CITY OF WESTFIELD, IN

AdvisoryPlanCommission_Meeting_Agenda_01_21_2020

Tuesday, January 21, 2020 at 07:00 PM

BOARD OR COMMISSION: **Advisory Plan Commission (APC)**

MEETING DATE: **Tuesday, January 21, 2020 at 07:00 PM**

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

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes - December 16, 2019
Documents: APC Minutes - December 16, 2020

Election of Officers

Review APC Rules & Procedures

CONSENT AGENDA

2001-DDP-01
Kiddie Academy (Harmony)
Northwest corner of 146th Street and Ditch Road
Woodmont Land Company by American Structurepoint, Inc. requests Detailed Development Plan review of a 10,759 square foot daycare on 1.35 acres +/- in the Harmony PUD District.
(Planner: Caleb Ernest - CErnest@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Site Plan | Exhibit 5: Elevations | Exhibit 4: Floor Plan | Exhibit 6: Site Details | Exhibit 7: Landscape Plan

ITEMS OF BUSINESS

No Items of Business

PUBLIC HEARING ITEMS

1912-PUD-44 [PUBLIC HEARING]
Links PUD
SE Corner of 191st Street & Tomlinson Road, approximately
Edgerock Development, LLC requests the rezoning of 68 acres +/- from the AG-SF1: Agriculture/Single-Family Rural district to the Links PUD District.
(Planner: Daine Crabtree - DCrabtree@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ord. 19-60 | Exhibit 4: District Map | Exhibit 5: Concept Plan | Exhibit 6: Observatory Character Exhibits | Exhibit 7: Community Entertainment Center Character Exhibits | Exhibit 8: Neighborhood Meeting Summary | Exhibit 9: South Lot Line Exhibit | Exhibit 10: Public Comment Exhibit (Updated 3:00pm, Tues. Jan 21)

2002-PUD-01 [PUBLIC HEARING]
Davis PUD Amendment I
Westside of Ditch Road between 156th Street and 161st Street
Estridge Homes by 11th Street Development requests an amendment to the architectural standards of the Davis PUD District.
(Planner: Corey Harris - CHarris@westfield.in.gov)
Documents: Exhibit 1: Staff Report | Exhibit 2: Location Map | Exhibit 3: Proposed Ordinance 20-01 | Exhibit 4: Davis PUD District (Ord.17-52) | Exhibit 5: Narrative | Exhibit 6: Presentation | Exhibit 7: Public Comments

ITEMS CONTINUED TO A FUTURE MEETING
No Continued Items

REPORTS/COMMENTS

Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT

Petition Number:	2001-DDP-01
Project Name:	Kiddie Academy (Harmony)
Subject Site Address:	Northwest corner of 146th Street and Ditch Road
Petitioner:	Woodmont Land Company
Representative:	American Structurepoint, Inc.
Request:	Detailed Development Plan review of a 10,759 square foot daycare on 1.35 acres +/- in the Harmony Planned Unit Development (PUD) District.
Current Zoning:	Harmony PUD
Current Land Use:	Vacant
Approximate Acreage:	1.35 +/-
Property History:	Harmony PUD (Ordinance 12-14)
	Harmony PUD Amendment (Ordinance 16-12)
	Harmony Mixed use Overall Development Plan and Primary Plat (1605-ODP-06 & 1605-SPP-06)
	Kiddie Academy (Harmony) Secondary Plat (2001-SFP-07, *pending*)
Staff Reviewer:	Caleb Ernest, Associate Planner

PROCEDURAL

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

REVIEW COMMENTS

1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.

2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.

3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.

4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***

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

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

The plans comply.

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

7) Address and legal description of the property.

8) Boundary lines of the property including all dimensions.

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

10) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.

11) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.

12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.

14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.

15) Location and dimensions of all existing structures and paved areas.

16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).

17) Location of all Floodplain areas within the boundaries of the property.

18) Names of legal ditches and streams on or adjacent to the site.

19) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.

20) Identify buildings proposed for demolition.

21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.

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

23) Misc.

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

The plans comply.

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

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

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

26) 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.

27) 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 4.14 (LB District) **and** Harmony PUD District (Ord. 12-14 and Ord. 16-12).

28) General Requirements:

a) Parking may be permitted within the area between the right-of-way and building setback line.

b) Pedestrian connections shall be provided between buildings and parking areas via pavement striping and sidewalks.

c) Sidewalk connections a minimum of five (5) feet in width shall be made between buildings and sidewalks/paths within the rights-of-way closet to the buildings.

d) Chain link fencing is prohibited.

29) Minimum Lot Area: No Minimum

30) Minimum Lot Frontage on Road: Direct access to a Public Way or indirect access to a Public Way via a Private Street is required.

31) Minimum Building Setback Lines (applied to perimeter of the Mixed Use District):

a) Front Yard: 20 feet

i) Mixed Use District Interior Streets: 20 feet (10 feet setback from Private Street connecting Ditch Road and Waterleaf Drive)

b) Side Yard: 20 feet

c) Rear Yard: 20 feet

i) Side and Rear Yards (Interior to Mixed Use District): 0 feet

32) Maximum Building Height: 45 feet

33) Project Perimeter Setback: No structure shall be erected above the projected 1:3 Proximity Slope Line.

34) Minimum Business Size: 800 square feet

35) Maximum Business Size (all uses on Outlots): 50,000 square feet

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DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

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

a) Screening of Receptacles and Loading Areas:

i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
ii) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.

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

iv) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.

v) Enclosures shall 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 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.

vii) 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.

viii) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.

ix) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards.*

37) Architectural Standards (Article 6.3, Ord. 12-14 and Ord. 16-12)

a) Buildings within Area B and Area C of the Mixed Use District shall comply with the State Highway 32 Overlay Zone. (Ord. 12-14, Sec. 2.3)

b) Architectural Design Standards. Section 2.3(A)(1) of the Harmony PUD Ordinance (Ord. 12-14) shall apply to the development of the Real Estate. In addition, Buildings shall utilize a "Village Design Theme", as follows (Ord. 16-12):

i) Defined Architecture Design: A Village Design Theme shall be consistent with a Defined Architecture Design applicable to the single family homes within the Harmony PUD District, as set forth in Section 3.4(3) Architectural Standards; Defined Architectural Designs. The Defined Architectural Designs include Adam (Colonial), Georgian, Italianate, Shingle, Folk Victorian, Colonial Revival, Tudor, Craftsman.

Significant architectural elements to determine consistency with a Defined Architectural Design include:

(1) Window design (e.g., enhanced trim, pane size and type) and alignment/location;

(2) Building massing (pedestrian scaled with façade projections and recessions);

(3) Roof type and pitch (inclusion of shed roofs, dormers with faux windows and/or decorative gables when architecturally appropriate);

(4) Large roof overhangs that are primarily pitched and not flat;

(5) Enhanced cornice treatment;

(6) Enhanced and inviting entryways with pedestrian cover and "porch like" treatment (e.g., inclusion of columns with masonry bases);

(7) Variety of building materials, patterns and colors;

(8) Emphasized trim at corner breaks, around windows and within gables; and

(9) Enhanced foundation plantings and planters to soften building facades.

ii) Established Benchmark Exhibits: The Character Exhibit – CVS and Character Exhibit – GetGo comply with and hereby establish benchmark examples of the Village Design Theme.

c) 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) Masonry Materials shall be the preferred and primary exterior building material used on buildings within the corridor.

(2) Masonry Materials shall be used to create a wainscot or brickwrap effect around buildings.

(3) 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.

(4) 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.

(5) 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.Materials:

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

iv) Building Elevations:

(1) 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, three-dimensional cornice.

(2) 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.

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

v) Openings:

(1) 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.

(2) Openings in a Building Façade shall be arranged in a balanced, relatively uniform fashion.

(3) 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.

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

vii) Roof:

(1) Pitched Roofs:

(a) Pitched roofs shall be simply and symmetrically pitched and only in the configuration of gables and hips, with pitches ranging from 4:12 to 14:12.

(b) If standing seam panels are used then they shall be: (1) gray, black, dark blue, dark green, barn red or dark brown; and (2) made of a nonreflective material.

(c) Modulation of the roofs and/or roof lines shall be required in order to eliminate the appearance of box-shaped buildings.

(2) Flat Roofs:

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

(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. Buildings shall comply with at least one of the following:

(i) A building with a flat roof shall have varying roof height sections. 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.

(ii) 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. 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.

(3) Dormers and cupolas shall be designed with appropriate details, proportion and style consistent with the overall building composition and roofed with symmetrical gable, hip or barrel roofs.

(4) 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.

viii) Main Entrances:

(1) All buildings shall be designed with a main entrance and at least two (2) window openings associated with the main entrance.

(2) 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.

(3) 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 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, 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.

38) Building Standards (Article 6.4)

39) Fence Standards (Article 6.5)

40) Height Standards (Article 6.6)

41) Home Business Standards (Article 6.7)

42) Landscaping Standards (Article 6.8 and Ord. 12-14)

a) General Landscaping Design Standards:

i) Placement:

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

b) Minimum Lot Landscaping:

c) 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).

iii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.

d) External Street Frontage Landscaping Requirements:

i) The Mixed Use District shall comply with the UDO's External Street Frontage Landscaping Requirements (Article 6.8(M)(2)) along Ditch Road and 146th Street (old and new), which shall replace and supersede the Landscape Buffer A and Landscape Buffer B requirements of the Harmony PUD Ordinance.

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

e) Buffer Yard Requirements (Ord. 12-14, Sec. 5):

i) Buffer Yard Requirements.

(1) Buffer yards shall not be required internal to the Real Estate.

(2) Buffer yards shall not be required where the front of lots or dwellings face 146th Street, 151st Street, 156th Street or Ditch Road, except as required by Section 5.3.

(3) Where the rear yards of lots abut Ditch Road, a minimum 20 foot wide landscape buffer containing a minimum of one (1) evergreen tree, one (1) shade tree, one (1) ornamental tree, and five (5) evergreen shrubs per 30 linear feet of frontage shall be installed.

f) 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:

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

(2) 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) 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.

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

43) Lighting Standards (Article 6.9)

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

44) Lot Standards (Article 6.10)

45) Outside Storage and Display (Article 6.12)

46) Outdoor Café and Eating Areas (Article 6.13)

47) Parking and Loading Standards (Ord. 12-14, Sec. 4 and Article 6.14)

a) Off-street Parking:

i) Required Spaces:

b) Bicycle Parking Facilities (Ord. 12-14, Sec. 4). Bicycle parking facilities shall be required as follows:

i) A bicycle parking facility, that will accommodate a minimum of ten (10) bicycles, shall be provided at each of the following locations:

(1) Area B within the Mixed Use District.

ii) In addition to the bicycle parking facilities required under Section 4.3, A, 3, bicycle parking facilities that will accommodate a minimum of two (2) bicycles each shall be provided at each building within Area B of the Mixed Use District.

48) Performance Standards (Article 6.15)

49) Setback Standards (Article 6.16)

50) Sign Standards (Article 6.17)

51) Vision Clearance Standards (Article 6.19)

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

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

52) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

53) Easement Standards (Article 8.3)

54) Monument and Marker Standards (Article 8.5)

55) Open Space and Amenity Standards (Article 8.6)

56) Pedestrian Network Standards (Article 8.7)

57) Storm Water Standards (Article 8.8)

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

59) Surety Standards (Article 8.12)

60) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1) **The Detailed Development Plan complies with the applicable zoning ordinances.**

2) **ACTION: Approve Detailed Development Plan (2001-DDP-01) with the following condition:**

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

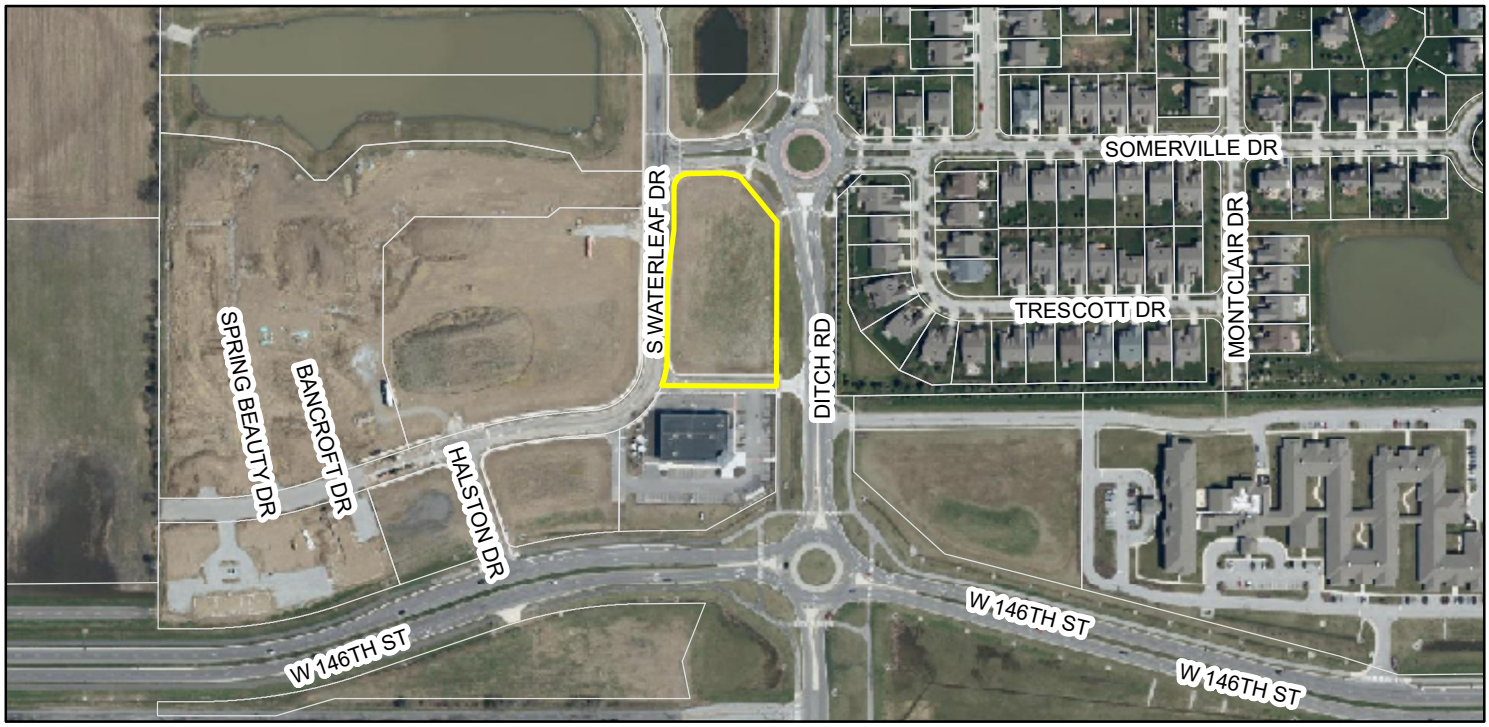
3) If any APC member has questions prior to the meeting, then please contact Caleb Ernest at 317.519.8630 or cernest@westfield.in.gov.

Property Location Map
Kiddie Academy (Harmony)
Detailed Development Plan
2001-DDP-01

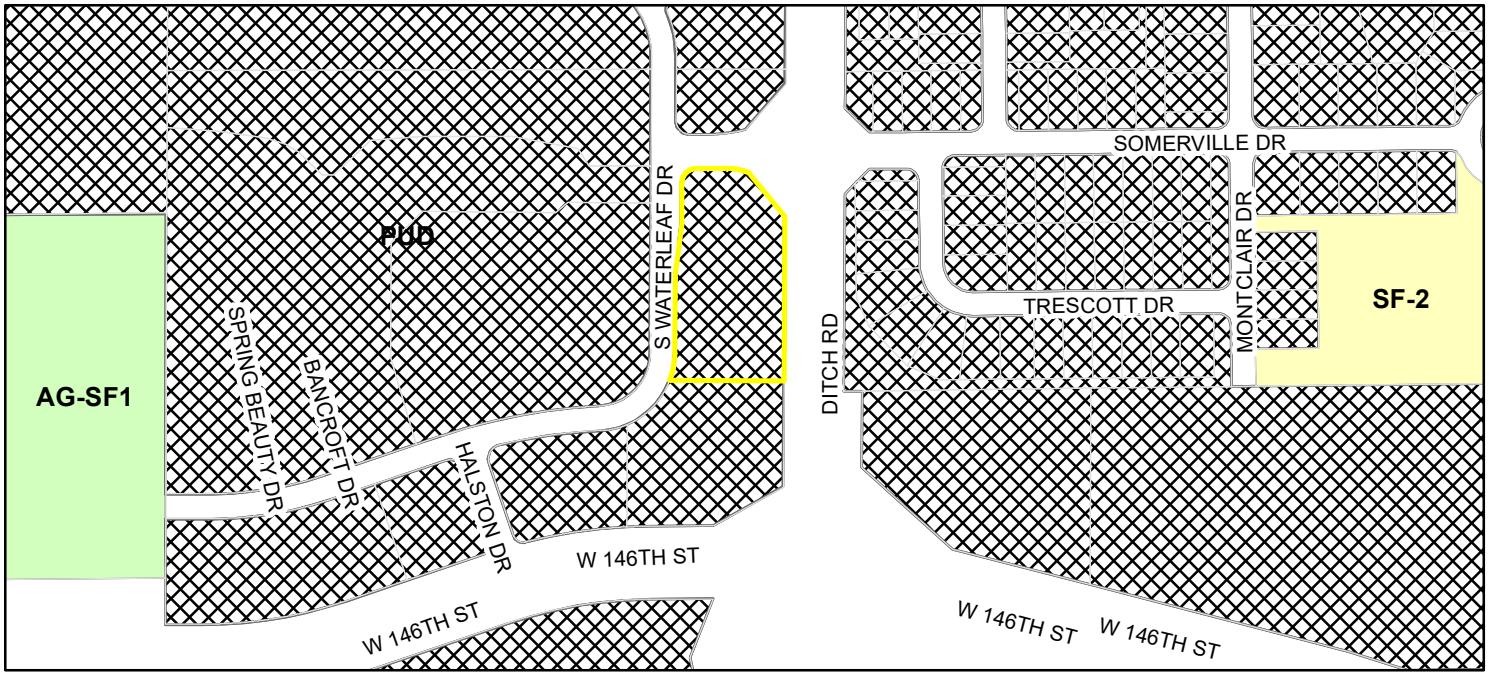
N
W E
S
Not To Scale

Aerial Location Map

Site



Zoning Map



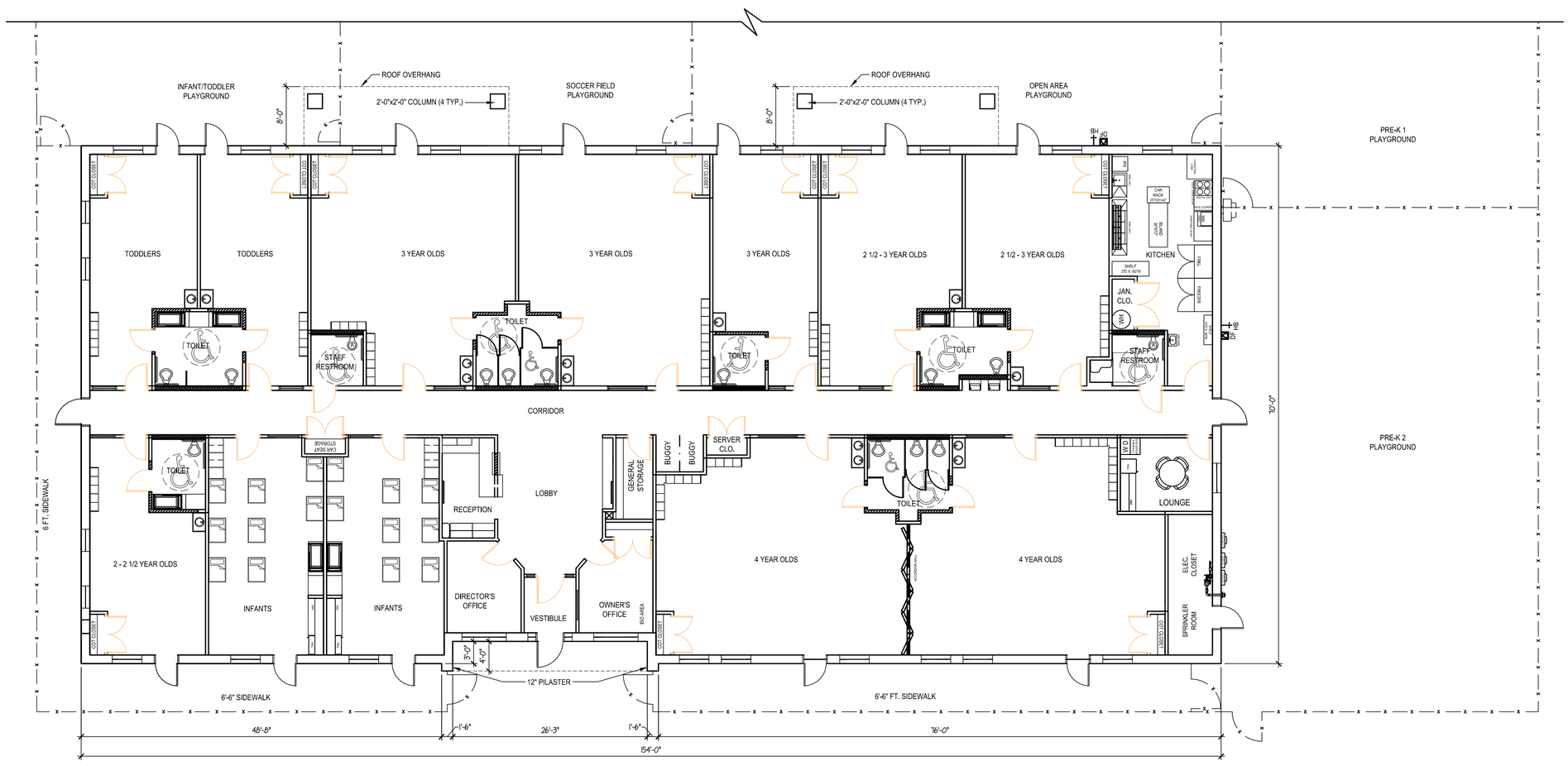
Parcel

Zoning

Zoning - All

- AG-SF1 (Agriculture - Single Family - 1)
- PUD (Planned Unit Development)
- SF-2 (Single Family - 2)

OCCUPANCY LOAD CHART								
	ROOM NAME	# CHILDREN	# TEACHERS	# ADMIN	# MISC. & STAFF	SQ. FT.. REQ'D	SQ. FT.. ACTUAL	SQ. FT.. CHILD REQ'D
AREA 1	INFANTS	8	2			400	405	50
AREA 2	INFANTS	8	2			400	405	50
AREA 4	TODDLER	10	2			350	364	35
AREA 5	TODDLER	10	2			350	364	35
AREA 3	2-2-1/2 YEAR OLDS	10	2			350	355	35
AREA 9	2-1/2-3 YRS	14	2			490	504	35
AREA 10	2-1/2-3 YRS	14	2			490	504	35
AREA 8	3 YEAR OLDS	10	1			350	364	35
AREA 6	3 YEAR OLDS	20	2			700	714	35
AREA 7	3 YEAR OLDS	20	2			700	714	35
AREA 11	4 YEAR OLDS	24	2			840	845	35
AREA 12	4 YEARS	24	2			840	845	35
	DIRECTOR'S OFFICE			1				
	OWNER'S OFFICE							
	KITCHEN				1			
		172	24	1	1			
	10,701 EXTERIOR SQ. FT..							



1 **CONCEPT FLOOR PLAN**
SCALE: 1/8"=1'-0"

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA AZ UIC 48159; CO UIC ARC.401483; DC UIC ARC1011845; DE UC S5-0002256; FL UIC AR98965; GA UIC RA011484; MA UIC 055577; MD UIC 12662; NC UIC 2001092189; CT UIC 08532; NJ UIC AR0-12787; MN UIC 46404; NC UIC 10120; NH UIC 3501; NY UIC 024673; OH UIC A-99-12444; PA UIC RA-014851-B; RI UIC ARC.0004765; SC UIC AR.9163; TN UIC 103850; TX UIC 20992; VA UIC 0401 014089; VT UIC 2453
IRWIN H. KIZEL, AIA, PP NJ UC 21AIK0794700; NJ PP UIC 33L00243100
RICHARD A. JARMEL, PE CT UIC PEN0027735; FL UIC 83149; DC UIC PE902532339; DE UIC 18934; VT UIC 88498; NJ UIC 37491; MN UIC 47482; NY UC 073089L1; PA UIC PE-073030; AA UIC 00445; TX UIC 123822
ASSOCIATES
RONALD A. BROKENSHIRE, PE CT UC PEN.0002811; NJ UC 41330331; PA UIC PE085817
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MICHAEL J. VORLAND, RA NY UC 036993
GERARD P. GESARIO, PE NJ UC GE038255
FREDERICK KINCAID, RA NJ UC 21AI018294
JEROME LESLIE EBEN, FAIA, PP PA UC 016502-B; VA UC 0401 012073; NJ UC 41-8883; NY UC 019151; IL UC 001 019694
CHERYL SCHWEIKER, AIA NJ UC 21A00069000; PA UC 84ID7927
NJ State Board Of Architects Authorization No.: 161
NJ State Board Of Engineers & Land Surveyors Authorization No. 24GA28053000

Project:
KIDDIE ACADEMY
DITCH RD,
WESTFIELD, IN

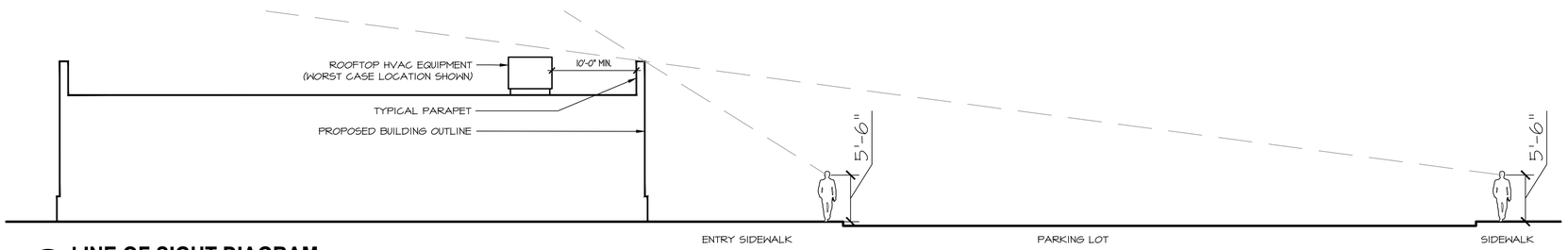
Project Number:	Scale:
	AS NOTED
Drawn By:	Approved By:
JDB	MBJ

Drawing Name:
SCHEMATIC FLOOR PLAN

Drawing Number:
SD-5.1

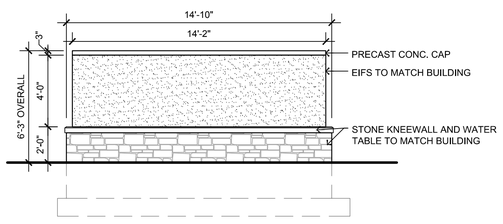
Initial Date: **01/08/20**

H:\DRAWINGS\KIDDIE ACADEMY\INDIANA\KAIN19-143 - KIDDIE ACADEMY WESTFIELD IN II DITCH RD\SPACE PLANS\KAIN19-143 SD-5- PLAN & ELEVATIONS.DWG JBOYER PLOTTED: 01/08/2020



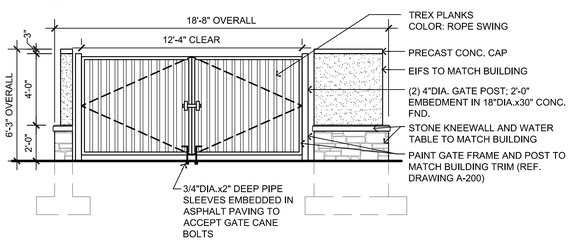
5 LINE OF SIGHT DIAGRAM

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



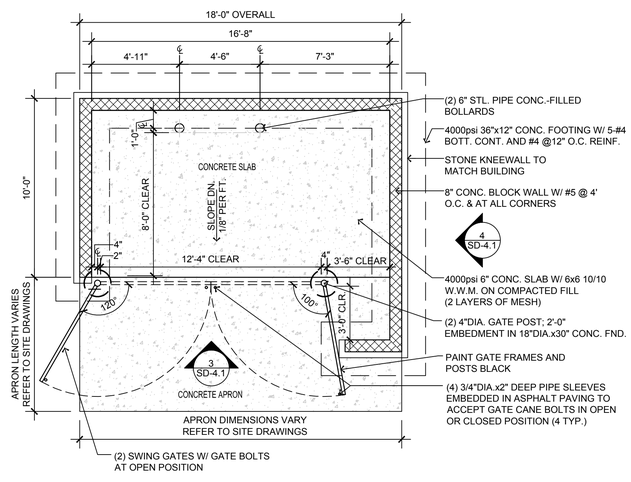
4 TRASH ENCLOSURE - ELEVATION

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



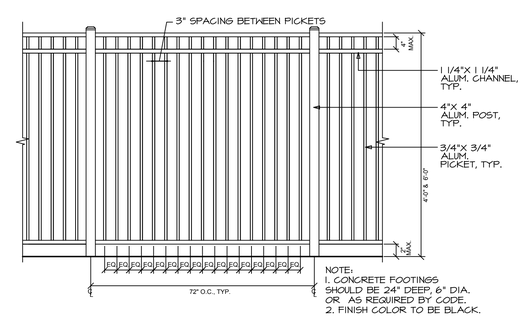
3 TRASH ENCLOSURE - ELEVATION

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



2 TRASH ENCLOSURE - PLAN

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



1 FENCING DETAIL

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

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

PRINCIPALS

MATTHEW B. JARMEL, AIA, MBA — NJ LIC AIO-12787; AZ LIC 48159; MN LIC 46404; CO LIC ARC-401483; NC LIC 10120; CT LIC AR.0011415; NH LIC 3501; DC LIC ARC101869; NY LIC 024673; DE LIC 55-0007256; OH LIC A-99-12444; FL LIC AR89965; PA LIC RA-014851-R; GA LIC RA011484; RI LIC ARC.0004765; IA LIC 05577; SC LIC AR.9143; IL LIC 001-020069; TN LIC 103850; MA LIC AR.0006; TX LIC 20992; MD LIC 12662; VA LIC 0401 014089; MI LIC 1301052189; VT LIC 2453

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ASSOCIATES

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DAVID L. LESESNE, RA — NJ LIC AI 13051; CT LIC AR-0011748; NY LIC 024719

MICHAEL J. VOELKLAND, RA — PA LIC RA-405081; NY LIC 036993

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FREDERICK KINCAID, RA — NJ LIC 21AI018294

JEROME LESLIE EBEN, FAIA, PP — NJ LIC AI 8883; PA LIC 019151; NY LIC 019151; VA LIC 0401-012073; IL LIC 001-017694

CHERYL SCHWEIKER, AIA — NJ LIC 21A00069000; PA LIC RA007927

NJ State Board Of Architects Authorization No. 161
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Project:
KIDDIE ACADEMY
DITCH RD,
WESTFIELD, IN

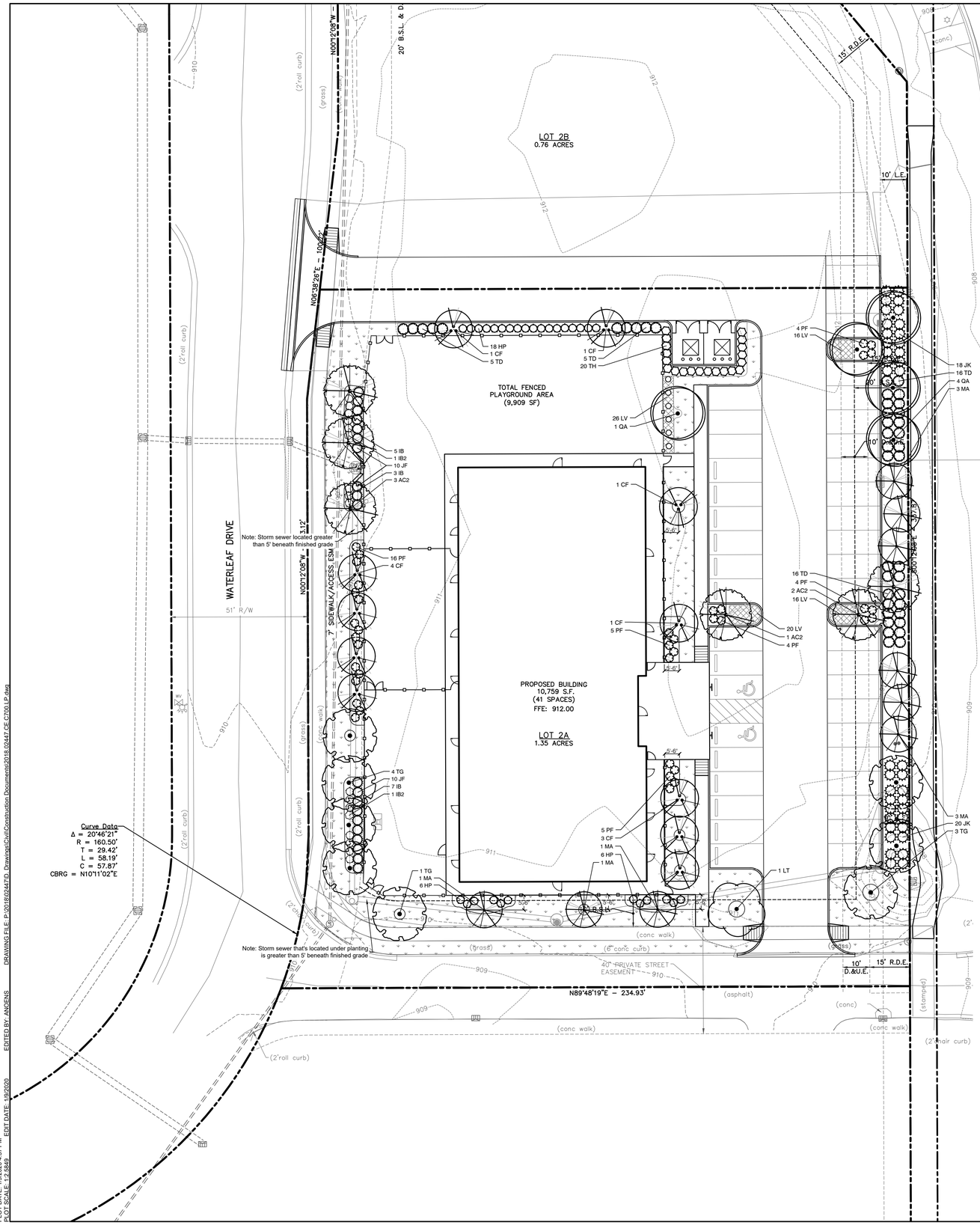
Project Number:	Scale: AS NOTED
Drawn By: JDB	Approved By: MBJ

Drawing Name:
SCHEMATIC DETAILS

Drawing Number:
SD-5.3

Initial Date: **01/08/20**

H:\DRAWINGS\KIDDIE ACADEMY\INDIANA\KAIN\19-143 - KIDDIE ACADEMY WESTFIELD IN II DITCH RD\SPACE PLANS\KAIN19-143 SD-5 PLAN & ELEVATIONS.DWG JBOYER PLOTTED: 01/08/2020



SCALE: 1"=20'

GENERAL NOTES:

1. CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS IN THE FIELD PRIOR TO BEGINNING WORK. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE TO UTILITIES ASSOCIATED WITH WORK. UTILITIES SHALL BE REPAIRED TO SATISFACTION OF THE UTILITY OWNER AND/OR OPERATING AUTHORITY AT NO ADDITIONAL COST.
2. A MINIMUM OF 4" OF TOPSOIL (¾ TOPSOIL, ¼ MULCH AND SOIL CONDITIONER) SHALL BE PLACED ON ALL AREAS TO BE SEEDED, SODDED AND PLANTED. PLANTING SOIL MIX SHALL BE FREE FROM SUBSOIL, VEGETATION, WEEDS OR ANY EXTRANEOUS OR DELETERIOUS MATERIALS LARGER THAN 1". REMOVE ANY UNSUITABLE AND EXCESS TOPSOIL, AS DETERMINED BY SOILS ENGINEER, FROM THE SITE. FURNISH ANY ADDITIONAL TOPSOIL NEEDED AT NO ADDITIONAL COST. ADDED TOPSOIL SHALL BE INCORPORATED INTO EXISTING SOIL.
3. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE. IF IN QUESTION, CONTACT THE LANDSCAPE ARCHITECT.
4. ALL PLANTING BEDS SHALL HAVE A 3" THICK LAYER OF SHREDDED HARDWOOD BARK MULCH. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. ALL PLANTING BEDS SHALL HAVE PRE-EMERGENT HERBICIDE APPLIED AS PER MANUFACTURER'S RECOMMENDATION, AFTER INSTALLATION IS COMPLETE.
5. FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOODEN STAKE INDICATING VARIETY AND SIZE OF TREE.
6. NO SUBSTITUTIONS OF PLANT MATERIAL WILL BE ALLOWED. IF PLANTS ARE SHOWN TO BE UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID DATE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT IDENTIFICATION AT NURSERY OR CONTRACTOR'S OPERATION PRIOR TO MOVING TO JOB SITE. PLANTS MAY ALSO BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE.
7. ALL PLANTS ARE TO MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, 2004 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION AND AS DIRECTED BY OWNER.
9. ALL NEW LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR.
10. ALL DISTURBED LAWN AREAS SHALL BE HYDRO-SEEDED OR SODDED AS SHOWN PER THE LANDSCAPE AND EROSION CONTROL PLANS.
11. LAWN AND SOD AREAS ARE TO BE GRADED UNIFORMLY WITHOUT ANY UNDULATIONS OR IRREGULARITIES IN THE SURFACE PRIOR TO ANY HYDRO-SEED OR SOD WORK.
12. ALL LAWN IS TO BE A BLEND PER THE PLANT SCHEDULE. HYDRO-SEED AREAS ARE TO HAVE 0% NOXIOUS WEED AND FREE OF DISEASE.
13. PROTECT LAWN SEEDED AREAS WITH STRAW MULCH. SPREAD MULCH UNIFORMLY AT A MINIMUM RATE OF 2 TONS PER ACRE TO FORM A CONTINUOUS BLANKET 1 ½ INCHES IN LOOSE THICKNESS OVER SEEDED AREAS.

ORDINANCE NOTES:

Minimum lot requirement (business use)
10 shade trees + 10 ornamental trees + 25 shrubs per acre.
Lot size: 2 acres
Shade trees req: 20 trees — Trees provided: 20 trees
Orn/Ev trees req: 20 trees — Trees provided: 20 trees
Shrubs req: 50 shrubs — Shrubs provided: 205 shrubs

Foundation planting
Front: 1 shrub or ornamental tree per 12 LF bldg frontage.
Bldg frontage in linear feet: 155 LF
Shrubs/ornamental trees required: 12.9
Shrubs/ornamental trees provided: 15

Side/rear: Plant intermittently every 40 linear feet. Plants must be located within 15' of bldg facade to count towards calculation.
Shrubs/ornamental trees provided: 30

Perimeter parking
1 shade tree + 10 shrubs per 30 linear feet.
Perimeter: 216 LF
Shade trees required: 7.2 trees — Trees provided: 8 trees
Shrubs required: 72 shrubs — Shrubs provided: 74 shrubs

Interior parking
1 shade tree + 4 shrubs per landscape island.
Shade trees provided: 3 trees
Shrubs provided: 12 shrubs

External street buffer (Waterleaf Dr)
3 shade trees + 2 ornamental trees + 25 shrubs per 100 linear feet of street frontage.
Street frontage: 210 LF
Shade trees required: 6.3 trees — Trees provided: 7 trees
Orn. trees required: 4.2 trees — Trees provided: 4 trees
Shrubs required: 52.5 shrubs — Shrubs provided: 53 shrubs

Landscape buffer along Ditch Rd
3 shade or evergreen trees + 2 ornamental trees + 25 evergreen shrubs per 100 linear feet of street frontage.
Street frontage: 260 LF
Trees required: 7.8 trees — Trees provided: 8 trees
Orn. trees required: 5.2 trees — Trees provided: 6 trees
Shrubs required: 65 shrubs — Shrubs provided: 74 shrubs

Buffer yard requirements
No buffer yard requirements per P.U.D.

Mechanical and dumpster screening
Equipment shall be completely screened from view from all vantage points on the ground level.

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	COND.	SIZE	SPACING
AC2	6	Acer saccharum `Commemoration` / Commemoration Sugar Maple	B & B	2" Cal.	As shown
LT	1	Liriodendron tulipifera / Tulip Tree	B & B	2" Cal.	As shown
QA	5	Quercus alba / White Oak	B & B	2" Cal.	As shown
TG	8	Tilia cordata `Greenspire` / Greenspire Littleleaf Linden	B & B	2" Cal.	As shown
ORNAMENTAL TREES	**QTY**	**BOTANICAL / COMMON NAME**	**COND.**	**SIZE**	**SPACING**
CF	11	Cornus florida rubra / Pink Flowering Dogwood	B & B	8` HT.	As shown
MA	9	Malus x `Adams` / Adams Crabapple	B & B	8` HT.	As shown
SHRUBS	**QTY**	**BOTANICAL / COMMON NAME**	**COND.**	**SIZE**	**SPACING**
HP	30	Hydrangea paniculata `Little Lime` / Little Lime Hydrangea	CONT.	3 GAL; MIN HT. 18"	3` O.C.
IB	15	Ilex verticillata `Berry Poppins` / Berry Poppins Winterberry Holly	CONT.	3 GAL; MIN HT. 18"	4` O.C.
IB2	2	Ilex verticillata `Berry Poppins` / Winterberry (Male variety)	CONT.	3 GAL; MIN HT. 18"	4` O.C.
JF	20	Juniperus chinensis `Sea Green` / Sea Green Juniper	CONT.	3 GAL; MIN HT. 18"	4` O.C.
JK	38	Juniperus x pfitzeriana `Kallay`s Compact` / Juniper	CONT.	3 GAL; MIN HT. 18"	4` O.C.
PF	38	Potentilla fruticosa / Bush Cinquefoil	CONT.	3 GAL; MIN HT. 18"	3` O.C.
TD	42	Taxus x media `Densiformis` / Dense Yew	CONT.	3 GAL; MIN HT. 18"	4` O.C.
TH	20	Thuja occidentalis `Hetz Midget` / Hetz Midget Arborvitae	CONT.	3 GAL; MIN HT. 18"	3` O.C.
GROUND COVERS	**QTY**	**BOTANICAL / COMMON NAME**	**COND.**	**SIZE**	**SPACING**
LV	78	Liriope muscari `Variegata` / Variegated Lily Turf	CONT	4" Pot	24" OC

TURF SCHEDULE

LAWN SEED- SUN AND PARTIAL SHADE MIX	7,394 sf
See general notes for additional lawn seed mixes and installation requirements.	
Festuca arundinacea / Tall Turf Type Fescue	5,915 sf
Poa pratensis / Kentucky Bluegrass	1,479 sf

THE WOODMONT COMPANY
2100 W. 7TH STREET
FORT WORTH, TX 76107
CONTACT: CRAIG PINCINCE
PHONE: 817-377-7169
EMAIL: CPINCINCE@WOODMONT.COM

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

CARMEL-WESTFIELD KIDDIE ACADEMY S. WATERLEAF DR.

Westfield, Indiana

APPROVAL PENDING
NOT FOR CONSTRUCTION

CERTIFIED BY

ISSUANCE INDEX	
DATE:	
11/27/2019	
PROJECT PHASE:	

REVISION SCHEDULE		
NO.	DESCRIPTION	DATE

Project Number 2018.02447

LANDSCAPE PLAN

C700

PLOT DATE: 1/8/2020 4:37 PM
PLOT SCALE: 1:2.5849
EDIT DATE: 1/8/2020
EDITED BY: ANDENS
DRAWING FILE: P:\2018\02447\D. Drawings\Civil\Construction Documents\2018.02447 CE C700 LP.dwg

Westfield-Washington Township Advisory Plan Commission
Minutes of the December 16, 2019 APC Meeting

Presented for approval: January 21, 2020

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, December 16, 2019 scheduled for 7:00 p.m. at Westfield City Hall.

OPENING OF MEETING: 7:00 p.m.

ROLL CALL: Noted presence of a quorum.

MEMBERS PRESENT: Steve Hoover, Robert Horkay, Ginny Kelleher, Andre Maue, Robert Smith, Dave Schmitz, Scott Willis, and Chris Woodard.

MEMBERS ABSENT: Randy Graham.

CITY STAFF PRESENT: Kevin Todd, Director and Brian Zaiger, City Attorney with Krieg DeVault.

APPROVAL OF MINUTES
Motion: Approve December 2, 2019 meeting minutes as written.
Motion: Willis; Second: Kelleher. Motion passed. Vote: 8-0.

CONSENT AGENDA

No Consent Agenda Items

ITEMS OF BUSINESS

1912-ODP-22 &
1912-SPP-22

Atwater
North of the intersection of Casey Road & 193rd Street
Olthof Homes, LLC by Nelson & Frankenberger requests Overall Development Plan and Primary Plat approval of 275 Lots on approximately 100 acres +/- in the Atwater PUD District.
(Planner: Jonathan Dorsey ▪ JDorsey@westfield.in.gov)

Todd overviewed this request for Overall Development Plan and Primary Plat approvals. The only modification made to this item was the realignment to the entrance.

Motion: Approve 1912-ODP-22 &1912-SPP-22 with the following staff condition:

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

Motion: Woodard; Second: Kelleher. Motion passed. Vote: 8-0

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

1912-PUD-44

Links PUD
SE Corner of 191st Street & Tomlinson Road, approximately
Edgerock Development, LLC requests the rezoning of 68 acres +/- from the AG-SF1: Agriculture/Single-Family Rural district to the Links PUD District.
(Planner: Daine Crabtree ▪ DCrabtree@westfield.in.gov)

REPORTS/COMMENTS

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

ADJOURNMENT

Motion: Adjourn Meeting
Motion: Willis; Second: Kelleher. Motion passed. Vote: 8-0
Meeting adjourned at 7:09 p.m.

_____
Randell Graham, President

_____
Andre Maue, Vice President

_____
Kevin M. Todd, Secretary

REPORTS/COMMENTS

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

ADJOURNMENT

25.00
38

2018029085 ORDINANCE $25.00
06/29/2018 10:26:36A 38 PGS
Jennifer Hayden
HAMILTON County Recorder IN
Recorded as Presented

ORDINANCE NUMBER 17-52

Davis PUD Ordinance

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 1801-PUD-01), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 1801-PUD-01** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a positive recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on May 8, 2018;

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

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

Section 1. Applicability of Ordinance.

1.1 The Unified Development Ordinance and Zoning Map are hereby changed to incorporate the Real Estate as a Planned Unit Development District to be known as the "**Davis PUD District**" (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance, as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented, or expressly made inapplicable by this Ordinance.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 Underlying Zoning District. The Zoning District of the Unified Development Ordinance that shall govern the development of this District and its various subareas, as set forth in Section 4 of this Ordinance.

2.2 Trail. Any pedestrian or nature trail internal to the District this is used by pedestrians or pets. A trail shall be paved with asphalt or concrete.

2.3 Average Lot Area. A numerical value representing the mean area of a group of lots that vary in size. The Average Lot Area shall be calculated using all lots within an Area as illustrated on the District Plan. Compliance with the Average Lot Area requirement shall be determined at the Primary Plat. Secondary Plats shall be in substantial conformance with the lot sizes shown on the Primary Plat.

Section 3. **Concept Plan and Illustrative Plan.** The Concept Plan and Illustrative Plan, attached hereto as Exhibit B, are hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements: Concept Plan. The Real Estate shall be developed in substantial compliance with the Concept Plan and Illustrative Plan.

Section 4. **Underlying Zoning District.** The Underlying Zoning District:

- Within Area A shall be the SF3 Single-Family Medium Density District,
- Within Area B shall be the SF3 Single-Family Medium Density District,
- Within Area C shall be the SF2 Single-Family Low Density District,
- Within Area D shall be the SF 2 Single-Family Low Density District, and
- Within Area E shall be AG-SF1-I: Agriculture/Single-Family Westfield District.

Except as modified, revised, supplemented or expressly made inapplicable by this Ordinance, the standards of the Underlying Zoning District, as set forth above, shall apply.

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

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

5.2 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed one hundred twenty-five (125). The maximum number of Dwellings permitted by Area is noted in the table below.

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

Standard	Area A Lots	Area B Lots	Area C Lots	Area D Lots	Area E Lots
Minimum Lot Area	7,150 SF	10,500 SF	13,300 SF	14,700 SF(2)	43,560 SF
Average Lot Area	8,100 SF	12,400 SF	14,000 SF	20,000 SF	43,560 SF
Minimum Lot Width	55'	75'	95'	105'	200'
Minimum Lot Frontage	30'	40'	50'	50'	100'
Min. Building Setback Lines					
Front Yard	10'	20'	20'	20'	45'
Side Yard	5'	5'	5'	10'	20'
Rear Yard	20'	20'	20'	20'	40'
Maximum Building Height	2 stories	2 stories	2 stories	2 stories	2 stories
Min. Living Area (Total)					
One-Story Dwellings	2,000 SF(1)	2,000 SF	2,400 SF	2,600 SF	3,000 SF
Two-Story Dwellings	2,200 SF	2,400 SF	2,800 SF	3,000 SF	3,500 SF
Maximum Number of Dwellings Permitted	42	36	23	21	3

(1) Up to 11 lots within Area A may contain a One-Story Dwelling with a Total Minimum Living Area of 1,800 SF.

(2) Area D lots abutting the western property line of the Real Estate shall have a Minimum Lot Area of 20,000 SF.

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

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

A. Streetscape Diversity: The Architectural Character Exhibits, as attached hereto as **Exhibit C**, are hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in the District. It is not the intent to limit the architecture shown in the Character Exhibits, but to

encourage a diversity in architecture of Dwellings within the District.

B. Garage Composition and Orientation: All Dwellings shall have a minimum two (2) car attached garage. No more than 25 Dwellings within the District may have only front-load garages.

i. Within Area A, garages shall be rear-load garages accessed by an alley.

ii. Within Area B, a minimum of 11 Dwellings shall have side-load or courtyard-load garages. Front-load garages shall be recessed a minimum of two (2) feet behind the front plane of the Dwelling closest to and approximately parallel with the front property line. Covered porches shall be included when determining the front plane of the Dwelling. If a third-car garage is utilized, it shall be recessed a minimum of two (2) feet behind the plane of the other garage doors.

iii. Within Area C, Area D, and Area E, all Dwellings shall have a minimum two-car side-load attached garage. Additional garage bays may be front-loaded if the garage door is recessed a minimum of ten (10) feet behind the front plane of the Dwelling closest to and approximately parallel with the front property line. Covered porches shall be included when determining the front plane of the Dwelling.

iv. Front-load garage elevations shall include a variety of design elements to vary the appearance of the garage façade. Design elements include the garage door, garage door windows and/or hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows, and gable decorative louver. A minimum of 50% of homes with front load garages shall have decorative garage doors and be painted to match the dominant exterior material or a color to accent the dominant exterior material.

C. Additional Architectural Standards: The following shall apply to all Dwellings unless otherwise noted:

i. Minimum Overhang: The roof overhang or eaves shall be a minimum of eleven (11) inches, as measured prior to the installation of Masonry Materials.

ii. Roof Requirements:

a) Roof Pitch: The primary roof of the Dwelling shall have a minimum pitch of 6/12. Side-to-side gables on Front Building Facades shall have a minimum pitch of 10/12. Side-to-side gables on Rear Building Facades shall have a minimum pitch of 8/12. Ancillary roof pitches for shed-roof dormers, porches, bays, walkways, lanais, verandas, etc. may utilize a

lower roof pitch.

b) Ridgelines: Within Area A and Area B, all Dwellings shall have a minimum of three (3) ridgelines. Within Area C, Area D, and Area E, all Dwellings shall have a minimum of four (4) ridgelines. Ridgelines shall only be considered if they are horizontal ridges which form the peak of a pitched area. Covered and enclosed porches with gables shall count as a ridgeline.

iii. Building Materials: In addition to Article 6.3(C)(3) Building Materials, vinyl and aluminum siding shall be prohibited. When located on an exterior wall, chimneys shall be constructed with a brick or stone finish.

iv. Windows:

a) All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum (e.g. a brick rowlock or soldier course). For windows in a non-masonry façade, the treatment shall be of natural materials and be applied to the sill, header, and jams. The width of the architectural treatment shall be a minimum of five and one half (5 ½") inches in width.

b) Windows shall each be a minimum size of eight (8) square feet. However, smaller-sized windows less than eight (8) square feet is size may be incorporated to satisfy this requirement if the collective size of the smaller windows meets or exceeds the collective total square footage of the windows otherwise required.

c) Window grills shall be required on all windows.

d) A door shall meet the requirements of one window. A double window (a single window unit a minimum of four (4) feet in width with two windows side-by-side) shall count as two windows.

v. Basements: Basements shall not be required in Area A and Area B. Basements shall be required on a minimum of 12 Dwellings within Area C. Basements shall be required for all Dwellings in Area, D and Area E.

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

a) Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as a transitional material between two different exterior materials.

b) Architecturally enhanced/decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).

c) Roof design featuring a hip roof; dormers; a reverse gable; a shed roof accent; or two (2) or more roof planes.

d) All one-story Dwellings shall have a minimum of two (2) windows on the Front Façade and all two-story Dwellings shall have a minimum of five (5) windows on the Front Façade.

vii. Side Building Façade Requirements: Side Building Façades shall contain the following architectural elements on the Side Building Façade.

a) A one-story Dwelling shall have a minimum of two (2) windows.

b) A two-story Dwelling shall have a minimum of three (3) windows.

c) Brick, stone, or cedar shake on the Front Building Façade at the corner shall wrap the corner and extend on the Side Building Facade a minimum of four (4) feet beyond the corner.

d) If masonry materials are used on the Front Building Façade, masonry materials a minimum of 36 inches in height the entire length of the Side Building Façade shall be required. To allow greater architectural diversity, as an alternative to this requirement up to 50 Dwellings within the District may have masonry materials a minimum of 18 inches in height.

e) Architectural detailing on the Side Building Façade shall be similar in character to the Front Building Elevation. Architectural detailing includes, but is not limited to, gable treatments, gable brackets, window mullions, trim details (such as a trim band between the first and second-floor levels), and dormers consistent with their application on the Front Building Elevation.

viii. Rear Building Façade Requirements: Rear Building Façades shall contain the following architectural elements on the Rear Building Façade. Alley-load homes shall be exempt from these requirements.

a) Each Dwelling shall have a minimum of three (3) windows on the Rear Building Façade.

b) Each Rear Building Façade shall have an architectural plane breaks of at least two (2) feet of relief at two (2) or more points. Cantilevered offsets shall meet the requirements for an architectural plane break if they provide at least 18 inches of relief.

c) If masonry materials are used on the Side Building Façade, masonry materials a minimum of thirty-six (36) inches in height the entire length of the Rear Building Façade shall be required. To allow greater architectural diversity, as an alternative to this requirement up to 50 Dwellings within the District may have masonry materials a minimum of 18 inches in height.

d) Architectural detailing on the Rear Building Façade shall be similar in character to the Front Building Elevation. Architectural detailing includes, but is not limited to, gable treatments, gable brackets, window mullions, trim details (such as a trim band between the first and second floor levels), and dormers consistent with their application on the Front Building Elevation.

e) If masonry materials are used on the Rear Building Façade, masonry materials shall be used on the exposed basement walls of Dwellings with look-out basements and walk-out basements. A look-out basement is defined as a basement where the finish grade of the lot meets the Dwelling below the bottom elevation of a basement window. Basement windows utilizing window wells do not qualify as look-out basements.

ix. Corner Breaks: Within Area A and Area B, all Dwellings shall have a minimum of three (3) corner breaks on the Front Building Facade and the Rear Building Facade. Within Area C, Area D, and Area E, all Dwellings shall have a minimum of four (4) corner breaks on the Front Building Facade and the Rear Building Facade. The exterior corners of a covered porch, the outermost corners of the Dwelling, and a projection with a height of no less than six (6) feet shall count toward this requirement.

x. Driveways: All driveways shall be concrete.

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

A. Restricted Open Space Buffer: Along the western property line of the Real Estate where indicated on **Exhibit E** a Restricted Open Space Buffer (ROSB) shall be provided.

i. The ROSB shall be a minimum of 60 feet wide and planted as detailed in Section 7.2(D) Buffer Yard Requirements, below.

ii. The ROSB may be located within private Lots.

iii. No outside storage nor structures shall be permitted within the 45-foot wide reforestation planting area within the ROSB.

iv. Outside of the reforestation planting area no structures taller than 18 inches shall be permitted within the ROSB, except for fences which may be permitted to a maximum height of six (6) feet.

v. Lot owners may add additional landscaping within the ROSB.

B. Lot Landscaping: Article 6.8(K) Minimum Lot Landscaping Requirements shall apply except as modified and enhanced below.

i. All lots shall be landscaped with a minimum of two (2) shade trees, one (1) ornamental or evergreen tree, and ten (10) shrubs.

ii. At a minimum, the Lot's Established Front Yard shall be sodded and the remainder of the Lot shall be seeded.

C. External Street Frontage Landscaping Requirements: Article 6.8(M) shall apply except that no mound shall be required along 161st Street where the elevation difference between the centerline of 161st Street and the finish grade 90 feet south of the centerline of 161st Street is ten (10) feet or greater.

D. Buffer Yard Requirements: Article 6.8(N) Buffer Yard Requirements shall apply except as modified and enhanced below.

i. Along the western property line of the Real Estate landscape buffers shall be provided where indicated on **Exhibit F**. The portion of the buffer depicted as Buffer A shall be a minimum of 40 feet wide and planted at a minimum rate of eight (8) shade trees and eight (8) evergreen trees per 100 linear feet. The plantings may be distributed throughout the buffer. The portion of the buffer depicted as Buffer B shall be a reforestation area a minimum of 45 feet wide and planted with a variety of native deciduous trees as follows:

a) Trees Sizes at Installation: At the time of installation, 25% of the trees shall be a minimum of 1½" in caliper, 50% of the trees shall be whips a minimum of five (5) feet tall, and 25% of the trees shall be three (3) gallon container stock, or equal.

b) Tree Spacing: Trees shall be spaced an average of nine (9) feet on center with an average of nine (9) feet between rows. Tree locations may be adjusted slightly to soften the triangular spaced grid to create a more naturalistic appearing tree spacing.

c) Trees shall be installed with tree protectors.

d) Signs denoting "Reforestation Easement" shall be installed at approximately 200-foot intervals.

ii. No berm nor mounding shall be required within the perimeter buffer yard.

iii. The perimeter buffer yard may be located within private Lots.

iv. Lot owners may add additional landscaping within the perimeter buffer yard. However, in no instance shall the amount of landscaping be reduced below the planting required by this ordinance. Approval of any modifications within the perimeter buffer yard shall be approved by the Homeowners Association prior to installation.

Section 8. **Infrastructure Standards.** The District's infrastructure shall comply with the Unified Development Ordinance and the City's Construction Standards (see Chapter 7: Subdivision Regulations), unless otherwise approved by the Plan Commission or Department of Public Works, except utility poles shall be permitted within the dedicated rights-of-way as long as they are (i) located outside of the Obstruction Free Zone defined within the City of Westfield Construction Standards and Specifications, and (ii) located as to not interfere with any proposed sidewalk or trail.

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

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply, except as modified below:

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

B. Passive Amenities: Open Space including trails shall be provided for passive recreation opportunities, as generally depicted on the Amenities Plan in **Exhibit D**. Trails shall be installed in substantial compliance with the location depicted on the Amenities Plan. The final locations are subject to existing easements and final engineering design. If trails are prevented from being installed as generally shown, then the Director may approve alternative trail locations that still provide access and connectivity to the open space.

C. Amenity Elements: Community gathering point amenities, including but not limited to a picnic area, playground, fire pit, and trellises with swings, are generally depicted on **Exhibit D.** The Amenity Elements shall be provided within the area depicted on the Amenities Plan. Alternative locations within the Open Space area may be approved by the Director.

D. Minimum Open Space Requirement: A minimum of 27% of the gross acreage of the site shall be protected as Open Space.

9.2 Article 8.9 Street and Right-of-Way Standards: Shall apply, except as modified below:

A. Article 8.9(F)(3) Connectivity Standards: Shall apply, except that the street stub shown connecting the property to the west is not required to be constructed until such time as the connecting property develops.

B. Article 8.9(G)(3)(a) Maximum Cul-de-sac Length Standards: Shall apply, except the maximum length permitted shall be 700 feet.

C. Article 8.9(G)(6) Access Point Standards: Shall apply, except more than one (1) point of vehicular access shall be permitted from the development onto 161st Street. Within Area E indicated on **Exhibit B,** each Lot shall be permitted to have one (1) direct access point by driveway to 161st Street. If there is a Corner Lot within Area E that abuts an Internal Street, vehicular access for said Corner Lot shall be derived from the Internal Street.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS 11 DAY OF June, 2018.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
Jim Ake	Jim Ake	Jim Ake
James J. Edwards	James J. Edwards	James J. Edwards
Steven Hoover	Steven Hoover	Steven Hoover
Robert L. Horkay	Robert L. Horkay	Robert L. Horkay
Mark F. Keen	Mark F. Keen	Mark F. Keen
Charles Lehman	Charles Lehman	Charles Lehman
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

WESTFIELD CORPORATION SEAL WESTFIELD INDIANA

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: Bryan D. Stumpf

I hereby certify that **ORDINANCE 17-52** was delivered to the Mayor of Westfield on the 11th day of June, 2018, at 8:20p m.

Cindy Gossard

Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 17-52** this 11 day of June, 2018.

J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 17-52** this _____ day of _____, 2018.

J. Andrew Cook, Mayor

This document prepared by: Bryan D. Stumpf, 11th Street Development
7378 N 550 E, Lebanon, IN 46052 (317) 721-8279

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan and Illustrative Plan
Exhibit C	Architectural Character Exhibits
Exhibit D	Amenities Plan and Character Exhibits
Exhibit E	Restricted Open Space Buffer
Exhibit F	Landscape Buffer Yard Planting

EXHIBIT A
REAL ESTATE

The East Half of the Southeast Quarter of Section Nine (9) Township Eighteen (18) North, Range Three (3) East, Hamilton County, Indiana, containing eighty (80) acres, more or less.

EXHIBIT B
CONCEPT PLAN

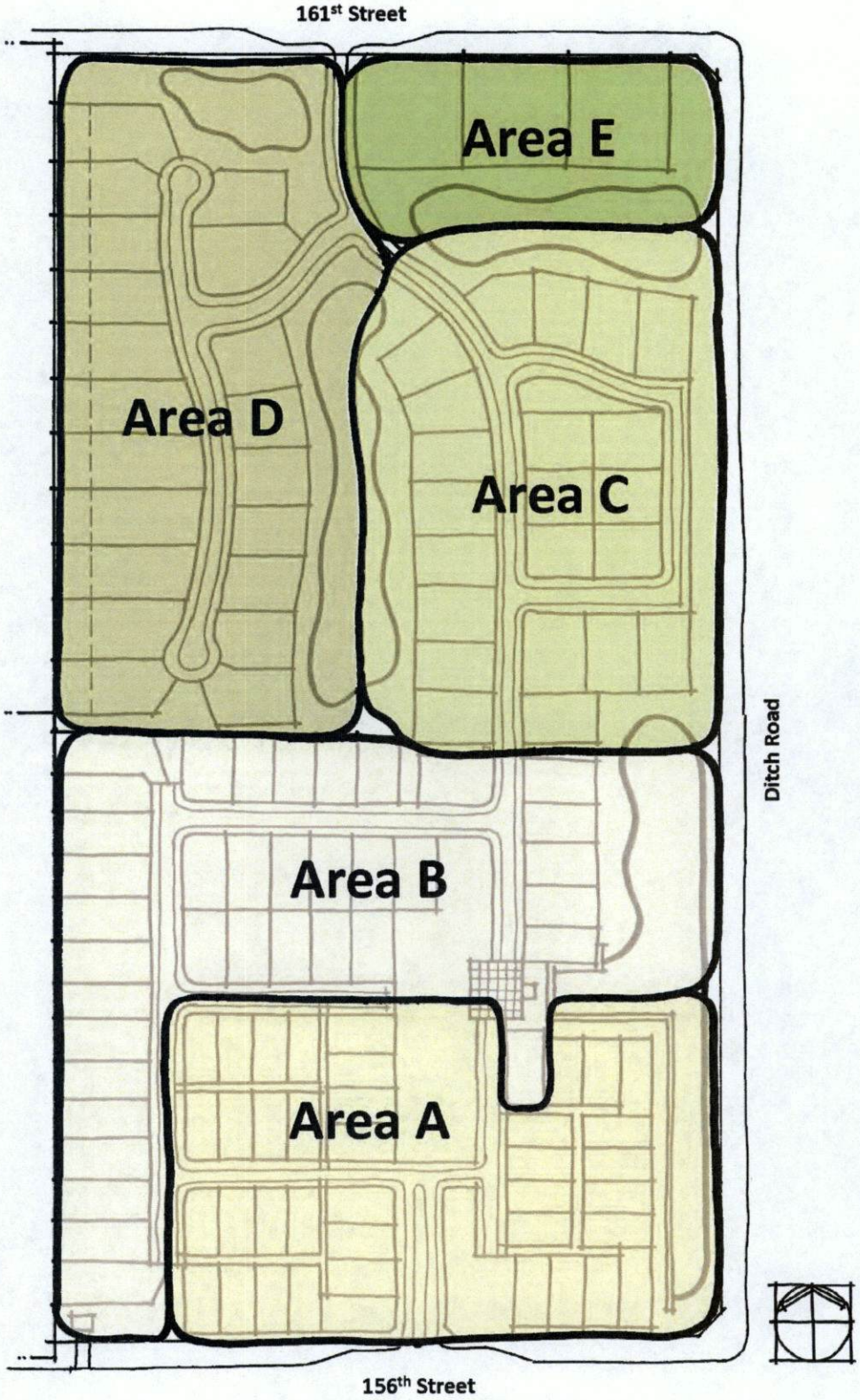


EXHIBIT B
ILLUSTRATIVE PLAN

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA A

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA A

EXHIBIT C
ARCHITECTURAL CHARACTER EXHIBITS – AREA A

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EXHIBIT C

ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

EXHIBIT C

ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

EXHIBIT C

ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

EXHIBIT C

ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

EXHIBIT C

ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

EXHIBIT C

ARCHITECTURAL CHARACTER EXHIBITS – AREA C, AREA D, AND AREA E

EXHIBIT C

ARCHITECTURAL CHARACTER EXHIBITS – SIDE ELEVATION DETAIL

EXHIBIT C

ARCHITECTURAL CHARACTER EXHIBITS – ENHANCED REAR ELEVATIONS

EXHIBIT C

ARCHITECTURAL CHARACTER EXHIBITS – ENHANCED REAR ELEVATIONS

EXHIBIT D
AMENITIES PLAN AND CHARACTER EXHIBITS

EXHIBIT D
AMENITIES PLAN AND CHARACTER EXHIBITS

EXHIBIT D
AMENITIES PLAN AND CHARACTER EXHIBITS

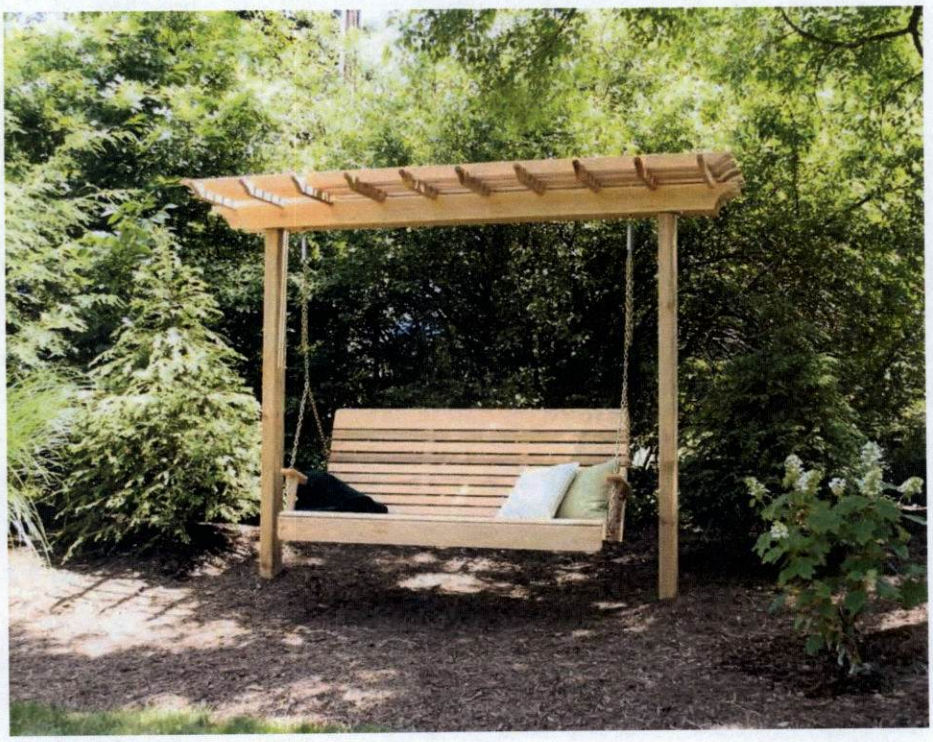


EXHIBIT E
RESTRICTED OPEN SPACE BUFFER

The red shaded area along western property line indicates the location of the Restricted Open Space Buffer.

EXHIBIT F
LANDSCAPE BUFFER YARD MAP

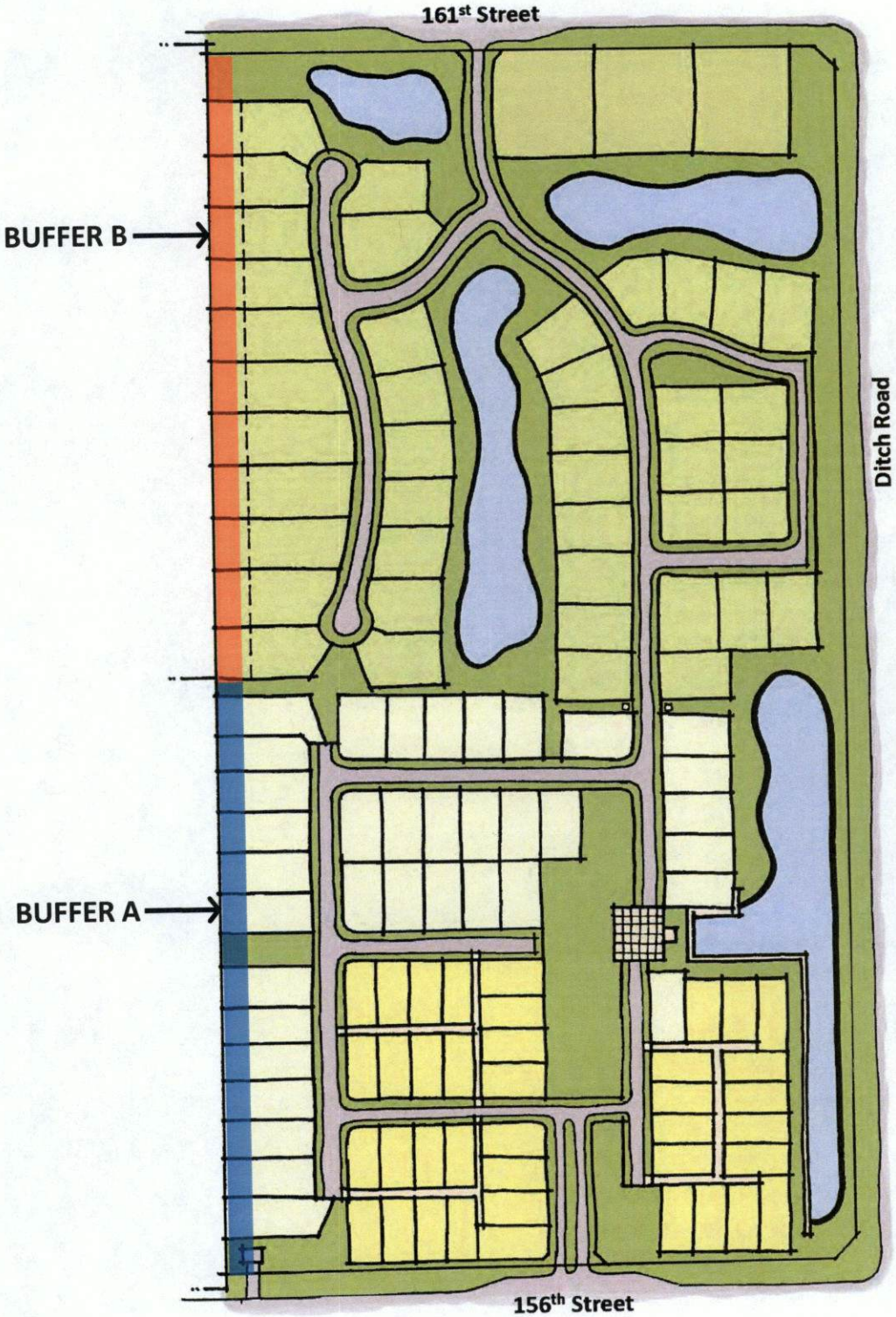
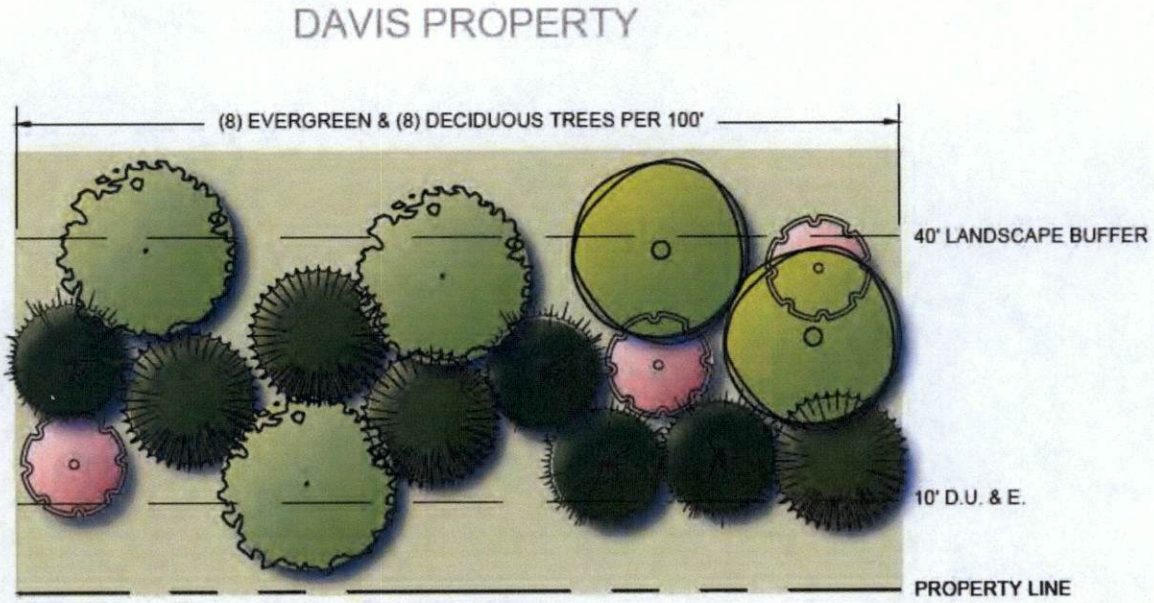
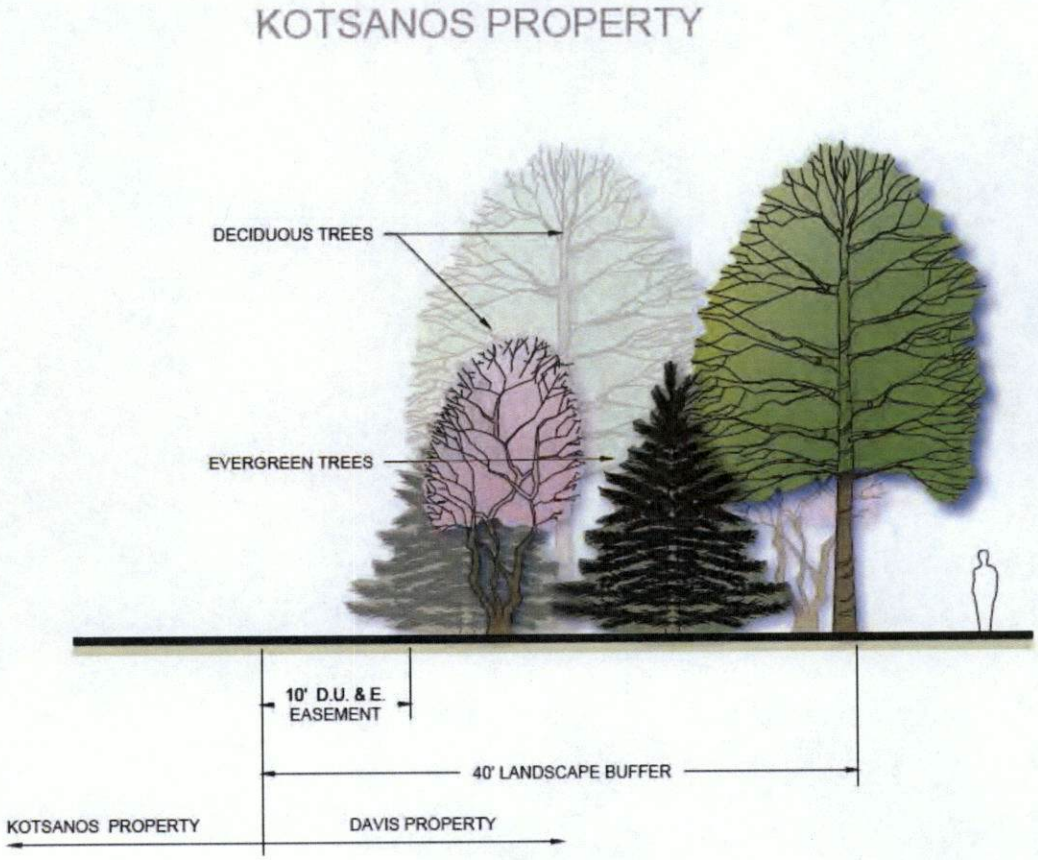


EXHIBIT F
LANDSCAPE BUFFER YARD PLANTING – BUFFER A





11th Street
DEVELOPMENT

NARRATIVE

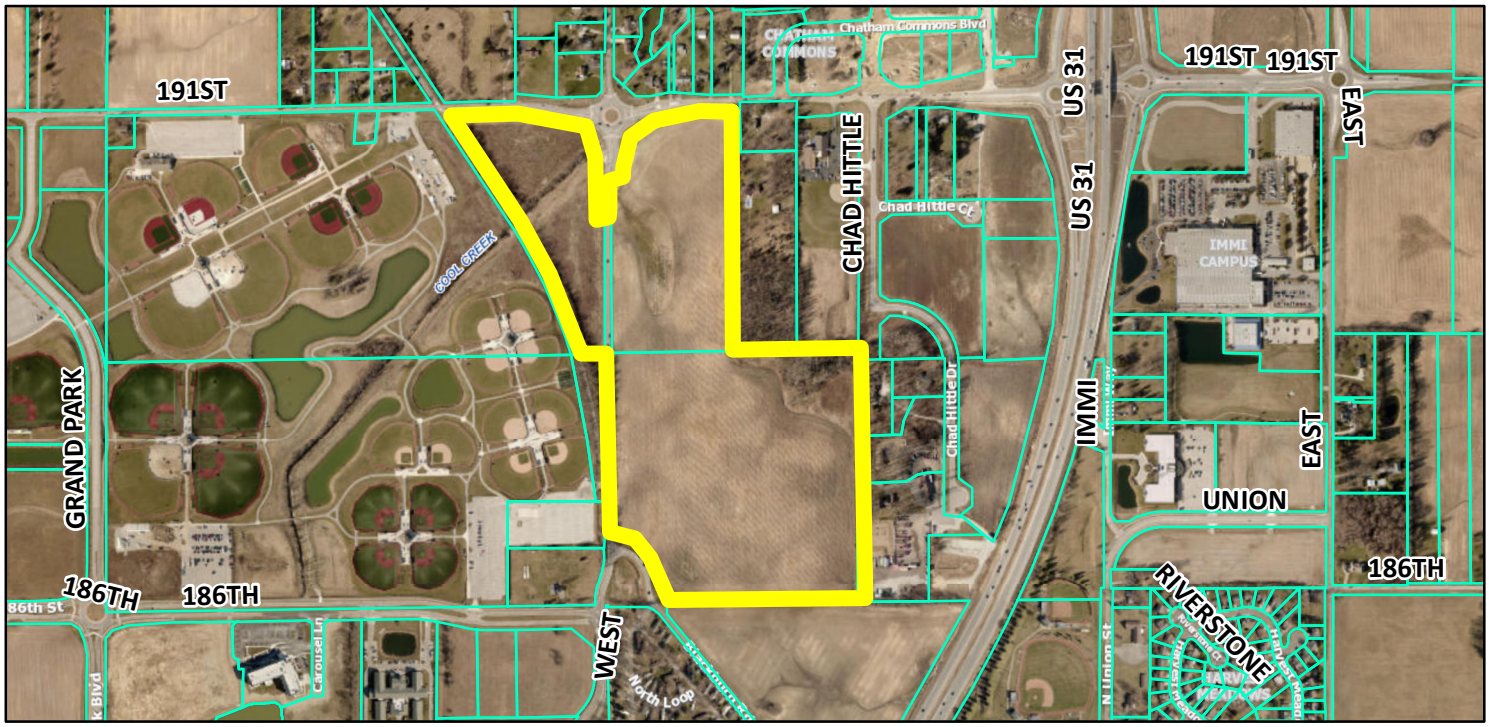
Davis Planned Unit Development Amendment

Estridge Homes is applying to the City of Westfield to amend the Davis Planned Unit Development to clarify the architectural standards. Specifically, the amendment: (1) identifies certain architectural features (such as dormers) do not need the same roof overhang as the main roof, and (2) allows architectural wing walls to encroach slightly into setbacks and easements.

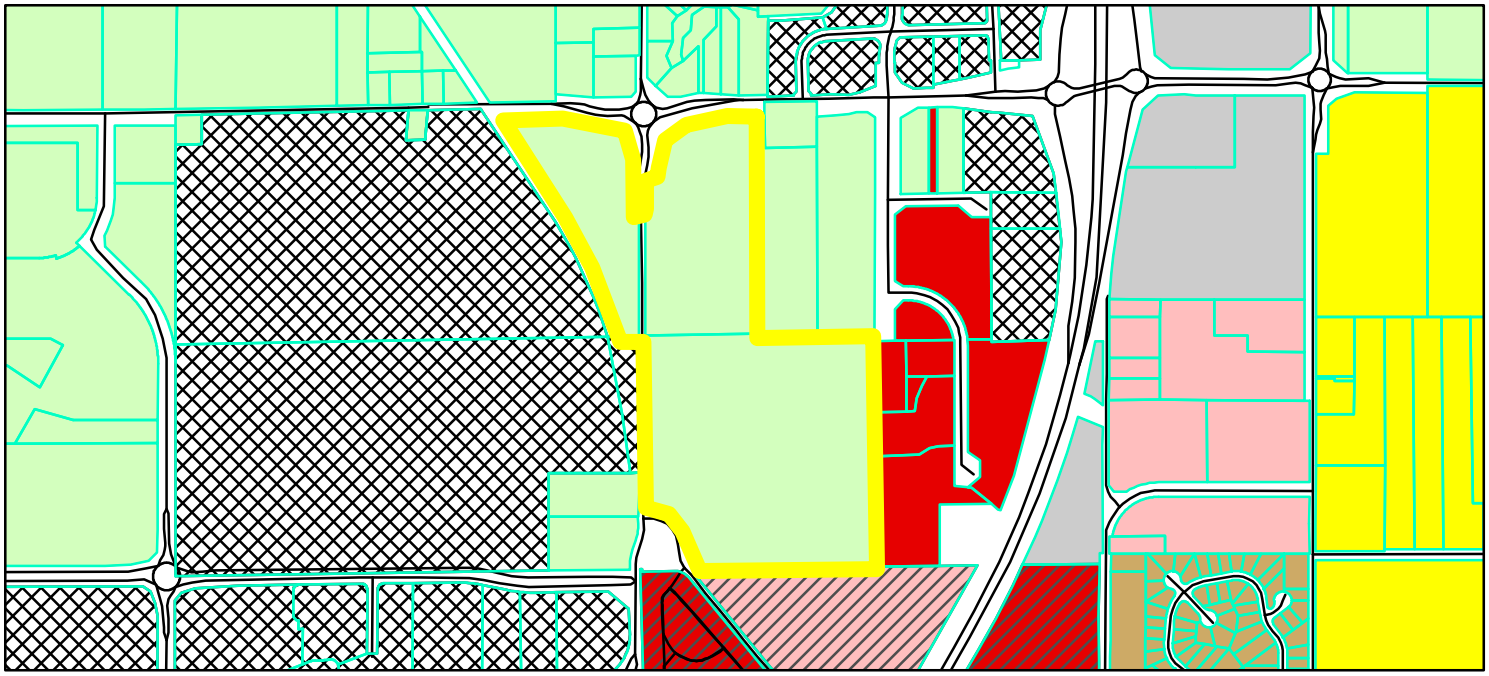
Links PUD
(Ord. 19-60)

Aerial Location Map

Site



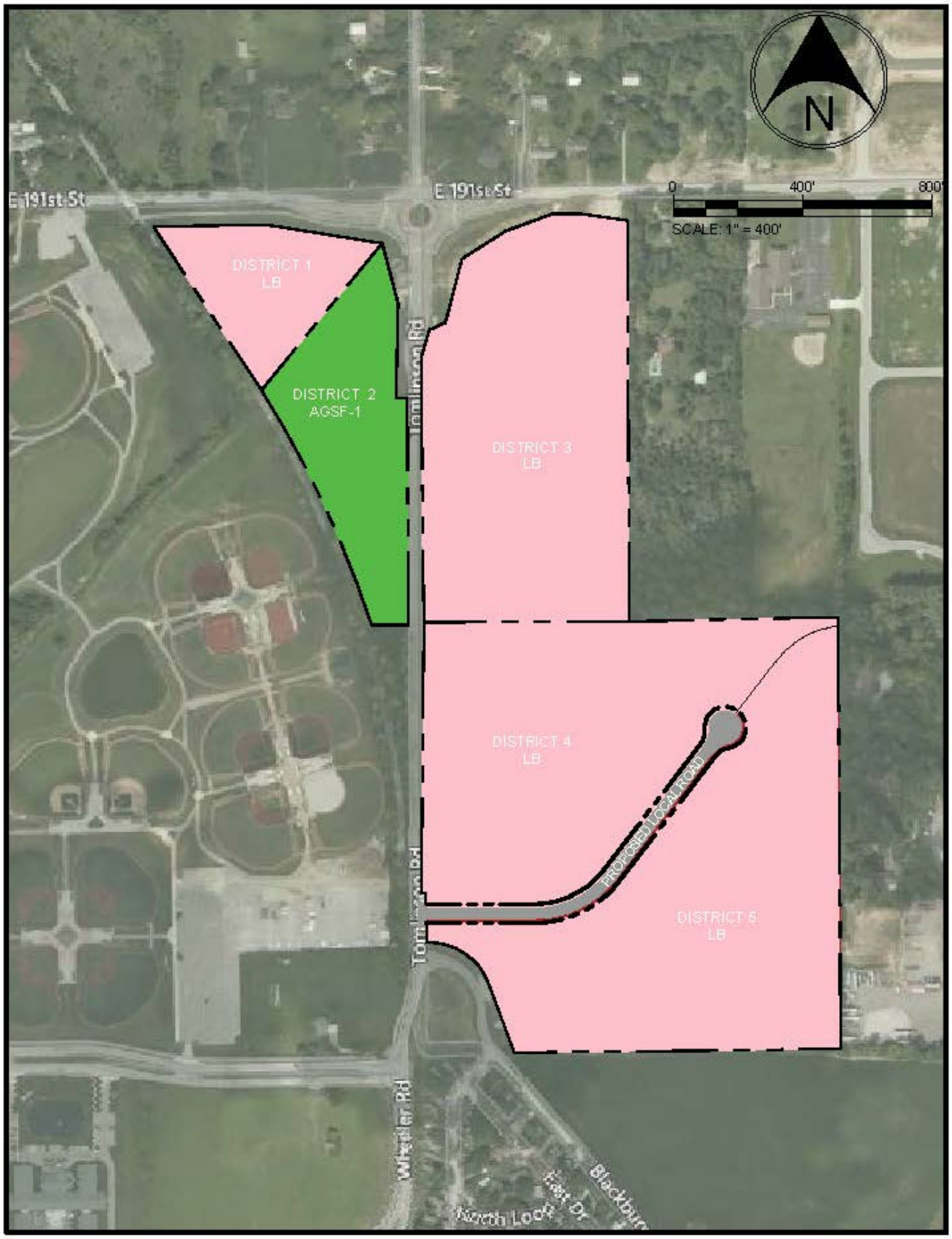
Zoning Map



Parcel
GIS.DBO.PW_Streets
Zoning - All
Zoning
AG-SF1 (Agriculture - Single Family - 1)
EI (Enclosed Industrial)
GB (General Business)
GB-PD (General Business - Planned Development)
LB (Local Business)
LB-PD (Local Business - Planned Development)
MF-1 (Multiple Family - 1)
PUD (Planned Unit Development)
SF-3 (Single Family - 3)

0 0.125 0.25 Miles

N W E S



EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

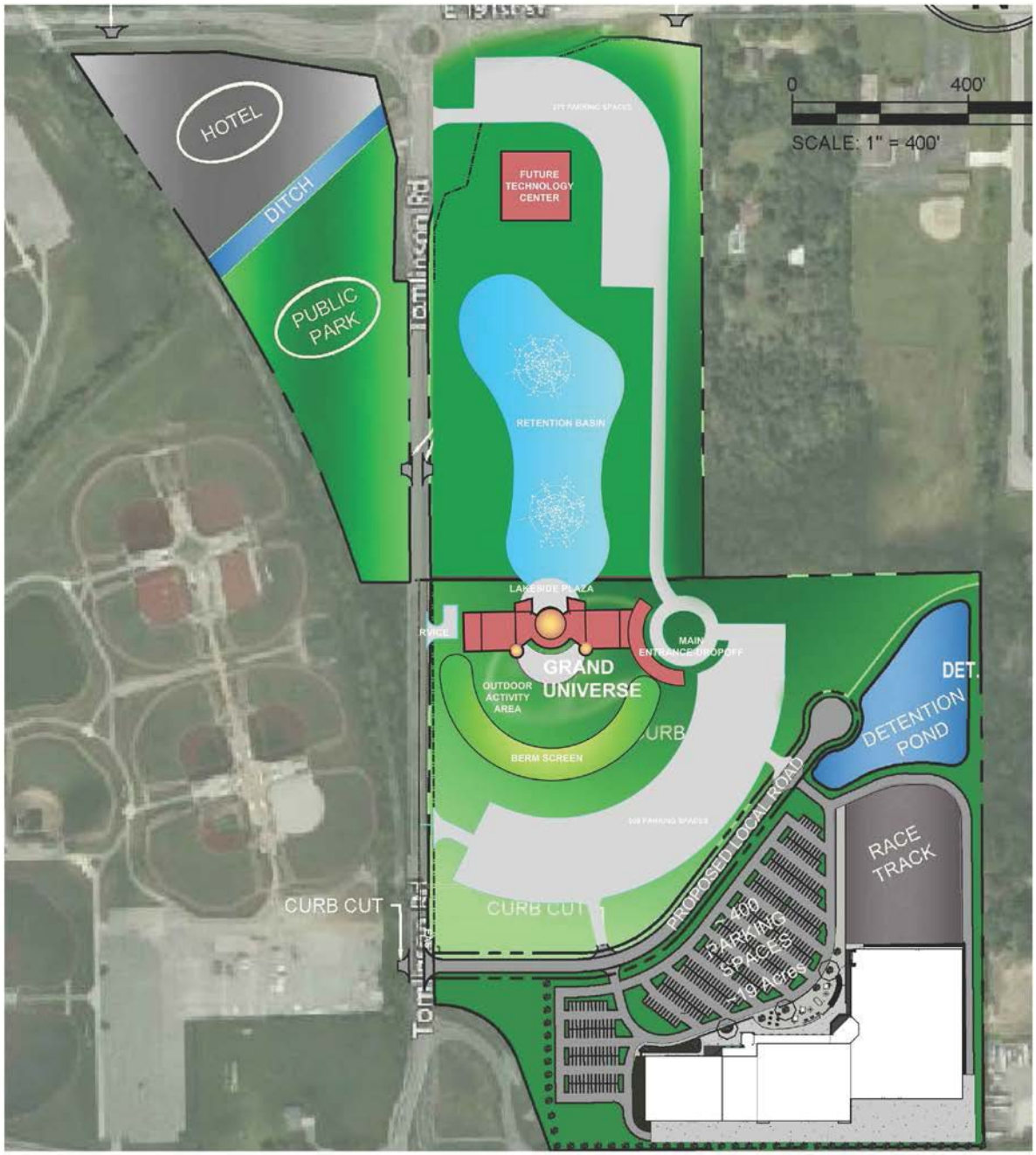
WESTFIELD, IN

10/25/19

Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT B
CONCEPT PLAN



EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/25/19

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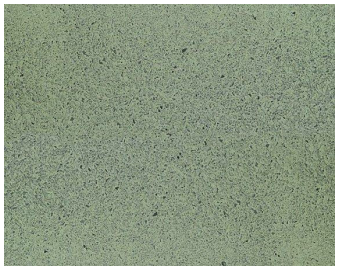


LIMESTONE AND SHAMROCK COLORED PRECAST

LOUVERED MECHANICAL SCREENS

STOREFRONTS INSPIRED BY PAGODA AT IMS

PUBLIC PLAZA; SIMILAR TO MIDTOWN CARMEL

BRIGHTLY COLORED SIGNAGE

ARCHITECTURAL LIT TOWERS

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

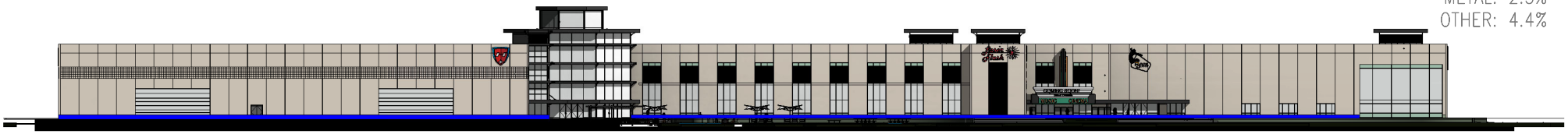
10/24/19

Cooler Design

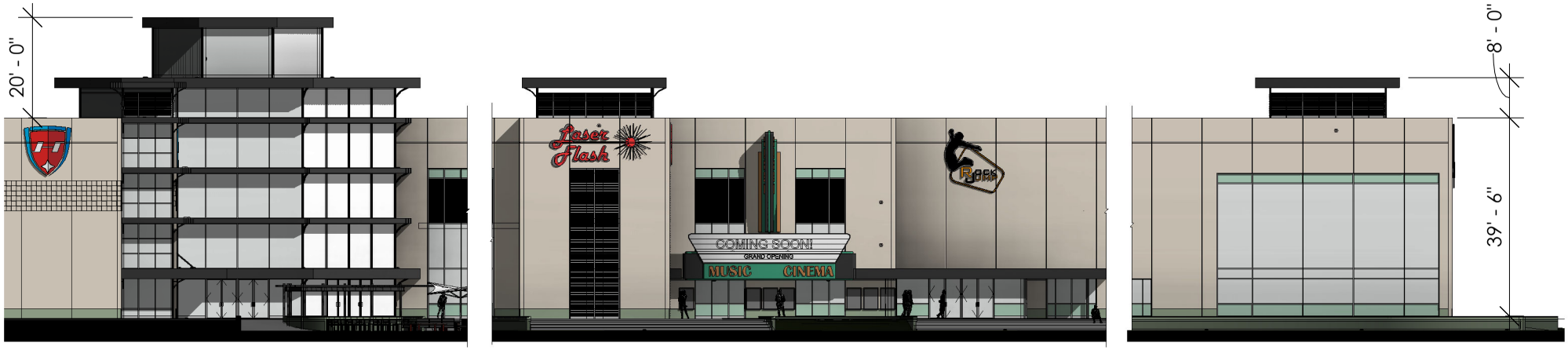
ARCHITECTURE • PLANNING • INTERIOR DESIGN

FACADE %'S
APPROX. 30,3000 SF

GLAZING: 22.7%
PRECAST: 60.7%
EMBOSSED PRECAST: 9.7%
METAL: 2.5%
OTHER: 4.4%



1 NORTH ELEVATION
1" = 80'-0"



2 NORTH ELEVATION ENLARGED
1" = 30'-0"

FACADE %'S
APPROX. 31,200 SF

PRECAST: 61%
EMBOSSED PRECAST: 30%
METAL: 9%

3 SOUTH ELEVATION
1" = 80'-0"

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

10/16/19

WESTFIELD, IN

Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

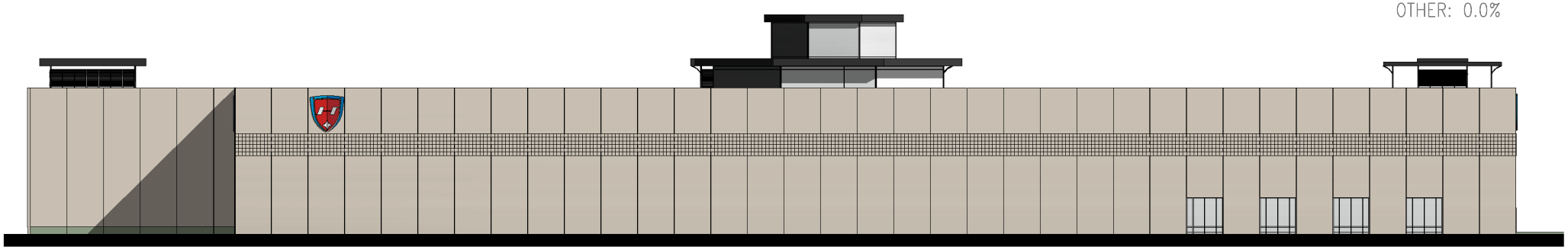
FACADE %'S
APPROX. 16,800 SF

GLAZING: 34.1%
PRECAST: 53.3%
EMBOSSED PRECAST: 7.7%
METAL: 4.9%
OTHER: 0.0%

1 WEST ELEVATION
1" = 40'-0"

FACADE %'S
APPROX. 16,800 SF

GLAZING: 9.1%
PRECAST: 75.1%
EMBOSSED PRECAST: 13.1%
METAL: 2.7%
OTHER: 0.0%



2 EAST ELEVATION
1" = 40'-0"

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

10/23/19

WESTFIELD, IN

Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/30/19

Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/25/19

Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/25/19

Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/31/19

Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/25/19

Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

Ordinance 19-60

Links PUD

Neighborhood Meeting

Tuesday, November 26, 2019

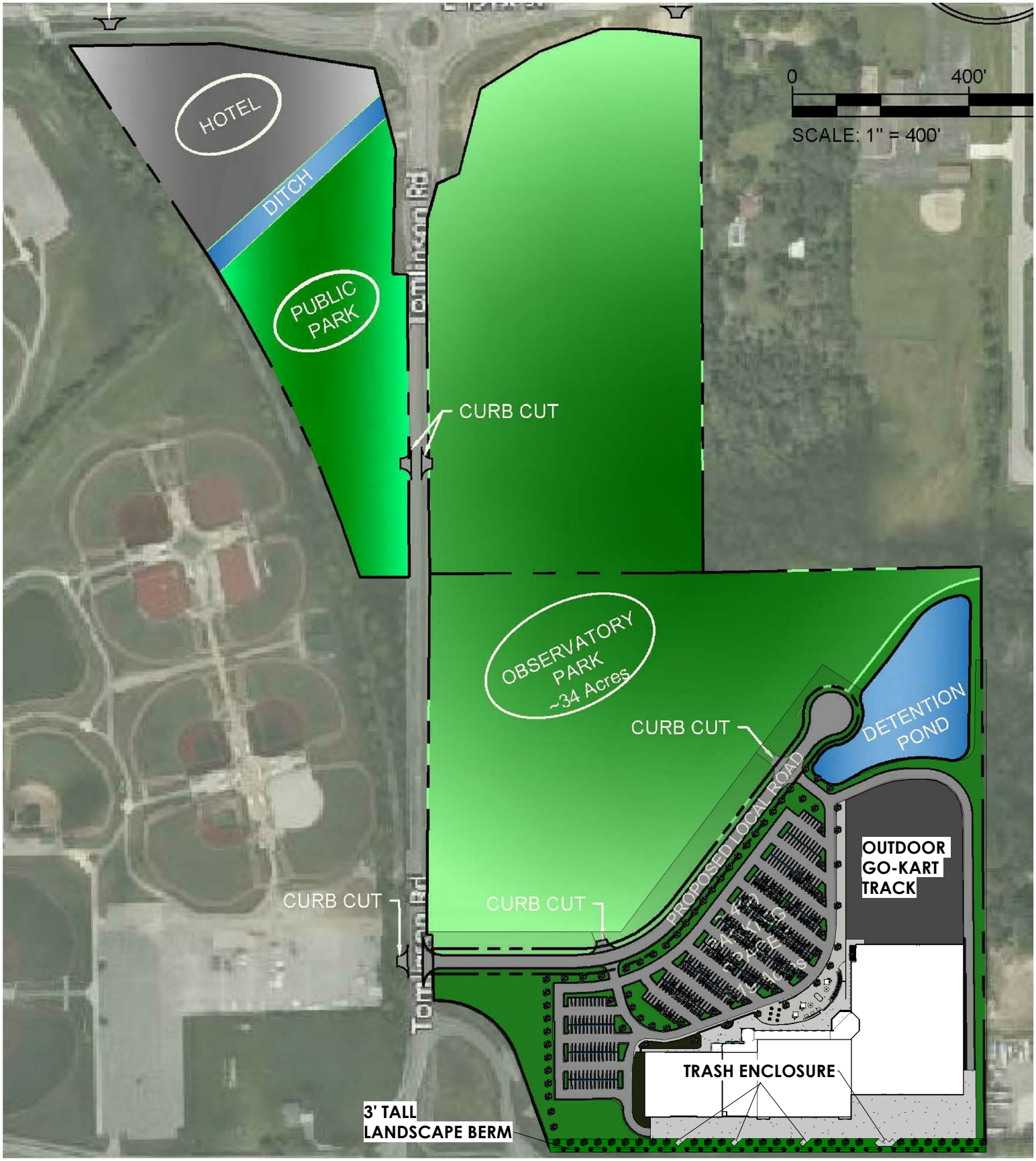
7pm at Grand Park Events Center

The petitioner for Ordinance 1960, EdgeRock Development, along with associated investors and stakeholders, invited the public to a neighborhood meeting on Tuesday, November 26, 2019 at 7pm at the Grand Park Events Center cafeteria. Present were Birch Dalton and Parker Reiff on behalf of the petitioner, three (3) additional investors/stakeholders, two (2) members of the Westfield City Council, one (1) member of the City of Westfield Staff, and seven (7) additional members of the general public.

The meeting lasted for approximately forty (40) minutes; most questions raised were about likely increased traffic on 191st Street and Tomlinson Road. The second most common concern seemed to be about the noise emanating from the proposed outdoor go-kart track from gas-powered cars and any proposed PA system (though the petitioner stated that he does not believe a PA system would be utilized).

Additional concerns brought up were signage and lighting for parking lots and/or the go-kart track.

The meeting adjourned at approximately 7:40pm.



1 SCHEMATIC DESIGN PLAN TRASH/LANDSCAPE

1" = 300'-0"

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/31/19

Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

Docket Number:	2002-PUD-01 (Ord. 20-01)
Petitioner:	11th Street Development (the "Petitioner")
Subject Site Address:	West side of Ditch Road between 156th Street and 161st Street
Request:	An amendment to the architectural standards of the Davis Planned Unit Development (PUD) District.
Current Zoning:	Davis PUD District (Ord. 17-52)
Current Land Use:	Residential
Approximate Acreage:	80 acres +/- (the "Property")
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 20-01 4. Davis PUD District (Ord. 17-52) 5. Narrative 6. Presentation
Staff Reviewer:	Corey Harris, Associate Planner

PETITION HISTORY

This petition was introduced at the January 13, 2020, City Council meeting. The petition will receive a public hearing the January 21, 2020, Advisory Plan Commission (the "APC") meeting and will be up for a vote. The petitioner held a neighborhood meeting on Tuesday, January 14th, there were no attendees.

PROJECT OVERVIEW

Property Location: The subject Property will apply to the 80 acres +/- that is planned for the west side of Ditch Road between 156th Street and 161st Street (see **Exhibit 2**). The Property is currently zoned the Davis PUD District and has been previously used for residential purposes. The properties to the north, south, and west are residential in use, and properties to the east are residential and institutional.

Property History: The original Davis PUD District (Ord. 17-52, see **Exhibit 4**) was adopted on June 11, 2018. The PUD encompasses approximately 80 acres +/-. A Primary Plat (1807-SPP-13) and Overall Development Plan (1807-ODP-13) were approved on August 20, 2018. The Secondary Plat for Section 1 was approved August 19, 2019.

AMENDMENT REQUEST

The petitioner requests two changes. The first change would exempt roof overhangs for porches, bay windows, dormers, shed roofs, and areas with architectural enhanced decorative trim from the eleven (11) inch minimum roof overhang of Section 7.1(C)(i) of the Davis PUD, Ordinance 17-52 (see **Exhibit 4**). The second change would allow Accessory Wing Walls to encroach up to two (2) feet into the required Side Yard Setback or easements.

COMPREHENSIVE PLAN

The Future Land Use Plan in the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan") identifies the Property as New Suburban. The Comprehensive Plan is not law; rather, it is intended to serve as a guide in making land use decisions; however, below is a general summary of the goals and objectives of the Comprehensive Plan for this Property:

> The development policies for "New Suburban" include: (i) ensure development occurs in a way that is contiguous with existing development; (ii) design developments such that back yards are not adjacent to collector or arterial streets unless uniform attractive screening is provided; (iii) prevent monotony of design and color that applies to the collective impact of an entire development; (iv) encourage compatible and high quality "life span" housing; (v) emphasize connectivity between subdivisions, and avoid creating isolated islands of development; (vi) permit new development only where the transportation network is sufficient to the added traffic volume, based on traffic studies developers should make appropriate improvements to mitigate traffic impacts resulting from the new development; (vii) encourage quality and useable open space; (viii) encourage development of bicycle and pedestrian facilities in new development to improve connectivity; (ix) land that is characterized by steep slopes or other natural limitations should be left natural or developed at rural, rather than suburban densities; (x) locate roadways and house lots to respect natural features and to maximize exposure of lots to open space, and (xi) encourage attractive streetscapes that minimize front-loading garages, provide garage setbacks from front facades of houses, minimize design and material repetition a, and avoid house orientations where the back sides face the public right of way.
>
> The development policies for "residential design standards" include: (i) encourage neighborhoods that do not have the appearance of "production" housing; (ii) evaluate new residential development on the basis of overall density and the relationship that density to effective and usable open space preservation, rather than on lot sizes; and (iii) encourage variety and diversity in housing while maintaining a distinct style or character and avoiding the appearance of "cookie cutter" subdivisions.
>
> The development policies for "open space and recreation" include: (i) design open space to form an interconnected network, with provisions or linkages to existing or potential open space; (ii) maintain and preserve stream corridors, woodlands, hedge rows, or other valuable natural and historic resources; (iii) provide parks and recreational facilities in new development to accommodate the needs of the community as it grows; and (iv) recognize that in addition to the amount of open space, that the location and configuration of open

space is of importance and should not be an afterthought based on a determination of unusable land.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Collector Road: 156th Street, (ii) Secondary Arterial: Ditch Road, (iii) Primary Arterial: 161st Street, and (iv) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

PROCEDURAL

Public Hearing: Amendments to a Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the January 21, 2020, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

Statutory Considerations:

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

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

Council Introduction: The petition was introduced at the January 13, 2020, City Council meeting.

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the January 21, 2020, Plan Commission meeting. If the Plan Commission is satisfied with the petition, then forward a recommendation to the City Council.**

2. If any Plan Commission member has questions prior to the public hearing, then please contact Corey Harris at 317.432.4883 or charris@westfield.in.gov.

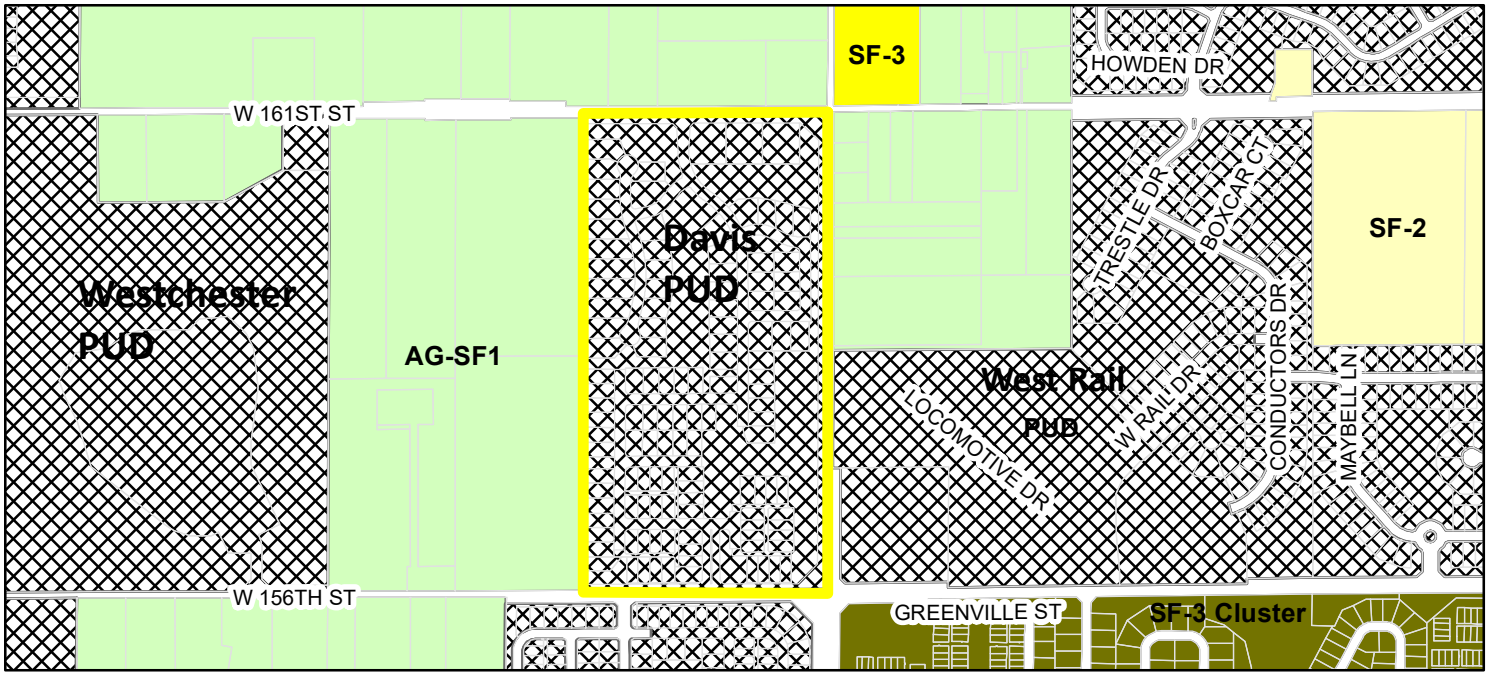
Property Location Map
Davis PUD Amendment I
Ordinance 20-01
2002-PUD-01

N
W E
S
Not To Scale

Aerial Location Map

Site

Zoning Map



Parcel

Zoning - All

Zoning

AG-SF1 (Agriculture - Single Family - 1)

PUD (Planned Unit Development)

SF-2 (Single Family - 2)

SF-3 (Single Family - 3)

SF-3 Cluster

ORDINANCE NUMBER 20-

Davis PUD District Amendment

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

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

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

WHEREAS, the Council enacted Ordinance No. 17-52, Davis Planned Unit Development Ordinance on November 10, 2003 (the "DAVIS Planned Unit Development");

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (Petition No. 2002-PUD-01), requesting an amendment to the Unified Development Ordinance and to the Zoning Map with regard to the subject real estate more particularly described in Exhibit A attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2002-PUD-01** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Westfield, Hamilton County, Indiana, meeting in regular session, that the Davis Planned Unit Development, 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 real estate described in Exhibit A into the Davis Planned Unit Development District (the "District").

1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, (ii) the Davis Planned Unit Development; 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 or the Davis Planned Unit Development.

1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Minimum Roof Overhang.** Section 7.1(C)(i) of the Davis Planned Unit Development Ordinance is amended to add the following sentence:

"Elements such as porches, bay windows, dormers, shed roofs, and areas with architectural enhanced decorative trim are exempt from this requirement."

Section 3. **Wing Walls.** The Development Standards Table shown in Section 6 of the Davis Planned Unit Development Ordinance is amended by adding the following note for Minimum Building Setback Lines, Side Yard:

"3. Accessory wing walls may encroach up to 3 feet into a required setback or easement."

Section 4. **Architectural Character Exhibits.** The Architectural Character Exhibits shown in Exhibit C of the Davis Planned Unit Development Ordinance is amended by adding the additional images shown on Exhibit B attached hereto.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS ___ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL

Voting For	**Voting Against**	**Abstain**
James J. Edwards	James J. Edwards	James J. Edwards
Scott Frie	Scott Frie	Scott Frie
Jake Gilbert	Jake Gilbert	Jake Gilbert
Mike Johns	Mike Johns	Mike Johns
Troy Patton	Troy Patton	Troy Patton
Cindy L. Spoljaric	Cindy L. Spoljaric	Cindy L. Spoljaric
Scott Willis	Scott Willis	Scott Willis

ATTEST:

_____
Cindy Gossard, Clerk Treasurer

I 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: Bryan D. Stumpf

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

on the _____ day of _____, 2020, at _____ ___m.

_____
Cindy Gossard, Clerk-Treasurer

I hereby APPROVE **ORDINANCE 20-__**

this _____ day of _____, 2020.

_____
J. Andrew Cook, Mayor

I hereby VETO **ORDINANCE 20-__**

this _____ day of _____, 2020.

_____
J. Andrew Cook, Mayor

This document prepared by: Bryan D. Stumpf, 11th Street Development, LLC
7378 N 550 E, Lebanon, IN 46052 (317) 721-8279

EXHIBIT A

(REAL ESTATE)

The East Half of the Southeast Quarter of Section Nine (9) Township Eighteen (18) North, Range Three (3) East, Hamilton County, Indiana, containing eighty (80) acres, more or less.

EXHIBIT B

(ARCHITECTURAL CHARACTER EXHIBITS)

EXHIBIT B

(ARCHITECTURAL CHARACTER EXHIBITS)

EXHIBIT B

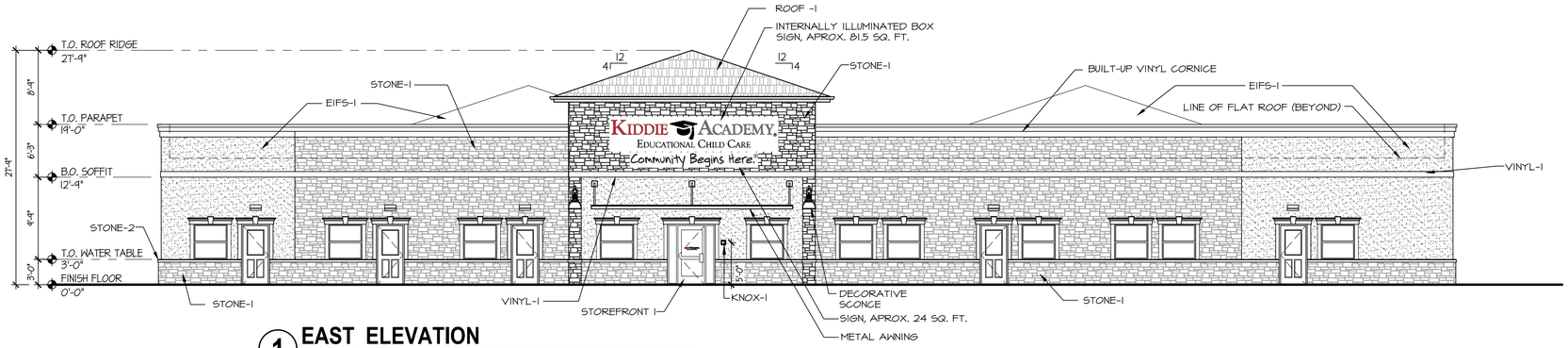
(ARCHITECTURAL CHARACTER EXHIBITS)

SERENADE

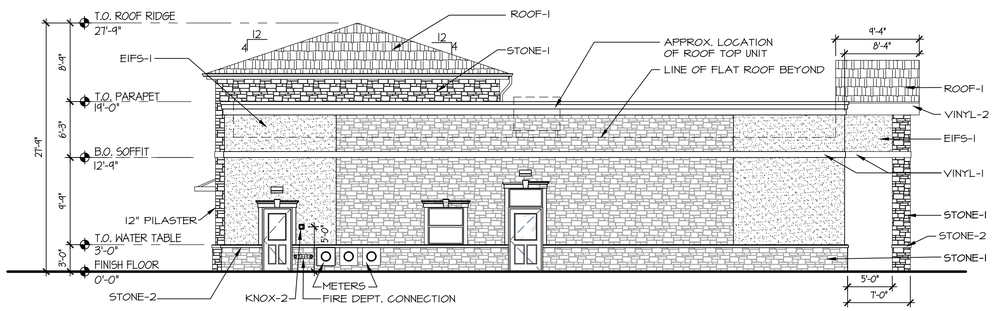
PUD Amendment

Presentation to the
Westfield-Washington Township Plan Commission

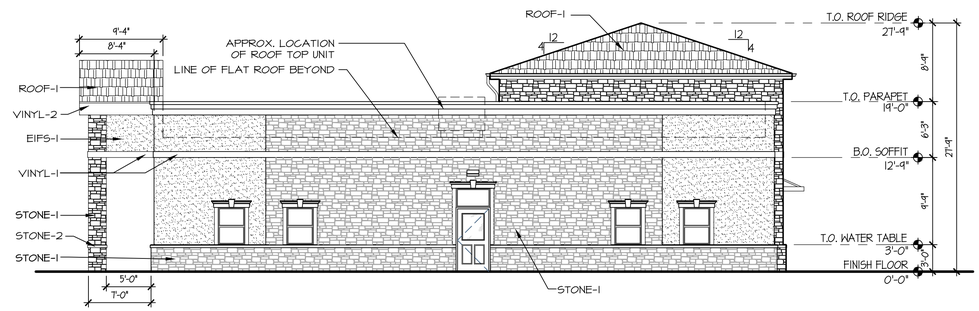
21 January 2020



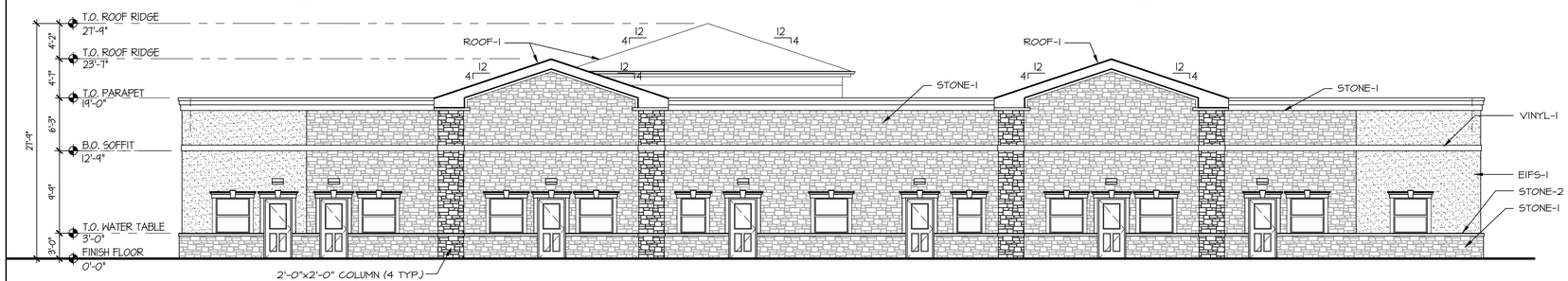
1 EAST ELEVATION
SCALE: 1/8"=1'-0"



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



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



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

EXTERIOR MATERIAL CALCULATION

MATERIAL	EAST ELEVATION 2,993 SQ. FT. (*)		WEST ELEVATION 3,043 SQ. FT.		NORTH ELEVATION 1,417 SQ. FT.		SOUTH ELEVATION 1,417 SQ. FT.	
OPENINGS	343 SQ. FT.	-	342 SQ. FT.	-	86 SQ. FT.	-	76 SQ. FT.	-
-	AREA MINUS OPENINGS 2,650 SQ. FT.		AREA MINUS OPENINGS 2,701 SQ. FT.		AREA MINUS OPENINGS 1,331 SQ. FT.		AREA MINUS OPENINGS 1,341 SQ. FT.	
MASONRY	1,598 SQ. FT.	60.3 %	1,871 SQ. FT.	69.3 %	841 SQ. FT.	63.2 %	844 SQ. FT.	62.9 %
VINYL	391 SQ. FT.	14.8 %	493 SQ. FT.	18.3 %	180 SQ. FT.	13.5 %	171 SQ. FT.	12.8 %
EIFS	661 SQ. FT.	24.9 %	337 SQ. FT.	12.4 %	310 SQ. FT.	23.3 %	326 SQ. FT.	24.3 %

(*) EXCLUDES PITCHED ROOF

EXTERIOR MATERIAL SCHEDULE

NAME	MANUFACTURER	SIZE / TYPE	COLOR / FINISH
EIFS-1	DRYVIT	SANDPEBBLE FINISH	COLOR: MONASTERY BROWN
STONE-1	NATURAL STONE VENEER	CANYON CREEK	COLOR: BROWN, TAN
STONE-2	OWENS CORNING CULTURED STONE	WATER TABLE 18"X3"X4", WITH SLOPE FOR SLOPE 2" AT THE FRONT.	COLOR: TBD
VINYL-1	PLASTICLAD	VINYL FRIEZE BOARD, 5/4"X10"	-
VINYL-2	PLASTICLAD	VINYL FRIEZE BOARD, 5/4"X16"	-
VINYL-3	ROYAL BUILDING PRODUCTS	COLOR SCAPES NOMINAL THICKNESS .042"	TRIPLE 4 SOFFIT MATTE FINISH COLOR: WHITE PRODUCT:PERFORATED
BRACKET-1	FYPON	BRACKET 36X36X6 SMOOTH	COLOR: DARK BRONZE
ROOF-1	GAF	TIMBERLINE ULTRA ASPHALT SHINGLES 30 YEAR WARRANTY	COLOR: BARKWOOD PRODUCT:
STOREFRONT-1	KAWNEER	REFER TO SHEET A-100	COLOR: DARK BRONZE
EXIT DOOR-1	-	REFER TO SHEET A-100	COLOR: DARK BRONZE
EXIT DOOR-2	-	REFER TO SHEET A-100	COLOR: DARK BRONZE
WINDOW	SIMONTON	REFER TO SHEET A-101	COLOR: DARK BRONZE

Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

PRINCIPALS
MATTHEW B. JARMEL, AIA, MBA AZ LIC 18159; CO LIC ARC-401483; CT LIC ARC0011415; DC LIC ARC101849; DE LIC S5-0007256; FL LIC 4498965; GA LIC RA011484; IA LIC 05577; IL LIC 001.020069; MA LIC A410286; MD LIC 12682; NV LIC 1001-192189; NJ LIC AI0-12787; MN LIC 46404; NC LIC 10120; NH LIC 3501; NY LIC 024673; OH LIC A-99-12444; PA LIC RA-014851-R; RI LIC ARC.0004765; SC LIC AR-9163; TN LIC 105850; TX LIC 20992; VA LIC 0401 014089; VT LIC 2453
IRWIN H. KIZEL, AIA, PP NJ LIC 21A00794700; NJ PP LIC 33/00243100; CT LIC 10522
RICHARD A. JARMEL, PE NJ LIC 37491; MN LIC 47487; FL LIC 87557735; NY LIC 075896; IL LIC 062.057.0261; DE LIC 13754; MA LIC 50445; VT LIC 88498; TX LIC 123872
ASSOCIATES
RONALD A. BROKENSHIRE, PE CT LIC. PEN.0000811; NJ LIC GE45511; PA LIC PE085817
DAVID L. LESESNE, RA CT LIC.ARI-0011748; MA LIC 31435; NJ LIC RA.13231; NY LIC 024719; PA LIC RA-405081
MICHAEL J. VORLAND, RA NY LIC 036993
GERARD P. GESARIO, PE NJ LIC GE038255
FREDERICK KINCAID, RA NJ LIC 21AI01818294
JEROME LESLIE EBEN, FAIA, PP PA LIC 014502-R; VA LIC 0401 012073; NJ LIC AI-8883; NY LIC 019131; IL LIC 001 017694
CHERYL SCHWEIKER, AIA NJ LIC 21A00206900; PA LIC RA407927
NJ State Board Of Architects Authorization No. 161
NJ State Board Of Engineers & Land Surveyors Authorization No. 24GA28053000

Project:
KIDDIE ACADEMY
DITCH RD,
WESTFIELD, IN

Project Number:	Scale: AS NOTED
Drawn By: JDB	Approved By: MBJ

Drawing Name:
SCHEMATIC ELEVATIONS

Drawing Number:
SD-5.2

Initial Date: **01/08/20**

H:\DRAWINGS\KIDDIE ACADEMY\INDIANA\KAIN19-143 - KIDDIE ACADEMY WESTFIELD IN II DITCH RD\SPACE PLANS\KAIN19-143 SD-5- PLAN & ELEVATIONS.DWG JBOYER PLOTTED: 01/17/2020

Docket Number:	1912-PUD-44 (Ord. 19-60)
Petitioner:	EdgeRock Development, LLC (the "Petitioner")
Subject Site Address:	SE Corner of 191st Street & Tomlinson Road Approximately
Request:	EdgeRock Development, LLC requests the rezoning of 68 acres +/- from the AG-SF1: Agriculture/Single-Family Rural district to the Links Planned Unit Development (PUD) District
Current Zoning:	AG-SF1: Agriculture/Single-Family Rural
Current Land Use:	Vacant
Approximate Acreage:	68 acres +/- (the "Property")
Exhibits:	1. Staff Report 2. Location Map 3. Proposed Ordinance 19-60 4. District Map 5. Concept Plan 6. Illustrative Character Exhibits, Observatory 7. Illustrative Character Exhibits, Community Entertainment Center 8. Neighborhood Meeting Summary 9. South Lot Line Exhibit 10. Public Comments Exhibit
Staff Reviewer:	Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the November 11, 2019, City Council meeting. The petitioner held a neighborhood meeting on Tuesday, November 26, 2019. A summary of the neighborhood meeting can be viewed as **Exhibit 8**. The petition received a public hearing (the "First Public Hearing") at the December 2, 2019, Advisory Plan Commission (the "APC") meeting.

Because the Petitioner included incorrect public hearing information on the public hearing notice for the December 2nd meeting, an additional public hearing (the "Second Public Hearing") will occur at the January 21, 2020, APC meeting.

PROJECT OVERVIEW

Location: The petitioner is requesting the rezoning of approximately 68 acres +/- of Real Estate located on both the east and west sides of Tomlinson Road from 186th Street north to 191st Street (see **Exhibit 2**).

The Property is currently vacant and zoned AG-SF1: Agriculture/Single-Family Rural. The proposed Ordinance 19-60 (the "Proposed PUD") proposes a PUD with the underlying zoning district remaining AG-SF1 for the area dedicated for a park and LB: Local Business for the entire remainder of the Property (see Exhibit 4.

ZONING REQUEST

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

Concept Plan: A Concept Plan (see **Exhibit 5** or **Exhibit C** of the PUD) is made a part of the PUD. A related District Map (see **Exhibit 4** or **Exhibit B** of the PUD shows the Property divided into five (5) different Districts:

- District 1 – the Hotel District
- District 2 – the Park District
- District 3 – the Technology Center District
- District 4 – the Observatory District
- District 5 – the Community Entertainment Center District

Underlying Zoning: The proposed underlying zoning for District 2 is AG-SF1: Agriculture/Single-Family Rural. The proposed underlying zoning for the remaining Property, District 1 and 3 through 5, is LB: Local Business.

Illustrative Character Exhibits: Illustrative Character Exhibits (see **Exhibit 6** and **Exhibit 7** or **Exhibit D** and **Exhibit E** of the PUD) is made a part of the PUD which intend to capture the intended quality of improvements made in District 4 and District 5 of the PUD. Site improvements on District 4 and District 5 shall be made in substantial compliance with the Illustrative Character Exhibits. If District 4 is not improved in substantial compliance with the Illustrative Character Exhibits in **Exhibit D**, Architectural Standards of the State Highway 32 Overlay District shall apply.

Permitted Uses: All uses permitted in the underlying zoning shall be permitted with the exception of heliports and Special Exception uses.

In addition, four (4) additional uses are proposed, all permitted in specific districts:

- Hotel is an additional permitted use in District 1 only

- Commercial Recreational Facility is an additional permitted use in District 5 only. In addition, it shall only be permitted if it is developed in substantial compliance with the Illustrative Character Exhibits in **Exhibit 7** or **Exhibit E** of the PUD.
- Race Track is an additional permitted use in District 5 only. In addition, it shall only be permitted if it is developed in conjunction with an adjoining Commercial Recreational Facility that is substantially compliant with the Illustrative Character Exhibits in **Exhibit 7** or **Exhibit E** of the PUD.
- A Motorsports Industry Team Facility is an additional permitted use in District 5 only. In addition, it shall only be permitted if it is developed in conjunction with an adjoining Commercial Recreational Facility that is substantially compliant with the Illustrative Character Exhibits in **Exhibit 7** or **Exhibit E** of the PUD.

Overlay Districts: The PUD proposes that the US 31 Overlay not apply to the Property. The PUD also proposes that the Architectural Standards set forth in the State Highway 32 Overlay District be applicable to District 1 and District 3, which are located adjacent to 191st Street. If District 4 is not developed in substantial compliance with the Illustrative Character Exhibits in **Exhibit D** (the Observatory) Architectural Standards of the State Highway 32 Overlay District shall apply.

Development Standards: The PUD proposes building setback, building height, and building size modifications and/or enhancements from the UDO's LB District standards.

Lighting: The PUD proposes that neon-colored LED lighting be permitted along the rooflines of commercial buildings provided that the lighting is fully shielded from above. Additionally, architectural lighting shall be consistent with what is shown in **Exhibit E** of the PUD and shall project only against building facades and not into the sky.

Signage: The PUD proposes that the Property be permitted two Nonresidential Center Signs, one along 191st Street and one along Tomlinson Road. These shall be restricted to a maximum of fifteen (15) feet in height and one hundred and twenty (120) square feet of sign area per face.

Additionally, the PUD proposes that Individual Monument Signs be permitted for businesses immediately adjacent to 191st Street and Tomlinson Road. These signs may be a maximum of six (6) feet in height and contain a maximum of thirty-six (36) square feet of sign area per face.

ISSUES RAISED AT THE FIRST PUBLIC HEARING

Additional traffic and signage on 191st Street, noise from the outdoor go-kart track, drainage in general, and trash receptacles and building architecture bordering District 5's south property line were concerns raised at the December 2, 2019, public hearing.

CHANGES SINCE THE FIRST PUBLIC HEARING

Since the First Public Hearing, some modifications have been made. Those include:

- Defining "Motorsports Industry Team Facility" and including it as a permitted use within District 5 if developed in conjunction with an adjoining Commercial Recreational Facility that is substantially compliant with the Architectural Character Exhibits shown in **Exhibit E.**
- Adding language that would require District 4 to follow State Highway 32 Overlay Architectural Standards if a development not substantially compliant with the Illustrative Character Exhibits within **Exhibit D** is developed.
- Adding language that requires a three (3) foot tall mound with staggered evergreen trees abutting no less than seventy-five percent (75%) of the entirety of the south lot line of District 5.
- Revising language within Article 7.1 so that it now reads that the Maximum Aggregate of all Buildings is 500,000 square feet of "gross floor area" instead of "gross leasable area"
- Revising language within Article 9.4 so that it now reads "neon-colored LED accent lighting shall be permitted" instead of "neon lighting shall be permitted".
- The South Elevation (see page 2 of **Exhibit 7**) has been revised to include more color and architectural elements.
- An additional rendering for District 4 has been added to **Exhibit D** of the PUD and **Exhibit 6**.

COMPREHENSIVE PLAN

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

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PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. A public hearing for this petition was held at the December 2, 2019, Plan Commission meeting. An additional public hearing will be held at the January 21, 2020, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

The petition received a public hearing (the "First Public Hearing") at the December 2, 2019, Advisory Plan Commission (the "APC") meeting.

Statutory Considerations:

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

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

DEPARTMENT COMMENTS

1. **Action: Hold a public hearing at the January 21, 2020, Plan Commission meeting.**

2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments, and any additional Department comments, prior to the Plan Commission's further consideration of this petition.

3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at 317.416.2586 or dccrabtree@westfield.in.gov

ORDINANCE 19-60

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**1912-PUD-44**), filed with the Commission requesting an amendment to the Unified Development Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Petition No. **1912-PUD-44** 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 XXXX XX, 2020; and,

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

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

Section 1. Applicability of Ordinance.

1.1 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate") and shall hereafter be referred to as the "Links PUD".

1.2 The provisions of the UDO as amended shall govern development of the Real Estate unless specifically modified by the terms of this Ordinance. All provisions and representations of the UDO that conflict with the provisions of this Ordinance shall be superseded by the terms of this Ordinance.

1.3 Chapter ("Chapter") and Article ("Article") cross-reference of this Ordinance shall hereafter refer to the section as specified and referenced in the Unified Development Ordinance.

1.4 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

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

2.1 District 1: The property referenced as District 1 as shown on the District Map contained herein. May also be referred to as the Hotel District.

2.2 District 2: The property referenced as District 2 as shown on the District Map contained herein. May also be referred to as the Park District.

2.3 District 3: The property referenced as District 3 as shown on the District Map contained herein. May also be referred to as the Technology Center District.

2.4 District 4: The property referenced as District 4 as shown on the District Map contained herein. May also be referred to as the Observatory District.

2.5 District 5: The property referenced as District 5 as shown on the District Map contained herein. May also be referred to as the Community Entertainment Center District.

2.6 Controlling Developer: EdgeRock Development, LLC, its successors or assigns.

2.7 Motorsports Industry Team Facility: An establishment in which the research, development, and application of motorsports technologies for a single or partnered motorsports team takes place. This definition may also include engine testing, racing logistics and engineering, performance technology, and other associated uses to the motorsports industry or speedway logistics.

Section 3. **Concept Plan.** The Concept Plan (see **Exhibit C**) is hereby incorporated in accordance with Article 10.0(F)(2) Planned Unit Development District; PUD District Ordinance Requirements; Concept Plan. The final layout and site plans shall be subject to the regulations of this Ordinance.

Section 4. **Illustrative Character Exhibits.** The "Illustrative Character Exhibits", attached hereto as **Exhibit D** and **Exhibit E** are hereby incorporated to capture the intended quality of the improvements made on the designated District 4 and District 5 portions of the Real Estate. Site improvements shall be constructed substantially similar to those in the Illustrative Character Exhibits. In the event that District 4 is not developed in substantial compliance with **Exhibit D**, the Architectural Standards of the State Highway 32 Overlay District shall apply to District 4.

Section 5. **Underlying Zoning District.**

5.1 The underlying zoning district for Districts 1, 3, 4 and 5 shall be LB: Local and Neighborhood Business District.

5.2 The underlying zoning district for District 2 shall be AG-SF1: Agriculture/Single-Family Rural

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

6.1 Prohibited Uses: The following shall be explicitly prohibited:

- Heliport
- Special Exception Uses

6.2 Additional Permitted Uses: The following additional uses shall be permitted:

- Hotel
  - Permitted in District 1 only.

- Commercial Recreational Facility
  (i) Permitted in District 5 only.
  (ii) Permitted only if developed in substantial compliance with the Architectural Character Exhibits shown in **Exhibit E**.

- Race Track
  (i) Permitted in District 5 only.
  (ii) Permitted only if developed in conjunction with an adjoining Commercial Recreational Facility that is substantially compliant with the Architectural Character Exhibits shown in **Exhibit E**.

- Motorsports Industry Team Facility
  (i) Permitted in District 5 only.
  (ii) Permitted only if developed in conjunction with an adjoining Commercial Recreational Facility that is substantially compliant with the Architectural Character Exhibits shown in **Exhibit E**.

Section 7. **General Regulations.** The regulations of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply except as otherwise modified below.

7.1 Article 4.14 LB: Local and Neighborhood Business District

- Minimum Building Setback Lines:

  (i) Front Yard: Thirty (30) feet

- Maximum Building Height:

  (i) District 1: Sixty (60) feet
  (ii) District 3: Forty-five (45) feet
  (iii) District 4: Ninety (90) feet if a Museum that is built in substantial compliance with the Illustrative Character Exhibits shown in **Exhibit D** is built within District 4; otherwise, forty-five (45) feet shall be the maximum.
  (iv) District 5: Forty-five (45) feet

- Project Perimeter Setback: Shall not apply.

- Building Size Requirements:

  (i) Maximum Business Size: Shall not apply.

  (ii) Maximum Aggregate of all Buildings (within a single development): Five Hundred Thousand (500,000) square feet of gross floor area

7.2 General Requirements for District 2

The Controlling Developer of the Real Estate commits to construct or install a bike park/trail head within District 2 adjacent to the Monon Trail. This shall be installed no later than the occupancy of the building(s) on the development of fifty percent (50%) or more of the Real Estate.

Section 8. Overlay Districts.

8.1 US Highway 31 Overlay District: Article 5.2 US Highway Overlay District shall not apply to the development of the Real Estate

8.2 State Highway 32 Overlay District: Article 5.3(K) Architectural Design Requirements of the State Highway 32 Overlay District (the "32 Overlay") shall apply to development within District 1 and District 3, except as otherwise modified by this Ordinance. 32 Overlay Architectural Design Requirements shall apply to District 4 in the event that a development not substantially compliant with **Exhibit D** is developed.

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

9.1 Article 6.1 Accessory Buildings. Shall apply. In addition, trash enclosures located in District 5 may only exist in the areas depicted in **Exhibit F**. If conflicts with easements or landscaping exist, the Director may permit trash enclosures in areas

not shown on **Exhibit F**; however, trash enclosures shall not be placed in any Tomlinson Road Front Yard or the Proposed Local Road Front Yard in District 5 as shown on the Concept Plan.

9.2 Article 6.3 Architectural Standards: Shall not apply to Districts 1 and 3; rather the Architectural Design Requirements of the 32 Overlay shall apply.

For Districts 4 and 5, if a provision of Article 6.3 Architectural Standards is in conflict with the Illustrative Character Exhibits shown in **Exhibit D** and **Exhibit E**, then the Illustrative Character Exhibits shall control.

In the event that a development not substantially compliant with **Exhibit D** is proposed within District 4, the Architectural Design Requirements of the 32 Overlay shall apply.

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

- A three (3) foot tall mound shall be installed abutting no less than seventy-five percent (75%) of the entirety of the south lot line of District 5. On the top of this berm shall be a staggered row of evergreen trees, one placed no less than every fifteen (15) feet.

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

- Uniformity. All lighting fixtures and poles shall consistent in style, color, size, height and design.

- Decorative Fixtures. Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building ad pedestrian walkways as part of the site's overall architectural design.

- Full Cut-Off Fixtures. With the exception of low intensity architectural lighting and sign lighting, exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that direct light downward towards the Earth's surface.

- Architectural Lighting. Architectural Lighting shall be permitted in District 5 only. Architectural Lighting shall be consistent with the Illustrative Character Exhibits contained in **Exhibit E** and shall project light only against Building Facades and not into the sky.

- Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1-foot candles. Additionally, lights located within or on the perimeter of Parking Areas on the Real Estate adjacent to residential areas to the south of the Real Estate shall be dimmed after 11:00 p.m. to a level no greater than 65% of the maximum light levels.

- Light Poles. Pole mounted lights shall not exceed twenty (20) feet in height, including the base with the exception of pole mounted lights fronting on the multiuse path, which shall not exceed fifteen (15) feet in height including the base.

- Neon-Colored Lighting. Neon-colored LED accent lighting shall be permitted along the roof lines of commercial buildings provided that the lighting is fully shielded from above.

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

- A maximum of three (3) rows of parking shall be permitted to exist abutting the 191st Street and Tomlinson Road Rights-of-way within District 1 and District 3.

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

- Individual and/or Center Monument Signs shall be architecturally compatible with the architecture of the Real Estate's buildings.

- One Monument Center Sign shall be permitted along the Real Estate's 191st Street frontage and one Monument Center Sign shall be permitted for the Real Estate's Tomlinson Road frontage. Each of these aforementioned Center Monument Signs may be a maximum of fifteen (15) feet in height and one hundred and twenty (120) square feet of sign area, per face.

- Individual Monument Sings shall be permitted for businesses immediately adjacent to 191st Street and Tomlinson Road. Individual Monument Signs may be a maximum of six (6) feet in height and contain a maximum of thirty-six (36) square feet of sign area, per face.

Section 10. **Design Standards:** The standards of Chapter 8: Design Standards shall apply to the development, except as otherwise modified below.

10.1 Article 8.6 Open Space and Amenity Standards shall apply, except as otherwise modified below.

- Minimum Open Space: Minimum Open Space for the Real Estate shall be 15%.

10.2 Article 8.7 Pedestrian Network Standards shall apply, except as otherwise modified or enhanced below.

- Pedestrian Accessibility. The following shall be required in order to encourage pedestrian connectivity with surrounding developments and enhance pedestrian connectivity internal to the Real Estate. Variations to the pedestrian accessibility depicted in the Concept Plan may be approved by the Director.

(i) An eight (8) foot wide path shall be provided along the Real Estate's 191st Street and Tomlinson Road frontages, as depicted on the Concept Plan.

(ii) All walkways internal to the Real Estate that cross vehicular ways (e.g. drive lanes, parking lots) shall be delineated and distinguished from the driving surface through the use of durable, low maintenance surface materials such as integrated concrete pavers, scored or textured concrete, or brick.

(iii) Perimeter trail and Central Trail to be installed.

(iv) A pedestrian walkway shall be provided from the 191st Street and Tomlinson Road paths to the gathering space. Such walkway shall be at least eight (8) feet in width and may encroach into any required buffer yards.

(v) Bike parking and common area benches shall be provided. The bike parking and common area benches shall be functional and architecturally consistent with the overall development.

THE REMAINDER OF THIS PAGE LEFT INTENTIONALLY BLANK

ALL OF WHICH IS ORDAINED/RESOLVED THIS _____ DAY OF _____, 2020.

WESTFIELD CITY COUNCIL

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

ATTEST:

_____

Cindy J. Gossard, Clerk-Treasurer

This document prepared by:
Daine Crabtree, Associate Planner, City of Westfield, 2728 E. 171st Street, Westfield, IN 46074

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

I hereby certify **ORDINANCE 19-60** was delivered to the Mayor of Westfield on the _____ day of_____, 2020.

_____
Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 19-60
this _____ day of _____, 2020.

_____
J. Andrew Cook, Mayor

I hereby VETO ORDINANCE 19-60
this _____ day of _____, 2020.

_____
J. Andrew Cook, Mayor

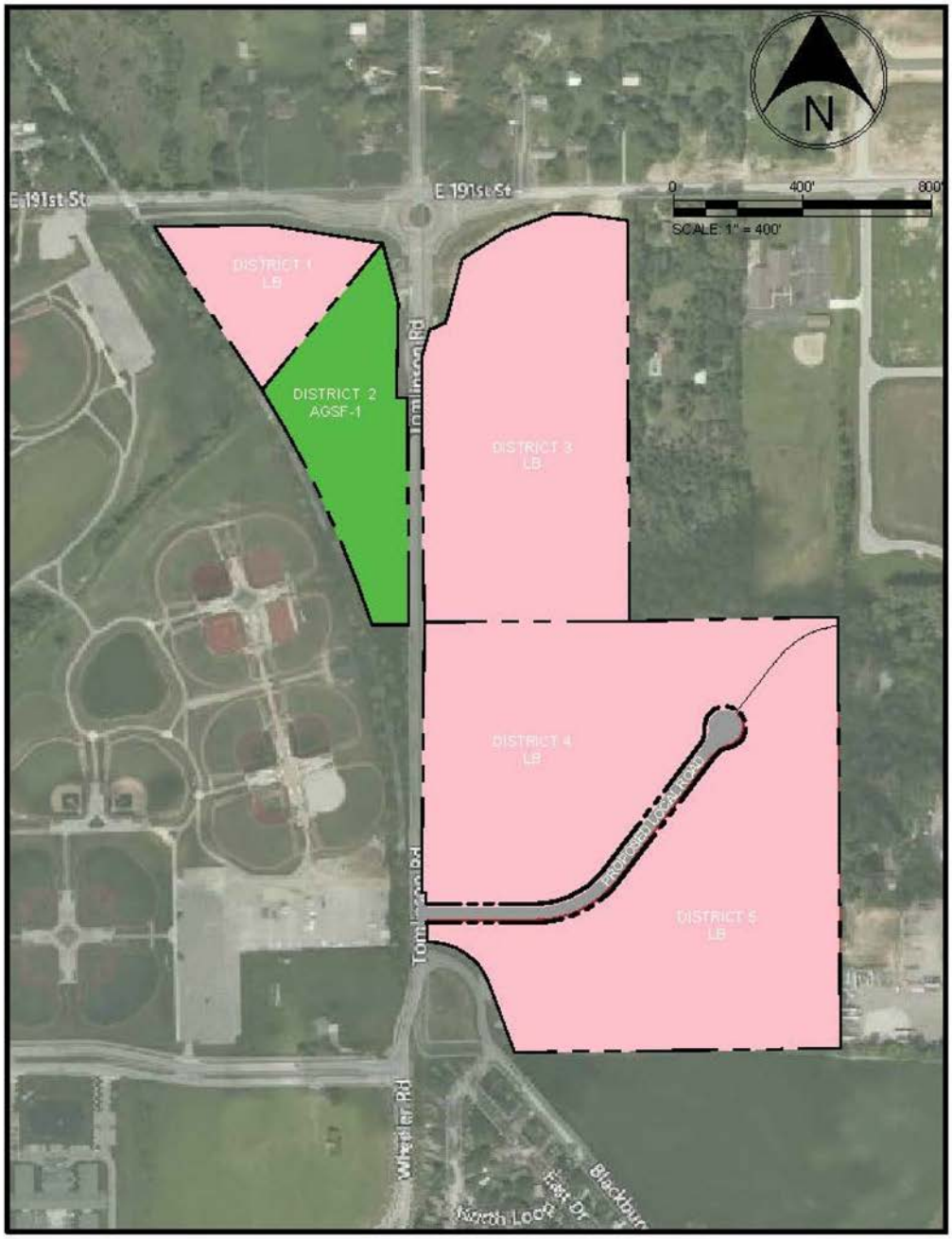
ATTEST:

_____
Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LAND DESCRIPTION

TBD

EXHIBIT B
DISTRICT MAP



EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/25/19

Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT C
CONCEPT PLAN

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/25/19

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ARCHITECTURE • PLANNING • INTERIOR DESIGN

EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 4

SERPENTINE STRUCTURE

GLASS STOREFRONT TO EXPOSE INTERIOR PLANETARIUM DOME

METAL PANEL ROOFS AND FACADE

FLOWER PETAL OBSERVATORY DOME

RADIO TELESCOPE

COVERED WALKWAYS WITH ADA RAMPING

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/28/19

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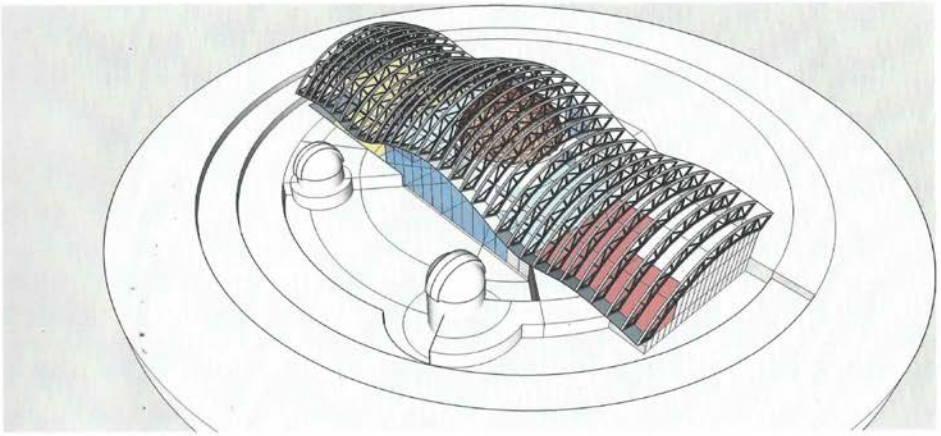
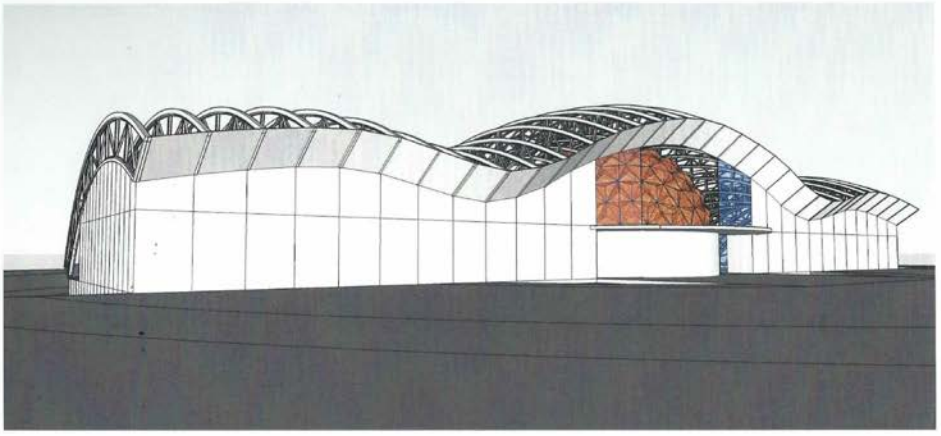
EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 4

GRAND UNIVERSE Bringing Science to Life. Changing the World.

FANNING HOWEY



Astronaut David Wolf Observatory at Grand Universe, Westfield Indiana
Rear View
Roof panels deleted for clarity



Astronaut David Wolf Observatory at Grand Universe, Westfield Indiana
Front View
Roof panels deleted for clarity

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/25/19

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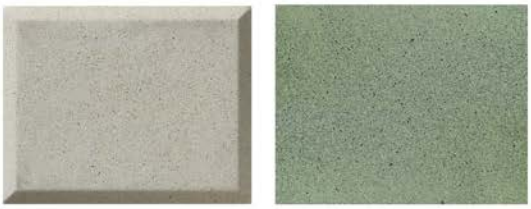
EXHIBIT D
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 4

EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5



LIMESTONE AND SHAMROCK COLORED PRECAST

LOUVERED MECHANICAL SCREENS

STOREFRONTS INSPIRED BY PAGODA AT IMS

PUBLIC PLAZA; SIMILAR TO MIDTOWN CARMEL

BRIGHTLY COLORED SIGNAGE

ARCHITECTURAL LIT TOWERS

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/24/19

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EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5

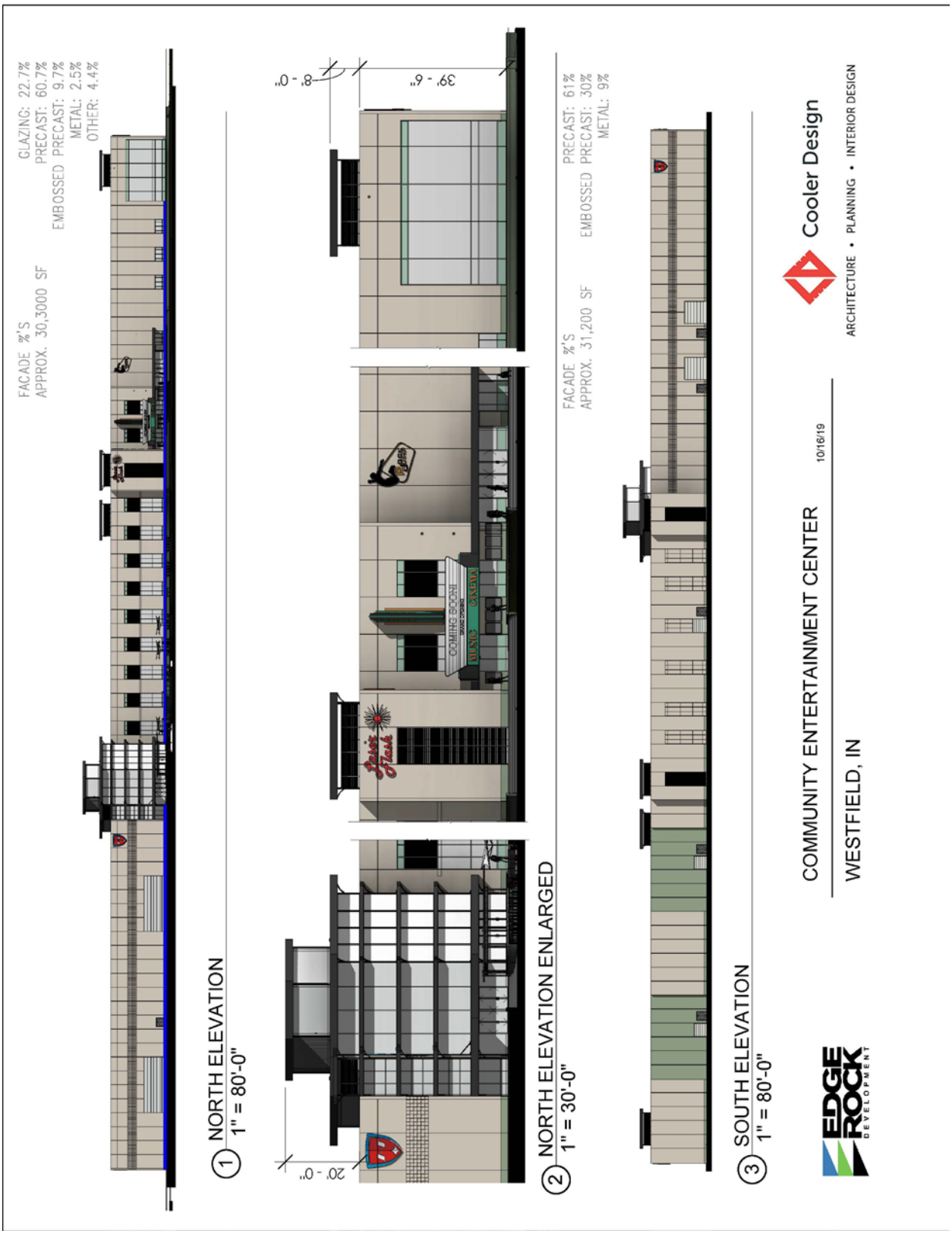

EXHIBIT E
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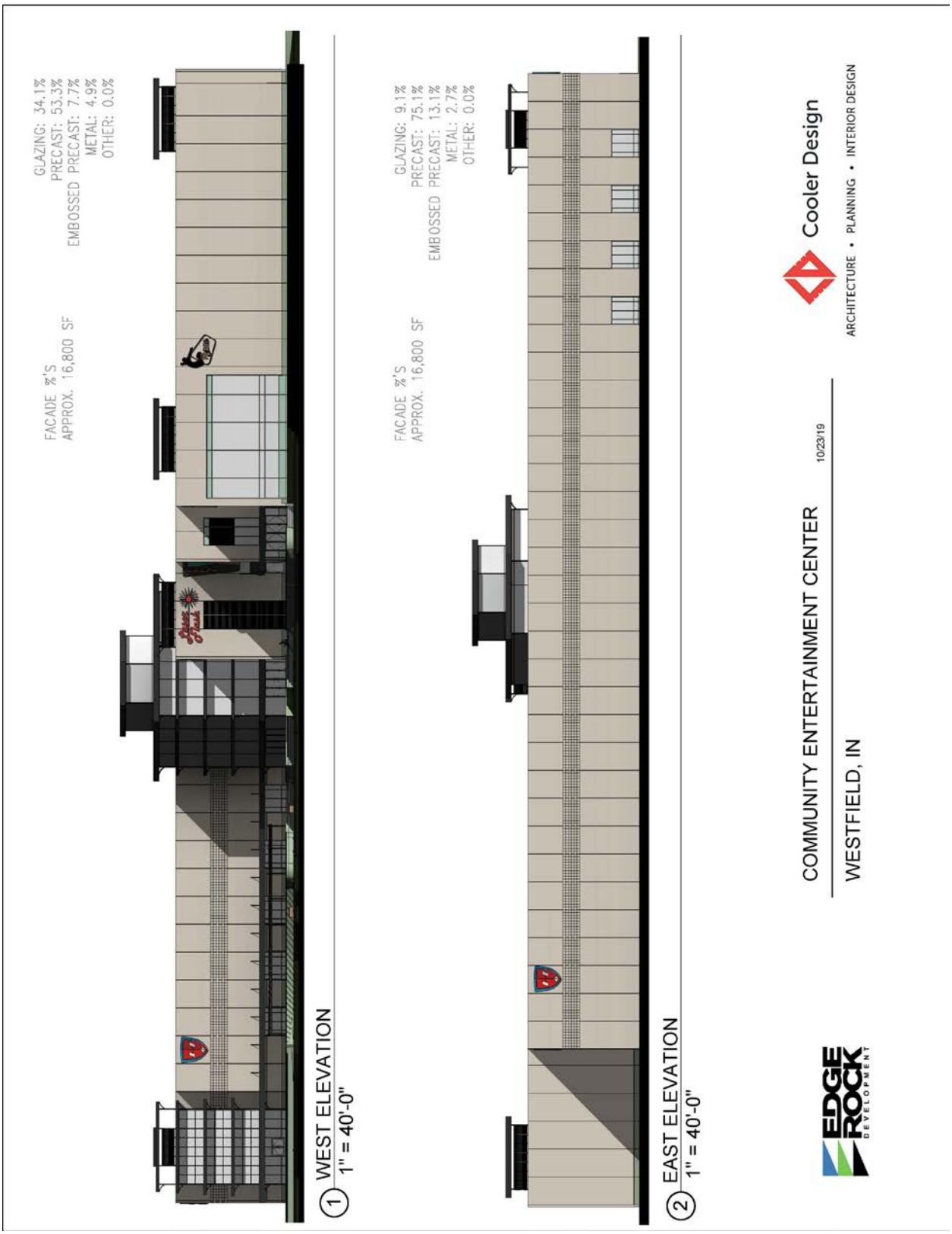

EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/30/19

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EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5

EDGE ROCK DEVELOPMENT

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WESTFIELD, IN

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EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5

EDGE ROCK DEVELOPMENT

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EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5

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COMMUNITY ENTERTAINMENT CENTER

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10/31/19

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EXHIBIT E
ILLUSTRATIVE CHARACTER EXHIBITS FOR DISTRICT 5

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EXHIBIT F
SIGNAGE LOCATION / TRASH ENCLOSURE EXCLUSION EXHIBIT

1 SCHEMATIC DESIGN PLAN TRASH/LANDSCAPE
1" = 300'-0"

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/31/19

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EXHIBIT C
ARCHITECTURAL CHARACTER FOR DISTRICT 1

SERPENTINE STRUCTURE

GLASS STOREFRONT TO EXPOSE INTERIOR PLANETARIUM DOME

METAL PANEL ROOFS AND FACADE

FLOWER PETAL OBSERVATORY DOME

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COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/28/19

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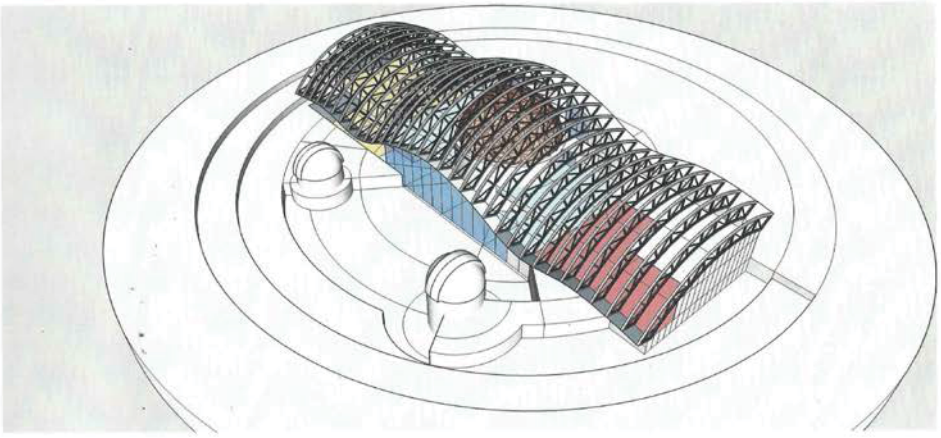
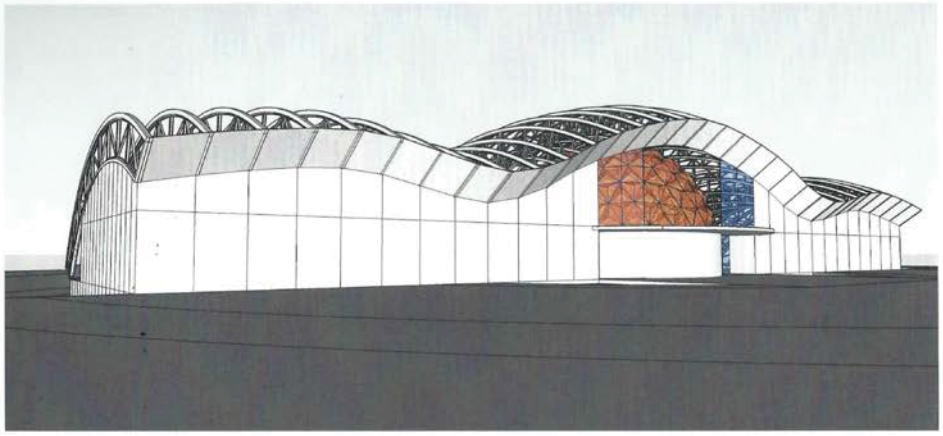
EXHIBIT C
ARCHITECTURAL CHARACTER FOR DISTRICT 1

GRAND UNIVERSE Bringing Science to Life. Changing the World.

FANNING HOWEY



Astronaut David Wolf Observatory at Grand Universe, Westfield Indiana
Rear View
Roof panels deleted for clarity



Astronaut David Wolf Observatory at Grand Universe, Westfield Indiana
Front View
Roof panels deleted for clarity

EDGE ROCK DEVELOPMENT

COMMUNITY ENTERTAINMENT CENTER

WESTFIELD, IN

10/25/19

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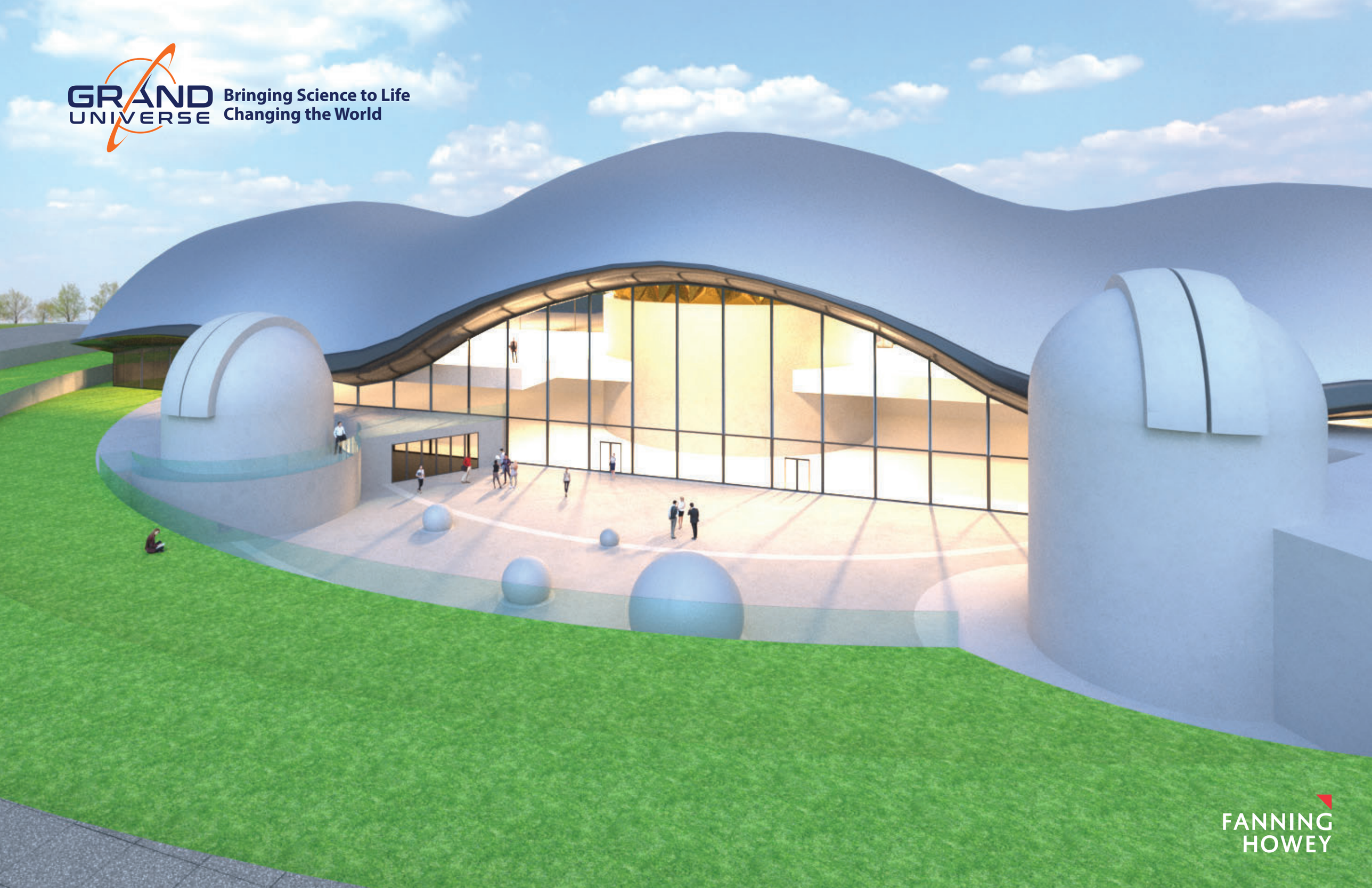
ARCHITECTURE • PLANNING • INTERIOR DESIGN


GRAND UNIVERSE
Bringing Science to Life
Changing the World
FANNING HOWEY

WRITTEN PUBLIC COMMENTS

Docket Number: 1912-PUD-44

Petitioner: EdgeRock Development, LLC

Request: A change in zoning of approximately 68 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Links Planned Unit Development (PUD) District

Enclosed Attachments (as of 3:00 pm Tuesday, January 21, 2020):
January 21, 2020 Advisory Plan Commission Meeting

1. Rick and Darlene Wyatt	18710 Chad Hittle Drive	(1/14/20)
2. Stephen and Nancy Roberts	1313 E. 191st Street	(1/14/20)
3. Andrew Waggoner	7157 W 200 N, Greenfield	(1/17/20)
4. Mike Roan	10 N .15th St., Richmond	(1/21/20)
5. Linda Naas		(1/21/20)

To: Advisory Plan Commission

Re: Ordinance 19-60 (LINKS PUD)

We are Rick and Darlene Wyatt. We own and live at the Almost Home Boarding Kennel, 18710 Chad Hittle Drive here in Westfield. We understand there was a December 2, 2019 APC meeting regarding this, but our letter of notification has December 16th listed for persons desiring to present views. After bringing this to the attention of Community Development, this is why we are here now.

We are one of the 4 homes and 3 businesses that sit along the east property line of the proposed Link development. We understand the city wishes to increase business and entertainment development, but we must express our objection to the proposed outdoor race track with the use of gasoline powered go karts. We do not however, object to the use of electric go karts.

With our home and business sharing the property line, this raises concerns with the use of gasoline engine go karts.....

NOISE

* Even though Westfield's Noise Ordinance (see attached, City of Westfield Noise Ordinance) states that no person shall operate any motor vehicle that contains a modified or defective exhaust system can be used on any public property, if sound generated is clearly audible 40 feet or more from the source or is at a level of 90 or more decibels when measured from a distance of not less than 6 feet from its source is prohibited. The average go kart has a decibel level of 70-83 dB at 100 feet (see attached, Can Recreational Vehicles Damage Your Hearing, Noise Sources and Their Effects - a Purdue study and Noise - girlshealth.gov/environmental/noise) and the sound could easily be constant throughout the entire day into the night, 7 days a week.

* There would be multiple go karts on the track at one time, which will greatly increase the noise of revving engines, acceleration rise and fall, backfiring, and tires squealing.

* If there is a sound system blaring music all day adding to the noise, that would be unacceptable.

*The enjoyment of our property would be compromised and uncomfortable (see attached, City of Westfield Sec. 34-40. - Nuisances enumerated (2). We would no longer be able to enjoy the peacefulness of having the windows and doors open, or to sit on the porch during pleasant weather days without being bombarded with gasoline powered engine noise since go karts will run from early/mid-morning to late at night, every single day of the week.

*This has huge potential to negatively affect our business:

> Clients old and new, comment on what a beautiful, quiet, peaceful setting we have tucked back in the woods, thus making it one of their reasons to board their pets at our kennel.

Potential new clients coming for tours would now be bombarded with the loud noise of go kart engines racing around the track. People will not choose to board at a kennel with non-stop noise fearing the stress it will cause their dogs.

Dogs need quiet/down time and some dogs are stressed by loud noises or continued loud noise, causing them anxiety. The problems we would see with stress are diarrhea, barking, refusal to eat, shaking, excessive drooling, trying to hide, etc. The impact of day and night gas powered go kart racing noise would surely be detrimental to the health and safety of our boarding guests.

*Resale value of our property. We are concerned about anyone being interested in taking over the kennel or purchasing the property to build their own business with the day in and day out noise of gas powered go karts.

ENVIROMENTAL FACTORS

* Exhaust fumes - the emissions from gas powered go karts have harmful impact to the environment, to people, and to the pets we care for. (see attached, EPA study Electric vs Gas Kart Emissions) Electric karts have zero-emissions, are green and environmentally friendly. (see attached, Environmental Factors - redbull.com and Gas vs Electric: Which Go-Kart is Best - autobahnspeed.com)

We request the city mandate a maximum dB level of ____X____, maintained 24 hours a day, 7 days a week, 365 days a year. (X - to be determined and we hope to have a number by the January 21st meeting. We are consulting with a kart racing expert for his advice.)

Install environmentally friendly sound barriers such as dirt berm and evergreens/shrubs along the east property line.

While the APC may approve this project, we respectfully request they consider the issues relating to noise and emissions we have addressed.

Thank you,
Rick & Darlene Tuyatt

The City of Westfield, Indiana

TRAINING CAMP
Kerauno

Noise and Fireworks Information

Westfield has two city ordinances which govern noise. The legal use of fireworks is an exception to the noise ordinance and the state statute becomes the governing rule.

If you observe any violations of these ordinances, please contact dispatch at 317-773-1300 or call 911 for emergencies or urgent situations.

Noise Ordinance

The ordinance states that no person shall play, use or operate any machine or device for the producing or reproducing or sound, including, but not limited to, loudspeakers, radios, CD players, television sets, musical instruments, phonographs, cassette players or any other machine designed or intended to produce or reproduce sound, not operate any motor vehicle that contains a modified or defective exhaust system, if such machine, device or vehicle is located in or on any of the following:

1. Any public property, including any public right-of-way, highway, building, sidewalk, public space, park or thoroughfare and the sound generated therefrom is clearly audible 40 feet or more from its source, or is at a level of 90 decibels or more when measured from a distance of not less than six feet from its source; or
2. Any private property and the sound generated therefrom is clearly audible 40 feet or more outside of said private property line, or is at a level of 90 decibels or more when measured from a distance of not less than six feet from said private property line.

The following are exemptions:

1. Sounds emitted from authorized emergency vehicles.
2. Lawn mowers, garden tractors, construction equipment, and power tools, when properly muffled, between the hours of 7:00 a.m. and 10:00 p.m. only.
3. Burglar alarms and other warning devices when properly installed, providing the cause for such alarm or warning device sound is investigated and turned off within a reasonable period of time.
4. Parades, festivals, carnivals, fairs, celebrations, concerts, artistic performances or other events authorized by the city council or another appropriate governmental entity.
5. Attendant noise connected with the actual performance of athletic or sporting events and practices related thereto.
6. The emission of sound for the purposes of alerting persons to the existence of an emergency, or for the performance of emergency work.
7. Sounds associated with the use of legal fireworks.
8. Sounds associated with the use of an approved public safety training facility between the hours of 7:00 a.m. and 10:00 p.m.
9. Sounds associated with the normal conduct of legally established non-transient businesses when such sounds are customary, incidental and within the normal range appropriate for such use.

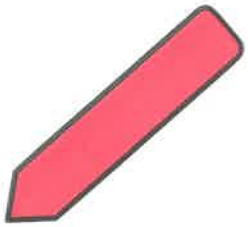
To see the ordinance in full as well as violation and penalties, please visit http://bit.ly/1Q7LxLp. In addition to this, the ordinance for nuisances is listed in full here: http://bit.ly/1R0k26P.

On Point with Senior Health and Medical News

Lets talk about health, exercise and medical news wih a senior slant

Can Recreational Vehicles Damage Your Hearing?

SEP 6
Posted by dsm49



i
Rate This

Hearing Loss can be caused by many things, but a main culprit is continual loud noise. You might not have thought of this, but riding recreational personal watercraft – think of jet skis (generic term used) for example or snowmobiles might be endangering your hearing. Riding these machines can be fun, even exciting, but take adequate precautions for your hearing. There are some newer PWC that are electric and don't make noise so they wouldn't be a problem.

The Occupational Safety and Health Administration (OSHA) requires annual hearing tests for workers exposed on a daily basis to 85 decibels (dB) or more. Besides the frequency of the loud noise, the duration (length of time exposed in minutes or hours) is also taken into consideration. Permanent hearing loss may occur at 140 decibels (such as shooting a weapon without hearing protection or an explosion) and gradual hearing loss may occur over a period of time at 90 decibels for those exposed daily or for longer periods of time.

So consider this – some older snowmobiles generate as much as 120 decibels. According to the Coalition of Concerned National Park Service Retirees, the newer four-stroke models of snowmobiles still generate enough noise to damage hearing.

Yellowstone safety officer, Brandon Gauthier, "advises employees who drive the new four-stroke snowmobiles to wear earplugs because the machines are almost as loud as the two-stroke models, reaching a noise level of 111 decibels during acceleration. Because the decibel scale is logarithmic, that's many times higher than the 85-decibel level at which medical experts advise the use of hearing protection*" As for Personal Watercraft (PWC) such as jet skis (generic) "We can expect the older Personal Watercraft (PWC) and two-stroke engines to have extremely high noise levels, with a range of 85- 102 decibels per unit", according to a 2005 Issue Summary for Colorado State Parks. The American Hospital Association does recommend using hearing protection above 85 dB.

Do you work around Go-Karts or motorcycles?. Loads of fun for everyone, yet the average Go-Kart has a decibel level of 79-83 dB at 100 ft. I wonder what it is for the person inside the Go-Kart? Let's hope the employees are wearing hearing protection. So the next time you or your children go to ride Go-Karts put some ear plugs with a good rating in your pocket. That was easy!

According to research published in Audiology, 2001, those people that were involved in leisure activities with loud noise associated with them, such as 90 dBa or more, were significantly more likely to have acquired hearing loss than those that didn't participate in noisy recreational/leisure activities. So, do yourself a favor – if you are going to be using loud recreational vehicles, protect your hearing with ear plugs. Check out the Noise Reduction Rating before buying, and you can enjoy yourself with less risk to your hearing.

Donna A. Menner is the Pres/CEO of Modern Senior Products LLC. Ms. Menner is the lead researcher for baby boomer and senior products, and writes the Health/Medical and Technology Blog and Newsletters at the company website, http://www.modernseniorproducts.com (http://www.modernseniorproducts.com/)

Article Source: http://EzineArticles.com/?expert=Donna_Menner (http://ezinearticles.com/?expert=Donna_Menner)

About dsm49

I am the CEO of Modern Senior Products LLC, based in Arizona. I am a graduate of the University of Cincinnati. I spend a lot of time researching health, fitness and technology for my company. We specialize in senior products and gifts for seniors, offering phones for hearing loss, whether due to service in the military, age related or other reasons, also phones for vision and memory loss. We offer S.O.S. Alert Phones, to assistive listening devices, hearing protection and garden tools for those with arthritis or carpal tunnel syndrome. We also offer exercise & rehab equipment. You can find us at http://www.modernseniorproducts.com WE ARE NOT RESPONSIBLE FOR ANY ADS ON THIS BLOG, THEY ARE PUT ON BY WORD PRESS.

View all posts by dsm49 »

Posted on September 6, 2010, in Hearing Problems Effect Quality of Life, Uncategorized and tagged Decibel, Earplug, health, Hearing, Hearing impairment, Noise, Occupational Safety and Health Administration. Bookmark the permalink. Leave a comment.

Noise Sources and Their Effects

Noise Source	Decibel Level	comment
Jet take-off (at 25 meters)	150	Eardrum rupture
Aircraft carrier deck	140	
Military jet aircraft take-off from aircraft carrier with afterburner at 50 ft (130 dB).	130	
Thunderclap, chain saw. Oxygen torch (121 dB).	120	Painful. 32 times as loud as 70 dB.
Steel mill, auto horn at 1 meter. Turbo-fan aircraft at takeoff power at 200 ft (118 dB). Riveting machine (110 dB); live rock music (108 - 114 dB).	110	Average human pain threshold. 16 times as loud as 70 dB.
Jet take-off (at 305 meters), use of outboard motor, power lawn mower, motorcycle, farm tractor, jackhammer, garbage truck. Boeing 707 or DC-8 aircraft at one nautical mile (6080 ft) before landing (106 dB); jet flyover at 1000 feet (103 dB); Bell J-2A helicopter at 100 ft (100 dB).	100	8 times as loud as 70 dB. Serious damage possible in 8 hr exposure
Boeing 737 or DC-9 aircraft at one nautical mile (6080 ft) before landing (97 dB); power mower (96 dB); motorcycle at 25 ft (90 dB). Newspaper press (97 dB).	90	4 times as loud as 70 dB. Likely damage 8 hr exp
Garbage disposal, dishwasher, average factory, freight train (at 15 meters). Car wash at 20 ft (89 dB); propeller plane flyover at 1000 ft (88 dB); diesel truck 40 mph at 50 ft (84 dB); diesel train at 45 mph at 100 ft (83 dB). Food blender (88 dB); milling machine (85 dB); garbage disposal (80 dB).	80	2 times as loud as 70 dB. Possible damage in 8 h exposure.
Passenger car at 65 mph at 25 ft (77 dB); freeway at 50 ft from pavement edge 10 a.m. (76 dB). Living room music (76 dB); radio or TV-audio, vacuum cleaner (70 dB).	70	Arbitrary base of comparison. Upper 70s are annoyingly loud to some people.
Conversation in restaurant, office, background music, Air conditioning unit at 100 ft	60	Half as loud as 70 dB. Fairly quiet
Quiet suburb, conversation at home. Large electrical transformers at 100 ft	50	One-fourth as loud as 70 dB.
Library, bird calls (44 dB); lowest limit of urban ambient sound	40	One-eighth as loud as 70 dB.
Quiet rural area	30	One-sixteenth as loud as 70 dB. Very Quiet
Whisper, rustling leaves	20	
Breathing	10	Barely audible

[modified from http://www.wenet.net/~hpb/dblevels.html] on 2/2000. SOURCES: Temple University Department of Civil/Environmental Engineering (www.temple.edu/departments/CETP/environ10.html), and *Federal Agency Review of Selected Airport Noise Analysis Issues*, Federal Interagency Committee on Noise (August 1992). Source of the information is attributed to *Outdoor Noise and the Metropolitan Environment*, M.C. Branch et al., Department of City Planning, City of Los Angeles, 1970.

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Noise

Noise is all around us, all of the time. You probably don't even notice it. (In fact, you are probably more likely to notice when it gets very quiet and you can actually hear the birds singing!) Traffic roars past us, lawn mowers growl, and kids shout. Even though these are noises that we hear every day, if they are too loud or last too long they can hurt your ears and your hearing. (Luckily, there are things you can do to protect your hearing!)

Noise pollution is "unwanted or disturbing sound." Noise pollution gets in the way of normal activities such as sleeping or talking. The fact that you can't see, taste, or smell it may help explain why it has not received as much attention as other types of pollution, such as air pollution or water pollution.

Sounds at or above 85 decibels (dB) can hurt your ears. (A decibel measures the loudness of sound.) Sounds that humans can hear are measured on a scale from zero to 140. A normal conversation is about 60 dB. Chainsaws, hammer drills, and bulldozers ring in at over 100 dB. So if you are a construction worker, harmful sounds may be a regular part of your job. The same goes for people working around factory machinery every day. Airport workers and farmers are two more groups that are regularly exposed to loud noise. However, loud noise does not have to be an everyday

happening to cause damage. One-time exposure to very loud noises, such as the sound of a gun firing at close range, can harm your ears permanently.

Other things that make enough noise to hurt your hearing include:

- MP3 players
- Motorcycles
- Trucks
- Lawn mowers, vacuum cleaners, leaf blowers
- Snowmobiles, go karts, rifles
- Rock concerts

How many decibels are these noisy things?

Remember: sounds at or above 85 decibels can hurt your ears or cause hearing loss.

Number of decibels	Noise
150	Firecracker
120	Ambulance siren, motorcycles
110	Chain saw, rock concert
105	Personal stereo system at max level
100	Wood shop, snowmobile
90	Power mower
85	Heavy city traffic
60	Normal conversation
40	Refrigerator humming
30	Whispered voice

Sec. 34-40. - Nuisances enumerated.

It shall be unlawful for any owner, occupant, manager or person having control of any property within the incorporated city to permit or cause a public nuisance to develop, including, but not limited to the following:

(1) *Airborne matter.* Emission of a significant amount of odor, dust, smoke or other matter into the atmosphere which renders ordinary use and enjoyment of property in the vicinity uncomfortable or impossible (see IC 36-8-2-8).

(2) *Noise.* Emissions of a significant amount of noise which renders ordinary use and enjoyment of property in the vicinity uncomfortable or impossible (see IC 36-8-2-8).

(3) *Infestation.* The causing or permitting of any significant rodent or insect population to exist on any property, or to cause or permit any condition which would attract such population (see IC 16-1-27-4).

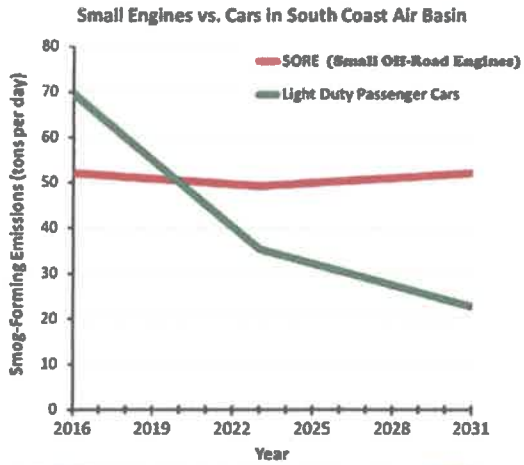
(4) *Other offenses.* In addition to what is declared in this article to be a public nuisance, those offenses which are known in common law and state statutes as public nuisances may be treated as such and be proceeded against as is provided in this article or in accordance with any other applicable law.

(Ord. No. 96-30, § 1(8.04.100), 12-9-96)

1. Electric vs Gas Kart Emissions

Electric Karts Produce ZERO Emissions

All of our electric go karts produce **zero emissions**. Gas-powered karts's emissions can be bad for both the environment and ourselves.



California Environmental Protection Agency
Air Resources Board
June 2017

At the **2015 International Emissions Inventory Conference in San Diego**, the **Environmental Protection Agency (EPA)** and an environmentalist/health care scientist **delivered a presentation** on National Lawn and Garden Equipment Emissions. Wait, lawn and garden equipment? What does that have to do with go-karts? Because they are powered by engines *very* similar to those found in most gas-powered go-karts.
In an hour, emissions from these engines produce the equivalence of **driving a typical car for 350 miles** . Plus, they contain harmful pollutants such as benzene, formaldehyde, nitrogen oxides, **carbon monoxide *and* dioxide**, particulate matters and more.

This all significantly hurts the ozone and threatens our health:

- Causes respiratory harm (worsened asthma/COPD)
- Early death
- Cardiovascular problems (heart attacks, strokes, heart disease)
- Damage to the central nervous system
- Reproductive harm

YIKES!

And this is all if the emissions are OUTSIDE. NOT in a confined indoor karting center with limited ventilation. Just imagine the carcinogen exposure at that last indoor gas karting place you went to. Not good, my friend.

And we're not even talking about the **amount of fuel spilled** during refueling. That stabs into the heart of mother earth yet again. Not only does spilled gasoline contaminate groundwater, but it evaporates into the air. This evaporation forms a smog-created ozone when heated by the engine and/or sunlight.

Race guiltlessly at K1 Speed, knowing that **none of these harmful byproducts** are entering your body or the Earth's environment.

< Back to Blog
Dec 6, 2017

Gas VS Electric: Which Go-Kart is Best?

When it comes to go-karts, there's an age-old debate of electric vs. gas. While there are a few advantages of gas karts (and they're the original karts most of us grew up with), we believe the advantages of electric karts far outweigh those. That's why we use electric here at Autobahn.

Here are 6 advantages of electric karts, both competitive and environmental:

1. **No exhaust fumes**, which provides a cleaner, safer indoor racing experience. Gas karts can produce hazardous fumes that can cause vomiting and sickness, but you'll never experience this with electric karts.
2. **Evenly-distributed battery weight**, meaning you're less likely to tip or flip your kart. Gasoline karts have heavy engines mounted in a single location, making it uneven and easier to tip.
3. **High-tech diagnostic monitoring**, which allows us to keep karts performing at their best, and to ensure it's an even playing field. Gas karts can wear over time, and luck will sometimes be the determining factor in winning a race.
4. **Reverse gear**, which will come in handy in the event of a spin. It'll get you out of a bad situation and back in the race without needing an attendant to manually push you.
5. **Covered mechanical components**, preventing burns and injuries to drivers. Have you ever accidentally touched a spot on a gas kart and received a nasty burn? You won't have that problem with an electric kart.
6. **More torque.** Electric karts are better at hitting top speed quicker than gas karts. You'll get instant power as soon as you slam on the pedal, which comes in handy in tracks with multiple turns since acceleration is key when exiting a turn.

The only major advantage that gas karts have over electric is the range and length of time they can last. Electric karts require charging, and the time a charge lasts can vary, while gas karts simply require a fuel refill. However, this is something that will never affect you as a driver as we have plenty of karts to support this. We'll gladly tackle this one hurdle if it means providing you with a faster, more enjoyable racing experience.

We'd love for you to come test your skills with an electric kart. Our karts are high-performance, Italian-made, and Formula-1-inspired. Each kart is fast, modern, easily controlled, and safe for racers of all ages and experience levels, while providing a real racing experience realistic enough that many of the top professional racers frequent our tracks.

Ready to try it out? Find the location closest to you here.

RECOMMENDED ON trip

Gas-powered karts emit fumes which ekarts do not
© INDIAN NATIONAL KARTING CHAMPIONSHIP

Environmental factors

The biggest plus point for electric karts is sustainability. With a worldwide emphasis on being environment-friendly, the zero-emission electric kart is perfect. They produce no harmful gases that pollute the environment, which also makes it possible to use them in indoor facilities like SMAASH Sky Karting. Furthermore, they can be used in and around residential areas since they produce very little noise.

The engines of gas karts emit fumes that can be harmful for the environment, much like cars used on the streets. They can also be responsible for a large amount of noise pollution when in use, which is why circuits for regular karts are usually built far away from residential areas.

From: sirpikemaster@frontier.com
To: Daine Crabtree; Jonathan Dorsey; John Rogers
Subject: 1912 -PUD - 44 Public Hearing January 21, 2020
Date: Tuesday, January 14, 2020 9:37:40 AM
Attachments: Public Hearing, 1-21-2020 concerning , 1912 -PUD - 44.docx

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(A listing of these concerns is also attached.)

To:

Westfield – Washington Township

Advisory Plan Commission

These comments/questions concern 1912 – PUD - 44 filed by Birch Dalton on behalf of Edgerock Development. (To be heard January 21, 2020)

We, Stephen R. Roberts and Nancy K. Roberts, reside on the eight acres immediately to the east of the property under consideration for rezoning. From what we've learned, we are concerned about the following:

1)

The traffic congestion problems to be encountered at both the 191st and Tomlinson Road roundabout and the intersection of Tomlinson Road and Blackburn.
Both of these intersections are inadequate for handling the traffic that will be involved during and after construction.

2)

What type of barrier or buffer zones are to be created along the full south and west lengths of our adjoining property? What is to be done about avoiding future drainage problems to our property caused by these buffers.

3)

There’s been mention of the possibility of gasoline powered go-cart racing at the south end development. The go-carts should be limited to electric vehicles to avoid noise pollution in the area. Gasoline powered vehicles create high noise levels that travel great distances.

Stephen R.and Nancy K. Roberts,
1313 East 191st Street
Westfield, IN 46074
317-896-3317
sirpikemaster@frontier.com

From:	Andrew Waggoner
To:	APC
Subject:	Links PUD
Date:	Friday, January 17, 2020 8:01:25 AM

I just wanted to send a quick email about this PUD. I think it looks like a great attraction for Westfield and I am in favor of the development. It would be very cool addition to the Grand Park area and would seem to fit with everything else that's going on up that way.

Thanks,

Andrew Waggoner
16419 Connolly Dr
Westfield, IN 46074

Thanks,

Andrew Waggoner
Business Development Specialist

Ferguson Construction Company
Dedicated to Excellence since 1920

Sidney, Dayton, & Columbus, Ohio
Indianapolis, Indiana

7157 W 200 N
Greenfield, IN 46140
Tel: 317-477-3615 EXT 602
Fax: 317-477-3630
Cell: 317-432-1331
Email: awaggoner@ferguson-construction.com

Website: www.ferguson-construction.com
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From: Michael Roan
To: Daine Crabtree
Subject: 1912-PUD-44
Date: Tuesday, January 21, 2020 1:10:52 PM

I am submitting the following comments on behalf of CharlesTowne, LLC. We are currently in for our Improvement Location Permit for CharlesTowne at Grand Park Village- a 244-unit, market-rate multi-family development at 18300 Wheeler Road, scheduled for groundbreaking on April 1, 2020.

While we support the applicant in developing the site and providing an amenity for the area, we feel the potential noise generated by multiple gas-powered go-karts can be detrimental to the uses and values of surrounding developments, and that electric go-karts on any outdoor track should be a condition for approval.

Mike Roan, RLA ASLA
Freeman Planning and Design, Development, and Construction
10 N. 15th Street - Richmond, IN 47374
Mdr-fpd@comcast.net
(765) 966-9720 (o)
(843) 290-3972 (c)
(765) 962- 9845 (f)

From: Linda Naas
To: APC
Subject: 1912 - PUD- 44
Date: Tuesday, January 21, 2020 1:23:57 PM
Attachments: image0.png

Per IC and UDO Chapter 5.6, I do not believe all components of this PUD meet the ordinances.
I would also like to see a detailed financial plan, timeline & viability study for the proposed uses. This should not be approved without a limit on time for building. Acreage in Westfield is and will continue to be at a premium and should be for best uses.

Please compare to UDO PUD Chapter 5.6 & require best plan possible. Again developer financial gain should not be a consideration but financial viability of the project & maintenance in the future should be a commitment.

We currently have an over abundance of public private projects and I don't approve of this being one now or in the future. Please give this concern strong consideration.

11:19 LTE

westfield.in.gov

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE
CHAPTER 5

5.6 Planned Unit Development (PUD) District

A. **Authority:** This Article shall allow all Zoning Districts to be zoned to a Planned Unit Development District ("PUD District").

B. **Applicability:** The PUD District is an overlay district that shall default to an underlying Zoning District. The land designated in a PUD District shall be a tract of land under single ownership or control.

C. **Purpose and Intent:** The PUD District is intended to:

1. Encourage flexibility and innovation in the development of land in order to promote its most appropriate use.
2. Improve the design, character and quality of new developments.
3. Encourage a harmonious and appropriate mix of uses.
4. Facilitate the adequate and economic provision of streets, utilities and municipal services.
5. Preserve the natural environmental and scenic features of the site.
6. Encourage and provide a mechanism for arranging improvements on sites so as to preserve desirable features.
7. Mitigate problems which may be presented by specific site conditions.

D. **Standard Criteria:** A PUD District shall comply with the provision of this Ordinance. In addition, a proposed PUD District should include concepts and development and design standards that generally offer the following advantages over a standard Zoning District:

1. Address the policies included in the Comprehensive Plan specific to the neighborhood so as to encourage consistency with the community's vision as presented in the Comprehensive Plan.

2. Use design to provide compatibility between areas of different land uses and development intensities within the PUD District.
3. Buffer different types of land uses and development intensities outside of the PUD District from those within the PUD District so as to increase compatibility or minimize any adverse impact which new development may have on existing or zoned development.
4. Enhance the appearance of neighborhoods by conserving areas of natural beauty, and natural green spaces and provide enhance amenities and open space.
5. Promote and protect the environmental integrity of the site and its surroundings and provide suitable design responses to the specific environmental constraints of the site and surrounding area.
6. Promote architecture that complements the surroundings.
7. Counteract urban monotony and congestion on streets.

E. **Permitted Uses:** All land uses permitted by this Ordinance may be permitted by a PUD District. Permitted uses shall be specified and set forth in the

adopted PUD Dis[redacted]

Respectfully submitted,
Linda Naas

Sent from my iPhone

Public Comments: Davis PUD Amendment I

1. Linda Naas

2. Robert Smith

From: Linda Naas <lnaas@logickey.com>

Sent: Tuesday, January 21, 2020 1:13 PM

To: APC

Subject: 2002-PUD -01

Amendment: Per Chapter 5.6 of the UDO PURPOSE OF PUD

An amendment to a PUD rarely has improved or added quality to design or architecture or underlying zoning standards. The IC definition of PUD is that it doesn't lessen the same. This amendment as proposed does not enhance but instead lessens setbacks required and architectural & design standards & therefore should not be approved. It does not offer any substantial reason(s) to lessen and does not meet other items under 5.6.C or D - see below.

My neighbors and I have always believed that Developer savings or future financial gain is not a reason to approve PUDs or amendments. See below.

From: Robert Smith <rsmith@smithwade.com>
Sent: Tuesday, January 21, 2020 1:33 PM
To: Linda Naas; APC
Cc: Robert Smith
Subject: RE: 2002-PUD -01

The APC fought hard to bring this proposal to the approved level. This proposal to lower some standards back to their original level of quality, or closer to it, should be summarily declined. Bob Smith

Peace and greetings to all…bob

From: Linda Naas [mailto:lnaas@logickey.com]
Sent: Tuesday, January 21, 2020 1:13 PM
To: APC
Subject: 2002-PUD -01

Amendment: Per Chapter 5.6 of the UDO PURPOSE OF PUD

An amendment to a PUD rarely has improved or added quality to design or architecture or underlying zoning standards. The IC definition of PUD is that it doesn't lessen the same. This amendment as proposed does not enhance but instead lessens setbacks required and architectural & design standards & therefore should not be approved. It does not offer any substantial reason(s) to lessen and does not meet other items under 5.6.C or D - see below.

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