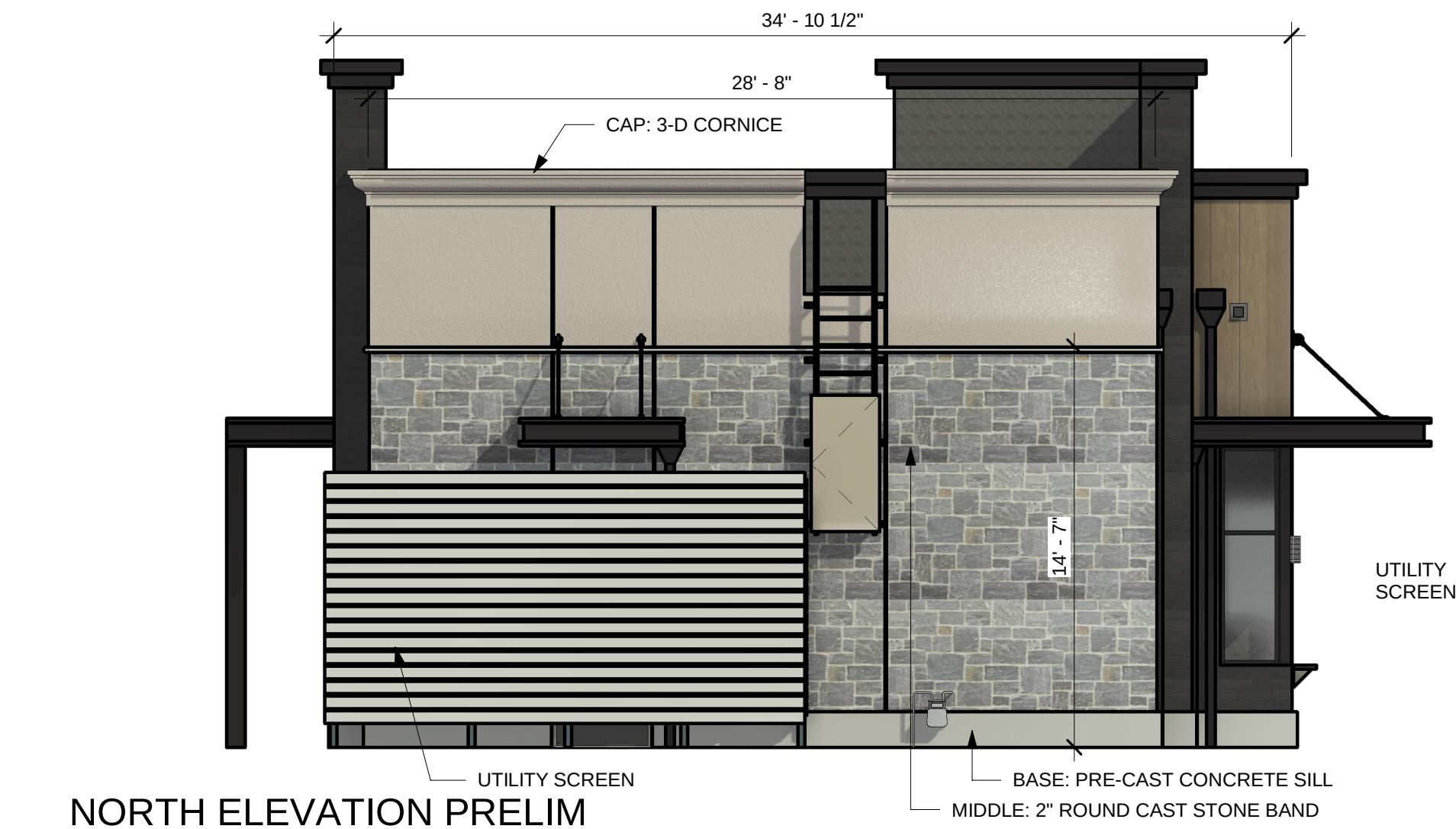
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SOUTH ELEVATION PRELIM



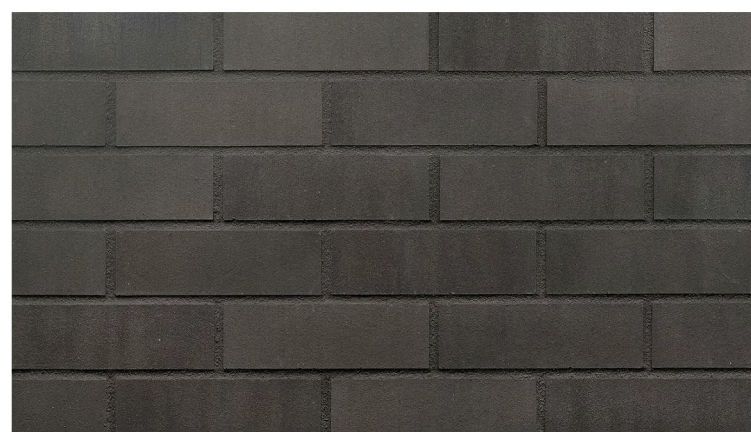
EAST ELEVATION PRELIM



NORTH ELEVATION PRELIM



WEST ELEVATION PRELIM



PRIMARY MATERIAL 1
THIN BRICK
ACME - KING KLINKER
IRON ROCK



PRIMARY MATERIAL 2
STONE VENER
ACME - KING KLINKER
IRON ROCK



ACCENT MATERIAL 1
PLANKED
WOOD
FINISH



ACCENT MATERIAL 2
EIFS
SW6037
TEMPERATE TAUPE



SOUTH ARCHITECTURAL DESIGN REQUIREMENTS PER SECTION 5.3.K

2.b. OFFSET ARTICULATION 20% OF TOTAL HORIZONTAL LENGTH
NOT REQUIRED, LESS THAN 90 LF

2.f.ii.c.(2) FLAT ROOF ARTICULATION
NOT REQUIRED, LESS THAN 40 LF

2.g.ii. MAIN ENTRANCES:
ARCHITECTURAL ELEMENTS PROVIDED: COLUMNS AND CANOPY

2.k. BUILDING MATERIALS: 60% MASONRY REQUIRED
MASONRY REQUIRED SF= 373 SF
MASONRY PROVIDED SF= 416 SF (67%)

EIFS MAX ALLOWED (25%) = 155 SF
EIFS PROVIDED = 0 SF (0%)
WOOD SIDING = 205 SF (33%)
NON-MASONRY = 205 SF (33%)

EAST ARCHITECTURAL DESIGN REQUIREMENTS PER SECTION 5.3.K

2.b. OFFSET ARTICULATION 20% OF TOTAL HORIZONTAL LENGTH
NOT REQUIRED, LESS THAN 90 LF

2.f.ii.c.(2) FLAT ROOF ARTICULATION
REFER TO ELEVATION (40% = 29 LF)

2.g.ii. MAIN ENTRANCES:
ARCHITECTURAL ELEMENTS PROVIDED: PILASTERS,
RECESSED ENTRANCE, CHANGE IN FINISH MATERIAL, CANOPY WITH
COLUMNS

2.k. BUILDING MATERIALS: 60% MASONRY REQUIRED
MASONRY REQUIRED SF= 802 SF
MASONRY PROVIDED SF= 995 SF (74%)

EIFS MAX ALLOWED (25%) = 336 SF
EIFS PROVIDED = 107 SF (8%)
WOOD SIDING = 244 SF (18%)
TOTAL NON-MASONRY = 351 SF (26%)

NORTH ARCHITECTURAL DESIGN REQUIREMENTS PER SECTION 5.3.K

2.b. OFFSET ARTICULATION 20% OF TOTAL HORIZONTAL LENGTH
NOT REQUIRED, LESS THAN 90 LF

2.f.ii.c.(2) FLAT ROOF ARTICULATION
NOT REQUIRED, LESS THAN 40 LF

2.k. BUILDING MATERIALS: 60% MASONRY REQUIRED
MASONRY REQUIRED SF= 411 SF
MASONRY PROVIDED SF= 479 SF (70%)

EIFS MAX ALLOWED (25%) = 171 SF
EIFS PROVIDED = 171 SF (25%)
WOOD SIDING = 33 SF (5%)
TOTAL NON-MASONRY = 204 SF (30%)

WEST ARCHITECTURAL DESIGN REQUIREMENTS PER SECTION 5.3.K

2.b. OFFSET ARTICULATION 20% OF TOTAL HORIZONTAL LENGTH
NOT REQUIRED, LESS THAN 90 LF

2.f.ii.c.(2) FLAT ROOF ARTICULATION
REFER TO ELEVATION (40% = 29 LF)

2.k. BUILDING MATERIALS: 60% MASONRY REQUIRED
MASONRY REQUIRED SF= 923 SF
MASONRY PROVIDED SF= 1,164 SF (76%)

EIFS MAX ALLOWED (25%) = 385 SF
EIFS PROVIDED = 260 SF (17%)
WOOD SIDING = 114 SF (7%)
TOTAL NON-MASONRY = 374 SF (24%)

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1-9-23

Thomas A Pirtle III
AIA NCARB

Architect
1308 Meadowview Drive
Kennedale Texas 76060

CONTRACTOR SHALL VERIFY ALL CONDITIONS
AND DIMENSIONS AT THE JOB SITE AND
NOTIFY THE ARCHITECT OF ANY DIMENSIONAL
ERRORS, OMISSIONS OR DISCREPANCIES
BEFORE BEGINNING OR FABRICATING ANY
WORK. DO NOT SCALE DRAWINGS.

**MIDLAND ATLANTIC
PROPERTIES, INC**
**3801 EAST 82ND STREET
SUITE B
INDIANAPOLIS, IN 46240
317.597.1714 (o)**

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTIONS

PROJECT NAME:
STARBUCKS SHELL BUILDING
PROJECT ADDRESS:
**1323 CHATHAM COMMONS BLVD
WESTFIELD, IN 46074**

PROJECT #: 22-0020

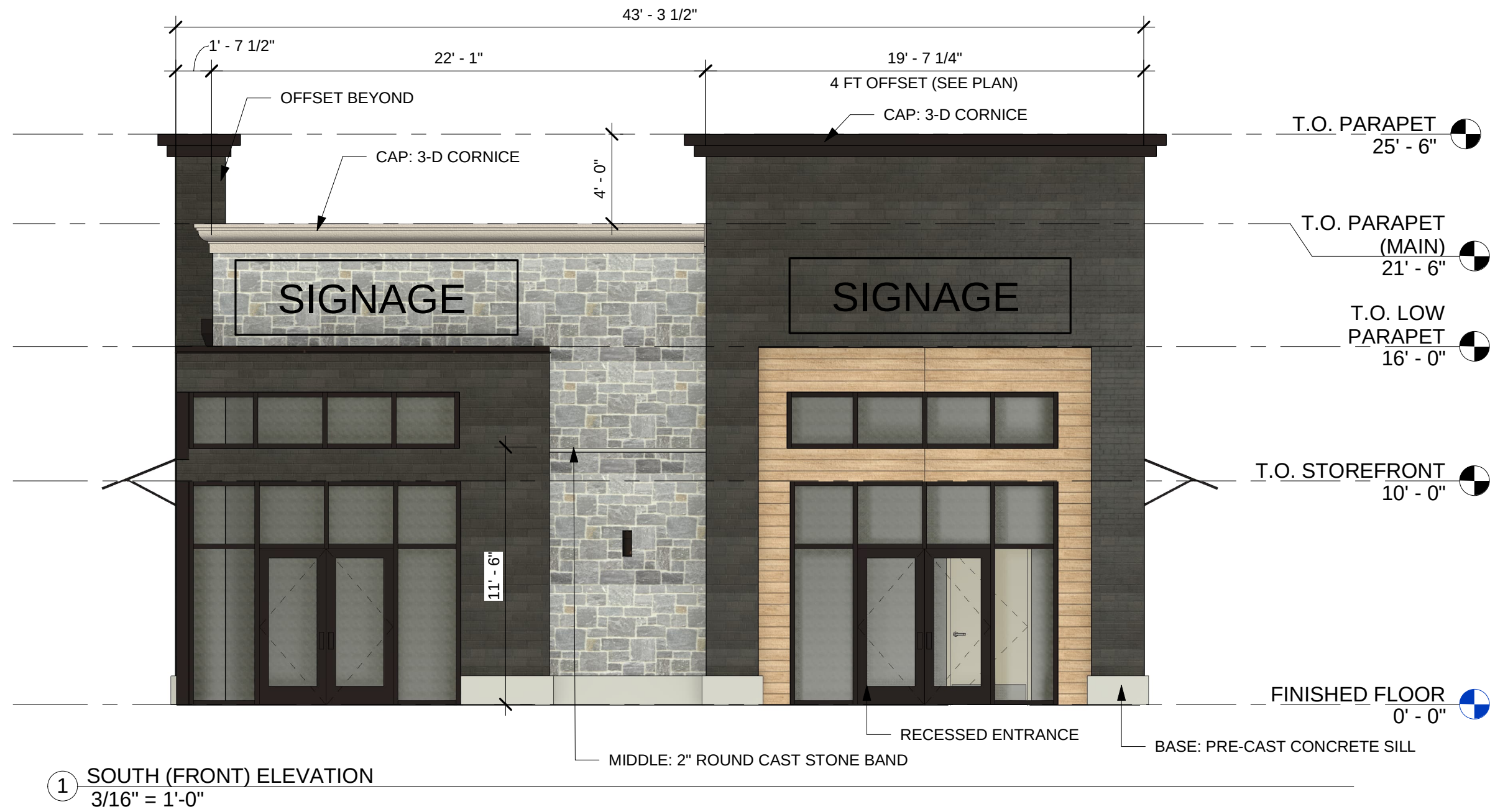
ORIGINAL ISSUE 1-9-23
DATE: 1-9-23
PRODUCTION MH
DESIGNER: TP
CHECKED BY:

SHEET TITLE:
**PRELIM 3D
ELEVATIONS**

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

SHEET NUMBER:
PR-101 CASE SP 2018-05

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SOUTH ARCHITECTURAL DESIGN REQUIREMENTS PER SECTION 5.3.K

2.b. OFFSET ARTICULATION 20% OF TOTAL HORIZONTAL LENGTH
NOT REQUIRED, LESS THAN 90 LF

2.f.ii.c.(2) FLAT ROOF ARTICULATION
REFER TO ELEVATION (40% =17.32 LF)

2.g.ii. MAIN ENTRANCES:
ARCHITECTURAL ELEMENTS PROVIDED: TRANSOMS, PILASTERS, RECESSED ENTRANCE

2.k. BUILDING MATERIALS: 60% MASONRY REQUIRED
MASONRY REQUIRED SF= 440 SF
MASONRY PROVIDED SF= 651 SF (89%)

EIFS MAX ALLOWED (25%) = 183 SF
EIFS PROVIDED = 0 SF (0%)
WOOD SIDING = 82 SF (11%)
TOTAL NON-MASONRY = 82 SF (11%)



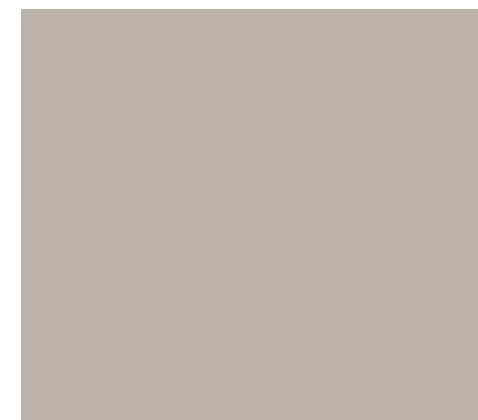
PRIMARY MATERIAL 1
THIN BRICK
ACME - KING KLINKER
IRON ROCK



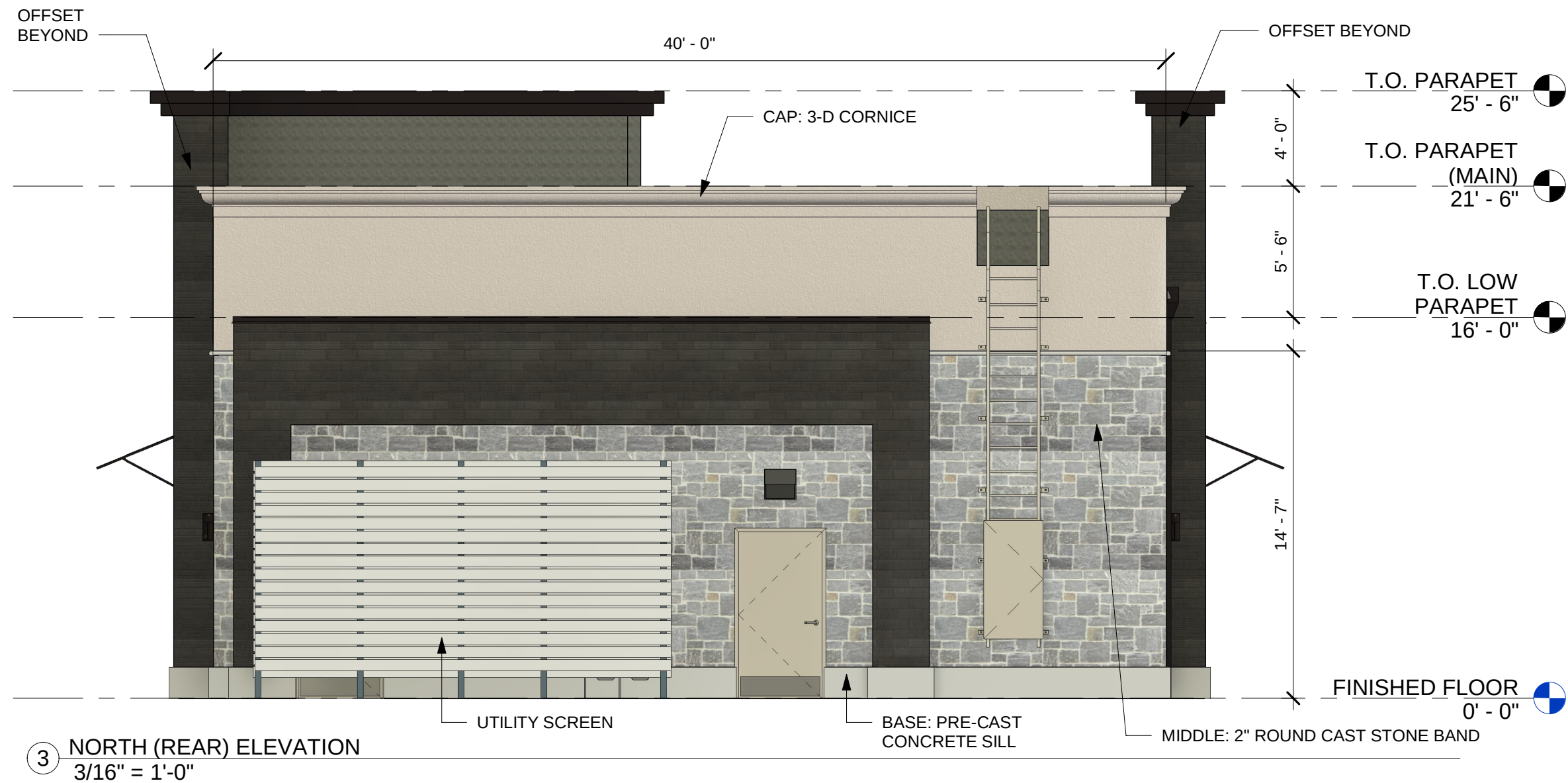
PRIMARY MATERIAL 2
STONE VENEER
BILTMORE COLLECTION
OLD HARBOR



ACCENT MATERIAL 1
PLANKED
WOOD
FINISH



ACCENT MATERIAL 2
EIFS
SW6037
TEMPERATE TAUPE



NORTH ARCHITECTURAL DESIGN REQUIREMENTS PER SECTION 5.3.K

2.b. OFFSET ARTICULATION 20% OF TOTAL HORIZONTAL LENGTH
NOT REQUIRED, LESS THAN 90 LF

2.f.ii.c.(1) AND (2) FLAT ROOF ARTICULATION
NOT REQUIRED, 40 LF OR LESS

2.k. BUILDING MATERIALS: 60% MASONRY REQUIRED
MASONRY REQUIRED SF= 536 SF
MASONRY PROVIDED SF= 670 SF (75%)

EIFS MAX ALLOWED (25%) = 224 SF
EIFS PROVIDED = 224 SF (25%)
WOOD SIDING = 0 SF (0%)
TOTAL NON-MASONRY = 224 SF (25%)



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1-9-23

Thomas A Pirtle III
AIA NCARB

Architect
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Kennedale Texas 76060

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MIDLAND ATLANTIC PROPERTIES, INC
3801 EAST 82ND STREET
SUITE B
INDIANAPOLIS, IN 46240
317.597.1714 (o)

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTIONS

PROJECT NAME: **PROPOSED MULTI-TENANT SHELL**
PROJECT ADDRESS: **1379 CHATHAM COMMONS BLVD**
WESTFIELD, IN 46074

PROJECT #: 22-0024

ORIGINAL ISSUE 1-9-23
DATE: PRODUCTION MH
DESIGNER: CHECKED BY: MH

SHEET TITLE:
DESIGN RENDERED ELEVATIONS

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

SHEET NUMBER:
PR-100

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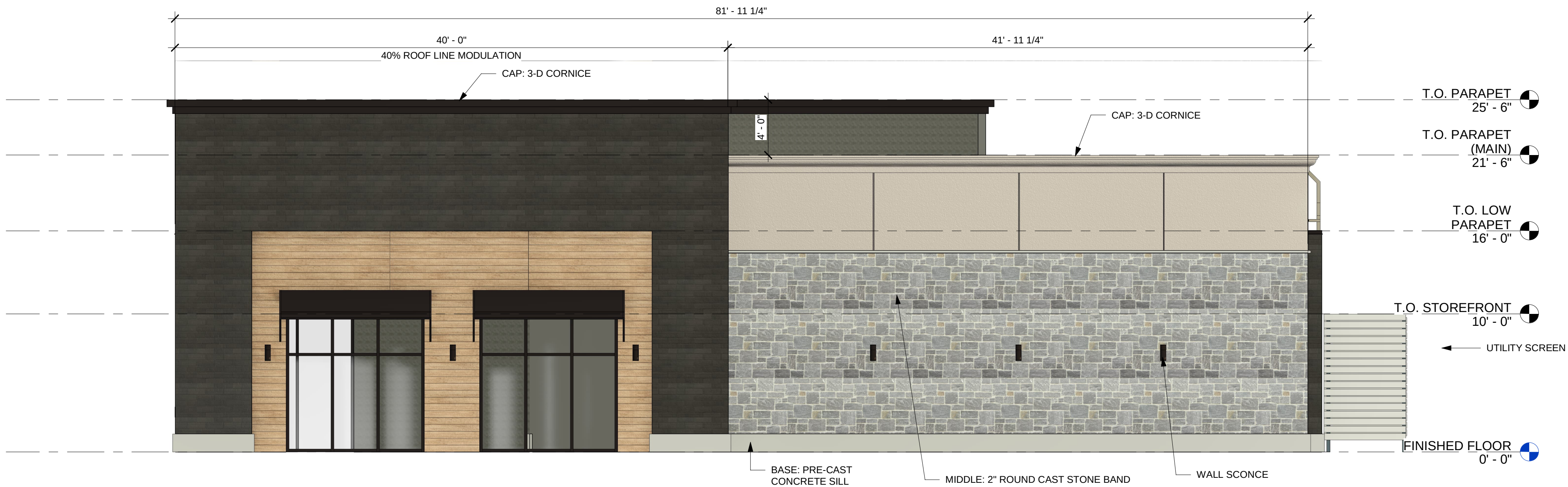
EAST ARCHITECTURAL DESIGN REQUIREMENTS PER SECTION 5.3.K

2.b. OFFSET ARTICULATION 20% OF TOTAL HORIZONTAL LENGTH NOT REQUIRED, LESS THAN 90 LF

2.f.ii.c.2 FLAT ROOF ARTICULATION REFER TO ELEVATION (40% = 32.8 LF)

2.k. BUILDING MATERIALS: 60% MASONRY REQUIRED
MASONRY REQUIRED SF= 982 SF
MASONRY PROVIDED SF= 1,287 SF (79%)

EIFS MAX ALLOWED (25%) = 409 SF
EIFS PROVIDED = 162 SF (10%)
WOOD SIDING = 188 SF (11%)
TOTAL NON-MASONRY = 350 SF (21%)



EAST ARCHITECTURAL DESIGN REQUIREMENTS PER SECTION 5.3.K

2.b. OFFSET ARTICULATION 20% OF TOTAL HORIZONTAL LENGTH NOT REQUIRED, LESS THAN 90 LF

2.f.ii.c.(1) AND (2) FLAT ROOF ARTICULATION REFER TO ELEVATION (40% = 32.8 LF)

2.k. BUILDING MATERIALS: 60% MASONRY REQUIRED
MASONRY REQUIRED SF= 1,043 SF
MASONRY PROVIDED SF= 1,184 SF (68%)

EIFS MAX ALLOWED (25%) = 435 SF
EIFS PROVIDED = 290 SF (17%)
WOOD SIDING = 264 SF (15%)
TOTAL NON-MASONRY = 554 SF (32%)

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1-9-23

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MIDLAND ATLANTIC PROPERTIES, INC
3801 EAST 82ND STREET
SUITE B
INDIANAPOLIS, IN 46240
317.597.1714 (o)

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTIONS

PROJECT NAME: PROPOSED MULTI-TENANT SHELL
PROJECT ADDRESS: 1379 CHATHAM COMMONS BLVD
WESTFIELD, IN 46074

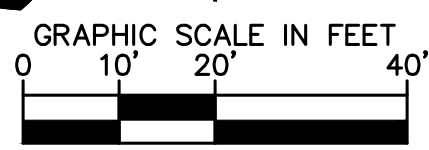
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DATE: PRODUCTION MH
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CHECKED BY:

SHEET TITLE:
DESIGN RENDER
ELEVATIONS

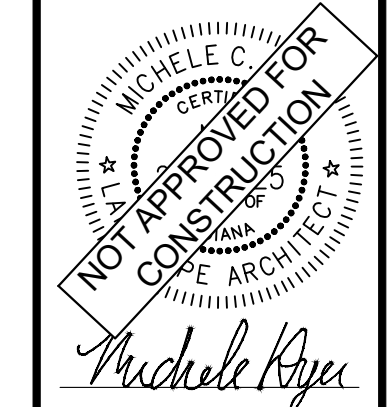
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SHEET NUMBER:
PR-101



Kimley»Horn
©2023 KIMLEY-HORN AND ASSOCIATES, INC.
250 EAST 96TH STREET, SUITE 580,
INDIANAPOLIS, IN 46240
PHONE: 317-218-9560
WWW.KIMLEY-HORN.COM

SCALE:	AS NOTED
DESIGNED BY:	JMS
DRAWN BY:	JMS
CHECKED BY:	MCD



LANDSCAPE PLAN

CHATHAM
COMMONS LOT 1 &
LOT 2
191ST AND CHATHAM COMMONS BLVD

ORIGINAL ISSUE: 12/2/2022
KHA PROJECT NO. 170088007
SHEET NUMBER

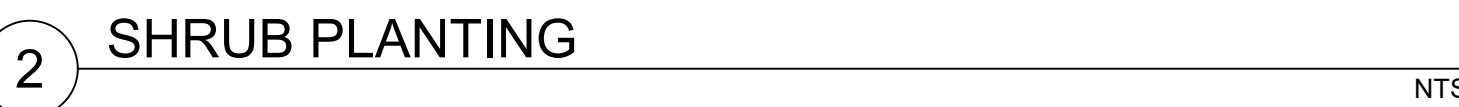
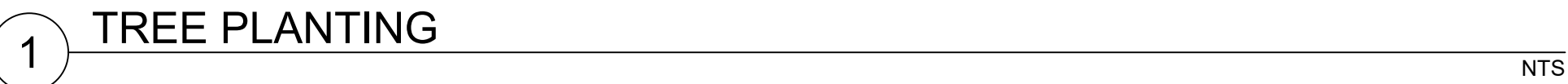
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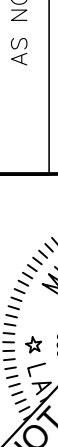
MULCHING LEGEND	
	MULCH HARDWOOD SHREDDED MULCH, NATURAL BROWN COLOR

IRRIGATION NOTE
DESIGN-BUILD IRRIGATION TO BE PROVIDED BY OTHERS. AREAS TO RECEIVE IRRIGATION INCLUDE THE DEVELOPED LOT, LANDSCAPE AREAS UP TO AND ALONG 191ST STREET, AND ALONG CHATHAM COMMONS BLVD TO THE BUS STOP. METERING IS TO BE SEPARATED BY LOT.

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION AND PLANTING.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. PLANTING AREA SOIL SHALL BE TOPSOIL FOR ALL TREE, SHRUB, ORNAMENTAL GRASS, PERENNIAL, AND ANNUAL BEDS. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO A 6" DEPTH BELOW FINISHED GRADE IN TURF AREAS AND A 12" DEPTH IN PLANTING AREAS.
7. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL. TOPSOIL SHALL CONFORM TO TECHNICAL SPECIFICATIONS FREE OF HEAVY CLAY, ROCKS, AND DIRT CLODS OVER 1 INCH IN DIAMETER, AS WELL AS CONTAIN 3%-5% OF ORGANIC MATTER.
8. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.

<u>DECIDUOUS TREES</u>		<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
AA	17	ACER RUBRUM 'ARMSTRONG GOLD'	ARMSTRONG GOLD COLUMNAR RED MAPLE	
AS	10	ACER SACCHARUM	SUGAR MAPLE	
GB	11	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	
GT	10	GLEDITSIA T.I. 'SKYLINE'	SKYLINE HONEY LOCUST	
ZS	10	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	
<u>EVERGREEN TREES</u>		<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
PA	10	PICEA ABIES	NORWAY SPRUCE	
<u>ORNAMENTAL TREES</u>		<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
CC	13	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	
<u>DECIDUOUS SHRUBS</u>		<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
BN	30	BUDDELEJA X 'PUGSTER BLUE'	PUGSTER BLUE BUTTERFLY BUSH	
HG	40	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	
HL	24	HYDRANGEA PANICULATA 'LITTLE LIME'	LITTLE LIME HYDRANGEA	
IV	24	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	
<u>EVERGREEN SHRUBS</u>		<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
BG	71	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	
IG	85	ILEX GLABRA 'STRONGBOX'	STRONGBOX HOLLY	
TM	90	TAXUS X 'DENSIFORMIS'	YEW	



CHATHAM COMMONS LOT 1 & LOT 2		LANDSCAPE DETAILS		 MIDLAND ATLANTIC PROPERTIES		 <i>Michael R. Ayres</i>		Kimley-Horn 92023 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, MIAMI, FL 33156 PHONE: 317-218-9560 WWW.KIMLEY-HORN.COM		SCALE: AS NOTED DESIGNED BY: JMS DRAWN BY: JMS CHECKED BY: MCD		TAC COMMENTS 01/12/23 BJK	
SHEET NUMBER		L1.1				No.		REVISIONS		DATE		BY	



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

January 24, 2022
2207-PUD-13
Exhibit 1

Docket Number: 2207-PUD-13 (Ordinance No. 22-29)

Petitioner: 191st Land Acquisition, LLC

Request: An amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of District 1, modify the proposed Park/Trail Head District standards, and replace the district map, site plan, and applicable character exhibits with revised versions.

Current Zoning: Woods Robinson Briggs PUD District, as amended (Ord. 21-10)

Current Land Use: Vacant

Acreage: 162 acres +/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Draft Ord. 22-29
4. Concept Plan
5. District Plan
6. Character Exhibits

Staff Reviewer: Weston Rogers, Associate Planner

PETITION HISTORY

This filed petition has followed the below sequence of events:

- June 13, 2022
 - o City Council Introduction of 2207-PUD-13
 - o Discussion can be viewed [here](#); agenda can be viewed [here](#)
- June 28, 2022
 - o Neighborhood Meeting
- July 5, 2022
 - o Public Hearing (original discussion)
 - o Discussion can be viewed [here](#); agenda can be viewed [here](#)
- August 1, 2022
 - o APC Discussion Meeting (park discussion)
 - o Discussion can be viewed [here](#); agenda can be viewed [here](#)
- November 21, 2022
 - o APC Workshop Meeting (park / water feature / site plan discussion)
 - o Discussion can be viewed [here](#); agenda can be viewed [here](#)
- December 19, 2022
 - o APC Workshop Meeting (site plan / character exhibits)
 - o Discussion can be viewed [here](#); agenda can be viewed [here](#)

This filed petition is related to the following previous applications associated with the subject real estate:

- March 22, 2021
 - o Real estate incorporated into Woods Robinson Briggs PUD Zoning District
 - o Docket No. 2103-PUD-10 / Zoning Ordinance 21-10
- May 9, 2022
 - o PUD Amendment I approved by Council
 - o Docket No. 2203-PUD-06 / Zoning Ordinance 22-05

PROJECT OVERVIEW

Location:

- The existing Woods Robinson Briggs PUD is approximately 157.53 acres +/- in size and is located on the north side of 191st St., west of the Monon Trail, north of Grand Park Blvd. (see **Exhibit 2**).

Project Description:

- Adding roughly 4 ½ acres of additional real estate to the PUD,
- modifying the proposed Park Trail Head District standards,
- modifying the General Regulations of District 1, and
- replacing the district map, concept plan, and character exhibits with revised versions.

ORDINANCE DETAILS

Real Estate:

The original PUD contained approximately 157.53 acres +/- of real estate. The proposed amendment would add 4.54 acres +/- of real estate to the Woods Robinson Briggs PUD. This additional real estate ("the Gerth Property") is currently zoned AG-SF1 – Agriculture / Single-family Rural District. Please see **Exhibit 2** outlining the location of the real estate to be added to the Woods Robinson Briggs PUD.

The proposed amendment includes an additional legal description (see Exhibit B of the PUD Amendment) that outlines the real estate to be added to the Woods Robinson Briggs PUD.

Definitions:

The term "Reception / Events Center" is included as an additional definition within the proposed PUD amendment language.

District Plan:

The original PUD District Plan outlined district assignments for the real estate located within the Woods Robinson Briggs PUD. The proposed PUD amendment would replace the original District Plan with a revised plan that integrates the additional 4.54 acres +/- of real estate as shown on **Exhibit 5**.

The proposed PUD amendment would assign the additional 4.54 acres +/- of real estate to be located within District 1 which is identified as the Commercial District.

Concept Plan:

The original PUD included a Concept Plan outlined the proposed development program within the Woods Robinson Briggs PUD. The proposed PUD amendment would replace the original Concept Plan with a revised version.

The revised concept site plan intends to display a diagrammatic representation of future site development through a visual organization of the general location and relationship between substantial site elements. Items identified on the Concept Plan are assigned specific visual character exhibits.

The following is a brief break down of the Concept Plan organization:

District 1

- Area A
 - o Residential Area
- Area B
 - o Commercial Recreation Facility / Racquet Center
- Area C
 - o Mixed Use Area 1
 - Water Feature
 - Pedestrian Promenade
 - o Mixed Use Area 2
 - o Commercial Recreational Facility / Sports Tech
 - Plaza
- Area D
 - o Church / Event / Reception Center Area
 - o Mixed Use Area 3
- Entry Drives
 - o Grand Park Boulevard
 - o Wood Farm Place & “Access Drive 3”

District 2

- Park Area
 - o Playground / amenities

Illustrative Character Exhibits:

The original PUD included the following character exhibits – a) “Commercial District 1”, b) “Park / Trail Head District 2”, c) “Small Lot Single Family District 3”, and d) “Small Lot Single Family District 4”.

The proposed PUD amendment would replace the following exhibits:

- Original “Commercial District 1” exhibit –
 - o This character exhibit would be replaced with the following eight (8) exhibits:
 - Exhibit E – “Grand Park Boulevard Landscape”
 - Exhibit F – “Wood Farm Place and Access Drive 3 Landscape”
 - Exhibit G – “Water Feature”
 - Exhibit H – “Pedestrian Promenade”
 - Exhibit I – “Plaza”
 - Exhibit J – “Mixed Use Area(s)”
 - Exhibit K – “Church / Event / Reception Center Area”
 - Exhibit L – “Commercial Recreational Facilities”

- Original “Park / Trail Head District 2” exhibit –
 - o This character exhibit would be replaced with the following two (2) exhibits:
 - Exhibit M – “Playground Equipment”
 - Exhibit N – “Park Plan”

Overlay Districts:

The original PUD language allows for Commercial Recreational Buildings over 75,000 SF in size to utilize tilt-up concrete in lieu of Masonry Materials, omit roofline modulations, and omit articulated roofline cornices as permitted deviations from the State Highway 32 Overlay architectural standards.

The proposed PUD amendment language would expand the permitted modifications from the State Highway 32 Overlay architectural standards to include:

Commercial Recreational Facility Use Buildings –

- Language would permit the enhanced use of glass in lieu of enhanced use of Masonry Materials at commercial recreational center building entrances.
- Language would require the primary building entrance architectural design to be offset a minimum of four (4) feet in depth and extend entire vertical plane of the building.

Church / Event / Reception Use Buildings –

- Language would permit wood materials in lieu of Masonry Materials as the primary permitted building material.
- In the event wood materials are utilized in lieu of Masonry Materials as the primary permitted building material language would permit deviations from Masonry Material usage requirements.

General Regulations:

District 1 –

The original PUD language identified the General Regulations for all of District 1. Requirements for building setback lines, building size, lot frontage, etc. are contemplated.

The proposed PUD amendment language would re-state and expand the District 1 General Regulations to include further detailed development requirements on substantial site elements.

A brief overview of the additional language provided in the District 1 General Regulations follows below:

- Overall District 1
 - o Language added to identify the Grand Park Boulevard maximum building setback line to be 120 feet.
- Area B
 - o Commercial Recreational Facility
 - Language notes the location within Area B and the required character and quality of proposed Commercial Recreational Facility building(s).
- Area C
 - o Mixed Use Area 1
 - Water Feature
 - Language identifies the location, required character and quality, design elements, and timing of development.

- Pedestrian Promenade
 - Language identifies the location, required character and quality, design elements, and timing of development.
- Mixed Use Units
 - Language notes the location within Area C and the required character and quality of proposed building(s).
 - Language lifted from original PUD with one clarification item that minimum building size be clarified to state “minimum ground floor building size”.
- Mixed Use Area 2
 - Language notes the location of Mixed Use Area 2 and required character and quality of proposed building(s) within Mixed Use Area 2.
- Commercial Recreational Facility
 - Language identifies the location within Area C and the required character and quality of proposed Commercial Recreational Facility building(s).
- Plaza
 - Language identifies the location, required character and quality, design elements, and timing of development.
- Area D
 - Mixed Use Area 3
 - Language notes the location of Mixed Use Area 3 and required character and quality of proposed building(s) within Mixed Use Area 3.
 - Church / Event / Reception Center
 - Language notes the location within Area D and the required character and quality of proposed Church / Event / Reception Center building(s).
- Entry Drives
 - Grand Park Boulevard
 - Language notes the required character and quality of proposed landscape design and the timing of development.
 - Wood Farm Place and “Access Drive 3”
 - Language notes the required character and quality of proposed landscape design and the timing of development.

District 2 –

The original PUD included General Regulations associated with the Park / Trail Head District. The proposed PUD Amendment would replace these General Regulations with revised text that details the following modifications below:

- Revision of text:
 - Stating the park “shall” serve as a trail head of the Monon Trail, in lieu of “anticipated to” serve as a trail head of the Monon Trail
 - Stating the park “shall” be developed as a nature-focused park/ recreation area available to the public
 - Removing the WIFI as a required park amenity realizing that WIFI will be accessible to those in the district, but that an additional tower or increased WIFI capacity will not be installed within District 2.
 - Requiring “playground equipment” in lieu of “play spaces for children, teens, and adults”.

- Addition of text:
 - o permitting enclosed building, amenities, and features commonly related to a passive park use as determined by the Director of the Community Development Department.
 - o Requiring substantial compliance with Exhibit N, Park Plan
 - o Requiring playground equipment to be similar to the character and quality as shown on Exhibit M, Playground Equipment

Development Standards:

Proposed PUD amendment language would permit a maximum of three (3) rows of parking and two (2) associated drive aisles to exist in both the 191st Street Front Yard and Grand Park Boulevard Front Yard.

COMPREHENSIVE PLAN

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

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

- Provide intergenerational health, recreation and sporting opportunities within the City and provide facilities for state, regional and national tournaments
- Cooperate with the Hamilton County Convention and Visitor’s Bureau (the “HCCVB”) to make Westfield the “Family Sports Capital of America” – a regional and national destination for sporting events and tournaments for all ages; and
- Pursue economic development opportunities to capitalize on Westfield’s already developing intergenerational sports niche. Examples include: multiple championship quality sports facilities; complementary health, recreation and technology related land uses; supporting entertainment, dining, lodging land uses; and, other uses which would support and compliment the Westfield intergenerational sports initiative

PROCEDURAL

Council Introduction: The petition was introduced at the June 13, 2022, City Council meeting.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition was held during the July 5, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Workshop: Following the Public Hearing, the application will appear as a workshop item at a subsequent Plan Commission meeting. This requirement can be waived by the Plan Commission by a majority vote following the Public Hearing. The workshop discussion(s) for this petition were held on November 21 and

December 19, 2022. An additional workshop is scheduled for January 24, 2022 Advisory Plan Commission meeting date.

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

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

DEPARTMENT COMMENTS

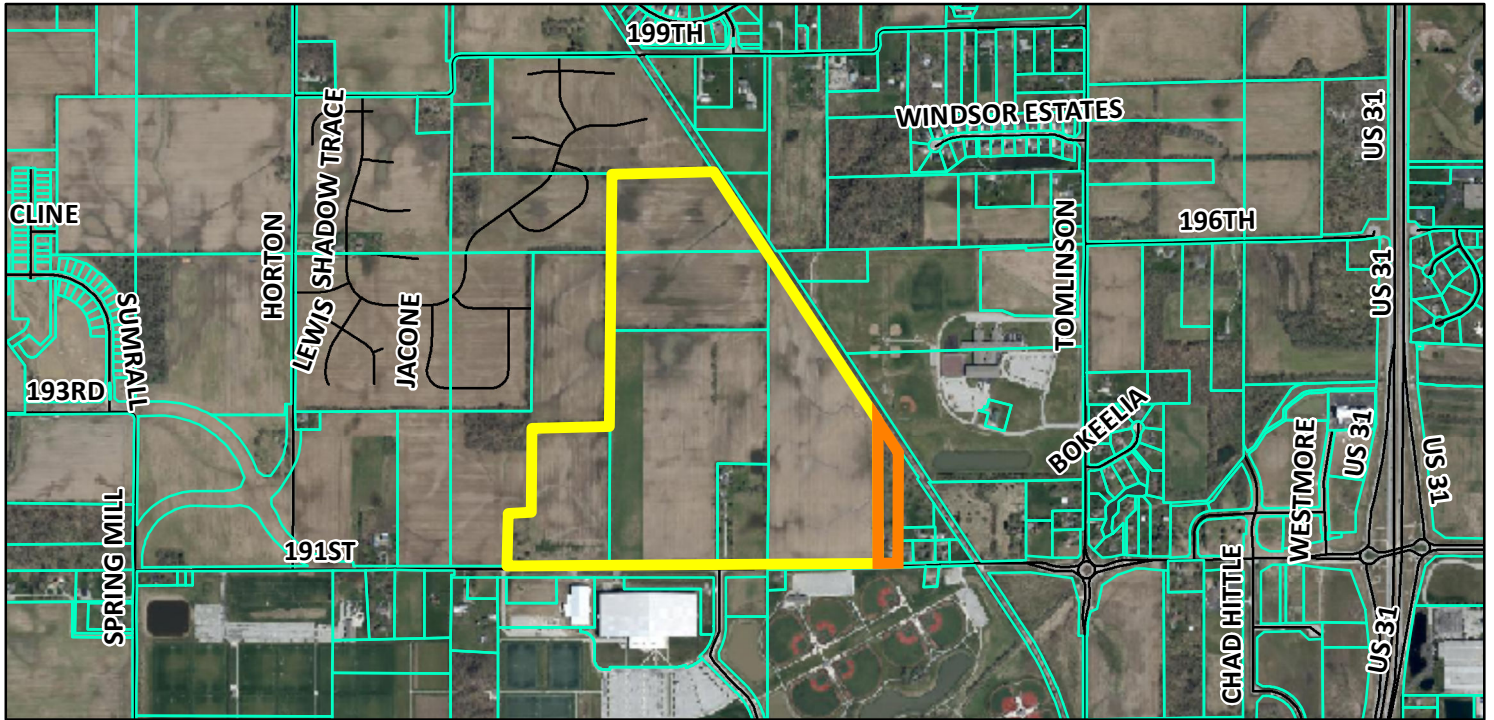
1. **Action:** Hold a workshop discussion at the January 24, 2022 Advisory Plan Commission meeting.
2. **Meeting Objectives:**
 - a. Project update provide by City Staff and Petitioner
 - b. Review of new materials
 - c. Provide feedback regarding proposed ordinance text
 - d. Provide specific direction and action items moving forward
3. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments and any additional Department comments, prior to the Plan Commissions' further consideration of this petition.
4. If any Plan Commission member has questions prior to the public hearing, then please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov

Woods Robinson Briggs PUD

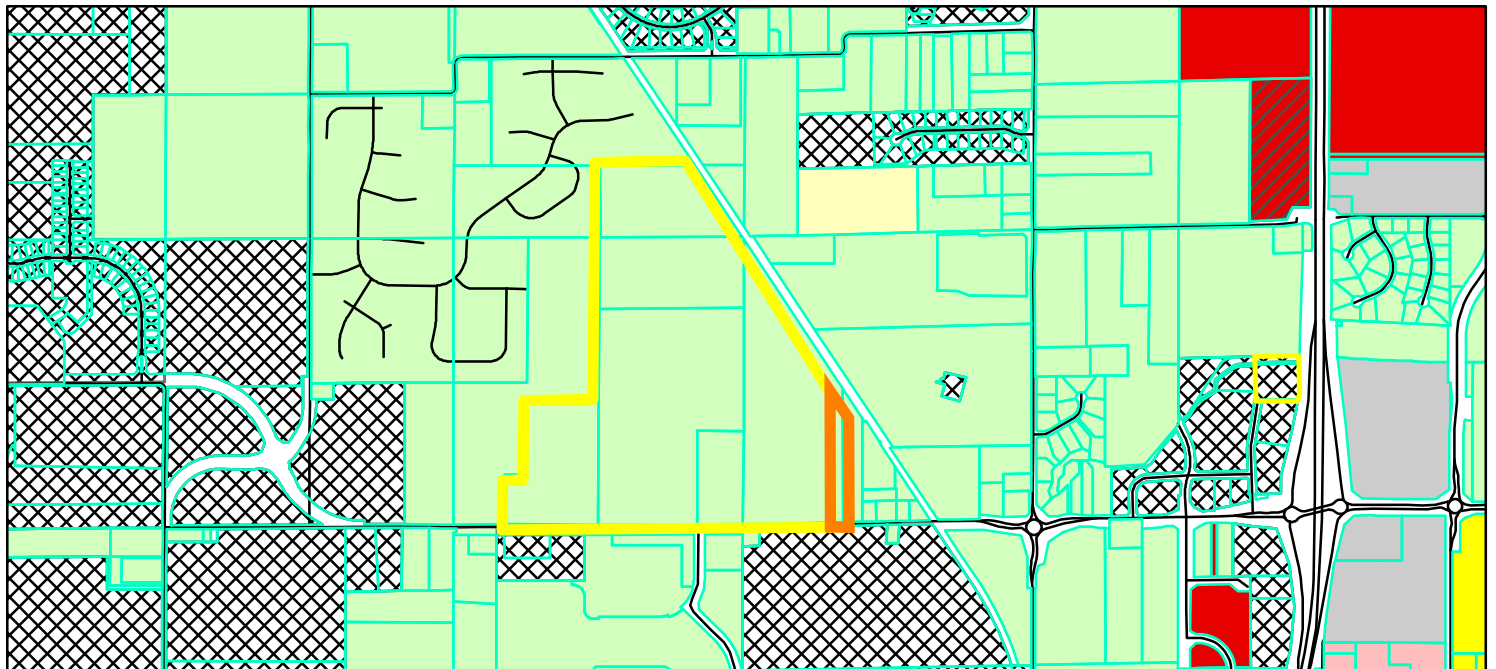
Aerial Location Map

 Existing PUD Limits

 Gerth Property Pproposed



Zoning Map



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

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Miles



ORDINANCE 22-19

Woods - Robinson - Briggs PUD Amendment II

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

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

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

WHEREAS, the Common Council enacted Ordinance No. 21-10, The Woods-Robinson-Briggs Planned Unit Development on March 22, 2021;

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (**2207-PUD-XX**), requesting (i) an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibits A** (the “Gerth Property”) and **Exhibit B** (the “Original Woods-Robinson-Briggs PUD Real Estate”), and (ii) an amendment to the District and Concept Plans of the Woods-Robinson-Briggs PUD Ordinance;

WHEREAS, the Commission forwarded Petition No. **2207-PUD-13** to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a _____ recommendation (**X-X**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, 2023; 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 Woods-Robinson-Briggs PUD Ordinance, Unified Development Ordinance, and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

- 1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Gerth Property into the **Woods-Robinson-Briggs Planned Unit Development District** (the "District").
- 1.2 This Ordinance shall also amend the Woods Robinson Briggs PUD Ordinance as applicable to the Original Woods Robinson Briggs PUD Real Estate.
- 1.3 Development of the Gerth Property and the Original Woods-Robinson-Briggs PUD Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, the Woods-Robinson-Briggs PUD Ordinance; and (iii) the provisions of the Unified Development Ordinance as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.
- 1.4 Chapter ("*Chapter*") and Article ("*Article*") cross-reference of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.
- 1.5 All provisions and representations of the (i) Unified Development Ordinance and (ii) the Woods-Robinson-Briggs PUD Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Gerth Property and the Original Woods Robinson Briggs PUD Ordinance and shall be superseded by the terms of this Ordinance.

Section 2. Definitions

- 2.1 Capitalized terms not otherwise defined in this Ordinance shall have the meanings ascribed to them in the Unified Development Ordinance. The following words and terms, not defined elsewhere in this Ordinance or its Exhibits, shall have the following meanings:
 - Reception / Event Center: Buildings and facilities owned or operated by a corporation, association, person or persons which are frequently rented out for public or private social gatherings, parties, special occasions, business meetings or similar events that are not repeated on a weekly basis and which are not open to the public on a daily basis at times other than when the event is scheduled.

Section 3. District Area Assignment

- 3.1 The Gerth Property is hereby assigned to District 1/the Commercial District, as originally set forth in Ordinance 21-10 (the "Assigned Area"). The standards of the Woods-Robinson-Briggs PUD Ordinance applicable to the Assigned Area shall apply to the development of the Gerth Property

- 3.2 The District Plan attached hereto and incorporated herein by reference as Exhibit C (the “District Plan”) hereby amends the Woods Robinson Briggs PUD District Plan.

Section 4. Concept Plan

- 4.1 Section 3 Concept Plan shall be replaced with the following:

- The Concept Plan, attached hereto and incorporated herein by reference as Exhibit D (the “Concept Plan”), hereby in accordance with Article 10.0(F)(2) Planned Unit Development District; PUD District Ordinance Requirements; Concept Plan.
- The final layout and site design shall be in substantial compliance with the Concept Plan, see Exhibit D, as determined by the Director of Community Development.

Section 5. Illustrative Character Exhibits

- 5.1 The “Illustrative Character Exhibits” attached hereto as Exhibits E through N are hereby incorporated as a compilation of images designed to capture the intended character and quality to be constructed in each defined district and subsequent areas identified on the Concept Plan, Exhibit D.
- Exhibits E through L shall replace Exhibit D, Commercial District 1 Character Exhibits, originally set forth in Ordinance 21-10.
 - Exhibit M shall replace Exhibit E, Park / Trail Head District 2 Character Exhibits, originally set forth in Ordinance 21-10.

Section 6. Overlay Districts

- 6.1 Section 7.2 shall be replaced with the following:

- Article 5.3(I) Minimum Height Requirements, Article 5.3(J) Building Size Requirements, Article 5.3(K) Architectural Design Requirements, and Article 5.3 (M) Miscellaneous Requirements of the 32 Overlay shall apply to development within District 1 except as otherwise modified by this Ordinance.
- Commercial Recreational Facility Use Buildings:
 - Commercial Recreational Facility use buildings which are seventy-five thousand (75,000) square feet in size or greater may use tilt-up concrete in lieu of Masonry Materials provided that the tilt-up concrete contains multiple colors and texturing similar to those seen in Exhibit L, Commercial Recreational Facility.
 - Commercial Recreational Facility use buildings which are seventy-five thousand (75,000) square feet in size or greater with flat roofs shall not be required to contain articulated cornices or roofline modulations as set forth in Article 5.3(K)(2)(f)(ii).
 - The primary building entrance to Commercial Recreational Facility Buildings may utilize enhanced use of glass in lieu of Masonry

Materials and multiple architectural elements as shown in Exhibit L, Commercial Recreational Facilities. The architectural design of the primary building entrance shall be offset a minimum of four (4) feet in depth and extend the entire vertical plane of the building.

- Church / Event / Reception Use Buildings:
 - Wood materials shall be permitted as the primary exterior building material and shall be permitted to exceed twenty-five percent (25%) of each Building Façade.
 - In the event wood materials are utilized as a primary exterior building material:
 - A wainscot or brick-wrap effect around buildings shall not be required.
 - Increased and enhanced use of Masonry Material shall not be required around building entrances and on Building Façades.
 - A minimum of twenty percent (20%) of each Building Façade, exclusive of windows (including faux windows and glazing), doors and loading berths, shall be covered with Masonry Materials.
- All Commercial Use Buildings:
 - EIFS shall be prohibited below eight (8) feet in height.

Section 7. District 1

7.1 Section 8 General Regulations, Article 8.1 of Ordinance 21-10 “District 1” shall be replaced with the following:

- Minimum Lot Frontage: No Minimum, however all lots shall have vehicular access to a Street (e.g. via a shared ingress / egress easement).
- Project Perimeter Setback: Shall not apply.
- Building Size Requirement:
 - a) Minimum Building size:
 - Lots adjacent to 191st Street: The Minimum Gross Floor Area shall be five-thousand (5,000) square feet, which shall include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one-thousand (1,000) square feet.
 - All other instances: Five-thousand (5,000) square feet.
 - b) Maximum Building size: One-hundred and fifty-thousand (150,000) square feet, except that a Commercial Recreational Facility may be up to two-hundred thousand (200,000) square feet in size.
 - c) Maximum Building Height: Sixty (60) feet except when adjacent to residential units, the maximum shall be three (3) stories.
- Minimum Building Setback Lines:
 - a) Front Yard
 - 191st Street: Sixty (60) feet
 - All other streets: Fifteen (15) feet
 - b) Side Yard
 - Adjacent to Residential District: Sixty (60) feet
 - All other instances: No Minimum

- c) Rear Yard
 - Adjacent to Residential District: Sixty (60) feet
 - All other instances: No Minimum
 - d) Monon Trail
 - Sixty (60) feet from Monon Trail Right-of-way
- Maximum Building Setback Lines:
 - a) 191st Street: One-hundred and twenty (120) feet
 - b) Grand Park Boulevard: One-hundred and twenty (120) feet
 - c) Monon Trail: One-hundred and twenty (120) feet
- Area B
 - a) Commercial Recreational Facility:
 - A Commercial Recreational Facility shall be developed in Area B as depicted on the Concept Plan, Exhibit D.
 - This Commercial Recreational Facility shall include: 1) racquet games (i.e. pickle ball, tennis, squash, or other similar games / sports); and 2) may include, but not limited to the following ancillary uses such as a fitness center, indoor track, spa, and indoor / outdoor food and beverage areas.
 - The Commercial Recreational Facility shall be similar to the character and quality as shown on Exhibit L, Commercial Recreational Facility.
- Area C
 - a) Mixed-use Area 1
 - Water Feature: A water feature shall be required in Area C, mixed-use Area 1 as depicted on the Concept Plan, Exhibit D. The water feature shall be similar to the character and quality as shown on Exhibit G, Water Feature.
 - At a minimum, the water feature shall have a minimum water “pool” size of five-hundred (500) square feet; contain multiple vertical moving water elements; include adjacent pedestrian access; incorporate adjacent hardscape design with multiple materials and colors; and provide seasonal interest when the water feature is non-operational.
 - The water feature shall be required to be shown on the first Detailed Development Plan submittal associated with Mixed Use Area 1. The water feature shall be developed in conjunction with the first building constructed within Mixed Use Area 1. The water feature shall not be constructed prior to the issuance of a building permit within Mixed Use Area 1 nor shall a permanent Certificate of Occupancy be release prior to the completion of the water feature unless an alternative timeline is approved by the Director of Community Development.
 - Pedestrian Promenade: A pedestrian promenade shall be required in Area C, Mixed-Use Area 1 as depicted on the Concept Plan, Exhibit D. The pedestrian promenade shall be

similar to the character and quality as shown on Exhibit H, Pedestrian Promenade.

- At a minimum, the pedestrian promenade shall be a car-free pedestrian oriented linear walkway that includes multiple hardscape materials and colors; a minimum five-thousand (5,000) square foot continuous greenspace, which may include synthetic turf; areas for pedestrian gathering; seating areas; fire pits; shade elements; a mixture of tree, shrub, and groundcover plantings; and multiple connections to adjacent pedestrian pathway networks.
- Multiple Front Building Facades shall be located on each side of the pedestrian promenade within Mixed Use Area 1 and provide direct access to the pedestrian promenade space.
- The overall pedestrian promenade layout shall be required to be shown on the first Detailed Development Plan submittal associated with Mixed Use Area 1. The pedestrian promenade shall be sequentially developed in conjunction with building(s) constructed within Mixed Use Area 1. The pedestrian promenade shall not commence construction prior to the issuance of a building permit within Mixed Use Area 1. A permanent Certificate of Occupancy shall not be release prior to the completion of the applicable pedestrian promenade segment(s) unless an alternative timeline is approved by the Director of Community Development.
- Mixed-use Units: The mixed-use units shall be developed in Mixed-use Area 1 as identified on the Concept Plan, Exhibit D. Mix-use units shall be buildings two (2) to three (3) stories in height featuring general retail uses on the ground floor with short-term rental units above. Retail uses may utilize a second floor provided a third floor contains short-term rental units. For the purposed of this Ordinance, short-term rental units shall be deemed as a Hotel use.
 - Minimum ground floor building size: ten-thousand (10,000) square feet
 - Maximum ground floor building size: twenty-thousand (20,000) square feet
 - Minimum number of short-term rental units: fifteen (15) units
 - Maximum number of short-term rental units: two-hundred (200) units
 - Short-term Rental Units may vary in size from a minimum of six-hundred (600) square feet to a maximum of one-thousand (1,000) square feet.
 - Short-term Rental Units shall be taxed the same as a Hotel and shall enter into an agreement with Grand

Park in their pay-to-play program as other hotels have done.

- Buildings located within Mixed-use Area 1 shall be similar to the character and quality as shown on Exhibit J, Mixed-use Areas.
- b) Mixed-use Area 2
 - A Mixed-use area shall be developed in Area C as depicted on the Concept Plan, Exhibit D. Buildings located within Mixed-use Area 2 shall be similar to the character and quality as shown on Exhibit J, Mixed-use Areas.
- c) Commercial Recreational Facility:
 - A Commercial Recreational Facility shall be developed in Area C as depicted on the Concept Plan, Exhibit D. The Commercial Recreational Facility shall be similar to the character and quality as shown on Exhibit L, Commercial Recreational Facility.
- d) Plaza:
 - A pedestrian plaza shall be required in Area C as depicted on the Concept Plan, Exhibit D. The plaza space shall be similar to the character and quality as shown on Exhibit I, Plaza.
 - At a minimum, the Plaza shall be one-quarter (1/4) acre in size, include areas for pedestrian gathering; seating areas; shade elements, a balance of hardscape and landscape areas, multiple hardscape materials and colors; and connection to the adjacent pedestrian pathway network.
 - The plaza shall be located directly adjacent to and provide direct access to the Front Building Façade, specifically the southwest corner, of the Commercial Recreational Facility located within Area C.
 - The plaza shall be required to be shown on the Detailed Development Plan submittal associated with the Commercial Recreational Facility located in area C. The plaza shall be developed in conjunction with the Commercial Recreational Facility. The plaza shall not be constructed prior to the issuance of a building permit for the Commercial Recreational Facility nor shall a permanent Certificate of Occupancy be release for the Commercial Recreational Facility prior to the completion of the plaza unless an alternative timeline is approved by the Director of Community Development.
- Area D
 - a) Mixed-use Area 3
 - A Mixed-use area shall be developed in Area D as depicted on the Concept Plan, Exhibit D. Buildings located within Mixed-use Area 2 shall be similar to the character and quality as shown on Exhibit J, Mixed-use Areas.

- b) Church / Event / Reception Center
 - Church / Event / Reception Center building(s) shall be required in Area D as depicted on the Concept Plan, Exhibit D. Buildings located within Church / Event Center Area shall be similar to the character and quality as shown on Exhibit K, Church and Event Center Area.
- Entry Drives
 - a) Grand Park Boulevard
 - Grand Park Boulevard as depicted on the Concept Plan, shall be developed with a landscape design similar to the character and quality as shown on Exhibit E, Grand Park Boulevard.
 - At a minimum, the Grand Park Boulevard landscape design shall include a planted roadway median; a mixture of shade trees, ornamental trees, shrubs, and groundcover plantings; and areas of seasonal interest landscaping.
 - The Grand Park Boulevard right-of-way landscape design plans shall be included with the first District 1 Detailed Development Plan submittal with development that is serviced by the roadway.
 - b) Wood Farm Place and “Access Drive 3”
 - Wood Farm Place as depicted on the Concept Plan, shall be developed with a landscape design similar to the character and quality as shown on Exhibit F, Grand Park Boulevard / “Access Drive 3”.
 - At a minimum, the Wood Farm Place / “Access Drive 3” landscape design shall include street trees on each side of the roadway; and areas of landscape shrubs / groundcover plantings beds.
 - The Wood Farm Place right-of-way landscape design plans shall be included with the first District 1 Detailed Development Plan submittal with development that is serviced by the roadway.
 - The “Access Drive 3” landscape design plans shall be included with the construction plans for the roadway at time of development.

Section 8. District 2: Park/Trail Head District

- 8.1 Article 8.2 of Ordinance 21-10, “District 2 Park/Trail Head District” shall be replaced with following:

The Park District (a minimum of 3 acres in size up to a maximum of 5 acres) is to be a donation or designated conservatory by Wood Family Farm of Hamilton County, LLC or a successor in interest (the “Owner”) with respect to the Park District. The Park District shall be developed as a nature-focused park/recreation area available to the general public (the “Park”). The Park District shall serve as a trail head of the Monon Trail. The following standards shall apply to District 2:

- Open-sided shelters shall be permitted.
- Enclosed buildings for park-related activities and/or facilities such as restrooms, maintenance, and similar other uses deemed appropriate for a passive activity park as determined by the Director of Community Development, shall be permitted.
- Park amenities shall include the following:
 - a) Playground equipment;
 - b) Lighting and safety features as may be reasonably required for a dusk-to-dawn community park;
 - c) Exercise stations;
 - d) Lawn area for recreational play such as frisbee, croquet, corn hole, etc;
 - e) Sculptured walking areas;
 - f) Crushed stone trails similar to Cool Creek connecting features within the Park; and
 - g) Other similar amenities and features commonly related to a passive park use as determined by the Director of the Community Development Department.
- An application for Detailed Development Plan Review for the park/trail head in District 2 shall be submitted to the Community Development Department within one year from the issuance of the first Improvement Location Permit for the Real Estate. The park amenities listed above shall be installed within District 2 within one year of the aforementioned Detailed Development application submittal unless The Director of the Community Development Department approves an extension due to unforeseen circumstances.
- Development of District 2, the Park District, shall be in substantial compliance with Exhibit N, the Park Plan, as determined by the Director of Community Development.
- The playground required as part of this section shall be similar to the character and quality shown in Exhibit M, Playground Equipment, as determined by the Director of Community Development.

Section 9. Development Standards

9.1 Article 6.14 Parking and Loading Standards:

- A maximum of three (3) rows of parking and two (2) associated drive aisles shall be permitted to exist in the 191st Street Front Yard and Grand Park Boulevard Front Yard within District 1.

ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS ____ DAY OF
_____, 2023.

WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

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

I hereby certify **ORDINANCE 22-19** was delivered to the Mayor of Westfield on the _____ day of _____, 2023.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 22-19
this _____ day of _____, 2023.

I hereby VETO ORDINANCE 22-19
this _____ day of _____, 2023.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

Exhibit A

Gerth Property Legal Description

Part of the Northwest Quarter of Section 25, Township 19 North, Range 3 East, Washington Township, Hamilton County, State of Indiana being more particularly described as follows:

Commencing at the South East corner of the North West quarter of Section 25, Township 19 North, Range 3 East, thence West 1559.27 feet along the south line of said quarter section to the true point of Beginning, said point being a boat spike set in the middle of the pavement, thence continuing along said South section line 179.65 feet to a point, said point being a boat spike set in the pavement in line with a fence to the North, thence N 0° 55' 41" E 1238.90 feet along said fence line to a point; said point being an iron pipe set in the Westerly Right of Way of the Monon Railroad, thence S 32° 32' 33" E 325.52 feet along said Right of Way to a point, said point being an iron pipe set in the Westerly Right of Way of said Railroad, thence departing from said Right of Way S 0° 55' 41" W 964.46 feet to the Point of Beginning and containing 4.54 acres .

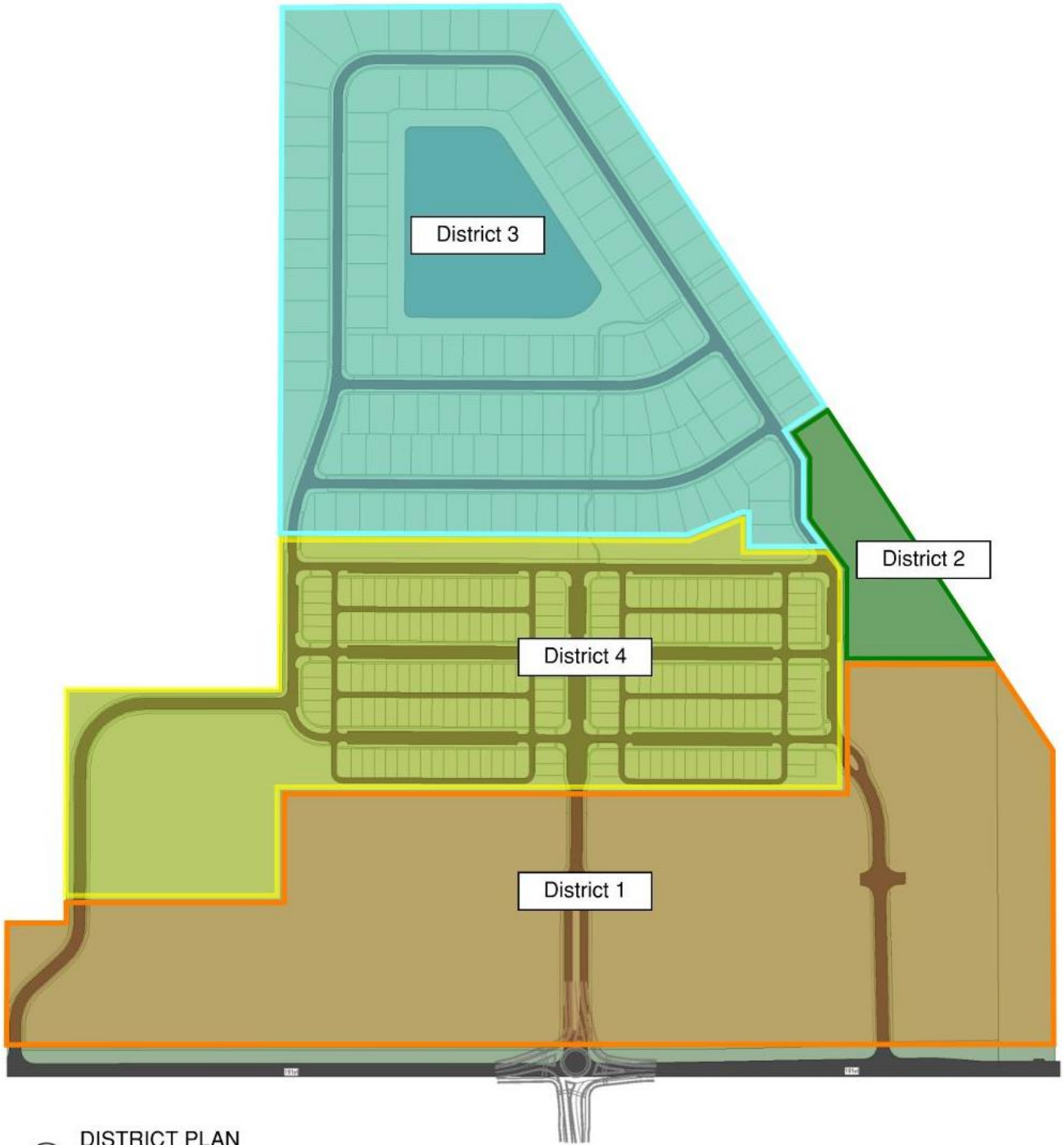
Exhibit B

Original Woods-Robinson-Briggs PUD Legal Description (sans Gerth Property)

A part of the Southeast Quarter of Section 23, part of the Northwest Quarter of Section 25, and part of the Northeast Quarter of Section 26 all in Township 19 North, Range 3 East Hamilton County, Indiana, described as follows:

BEGINNING at the Southeast Corner of the Northeast Quarter of Section 26; thence along the south line of said Quarter South 89 degrees 54 minutes 14 seconds West (bearings are derived from coordinates based on the Indiana State Plane Coordinate System East Zone NAD 83 (2011) epoch 2010.0) a distance of 1323.22 feet to the Southeast Corner of the West Half of said northeast Quarter; thence continue along the south line of said Quarter Section South 89 degrees 54 minutes 14 seconds West 850.18 feet to a point 188.57 feet west of the Southwest Corner of the East Half of said Half Quarter Section; thence parallel with the west line of said East Half of said West Half Quarter Section North 00 degree 13 minutes 27 seconds East 462.01 feet; thence parallel with aforesaid south line North 89 degrees 54 minutes 14 seconds East 188.57 feet to the west line of the East Half of said West Half; thence along said west line North 00 degree 13 minutes 27 seconds East 723.04 feet to the northwest corner of 18 acres off the entire south end of said Half Half Quarter Section; thence along the north line of said 18 acres North 89 degrees 54 minutes 14 seconds East 661.74 feet to the northeast corner of said 18 acres; thence along the west line of the East Half of said Northeast Quarter North 00 degrees 13 minutes 50 seconds East 1463.08 feet to the Southwest Corner of the South Half of the of the Southeast Quarter of the Southeast Quarter of said Section 23; thence along the west line of said Half Quarter Quarter of said Section 23 North 00 degrees 01 minute 08 seconds West 663.50 feet to the Northwest Corner of the South Half of the Southeast Quarter of said Southeast Quarter; thence along the north line of said Half Quarter Quarter Section North 89 degrees 39 minutes 04 seconds East 866.88 feet to the westerly line of the lands of the City of Westfield (Former Monon Railroad); thence along said westerly line South 33 degrees 30 minutes 30 seconds East 2461.68 feet to the east northeast corner of the lands of the Wood Family Farm of Hamilton County, LLC as described in Instrument No. 2015012811; thence along the east line of Wood South 00 degrees 16 minutes 39 seconds East 1242.37 feet to the south line of the Northwest Quarter of said Section 25; thence along said south line South 88 degrees 46 minutes 09 seconds West 919.30 feet to the place of beginning, containing 157.53 acres, more or less.

Exhibit C
District Plan



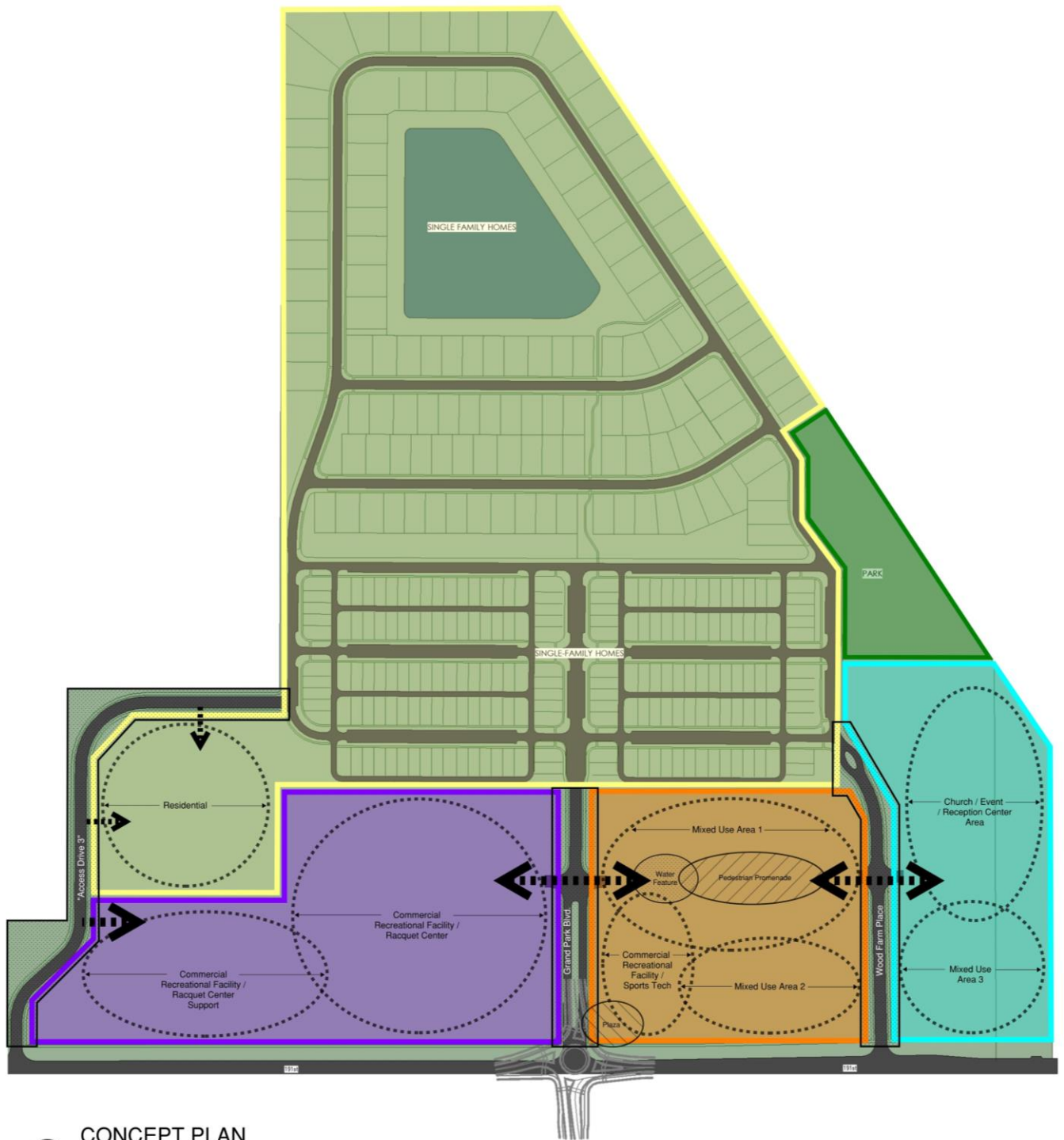
① DISTRICT PLAN
1" = 400'-0"

11/18/22

 **Cooler Design**
ARCHITECTURE • PLANNING • INTERIOR DESIGN

Exhibit D

Concept Plan



1 CONCEPT PLAN
1" = 400'-0"

Area "A"	
Area "B"	
Area "C"	Park Area
Area "D"	Entry Drives

11/18/22



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

Exhibit E

Grand Park Boulevard Landscape



1



2



3



4



5

Exhibit F

Wood Farm Place and “Access Drive 3” Landscape



Exhibit G
Water Feature



Exhibit H
Pedestrian Promenade

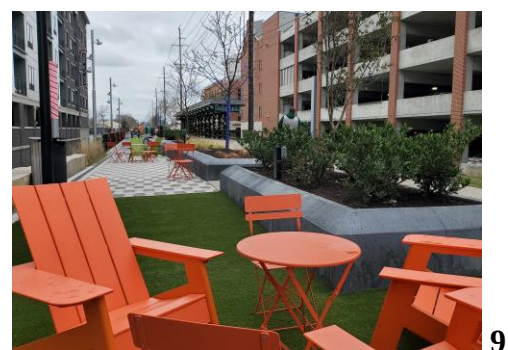
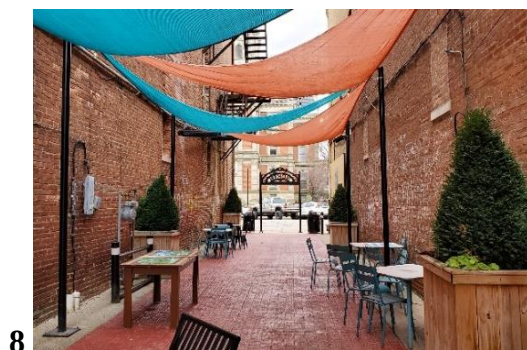
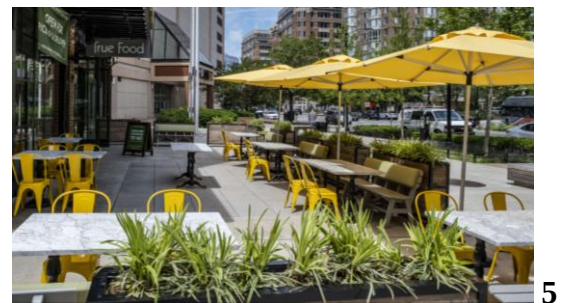


Exhibit I

Plaza



Exhibit J
Mixed-use Area(s)

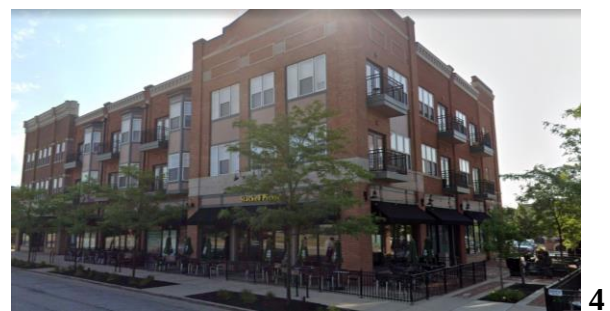


Exhibit K

Church / Event / Reception Center Area



1



2



3



4



5



6



7



8

Exhibit L

Commercial Recreational Facilities

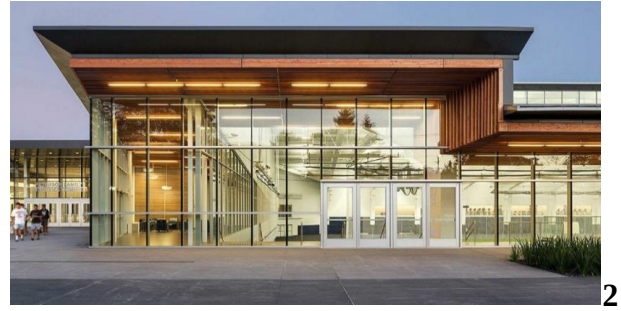
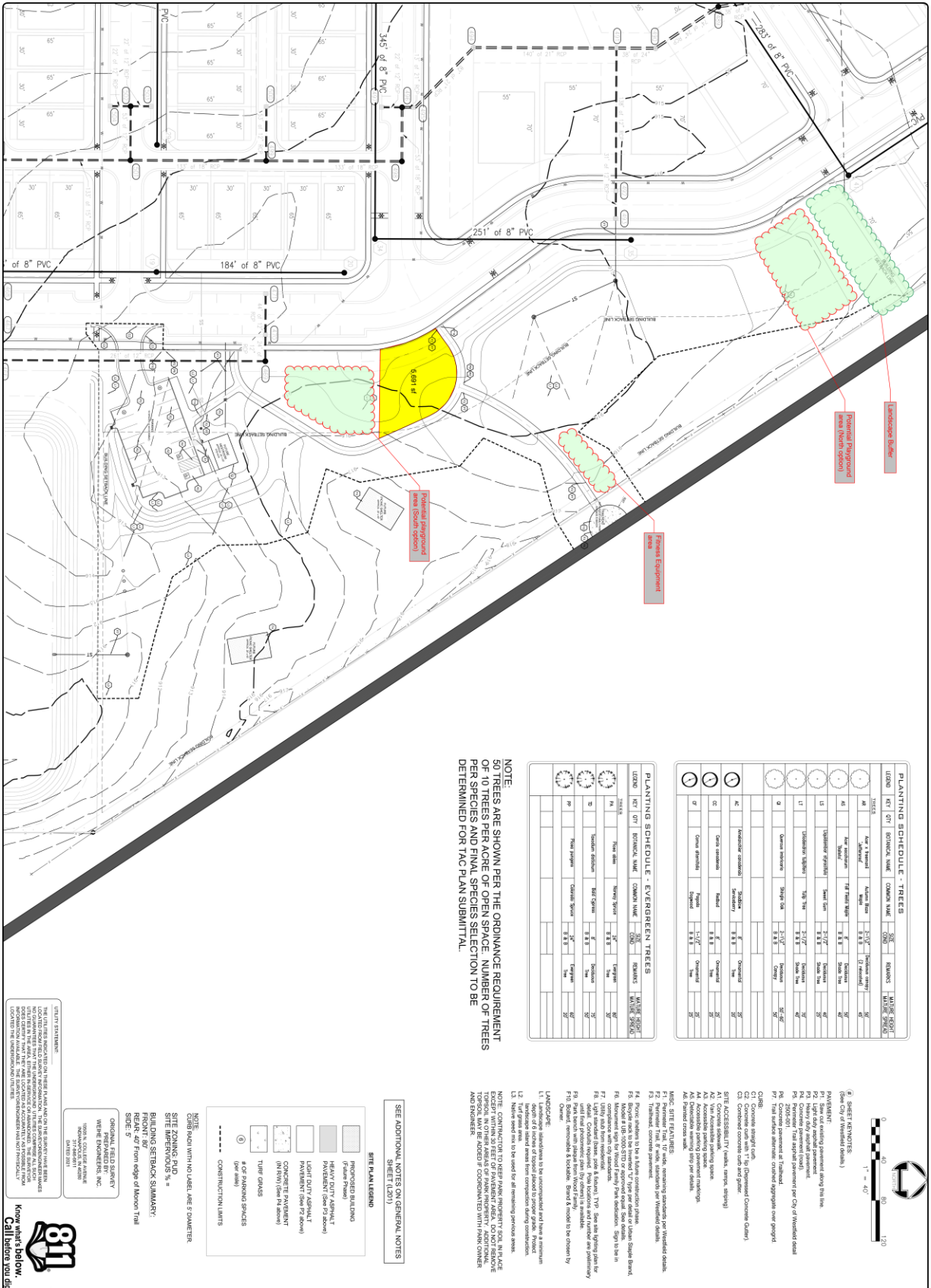


Exhibit M
Playground Equipment

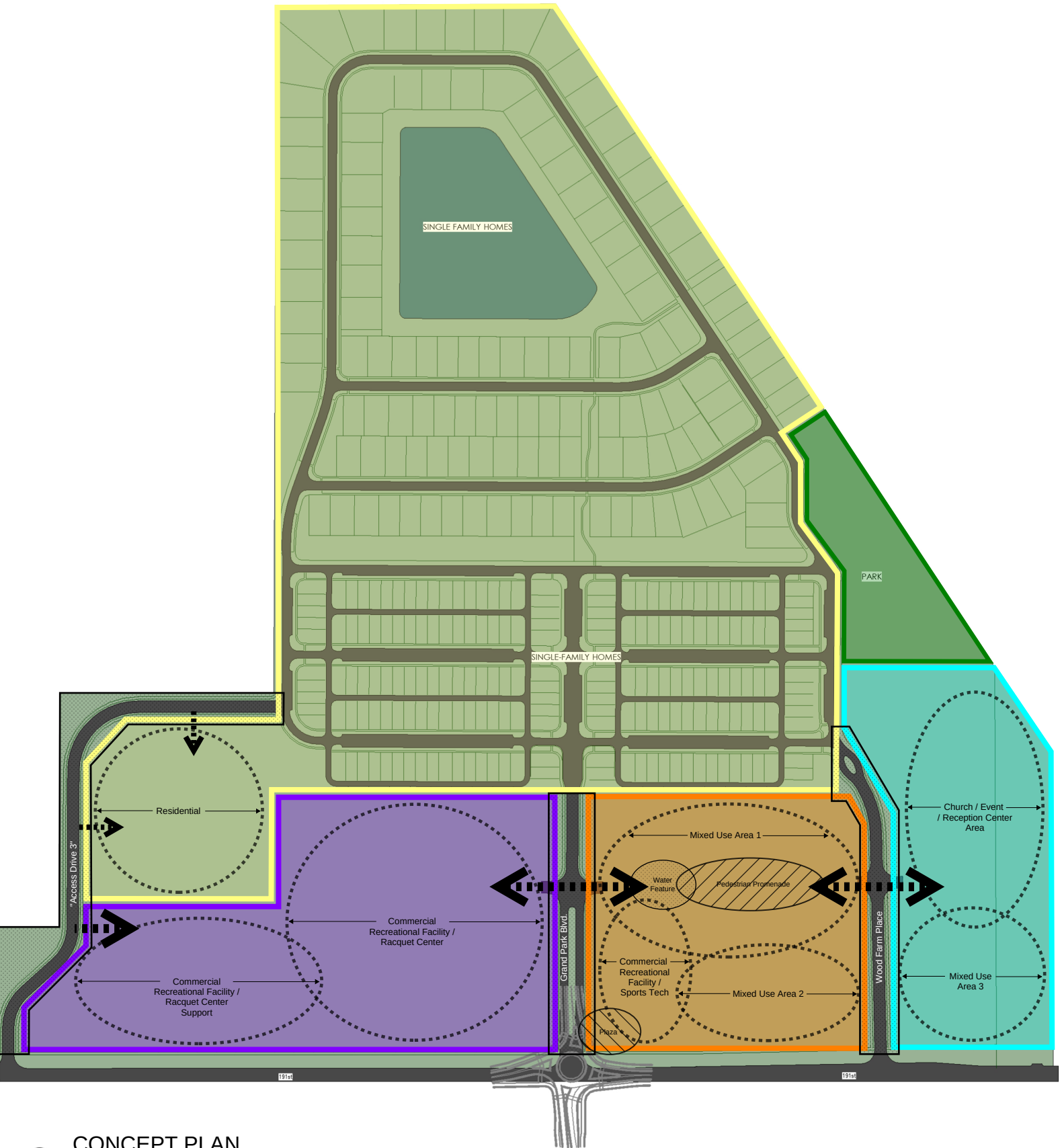


Exhibit N

Park Plan



CONCEPT PLAN



1 CONCEPT PLAN
1" = 400'-0"

Area "A"

Area "B"

Area "C"

Area "D"

Park Area

Entry Drives

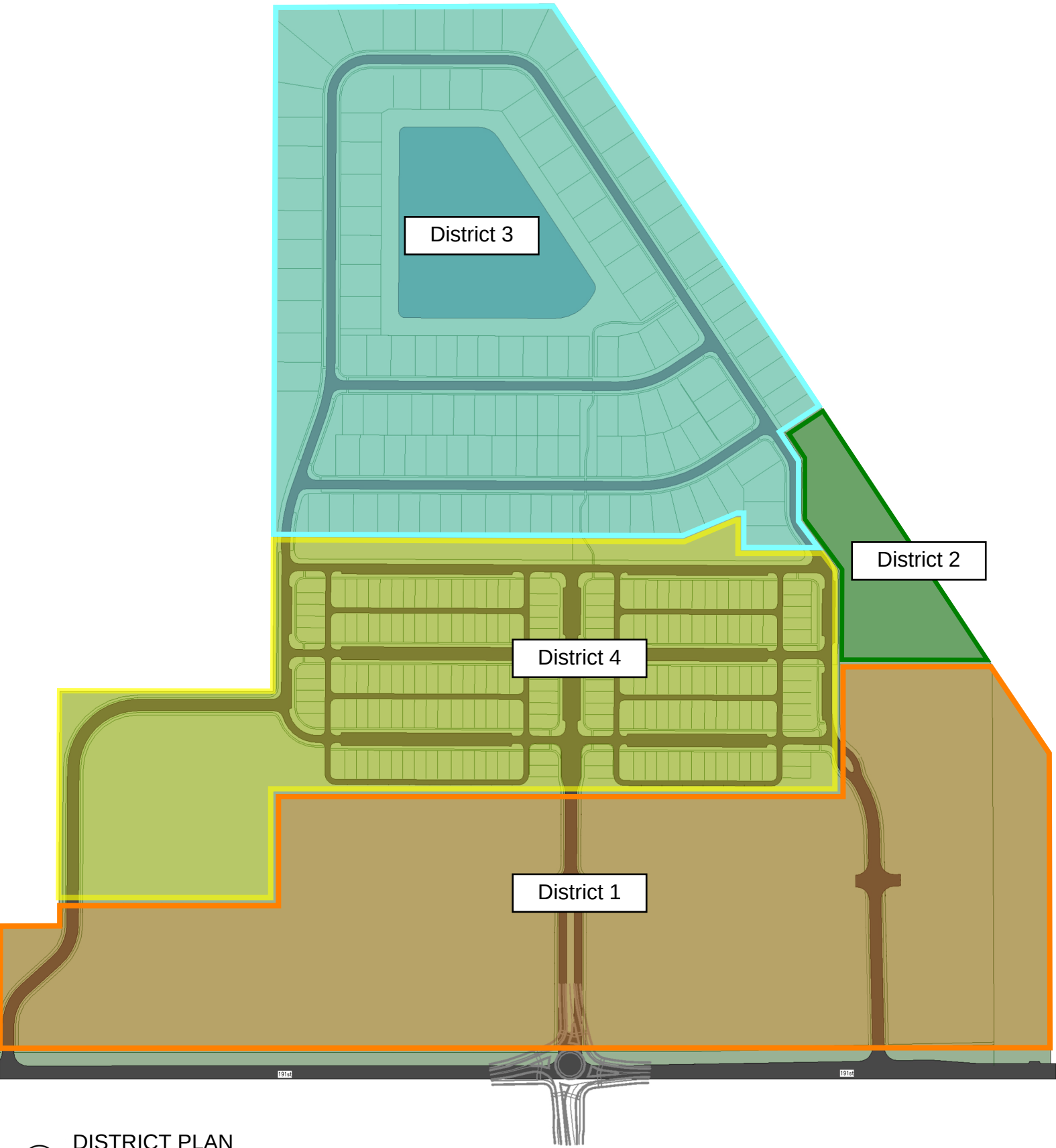
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DISTRICT PLAN



① DISTRICT PLAN
1" = 400'-0"

11/18/22



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

Exhibit E

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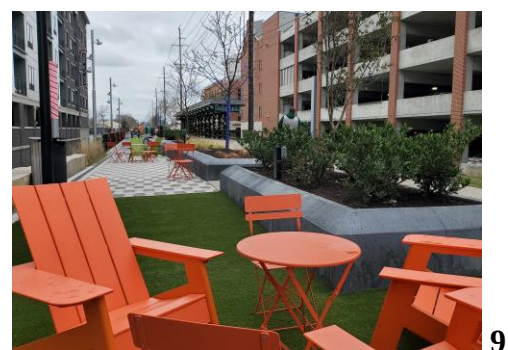
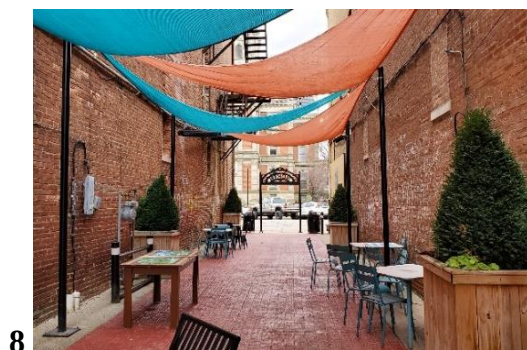
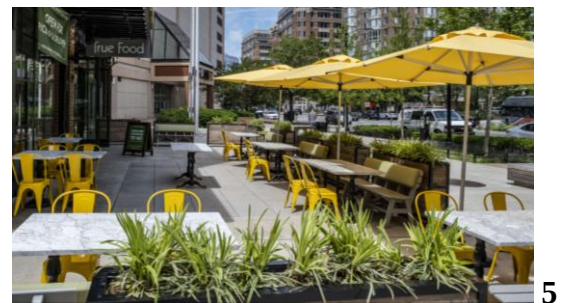


Exhibit I

Plaza



Exhibit J
Mixed-use Area(s)

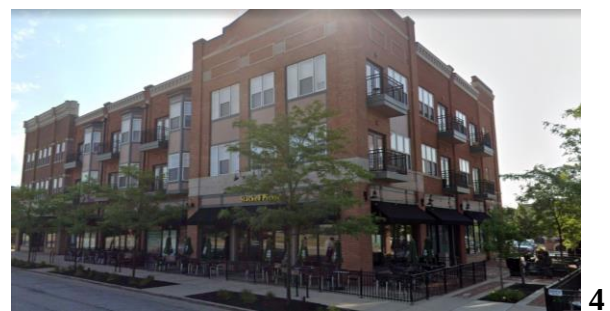


Exhibit K

Church / Event / Reception Center Area



Exhibit L

Commercial Recreational Facilities

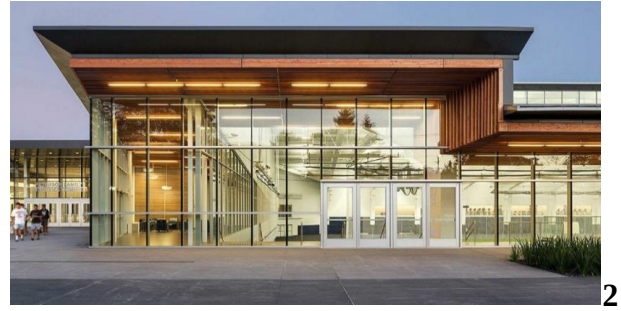
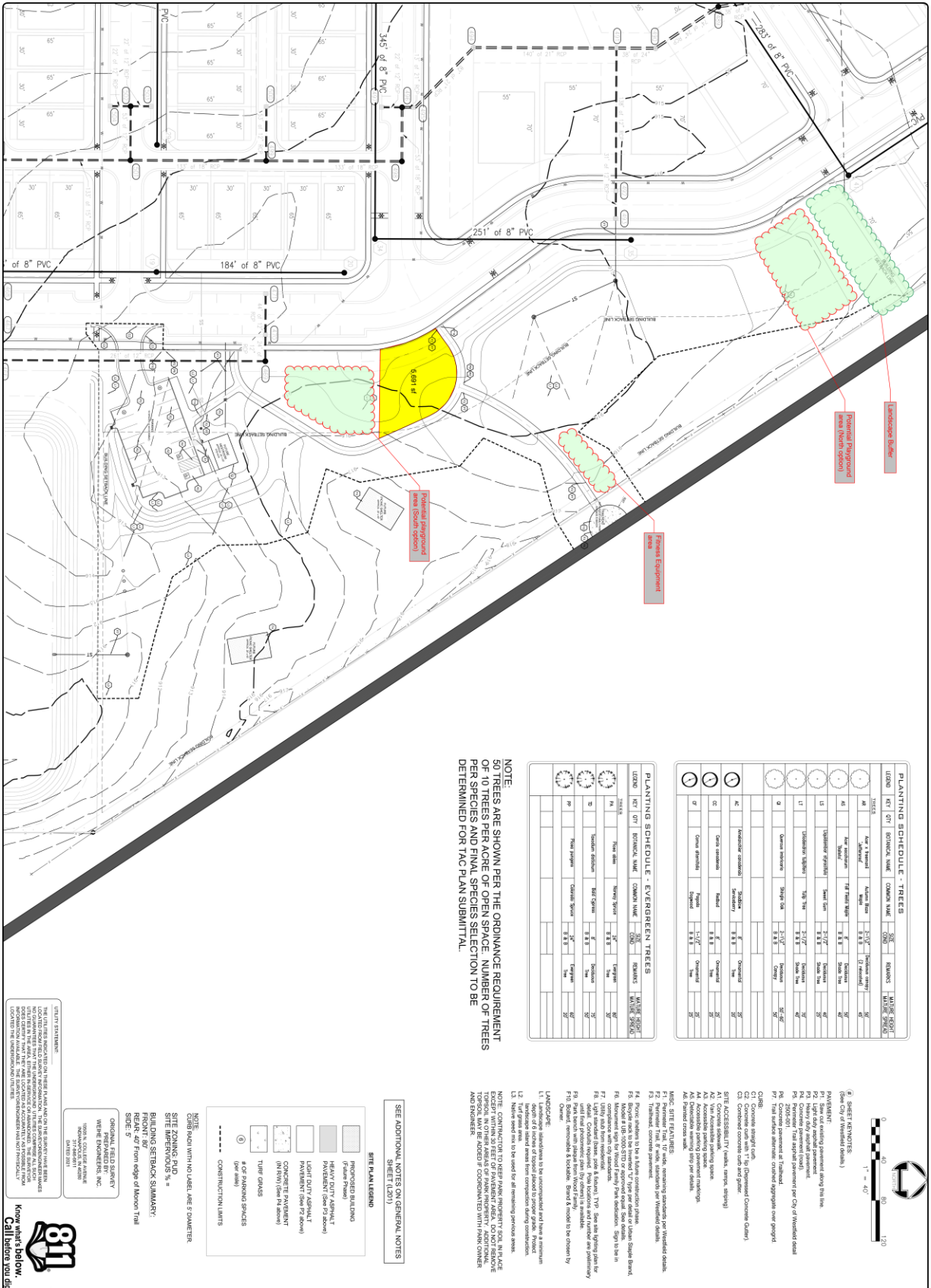


Exhibit M
Playground Equipment



Exhibit N

Park Plan





Petition Number: 2211-DDP-42

Project Name: Northpoint Commerce Park Lot 3

Subject Site Address: 20376 Commerce Park Drive

Petitioner: JRF Construction by Fritz Engineering, LLC

Request: Detailed Development Plan review of a 10,000 SF commercial building on 1.37 acres +/- in the Northpoint PUD Zoning District.

Current Zoning: Northpoint PUD District, Commerce Park w/ underlying "EI" zoning

Current Land Use: Vacant

Approximate Acreage: 1.37 acres +/-

Property History: Northpoint PUD (Ord. [17-51](#); adopted August 13, 2018)
Northpoint PUD Amendment (Ord. [21-17](#); adopted April 26, 2021)
Overall Development Plan (1811-ODP-16; approved Nov. 19, 2018)
Primary Plat (1811-SFP-16; approved Nov. 19, 2018)
Secondary Plat (2206-SFP-37)

Staff Reviewer: Daine Crabtree, Senior Planner

PROCEDURAL

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

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

The plans comply.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

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

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

The plans comply.

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

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

DISTRICT STANDARDS

The plans comply.

23) Lot Standards for Commerce Parke: (Ord. 17-51)

- | | |
|-----------------------------------|--|
| a) Minimum Lot Area: | 1 acre |
| b) Minimum Lot Frontage: | 70 feet |
| c) Minimum Width at Setback Line: | 100 feet |
| d) Minimum Front Yard Setbacks: | 30 feet |
| e) Minimum Parking Lot Setback: | 20 feet (from the property line abutting any street) |
| f) Minimum Side Yard: | 10 feet |
| g) Minimum Rear Yard: | 10 feet |

DEVELOPMENT STANDARDS (Chapter 6 of UDO, Northpoint PUD District (Ord. 17-51), and Northpoint PUD Amendment (Ord. 21-17)

The plans comply.

24) Accessory Use and Building Standards (Article 6.1)

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

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

25) Architectural Standards

A. Article 6.3 of the UDO

- i. *Industrial Districts:* All new nonresidential buildings or building additions located within an Industrial District shall comply with the following:
 - 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:
 - (a) 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:
 - (i) A minimum of sixty percent (60%) of the Building Façade (exclusive of window and doors) shall be Masonry Materials.
 - (ii) 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.
 - (iii) No loading spaces, loading docks or oversized service doors shall be permitted on an External Façade, as defined herein.
 - (b) 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.).

B. Ord. 17-51 Northpoint PUD

- i. Character Exhibit. The Character Exhibits, attached hereto as Exhibit E (As to the Townes), Exhibit F (as to Quadraplex Dwellings in the Villas) Exhibit G (as to the Villas), Exhibit H (as to the Business Parke), Exhibit I (as to the Commerce Parke) and Exhibit J (as to The Shoppes), are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the District. Buildings shall be constructed substantially similar to those in the Character Exhibit.

- ii. Architectural Standards for Commerce Parke:

- a. District 3 Architecture for Primary and Secondary Facades fronting on a public right of way, or which are visible from adjoining residential uses, shall comply with the Architectural Requirements of Article 5.3(K) of the UDO. Any references in Article 5.3(K) to State Road 32 shall be interpreted to apply to the public right of way upon which the structure fronts.

Comment: The east façade is the only façade fronting a public right of way. The east façade is also the only façade that will be visible from adjoining residential uses.

- (a) Roof Design.

- (i) Roofs may be either residential character or Low Slope. Roofing material shall be a minimum of commercial grade dimensional asphalt shingle, cedar shake, slate, metal roofing or rubber roofing.
- (ii) All roofs must incorporate appropriately sloped roofs, tall parapets or screen walls to architecturally conceal roof-mounted equipment.
- (iii) Rooftop equipment screens and rooftop penetrations (i.e., vents) shall be of a color compatible with the overall building or roof color (not an accent color).
- (iv) Where pitched roofs are used, the main pitch of the roof shall be not less the 6:12.

- b. Facade Rule - All building elevations shall either be considered a Primary or Secondary Facade. All Facades facing Grassy Branch Road, East Street, State Road 38, 196th Street, or other dedicated street shall meet the Primary Facade requirements contained herein.

Comment: Only the east elevation faces a dedicated street (Commerce Parke Drive). This is the only facade considered a Primary Façade.

- a) Facade Materials

- (i) Primary Facade Materials

1. Permitted building finish materials for the Primary Façade include: Brick (clay), natural stone, simulated cut stone, finished (textured and painted) concrete, finished (textured) pre-cast concrete panels, tile (ceramic or porcelain) architectural block (textured) and EFIS (Dryvit) wall systems (if used for a maximum of 50% of the facade and only if it is used at least eight feet (8') above grade), steel or architecturally insulated metal panel systems (if used for a maximum of 50% of the facade).
2. Prohibited building finish materials on the Primary Facades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass, vinyl siding.
3. Primary Facades may have window glazing or glass storefronts.
4. Permitted building trim materials include: brick (clay), stone, simulated cut stone, tile (ceramic or porcelain), wood, glass, painted aluminum, formed polymers and EIFS (Drive).
5. Colors used on building facades must be complementary. Natural, muted colors should serve as the Primary Façade color, with brighter colors used as limited accents.
6. Decorative architectural lighting is required at a minimum of one fixture every 40 feet on Primary Façades.
7. On Primary Façades which do not face a primary arterial, overhead doors may be permitted on the Primary Façade elevations.

(b) Secondary Façades Materials

- (i) In addition to those materials permitted for the Primary Facade, the Secondary Façade may include architectural metal wall panels.
- (ii) Prohibited building finish materials on the Secondary Façades include: wood, plywood, unfinished concrete or unfinished concrete panels, plastics, reflective glass.
- (iii) Overhead doors are permitted on Secondary Façade elevations, but shall not be orientated towards a public right-of-way.

C. Article 5.3(K) of the UDO –

Comment: Applicable to east elevation only.

- i. General Design Theme Standards
- ii. 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.

- 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:
 - (a) 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.
 - (b) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion.
 - (c) 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:
 - (a) 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:
 - (a) Flat Roofs
 - (i) Flat roofs are permitted if edged by a parapet wall with an articulated, three-dimensional cornice.
 - (ii) 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)
 - (iii) 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 (1) of the following:
 - 1. 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.

2. 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.

- (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

h. Windows

- (a) 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.
- (b) 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.

i. Awnings

j. Drive-thru and Fueling Stations

k. Building Materials

- (a) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor
- (b) Masonry Materials shall be used to create a wainscot or brick-wrap effect around buildings.
- (c) 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.
- (d) 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.

- (e) 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.

I. Accessory Buildings

Misc.

26) Building Standards (Article 6.4)

27) Fence Standards

A. Article 6.5

- i. Fences enclosing an Institutional Use or a business or industrial property may consist of an open mesh fence not to exceed a height of ten (10) feet, unless otherwise further restricted by this Ordinance.

28) Height Standards

A. Article 6.6 of the UDO

B. Ord. 17-51

- i. Maximum building height – 35'

29) Landscaping Standards

A. Article 6.8 of the UDO

Content of Landscape Plan

Selection, Installation, and Maintenance of Plant Materials

General Landscaping Design Standards

General Screening Standards

Minimum Lot Landscaping

Foundation Plantings

External Street Frontage Landscaping Requirements

Parking Area Landscaping

B. Ord. 17-51

- i. Article 6.8 N of the UDO shall be replaced by this section.
- ii. Plantings in buffer yards should physically separate and visually screen different land uses and/or zoning districts from one another without precluding connectivity between uses. Plants (inclusive of bushes/shrubs) used for screening must be at least eighteen (18) to twenty-four (24) inches tall when planted. Evergreen trees required for screening must be

- between six (6) and eight (8) feet in height at the time of planting. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- iii. A twenty-foot (20') buffer yard shall be required around the perimeter of each District except as follows:
 - a. Buffer along the northern, western, southern and eastern borders of the Commerce Parke
 - (a) In the areas as shown on Buffer Plan, Exhibit "D" a forty-foot (40') buffer yard shall be required and shall be improved as follows:
 - (i) The buffer yard shall have a six-foot (6') mound.
 - (ii) Shall be landscaped per this Ordinance.
 - (iii) Evergreen trees shall be planted on or near the top of the mound.
 - (b) Buffer yard planting requirements shall be included with the Development Plan Review of each parcel.
 - b. Buffer yards that are not additionally road frontage shall be landscaped per this subsection, with the exception of areas encompassed by easements prohibiting landscaping, where no landscaping shall be required. Buffer yards that are additionally road frontage shall be landscaped per the buffer yard requirements of External Street Frontage Landscaping per Section 6.8 (M) of the UDO.
 - iv. Within buffer yards at least eight (8) evergreen trees per one hundred (100) linear feet and five (5) evergreen shrubs per one (100) hundred linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. Staggering evergreen trees on alternating sides of the mound shall be utilized when feasible.
 - v. If woodlands are located within buffer yards, preserved trees may be substituted for required plants in buffer yards with the requirement for mounding/fencing eliminated. In the NW corner of the property located north of the 203rd Street extension (as shown on the Concept Plan) a forty (40) foot tree preservation area shall be utilized as the buffering requirement without any mounding or fencing. Prior to development adjacent to this tree preservation area, a tree preservation plan prepared in accordance with Article 6.8(E)(4) of the UDO shall be approved by the Director.
 - vi. In non-residential districts, trees required to be planted in buffer yards shall be credited toward total on-site landscaping requirements set forth in the UDO.
 - vii. Buffer yards shall not be required between uses within the same districts or within subdivisions.

30) Lighting Standards (Article 6.9)

31) Lot Standards (Article 6.10)

32) Outside Storage and Display

A. Article 6.12

B. Ord. 17-51

- i. Uses in the Commerce Parke shall be permitted to have outside storage subject to the screening/buffering requirements as set forth in this Ordinance.
- ii. Outside storage shall be permitted in District 2 in accordance with Article 6.12(D) of the UDO.
- iii. No outside storage shall be permitted within District 1 or District 3, or within one hundred feet (100') of the right-of-way of the new East Street extension, Grassy Branch Road, or US 31 within District 2.
- iv. Service/Material Yard and Storage Areas.
 - a. Article 6.12(D)(2) of the UDO shall apply with the following addition: Must be completely screened as follows:
 - (a) The fence required under Article 6.12(D)(2)(b) of the UDO shall be an opaque wood privacy fence, the style of which shall be consistent throughout the Commerce Parke.

33) Parking and Loading Standards (Article 6.14)

- A. Loading Docks. Any loading dock shall be designed to be visually obscured from public right-of-way by buildings, a screening wall, topography, vegetation and/or landscaping (Ord. 17-51)
- B. Required Spaces: Off-street Parking Spaces shall be provided as follows:
 - a. 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: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit.
 - 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.
- D. Lighting: A system of lights shall be installed to provide an adequate standard of illumination over the entire Parking Area of business Uses during business hours and minimum-security illumination during nonbusiness hours. All lights shall be shielded so that minimum glare will extend to the adjacent property and meet the requirements of Article 6.9 Lighting Standards.

34) Performance Standards (Article 6.15)

- A. In addition to the requirements of Article 6.15, B (4) of the UDO, the following shall apply (Ord. 17-51)
 - i. No outdoor speakers shall be used in conjunction with any uses between the hours of 11 P.M. and 6 A.M.

35) Setback Standards (Article 6.16)

36) Sign Standards (Article 6.17)

37) Vision Clearance Standards (Article 6.19)

- A. Vision Clearance: No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
- i. Forty (40) feet from intersections of Collectors or Local Streets.
 - ii. Seventy-five (75) feet from intersections of Expressways or Arterials.
 - iii. Ten (10) feet from intersections of Driveways or Alleys.
 - iv. Twenty-five (25) feet from intersections of Private Streets.

38) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO and Northpoint PUD District (Ord. 17-51))

The plans comply.

39) Block Standards (Article 8.1)

40) Easement Standards (Article 8.3)

41) Monument and Marker Standards (Article 8.5)

42) Open Space and Amenity Standards (Article 8.6)

43) Pedestrian Network Standards (Article 8.7)

- A. 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).

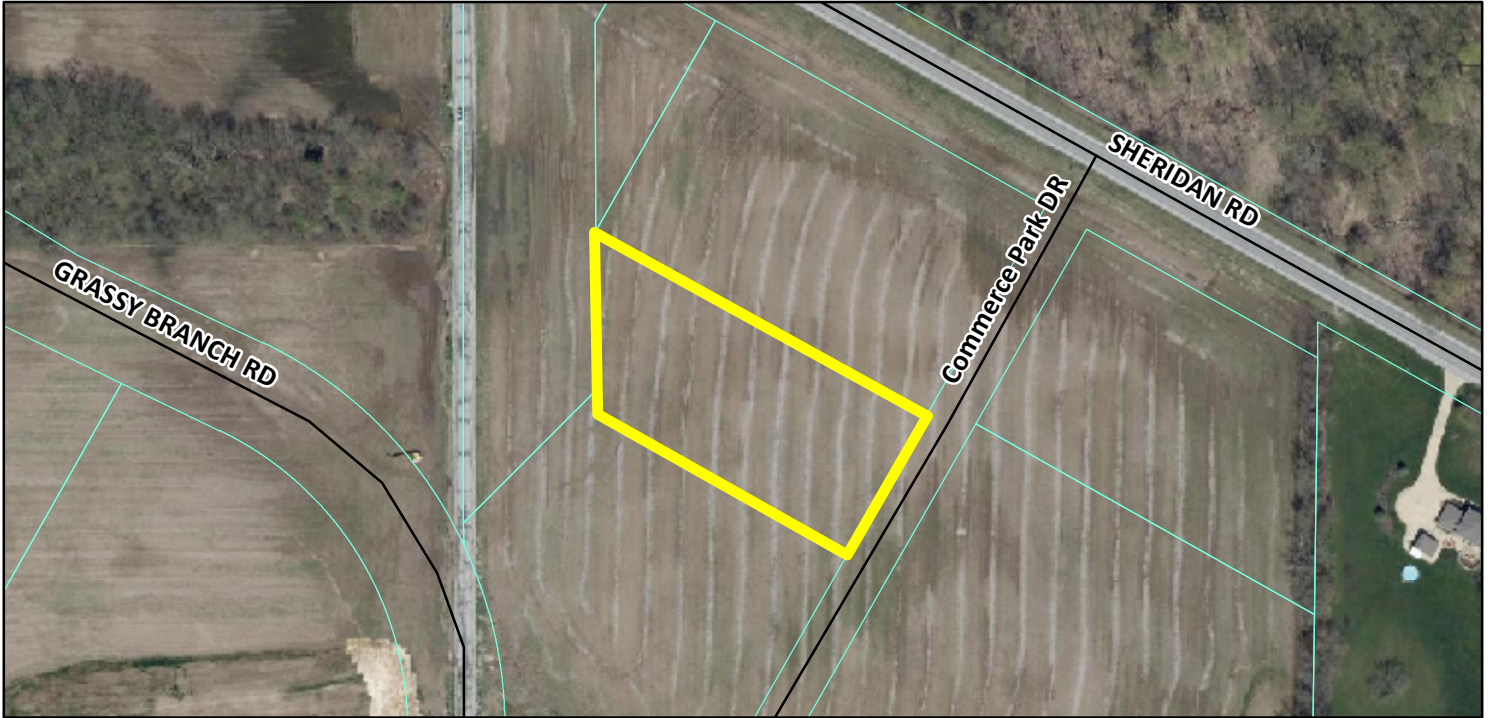


- 44) Storm Water Standards (Article 8.8)
- 45) Street and Right-of-Way Standards (Article 8.9)
- 46) Street Light Standards (Article 8.10)
- 47) Street Sign Standards (Article 8.11)
- 48) Surety Standards (Article 8.12)
- 49) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

- 1) The plans as presented comply with the applicable zoning ordinances.
- 2) Action: Approve Detailed Development Plan 2211-DDP-42 with the following condition:
 - That all necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to any work beginning on the Property.
- 3) If any Plan Commission member has questions prior to the meeting, then please contact Daine Crabtree at dcrabtree@westfield.in.gov or (317) 416-2586

Aerial Location Map



Zoning Map



PRELIMINARY
NOT FOR
CONSTRUCTION

PER CITIZENS REV NO. 1	12/07/2022	NMS
PER TAC LETTER NO. 1	12/07/2022	NMS
REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND:

"IT'S THE LAW"
811
Know what's below.
Call before you dig.
2 WORKING DAYS BEFORE YOU DIG.

PROJECT:
NORTHPOINT COMMERCE PARK LOT 3

PROJECT LOCATION:
20376 COMMERCE PARK DR.
WESTFIELD, INDIANA 46074
HAMILTON COUNTY

SECTION, TOWNSHIP, RANGE:
NW 1/4, S20, T19N, R4E

CLIENT:
DESIGN & BUILD CORP.

10029 EAST 126TH STREET
FISHERS, IN 46038

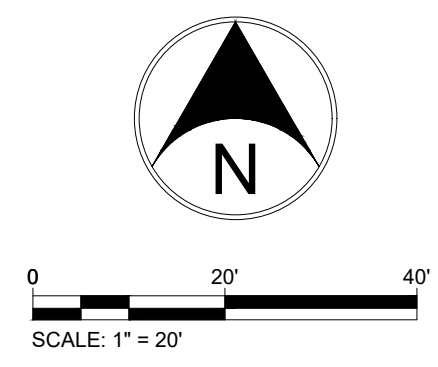
PLAN DATE:
12/21/2022

DESIGN: AF / KG	CHECK: NMS / AF	DRAWN: KG
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PROJECT NO:
2209008

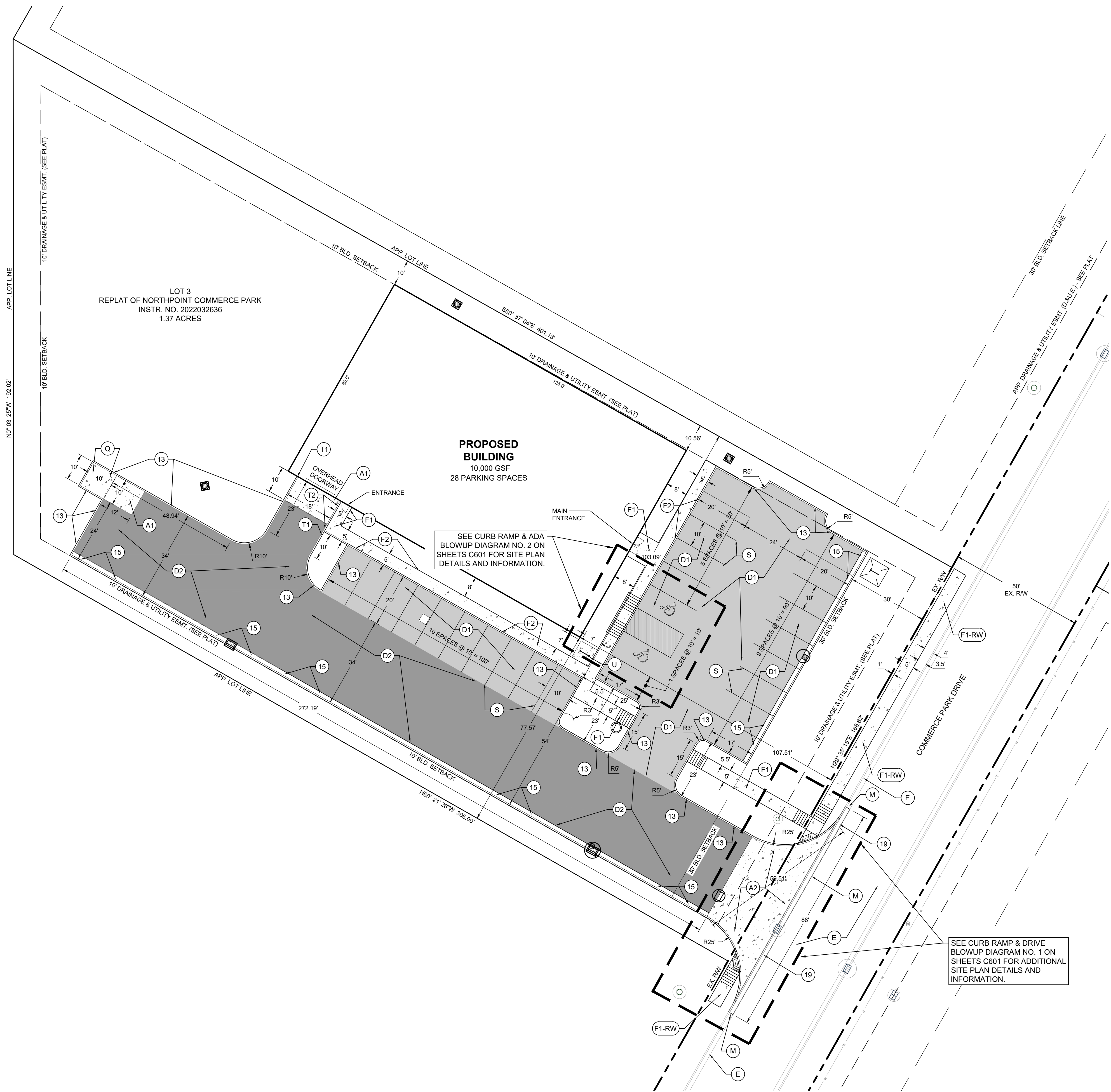
SHEET NAME:
SITE LAYOUT PLAN

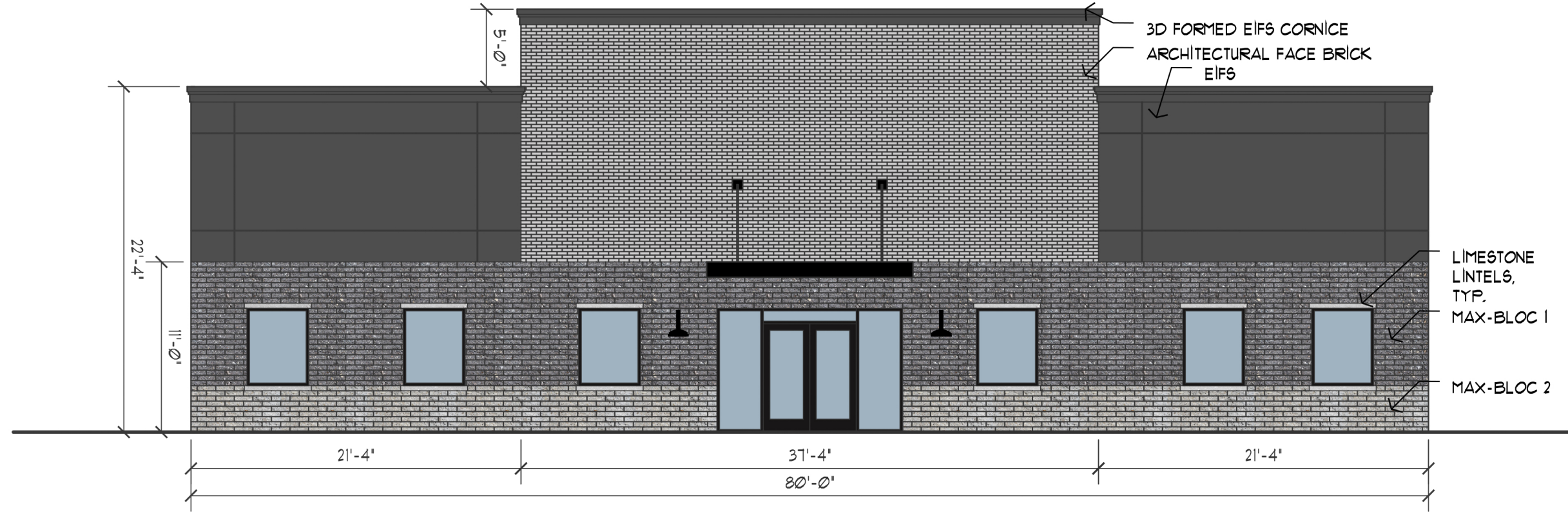
SHEET NO.
C201



- KEYNOTES:**
- A1 CONCRETE PAVEMENT (CLASS 1 - SEE DETAILS).
 - A2 CONCRETE PAVEMENT MEETING CLASS III DRIVE INDOT STANDARD DRAWING / DETAIL.
 - D1 LIGHT DUTY ASPHALT PAVEMENT (SEE DETAILS).
 - D2 HEAVY DUTY ASPHALT PAVEMENT (SEE DETAILS).
 - E EXISTING SIDEWALK / CURB / PAVEMENT TO REMAIN.
 - F1 CONCRETE SIDEWALK.
 - F2 INTEGRAL CURB AND WALK.
 - (F1-RW) RIGHT-OF-WAY CONCRETE SIDEWALK (WALK SHALL ADHERE TO THE CORRESPONDING MUNICIPALITY RIGHT-OF-WAY DETAIL AND STANDARDS, AS APPLICABLE).
 - M MATCH EXISTING *CURB AND SIDEWALK CONSTRUCTION SHALL MEET AND CONNECT INTO EXISTING CURB AND WALK AT EXISTING JOINTS. FIELD ADJUST AS NECESSARY FOR THIS WALK BLEND TRANSITION. CROSS SLOPE REQUIREMENTS SHALL BE MAINTAINED. THE LONGITUDINAL / RUNNING SLOPE FOR THIS WALK BLEND TRANSITION SHALL EITHER MATCH THE EXISTING ROADWAY SLOPE AND / OR SHALL HAVE A MAXIMUM SLOPE OF 5.00%. IF THE WALK BLEND TRANSITION EXCEEDS TWO (2) JOINT PANELS OR 10 LINEAR FEET, CONTACT ENGINEER FOR GUIDANCE.
 - Q DUMPSTER PAD AND ENCLOSURE. SEE DETAILS FOR DUMPSTER PAD PAVEMENT TYPE (CONCRETE) AND SPECIFICATIONS. FOR ENCLOSURE, SEE ARCHITECTURAL PLANS.
 - S STRIPING AS SHOWN. PARKING SPACE STRIPING SHALL BE 4 INCH WHITE PAVEMENT MARKING, TYPICAL.
 - T1 CURB TAPER.
 - T2 FLUSH CURB.
 - U BICYCLE PARKING (U-SHAPED, BLACK THERMOPLASTIC POWDER COATED).
 - 13 6 INCH CONCRETE "STRAIGHT" CURB.
 - 15 24 INCH WIDE CONCRETE CURB AND GUTTER.
 - 19 24 INCH WIDE DEPRESSED CURB AND GUTTER.

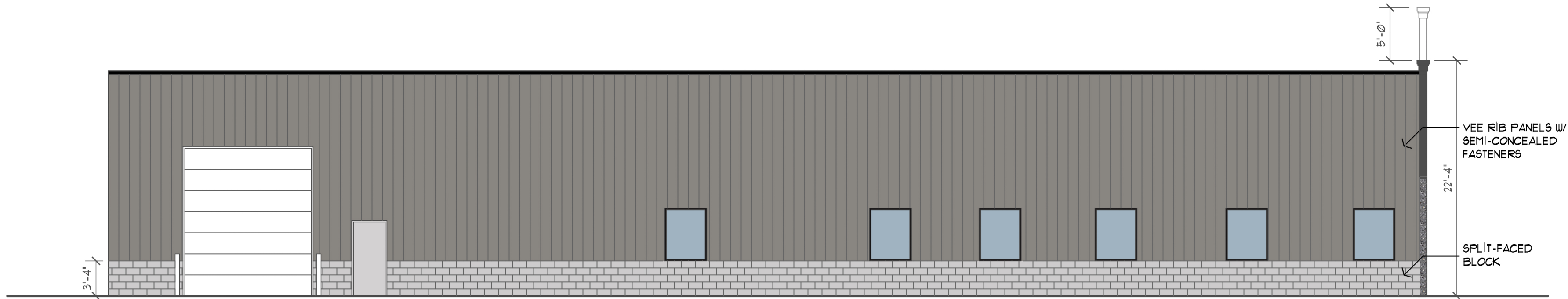
PARKING CALCULATION	
REQUIRED	SPACES PROVIDED FOR 10 EMPLOYEES
ONE (1) SPACE FOR EACH TWO (2) EMPLOYEES, AS RELATED TO WORKING PERIOD WHEN THE LARGEST NUMBER OF EMPLOYEES ARE EMPLOYED ON THE PREMISES.	25 REGULAR PARKING SPACES, 2 ADA SPACES





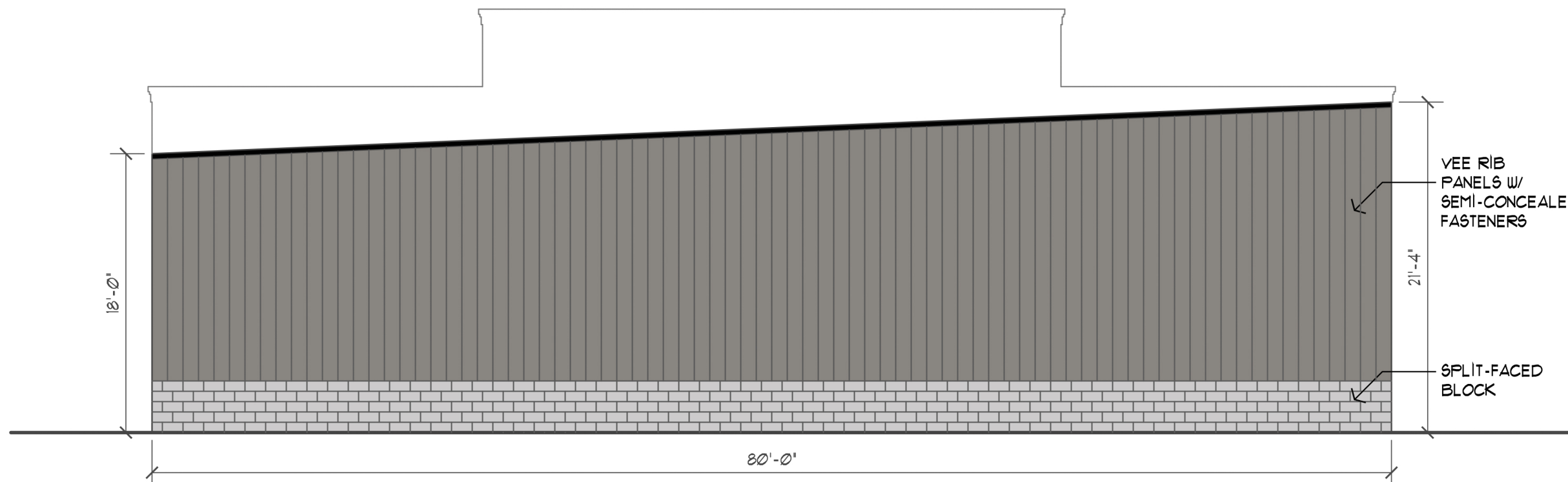
EAST ELEVATION - PRIMARY FACADE
SCALE: 1/8" = 1'-0"

TOTAL ELEVATION: 1973SF
WINDOWS/DOORS: 216SF
MASONRY: 1236SF (70%)
EIFS PANELS: 440SF (25%)
OTHER: 81SF (5%)



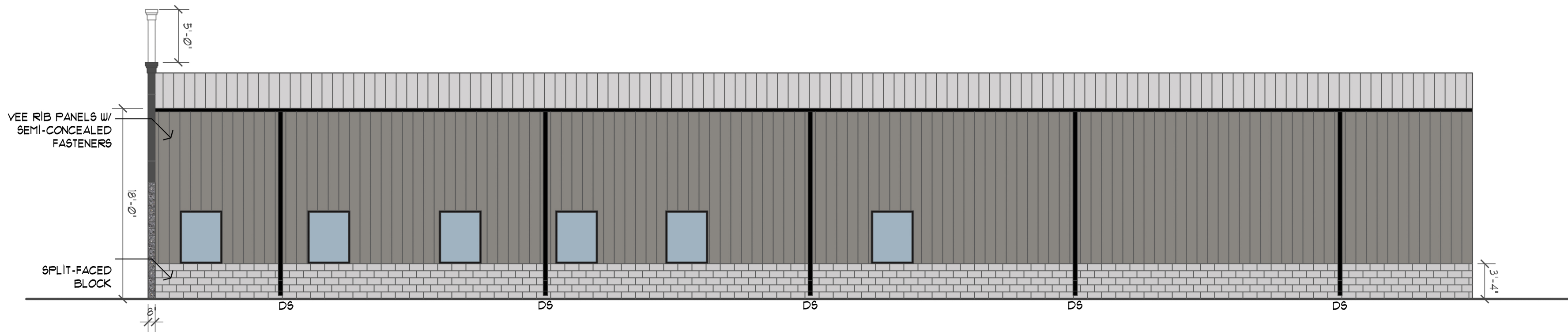
SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

TOTAL ELEVATION: 2667SF
WINDOWS/DOORS: 319SF
CMU: 326SF (14%)
MTL PANELS: 1980SF (84%)
OTHER: 42SF (2%)



WEST ELEVATION
SCALE: 1/8" = 1'-0"

TOTAL ELEVATION: 1573SF
CMU: 267SF (17%)
METAL PANELS: 1279SF (81%)
OTHER: 27SF (2%)



NORTH ELEVATION
SCALE: 1/8" = 1'-0"

TOTAL ELEVATION: 2250SF
WINDOWS/DOORS: 120SF
CMU: 417SF (20%)
METAL PANELS: 1672SF (78%)
OTHER: 42SF (2%)

FACADE MATERIALS

MAXBLOC 1 - BRECKENRIDGE (DARK GRAY)

MAXBLOC 2 - WINTER SEA (LIGHT GRAY)

ARCHITECTURAL FACE BRICK- PAINTED LIGHT GRAY

EIFS - SYNERGY 880 CHARCOAL

STOREFRONT - ANODIZED ALUM - DARK BRONZE

METAL AWNING/BUILDING TRIM - BLACK ONYX MATTE

VEE-RIB PANELS W/ SEMI-CONCEALED FASTENERS - GRAY STONE

SPLIT-FACED BLOCK - PAINTED LIGHT GRAY

peterSONARCHITECTURE
298 South 10th Street Suite 500
Noblesville, IN 46060
p 317.770.9714
f 317.770.9718
peterSONarchitecture.com

NEW CONSTRUCTION
INSECTS LIMITED
20316 COMMERCE PARK DRIVE
WESTFIELD, INDIANA
DESIGN & BUILD CORP

TAC SUBMIT

01/05/2023

REVISIONS:
1 REVISION
DATE
2 REVISION
DATE
3 REVISION
DATE
4 REVISION
DATE
5 REVISION
DATE
6 REVISION
DATE

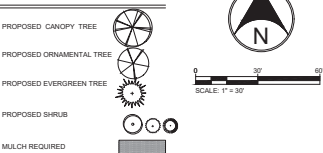
PLOT DATE: 2022-03-20
DRAWN BY: TANKER
CHECKED BY: -
PROJECT NUMBER: 22-0188

EXTERIOR ELEVATIONS

A201

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.

SYMBOL LEGEND



GENERAL NOTES

- PLANT MATERIAL SHALL BE SELECTED AND INSTALLED TO COMPLY WITH THE FOLLOWING REQUIREMENTS:
- LANDSCAPE MATERIALS SELECTED SHALL BE APPROPRIATE TO LOCAL GROWING AND CLIMATE CONDITIONS AND FOLLOW THE GUIDELINES SET BY THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (CURRENT EDITION) AMERICAN ASSOCIATION OF NURSERYMEN, INC.
 - ALL PLANTS SHALL BE OF SPECIMEN QUALITY, SUPERIOR FORM, HEALTHY, VIGOROUS, WELL BRANCHED, DENSELY FOLIATED WHEN IN LEAF, FREE OF DISEASE AND INSECT EGGS OR LARVAE AND SHALL HAVE WELL-DEVELOPED ROOT SYSTEMS. PLANTS SHALL BE FREE FROM DAMAGE OR CONDITIONS THAT WOULD PREVENT NORMAL GROWTH.
 - ALL PLANTING MATERIAL SHALL BE IN ACCORDANCE WITH THE MOST CURRENT PUBLICATION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PRODUCED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC.
 - STREET TREES AND SHADE TREES: ALL STREET TREES AND SHADE TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF TWO AND ONE-HALF (2.5) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND LEVEL.
 - ORNAMENTAL TREES: ALL ORNAMENTAL TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM CALIPER OF ONE AND ONE-HALF (1.5) INCHES WHEN MEASURED FROM SIX (6) INCHES ABOVE GROUND LEVEL.
 - EVERGREEN TREES: ALL EVERGREEN TREES AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF SIX (6) FEET.
 - SHRUBBERY: ALL DECIDUOUS AND EVERGREEN SHRUBS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM HEIGHT OF EIGHTEEN (18) INCHES.
 - GROUND COVER/ORNAMENTAL GRASS: ALL GROUND COVER/ORNAMENTAL GRASS AT THE TIME OF PLANTING SHALL HAVE A MINIMUM SIZE OF ONE (1) GALLON, UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLAN.
 - IRRIGATION SYSTEMS SHALL NOT BE INSTALLED IN THE CITY OWNED RIGHT-OF-WAY WITHOUT APPROVAL BY THE BOARD OF PUBLIC WORKS. THE CITY DOES NOT ASSUME RESPONSIBILITY FOR ANY DAMAGE INCURRED TO AN UNPERMITTED IRRIGATION SYSTEM THAT IS CAUSED BY WORK BEING PERFORMED IN THESE AREAS.
 - IT SHALL BE THE RESPONSIBILITY OF THE OWNERS AND THEIR AGENTS TO INSURE PROPER MAINTENANCE OF ALL TREES, SHRUBBERY AND OTHER LANDSCAPING APPROVED AS PART OF THE DEVELOPMENT PLAN/ADDS PLANS. THIS SHOULD CONSIST OF: WATERING, FERTILIZING, PROPER MULCHING, CLEARING OF DEBRIS AND WEEDS, MONITORING FOR PESTS AND DISEASE, MOWING, PRUNING, THE REMOVAL AND TIMELY REPLACEMENT OF DEAD, HAZARDOUS OR DYING PLANTS, REPAIRING FOR DISEASE OR INJURY, OR ANY OTHER SIMILAR ACT(S) WHICH PROMOTES GROWTH, HEALTH, BEAUTY AND THE LIFE OF TREES, SHRUBS, TURF AND OTHER PLANTS.

PLANT MATERIAL CALCULATIONS TABLE

ZONING CLASSIFICATION, CITY OF WESTFIELD	PLANT MATERIAL REQUIREMENTS ARE SET FORTH BY THE NORTHPOINT PUD AND CITY OF WESTFIELD UDO	
	REQUIRED	PROVIDED
MINIMUM LOT PLANT MATERIAL	COMMERCIAL/BUSINESS USE, 10 SHADE TREES, 10 ORNAMENTAL OR EVERGREEN TREES, AND 25 SHRUBS PER ACRE 14 SHADE TREES, 14 ORNAMENTAL OR EVERGREEN TREES, AND 34 SHRUBS REQUIRED.	17 SHADE TREES, 14 ORNAMENTAL TREES, AND 139 SHRUBS
BUILDING FOUNDATION	8' WIDE PLANTING AREA, 1 SHRUB OR ORNAMENTAL TREE PER 12 LF OF FRONT BUILDING FACADE, AND PLANT MATERIAL EVERY 40 LF FOR BUILDING WALLS GREATER THAN 80 LF IN LENGTH	NORTH - 125 LF - 4 ORNAMENTAL TREES SOUTH - 125 LF - 4 ORNAMENTAL TREES EAST - 80 LF - 7 SHRUBS WEST - 80 LF - 2 ORNAMENTAL TREES
PARKING LOT INTERIOR	7.5% OF PARKING AREA TO CONTAIN ISLANDS, 1 TREE AND 4 SHRUBS PER ISLAND 14,000 SFT PLANTING AREA X .075 = 1,050 SFT ISLAND AREA REQUIRED	1000 SFT OF ISLAND AREA CONTAINING 3 SHADE TREES 20 SHRUBS
PARKING LOT EXTERIOR	5% WIDE PLANTING AREA, 1 TREE PER 30 LF AND 1 SHRUB PER 3 LF OF PARKING LOT PERIMETER - EAST 50% OF THE ABOVE - NORTH AND SOUTH	NORTH - 2 TREES AND 12 SHRUBS SOUTH - 300 LF = 8 TREES AND 63 SHRUBS EAST - 113 LF = 4 TREES AND 37 SHRUBS
EXTERNAL STREET	N/A	
DUMPSTER SCREENING	8' HIGH OPAQUE SCREEN	VEGETATIVE AND ARCHITECTURAL SCREEN
MONUMENT SIGN	PLANTINGS REQUIRED	N/A

Fritz Engineering Services, LLC
14020 Mississinewa Drive
Carmel, Indiana 46033
P: 317.324.8695 F: 317.324.8717
www.Fritz-Eng.com

PRELIMINARY
NOT FOR
CONSTRUCTION

PER CITIZENS REV NO. 1	12/01/2022	NMS
PER TAC LETTERING 1	12/01/2022	NMS
REVISIONS AND ISSUES	DATE	BY

GENERAL NOTES / LEGEND

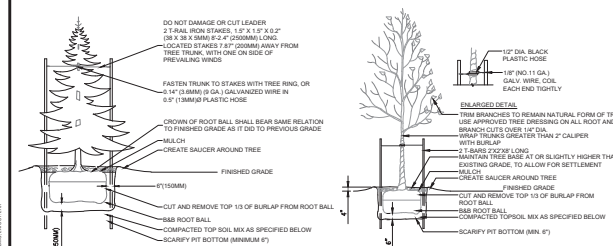
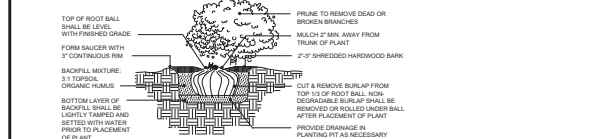
IT'S THE LAW
811
Know what's below.
Call before you dig.
1-800-4-A-ROOT
2-WORKING DAYS BEFORE 10:00 AM

PROJECT
NORTHPOINT COMMERCE PARK LOT 3
PROJECT LOCATION
20376 COMMERCE PARK DR.
WESTFIELD, INDIANA 46074
HAMILTON COUNTY
SECTION TOWNSHIP RANGE
NW 1/4, S20, T19N, R4E

CLIENT:
DESIGN & BUILD CORP.
10029 EAST 126TH STREET
FISHERS, IN 46038

PLAN DATE: 12/21/2022
DESIGN: AF CHECK: AF DRAWN: RD
PROJECT NO: 2209008
SHEET NAME: LANDSCAPE PLAN
SHEET NO: L101

SHRUB PLANTING DETAIL



- CONIFEROUS TREE PLANTING DETAIL**
- DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 - WATER THOROUGHLY AFTER INSTALLATION.
 - REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
 - PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
 - TOPSOIL MIX, TOP 6" OF SOIL, TO BE A 50/50 MIX OF NATIVE SOIL AND GENERAL PLANTING MIX.
- DECIDUOUS TREE PLANTING DETAIL**
- TOPSOIL MIX, TOP 6 INCHES OF SOIL, TO BE A 50/50 MIX OF NATIVE SOIL AND GENERAL PLANTING MIX.
 - DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.
 - WATER THOROUGHLY AFTER INSTALLATION.
 - REMOVE TREE RINGS AND STAKES TWO YEARS AFTER INSTALLATION.
 - PROVIDE DRAINAGE FOR PLANTING PIT IN IMPERMEABLE SOIL.
 - TOPSOIL MIX, TOP 6" OF SOIL, TO BE A 50/50 MIX OF NATIVE SOIL AND GENERAL PLANTING MIX.
 - ALL TREES MUST BE TAGGED AND APPROVED BY CONSULTANT WITHIN 14 DAYS AFTER TENDER CLOSING.

Quantity	Botanical Name	Common Name	Condition	Size	Comments
6	Acer freemanii 'Autumn Blaze'	Autumn Blaze Maple	B&B	2' Cal., 8' High	For spacing see plan
8	Jelkova serotina 'Green Vase'	Green Vase Zelkova	B&B	2' Cal., 8' High	For spacing see plan
3	Celastrus laevis 'Honeylocust'	Skyline Honeylocust	B&B	2' Cal., 8' High	For spacing see plan
4	Cornus canadensis	Redbud	B&B	2' Cal.	For spacing see plan
10	Amelanchier canadensis	Autumn Brilliance Serviceberry	B&B, Single Leader	2' Cal.	For spacing see plan
73	Juniperus chinensis	Sea Green Juniper	Cont.	24"	For spacing see plan
12	Quercus media 'Hickory'	Hicks Yew	Cont.	24"	For spacing see plan
20	Buddleia x 'SNABO'	Purple Butterfly Bush	Cont.	24"	For spacing see plan
7	Hydrangea arborescens	Annisbell Hydrangea	Cont.	24"	For spacing see plan

DATE: 12/21/2022
DRAWN: RD
CHECK: AF
DESIGNED: AF
PROJECT NO: 2209008

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Westfield-Washington Township Advisory Plan Commission (APC)

Workshop Meeting

Minutes of the Tuesday, January 17, 2023 APC Workshop Meeting

Presented for approval: February 6, 2023

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Tuesday, January 17, 2023 at Westfield City Services Center.

Active Links for this meeting:

[January 17, 2023 APC Agenda & Exhibits](#)

[January 17, 2023 YouTube Video](#)

OPENING OF MEETING

[YouTube Time: 0:01](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Matthew Deck, Robert Horkay, Mike Johns, Ginny Kelleher, Andre Maue, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: None

Commissioners Absent: All present.

City Staff Present In-Person: Kevin Todd, Director and Daine Crabtree, Senior Planner

City Staff Present Virtually: None

Legal Counsel Present Virtually: Ashley Ulbricht with Taft Stettinius & Hollister LLP.

ELECTION OF OFFICERS

Motion: Nominate Robert Horkay as APC President for 2023.

Motion by: Deck; Second: Burkman. Motion passed. Vote 9-0.

Motion: Nominate Ginny Kelleher as APC Vice President for 2023.

Motion by: Burkman; Second: Spoljaric. Motion passed. Vote 9-0.

APPOINTMENT OF BZA REPRESENTATIVE

Motion: Nominate Dave Schmitz as BZA Representative for 2023.

Motion by: Kelleher; Second: McCarty. Motion passed. Vote 9-0.

APPROVAL OF MINUTES

Kelleher motioned to approve the December 19, 2022 Minutes.

Deck seconded. Motion passed. Vote 9-0.

REVIEW RULES AND PROCEDURES

Crabtree reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

[YouTube Time: 7:27](#)

2206-DDP-16

Guidepost Montessori Daycare (Andover)

18110 Grassy Branch Road

NVS Properties 20, LLC by Murphy Real Estate Services requests Detailed Development Plan approval of a 10,875 SF daycare facility on 2.06 acres +/- in the Andover PUD District.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

Agendas and minutes for all City meetings are updated and available at the City's website.

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

APC Minutes for January 17, 2023 Page 1 of 4

2212-DDP-46

Link Office Suites

17711 Dartown Road

DB Klain Construction by Weihe Engineers requests Detailed Development Plan approval of a 15,121 SF office building on 2.3 acres +/- in the Alpha Tau Planned Unit Development (PUD) District.

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

McCarty motioned to approve the Consent Agenda as presented in the associated Staff Report.

Maue seconded. Motion passed. Vote 9-0.

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

2301-PUD-02 [PUBLIC HEARING]

[*YouTube Time: 8:16*](#)

Grand Park Village PUD, Amendment V

South & adjacent to 186th Street, east of Kinsey Avenue

Grand Communities, LLC by Nelson & Frankenberger, LLC requests to amend the Grand Park Village PUD to permit a seventy-seven (77) unit townhome development on 6.6 acres +/-.

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

Staff presentation/Petitioner presentation.

Public Hearing for 2301-PUD-02 opened at 7:30 p.m.

- One public comment.

Public Hearing for 2301-PUD-02 closed at 7:32 p.m.

Petitioner responses / APC comments.

Kelleher motioned to forgo the APC Workshop meeting for 2301-PUD-02.

Maue seconded. Motion passed. Vote 9-0.

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

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

31/32 Investors by Edgerock Development, LLC requests an Amendment to the Permitted Uses and General Regulations of the Grand Millennium Center PUD District.

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

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Road and West 146th Street

LOR Corporation by Church Church Hittle + Antrim requests a change in zoning for 26.94 acres +/- from AG-SF1: Agriculture / Single-family Rural District to the TowneRun PUD District.

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

2207-PUD-13 [CONTINUED]

Woods Robinson Briggs PUD Amendment II

Generally, at 904 East 191st Street

191st Land Acquisition, LLC requests an amendment to the Woods-Robinson-Briggs PUD to add 4.54 acres +/- of additional real estate, modify the General Regulations of the proposed District 1 water feature, and modify the proposed Park/Trail Head District standards.

(Planner: Weston Rogers - wrogers@westfield.in.gov)

Agendas and minutes for all City meetings are updated and available at the City's website.

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

2209-ZOA-03 [CONTINUED]

Unified Development Ordinance Amendment (Floodplain)

The City of Westfield requests approval of an ordinance to amend Articles 3.5 & 5.5 of the Westfield-Washington Township Unified Development Ordinance.

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

2212-PUD-20 [CONTINUED]

Wheeler Landing PUD Amendment VI

Southwest corner of 186th Street and Kinsey

Leo Brown Development, LLC by Clark Quinn Moses Scott & Grahn, LLP requests an amendment to the Wheeler Landing PUD to add 2.34 acres +/- to Area III of the PUD.

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

2301-PUD-01 [CONTINUED]

Westfield Washington Schools PUD

Northeast corner of State Road 32 and Centennial Road

Westfield Washington Schools by Church Church Hittle + Antrim requests a change of zoning for 96.46 acres +/- from the Towne Road Crossing PUD District to the Westfield Washington Schools PUD District.

(Planner: Lauren Gillingham - lgillingham@westfield.in.gov)

REPORTS/COMMENTS:

[YouTube Time: 57:04](#)

- Plan Commission Liaison
- Downtown Update
- City Council Liaison
- Board of Zoning Appeals Liaison
- Plat Committee Liaison
- Community Development Department

ADJOURNMENT

Schmitz motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 9-0.

The meeting adjourned at 8:19 p.m.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Signature Page for APC Minutes for January 17, 2023

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary