



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_01_18_2022

Tuesday, January 18, 2022 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Tuesday, January 18, 2022 at 07:00 PM

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

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

Public input can be submitted in 1 of 2 ways:

- Email to planners@westfield.in.gov
- Show up at Westfield City Hall for an opportunity to participate in this public hearing. Staff will be present to help direct traffic inside the room.

OPENING OF MEETING

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

Note the Presence of a Quorum

Election of Officers

Appointment of BZA Representative

Approval of Minutes

December 20, 2021 APC Minutes

Documents: [APC Minutes - December 20, 2021](#)

Review APC Rules & Procedures

CONSENT AGENDA

2110-DDP-42

The Depot at Spring Mill Station

SWC of 161st Street and Spring Mill Road

KennMar by Banning Engineering, P.C. requests Detailed Development Plan approval of a 15,000 square foot commercial building on 3.08 acres +/- in the Spring Mill Station SWC Planned Unit Development District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Site Plan](#) | [Exhibit 4: Landscape Plan](#) | [Exhibit 5: Elevations](#) | [Exhibit 6: Spring Mill Station Task Group Letter of Support](#)

ITEMS OF BUSINESS

2112-PUD-29

Springwater PUD

East of South Union Street and 1/4 mile +/- north of 161st Street

Old Town Design Group by Apollo Developers requests a change in zoning for 41 acres +/- from AG-SF1: Agriculture / Single-family Rural District and Lantern Park PUD District to the Springwater PUD District.

(Planner: Rachel Riemenschneider - rriemenschneder@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Concept Plan](#) | [Exhibit 4: Proposed Ordinance 21-52](#) | [Exhibit 5: Redlined Ordinance 21-52](#) | [Exhibit 6: Character Exhibit](#) | [Exhibit 7: Open Space Amenity and Preservation Exhibit](#) | [Exhibit 8: Neighborhood Meeting Summary](#) | [Exhibit 9: Existing Variance](#) | [Exhibit 10: Public Comment](#) | [Exhibit 11: Issue List Responses](#)

2111-PUD-28

Courtyards at Spring Mill PUD District

East side of Spring Mill Road, north of SR 32, south of 186th Street

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning on 67.8 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Courtyards at Spring Mill PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Project Narrative](#) | [Exhibit 4: Proposed Ord. 21-47](#) | [Exhibit 5: Redlined Ord. 21-47](#) | [Exhibit 6: Site Exhibits](#) | [Exhibit 7: Home Product Examples](#) | [Exhibit 8: Lot Landscaping Exhibits](#) | [Exhibit 9: Neighborhood Meeting Summary](#) | [Exhibit 10: Issue List Response](#) | [Exhibit 11: Public Comment Exhibit](#) | [Petitioner's Presentation](#)

PUBLIC HEARING ITEMS

2201-ODP-01 & 2201-SPP-01 [PUBLIC HEARING]

Ditch Road Fire Station

17001 Ditch Road

RQAW Corporation by the Westfield Fire Department requests Overall Development Plan and Primary Plat review of one Lot and one Block on 30.9 acres +/- in the Maple Knoll PUD District.

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

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

2201-PUD-01 [PUBLIC HEARING]

Osborne Trails PUD Amendment III

10 E. 191st Street

Holladay Properties by West Fork Real Estate requests an amendment to the Osborne Trails PUD District modifying the signage standards for 12.8 acres +/-.

(Planner: Rachel Riemenschneider - rriemenschneder@westfield.in.gov)

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ordinance 21-60](#) | [Exhibit 4: Sign Detail](#) | [Exhibit 5: Neighbor Meeting Summary](#) | [Petitioner Presentation](#)

2201-PUD-02 [PUBLIC HEARING]

Bel Canto PUD

South of and adjacent to David Brown Drive, east of and adjacent to US 31

Bel Canto Asset Growth Fund, LLC by Nelson & Frankenberger, LLC requests a change in zoning for 23 acres +/- from the GB-PD: General Business-Planned Development District to the Bel Canto PUD District.

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 21-59](#) | [Exhibit 4: Design Narrative](#) | [Exhibit 5: Amenity Narrative](#) | [Exhibit 6: Project Overview](#) | [Exhibit 7: Concept Plan](#) | [Exhibit 8: Elevations and Perspective](#) | [Exhibit 9: Open Space and Pedestrian Access](#) | [Exhibit 10: Neighborhood Meeting Summary](#) | [Exhibit 11: Public Comment Exhibit](#) | [Petitioner's Presentation](#)

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

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

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

2108-ODP-18 & 2108-SPP-18 [CONTINUED]

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

(Planner: Rachel Riemenschneider - rriemenschneder@westfield.in.gov)

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

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

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

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

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

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

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2112-ODP-26 [CONTINUED]

Southpark Industrial

16465 Southpark Drive

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.

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

ITEMS WITHDRAWN

2111-PUD-26 [WITHDRAWN]

Landing 161 PUD

West of & adjacent to US 31/North of & adjacent to E 161st Street

Lennar Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests a change of zoning for 49 acres +/- from the Indy Hebrew Congregation PUD and EI: Enclosed Industrial Zoning Districts to the Landing 161 PUD District.

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

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



Petition Number: 2201-ODP-01 & 2201-SPP-01
Project Name: Ditch Road Fire Station
Subject Site Address: 17001 Ditch Road (the “Property”)
Petitioner: RQAW Corporation
Representative: Westfield Fire Department
Request: Overall Development Plan & Primary Plat review of 2 Lots and a 36,530 square foot fire station on 30.9 acres +/- in the Maple Knoll Planned Unit Development (PUD) District.
Current Zoning: Maple Knoll PUD
Current Land Use: Vacant
Approximate Acreage: 30.9 acres +/-
Property History: Maple Knoll PUD ([Ord. 04-02](#), 02/09/2004)
Staff Reviewer: Caleb Ernest, Senior Planner

BACKGROUND

The Property is currently zoned the Maple Knoll PUD District.

Ordinance 04-02, Maple Knoll PUD (0304-PUD-02), was approved at the February 9, 2004, Town Council meeting.

The comments contained herein are in review of the filed Overall Development Plan and Primary Plat scheduled for the December 21, 2021, Technical Advisory Committee meeting.

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised overall development plan and detailed 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 Overall Development Plan and Detailed 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) Please note Article 10.12(F)(8) and Article 7.4(B) require the signature of the Board of Public Works and Safety (BPW) prior to recording for acceptance of public right-of-way. **BPW has delegated this authority to the Director of Public Works.**
- 5) ***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.***
- 6) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

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

- 7) Title, scale, north arrow and date.
- 8) Proposed name of the development.
- 9) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.

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

- 10) Address and legal description of the property.
- 11) Boundary lines of the property including all dimensions.

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



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

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

- 13) 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.

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

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

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

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

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

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

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

- 18) Location and dimensions of all existing structures and paved areas.

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

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

- 20) Location of all Floodplain areas within the boundaries of the property.



- 21) Names of legal ditches and streams on or adjacent to the site.
- 22) 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.
- 23) Identify buildings proposed for demolition.
- 24) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 25) 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).

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

- 26) Misc.

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

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

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

- 27) Proposed name of subdivision.
- 28) Names and addresses of the owner, owners, land surveyor or land planner.

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

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



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

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

- 31) Easements (locations, widths and purposes). (Article 8.3)
- 32) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 33) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)

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

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

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

- 38) Legend and notes.

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

- 39) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

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



- 40) Other features or conditions which would affect the subdivision favorable or adversely.
- 41) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

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

- 42) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.
- 43) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 44) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 45) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- 46) Misc.

DISTRICT AND DEVELOPMENT STANDARDS

The plans comply with the Maple Knoll PUD District (Ord. 04-02), except for those items identified as outstanding below.

- 47) Maple Knoll PUD Area: Urban Residential District
 - a) Underlying Zoning District: SF2
 - b) Governmental Facility approved land use under Public, Semipublic, and Office Facilities category
 - c) Fire Station is also a permitted use in the SF2 permitted uses.
- 48) Lots:



- a) Minimum Lot Area: 2,400 square feet
- b) Minimum Setback Lines:
 - i) Front Yard: 15 feet
 - ii) Side Yard: 0 feet
 - iii) Rear Yard: 20 feet; however, no building elevation shall be closer than 30 feet to Ditch Road.
- c) Minimum Lot Width at Street: 20 feet
- d) Minimum Lot Width at Building Line: 40 feet
- e) Maximum Building Height: 45 feet
- f) Minimum Lot Depth: 60 feet

49) Exterior Materials and Colors: the following shall replace and supersede the DPR (Development Plan Review) provisions pertaining to building materials.

- a) In all areas other than doors, garage doors, and windows, the exterior of all buildings shall consist of a combination of masonry (e.g.: brick, stone, cut-faced block, stucco), glass, composite (e.g.: fiber cement, cultured stone, PVC), and wood products.
- b) Exterior building materials shall not include smooth-faced concrete block, tilt-up concrete panels, prefabricated steel panels, vinyl siding, and aluminum siding.

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

- c) Exterior façade and trim colors shall be of low reflectance, and selected from a palette authorized by the Developer (or its successor).

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

- d) Facades:
 - i) Facades less than twelve (12) feet long, measured horizontally, shall not require any fenestration.

- ii) Facades greater than twelve (12) feet long, measured horizontally, shall require 20% fenestration. In addition, where large retail structures contain additional, separately owned or leased stores that occupy less than 25,000 SF of gross floor area and have separate, exterior customer entrances, the street level Facade of such stores shall be transparent between the height of three (3) and eight (8) feet above the walkway grade for no less than 60% of the horizontal length of the building Facade of such additional stores.

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

- iii) No uninterrupted length of any Facade shall exceed seventy-five (75) horizontal feet. Facades greater than seventy-five (75) feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3% of the length of the Facade and extending at least 20% of the length of the Facade.

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

- iv) Facades shall include a repeating pattern that includes no less than three (3) of the following elements: color change, texture change, material change, fenestration change (windows, doors, openings, etc.), or profile change (turns & projections, etc.).

e) Roofs:

- i) Roof profiles shall be gabled, hip, or parapet.

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

- ii) Roofing materials shall be asphalt or fiberglass shingles, standing seam metal, composite, or PVC.

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

- f) Exterior Mechanical Equipment: shall be screened or hidden from all sides.

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

50) Landscape Standards:

a) Buffer Yards:

- i) Plants used for screening must reach a minimum height of forty-eight (48) inches within three years of installation, and be at least eighteen (18) inches tall when planted. Plantings in buffer yards shall consist of two (2) or more species of both trees and shrubs.
- ii) Within buffer yards, at least one (1) evergreen tree per thirty (30) linear feet and five (5) evergreen shrubs per thirty (30) linear feet shall be planted. Such plantings should be arranged in a manner that creates a visual barrier between uses without precluding connectivity between uses. In order to create a more effective buffer, the Plan Commission may approve evergreen trees to be substituted in lieu of evergreen shrubbery on a 1:3 basis (tree: shrub). Up to 60% of shrubbery may be substituted for trees. (Staff note: Additional trees may be substituted to lessen required shrubbery planting, but additional shrubbery may not be substituted to reduce required tree plantings).

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

b) Parking Area Landscaping:

i) Interior:

1. 50 or more parking spaces requires 10% of parking area to be parking islands.

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

2. Parking lot islands: Parking lot islands shall include at least one (1) tree and four (4) shrubs per parking lot island. One hundred (100) percent of every parking island shall be covered with permitted groundcover material to achieve complete coverage.

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

ii) Exterior:

1. Perimeter landscaping is required for parking lots with ten (10) or more spaces where:

- (a) the parking lot is located within a required yard; or
- (b) the parking lot is located within twenty (20) feet of a lot line or right-of-way line.
- (c) Perimeter parking lot landscape areas shall be at least five (5) feet wide and shall extend along the perimeter of parking lots. Plantings should be grouped in an aesthetically pleasing manner.

2. Requirements:

- (a) There shall be one tree per thirty (30) linear feet of parking lot length. Trees may be clustered.
- (b) There shall be one shrub per three (3) feet of parking lot length. Shrubs may be clustered.
- (c) Perimeter parking lot landscape areas not planted with trees or shrubs shall be covered with grass or other permitted groundcover or mulch.

Ditch Road - north parking Lot (est. 70')			
1 tree per 30 LF	Required	Provided	Remaining
Tree	3	2	1
1 shrub per 3 LF	-	-	-
Shrub	24	13	11

Ditch Road - south parking Lot (est. 64')			
1 tree per 30 LF	Required	Provided	Remaining
Tree	3	2	1
1 shrub per 3 LF	-	-	-
Shrub	22	13	9

East of Building - west parking strip (est. 86')			
1 tree per 30 LF	Required	Provided	Remaining
Tree	3	0	3
1 shrub per 3 LF	-	-	-
Shrub	29	12	17

East of Building - north parking strip (est. 108')			
1 tree per 30 LF	Required	Provided	Remaining
Tree	4	6	0
1 shrub per 3 LF	-	-	-
Shrub	36	0	36

East of Building - east parking strip (est. 81')			
1 tree per 30 LF	Required	Provided	Remaining
Tree	3	7	0
1 shrub per 3 LF	-	-	-
Shrub	27	0	27

East of Building - south parking strip (est. 81')			
1 tree per 30 LF	Required	Provided	Remaining
Tree	3	6	0
1 shrub per 3 LF	-	-	-
Shrub	27	0	27

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

51) Lighting Standards:

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

- a) All light fixtures shall be fully shielded and direct light downward toward the earth's surface;
- b) All lighting sources shall be directed away from reflective surfaces to minimize glare upon adjacent property and public rights-of-way;



- c) All lighting sources shall be positioned in such a manner as to direct light away from adjacent property and public rights-of-way;
- d) Light pole height shall not exceed twenty-five feet (25'). All parking area light fixtures shall be designed and located to confine emitted light to the parking area; and

52) Parking Standards:

- a) Loading Berths:
 - i) Civic & Public: One (1) berth per 100,000 of space or additional fraction thereof.
- b) Off-street and On-street Parking:
 - i) Size of Parking Spaces: Public Lots/Garages: ten (10) feet in width by twenty (20) feet in length for angled and perpendicular parking; and eight (8) feet in width by twenty-two (22) feet in length for parallel parking.

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

c) Required Spaces:

- i) Civic & Public:

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

1. One (1) space for each 250 SF of gross office space; or
2. One (1) space per employee on primary shift plus one (1) space per five (5) seats in arena (e.g.: church, theater).

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

- a) Screening of Receptacles and Loading Areas:

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

- i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
- ii) Enclosures shall not be located in an Established Front Yard or in any required Side or Rear Yard.
- iii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
- iv) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
- v) Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
- vi) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.

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

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

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

54) Building Standards (Article 6.4)

55) Fence Standards (Article 6.5)

56) Height Standards (Article 6.6)



57) Home Business Standards (Article 6.7)

58) Landscaping Standards (Article 6.8)

a) General Landscape Design Standards:

i) Placement: installed plantings shall comply with the following:

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.
2. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.

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

b) On-Site and Street Frontage Landscaping Requirements:

On-Site Landscaping (31 acres)				
Plant Materials	Standard	Required	Provided	Remaining
Shade Tree	2 per acre	62	14	48
Ornamental or Evergreen Tree	3 per acre	93	27	66
Shrubs	10 per acre	310	117	193

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

c) Road Frontage Standards:

- i) In non-residential developments where property abuts any public right-of-way, at least one shade tree per forty (40) linear feet of road frontage shall be planted adjacent to road rights-of-way. Trees planted along road frontage in nonresidential developments may be credited toward overall on-site landscaping requirements.

Ditch Road (est. 840')			
1 shade tree per 40 LF	Required	Provided	Remaining
Shade Tree	21	8	13

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

59) Lighting Standards (Article 6.9)

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

a) Multi-Family Residential, Commercial and Industrial Standards.

- i) For all multi-family residential, commercial, and industrial uses the following standards shall apply:
 1. All light fixtures shall be positioned in such a manner so that no light-emitting surface is visible from a residential area or public right-of-way when viewed at ground level;
 2. Light meter readings shall not exceed: one-half (0.5) foot-candles at a single-family residential property line, or one-half a (0.5) foot-candle at a multi-family residential property line or one (1.0) foot-candle at all other non-residential property lines. (It should be understood that, with all of these measurements, light will still be visible at or beyond property lines.)
 3. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser;
 4. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface;
 5. Lighting under awnings and canopies shall only illuminate a building front, a sign under an awning or canopy, or the sidewalk, but shall not illuminate the awning or canopy itself;
 6. Thirty (30) percent of all parking area lighting shall be turned off within 30 minutes of closing of the last business or no later than 11:00 p.m.; and



7. No outdoor sports or recreational facilities shall be illuminated after 11:00 p.m. except to conclude a scheduled recreational or sporting event in progress prior to 11:00 p.m.

60) Lot Standards (Article 6.10)

Comment: Please see District Standards.

61) Outside Storage and Display (Article 6.12)

62) Outdoor Café and Eating Areas (Article 6.13)

63) Parking and Loading Standards (Article 6.14)

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

64) Performance Standards (Article 6.15)

65) Setback Standards (Article 6.16)

66) Sign Standards (Article 6.17)

67) 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) Seventy-five (75) feet from intersections of Expressways or Arterials.
 - ii) Ten (10) feet from intersections of Driveways or Alleys.

68) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

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



69) Easement Standards (Article 8.3)

70) Monument and Marker Standards (Article 8.5)

71) Open Space and Amenity Standards (Article 8.6)

72) Pedestrian Network Standards (Article 8.7)

a) Internal Pedestrian Network Standards:

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

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

b) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:

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



- ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
- iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands

73) Storm Water Standards (Article 8.8)

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

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

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

75) Surety Standards (Article 8.12)

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

76) Utility Standards (Article 8.13)

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



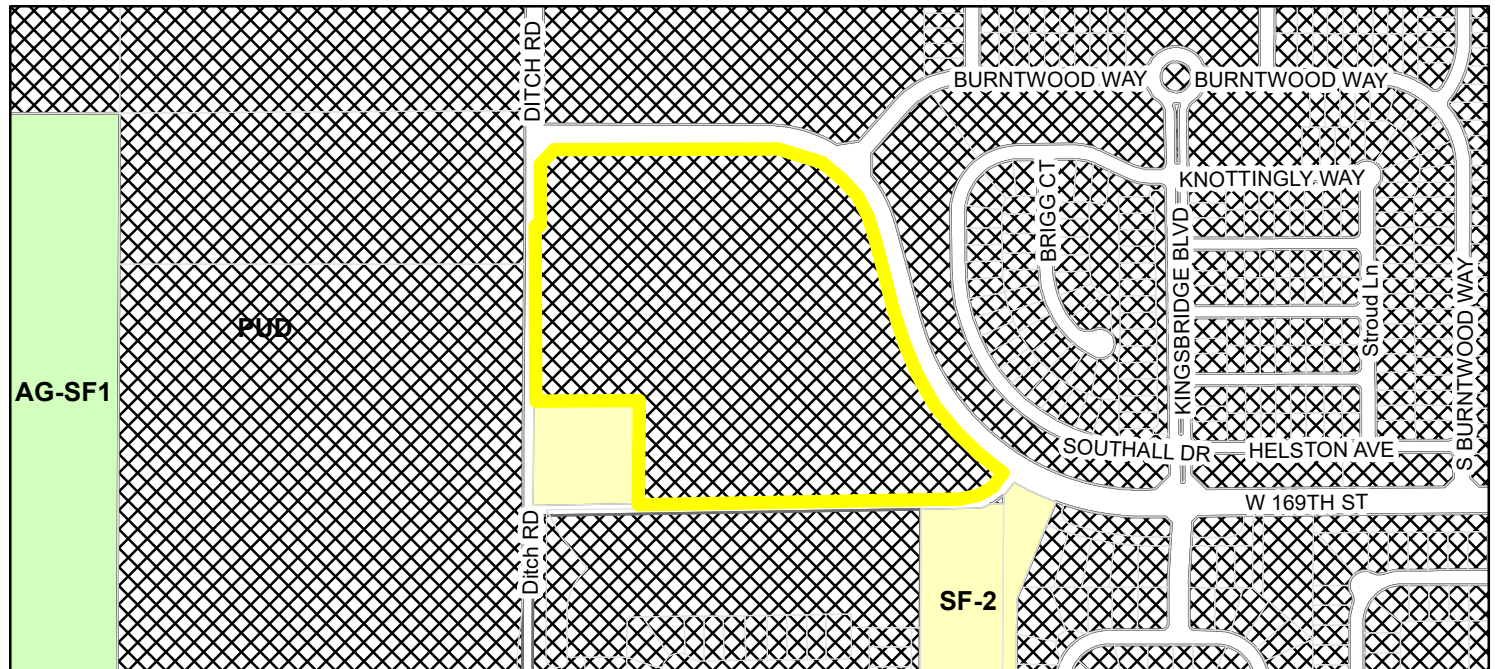
Property Location Map
Ditch Road Fire Station
Overall Development Plan & Primary Plat
2201-ODP-01 & 2201-SPP-01



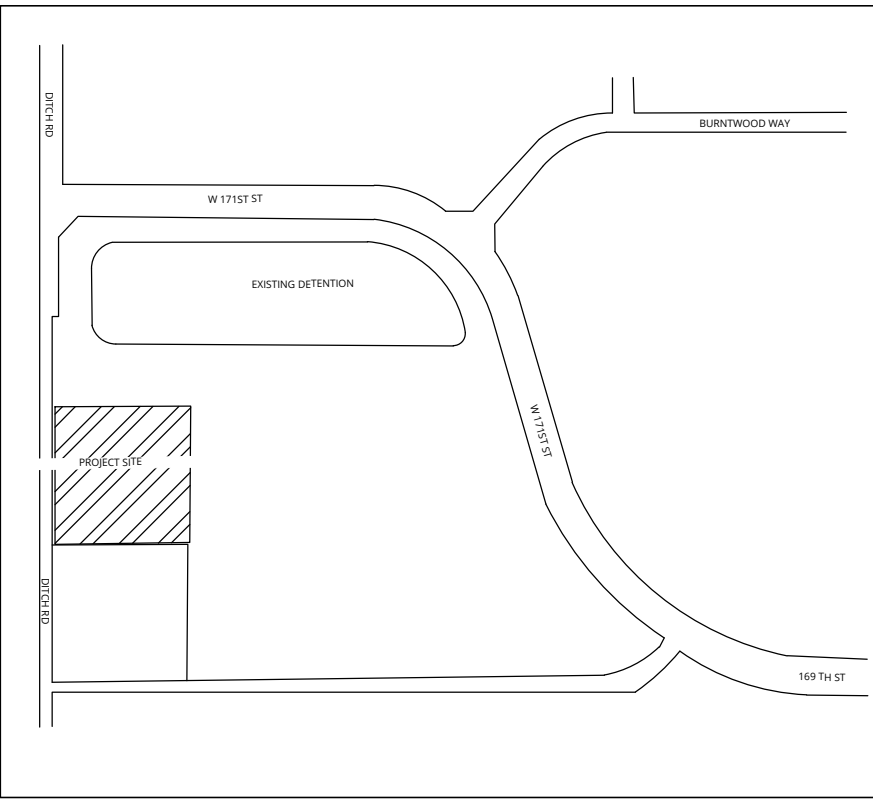
Aerial Location Map



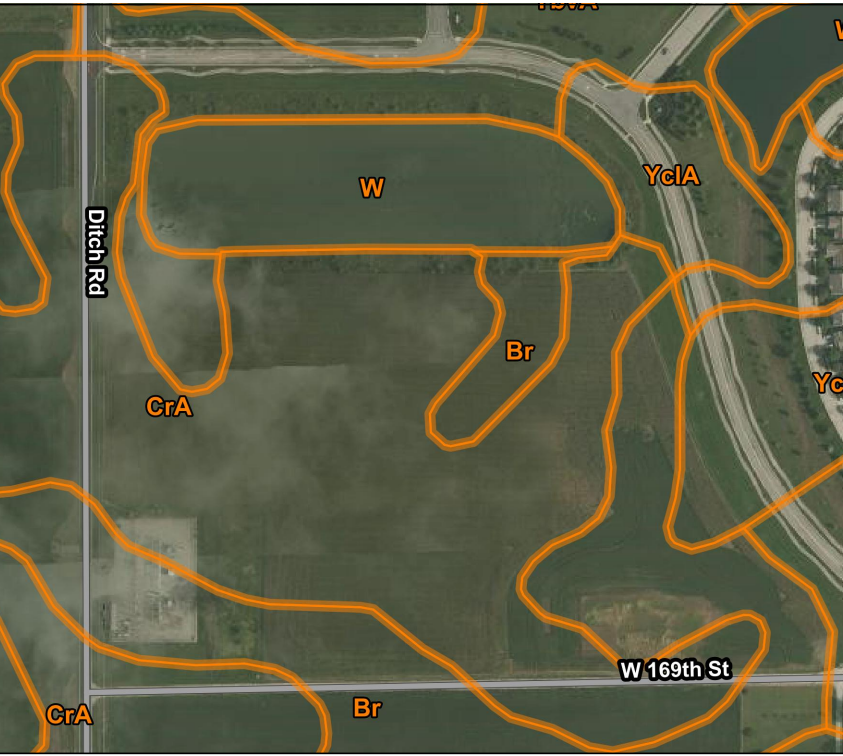
Zoning Map



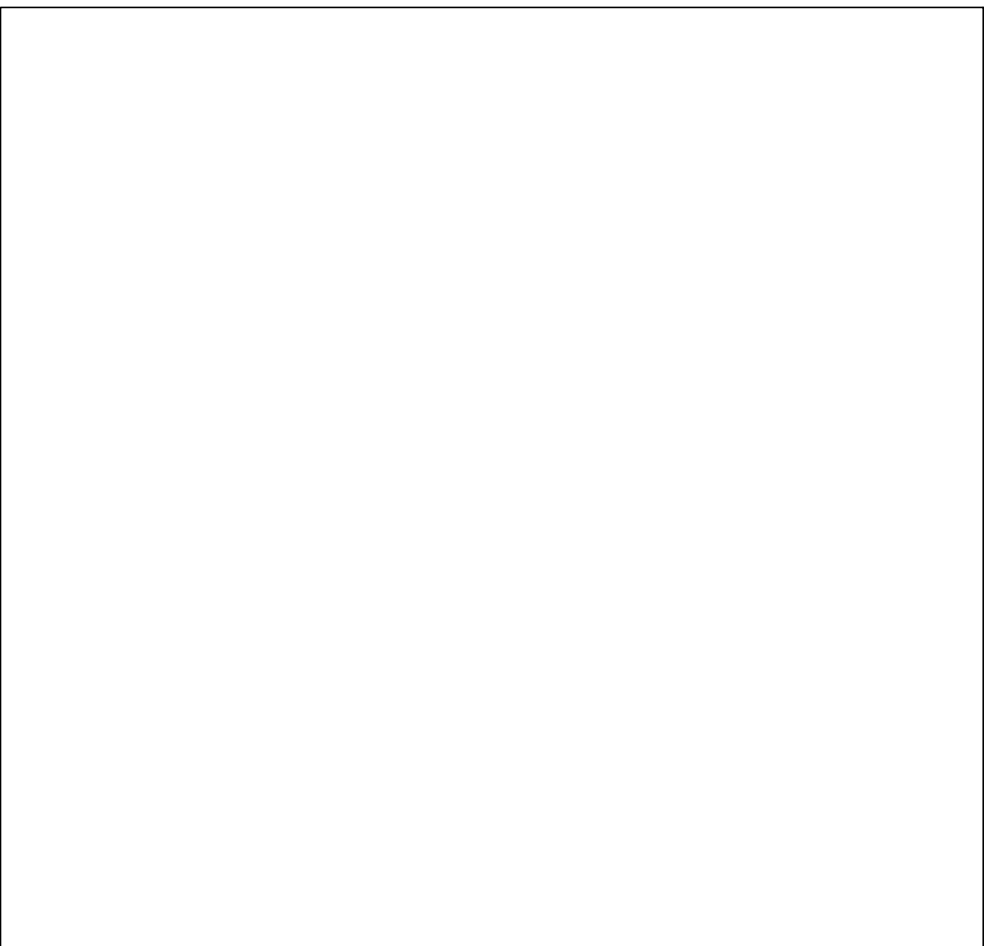
	Parcel	Zoning
	AG-SF1	(Agriculture - Single Family - 1)
	PUD	(Planned Unit Development)
	SF-2	(Single Family - 2)



VICINITY MAP
NO SCALE



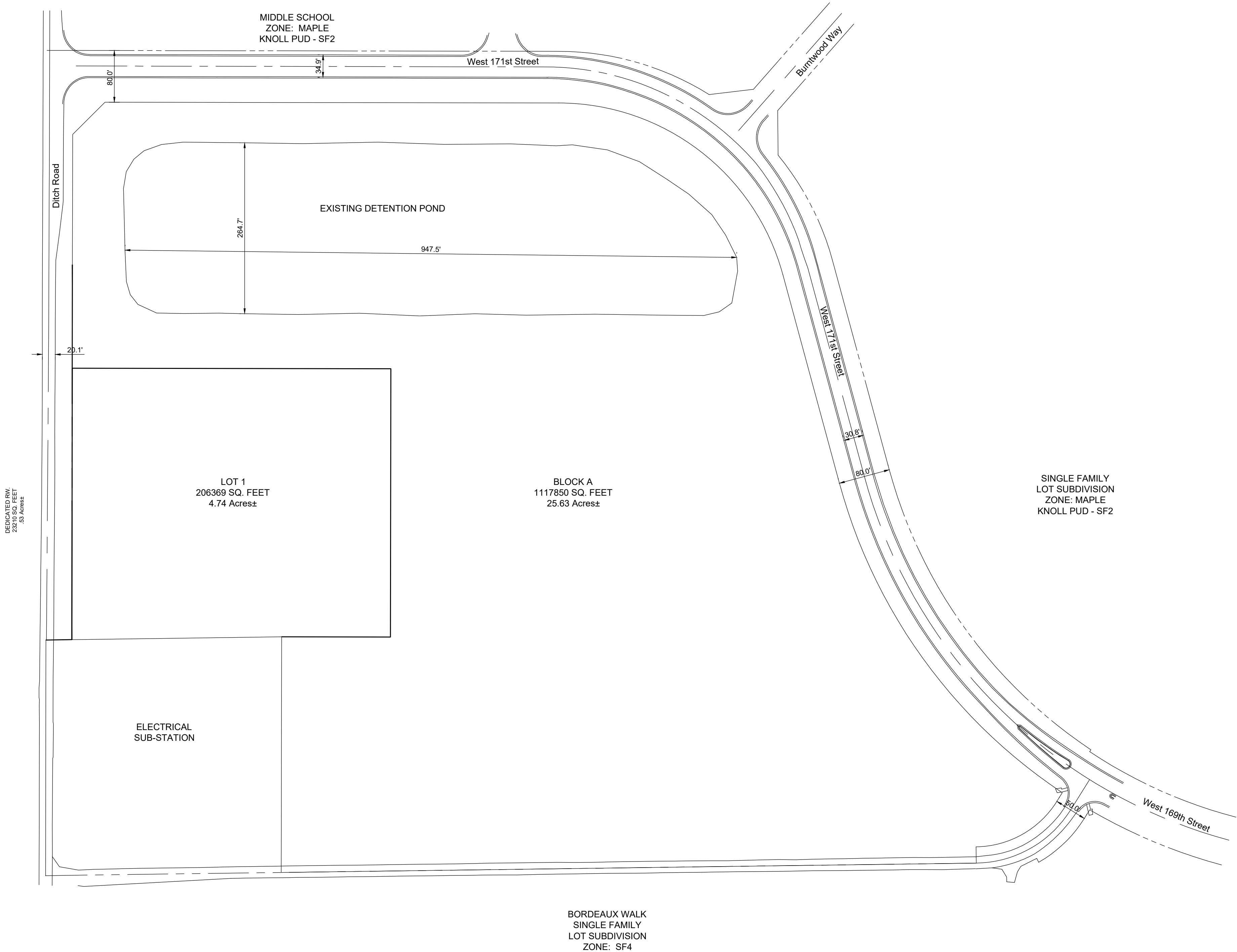
SOIL MAP
NO SCALE
Soil Types (crA / br)



FLOOD MAP
SCALE 1" = 300'

FLOOD ZONE:
THE PROPERTY DESCRIBED HEREON IS LOCATED IN FLOOD ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE ANNUAL 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEMA FLOOD INSURANCE MAP NO. 18057C0234G DATED NOVEMBER 19, 2014.

OPEN FIELD
FUTURE USE:
SINGLE FAMILY
LOT SUBDIVISION
ZONE: SF-2

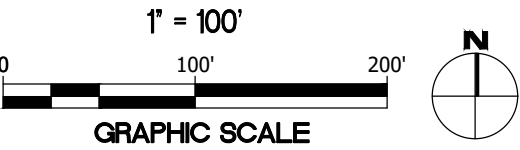


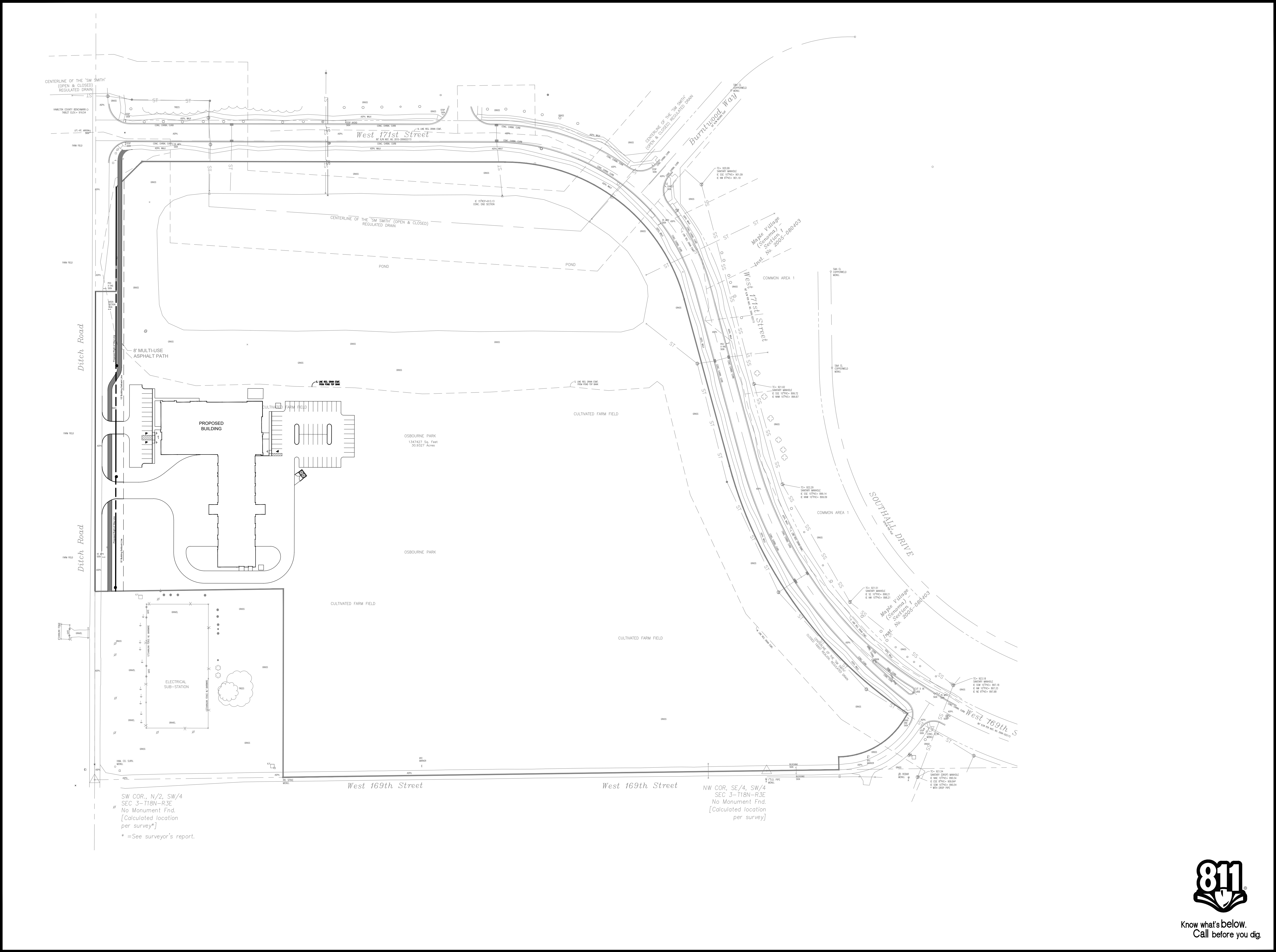
OSBOURNE PARK PRIMARY PLAT SEC 3 T18N R3E

HAMILTON COUNTY
WESTFIELD, INDIANA

ZONING: MAPLE KNOLL PUD AREA: URBAN RESIDENTIAL
DISTRICT UNDERLYING ZONING DISTRICT : SF2
DEVELOPED BY: WESTFIELD FIRE DEPAERTMENT 17535
DARTOWN RD
WESTFIELD, IN 46074
(317) 804-3303
CONTACT: DEPUTY CHIEF ROB GAYLOR

3/31/2020
THIS PRIMARY PLAT WAS PREPARED BY:
PROFESSIONAL LAND SURVEYOR
INDIANA #XXXXXXX
RQAW, CORP
8770 FISHERS N ST, STE 110,
FISHERS, INDIANA 46038
TELEPHONE (317) 588-1798





TAC SUBMITTAL SET

WESTFIELD FIRE STATION NO. 81

17001 DITCH ROAD
WESTFIELD, IN 46074

#	Revision	Date
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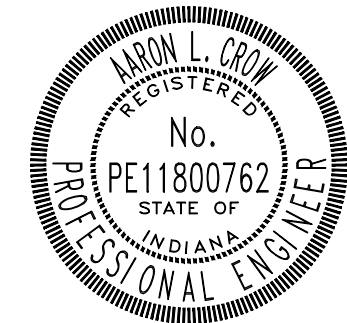
Project #: 21-700-271-1

Designed By: XXX

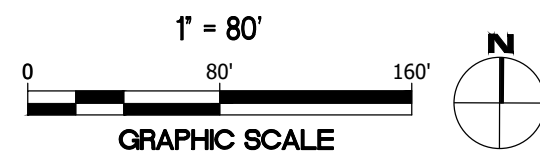
Drawn By: XXX

Checked By: XXX

Date: 12/03/2021



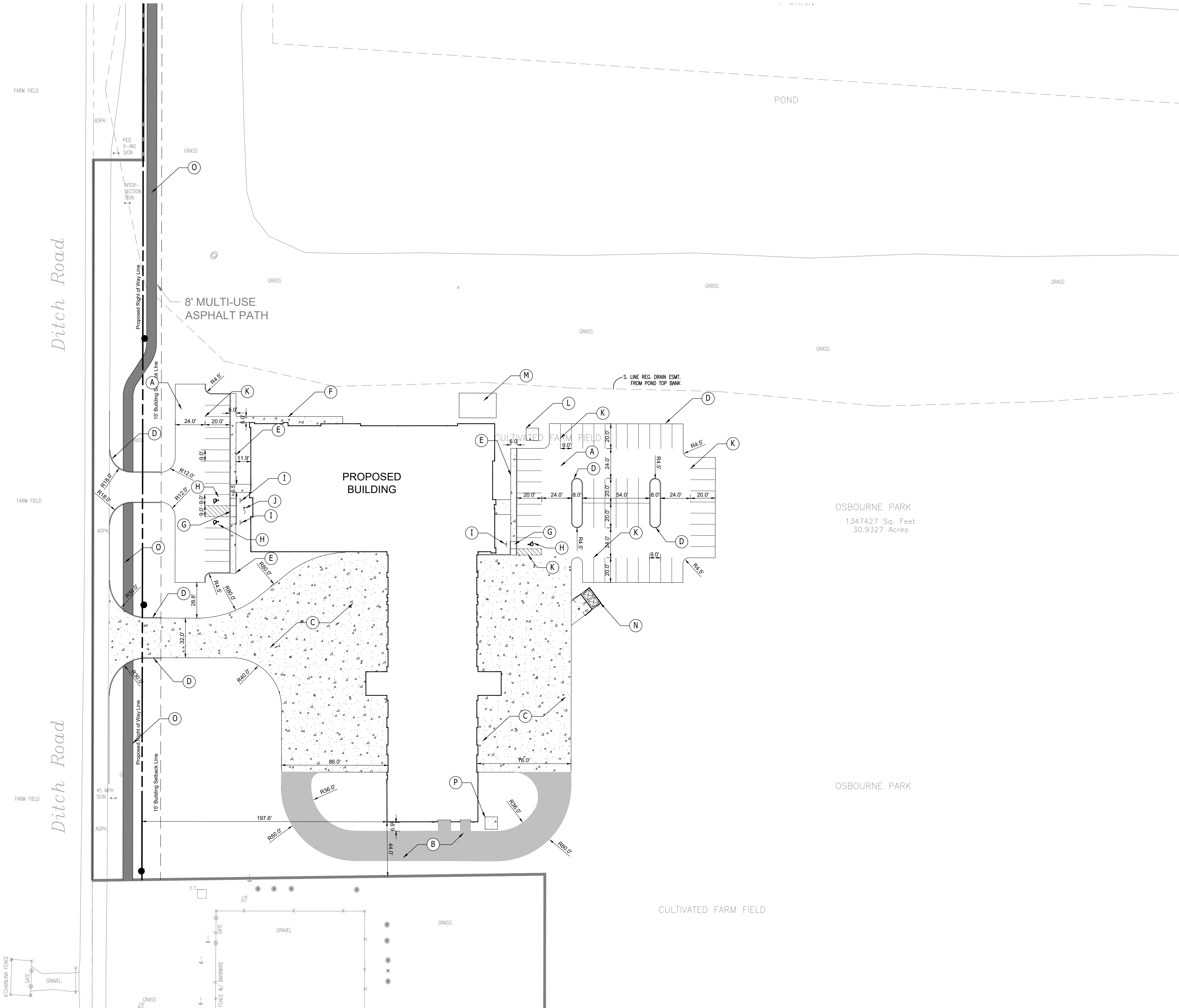
NOT FOR CONSTRUCTION



Know what's below.
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C200

OVERALL SITE PLAN



SITE DATA	
SITE ZONING	SF-2
SITE ACREAGE	30.9
PARKING REQUIREMENTS	
BIKE SPACES	2

KEY NOTES	
(A)	STANDARD DUTY ASPHALT PAVEMENT
(B)	HEAVY DUTY ASPHALT PAVEMENT
(C)	HEAVY DUTY CONCRETE PAVEMENT
(D)	6" CONCRETE CURB
(E)	INTEGRAL CURB AND WALK
(F)	CONCRETE SIDEWALK
(G)	ACCESSIBLE RAMP
(H)	ACCESSIBLE PARKING SPACE
(I)	ACCESSIBLE PARKING SIGN
(J)	FLAG POLE
(K)	PARKING STRIPE (4" SOLID WHITE LINE)
(L)	TRANSFORMER PAD
(M)	MECHANICAL YARD, REFER TO MEP PLANS
(N)	DUMPSTER ENCLOSURE
(O)	8' WIDE MULTI-USE BIKE PATH
(P)	FUEL TANK PAD

TAC SUBMITTAL SET

**WESTFIELD FIRE
STATION NO. 81**

17001 DITCH ROAD
WESTFIELD, IN 46074

#	Revision	Date
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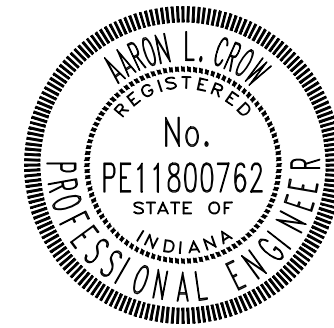
Project #: 21-700-271-1

Designed By: XXX

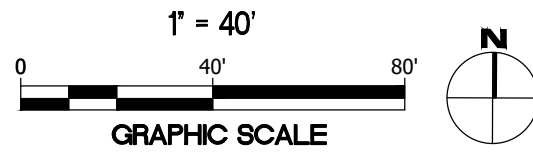
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Checked By: XXX

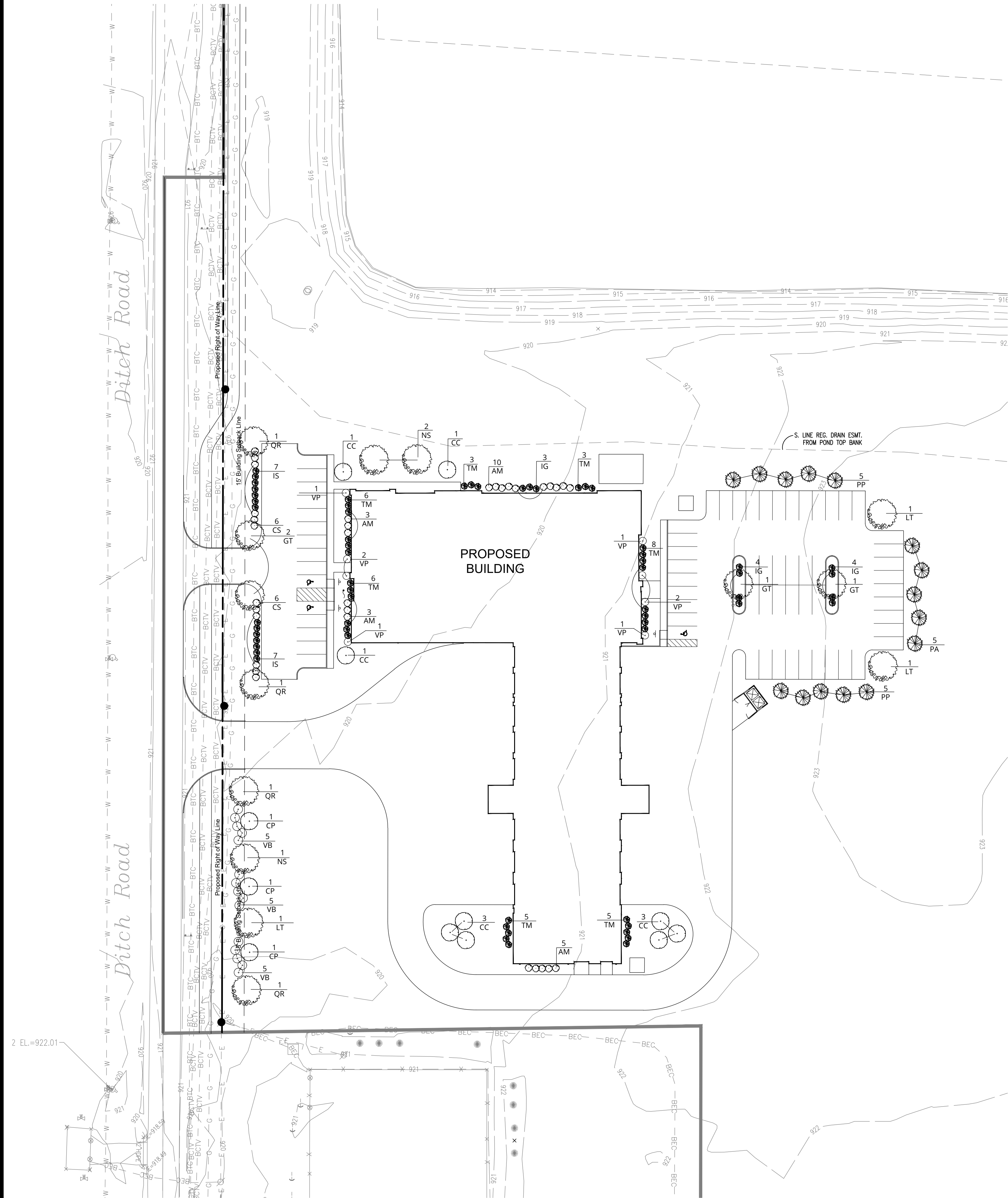
Date: 12/03/2021



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SITE LAYOUT PLAN



PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	COND.	REMARKS
CC	Cercis canadensis	Redbud	9	1.5"	B & B	Single Stem
CP	Crataegus phaenopyrum	Washington Hawthorn	3	1.5"	B & B	Single Stem
GT	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	4	2.5"	B & B	
LT	Liriodendron tulipifera	Tulip Tree	3	2.5"	B & B	
NS	Nyssa sylvatica	Black Gum	3	2.5"	B & B	
QR	Quercus rubra	Red Oak	4	2.5"	B & B	

EVERGREEN TREES

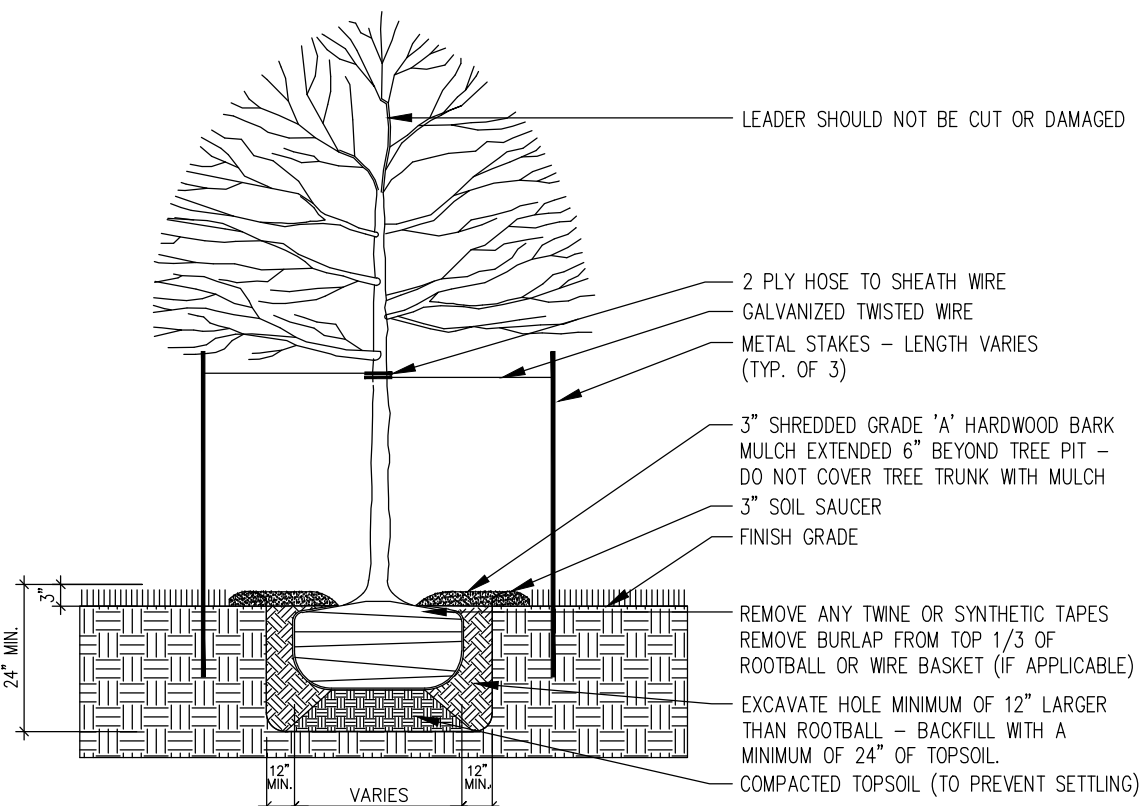
PA	Picea abies	Norway Spruce	5	6'	B & B	
PP	Picea pungens	Colorado Spruce	10	6'	B & B	

SHRUBS

AM	Aronia melanocarpa	Black Chokeberry	21	24"	#5 Cont.	
CS	Cornus sericea 'Farrow'	Arctic Fire Dogwood	14	24"	#5 Cont.	
IG	Ilex glabra 'Compacta'	Compact Inkberry	11	24"	#5 Cont.	
IS	Ilex glabra 'Shamrock'	Shamrock Holly	14	24"	#5 Cont.	
TM	Taxus x media 'Tauntonii'	Taunton's Yew	36	24"	#5 Cont.	
VB	Viburnum x burkwoodii	Burkwood Viburnum	15	36"	#7 Cont.	
VP	Viburnum plicatum 'Newzam'	Newport Viburnum	8	24"	#5 Cont.	

GENERAL NOTES:

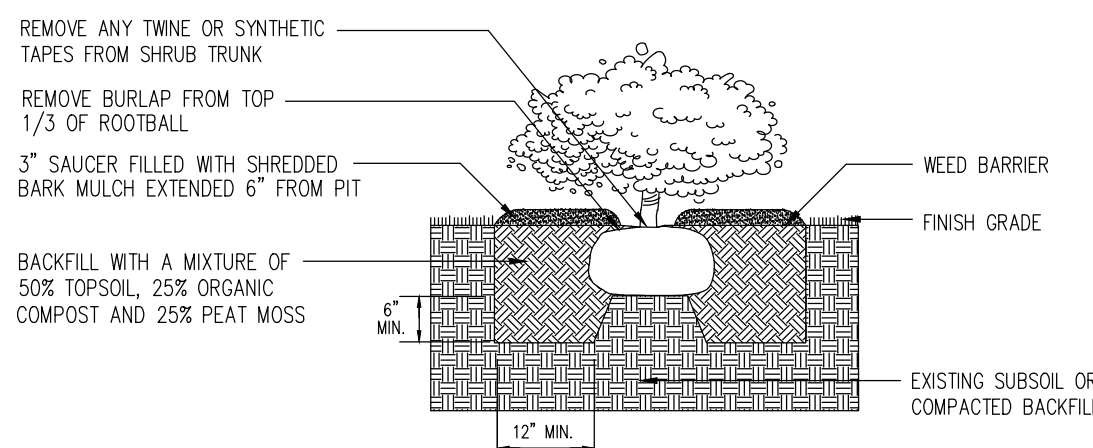
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE
- ALL SHRUB PLANTING AREAS TO BE COVERED WITH 3" LAYER OF SHREDDED HARDWOOD BARK MULCH. ALL GROUND COVER BEDS SHALL BE COVERED WITH 2" SHREDDED HARDWOOD BARK MULCH. MULCH SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL BE UNIFORM IN TEXTURE AND COLOR AND SHALL BE OBTAINED FROM SAWMILL OR LUMBERING OPERATIONS. NO UTILITYMULCH OR PROCESSED TREE TRIMMINGS WILL BE ACCEPTED.
- A APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
- FINAL PLACEMENT OF PLANT MATERIALS, ETC. SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED WITH HIGHLY VISIBLE PAINT LINES WITH OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON THE SITE.
- NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BIDDING IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY THE LANDSCAPE ARCHITECT.
- ALL PLANTS SHALL MEET OR EXCEED AMERICAN STANDARDS FOR NURSERY STOCK, ANSI Z601-2004.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT WITH CONSTRUCTION OPERATIONS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
- ALL 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.
- LAWNS SHALL BE SEEDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED WITH 9-24-10 ANALYSIS FERTILIZER AT A RATE OF 10LBS PER 1000SF. AND LIME APPLIED AS DICTATED BY SOILS TEST PRIOR TO SEEDING. LAWNS TO BE SEEDED WITH MECHANICAL SPREADER AT A RATE OF 5LBS PER 1000SF. APPLY SEED 1/2 ONE DIRECTION AND 1/2 PERPENDICULAR TO THE FIRST. LIGHTLY RAKE, ROLL WITH 200 LBS ROLLER AND APPLY HYDROMULCH AFTER SEEDING.
- THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF THE WORK.
- PEATMOSS TO BE USED ON PROJECT SHALL BE DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO BE MILDLY ACIDIC IN CHARACTER AND SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS HE/SHE FEELS MAY NOT SURVIVE IN LOCATIONS AS NOTED ON THE PLANS.
- ALL DISTURBED LAWN AREAS SHALL BE SEEDED AS NOTED. PERMANENT SEEDED LAWNS SHALL BE SEED MIX AS APPROVED BY LANDSCAPE ARCHITECT. SEED MIX SHALL CONSIST OF 34 POUNDS WABASH OR BARON KENTUCKY BLUEGRASS, 20 POUNDS PARK KENTUCKY BLUEGRASS, 20 POUNDS PENNLAWN FESCUE AND 26 POUNDS CERTIFIED FINE BLADED PERENNIAL RYEGRASS.
- ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE SEEDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 60 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. ALL SEEDED LAWNS SHALL BE MAINTAINED FOR 60 DAYS FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT AFTER WRITTEN REQUEST FROM THE LANDSCAPE CONTRACTOR. MAINTENANCE TO INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS
- CONTRACTOR TO SUBMIT UNIT PRICES ON EVERY TYPE OF WORK AS REQUIRED BY LANDSCAPE ARCHITECT.
- ALL LAWN AREAS WITHIN LAWN LIMIT LINES TO RECEIVE 6" APPROVED TOPSOIL PRIOR TO SEEDING OPERATIONS.
- BACKFILL FOR TREE AND SHRUB PLANTINGS SHALL BE FROM EXISTING SOILS. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- ALL INSTALLED PLANTINGS SHALL BE APPROPRIATELY WATERED FOR A MINIMUM PERIOD OF ONE YEAR TO ALLOW FOR THEIR ESTABLISHMENT. GUY WIRES, HOSE AND STAKES TO BE REMOVED ONE YEAR AFTER PLANTING.



NOTE: ROOT FLARES TO BE PLANTED AT OR SLIGHTLY ABOVE GRADE. GUY WIRES, HOSE AND STAKES TO BE REMOVED ONE YEAR AFTER PLANTING

DECIDUOUS TREE DETAIL

NOT TO SCALE



NOTE: ROOT FLARES TO BE PLANTED AT OR SLIGHTLY ABOVE GRADE

SHRUB DETAIL

NOT TO SCALE



Know what's below.
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TAC SUBMITTAL SET

WESTFIELD FIRE
STATION NO. 81

17001 DITCH ROAD
WESTFIELD, IN 46074

#	Revision	Date
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Project #: 21-700-271-1

Designed By: XXX

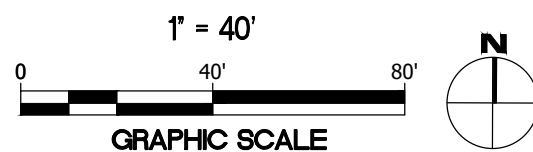
Drawn By: XXX

Checked By: XXX

Date: 12/03/2021

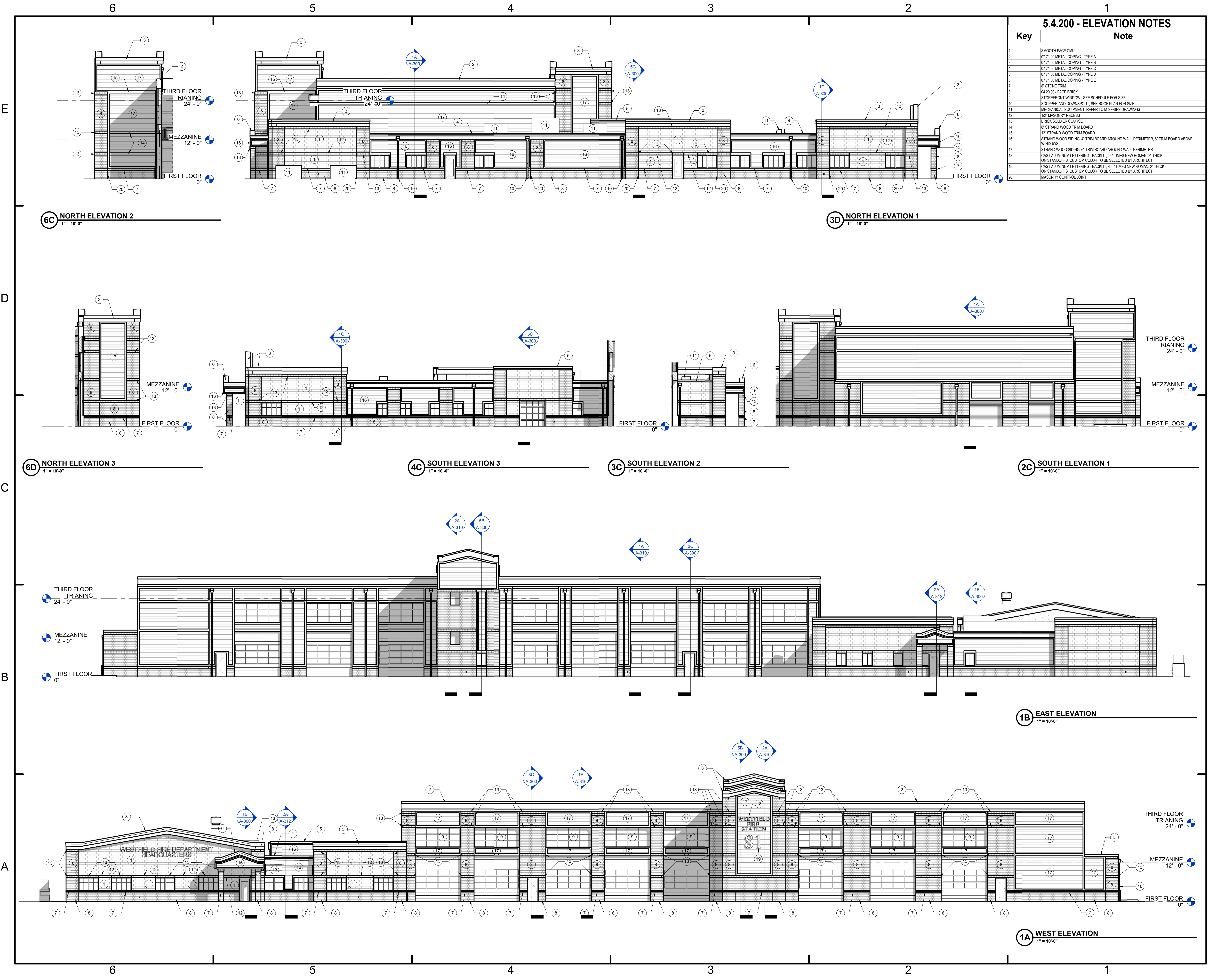


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LANDSCAPE PLAN

C700



RQAW

ARCHITECTURE

50% DD SET

City of Westfield

WESTFIELD FIRE STATION

17001 Ditch Road, Westfield, IN 46074

#	Revision	Date
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Project # 21-700-271-1

Designed By: VAW

Drawn By: VAW

Checked By: EW

Date: 11/29/21

These Drawings and Specifications, and all copies thereof are and shall remain the property and copyright of the Architect. They shall be used only with respect to this Project and are not to be used on any other Project or Work without prior written permission from the Architect

NOT FOR CONSTRUCTION

OVERALL BUILDING ELEVATIONS

A-200



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

January 18, 2022
2110-DDP-42
Exhibit 1

Petition Number: 2110-DDP-42

Project Name: The Depot at Spring Mill Station – Lot 4A

Subject Site Address: Southwest Corner of 161st Street and Spring Mill Road (the “Property”)

Petitioner: KennMar

Representative: Banning Engineering, P.C.

Request: Detailed Development Plan review of a 15,000 square foot commercial building on 3.08 acres +/- in the Spring Mill Station SWC Planned Unit Development District.

Current Zoning: Spring Mill Station SWC PUD District

Current Land Use: Vacant

Approximate Acreage: 3.08 acres +/-

Property History: Spring Mill Station SWC PUD (Ord. [17-41](#); adopted March 26, 2018)
Overall Development Plan (1908-ODP-13; approved September 16, 2019)
Primary Plat (1908-SPP-13; approved September 16, 2019)

Exhibits:

1. Staff Report
2. Location Map
3. Site Plan
4. Landscape Plan
5. Elevations
6. Spring Mill Station Task Group Letter of Support

Staff Reviewer: Rachel Riemenschneider, 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.

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.



- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
 - 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
 - 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
 - 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
 - 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
 - 10) Location and dimensions of all existing structures and paved areas.
 - 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
 - 12) Location of all Floodplain areas within the boundaries of the property.
 - 13) Names of legal ditches and streams on or adjacent to the site.
 - 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
 - 15) Identify buildings proposed for demolition.
 - 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
 - 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).
 - 18) Misc.
-



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

Development Plans comply.

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

DISTRICT STANDARDS

The plans comply with Spring Mill Station SWC PUD (Ord. 17-41) and Article 4.14 (Local and Neighborhood Business District).

- 23) General Requirements: The Controlling Developer of the Real Estate commits to construct or install the amenities depicted on the Concept Plan including, but not limited to, the park and plaza on the north-east corner and loop trail. Said amenity improvements, and other amenities required as a part of the initial development on the Real Estate, shall be completed and/or installed on or before that date being two (2) years subsequent to the issuance of Improvement Location Permits for three (3) of four (4) buildings located on Lots 6, 7, 8 and 9, unless otherwise approved by the Director. Notwithstanding the foregoing, amenity improvements associated with perimeter walkways along Spring Mill Road and 161st Street as identified on



the Concept Plan shall be completed on or before issuance of a Certificate of Occupancy for the first of any of the aforementioned three (3) building, unless otherwise approved by the Director. These amenities shall substantially comply with the amenities depicted on the Architectural Character for Commercial Area exhibit. (Ord. 17-41)

- 24) Minimum Lot Area: No Minimum
- 25) Minimum Lot Frontage: 50 feet
- 26) Minimum Building Setback Line:
- a) Front Yard: None, per concept plan (as determined at the time of primary plat approval)
 - b) Side Yard 15 feet
 - i) Adjacent to Residential District: 60 feet; however, if the Side Yard abuts an Alley, then the Side Yard setback shall be 40 feet from the Alley's edge of pavement of Right-of-way line, whichever is greater.
 - c) Rear Yard: 20 feet
 - i) Adjacent to Residential District: 60 feet; however, if the Rear Yard abuts an Alley, then the Rear Yard setback shall be 40 feet from the Alley's edge of pavement or Right-of-way line, whichever is greater.
- 27) Use of Required Yards. As depicted in the Concept Plan, required front, side and rear yards may include driveways and parking areas, provided that no portion of the parking area may be located closer than four (4) feet to any right-of-way line, and the remainder of said required yard shall be maintained as green space free from buildings or structures (Ord. 17-41).
- 28) Minimum / Maximum Building Height: (Ord. 17-41)
- a) The minimum building height for the buildings fronting Spring Mill Road and 161st Street shall be a minimum of one and one half (1 ½) stories in height. This height may be a raised parapet. The minimum building height shall be eighteen feet (18'), if the building features a flat roof, as measured to the top of any parapet wall.
 - b) No other building located in the Commercial Area shall be subject to minimum height requirements.



- c) The maximum height of any building in the Commercial Area shall be limited to two (2) stories.
- d) Any fire station which may be built on the Real Estate shall be exempt from the requirements of this Section 6.2(D).

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

30) Building Size Requirements:

- a) Minimum Business Size: 800 square feet
- b) Maximum Building Size: 30,000 square feet
- c) Maximum Aggregate of all buildings within a single development: (Ord. 17-41)
150,000 square feet
- d) The building labeled "Medical Offices" on the Concept Plan shall contain no more than 29,000 square feet of gross leasable area if such building is used as a medical office (including clinic or "micro" hospital); and no more than 20,000 square feet if used for any other permitted use. (Ord. 17-41)

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Spring Mill Station SWC PUD (Ord. 17-41))

The plans comply.

34) Accessory Use and Building Standards (Article 6.1)

- A. Screening of Receptacles and Loading Areas: These standards shall apply to all garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas and other similar facilities in all Zoning Districts; however, these standards shall not apply to Single-family Dwellings:
 - i. Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.



- ii. Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
 - iii. Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.
 - iv. Enclosures shall be equipped with opaque gates, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES, that shall not be oriented towards residential properties or the Right-of-way, where possible.
 - v. Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
 - vi. Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- B. Trash Enclosures. A trash enclosure will be allowed to be constructed for each lot. Alternatively, a combined trash enclosure will be allowed to be constructed to serve several lots. Trash enclosures will not be permitted between the buildings and 161st Street and Spring Mill Road. See Exhibit E for trash enclosure area of exclusion. On all lots, the trash enclosure will be constructed of a masonry material that is similar to the building on the lot with which it serves. (Ord. 17-41)

35) Architectural Standards (Article 6.3)

- A. For the Commercial areas, Architectural Character for Commercial Area exhibits are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed in the development. Although the exhibits do not necessarily represent the final design or specify a required architectural style or element, they do hereby establish a benchmark for the quality and appearance of structures that are permitted to be constructed and that contribute to the development's intent and vision. Each building constructed in the development shall meet the intent of the Architectural Character for Commercial Area exhibit by containing a minimum number of Building Materials and Architectural Features as described in Sections 7.1(D) and 7.1(E) below. (Ord. 17-41)
- B. Building Materials. The Building Materials Exhibit, attached hereto as Exhibit D-1, hereby incorporates building material requirements for each of the three (3) major exterior

components of each Building to be constructed in the development: Roofing; Primary Exterior Walls; and Secondary Accent Walls. Each Building shall feature at least one item for each component from the list of acceptable building materials, and meeting the minimum and maximum area percentages set forth on D-1, to ensure quality commensurate with Exhibit D, except that a Building featuring 100% brick or stone masonry wall materials will not be required to feature a secondary/accent wall component. (Ord. 17-41)

C. Architectural Features. The Architectural Features Exhibit, attached hereto as Exhibit D-2, hereby incorporates various architectural features intended to be used to provide an Americana theme in each Building constructed in the development. Each Building to be constructed in the development must contain at least four (4) of the architectural features as set forth in Exhibits D-2. (Ord. 17-41)

D. Administration. Each Building shall be certified by the Controlling Developer as containing requisite Building Materials and Architectural Features prior to submitting same to the Director for final approval. (Ord. 17-41)

36) Building Standards (Article 6.4)

37) Fence Standards (Article 6.5)

38) Height Standards (Article 6.6)

39) Landscaping Standards (Article 6.8)

A. Selection, Installation, and Maintenance of Plant Materials:

- i. Selection: The minimum sizes set forth below shall apply to required plantings at installation, unless otherwise specified herein.
 - a. Shade Trees: A minimum of eight (8) feet in height and two (2) inches in Caliper. Shall be of a variety that will attain an average mature spread greater than twenty (20) feet.
 - b. Evergreen Trees: A minimum of six (6) feet in height.
 - c. Ornamental Trees: A minimum of two (2) inches in Caliper.
 - d. Shrubs: A minimum of eighteen (18) inches in height.

- e. Credit for Larger Trees: A proportional decrease in the required number of trees is allowed if larger Caliper trees than required herein are planted (e.g., trees with Caliper measures of four (4) inches may replace two (2) required two (2) inch Caliper trees).
- B. Placement: Installed plantings shall comply with the following:
- i. Clearance with Structures: Trees shall be planted so that when they reach maturity, there will be a minimum of five (5) feet of clearance between tree trunks and structures, building overhangs, walls, fences, and other trees.
 - ii. Vision Clearance: Plantings and mounds shall also comply with Article 6.19 Vision Clearance Standards.
 - iii. Right-of-way: With the exception of Street Trees, as required herein, or trees as may otherwise be approved by the Plan Commission or Public Works Department, landscape material shall not be planted or placed in Rights-of-way or easements without permission from the City or the easement holder.
 - iv. 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.
 - v. Minimum Distance from Stormwater Structures: Trees shall be planted a minimum distance of ten (10) feet from any storm sewer or subsurface drain, unless otherwise permitted in accordance with the City's Construction Standards or approved in writing by the Public Works Department.
 - vi. Easements: Required landscaping should be located in landscape easements or designated Common Areas that are exclusive of utility or drainage easements that would otherwise prohibit the required landscaping.
 - vii. Arrangement: A natural or irregular row and spacing of plantings is preferred. Trees and shrubs should be grouped or clustered where possible to simulate natural tree stands.

- C. Mechanical Screening: Wall and ground-mounted Mechanical Equipment for nonresidential or multi-family structures shall be completely screened from all ground-level viewpoints. Clearance for proper functioning of the equipment and access to the equipment for maintenance shall be incorporated into the design. Screening may be achieved by using either: (i) a wall or fence constructed of Masonry Material, wood, fiber cement, that is visually integrated to the adjacent building façade with a minimum height that fully screens the equipment; (ii) a solid evergreen screen with a combination of trees and shrubs; (iii) a combination of the aforementioned. (See also Article 6.3 Architectural Standards for roof-mounted equipment.)
- D. Minimum Lot Landscaping Requirements: Yards and Open Space areas of all Lots shall be landscaped in accordance with this section (the "Minimum Lot Landscaping Requirements"):

Minimum Lot Landscaping Requirements (3.08 acres)

	Required	Provided	Needed
Shade Trees (10 per acre)	18	45	0
Ornamental or Evergreen Trees (10 per acre)	18	43	0
Shrubs (25 per acre)	45	414	0

- E. Foundation Plantings: Foundation plantings shall be provided as follows:
- Plant materials shall be required intermittently (approximately every forty (40) feet) against long expanses (over eighty (80) feet) of Building Façades, fences, and other barriers to create a softening effect.
 - Plant materials shall also be required along the Front Building Façade of all Buildings at a minimum ratio of one (1) shrub or ornamental tree per twelve (12) lineal feet (Single-family Dwelling and Duplex Dwelling buildings are exempt from this requirement).

- iii. The primary landscaping material used shall be ornamental trees, shrubs, and ornamental grasses. Groundcover plants may supplement the required plant materials. Plantings may be clustered to provide a more natural appearance and to accommodate vehicular and pedestrian access, loading and maintenance areas.
 - iv. Plantings shall be located within fifteen (15) feet of the Building Façade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) feet in width.
 - v. Monument Signs shall include a landscaped area at the base of the Monument Sign. The minimum size of the landscaped area shall be equivalent to one (1) side of the Monument Sign's Sign Face. The landscaped area shall be substantially covered with a variety of planting types such as Groundcover, perennials, shrubs, and ornamental trees.
- F. External Street Frontage Landscaping Requirements: The landscaping in this section shall be required where any portion of a development abuts an External Street.
- i. 2. Nonresidential Uses: A landscaping area with a minimum depth of ten (10) feet shall be required abutting an External Street along any nonresidential development. The landscaping area shall include a minimum of three (3) shade or evergreen trees, two (2) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. This requirement may be credited toward required Parking Area Landscaping requirements if the required Parking Area Landscaping is located within twenty (20) feet of the Right-of-way. In addition for Industrial Districts, a minimum three-foot (3') tall undulating mound shall be required along the entire External Street frontage.
 - ii. Easements: Trees required to be planted along External Streets should be located outside drainage and utility easements that would otherwise prohibit the required landscaping and shall be located in a manner that mitigates interference with infrastructure located within such easements. Trees may be clustered or grouped in order to attain creative site design and/or to accommodate utility infrastructure.
- G. Parking Area Landscaping: This section shall apply to Parking Areas in order to: (i) screen Parking Areas from Right-of-way; (ii) prevent the creation of large expanses of paving; and (iii) provide shade to paved areas.
- i. Interior Parking Area Landscaping:

- a. 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
50 or more	10%

- b. Interior Parking Area Islands:

- (a) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.
- (b) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.
- (c) Plantings: Parking Area islands shall include at least one (1) tree and four (4) shrubs per island. One hundred percent (100%) of every island shall be covered with permitted Groundcover material to achieve complete coverage.
- (d) Vision Clearance: No landscaping within Parking Area islands may unreasonably obstruct visibility for vehicles entering, maneuvering in, or exiting Parking Areas. Such landscaping shall be constructed in compliance with Article 6.19 Vision Clearance Standards.

- ii. Perimeter Parking Area Landscaping:

- a. Application: Perimeter landscaping is required for Parking Areas with ten (10) or more spaces where the Parking Area is located within: (i) an Established Front Yard; (ii) a required Yard; or (iii) twenty (20) feet of a Lot Line or Right-of-way line. In instances where parking is shared between adjacent Lots, the standards of this article shall not apply to the shared Lot Line.

- b. 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.

Eastern parking area, parallel to Spring Mill Road (60 feet)

	Required	Provided	Needed
Tree (1 per 30 feet)	2	4	0
Shrubs (1 per 3 feet)	20	27	0

Along Access Road (265 feet)

	Required	Provided	Needed
Tree (1 per 30 feet)	9	23	0
Shrubs (1 per 3 feet)	89	90	0

- c. Drive Aisles: Plantings within the perimeter Parking Area landscape areas between drive aisles and a Rear or Side Lot Line may be reduced by up to fifty percent (50%) of the required plantings above, if no Parking Spaces are located between the Lot Line and the drive aisle.
- H. Landscaping and Screening. Landscaping and screening shall be provided as depicted on the Concept Plan. Due to the constraints caused by (i) location of the buildings close to the right-of-way and (ii) the uniqueness of the layout of the proposed development, the Director may approve a landscape plan that lessens the landscape requirements of the Unified Development Ordinance, to account for landscaping which is being provided in

this District and which is not contemplated in the UDO (i.e. landscaping located in public rights-of-way). Notwithstanding the foregoing however, the Real Estate's minimum buffer yards and parking area landscaping shall be as follows: (Ord. 17-41)

- i. 161st Street and Spring Mill Road. For Lots 5, 6, 7 and 8; the Real Estate's north and east property line landscaping shall be as depicted in the Concept Plan, which requires no buffer yard. Notwithstanding the foregoing variable combination of masonry, fencing and landscaping with the intent of providing diversified continuous screening of parking areas shall be installed along the frontage of 161st Street and Spring Mill Road in substantial compliance with the layout shown in the Concept Plan.
- ii. The Landscaping in the Parking Areas shall be in substantial compliance with the Unified Development Ordinance standards for Parking Area Landscaping, including the Interior Parking Area Landscaping and the Perimeter Parking Area Landscaping. The landscaping shall also be in general conformance with that depicted in Exhibit B. If a conflict exists, a modification may be determined by the Director to accomplish the proposed parking areas as shown in the Concept Plan Exhibit B attached hereto.

40) Lighting Standards (Article 6.9)

- A. Exceptions: Exceptions to this Article shall include the following:
- i. All outdoor light fixtures permitted prior to the adoption of these regulations (Ordinance No. 02-39, December 9, 2002) shall be exempt from the shielding requirements of this Article, except that when an outdoor light fixture becomes inoperable, the replacement light fixture shall comply with the standards of this Article.
 - ii. All hazard warning lighting required by federal and State regulatory agencies.
 - iii. All temporary emergency lighting required by local law enforcement, emergency service and utility department(s).
 - iv. All traffic control and directional lighting.
 - v. All underwater lighting used for the illumination of swimming pools and water features shall be exempt from the lamp type and shielding standards of this Article.
 - vi. All lighting for temporary festivals and carnivals (see Article 6.18 Temporary Uses and Events).
 - vii. All low wattage residential accent and landscape lighting fixtures having a maximum output of 1600 lumens (equal to one 100 watt incandescent light) per fixture.

B. Multi-family Residential, Business and Industrial Standards: The following shall apply to all Multi-family, Business, and Industrial Uses (Article 6.9):

- i. 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.]
- ii. All lights on poles, stands, or mounted on a building shall have a shield, adjustable reflector, and non-protruding diffuser.
- iii. All canopy structures shall have lights with diffusers which are recessed, and which do not extend below the surface of the canopy as measured on a plane parallel to the earth's surface.
- iv. Lighting under awnings and canopies shall only illuminate a Front Building Façade, a Sign under an awning or canopy as measured on a plane parallel to the earth's surface.
- v. All Parking Area lighting for nonresidential Uses shall be reduced (e.g., turned off or dimmed) by a minimum of thirty percent (30%) within thirty (30) minutes of closing of the last business or no later than 11:00 p.m.

C. Sign Lighting:

- i. Light Fixtures used to illuminate an outdoor advertising Sign, other than a Monument Sign or an internally-illuminated Sign, shall be mounted on top of or above the Sign structure and shall comply with the shielding requirements of this Article.
- ii. Light Fixtures used to illuminate ground-mounted or Monument Signs may be illuminated with a ground-mounted or bottom-mounted Light Fixture, provided that the Light Fixture is Fully Shielded and all light output is directed onto the Sign surface.
- iii. Lamps utilized for the internal illumination of Wall Signs shall be turned off at 11:00 p.m. or when business closes.

D. Lighting. Lighting shall be installed in compliance with the provisions of the Unified Development Ordinance and substantially guided by the recommendations of the Spring Mill Station Plan. Additionally, lighting shall be thematically consistent throughout the Real Estate. The following additional restrictions shall apply: (Ord 17-41)

- i. Uniformity. All lighting fixtures and poles shall consistent in style, color, size, height and design and shall be compatible with the architecture of the overall Spring Mill Station Plan.
- ii. Decorative Fixtures. Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
- iii. Full Cut-Off Fixtures. With the exception of low intensity architectural lighting and sign lighting (as provided in Section 7.4), all exterior wall mounted lights and pole mounted lights shall utilize full cut-off fixtures that light downward.
- iv. Light Levels. No wall or pole mounted lights shall cause light levels along the south property line to exceed 0.1-foot candles. Additionally, the parking lot lights on the Real Estate that directly face and impact the residential areas to the south shall be dimmed after 11:00 p.m. to a level no greater than 65% of the maximum light levels.
- v. Light Poles. In order to enhance the Real Estate's pedestrian-scale design emphasis, pole mounted lights shall not exceed twenty (20) feet in height, including the base; provided, however, any pole mounted lights fronting on the multiuse path shall not exceed fifteen (15) feet in height, including the base.
- vi. Neon Lights. Neon lighting shall not be permitted.

41) Lot Standards (Article 6.10)

42) Outside Storage and Display (Article 6.12)

43) Outdoor Café and Eating Areas (Article 6.13)

- A. Pedestrian Ways: Shall not impede pedestrian traffic or force pedestrians into vehicular travel lanes in accordance with the following:
 - i. A five (5) foot pedestrian access area on the perimeter of the outdoor café and eating area shall be maintained at all times. The pedestrian access area on the sidewalk shall not be interrupted with building, infrastructure, utility or landscaping elements such as but not limited to columns, supports, plantings or other such materials.
 - ii. Proposed outdoor cafés and eating areas that would occupy or extend into public Rights-of-way may not be located in such a manner that renders any Right-of-way, sidewalk, or path noncompliant with Federal, State, or City Building Code.



- iii. Shall be compliant with all Federal, State and City Building Codes and access requirements.

44) Parking and Loading Standards (Article 6.14)

- A. Off-street Parking: In connection with any building or structure which is to be erected or substantially altered, and which requires off-street parking spaces, there shall be provided such off-street parking space in accordance with regulations set forth hereinafter:
 - i. Use: Except as may otherwise be provided for the parking of trucks or for special Uses, required accessory off-street parking facilities required as accessory to Uses listed herein, shall be solely for the parking of passenger vehicles or patrons, occupants or employees.
 - ii. Location: Parking Spaces shall be located on the same Lot as the Use served with the exception of parking facilities located on land other than the Lot on which the building or Use served is located, in which case the Parking Spaces shall be located within three hundred (300) feet walking distance from the main entrance to the Use served.
 - iii. Computation: When determination of the number of off-street parking spaces required by this Article results in a requirement of fractional space, any fraction of one-half (0.5) or less may be disregarded; while a fraction in excess of one-half (0.5) shall be counted as one (1) parking space.
 - iv. Collective Provisions for Nonresidential Uses: Off-street parking facilities for separate Uses may be provided collectively if the total number of Parking Spaces so provided is not less than the sum of the separate requirements of each such Use, and if all regulations governing the location of accessory Parking Spaces in relation to the Use served are observed. But no Parking Space, or portion thereof, shall serve as the required space for more than one (1) Use unless otherwise authorized.
 - v. Size: Off-street parking spaces shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of access drives, aisles, ramps, columns, and office or work area. Such Parking Spaces shall have vertical clearance of at least seven (7) feet. Parallel Parking Spaces shall be a minimum of twenty-four (24) feet in length.
 - vi. Access: Each required off-street Parking Space shall open directly upon an aisle or a drive (not a lane or stacking space designated to serve a drive-through), of such width and design as to provide safe and efficient means of vehicular access to such Parking Space. All off-street parking facilities shall be provided with appropriate means or

- vehicular access to a street in a manner which will least interfere with traffic movements.
- vii. Surfacing and Curbs:
- a. Public Parking Areas and loading and unloading berths shall be paved with a dust proof or hard surface. All open off-street Parking Areas shall be improved with a compacted gravel or stone base and surfaced with all-weather, dustless material, in accordance with the City's Construction Standards.
 - b. The perimeter of all Parking Areas, and any islands located therein, shall be curbed and guttered, in accordance with the City's Construction Standards.
 - c. A stormwater collection, conveyance, detention and treatment system, designed in accordance with applicable City standards, policies and ordinances, shall be installed for all Parking Areas.
 - d. If the proposed on-site stormwater quality best management practices require that curbing or alternative surfacing, or portions thereof, not be installed, then a waiver from the requirements of this subsection may be considered by the Public Works Department, in its discretion.
- viii. Traffic Control: Pavement markings and traffic control devices shall conform to the requirements of the Indiana Manual of Uniform Traffic Control Devices, latest revision.
- ix. Shared Parking: Groups of users requiring Parking Spaces may join in establishing group Parking Area if all of the following criteria are met, with the approval of the Plan Commission or Director:
- a. Minimum Number of Parking Spaces Required: The shared Parking Spaces shall provide at least eighty percent (80%) of the cumulative total of Parking Spaces required for each Use.
 - b. Reciprocal Parking Agreement: A written reciprocal parking agreement, or other similar document, signed by all Property Owners involved is required and shall include provisions concerning at least the following items: easements (if applicable), maintenance, snow removal ownership, and liability. The agreement or other similar document shall be recorded in the County Recorder's office and a copy shall be provided to the Department.



- x. Lighting: A system of lights shall be installed to provide an adequate standard of illumination over the entire Parking Area of business Uses during business hours and minimum security illumination during nonbusiness hours. All lights shall be shielded so that minimum glare will extend to the adjacent property and meet the requirements of Article 6.9 Lighting Standards.
- xi. Required Spaces: Off-street Parking Spaces shall be provided as follows:
 - a. Other Uses: Parking Space requirements for other Uses shall be determined by the Director based upon data supplied by the Applicant in response to traffic and parking data requested to be furnished with the application for an Improvement Location Permit.
- B. Bicycle Parking: It is the purpose of this section to provide adequate and safe facilities for the storage of bicycles. This section shall apply to all new development and/or building expansions requiring Development Plan approval or an Improvement Location Permit.
 - i. Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
 - ii. Proximity to Principal Building: the bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.
 - iii. Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.
 - iv. Pedestrian Ways: Bicycle Parking Areas shall be designed such that when in use, the bicycles (and trailers), shall not obstruct an adjacent sidewalk, path, or other pedestrian way and located to provide a minimum of five (5) feet of clearance behind the bicycle to allow for room to maneuver.

45) Setback Standards (Article 6.16)

46) Sign Standards (Article 6.17)

- A. Sign Standards. The following sign standards shall apply to all building or center identification signs located within the Real Estate. Incidental and Directional signs shall otherwise be governed by the UDO (Ord. 17-41)



- i. All signs shall be either (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures.
- ii. Pylon and monument identification signs shall be architecturally compatible with the architecture of the Real Estate's buildings.
- iii. One pylon center identification sign shall be permitted for the 161st Street frontage and one pylon center identification sign shall be permitted for the Spring Mill Road frontage. Said pylon signs may be a maximum of fifteen (15) feet in sign height and one hundred and twenty (120) square feet of sign area, per face. The sign locations to be consistent with the placement on the Concept Plan. See Exhibit E for locations.
- iv. A monument sign shall be permitted for the road frontages of Lots 1, 2 and 3. The ground sign may be a maximum of six (6) feet in height and thirty-six (36) square feet of sign area, per face. The sign locations to be consistent with the placement on the Concept Plan. See Exhibit E for locations.

47) Vision Clearance Standards (Article 6.19)

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

48) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO and Spring Mill Station SWC PUD (Ord. 17-41))

The plans comply.

49) Block Standards (Article 8.1)

50) Easement Standards (Article 8.3)



51) Monument and Marker Standards (Article 8.5)

52) Open Space and Amenity Standards (Article 8.6)

- A. General Requirements: The Controlling Developer of the Real Estate commits to construct or install the amenities depicted on the Concept Plan including, but not limited to, the park and plaza on the north-east corner and loop trail. Said amenity improvements, and other amenities required as a part of the initial development on the Real Estate, shall be completed and/or installed on or before that date being two (2) years subsequent to the issuance of Improvement Location Permits for three (3) of four (4) buildings located on Lots 6, 7, 8 and 9, unless otherwise approved by the Director. Notwithstanding the foregoing, amenity improvements associated with perimeter walkways along Spring Mill Road and 16th Street as identified on the Concept Plan shall be completed on or before issuance of a Certificate of Occupancy for the first of any of the aforementioned three (3) building, unless otherwise approved by the Director. These amenities shall substantially comply with the amenities depicted on the Architectural Character for Commercial Area exhibit. (Ord. 17-41)

53) Pedestrian Network Standards (Article 8.7)

- A. 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 (Ord. 17-41).
- i. An eight (8) foot wide path shall be provided along the Real Estate's 161st Street and Spring Mill Road frontages, as depicted on the Concept Plan. These pedestrian paths along 161st Street and Spring Mill Road shall have a Spring Mill Station themed print pressed onto the hard surface thereof on a regular interval basis.
 - 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. The Perimeter Trail is labelled as Pedestrian Path on Exhibit B and the Central Trail is labelled as Pedestrian Walkway on Exhibit B.
 - iv. A pedestrian walkway shall be provided from the 161st Street and Spring Mill Road paths to the gathering space. Such walkway shall be at least eight (8) feet in width and



may encroach into the south and/or west property line buffer yards described in Section 7 below as depicted in the Concept Plan.

- 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.

54) Storm Water Standards (Article 8.8)

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

56) Street Light Standards (Article 8.10)

57) Street Sign Standards (Article 8.11)

58) Surety Standards (Article 8.12)

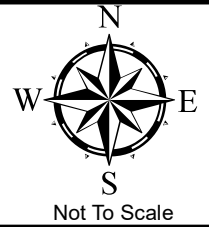
59) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

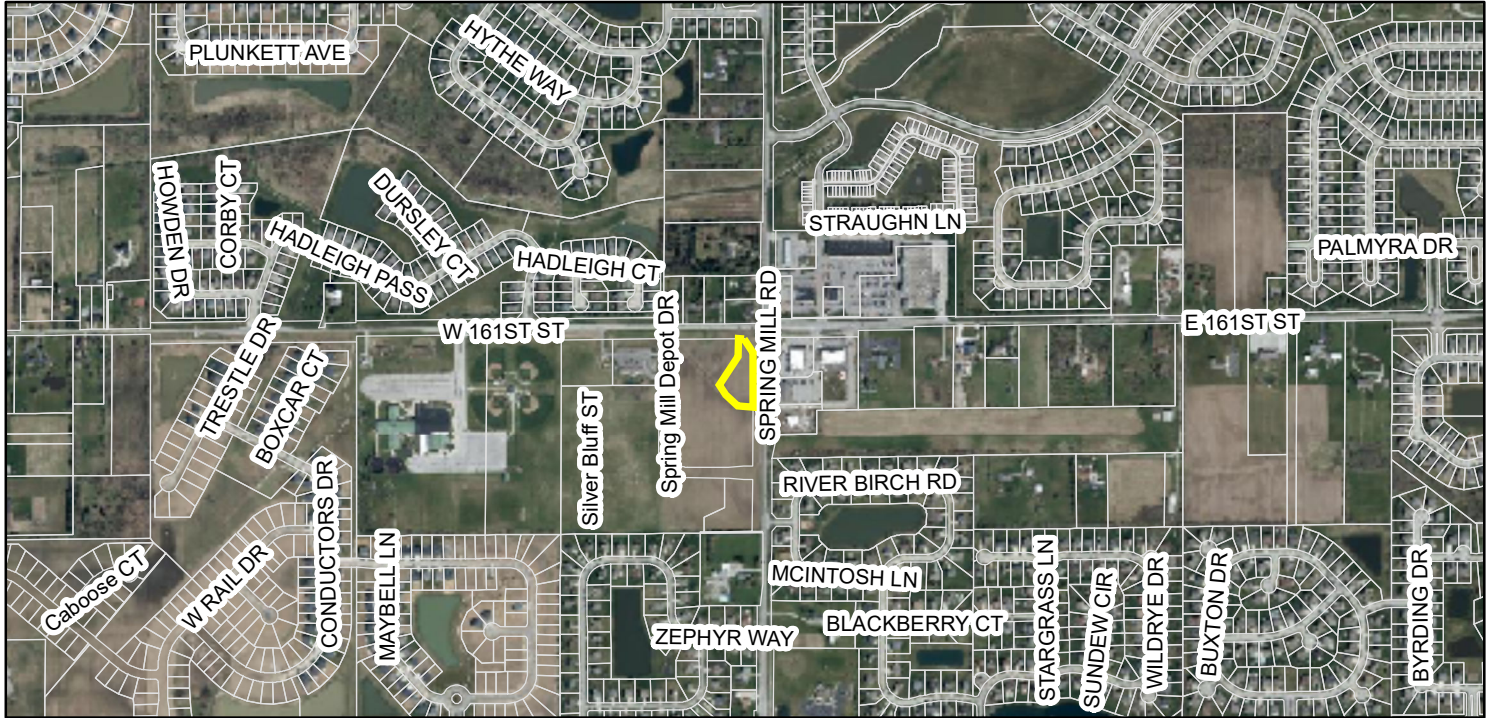
1. **Action: Approve the Detailed Development Plan (2110-DDP-42) with the following conditions:**
 - a. **A maintenance agreement between the Developer and Westfield Public Works Department for trees in the right-of-way be signed prior to approval of construction plan.**
 - b. **All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an improvement Location Permit.**
2. If any Plan Commission member has questions prior to the meeting, then please contact Rachel Riemenschneider at 463-231-6649 or riemenschneider@westfield.in.gov.



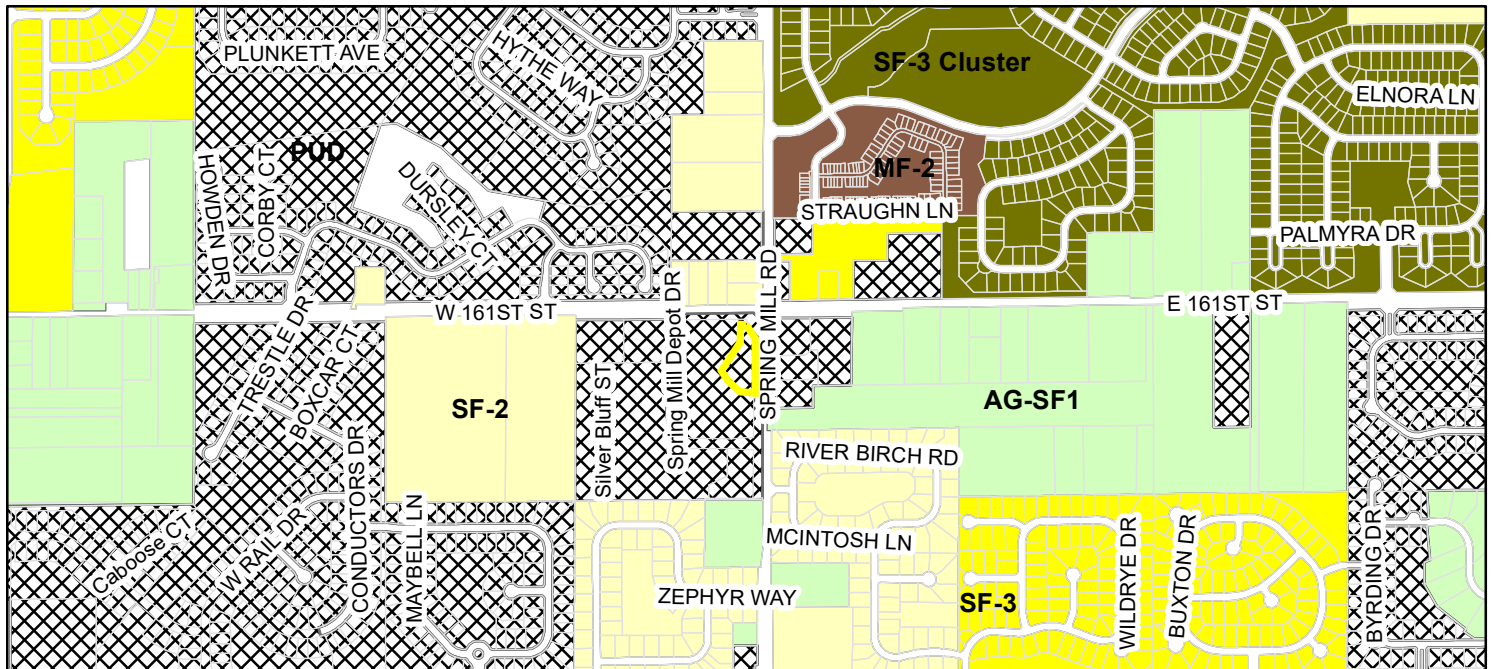
Property Location Map
Spring Mill Station Depot - Lot 4
Southwest Corner of 161st Street and Spring Mill Road
2110-DDP-42



Aerial Location Map

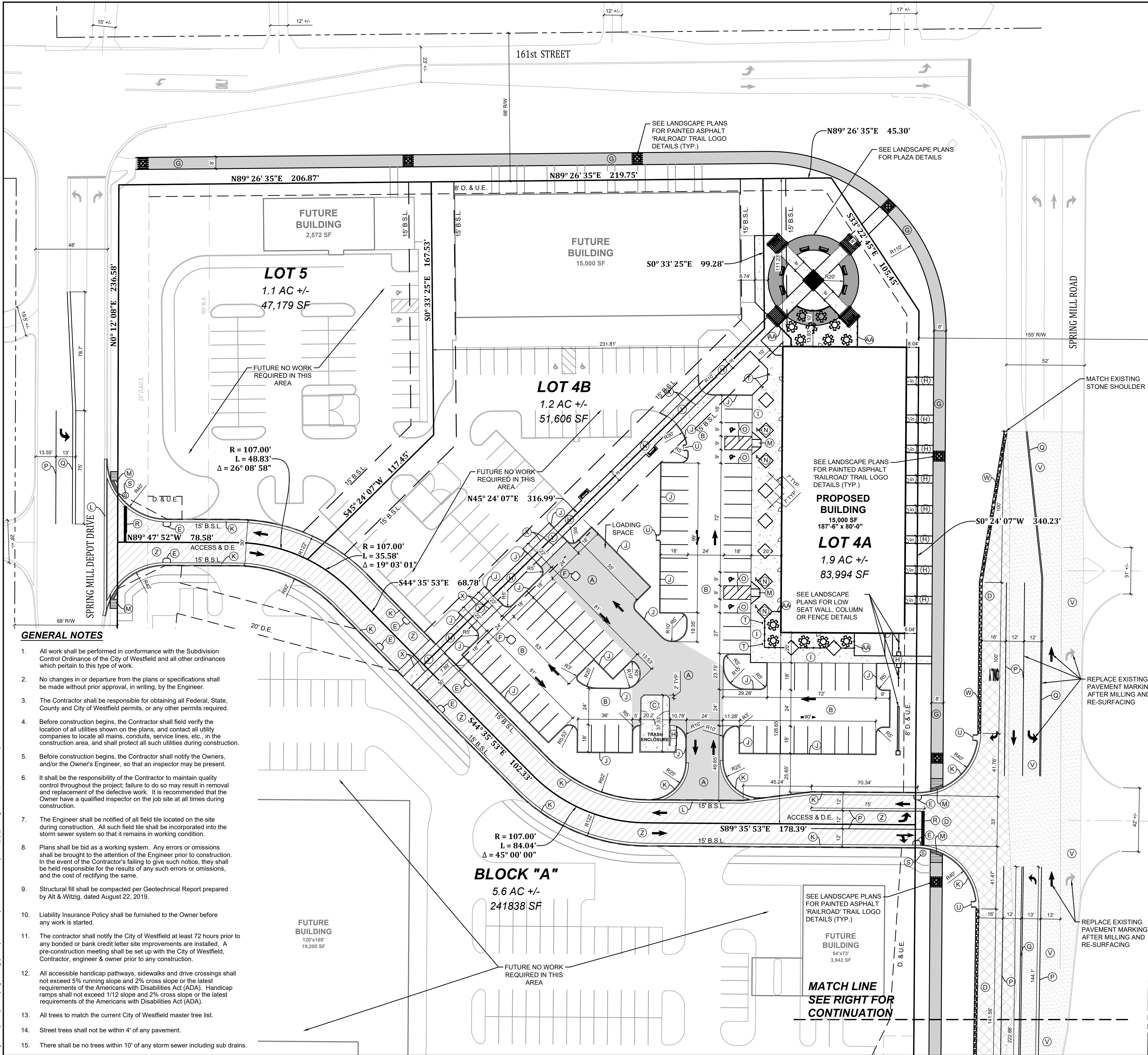


Zoning Map



- | | |
|--|--------------------------------|
| Parcel | PUD (Planned Unit Development) |
| Zoning | SF-2 (Single Family - 2) |
| AG-SF1 (Agriculture - Single Family - 1) | SF-3 (Single Family - 3) |
| MF-2 (Multiple Family - 2) | SF-3 Cluster |

shopes P:\2021\21174\Engineering\Cadd\Sheet Files\Construction Plans\21174_cp_sl.dwg Nov 15, 2021 - 2:52pm



DIMENSIONS ARE TO THE INSIDE FACE OF CURB UNLESS NOTED OTHERWISE.

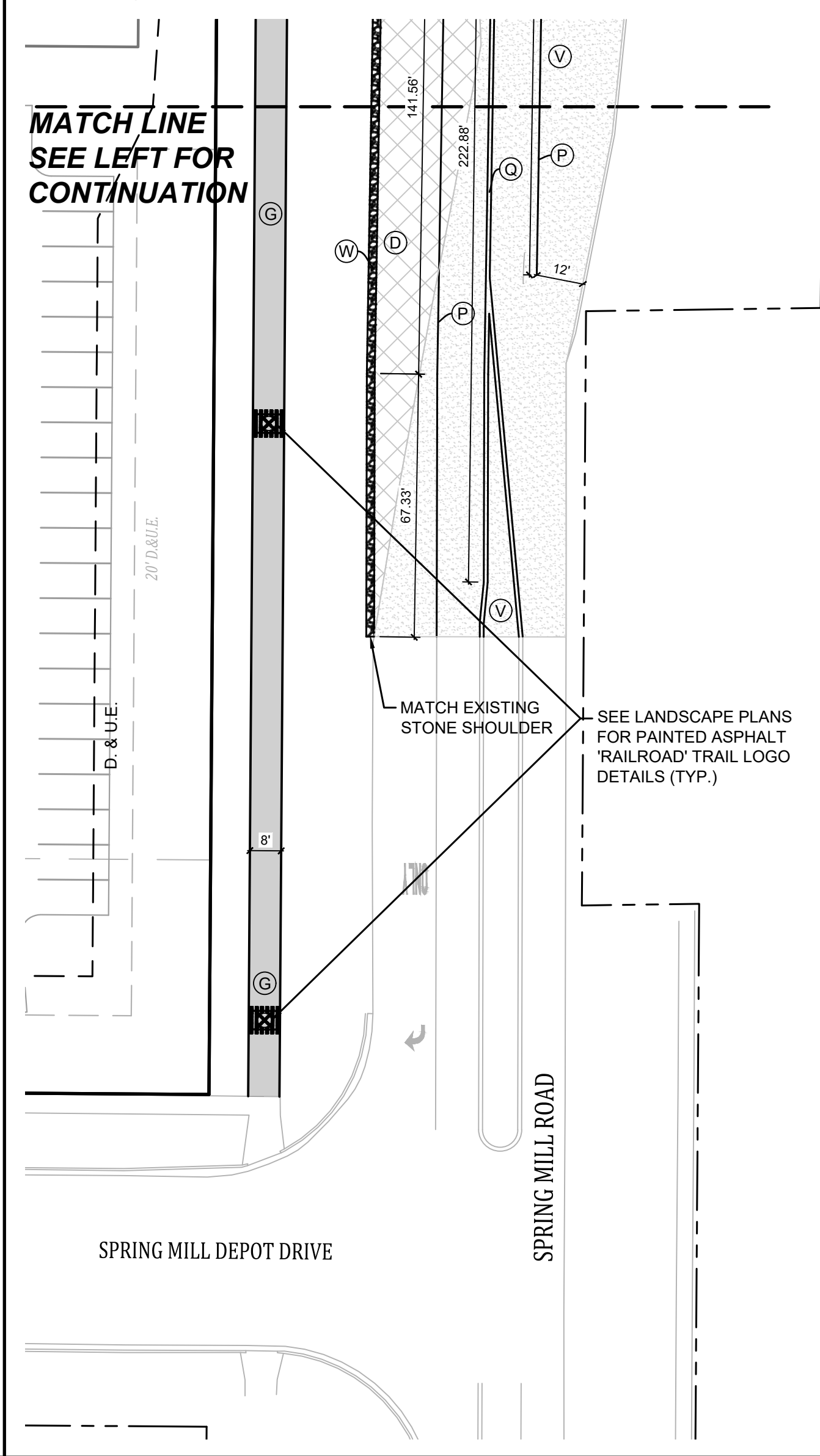
PARKING STRIPING IS 4" PAINTED WHITE UNLESS NOTED OTHERWISE.

PARKING SPACES ARE 9' WIDE BY 18' DEEP, UNLESS NOTED OTHERWISE.

PLAN NOTES

- (A) HEAVY DUTY ASPHALT, SEE DETAIL (C501)
- (B) LIGHT DUTY ASPHALT, SEE DETAIL (C501)
- (C) CONCRETE PAVEMENT, SEE DETAIL (C501)
- (D) R/W PAVEMENT, SEE DETAIL (C501)
- (E) MR. MANHOLE CONCRETE COLLAR, SEE DETAIL (C501)
- (F) CONCRETE COLLAR, SEE DETAIL (C501)
- (G) ASPHALT TRAIL, SEE DETAIL (C501)
- (H) CONCRETE SIDEWALK, SEE DETAIL (C501)
- (I) INTEGRAL CURB / WALK, SEE DETAIL (C501)
- (J) 6" STANDING CURB, SEE DETAIL (C501)
- (K) TYPE II CURB W/ UNDERDRAIN, SEE DETAIL (C501)
- (L) CONCRETE GUTTER, SEE DETAIL (C501)
- (M) ADA HANDICAP RAMP, SEE DETAIL (C501)
- (N) HANDICAP SIGN, SEE DETAIL (C501)
- (P) PAINTED HANDICAP SYMBOL, SEE DETAIL (C501)
- (Q) 4" PAINTED BLUE PAVEMENT MARKINGS
- (R) 4" THERMOPLASTIC WHITE PAVEMENT MARKINGS
- (S) 4" THERMOPLASTIC DOUBLE YELLOW PAVEMENT MARKING W/ 4" GAP
- (T) THERMOPLASTIC WHITE PAVEMENT MARKINGS
- (U) 24" THERMOPLASTIC WHITE STOP BAR
- (V) STOP SIGN, SEE DETAIL (C501)
- (W) BIKE RACK, SEE LANDSCAPE PLAN FOR DETAILS
- (X) CURB TURN OUT, SEE DETAIL (C501)
- (Y) MILL 1-1/2" EXISTING PAVEMENT
- (Z) 2" STONE SHOULDER (4" OF COMPACTED #53'S)
- (AA) REFER TO LANDSCAPE DWG'S FOR CONCRETE STAMPING PATTERNS
- (BB) SPEED TABLE, SEE DETAIL (C501)
- (CC) WESTFIELD LOCAL/COLLECTOR PAVEMENT SECTION (C501)
- (DD) FENCE, SEE LANDSCAPE PLANS

MATCH LINE
SEE LEFT FOR
CONTINUATION



Revisions		Date
1	CITY COMMENTS	10-07-21
2	CITY COMMENTS	11-17-21

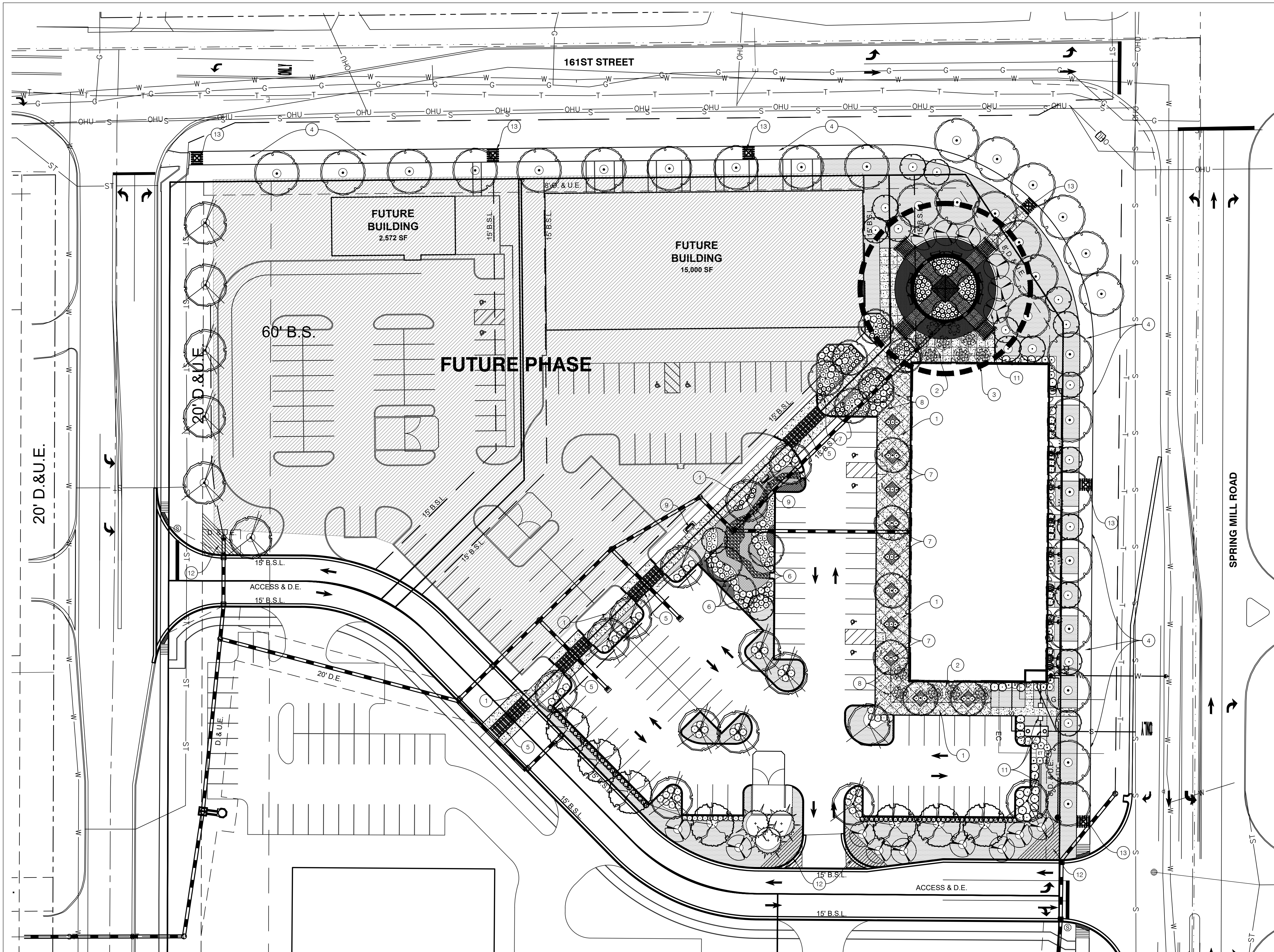
Design:	Drawn:	Checked:	Scale:	Date:
SJH	SJH		1"=30'	09-02-2021

SITE LAYOUT PLAN
THE DEPOT AT SPRING MILL STATION
WASHINGTON, TOWNSHIP
WESTFIELD, INDIANA

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REGISTERED PROFESSIONAL ENGINEER
No. PE1200667
STATE OF INDIANA

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Project No: 21174
Sheet No: C103



KEY NOTES

- 1 STANDARD 4" CONCRETE PAVEMENT WITH LIGHT BROOM FINISH.
- 2 OUTDOOR DINING PATIO
- 3 COMMUNITY GATHERING SPACE. SEE ENLARGED DETAIL 01/1.1
- 4 8' WIDE ASPHALT MULTI-PURPOSE PATH
- 5 RAISED PEDESTRIAN CROSSING. CONCRETE APPROACH WITH PAVER "RAIL ROAD" INLAY. SEE DETAIL 04/L1.2
- 6 BIO-FILTRATION PLANTING AREA
- 7 6" CURBED LANDSCAPE PLANTER
- 8 IN GROUND BIKE RACKS, SEE DETAIL 03/L1.2
- 9 BENCH, SEE DETAIL 01/L1.2
- 10 COLORED 4" CONCRETE PAVEMENT WITH LIGHT BROOM FINISH.
- 11 LOW SEAT WALL, COLUMN OR FENCE. SEE DETAIL 03/L1.3
- 12 25' VISION CLEARANCE TRIANGLE
- 13 PAINTED ASPHALT "RAILROAD" TRAIL LOGO, SPACING A MIN. OF 200' BETWEEN LOGO. SEE DETAIL 05/L1.2

LEGEND

SYMBOL / PATTERN	QTY.	SIZE AND TYPE	PLANT DESCRIPTION
[Pattern]	897 SQ. FT.	PLUG BIO-FILTRATION GRASSES	PLUG MIX OF 3 DIFFERENT VARIETIES OF CAREX SEDGE GRASS AND LITTLE BLUESTEM
[Pattern]	1252 SQ. FT.	HERRINGBONE PATTERN PAVER	BRICK PAVER
[Pattern]	225 SQ. FT.	PLUG FLOWER MIX	EVEN PLUG MIX OF ASTER, LIATRIS, RUDBECKIA, LOBELIA
[Pattern]	460 SQ. FT.	DRY RIVERBED	4"-6" HAND LAID RIVER-ROCK BED
[Pattern]	19,751 SF	TURF SEE MIX	SEE SEEDING NOTES L2.1

01 The Depot at Spring Mill Station
OVERALL SITE LANDSCAPE PLAN

L1.0 1"=30'-0"



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317.258.5229
jlapp@lappdesigngroup.com

Consultants

Project Info

The Depot at
Spring Mill Station

Westfield, IN

PRELIMINARY
NOT FOR CONSTRUCTION

Seal

Drawing Scope

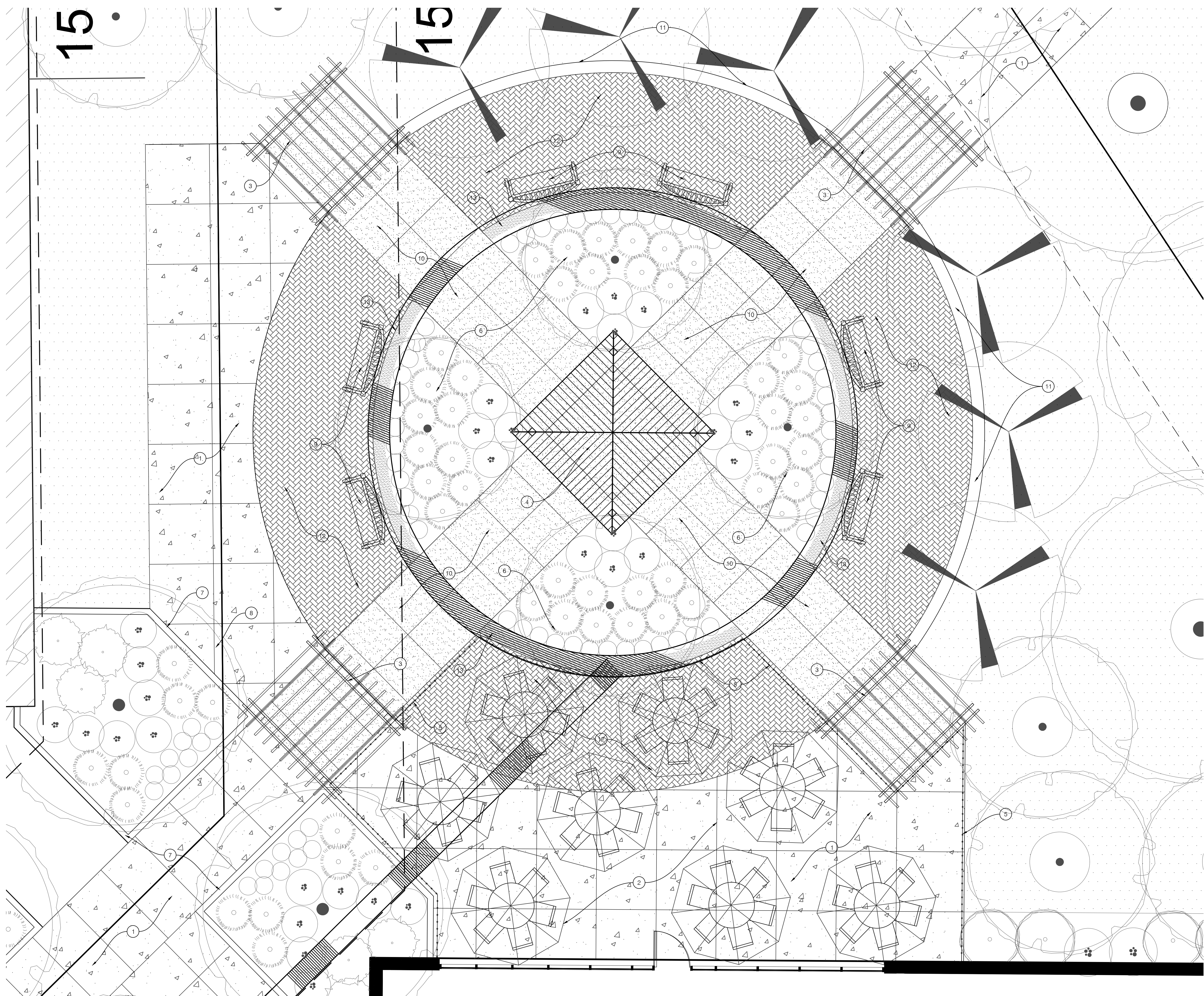
OVERALL SITE
LANDSCAPE PLAN

Drawing Info

Drawn: JML
Checked: JML
Date: 09/03/2021
Project No: 21525
Revision: 10/06/2021
11/12/2021

Sheet No.

L1.0



KEY NOTES

- 1 STANDARD 4" CONCRETE PAVEMENT WITH LIGHT BROOM FINISH.
- 2 OUTDOOR DINING PATIO
- 3 PERGOLA. SEE DETAIL 01/L1.3
- 4 CENTRAL POLYGON CLOCK/STATION SHELTER
- 5 FENCED IN OUTDOOR DINING AREA
- 6 BIO-FILTRATION PLANTING AREA
- 7 6" CURBED LANDSCAPE PLANTER
- 8 IN GROUND BIKE RACKS, SEE DETAIL 03/L1.2
- 9 BENCH, SEE DETAIL 01/L1.2
- 10 COLORED 4" CONCRETE PAVEMENT WITH LIGHT BROOM FINISH.
- 11 LOW SEAT WALL, COLUMN OR FENCE. SEE DETAIL 03/L1.3
- 12 BRICK PAVER IN HERRINGBONE PATTERN, SEE DETAIL XX/LX.X
- 13 12" WIDTH RIVER ROCK FILTER BAND OVER DRAINAGE SYSTEM

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Project Info

The Depot at
Spring Mill Station

Westfield, IN

PRELIMINARY
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Seal

Drawing Scope

ENLARGED
COMMUNITY SPAC

Drawing Info

Drawn: JML
Checked: JML
Date: 09/03/2021
Project No: 21525
Revision: 10/06/2021
11/12/2021

Sheet No.

01

The Depot at Spring Mill Station
ENLARGED COMMUNITY SPACE

L1.1

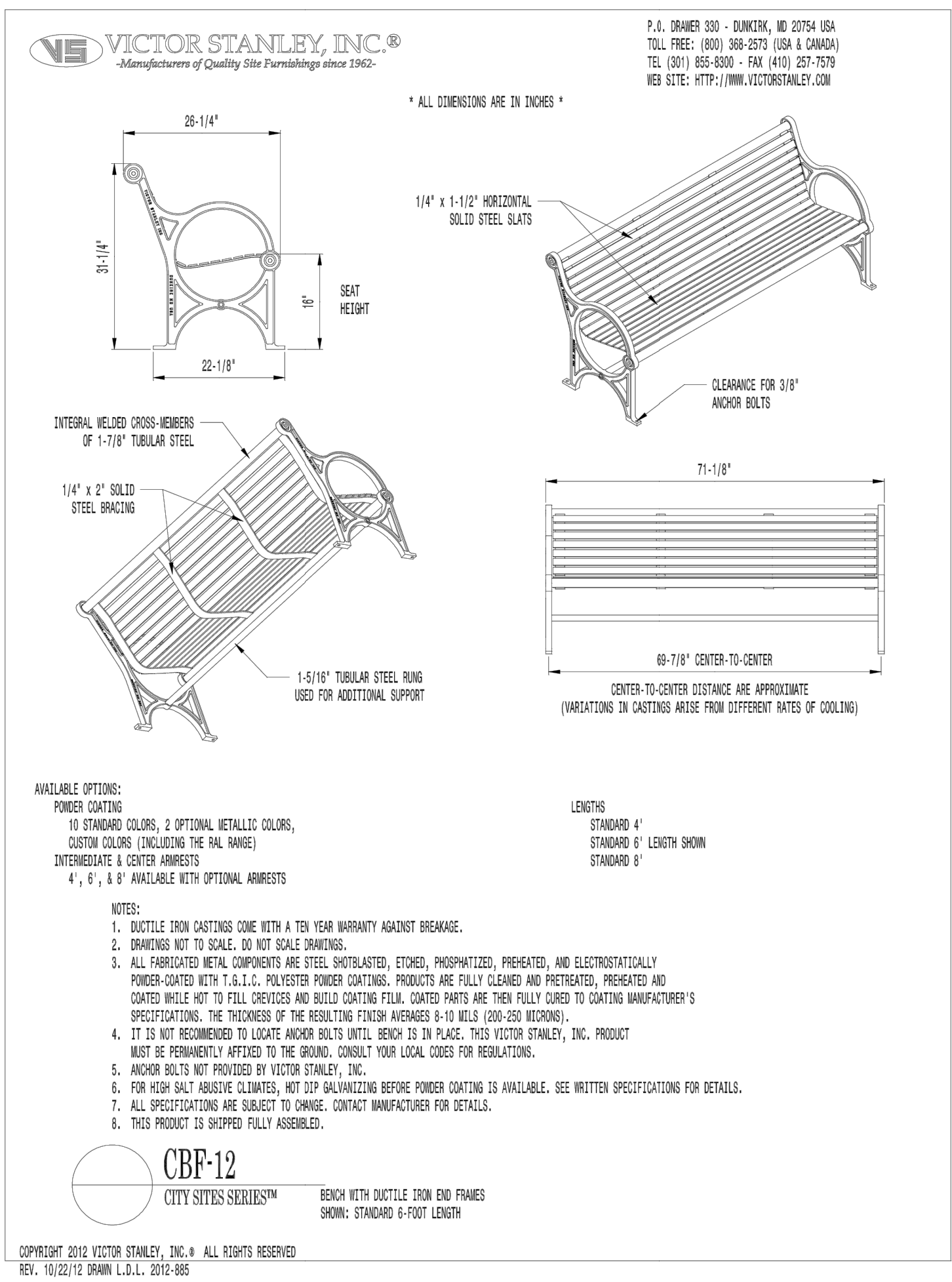
1/4" = 1'-0"



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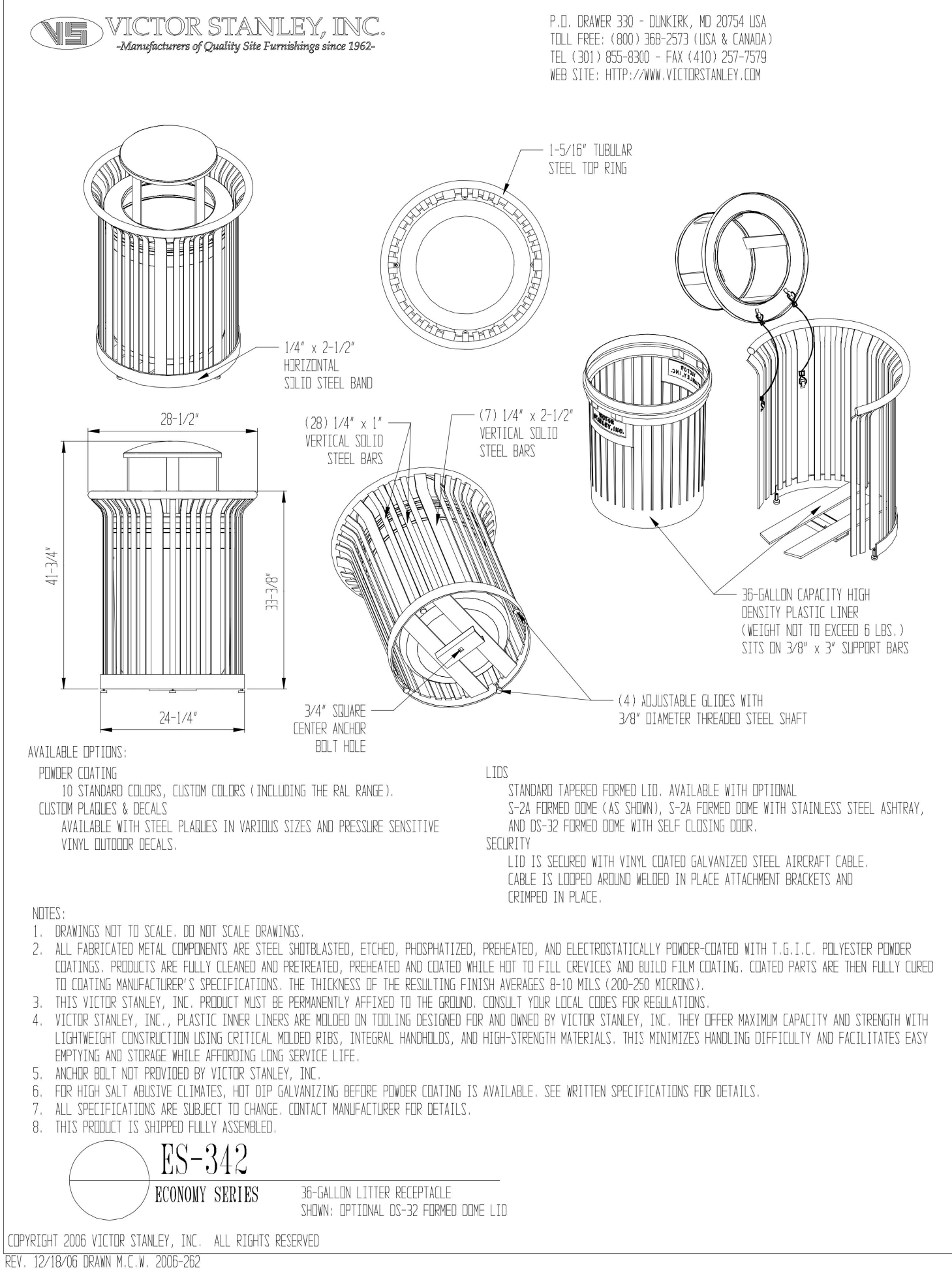


L1.1



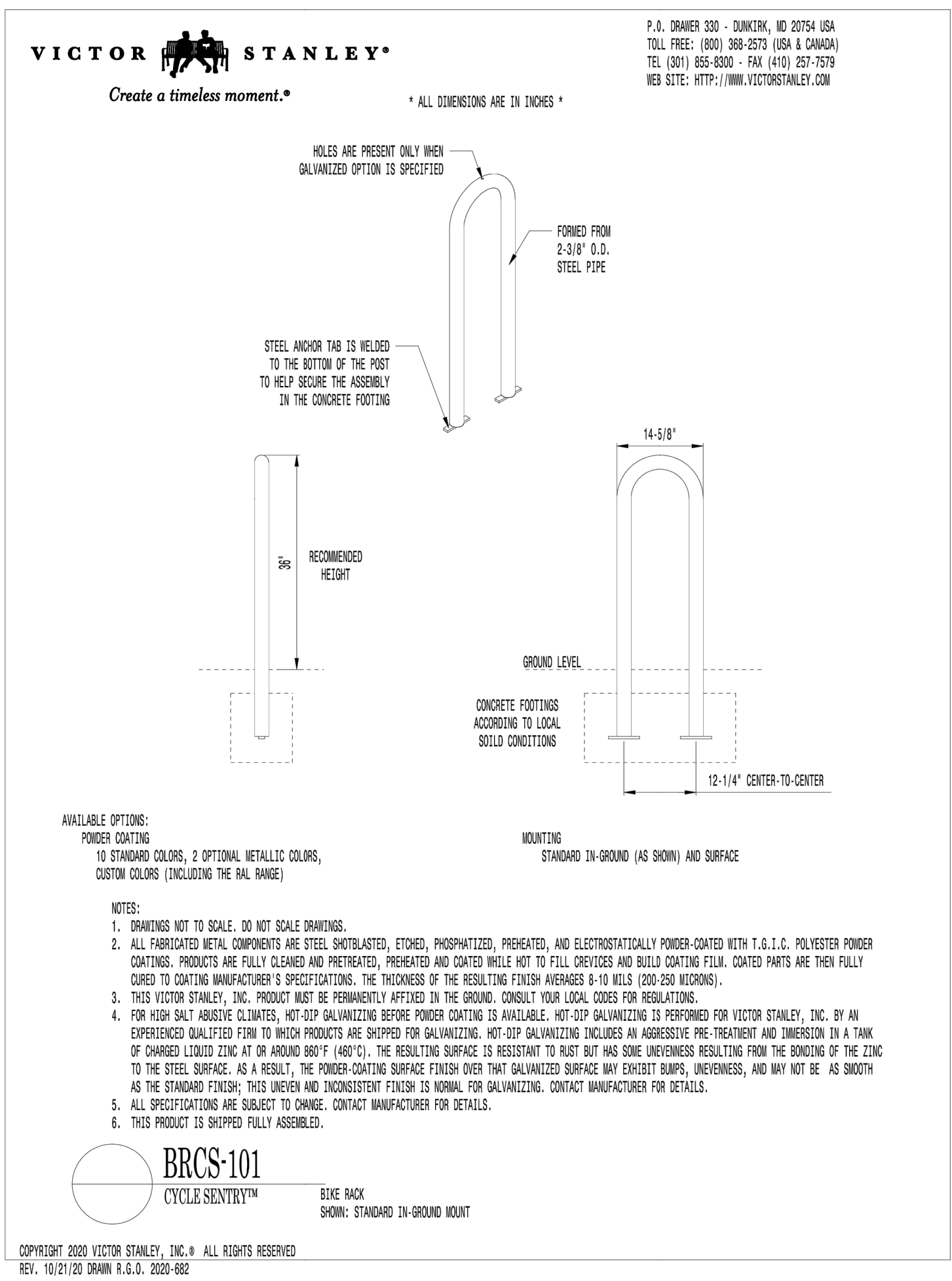
01 The Depot at Spring Mill Station 6' METAL BENCH

L1.2 N.T.S.



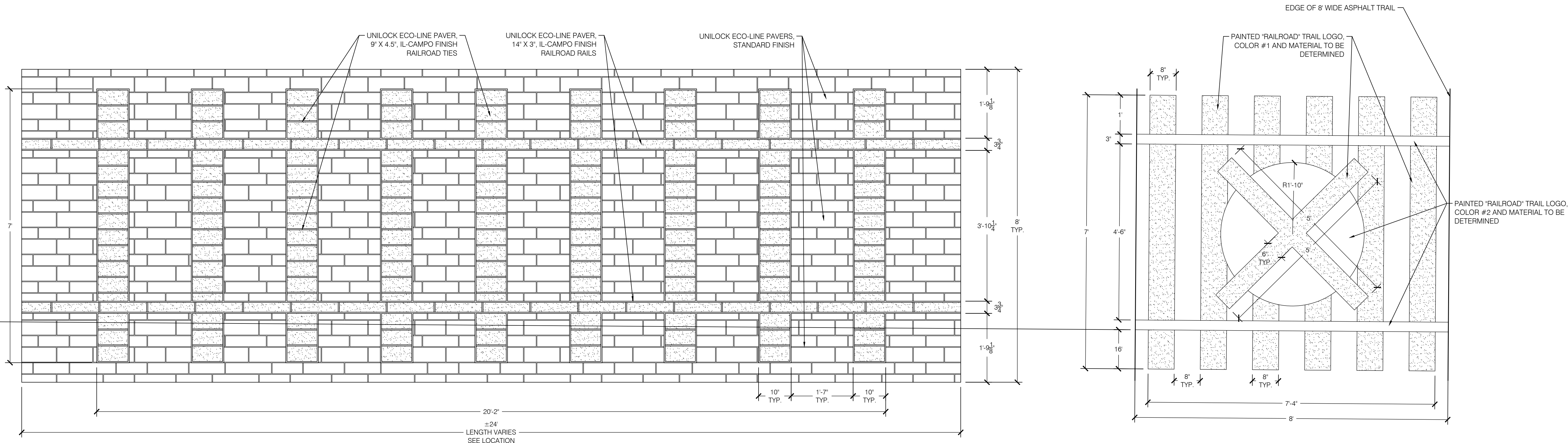
02 The Depot at Spring Mill Station TRASH RECEPTACLE

L1.2 N.T.S.



03 The Depot at Spring Mill Station BIKE RACK

L1.2 N.T.S.



04 The Depot at Spring Mill Station ENLARGED PAVER CROSSWALK

L1.2 3/4" = 1'-0"

05 The Depot at Spring Mill Station ENLARGED TRAIL LOGO

L1.2 3/4" = 1'-0"

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Project Info

The Depot at
Spring Mill Station

Westfield, IN

PRELIMINARY
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Seal

Drawing Scope

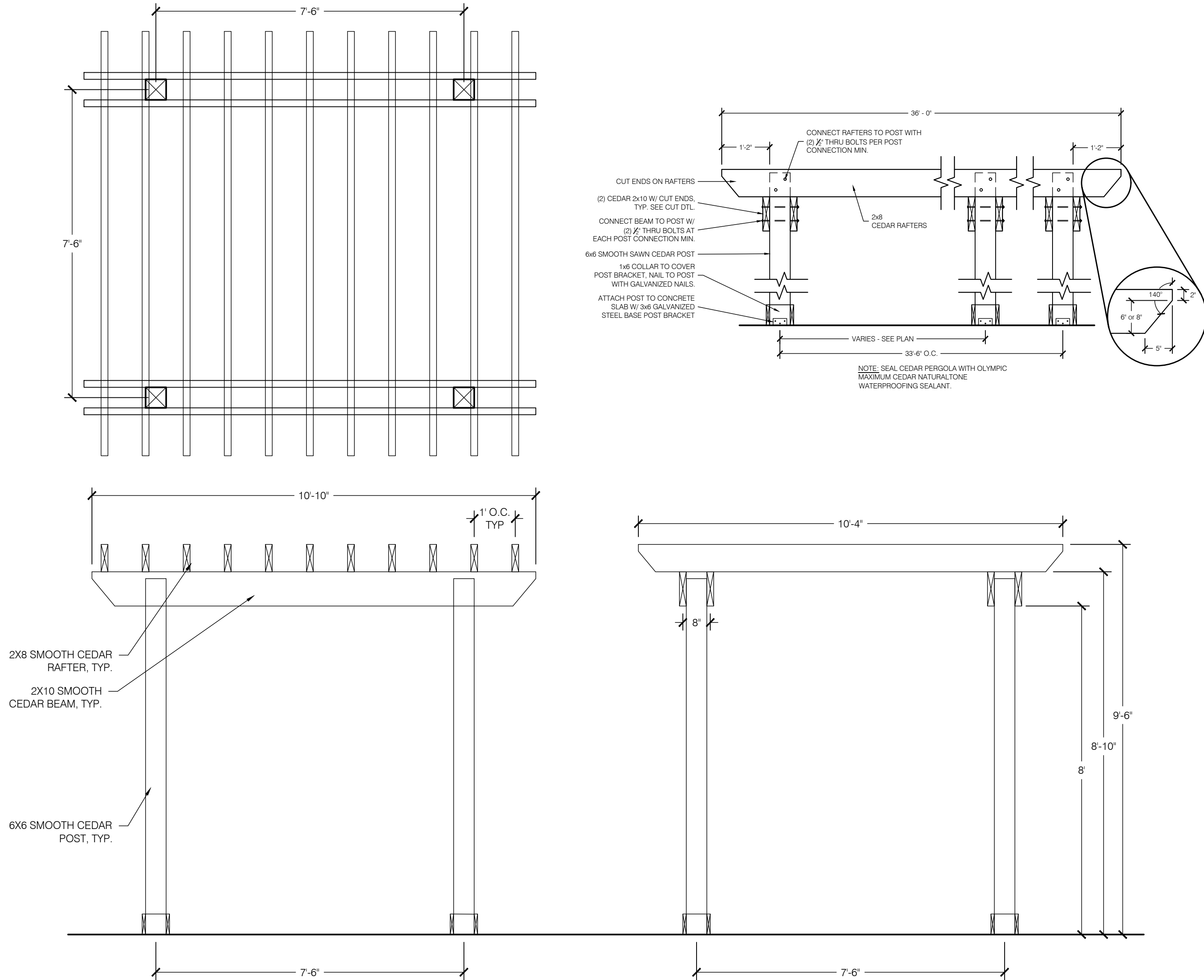
DETAILS

Drawing Info

Drawn: JML
Checked: JML
Date: 09/03/2021
Project No: 21525
Revision: 10/06/2021
11/12/2021

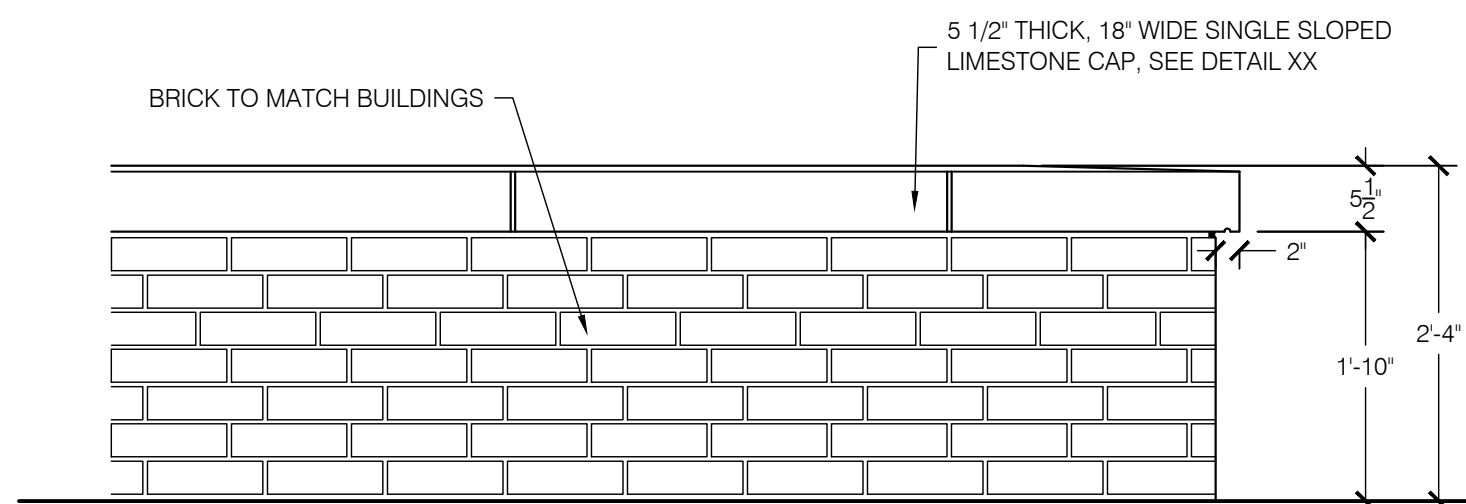
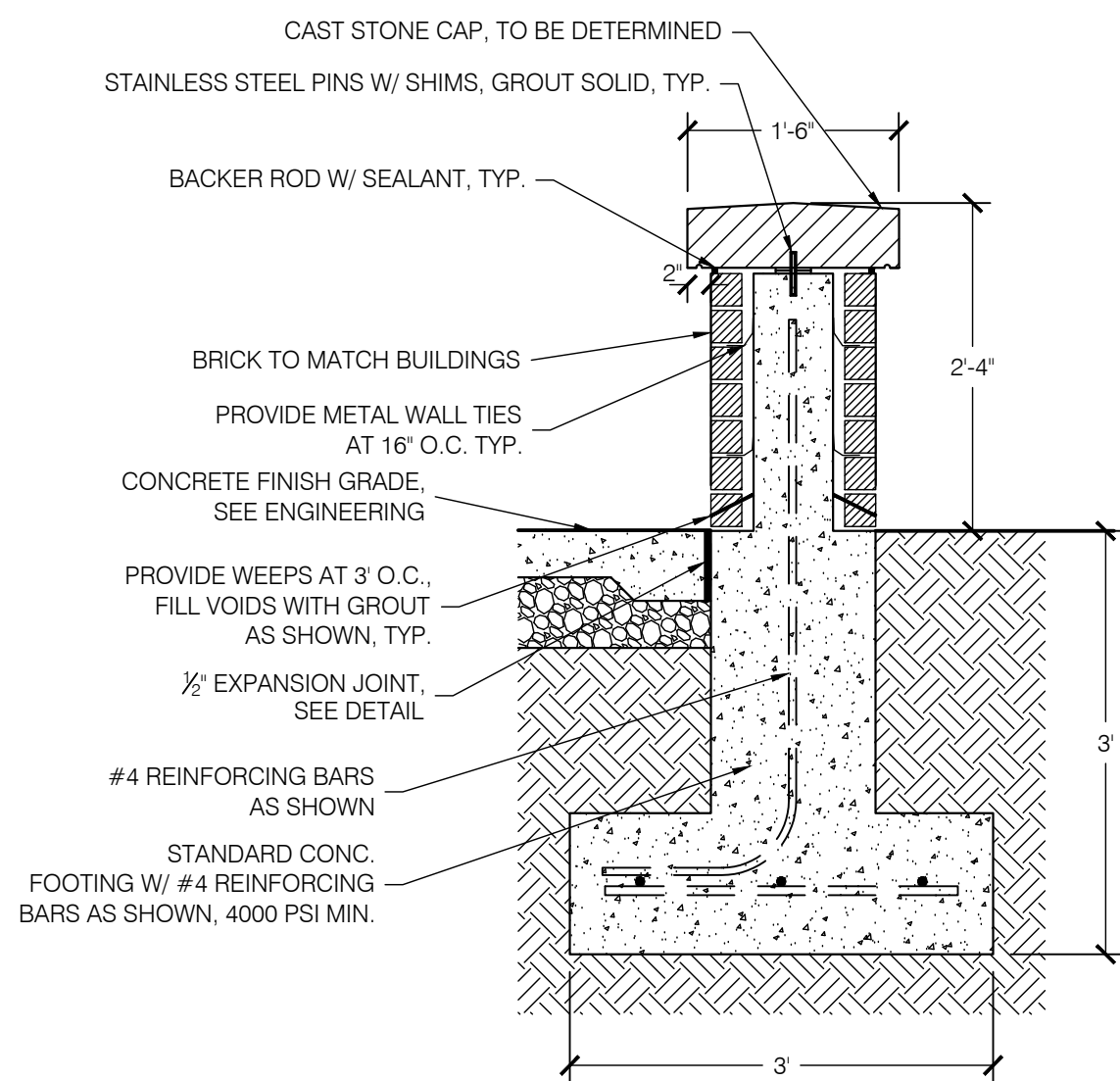
Sheet No.

L1.2



01 The Depot at Spring Mill Station TRELLIS STRUCTURE DETAILS

L1.3 1/2" = 1'-0"



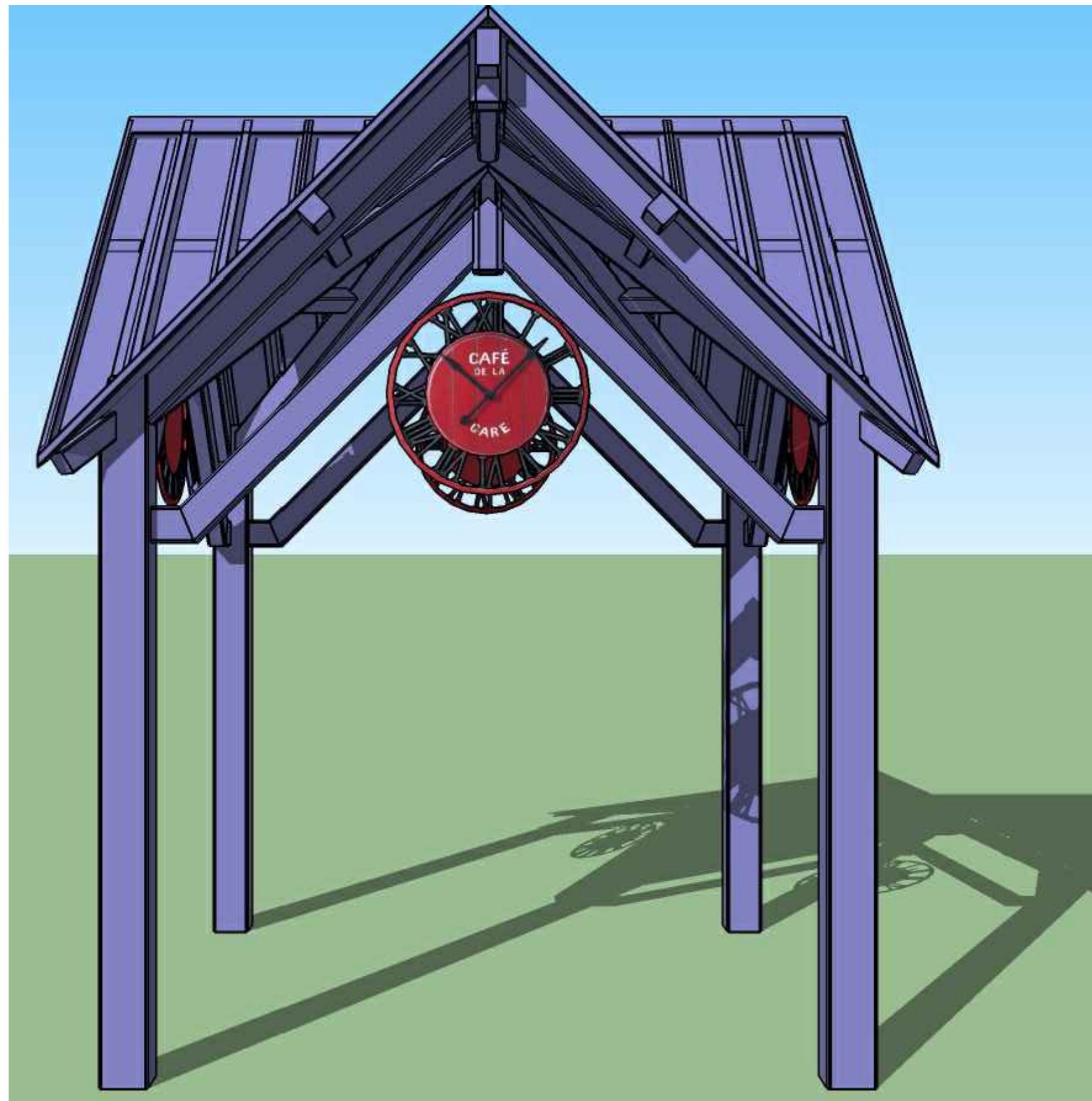
03 The Depot at Spring Mill Station SEAT WALL SECTION AND ELEVATION

L1.3 3/4" = 1'-0"



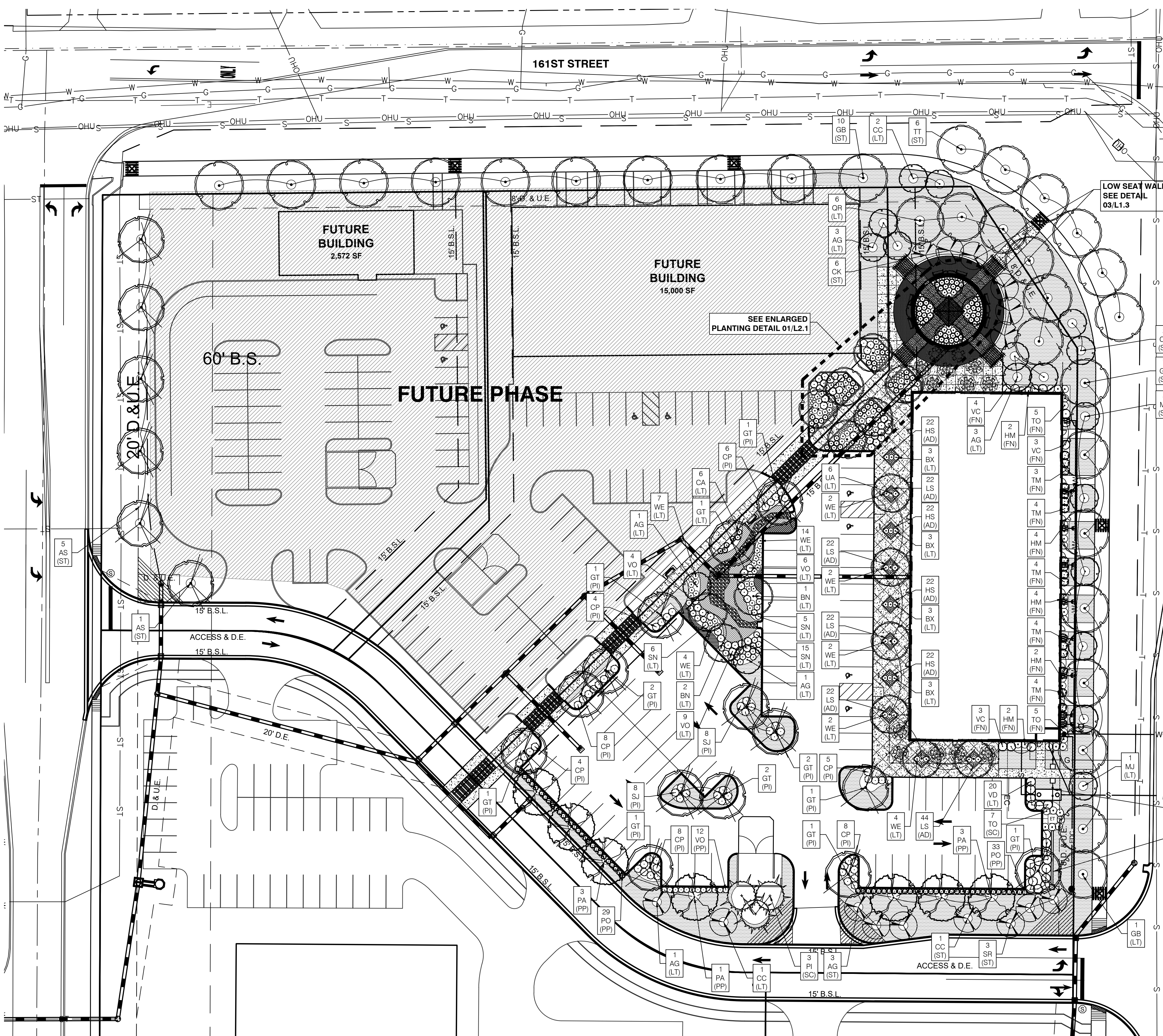
01 The Depot at Spring Mill Station
CENTRAL POLIGON STRUCTURE AXONOMETRIC CONCEPT

L1.4 N.T.S.



02 The Depot at Spring Mill Station
CENTRAL POLIGON STRUCTURE ELEVATION CONCEPT

L1.4 N.T.S.



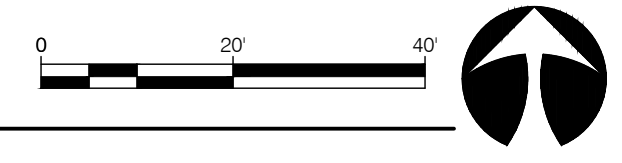
PLANT SCHEDULE									
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MATURE	REMARKS	
AG	6	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" CAL.	Shade	AS SHOWN	20' Hx 15' W	Specimen	
AS	6	Acer saccharum	Sugar Maple	2" CAL.	Shade	AS SHOWN	50' Hx 40' W	8' Height min.	
BN	3	Betula nigra	River Birch	2" CAL.	Shade	AS SHOWN	40' Hx 35' W	Min. 3 Cane	
BX	12	Buxus microphylla 'Green Mountain'	Littleleaf Boxwood	18" H.T.	Shrub	36" O.C.		F.T.B.	
CA	6	Calamagrostis acutiflora 'Karl Forester'	Karl Forester's Feather Reed Grass	#2	Grass	36" O.C.			
CC	6	Cercis canadensis	Eastern Redbud	2" CAL.	Shade	AS SHOWN	25' Hx 25' W	4' Clear Trunk	
CK	6	Crataegus viridis 'Winter King'	Winter King Hawthorn	2" CAL.	Shade	AS SHOWN	20' Hx 25' W	4' Clear Trunk	
CP	43	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Cypress	18" H.T.	Shrub	36" O.C.		F.T.B.	
GB	14	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2" CAL.	Shade	AS SHOWN	45' Hx 35' W	Male Only, 8' ht min.	
GT	14	Gleditsia triacanthos 'Skyline'	Skyline Honey Locust	2" CAL.	Shade	AS SHOWN	45' Hx 35' W	8' Height min.	
HM	16	Hydrangea macrophylla 'Nikko Blue'	Big Leaf Nikko Blue Hydrangea	18" H.T.	Shrub	36" O.C.			
HS	88	Hemerocallis	Daylily	#1	Perennial	18" O.C.			
LS	132	Liriope spicata	Lilyturf	#1	Grass	12" O.C.			
MJ	6	Magnolia x 'Jane'	Jane Magnolia	2" CAL.	Shade	AS SHOWN	15' Hx 10' W	F.T.B.	
PA	7	Platanus x acerifolia 'Bloodgood'	London Planetree	2" CAL.	Shade	AS SHOWN	50' Hx 40' W	8' Height min.	
PO	62	Physocarpus opulifolius	Summer Wine Ninebark	18" H.T.	Shrub	36" O.C.		F.T.B.	
RI	3	Picea abies	Norway Spruce	6' H.T.	Evergreen	AS SHOWN	50' Hx 25' W	F.T.B.	
QR	8	Quercus rubra	Northern Red Oak	2" CAL.	Shade	AS SHOWN	60' Hx 40' W	8' Height min.	
SJ	16	Spiraea nipponica 'Snow mound'	Snow mound Spirea	18" H.T.	Shrub	36" O.C.		F.T.B.	
SN	28	Spiraea japonica 'Neon Flash'	Neon Flash Spirea	18" H.T.	Shrub	36" O.C.		F.T.B.	
SR	3	Syringa reticulata 'Ivory Silk'	Ivory Silk Tree Lilac	2" CAL.	Shade	AS SHOWN	20' Hx 15' W	4' Clear Trunk	
TM	19	Taxus x media 'Densiformis'	Dense Yew	18" H.T.	Shrub	36" O.C.		F.T.B.	
TO	17	Thuja occidentalis 'Golden Globe'	Golden Arborvitae	18" H.T.	Shrub	4" O.C.		F.T.B.	
TT	6	Tilia tomentosa 'TN 6051'	Green Mountain Linden	2" CAL.	Shade	AS SHOWN	40' Hx 30' W	8' Height min./Small Canopy	
UA	6	Ulmus x 'Frontier'	Frontier Elm	2" CAL.	Shade	AS SHOWN	40' Hx 30' W	8' Height min./Narrow Spread	
VC	10	Viburnum carlesii 'Compactum'	Korean Spice Viburnum	18" H.T.	Shrub	4" O.C.		F.T.B.	
VO	20	Viburnum dentatum 'Chicago Lustre'	Arrowwood	18" H.T.	Shrub	4" O.C.		F.T.B.	
VO	31	Viburnum opulus 'Compactum'	European Cranberry Viburnum	18" H.T.	Shrub	4" O.C.		F.T.B.	
WE	27	Weigela florida 'Variegata'	Variegated Weigela	18" H.T.	Shrub	36" O.C.		F.T.B.	

LEGEND			
SYMBOL / PATTERN	QTY.	SIZE AND TYPE	PLANT DESCRIPTION
	897 SQ. FT.	PLUG BIO-FILTRATION GRASSES	PLUG MIX OF 3 DIFFERENT VARIETIES OF CAREX SEDGE GRASS AND LITTLE BLUESTEM
	1252 SQ. FT.	HERRINGBONE PATTERN PAVER	BRICK PAVER
	225 SQ. FT.	PLUG FLOWER MIX	EVEN PLUG MIX OF ASTER, LIATRIS, RUDBECKIA, LOBELIA
	460 SQ. FT.	DRY RIVERBED	4"-6" HAND LAID RIVER-ROCK BED
	19,751 SF	TURF SEE MIX	SEE SEEDING NOTES L2.1

LEGEND	
SYMBOL	DESCRIPTION
(AD)	ADDITIONAL PLANTING - NOT REQUIRED
(LT)	MINIMUM LOT STANDARD REQUIREMENTS
(FN)	FOUNDATION REQUIREMENTS
(SC)	SCREENING REQUIREMENTS
(PI)	PARKING LOT INTERIOR REQUIREMENTS
(PE)	PARKING LOT EXTERIOR REQUIREMENTS
(ST)	EXTERNAL STREET FRONTAGE REQUIREMENTS

REQUIREMENTS	
(PI)	PARKING INTERIOR REQUIREMENTS 1 TREE + 4 SHRUBS PER ISLAND REQUIRED 1 TREE + 4 SHRUBS PER ISLAND PROVIDED
(PE)	PARKING LOT EXTERIOR REQUIREMENTS 1 TREE PER 30' REQUIRED + 1 SHRUB PER 3' 210' OF PERIMETER : 7 TREES + 70 SHRUB REQUIRED 7 TREES + 74 SHRUBS PROVIDED
(FN)	FOUNDATION REQUIREMENTS 1 SHRUB/ ORNAMENTAL TREE PER 12 LF 540 LF PERIMETER FOUNDATION 45 SHRUBS REQUIRED AND 50+ PROVIDED
(ST)	STREET FRONTAGE REQUIREMENT 968 LF - 161ST STREET + SPRING MILL ROAD PER 100 LF = 9 TREES 3 SHADE/EVERGREEN TREES = 29 PROVIDED 2 ORNAMENTAL TREES = 20 PROVIDED 25 SHRUBS = 242 PROVIDED
(LT)	MINIMUM LOT STANDARD REQUIREMENTS 1.93 ACRES LOT 4A PHASE I = 1.9 TIMES PER ACRE REQUIREMENT 10 SHADE TREES = 19.3 REQUIRED, 20 PROVIDED 10 ORNAMENTAL = 19.3 REQUIRED, 20 PROVIDED 25 SHRUBS = 48.25 REQUIRED, 49 PROVIDED
PARKING LOT ISLAND REQUIREMENTS	
30,306 SF PARKING LOT AREA 10% OF PARKING LOT IN LANDSCAPE ISLANDS 3,030 SF REQUIRED ISLAND AREA 6,580 SF PROVIDED ISLAND AREA	

01 The Depot at Spring Mill Station OVERALL SITE LANDSCAPE PLAN



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Project Info
The Depot at
Spring Mill Station
Westfield, IN

PRELIMINARY
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Drawing Scope	
DETAILED SITE LANDSCAPE PLAN	
Drawing Info	
Drawn:	JML
Checked:	JML
Date:	09/03/2021
Project No:	21525
Revision:	10/06/2021
	11/12/2021
Sheet No.	

L2.0

01

The Depot at Spring Mill Station
ENLARGED CENTRAL LANDSCAPE PLAN

L2.1

1/8" = 1' - 0"

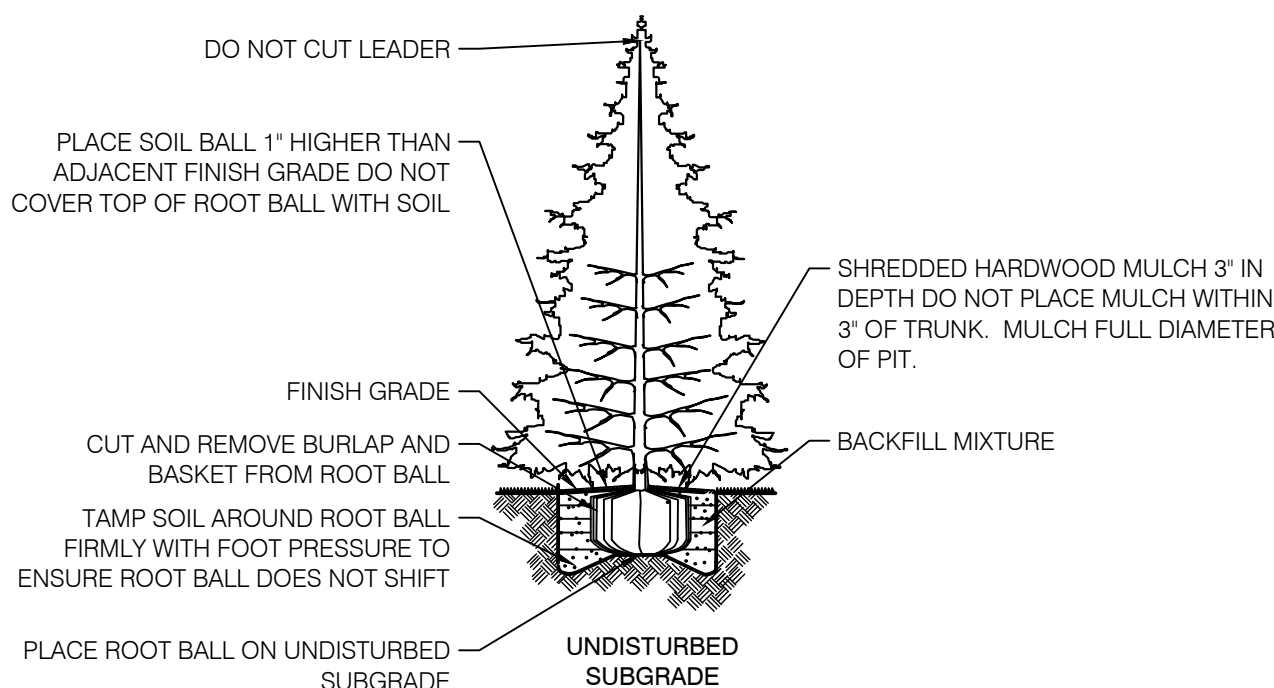
PLANT SCHEDULE							
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	TYPE	SPACING	MATURE
AR	6	Acer x freemanii 'Armstrong'	Armstrong Maple	2" CAL	Shade	AS SHOWN	50' H x 35' W
AS	52	Aster 'Purple Dome'	Purple Dome Aster	1 GAL	Perennial	18" O.C.	8' Height min., Narrow Spread
BM	14	Buxus microphylla 'Little Gem'	Little Gem Boxwood	18" H.T.	Shrub	36" O.C.	F.T.B.
HA	19	Hydrangea macrophylla 'Summer Crush'	Summer Crush Hydrangea	18" H.T.	Shrub	36" O.C.	F.T.B.
HS	52	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1	Perennial	18" O.C.	
LS	30	Liriodendron spicata	Lilyturf	#1	Grass	12" O.C.	
MS	4	Magnolia stellata 'Royal Star'	Royal Star Magnolia	2" CAL	Orna.	AS SHOWN	15' H x 10' W
RA	42	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	18" H.T.	Shrub	36" O.C.	F.T.B.
RH	16	Rhus aromatica	Gro-low Sumac	18" H.T.	Shrub	48" O.C.	
SC	40	Schizachyrium scoparium	Little Bluestem	1 GAL	Grass	36" O.C.	
SP	39	Sporobolus heterolepis	Prairie Dropseed	1 GAL	Grass	36" O.C.	
TO	16	Thuja occidentalis 'Woodward'	Dwarf Eastern Arborvitae	18" H.T.	Shrub	48" O.C.	F.T.B.



02

DECIDUOUS TREE

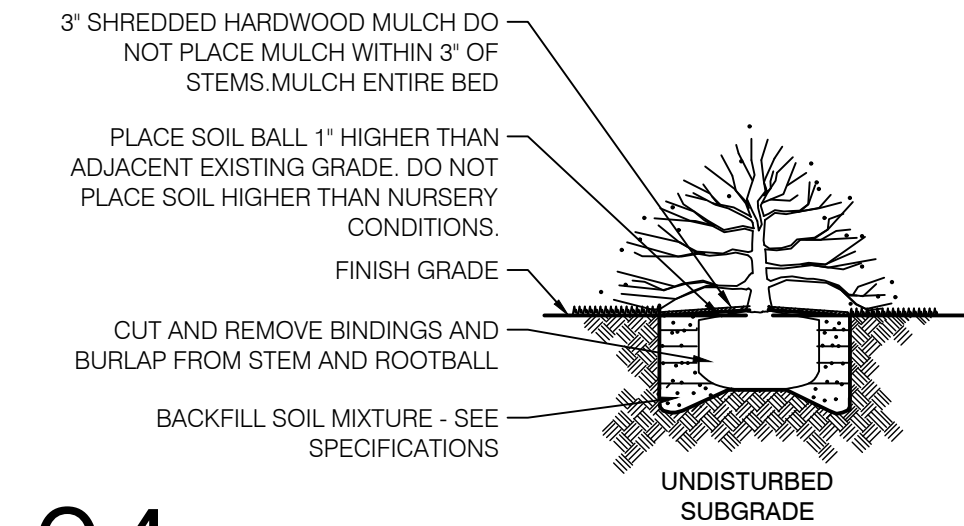
PLANTING DETAIL - NOT TO SCALE



03

EVERGREEN TREE

PLANTING DETAIL - NOT TO SCALE



04

SHRUB

PLANTING DETAIL - NOT TO SCALE

LEGEND

SYMBOL	DESCRIPTION	PLANT QUANTITY PLANT TYPE REQ. LOCATION
(AD)	ADDITIONAL PLANTING - NOT REQUIRED	4 AG (SY)
(LT)	MINIMUM LOT STANDARD REQUIREMENTS	
(FN)	FOUNDATION REQUIREMENTS	
(SC)	SCREENING REQUIREMENTS	
(PI)	PARKING LOT INTERIOR REQUIREMENTS	
(PE)	PARKING LOT EXTERIOR REQUIREMENTS	
(ST)	EXTERNAL STREET FRONTAGE REQUIREMENTS	

REQUIREMENTS

(PI)	PARKING INTERIOR REQUIREMENTS 1 TREE + 4 SHRUBS PER ISLAND REQUIRED 1 TREE + 4 SHRUBS PER ISLAND PROVIDED
(PE)	PARKING LOT EXTERIOR REQUIREMENTS 1 TREE PER 30' REQUIRED + 1 SHRUB PER 3' 210' OF PERIMETER : 7 TREES + 70 SHRUB REQUIRED 7 TREES + 74 SHRUBS PROVIDED
(FN)	FOUNDATION REQUIREMENTS 1 SHRUB/ ORNAMENTAL TREE PER 12 LF 540 LF PERIMETER FOUNDATION 45 SHRUBS REQUIRED AND 50+ PROVIDED
(ST)	STREET FRONTAGE REQUIREMENT 968 LF - 161ST STREET + SPRING MILL ROAD PER 100 LF = 9.68 3 SHADE/EVERGREEN TREES = 29 PROVIDED 2 ORNAMENTAL TREES = 20 PROVIDED 25 SHRUBS = 242 PROVIDED
(LT)	MINIMUM LOT STANDARD REQUIREMENTS 1.93 ACRES LOT 4A PHASE I = 1.9 TIMES PER ACRE REQUIREMENT 10 SHADE TREES = 19.3 REQUIRED, 20 PROVIDED 10 ORNAMENTAL = 19.3 REQUIRED, 20 PROVIDED 25 SHRUBS = 48.25 REQUIRED, 49 PROVIDED
	PARKING LOT ISLAND REQUIREMENTS 30,306 SF PARKING LOT AREA 10% OF PARKING LOT IN LANDSCAPE ISLANDS 3,030 SF REQUIRED ISLAND AREA 6,580 SF PROVIDED ISLAND AREA

NOTES

GENERAL NOTES:

- ALL UTILITIES SHALL BE LOCATED AND MARKED/FLAGGED PRIOR TO BEGINNING WORK. RELOCATE PLANTS FROM OVER OR UNDER UTILITIES. RELOCATION SHALL BE APPROVED BY OWNER AND/OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- UTILITY LOCATION NOTE: ALL LOCATIONS SHOWN ARE APPROXIMATE AND BASED ON INFORMATION SUPPLIED BY EITHER THE CIVIL ENGINEER, SURVEYOR, OWNER, AND/OR MEASURED IN THE FIELD. IF DISCREPANCIES ARE PRESENT, CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT IMMEDIATELY AND PRIOR TO BEGINNING WORK.
- IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PREPARATION, MATERIALS, DELIVERY, INSTALLATION AND INITIAL MAINTENANCE FOR THE LANDSCAPE PORTION OF THE PROJECT AS SHOWN ON THE DRAWING AND AS DIRECTED BY THE OWNERS REPRESENTATIVE. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR THEIR PORTION OF WORK.
- PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY OWNERS REPRESENTATIVE.
- CLEAN UP ALL DEBRIS AND REMOVE FROM SITE. REPAIR ALL DAMAGED OR DISTURBED AREAS CAUSED BY LANDSCAPE WORK.
- TOPSOIL NOTE: TOPSOIL SHALL BE FRABLE, NATURAL LOAM, SURFACE SOIL AND FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS, LITTER, ROOTS, STUMPS, STONES, AGRICULTURAL AND DOMESTIC FERTILIZERS, CHEMICALS, HERBICIDES, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH AND THE ENVIRONMENT. WASTE SOILS, BORROW, OR HEAVY CLAY BASED SOILS WILL NOT BE ACCEPTED. TOPSOIL SHALL HAVE A PH VALUE OF 6.0 TO 7.4 AND AN ORGANIC VALUE OF 3% TO 5%. SUBMIT SOIL SAMPLES, PH LEVELS, AND NPK ANALYSIS PRIOR TO DELIVERY TO SITE.

PLANTING NOTES:

- REMOVE WEEDS, ORGANIC MATTER AND ROCKS LARGER THAN 1.5" FROM SOIL.
- BACKFILL FOR TREE PLANTING SHALL BE 75% TOPSOIL AND 25% ORGANIC COMPOST. TOP LAYER OF BACKFILL SHALL BE 100% OF SURROUNDING TOPSOIL. A 5-10-5 ANALYSIS SLOW RELEASE FERTILIZER SHALL BE INCORPORATED INTO BACKFILL AT APPROVED RATES.
- THE TOPS OF ALL TREE AND SHRUB ROOT BALLS TO BE PLACED A MAXIMUM OF ONE (1) INCH ABOVE FINAL GRADE. ALL TREES LOCATED OUTSIDE OF BEDS SHALL HAVE A MINIMUM SIX (6) FOOT DIAMETER NON-LIPPED SAUCER AROUND PLANTING PIT. ALL SAUCERS SHALL BE WEED AND GRASS FREE. AN APPROVED PRE-EMERGENT HERBICIDE SHALL BE APPLIED IN ALL PLANTING BEDS AT A RATE SPECIFIED BY MANUFACTURER FOR EACH PLANT VARIETY.
- ALL TREE SAUCERS AND PLANTING BEDS SHALL RECEIVE MINIMUM OF THREE (3) INCHES GRADE A, SHREDDED HARDWOOD BARK MULCH. NO CYPRESS, WOOD CHIPS, ARTIFICIAL OR DYED MULCH ALLOWED.
- NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT/ OWNERS REPRESENTATIVE IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
- THE OWNER, OWNERS AGENT, OR THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY AND ALL PLANT MATERIALS AT ANY TIME DURING THE COURSE OF THE PROJECT UNTIL PROJECT IS ACCEPTED BY THE OWNER.
- LANDSCAPE CONTRACTOR SHALL LAYOUT AND STAKE ALL PLANT LOCATIONS AS SHOWN ON THE DRAWINGS PRIOR TO INSTALLATION. OWNERS REPRESENTATIVE OR LANDSCAPE ARCHITECT SHALL INSPECT AND APPROVE PLANT LOCATIONS FOR ACCURACY AND COMPLIANCE WITH DESIGN INTENT PRIOR TO INSTALLATION.
- LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE PLANTING OF SPECIFIED PLANTS AND MAINTAINING ALL PLANT MATERIALS IN AN ALIVE AND QUALITY CONDITION UNTIL ACCEPTANCE BY THE OWNER. THIS INCLUDES AS A MINIMUM: WATERING, WEEDING, INSECT AND DISEASE CONTROL, PRUNING OF DAMAGED OR UNSIGHTLY LIMBS, AND KEEPING PLANTS IN TRUE AND UPRIGHT POSITIONS.
- CONTRACTOR SHALL GUARANTEE AND WARRANT ALL PLANT MATERIAL TO REMAIN ALIVE AND HEALTHY FOR ONE (1) YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL REPLACEMENTS SHALL BE PAID FOR BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. GUARANTEED WARRANTY REPLACEMENTS SHALL BE AS DIRECTED BY THE OWNER UNTIL FINAL ACCEPTANCE OF THE PROJECT FOLLOWING THE GUARANTEE PERIOD.

SODDING AND PREPARATION:

- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SEED. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
- ALL SODDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6" TOPSOIL PRIOR TO SODDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
- LAWNS SHALL BE SODDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f.
- WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
- FOLLOWING SODDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS. ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL DISTURBED LAWN AREAS SHALL BE SODDED AS NOTED AND AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.

SEEDING AND PREPARATION:

- CONTRACTOR TO FINE GRADE AND PREPARE ALL SITE AREAS TO RECEIVE SEED. MAKE SITE SMOOTH TO FINAL GRADING PLAN ELEVATIONS, FILL IN DEPRESSIONS, LOW SPOTS AND GRADE SMOOTH.
- ALL SODDED LAWN AREAS WITHIN LIMIT LINES TO RECEIVE 6" TOPSOIL PRIOR TO SEEDING OPERATIONS. ONCE TOPSOIL HAS BEEN PLACED, CONSTRUCTION ACTIVITY OF ANY KIND (EXCLUDING LANDSCAPING) SHALL NOT BE PERMITTED ON OR ACROSS ANY PLANTING AREA.
- HYDROSEEDING IS ACCEPTABLE. APPLY WITH APPROVED EQUIPMENT DESIGNED FOR PROFESSIONAL HYDROSEEDING APPLICATIONS AT RECOMMENDED RATES.
- PROVIDE FRESH, CLEAN NEW-CROP PREMIUM GRASS SEED AND SEED MIXES AS FOLLOWS: (SUBMIT SEASONAL MIX ALTERNATIVE AS APPROPRIATE)
40% KENTUCKY BLUEGRASS
30% PERENNIAL RYE GRASS
30% TURF TYPE TALL FESCUE
- APPLY SEED AT RATE OF MINIMUM 175 POUNDS PER ACRE (4 LBS./1000SF).
- SCARIFY SOIL TO DEPTH OF 3 INCHES PRIOR TO APPLICATION.
- LAWNS SHALL BE SEEDDED FOLLOWING SCARIFYING, FINAL GRADING, FERTILIZING, AND RAKING. LAWN SHALL BE FERTILIZED W/ 12-12-12 ANALYSIS FERTILIZER AT A RATE OF 10 lbs./1000 s.f. APPLY SEED MIX AT SPECIFIED RATE, AND LIGHTLY RAKE INTO TOP 1/4 INCH OF SOIL.
- MULCH SEEDDED AREAS WITH STRAW MULCH AT RATE OF MINIMUM 1 1/2 TON PER ACRE (70 LBS./1000SF). CRIMP OR TACK STRAW MULCH TO REMAIN IN PLACE UNTIL COMPLETE GERMINATION OF SEED AND ESTABLISHED GROWTH. COORDINATE WITH EROSION CONTROL PLAN.
- WATER AND MAINTAIN GRASS UNTIL STAND IS ESTABLISHED AND READY FOR MOWING AT MINIMUM 4 INCH HEIGHT. CONTINUE TO WATER FOR A MINIMUM 30 DAYS OR UNTIL ACCEPTED BY OWNER.
- FOLLOWING SEEDING OPERATIONS, CLEAN UP EXCESS MATERIALS, AND CLEAN ALL BARK MULCHED AND PAVED AREAS.
- FOLLOWING GERMINATION, APPLY HERBICIDE TO ALL GRASS GROWTH IN PLANT MULCH AREAS.
- ALL LAWNS SHALL BE GUARANTEED TO HAVE A FULL UNIFORM STAND OF ACCEPTABLE GRASS AT THE END OF THE ONE YEAR GUARANTEE PERIOD WITH NO BARE SPOTS COMPRISING MORE THAN 2% OF ANY LAWN AREA. ANY AREA SO NOTED WILL BE RESEEDDED OR SODDED UNTIL AN ACCEPTABLE STAND OF GRASS IS ESTABLISHED.
- ALL DISTURBED LAWN AREAS SHALL BE SEEDDED AS NOTED AND AS APPROVED BY OWNERS REPRESENTATIVE AND LANDSCAPE ARCHITECT.

TREE STAKING NOTES:

- CONTRACTOR TO STAKE WHEN NECESSARY OR REQUIRED, SUCH AS WIND PRONE AREAS OR UNSTABLE SOILS. STAKES SHALL BE PLACED IN MULCHED AREAS TO ALLOW FOR MOWING ADJACENT TURF.
- STAKING SHOULD NOT BE USED TO COMPENSATE FOR DAMAGED OR WEAK TRUNKS OR ROOT BALLS. THESE TREES SHOULD BE REJECTED.
- REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THAN THE END OF THE FIRST GROWING SEASON AFTER PLANTING.
- ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
- WIRES OR CABLE SIZES SHALL BE 14 to 12 GAUGE.
- TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE TO BE LONG ENOUGH TO ACCOMMODATE 1.5" OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.
- TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.



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design group, llc
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architecture

+
planning
professionals
317.258.5229
jlapp@lappdesigngroup.com

Consultants

Project Info

The Depot at
Spring Mill Station

Westfield, IN

PRELIMINARY
NOT FOR CONSTRUCTION

Seal

Drawing Scope

ENLARGED LANDSCAPE
PLAN NOTES & DETAILS

Drawing Info

Drawn: JML
Checked: JML
Date: 09/03/2021
Project No: 21525
Revision: 10/06/2021
11/12/2021

Sheet No.

L2.1

To: City of Westfield Advisory Planning Commission

From: Jeannine Fortier, Spring Mill Station Task Group Chair

J94ta@aol.com/317-840-9823

Date: December 29, 2021

Re: The Depot at Spring Mill Station (SW corner) Retail Development

The Spring Mill Station Task Group met with Brent Bengé, President of KennMar Development, to review the proposed use and design of retail area within the SPRING MILL STATION SWC PUD located in the Spring Mill Station planning area. The Spring Mill Station Task Group supports:

- the proposed retail area and site design
- emphasis on consistent quality landscape lighting standards
- consideration for the nearby apartments and neighboring subdivisions

The applicant has been gracious in accepting direction relating to the architectural colors, materials and design guidelines that are currently represented. During the review process our group found that KennMar has a vision of telling the Westfield story at Spring Mill and 161st Street to engage the community and continue our legacy of history and growth.

Thank you for considering the opinion of this dedicated volunteer group of neighborhood representatives in your evaluation of this project. We support your further review and judgement in determining additional matters that may also be relevant to this project.

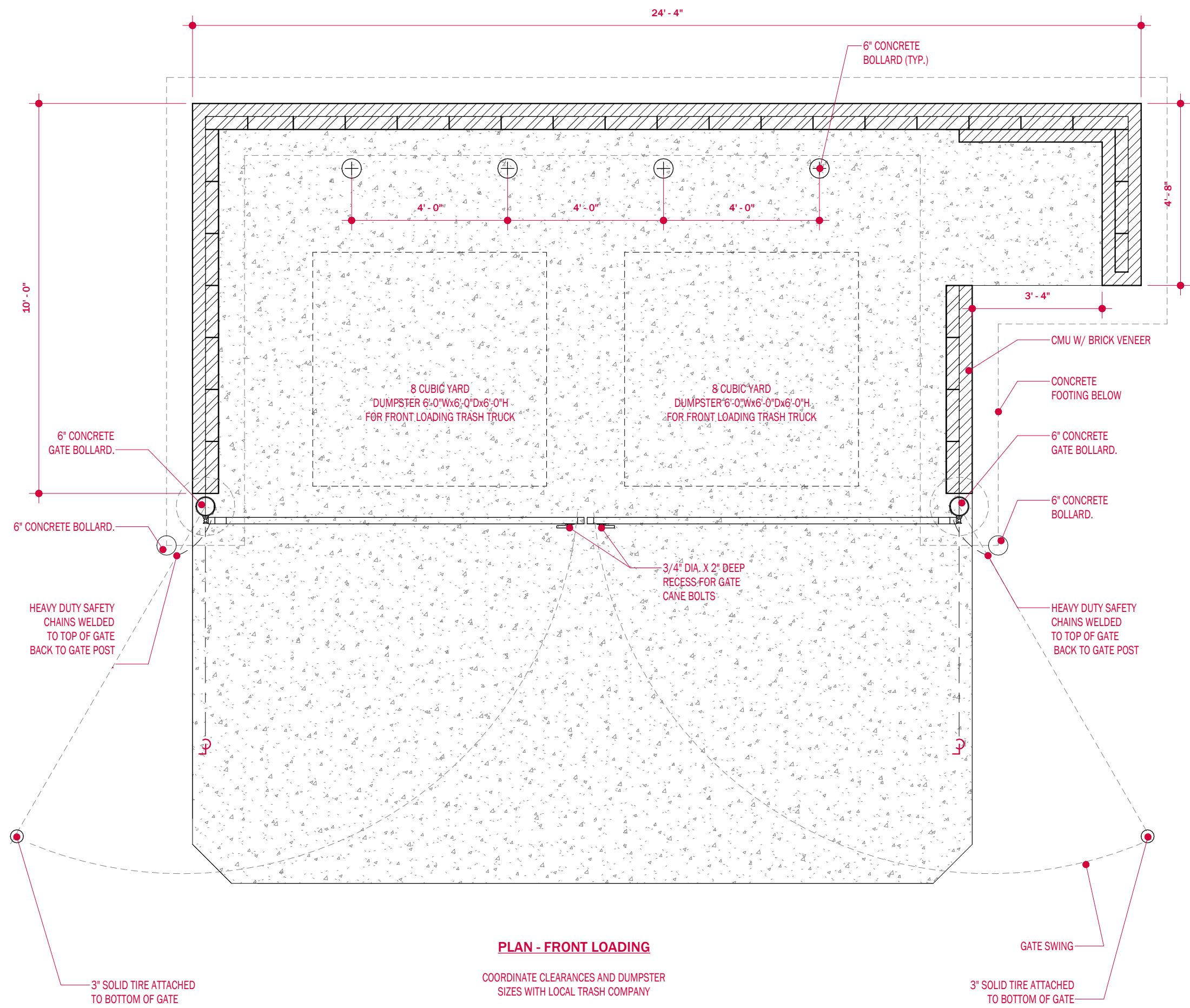
We believe the proposed use will provide value added services to the community while supporting the balance and mix of uses necessary to encourage and support other uses outlined in the Spring Mill Station Plan. We also trust and believe the applicant will continue to work with this group and staff to incorporate and support the nature of the goals outlined in the Spring Mill Station plan as it continues to develop the remaining aspects of the key points listed above.

Respectfully,

Jeannine Fortier
526 Hadleigh Court
Westfield, IN

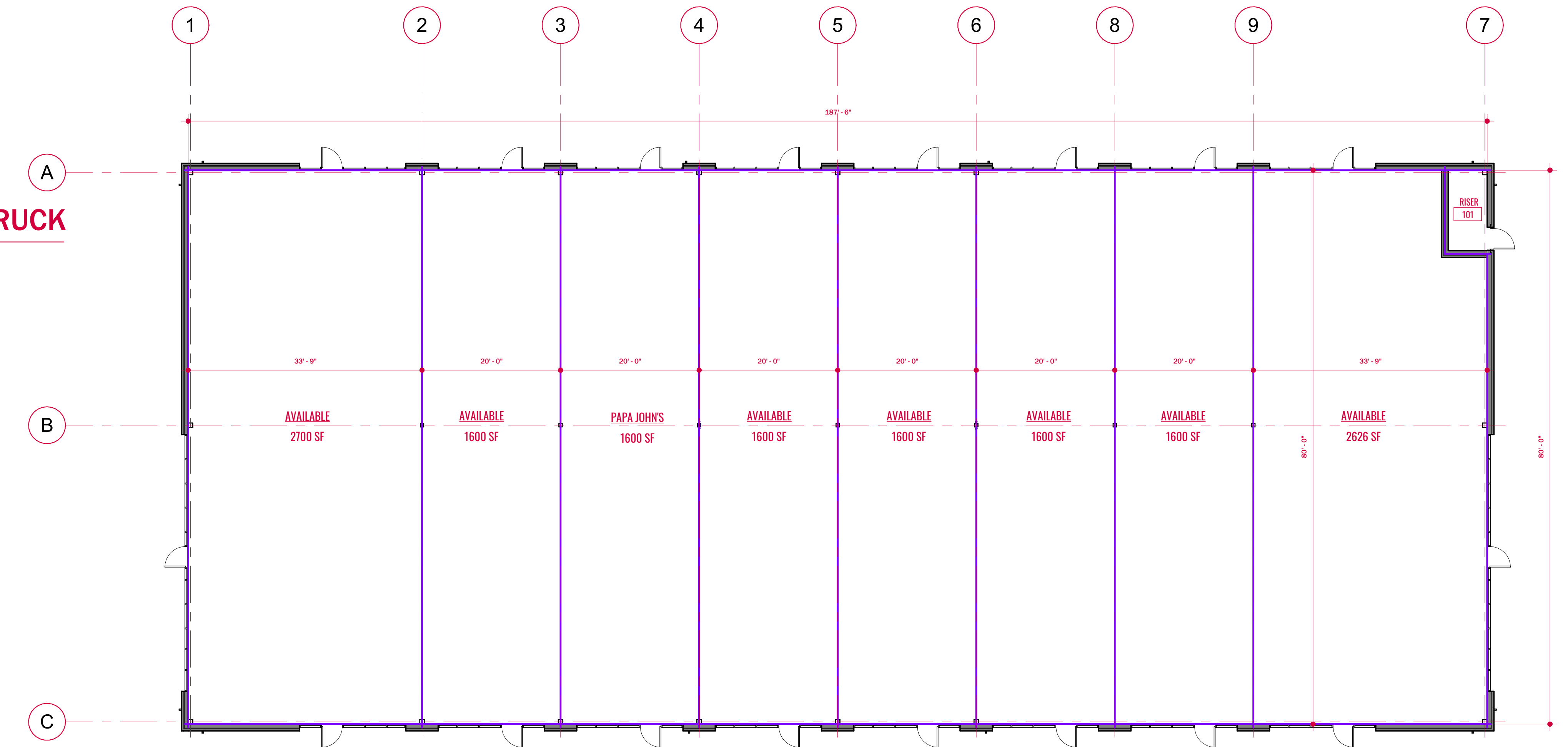
2 PLAN @ TRASH & RECYCLE ENCLOSURE FOR FRONT LOADING TRUCK

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



3 TRASH & RECYCLE ENCLOSURE DETAILS

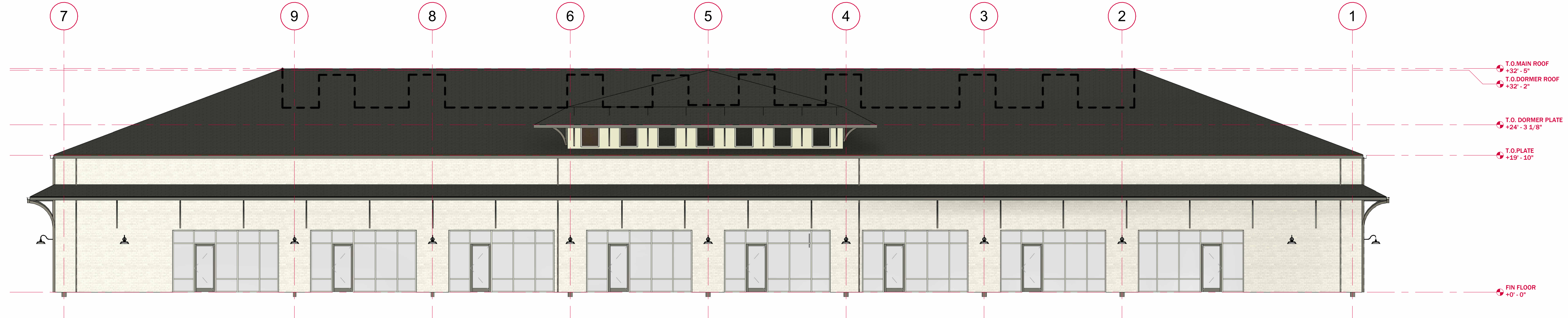
SCALE: 3/8" = 1'-0"



1 PROPOSED BUILDING FLOOR PLAN

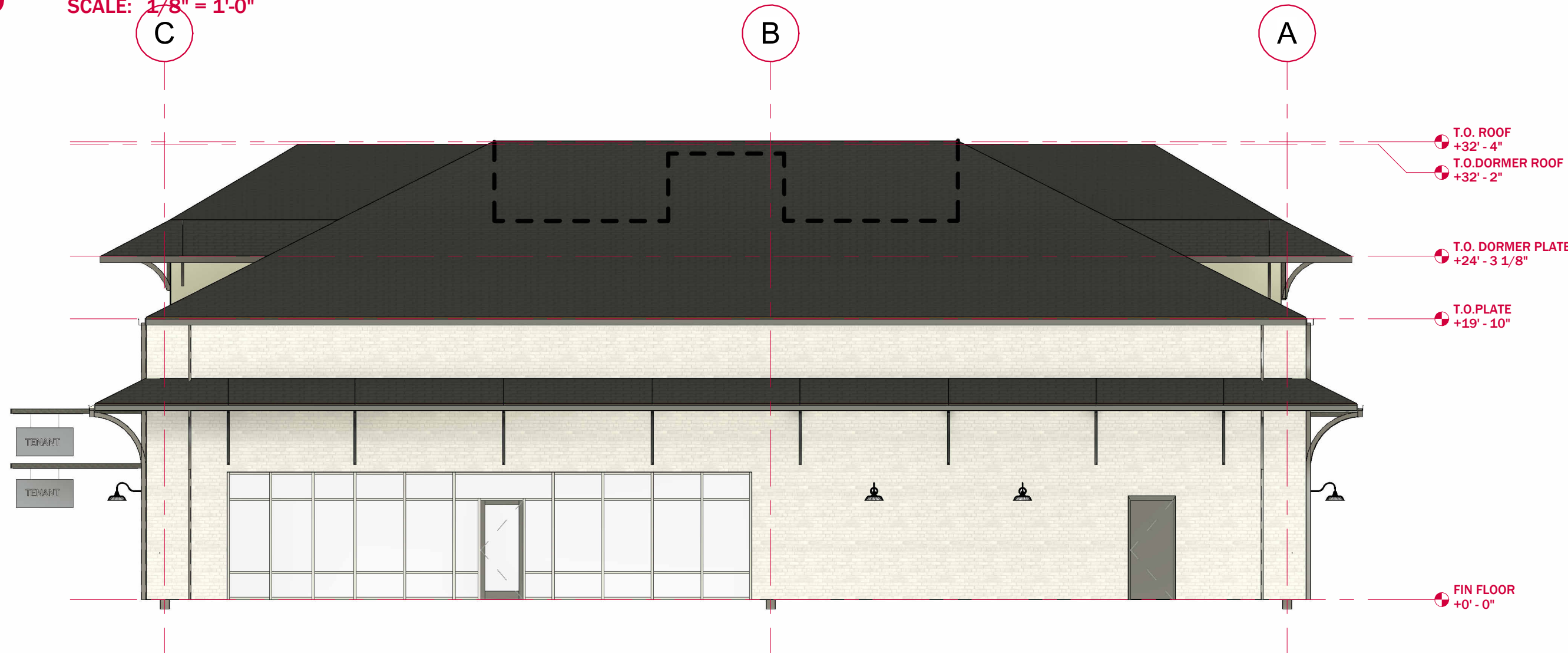
SCALE: 3/32" = 1'-0"





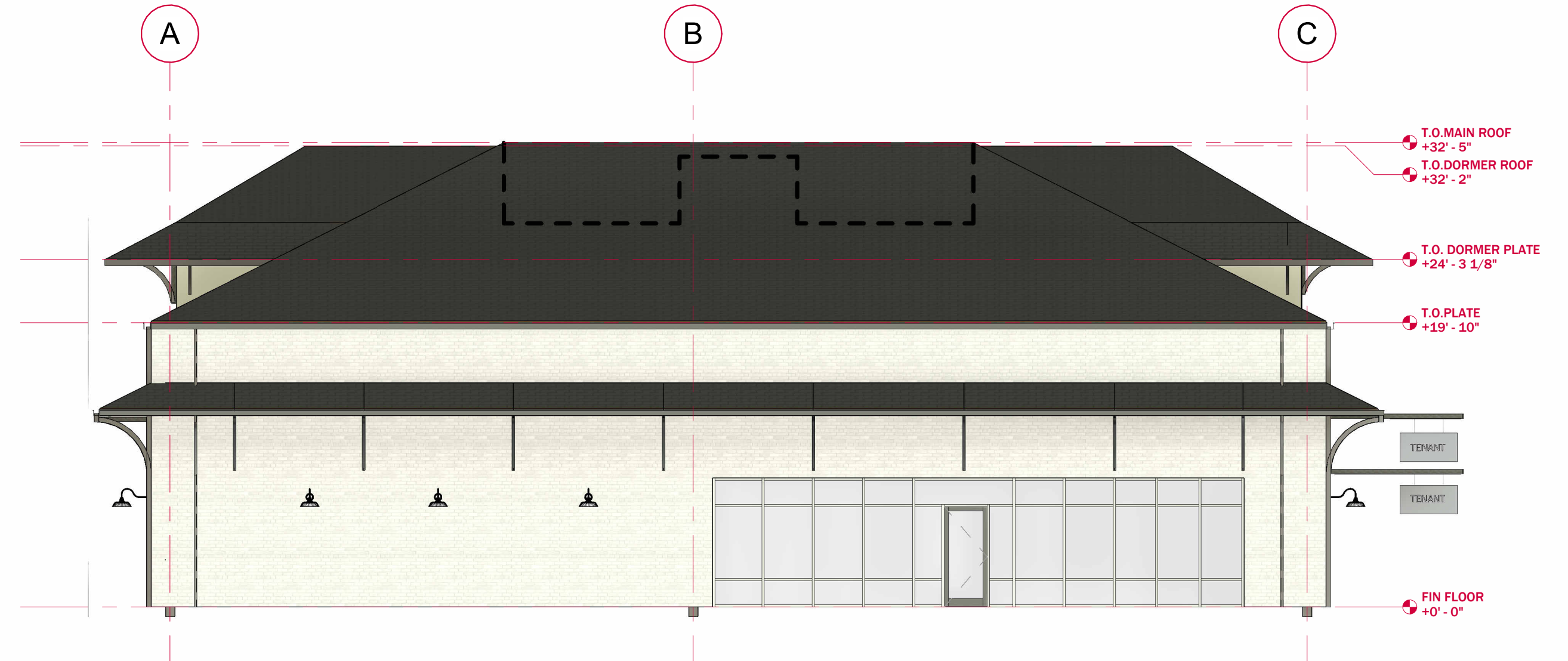
3 EAST ELEVATION - PRESENTATION

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



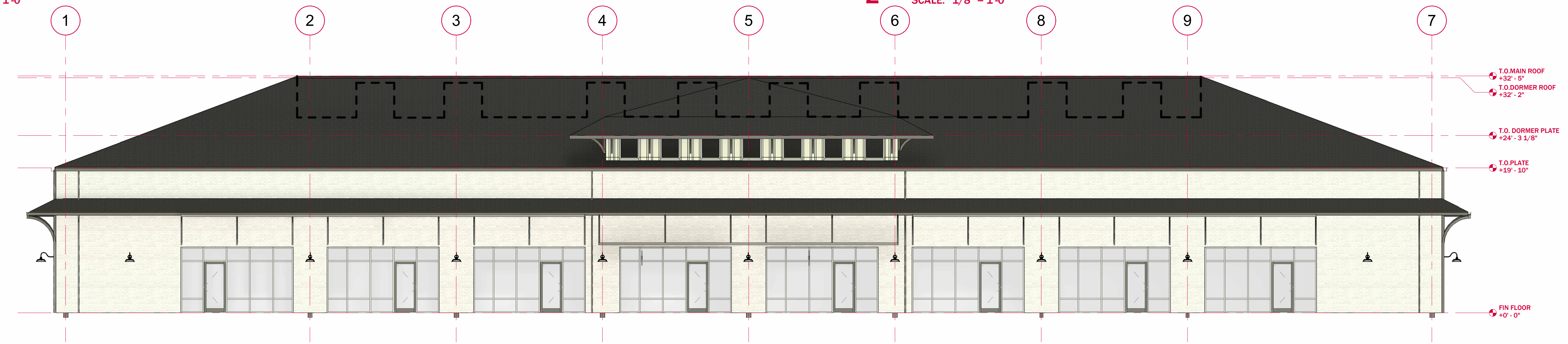
1 SOUTH ELEVATION - PRESENTATION

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



2 NORTH ELEVATION - PRESENTATION

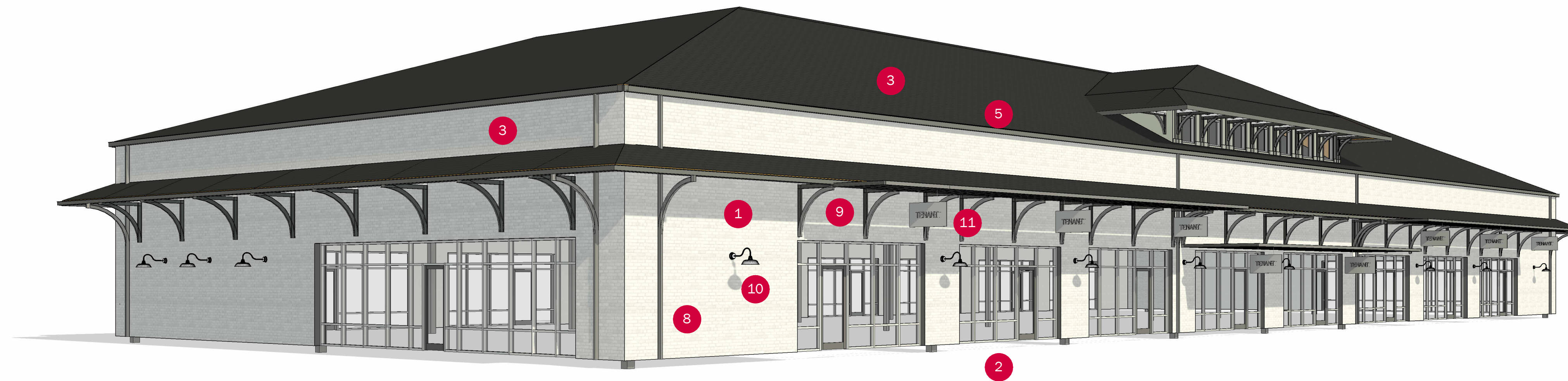
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - PRESENTATION

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





- 1 BRICK, MUTAL MATERIALS
COLOR: ASPEN, MISSION TEXTURE
RUNNING BOND, SAKZO WHITE MORTAR
- 2 BLACK ANODIZED ALUMINUM STOREFRONT
- 3 ARCHITECTURAL DIMENSIONAL ASPHALT SHINGLES
COLOR: BLACK
- 4 KALINALL WITH STEEL SECTIONS CREATING EYEBROW
CANOPY, COLOR: BENJAMIN MOORE, DARK ENGINE
- 5 METAL GUTTER
COLOR: BENJAMIN MOORE, DARK ENGINE
- 6 TPO MEMBRANE ROOFING
- 7 HOLLOW METAL DOOR AND FRAME
COLOR: BENJAMIN MOORE, DARK ENGINE
- 8 STEEL BRACKET & DOWNSPOUT,
COLOR: BENJAMIN MOORE, DARK ENGINE
- 9 STEEL BRACKETS WITH DECORATIVE PANEL
COLOR: BENJAMIN MOORE, DARK ENGINE
- 10 ARCHITECTURAL BARN LIGHTS
COLOR: BLACK
- 11 PENDANT TENANT SIGNAGE
- 12 FIBER CEMENT PANEL WITH BATTEN AND TRIM
COLOR: WHITE

1 SOUTH EAST CORNER
SCALE:



2 SOUTH EAST CORNER - ENLARGED
SCALE:



THE DEPOT AT SPRING MILL STATION

10/15/2021 12:09:21 PM PRELIMINARY DESIGN CONCEPT
161ST & SPRING MILL ROAD, WESTFIELD, INDIANA



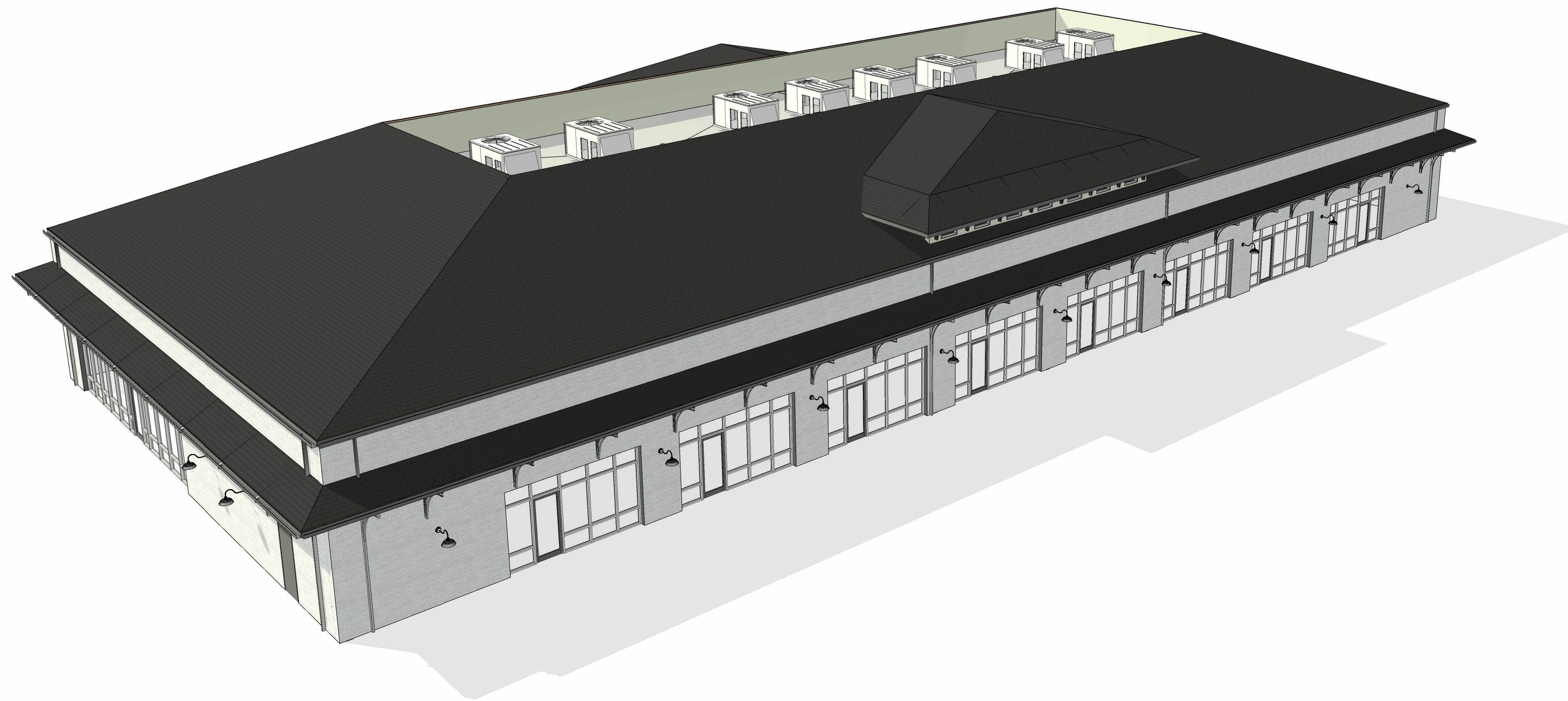
1 THE DEPOT AT SPRING MILL STATION

SCALE:



THE DEPOT AT SPRING MILL STATION

10/15/2021 12:09:41 PM PRELIMINARY DESIGN CONCEPT
161ST & SPRING MILL ROAD, WESTFIELD, INDIANA



1 SOUTH EAST BIRDS EYE VIEW
SCALE:





WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

January 18, 2022
2112-PUD-29
Exhibit 1

Petition Number: 2112-PUD-29

Project Name: Springwater

Subject Site Address: East of S. Union Street and 1/4 mile +/- North of 161st Street
(the "Property")

Petitioner: Old Town Design Group

Representative: Apollo Developers

Request: A change in zoning for 48.8 acres +/- from AG-SF1: Agriculture / Single-family Rural District and from Lantern Park Planned Unit Development (PUD) to the Springwater PUD District.

Current Zoning: Lantern Park PUD and AG-SF1: Agriculture / Single-family

Current Land Use: Agriculture/Residential

Approximate Acreage: 48.8 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Concept Plan
4. Proposed Ordinance 21-52
5. Redlined Ordinance 21-52
6. Character Exhibits
7. Open Space Amenity and Preservation Exhibit
8. Neighborhood Meeting Summary
9. Existing Variance (83-V-1)
10. Public Comment
11. Issue List Response

Staff Reviewer: Rachel Riemenschneider, Associate Planner

PETITION HISTORY

The petition was introduced at the November 9, 2021, City Council meeting. The petitioner hosted a virtual neighbor meeting on Wednesday, December 1, 2021. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 8**. The petition received a public hearing at the December 6, 2021, Advisory Plan Commission (the "Plan Commission") meeting.

PROJECT OVERVIEW

Location: The Property is located generally East of S. Union Street and 1/4 mile +/- North of 161st Street (see **Exhibit 2**). The property is currently zoned as AG-SF1: Agriculture / Single-family Rural District and Lantern Park PUD.

History: A portion of the Property has an approved variance with two amendments (83-V-1, **Exhibit 9**) to allow the Antique Store, the signage on Union Street, and the accessory structures associated with the Antique Store. At the January 20, 1983, Board of Zoning Appeals meeting, Mr. Beauchamp, the current owner of the property, was granted a variance to operate an antique store out of the home and install a sign on Union Street. At the April 17, 1989, Board of Zoning Appeals meeting, Mr. Beauchamp requested and was approved for an amendment to 83-V-1 to (1) relocate the antique store from their garage to the barn and (2) to add an addition to the barn (48 feet by 48 feet). At the October 18, 1993, Board of Zoning Appeals meeting, Mr. Beauchamp sought and was granted another amendment to 83-V-1 to construct an additional storage building (36 feet by 72 feet) south of the existing barn, 4 feet off the property line.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 3**) which divides the District into three areas. The boundaries of the areas are required to be in substantial compliance with the Concept Plan, but the layout of each area may vary from the plan.

Underlying Zoning District: The proposed PUD Ordinance contains three different Subdistricts, for which the underlying zoning is:

Subdistricts	Underlying Zoning
Townhouses Subdistrict	SFA: Single-family Attached District
Single Family Subdistrict	SF4: Single-family High Density District
Private Residence & Store Subdistrict	AG-SF1: Agricultural / Single-Family Rural District

Permitted Uses: The proposed ordinance prohibits all Special Exception and Prohibited uses, and permits only the following uses:

Townhouses Subdistrict:

- A. Dwelling, Townhouse*
- B. Development Amenities

Single Family Subdistrict:

- A. Dwelling, Single Family
- B. Development Amenities

Private Residence & Store Subdistrict:

- A. Dwelling, Single Family
- B. Retail, Low Density (Existing Antique Business)*

* Not permitted in underlying zoning district by UDO (13.2)

General Regulations for the Private Residence & Store Subdistrict: Currently there is a variance to allow the antique store use, to allow the sign on South Union street, to exempt the setback on the southern,

and to allow the current accessory structures. The Proposed Ordinance vacates this variance and permits the existing conditions on site.

Additionally, the new development would completely isolate the property where the existing home and business are located from the road; the text of the ordinance exempts the lot frontage requirement. The UDO (4.2(D)) requires 250 feet of lot frontage in AG-SF1.

General Regulations for the Single Family Subdistrict: The table below outlines the proposed lot standards as compared to the UDO's requirements for Single-family High Density district lots (the proposed underlying zoning).

Standard	Alley-Load	Front-Load	UDO (SF4)	
Minimum Lot Area	4,800 sf	6,800 sf	9,000 sf	
Minimum Lot Frontage	No minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)		40 ft	
Minimum Building Setback Lines				
Front Yard	10 ft	10 ft	25 ft	
Side Yard	5 ft	5 ft	8 ft	
Rear Yard	10 ft*	30 ft	25 ft	
Minimum Lot Width	45 ft	60 ft	50 ft	
Maximum Building Height	35 ft	35 ft	25 feet	
Minimum Living Area	1,600 sf	1,600 sf	Single-story	1,000 sf
			Two-story	750 sf
			Tri-level (basement and first level)	750 sf
			Story and one-half	750 sf

*A minimum 18' driveway is required.

General Regulations for the Townhouses Subdistrict: The table below outlines the proposed lot standards as compared to the UDO's requirements for Single-family Attached district lots (the proposed underlying zoning).

Standard	Townhouses Subdistrict	UDO (SFA)	
Maximum Density	Shall Not Apply	Four (4) Dwelling Units per acre	
Minimum Building Setback Lines			
Front Yard	Shall Not Apply	20 ft	
Front Setback Stagger	Shall Not Apply	Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) feet.	
Minimum Distance Between Structures	15 ft	Structures with no vinyl exterior siding	25 ft
Project Perimeter Setback	Shall Not Apply	No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.	
Maximum Building Height	35 ft	35 ft	
Minimum Living Area	1,600 sf	A minimum of seventy-five percent (75%) of the Dwelling Units within a project shall be 1,500 square feet or greater.	
		Single-story	1,300 sf
		Story and one-half	1,600 sf
		Two-story	1,800 sf

Overlay Districts: US Highway 31 Overlay District would not apply to this PUD.

Development Standards: The ordinance proposes the following modifications to Development Standards:

Accessory Buildings: These standards apply to the new development, but do not apply to the existing structures in the Private Residence and Store Subdistrict.

Architectural Standards: Article 6.3 Architectural Standards would not apply to the Real Estate. Instead, the following would apply:

- The character exhibits (**Exhibit 6**) will serve as a benchmark for the architecture within the development.
- **Single Family Subdistricts:**
 - o **Building Materials:** The PUD would prohibit vinyl and aluminum siding and require masonry from the ground to the level of the watertable. It also would require wood,

fiber cement, or equivalent trim for corners, frieze boards, window trim, door trip, and as a transition between Exterior Materials. The UDO (6.3(C)(3)(b)) permits vinyl siding for up to 25% of any Building Façade.

- o Windows: Each façade would be required to have at least three windows, each window with a shutter and/or architectural treatment applied to the sill and header.
- o Roof Design: Roofs in this Subdistrict will be required to have a minimum 12" overhang. Main roofs on Midcentury Modern, Modern Prairie, and similar architectural styles will have a 4:12 roof pitch; all other architectural styles will have a 6:12 main roof pitch. Roofs would require architectural or dimensional shingles, with metal accent roofing permitted on architectural features. The UDO prohibits Rolled roofing or tar paper as the visible final layer of roofing.
- o Garages: Each home would have, at minimum, a two car garage with two coach lights. For front loading garages, a two-bay garage door would not exceed 40% of the front elevation. If a third car bay is included, it will be set back two feet from the Established Front Yard. Each garage elevation would have two design elements or windows and be painted to match or accent the Dominant Exterior Material.
- o Front Building Façade: Front Building Facades would be required to utilize architectural enhancements including: trim at corners, frieze boards, window trim, door trim, and as a transition between Exterior Materials; enhanced trim or masonry detailing; enhanced roof design; and a minimum of 4 windows on 1-story dwellings or 6 windows on 2-story dwellings.
- o Side Building Façade: These requirements would only apply when a Side Building Façade with a gable end faces a street or a Common Area. Homes that meet this description must have one of the following on the Side Building Façade:
 - A change in the exterior color separated by trim;
 - A change in the Exterior Material pattern separated by trim;
 - A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
 - A minimum of ten (10) square foot gable window;
 - A gable peak with a change in Exterior Material; or
 - A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.
- o Streetscape Diversity: Homes within three lots on the same side of the street, across the street, or diagonally across the street must have a significantly different Front Building Façade and have different primary siding color. The UDO requires the same, but limits these differences to adjacent lots only. The UDO also requires different color for one of the following exterior elements: Masonry Material, trim, and accent siding.
- **Townhouses Subdistrict:**
 - o Building Materials: The PUD would permit Masonry Material, fiber cement siding, composite trim, composite veneer panels, vinyl shutters, aluminum fascia, aluminum soffits, and aluminum downspouts or gutters. For Multi-family districts, the UDO permits Exterior Insulation and Finish System (E.I.F.S.), synthetic stucco, Masonry Materials, wood, Fiber Cement Siding, and Polymeric Cladding, and requires 75% masonry on each facade. The UDO prohibits aluminum and vinyl siding. The UDO also requires two different exterior materials on each façade (UDO 6.3 (E)(2)).

- o Roof Design: The PUD would require a minimum 12" overhang on all facades, which is the same requirement as the UDO (6.3(E)(4)(b)). Main roofs on Midcentury Modern, Modern Prairie, and similar architectural styles will have a 4:12 roof pitch; all other architectural styles will have a 6:12 main roof pitch. Roofs would require architectural or dimensional shingles, with metal accent roofing permitted on architectural features. The UDO requires a primary roof pitch of 6:12 and that the roof design shall include varied pitches and ridge levels in accordance with the intended architectural style of the building.
- o Garage: Each unit would have a two car garage.
- o Front Building Façade: The PUD would require the following elements on the Front Building Façade:
 - Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.
 - Shutters or a six-inch (6") nominal trim board on all operable windows (windows which open) shall apply unless wrapped in masonry.
 - A minimum of one (1) offset at least one and a half feet (1.5') deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
 - A minimum of four (4) windows.
 - Front door entranceways shall include a porch not less than three feet (3') deep by five feet (5') wide (prior to installation of any Masonry Material).
 - The roof design shall include at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gable, or two (2) or more roof planes.
 - Gable ends shall include a minimum of one (1) of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four-inch (4") nominal width or composite veneer panels.
- o Side Building Façade: Side Building facades, per the PUD, would be required to incorporate the following elements:
 - A minimum of three (3) windows shall be required.
 - All windows shall have a minimum four-inch (4") nominal width trim.
 - Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends.
- o Rear Building Façade Requirement: Per the PUD, Rear Building Facades would be required to include:
 - A minimum of two (2) windows shall be required.
 - All windows shall have a minimum four-inch (4") nominal width trim.

The UDO does not have specific requirements for each façade of a Multi-Family building, but does require four-sided architecture (6.3(E)(1)(b)).

- o Streetscape diversity: The PUD requires the following elements of streetscape diversity along Union Street:

- Townhouse units shall be staggered within a building a minimum of 1.5' between the end units and the inside unit(s)
 - Minimum of six (6) different species of shrubs shall be used along the streetscape to provide diversity.
 - A sidewalk / pedestrian corridor shall be provided between buildings along Union Street as shown in the Concept Plan.
 - Provide some outdoor living areas along the streetscape in all units.
 - The landscape buffer width shall vary 8' to 14' between the buildings and the trail.
- **Private Residence and Store Subdistrict:** Architectural Standards will not apply to existing buildings in this subdistrict.

Landscape Standards:

- **Street Trees:** Street tree standards would apply, however the spacing requirement would not apply (Article 6.8(L)(1); the UDO limits spacing to a maximum of 60 feet but permits the Director to approve an increase in maximum spacing. Street trees would not be required on alleys and private streets within the Townhouse subdistrict.
- **Foundation Plantings:** Foundation Planting Requirements would not apply. Per the UDO, this would be required at the base of a Monument Sign and against expanses over 80 feet on the Townhouses only. The UDO (6.8(L)) requires 1 shrub or ornamental tree per 12 lineal feet.
- **External Street Frontage:** External Street Frontage requirements would not apply. The UDO (6.8(M)) would require a landscaped area at least 30 feet deep with a minimum of 4 evergreen trees, 3 shade trees, 3 ornamental trees, and 25 shrubs per 100 lineal feet.
- **Buffer Yards:** The UDO's Buffer Yard standards would not apply.
 - o **Private Residence & Store Subdistrict:** The PUD proposes there would be no buffer yard around this subdistrict. The UDO (6.8(N)) does not require a buffer yard because the underlying zoning is AG-SF1.
 - o **Single Family Subdistrict:**
 - In accordance with the UDO, the PUD does not require a buffer between the proposed development and Lantern Park. Both have the underlying zoning of SF4; a buffer is not required between two SF4 districts.
 - The PUD proposes to install a buffer compliant with Buffer Yard B (see below), 30-feet of which will be a Tree Preservation Easement, adjacent to the AG-SF1 properties to the east and the cemetery to the north. The UDO requires Buffer Yard B (6.8(N)).

Chart: Buffer Yard Types

Buffer Yard Type	Planting Materials per 100 lineal feet				
	Width	Shade Trees	Evergreen Trees	Shrubs	Mound / Fence
Buffer A (small)	30 feet	3	3	10	none required
Buffer B (medium)	40 feet	4	4	10	4' tall undulating mound for at least 60% of the length of the shared Lot Line
Buffer C (large)	50 feet	5	5	20	4' tall undulating mound for at least 60% of the length of the shared Lot Line and a 6' - 8' tall opaque fence

- **Tree Preservation:** Trees will be preserved as shown in Open Space Amenity and Preservation Exhibit (**Exhibit 7**) and in accordance with the UDO's tree preservation standards (UDO 6.8(E)).

Sign Standards: In addition to the permitted residential monument sign, the PUD proposes one sign in compliance with UDO 6.17(H) for the Antique Store. Per the UDO, individual non-residential uses are permitted one monument sign per street frontage. Since the Antique Store has no frontage, the UDO would not permit a monument sign.

Vision Clearance: The PUD proposes reducing the Vision Clearance from Collectors and Local Streets from 40 feet (UDO 6.19(A)(1)) to 35 feet. They are increasing the Vision Clearance standard for Private Streets from 25 feet (UDO 6.19(A)(4)) to 35 feet. All internal intersections will meet the Vision Clearance Standards for Driveways and Alleys, 10 feet (UDO 6.19(A)(3))

Infrastructure Standards: As proposed, the PUD Ordinance defaults to the City's Construction Standards and the UDO, unless otherwise approved by the Public Works Department.

Design Standards: The ordinance proposed the following modifications to Design Standards:

Open Space and Amenity Standards: Open Space and Amenities will be provided in substantial compliance with the Open Space Amenity and Preservation Exhibit (**Exhibit 7**), which indicates that 57% of the developed property will be Open Space. The UDO standards shall not apply. The UDO would require the following:

- **Single Family Subdistrict (SF4):** 15% open space
- **Townhome Subdistrict (SFA):** 35% open space and two qualifying amenities
- **Private Residence and Store Subdistrict (AG-SF1):** No requirements.

Pedestrian Network Standards: The PUD proposes a modification to UDO 8.7(C)(2), which requires sidewalks on both sides of internal Streets and Private Streets. Instead, the PUD would not require sidewalks on private streets on the rear of the townhomes.

Additionally, the PUD commits to extending the pedestrian trail along Union Street to the roundabout at 161st Street.

Easements: As proposed, there are several amenities and a legal drain easement located within the tree preservation easement. There are also homes whose backyards abut a tree preservation easement and may want to construct fences. The UDO (8.3(H)(1)) prohibits activities that would be required for the maintenance of these amenities, the access to the legal drain, or the construction of the fences. The Department is working with the petitioner to clarify that the language of the PUD and the exhibit ensure the trees are preserved while also taking these other factors into consideration.

Termination of Existing Variances: As proposed, the adoption of this PUD would repeal the existing variance for the Property (83-V-1), which permits the Antique store, signage, and accessory structures. The variance will be appealed when the secondary plat is recorded.

COMPREHENSIVE PLAN

The [Westfield-Washington Township Comprehensive Plan](#) (the “Comprehensive Plan”) identifies the majority of this Property as being within the “Existing Suburban” land use classification. Indiana Code states that reasonable regard be paid to the Comprehensive Plan when considering zoning map changes; however, the Comprehensive Plan is not law. The Comprehensive Plan is intended to serve as a guide in making land use decisions.

The land uses contemplated for “Existing Suburban” are: Detached dwellings, Attached dwellings, Institutional uses, and Recreational uses.

Development Policies for “Existing Suburban” include:

- Promoting the protection of the existing suburban character of the area.
 - Encouraging only compatible infill development on vacant parcels in existing neighborhoods as a means of avoiding sprawl.
 - Permitting new development only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts.
 - Ensuring that infill development is compatible in mass, scale, density, materials, and architectural style to existing development.
 - Ensuring that new development adjacent to existing suburban is properly buffered.
-

CHANGES SINCE PUBLIC HEARING

The most significant change to the PUD comes in the architectural standards for the Single Family and Townhouses Subdistricts. In the previous draft, Article 6.3 Architectural Standards of the UDO did apply, along with a set of guidelines regarding certain architectural features. The current PUD exempts Article 6.3 and instead outlines specific standards (see details above). They have also incorporated two definitions related to the newly added architectural standards.

Other changes include:

- The Petitioners have incorporated a new exhibit which clarifies the boundaries of the subdistricts.

- The height of the Townhouses has been reduced from 40 feet to 35 feet.
- A sidewalk will now be required south of the cemetery.
- The number of townhomes has been reduced from 56 townhomes to 37 townhomes.

PROCEDURAL

Council Introduction: The petition was introduced at the November 9, 2021, City Council meeting.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. This petition had its public hearing at the December 6, 2021, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

DEPARTMENT COMMENTS

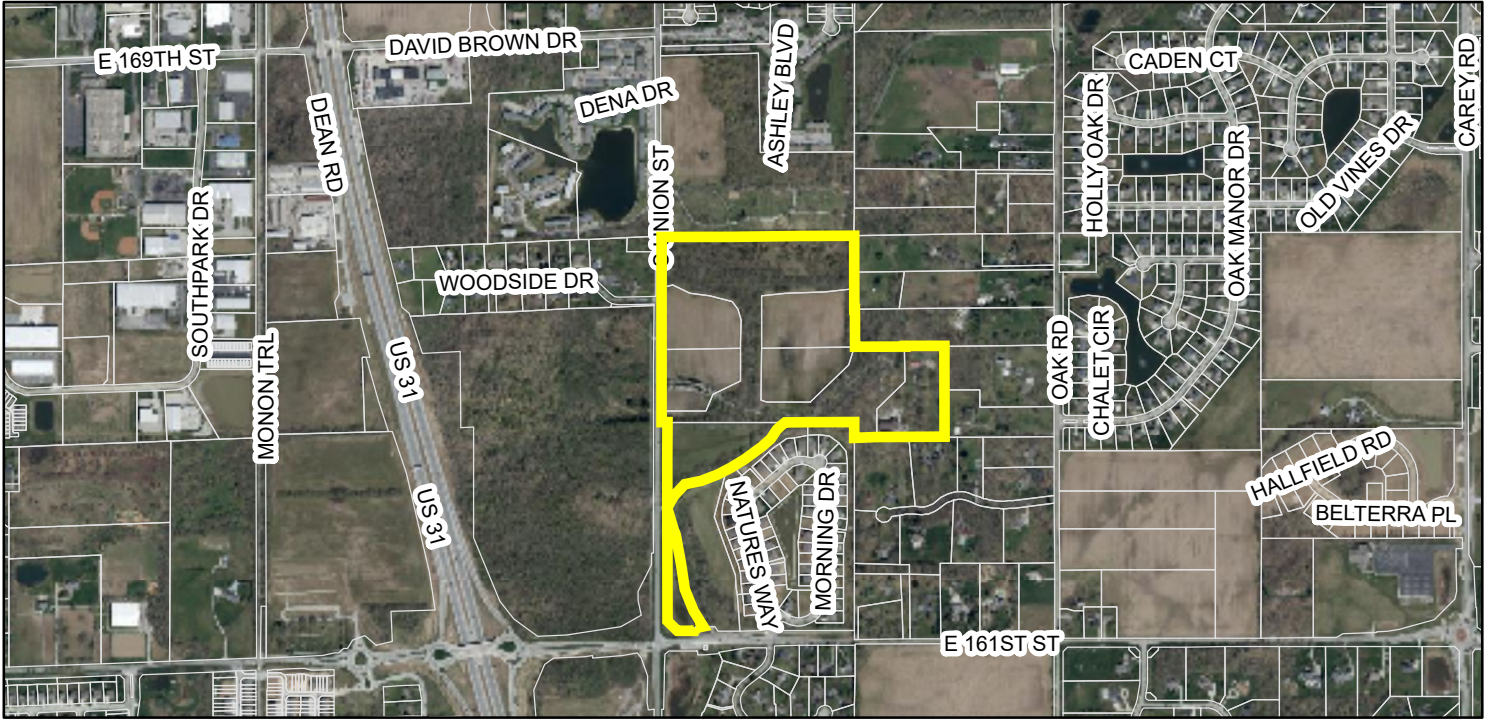
1. **Action:** Forward a recommendation to the City Council.
2. If any Plan Commission member has questions prior to the public hearing, then please contact Rachel Riemenschneider at 463-231-6649 or rriemenschnieder@westfield.in.gov.



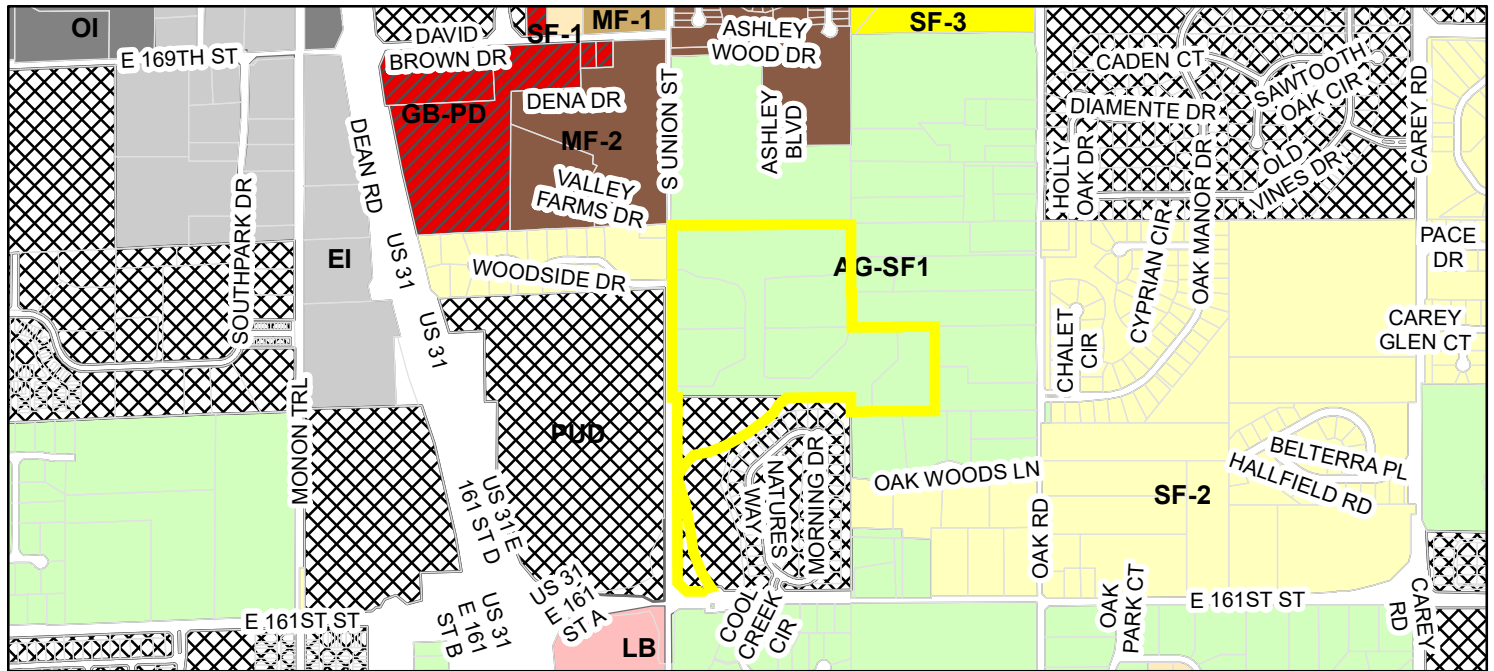
Property Location Map: Springwater PUD
East of S. Union Street and
1/4 mile +/- North of 161st Street
2112-PUD-29



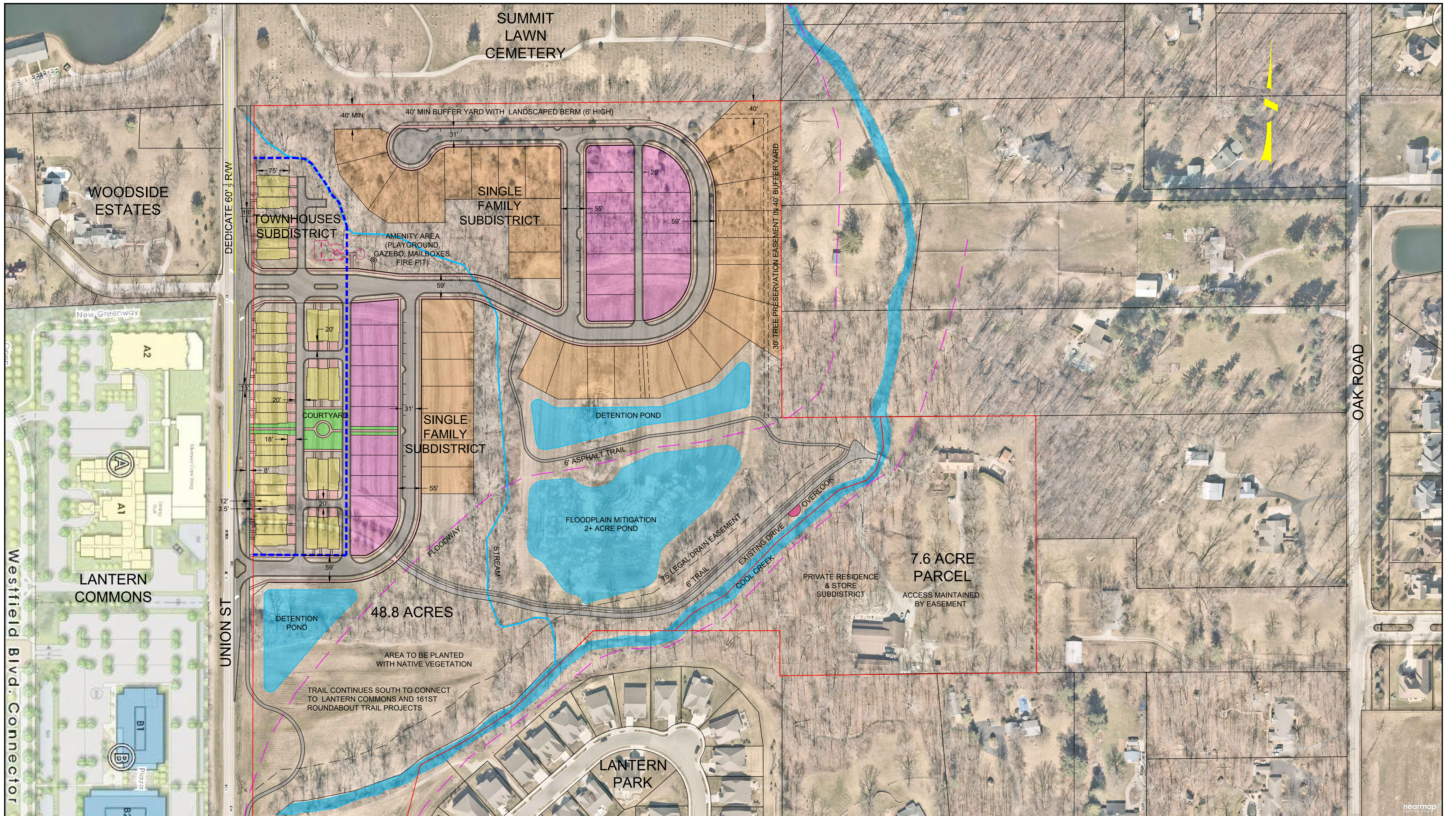
Aerial Location Map



Zoning Map



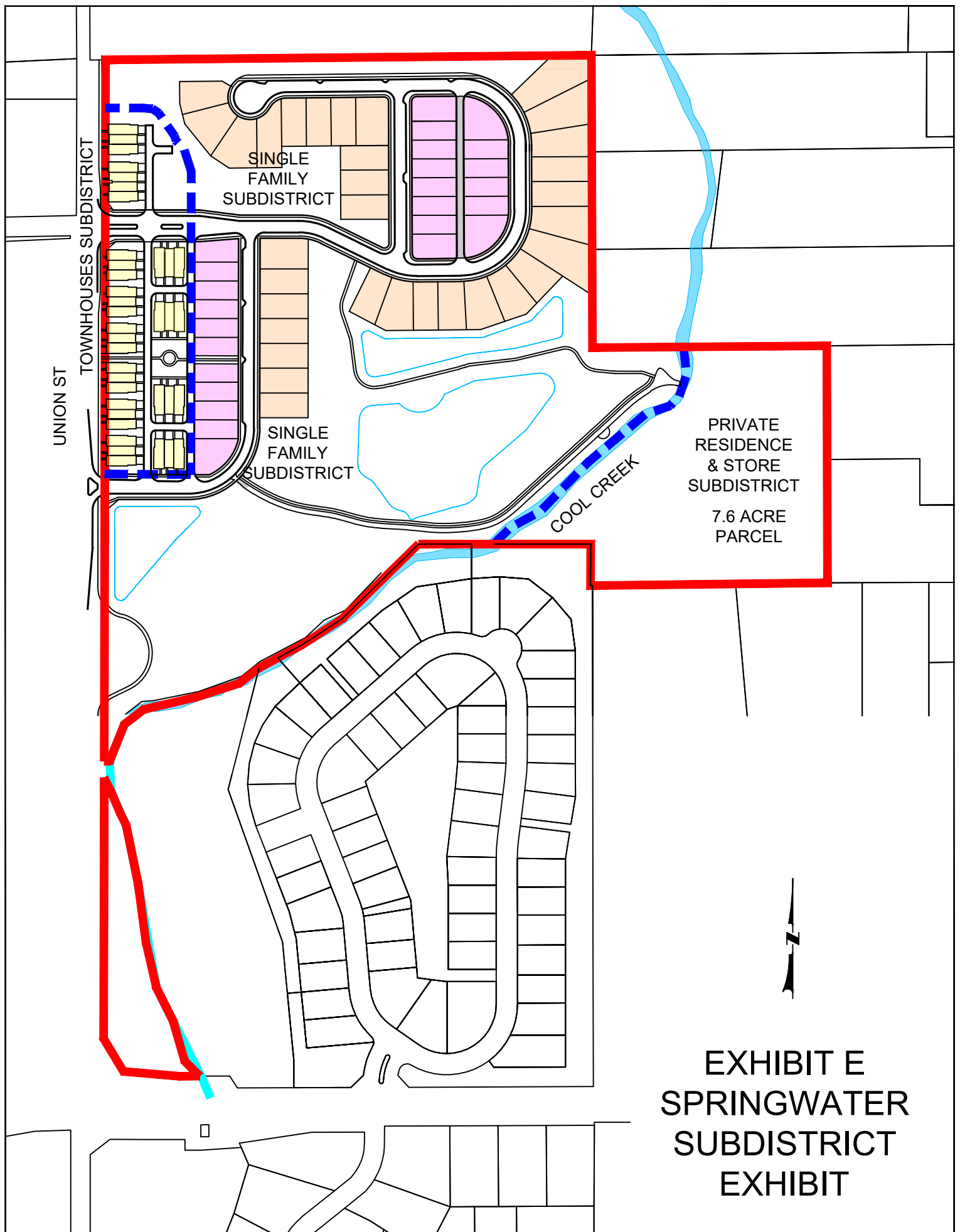
Parcel	GB-PD (General Business - Planned Development)	PUD (Planned Unit Development)
Zoning	LB (Local Business)	SF-1 (Single Family - 1)
AG-SF1 (Agriculture - Single Family - 1)	MF-1 (Multiple Family - 1)	SF-2 (Single Family - 2)
EI (Enclosed Industrial)	MF-2 (Multiple Family - 2)	SF-3 (Single Family - 3)
OI (Open Industrial)		



APOLLO
DEVELOPERS

EXHIBIT B SPRINGWATER CONCEPT SITE PLAN

- TOWNHOUSE - 2-STORY (3-4 TOWNHOUSES PER POD) - 37
- SINGLE FAMILY COTTAGES (ALLEY LOAD) - 47'x110' MIN - 25
- SINGLE FAMILY VILLAS (FRONT LOAD) - 62'x120' LOT - 32



ORDINANCE NUMBER 21-52

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 (the “Ordinance”) for the ***Springwater 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. 2112-PUD-29**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”);

WHEREAS, the Commission forwarded **Petition No. 2112-PUD-29** 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 _____, 2022;

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

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

Section 1. **Applicability of Ordinance.**

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

- 1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the 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. The following additional definitions are hereby incorporated:

- 2.1 **Dominant Exterior Material.** The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.
- 2.2 **Exterior Material.** The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).

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

- 3.1 The District is hereby divided into three (3) areas, as depicted on the Concept Plan and labeled as "Townhouses Subdistrict", "Single Family Subdistrict", and "Private Residence & Store Subdistrict" (individually or collectively, the "Subdistrict" or "Subdistricts"). Refer to **Exhibit E**, Springwater Subdistrict Exhibit for boundaries of subdistricts.
- 3.2 Development of each Subdistrict shall be regulated as set forth in this Ordinance.
- 3.3 The boundaries of the Subdistricts shall be developed in substantial compliance with the Concept Plan. The final layouts and site plans within the Subdistricts shall be subject to the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.

Section 4. **Underlying Zoning District.** The Underlying Zoning District of the Townhouses shall be SFA: Single-family Attached Subdistrict, the Single Family shall be SF4: Single-family High Density Subdistrict, and the Private Residence & Store shall be AG-SF1: Agricultural / Single-Family Rural Subdistrict.

Section 5. **Permitted Uses.**

- 5.1 All Special Exception Uses and Prohibited Uses shall be prohibited.
- 5.2 The following uses shall be permitted in the Townhouses Subdistrict:
 - A. Dwelling, Townhouse
 - B. Development Amenities
- 5.3 The following uses shall be permitted in the Single Family Subdistrict:
 - A. Dwelling, Single Family
 - B. Development Amenities
- 5.4 The following uses shall be permitted in the Private Residence & Store Subdistrict:
 - A. Dwelling, Single Family
 - B. Low traffic antique shop in existing structures (the use authorized under prior variance V-83-V-1 dated 11/02/1982)
- 5.5 Maximum Dwellings. The total number of Dwellings permitted in the Real Estate shall not exceed one-hundred (100).

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 modified below:

- 6.1 Article 4.2(D) Minimum Lot Frontage – Shall not apply for the Private Residence & Store Subdistrict, however, the lot shall have vehicular access to a street (via, public street, private street, and/or a shared ingress/egress easement).
- 6.2 Articles 4.2(E2) Side and Rear Yard – Existing structures are exempt from the Side and Rear Yard Setback requirements in the Private Residence & Store Subdistrict.

6.3 Article 4.7 shall apply except as modified below:

Single Family Subdistrict (Single-Family High Density)		
Standard	Single Family - Alley	Single Family - Front
Minimum Lot Area (4.7B)	4,800 SF	6,800 SF
Minimum Lot Width (4.7E)	45'	60'
Minimum Lot Frontage (4.7C)	No minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)	No minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)
Minimum Building Setbacks		
Front Yard (4.7D1)	10'	10'
Side Yard (4.7D2)	5'	5'
Rear Yard (4.7D3)	10' * A driveway at least 18' deep shall be required.	30'
Maximum Building Height (4.7F)	35'	35'
Minimum Living Area (4.7G)	1,600 SF	1,600 SF

6.4 Article 4.9 shall apply except as modified below:

Standard	Townhouses Subdistrict
Maximum Density (4.9E)	Shall Not Apply
Maximum Project Size Within District (4.9G)	Shall Not Apply
Minimum Building Setbacks	
Front Yard (4.9H1)	Shall Not Apply
Front Setback Stagger (4.9.H.2)	Shall Not Apply
Minimum Distance Between Structures (4.9I)	15'
Project Perimeter Setback (4.9J)	Shall Not Apply
Maximum Building Height	35'
Minimum Living Area	1,600 SF

Section 7. Overlay Districts. Article 5.2: US Highway 31 Overlay District, shall not apply to the development of the District.

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

8.1 Article 6.1 Accessory Use and Building Standards: Shall not apply to existing structures in the Private Residence & Store Subdistrict

8.2 Article 6.3 Architectural Standards: Shall not apply. The following standards shall apply in lieu of the Architectural Standards of Article 6.3:

A. Character Exhibit: The “Character Exhibit”, attached hereto as **Exhibit C**, is hereby incorporated to capture the intended architecture of townhouses to be constructed. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the development. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department’s decision may be appealed to the Plan Commission.

B. Homes constructed in the Single Family Subdistrict Architectural Standards shall comply with the following standards:

a. **Building Materials.**

i. Vinyl and aluminum siding shall be prohibited.

ii. All single family homes will have masonry (either stone or brick veneer) at ground level. This masonry material will be continuous all the way around the base of each building except where interrupted by access points (like steps or doors). This masonry will extend – at a minimum – from the ground up to the level of the watertable.

b. **Exterior Trim Materials:** Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window trim, door trim, and as a transitional material between two different Exterior Materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of five and one-half inches (5 and 1/2”) wide.

c. **Windows:**

i. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the architectural treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the architectural treatment shall be of a natural material and be applied to the sill, header and jams.

ii. All homes shall have a minimum of three (3) windows on all four (4)

sides of the home. For the purposes of this calculation, a double window shall be counted as two (2) windows.

- d. Minimum Overhangs: All homes shall have a minimum of 12" roof overhangs.
- e. Roof Pitches: Homes designed in the Midcentury Modern, Modern Prairie, or other modern styles that typically have low slope roofs may have a minimum roof pitch of 4/12 for the main roof. The minimum roof pitch for the main roof of all other architectural styles shall be 6/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
- f. Roofing Materials: All homes shall have dimensional or architectural grade shingles. Full metal roofs will not be allowed. Metal accent roofs may be used as coverings over a porch, a window seat, a bump-out, a dormer, or similar architectural feature.
- g. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:
 - i. For front loading garages, a two-bay garage door width may not exceed forty percent (40%) of the linear footage of the front elevation of the home. For the purpose of the standard, a third car bay shall not be included in calculating the linear footage of the front elevation of the home.
 - ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.
 - iii. If a home has a three car garage, the third car bay shall be setback behind the Established Front Yard a minimum of two (2) feet.
 - iv. All garage elevations shall (i) include at least two (2) design elements or windows to vary the appearance of the garage façade and (ii) be painted a color to match the Dominant Exterior Material or a color to accent the Dominant Exterior Material. Design elements include the garage door, garage hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.
- h. Front Building Façade Requirements: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:
 - i. Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.
 - ii. Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or

shutters).

- iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
 - iv. All one-story dwellings shall have a minimum of four (4) windows on the Front Façade and all two-story dwellings shall have a minimum of six (6) windows on the Front Façade.
- i. Side Building Façade Requirements: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a Side Lot Line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one (1) of the following elements on the side Building Façade. The following elements shall be used and shall be consistent with elements included on the Front Building Façade:
- i. A change in the exterior color separated by trim;
 - ii. A change in the Exterior Material pattern separated by trim;
 - iii. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)
 - iv. A minimum of ten (10) square foot gable window;
 - v. A gable peak with a change in Exterior Material; or
 - vi. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.
- j. Streetscape Diversity: Single-Family Dwellings located within three (3) Lots with a Front Lot Line abutting the same Street and Single Family Dwellings located across the street or diagonally opposite shall, at the time of the issuance of the Certificate of Occupancy:
- i. Be a significantly different front Building Façade (i.e. architectural style, roof lines, window placement, proportion of siding materials). Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan; and
 - ii. Have a different primary siding color than the adjacent Lot.
- C. The homes in the Townhouses Subdistrict shall comply with the following architectural standards:
- a. Building Materials: Permitted exterior building materials are as follows:
- i. Masonry Material (brick or cultured stone), fiber cement siding, composite trim, composite veneer panels, vinyl shutters, aluminum facia, aluminum soffits, aluminum downspouts/gutters.

- ii. All townhouses will have masonry (either stone or brick veneer) at ground level. This masonry material will be continuous all the way around the base of each building except where interrupted by access points (like steps or doors). This masonry will extend – at a minimum – from the ground up to the level of the watertable.
- b. Roof Design:
 - i. Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of twelve inches (12”) on all facades of each Building, as measured prior to the installation of any Masonry Materials.
 - ii. Roofing Materials: All homes shall have dimensional or architectural grade shingles. Full metal roofs will not be allowed. Metal accent roofs may be used as coverings over a porch, a window seat, a bump-out, a dormer, or similar architectural feature.
 - iii. Roof Pitch: Townhouses designed in the Midcentury Modern, Modern Prairie, or other modern styles that typically have low slope roofs may have a minimum roof pitch of 4/12 for the main roof. The minimum roof pitch for the main roof of all other architectural style shall be 6/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles. Shed roof dormer accents shall be no less than 3:12.
- c. Perimeter Lots Fronting Union Street: Townhouses adjacent to Union Street shall require the front door to face Union Street and the garage shall face an internal street or alley.
- d. Garages: All Dwellings shall have a two (2) car garage.
- e. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade (façade including the entry door) unless specifically noted otherwise:
 - i. Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.
 - ii. Shutters or a six-inch(6”) nominal trim board on all operable windows(windows which open) shall apply unless wrapped in masonry.
 - iii. A minimum of one (1) offset at least one and a half feet (1.5’) deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
 - iv. A minimum of four (4) windows.

- v. Front door entranceways shall include a porch not less than three feet (3') deep by five feet (5') wide (prior to installation of any Masonry Material).
 - vi. The roof design shall include at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gable, or two (2) or more roof planes.
 - vii. Gable ends shall include a minimum of one (1) of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four-inch (4") nominal width or composite veneer panels.
- f. Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhouse building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
 - a) A minimum of three (3) windows shall be required.
 - b) All windows shall have a minimum four-inch (4") nominal width trim.
 - c) Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends.
- g. Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade (façade opposite the façade including the entry door):
 - a) A minimum of two (2) windows shall be required.
 - b) Windows shall have minimum four-inch (4") nominal width trim.
- h. Streetscape Diversity: The following design criteria shall be provided to achieve streetscape diversity along the Union Street frontage:
 - i. Townhouse units shall be staggered within a building a minimum of 1.5' between the end units and the inside unit(s)
 - ii. Minimum of six (6) different species of shrubs shall be used along the streetscape to provide diversity.
 - iii. A sidewalk/pedestrian corridor shall be provided between buildings along Union Street as shown in the Concept Plan.
 - iv. Provide some outdoor living areas along the streetscape in all units.
 - v. The landscape buffer width shall vary 8' to 14' between the buildings and the trail.

- D. Article 6.3 shall not apply to the existing structures in the Private Residence and Store Subdistrict.

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

- A. Street Trees (Article 6.8 (J)): Shall apply, unless otherwise approved by the Director or Department of Public Works, except the following:
 - 1. Street trees are not required on alleys or private streets with Townhouse Dwelling frontage.
 - 2. Article 6.8(J)(3): (Street Tree spacing) shall not apply.
- B. Foundation Plantings (Article 6.8 (L)(1)): Shall not apply.
- C. External Street Frontage Landscaping Requirements (Article 6.8(M)): Shall not apply.
- D. Buffer Yard Requirements (Article) 6.8 (N): Shall not apply except as noted below. There is no Buffer Yard required around the Private Residence & Store Subdistrict since it is proposed to have an AG-SF1 underlying zoning district. There is no Buffer Yard required adjacent to the Lantern Park subdivision to the south and east. A minimum 30' Tree Preservation Easement shall be provided in lieu of a Buffer Yard between the adjacent lots zoned AG-SF1 to the east and the Single Family Subdistrict. There shall be a Buffer B Buffer Yard along the north and east property lines except at the Private Residence & Store Subdistrict. However, a minimum 30' Tree Preservation Easement may be provided in lieu of a Buffer Yard along the north and east property lines.
- E. The Open Space Amenity and Preservation Exhibit, attached hereto as **Exhibit D** is hereby incorporated. Existing vegetation shall be protected in a Tree Preservation Easement where shown as "Mature Woods to Remain" in **Exhibit D** in accordance with Chapter 8 of the Design Standards except as modified by this Ordinance.

8.4 Sign Standards (Article 6.17): One (1) sign in accordance with 6.17(H) Individual Nonresidential Signs may be installed within the District for the Private Residence & Store Subdistrict (but not within one-hundred (100') feet of the Union Street right-of-way). This sign shall not count against the requirements permitted by the overall District. Existing sign may remain until new sign is installed.

8.5 Vision Clearance (Article 6.19 (A)(1)): Thirty-Five (35) feet from intersections of Collectors, Private, or Local Streets. Section 6.19(A)(3) shall apply to all intersections internal to the site.

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

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

10.1 **Article 8.6 Open Space and Amenity Standards:** Shall not apply. However, Open Space and Amenity Standards shall substantially comply with **Exhibit D.**

10.2 Article 8.7C2 – Sidewalks shall be required on both sides of the internal streets and internal Private Streets in all developmentsexcept the following:

1. Sidewalks are not required on private streets on rear of townhouses

10.3 Article 8.7D – The pedestrian trail along Union Street shall be extended south along the roadway frontage to 161st Street as required by 8.7D1 except where installed in this corridor by others including the roundabout project proposed at 161st and Union Street, provided the roundabout project has commenced prior to the recording of the Secondary Plat.

10.4 Article 8.9 Street and Right-of-Way Standards: The District shall comply with the requirements of the Thoroughfare Plan unless otherwise agreed to by the Department of Public Works.

10.5 Article 8.3(H)(1) Prohibited Activities: Neighborhood Amenities as shown in Exhibit D are permitting activities within the Tree Preservation Easement. Mowing and Seeding are permitting within the vicinity of the Amenities shown. Activities permitted by any legal drain easement are permitted within the Tree Preservation Easement. Fences shall be permitting within the Tree Preservation Easement at the east side of the property within ten (1) feet of the District property line.

Section 11. **Termination of Existing Variances.** All variances under Application Number V-83-V-1 dated 11/02/1982 shall be terminated upon the effective recording date of the secondary plat.

Section 12. **Severability Clause.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

Section 13. **Sunset Clause.** To the extent the provisions of this subsection are not in conflict with Indiana Code 36-4-7-4-1109, this Ordinance shall be subject to review and approval by the City Council on January 1st of the 6th full calendar year following the approval of this Ordinance, if at least one (1) Improvement Location Permit within the District has not been issued.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, 2022.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

Jake Gilbert

Jake Gilbert

Jake Gilbert

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 21-52** was delivered to the Mayor of Westfield on the _____ day

of _____, 2022, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 21-52** I hereby VETO **ORDINANCE 21-52**

This _____ day of _____, 2022 This _____ day of _____, 2022

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description and Location Map)
Exhibit B	Concept Plan
Exhibit C	Character Exhibit
Exhibit D	Open Space Amenity and Preservation Exhibit
Exhibit E	Springwater Subdistrict Exhibit
Exhibit F	Vicinity Map

EXHIBIT A

LEGAL DESCRIPTION

A part of the Northwest Quarter of Section 7, Township 18 North, Range 4 East, described as follows:

Begin at the Northwest corner of the Northwest Quarter of Section 7, Township 18 North, Range 4 East, thence East in and along the North line of said Northwest Quarter, 78 poles (1287.0 feet) to a stone, thence South parallel with the West line of said Quarter, 44 poles (726.0 feet) to a point, thence West parallel with the North line of said Quarter, 1287.0 feet to the intersection with the West line of said Quarter, thence North in and along the said West line, 44 poles (726.0 feet) the place of beginning.

AND

Part of the Northwest Quarter of Section 7, Township 18 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows, to-wit:

Beginning at the point of the West line of said Northwest Quarter 726 feet (44 poles) South of the Northwest corner of said Northwest Quarter Section; thence East parallel with the North line of said Northwest Quarter Section, 1867 feet to a point; said point being 740 feet West and 726 feet South of the Northeast corner of said Northwest Quarter Section; thence South parallel with the East line of said Northwest Quarter Section, 594 feet to a point; thence West parallel with the North line of said Northwest Quarter Section 580 feet to a point; thence North 132 feet (8 rods) to a point; thence West 1287 feet (78 poles) to the intersection with the West line of said Northwest Quarter Section; said point of intersection being 1204.5 feet (73 rods) South of the Northwest corner of said Northwest Quarter Section; thence North on and along the West line of said Northwest Quarter Section 478.5 feet to the point of beginning; said beginning point being 726 feet South of the Northwest corner of said Northwest Quarter Section, containing 22 acres, more or less.

AND

A part of Block "A" in Lantern Park, Section 1, being part of the west half of the Northwest Quarter of Section 7, Township 18 North, Range 4 East, Hamilton County, Indiana with the plat of said Lantern Park, Section 1 being recorded as Instrument Number 2016031196, described as follows:

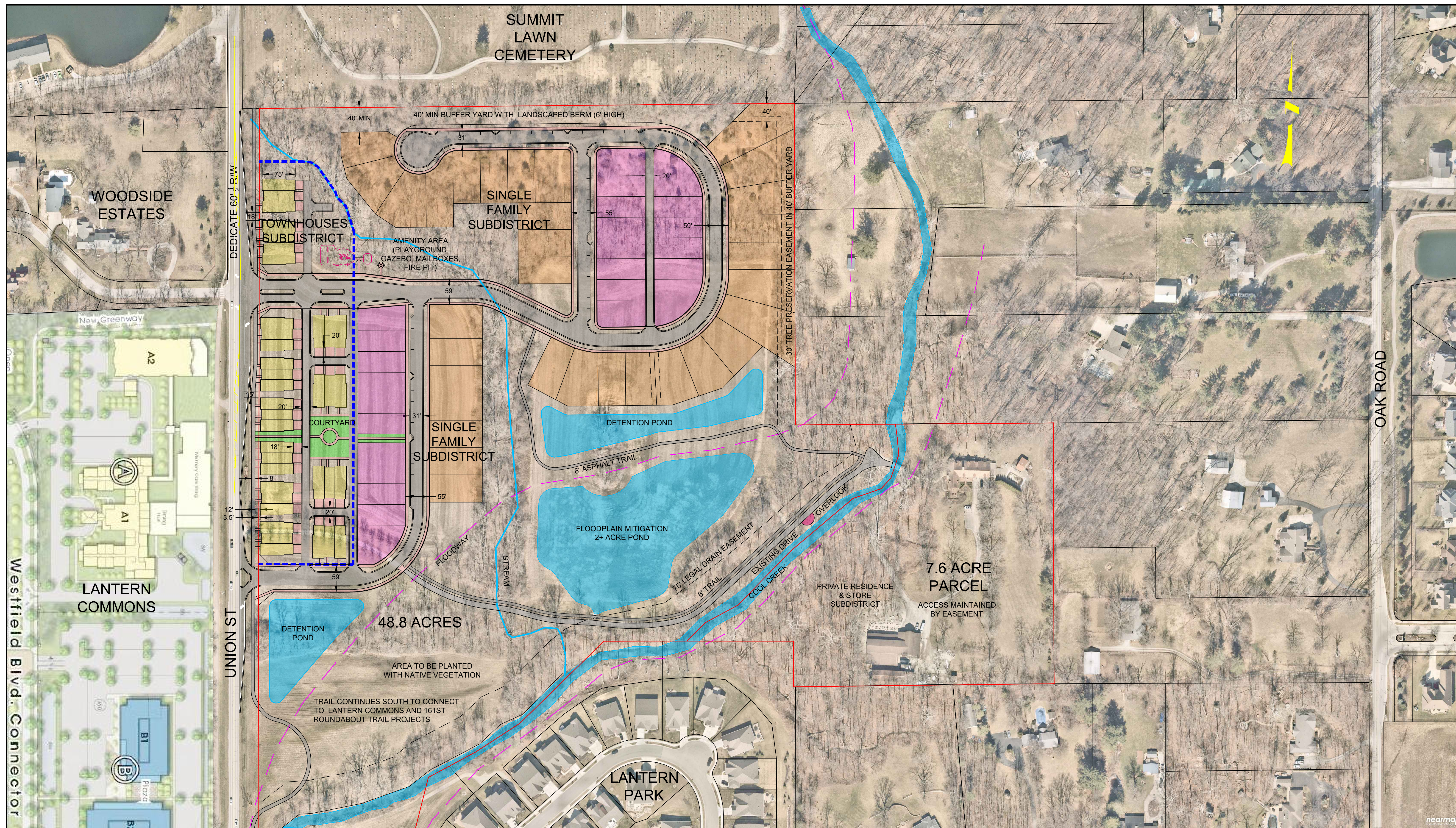
Commencing at the southeast corner of said Block "A"; thence along the southerly line of said Block "A" and the northerly right-of-way line of 161st Street the following three (3) courses: 1) South 89 degrees 45 minutes 18 seconds West (bearings based upon the recorded plat of Lantern Park) 141.02 feet; 2) North 32 degrees 15 minutes 1 second West 35.38 feet; 3) South 89 degrees 45 minutes 18 seconds West 75.37 feet, more or less, to the centerline of Cool Creek and the point of beginning of this description: thence continuing along said northerly right-of-way line, South 89 degrees 45 minutes 18 seconds West 49.63 feet to the northeast corner of that 0.159 acre parcel described in the Warranty Deed recorded as Instrument Number 2020069894; thence along the northern boundary of said 0.159 acre parcel the following two (2) courses: 1) North 85 degrees 01 minute 12 seconds West 141.65 feet; 2) North 31 degrees 5 minutes 51 seconds West 95.07 feet to the east right-of-way line of Union Street; thence North 0 degrees 6 minutes 33 seconds East 654.08 feet along east right-of-way line, more or less, to the center of Cool Creek; thence along the centerline of Cool Creek the following nine (9) courses: 1) South 20 degrees 41 minutes 50 seconds East 35.51 feet; 2) South 27 degrees 38 minutes 4 seconds East 34.20 feet; 3) South 24 degrees 4 minutes 36 seconds East 59.13 feet; 4) South 11 degrees 49 minutes 19

seconds East 149.34 feet; 5) South 7 degrees 35 minutes 20 seconds East 138.63 feet; 6) South 12 degrees 32 minutes 35 seconds East 129.48 feet; 7) South 26 degrees 4 minutes 44 seconds East 91.32 feet; 8) South 17 degrees 13 minutes 56 seconds East 105.38 feet; 9) South 45 degrees 11 minutes 55 seconds East 53.10 feet to the point of beginning and containing 1.755 acres, more or less.

AND

A part of Block "A" in Lantern Park, Section 1, being part of the west half of the Northwest Quarter of Section 7, Township 18 North, Range 4 East, Hamilton County, Indiana with the plat of said Lantern Park, Section 1 being recorded as Instrument Number 2016031196, described as follows:

Beginning at the northwest corner of said Block "A"; thence along the north and easterly boundaries of said Block "A" the following four (4) courses: 1) South 89 degrees 59 minutes 3 seconds East (bearings based upon the recorded plat of Lantern Park) 784.51 feet; 2) South 45 degrees 39 minutes 0 seconds West 267.30 feet; 3) South 57 degrees 3 minutes 52 seconds West 120.36 feet; 4) South 61 degrees 45 minutes 5 seconds West 120.98 feet; thence, more or less, along the centerline of Cool Creek the following five (5) courses: 1) South 53 degrees 18 minutes 58 seconds West 64.26 feet; 2) South 72 degrees 2 minutes 13 seconds West 117.78 feet; 3) South 78 degrees 9 minutes 58 seconds West 128.77 feet; 4) South 51 degrees 46 minutes 24 seconds West 61.68 feet; 5) thence South 21 degrees 29 minutes 51 seconds West 99.80 feet; thence North 89 degrees 53 minutes 27 seconds West 12.18 feet to the east right-of-way of Union Street; thence North 0 degrees 6 minutes 33 seconds East 541.89 feet along said east right-of-way to the point of beginning and containing 5.128 acres, more or less.



APOLLO
DEVELOPERS

EXHIBIT B SPRINGWATER CONCEPT SITE PLAN

- TOWNHOUSE - 2-STORY (3-4 TOWNHOUSES PER POD) - 37
- SINGLE FAMILY COTTAGES (ALLEY LOAD) - 47'x110' MIN - 25
- SINGLE FAMILY VILLAS (FRONT LOAD) - 62'x120' LOT - 32

EXHIBIT C

CHARACTER EXHIBIT

TRANSITIONAL ARCHITECTURE

FAMILIAR FORMS WITH MODERN
FEATURES

Curated semi-custom designed exteriors created exclusively for Springwater will merge transitional and modern styles to create variety that is complimentary. High quality materials to be used across all architectural styles inclusive of:

- Fiber cement board (like Hardie products)
- Dimensional Architectural Asphalt Shingles
- Metal Roofing Accents
- Wood Clad & Fiberglass Windows
- Brick or Stone Masonry Foundation Skirts



TRANSITIONAL ARCHITECTURE

INSPIRATION: TOWNHOMES

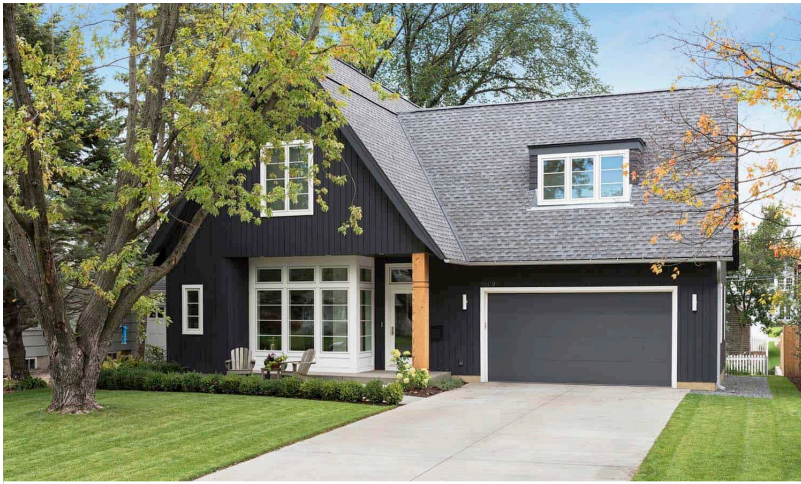




TRANSITIONAL ARCHITECTURE

INSPIRATION:
SINGLE-FAMILY, ALLEY LOAD



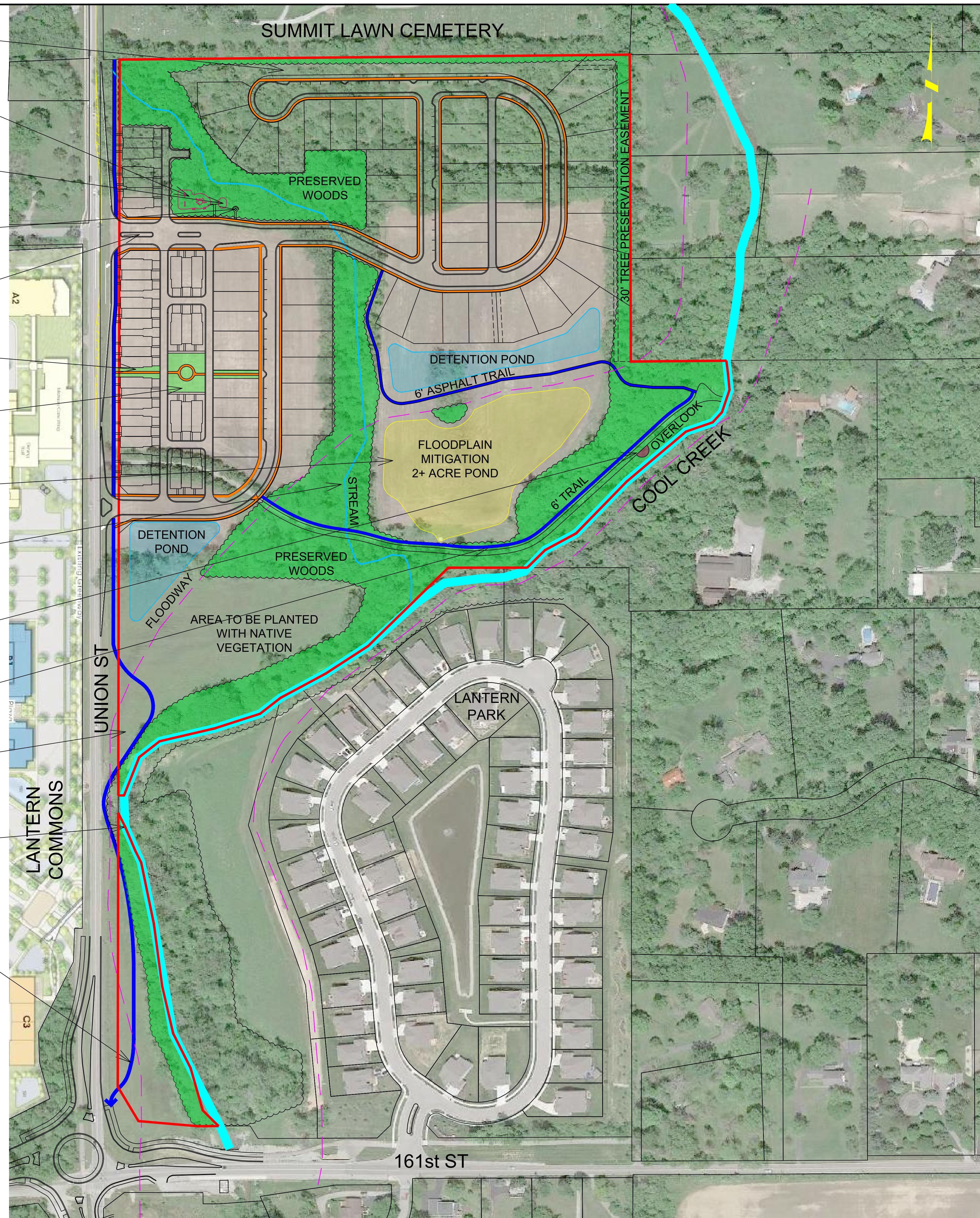


TRANSITIONAL ARCHITECTURE

INSPIRATION:
SINGLE-FAMILY, FRONT LOAD

- 40' MIN LANDSCAPED BUFFER YARD WITH 6' BERM
- PLAYGROUND
- GAZEBO
- COMMUNITY FIRE PIT
- MEDIAN AT ENTRANCE
- PEDESTRIAN CORRIDOR
- COURTYARD
- DRY POND WITH NATIVE VEGETATION
- PRESERVE EXISTING STREAM AND WOODED RIPARIAN CORRIDOR
- SCENIC OVERLOOK AT COOL CREEK
- TRAIL ALONG COOL CREEK
- RESTORE AREA WITH NATIVE LANDSCAPING
- MAINTAIN WOODED RIPARIAN CORRIDOR ALONG MORE THAN 0.5 MILES OF COOL CREEK
- CONNECT TRAIL TO PROPOSED TRAIL ALONG 161ST STREET

EXHIBIT D



EXISTING CONDITIONS *

MATURE WOODS - 12.5 ACRES
 AGRICULTURAL - 23.4 ACRES
 FALLOW - 5.3 ACRES

TOTAL ACREAGE: 41.2 ACRES

PROPOSED CONDITIONS *

MATURE WOODS - 11.1 ACRES
 LANDSCAPED COMMON AREA - 12.5 ACRES
 NEIGHBORHOOD - 17.6 ACRES
 OPEN SPACE - 57%

TOTAL ACREAGE: 41.2 ACRES

* EXCLUDES 7.6 ACRE EXISTING PRIVATE RESIDENCE & ANTIQUE STORE PARCEL

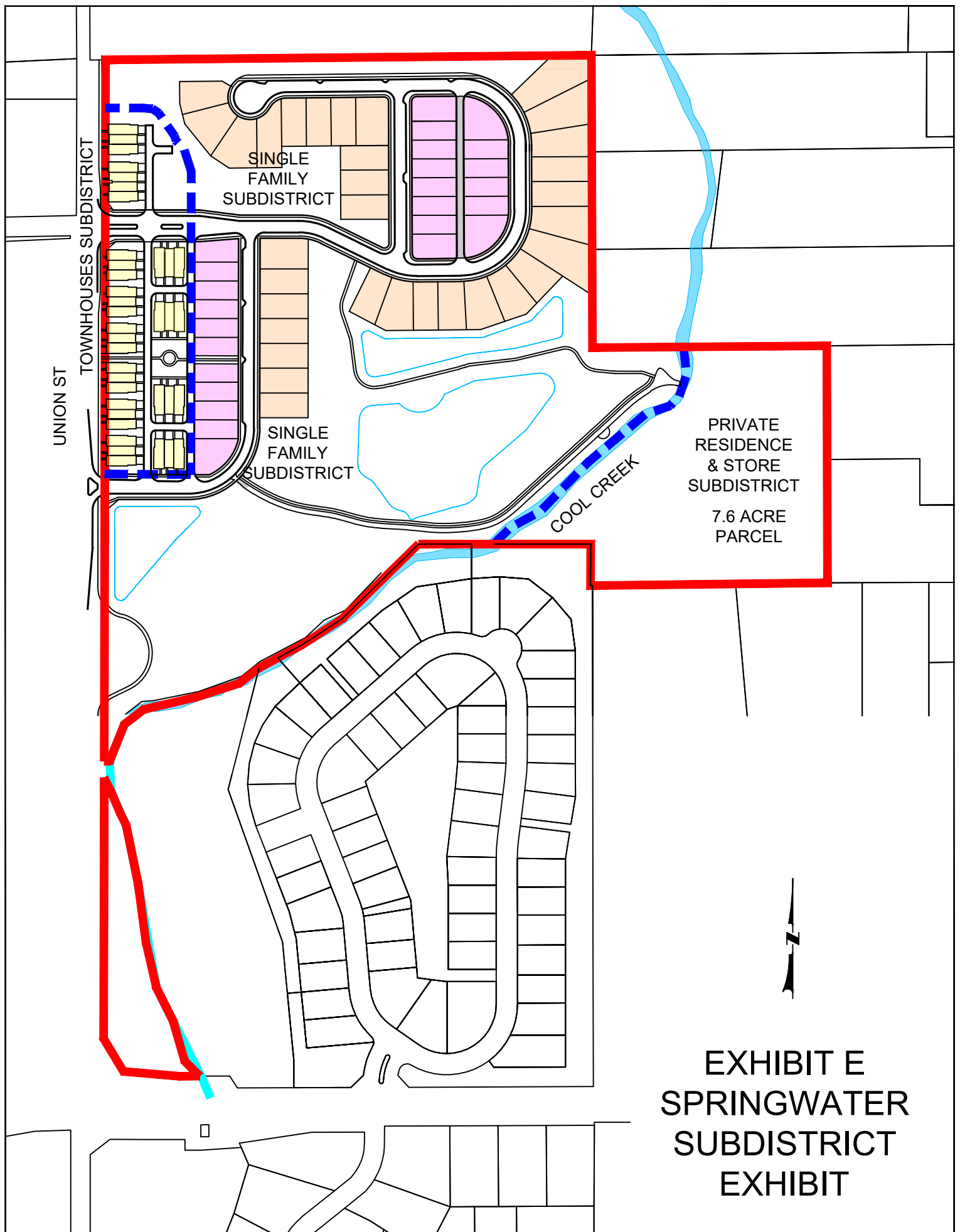
NOTE: THERE IS A PROPOSED INCREASE OF NATURAL AREAS PROPOSED FROM EXISTING.

- PROPOSED POND
- MATURE WOODS TO REMAIN
- INTERNAL SITE CIRCULATION
- PERIMETER TRAIL

SPRINGWATER OPEN SPACE AMENITY AND PRESERVATION EXHIBIT

APOLLO
DEVELOPERS

OLD TOWN
 DESIGN GROUP



**EXHIBIT E
SPRINGWATER
SUBDISTRICT
EXHIBIT**

EXHIBIT F



SPRINGWATER
VICINITY MAP

ORDINANCE NUMBER 21-52

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 (the “Ordinance”) for the ***Springwater 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. 2112-PUD-29**), requesting an amendment to the Unified Development Ordinance and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”);

WHEREAS, the Commission forwarded **Petition No. 2112-PUD-29** to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a _____ recommendation (**-**) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, ~~2021~~2022;

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

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

Section 1. **Applicability of Ordinance.**

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

- 1.3 Chapter ("Chapter") and Article ("Article") cross-references of this Ordinance shall hereafter refer to the section as specified and referenced in the 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. The following additional definitions are hereby incorporated:

- 2.1 Dominant Exterior Material. The Exterior Material that occupies the most surface area (compared to other Exterior Materials) of a Front Building Facade, exclusive of doors, windows and garage doors. The Dominant Exterior Material shall be identified on the elevations filed as part of an application for an improvement location permit.

2.2 Exterior Material. The separate architectural siding materials and patterns on a Front Building Facade such as Masonry Materials, horizontal siding, shake siding, vertical siding, and board & batten siding (each of the foregoing are examples of separate Exterior Materials).

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

- 3.1 The District is hereby divided into three (3) areas, as depicted on the Concept Plan and labeled as "Townhouses Subdistrict", "Single Family Subdistrict", and "Private Residence & Store Subdistrict" (individually or collectively, the "Subdistrict" or "Subdistricts"). Refer to **Exhibit E**, Springwater Subdistrict Exhibit for boundaries of subdistricts.
- 3.2 Development of each Subdistrict shall be regulated as set forth in this Ordinance.
- 3.3 The boundaries of the Subdistricts shall be developed in substantial compliance with the Concept Plan. The final layouts and site plans within the Subdistricts shall be subject to

the terms of this Ordinance and may vary from the depictions shown in the Concept Plan.

Section 4. Underlying Zoning District. The Underlying Zoning District of the ~~Townhouses~~~~Townhomes~~ shall be SFA: Single-family Attached ~~District~~~~Subdistrict~~, the Single Family shall be SF4: Single-family High Density ~~District~~~~Subdistrict~~, and the Private Residence & Store shall be AG-SF1: Agricultural / Single-Family Rural ~~District~~~~Subdistrict~~.

Section 5. Permitted Uses.

- 5.1 All Special Exception Uses and Prohibited Uses shall be prohibited.
- 5.2 The following uses shall be permitted in the Townhouses Subdistrict:
- A. Dwelling, Townhouse
 - B. Development Amenities
- 5.3 The following uses shall be permitted in the Single Family Subdistrict:
- A. Dwelling, Single Family
 - B. Development Amenities
- 5.4 The following uses shall be permitted in the Private Residence & Store Subdistrict:
- A. Dwelling, Single Family
 - B. Low traffic antique shop in existing structures([the use authorized under prior variance V-83-V-1 dated 11/02/1982](#))
- 5.5 Maximum Dwellings. The total number of Dwellings permitted in the~~Townhouses and Single Family Subdistricts~~~~Real Estate~~shall not exceed one-hundred~~and twenty~~ (~~120~~100).

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 modified below:

- 6.1 Article 4.2(D) Minimum Lot Frontage – Shall not apply for the Private Residence & Store Subdistrict, however, the lot shall have vehicular access to a street (via, public street, private street, and/or a shared ingress/egress easement).
- 6.2 Articles 4.2(E2) Side and Rear Yard – Existing structures are exempt from the Side and Rear Yard Setback requirements in the Private Residence & Store Subdistrict.
- 6.3 Article 4.7 shall apply except as modified below:

Single Family Subdistrict (Single-Family High Density)		
Standard	Single Family - Alley	Single Family - Front
Minimum Lot Area (4.7B)	4,800 SF	6,800 SF

Minimum Lot Width (4.7E)	45'	60'
Minimum Lot Frontage (4.7C)	No minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)	No minimum, however, all lots shall have vehicular access to a street (via, public street, private street, alley, or a shared ingress/egress easement)
Minimum Building Setbacks		
Front Yard (4.7D1)	10'	10'
Side Yard (4.7D2)	5'	5'
Rear Yard (4.7D3)	10' * A driveway at least 18' deep shall be required.	30'
Maximum Building Height (4.7F)	35'	35'
Minimum Living Area (4.7G)	1,600 SF	1,600 SF

6.4 Article 4.9 shall apply except as modified below:

Standard	Townhouses Subdistrict
Maximum Density (4.9E)	Shall Not Apply
Maximum Project Size Within District (4.9G)	Shall Not Apply
Minimum Building Setbacks	
Front Yard (4.9H1)	Shall Not Apply
Front Setback Stagger (4.9.H.2)	Shall Not Apply
Minimum Distance Between Structures (4.9I)	15'
Project Perimeter Setback (4.9J)	Shall Not Apply
Maximum Building Height	35'40'
Minimum Living Area	1,600 SF

Section 7. Overlay Districts. Article 5.2: US Highway 31 Overlay District, shall not apply to the development of the District.

Section 8. Development Standards. The standards of Chapter 6: Development Standards shall apply to the development of the District except as otherwise modified below.

8.1 Article 6.1 Accessory Use and Building Standards: Shall not apply to existing structures in the Private Residence & Store Subdistrict

8.2 Article 6.3 Architectural Standards: Shall not apply. The following standards shall apply in lieu of the Architectural Standards of Article 6.3; except as modified below:

A. Character Exhibit: The “Character Exhibit”, attached hereto as **Exhibit C**, is hereby incorporated to capture the intended architecture of townhouses to be constructed. It is not the intent to limit the architecture shown in the Character Exhibit, but to establish a benchmark for quality, vision, and appearance of architecture within the development. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department’s decision may be appealed to the Plan Commission.

B. Homes constructed in the Single Family Subdistrict Architectural Standards shall comply with the following standards:

a. Building Materials.

i. Vinyl and aluminum siding shall be prohibited.

ii. All single family homes will have masonry (either stone or brick veneer) at ground level. This masonry material will be continuous all the way around the base of each building except where interrupted by access points (like steps or doors). This masonry will extend – at a minimum – from the ground up to the level of the watertable.

b. Exterior Trim Materials: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window trim, door trim, and as a transitional material between two different Exterior Materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Required trim shall be a minimum of five and one-half inches (5 and 1/2") wide.

c. Windows:

i. All windows shall have either shutters and/or architectural treatment. For windows in a masonry façade, the architectural treatment shall be of natural or masonry materials and be applied to the sill and header at a minimum. For windows in a non-masonry façade, the architectural treatment shall be of a natural material and be applied to the sill, header and jams.

ii. All homes shall have a minimum of three (3) windows on all four (4) sides of the home. For the purposes of this calculation, a double window shall be counted as two (2) windows.

d. Minimum Overhangs: All homes shall have a minimum of 12" roof overhangs.

e. Roof Pitches: Homes designed in the Midcentury Modern, Modern Prairie, or other modern styles that typically have low slope roofs may have a minimum roof pitch of 4/12 for the main roof. The minimum roof pitch for the main roof of all other architectural styles shall be 6/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.

f. Roofing Materials: All homes shall have dimensional or architectural grade shingles. Full metal roofs will not be allowed. Metal accent roofs may be used as coverings over a porch, a window seat, a bump-out, a dormer, or similar architectural feature.

g. Garages: All homes must have at least a 2-car attached garage and meet the following requirements:

i. For front loading garages, a two-bay garage door width may not exceed forty percent (40%) of the linear footage of the front elevation of the home. For the purpose of the standard, a third car bay shall not be included in calculating the linear footage of the front elevation of the home.

ii. Two (2) dusk-to-dawn coach lights shall be provided on all garages.

iii. If a home has a three car garage, the third car bay shall be setback behind the Established Front Yard a minimum of two (2) feet.

iv. All garage elevations shall (i) include at least two (2) design elements or windows to vary the appearance of the garage façade and (ii) be painted a color to match the Dominant Exterior Material or a color to accent the Dominant Exterior Material. Design elements include the garage door, garage hardware, garage door header, roof gable brackets, multiple building materials, gable accent windows and gable decorative louver.

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

i. Wood, Fiber Cement Siding, or equivalent trim at corners, frieze boards, window and door wraps, and as transitional material between two different Exterior Materials.

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

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

iv. All one-story dwellings shall have a minimum of four (4) windows on the Front Façade and all two-story dwellings shall have a minimum of six (6) windows on the Front Façade.

i. Side Building Façade Requirements: All Dwellings (i) on Corner Lots (side facing a street) or (ii) with a Side Lot Line abutting a Common Area (side facing the common area) which have a gable end on the side Building Façade shall incorporate a minimum of one (1) of the following elements on the side Building Façade. The following elements shall be used and shall be consistent with elements included on the Front Building Façade:

i. A change in the exterior color separated by trim;

ii. A change in the Exterior Material pattern separated by trim;

iii. A gable end architectural detail (e.g., brackets, louvers, pediment, corbel, decorative window detail created with shutters, etc.)

iv. A minimum of ten (10) square foot gable window;

v. A gable peak with a change in Exterior Material; or

vi. A projecting chimney running the full height of the side Building Façade constructed with Masonry Material.

j. Streetscape Diversity: Single-Family Dwellings located within three (3) Lots with a Front Lot Line abutting the same Street and Single Family Dwellings located across the street or diagonally opposite shall, at the time of the

issuance of the Certificate of Occupancy:

- i. Be a significantly different front Building Facade (i.e. architectural style, roof lines, window placement, proportion of siding materials). Minor variations in architectural features or materials (i.e. shutters, door styles, siding patterns) shall not qualify as significantly different if the Dwelling on the adjacent Lot is of a similar floorplan; and
- ii. Have a different primary siding color than the adjacent Lot.

C. The homes in the Townhouses Subdistrict shall comply with the following architectural standards:

- a. Building Materials: Permitted exterior building materials are as follows:
 - i. Masonry Material (brick or cultured stone), fiber cement siding, composite trim, composite veneer panels, vinyl shutters, aluminum facia, aluminum soffits, aluminum downspouts/gutters.
 - ii. All townhouses will have masonry (either stone or brick veneer) at ground level. This masonry material will be continuous all the way around the base of each building except where interrupted by access points (like steps or doors). This masonry will extend – at a minimum – from the ground up to the level of the watertable.
- b. Roof Design:
 - i. Minimum Overhang: The primary/main roof overhang or eaves shall be a minimum of twelve inches (12”) on all facades of each Building, as measured prior to the installation of any Masonry Materials.
 - ii. Roofing Materials: All homes shall have dimensional or architectural grade shingles. Full metal roofs will not be allowed. Metal accent roofs may be used as coverings over a porch, a window seat, a bump-out, a dormer, or similar architectural feature.
 - iii. Roof Pitch: Townhouses designed in the Midcentury Modern, Modern Prairie, or other modern styles that typically have low slope roofs may have a minimum roof pitch of 4/12 for the main roof. The minimum roof pitch for the main roof of all other architectural styles shall be 6/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles. Shed roof dormer accents shall be no less than 3:12.

- c. Perimeter Lots Fronting Union Street: Townhouses adjacent to Union Street shall require the front door to face Union Street and the garage shall face an internal street or alley.
- d. Garages: All Dwellings shall have a two (2) car garage
- e. Front Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Front Building Façade (façade including the entry door) unless specifically noted otherwise:
 - i. Shall consist of Masonry Material and two (2) of the following materials: composite trim, composite veneer panels, horizontal siding, shake siding or board and batten siding.
 - ii. Shutters or a six-inch (6") nominal trim board on all operable windows (windows which open) shall apply unless wrapped in masonry.
 - iii. A minimum of one (1) offset at least one and a half feet (1.5') deep by a minimum height equivalent to one-story (exclusive of relief for doors, windows and other openings). Said relief could be either on the first floor or second floor.
 - iv. A minimum of four (4) windows.
 - v. Front door entranceways shall include a porch not less than three feet (3') deep by five feet (5') wide (prior to installation of any Masonry Material).
 - vi. The roof design shall include at least one (1) of the following features: dormer, jerkinhead roof, shed roof accent, cornice returns, gable, or two (2) or more roof planes.
 - vii. Gable ends shall include a minimum of one (1) of the following architectural treatments: brackets, trim detail, change in material pattern, sub-rake board not less than four-inch (4") nominal width or composite veneer panels.
- f. Side Building Façade Requirements: At a minimum, the side elevation for each end unit on each Townhouse building shall utilize the following architectural elements (exclusive of common firewalls separating units contained in same building structure):
 - a) A minimum of three (3) windows shall be required.
 - b) All windows shall have a minimum four-inch (4") nominal width trim.
 - c) Architectural treatment (trim detail, a change in material pattern, etc.) shall be utilized on gable ends.
- ii. Rear Building Façade Requirements: At a minimum, each Dwelling shall utilize the following architectural elements on the Rear Façade (façade opposite the façade including the entry door):

- a) A minimum of two (2) windows shall be required.
- b) All windows shall have a minimum four-inch (4") nominal width trim.
- g. Streetscape Diversity: The following design criteria shall be provided to achieve streetscape diversity along the Union Street frontage:
 - i. Townhouse units shall be staggered within a building a minimum of 1.5' between the end units and the inside unit(s)
 - ii. Minimum of six (6) different species of shrubs shall be used along the streetscape to provide diversity.
 - iii. A sidewalk / pedestrian corridor shall be provided between buildings along Union Street as shown in the Concept Plan.
 - iv. Provide some outdoor living areas along the streetscape in all units.
 - v. The landscape buffer width shall vary 8' to 14' between the buildings and the trail.

~~A. 1. Multi Family Districts (Article 6.3E): Shall Not Apply, instead Article 6.3(C) shall apply to both the Single Family Subdistrict and the Townhouses Subdistrict.~~

- ~~2. All building types (both attached and single family) will have masonry (either stone or brick veneer) at ground level. This masonry material will be continuous all the way around the base of each building except where interrupted by access points (like steps or doors). This masonry will extend—at a minimum—from the ground up to the level of the first floor.~~
- ~~3. The primary siding type (for both attached and single family) will be fiber-cement products. This material can be applied as horizontal lap siding (either textured or non-textured), vertical siding, modern panels, board and batten, or other appropriate application. This siding will typically have trim at corners and around doors/windows, but more modern and minimalist clean lines will be utilized in custom designs. While used sparingly, accent materials will be used such as cedar or other stained or painted natural wood product. Some custom designs might have metal brackets or awnings as would be appropriate for the style.~~
- ~~4. The primary roof type (for both attached and single family) will be built with dimensional architectural asphalt shingles. Full metal roofs will be allowed but not common. Metal accent roofs may be used in some sections of a design.~~

~~These smaller sections might be coverings over a porch, a window seat, a bump-out, a dormer, or similar architectural feature.~~

~~Streetscape Diversity (Article 6.3(C)(2): Shall Not Apply for the Single Family Subdistrict.~~

~~Building Material (Article 6.3(C)(3): Shall apply, however, vinyl and aluminum siding shall not be permitted exterior building material, except gutters, soffits, soffit trim, and other similar building components.~~

~~Garages): All Dwelling Units shall have a minimum two-car garage; detached two-car garage shall be allowed only for single family homes with rear loaded garages accessed by an alley.~~

D. Article 6.3 shall not apply to the existing structures in the Private Residence and Store Subdistrict.

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

A. Street Trees (Article 6.8 (J): Shall apply, unless otherwise approved by the Director or Department of Public Works, except the following:

~~1. Street tree spacing may be increased to a maximum of 200' along streets with Single Family Alley frontage; and~~

~~2.1.~~ Street trees are not required on alleys or private streets with Townhouse Dwelling frontage.

~~3.2.~~ Article 6.8(J)(3): (Street Tree spacing) shall not apply.

B. Foundation Plantings (Article 6.8 (L)(1): Shall not apply.

C. External Street Frontage Landscaping Requirements (Article 6.8(M): Shall not apply.

D. Buffer Yard Requirements (Article) 6.8 (N): Shall not apply except as noted below. There is no Buffer Yard required around the Private Residence & Store Subdistrict since it is proposed to have an AG-SF1 underlying zoning district. There is no Buffer Yard required adjacent to the Lantern Park subdivision to the south and east. A minimum 30' Tree Preservation Easement shall be provided in lieu of a Buffer Yard between the adjacent lots zoned AG-SF1 to the east and the Single Family Subdistrict. There shall be a Buffer B Buffer Yard along the north and east property lines except at the Private Residence & Store Subdistrict. However, a minimum 30' Tree Preservation Easement may be provided in lieu of a Buffer Yard along the north and east property lines.

- E. The Open Space Amenity and Preservation Exhibit, attached hereto as **Exhibit D** is hereby incorporated. Existing vegetation shall be protected in a Tree Preservation Easement where shown as “Mature Woods to Remain” in **Exhibit D** in accordance with Chapter 8 of the Design Standards except as modified by this Ordinance.

- 8.4 Sign Standards (Article 6.17): One (1) sign in accordance with 6.17(H) Individual Nonresidential Signs may be installed within the District for the Private Residence & Store Subdistrict (but not within one-hundred (100') feet of the Union Street right-of-way). This sign shall not count against the requirements permitted by the overall District. Existing sign may remain until new sign is installed.
- 8.5 Vision Clearance (Article 6.19 (A)(1)): Thirty-Five (35) feet from intersections of Collectors, Private, or Local Streets. Section 6.19(A)(3) shall apply to all intersections internal to the site.

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

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

- 10.1 Article 8.6 Open Space and Amenity Standards: Shall not apply. However, Open Space and Amenity Standards shall substantially comply with **Exhibit D**.
- 10.2 Article 8.7C2 – Sidewalks shall be required on both sides of the internal streets and internal Private Streets in all development except the following:
1. Sidewalks are not required on private streets on rear of ~~townhomes;~~townhouses
 - ~~2. Sidewalk shall not be required along the road frontage of the cemetery.~~
- 10.3 Article 8.7D – The pedestrian trail along Union Street shall be extended south along the roadway frontage to 161st Street as required by 8.7D1 except where installed in this corridor by others including the roundabout project proposed at 161st and Union Street, provided the roundabout project has commenced prior to the recording of the Secondary Plat.
- 10.4 Article 8.9 Street and Right-of-Way Standards: The District shall comply with the requirements of the Thoroughfare Plan unless otherwise agreed to by the Department of Public Works.
- 10.5 Article 8.3(H)(1) Prohibited Activities: Neighborhood Amenities as shown in Exhibit D are permitting activities within the Tree Preservation Easement. Mowing and Seeding are permitting within the vicinity of the Amenities shown. Activities permitted by any

legal drain easement are permitted within the Tree Preservation Easement. Fences shall be permitting within the Tree Preservation Easement at the east side of the property within ten (1) feet of the District property line.

Section 11. **Termination of Existing Variances.** All variances under Application Number V-83-V-1 dated 11/02/1982 shall be terminated upon the effective recording date of the secondary plat.

Section 12. **Severability Clause.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

Section 13. **Sunset Clause.** To the extent the provisions of this subsection are not in conflict with Indiana Code 36-4-7-4-1109, this Ordinance shall be subject to review and approval by the City Council on January 1st of the 6th full calendar year following the approval of this Ordinance, if at least one (1) Improvement Location Permit within the District has not been issued.

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

ALL OF WHICH IS ORDAINED/RESOLVED THIS ____ DAY OF _____, ~~2021~~2022.

WESTFIELD CITY COUNCIL

Voting For

Voting Against

Abstain

Scott Willis

Scott Willis

Scott Willis

Jake Gilbert

Jake Gilbert

Jake Gilbert

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

ATTEST:

Cindy Gossard, Clerk Treasurer

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

I hereby certify that **ORDINANCE 21-52** was delivered to the Mayor of Westfield on the _____ day

of _____, ~~2021~~2022, at _____ m.

Cindy Gossard, Clerk Treasurer

I hereby APPROVE **ORDINANCE 21-52** I hereby VETO **ORDINANCE 21-52**

This _____ day of _____, 202~~21~~24 This _____ day of _____, 202~~21~~24

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

This document prepared by: Neil Goradia
Apollo Developers LLC
12941 Coyote Run
Fishers, IN 46038

SCHEDULE OF EXHIBITS

Exhibit A Real Estate (Legal Description and Location Map)

Exhibit B Concept Plan

Exhibit C Character Exhibit

Exhibit D Open Space Amenity and Preservation Exhibit

[Exhibit E](#) [Springwater Subdistrict Exhibit](#)

[Exhibit F](#) [Vicinity Map](#)

EXHIBIT C

CHARACTER EXHIBIT

TRANSITIONAL ARCHITECTURE

FAMILIAR FORMS WITH MODERN
FEATURES

Curated semi-custom designed exteriors created exclusively for Springwater will merge transitional and modern styles to create variety that is complimentary. High quality materials to be used across all architectural styles inclusive of:

- Fiber cement board (like Hardie products)
- Dimensional Architectural Asphalt Shingles
- Metal Roofing Accents
- Wood Clad & Fiberglass Windows
- Brick or Stone Masonry Foundation Skirts



TRANSITIONAL ARCHITECTURE

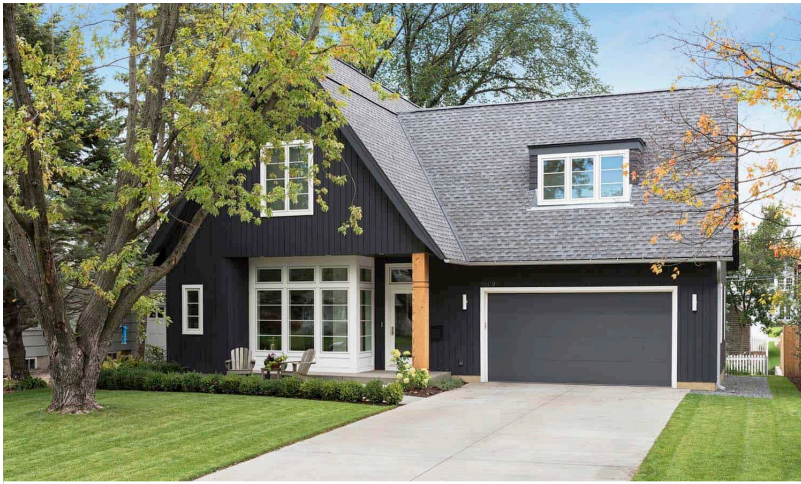
INSPIRATION: TOWNHOMES





TRANSITIONAL ARCHITECTURE

INSPIRATION:
SINGLE-FAMILY, ALLEY LOAD



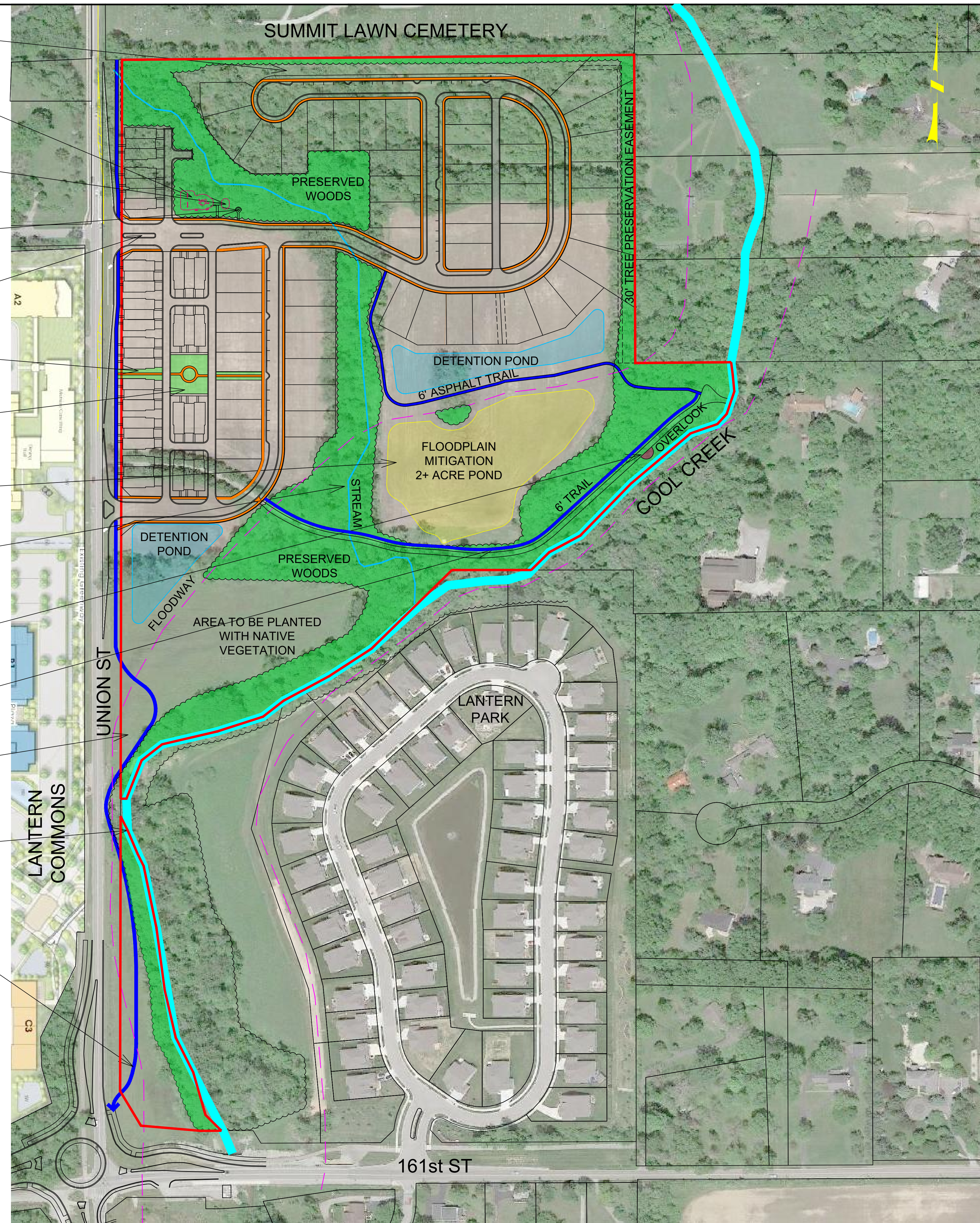
TRANSITIONAL ARCHITECTURE

INSPIRATION:
SINGLE-FAMILY, FRONT LOAD



- 40' MIN LANDSCAPED BUFFER YARD WITH 6' BERM
- PLAYGROUND
- GAZEBO
- COMMUNITY FIRE PIT
- MEDIAN AT ENTRANCE
- PEDESTRIAN CORRIDOR
- COURTYARD
- DRY POND WITH NATIVE VEGETATION
- PRESERVE EXISTING STREAM AND WOODED RIPARIAN CORRIDOR
- SCENIC OVERLOOK AT COOL CREEK
- TRAIL ALONG COOL CREEK
- RESTORE AREA WITH NATIVE LANDSCAPING
- MAINTAIN WOODED RIPARIAN CORRIDOR ALONG MORE THAN 0.5 MILES OF COOL CREEK
- CONNECT TRAIL TO PROPOSED TRAIL ALONG 161ST STREET

EXHIBIT D



EXISTING CONDITIONS *

MATURE WOODS - 12.5 ACRES
 AGRICULTURAL - 23.4 ACRES
 FALLOW - 5.3 ACRES

TOTAL ACREAGE: 41.2 ACRES

PROPOSED CONDITIONS *

MATURE WOODS - 11.1 ACRES
 LANDSCAPED COMMON AREA - 12.5 ACRES
 NEIGHBORHOOD - 17.6 ACRES
 OPEN SPACE - 57%

TOTAL ACREAGE: 41.2 ACRES

* EXCLUDES 7.6 ACRE EXISTING PRIVATE RESIDENCE & ANTIQUE STORE PARCEL

NOTE: THERE IS A PROPOSED INCREASE OF NATURAL AREAS PROPOSED FROM EXISTING.

- PROPOSED POND
- MATURE WOODS TO REMAIN
- INTERNAL SITE CIRCULATION
- PERIMETER TRAIL

SPRINGWATER OPEN SPACE AMENITY AND PRESERVATION EXHIBIT

APOLLO
DEVELOPERS

OLD TOWN
 DESIGN GROUP

Memorandum

Date: December 2nd, 2021

To: Rachel Riemenschneider, Associate Planner
Economic and Community Development Department

From: Neil Goradia
Apollo Developers
12941 Coyote Run, Fishers, IN 46038

Re: Springwater PUD amendment (2112-PUD-29, Ord. 21-52)
Summary of Neighbor Meeting

In accordance with Article 10.9(C)(1)(f) Planned Unit Development Districts; PUD District Ordinance; Application Procedures; Neighbor Meeting, Apollo Developers hosted a Neighborhood Meeting on Wednesday, December 1st, 2021. Invitations were extended to all property owners listed on the Adjoiner List for public hearing as well as other interested neighbors, as well as Westfield Planning staff. Below is a brief written report of the meeting.

The Neighborhood Meeting began at 6:00 p.m. via Zoom.

Petitioner representatives included Neil Goradia and Ed Hamilton with Apollo Developers, Robert and Michelle Beauchamp as owners, and Justin Moffett with Old Town Design Group.

Attendees included Rachel Riemenschneider of the Westfield planning staff. Also, among the attendees were approximately 20 interested neighbors.

A summary of the meeting follows.

Justin Moffett gave a brief summary of the proposed project. Ed Hamilton then described the site plan and open space exhibit in more detail. Lastly, questions were answered from interested neighbors.

There was interest in the construction start date and duration of construction. It is estimated the land construction would begin mid summer 2022 with first homes starting at the end of the year. The buildout of the homes would take approximately 3 additional years.

One neighbor expressed concern over drainage and water runoff as the area has a history of flooding during hard rains. Justin and Ed explained that in order to get a permit for construction it must be proved that the water leaving the site is no worse than current existing conditions, and that the water would be released at an even slower rate into the stream system.

Another neighbor asked a related question about the elevation of the north detention pond and about landscaping around the ponds. It was explained that this pond would be slightly higher than the Floodplain Mitigation pond to the south and native vegetation would be planted.

One neighbor asked whether the developer had intentions to develop the land owner's primary residence and shop. It was explained that this development was only planned to extend to cool creeks western border and would not extend any further east.

One neighbor asked about whether the developer had considered traffic implications. With the City of Westfield's plan to make Westfield Blvd a primary arterial, Union Street would then become a secondary arterial thereby reducing traffic flow through that area. In addition, only one of the two entrances to the proposed neighborhood would have a left turn, thereby minimizing traffic backups.

Neighbors seemed generally pleased with the idea of transitioning from townhomes to the west, to alley load homes in the middle, and lastly larger single family to the east.

One neighbor was concerned that a little over 1 acre of trees would be cleared during construction. It was explained that the select strands of trees to the north that were proposed to be taken out were in areas that were farm land about 15-20 years ago, and this would basically just be a recapture of those previously farmed areas. While the entire stream corridor that runs through the center of the site is proposed to be kept in tact as it currently sits today, there is an island of trees near the north detention pond and another area near the southwest detention pond that will be impacted. It was explained that all attempts possible to reduce this impact will be made once the developer beings final engineering design.

One neighbor asked for a comment on the shared driveway and trail that leads to the owners private residence. It was explained that there would be clear markings and other measures for this path to safely accommodate shared use.

There were questions about the price point and absorption rate of the units. Justin explained the townhomes would be in the \$450-550k range, the alley load homes would be in the \$575-750k range, and the larger single family homes would be in the \$675-900k range. Custom features that home owners add will likely push these price points higher. Historically absorption rate has been 1.5-2 homes per month per product type.

There being no further questions or comments from attendees, the meeting concluded around 7:00pm.

Application Number V - 83-V-1
Date of Application 11/2/82

APPLICATION FOR VARIANCE
WESTFIELD-WASHINGTON BOARD OF ZONING APPEALS

This application must be completed and accompanied by the information specified below and the necessary filing fee, and filed at the Town Hall of Westfield, Indiana, at least Thirty (30) days prior to the Board of Zoning Appeals meeting at which Applicant wishes to make his oral presentation.

1. Applicant's Name Robert C. & Rebecca S. Beauchamp
Address 1332 North Alabama St.
Indianapolis, Indiana 46202
2. Landowner's Name Mrs. John D. MacDougall
Address 16405 Westfield Blvd. Rd.
Westfield, Indiana 46074
Telephone Number (Office) 632-6000 (Home) 632-6019
3. Attorney None
(if represented)
4. Common description of property (address, location, etc.):
16405 Westfield Blvd. Rd.
Westfield, Indiana 46074
5. Legal description of property (list below, or attach):
Attached
6. Complete description of the nature of the Variance applied for:
Petitioner requests variance of use and sign permits, to
permit operation of low traffic antique shop in addition to
residential use as per plans filed.

7. Plans drawn to scale must accompany this application and must show at least the following: (a) The shape and dimensions of the land involved; (b) the location and dimensions of any existing buildings; (c) the location and dimensions of any proposed buildings or proposed alterations; and (d) all topographic, natural, or other unusual characteristics of the land involved.

8. No Variance in the application of the Provisions of the Comprehensive Zoning Ordinance of Westfield-Washington shall be granted unless the Board of Zoning Appeals shall find each of the following (thus the Applicant must complete and establish at the hearing that each of the following is true in order to obtain a favorable determination of his variance application):

- (a) That there are exceptional or extraordinary circumstances or conditions applicable to the property or to the intended use that do not apply generally to the other property or class or use in the same vicinity and district:

We wish to operate an Antique shop that is marginally more
than a home occupation usage. Due, however, to the seclusion
of the house from Westfield Blvd. Rd. (driveway is 1800 feet)
we would need a sign at the drive entrance, therefore a variance
is desired. (Proposed sign drawing is attached)

- (b) That such variance is necessary for the preservation and enjoyment of a substantial property right possessed by other property in the same vicinity and district, but which is denied to the property in question:

Several quality antique shops and galleries operate in the
Westfield area. Our proposed would be most similar to Acorn
Farm Antiques, 15466 Oak Road.

- (c) That the granting of such variance will not be materially detrimental to the public welfare or injurious to the

property or improvements in such vicinity and district in which the property is located:

See Attached

- (d) That the granting of such variance will not alter the land use characteristics of the vicinity and district, diminish the marketable value of adjacent land and improvements, or increase the congestion in the public streets:

The MacDougall property is 22 acres with a total of approximately 9000 sq. ft. of space in house and garage. The property is secluded from view of adjoining homeowners. We wish to use the property as a residence and our shop. No additional parking is necessary. Our customers would create no more traffic than a family of six.

The Applicant hereby certifies that the information contained in and accompanying this application is true and correct.

Robert C. Beaudouin
Robert C. Beaudouin
Applicant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 14 day of

December, 1982.

Mary Lou Fletcher
Notary Public

My Commission Expires:

January 14, 1984

NOTICE

The Applicant is responsible for giving appropriate notice of his variance application and hearing thereon. Notice must be published twice in a daily newspaper of general circulation

in Hamilton County, with the first publication being at least thirty days prior to the hearing and the second publication being one week later. Proof of publication must be delivered to the Town Hall of Westfield at least five days prior to the hearing. Every contiguous landowner must receive notice by certified mail and returned receipts shall be delivered to the Town Hall of Westfield at least five days prior to the hearing.

The Applicant hereby certifies that every contiguous landowner was appropriately notified by certified mail of his variance application and hearing thereon and return receipts from such certified mailings are hereby delivered to the Town Hall of Westfield.

Robert C. Branching
Applicant

Date Proof of Publication received: December 28, 1982
Date return receipts received: December 28, 1982
Date fee paid: \$ 200.00 December 28, 1982
Received by: Virginia C. Nomin

Virginia C. Nomin
(Signature)

8.C.

The exterior of the MacDougall residence would essentially remain unchanged. The shop would be in a portion of the 32' x 70' wing added in 1969. We would replace one of the three overhead garage doors with double entrance doors compatible to the house. (drawing attached)

We would also replace derelict barn with similiar or smaller structure. Therefore, exterior changes would consist of replacing the garage door, barn, and signage, none of which would be injurious or detrimental in any way to contiguous land owners.

We plan additional cosmetic refurbishing to both the exterior of the house and the grounds. This work will increase the value of the property and will therefore increase the value of surrounding properties.

Our current shop at 1340 N. Alabama, Indianapolis, is in a residential neighborhood known as the Old Northside Historic Area, an excellent example of what we wish to do with the MacDougall property. We left the exterior of the building unchanged except for restoration and discreet signage, after receiving a variance six years ago. The business has been a stabilizing influence in the Old Northside and is one of the showplaces of the area. Our residence at 1332 N. Alabama, is another example of our desire to care for our property. (Photos attached)

LEGAL DESCRIPTION

The following described real estate in Hamilton County, Indiana. Part of the Northwest Quarter of Section 7, Township 18 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at a point on the West line of said Northwest Quarter 726 feet (44 poles) South of the Northwest Corner of said Northwest Quarter Section; thence East parallel with the North line of said Northwest Quarter section, 1867 feet to a point; said point being 740 feet West and 726 feet South of the Northeast Corner of said Northwest Quarter Section; thence South parallel with the East line of said Northwest Quarter Section, 594 feet to a point; thence West parallel with the North line of said Northwest Quarter Section 580 feet to a point; thence North 132 feet (8 rods) to a point; thence West 1287 feet (78 poles) to the intersection with the West line of said Northwest Quarter Section; said point of intersection being 1204.5 feet (73 rods) South of the Northwest Corner of said Northwest Quarter Section; thence North on and along the West line of said Northwest Quarter Section 478.5 feet to the point of beginning; said beginning point being 726 feet South of the Northwest Corner of said Northwest Quarter Section, containing 22 acres, more or less, and subject to any legal highways, or rights of way.

March 20, 1989

The Westfield-Washington Board of Zoning Appeals held a meeting on Monday, March 20, 1989 at 7:30 p.m. in the City Building. Present were Ann Lloyd, Jim Heinzman, Norman Wagoner and Byron Barker. Board Attorney Mike Antrim was also present.

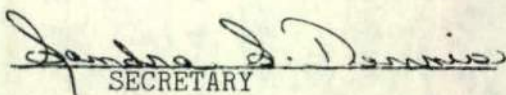
The minutes of the February 1989 meeting were approved.

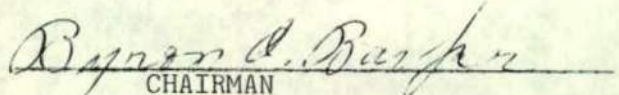
Dennis M. and Jennifer S. Robinson, Jr., 19710 Tomlinson Road, requested a variance of frontage requirement to permit erection of a manufactured single family residence and detached barn as per plans filed. Mrs. Robinson presented plans to the board showing the drawing of the proposed 28' x 64' residence. The public hearing opened at 7:42 p.m. Susie Butts was present, speaking in favor of the variance. The public hearing closed at 7:43 p.m. Jim Heinzman made a motion to approve the variance request. Norman Wagoner seconded. Vote: Yes-4, No-0. Motion carried. #89-V-2.

Kevin Cavanaugh and Larry Rothenberg representing McDonalds Corporation, requested a variance of sign ordinance requirements to permit erection of three (3) new private traffic direction signs and continued use of the two (2) existing private traffic direction signs at 15101 U.S. 31 North. Kevin Cavanaugh explained the proposal; the new, illuminated signs are needed for traffic control. Two of the new signs would be located on the northern part of the property that has recently gained approval for parking, one sign would be at the S.E. corner of the original property. The signs would read "enter", "exit", and "parking". The size of each sign would be 3.75 sq. ft. The signs will not have the "Golden Arches". The proposed signs are .75 sq. ft. larger than the sign ordinance allows. Public hearing opened at 7:58 p.m. and closed at 7:59 p.m. Byron Barker made a motion to approve the variance request (89-V-3) Jim Heinzman seconded. Vote: Yes-4, No-0. Motion carried. #89-V-3.

Jim & Judy Birmingham, 2302 Oak Woods Lane, requested a variance of frontage and lot size requirements to permit erection of a 14' x 20' addition to the existing non-conforming residence and replacement of the existing non-conforming detached garage as per plans filed. The Birmingham's are proposing to build an addition of 14' x 20' to the existing residence, to tear down the existing garage (which the petitioners stated was an eyesore), and to replace it with a new detached garage. Public hearing opened at 8:07 p.m. and closed at 8:08 p.m. Ann Lloyd made a motion to approve variance as per plans filed. Norman Wagoner seconded. Vote: Yes-4, No-0. Motion carried. #89-V-4.

The meeting adjourned at 8:09 p.m.


SECRETARY


CHAIRMAN

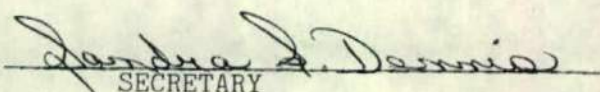
April 17, 1989

The Westfield-Washington Board of Zoning Appeals held a meeting on Monday, April 17, 1989 at 7:30 P.M. in the City Building. Present were Ann Lloyd, Jim Heinzman, Dian Saettel and Byron Barker. Board attorney Mike Antrim was also present.

The minutes of the March 1989 meeting were approved.

Mr. & Mrs. Robert C. Beauchamp requested an amendment of previously-approved plans at 16405 Westfield Blvd. Road. Mr. Robert Beauchamp presented his proposed plan. The antique sales is now presently located in part of the attached garage. The Beauchamp family has increased in number since the previously-approved plans were presented, and they now need the bedroom space over the garage area. The proposed plans call for a 48' x 48' addition to the existing detached barn. The antique sales will be moved entirely to the barn. It will be a two story, slab floor with cedar siding. The front of the building will have a six foot porch for displaying whicker furniture. The office will be kept in the present location, and the new building will be used only for storage and some display. Mr. Beauchamp has spoken with his neighbors and they do not seem to have any problem with the proposed plans. Jim Heinzman made a motion to approve the amendment. Dian Saettel seconded. Vote: Yes-4, No-0. Motion carried. #83-V-1.

The meeting adjourned at 7:57 p.m.


SECRETARY

CHAIRMAN

Improvement Location Permit

Variance No. 83-V-1 ³⁸MINUTES } ATTACHED
4117189 AUG

Plan Comm. No.

Zoned AG-SFI

Map No. 10-07-00

Fee Paid \$ ~~259.40~~ \$277.42

Estimated Const. Cost \$ 75,000

Name of Applicant ROBERT C. BEAUCHAMP Phone No. 896-3717

Address of Applicant 16405 WESTFIELD BLVD RD, WESTFIELD, TN 36074

Owner SAME Address SAME

Location of Property: 16405 WESTFIELD BLVD RD Block No. 00
Parcel No. 040

Legal Description: Notes & Bounds Attached ✓ Subdivision

Lot No. _____ Section No. _____ in _____ Addition _____

Present Use and Improvements EXIST. SFR/ATT. GAR/SIGN/DET. BOE

Type of Structure Applied for: Principal Building ☐ Accessory Building ☒

le Family ☐ Double ☐ Multi-Family ☐ Commercial ☒ Industrial ☐

☒ (Specify Use) ADDN TO EXIST. DET. BARN.

Dimensions	Submitted by Applicant	Required by Ordinance	Does it Conform?
Frontage	<u>AS</u>	<u>PER</u>	Yes ☒ No ☒
Lot Width			Yes ☒ No ☒
Lot Area			Yes ☒ No ☒
1st Flr. Liv. Area			Yes ☒ No ☒
Max. Bldg. Heights			Yes ☒ No ☒
Front Yard	<u>PLANS</u>	<u>FILED</u>	Yes ☒ No ☒
Rear Yard			Yes ☒ No ☒
Side Yard			Yes ☒ No ☒
Off Street Parking	N/E S/W	N/E S/W	Yes ☒ No ☒
Off Street Loading	N/E S/W	N/E S/W	Yes ☒ No ☒

Certificate "OPTIONAL" AREA WIDENED FROM 16' TO 24' WIDE

I hereby certify that the building or alteration of any structure on the above described premises will be done in accordance and comply with the requirements of any building code or regulations applicable to such building or alteration. I further certify that the above described premises and any structures thereon will be used in accordance with the provisions of the Comprehensive Zoning Ordinance of Westfield-Washington Township.

of Fire
Services
52.50

Signature of Applicant

is 23rd day of JUNE 1989 by John C. White
Westfield-Washington Township

TOWN OF WESTFIELD

Improvement Location Permit

No. 83-1P-41Variance No. 83-V-1

Plan Comm. No. _____

Zoned AG-SFIMap No. 10-07-00Fee Paid \$ 25.00Estimated Const. Cost \$ 35.00Name of Applicant ROBERT & REBECCA BEUCHAMP Phone No. 896-3717Address of Applicant 16405 WESTFIELD BOULEVARD RD.Owner SAME Address SAMELocation of Property: 16405 WESTFIELD BLVD. Parcel No. 040Legal Description: Notes & Bounds Attached ☒ Subdivision _____

Lot No. _____ Section No. _____ in _____ Addition _____

Present Use and Improvements EXISTING 3FR/ATT. GAR/DET. STORAGE BLDG.Type of Structure Applied for: Principal Building ☐ Accessory Building ☒Single Family ☐ Double ☐ Multi-Family ☐ Commercial ☐ Industrial ☐Other ☒ (Specify Use) GROUND SIGN (3'X4')

Dimensions	Submitted by Applicant	Required by Ordinance	Does it Conform?
Frontage	<u>AS</u>	<u>PER</u>	Yes ☒ No ☐
Lot Width			Yes ☒ No ☐
Lot Area			Yes ☒ No ☐
1st Flr. Liv. Area			Yes ☒ No ☐
Max. Bldg. Heights	<u>PLANS</u>	<u>FILED</u>	Yes ☒ No ☐
Front Yard			Yes ☒ No ☐
Rear Yard			Yes ☒ No ☐
Side Yard	<u>N/E</u> <u>S/W</u>	<u>N/E</u> <u>S/W</u>	Yes ☒ No ☐
Off Street Parking			Yes ☒ No ☐
Off Street Loading			Yes ☒ No ☐

Certificate

I hereby certify that the building or alteration of any structure on the above described premises will be done in accordance and comply with the requirements of any building code or regulations applicable to such building or alteration. I further certify that the above described premises and any structures thereon will be used in accordance with the provisions of the Comprehensive Zoning Ordinance of Westfield-Washington Township.

Signature of Applicant

Approved this 1 day of JULY 1983 by John C. White
Westfield-Washington Township

PROOF OF PUBLICATION

State of Indiana,

SS:

County of Hamilton,

Before me, a Notary Public in and for the County of Hamilton and State of Indiana, personally appeared John R. Neal who being

duly sworn upon his oath, deposes and says, that he is Publisher of the Noblesville Daily Ledger, a newspaper of general circulation in Hamilton County, State of Indiana, printed in the English language and printed and published daily in the city of Noblesville, Hamilton County, State of Indiana, and that said Noblesville Daily Ledger has been published continuously for more than five years last past, in said county and state; that the Notice of publication, a true copy of which is hereto annexed was duly published in said newspaper, for

2 weeks (insertions, successively) which publications were made as follows:

December 16, 1982
December 23, 1982

And that all of said publications were made in full compliance with the law.

John R. Neal
Subscribed and sworn to before me this
23 day of December, 1982

Jane C. Marts
JANE C. MARTZ Notary Public.
(Seal.)

My commission expires 11-8-83

Publisher's Fee, \$ 56.64

President of Hamilton County

NOTICE OF PUBLIC HEARING BOARD OF ZONING APPEALS WESTFIELD-WASHINGTON TOWNSHIP

The Board will hold a Public Hearing on No. 83-V-1 on the 17th day of January, 1983, at 7:30 P.M. at the Westfield City Building. The application submitted by Robert & Rebecca Beauchamp requests that a variance of use to operate a low traffic antique shop from the existing residential structure be granted for the property located at 16405 Westfield Blvd. Road.

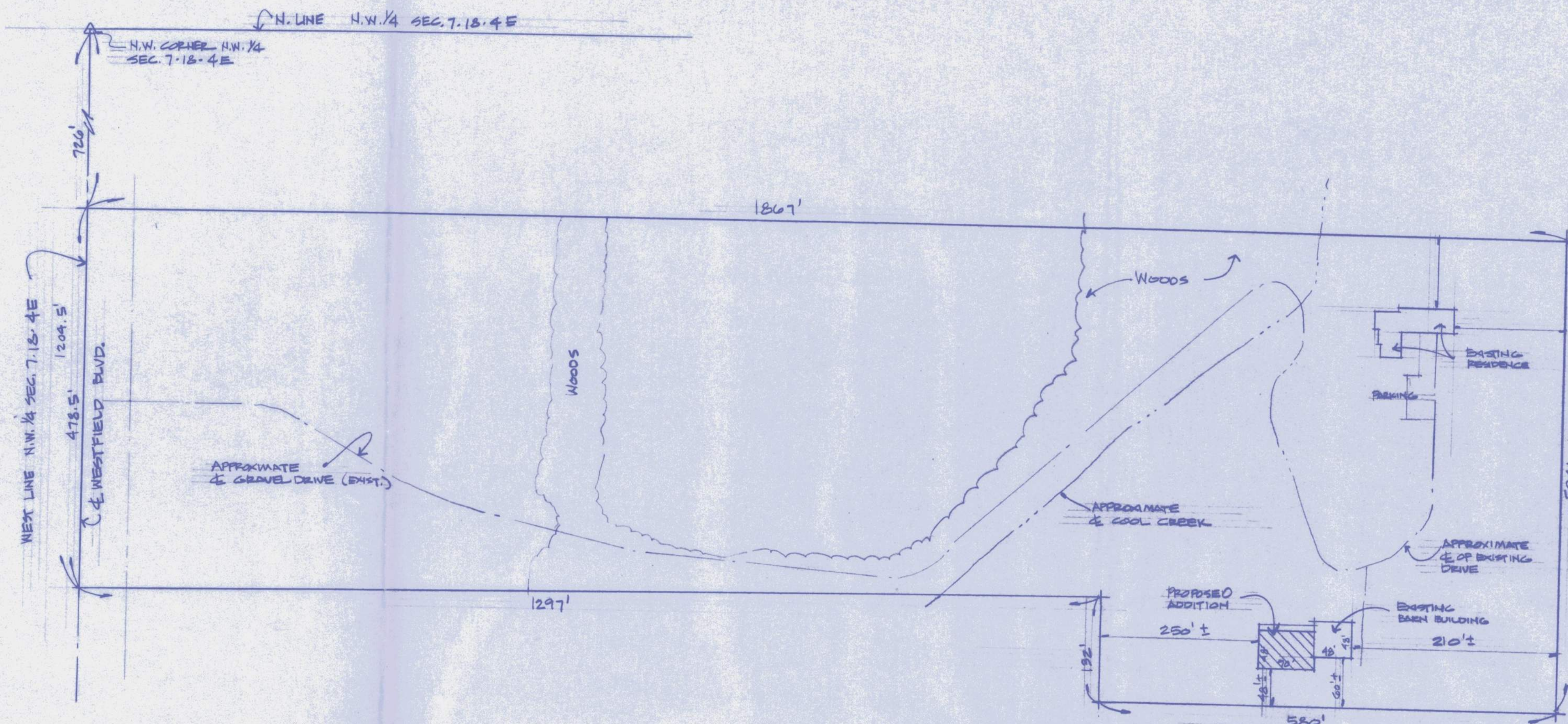
The following described real estate in Hamilton County, Indiana. Part of the Northwest Quarter of Section 7, Township 18 North, Range 4 East, Hamilton County, Indiana, more particularly described as follows:

Beginning at a point on the West line of said Northwest Quarter 726 feet (44 poles) South of the Northwest Corner of said Northwest Quarter Section; thence East parallel with the North line of said Northwest Quarter Section, 1867 feet to a point; said point being 740 feet West and 726 feet South of the Northeast Corner of said Northwest Quarter Section; thence South parallel with the East line of said Northwest Quarter Section, 594 feet to a point; thence West parallel with the North line of said Northwest Quarter Section 580 feet to a point; thence North 132 feet (8 rods) to a point; thence West 1287 feet (78 poles) to the intersection with the West line of said Northwest Quarter Section; said point of intersection being 1204.5 feet (73 rods) South of the Northwest Corner of said Northwest Quarter Section; thence North on and along the West line of said Northwest Quarter Section 478.5 feet to the point of beginning; said beginning point being 726 feet South of the Northwest Corner of said Northwest Quarter Section, containing 22 acres, more or less, and subject to any legal highways, or rights of way.

Written suggestions or objections relative to the application may be filed with the Department of Planning and Development, at or before such meeting and will be heard by the Board of Zoning Appeals at the time and place specified. Interested persons desiring to present their views upon the variance either in writing or verbally, will be given the opportunity to be heard at the above mentioned time and place.

Board Of Zoning Appeals
Westfield Washington Township
By Robert & Rebecca Beauchamp,
Petitioners

Dec. 16-23



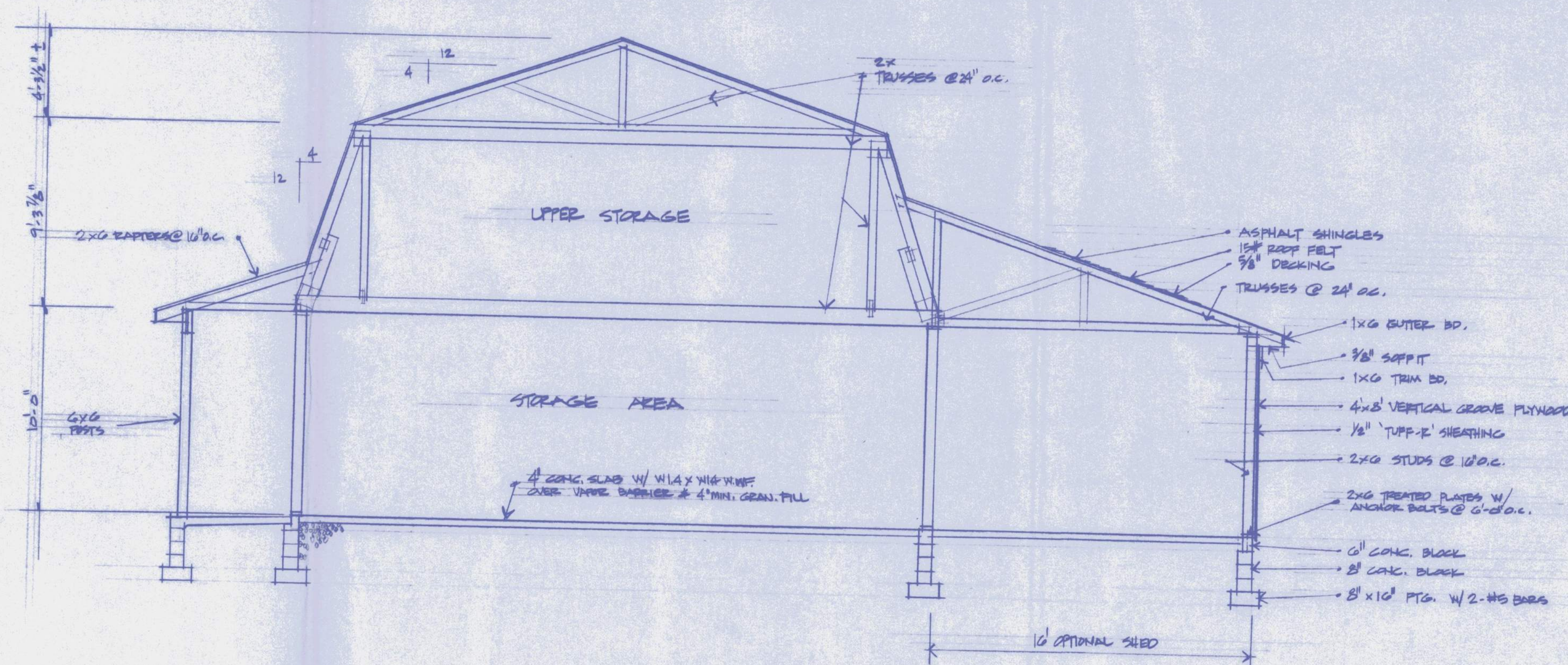
SITE PLAN

SCALE: 1" = 100'



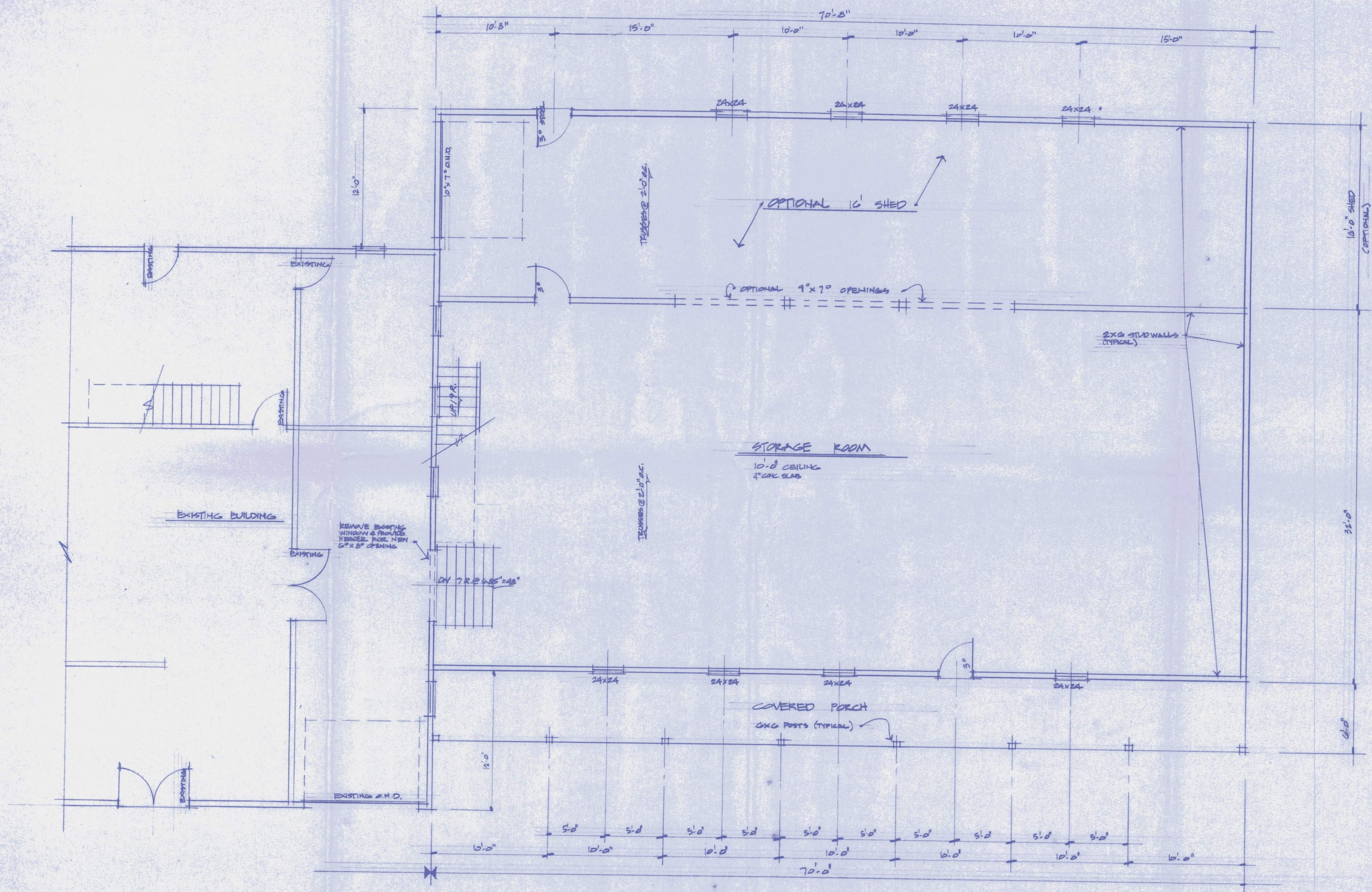
PROPOSED ADDITION TO BEAUCHAMP ANTIQUES

16405 WESTFIELD BLVD. - WESTFIELD, IN.



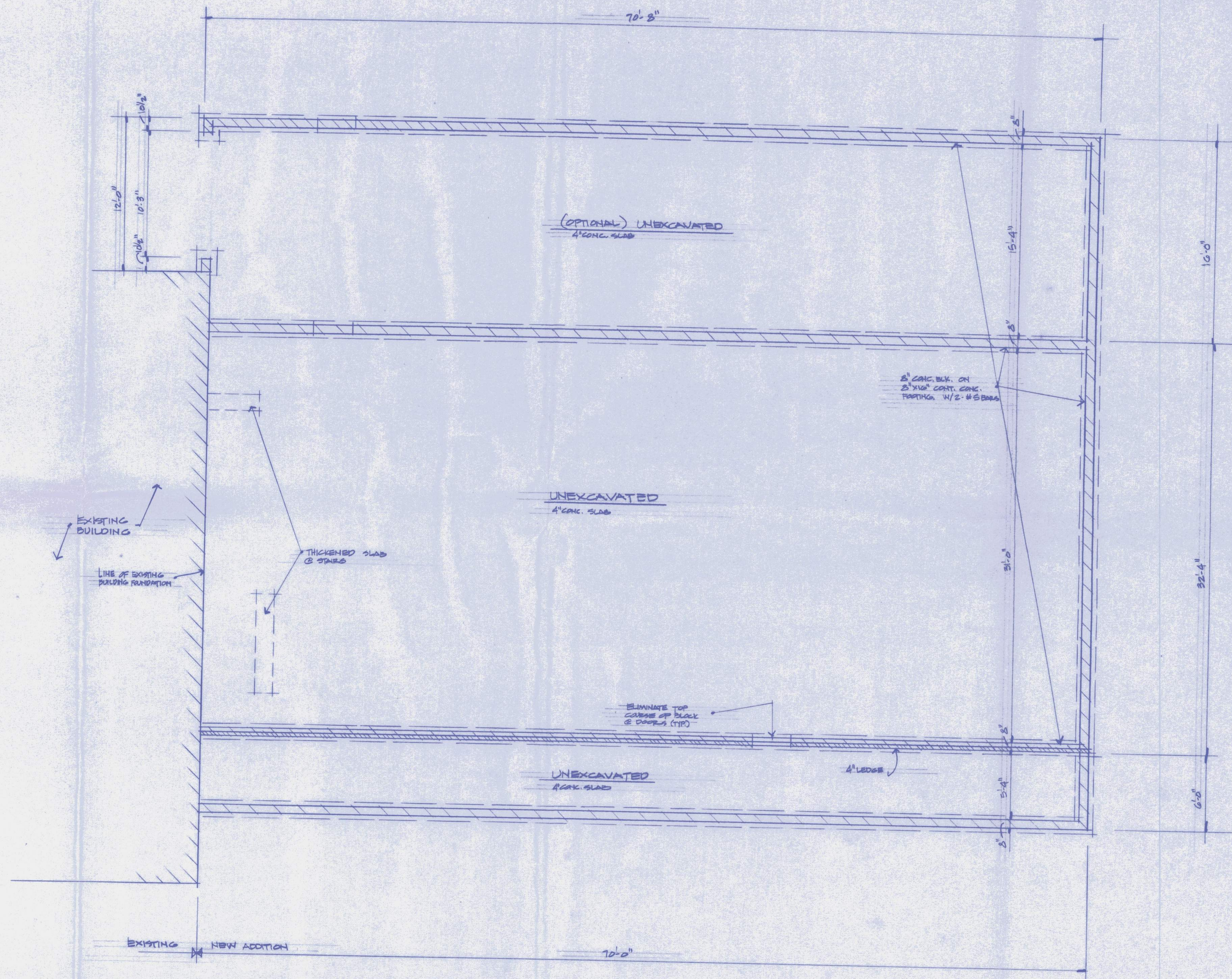
CROSS SECTION

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

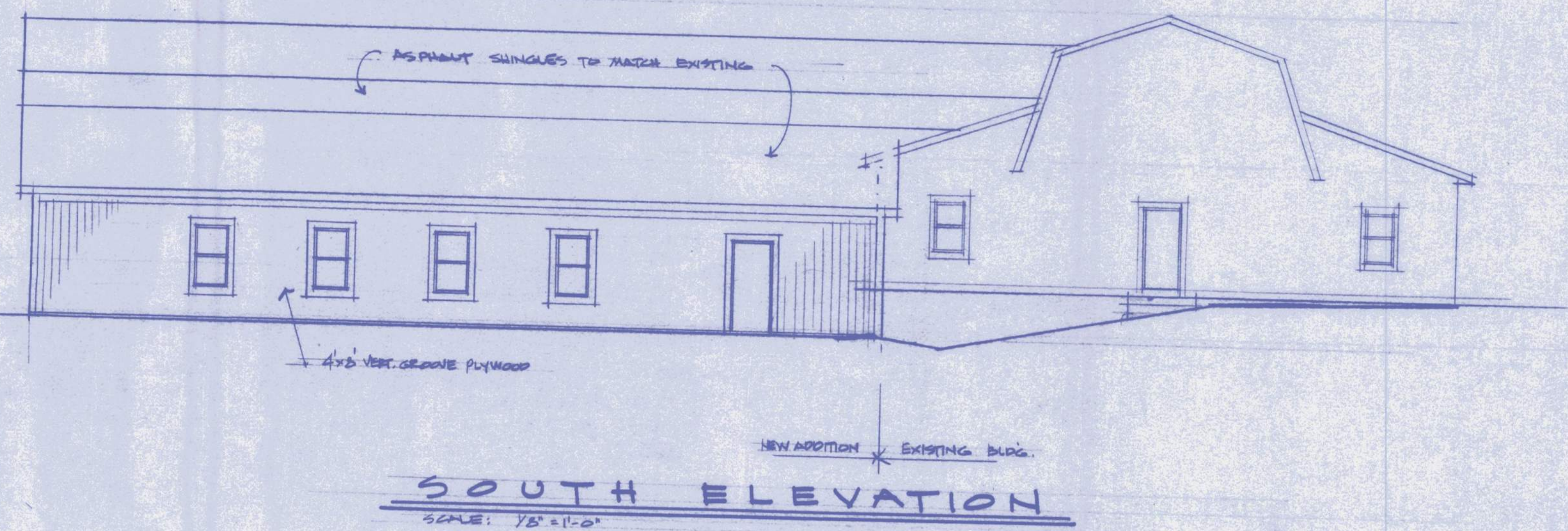
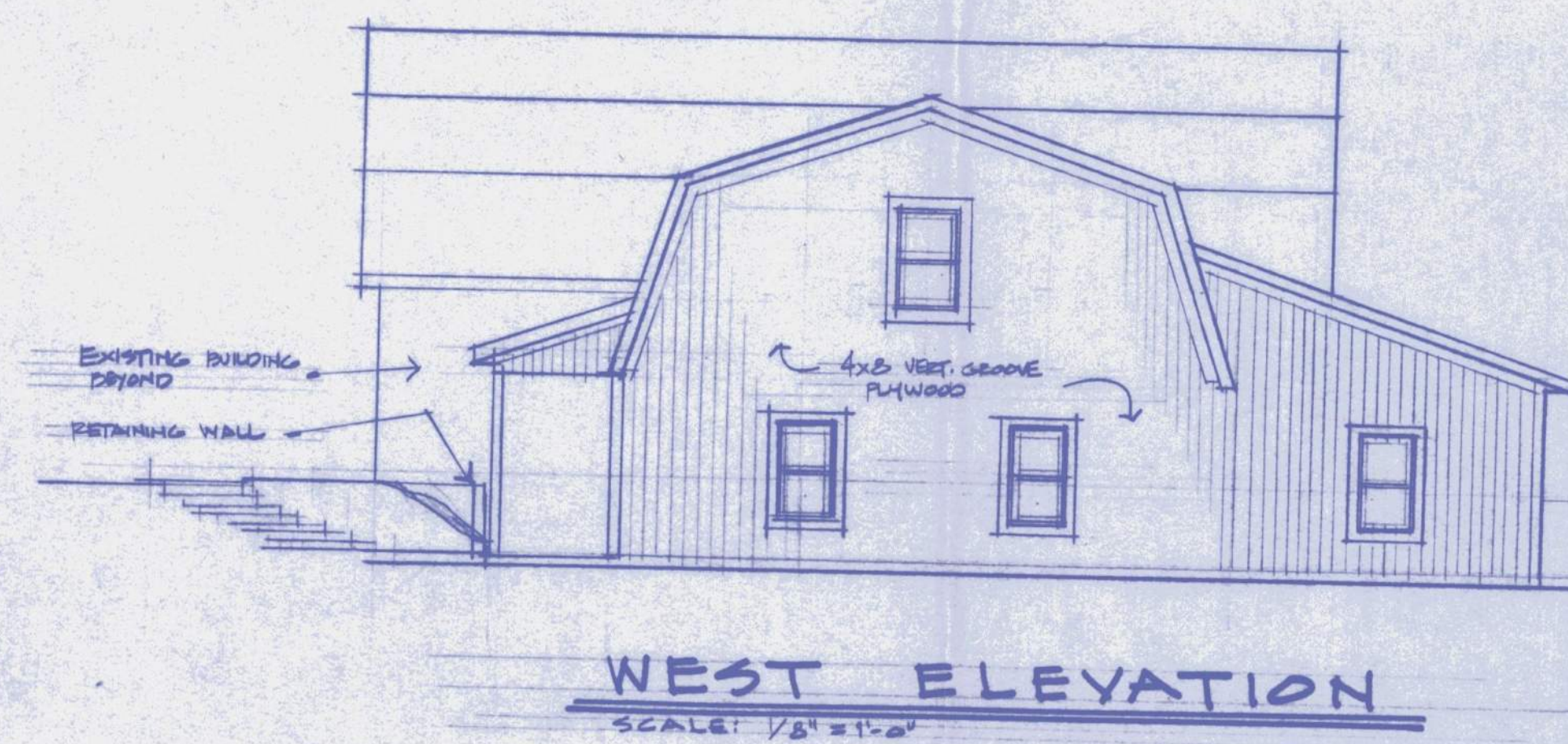
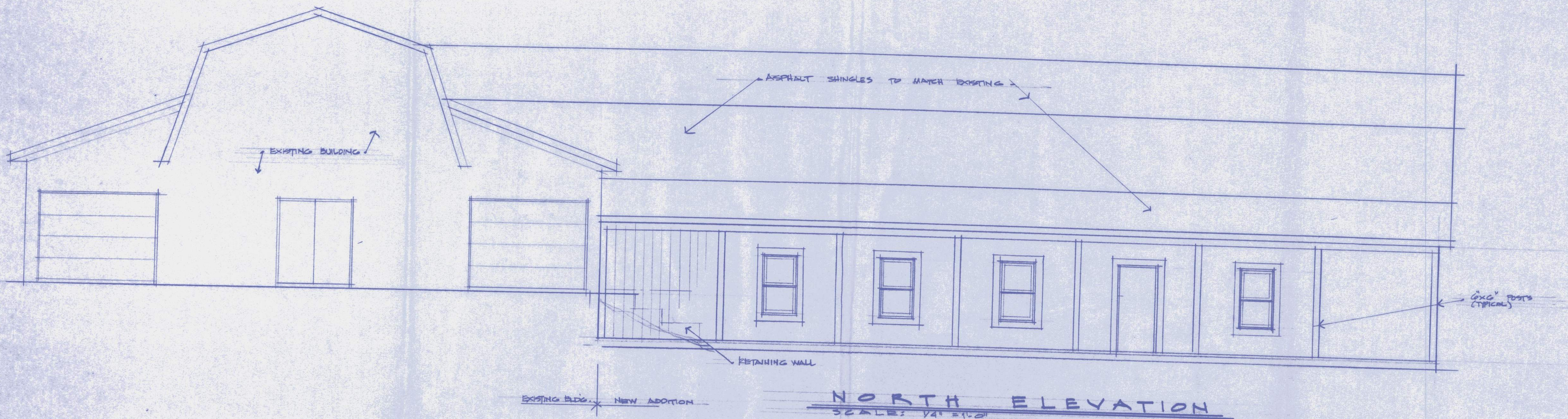


FLOOR PLAN
SCALE: 1/4" = 1'-0"





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



● **SENDER:** Complete items 1, 2, 3, and 4.

Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢

☐ Show to whom, date, and address of delivery.. —¢

2. ☒ **RESTRICTED DELIVERY** —¢

(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$ _____

3. **ARTICLE ADDRESSED TO:**

4. **TYPE OF SERVICE:**

☐ REGISTERED ☐ INSURED

☒ CERTIFIED ☐ COD

☐ EXPRESS MAIL

ARTICLE NUMBER

9184089

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☒ Authorized agent

5.

DATE OF DELIVERY

12-18-82

POSTMARK

DEC 18 1982

6. **ADDRESSEE'S ADDRESS** (Only if requested)

7. **UNABLE TO DELIVER BECAUSE**

7a. **EMPLOYEE'S INITIALS**

02A

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



**RETURN
TO**



Robert C. Beauchamp

(Name of Sender)

1340 N. Alabama

(Street or P.O. Box)

Indpls, Ind 46202

(City, State, and ZIP Code)

● **SENDER:** Complete items 1, 2, 3, and 4.

Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢

☐ Show to whom, date, and address of delivery.. —¢

2. ☐ **RESTRICTED DELIVERY** —¢

(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$ _____

3. **ARTICLE ADDRESSED TO:**

4. **TYPE OF SERVICE:**

☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184091

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

Ronald L. Hamby

5. **DATE OF DELIVERY**

12-18-82

6. **ADDRESSEE'S ADDRESS** *(Only if requested)*

7. **UNABLE TO DELIVER BECAUSE:**

EMPLOYEE'S INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL



UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

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Complete Items 1, 2, 3, and 4 on the reverse.

Attach to front of article if space permits,

otherwise affix to back of article.

Endorse article "Return Receipt Requested"
adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Paul Beauchamp

(Name of Sender)

1340 N. Main

(Street or P.O. Box)

Englewood 76202

(City, State, and ZIP Code)

● **SENDER:** Complete items 1, 2, 3, and 4.

Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢

☐ Show to whom, date, and address of delivery.. —¢

2. ☐ **RESTRICTED DELIVERY** —¢

(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$ _____

3. **ARTICLE ADDRESSED TO:**

4. **TYPE OF SERVICE:**

☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184086

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

Rachel M. Waters

5. **DATE OF DELIVERY**

12-15-82

POSTMARK

14 DEC 1982

6. **ADDRESSEE'S ADDRESS** (Only if requested)

7. **UNABLE TO DELIVER BECAUSE:**

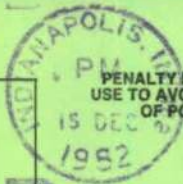
7a. **EMPLOYEE'S INITIALS**

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.



PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Robert B. Boush

(Name of Sender)

1340 N. Newman

(Street or P.O. Box)

Indy, Ind 46202

(City, State, and ZIP Code)

46202

● **SENDER:** Complete items 1, 2, 3, and 4.

Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢☐ Show to whom, date, and address of delivery.. —¢2. ☐ **RESTRICTED DELIVERY** —¢*(The restricted delivery fee is charged in addition to the return receipt fee.)***TOTAL \$** _____3. **ARTICLE ADDRESSED TO:**4. **TYPE OF SERVICE:**☐ REGISTERED ☐ INSURED☒ CERTIFIED ☐ COD☐ EXPRESS MAIL**ARTICLE NUMBER**

9184083

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

5.

DATE OF DELIVERY**POSTMARK**6. **ADDRESSEE'S ADDRESS** *(Only if requested)*7. **UNABLE TO DELIVER BECAUSE:**8. **EMPLOYEE'S INITIALS**

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete Items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Paul Beauchamp

(Name of Sender)

1340 N. Alabama

(Street or P.O. Box)

Trapp, Ind 46202

(City, State, and ZIP Code)

- **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space
on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).
- ☐ Show to whom and date delivered \$
- ☐ Show to whom, date, and address of delivery.. \$
2. ☐ **RESTRICTED DELIVERY** \$
- (The restricted delivery fee is charged in addition to the return receipt fee.)*

TOTAL \$

3. ARTICLE ADDRESSED TO:

4. TYPE OF SERVICE:

- ☐ REGISTERED ☐ INSURED
- ☒ CERTIFIED ☐ COD
- ☐ EXPRESS MAIL

ARTICLE NUMBER

9184085

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☒ Addressee ☐ Authorized agent

5. DATE OF DELIVERY

12/15/82

6. ADDRESSEE'S ADDRESS (Only if requested)

POSTMARK

DEC 15 1982

USPO

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete Items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Robert C. Beauchamp

(Name of Sender)

1340 N. Haberman

(Street or P.O. Box)

Ind 46002

(City, State, and ZIP Code)

14 1982
●SENDER: Complete items 1, 2, 3, and 4.

Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢

☐ Show to whom, date, and address of delivery .. —¢

2. ☐ RESTRICTED DELIVERY —¢

(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$

3. ARTICLE ADDRESSED TO:

4. TYPE OF SERVICE:

☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184088

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☒ Authorized agent

X Mildred W. Peck

5. DATE OF DELIVERY

12-15-82

POSTMARK

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

7a. EMPLOYEE'S INITIALS

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

- Print your name, address, and ZIP Code in the space below.
- Complete items 1, 2, 3, and 4 on the reverse.
 - Attach to front of article if space permits.
 - Otherwise affix to back of article.
 - Endorse article "Return Receipt Requested" adjacent to number.

RETURN
TO



PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



(Name of Sender)

Robert C. Bourcham

(Street or P.O. Box)

1348 N. Adams

(City, State, and ZIP Code)

Indy 46202

- **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space
on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

- ☐ Show to whom and date delivered —¢
☐ Show to whom, date, and address of delivery.. —¢

- 2.
- ☐
- RESTRICTED DELIVERY**
- ¢

(The restricted delivery fee is charged in addition to
the return receipt fee.)

TOTAL \$

- 3.
- ARTICLE ADDRESSED TO:**

- 4.
- TYPE OF SERVICE:**

- ☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184090

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☒ Addressee ☐ Authorized agent

E. W. Kowarsch

- 5.
- DATE OF DELIVERY**

12-15-82

POSTMARK

- 6.
- ADDRESSEE'S ADDRESS**
- (Only if requested)

- 7.
- UNABLE TO DELIVER BECAUSE:**

7a. **EMPLOYEE'S
INITIALS**

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete Items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

**PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300**



**RETURN
TO**



Robert C. Bruns

(Name of Sender)

1340 N. Alabama

(Street or P.O. Box)

Indy, Ind 46202

(City, State, and ZIP Code)

- **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space
on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

- ☐ Show to whom and date delivered —¢
☐ Show to whom, date, and address of delivery.. —¢

2. ☐ **RESTRICTED DELIVERY** —¢

(The restricted delivery fee is charged in addition to
the return receipt fee.)

TOTAL *EA* \$

3. **ARTICLE ADDRESSED TO:**

4. **TYPE OF SERVICE:**

- ☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184087

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

Kitty Bolger

5. **DATE OF DELIVERY**

12-15

POSTMARK

6. **ADDRESSEE'S ADDRESS** (Only if requested)

7. **UNABLE TO DELIVER BECAUSE:**

7a. **EMPLOYEE'S
INITIALS**

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

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- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Robt C. Beauchamp
(Name of Sender)

1340 N. Alabama
(Street or P.O. Box)

Chapel Hill NC 27514
(City, State, and ZIP Code)

● **SENDER:** Complete items 1, 2, 3, and 4.

Add your address in the "RETURN TO" space on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one).

☐ Show to whom and date delivered —¢

☐ Show to whom, date, and address of delivery.. —¢

2. ☐ **RESTRICTED DELIVERY** —¢

(The restricted delivery fee is charged in addition to the return receipt fee.)

TOTAL \$ _____

3. **ARTICLE ADDRESSED TO:**

4. **TYPE OF SERVICE:**

☐ REGISTERED ☐ INSURED
☒ CERTIFIED ☐ COD
☐ EXPRESS MAIL

ARTICLE NUMBER

9184084

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

5. **DATE OF DELIVERY**

12-15-82

6. **ADDRESSEE'S ADDRESS** *(Only if requested)*

7. **UNABLE TO DELIVER BECAUSE:**

7a. **EMPLOYEE'S INITIALS**

RETURN RECEIPT, REGISTERED, INSURED AND CERTIFIED MAIL



UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

Print your name, address, and ZIP Code in the space below.

- Complete items 1, 2, 3, and 4 on the reverse.
- Attach to front of article if space permits, otherwise affix to back of article.
- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Robert C. Beauchamp

(Name of Sender)

1340 N. Alabama

(Street or P.O. Box)

Indy, Ind 46202

(City, State, and ZIP Code)

- **SENDER:** Complete items 1, 2, 3, and 4.
Add your address in the "RETURN TO" space
on reverse.

(CONSULT POSTMASTER FOR FEES)

1. The following service is requested (check one):
- ☐ Show to whom and date delivered —¢
- ☐ Show to whom, date, and address of delivery.. —¢
2. ☐ **RESTRICTED DELIVERY** —¢
(The restricted delivery fee is charged in addition to
the return receipt fee.)

TOTAL \$ _____

3. ARTICLE ADDRESSED TO:

4. TYPE OF SERVICE:

- ☐ REGISTERED ☐ INSURED
- ☒ CERTIFIED ☐ COD
- ☐ EXPRESS MAIL

ARTICLE NUMBER

9184082

(Always obtain signature of addressee or agent)

I have received the article described above.

SIGNATURE ☐ Addressee ☐ Authorized agent

Phyllis McAninch

5. DATE OF DELIVERY

12-16-82

POSTMARK

6. ADDRESSEE'S ADDRESS (Only if requested)

7. UNABLE TO DELIVER BECAUSE:

**7b. EMPLOYEE'S
INITIAL**

UNITED STATES POSTAL SERVICE
OFFICIAL BUSINESS

SENDER INSTRUCTIONS

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- Endorse article "Return Receipt Requested" adjacent to number.

PENALTY FOR PRIVATE
USE TO AVOID PAYMENT
OF POSTAGE, \$300



RETURN
TO



Robert C Beauchamp
(Name of Sender)

1340 N. Alabama
(Street or P.O. Box)

Indy, Ind 46252
(City, State, and ZIP Code)

83-V-1

Zoned AG-SF1

16405 Westfield Boulevard Road (Union Street). Approval of an amended site plan, for a previously-approved variance of use, is requested by Robert Beauchamp.

COMMENTS:

1. On January 18, 1983, a variance of use was granted, as per plans filed, to permit operation of a low traffic antique shop, in addition to continued residential use of the site. As a part of that request, permission was also granted for the demolition of a detached barn structure and the erection of a new storage building in its place.
2. On April 17, 1989, an amendment to the original plans was approved which allowed construction of an addition to the detached storage building built in 1983. Except for the business office, the entire antique sales operation was moved to the detached structure.
3. The petitioner now wishes to erect a 36' X 72' storage building behind (South of) the original storage building with the addition. It is to be located 12' from the existing antique sales facility, and would be 4' off the South property line. Since approval has been granted "as per plans filed", the petitioner wishes to have this amended plan seen as if it were the original site plan. That is the reason for this request.

RECOMMENDATIONS:

1. The proposed new building would be screened from the house's view by the existing antique sales facility. The area surrounding the remaining sides (East, West, and South) is heavily wooded and would also serve to screen the proposed structure from view. The entire complex of buildings is located over 1,200 feet of the street and is not visible from the street.
2. At the present time, the proposed building is to be used for storage. If it is incorporated into the antique sales use, the petitioner should be required to return to the Board for expansion of the use, and the required state plan reviews and releases should be sought.

DETERMINATION: POSSIBLE MOTIONS

Grant approval of the variance, as filed.

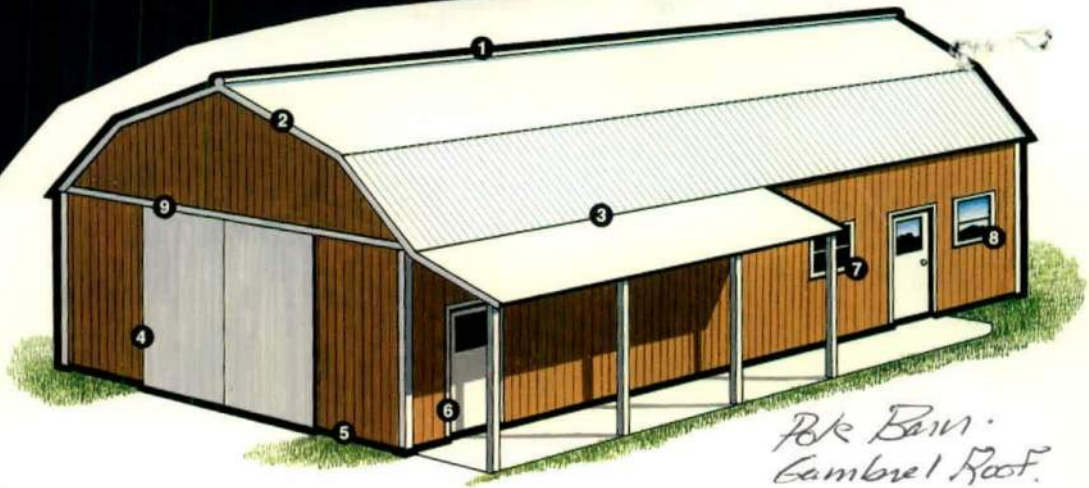
OR

Grant approval of the variance, as filed,
subject to conditions (list conditions).

OR

The following changes must be made or considered
before approval will be given (list changes).

ANY AND ALL LIMITATIONS OR CONDITIONS MUST BE MADE PART OF A
MOTION TO APPROVE IN ORDER FOR THE LIMITATIONS OR CONDITIONS TO
BECOME PART OF THE ACTION.



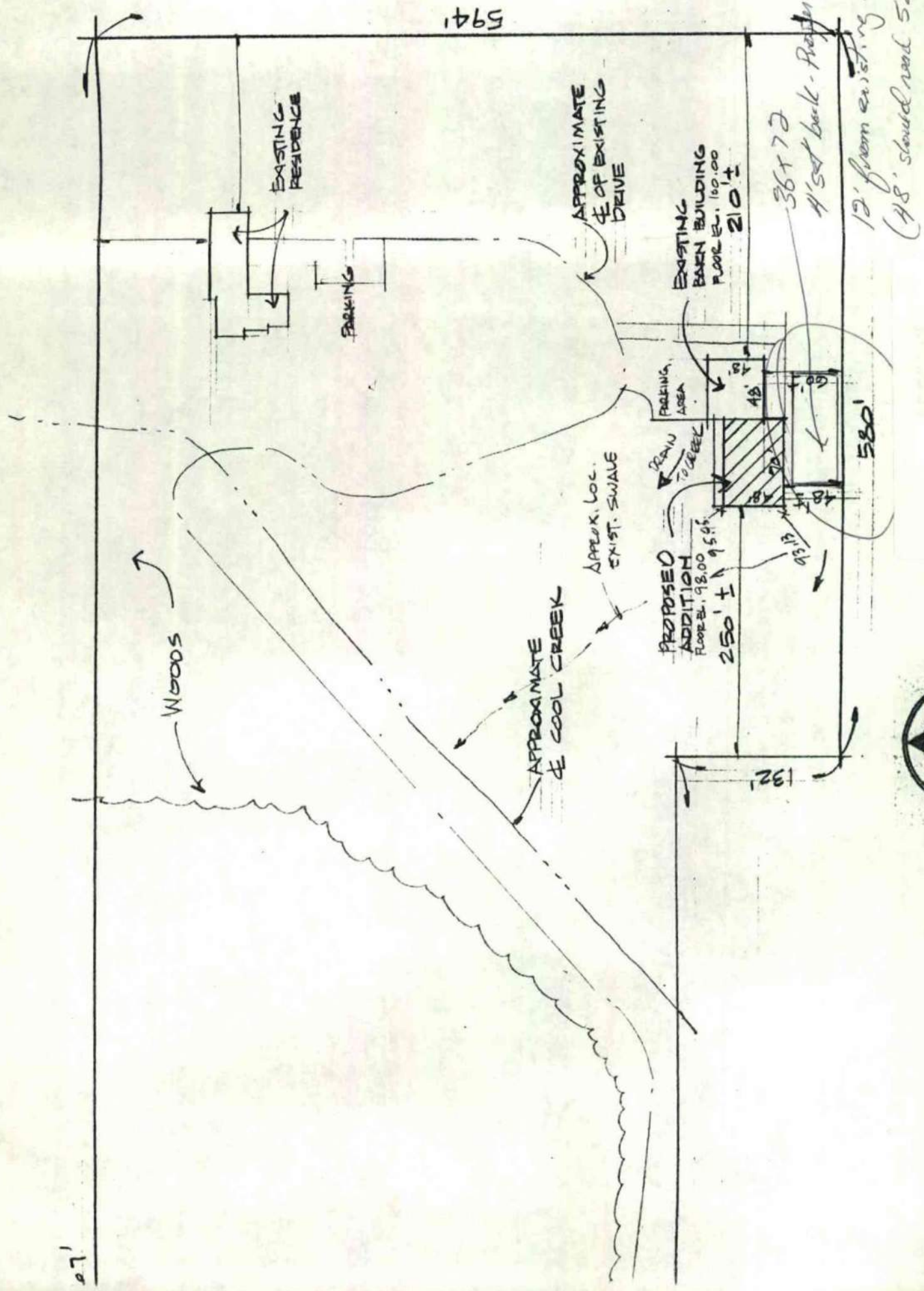
*Bk Barn.
Gambrel Roof.*



PROPOSE T

BEAUCAMP AIR

16405 WESTFIELD BLVD. -



241



LEGAL DESCRIPTION	ACRES	OWNER	PROPERTY TAX	REMARKS
1/4 SECTION 36, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 35, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 34, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 33, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 32, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 31, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 30, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 29, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 28, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 27, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 26, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 25, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 24, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 23, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 22, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 21, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 20, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 19, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 18, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 17, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 16, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 15, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 14, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 13, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 12, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 11, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 10, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 9, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 8, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 7, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 6, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 5, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 4, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 3, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 2, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	
1/4 SECTION 1, T12N, R10E, S1E	36.00	STATE OF TEXAS	0.00	

RECEIVED OCT - 8 1993

PART OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 18 NORTH, RANGE

LEGAL

PART OF THE
BEGINNING AT
SAID MORTGAGE
POINT, SAID

APPROVED

DATE 6/23/89

BY JW

THIS IS A GREAT PLAN
SHOWING PROBABILITIES OF
DOLLAR AND EASTING EARNINGS
ON THIS LOT OR PLAN

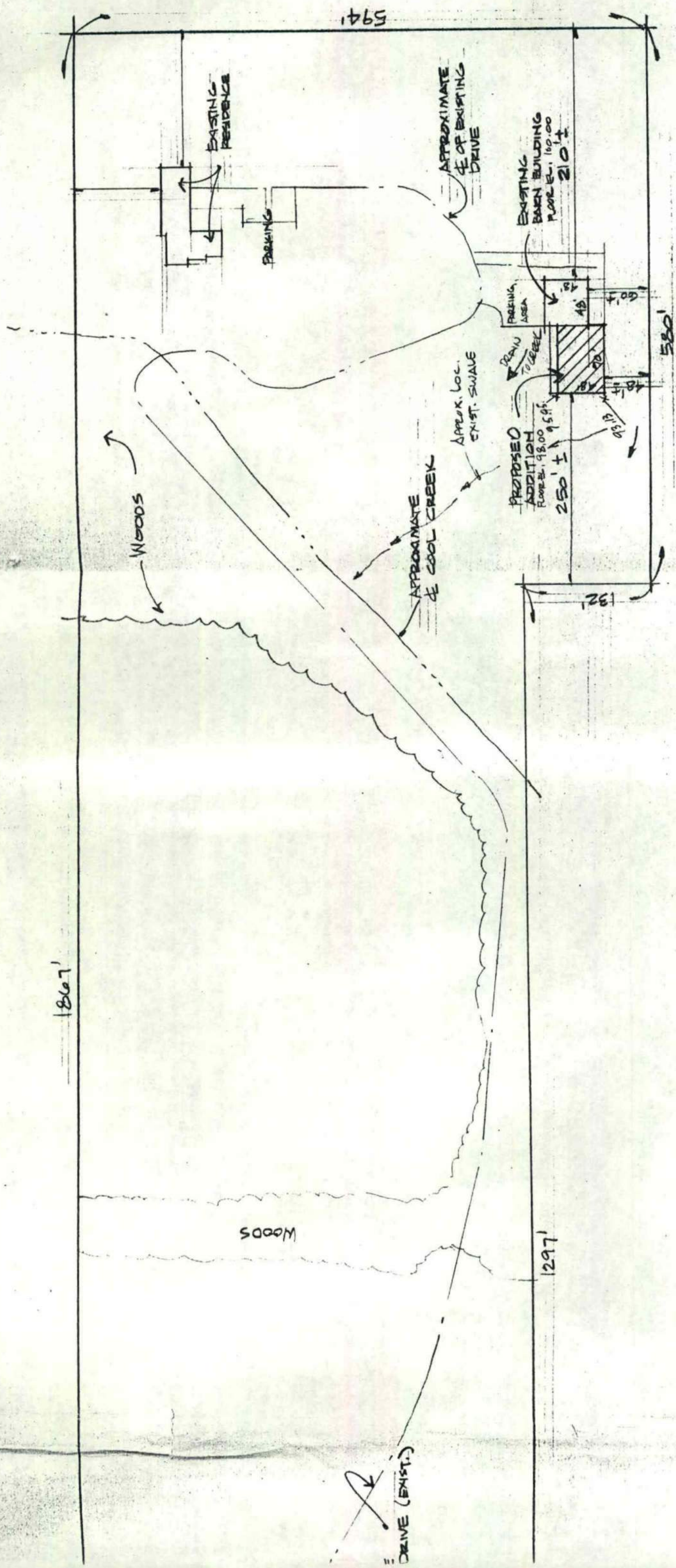
SIGNED

RECEIVED OCT 1 1964



PLAZA

$\text{SUSAN: } \text{III} = 100'$







Antique Shop - 1340 N. Alabama



Residence 1332 N. Alabama.



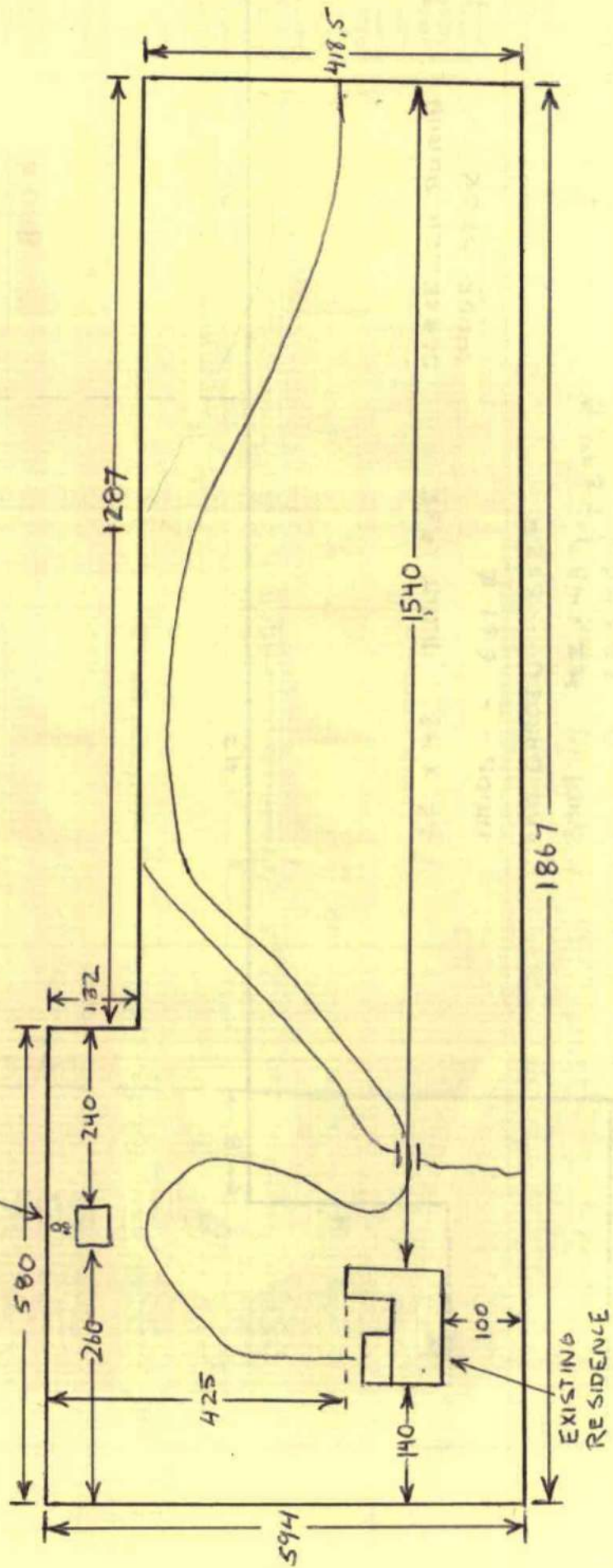


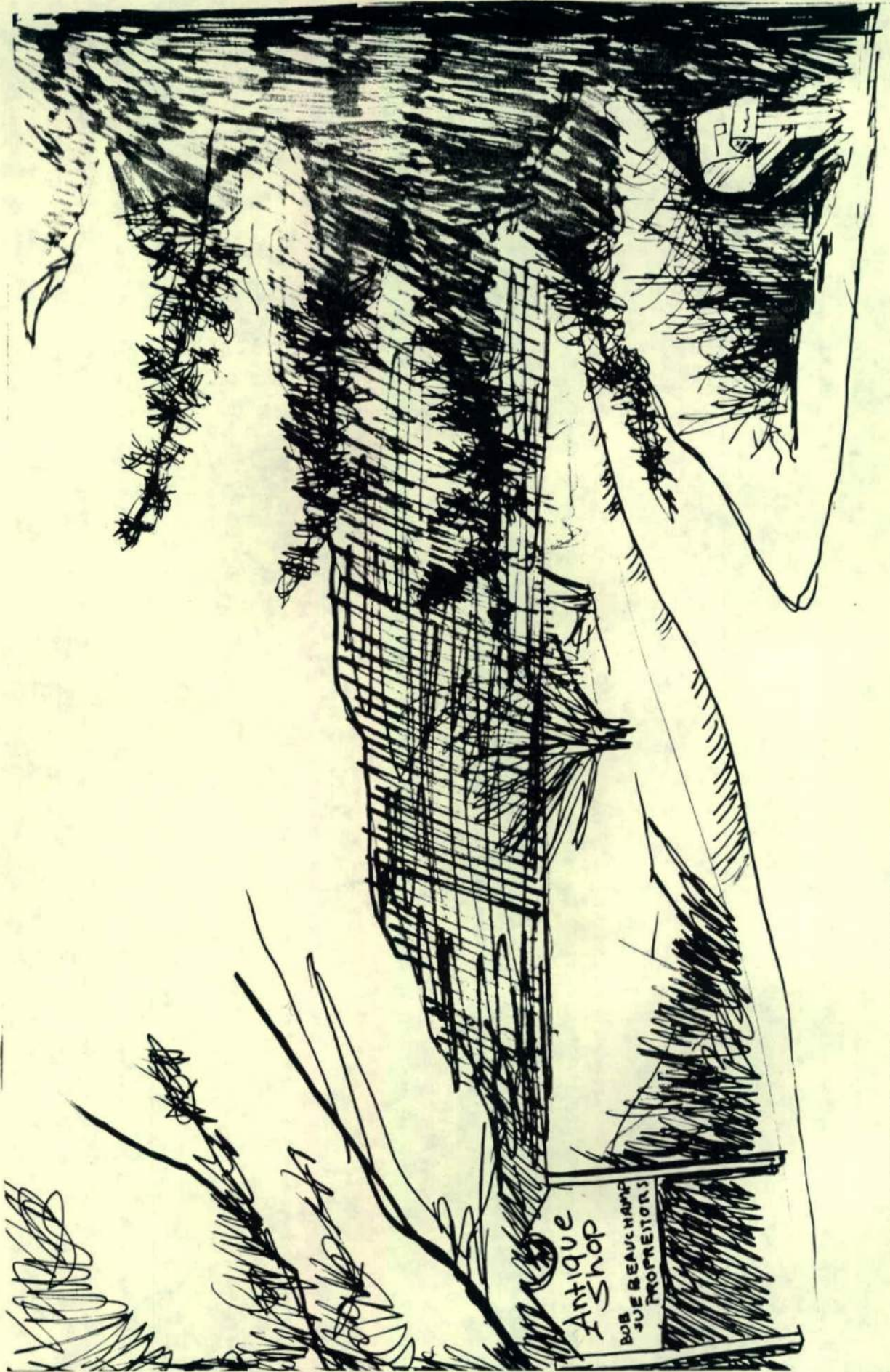






REMOVE EXISTING
BARN REMNANT AND
REPLACE WITH NEW STRUCTURE





Antique Shop

Rob & Sue Beauchamp

FOR THE BOARD OF ZONING APPEALS USE ONLY

Preliminary:

Application Complete: December 28, 1982

Fee Paid: December 28, 1982

Proof of Notice Filed: December 28, 1982

If all three are not checked, specify deficiency: _____

Decisions:

☒ Approved and Granted: IAADH

Approved and Granted subject to the following: _____

All elements listed on the application are held to be established as stated on the application. The Building Commission is hereby ordered to issue the necessary permit.

Denied: _____

Denied for the following reasons: _____

Dated: January 17, 1983

Board of Zoning Appeals

IAADH

Chairperson

Town of Westfield

130 PENN STREET
P.O. BOX 322
WESTFIELD, INDIANA 46074

January 20, 1983

Mr. and Mrs. Robert C. Beauchamp
1332 N. Alabama Street
Indianapolis, IN 46202

Dear Mr. and Mrs. Beauchamp:

On Monday, January 17, 1983, the Westfield-Washington Board of Zoning Appeals met to consider your application #83-V-1 requesting a variance of use to operate a low traffic antique shop from the existing residential structure located at 16405 Westfield Boulevard Road. The Board of Appeals unanimously approved and granted your petition.

Yours truly,

Virginia C. Norris

Virginia C. Norris
Secretary, Westfield-Washington
Board of Zoning Appeals

COMMUNITY DEVELOPMENT DEPARTMENT

WESTFIELD-WASHINGTON TOWNSHIP

PLAN COMMISSION

BOARD OF ZONING APPEALS

October 26, 1993

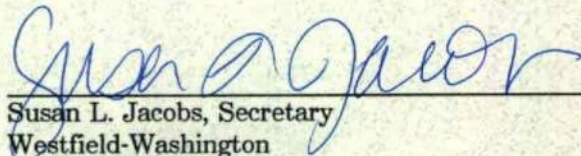
FILE COPY

Robert Beauchamp
16405 Westfield Blvd. Rd.
Westfield, IN 46074

Dear Mr. Beauchamp:

The Westfield-Washington Board of Zoning Appeals met October 18, 1993 at the Westfield City Building. After hearing case number 83-V-1, an amendment to a petition to allow construction of a storage building, a motion was made to approve the amended plans. Please come into the office and obtain the necessary permit(s). Feel free to call between the hours of 8:00 A.M. and 4:30 P.M. if you have any questions.

Sincerely,



Susan L. Jacobs, Secretary
Westfield-Washington
Board of Zoning Appeals

c.c: File

WRITTEN PUBLIC COMMENTS

Docket Number: 2112-PUD-29
Petitioner: Old Town Design Group by Apollo Developers
Request: A change in zoning for 48.8 acres +/- from AG-SF1: Agriculture / Single-family Rural District and from Lantern Park Planned Unit Development (PUD) to the Springwater PUD District.

Enclosed Attachments:

December 6, APC Public Hearing

- | | |
|-------------------|------------|
| 1. Tatum, Susie | 12/06/2021 |
| 2. Nass, Linda | 12/06/2021 |
| 3. Miller, Rachel | 12/10/2021 |

From: [Susie Tatum](#)
To: [planners](#)
Subject: Spring water PUD
Date: Monday, December 6, 2021 6:17:40 AM

**WARNING: This external email is from
susie.tatum@alsac.stjude.org.**

Regarding the proposed development of the Springwater site, I am quite concerned about the density of the homes/townhomes - 113, on 49 acres.

This kind of density will cause more traffic and congestion to our neighborhood, let alone push wildlife into adjacent properties and roads. I am concerned about the disregard for nature, as this is currently a beautiful site, full of trees and wildlife, and should be developed responsibly with less density and much more green spaces. I am against the townhomes altogether.

I hope that you will consider the feelings of homeowners in the vicinity.

Thank you.

Susie Tatum
16250 Oak Road
317-701-5867

From: [Linda Naas](#)
To: [APC](#)
Subject: Fw: 2112-ODP-26 Springwater PUD comments for APC consideration 12/6/2021
Date: Monday, December 6, 2021 3:09:43 PM

WARNING: This external email is from
lnaas@logickey.com

Error in paragraph 2 - Lantern Park PUD, Ordinance 15-11.

----- Forwarded by Linda Naas/LogicKeyMail on 12/06/2021 03:08 PM -----

From: Linda Naas/LogicKeyMail
To: "APC" <apc@westfield.in.gov>
Date: 12/06/2021 02:05 PM
Subject: 2112-ODP-26 Springwater PUD comments for APC consideration 12/6/2021

I've spoken to some neighbors in the area including John Boyer whose property abuts on the side of Beauchamp's antique shop. They have concerns with the development but feel they don't know enough of the zoning details to write but want their concerns known. I put together what people are saying and said I would send. The other comments were to send this back to Planning Department to be fixed before it gets to APC for a public hearing.

How can this project take part of the Lantern Commons PUD Ord 15-11 (6.88 acres) and now make it part of the Springwater PUD? Isn't that counting the same land for open space and density for 2 separate PUDs? Keeping the primary residence acreage within the PUD also lowers density but can it be figured as open space? Wouldn't Lantern Park Ord 15-11 need to be amended?

It is confusing with everything being a PUD and that recently sparked a discussion of "not everything needs to be a PUD" at the APC. No, developer/owner are not asking for any business uses other than the existing antique shop; residential only but the PUD allows them to change heights, setbacks, density, etc. which is why the verbiage in the Ordinance is very important and people **SHOULD NOT** rely on pictures. What happens to the

"antique shop" are into the future? And is the neighborhood summary by developer accurate, it doesn't even include list of neighbors attending?

Per the Comp Plan this area is Southeast Residential which is suburban which should be less dense than Downtown (which is urban and can be more dense). This area is east of the commercial area. We believe they are suggesting townhomes on Union St. to transition from the west side of Union to the east side residential. We don't believe that is needed.

1. This is a unique infill area - review what Comp Plan says about that.
2. This PUD clearly reduces setbacks and increases heights and density per a comparison to UDO 4.7 and 4.9.
3. Mr. Moffett presented this as "Downtown" but it is not, it is Southeast Residential Suburban per the Comp Plan Page 24 and Page 6 defining areas studied for the Comp Plan.
4. It is also in a Land Use separated by Union Street from the Employment Corridor.
5. Using less dense single family homes will actually mitigate the traffic that will be created by Lantern Commons
6. Ed Hamilton with Apollo Developers mentioned 3 story townhomes facing apartments to West but they don't really face them. Across from the proposed townhomes are large single family lots.
7. In the very NW corner, this area could be treed landscaping to buffer homes, consistent with the WOODLAND it currently is.
8. Behind this project to the east are large lots including the owners 7+ acre home.
9. They also presented townhomes facing townhomes but they really aren't. The apartments to the West of Union are Valley Farms Apartments which again are in the "Commercial Corridor" per Comp Plan.
10. Clearly there is a definite separation to the North with the existing Summit Lawn Cemetery, agree to the buffer.
11. Directly across from Area A of Lantern Commons, the height of townhomes should not exceed the 2 story limitation within Lantern Commons.

1. Area A - Portions of Buildings within 75' of the north property line of Area A shall not exceed two (2) Stories in height.

All other portions of Buildings shall not exceed three (3) Stories.

12. However, we think you can argue this is still too dense since the townhomes are arranged to be dense. The 12 townhomes in the upper left of the concept plan are across from a very large lot single family home - this is very unattractive and not needed as a transition. Remove all townhomes from

this area.

13. Only the lower half of the proposed townhomes will actually be situated across from 3-story per Lantern Commons PUD.

14. This would be an area more conducive to 2 story residential attached homes with no to low-maintenance similar to what was built in Bridgewater to the east side. Or see Carriage Homes on Oak Ridge Road for an example of 2-story townhomes.

15. The density should not exceed that of Lantern Commons to the west which has a lot of green space between townhomes and or Lantern Park.

16. This property has natural terrain and creeks which separate it. Can some of it be protected during infill per Comp Plan.

17. Neighborhood summary talks about "neighbor was concerned that a little over 1 acre of trees would be cleared . . . were in areas that were farm land about 15-20 years ago" but Beauchamp had this land categorized and taxed as "WOODLAND" and carved out as a separate 1 of 6 parcels, very irregular shape. Parcel #08-10-07-00-00-001.001

18. Is it safe in a neighborhood to have a "shared drive/trail" to a commercial business location?

19. Right-ins/Right-outs typically operate predominately as Left-ins/Left-outs - just visit Retreat on the Monon on 161st Street.

20. The design of Union Street shown here seems pretty contradictory to a "Secondary Arterial" shown in the Thoroughfare Plan.

21. Please review the entire surrounding area for apartments/townhomes including those proposed in Lantern Commons and Grand Millenium.

22. Single Family proposed is more dense on smaller lots than even Lantern Park - compare the proposed PUD with the existing.

Linda Naas
1122 E 161 St
317-691-0229

References:

https://www.westfield.in.gov/egov/documents/1635882828_50768.pdf

From the ordinance they are asking to rezone the underlying zoning district as SFA: Single-family Attached District.

Section 4. Underlying Zoning District. The Underlying Zoning District shall be SFA: Single-family Attached District.

Section 5. Permitted Uses.

5.1 All Special Exception Uses and Prohibited Uses shall be prohibited.

5.2 The following additional uses shall be permitted in the District: A.

Dwelling, Townhouse B. Dwelling, Single Family C. Development Amenities

5.3 Maximum Dwellings. The total number of Dwellings permitted in the District shall not exceed one-hundred and thirteen (113).

Unified Development Ordinance:

WESTFIELD-WASHINGTON TOWNSHIP UNIFIED DEVELOPMENT ORDINANCE
CHAPTER 4



4.7 SF4: Single-Family High Density District

- A. **Purpose and Intent:** The purpose of this district is to accommodate higher density Single-family Dwellings with available state-approved water and sewer facilities for land with at least one-eighth (1/8) of its perimeter contiguous to the corporate limits of the City.
- B. **Minimum Lot Area:** 9,000 square feet
- C. **Minimum Lot Frontage:** 40 feet
- D. **Minimum Building Lines:**
 - 1. Front Yard: 25 feet
 - 2. Side Yard: 8 feet
 - 3. Rear Yard: 25 feet
- E. **Minimum Lot Width:** 50 feet
- F. **Maximum Building Height:** 25 feet (see also [Article 6.6 Height Standards](#))
- G. **Minimum Living Area (Ground Floor):**
 - 1. Single story: 1,000 square feet
 - 2. Two story: 750 square feet
 - 3. Tri-level: 750 square feet (Basement and first level)
 - 4. Story and one-half: 750 square feet
- H. **Development Plan Review:** Required for Major Subdivisions.

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Quick Cross-References:

Article 6.1 Accessory Use and Building Standards	Article 8.6 Open Space and Amenity Standards
Article 6.3 Architectural Standards	Article 10.8 Improvement Location Permit
Article 6.8 Landscaping Standards	Article 10.7 Development Plan Review
Article 6.9 Lighting Standards	Article 10.8 Improvement Location Permit
Article 6.14 Parking and Loading Standards	Article 10.12 Subdivision

	☒
	☐



4.9 SFA: Single-Family Attached District

- A. **Purpose and Intent:** The purpose of this district is to accommodate Attached Single-family Dwellings for individuals who desire maintenance-free living (e.g., where grass mowing, property maintenance, snow removal are commonly maintained and owned by a homeowners' association).
- B. **Permitted Uses:** The following uses shall be permitted: Duplex Dwelling, Triplex Dwelling, Quadraplex Dwelling, and Development Amenities.
- C. **Minimum Lot Area:** No minimum
- D. **Minimum Lot Frontage:** No minimum
- E. **Maximum Density:** Four (4) Dwelling Units per acre
- F. **Maximum Dwellings:** Four (4) per building
- G. **Maximum Project Size within District:** Thirty acres (30)
- H. **Minimum Building Setback Lines:**
1. Front Yard:
 - a. Expressways: 50 Feet
 - b. Primary Arterials: 35 Feet
 - c. Secondary Arterials: 25 Feet
 - d. Collectors, Local and Private streets: 20 Feet
 2. Buildings with more than one adjacent unit shall stagger the Front Building Setback Line for each unit by at least four (4) feet.
- I. **Minimum Distance Between Structures:**
1. Structures with no vinyl exterior siding: 25 feet
 2. Structures with any vinyl exterior siding: 30 feet
- J. **Project Perimeter Setback:** No structure shall be erected above the projected 1:2 Proximity Slope line from the perimeter of the project.
- K. **Maximum Building Height:** 35 feet (see also [Article 6.6 Height Standards](#))
- L. **Minimum Living Area:** A minimum of seventy-five percent (75%) of the Dwelling Units within a project shall be 1,500 square feet or greater.
1. Single story: 1,300 square feet
 2. Story and one-half: 1,600 square feet (lower and main levels)
 3. Two story: 1,800 square feet (lower and main levels)
- M. **Development Plan Review:** Required.

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Quick Cross-References:

Article 6.1 Accessory Use and Building Standards	Article 8.6 Open Space and Amenity Standards
Article 6.3 Architectural Standards	Article 10.8 Improvement Location Permit
Article 6.8 Landscaping Standards	Article 10.7 Development Plan Review
Article 6.9 Lighting Standards	Article 10.8 Improvement Location Permit
Article 6.14 Parking and Loading Standards	Article 10.12 Subdivision

INFILL:

Existing Suburban

Development Policies

- Promote the protection of the existing suburban character of the area.
- Encourage only compatible infill development on vacant parcels in existing neighborhoods as a means of avoiding sprawl.
- New development should be permitted only upon a demonstration that it will not alter the character of the area, and will not generate negative land use impacts.
- Ensure that infill development is compatible in mass, scale, density, materials, and architectural style to existing development.
- Ensure that new development adjacent to existing suburban is properly buffered.
- New retail uses should not be permitted in the Existing Suburban areas. The Existing Suburban Areas were planned and have developed primarily for residential uses, and attempting to introduce retail uses into those areas will change the residential character of the area. These should be located in those areas that are planned for retail expansion.

Appropriate Land Uses in Existing Suburban

- Detached dwellings
- Attached dwellings
- Institutional uses
- Recreational uses

From: [Rachel Miller](#)
To: [Rachel Riemenschneider](#)
Subject: Springwater PUD Plan
Date: Friday, December 10, 2021 6:48:07 AM

**WARNING: This external email is from
rmiller4223@gmail.com.**

Dear Ms. Riemenschneider,

Hello! My name is Rachel Miller, I'm a local high school student, and I have a lot of concerns about development plans for the S. Union Street Lot. I understand you're a very busy person, but thank you for taking the time to hear and consider this.

Don't develop this land.

For one, it's entirely unnecessary. We already have plenty of housing developments around Westfield, do we really need to cram another one into a space already occupied by natural forest? Let's talk about that. There has been so much deforestation recently, and it kills me to see more happening in a place I love. On the way to school each day, I see deer enjoying life in the woods, secluded and out of danger. I've watched baby deer grow up in those woods and fields. Unfortunately, I've also seen baby deer die on the side of the road due to the reckless placement of major highways and busy roads. In the past month alone, I've seen more deer roadkill than I've seen in my entire life. But the lives of wildlife aren't the only lives at stake here.

If you've ever actually driven on Union during the morning or afternoon when kids are going to and from school, you'll know that traffic sucks. I've gotten stuck in traffic for upwards of twenty minutes trying to get through the stoplight on the way home from school. All the while, every car in that line was idly emitting carbon toxins into the environment. Now, you plan to take away all the trees that try to negate that effect. And adding a housing development would only add to that traffic, add to the emission of toxins, add to the already massive carbon footprint. If you have one, I would love to see an environmental impact report, or anything to suggest that thought has been given to the consequences of this development.

And what of the cemetery? Do we have to destroy the peaceful ambiance of those final resting places? Those that visit their loved ones in the cemetery after this development will have that peaceful ambiance spoiled by the presence of townhomes and houses. Is this worth it? Is it worth it to pollute our city? Is it worth it to sit in traffic for half an hour every day because you decided to add more houses to an already occupied area? I would love to hear the thought process if there is any reason other than monetary gain.

I'm finding it hard to appreciate natural beauty in Westfield anymore because so much of it has already been taken away. Everything is man-made and saturated with the feeling of overdevelopment. Parks are inundated with people, so it's nearly impossible to find a sense of

peace with nature anymore. After living here for all 17 years of my life, I finally found the Summit Hill cemetery and surrounding area, a quiet place I love, and this plan threatens to destroy it with barely a thought to the consequences of these actions. Here I sit, feeling the impending loss, wondering about whether or not I'll be able to still enjoy nature in Westfield in the coming years.

And it's not like I can do anything about it anyway; the meeting already happened. But I couldn't attend that meeting. For one, I was busy after school. Because of the aforementioned traffic, I don't get home until almost 4:20 most days. Then I have to do homework, exercise, make and eat dinner, clean up, shower, and only then would I have time to attend an hours-long meeting about the fate of a place I care about. Secondly, I didn't even know there was a meeting. By the time I realized what the signs on the property meant and figured out when the meeting was, the meeting had already passed. I had missed my chance.

That's why I'm writing to you now. I know this development plan is part of your job. But I ask you, from one Rachel to another, please reconsider. Think about what you're doing and why you're doing it, and try to see beyond the barriers of your line of employment. Let's talk about this. I want to hear your side too.

Thank you for listening,
Rachel Miller

P.S. I've attached some pictures I've taken to demonstrate the beauty of this area





ISSUES RAISED REGARDING THE SPRINGWATER PUD PROPOSAL

The list below includes issues that were raised during the December 6, 2021, Plan Commission public hearing and in written comments submitted prior to and since the public hearing, as compiled by the Community Development Department. Duplicate or similar issues have been consolidated and simplified for purposes of this list.

1. How will the natural features present on the site be preserved and protected, including trees and wildlife? How does the open space in this plan relate to the open space planned for or required in Lantern Park?

Overall, there is a proposed increase in natural areas proposed from the existing conditions. Currently, 17.8 acres (12.5 acres of mature woods and 5.3 acres of fallow area) are natural within the 41.2 acre project area (excludes the existing private residence and antique store parcel since they will remain unchanged) with the balance of the site agricultural. In the proposed condition, 23.6 acres of the 41.2 acre project area will be mature woods and/or common area and a minimum of 18 acres overall will be natural. Of this, approximately 90% of the 12.5 acres of mature trees are proposed to be preserved, no trees in the floodway will be impacted, and all trees along Cool Creek and stream corridor running through the middle of the site would be kept intact except at the roadway crossing. The culvert at the stream roadway crossing will be coordinated with the Indiana DNR to provide an appropriate animal crossing. The compensatory mitigation pond shown in the floodway on the Concept Plan will be a dry basin planted with native vegetation so wildlife can use this area. This will preserve and enhance natural corridors along Cool Creek and the existing stream to provide continuous habitat. Areas to be converted to natural areas that are fallow and agricultural will be enhanced and planted with native vegetation respectively. Lastly, a Tree Preservation Easement will be placed over wooded areas to further maintain and protect the natural beauty of the site.

The property adjacent and west of Lantern Park was a separate parcel from the development of Lantern Park that was retained by the developer of Lantern Park. The ordinance for Lantern Park states "Parcel B shall not be deemed as common area nor shall be deeded to and maintained by a homeowners' association and shall not be part of the common area maintained by the homeowners association. Parcel B may remain in private ownership or be deeded to a private or public agency for development and maintenance. Parcel A consists of approximately twenty-five (25) acres to be developed for single-family residential uses." The Springwater project includes 7 acres of the 16 acre Parcel B. Although the ordinance acknowledges this area is floodplain and shall be developed for green space uses, the ordinance contemplated it could be used for private development purposes and therefore we do not believe the Springwater project is utilizing property previously committed to for natural and public areas. The Springwater project will revegetate this area with native vegetation except where improved with a public trail. It will be owned and maintained by either a homeowners association or a public or private agency. In addition, the existing wooded area will be protected with a Tree Preservation Easement.

2. Are three-story townhomes an appropriate transition from commercial to single family, particularly those across from Woodside Drive? How will the townhomes be integrated into the existing character of Union Street?

At the public hearing on December 6th, the Springwater development team was able to hear from neighbors and Plan Commission Members their concern with 3-story townhomes in this area, particularly across from Woodside Drive. In response to these concerns, 2-story townhomes are now proposed in lieu of 3-story townhomes which will also reduce the density as the townhomes have been reduced from 56 to 37 on the Concept Site Plan. In addition, we have introduced a pedestrian greenway with courtyard in the center of this area to break up the north-south run of townhomes. We also reviewed the condition of the townhomes along Union Street to avoid a "tunnel effect". The townhomes are proposed to be set back further than the minimum required in the Lantern Commons ordinance by as much as 11' and the townhomes will be a minimum of 60' from the centerline of Union Street. In addition, the tunnel effect will be reduced by decreasing the height of the buildings to the 2-story product exclusively. The project commits to providing the required foundation plantings and trees along the front of the townhomes to enhance the existing character of Union Street.

3. How have the architectural standards in the text of the ordinance be specified to ensure the look and quality of the homes? What measures have been taken to reduce monotony and increase streetscape diversity?

The home products proposed at Springwater are expected to be custom / semi-custom and/or will be further developed to meet the high quality expectations of Old Town's clientele and are not "off the shelf" designs often prepared by production homebuilders. Therefore, it is not practical to include the actual elevations within the ordinance. The language of the ordinance commits to providing the benchmark for quality, vision, and appearance of architecture shown within the Character Exhibit of the ordinance, which includes a provision to review actual elevations by the plan commission in lieu of staff if appealed. The text of the ordinance has also been changed to provide more rigid architectural standards for all the homes including the commitment to use masonry (stone or brick veneer) on all four sides, removal of allowance of full metal roofs, and provide clarity for use of accent materials. There will be a variation in materials and color palletes per townhome along Union Street with corner breaks throughout the building elevations to reduce monotony.

4. What measures will be taken to mitigate off-site consequences of the development, such as increased traffic, drainage, light, and other issues?

The main full access entrance to the site has been designed to align with the Woodside Drive to minimize turning conflicts of vehicles leaving the site. This intersection will be enhanced by providing a dedicated left turn lane not only to Springwater but also to Woodside Drive which currently does not have a left turn lane or passing blister. A secondary access point is proposed but limited to right-in-right-out turning movements with a restrictive curbed island and acceleration/deceleration lanes. Although Union Street currently experiences traffic back-ups

during certain times of the day at 161st Street, it is expected this will be reduced with the completion of the roundabout planned in 2022 prior to the completion of site development of Springwater. In addition, the planned construction of the Westfield Boulevard Connector is expected to divert traffic from the area of Union Street near the project entrances as part of the Lantern Commons project.

With respect to drainage, the project overall improves the drainage condition in this area:

- On-site detention as regulated by both Westfield and the Hamilton County Surveyor's Office. Drainage leaving the development will be reduced to a peak rate lower than existing drainage peak rates by capturing them in traditional open water detention ponds and releasing them at the lower rate.*
- The project has committed to zero fill within the regulatory floodway of Cool Creek, which is the channel and adjacent areas reserved in order to discharge the base flood and is regulated by the Indiana Department of Natural Resources. Please note, the base flood is the 1% annual chance flood (formerly known as the 100-year flood).*
- Any fill in the flood fringe areas will be mitigated at a ratio of 3:1 (meaning for every 1 CY of fill placed in the flood fringe area, a minimum of 3 CY of additional storage will be provided in the floodplain below the base flood elevation) within the project area. This will primarily be achieved in the mitigation pond on the Concept Site Plan. The flood fringe areas are regulated by the Hamilton County Surveyor's Office and Westfield.*

Although trivial in the scale of the entire Cool Creek watershed, these drainage commitments will ultimately provide an improvement in the overall flood conditions both at the project area and the entire watershed downstream of the project.

All lighting will follow City of Westfield standards and a photometrics plan will be provided as part of final design of street lights to ensure excessive light does not extend beyond the limits of the site. In addition, fully shielded light fixtures will be used to direct light downward for both the street lighting and the lighting fixtures proposed by the builder on the exterior of the homes.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

January 18, 2022
2111-PUD-28
Exhibit 1

Docket Number: 2111-PUD-28 (Ordinance No. 21-47)

Petitioner: Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC

Request: A change of zoning of 67.8 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards at Spring Mill PUD District.

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

Current Land Use: Agriculture

Acreage: 67.8 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Petitioner's Narrative
4. Proposed Ord. 21-47
5. Redlined Ord. 21-47
6. Site Exhibits
7. Home Product Examples
8. Lot Landscaping Exhibits
9. Neighborhood Meeting Summary
10. Issue List Response
11. Public Comment Exhibit

Staff Reviewer: Daine Crabtree, Senior Planner

PETITION HISTORY

This petition was introduced at the October 12, 2021, City Council meeting. The petitioner held a virtual neighbor meeting on Wednesday, October 20, 2021. A summary this meeting has been provided by the petitioner and included as **Exhibit 9**.

The petition received a public hearing at the November 1, 2021, Advisory Plan Commission (the "Plan Commission") meeting. An issue list created from comments at that meeting, including petitioner responses, can be seen in **Exhibit 10**.

PROJECT OVERVIEW

Location: This subject real estate is approximately 67.8 acres in size and is located on the east side of Spring Mill road north of State Road 32 but south of 186th Street (see **Exhibit 2**). The

Property is currently zoned AG-SF1: Agriculture / Single-Family Rural District. Adjacent zoning districts include the AG-SF1 to the north, AG-SF1 (the land for which the Urban Apples PUD is currently proposed) and the Orchard View PUD to the west, the Spring Mill Centre PUD to the south and the Wheeler Landing PUD to the east.

Project Description: The petitioner is requesting a change in zoning from the AG-SF1 District to the Courtyards of Westfield PUD District to accommodate a residential development, as described in the Petitioner’s Narrative (see **Exhibit 3**).

ORDINANCE DETAILS

For an outline of modifications to the project since the public hearing, please see the “Modifications Since the Public Hearing” section of the Staff Report on page 6.

Concept Plan: The proposed ordinance incorporates a Concept Plan (see **Exhibit 6**), and requires the real estate to be developed in substantial compliance with that plan, as determined by the Director.

Underlying Zoning: As proposed, the PUD Ordinance assigns SF4: Single-Family High-Density District as the underlying zoning district.

Permitted Uses: The proposed ordinance would permit all uses that are permitted in the underlying zoning districts, with a maximum of 184 dwellings. Special Exceptions would be prohibited in the district, along with uses that are prohibited by the UDO.

Compared to the previously approved [Courtyards of Westfield PUD \(Ord. 20-39\)](#), for which this PUD is very similar, the number of dwelling units per acre is virtually the same:

Courtyards of Westfield – 94 maximum Dwelling Units on 33.5 acres = 2.8 DU/acre

Proposed Courtyards at Spring Mill – 184 maximum Dwelling Units on 67.8 acres = 2.7 DU/acre

General Regulations: As proposed, the PUD Ordinances establishes alternative standards from those of the underlying zoning districts. The standards are outlined below:

The table below outlines the proposed lot standards as compared to the UDO’s requirements for SF4 lots (the proposed underlying zoning district). Note that all of the below proposed standards are the same as the previously approved Courtyards of Westfield PUD.

	AREA A	UDO (SF4)
Min. Lot Area	6,000 SF	9,000 SF
Min. Lot Frontage	35’	40’
Min. Front Yard Setback	20’ for garage door 10’ for porch or front door	25’
Min. Side Yard Setback	5’	8’

Min. Rear Yard Setback	20'	25'
Min. Lot Width	52'	50'
Max. Building Height	1 ½ stories	25'
Min. Living Area	1,400 SF (Total)	1,000 SF (Ground Floor)

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

Architectural Standards: The proposed PUD Ordinance defaults to the UDO's single-family architectural standards (Article 6.3(C)) and includes additional architectural requirements for single-family homes. The additional requirements address building materials, perimeter lot enhancement, exterior trim, roof standards, garages, and driveways. The PUD Ordinance also incorporates a Conceptual Architectural Character Exhibit (see **Exhibit 7**) that shows some of the building elevations proposed for the community.

Landscaping Standards: As proposed, the PUD Ordinance defaults to the Landscaping Standards of the UDO, with the following modifications:

Street Trees: The PUD Ordinance would require one (1) street tree per dwelling lot, per frontage; and one (1) street tree per fifty (50) feet in Common Areas. With a Minimum Lot Size of fifty-two (52) feet, this is a slight reduction in the UDO standard which permits spacing to range between twenty-five (25) and sixty (60) feet, but requires an average spacing of fifty (50) feet.

Perimeter Landscaping: As written, PUD Ordinance proposed alternative standards from those required by Article 6.8(M) External Street Frontage Landscaping Requirements and Article 6.8(N) Buffer Yard Requirements. The differences are shown in the following charts. Additionally, a Conceptual Buffer Landscape Treatment Exhibit (see page 3 of **Exhibit 6**).

Spring Mill External Street Frontage Landscaping (per 100')		
	Proposed in PUD	UDO requirement
Shade Trees	3	3
Ornamental		3
Evergreen Trees	4	4
Shrubs	0	25
Mound	3' undulating mound	3' undulating mound

Fence	black four-rail horse fence	No requirement
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North Buffer Yard Landscaping (per 100')		
	Proposed in PUD (consistent with Buffer A)	UDO requirement (Buffer B)
Width	30'	40'
Shade Trees	4	4
Ornamental	0	0
Evergreen Trees	4	4
Shrubs	0	10
Mound	None	4' undulating mound along 60% of shared lot line

Infrastructure Standards: As proposed, the PUD Ordinance defaults to the City's Construction Standards and the UDO, unless otherwise approved by the Plan Commission or Public Works Department.

Entry Features: The proposed Ordinance includes a Conceptual Entry Feature Exhibit (see page 4 of [Exhibit 5](#)). The Entry Features would be constructed in accordance with Article 6.17(G)(1) of the UDO.

Open Space and Amenity Standards: The proposed Ordinance defaults to the Open Space and Amenity Standards of the UDO, and also commits to providing specific amenities as described in the ordinance and shown in the various conceptual amenity exhibits shown in [Exhibit 6](#).

Duration: As proposed, the zoning of the Property would revert back to AG-SF1 if an Improvement Location Permit has not been obtained for a new Dwelling Unit by January 1, 2027.

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, 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.

In addition, the Property is located 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

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 2: Spring Mill Road, (ii) Proposed Local: other proposed streets internal to the development, and (iii) Alternative Transportation Plan: perimeter pathways along perimeter streets and sidewalks along internal streets.

MODIFICATIONS SINCE THE PUBLIC HEARING

- The maximum number of lots permitted on the Property has been reduced by 15 from 198 maximum dwellings to 184 maximum dwellings.
- Language has been added requiring that the development of dwellings on the Property shall be operated as an age-restricted community in compliance with all applicable state and federal laws including 42 U.S.C. § 3607
- The Concept Plan has been modified. The Concept Plan shown at the public hearing can be seen on page 15 of the Redlined Ordinance (**Exhibit 5**). The revised, proposed Concept Plan can be found on page 16 of the Redlined Ordinance or within the Proposed Ord. 21-47 document.
- Additional enhanced rear architectural feature requirements for Perimeter Lots (as identified on the Concept Plan with an asterisk (*)) have been added.
- Additional garage and Front Building Façade architectural requirements have been added.
- Additional fence standards have been added including, but not limited to, the addition of an ornamental metal fence provided within the common area long the east perimeter of the Real Estate meant to restrict access to the buffer yard along said perimeter.
- Language requiring a 3-foot tall undulating mound as part of the External Street Frontage buffer yard has been added.

PROCEDURAL

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

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

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

Council Introduction: The petition was introduced at the October 12, 2021, City Council meeting.

DEPARTMENT COMMENTS

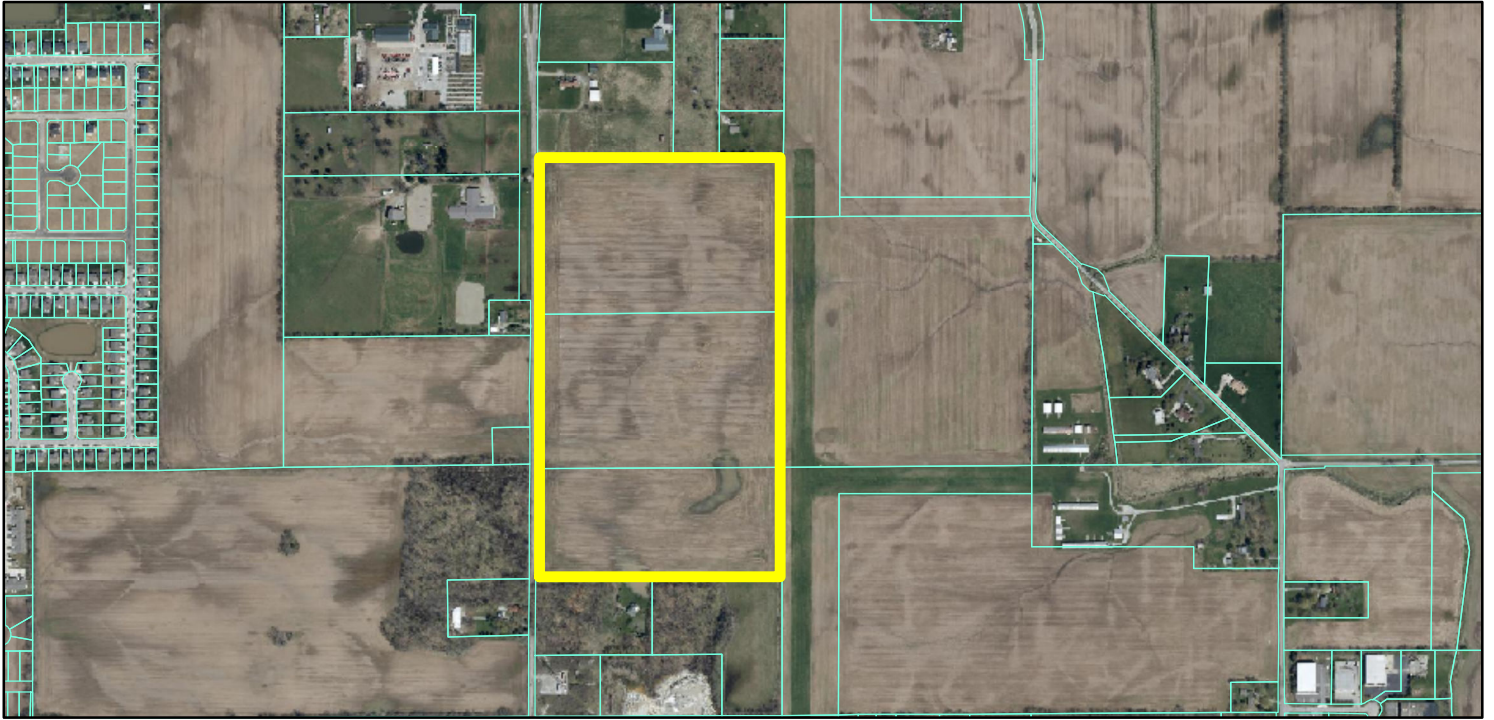
1. **Action:** Forward a recommendation to the City Council
2. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

Courtyards at Spring Mill PUD

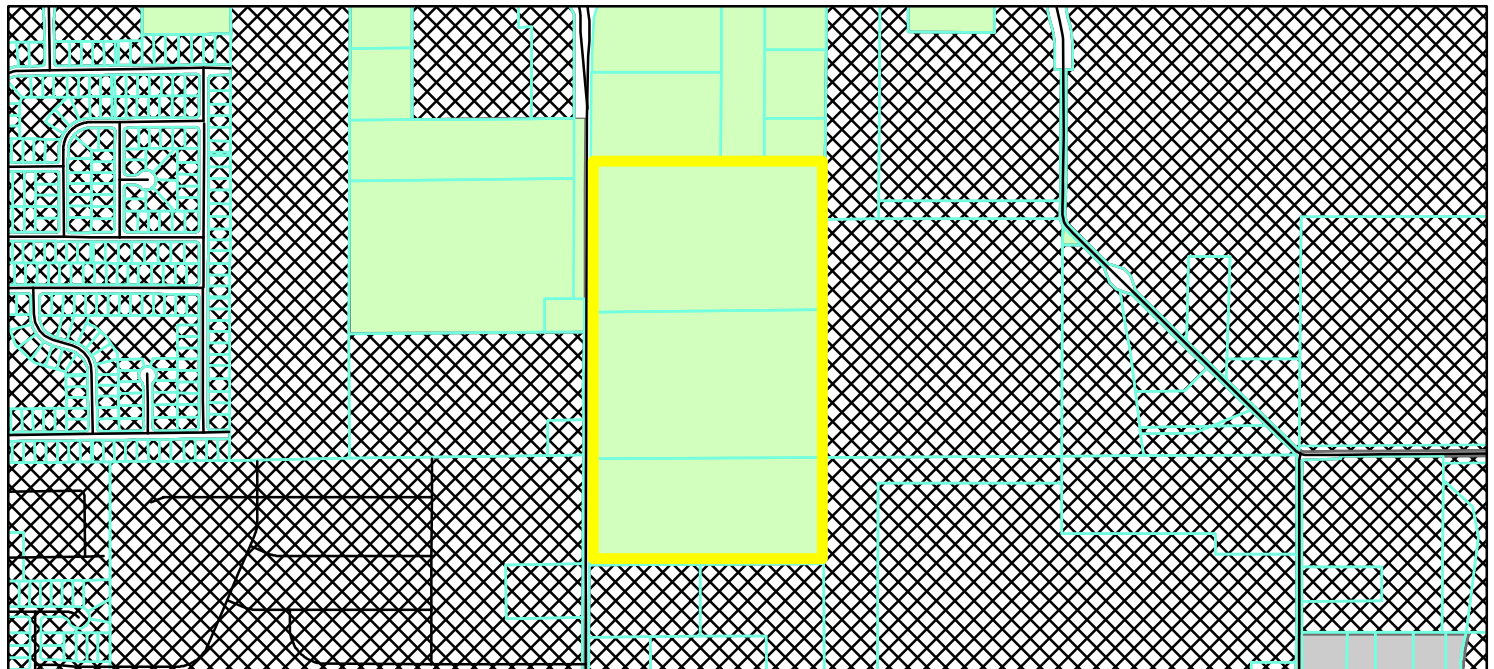
Ord. 21-47

Aerial Location Map

 Site



Zoning Map



 GIS DBO.PW_Streets
 Parcel
 Parcel
Zoning - All
 AG-SF1 (Agriculture - Single Family - 1)
 EI (Enclosed Industrial)
 PUD (Planned Unit Development)

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Miles



NARRATIVE STATEMENT

The “Courtyards at Spring Mill” is a proposed empty-nester, age-targeted residential community by Platinum Properties Management Company (“Platinum”) and Epcon Westfield, LLC / Epcon Communities, Inc. (“Epcon”), a premiere creator and developer of master planned residential communities for empty-nesters. The subject real estate consists of approximately 68 acres and is located east of and adjacent to Spring Mill Road, north of SR 32 and south of 186th Street as shown on the attached site aerial exhibit (the “Real Estate”).

The developer and builder, Epcon, is nationally recognized with more than 35 years’ experience focusing exclusively in this age targeted sector of housing. Epcon’s unique, copyrighted, “courtyard homes” are recognized as some of the best home designs nationally at addressing the unique needs of the 55+ market. A variety of model sizes and architectural styles all feature a private, outdoor, garden courtyard for residents to merge indoor and outdoor living.

Located to the north of the Real Estate are individual parcels with residences and agricultural uses and to the northwest is the Sundown Gardens landscape business; to the east is future Wheeler Landing development; to the south is the Spring Mill Center PUD which is adjacent to SR 32 and to the southwest and west are the Orchard View and Somerset neighborhoods respectively. The current zoning of the Real Estate is AG-SF1 and Platinum and Epcon are seeking to rezone the Real Estate to the “Courtyards at Spring Mill Planned Unit Development District” which will have SF-4 Single-Family as the underlying zoning classification.

The “Courtyards at Spring Mill” is planned to be an “age targeted”, high quality single-family community that will consist of approximately 198 lots with attractive home architecture, amenities and open space areas that provide numerous social and wellness opportunities, and full landscape maintenance services. The community will be rich in lifestyle benefits desired by those seeking a home in Westfield that provides a quality opportunity to “right size”. Epcon anticipates the single-family homes to range from \$350,000 to \$550,000, with an expected average sales price of approximately \$450,000.

The Courtyards at Spring Mill PUD Ordinance, which is also enclosed, contains specific requirements and regulations for home architecture and design, open spaces and amenities, entryway treatment and design, as well as landscaping and bufferyard standards. Also included in the Courtyards at Spring Mill PUD are character exhibits depicting the proposed home architecture, as well as other exhibits that detail common area and amenity enhancements.

Regarding the Westfield Comprehensive Plan (see enclosed land use map), the Real Estate is identified as “New Suburban Northwest” and adjacent to Employment Corridor and Regional Commercial which are along SR 32. The site will serve as a transition from the more intense commercial uses to the south along SR 32 to the existing residential uses to the north and west. The proposal is consistent and compatible with the Comprehensive Plan “New Suburban” development goals and objectives in the following ways: the site is in a location that is contiguous to existing development not sprawl at the outer extent of the new suburban area, enhances extensions of pedestrian infrastructure, provides uniform attractive screening along Spring Mill Road, provides high quality “life span” housing, provides appropriate land use transition next to commercial uses anticipated along SR 32, encourages attractive streetscapes with porch forward designs, provides significant resident amenities.

Further, as an “infill” site, the development does not require the extension of new infrastructure and provides a high-quality housing option for this area which will continue to encourage commercial growth and development along the SR 32 corridor.

ORDINANCE NUMBER 21-47

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

“Courtyards at Spring Mill PUD”

This is a Planned Unit Development District Ordinance (the “Ordinance”) for the Courtyards at Spring Mill PUD District, to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. 2111-PUD-28**), requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. 2111-PUD-28** 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 _____, 2022;

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 UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

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

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

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

- 3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan as determined by the Director.

Section 4. Underlying Zoning District(s). The Underlying Zoning District for the Real Estate shall be SF4: Single-Family High Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 5.3 The maximum number of Dwelling Units shall not exceed one-hundred and eighty-four (184).
- 5.4 Age-Restricted Requirement: The development of dwellings on the Real Estate shall be operated as an age-restricted community in compliance with

all applicable state and federal laws, including 42 U.S.C. § 3607.

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
Minimum Lot Area	6,000sqft
Minimum Lot Frontage	35'
Minimum Building Setback	
Front Yard	20' from garage door to right-of-way 10' from porch or front door
Side Yard (Building Separation)	5' (10')
Rear Yard	20'
Minimum Lot Width	52'
Maximum Building Height	1 ½ Stories
Minimum Living Area (Total)	1,400sqft

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Article 6.3 Architectural Standards shall not apply to the District, rather the following standards shall apply:

- A. Building Elevations: Attached hereto and incorporated herein by reference as Exhibit C (“**Conceptual Architectural Character**”) are typical building elevations, depicting the character of the homes to be constructed upon the Real Estate. The Developer proposes six (6) different floorplans with twenty-four (24) elevations to be built in this community.
- B. Building Materials: The homes shall be comprised of any mix and combination of the following materials: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP SmartSide), siding, glass, wood or vinyl soffits, and vinyl windows and/or equivalent or superior quality thereof for all the foregoing, except that vinyl and aluminum siding shall not be permitted.
- C. Perimeter Lots: The Dwelling Units on lots identified on the Concept Plan with an “*” (“Perimeter Lots”) shall include enhanced rear architectural features on all homes. Rear facades on Perimeter Lots shall include:
 - i. A minimum of one (1) or two (2) windows (faux windows shall be

permitted) as deemed appropriate based upon the façade's massing.

- ii. A maximum 1 ½ story Dwelling;
 - iii. Landscaping consistent with the Spring Mill Road external street frontage 30' buffer detail outlined in the Buffer Yard Plan (see **Exhibit E**);
 - iv. Twelve (12) inch overhangs around the entire Dwelling, as measured prior to the installation of Masonry Materials; and
 - v. A minimum roof pitch of 8:12 around the entire dwelling on all main roof areas.
 - vi. Corner lots where the side façade is visible from the public right-of-way shall also include a courtyard. The yard adjacent to this side façade shall include a minimum of one tree (shade, ornamental or evergreen) and five shrubs.
- D. Exterior Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Unless otherwise provided herein, windows shall have exterior trim on all four sides of each window. The minimum width of window trim boards shall be three and one-half (3½) inches wide.
- E. Building Height: All homes (both 1 story and 1½ story) shall be regulated under the provisions of the UDO as a single story Dwelling Unit.
- F. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.
- G. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 8/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.
- H. Shingles. All homes shall have dimensional or architectural grade shingles.
- I. Garages and Driveways. All homes shall have at least a 2-car attached garage and meet the following requirements:
- i. All garage doors shall have decorative designs and options for window panels. Garage doors shall be of a color and style that is consistent with

the architecture of the home. The exterior color palates for each home shall be selected and designed in a manner which de-emphasizes the location and placement of the garage door.

- ii. Each garage shall include at least two (2) coach lights.
- iii. Garages shall be set back in all cases such that a front porch and/or living space is forward of the garage area.
- iv. Driveways shall be a minimum of sixteen (16) feet in width and twenty (20) feet in length and shall be constructed of concrete, asphalt or pavers.

J. Additional Front Building Façade Architectural Standards: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

- i. Masonry (either stone or brick veneer) shall be used as an exterior building material on the front building facade.
- ii. Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
- iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
- iv. All dwellings shall have a minimum of two (2) windows on the Front Façade. For the purposes of this calculation, a double window shall be counted as two (2) windows.

7.2 Article 6.5 Fence Standards: Shall apply, except that the following shall apply:

- A. Courtyard fences (fences which surround outdoor spaces as illustrated in **Exhibit K** (Typical Courtyards) at a maximum height of six (6) feet shall be permitted in a Front Yard
- B. Fences shall be ornamental metal or vinyl as generally depicted in **Exhibit K**.
- C. The fences adjacent to dwellings identified with a “red dot” on the Concept Plan shall not have a gate which opens to the Common Area along the east perimeter of the Real Estate.
- D. An additional fence, identified as “Proposed Fence” shall be ornamental metal and provided within the common area along the east perimeter of the Real Estate. This fence along with the fence of adjacent lots shall create a fence line that serves to restrict access to the buffer along the east perimeter of the Real

Estate.

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

A. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:

- i. One (1) street tree shall be required per Dwelling Unit lot, per frontage. Street trees shall be permitted to be located inside or outside the public right-of-way within ten (10) feet of the right-of-way.
- ii. Along public rights of way adjacent to Common Areas, a minimum of one (1) street tree shall be provided per fifty (50) feet.

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

- i. Typical lot landscaping of the Dwellings is conceptually illustrated in Exhibit D, attached hereto and incorporated herein (“Typical Lot Landscaping”). This Typical Lot Landscaping exhibit is included for illustrative purposes. To the extent the depictions illustrated in this exhibit conflict with the terms of the Ordinance, the Ordinance shall prevail.
- ii. A minimum of one (1) Ornamental Tree and ten (10) Shrubs shall be required per lot in the Front Yard.
- iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded except as further provided in paragraph 7.2 B (iv) below. For corner lots, sod shall be planted in both Front Yards.
- iv. Fenced courtyards shall be landscaped and may include artificial turf, decorative gravel and/or pavers as ground covering inside courtyard areas in lieu of lawn areas.

C. Clubhouse Area Landscaping and Fencing:

- i. A minimum of six (6) ornamental and/or shade trees and thirty (30) shrubs.
- ii. Artificial turf shall be permitted in the fenced pool area and may be utilized for sport courts.
- iii. The pickleball court may be enclosed with a coated chain link fence not to exceed six (6) feet in height. The fence shall be dark in color.

D. Perimeter Landscaping: Article 6.8(M) External Street Frontage Landscaping Requirements and Article 6.8(N) Buffer Yard Requirements shall apply except

as modified or enhanced below:

- i. Buffer Yard and External Street Frontage Landscaping shall be as generally depicted on Exhibit E, attached hereto (“Buffer Yard Plan”).
- ii. The External Street Frontage buffer yard shall be thirty (30) feet in width and include four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees per one-hundred (100) feet, a 4-rail horse fence and a minimum three (3) foot tall undulating mound as generally depicted on Exhibit F and Exhibit G.
- iii. North Buffer Yard shall be forty (40) feet with four (4) evergreen trees, four (4) shade trees, per one-hundred (100) feet and a 4-rail horse fence as generally depicted on Exhibit F.
- iv. A fifteen foot Common Area shall be provided along the east and south perimeter of the Real Estate.
- v. No mounds shall be required in a Buffer Yard.
- vi. No accessory structures shall be permitted between the rear façades of the Dwelling Units/courtyard areas and the rear property line of the Lot. Such areas shall be commonly maintained as passive lawn and landscaping areas.
- vii. If a provision of Article 6.8 Landscaping Standards is in conflict with the Buffer Plan, the Conceptual Perimeter Street Buffer Landscape Treatment or the Conceptual Residential Buffer Landscape Treatment, then this Ordinance shall prevail. Relocation of plant materials shall be permitted as part of the Development Plan approval subject to the approval of the Director.

7.4 Entry Features: Entry features shall be provided at each entry to the development. The entry features shall include entry signs (constructed in accordance with Chapter 6.17.G.1), fencing and landscaping. The entry feature concept plan is attached hereto as Exhibit G (“Conceptual Entry Features”).

7.5 Temporary Uses and Events: Article 6.18(J) Model Homes shall apply except as modified below:

- A. The number of Model Home Temporary Uses shall be limited to three (3).
- B. A Model Home Temporary Use shall permit the use of construction and sales temporary trailers.

- C. Temporary trailers, as part of a Model Home Temporary Use shall be permitted on the Real Estate prior to the installation of roads.
- D. A permit for a Temporary Model Home Use shall be renewable by the Director for an unlimited number of twenty-four (24) month increments.

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

- 8.1 Internal street rights-of way within the District shall be fifty-nine (59) feet in width.

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

- 9 . 1 **Article 8.6 Open Space and Amenity Standards:** Shall apply except as otherwise modified or enhanced herein. Amenities in the District will include: (a) passive amenities in the form of landscaped open space and ponds, identified in Exhibit H (“Conceptual Open Space and Pedestrian Connectivity Plan”) and Exhibit I (“Conceptual Amenities Plan”, both attached hereto; (b) a minimum of three (3) parkettes (see parkette area as illustrated on Exhibit H) which may include, but shall not be limited to, open areas, seating, landscaping, walking paths, meeting areas, identified in the Conceptual Open Space and Connectivity Plan and the Conceptual Amenities Plan; and (c) a clubhouse amenity area, identified in the Conceptual Amenity Plan and Exhibit J, attached hereto (“Conceptual Clubhouse Amenity Area Enlargement”). The clubhouse amenity area will include the following: (i) the clubhouse at least twenty-five hundred (2,500) square feet, including but not limited to a fitness center, restrooms, community room and outdoor fireplace gathering area; (ii) a parking lot; (iii) a swimming pool adjacent to the clubhouse; and (iv) pickleball court(s).
- 9.2 A Certificate of Occupancy shall be issued for the clubhouse amenity prior to the issuance of eighty (80) single-family building permits on the Real Estate.

Section 9. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert back to its original classification before this Ordinance was adopted.

Section 10. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

Cindy J. Gossard, Clerk-Treasurer

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

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

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

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

Courtyards at Spring Mill PUD - 6 011122

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Conceptual Architectural Character
Exhibit D	Typical Lot Landscaping
Exhibit E	Buffer Yard Plans
Exhibit F	Conceptual Buffer Landscape Treatment
Exhibit G	Conceptual Entry Features
Exhibit H	Conceptual Open Space and Pedestrian Connectivity Plan
Exhibit I	Conceptual Amenities Plan
Exhibit J	Conceptual Amenity Area Enlargement
Exhibit K	Typical Courtyards

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 38 MINUTES 27 SECONDS EAST (ASSUMED BEARING) 1,324.91 FEET ON AND ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER, SAID CORNER BEING COLLINEAR WITH AND EQUIDISTANT FROM THE NORTHEAST CORNER AND THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 1012.83 FEET (MEASURED 1011.75 FEET, MORE OR LESS, IN INSTRUMENT NO. 4539, DEED RECORD 183, PAGE 109) ON AND ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO A FENCE LINE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 56 MINUTES 06 SECONDS WEST 582.77 FEET (MEASURED 585 FEET IN INSTRUMENT NO. 4539) ON AND ALONG SAID FENCE LINE TO A CORNER POST; THENCE NORTH 89 DEGREES 34 MINUTES 03 SECONDS WEST 739.69 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 1647.15 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 01 SECOND EAST 599.50 FEET ON AND ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS EAST 1319.31 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 06 MINUTES 06 SECONDS WEST 596.83 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 1635.42 FEET TO THE POINT OF BEGINNING. CONTAINING 67.8 ACRES, MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

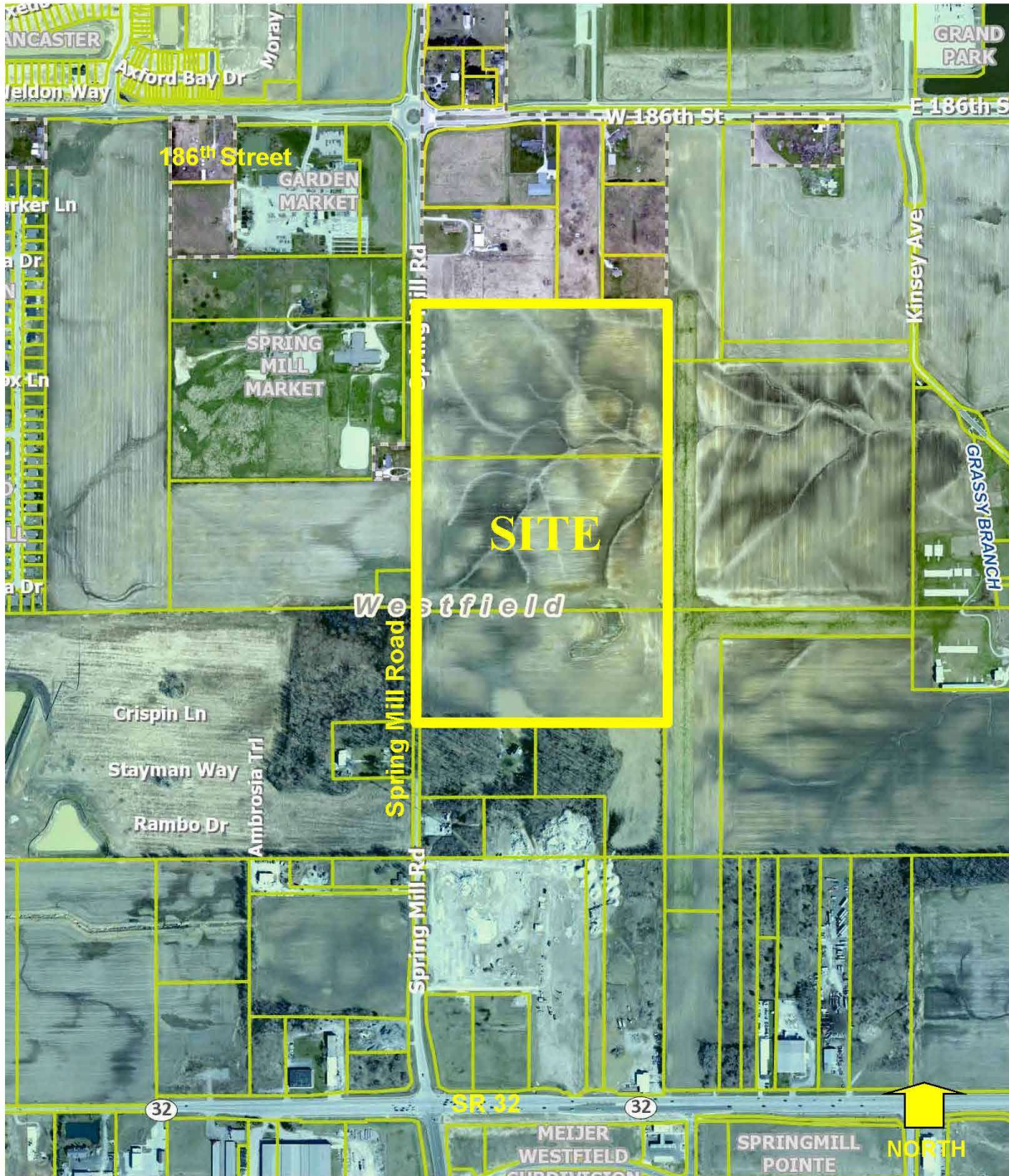


EXHIBIT B **CONCEPT PLAN** (Page 1 of 1)



THE COURTYARDS AT SPRING MILL

EMH&T

CONCEPT PLAN

WESTFIELD, HAMILTON COUNTY, INDIANA

EPCON
COMMUNITIES

Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2111-PUD-28.

EXHIBIT C
Conceptual Architectural Character
(Page 1 of 5)



EXHIBIT C
Conceptual Architectural Character
(Page 2 of 5)



EXHIBIT C
Conceptual Architectural Character
(Page 3 of 5)



EXHIBIT C
Conceptual Architectural Character
(Page 4 of 5)



EXHIBIT C
Conceptual Architectural Character
(Page 5 of 5)



EXHIBIT D **Typical Lot Landscaping** (Page 1 of 3)

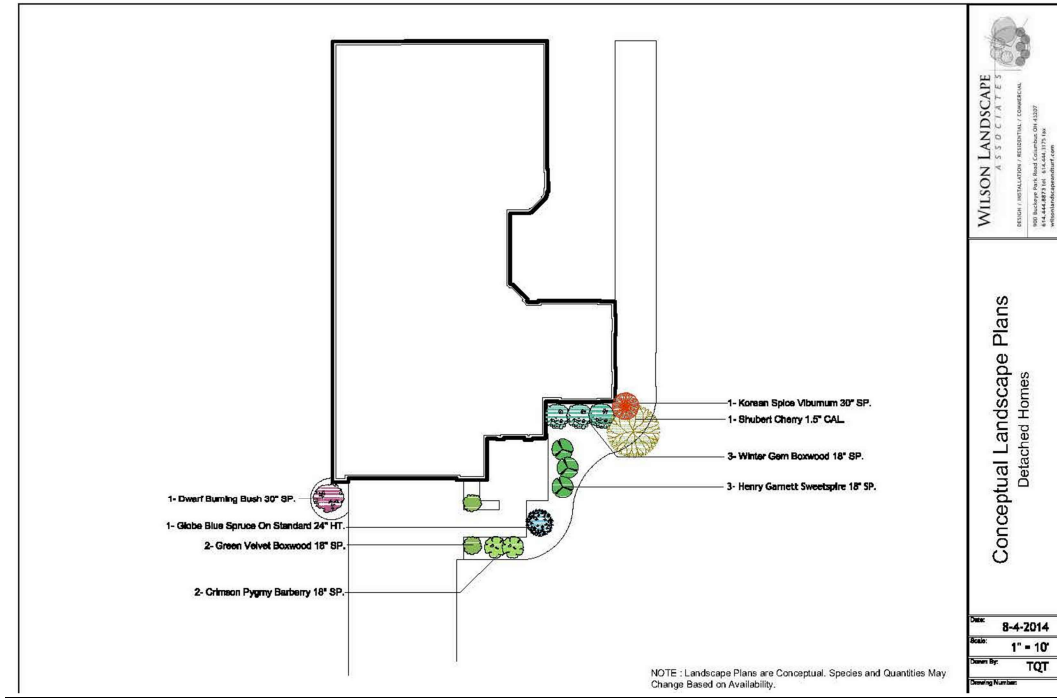


EXHIBIT D **Typical Lot Landscaping** (Page 2 of 3)

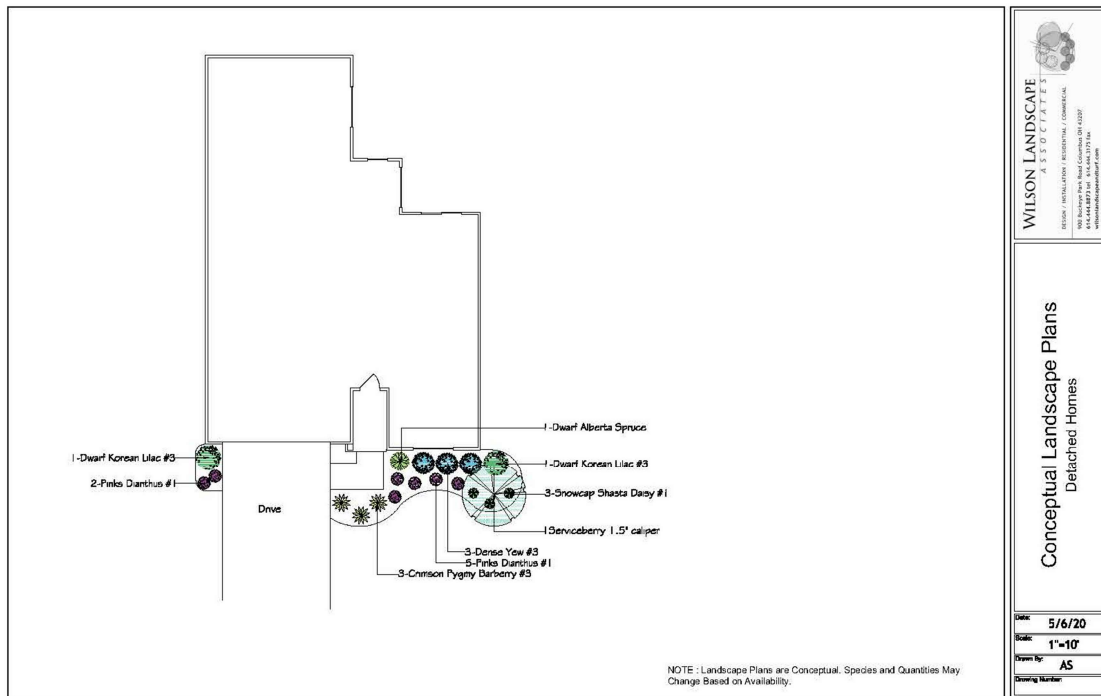
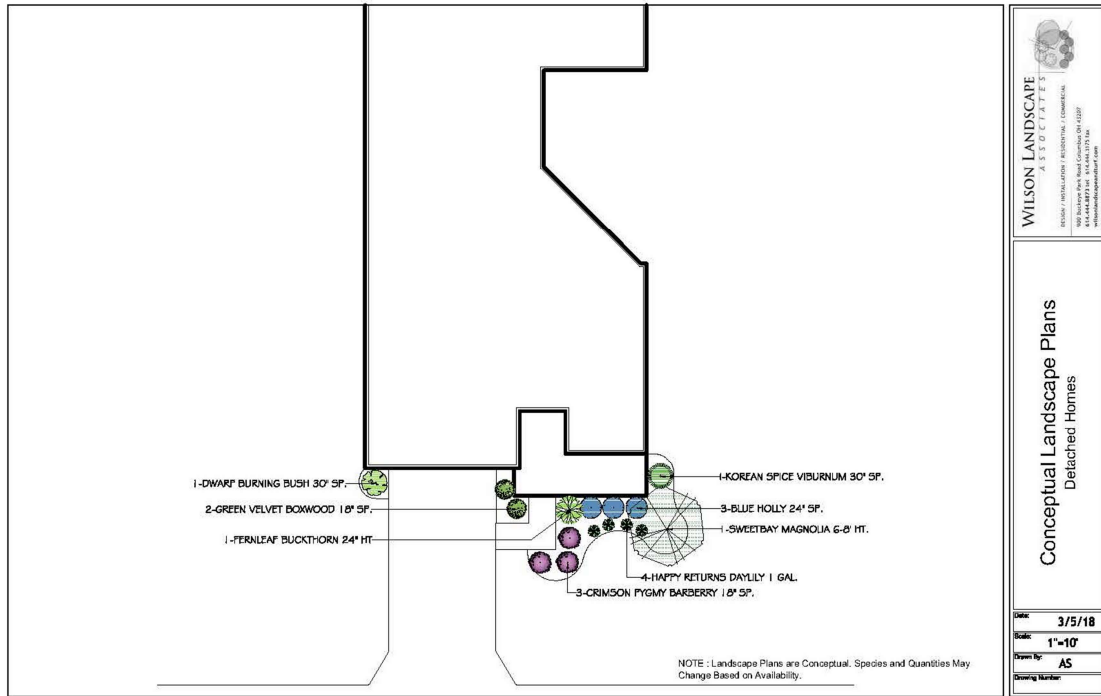


EXHIBIT D
Typical Lot Landscaping
(Page 3 of 3)

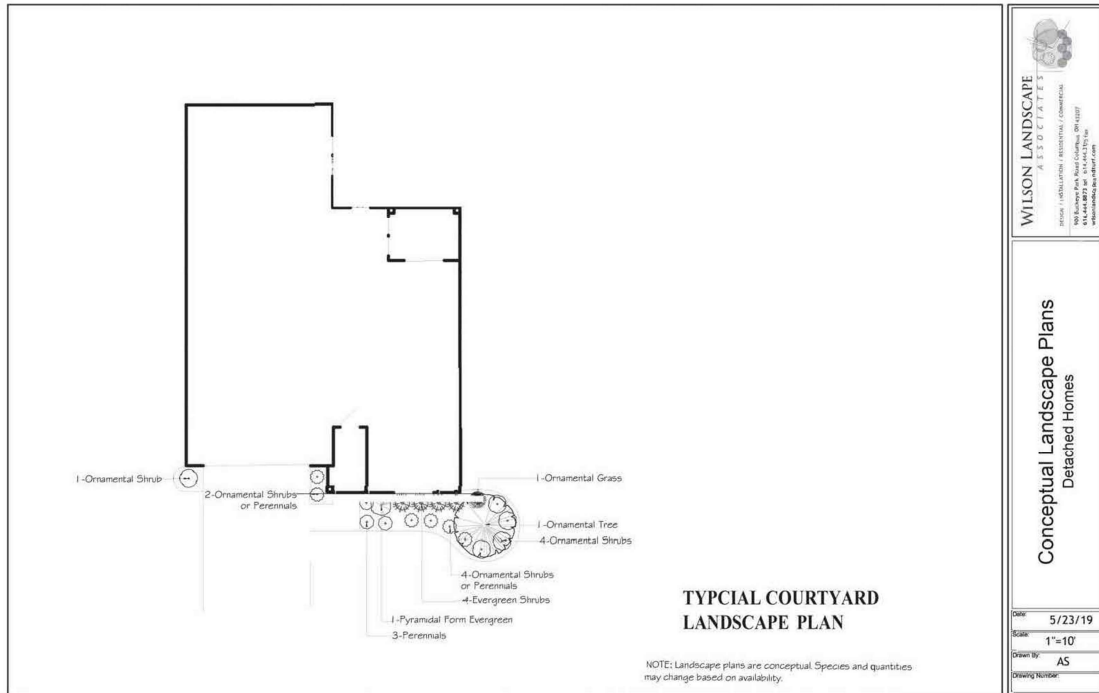


EXHIBIT E **Buffer Yard Plans** (Page 1 of 1)



EMHT

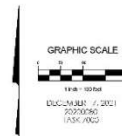
THE COURTYARDS AT SPRING MILL
 BUFFER YARD PLAN
 WESTFIELD, HAMILTON COUNTY, INDIANA

EPCON
 COMMUNITIES

Note: Larger scale paper and digital copies of the plans are on file with the Department of Economic and Community Development under Docket Number 2111-PUD-28.

EXHIBIT F

Conceptual Buffer Landscape Treatment (Page 1 of 1)

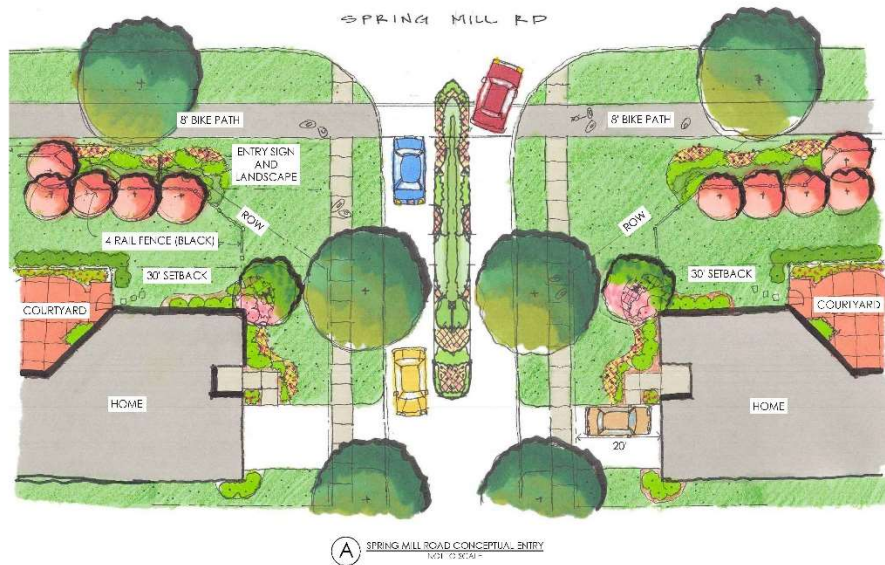


THE COURTYARDS AT SPRING MILL
CONCEPTUAL PERIMETER
BUFFER YARD TREATMENT
WESTFIELD, HAMILTON COUNTY, INDIANA

EMHT

EPCON
COMMUNITIES

EXHIBIT G **Conceptual Entry Features** (Page 1 of 1)



CONCEPTUAL ENTRY FEATURE SIGN



BLACK 4 RAIL HORSE FENCE



THE COURTYARDS AT SPRING MILL

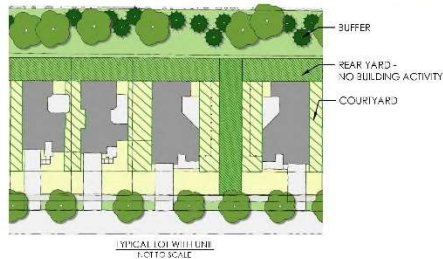
EMHT

CONCEPTUAL ENTRY PLAN
 WESTFIELD, HAMILTON COUNTY, INDIANA

EPCON
 COMMUNITIES

EXHIBIT H

Conceptual Open Space and Pedestrian Connectivity Plan (Page 1 of 1)



THE COURTYARDS AT SPRING MILL

OPEN SPACE AND PEDESTRIAN
CONNECTIVITY PLAN
WESTFIELD, HAMILTON COUNTY, INDIANA

EMHT

EPCON
COMMUNITIES

EXHIBIT I

Conceptual Amenities Plan

(Page 1 of 1)



KEY (TYPICAL AMENITIES)

(A)

CLUBHOUSE AMENITY AREA

- Clubhouse
- Fitness
- Gathering Area
- Kitchen
- Restrooms
- Pool
- Pickle Ball Court
- Bike Rack
- Parking Lot
- Bocce

(B)

PARKWAYS

- Open Space Areas featuring Paving, Seating, Landscaping, and/or Walking Path Connection
- Used More Passively for Informal Meeting, "Coffee" talk, Meditation/Yoga, Book Club, Reading, Painting, Etc.

(C)

PASSIVE OPEN SPACE

- Lawn and/or Landscaping
- Dark Color Fencing Along Perimeter
- Perimeter Landscaping Buffer on North and Springmill Road
- May Include Walking Paths
- May Include Community Garden / Garden Shed

(D)

ENTRY FEATURES

- Southern Primary Entry
 - Boulevard Entry
 - Landscaped Entry Feature with Community Identification Sign
 - Dark Color Fence Along Perimeter
 - Blue Path
- Northern Secondary Entry
 - Community Identification Signage Integrated with Landscaping and Landscaping
 - Dark Color Fence Along Perimeter
 - Blue Path



EMHT

THE COURTYARDS AT SPRING MILL

CONCEPTUAL AMENITIES
PLAN
WESTFIELD, HAMILTON COUNTY, INDIANA

EPCON
COMMUNITIES

EXHIBIT J
Conceptual Amenity Area Enlargement
 (Page 1 of 1)



CONCEPTUAL CLUBHOUSE AMENITY AREA ENLARGEMENT
 N.O.T. TO SCALE



FITNESS INSIDE CLUBHOUSE



TYPICAL POOL



TYPICAL PICKLEBALL



THE COURTYARDS AT SPRING MILL
 CONCEPTUAL AMENITY
 AREA ENLARGEMENTS
 WESTFIELD, HAMILTON COUNTY, INDIANA



EXHIBIT K **Typical Courtyards** (Page 1 of 1)



TYPICAL COURTYARD



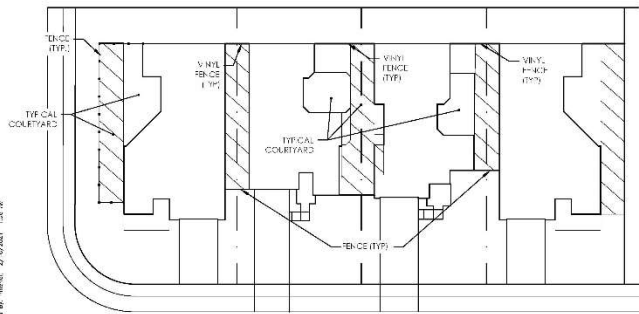
TYPICAL COURTYARD ADJACENT TO OPEN SPACE



TYPICAL COURTYARD/SHARED USE SPACE



TYPICAL COURTYARD ADJACENT TO OPEN SPACE



TYPICAL UNIT COURTYARDS



TYPICAL COURTYARD



TYPICAL COURTYARD ADJACENT TO OPEN SPACE



TYPICAL COURTYARD/SHARED USE SPACE



TYPICAL COURTYARD



TYPICAL COURTYARD

THE COURTYARDS AT SPRING MILL



TYPICAL COURTYARDS
 WESTFIELD, HAMILTON COUNTY, INDIANA



ORDINANCE NUMBER 21~~---~~47

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

“Courtyards at Spring Mill PUD”

This is a Planned Unit Development District Ordinance (the “Ordinance”) for the Courtyards at Spring Mill PUD District, to amend the Unified Development Ordinance of the City of Westfield and Washington Township, Hamilton County, Indiana (the "UDO"), enacted by the City of Westfield pursuant to its authority under the laws of the State of Indiana, Ind. Code § 36-7-4 et seq., as amended.

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the "Commission") considered a petition (**Petition No. ~~---~~2111-PUD~~---~~,~~28~~**), requesting an amendment to the UDO and the Zoning Map with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the "Real Estate");

WHEREAS, the Commission forwarded **Petition No. ~~---~~2111-PUD~~---~~28** to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (_____) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on _____, ~~2021~~2022;

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 UDO and Zoning Map are hereby amended as follows:

Section 1. Applicability of Ordinance.

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

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

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

- 3.1 The Real Estate shall be developed in substantial compliance with the Concept Plan as determined by the Director.

Section 4. Underlying Zoning District(s). The Underlying Zoning District for the Real Estate shall be SF4: Single-Family High Density District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 5.3 The maximum number of Dwelling Units shall not exceed one-hundred and ~~ninety-eight (198)~~ eighty-four (184).
- 5.4 Age-Restricted Requirement: The development of dwellings on the Real Estate shall be operated as an age-restricted community in compliance with

[all applicable state and federal laws, including 42 U.S.C. § 3607.](#)

~~5.3~~

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
Minimum Lot Area	6,000sqft
Minimum Lot Frontage	35'
Minimum Building Setback	
Front Yard	20' from garage door to right-of-way 10' from porch or front door
Side Yard (Building Separation)	5' (10')
Rear Yard	20'
Minimum Lot Width	52'
Maximum Building Height	1 ½ Stories
Minimum Living Area (Total)	1,400sqft

Section 7. **Development Standards.** The standards of Chapter 6: Development Standards shall apply to the development of the District.

7.1 Article 6.3 Architectural Standards shall not apply to the District, rather the following standards shall apply:

- A. Building Elevations: Attached hereto and incorporated herein by reference as Exhibit C (“**Conceptual Architectural Character**”) are typical building elevations, depicting the character of the homes to be constructed upon the Real Estate. The Developer proposes six (6) different floorplans with [twenty-four \(24\)](#) elevations to be built in this community.
- B. Building Materials: The homes shall be comprised of any mix and combination of the following materials: brick, cast stone, stone, cultured stone, cement fiberboard, engineered wood siding (e.g., LP SmartSide), siding, glass, wood or vinyl soffits, and vinyl windows and/or equivalent or superior quality thereof for all the foregoing, except that vinyl and aluminum siding shall not be permitted.
- C. Perimeter Lots: The Dwelling Units on lots identified on the Concept Plan with an “*” (“Perimeter Lots”) shall include enhanced rear architectural features on all homes. [Rear facades on Perimeter Lots shall include:](#)
 - i. ~~Rear facades on Perimeter Lots shall include a~~ [A](#) minimum of one (1)

or two (2) windows (faux windows shall be permitted) as deemed appropriate based upon the façade's massing.

ii. A maximum 1 ½ story Dwelling;

iii. Landscaping consistent with the Spring Mill Road external street frontage 30' buffer detail outlined in the Buffer Yard Plan (see **Exhibit E**);

iv. Twelve (12) inch overhangs around the entire Dwelling, as measured prior to the installation of Masonry Materials; and

v. A minimum roof pitch of 8:12 around the entire dwelling on all main roof areas.

~~ii-vi.~~ Corner lots where the side façade is visible from the public right-of-way shall also include a courtyard. The yard adjacent to this side façade shall include a minimum of one tree (shade, ornamental or evergreen) and five shrubs.

~~iii. Dwelling Units on Perimeter Lots shall not be required to have the Front Building Façade oriented toward the External Street.~~

D. Exterior Trim: Wood, fiber cement or equivalent trim shall be used for corners, frieze boards, window wraps, door wraps, and as a transitional material between two different exterior materials, provided, however, trim shall not be required for windows, doors, corners, and the like that are surrounded by Masonry Materials; and provided further, that if windows have shutters, then such windows shall not require a trim wrap. Unless otherwise provided herein, windows shall have exterior trim on all four sides of each window. The minimum width of window trim boards shall be three and one-half (3½) inches wide.

E. Building Height: All homes (both 1 story and 1½ story) shall be regulated under the provisions of the UDO as a single story Dwelling Unit.

F. Minimum Overhangs: All homes shall have a minimum of twelve (12) inch framed (measured from the frame prior to the installation of exterior siding materials) roof overhangs. Lesser overhangs shall be permitted for secondary roof areas such as, but not limited to, porches and bay windows.

G. Roof Pitches: The minimum roof pitch for the main roof of a home shall be 8/12. Gable, dormer and porch roof pitches may vary to achieve various architectural styles.

H. Shingles. All homes shall have dimensional or architectural grade shingles.

I. Garages and Driveways. All homes shall have at least a 2-car attached garage

and meet the following requirements:

- i. All garage doors shall have decorative designs and options for window panels. Garage doors shall be of a color and style that is consistent with the architecture of the home. The exterior color palates for each home shall be selected and designed in a manner which de-emphasizes the location and placement of the garage door.
- ii. Each garage shall include at least two (2) coach lights.
- iii. Garages shall be set back in all cases such that a front porch and/or living space is forward of the garage area.
- ~~iii.~~iv. Driveways shall be a minimum of sixteen (16) feet in width and twenty (20) feet in length and shall be constructed of concrete, asphalt or pavers.

J. Additional Front Building Façade Architectural Standards: At a minimum each Dwelling shall utilize the following architectural elements on the Front Building Façade:

- i. Masonry (either stone or brick veneer) shall be used as an exterior building material on the front building facade.
- ii. Architecturally enhanced / decorative trim or masonry detailing (i.e. arches, cornices, crossheads, ornate moldings, pediments, or shutters).
- iii. Roof design featuring a hip roof; dormers (a minimum of two (2) dormers); a reverse gable; a shed roof accent; or, two (2) or more roof planes.
- iv. All dwellings shall have a minimum of two (2) windows on the Front Façade. For the purposes of this calculation, a double window shall be counted as two (2) windows.

7.2 Article 6.5 Fence Standards: Shall apply, except that ~~courtyard~~the following shall apply:

~~7.2~~A. Courtyard fences at a (fences which surround outdoor spaces as illustrated in Exhibit K (Typical Courtyards) at a maximum height of six (6) feet shall be permitted in a Front Yard.

B. Fences shall be ornamental metal or vinyl as generally depicted in Exhibit K.

C. The fences adjacent to dwellings identified with a “red dot” on the Concept Plan shall not have a gate which opens to the Common Area along the east perimeter

of the Real Estate.

D. An additional fence, identified as “Proposed Fence” shall be ornamental metal and provided within the common area along the east perimeter of the Real Estate. This fence along with the fence of adjacent lots shall create a fence line that serves to restrict access to the buffer along the east perimeter of the Real Estate.

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

A. Street Trees: Article 6.8(J) Street Trees shall apply, except as modified below:

- i. One (1) street tree shall be required per Dwelling Unit lot, per frontage. Street trees shall be permitted to be located inside or outside the public right-of-way within ten (10) feet of the right-of-way.
- ii. Along public rights of way adjacent to Common Areas, a minimum of one (1) street tree shall be provided per fifty (50) feet.

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

- i. Typical lot landscaping of the Dwellings is conceptually illustrated in Exhibit D, attached hereto and incorporated herein (“Typical Lot Landscaping”). This Typical Lot Landscaping exhibit is included for illustrative purposes. To the extent the depictions illustrated in this exhibit conflict with the terms of the Ordinance, the Ordinance shall prevail.
- ii. A minimum of one (1) Ornamental Tree and ten (10) Shrubs shall be required per lot in the Front Yard.
- iii. Front yards must be planted with sod and side and rear yards may be either seeded or sodded except as further provided in paragraph 7.2 B (iv) below. For corner lots, sod shall be planted in both Front Yards.
- iv. Fenced courtyards shall be landscaped and may include artificial turf, decorative gravel and/or pavers as ground covering inside courtyard areas in lieu of lawn areas.

C. Clubhouse Area Landscaping and Fencing:

- i. A minimum of six (6) ornamental and/or shade trees and thirty (30) shrubs.
- ii. Artificial turf shall be permitted in the fenced pool area and may be utilized for sport courts.

- iii. The pickleball court may be enclosed with a coated chain link fence not to exceed six (6) feet in height. The fence shall be dark in color.

D. Perimeter Landscaping: Article 6.8(M) External Street Frontage Landscaping Requirements and Article 6.8(N) Buffer Yard Requirements shall apply except as modified or enhanced below:

- i. Buffer Yard and External Street Frontage Landscaping shall be as generally depicted on Exhibit E, attached hereto (“Buffer Yard Plan”).
- ii. The External Street Frontage buffer yard shall be thirty (30) feet within width and include four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees per one-hundred (100) feet ~~and~~, a 4-rail horse fence and a minimum three (3) foot tall undulating mound as generally depicted on Exhibit F and Exhibit G.
- iii. North Buffer Yard shall be forty (40) feet with four (4) evergreen trees, four (4) shade trees, per one-hundred (100) feet and a 4-rail horse fence as generally depicted on Exhibit F.
- iv. A fifteen foot Common Area shall be provided along the east and south perimeter of the Real Estate.
- ~~v. No mounds shall be required in a Buffer Yard or External Street Frontage Landscape Area.~~
- vi. No accessory structures shall be permitted between the rear façades of the Dwelling Units/courtyard areas and the rear property line of the Lot. Such areas shall be commonly maintained as passive lawn and landscaping areas.
- vii. If a provision of Article 6.8 Landscaping Standards is in conflict with the Buffer Plan, the Conceptual Perimeter Street Buffer Landscape Treatment or the Conceptual Residential Buffer Landscape Treatment, then this Ordinance shall prevail. Relocation of plant materials shall be permitted as part of the Development Plan approval subject to the approval of the Director.

7.4 Entry Features: Entry features shall be provided at each entry to the development. The entry features shall include entry signs (constructed in accordance with Chapter 6.17.G.1), fencing and landscaping. The entry feature concept plan is attached hereto as Exhibit G (“Conceptual Entry Features”).

7.5 Temporary Uses and Events: Article 6.18(J) Model Homes shall apply except as

modified below:

- A. The number of Model Home Temporary Uses shall ~~not~~ be limited: to three (3).
- B. A Model Home Temporary Use shall permit the use of construction and sales temporary trailers.
- C. Temporary trailers, as part of a Model Home Temporary Use shall be permitted on the Real Estate prior to the installation of roads.
- D. A permit for a Temporary Model Home Use shall be renewable by the Director for an unlimited number of twenty-four (24) month increments.

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

- 8.1 Internal street ~~right~~rights-of way within the District shall be fifty-nine (59) feet in width.

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

9.1 Article 8.6 Open Space and Amenity Standards: Shall apply except as otherwise modified or enhanced herein. Amenities in the District will include: (a) passive amenities in the form of landscaped open space and ponds, identified in Exhibit H ("Conceptual Open Space and Pedestrian Connectivity Plan") and Exhibit I ("Conceptual Amenities Plan", both attached hereto; (b) a minimum of three (3) parkettes (see parkette area as illustrated on Exhibit H) which may include, but shall not be limited to, open areas, seating, landscaping, walking paths, meeting areas, identified in the Conceptual Open Space and Connectivity Plan and the Conceptual Amenities Plan; and (c) a clubhouse amenity area, identified in the Conceptual Amenity Plan and Exhibit J, attached hereto ("Conceptual Clubhouse Amenity Area Enlargement"). The clubhouse amenity area will include the following: (i) the clubhouse at least twenty-five hundred (2,500) square feet, including but not limited to a fitness center, restrooms, community room and outdoor fireplace gathering area; (ii) a parking lot; (iii) a swimming pool adjacent to the clubhouse; and (iv) pickleball court(s). ~~-Construction~~

9.19.2 A Certificate of Occupancy shall ~~begin on~~ be issued for the clubhouse amenity prior to the issuance of ~~one hundred (100)~~ eighty (80) single-family building permits on the Real Estate.

Section 9. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2027 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert back to its original classification ~~at the time~~ before this Ordinance was adopted.

Section 10. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

Cindy J. Gossard, Clerk-Treasurer

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

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

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

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

Courtyards at Spring Mill PUD - ~~3-093021-does~~ [6 011122](#)

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Conceptual Architectural Character
Exhibit D	Typical Lot Landscaping
Exhibit E	Buffer Yard Plans
Exhibit F	Conceptual Buffer Landscape Treatment
Exhibit G	Conceptual Entry Features
Exhibit H	Conceptual Open Space and Pedestrian Connectivity Plan
Exhibit I	Conceptual Amenities Plan
Exhibit J	Conceptual Amenity Area Enlargement
Exhibit K	Typical Courtyards

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST LOCATED IN WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA, BEING DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 3 EAST; THENCE NORTH 89 DEGREES 38 MINUTES 27 SECONDS EAST (ASSUMED BEARING) 1,324.91 FEET ON AND ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER TO THE NORTHEAST CORNER OF THE WEST HALF OF SAID NORTHWEST QUARTER, SAID CORNER BEING COLLINEAR WITH AND EQUIDISTANT FROM THE NORTHEAST CORNER AND THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 05 MINUTES 54 SECONDS WEST 1012.83 FEET (MEASURED 1011.75 FEET, MORE OR LESS, IN INSTRUMENT NO. 4539, DEED RECORD 183, PAGE 109) ON AND ALONG THE EAST LINE OF THE WEST HALF OF SAID NORTHWEST QUARTER TO A FENCE LINE AND THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE NORTH 89 DEGREES 56 MINUTES 06 SECONDS WEST 582.77 FEET (MEASURED 585 FEET IN INSTRUMENT NO. 4539) ON AND ALONG SAID FENCE LINE TO A CORNER POST; THENCE NORTH 89 DEGREES 34 MINUTES 03 SECONDS WEST 739.69 FEET TO A POINT ON THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS 1647.15 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 08 MINUTES 01 SECOND EAST 599.50 FEET ON AND ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 35; THENCE NORTH 89 DEGREES 38 MINUTES 45 SECONDS EAST 1319.31 FEET PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 06 MINUTES 06 SECONDS WEST 596.83 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SOUTHWEST QUARTER; THENCE NORTH 00 DEGREES 05 MINUTES 54 SECONDS EAST 1635.42 FEET TO THE POINT OF BEGINNING. CONTAINING 67.8 ACRES, MORE OR LESS.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

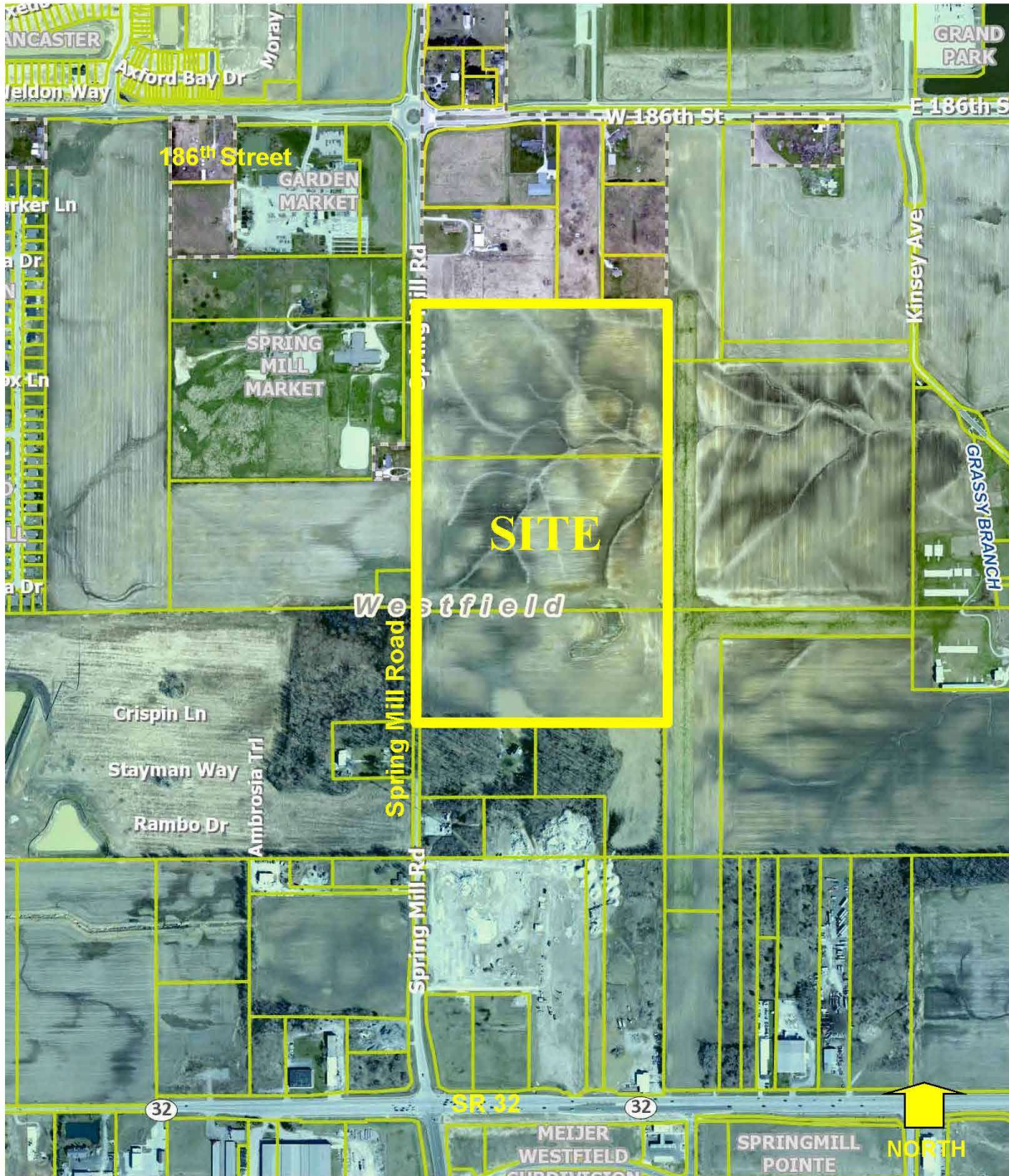


EXHIBIT B **CONCEPT PLAN** (Page 1 of 1)





THE COURTYARDS AT SPRING MILL

EMH&T

CONCEPT PLAN

WESTFIELD, HAMILTON COUNTY, INDIANA

EPCON
COMMUNITIES

Note: Larger scale paper and digital copies of the Concept Plan are on file with the Department of Economic and Community Development under Docket Number 2111-PUD-28.

EXHIBIT C
Conceptual Architectural Character
(Page 1 of 5)



EXHIBIT C
Conceptual Architectural Character
(Page 2 of 5)



EXHIBIT C
Conceptual Architectural Character
(Page 3 of 5)



EXHIBIT C
Conceptual Architectural Character
(Page 4 of 5)



EXHIBIT C
Conceptual Architectural Character
(Page 5 of 5)



EXHIBIT D **Typical Lot Landscaping** (Page 1 of 3)

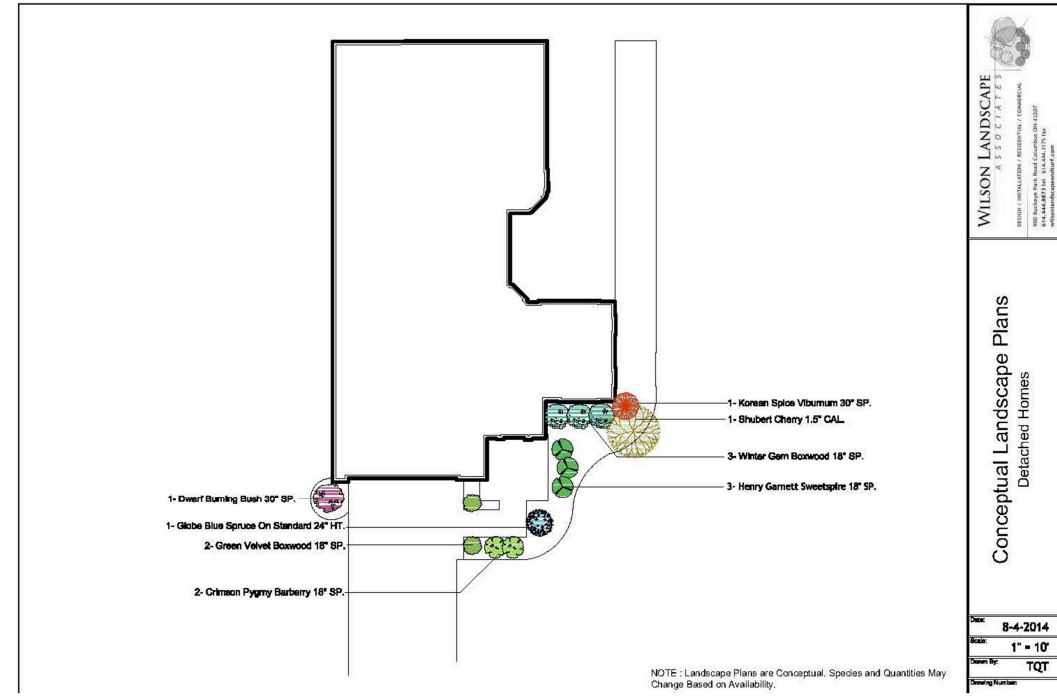


EXHIBIT D **Typical Lot Landscaping** (Page 2 of 3)

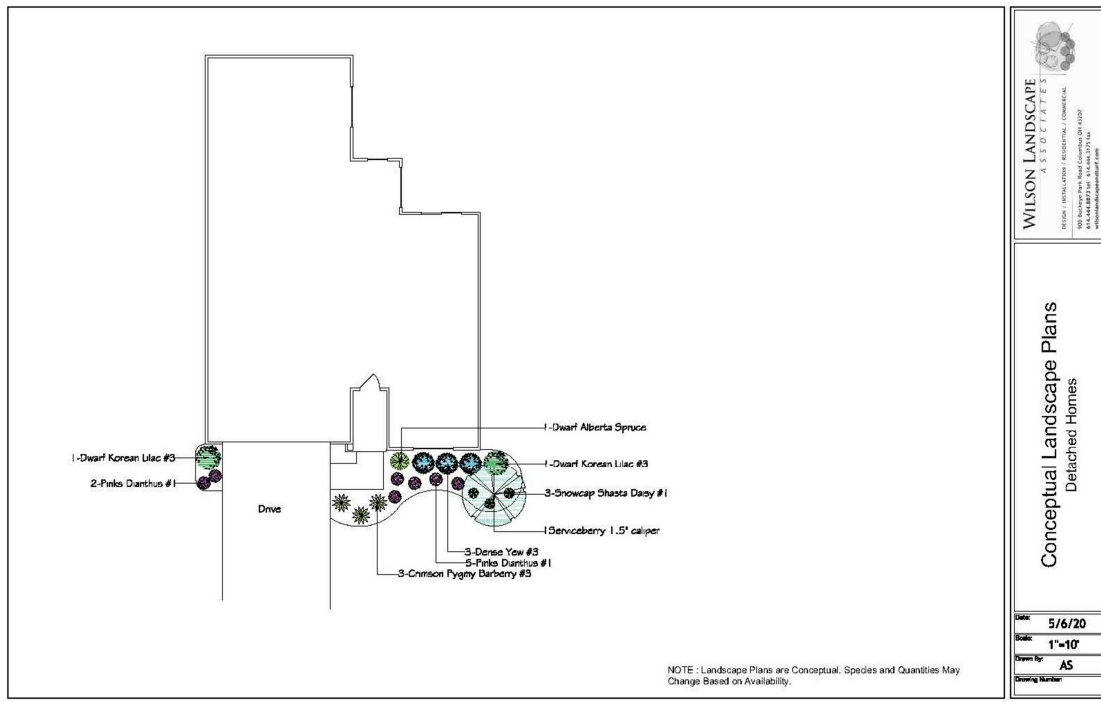
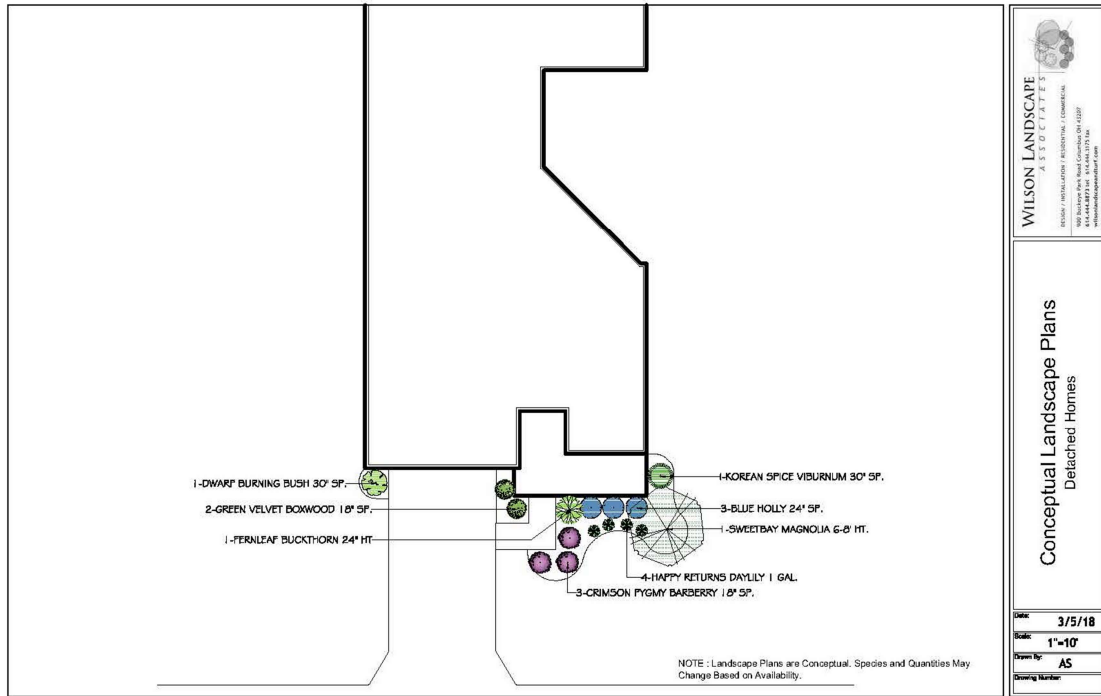
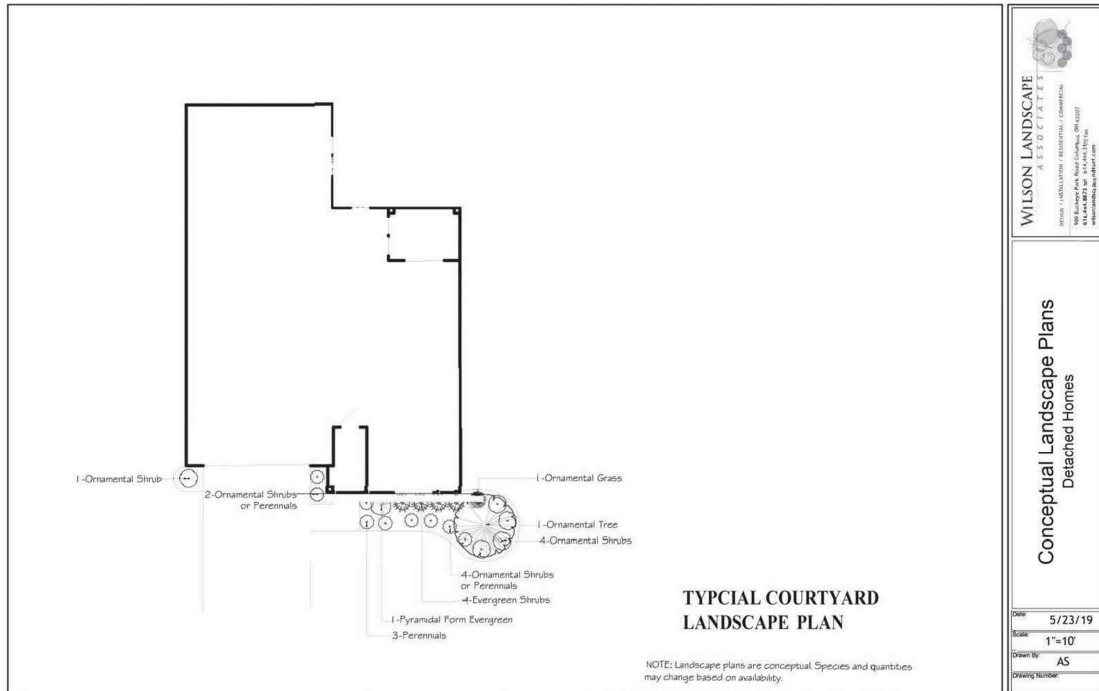


EXHIBIT D
Typical Lot Landscaping
(Page 3 of 3)





EMH.T

THE COURTYARDS AT SPRING MILL

BUFFER YARD PLAN

WESTFIELD, HAMILTON COUNTY, INDIANA

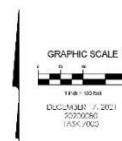
EPCON
COMMUNITIES

Note: Larger scale paper and digital copies of the plans are on file with the Department of Economic and Community Development under Docket Number 2111-PUD-28.

EXHIBIT F

Conceptual Buffer Landscape Treatment (Page 1 of 1)





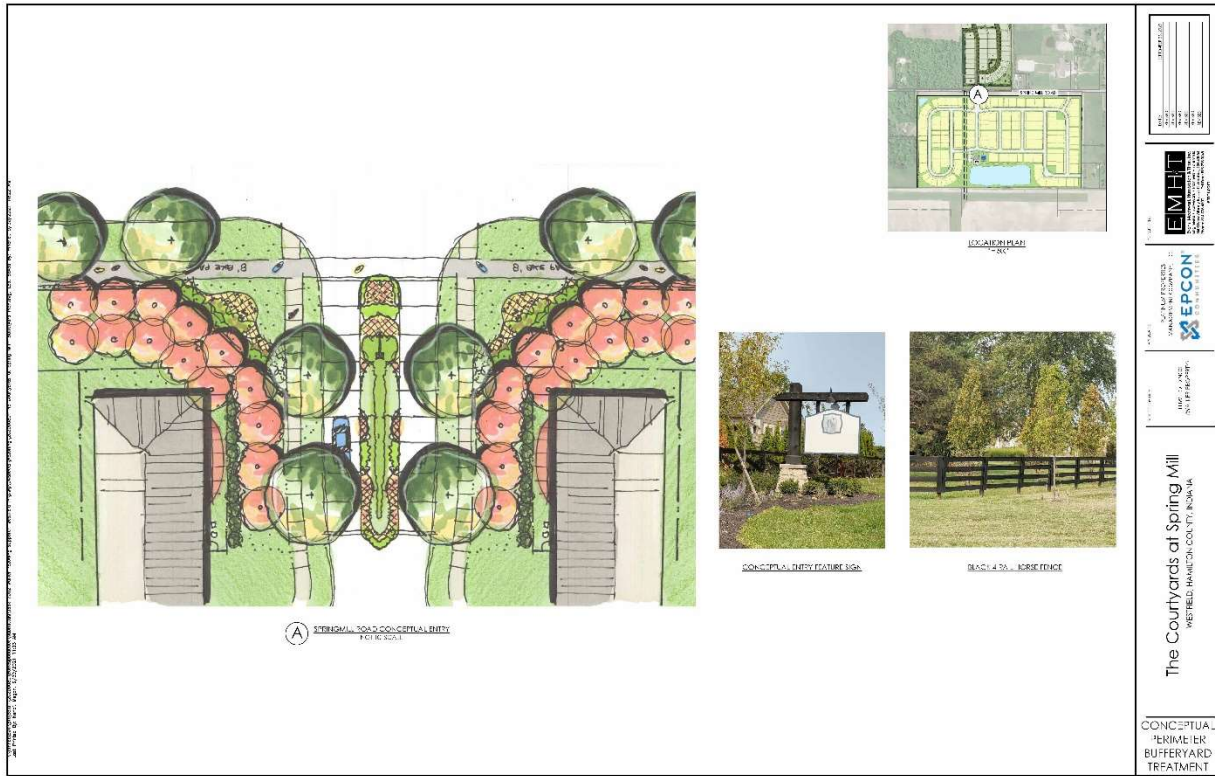
THE COURTYARDS AT SPRING MILL

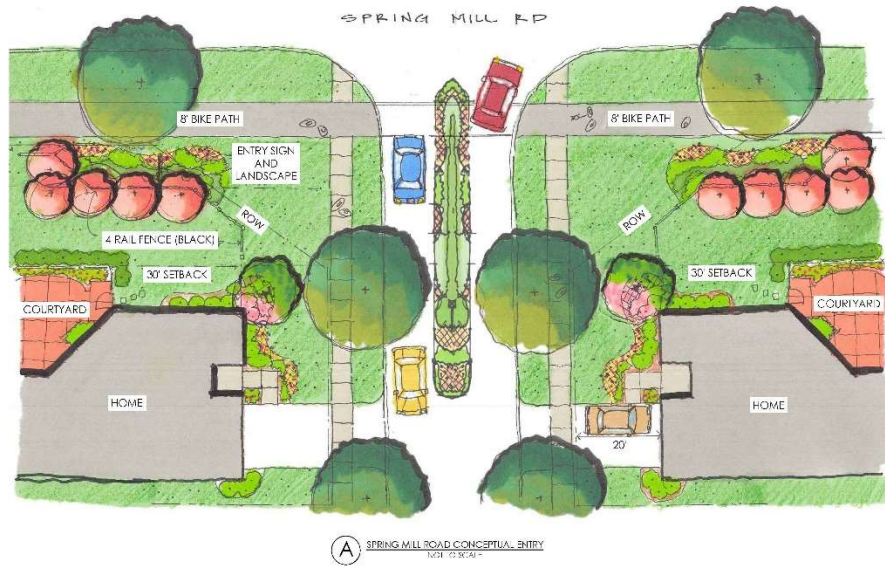
CONCEPTUAL PERIMETER
BUFFER YARD TREATMENT
WESTFIELD, HAMILTON COUNTY, INDIANA

EMHT

EPCON
COMMUNITIES

EXHIBIT G **Conceptual Entry Features** (Page 1 of 1)





CONCEPTUAL ENTRY FEATURE SIGN



BLACK 4 RAIL HORSE FENCE



1" = 100'
DECEMBER 12, 2021
15200000
149-7290

THE COURTYARDS AT SPRING MILL

EMHT

CONCEPTUAL ENTRY PLAN
WESTFIELD, HAMILTON COUNTY, INDIANA

EPCON
COMMUNITIES

EXHIBIT H

Conceptual Open Space and Pedestrian Connectivity Plan (Page 1 of 1)

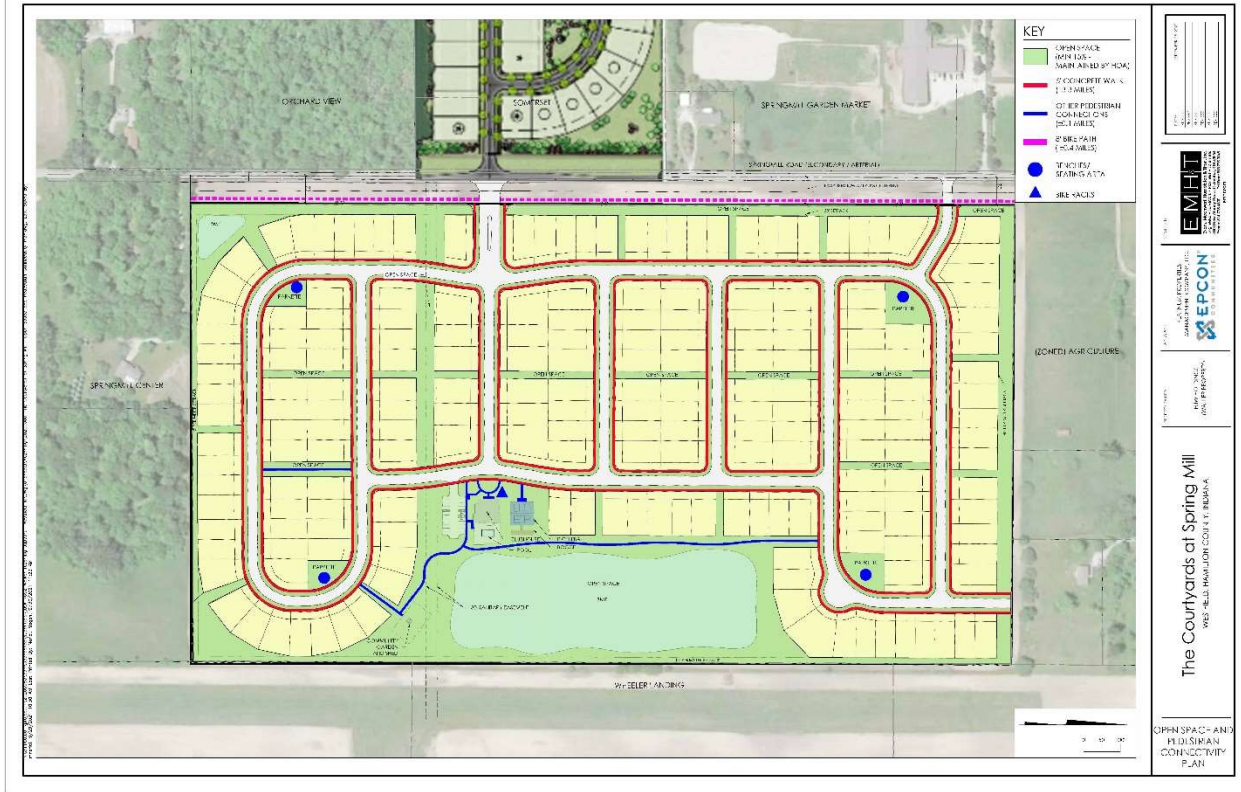




EXHIBIT I

Conceptual Amenities Plan

(Page 1 of 1)





KEY (TYPICAL AMENITIES)

A

CLUBHOUSE AMENITY AREA

- Clubhouse
- Pool
- Gathering Area
- Pickle Ball Court
- Kitchen
- Bike Rack
- Restrooms
- Parking Lot
- Booth

B

PARKETTES

- Open Space Areas Featuring Paving, Seating, Landscaping, and/or Walking Path Connection
- Used More Passively for Informal Meeting, "Coffee" talk, Meditation/Yoga, Book Club, Reading, Painting, Etc.

C

PASSIVE OPEN SPACE

- Lawn and/or Landscaping
- Dark Color Fencing Along Frontage
- Perimeter Landscaping Buffer on North and Springmill Road
- May Include Walking Paths
- May Include Community Garden / Garden Shed

D

ENTRY FEATURES

- Southern Primary Entry
 - Backyard Entry
 - Landscaped Entry Feature with Community Identification Sign
 - Dark Color Fence Along Frontage
 - Bike Path
- Northern Secondary Entry
 - Community Identification Signage Integrated with Landscaping
 - Dark Color Fence Along Frontage
 - Bike Path



EMHT

THE COURTYARDS AT SPRING MILL

CONCEPTUAL AMENITIES
PLAN
WESTFIELD, HAMILTON COUNTY, INDIANA

EPCON
COMMUNITIES

EXHIBIT J **Conceptual Amenity Area Enlargement** (Page 1 of 1)





CONCEPTUAL CLUBHOUSE AMENITY AREA ENLARGEMENT
1/8" = 1' TO SCALE



FITNESS INSIDE CLUBHOUSE



TYPICAL POOL



TYPICAL PICKLEBALL



THE COURTYARDS AT SPRING MILL
CONCEPTUAL AMENITY
AREA ENLARGEMENTS
WESTFIELD, HAMILTON COUNTY, INDIANA



EXHIBIT K
Typical Courtyards

(Page 1 of 1)



TYPICAL COURTYARD



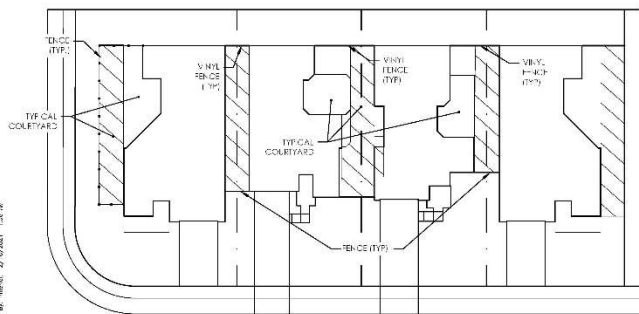
TYPICAL COURTYARD ADJACENT TO OPEN SPACE



TYPICAL COURTYARD/ SHARED USE SPACE



TYPICAL COURTYARD ADJACENT TO OPEN STREET



TYPICAL UNIT COURTYARDS



TYPICAL COURTYARD



TYPICAL COURTYARD ADJACENT TO OPEN SPACE



TYPICAL COURTYARD/SHARED USE SPACE



TYPICAL COURTYARD



TYPICAL COURTYARD

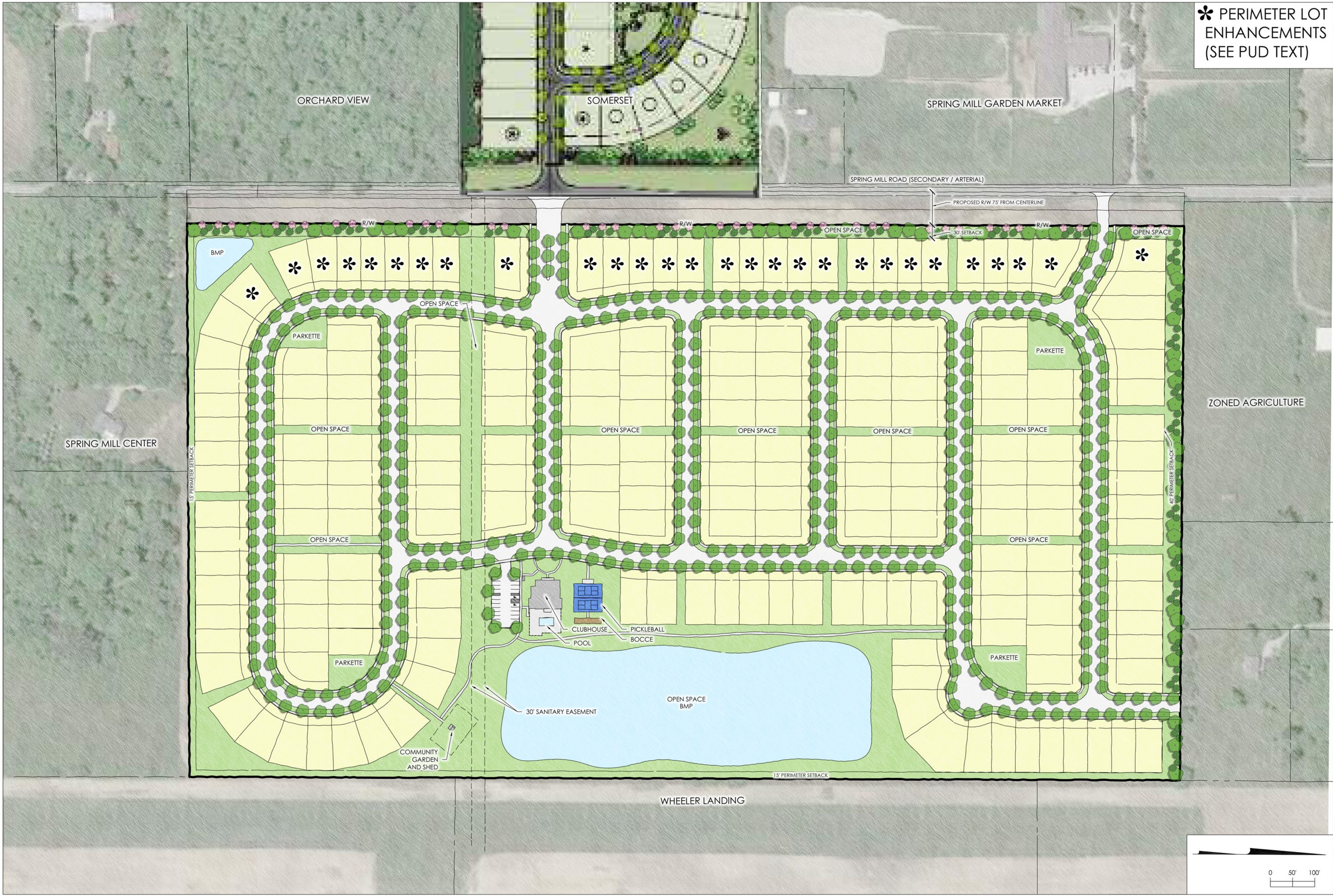
THE COURTYARDS AT SPRING MILL



TYPICAL COURTYARDS
WESTFIELD, HAMILTON COUNTY, INDIANA



\\cmhdata01\project01\20200800\correspondence\submit\task 7002 walker rezoning support- westfield m\dwg\04\Sheets\Reasoning\20200800-The Courtyards at Spring Mill- Concept Plan.dwg, Last Saved By: mmarci, 9/29/2021 3:45 PM
Last Printed By: Nericl, Megan, 9/24/2020 5:15 PM



* PERIMETER LOT
ENHANCEMENTS
(SEE PUD TEXT)

DATE:	SEPTEMBER 25, 2020
REVISION:	
REVISION:	
REVISION:	
REVISION:	
REVISION:	

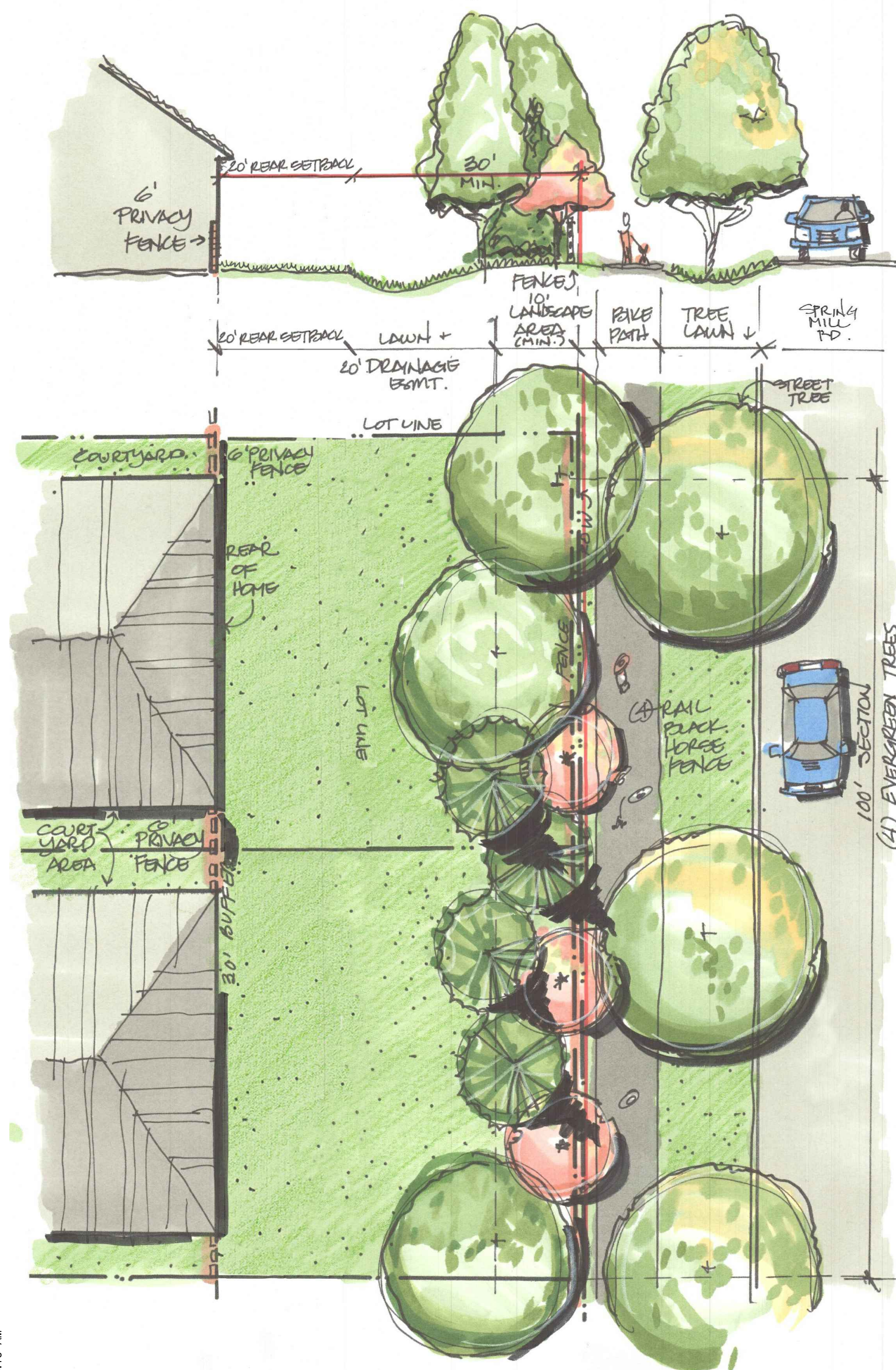
EMHT
ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS
5500 New Albany Road, Columbus, OH 43264
614.725.6200
emht.com

APPLICANT:
PLATINUM PROPERTIES
MANAGEMENT COMPANY, LLC.
EPCON
COMMUNITIES

PROPERTY OWNER:
HJW HOLDINGS
(WALKER PROPERTY)

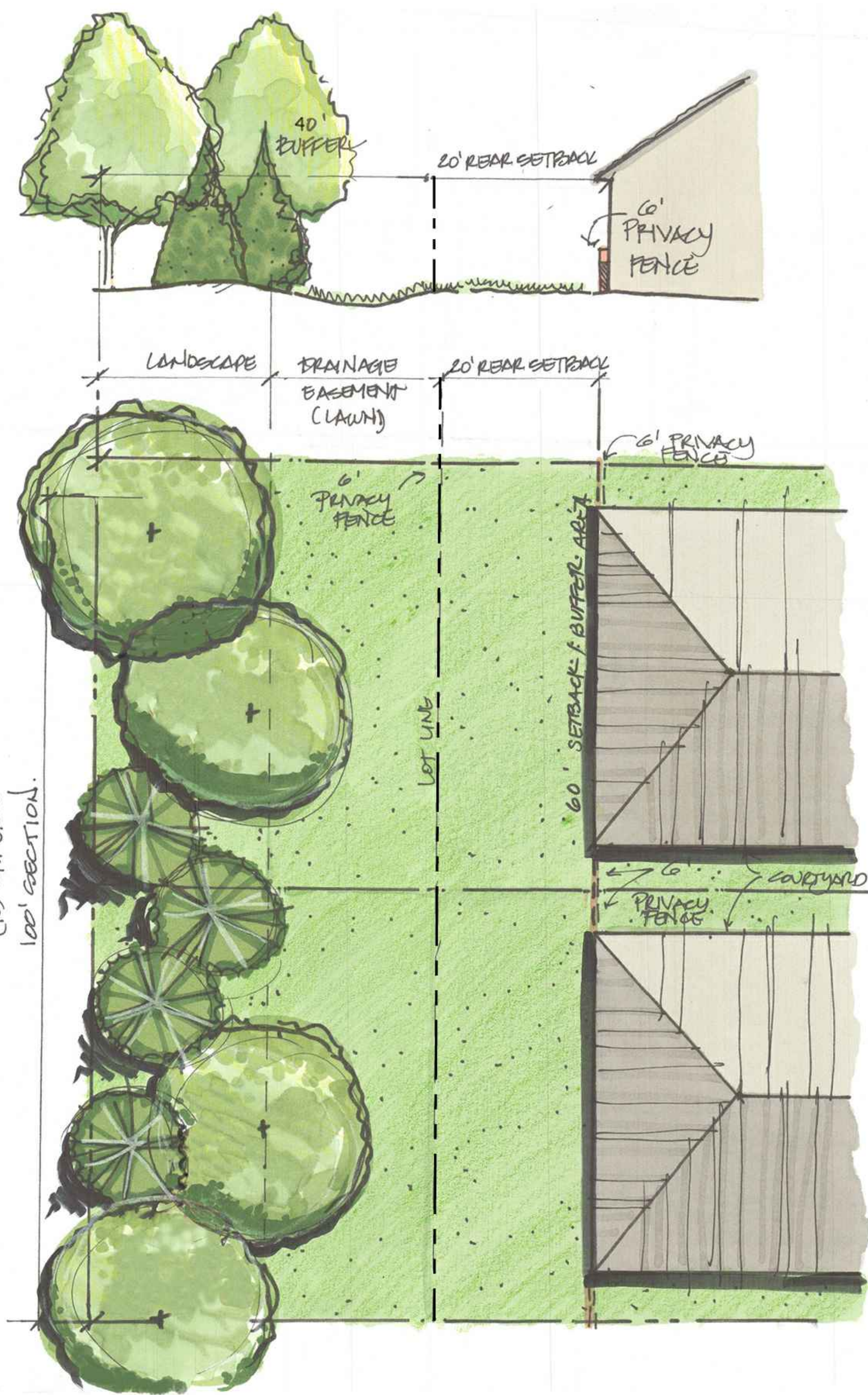
The Courtyards at Spring Mill
WESTFIELD, HAMILTON COUNTY, INDIANA

CONCEPT
PLAN



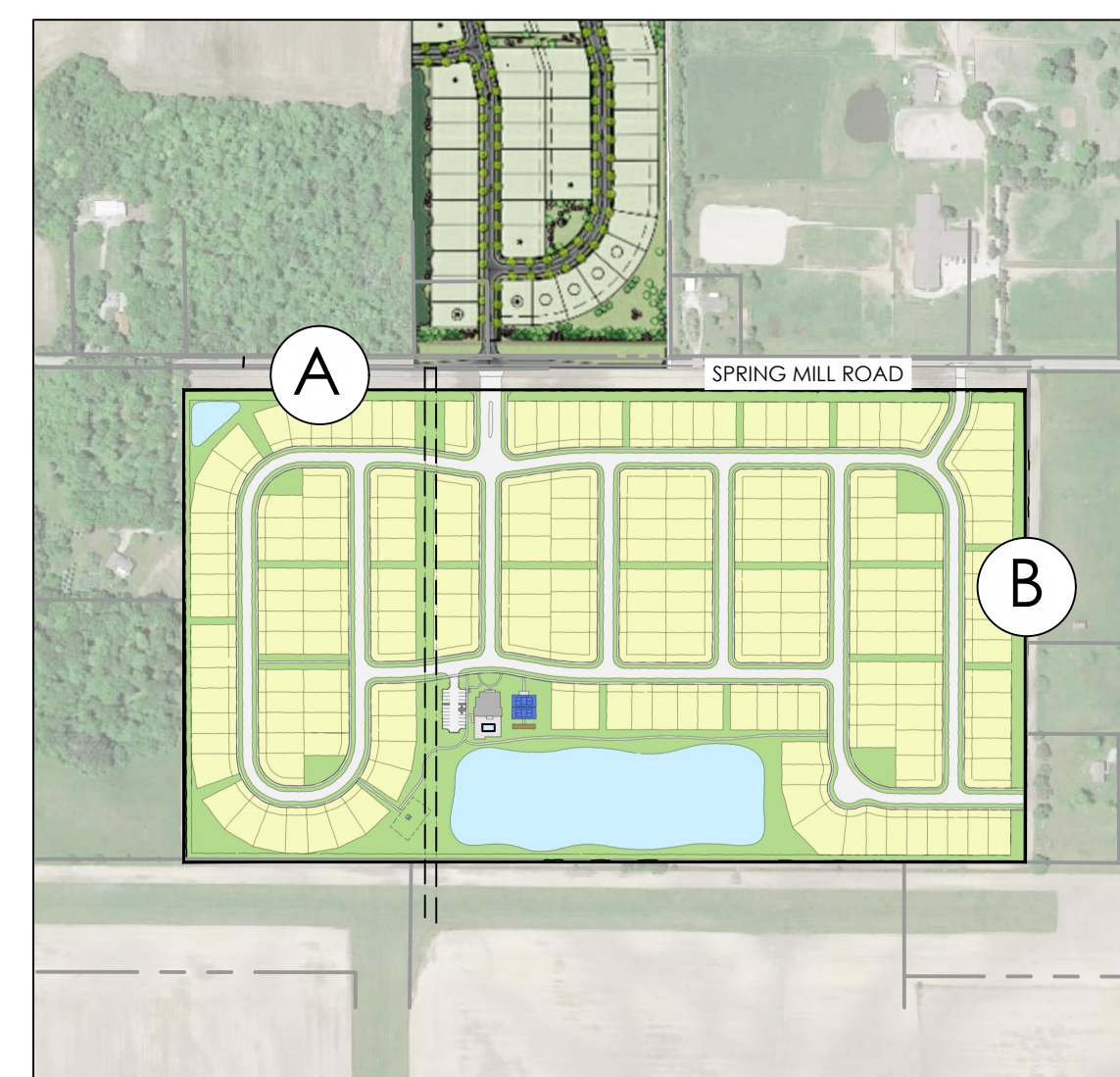
A SPRING MILL ROAD EXTERNAL STREET FRONTAGE BUFFER
NOT TO SCALE

- PROPOSED PER 100' :
(4) RAIL HORSE FENCE
(3) SHADE TREES
(4) EVERGREEN TREES
(3) ORNAMENTAL TREES



B NORTH PERIMETER BUFERYARD LANDSCAPING
NOT TO SCALE

- PROPOSED PER 100':
(4) SHADE TREES
(4) EVERGREEN TREES
6' PRIVACY FENCING BETWEEN HOMES



LOCATION PLAN
1" = 500'



A SPRING MILL ROAD EXTERNAL STREET FRONTAGE
NOT TO SCALE

A black wooden fence with three horizontal rails runs across the middle of the image. Behind the fence is a grassy field with several trees, including tall evergreens and smaller deciduous trees with yellowing leaves. The sky is blue with some light clouds.

An aerial photograph of a residential area with a proposed development overlaid. The development, labeled 'A' in a white circle, consists of a large rectangular area with a grid of yellow lots. A winding road runs along the top and right sides of the development. A small blue building and a white car are shown near the bottom left of the development. The surrounding area includes green trees, a body of water, and other residential structures. The text 'SPRING MILL ROAD' is visible on a road to the right of the development.

CONCEPTUAL
ENTRY
FEATURE

The Courtyards at Spring Mill
WESTFIELD, HAMILTON COUNTY, INDIANA

WESTFIELD, HAMILTON COUNTY, INDIANA

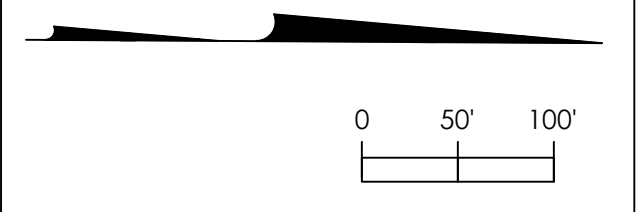
PROPERTY OWNER:
HJW HOLDINGS
(WALKER PROPERTY)

PLATINUM PROPERTIES
MANAGEMENT COMPANY, LLC.

PREPARED BY:

EMHIT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
45500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
www.emhit.com

DATE:	SEPTEMBER 25, 2020
REVISED:	
REVISED:	
REVISED:	
REVISED:	
REVISED:	



OPEN SPACE AND PEDESTRIAN CONNECTIVITY PLAN



CONCEPTUAL CLUBHOUSE AMENITY AREA ENLARGEMENT
NOT TO SCALE



DATE	SEPTEMBER 25, 2020
REVISED	
REVISED	
REVISED	
REVISED	
REVISED	
REVISED	

PREPARED BY:
EMHIT
Evans, Macchewitz, Hambleton & Thon, Inc.
Engineers • Surveyors • Planners • Scientists
300 New York Road, Columbus, OH 43260
(614) 475-7500
emhit.com

APPLICANT:
PLATINUM PROPERTIES
MANAGEMENT COMPANY, LLC.
EPCON
COMMUNITIES

PROPERTY OWNER:
HJW HOLDINGS
(WALKER PROPERTY)

The Courtyards at Spring Mill

WESTFIELD, HAMILTON COUNTY, INDIANA

CONCEPT
AMENITY
ENLARGEMENT













Although all floor plans, illustrations, and specifications are believed correct at the time of publication, the right is reserved to make changes, without notice or obligation. Windows, doors, ceilings, layout and room sizes may vary depending on the options and elevations selected. This information is for illustrative purposes only and not part of a legal contract.

Capri IV
© 2020 IP86, LLC

1- Dwarf Burning Bush 30" SP.

1- Globe Blue Spruce On Standard 24" HT.

2- Green Velvet Boxwood 18" SP.

2- Crimson Pygmy Barberry 18" SP.

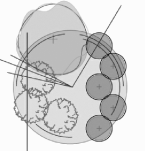
1- Korean Spice Viburnum 30" SP.

1- Shubert Cherry 1.5" CAL.

3- Winter Gem Boxwood 18" SP.

3- Henry Garnett Sweetspire 18" SP.

NOTE : Landscape Plans are Conceptual. Species and Quantities May
Change Based on Availability.



WILSON LANDSCAPE
ASSOCIATES

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel 614.444.3175 fax
wilsonlandscapeandturf.com

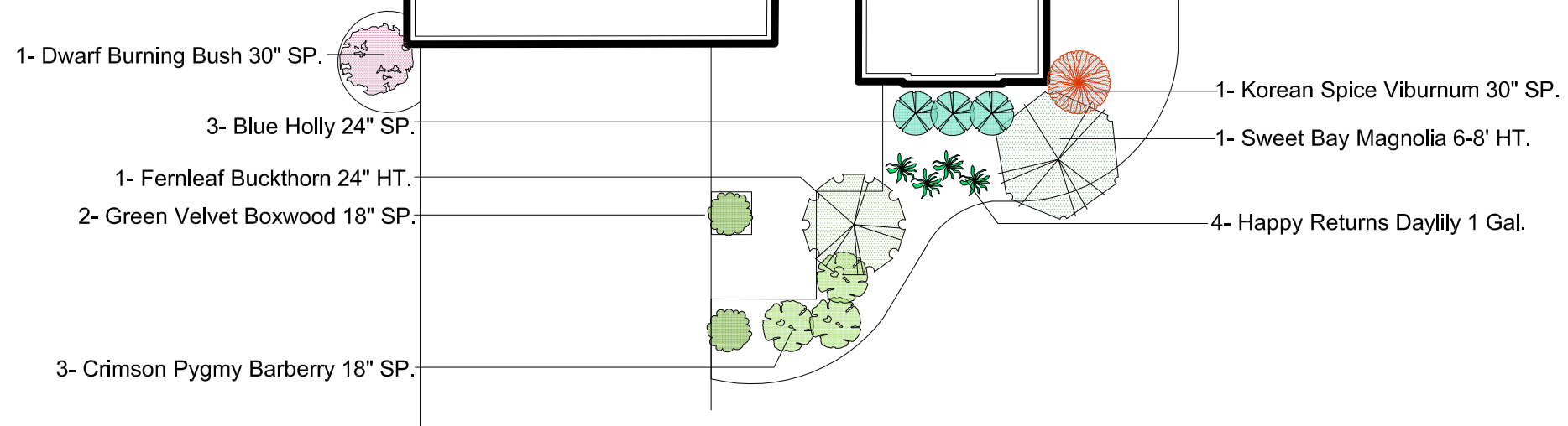
Conceptual Landscape Plans Detached Homes

Date: 8-4-2014

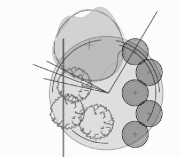
Scale: 1" = 10'

Drawn By: TQT

Drawing Number:



NOTE : Landscape Plans are Conceptual. Species and Quantities May Change Based on Availability.



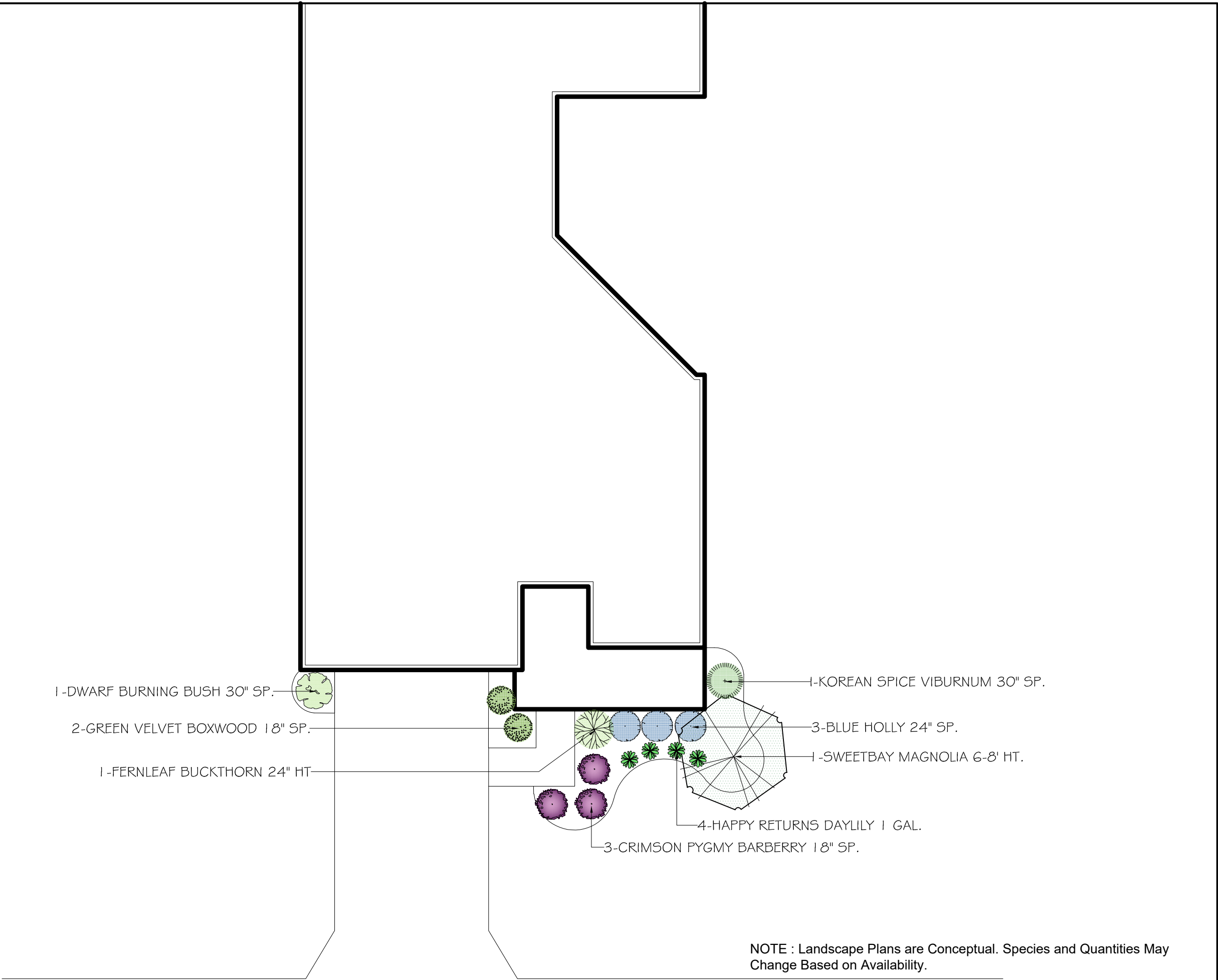
WILSON LANDSCAPE
ASSOCIATES

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

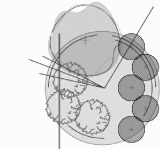
900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel 614.444.3175 fax
wilsonlandscapeandturf.com

Conceptual Landscape Plans Detached Homes

Date:	8-4-2014
Scale:	1" = 10'
Drawn By:	TQT
Drawing Number:	



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900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel 614.444.3175 fax
wilsonlandscapeandturf.com

Conceptual Landscape Plans

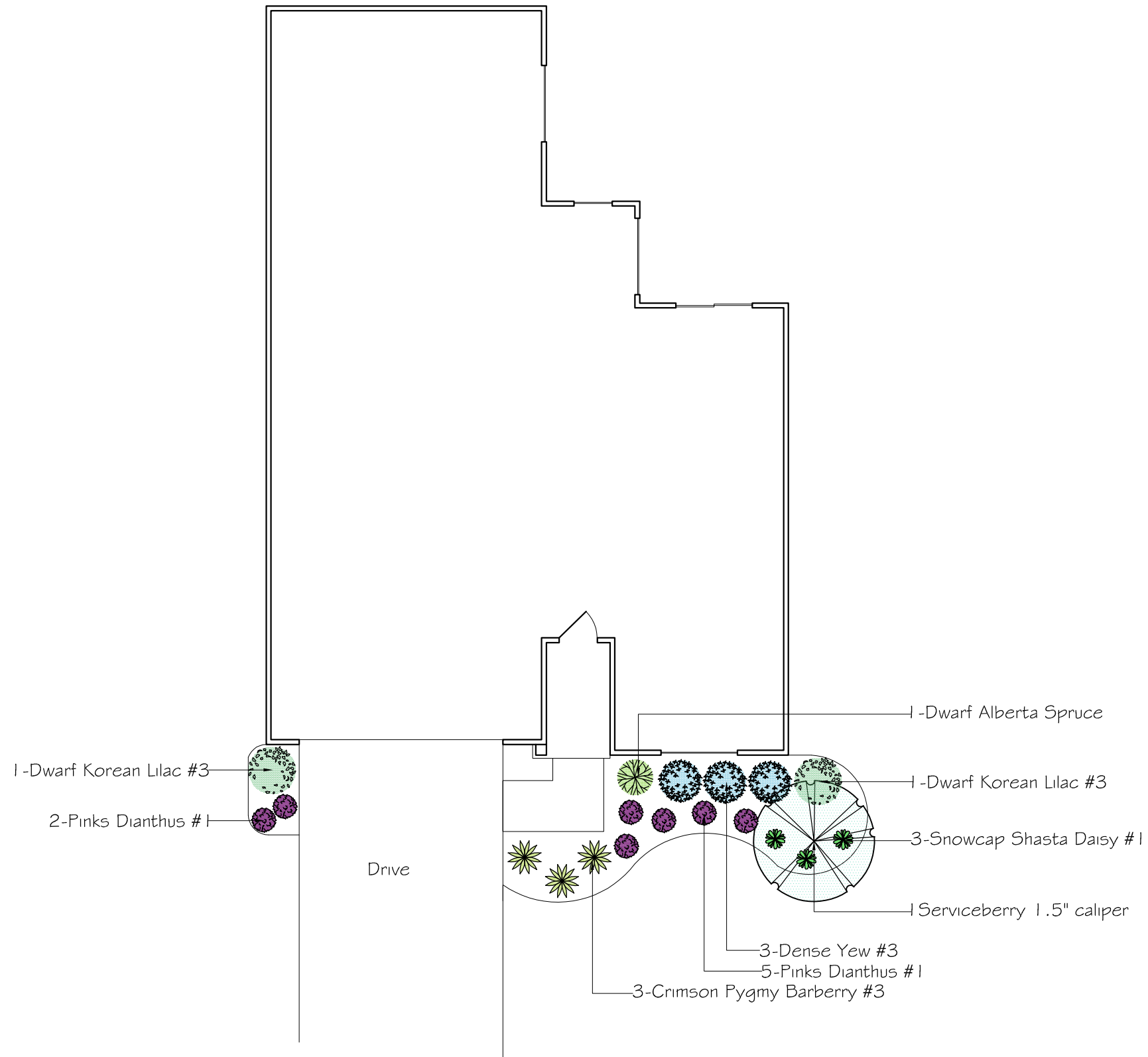
Detached Homes

Date: 3/5/18

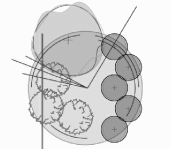
Scale: 1"=10'

Drawn By: AS

Drawing Number:



NOTE : Landscape Plans are Conceptual. Species and Quantities May Change Based on Availability.



WILSON LANDSCAPE
ASSOCIATES

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel 614.444.3175 fax
wilsonlandscapeandturf.com

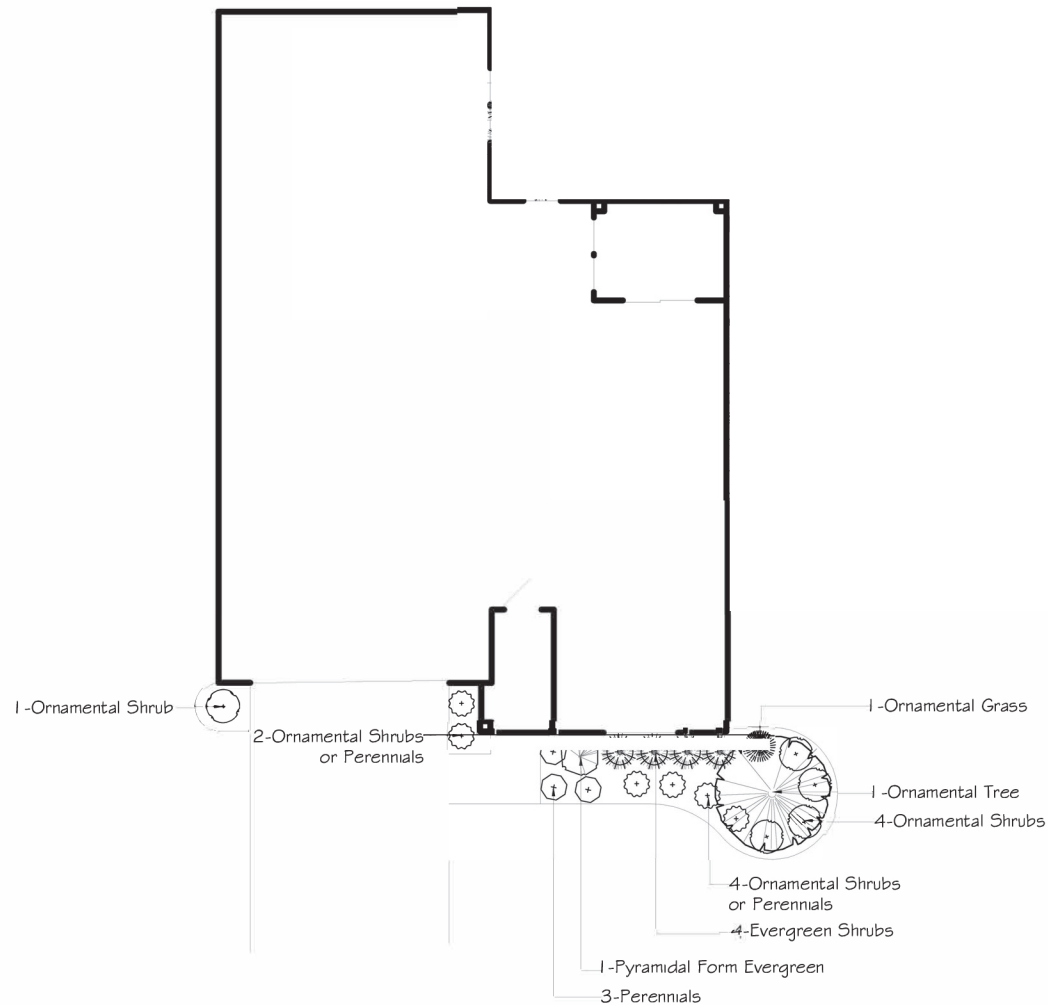
Conceptual Landscape Plans Detached Homes

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Scale: 1"=10'

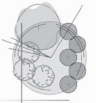
Drawn By: AS

Drawing Number:



TYPICAL COURTYARD LANDSCAPE PLAN

NOTE: Landscape plans are conceptual. Species and quantities may change based on availability.



**WILSON LANDSCAPE
ASSOCIATES**

DESIGN / INSTALLATION / RESIDENTIAL / COMMERCIAL

900 Buckeye Park Road Columbus OH 43207
614.444.8873 tel 614.444.3175 fax
wilsonlandscape@earthlink.net

Conceptual Landscape Plans Detached Homes

Date: 5/23/19

Scale: 1"=10'

Drawn By: AS

Drawing Number:

Courtyards at Spring Mill PUD Zoning Request

Neighborhood Meeting Summary

Project: Courtyards at Spring Mill PUD Zoning Request

Docket Number: 2111-PUD-28

Date: October 20, 2021 at 6:30pm

Location: Virtual Zoom Meeting

Attendees: Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
Paul Rioux – Platinum Properties Management Company, LLC
Brooks Longfellow – Epcon Communities, Inc.

Attendees:

Rosanna Green
Mary Banas
Call In Number
Roger Bledsoe

The Neighborhood Meeting began at 6:30 pm and Jon Dobosiewicz (JD) provided an overview summary of the proposal.

Neighbor Comments and Questions:

1. What will be done to Spring Mill Road, any proposed improvements?
Response: JD explained the improvements the developer would be required to install along the segment of Spring Mill Road adjacent to the community's entrance, including an accel/decel lane, taper lane and a description of the street cross-section was provided.
2. What do you mean by an "infill" site?
Response: JD provided a response explaining the concept regarding an "infill" site.
3. General question about location of sewer and water and that some of nearby residents were still on well and septic.
Response: JD provided a response regarding current location of water and sewer availability on subject site as it related to the parcels to the north.
4. General question about nearby airstrip.
Response: JD explained that any development in area would be governed by same rules and regulations (any applicable state and federal regulations) concerning development in proximity to an airstrip and that the developer and builder for the proposed community would comply with such requirements.

5. What is the developer's responsibility for displaced wildlife?

Response: JD explained that the real estate to the south of the subject site had an existing wooded area and the subject parcel was north of the woods and all agricultural in use today.

6. General question about what would happen to any excess dirt or top soil on the site during development.

Response: JD explained that the site would be balanced – meaning they would avoid having to truck in or truck out dirt during site development.

7. General question about drainage and flood control.

Response: JD explained that this phase is only for the zoning. If the request is approved, the project is required to undergo further TAC, Hamilton County Surveyor and Plan Commission review for a primary plat and development plan (that would include all engineered drainage information), as well as building permit review, which also includes another drainage review. JD explained that before any building permits were issued, the site will have to comply with all drainage requirements.

The meeting ended at approximately 7:05 pm.



Attorneys at Law

550 Congressional Blvd., Suite 210, Carmel, Indiana 46032 317-844-0106



JAMES E. SHINAVER
LAWRENCE J. KEMPER *
JOHN B. FLATT *
FREDRIC LAWRENCE
VALERIE L. MATHEIS **
JANE B. MERRILL – Of Counsel

JON C. DOBOSIEWICZ
Land Use Professional

*Also licensed in Kentucky
**Also licensed in Illinois

Via E-mail

January 4, 2022

City of Westfield Planning Department
Attn: Pam Howard

**Re: Courtyards at Spring Mill PUD (2111-PUD-28)
Platinum Properties Management Company
Ordinance resubmittal and response to “Issue List”**

Dear Daine:

Per our recent discussions on the above referenced matter, please find attached an updated PUD Ordinance, red-line of the PUD Ordinance and updated exhibits as well as the below response to issue list comments:

Courtyards at Spring Mill Issue List

From Public Hearing:

- Density – Too dense for the area/too many units **The number homes has been reduced by 14 to 184. In addition the overall density of the development is consistent with other residential developments in the vicinity and slightly higher to the extent that the neighborhood is a transition adjacent to commercial and industrial uses planned for properties to the south and east of the subject parcel.**
- Road Upgrades – 186th needs upgraded **The City of Westfield continues to invest in 186th Street improvements including the street cross section and round-a-bout at 186th and Spring Mill. The majority of traffic generated by this development is anticipated to travel south on Spring Mill and then east or west on State Road 32 or further south on Spring Mill for access to US 31 or other commercial amenities along or south of State Road 32. Additionally, the proposed resident profile don't travel at the typical AM/PM peaks so there will be less traffic impact than a typical subdivision including the same number of homes.**
- Airstrip – Be mindful in general. Also concerns on ponds/wildlife brought by ponds & proximity to airstrip. Possibility of several small ponds instead of larger pond. Concerns on home proximity to airstrip. Could this be a “fly-in community”? **The development of the site shall comply with all state and federal rules and requirements associated with the proximity of the airstrip as other developments to the south, east and west have done or will be required to do (including features such as stormwater management and building heights). The parcel to the east has**

been rezoned to permit commercial and industrial uses. The developer does not have a concept for a “fly-in community”. To the extent that the market would support a “fly-in” community, the owner of the airstrip would likely be an active participant and develop their real estate to facilitate such a development.

- Appropriateness of use – Is it appropriate considering the proximity to Grand Park?
Development of the site with a higher-intensity residential home product is consistent with the Addendum to the Comprehensive Plan associated with Grand Park (see notes below).
- Age Targeted – Why targeted and not restricted? Text has been added for the development to be “age-restricted”.
- Comp plan – Goes against The Comprehensive Plan identifies the real estate as residential. The location is also in the area identified as the “Family Sports Capital” Addendum. The Addendum supports higher density residential uses, after development of the Sports Campus, in addition to sports related uses with and surrounding the sports Campus as illustrated by other higher density resident uses along 186th Street, Horton Road, 196th Street, and Wheeler Road. The distinction here is that the proposed use is an age restricted development attractive to seniors desiring to make a significant investment in continued single family detached home ownership rather than multi-family for rent or attached residential in areas where such restrictions do not exist.
- Layout – Courtyards at Westfield layout better – not grid See revised site plan which provides modifications which eliminate the “grid” like layout. Modifications eliminate the “grid-like” layout by creating an overall design with a large, centrally focused and accessible amenity area, green spaces within a walkable community of interconnected loop streets and cul de sacs.”
- Quality – Needs to be upgraded to an “upscale neighborhood” The anticipated home style and architectural requirements will result in a community of homes with significant amenities and values ranging from between \$400,000 and \$550,000.
- Shouldn’t be a PUD – it only reduces standards and increases density. The proposed development includes significant enhancement in terms of dwelling architecture and amenities over those standards required under the UDO. The City of Westfield has been consistent in its direction to applicants that development should occur under requirements established under a PUD format, rather than free standing commitments which could be considered as part of a straight zoning request. However, in this case, open space, higher amenity requirements, home architectural standards, and home product type are all positively addressed in a location where higher residential development density is supported under the recommendations of the Comprehensive Plan. Nonetheless, the requested plan revisions have resulted in 14 fewer lots that proposed originally.

From Supplied Written Comments (**Note: All proposed PUD language for which comments were supplied, with exception of proposed modified Fence standard language, is the exact same as the unanimously approved Courtyards at Westfield PUD Ordinance**)

- “Add something committing to covenants not allowing rentals”
 - **Note:** Staff does not support this as language within the PUD Ordinance itself as it is not enforceable from a zoning perspective All homes will be individually for sale. Home values (\$400,000 to \$550,000) will not lend these homes to be attractive as rentals. Based on this and Staff recommendation, no change has been made to the Ordinance.

- Front Yard Setback
 - “Oddly worded. Driveway needs to accommodate parked vehicle while not impeding sidewalk” The minimum distance between the garage doors and the street right of way shall be 20 feet. The minimum setback from the front porch, front door or courtyard fence shall be 10 feet.
- Architectural Standards
 - Building Elevations
 - “Garages should be behind plane of home” Some element of each home is forward of the garage in all cases
 - “Essentially no standards provided – vague, no min windows, corner breaks” See revised PUD standards.
 - “Only front elevations shown” Side elevations are not visible from outside the development, as this is the space occupied by exterior courtyards.
 - Building Materials
 - “Need more info” See Section 7.1 B of the PUD.
 - “No Min. Masonry Anywhere” See revised PU Ordinance requirement for masonry on the front elevations.
 - Perimeter Lots
 - “There is really nothing here...refer to point system for facades facing ROW in UDO” Rear facades on perimeter lots shall include: (a) maximum 1 ½ story dwelling; and (b) a minimum of one or two windows with 5 ½” trim as deemed appropriate based upon the façade’s massing; and (c) landscaping consistent with the Spring Mill road external street frontage 30’ buffer detail outlined in the Buffer Yard Plan; and (d) Twelve (12) inch overhangs around the entire Dwelling, as measured prior to the installation of Masonry Materials; and (e) a minimum roof pitch of 8:12 around the entire dwelling on all main roof areas.
 - “Courtyard - ?” Exhibits in PUD illustrate courtyard spaces
 - Front Building Façade orientation – “is not an architectural feature” Understood.
 - Garages and Driveways
 - “Garage door should not protrude from main plane front elevation...no snout nose” The PUD standards prohibit this design orientation.
- Fence standards
 - “What kind of fence?” These fences may be ornamental metal or vinyl and shall not exceed six (6) feet in height.
 - “No fences 6 feet in height in front yards unless visual provided deemed acceptable”
 - **Note:** UDO permits fences in the Established Front Yard today, but at a max height of 42 inches See designs in Exhibit K. On corner lots, fencing shall not be located within the Front Yard Setback. Fencing with gate(s) may be located behind the Setbacks, within the side and rear yards to enclose courtyards. These fences may be ornamental metal and shall not exceed forty-eight (48) inches in height. Additional landscaping may be planted between the fence and the front, side or rear Setbacks but shall not restrict site visibility.
- Lot Landscaping

- “No landscape required at all except front yard” – correct. The courtyards are enclosed by a fence and the rear yards are not used. They act as common space
- Mounding in Buffer Yard/External Street Frontage Landscape Area
 - “UDO would prescribe mound” – The applicant has provided an alternate plan that they believe provides a more appealing look along the Spring Mill site perimeter. Again, rear yards are not used with the courtyard product.
- Temporary Use and Events
 - “Don’t like unlimited number of temporary model home uses”
 - “Permit for temp model home shouldn’t be unlimited...could always have unknown number of model homes” – A maximum of two (2) shall be permitted.
- Open Space and Amenity Standards
 - “open areas permitted as parkettes could literally be a few feet of grass between structures per language” – See conceptual amenities plan for typical parkette. Text can be added if necessary
 - “COA should be issued prior to 101st permit otherwise could legally start but never finish the clubhouse amenity” The PUD text has been amended to require a Certificate of Occupancy for the Clubhouse amenity prior to the issuance of 80 home building permits.
- Duration
 - Modify language See revised Text.

Thank you for your assistance in this matter and please contact me should you have any questions.

Very truly yours,

NELSON & FRANKENBERGER, LLC

Jon C. Dobosiewicz

Jon C. Dobosiewicz
Land Use Professional

Enclosures

WRITTEN PUBLIC COMMENTS

Docket Number: 2111-PUD-28

Petitioner: Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC

Request: A change of zoning for 67.8 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards at Spring Mill PUD District.

Enclosed Attachments (as of 5:00 pm Mon, Nov 1, 2021):

Nov 1, 2021 Advisory Plan Commission Meeting

1. Ryan & Andy Wheeler	18008 Dartown Rd / 18206 Kinsey Ave	(10/19/21)
2. Blake Martin	INDOT Office of Aviation, Indianapolis	(10/25/21)
3. Aaron Haehl	Haehl Group, LLC, Shelbyville	(10/29/21)
4. Debbie Amend		(10/29/21)

From: [Ryan Wheeler](#)
To: [Daine Crabtree](#)
Cc: [Andy Wheeler](#)
Subject: Fw: Proposed Development 2111-PUD-28; Courtyards at Spring Mill PUD
Date: Tuesday, October 19, 2021 5:55:41 PM

**WARNING: This external email is from
wheeler.ryan@westfieldairport.com.**

Hello Mr. Crabtree,

It has come to my attention that there is a proposed residential development in the planning stages for the ground along the east side of Spring Mill Road, between SR32 and W 186st St. This is an adjoining property to the Westfield Airport, and specifically butts up to airport's runway. For this reason, we have some concerns that we would like to ensure are considered by the developing group and city planning offices.

Firstly, we are concerned with the potential obstacles for the aircraft as well as the noise that is created by the aircraft in the area. This area is protected from tall structures and noise sensitive purposes (residences, schools, churches, child care facilities, medical facilities, retirement homes, or nursing homes) per Indiana code IC 8-21-10. In particular there is a critical zone around the runway where "a person may not erect a building used for a noise sensitive purpose within an area lying one thousand five hundred (1,500) feet on either side of the centerline and the extended centerline of a runway for a distance of one (1) nautical mile from the boundaries of any public use airport" unless going through a specific permitting process. Obviously, since this property shares a boarder with the runway environment, it is within that boundary. We would like to ensure that the proper reviews are performed to ensure this is a necessary development and qualifies for that special permitting before getting too far into the plan.

Secondly, we have concerns regarding the protection of people, animals, and debris from the runway itself. Obviously, an airport runway is a potentially dangerous area for any of these items. We would like to see something in the development plan that would limit the potential for these runway incursions. If fencing or other structures are the the proposed solutions, we would like to ensure that they, as well as all elements of the development, are compliant to all FAA requirements including FAA AC 150/5300-13 which helps to define the Runway Safety Areas (RSA), Runway Object Free Areas (ROFA) and, Obstacles Free Zones (OFZ) surrounding an airport runway.

In addition, many developments utilize retention ponds to control storm water runoff. These have the potential to attract wildlife to the area. Specifically birds which can cause harm to aircraft. They also seem to magnify the noises of the environment around them. We would like to ensure that the storm water plan is developed in a way that mitigates these potential issues.

It is our desire to both encourage the development of the City of Westfield as well as maintain the legacy of the Westfield Airport which has existed since 1954 in our community. If there is anything that we can do to work with the

City Council or its associated committees we would love the opportunity. Please keep the Westfield airport and INDOT Aviation involved in any development plans in this area of our City.

Thank You,

Ryan Wheeler
18008 Dartown Road
wheeler.ryan@westfieldairport.com

Andy Wheeler
18206 Kinsey Ave
wheeler.andy@westfieldairport.com



INDIANA DEPARTMENT OF TRANSPORTATION

100 North Senate Avenue
Room N758
Indianapolis, Indiana 46204

PHONE: (317) 407-7451
FAX: (317) 232-1499

Eric Holcomb, Governor
Joe McGuinness, Commissioner

October 25, 2021

Platinum Properties
Attn: Mr. Paul Rioux
9757 Westpoint Drive
Indianapolis, IN 46256

Re: Courtyards at Spring Mill Development, Westfield, Indiana – proximity to Wheeler Airport (I72)

The Indiana Department of Transportation (INDOT), Office of Aviation has been made aware of above-referenced development which is seeking a zoning change from agricultural to residential. These comments are prepared in support of the Wheeler Airport – Westfield (I72), a public-use/private-owned airport located adjacent to and east of the subject planned development. I72 is an integral part of Indiana's diverse system of airports with a significant local and statewide economic impact. Wheeler Airport has been in existence at its current location since 1954 and serves over 20 based aircraft as well as transient pilots flying into the Westfield Community. This long-standing community asset has a high amount of transient traffic due to the proximity to the Grant Park Athletic Complex.

The documentation reviewed by this office indicates a residential neighborhood with a large retention pond near the west airport property line of Wheeler Airport. Placement of this pond at the planned location is a man-made wildlife attractant, that can create a significant wildlife hazard for aircraft approaching and departing from I72.

In the interest of safety, Wheeler Airport is required to comply with all federal and state guidance while operating the airport. FAA Advisory Circular AC 150/5200-33C – Hazardous Wildlife Attractants on or near airports provides specific information regarding wildlife attractants. This document states that water features that create a wildlife attractant should be located more the 10,000 feet from a public-use runway to minimize the risk of an airborne bird strike. Mitigation tactics to make the proposed pond may prove to be cost prohibitive or not allow the pond to serve the required drainage requirements for the development. If stormwater detention ponds are being planned for the development, it is recommended they do not retain water for more than 48 hours after a rain event and remain completely dry and maintained between storm events.

Due to proximity to the airport, the proposed development will need to have an airspace evaluation to ensure there won't be impacts to safe and navigable airspace. Many of the homes proposed in this development will need to have multiple geographic points studied by having an airspace case filed with FAA using FAA Form 7460-1.

Additionally, Indiana Code 8-21-10, Regulations for Building Tall Structures and Construction of a Noise Sensitive Use must be followed. A residential development within 1,500 feet of a runway centerline and 1 nautical mile on the extended runway centerline from the airport property boundary should apply for a noise

sensitive permit with the Indiana Department of Transportation. This permit is required to be recorded on the associated property deed and shared in the covenants and restrictions with each disclosure and property transaction.

Furthermore, the Wheeler Airport is required to adhere to standards outlined in Indiana Administrative Code 105-3 for public-use airports. The section of code mentions a building restriction line of 150 feet from the runway centerline to preserve the safe arrival and departure of aircraft. More information about the proximity of the proposed residential structures is required to determine if this state safety standard can be maintained.

Additionally, the INDOT Office of Aviation recommends the developer install some wildlife/perimeter barrier on the property line to increase safety between incompatible land uses around an airport and safety for wildlife and aircraft. Our office can recommend an appropriate fencing specification if desired.

The purpose of these comments is to foster safe and effective air travel in the State of Indiana. Re-zoning this property to residential as depicted in the submitted documentation, could have potential negative impacts on Indiana's Aviation system by allowing a wildlife attractant to be constructed at the proposed location. Additionally, several other permitting requirements and mitigation tactics should be considered to safely develop this property as proposed in this location.

Additional guidance about construction on or near airports can be located at the following website: www.aviation.indot.in.gov

If you have any questions, please contact me at 317-407-7451.

Regards,



Martin Blake
Manager, INDOT Office of Aviation

Cc: Melanie Myers, Federal Aviation Administration – Chicago ADO
Daine Crabtree, City of Westfield
Andy Wheeler – Wheeler Airport
Ryan Wheeler – Wheeler Airport

Aaron Haehl
Managing Member
Haehl Group, LLC
157 East Rampart St.
Shelbyville, IN 46176
October 29, 2021

City of Westfield Councilors
130 Penn Street
Westfield, IN 46074

Dear City of Westfield Councilors:

As the owner of the approved planned unit development '*Spring Mill Centre*' located at the northeast corner of State Road 32 and Spring Mill Road, we are very excited about the potential approval of the Courtyards at Spring Mill planned unit development.

The ownership members of Haehl Group, LLC feel that the empty-nester, age-targeted community that is proposed in the Courtyards at Spring Mill will greatly benefit the potential various owners at Spring Mill Centre.

We urge the Councilors to vote in favor of this planned unit development and look forward to the positive growth that both Spring Mill Centre and Courtyards at Spring Mill will bring to the City of Westfield.

Sincerely,

A handwritten signature in black ink, appearing to read 'Aaron Haehl', written in a cursive style.

Aaron Haehl
Managing Member

From: [Debbie Amend](#)
To: [planners](#)
Date: Friday, October 29, 2021 7:42:50 PM

**WARNING: This external email is from
debbie.amend@gmail.com.**

I am a land owner to the north of the proposed PUD project and have seen the plans for the 55+ community. I feel it would be good for the area and hope you vote favorably on the zoning.

Thank you,
Debbie Amend

Sent from my iPhone



Petition Number: 2201-PUD-02

Project Name: Bel Canto PUD (Ord. 21-59)

Subject Site Address: South of and adjacent to David Brown Drive, east of and adjacent to US 31 (the "Property")

Petitioner: Bel Canto Asset Growth Fund, LLC by Nelson & Frankenberger, LLC (the "Petitioner")

Request: The Petitioner requests a change of zoning for approximately 23 acres +/- from the GB-PD: General Business Planned Development Zoning District to the Bel Canto PUD District.

Current Zoning: GB-PD: General Business Planned Development

Current Land Use: Vacant

Approximate Acreage: 23 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ord. 21-59
4. Design Narrative
5. Amenity Narrative
6. Project Overview
7. Concept Plan
8. Elevations and Perspective
9. Open Space and Pedestrian Access Exhibit
10. Neighborhood Meeting Summary

Staff Reviewer: Daine Crabtree, Senior Planner

PETITION HISTORY

The petition was introduced at the December 13, 2021, City Council meeting. The Petitioner held neighborhood meeting on January 5, 2022 at the Westfield Hampton Inn (see **Exhibit 10**). The petition will receive a public hearing at the January 18, 2022, Advisory Plan Commission (the "Plan Commission") meeting.



PROJECT OVERVIEW

Location: The Property is located east of US Highway 31 and south of and adjacent to David Brown Drive. (see **Exhibit 2**).

The Property is currently zoned the GB-PD: General Business-Planned Development

The Grand Millennium Center PUD exists to the north while an MF-2: Multi-Family Medium Density zoned property, the Hamilton Square Apartments, exists to the east. Woodside Estates, an SF-2 zoned subdivision exists to the south.

Project Description: The Petitioner is requesting a change of zoning for 23 acres +/- from GB-PD to the Bel Canto PUD in order to develop a maximum 300-unit multi-family project consisting of five (5) multi-family buildings and a clubhouse. The underlying zoning for this portion of the Property is proposed to be MF2: Multi-Family Medium Density. The portion of the Property immediately adjacent to David Brown Drive would remain vacant for a future commercial use, the underlying zoning being GB: General Business.

Concept Plan: A Concept Plan has been made a part of the proposed PUD. The Real Estate shall be developed in substantial compliance with the Concept Plan

Permitted Uses: All uses permitted under the Underlying Zoning Districts with the exception of Special Exceptions are permitted on the Property.

The PUD propose a maximum number of Dwelling Units of 300.

General Regulations: The Bel Canto PUD proposes the following standards for the Property. A Comparison to these standards with the UDO's MF2 District is shown below:

Standard	Bel Canto PUD	MF2
Location	Not Applicable	MF2 projects shall not be located within three quarters (0.75) of a mile of another Multi-family Zoning District
Maximum Density (Dwelling Units per Acre)	15 DU/Acre	10 DU/Acre
Maximum Dwelling Units/Structure	Eighty (80)	Ten (10)
Maximum Number of Dwelling Units	300	150
Minimum Living Area (Square Feet)	530 SF	650 SF

Minimum Road Frontage	70 feet	70 feet
Minimum Setbacks		
Front	20 feet	30 feet
Side	20 feet*	12 feet
Rear	20 feet	20 feet
Project Perimeter Setback (Proximity Slope)	Not Applicable	No structure shall be erected above the projected 1:3 Proximity Slope from the perimeter of the project
Maximum Building Height	55 feet	45 feet
Minimum Distance Between Buildings	20 feet	20 feet

**The PUD infers that the definition of “Side Yard” is equal to the definition of “Building Separation”. This is untrue and would need to be revised prior to coming back to the APC for recommendation.

Development Standards: As proposed, the PUD Ordinance defaults to the standards of the Underlying Zoning District with proposed modifications, including, but not limited to:

- The PUD proposes that Article 6.1(A-E), subsections of the Accessory Use and Building Standards, shall not apply, while Articles 6.1(F), (J), and (L) be modified to specified language
- Building Elevations (see **Conceptual Architectural Character – Exhibit C**), for which substantial compliance as determined by the Director must be achieved. In addition, stucco or EIFS is proposed to be permitted as an alternative to Masonry Materials coverage.
 - Multi-family District architectural standards of the UDO require that each Building Façade, exclusive of windows and doors, consist of a minimum of 75% Masonry Materials.
- Building height is proposed to be 50 feet, maximum, as written in the PUD.
 - Note that this is different from the Maximum Building Height proposed in the General Regulations section of the PUD (read: 55 feet). This will need to be rectified prior to this project’s return to the APC.
 - The Maximum Building Height for MF2 Districts in the UDO is forty-five (45) feet
- Buffer Yards are proposed to be ten (10) feet along the eastern property line and twenty (20) feet along the southern perimeter of the Real Estate.

- o The UDO would not require any buffer along the eastern property line while the buffer along the southern perimeter of the real estate would be 40 feet in width.
- The proposed PUD requests to modify the type of Buffer Yard adjacent to a Single-Family District from Buffer B to Buffer A.
 - o This would reduce the number of trees by two (2) for every 100 lineal feet and remove the requirement of a 4' tall undulating mound for 60% of the length of the shared lot line.

Design Standards: The proposed PUD contains an Open Space and Pedestrian Circulation Plan which generally illustrates the Minimum Open Space on the Property. A Conceptual Amenities Plan illustrates the location and character of potential amenities. Six (6) amenities are required and a list of qualifying amenities is provided. The on-site Pedestrian network is proposed as generally shown on Exhibit D.

Duration Requirement: If Secondary Plat/Construction Plan approval for the Property is not approved by January 1, 2028 (unless extended by the Director), Ordinance 21-22 shall be voided and cause the zoning classification to revert back to GB-PD.

COMPREHENSIVE PLAN

The Property falls within the Employment Corridor (aka Highway Corridor) land use area of the Westfield-Washington Township Comprehensive Plan (the "Comprehensive Plan").

The Comprehensive Plan states that employment corridors should be reserved for employment-generating uses and related supporting services including large-scale employment intensive office uses on the US 31 corridor.

Appropriate Land Uses for these areas are stated as: office and service uses, research and development uses and retail and institutional uses that are subordinate to and supportive of the office and service uses.

Development Policies for Highway Corridors are located on page 53 of the [Comprehensive Plan](#).

PROCEDURAL

Neighborhood Meeting: A neighborhood meeting was held at the Westfield Hampton Inn on January 5, 2022. See **Exhibit 10** for a summary of the meeting produced by the Petitioner.

Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition will be held at the January 18, 2022, 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.

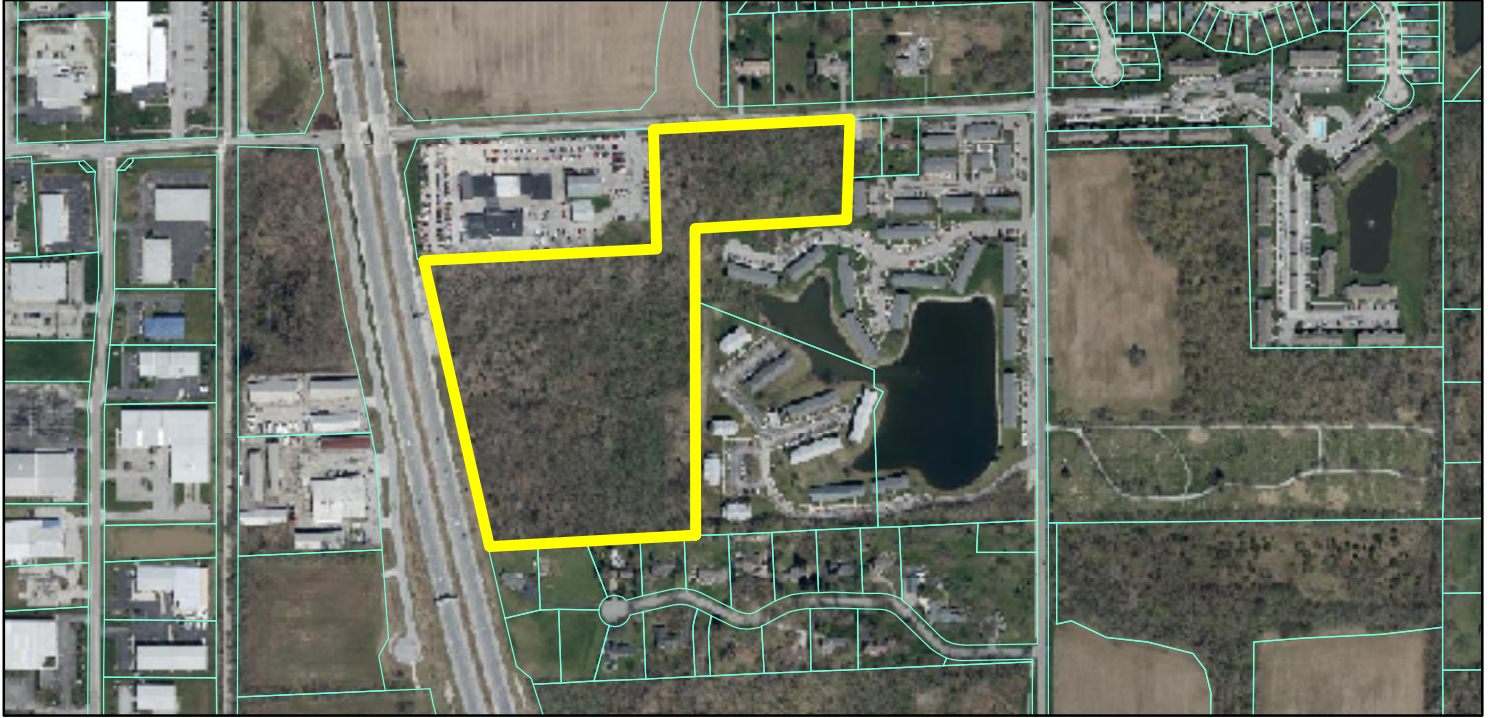
Council Introduction: The petition was introduced at the April 12, 2021, Council meeting.

DEPARTMENT COMMENTS

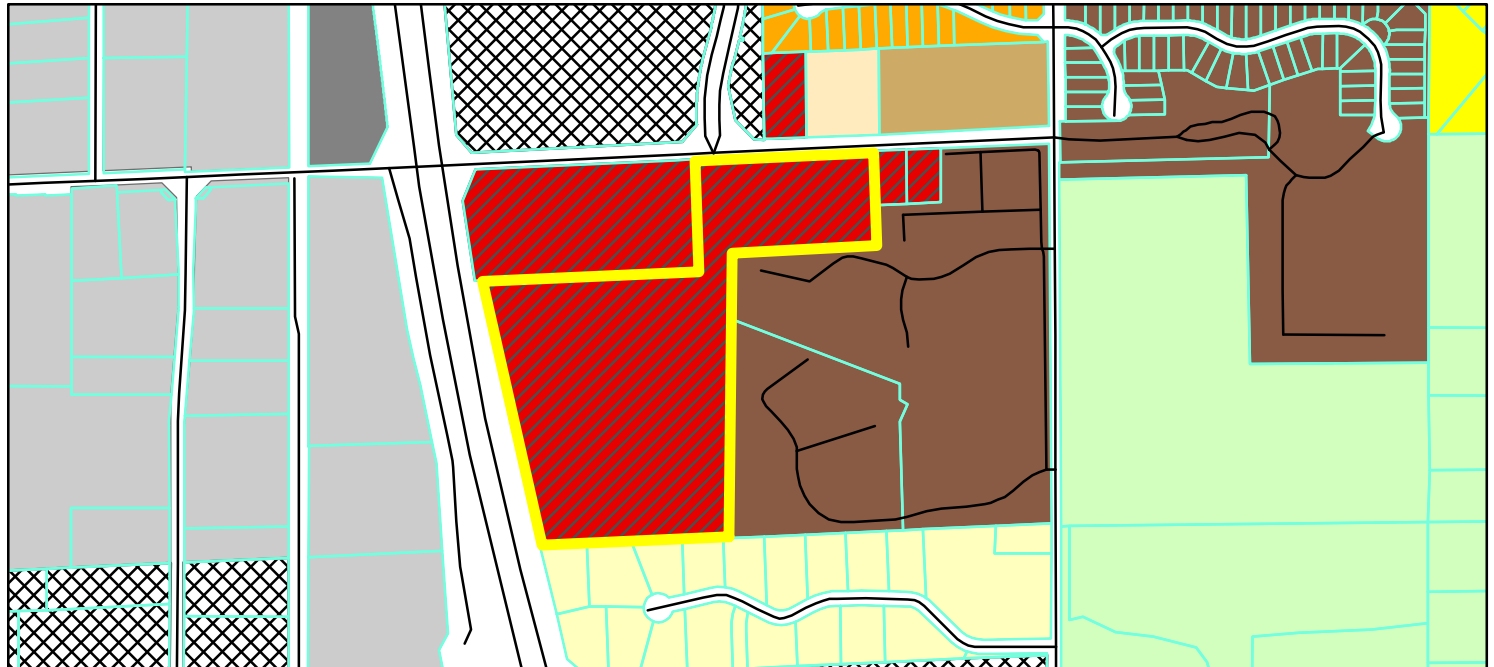
1. **Action: Hold a public hearing at the January 18, 2022, Plan Commission meeting.**
2. The Petitioner will make any necessary revisions to the proposal based on the Plan Commission comments, public comments and any additional Department comments, prior to the Plan Commission's further consideration of this petition.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Daine Crabtree at (317) 416-2586 or dcrabtree@westfield.in.gov.

Aerial Location Map

 Site



Zoning Map



- | | |
|--|---|
| <p>— GIS.DBO.PW_Streets</p> <p> Parcel</p> <p> Parcel</p> <p>Zoning - All</p> <p>Zoning</p> <p> AG-SF1 (Agriculture - Single Family - 1)</p> <p> EI (Enclosed Industrial)</p> <p> GB-PD (General Business - Planned Development)</p> | <p> MF-1 (Multiple Family - 1)</p> <p> MF-2 (Multiple Family - 2)</p> <p> OI (Open Industrial)</p> <p> PUD (Planned Unit Development)</p> <p> SF-1 (Single Family - 1)</p> <p> SF-2 (Single Family - 2)</p> <p> SF-3 (Single Family - 3)</p> <p> SF-4 Pre-1994 (Single Family - 4 Pre-1994)</p> |
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ORDINANCE NUMBER 21-__

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

“BEL CANTO PUD”

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

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

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

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

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

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

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

Section 1. Applicability of Ordinance.

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

Section 2. **Concept Plan.** The Concept Plan, attached hereto as **Exhibit B** (the "Concept Plan").

- 2.1 The Concept Plan is hereby incorporated in accordance with Article 10.9(F)(2) Planned Unit Development Districts; PUD District Ordinance Requirements; Concept Plan.
- 2.2 The Real Estate shall be developed in substantial compliance with the Concept Plan as determined by the Director.

Section 3. **Underlying Zoning District(s).** The Underlying Zoning Districts for the Real Estate shall be as follows:

- 3.1 GB: General Business for the area of the Real Estate noted as "Commercial Out Parcel" on the Concept Plan.
- 3.2 MF2: Multi-family Medium Density District for the area of the Real Estate not included in Section 3.1 above.

Section 4. **Overlay Districts.** The standards of Chapter 5: Overlay Districts, including the US Highway 31 Overlay District, shall not apply to the development of the District.

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

- 5.1 All uses permitted in the Underlying Zoning District, as set forth in Chapter 4 and Chapter 13 of the UDO, shall be permitted.
- 5.2 Special Exceptions and Prohibited Uses of the Underlying Zoning District shall be prohibited.
- 5.3 The maximum number of Dwelling Units shall not exceed three hundred (300).

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 for Multi-family Development.

Standard	
Location	Not Applicable
*Maximum Density	Fifteen (15) dwellings per acre
Maximum Dwelling Units per Structure	Eighty (80)
Maximum Number of Dwelling Units	Three-hundred (300)
Minimum Living Area	530 Square Feet
Minimum Road Frontage	70 Feet
Minimum Building Setback Lines	
Front Yard	20 feet
Side Yard (Building Separation)	20 feet
Rear Yard	20 feet
Project Perimeter Setback (Proximity Slope)	Not Applicable
**Maximum Building Height	55 feet
Minimum Distance Between Buildings	20 feet

*Based on area of Real Estate

** Excluding parapets, elevator override and stair roof access

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

- 7.1 Article 6.1 (A-E) Accessory Use and Building Standards shall not apply.
- 7.2 Article 6.1(F) Maximum accessory building height: 18 feet except for Clubhouse Structure which shall be 40 feet.
- 7.3 Article 6.1.(J) Home Business: Within each dwelling provisions for a home office of up to 150 square feet shall be allowed as part of each residential occupancy.
- 7.4 Article 6.1(L) Outside Café' and Eating Areas: As part of the common area element (Clubhouse) outdoor kitchen, dining, and gathering areas exclusive to residents and their guests shall be permitted.
- 7.5 Article 6.3 (E) Accessory use and Building Standards shall apply to the District, except as modified or enhanced below:
 - A. Design Intent: In as much as a “commercial impression” with priority over a “residential impression” is sought for the District, the general character and detail of the proposed structures shall favor building materials and expressions commonly found in both higher density residential and commercial

applications; excluding architectural expressions more exclusive to lower density residential applications

- B. Building Elevations: Attached hereto and incorporated herein by reference as Exhibit C (“**Conceptual Architectural Character**”) are typical building elevations, depicting the character of the multi-family dwelling buildings to be constructed upon the Real Estate. Buildings shall be constructed in substantial Compliance with the Conceptual Architectural Character as determined by the Director. Minor deviations may occur subject to code and construction systems to be employed.
 - C. Article 6.3.E.2.b Masonry Materials: Stucco or E.I.F.S shall be allowed as an alternative to Masonry Materials coverage.
 - D. Article 6.3.E.4.a Minimum Pitch: Flat roofs with minimal pitch for proper draining shall be allowed. Parapets of no less than 42” around the roof perimeter shall be required to shield views of roof mounted equipment as may be employed.
 - E. Article 6.3.E.4.b Minimum Overhang: Shall not apply.
 - F. Article 6.3.E.4.c Roof Form: Shall not apply.
 - G. Article 6.3.E.5.a Building elevations shall be of similar character and materials, with variety of feature within so to advance a cohesive impression to the total development as if a single mixed use community
- 7.6 Article 6.5 Height Standards: Article 6.6(B) Residential Districts / 6.6(C) Nonresidential Districts. Building heights of up to 50 feet shall be permitted.
- 8.7 Article 6.8 Landscaping Standards: Shall apply, except as otherwise modified or enhanced below.
- A. Article 6.8.H.1. Mechanical Screening: Roof mounted Mechanical Equipment for nonresidential and multifamily structures shall be screened from eye level surrounding the building for a distance of 200’ by means of a parapet or screen wall of sufficient height to block a line of site view from the distance proposed.
 - B. Article 6.8.M.1 External Street Frontage Landscaping Requirements – Residential use: Adjust distance as required to be no greater than the required setback as provided in 4.11.I herein.
 - C. Article 6.8.N.4 Buffer Yard Requirements – Buffer Yard Types: Buffer Type A shall be applicable to a width of (i) ten (10) feet along the eastern property line of the Real Estate and (i) twenty (20) feet along the south perimeter of the Real Estate.

D. Article 6.8.N.5 Required Buffer Yard: allow for a Buffer Yard A where the Real Estate abuts a single family district.

E. Article 6.8.0.2.a Perimeter Parking Area Landscaping – Application: *(Add)* A minimum of five feet of landscaping between building and parking area shall apply except where parking aprons extend to the building face in service to garages within the building.

8.8 Parking and Loading Standards: Article 6.14.G.11.c Off-street Parking – Required Spaces – Multifamily Dwellings shall be modified to include; private garages as may be provided shall count as part of the off-street parking requirement. When companioned with a tandem parking apron of the required size and leased to a common occupancy for any dwelling the apron may also count as part of the off-street parking requirement.

8.9 Setback Standards: Article 6.16.D Minimum Building Separation: The minimum building separations between multiple buildings upon a single parcel shall be as provided for within the International Building Code, adopted and prevailing edition.

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

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

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

A. The Minimum Open Space required shall be as generally illustrated on Exhibit D, attached hereto as (“Conceptual Open Space and Pedestrian Circulation Plan”). Open space and amenity standard shall include any common area element intended for the use of the residential population including but not limited to interior and exterior recreation and amenity areas, appropriately treated retention areas, garden areas between structures, sidewalks, landscape setback and buffer areas as may be prescribed and open areas excluding drive lanes for any right of way contributions made to

public use.

- B. Exhibit E, attached hereto as (“Conceptual Amenities Plan”) illustrate the location and character of the potential Amenities; The individual amenities noted on the Conceptual Amenities Plan are furth illustrated on in Exhibit F attached hereto as the (“Conceptual Amenity Area Images”). Amenities consistent with the number as scope illustrated on the Conceptual Amenity Images shall be provided on the Real Estate as generally illustrated on the Conceptual Amenities Plan.
- C. Article 8.6.H.1 Multi-family Districts shall require six (6) amenities.
- D. Article 8.6.H.2 Qualifying Amenities shall include the following as additional qualifying amenities:
- Indoor and/or outdoor amenity and aerobic areas
 - Indoor and/or outdoor and covered social gathering areas
 - Indoor internet café’
 - Indoor workplace meeting and teaming rooms
 - Indoor conference and private meeting rooms
 - Pet park
 - Pet wash/grooming facility
 - Bike car center
 - Mail and package center delivery center
 - Car wash area
 - Summer kitchen
 - Fitness trail
 - Pool and lounging area
 - Spa/hot tub/whirlpool
 - Shaded relaxation areas
 - Indoor or outdoor movie/entertainment room
 - Indoor or sheltered outdoor children’s play area

- 9.2 Pedestrian Network Standards: The Pedestrian Network Standards shall be provided as generally illustrated on Exhibit D.

Section 9. **Duration.** Failure to obtain Secondary Plat / Construction Plan approval for the District by January 1, 2028 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert back to its classification at the time this Ordinance was adopted.

Section 10. **Severability.** If any term or provision of this ordinance is held to be illegal or unenforceable, the validity or enforceability of the remainder of this ordinance will not be affected.

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

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

WESTFIELD CITY COUNCIL
HAMILTON COUNTY, INDIANA

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

Cindy J. Gossard, Clerk-Treasurer

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

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

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

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

Bel Canto PUD - 4 120321

SCHEDULE OF EXHIBITS

Exhibit A	Real Estate (Legal Description)
Exhibit B	Concept Plan
Exhibit C	Conceptual Architectural Character
Exhibit D	Conceptual Open Space and Pedestrian Circulation Plan
Exhibit F	Conceptual Amenities Plan
Exhibit G	Conceptual Amenity Area Images

EXHIBIT A
REAL ESTATE
(Page 1 of 2)

Part of the South half of the Southeast Quarter of Section 1, Township 18 North, Range 3 East, Hamilton County, Indiana, described as follows: Beginning South 87 degrees 44 minutes 00 second West 1097.73 feet along the South line of said half-quarter section from the Southeast corner of said half-quarter section; thence South 87 degrees 44 minutes 00 second West 792.74 feet along the South line of said half-quarter section to the centerline of U.S. Highway No. 31; thence Northwesterly 930.10 feet along a curve to the right having a radius of 11,459.15 feet and a long chord having a bearing of North 10 degrees 54 minutes 38 seconds West and a length of 929.855 feet, said curve being the centerline of U.S. Highway No. 31; thence North 87 degrees 42 minutes 00 second East 851.54 feet parallel with the North line of said half-quarter section; thence North 02 degrees 18 minutes 00 second West 400.00 feet to the North line of said half-quarter section, said line being the centerline of 169th Street; thence North 87 degrees 42 minutes 00 second East 619.38 feet along said North line; thence South 00 degree 02 minutes 35 seconds West 348.30 feet parallel with the Eastline of said half-quarter section; thence South 87 degrees 42 minutes 00 second West 484.95 feet parallel with said Northline; thence South 00 degree 02 minutes 35 seconds West 972.66 feet parallel with the East line of said half-quarter section to the point of beginning and containing 23.770 acres, more or less.

Excepting therefrom:

That part of the above described property conveyed to State of Indiana by Warranty Deed recorded October 05, 2012, as Instrument Number [2012060725](#), in the Office of the Recorder of Hamilton County, Indiana, described as follows:

Part of the South half of the Southeast Quarter of Section 1, Township 18 North, Range 3 East in Hamilton County, Indiana, and being that part of the grantors' land lying within the right of way lines depicted on the Right of Way Parcel Plat attached to said deed, marked Exhibit "B", described as follows: Beginning on the South line of said quarter section South 87 degrees 27 minutes 51 seconds West 1,761.96 feet from the Southeast corner of said quarter section; thence continuing South 87 degrees 27 minutes 51 seconds West 34.10 feet along said line to the East boundary of U.S. 31; thence North 14 degrees 14 minutes 16 seconds West 238.37 feet along said boundary; thence along said boundary Northwesterly 693.04 feet along an arc to the right having a radius of 11,372.02 feet and subtended by a long chord having a bearing of North 10 degrees 41 minutes 22 seconds West and a length of 692.93 feet to the North line of said grantors' land; thence North 87 degrees 25 minutes 51 seconds East 23.43 feet along said line; thence Southeasterly 483.36 feet along an arc to the left having a radius of 15,885.00 feet and subtended by a long chord having a bearing of South 11 degrees 05 minutes 27 seconds East and a length of 483.34 feet to point "25102" on said plat; thence South 13 degrees 29 minutes 04 seconds East 449.58 feet to the point of beginning, containing 0.663 acres more or less.

EXHIBIT A
REAL ESTATE
(Page 2 of 2)

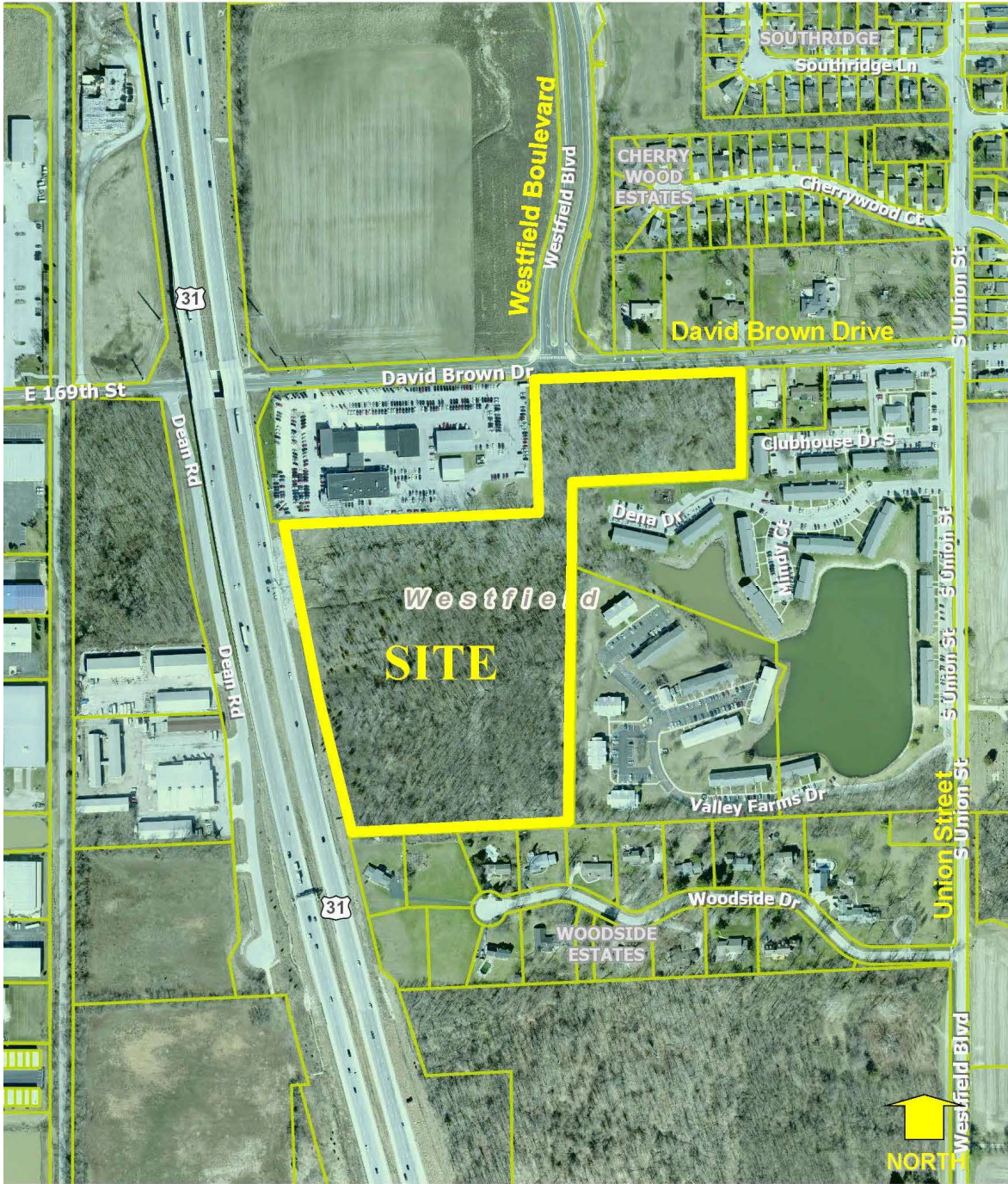


EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)



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

EXHIBIT B
CONCEPT PLAN
(Page 1 of 2)

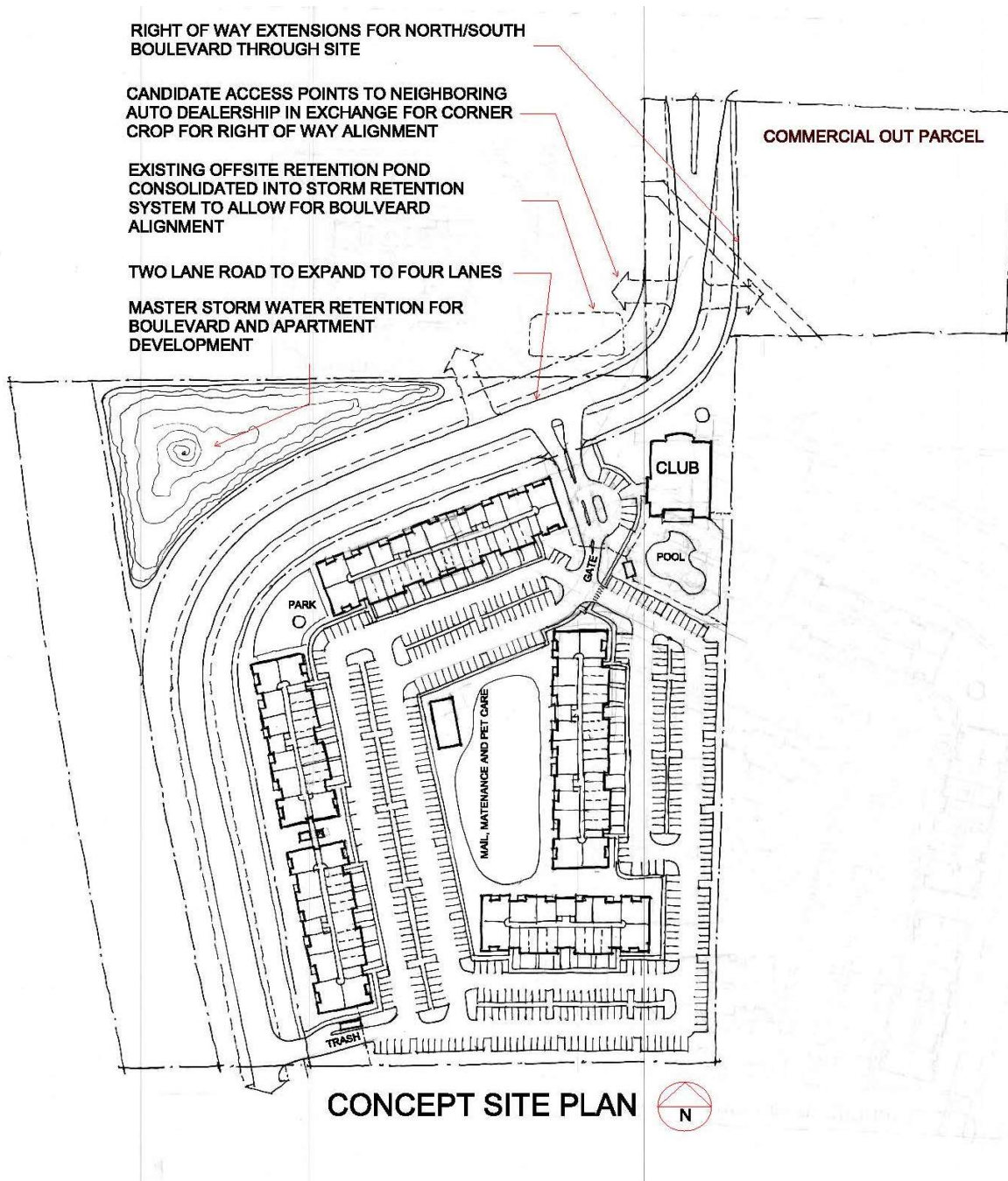


EXHIBIT C
Conceptual Architectural Character
(Page 1 of 4)



EXHIBIT C **Conceptual Architectural Character** (Page 2 of 4)

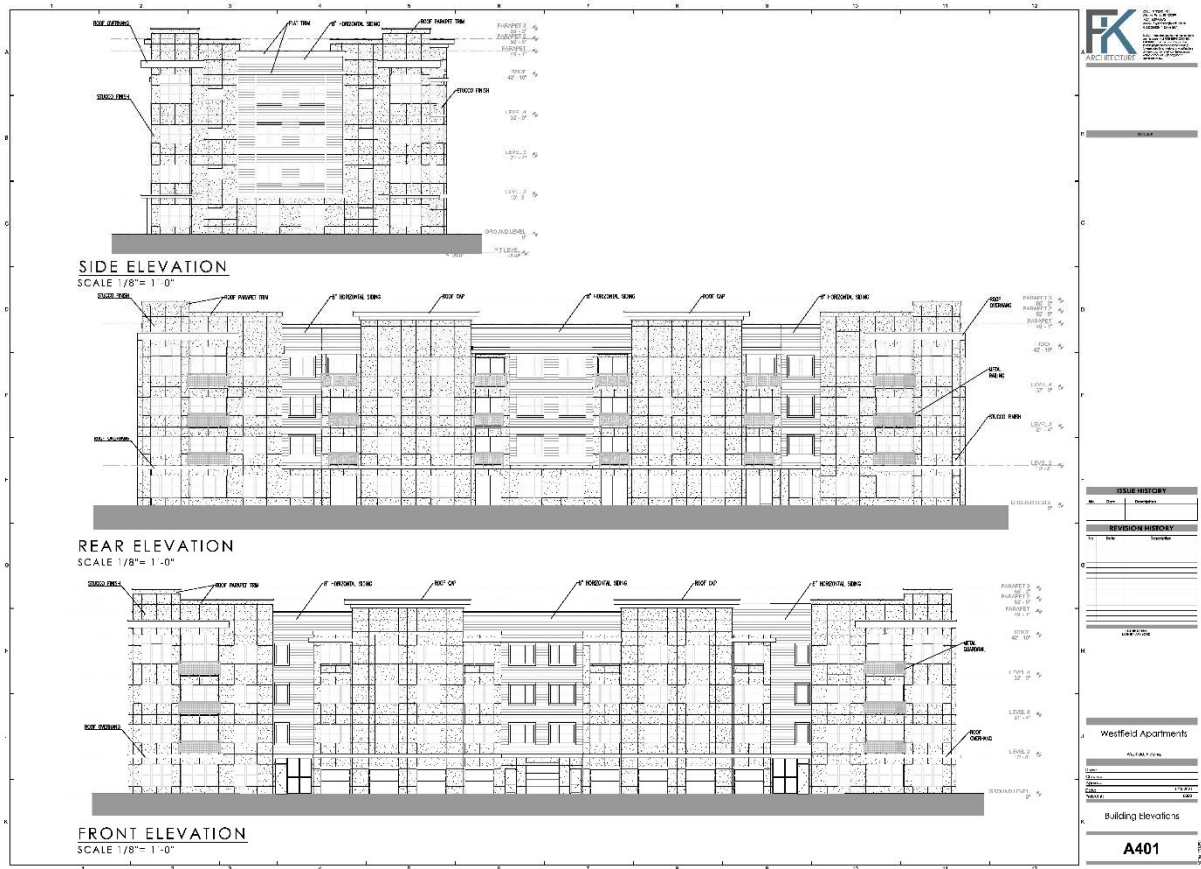


EXHIBIT C
Conceptual Architectural Character
(Page 3 of 4)



EXHIBIT C
Conceptual Architectural Character
(Page 4 of 4)



EXHIBIT D
Conceptual Open Space and Pedestrian Connectivity Plan
 (Page 1 of 1)

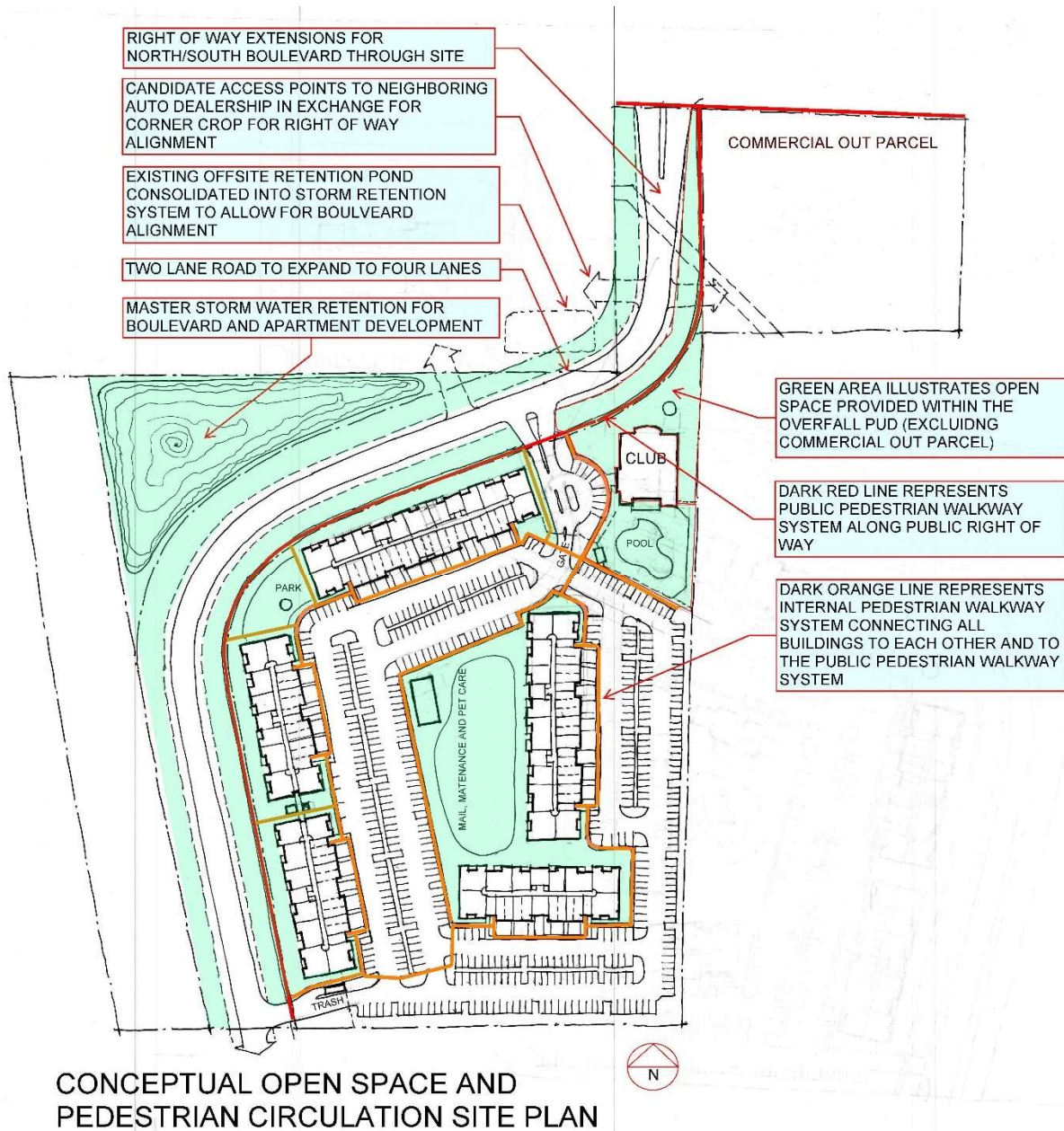


EXHIBIT E **Conceptual Amenities Plan** (Page 1 of 1)

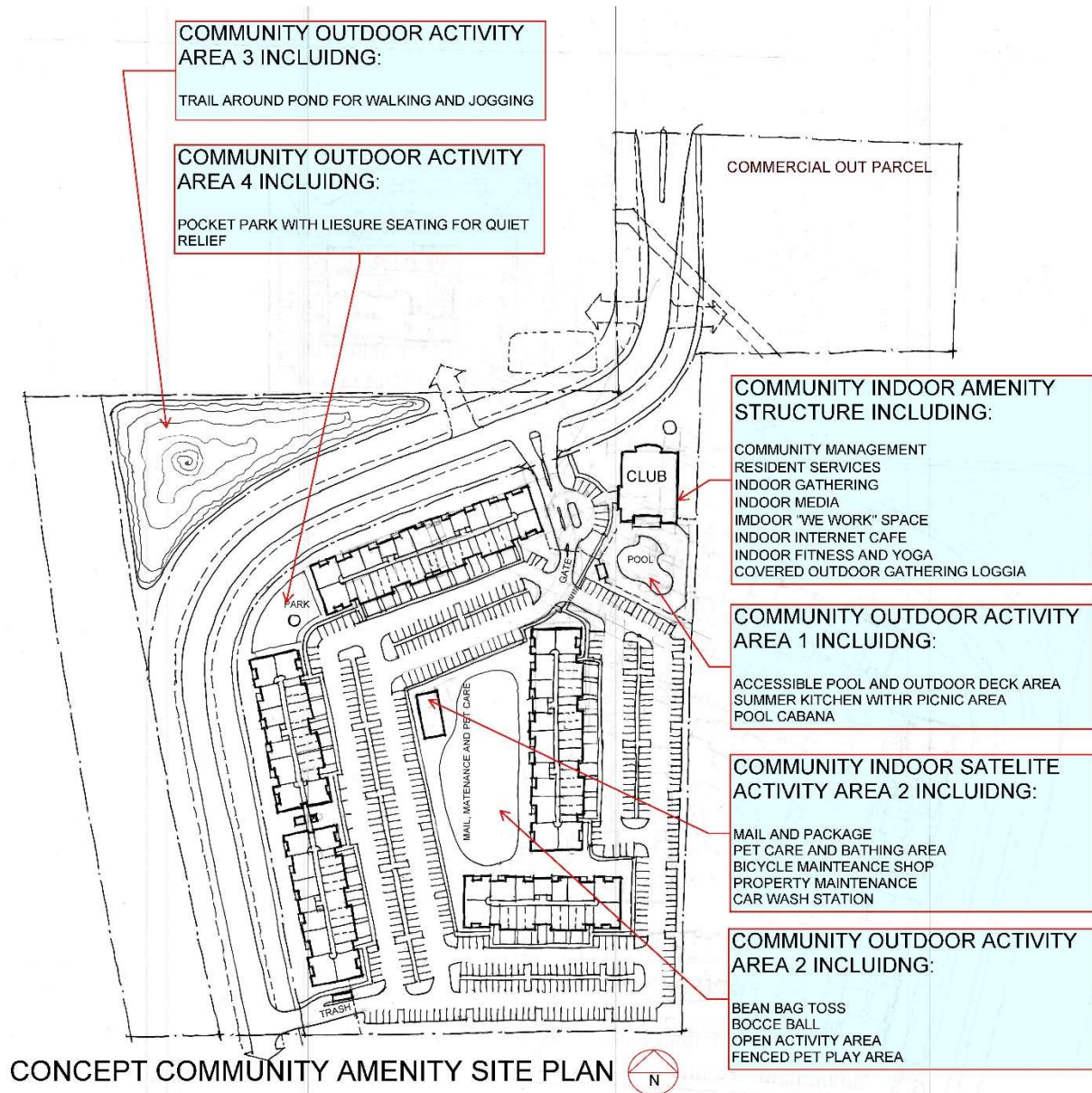


EXHIBIT G
Conceptual Amenity Area Images
(Page 1 of 3)



EXHIBIT G
Conceptual Amenity Area Images
(Page 2 of 3)

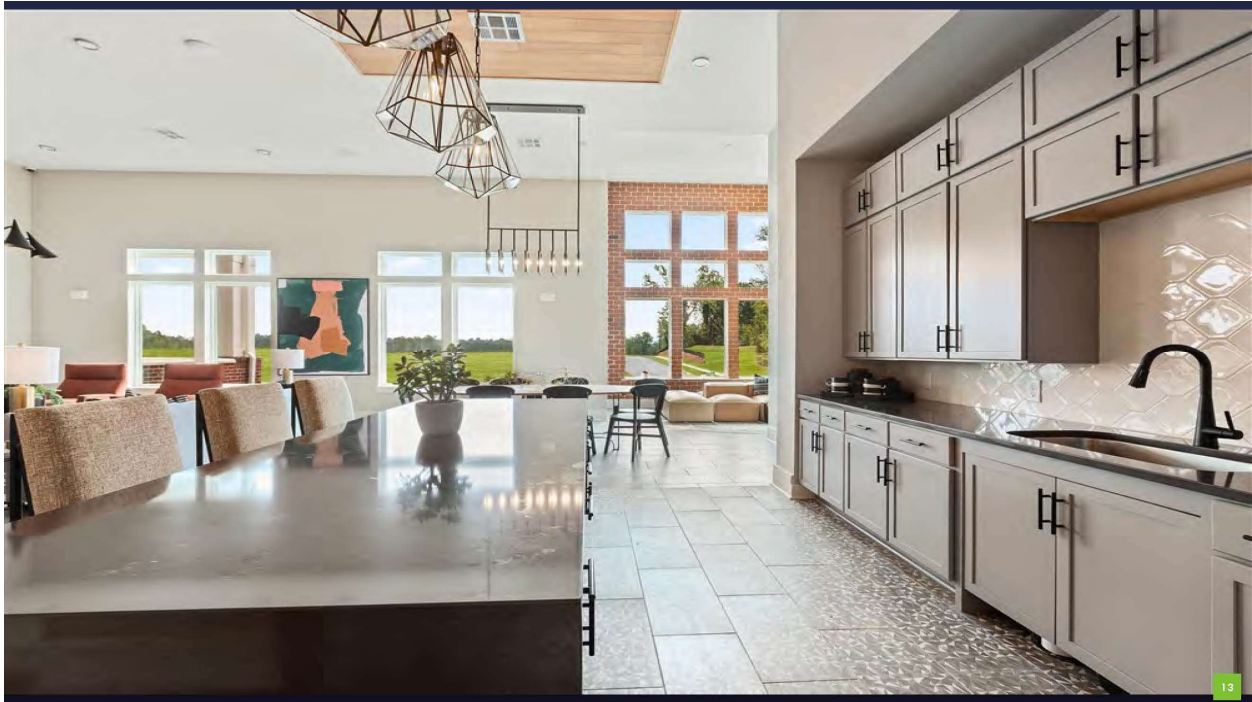
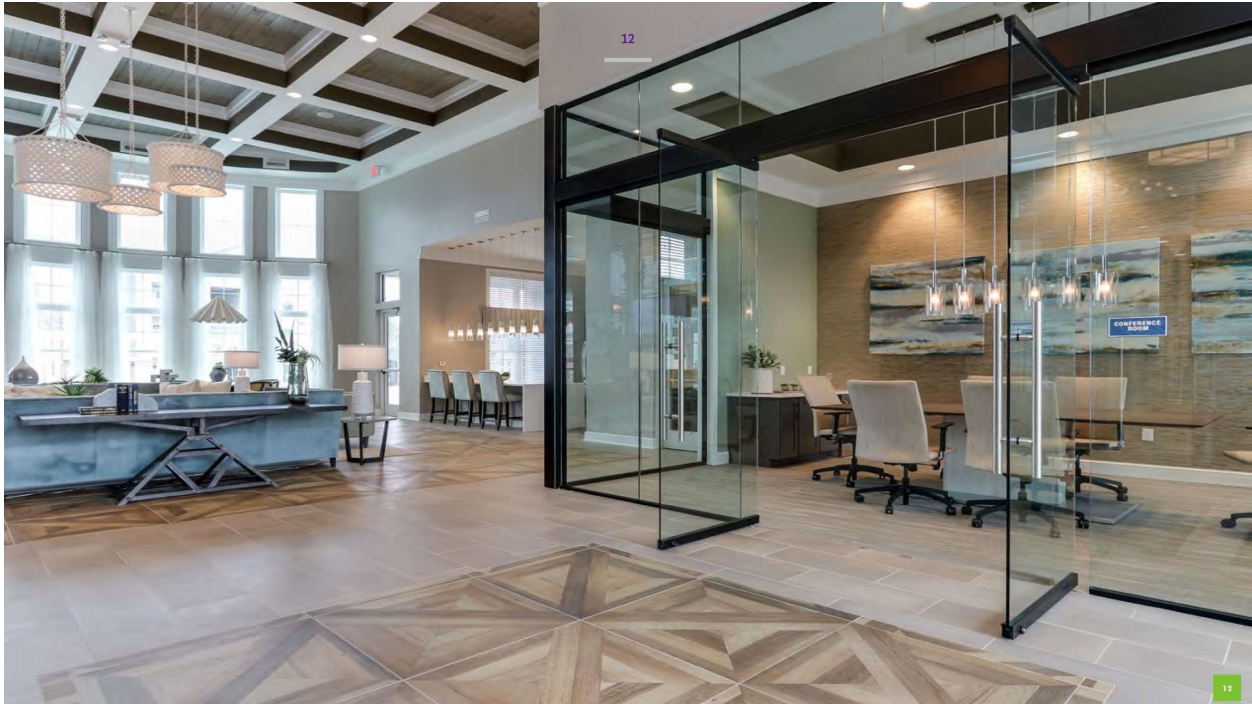


EXHIBIT G
Conceptual Amenity Area Images
(Page 3 of 3)



**DESIGN NARRATIVE
BEL CANTO APARTMENTS
WESTFIELD, IN**

November 29, 2021

INTRODUCTION:

The following commentary reflect general understandings offered as a guide to the land planning as currently proposed and observations of the site important to its implementation. The proposed site lies currently west of Highway 31 (N Meridian Street) and south of 169th Street (David Brown Drive). Within its boundaries lies a preferred routing (alignment uncertain) for an extension of a main collector road (Westfield Blvd) proposed to generally parallel the highway. These collector road alignments would bifurcate the site and seek alignment with the existing intersection on David Brown Drive and the southwestern corner of the site abutting an existing single family development.

On a portion of the western property line lays an existing car dealership (intersection of David Brown and N. Meridian). To the east lays existing multifamily developments.

The proposed collector road seeks a 120' wide right of way through the site along with a portion of the road to be built initially at two lanes but designed for future widening to a full four lane street.

In general the land use as might be allowed would seek to follow Traditional Neighborhood Design (TND) principals as outlined in an overlay district with mixed use applications at an intensity to be identified. The site thus is arranged with buildings to the street and the majority of parking shielded away from public view. Buildings of stature (4-story) with a more "urban" and commercial identity would appear to be preferred.

While a small measure of wet condition lies in the northwestern corner of the site it initially appears to be non-jurisdictional and available for functional uses as may be proposed.

PROPOSED VISION:

The planning objective is to provide a horizontal mixed use commercial/multi-family community of garden-rise buildings within a unified campus. As part of this vision, proposed unit plans, site plan and character elevation studies have been advanced to offer a basis for further review and input.

The position of the proposed community seeks preferred market positioning for "renters by choice", representing a constituency ranging from late 20's to senior populations, all seeking a lifestyle, "lock and leave" convenience with full service and amenity offerings.

Buildings as proposed would be characterized by interior corridor exit assemblies, elevators, and selective private attached garages. Communal amenities would offer state of the art

amenities and services including items such as resort pool, outdoor activity areas (bag toss, bocce ball court, health and fitness suite, outdoor loggia and summer kitchen, internet café, bicycle storage and maintenance area, pet park and pet care station, car washing area, centralized trash management and maintenance facility, and other appropriate resident activity spaces.

Units would be generously sized with expansive open plan living areas with island kitchens, king bed sized bedroom suites, dressing suites in all master bedrooms, expanded balconies or sunrooms, and defined work areas within each unit as a home office.

State of the art security, technology and internet entertainment access would be a part of each unit infrastructure.

DESIGN CONCEPT:

The frontage on David Brown Drive seeks a corner execution that has non-residential, likely developed as a commercial pad separate from the multifamily structures to the south as the collector road moves from north to south.

The site development plan envisions an alignment of the through collector road seeks placement as close to highway 31 as available based upon road radius limitations. This alignment effectively places the residential structures all east of the collector road with building facades facing not only the collector road but the highway as well. Sidewalks along the collector road would invite pedestrian movement to the commercial areas on David Brown and potentially to the future commercial south along the collector road proposed alignment when finished.

Central to optimizing the softness of road curves in the collector road, it is proposed a clipping of the storm retention pond of the car dealership in their southeast corner. This more compactly effects the turn required and allows also for a secondary access to the dealership from the future collector road should that be desired. Other remnant land areas west of the collector road are assigned for detention and relocation of the dealership storm water collection system.

The majority of buildings align themselves along the collector road enclosing the resident parking and amenity domain. Surface parking and “tuck under” garages are serviced from the development’s internal drive system. Each garage would include a full size parking apron in tandem fashion, allowing the resident to have two “reserved” spaces immediate to the building with every garage unit.

Individual private entries from the street sidewalk for those units on grade that front the collector road orientation could also be provided.

In a reflection of a direction seeking a commercial character, the image of the potential façade of the structure offers a more contemporary urban image with flat roofs, expanded window

areas, and animated building forms within each overall elevation. Flat roofs with parapets would be employed to omit dependency upon ground level condensers and to maintain a clean landscape appearance on all sides of the structure.

The garden-rise residential application provides for a more continuous building edge to the collector road frontage. A typical commercial/office application would result in no more than two buildings with footprints that would be surrounded on three sides with parking fields, as the commercial parking standard that would apply would more than double the parking demand of the same floor area used in residential use. Effectively the continuous building street face would be severely compromised and the parking field fully exposed to the collector road and the expressway.

It should also be noted, the units as proposed and the common area amenities are fashioned with a view to the expanding professional work force that primarily “works from home”. The majority of units have designated work areas within them for a home office, and the common area amenity include appointments similar to those found in “We Work” shared business environments, with meeting and technology support infrastructure of a premium standard available for resident use.

For this reason the occupancy proposed seeks to allow for “home office” applications, as an allowable occupancy within residential setting.

SUMMARY:

This proposed development seeks to provide a single master plan development that advances the public agenda of the collector road. Under the understanding the road right of way would likely not be advanced through condemnation proceedings, the linkage this segment of the road as proposed is a critical segment of its ultimate purpose. With this master plan approach both the private investment and the public purpose are advantaged in “time to implement” and in “public investment” for right of way land area.

To that end a collaborative blending of use and planning conformance the public interest is offered as a means to optimize the timely outcome of both applicant and public desires.

BEL CANTO APARTMENTS
WESTFIELD, IN
DEVELOPMENT AMENITIES AND OPEN SPACE

November 29, 2021

When considering the subject of amenities, it is often reduced to a check list of items that highlight the parts of the community activity opportunities. This list however seldom offers an elaboration on the quality of that amenity execution.

By example: *A 20'x40' pool with a 5' surrounding deck and 4' fence completes the conditions to list a pool as an amenity.* Such an execution fails to invite the full range of complementary uses and values it might potentially engender.

Consider then the following items and the design standards by examples from the applicant's history that underpin not just the inclusion of the amenity but also the quality of its execution and continuing care.

PHYSICAL FEATURES OUTDOORS:

THE POOL is not just to swim in. It is a leisure setting that invites relaxation, sunbathing, afternoon group interaction, water activities and other uses enhanced by the adjacency and synergy of the combination of all features together. Combined they should seek a "resort" style application as might be found in a holiday destination property.

Important features of the pool include:

- Generous deck area with varied seating and lounging
- Accessible entry for use by mobility limited individuals
- A ramped (beach) or ledged entry for sun basking and infant access.
- Selected shade areas such as pavilion or loggia areas to extend the comfort of a leisure afternoon.
- Night lighting intended to promote a theatrical perspective as well as light for safety.
- Fenced enclosures that allow landscape within as well as outside the safety boundary.
- Accessory accommodations that permit special activities such as "pool movie night", organized pool side events, and water aerobics.

OUTDOOR ENTERTAINMENT AREAS are intended to allow for individual and group assemblies where summer kitchen, shaded seating, comfortable table/chair accommodations and suitable night time illumination offer expanded hours of use

YARD SPORT SPACE that invite activities such as beanbag toss, sand volley ball, lawn chess, croquet, and bocce ball.

OPEN LAWN AREAS that permit small competitive field interaction such as Frisbee, ball toss, and tag team play as well as just visual openness to reinforce the reduced intensity of the community.

MEDITATION GARDEN suitable as a passive yoga and outdoor aerobic patio.

CAR AND BIKE CARE STATION where vehicles can be washed and vacuumed and where residents can conduct light maintenance on bikes and other small personal transport devices

PET PARK AND CARE STATION where residents and their pets can enjoy communal outdoor activity, often in the company of other residents with their pets. An indoor pet care space allowing for bathing and grooming would be part of this feature.

CENTRALIZED WASTE MANAGEMENT for the concentrated housing of trash as part of a campus wide program of ground care and pest control.

PHYSICAL FEATURES INDOORS:

SOCIAL GATHERING AND MEDIA EVENT FACILITIES, that enable group gatherings for private and community based social events (Monday night football, World Series, Oscar Award viewing, Kentucky Derby, New Year celebration as examples)

MAIL AND PACKAGE RECEIVING - In a world of online shopping this event has become a major factor in space planning and social interaction. Using Parcel Pending allows residents to have an automated email/text notifications when packages are delivered via a password protected, secured, personal locker.

FITNESS FACILITY styled and equipped to reflect the specific profile of the resident population and where floor area permits video fitness training on call.

WORK PLACE ACCOMMODATION for the occasional and temporary use of residents needing small conference and technical equipment support to optimize their “work at home” needs.

SUPPORT SERVICES:

The most important and most used of amenities are the resident services offered through management and staff. Concierge assistance for identifying everything from a-la-carte service providers to places to dine, worship, learn, or tour in the region.

On sight maintenance staff allowing for urgent attention to periodic maintenance needs and assistance when needed.

SOCIALIZATION FEATURES:

In multi-family settings there is often only limited focus on creating “**neighborhood**”. This word and its implied context are often overlooked in multi-family applications. The land design and building design seek to create evidence of neighborhoods with areas where the “accident of acquaintance” can occur. The promotion of acquaintance through scale and outdoor living focus insure the social opportunity within the community is as optimum as would be found in a single family residential neighborhood.

All of the indoor and outdoor gathering features noted also encourage resident interaction without the need for organized activities.

SUMMARY:

The key to vitality in lifestyle is the care and maintenance of the features that reflect that objective. The standard of care required by the discriminating consumer who seeks this product and location will dictate continuing attention to detail and uncompromising level of maintenance both within and outside each dwelling.

As an intended legacy asset of the applicant, the preservation of the asset and the investment it represents is only assured with scrupulous focus on resident qualification and ongoing efforts to preserve their comfort and satisfaction for the duration of their stay. It is effectively a housing environment that models its management as if it were a destination resort.

The combination of feature, invitation, and care insure a setting of lasting value and contribution to both residents and the surrounding community as well.



BEL CANTO
— ASSET GROWTH FUND LLC —

**CAPITALIZE
OPTIMIZE
REALIZE**

BEL CANTO ASSET GROWTH FUND LEADERSHIP

THOMAS A. LEONARD

Chairman

Bel Canto & Forty-Two Apartment Management

- ✓ Firm Chairman of Obermayer, Rebmann, Maxwell & Hippel, full-service law firm and Philadelphia stalwart founded in 1904
- ✓ Invested alongside institutional investors as the Founder and Chairman of Regional Real Estate Investment Corporation (RREIC), an SEC approved full-service Evergreen real estate investment and advisory company managing an aggregate portfolio of \$2B
- ✓ Past member of Board of Directors of the Federal National Mortgage Association (FNMA)
- ✓ Former Chairman of the Disciplinary Board of the Supreme Court of Pennsylvania
- ✓ Elected Controller of the City of Philadelphia during the years 1979-1983
- ✓ Captain, United States Army (INF), Honorable Discharge
- ✓ Serves on various boards including and not limited to Independence Blue Cross, U.S. Facilities, The World Trade Center of Greater Philadelphia, Drexel University, PRWT, and Roman Catholic High School

JENNIFER A. NEVITT

Chief Executive Officer

Bel Canto & Forty-Two Apartment Management

- ✓ Founder and Inventor of YieldStar, the industry revenue pricing software utilized by the nation's top REITS
- ✓ Developed 3,370 multifamily units exceeding \$500M project costs as Development Partner with Rohdie Development
- ✓ Over a 40-year multifamily career, advised over \$10B of capitalized investments
- ✓ Trained over 20,000 multifamily professionals in the United States, national speaker and author
- ✓ Urban Land Institute Faculty – Responsible Multifamily Real Estate Development course
- ✓ Native of Indiana – Hamilton County, IN and attended Marian University, Indianapolis, IN





BEL CANTO ASSET GROWTH FUND LLC

- Formed by Thomas A. Leonard and Jennifer A. Nevitt
- Primary investment vehicle to develop, acquire and hold multifamily assets for the Leonard Family Trust
- Seeks investments in ground-up construction and value-add properties with an above average risk/reward ratio
- Co-investment alongside institutional equity and family offices
- Secures all debt and equity to capitalize opportunity in coordination with the underlying asset strategy
- Asset manager for all acquisitions; streamlined reporting and analytics
- Employs a long-term investment strategy while evaluating market conditions for optimal yield

FORTY-TWO PROPERTY MANAGEMENT LLC

- Formed by Thomas A. Leonard and Jennifer A. Nevitt
- Utilized as the property management platform to provide in house management and construction services for the multifamily investments of the Leonard Family Trust and select “Inner Circle”
- Focuses on consumer trends and construction efficiency, while specifying selections that will reduce maintenance and repair expenses over the asset’s lifetime
- Manages approximately \$1.6 billion AUM comprised of 5,000 apartment units
- Provides best-in-class property and construction management
- Experts in new construction lease-up and value add repositioning
- Nationwide footprint and scalability

CORPORATE OVERVIEW



Bel Canto Asset Growth Fund is a vertically integrated multifamily development company, operating alongside its asset and apartment management company, Forty-Two. Together, they employ over 250 team members with a national footprint from Washington State to Florida.

Bel Canto is built on the fundamentals of focused fiduciary responsibility and management by exception to maximize the value creation of the assets.

Bel Canto's business model focuses on optimizing yields and preserving capital utilizing proven best practices refined over the Principals' combined 90-year careers over ten real estate cycles.

Further, Bel Canto's strategy to build a diverse team bringing different experiences, cultures, and backgrounds, creates a dynamic to learn and adapt to new ideas, driving successful execution and maximizing returns on investments



CORPORATE STATEMENT

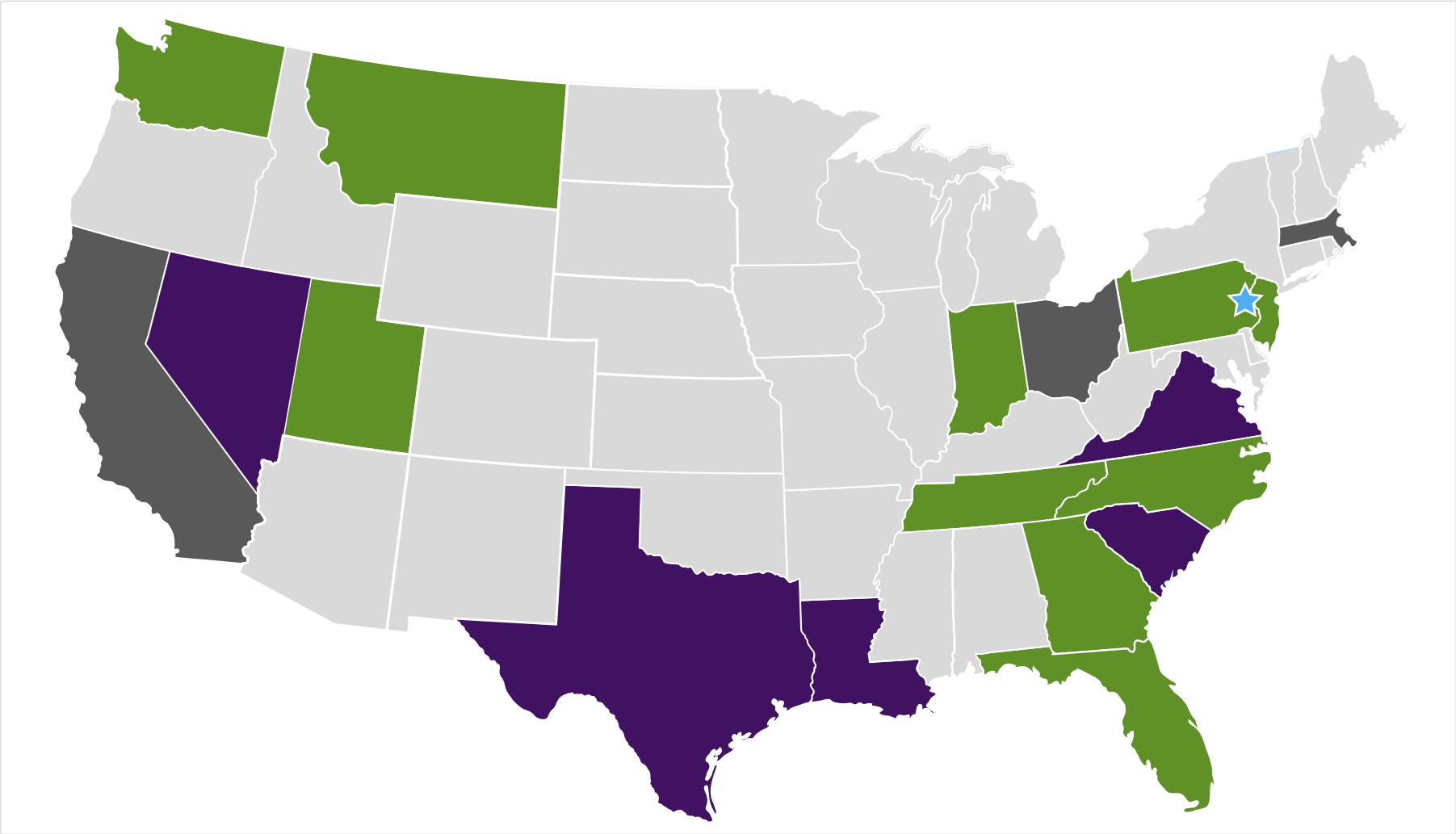
EMBRACE AND SHARE THE RICHNESS OF DIVERSITY

A diverse pool of talent adds richness through different lenses of **knowledge, experiences, cultures and backgrounds**. Those who are driven to perform, learn, and adapt to new ideas and strive to **execute in real time will flourish and grow in a unique manner**.

Fair Housing is a core philosophy of all housing providers and developers and, to extend this philosophy and ideal to others, we must first provide an **inclusive workplace of equal opportunities** without regard to race, religion, color, age, sex, national origin, sexual orientation, gender identity, genetic disposition, disability, veteran status or any other protected category under federal, state and local law. All team members should be respectful to all persons even when their positions vary from one another, comfortably **bringing their authentic whole selves to work**, and sharing that richness in diversity with clients and fellow team members.

BEL CANTO

NATIONAL FOOTPRINT



National Multifamily Relationships & Reach Capabilities

-  Development / Value-Add Assets
-  Forty-Two Management Contracts
-  Forty-Two Consulting Contracts
-  Home Office

WHY WESTFIELD?

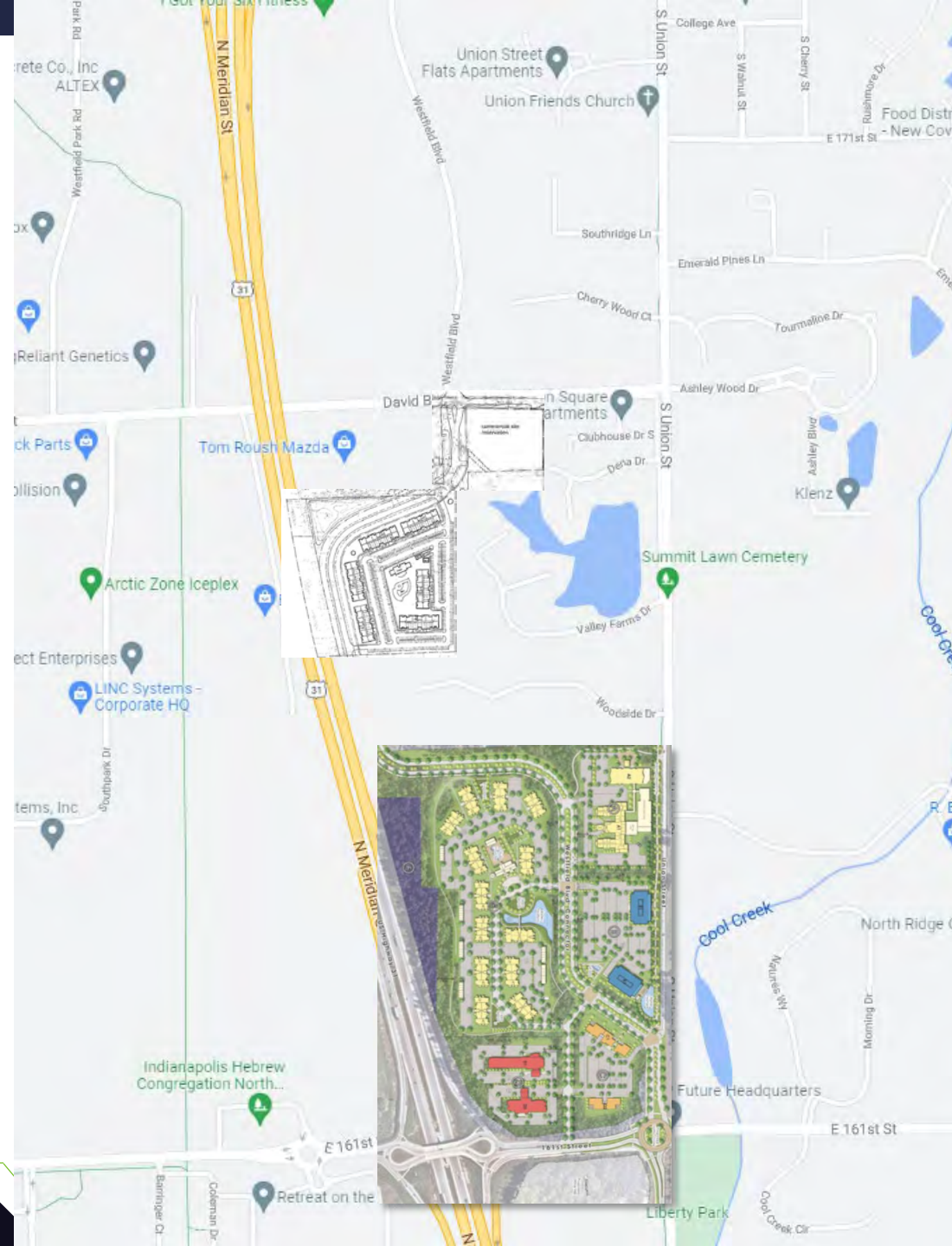
Hamilton County, Indiana native and Bel Canto CEO, Jennifer A. Nevitt has always wanted to come back to her midwestern Indianapolis roots. After working directly under Gene Glick and Frank Basile at the Gene B. Glick Company during her early career, the invaluable experience and skills she gained were some of the most fulfilling in her career.

Committed to being a part of the growth in Hamilton County years later, developing in the Indianapolis suburbs has always been a goal of Nevitt's.

The opportunity to be a part of the Westfield growth corridor and main thoroughfare expansion at its beginning stages is what attracted Bel Canto to this piece of land.



BEL CANTO & LANTERN COMMONS NEIGHBORING DEVELOPMENTS



WESTFIELD ECONOMY AT A GLANCE



POPULATION GROWTH
35.0%

Indianapolis MSA will jump from 30% in 2015 to nearly 35% by 2050, representing the fastest growing counties in the state



HOUSEHOLD INCOME
\$98,376

US median household average is \$62,843



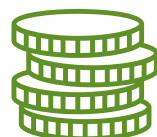
UNEMPLOYMENT RATE
2.9%

Compared to US average of 6.0%



10 YEAR JOB GROWTH
41.0%

Compared to US average of 33.5%



INCOME TAX RATE
4.2%

Compared to US average of 4.6%



HOME VALUE
\$394,461

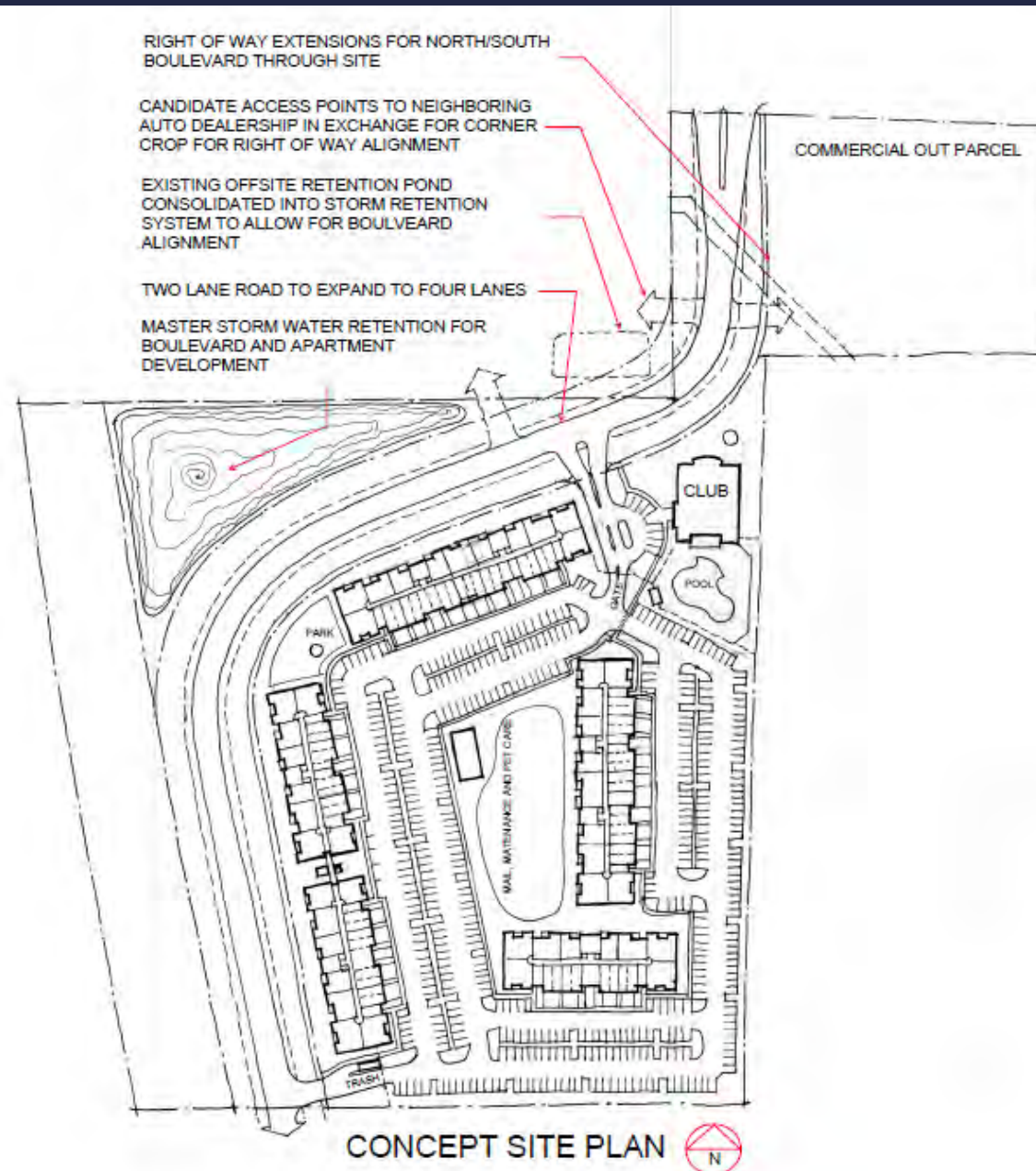
Increase in median sale price of 13.6% year over year

BEL CANTO – WESTFIELD RENDERING



BEL CANTO – WESTFIELD CONCEPTUAL SITE LAYOUT

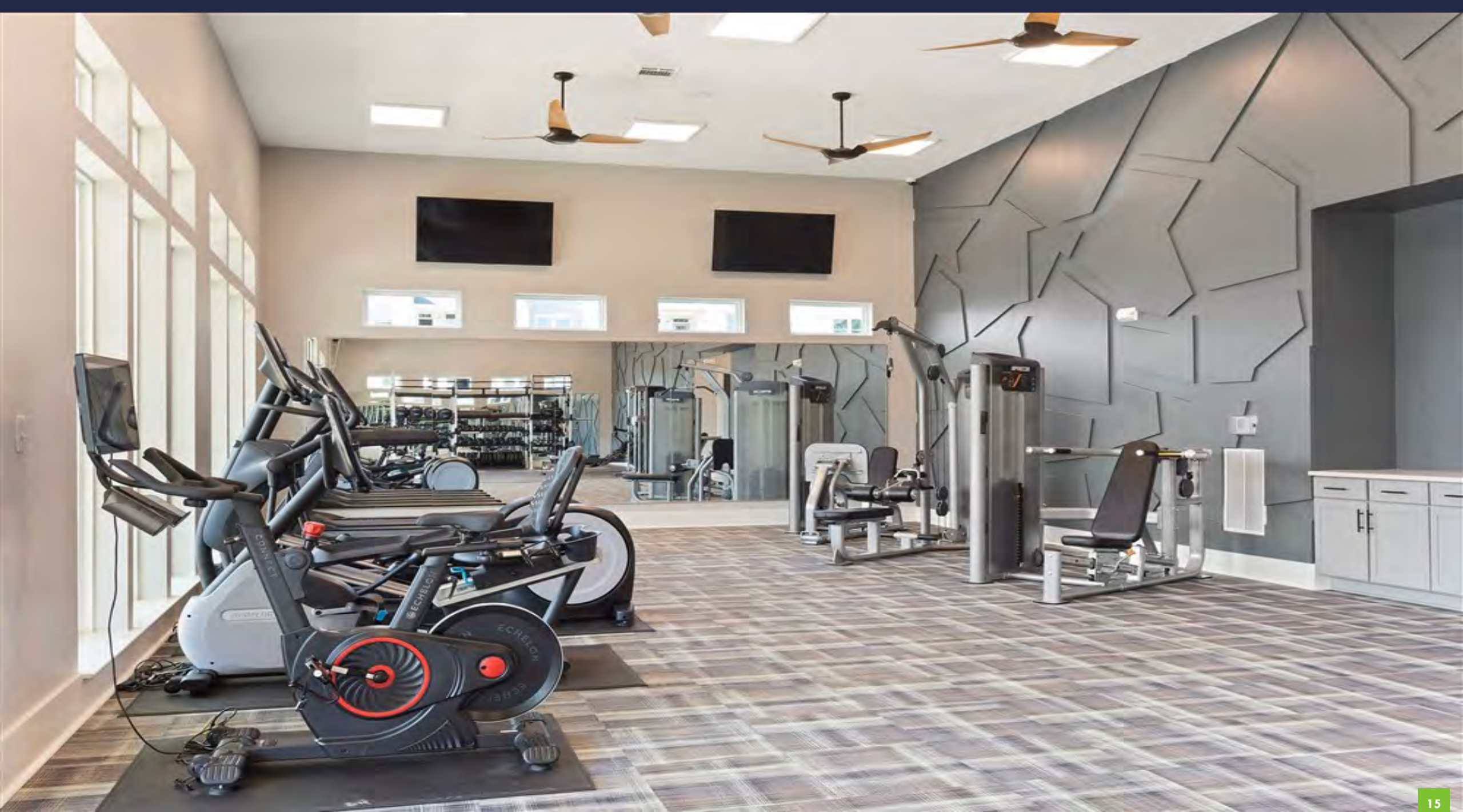
288 TOTAL MULTIFAMILY UNITS



























BEL CANTO
— ASSET GROWTH FUND LLC —



WeRespond@BelCantoAssetGrowthFund.com



6 E Germantown Pike
Plymouth Meeting, PA 19462



888.883.1142



DISCLAIMER

This Presentation is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy any securities of Bel Canto, Forty-Two, LLC or any affiliates.

Certain information contained herein represents or is based upon forward-looking statements or information, including descriptions of anticipated market changes, projected returns from unrealized investments and expectations of future activity.

Although we believe that such statements and information are based upon reasonable estimates and assumptions, forward-looking statements and information are inherently uncertain; accordingly, undue reliance should not be placed on such forward-looking statements and information.

In addition, certain information contained in the Presentation includes calculations or figures which have been prepared internally and have not been audited or verified by a third party. Use of different methods for preparing, calculating or presenting information may lead to different results and such differences may be material. Actual results may differ materially, including the possibility that an investor may lose some or all of any invested capital.

This Presentation may contain statistics and other data that in some cases has been obtained from or compiled from information made available by third-party providers. We have not independently verified such statistics or data.

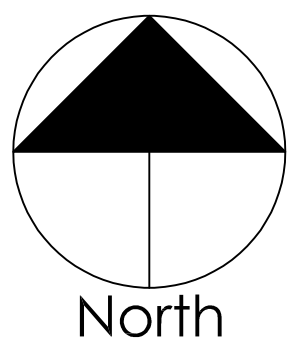


This Presentation and its contents are strictly confidential. By acceptance, the recipient agrees to keep the Presentation and its contents confidential and not to disclose them to anyone except its legal and financial advisors and such members of its professional staff as are involved in evaluating the Presentation and the contents therein.



INSERTION SITE PLAN

SCALE 1"= 100'



ISSUE HISTORY		
No.	Date	Description

[illegible]

KENNETH LINIHAN
LICENSE # AR11600125

Westfield Apartments

Westfield, Indiana.

Drawn: _____

Checked: _____

Date: 11-23-2021

Project #: 0000

Site Plan

A1.02

RIGHT OF WAY EXTENSIONS FOR NORTH/SOUTH
BOULEVARD THROUGH SITE

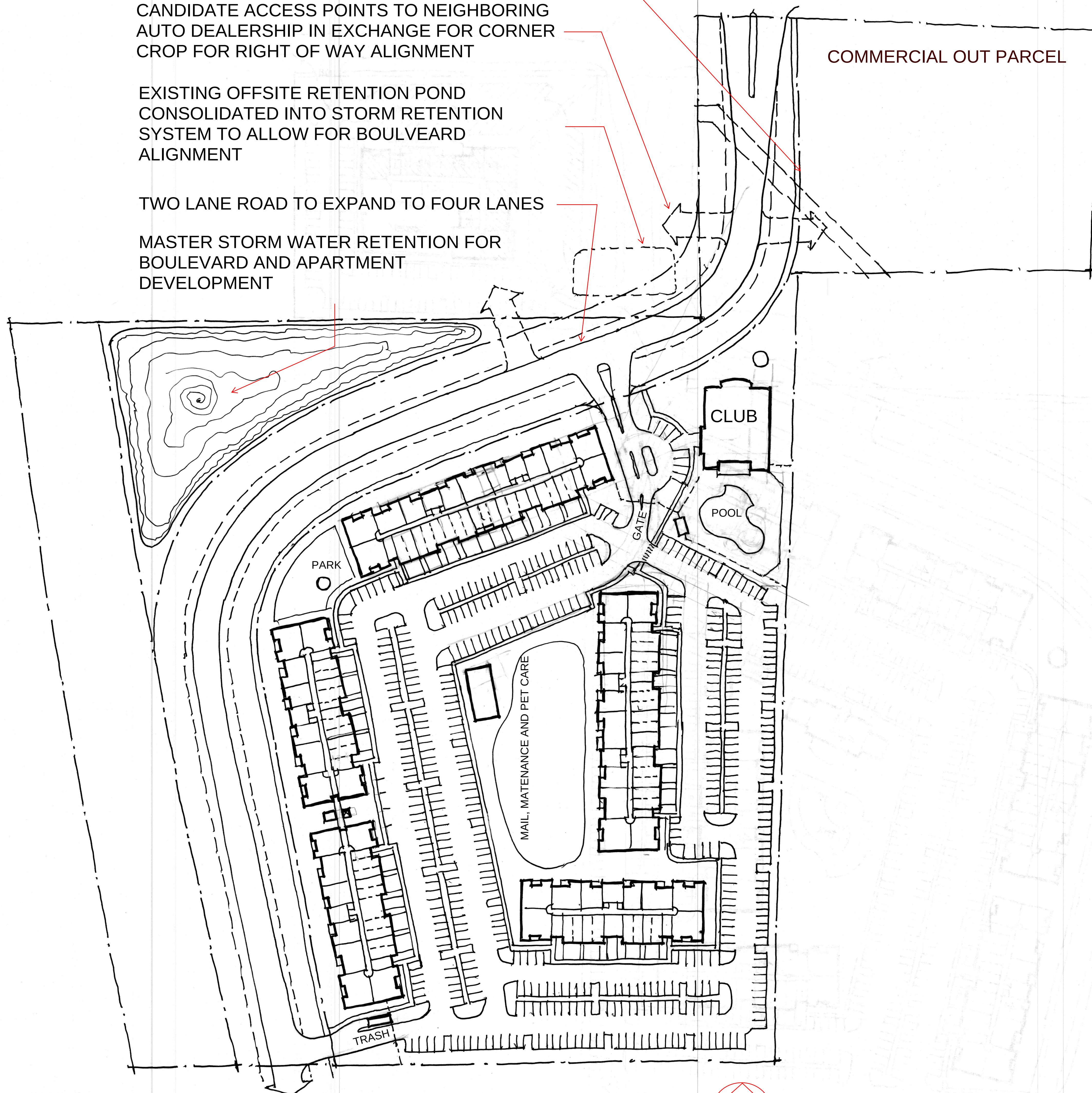
CANDIDATE ACCESS POINTS TO NEIGHBORING
AUTO DEALERSHIP IN EXCHANGE FOR CORNER
CROP FOR RIGHT OF WAY ALIGNMENT

EXISTING OFFSITE RETENTION POND
CONSOLIDATED INTO STORM RETENTION
SYSTEM TO ALLOW FOR BOULEVARD
ALIGNMENT

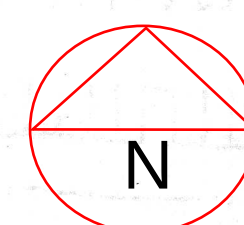
TWO LANE ROAD TO EXPAND TO FOUR LANES

MASTER STORM WATER RETENTION FOR
BOULEVARD AND APARTMENT
DEVELOPMENT

COMMERCIAL OUT PARCEL



CONCEPT SITE PLAN





PERSPECTIVE VIEW
N.T.S



CONCEPT ELEVATION
N.T.S

CONSULTANT

ISSUE HISTORY

No.	Date	Description

REVISION HISTORY

No.	Date	Description

KENNETH LINDEMAN
LICENSE # AR11600125

Westfield Apartments

Westfield, Indiana.

Drawn: —
Checked: —
Approval: —
Date: 11-23-2021
Project #: 0000

Building Elevations

A401

PL0001A 11/23/2021



CONSULTANT

ISSUE HISTORY

No.	Date	Description

REVISION HISTORY

[illegible]

KENNETH LINBACH
CENSE # AR11600125

Westfield Apartments

Westfield, Indiana.

Drawn: _____

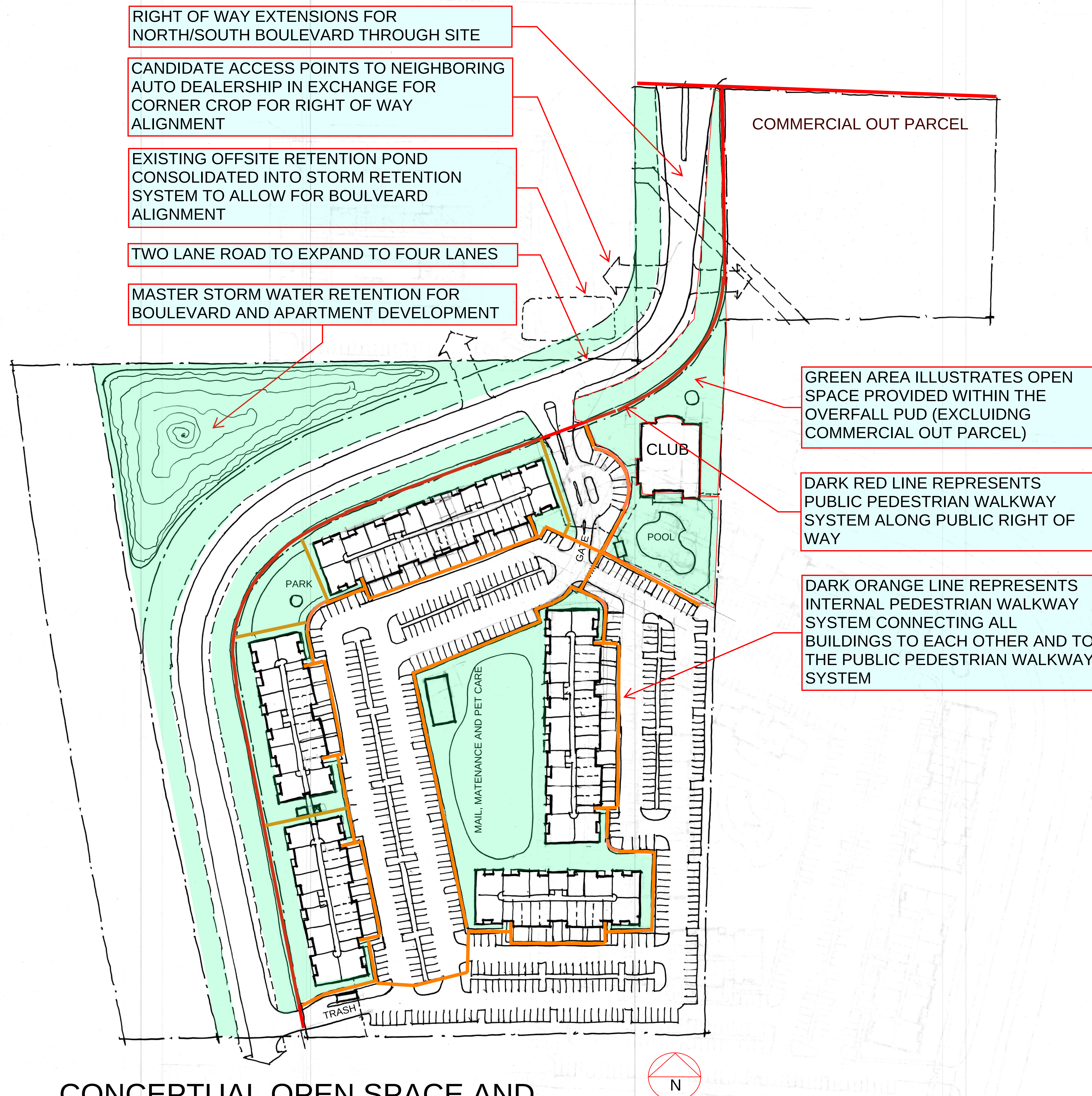
Checked: _____

Approval: _____

Date: 11-23-2021

Concept Site plan diagrams

A1.03



CONCEPTUAL OPEN SPACE AND PEDESTRIAN CIRCULATION SITE PLAN

Bel Canto PUD Zoning Request
Neighborhood Meeting Summary

Project: Bel Canto Rezone to PUD Zoning Request

Docket Number: 22201-PUD-02

Date: January 5, 2022, at 6:30 pm

Location: Hampton Inn 17400 Wheeler Road, Westfield, IN. 46074

Attendees: Jon Dobosiewicz and Jim Shinaver – Nelson & Frankenberger
Sandy Avery – Bel Canto Asset Growth Fund, LLC
Attendees: See Ex. A for Sign-In-Sheet

Teresa Hinshaw
Mel Bruce
Councilor Joe Edwards

The Neighborhood Meeting began at 6:30 pm and Jon Dobosiewicz (JD) provided an overview summary of the proposal.

Due to the few number of attendees, the Neighborhood Meeting consisted of a free-flowing discussion that touched upon the following topics and issues:

- a. General discussion on setbacks, landscaping buffers and landscaping along southern perimeter; building height; lighting; 31 Overlay discussion; what may be the impact on the schools; 2% AV for multi-family vs. 1% for residential; any possible end-users for the commercial outlot; did not prefer a connection through the Woodside neighborhood to the south; and, building positioning along southern perimeter and if any possible adjustments could be made;

The meeting ended at approximately 8:00 pm.

Neighborhood Meeting Sign In-Sheet

RE: Bel Canto Asset Growth Fund, LLC
Bel Canto Rezone Request - Docket Number 2201-J JD-02

Date: January 5, 2022 at 6:30 pm.

Location: Hampton Inn Westfield located at 17400 Wheeler Road, Westfield, IN. 46074

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>	<u>EMAIL</u>
1. Teresa E Hinsaw	1530 Woodside	317-416-6055	e-hinsaw@msn.com
2. Mel Bruce	1416 Woodside	317-867-4205	m.bruce.xc
3. Joe Edwards	730 Maple Ln	317-896-5881	frontier.com
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.			
12.			
13.			
14.			
15.			
16.			
17.			
18.			





Westfield–Washington Township

Advisory Plan Commission

Minutes of the Monday, December 20, 2021 Meeting

Presented for approval: January 18, 2022

The Westfield-Washington Township Advisory Plan Commission met at 7:00 p.m.
on Monday December 20, 2021 at Westfield City Hall.

Active Links for this Meeting:

[December 20, 2021 BZA Agenda & Exhibits](#)

[December 20, 2021 YouTube Video](#)

Minutes are also available to be acquired or viewed at the City of Westfield Community Development Department.

OPENING OF MEETING

YouTube Time: 0:34

ROLL CALL: Noted presence of a quorum.

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

Commissioners Present Virtually: Ginny Kelleher and Cindy Spoljaric.
Kelleher joined the meeting at 7:04 p.m.

Commissioners Absent: None

City Staff Present in Person: Kevin Todd, Director.

City Staff Present Virtually: Pam Howard, Senior Planner and Rachel Riemenschneider, Associate Planner.

Legal Counsel Present Virtually: Beth Copeland with Taft Stettinius & Hollister LLP.

APPROVAL OF MINUTES

- December 6, 2021 APC Minutes.

Motion: McCarty motioned to approve the December 6, 2021 APC minutes as presented.
Maue seconded. Motion passed. Vote 8-0.

UPDATE TO THE 2022 APC SCHEDULE OF MEETINGS

- Move June 20, 2022 APC Meeting to June 21, 2022 due to the Juneteenth Federal Holiday.

Motion: Schmitz motioned to approve the updated 2022 APC Meeting schedule.
Maue Burkman. Motion passed. Vote 9-0. Kelleher joined the meeting at 7:04 p.m.

REVIEW OF RULES AND PROCEDURES

Riemenschneider reviewed the meeting rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items

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

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

ITEMS OF BUSINESS

2108-PUD-22

Urban Apples PUD

18326 Spring Mill Road

YouTube Time: 6:51

Herron Holdings, LLC by Church Church Hittle + Antrim requests a change in zoning for 23.71 acres +/- from the AG-SF1: Agriculture/Single-family Rural District to the Urban Apples PUD District.

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

Staff Presentation/Petitioner presentation/Commission Comments/Petitioner Responses.

Motion: Maue motioned to forward 2108-PUD-22 to the City Council with a favorable recommendation. McCarty seconded. Motion passed. Vote 7-2. (Horkay and Johns)

2112-ODP-27

Casey Corner

2112-SPP-26

East of Ditch Road, West of Casey Road

YouTube Time: 59:55

Platinum Properties, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat approval, and associated Subdivision Waiver requests, for 80 Lots on 11.00 acres +/- in the Spring Mill Trails PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Staff Presentation/Petitioner presentation/Commission Comments/Petitioner Responses.

Two waivers need approval prior to final approval.

Waiver Request (Cul-de-sac)

Casey Corner

East of Ditch Road, West of Casey Road

Platinum Properties, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat approval, and associated Subdivision Waiver requests, for 80 Lots on 11.00 acres +/- in the Spring Mill Trails PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Motion: McCarty motioned to approve the Waiver Request (Cul-de-sac).

Maue seconded. Motion passed. Vote 9-0.

Waiver Request (Amenities)

Casey Corner

East of Ditch Road, West of Casey Road

Platinum Properties, LLC by Nelson & Frankenberger, LLC requests Overall Development Plan and Primary Plat approval, and associated Subdivision Waiver requests, for 80 Lots on 11.00 acres +/- in the Spring Mill Trails PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

Motion: McCarty motioned to approve the Waiver Request (Amenities).

Johns seconded. Motion passed. Vote 9-0.

Motion: Schmitz motioned to approve 2112-ODP-27 & 2112-SPP-26, Casey Corner.

Deck seconded. Motion passed. Vote 9-0.

PUBLIC HEARING ITEMS

2112-SPV-01

[PUBLIC HEARING]

YouTube Time: 1:10:26

Style-Rite Meadows Plat Vacation

Southeast corner of 203rd Street and Tomlinson Road

Chatham Hills, LLP requests to vacate Lots 5 through 27 inclusive and 29 through 31 inclusive of the Style-Rite Meadows Subdivision.

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

Staff Presentation/Petitioner presentation/Commission Comments/Petitioner Responses.

Public Hearing for 2112-SPV-02 opened at 8:12 p.m.

- One comment forwarded. One public comment at meeting.

Public Hearing for 2112-SPV-02 closed at 8:14 p.m.

Motion: Maue motioned to approve the Plat Vacation.

Kelleher seconded. Motion passed. Vote 9-0.

ITEMS CONTINUED TO A FUTURE MEETING

2008-PUD-09

[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

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

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

2101-ZOA-01

[CONTINUED]

Unified Development Ordinance Amendment

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

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

2108-ODP-18 &

2108-SPP-18

[CONTINUED]

Highlands Latin School

3810 W 146th Street

Indy Latin Schools requests Overall Development Plan and Primary Plat review of 1 Lot and 1 Block on 30.88 acres +/- in AG-SF1: Agriculture/Single-family Rural District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2108-PUD-21

[CONTINUED]

Grand Millennium Center PUD Amendment I

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

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

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

2111-PUD-26

[CONTINUED]

Landing 161 PUD

West of & adjacent to US 31/North of & adjacent to E 161st Street

Lennar Homes of Indiana, Inc. by Nelson & Frankenberger, LLC requests a change of zoning for 49 acres +/- from the Indy Hebrew Congregation PUD and EI: Enclosed Industrial Zoning Districts to the Landing 161 PUD District.

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

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

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

2111-PUD-27
[CONTINUED]

TowneRun PUD

Northwest corner of Towne Rd & West 146th Street

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

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

2111-PUD-28
[CONTINUED]

Courtyards at Spring Mill PUD District

East side of Spring Mill Road, north of SR 32, south of 186th Street

Platinum Properties Management Company, LLC by Nelson & Frankenberger, LLC requests a change in zoning on 67.8 acres +/- from the AG-SF1: Agriculture / Single-Family Rural District to the Courtyards at Spring Mill Planned Unit Development (PUD) District.

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

2112-ODP-26
[CONTINUED]

Southpark Industrial

16465 Southpark Drive

CTC02, LLC by Total Engineering Solutions Co. requests Overall Development Plan review of one Lot on 3.69 acres +/- in the Southoak PUD District.

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

2112-PUD-29
[CONTINUED]

Springwater PUD

East of South Union Street and 1/4 mile +/- north of 161st Street

Old Town Design Group by Apollo Developers requests a change in zoning for 41 acres +/- from AG-SF1: Agriculture / Single-family Rural District and Lantern Park PUD District to the Springwater PUD District.

(Planner: Rachel Riemenschneider - rriemenschneider@westfield.in.gov)

REPORTS/COMMENTS

YouTube Time: 17:53

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

ADJOURNMENT

McCarty motioned to adjourn the meeting. Burkman seconded.

Motion passed. Vote 9-0.

The meeting adjourned at 8:28 p.m.

Robert Horkay, President

Ginny Kelleher, Vice President

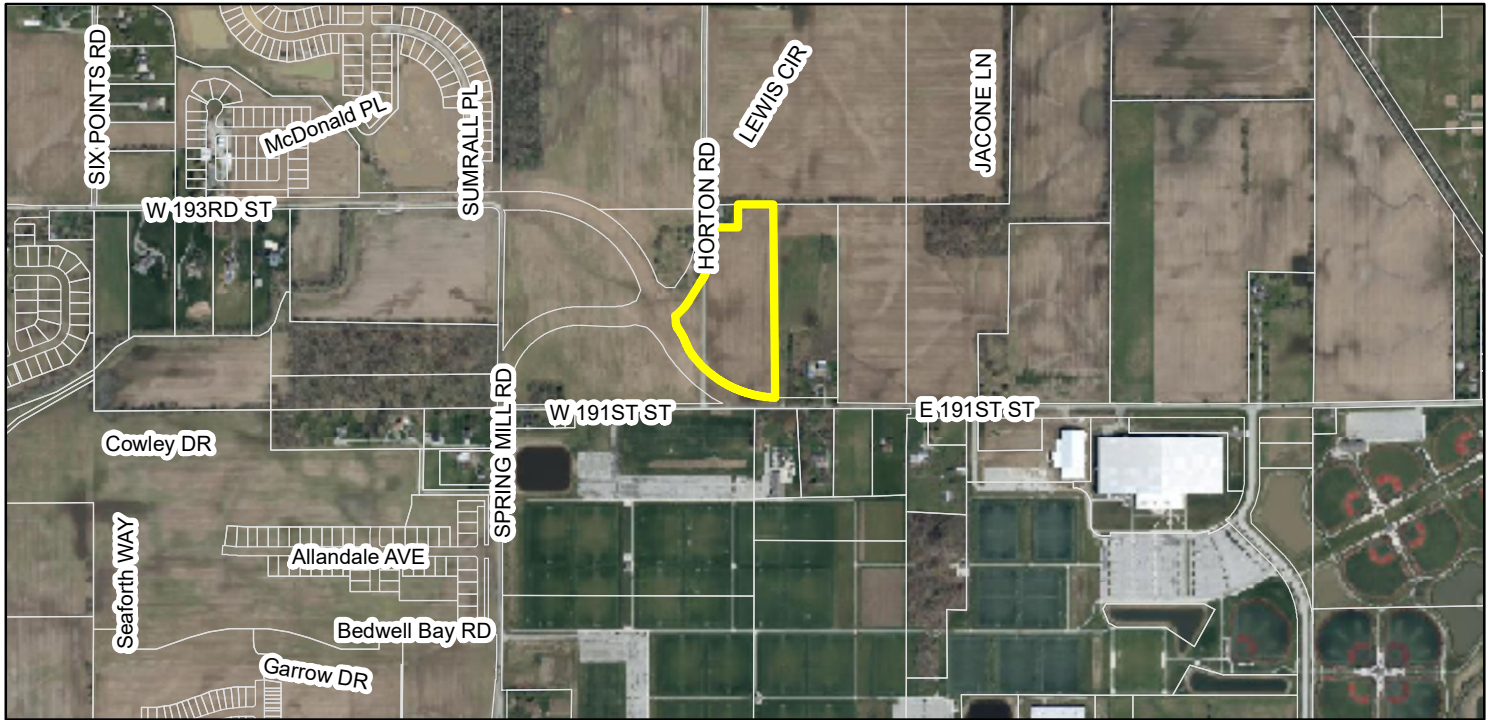
Kevin M. Todd, Secretary



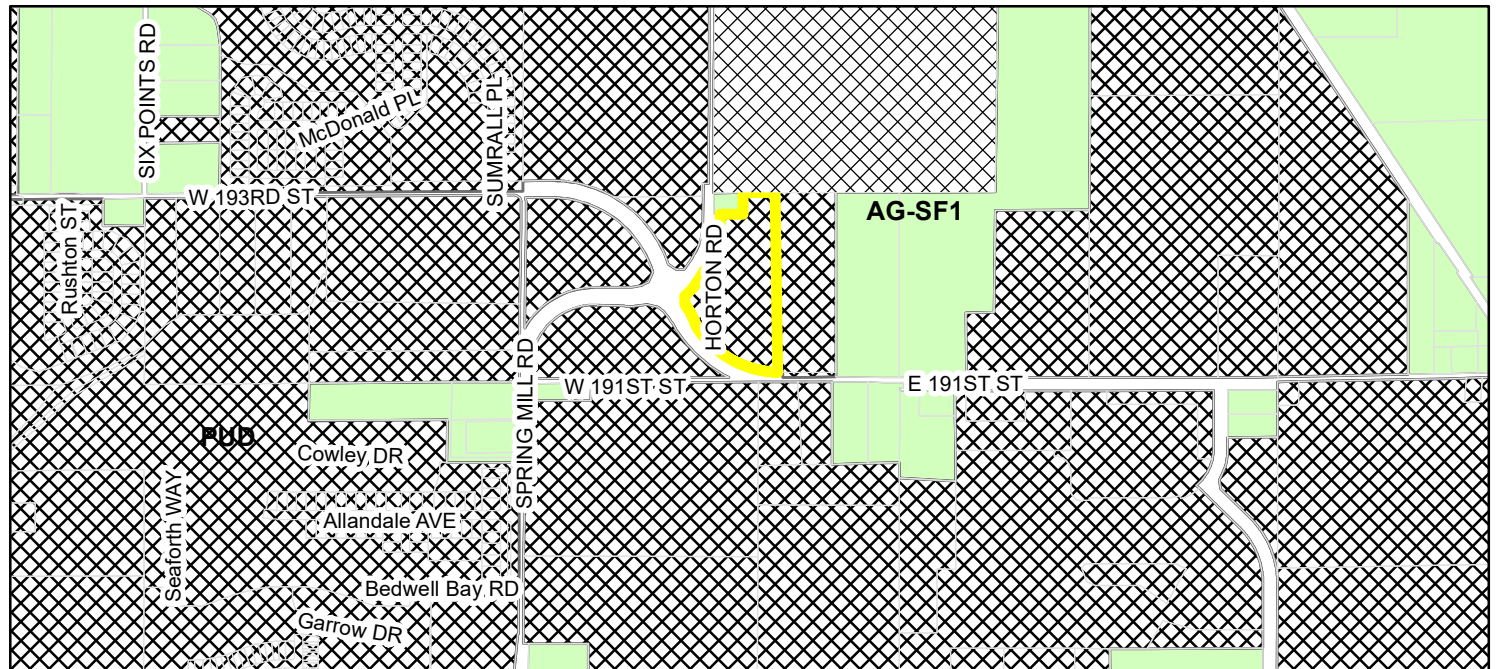
Property Location Map
Osborne Trails PUD Amendment III
10 E 191st St
2201-PUD-01



Aerial Location Map



Zoning Map



-  Site
-  Parcel
- Zoning**
-  AG-SF1 (Agriculture - Single Family - 1)
 -  OI (Open Industrial)
 -  PUD (Planned Unit Development)

ORDINANCE 2X-XX

Osborne Trails PUD Amendment III

AN ORDINANCE OF THE CITY OF WESTFIELD AND WASHINGTON TOWNSHIP, HAMILTON COUNTY, INDIANA CONCERNING AMENDMENT TO TITLE 16 – LAND USE CONTROLS

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

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

WHEREAS, the Common Council (the “Council”) enacted Ordinance 16-44, The Osborne Trails Planned Unit Development District on February 27, 2017, and amended by (i) Ordinance 17-21, enacted by the City Council on August 14, 2017, and (ii) Ordinance 20-29, enacted by the City Council on October 12, 2020 (collectively, the “Osborne Trails PUD”).

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (Petition No. 22XX-PUD-XX), filed with the Commission requesting an amendment to the Unified Development Ordinance and the Osborne Trails PUD with regard to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”);

WHEREAS, the Commission forwarded Petition No. 22XX-PUD-XX to the Common Council of the City of Westfield, Hamilton County, Indiana (the “Common Council”) with a **recommendation (vote)** in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

WHEREAS, the Secretary of the Commission certified the action of the Commission to the Common Council on , 2022; 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 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the Osborne Trails PUD, and (iii) 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 Osborne Trails PUD.

- 1.2 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.
- 1.3 All provisions and representations of the Unified Development Ordinance that conflict with the provisions of this Ordinance are hereby made inapplicable to the Real Estate and shall be superseded by the terms of this Ordinance.

Section 2. **Development Standards:** The standards of Article 6: Development Standards of the UDO, as amended by the Osborne Trails PUD, as applicable to the Underlying Zoning District, shall apply to the development of the District, except as otherwise modified below.

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

- A. **Monument Sign:** One Monument Sign shall be permitted for the site. The size and materials of the Sign shall be as shown in Images 2 - 4 of **Exhibit B.**
- B. **Interior Circulation Signs:** Two Interior Circulation Signs shall be permitted to exceed the Maximum Sign Area and Maximum Sign Height requirements of UDO Article 6.17(H)(3), if constructed to the size specifications shown in Images 1 & 5 of **Exhibit B.**

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF WESTFIELD,
HAMILTON COUNTY, INDIANA THIS ____ DAY OF _____, 2022.**

**WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA**

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

I hereby certify that **ORDINANCE 21-XX** was delivered to the Mayor of Westfield
on the _____ day of _____, 2022, at _____ m.

Cindy J. Gossard, Clerk-Treasurer

I hereby APPROVE Ordinance 21-XX
this _____ day of _____, 2022.

I hereby VETO Ordinance 21-XX
this _____ day of _____, 2022.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

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

Prepared by: Pam Howard, Senior Planner, City of Westfield
2728 East 171st Street, Westfield, IN 46074, (317) 804-3170

EXHIBIT A
LAND DESCRIPTION

EXHIBIT B
Signage Details

[SEE FOLLOWING PAGE]



CERTIFICATION:



ALL INFORMATION CONTAINED IN THIS DOCUMENT IS CONFIDENTIAL TO THE ARCHITECT, ENGINEER, AND PROFESSIONAL ARCHITECT. NO PART OF THIS DOCUMENT SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN CONSENT OF BLACKLINE STUDIO. UNAUTHORIZED USE OF THIS DOCUMENT IS PROHIBITED.

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ARCHITECT

BLACKLINE

1001 HERRICK AVE., SUITE 208
INDIANAPOLIS, IN 46201
BLACKLINEARCHITECT
317.441.1111

OWNER

WEST FORK WHISKEY CO.

1440 BLUEBONNET DR.
INDIANAPOLIS, IN 46201
WESTFORKWHISKY.COM

DEVELOPER

HOLLADAY PROPERTIES

231 S. COLLEGE AVE., SUITE 100
INDIANAPOLIS, IN 46201
HOLLADAYPROPERTIES.COM

CONTRACTOR

HOLLADAY CONST. GROUP

231 S. COLLEGE AVE., SUITE 100
INDIANAPOLIS, IN 46201
HOLLADAYCONSTGROUP.COM

CIVIL ENGINEER

CRPE

3920 ROCKY HILL BL. #100
INDIANAPOLIS, IN 46220
CRPE-INC.COM

STRUC. ENGINEER

CE SOLUTIONS

35 SHEPHERD DR.
CAMBRIE, IN 46001
CESTRUCTURAL.COM

LANDSCAPE ARCHITECT

LAND STORY

1001 HERRICK AVE., SUITE 208
INDIANAPOLIS, IN 46201
LANDSTORYLANDSCAPE.COM

ELECTRICAL ENGINEER

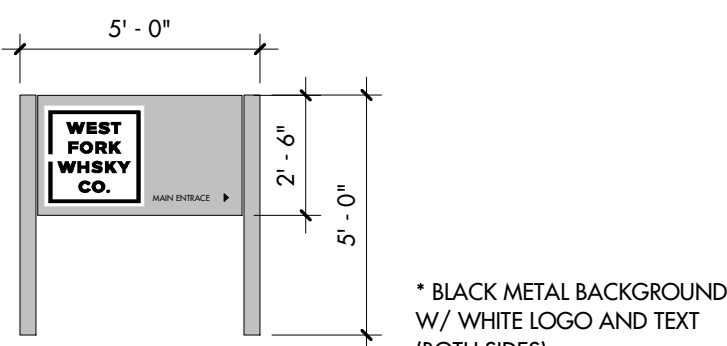
NEO Engineers

446 RIVERSIDE CT.
INDIANAPOLIS, IN 46204
NEO-ENGINEERS.COM

MECHANICAL AND
PLUMBING ENGINEER

Frejcie Engineers

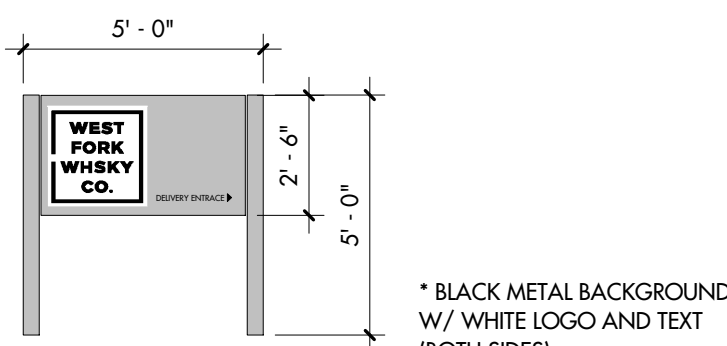
4400 HERRICK BL.
INDIANAPOLIS, IN 46208
FREJCIEENGINEERS.COM



5 MAIN ENTRANCE SIGNAGE

1/4" = 1'-0" ±

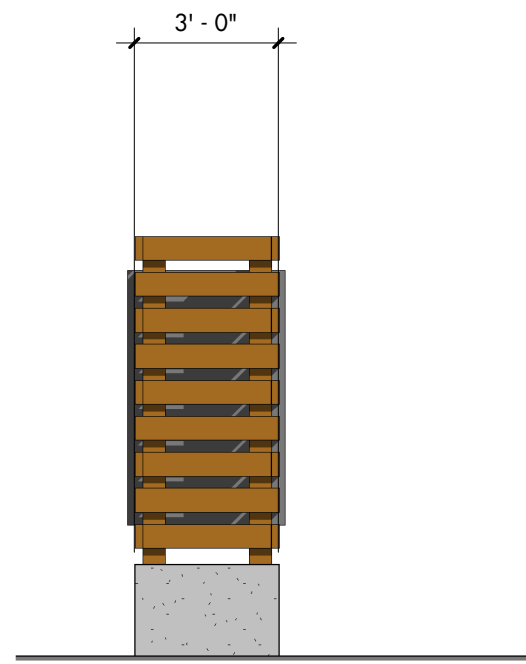
SEE CIVIL SHEETS FOR LOCATION OF SIGNAGE AND
DAMPSTER ENCLOSURE



1 DELIVERY SIGNAGE

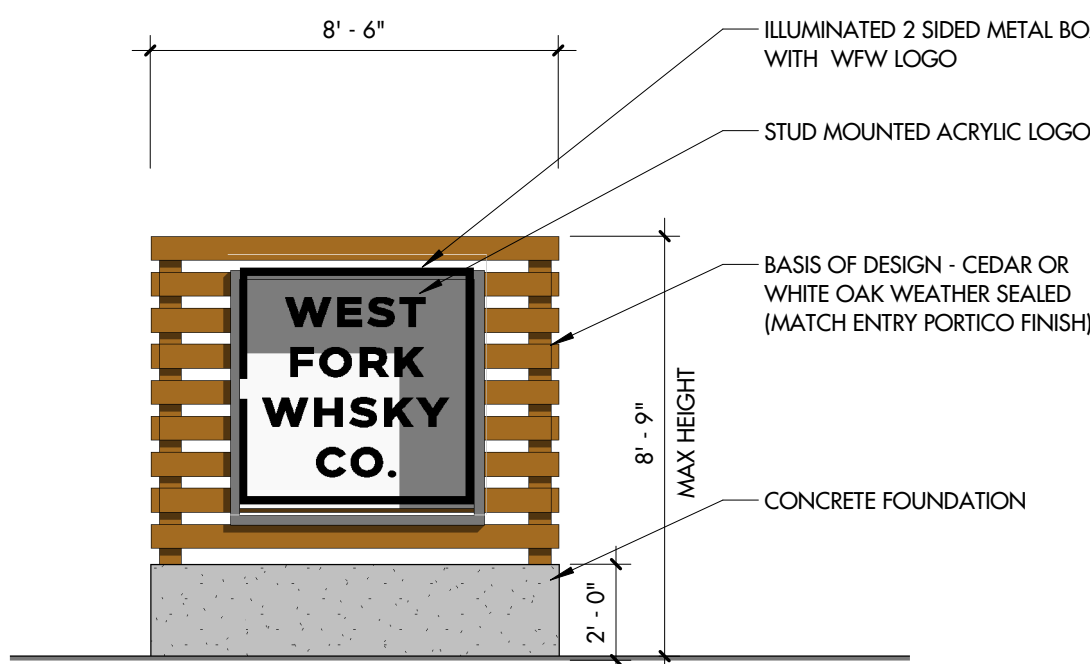
1/4" = 1'-0" ±

SEE CIVIL SHEETS FOR LOCATION OF SIGNAGE AND
DAMPSTER ENCLOSURE



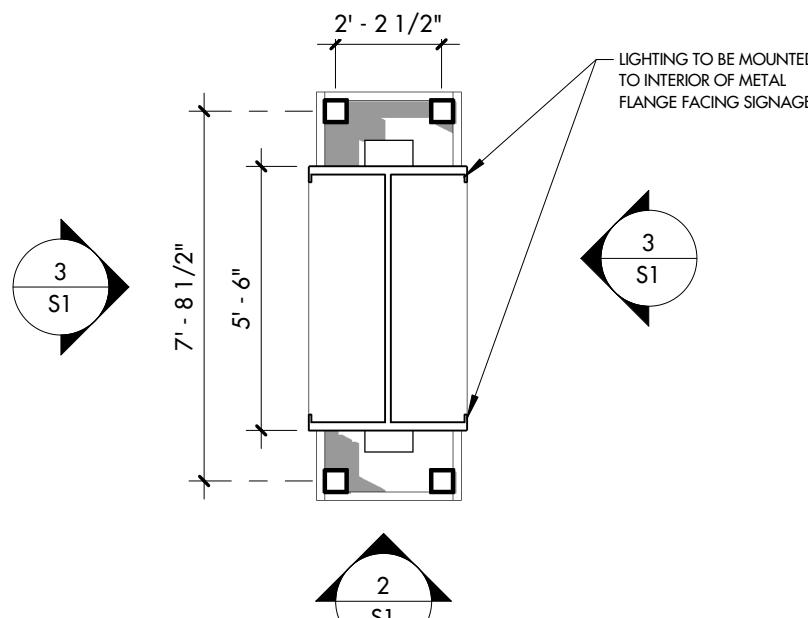
2 MAIN ENTRANCE N-S SIGN ELEVATIONS

1/4" = 1'-0" REFERENCE: 1 / A102



3 MAIN ENTRANCE - E-W SIGN ELEVATIONS

1/4" = 1'-0" REFERENCE: 1 / A102



4 MAIN ENTRANCE SIGN

1/4" = 1'-0" REFERENCE: 1 / A1
SEE CIVIL SHEETS FOR LOCATION OF SIGNAGE AND
DAMPSTER ENCLOSURE

SITE SIGNAGE AND DETAILS

WEST FORK WHISKEY -
NEW WFW HQ2 FACILITY
WESTFIELD, IN 46074

DRAWN: CHECKED:
Author Checker

REVISION
1 ADDENDUM 001 Date: 05/19/21

CONSTRUCTION SET
07/12/21

S1



231 S. College Ave., Suite 100 Indianapolis, Indiana 46202 PHONE (317) 856-9000 FAX (317) 856-9012

Rachel,

This letter is to inform you a neighborhood meeting was held for 2201-PUD-01 on
Thursday, January 13th, 2021 at 6:00 PM EST.

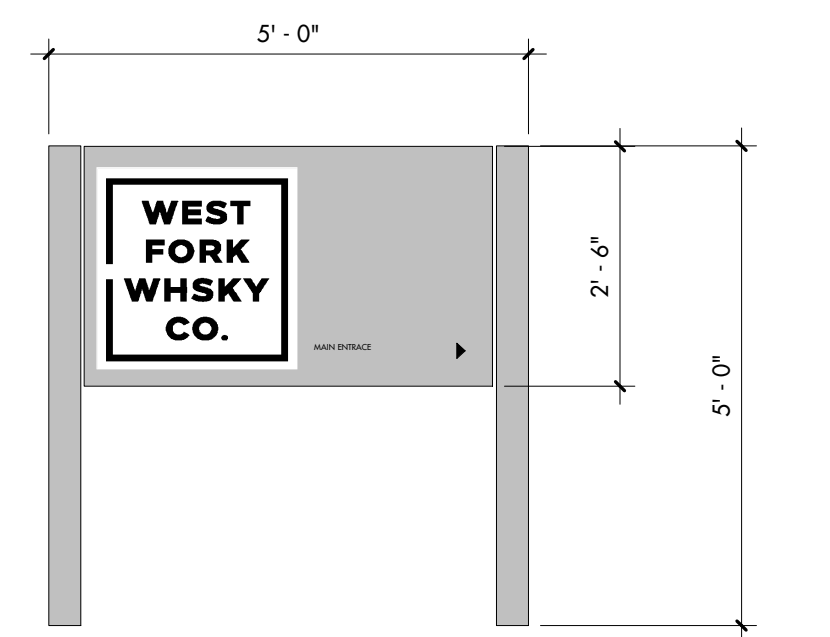
**No neighbors attended the meeting; we stayed on the line for 10 minutes and then
concluded the meeting.**

Thank you,

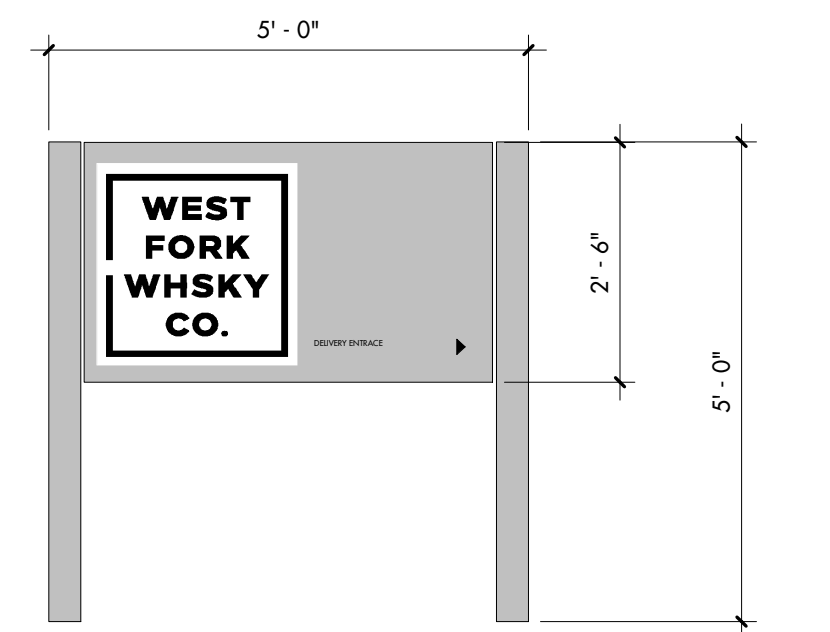
Chase Smith
Vice President – Development
Holladay Properties



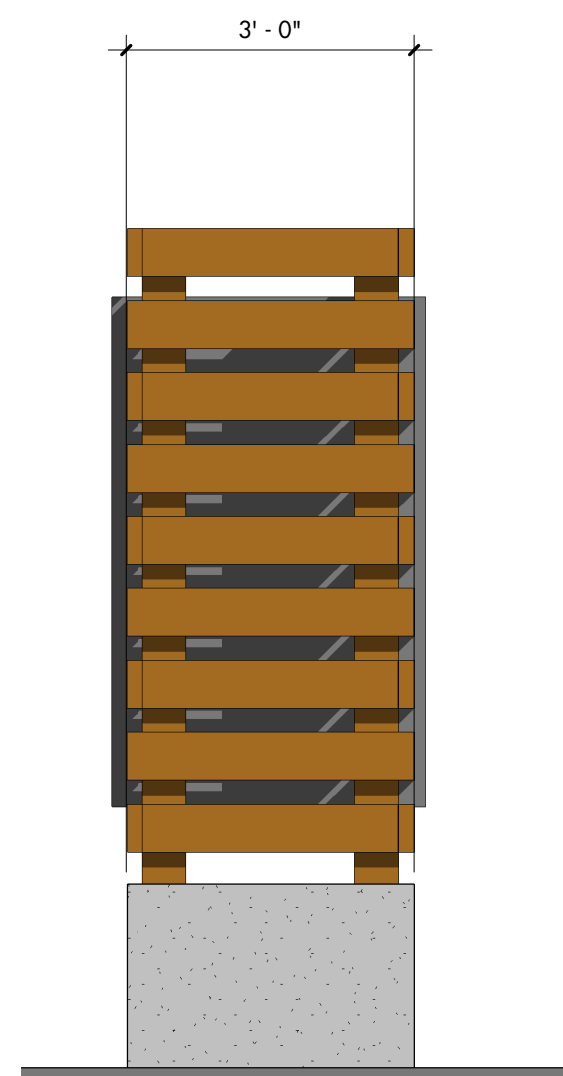
6 SOUTH EXTERIOR ELEVATION
1/8" = 1'-0" REFERENCE: 1 / A101



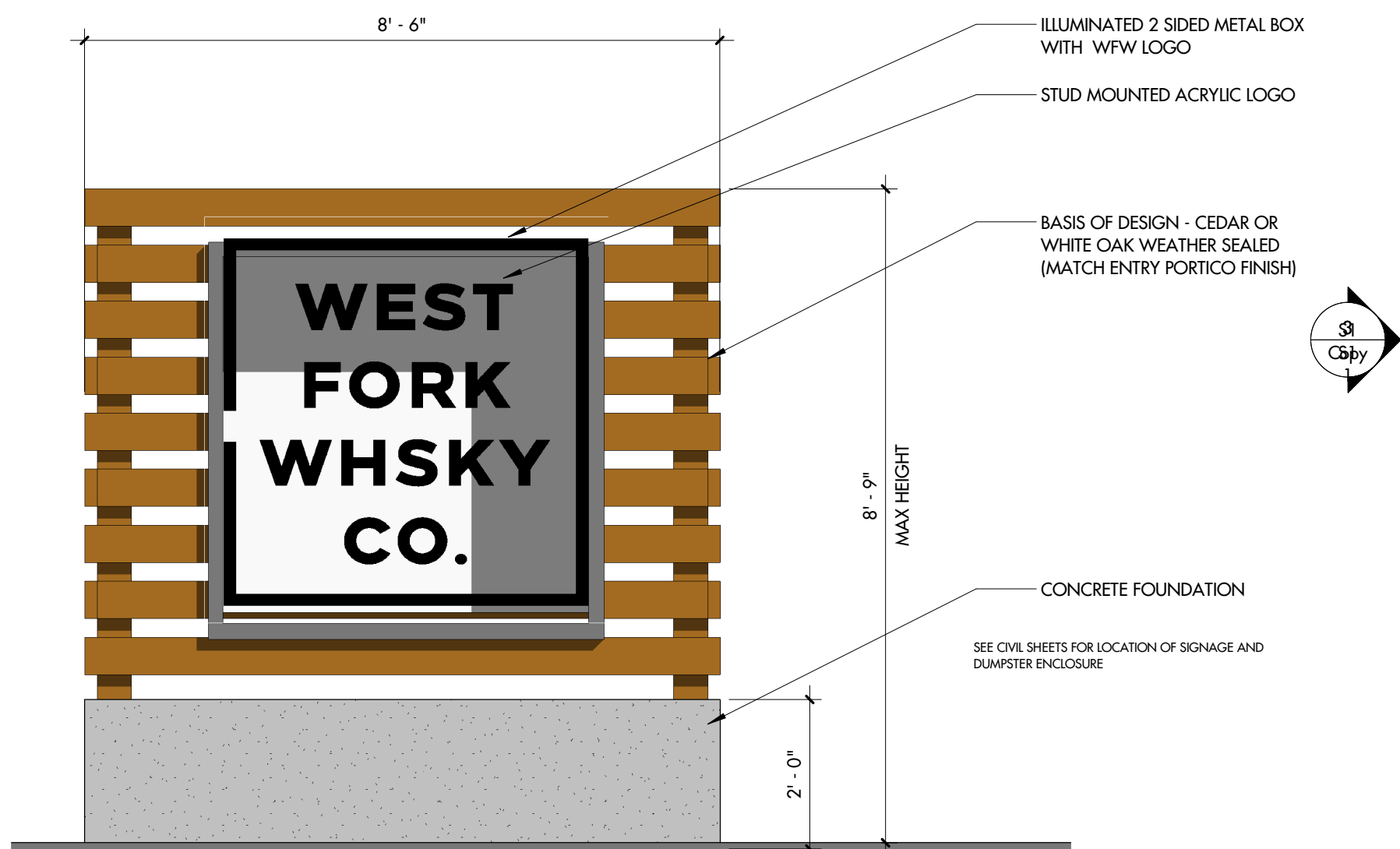
5 MAIN ENTRANCE SIGNAGE
1/2" = 1'-0" REFERENCE: 1 / A102



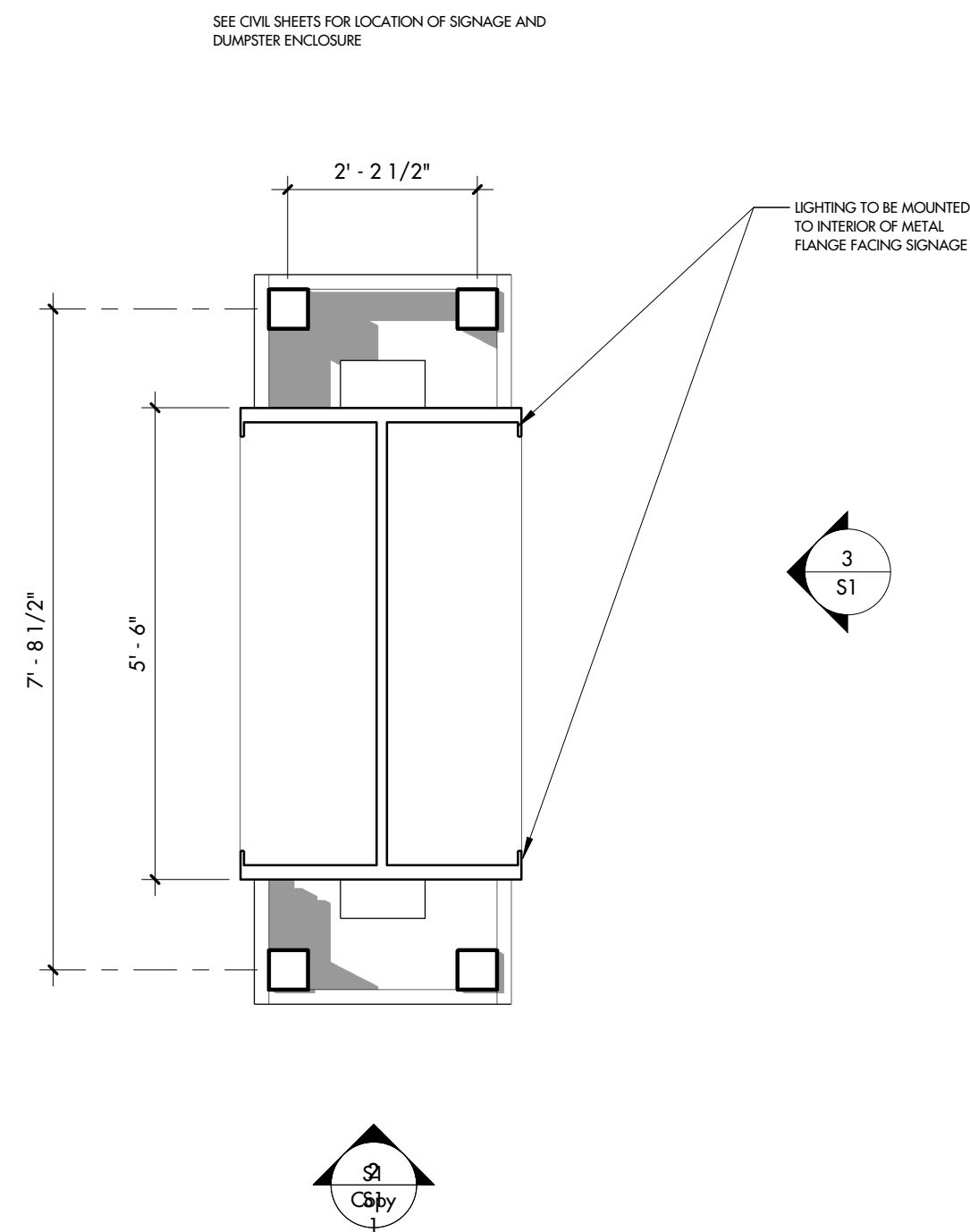
1 DELIVERY SIGNAGE
1/2" = 1'-0" REFERENCE: 1 / A102



2 MAIN ENTRANCE N-S SIGN ELEVATIONS
1/2" = 1'-0" REFERENCE: 1 / A102



3 MAIN ENTRANCE - E-W SIGN ELEVATIONS
1/2" = 1'-0" REFERENCE: 1 / A102



4 MAIN ENTRANCE SIGN
1/2" = 1'-0" REFERENCE: 1 / A1

SITE SIGNAGE AND DETAILS

WEST FORK WHISKEY -
NEW WFW HQ2 FACILITY
WESTFIELD, IN 46074

DRAWN: Author
CHECKED: Checker

REVISION Date

PUD AMMENDMENT
PROPOSAL

01/06/22

S1



prairie landscape



prairie landscape



prairie landscape



prairie landscape



fire pit and seating



perimeter fence

character images



play area



outdoor dining pergola



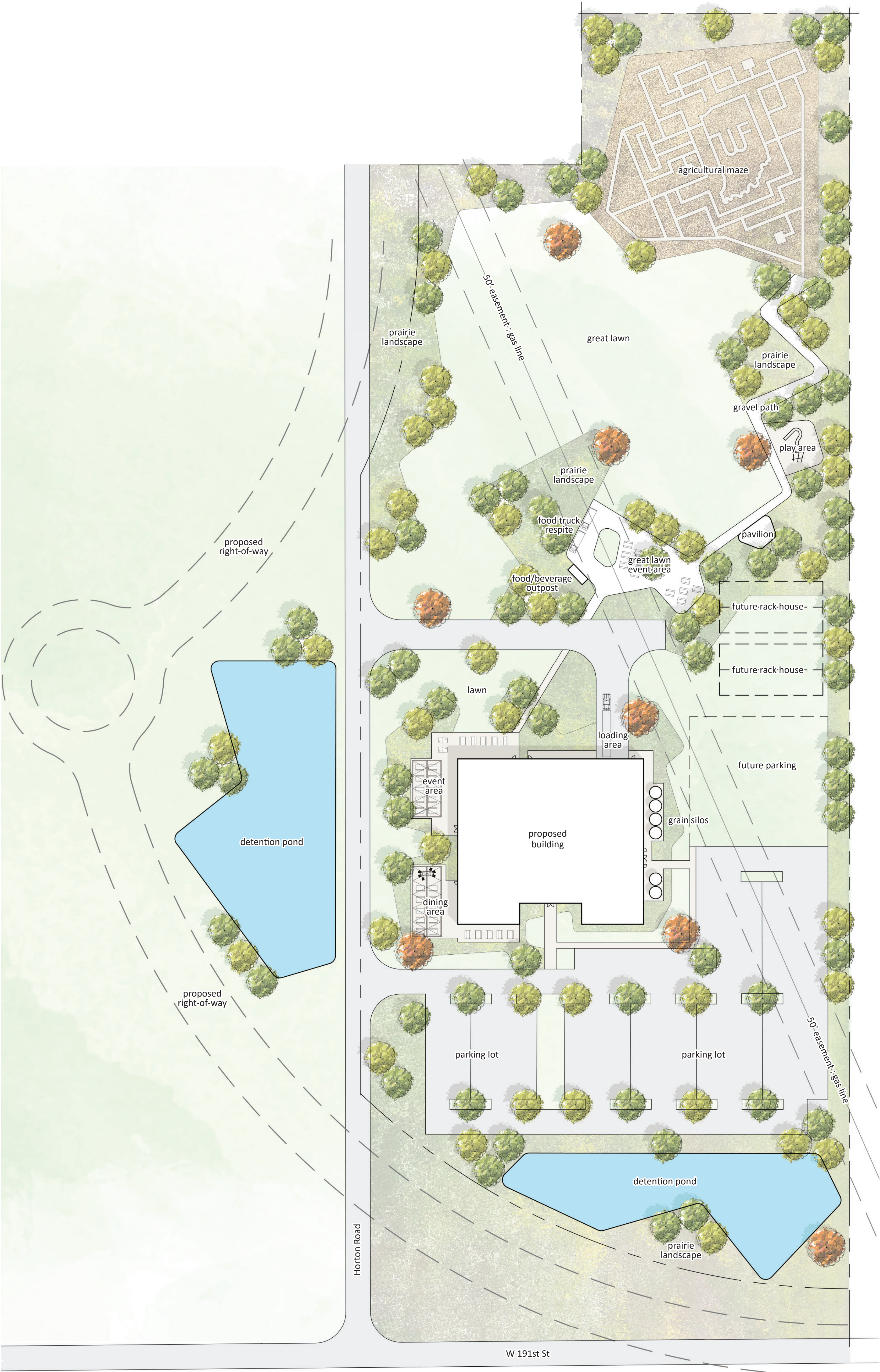
pavilion



great lawn event area



screening at dining area



preliminary landscape concept

NOT FOR CONSTRUCTION

SCALE: 1"=50'



LANDSTORY

Landscape Architecture
Planning
Urban Design

1043 Virginia Ave, Suite 208
Indianapolis, Indiana 46203
317.951.0000 tel
www.landstoryla.com

Certification:

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Owner

West Fork Whiskey Co.
1660 Bellefontaine St.
Indianapolis, IN 46202
317-672-7468

Developer

Holladay Properties
231 College Ave., Suite 100
Indianapolis, IN 46202
317-548-4232

Contractor

Holladay Construction Group
231 College Ave., Suite 100
Indianapolis, IN 46202
317-697-9743

Architect

Blackline
1043 Virginia Ave, Suite 208
Indianapolis, IN 46203
317-803-7900

Civil Engineer

Cripe
3239 Priority Way S. Dr., Suite 200
Indianapolis, IN 46260
317-844-6777

Project

West Fork Whiskey
New HQ2 Facility
Westfield, IN 46074

Dates

September 28, 2028

Project Manager

Drawn

Checked

Project Number

Sheet Title

SCHEMATIC PLAN

Sheet

L101



- b. Individually mounted letters may be used; however, if the letters are mounted on a track, then the track shall be the same color as the background building material on which the track is mounted.

10. Window Signage:

- a. Maximum Sign Area: Twenty-five (25) percent of the window pane.
- b. Maximum Height: No maximum.
- c. Installation: The use of fluorescent colors is prohibited, excluding small signs used inside businesses to indicate that they are open for business.
- d. Removal: Damaged or faded Signs shall be removed or maintained to "new" appearance.
- e. Maximum Number of Signs: No Maximum.
- f. Sign Permit: No permit required.

11. Monument Signs:

- a. Materials: Monument Signs shall incorporate a sign base consisting of Masonry Materials. Masonry Materials shall compliment the color and texture of materials used on the Front Building Facade of the Lot's Building(s).
- b. Landscaping: Shall include landscaping around the base of the Monument Sign. See [Article 6.8 Landscaping Standards](#) for landscaping details.

G. Residential Signs:

- 1. Monument Signs: Subdivisions and developments for Single-family and Multi-family Dwellings shall be permitted one (1) of the following to be located at the entrance(s) of the development:
 - a. One (1) Monument Sign per development entrance not to exceed nine (9) feet in height and thirty-two (32) square feet of Sign Area per sign face; or,
 - b. Two (2) separate sign display areas per entrance, provided that the Sign Area is directly incorporated into an entrance landscape feature, wall, or other decorative feature. In no instance shall the Sign Area exceed fifteen (15) feet in height or fifty (50) square feet per Sign.
- 2. Home Businesses:
 - a. Home Businesses shall be permitted one (1) sign per Dwelling which shall not exceed four (4) square feet in total sign area; and
 - b. Home Business signs shall only be affixed to a wall or door of the structure containing the business.
- 3. Permitted nonresidential uses located in Residential Districts shall be allowed signage as per Individual Non-residential Signs set forth below.
- 4. Temporary Signs shall be permitted as set forth in this Article.

- H. Individual Nonresidential Signs: All Individual Nonresidential Uses shall be permitted signage as set forth below, unless otherwise permitted by this Article. Outlots of Nonresidential Centers are not considered individual uses and are regulated as set forth in this Article for Outlot Signage.

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1. **Sign Area:** The total Sign Area Allocation permitted shall be one (1) square foot of Sign Area for each one (1) linear foot of building fronting on a public Right-of-way. The total permitted Sign Area Allocation may be divided between Monument, Wall, Awning, Projecting Signs (projecting signs permitted in downtown only), and all legally-established nonconforming Signs. Both sides of a Monument or Projecting Sign shall count against Sign Area Allocation for a site.
2. **Monument Signs:** A maximum of one (1) Monument Sign shall be permitted for each public Street Frontage per Lot in accordance with the following:
 - a. **Maximum Sign Area:** Sixty (60) square feet per sign face. Sign caps and bases shall not be used for sign display purposes and shall not count towards the Sign Area calculation.
 - b. **Maximum Sign Height:** Six (6) feet; however, may be nine (9) feet only when incorporating a sign base and sign cap features. Monument signs incorporating a cap or base shall have a minimum base height of six (6) inches, a maximum base height of twenty-four (24) inches and a minimum cap height of two (2) inches. Total aggregate sign cap and base height shall not exceed three (3) feet.
 - c. **Maximum Sign Width:** Twelve (12) feet.
3. **Interior Circulation Sign(s):** Interior circulation signage containing traffic directing information only (such as "Enter", "Exit", "Do Not Enter", etc.) shall be permitted as follows:
 - a. **Maximum Sign Area:** Two (2) square feet. Interior Circulation Signs are not deducted from the Sign Area Allocation.
 - b. **Maximum Sign Height:** Three (3) feet.
 - c. **Business Identification:** May contain wording, logos, symbols or emblems related to the use.
4. **Setbacks:** All Signs shall conform to the Zoning District's Side and Rear Yard Building Setback Line requirements and in addition, shall have a minimum Front Yard or Right-of-way setback requirement of five (5) feet from a Lot Line or Right-of-way.
- I. **Downtown:** Signs within the *LB-H: Local Business / Historical District* shall be regulated per Individual Nonresidential Signs as set forth above. In addition, Projecting Signs, which do not exceed sixteen (16) square feet in Sign Area and Temporary Signage, as set forth herein, shall be permitted.
- J. **Nonresidential Center Signs:** All Nonresidential Centers in the *LB-H: Local Business / Historical District* shall be regulated as set forth above. All other Nonresidential Centers shall be permitted Signs as set forth below, unless otherwise permitted by this Article:
 1. **Sign Plan:** A sign plan shall be submitted for a Nonresidential Center prior to receiving the first sign permit for the center or its tenants. The sign plan shall include:
 - a. Site plan, to scale, depicting the location of all signage.

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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

January 18, 2022
2201-PUD-01
Exhibit 1

Petition Number: 2201-PUD-01

Project Name: Osborne Trails Amendment III – West Fork Whiskey Signage

Subject Site Address: 10 E. 191st Street (the “Property”)

Petitioner: Holladay Properties

Representative: West Fork Real Estate JV, LLC

Request: An amendment to the Osborne Trails Planned Unit Development District modifying the signage standards for 12.8 acres +/-.

Current Zoning: Osborne Trails PUD

Current Land Use: Commercial/Industrial

Approximate Acreage: 12.8 acres +/-

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 21-52
4. Sign Detail
5. Neighborhood Meeting Summary

Staff Reviewer: Rachel Riemenschneider, Associate Planner

PETITION HISTORY

The petition was introduced at the December 13, 2021, City Council meeting. The petitioner hosted a virtual neighbor meeting on Thursday, January 13th. A summary of that meeting has been provided by the petitioner and is included as **Exhibit 5**. The petition will receive a public hearing at the January 18, 2022, Advisory Plan Commission (the “Plan Commission”) meeting.

PROJECT OVERVIEW

Location: The Property is located generally at 10 E. 191st Street (see **Exhibit 2**). The property is currently zoned as Osborne Trails PUD.

History: The Property was added to the Osborne Trails PUD via PUD amendment on August 14, 2017 ([Ord. 17-21](#); 1708-PUD-14). The uses that allow the operation of West Fork Whiskey were permitted per another amendment approved on October 12, 2020 ([Ord. 20-29](#); 2009-PUD-10).

Sign Standards: The signs will be constructed as they appear in the Sign Detail exhibit (**Exhibit 4**). The Petitioner is proposing a monument sign and two circulation signs that do not conform with the Unified Development Ordinance (UDO) standards.

Monument Sign: The PUD amendment would permit the construction of an illuminated monument sign with a concrete base. The UDO (6.17(F)(11)(a)) requires a masonry sign base that is complimentary of the building façade. The PUD also proposed modifying the maximum size of the monument sign, as detailed in the table below:

Standard	PUD	UDO (6.17(H)(2))
Sign Face Height	8 feet, 9 inches	Maximum: 6 feet
Sign Area (per face)	74.4 square feet	Maximum: 60 square feet
Base Height	2 feet	2 feet
Total Sign Height	10 feet, 9 inches	Maximum: 9 feet (including the sign base and sign cap)

Interior Circulation Signs: The UDO permits interior circulation signs, but the PUD proposed to exceed the maximum sizes allowed in the UDO, as detailed in the table below:

Standard	PUD	UDO (6.17(H)(3))
Sign Area	12.5 feet	Maximum: 2 feet
Total Sign Height	5 feet	Maximum: 3 feet

COMPREHENSIVE PLAN

The [Westfield-Washington Township Comprehensive Plan](#) (the “Comprehensive Plan”) identifies this area as part of the [Family Sports Capital Addendum II](#) of the Westfield-Washington Township Comprehensive Plan, which provides 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.

Thoroughfare Plan: The following corridors are impacted by the development of the Property: (i) Primary Arterial 2: 191st Street and Horton Road; (ii) Alternative Transportation Plan: perimeter pathways along perimeter streets.

PROCEDURAL

Council Introduction: The petition was introduced at the December 13, 2021, City Council meeting.

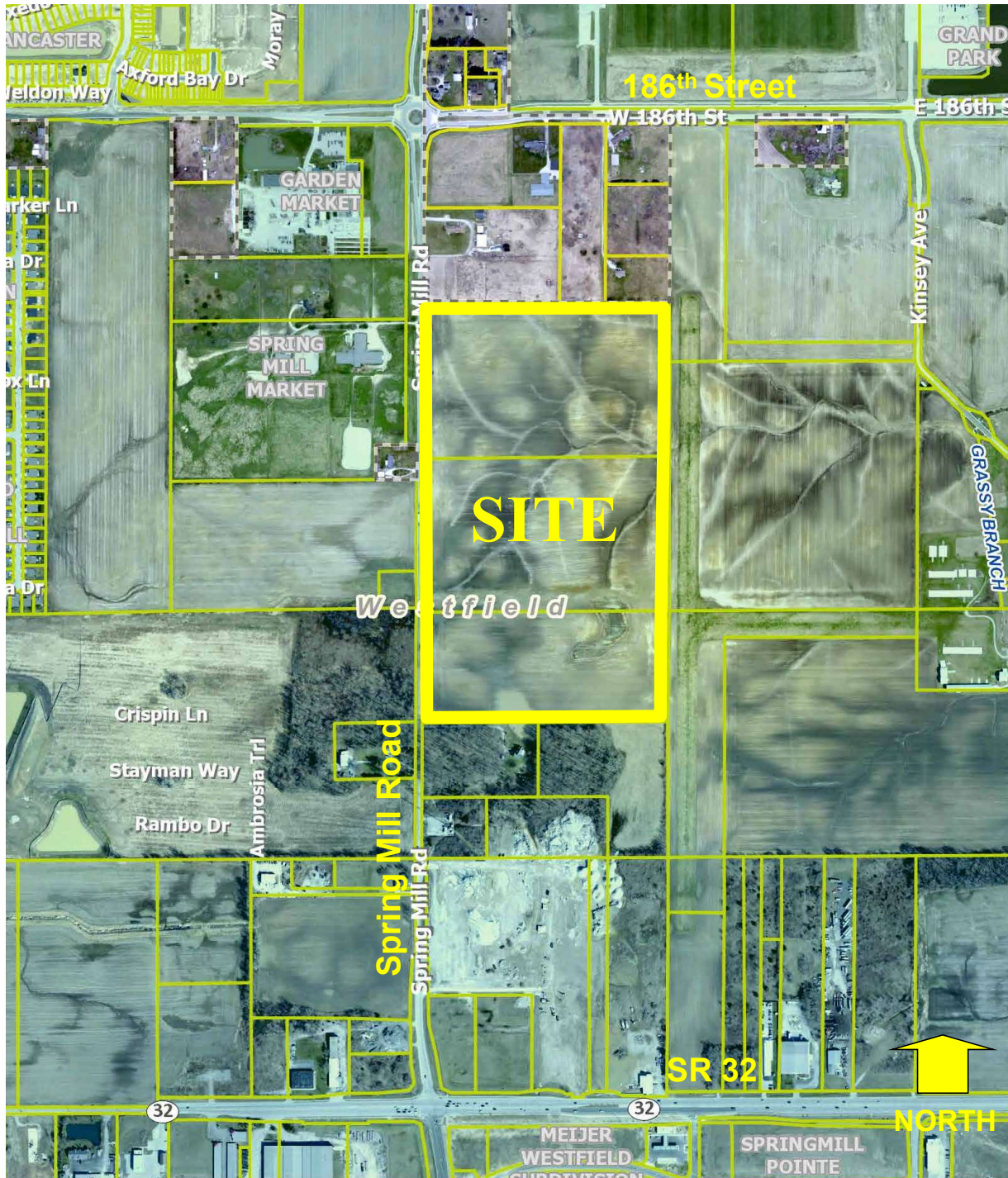
Public Hearing: A change of zoning request is required to be considered at a public hearing by the Plan Commission. The public hearing for this petition is scheduled for the January 18, 2022, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission's Rules of Procedure.

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

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

DEPARTMENT COMMENTS

1. **Action:** Hold a public hearing at the January 18, 2022, Plan Commission meeting.
2. **Action:** If the Plan Commission is satisfied with the petition as it was presented, forward a recommendation to the City Council.
3. If any Plan Commission member has questions prior to the public hearing, then please contact Rachel Riemenschneider at 463-231-6649 or rriemenschnaider@westfield.in.gov.



Courtyards at Spring Mill Site Location Map / Zoning Map

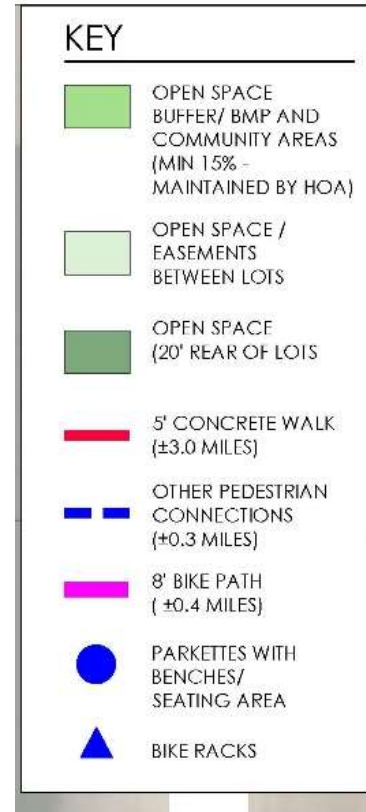
- Approximately 67 acre site
- Infill site in area where higher density residential uses supported
- Identified as Residential (New Suburban) under the Comprehensive Plan

- **Number of homes reduced by 14 to 184**
- **Age Restricted Community standards added to PUD rather than just age targeted**
- **Concept Plan Modified to eliminate grid street pattern**
- **Architectural Enhancements for all homes and in particular those next to Spring Mill Road**
- **Amenity Enhancements and timeline established**
- **Enhanced Buffer along Spring Mill Road with undulating mound in addition to landscaping and 4-board fence**
- **Perimeter separation along east Property line enhanced with setback, fence and pond reconfiguration (no gate or home access and ornamental metal fences)**



Courtyards at Spring Mill Proposed Homes

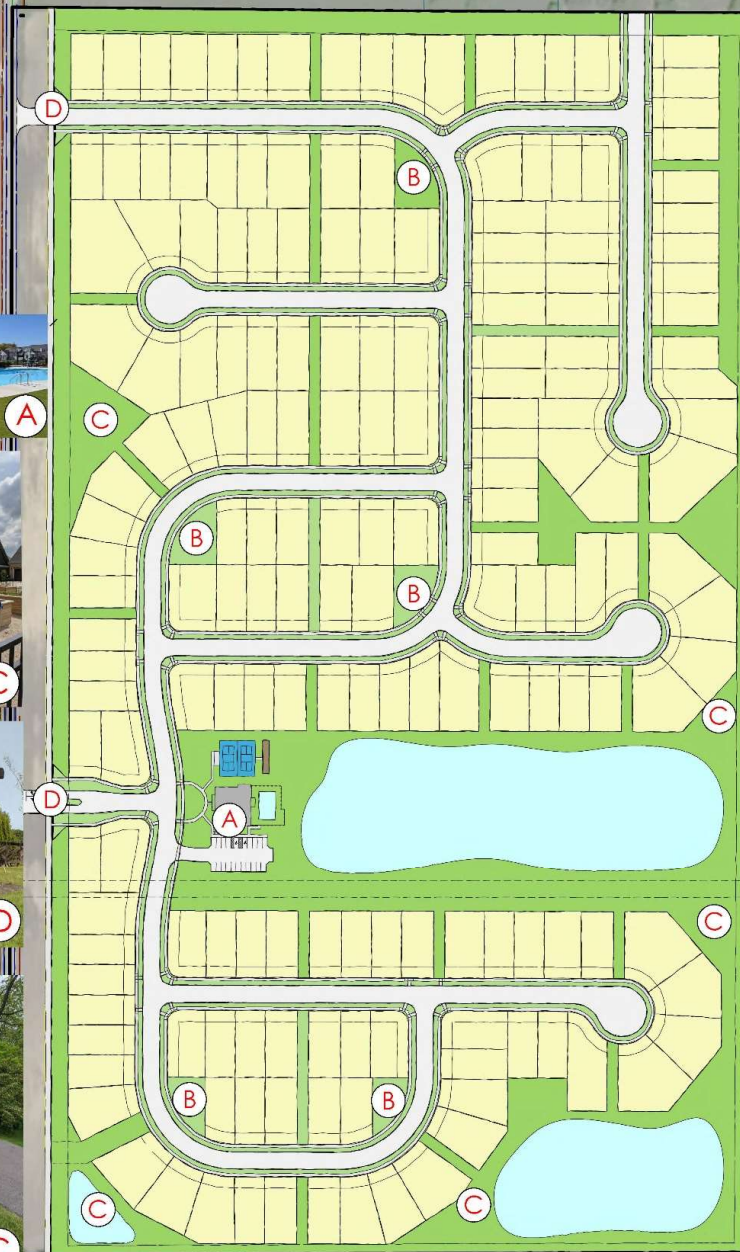




Courtyards at Spring Mill
Open Space and Pedestrian Connectivity

Courtyards at Spring Mill Updated Amenity Plan

- Centrally focused and accessible amenity area
- Clubhouse amenities will be completed prior to the issuance of 80 home building permits
- Size of “parkette” spaces addressed in PUD



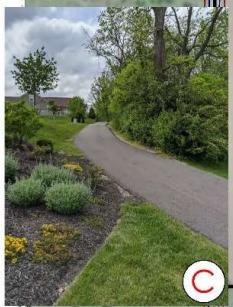
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CONCEPTUAL CLUBHOUSE AMENITY AREA ENLARGEMENT
NOT TO SCALE



FITNESS INSIDE CLUBHOUSE



TYPICAL POOL



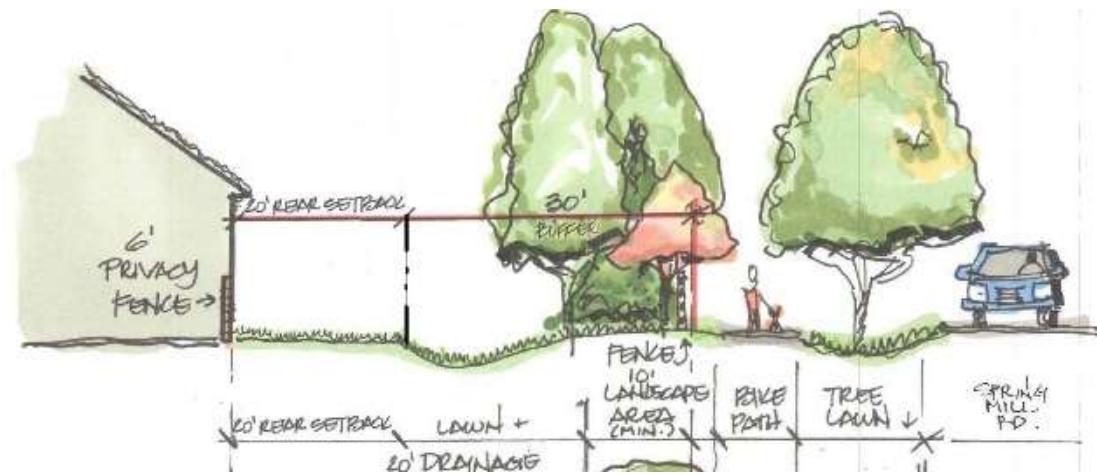
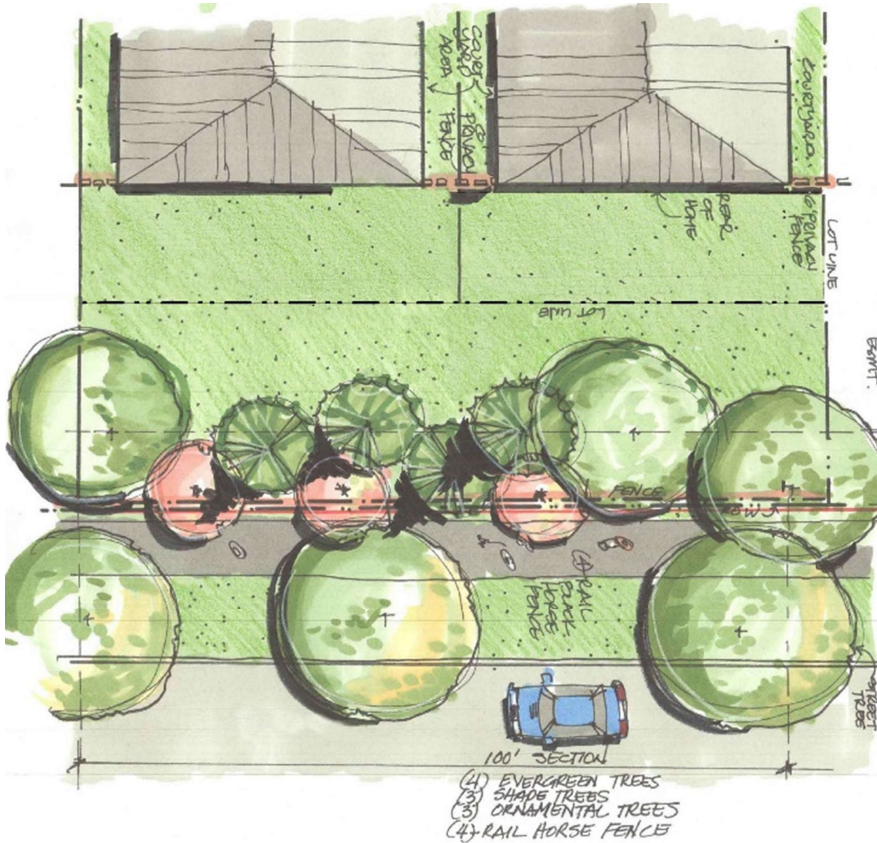
SPRING MILL ROAD EXTERNAL STREET FRONTAGE
NOT TO SCALE

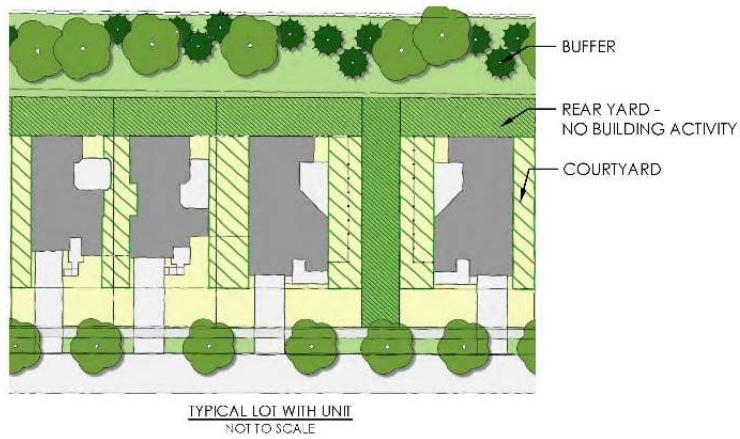


Courtyards at Spring Mill

Revised Spring Mill Details

- Added undulating berm to Spring Mill frontage in addition to landscaping and 4-board fence





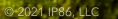
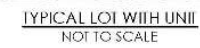
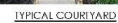
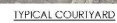
Courtyards at Spring Mill

East Perimeter – FAA / INDOT standards

- **Barriers (Fences Provided and no entrances form adjacent homes or gates)**
- **Setbacks – minimum of 150'**
- **Noise Sensitive Permitting**
- **Tall Structure Regulations**



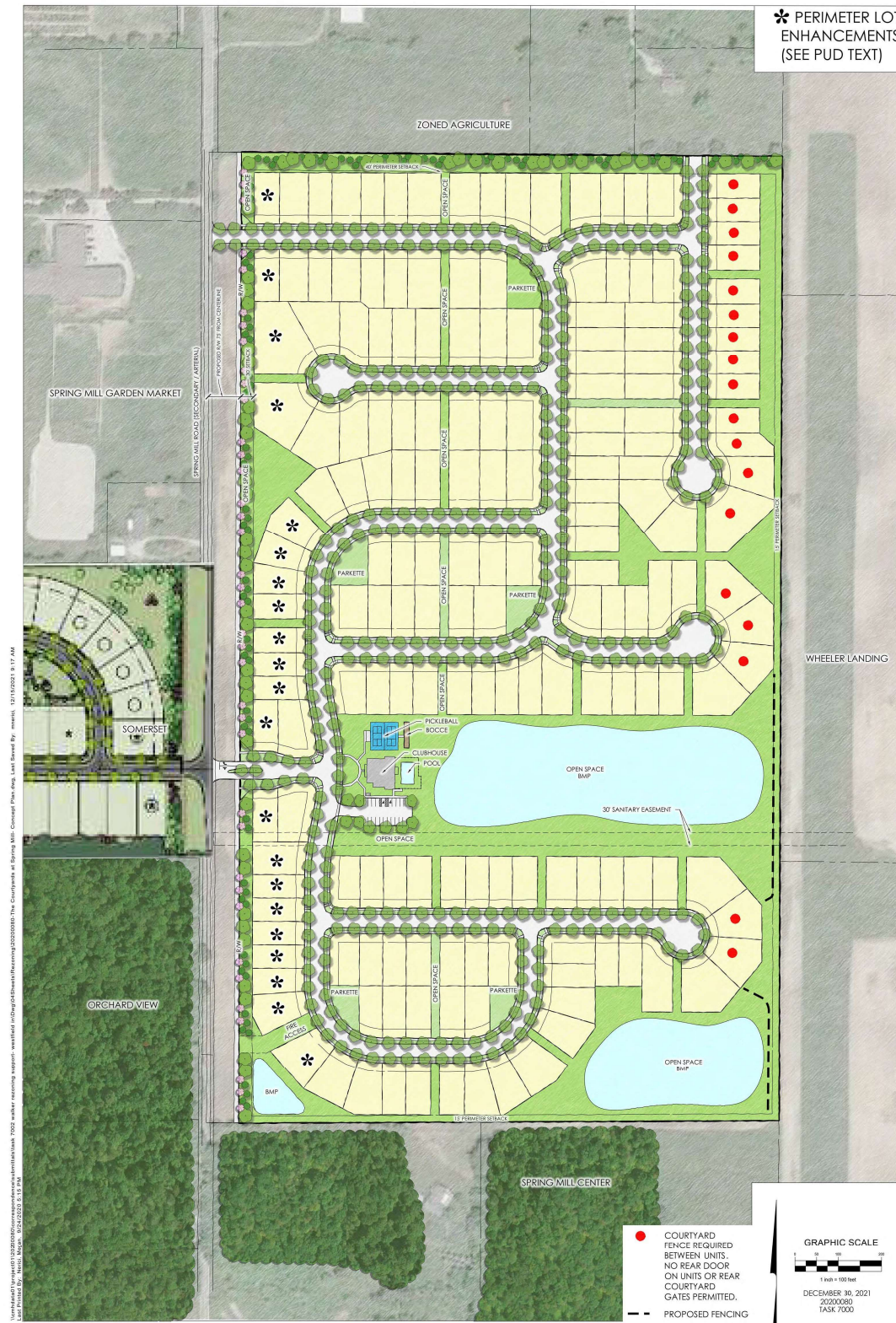
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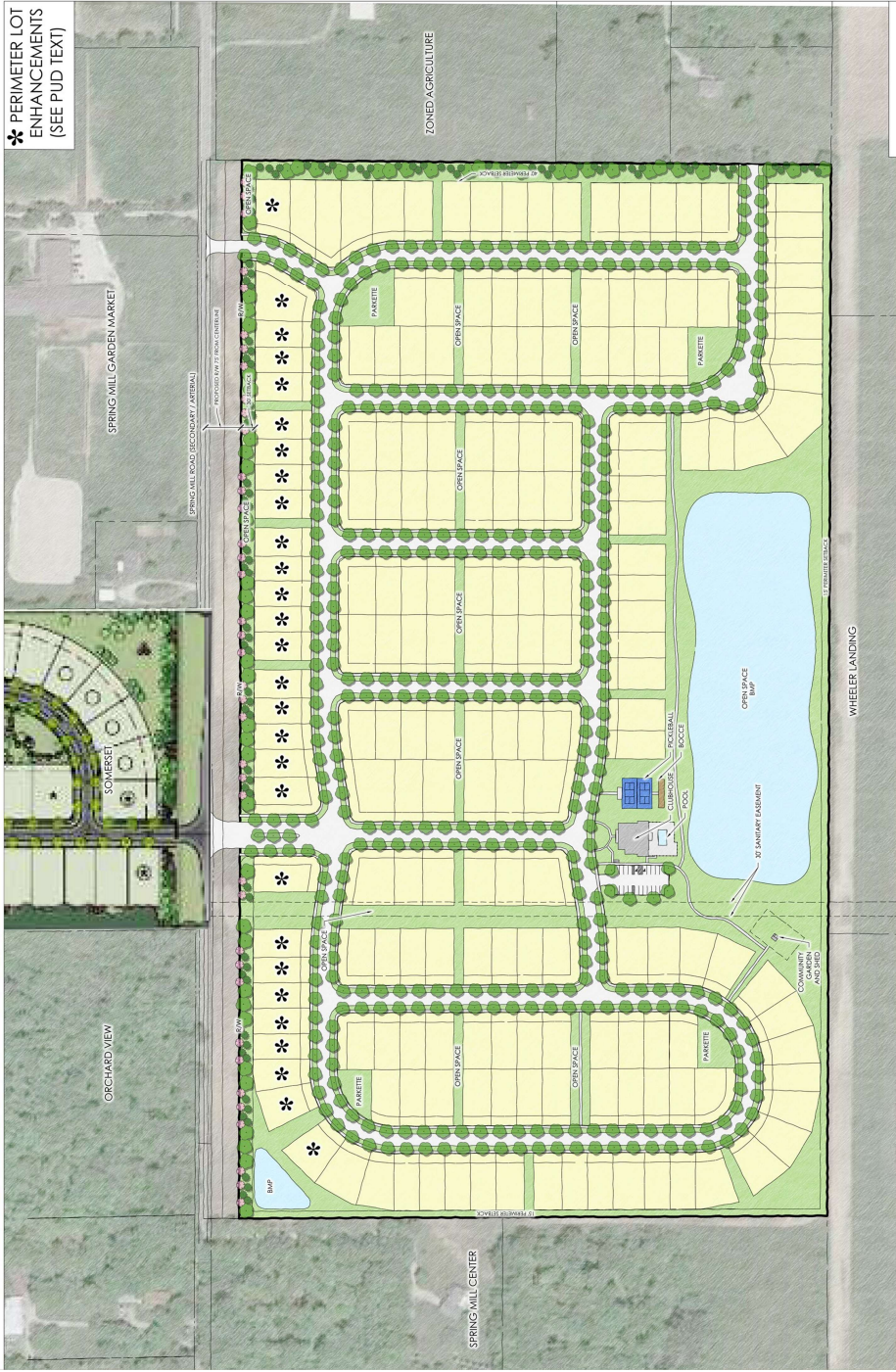


* PERIMETER LOT
ENHANCEMENTS
(SEE PUD TEXT)

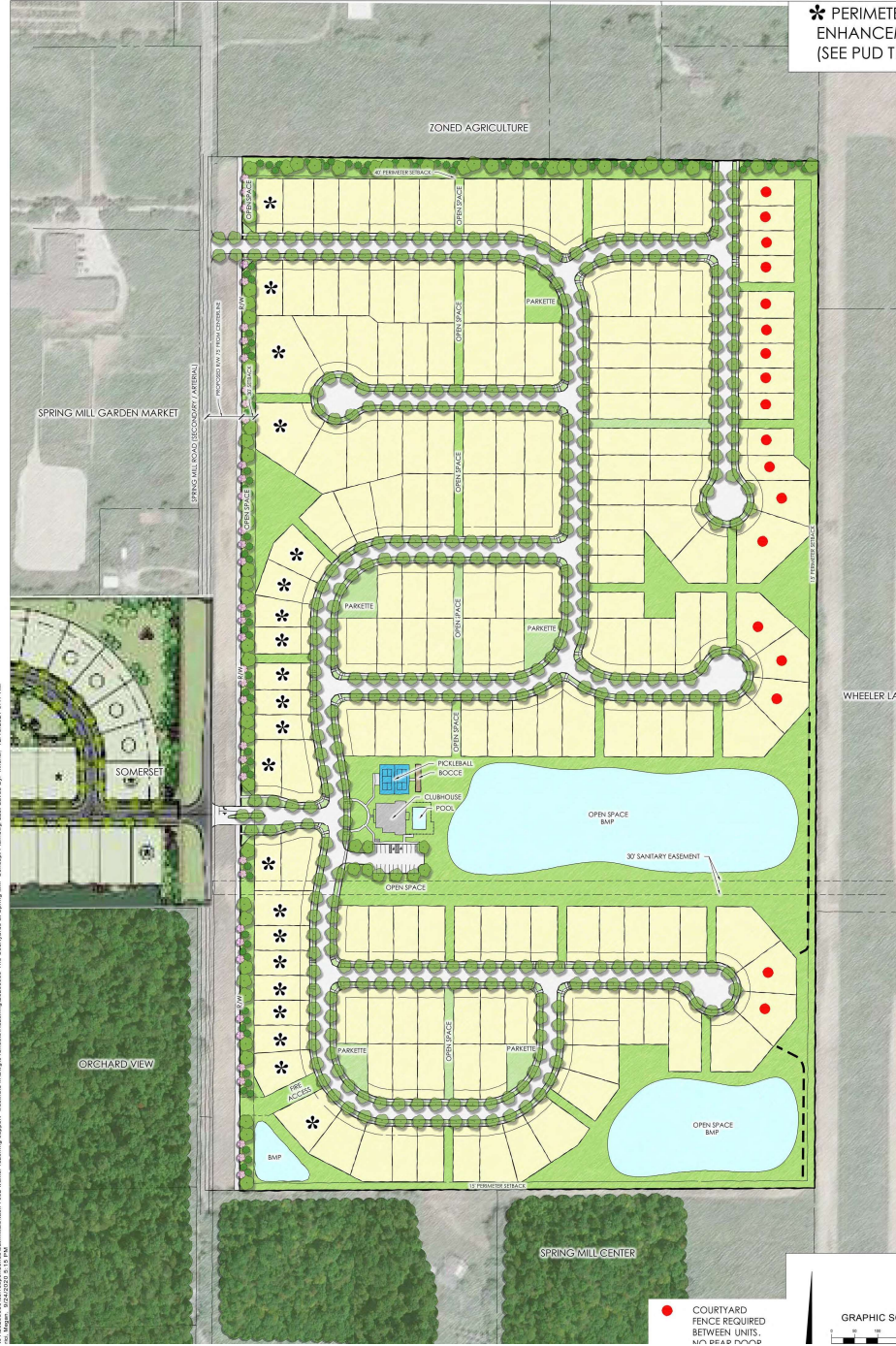
Courtyards at Spring Mill Updated Concept Plan

- Number of homes reduced by 14 to 184
- Age Restricted Community standards added to PUD rather than just age targeted
- Concept Plan Modified to eliminate grid street pattern
- Architectural Enhancements for all homes and in particular those next to Spring Mill Road
- Amenity Enhancements and timeline established
- Enhanced Buffer along Spring Mill Road with undulating mound in addition to landscaping and 4-board fence
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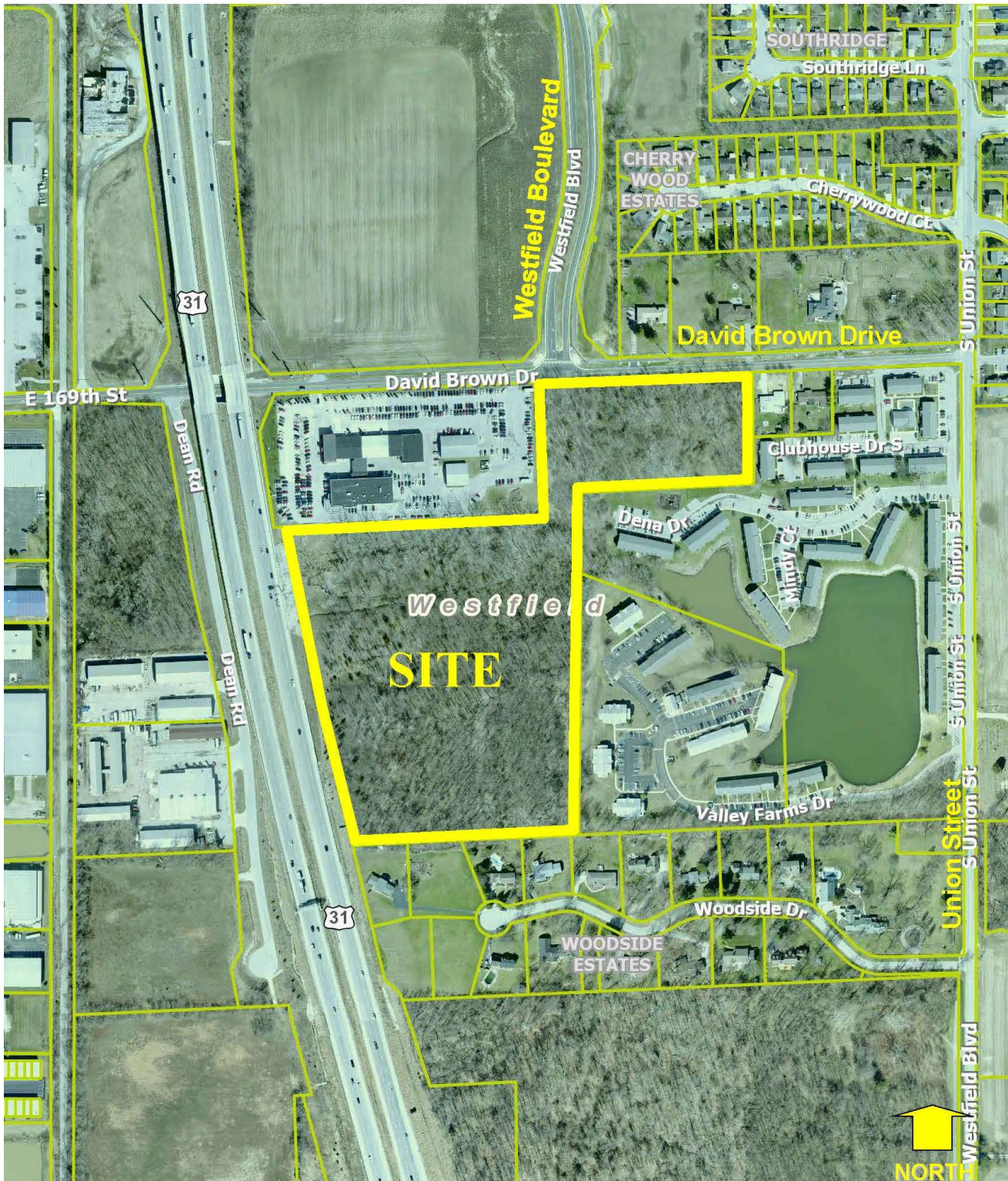




Original Concept Plan



Revised Concept Plan

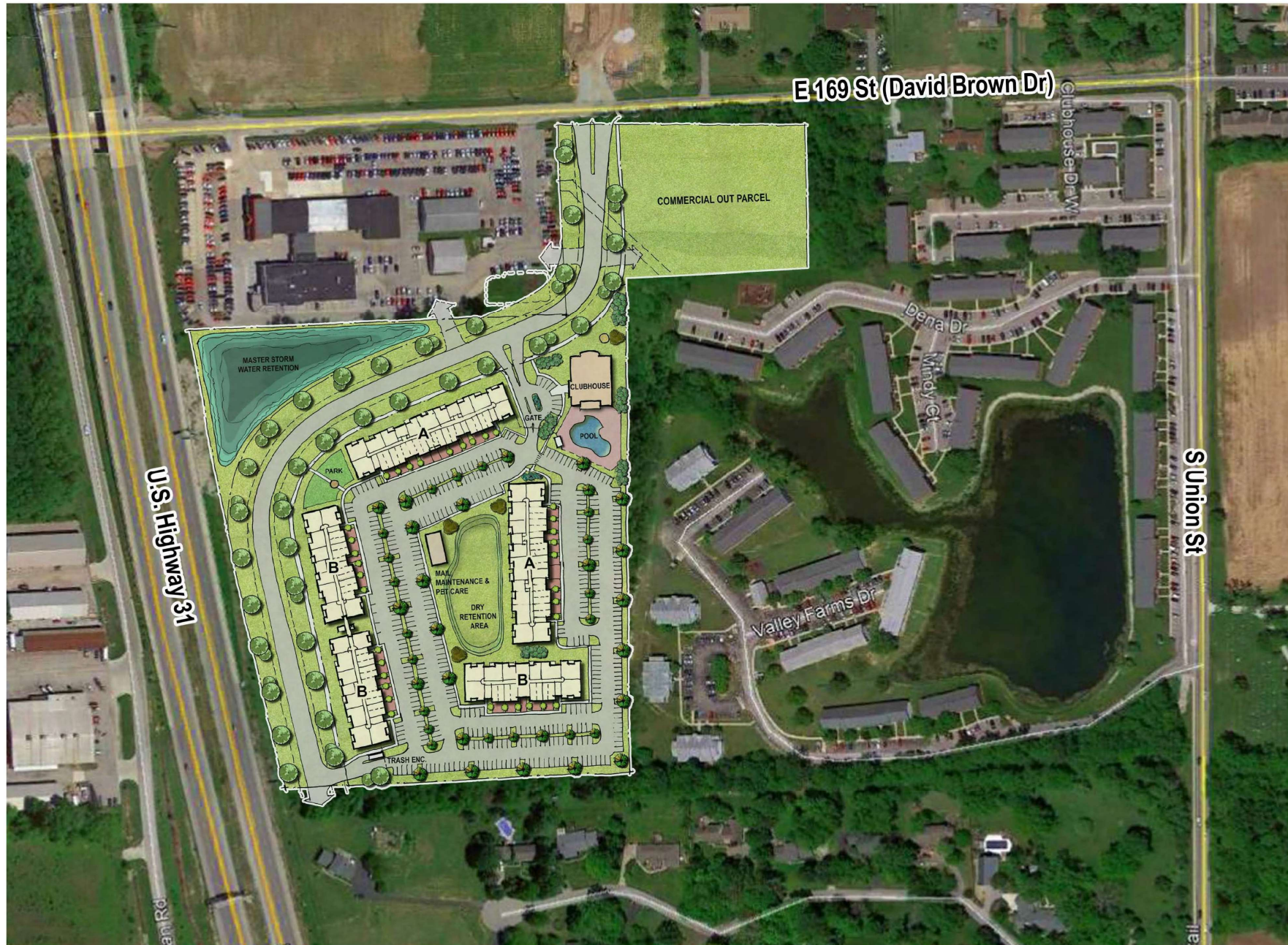


Bel Canto PUD Site Location Map

- 23 acre site adjacent to US 31
- Adjacent to David Brown Drive
- Hamilton Square and Valley Farms apartment communities to the east.
- Woodside Estates to the south
- Adjacent to Tom Roush Automobile Dealership

Bel Canto PUD

Concept Plan Context



Bel Canto PUD Concept Plan

- Westfield Boulevard Extension
- Multi-family area
- Commercial Out Parcel
- Building orientation frames streets
- Significant building setback to south
- Smaller clubhouse building located further from US 31 frontage
- Open Space and amenities provided throughout site





PERSPECTIVE VIEW
N.T.S



CONCEPT ELEVATION
N.T.S

©2021 FK ARCHITECTURE

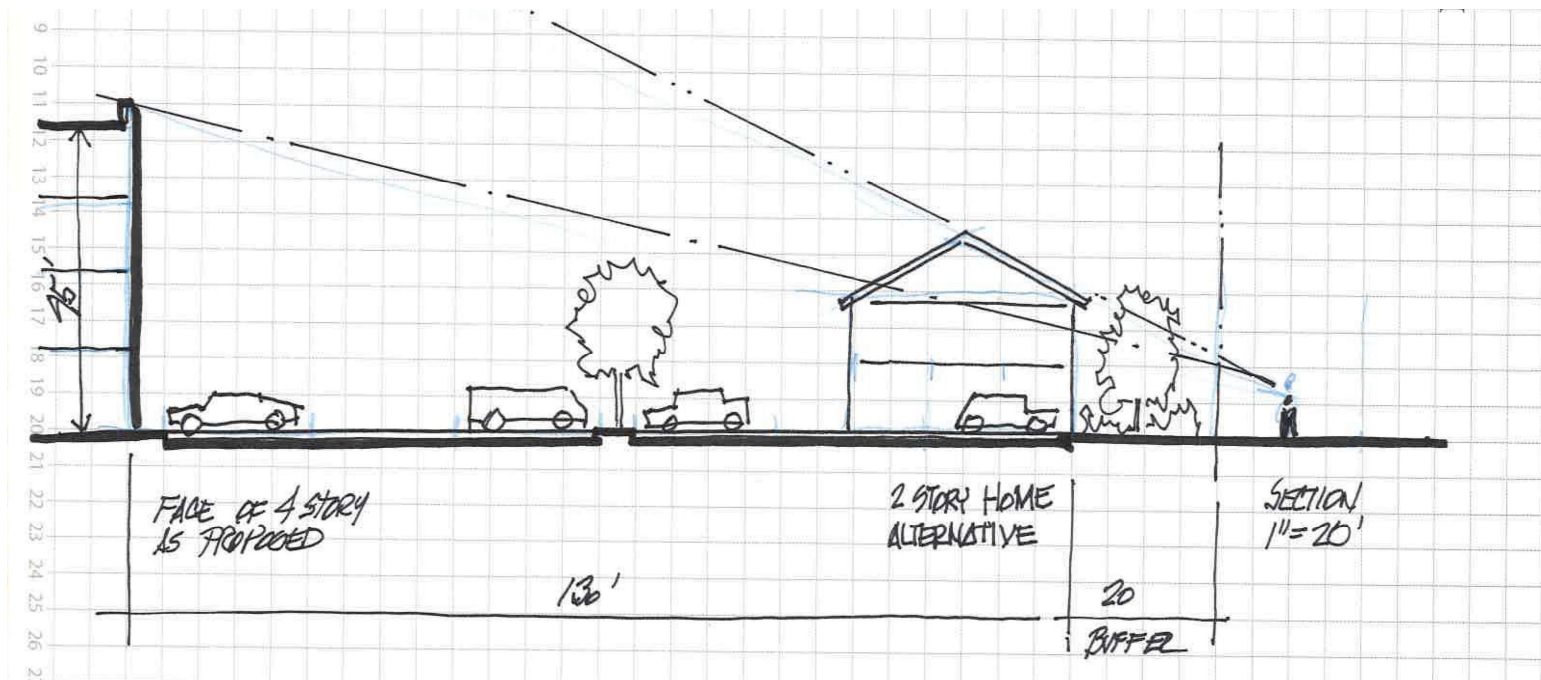




Bel Canto PUD

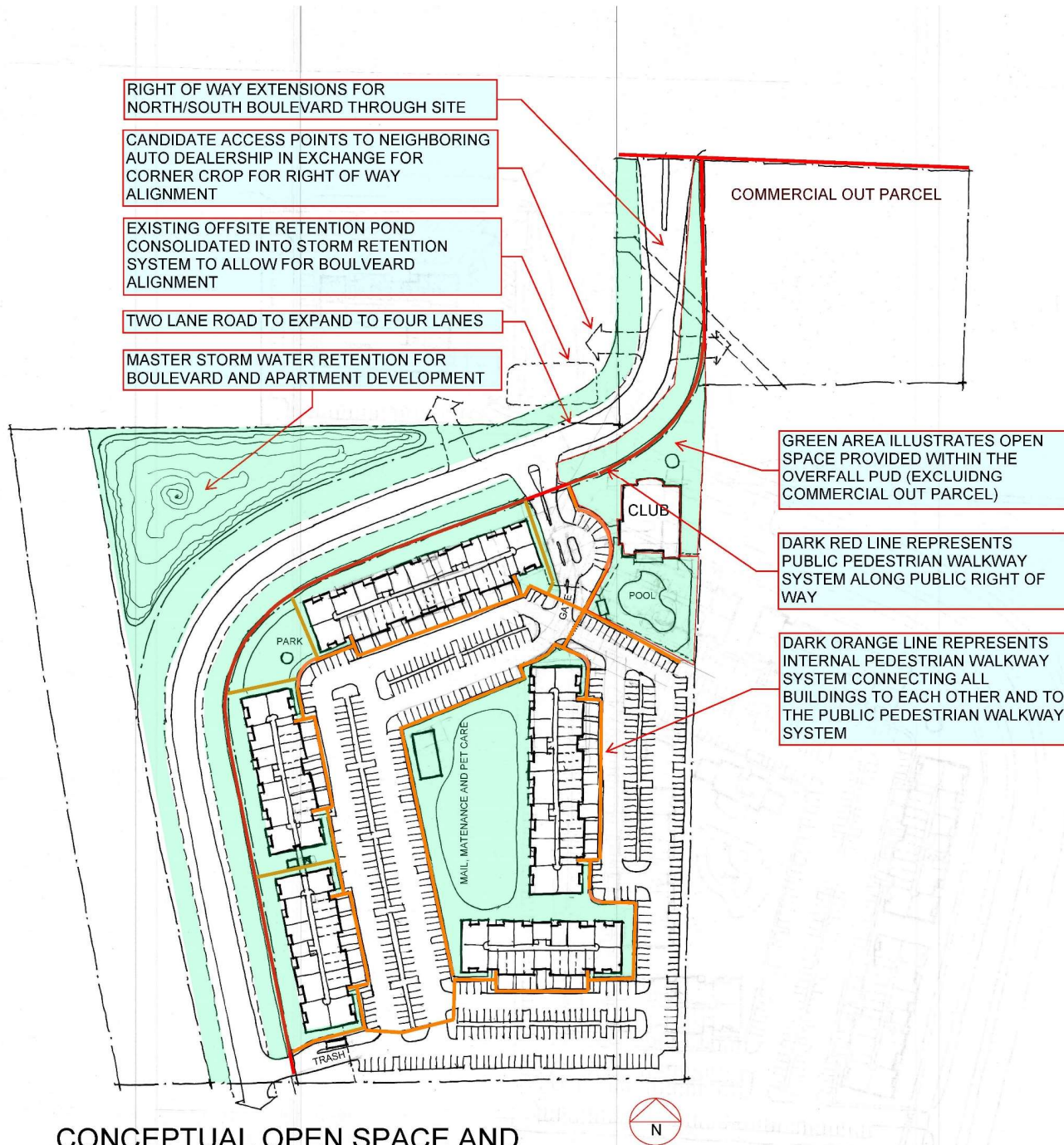
Buffers and Site Lines

- Approximately 150' setback to Woodside Estates Homes not impacted by Westfield Drive Extension
- Taller buildings line US 31 Corridor and interior to site



Bel Canto PUD

Open Space and Pedestrian Circulation



CONCEPTUAL OPEN SPACE AND
PEDESTRIAN CIRCULATION SITE PLAN

Bel Canto PUD Amenity Map

COMMUNITY OUTDOOR ACTIVITY AREA 3 INCLUDING:

TRAIL AROUND POND FOR WALKING AND JOGGING

COMMUNITY OUTDOOR ACTIVITY AREA 4 INCLUDING:

POCKET PARK WITH LIESURE SEATING FOR QUIET
RELIEF

COMMERCIAL OUT PARCEL

COMMUNITY INDOOR AMENITY STRUCTURE INCLUDING:

COMMUNITY MANAGEMENT
RESIDENT SERVICES
INDOOR GATHERING
INDOOR MEDIA
INDOOR "WE WORK" SPACE
INDOOR INTERNET CAFE
INDOOR FITNESS AND YOGA
COVERED OUTDOOR GATHERING LOGGIA

COMMUNITY OUTDOOR ACTIVITY AREA 1 INCLUDING:

ACCESSIBLE POOL AND OUTDOOR DECK AREA
SUMMER KITCHEN WITHR PICNIC AREA
POOL CABANA

COMMUNITY INDOOR SATELITE ACTIVITY AREA 2 INCLUDING:

MAIL AND PACKAGE
PET CARE AND BATHING AREA
BICYCLE MAINTANCE SHOP
PROPERTY MAINTENANCE
CAR WASH STATION

COMMUNITY OUTDOOR ACTIVITY AREA 2 INCLUDING:

BEAN BAG TOSS
BOCCE BALL
OPEN ACTIVITY AREA
FENCED PET PLAY AREA

CONCEPT COMMUNITY AMENITY SITE PLAN



Bel Canto PUD Amenity Examples

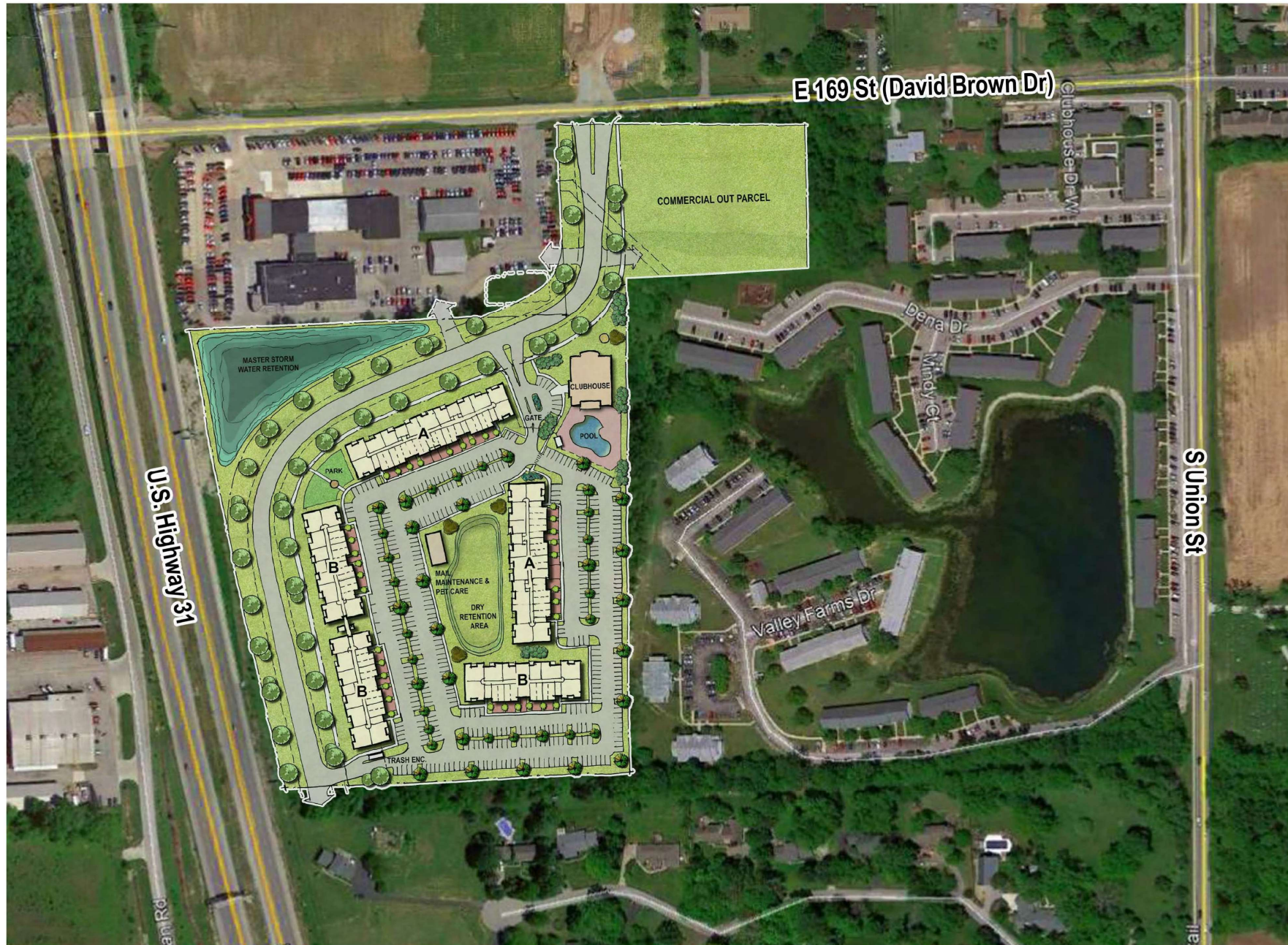


Bel Canto PUD Clubhouse Examples



Bel Canto PUD

Concept Plan Context



WRITTEN PUBLIC COMMENTS

Docket Number: 2201-PUD-02

Petitioner: Bel Canto Asset Growth Fund, LLC by Nelson & Frankenberger, LLC

Request: A change of zoning for approximately 23 acres +/- from the GB-PD: General Business Planned Development Zoning District to the Bel Canto PUD District

Enclosed Attachments (as of 5:00 pm Monday, January 18, 2022):
January 18, 2022 Advisory Plan Commission Meeting

1. Elaine Hinshaw		(1/14/22)
2. John Christanson	1515 Woodside Drive	(1/17/22)
3. John Long		(1/18/22)
4. Marilyn and Mel Bruce	1416 Woodside Drive	(1/18/22)

Sent to APC:

I am writing to the APC about the proposed development by Bel Canto Asset Growth Fund to the NW of Woodside Drive. Entrance on David Brown Drive.

It is my belief that it is critically important for this commission to be reminded that the opinions of tax paying residents should carry as much or more weight than that of developers. Additionally, it is my feeling that Westfield is in a position to select the very best options for its future development and demand the very best. This should not be done by a well thought out plans that look to the future rather than the “right now” piecemeal fashion of individual PUDs.

Is this PUD the best option?

- I am extremely concerned about the number of units that are being requested in this PUD. Bel Canto is requesting a PUD with up to **300 apartment units** plus an out lot on a very small piece of property.
- To allow for the massive number of units, Bel Canto is showing buildings of **4 stories**. I have not seen any existing apartment complexes or apartments under development that have that number of stories.
- One or more of the proposed buildings was shown to directly overlook existing homes of one to two stories on Woodside Drive. **Quite a concern!**
- An abundance of buffering and more building set back would have to be considered to protect Woodside Drive residents on the west as well as other homes in close proximity.
- What consideration is given to trash enclosures? They should not abut Woodside Drive.
- With apartments and other developments planned to the south and also to the east of Woodside Drive, the added density of this proposal would significantly impact the quiet residential qualities of Woodside Drive.
- The Bel Canto plan shows a miniscule amount of green space for their complex. APC has required other developments be planned with much more green space
- **Infrastructure-** I am concerned about the amount of traffic that could potentially be added to the already busy David Brown Drive.
- Additionally at David Brown and Union Street there already exist issues with the number of cars turning onto to Union.
- This proposal shows further extension of Westfield Boulevard to the south. **I want to re-emphasize that Woodside Drive residents have strongly voiced to developers and the city that there be NO ability to utilize Woodside Drive as a cut through to Union for the Westfield Boulevard extension. In 2021 Woodside Drive residents were given assurance from representatives of the city that Woodside Drive would remain a cul-de sac which is and has been a cul-de-sac since the build-out of the quiet neighborhood beginning some 50 years ago.** This discussion with the city occurred during discussion of the Lantern Commons PUDs.

Thank you for your time and your consideration.

Elaine Hinshaw

From: [John Christianson](#)
To: [APC](#)
Subject: Docket No. 2201-PUD-02
Date: Monday, January 17, 2022 1:33:47 PM

**WARNING: This external email is from
jdcteach@gmail.com.**

I live in the Woodside Estates neighborhood. My objection to this development is mainly it is just being done because it can be done. What will it add to the liveability of our area? How does it fit in with the plans for Westfield Blvd extension? Has the city made some agreement with Bel Canto to do this extension as part of the scope of work to be done? If so, what is Bel Canto seeking in return?

I continue to also seek assurances that when Westfield Blvd. is extended further into our area that it will not connect with Woodside Dr. I know that this development doesn't take it that far but I do not want the commission to forget that this has been discussed previously.

Thank you for your attention.

John Christianson
1515 Woodside Dr.

From: [John Long](#)
To: [planners](#); [Robert Horkay](#); rkburman@gmail.com; ginnykelleher@gmail.com; mjohns@c21scheetz.com; [Troy Patton](#); [Jake Gilbert](#)
Subject: Bel Canto Development
Date: Monday, January 17, 2022 4:01:07 PM
Attachments: [Letter to APC 1-22.docx](#)

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Good Afternoon,<br>
<br>
My name is John Long and I am a homeowner in the Woodside Drive neighborhood. I would hope that each
member speaking on this committee has taken the time to drive down our street and realized the uniqueness of
neighborhood. (I know Jake has and I thank him for it)<br>
<br>
Like most of my neighbors, I moved here to get away from the Pulte neighborhoods of the world and have a home
with some character to it. It is one of the few places like this left in Westfield unfortunately. <br>
<br>
Currently to the south of our street, they are cutting down 60 acres of trees. Now it seems we are again selling
ourselves out to an apartment developer to the north which is this proposed development. <br>
<br>
I am not opposed to development. I just think there are other uses here to consider such as something similar to SEP
which did a great job conserving the integrity of their surroundings. The overview provided does none of this.<br>
<br>
I would hope that you take our comments into consideration when planning the future of our neighborhood. I also
would hope you would want to keep as much as the natural landscape as possible.<br>
<br>
-keep as many trees as possible as a buffer. 100 yards<br>
-No high rise apartments greater than 2 stories<br>
-No connection to Woodside drive with this project or any others<br>
<br>
Regards,<br>
<br>
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Good Afternoon,

My name is John Long and I am a homeowner in the Woodside Drive neighborhood. I would hope that each member speaking on this committee has taken the time to drive down our street and realized the uniqueness of neighborhood. (I know Jake has and I thank him for it)

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I am not opposed to development. I just think there are other uses here to consider such as something similar to SEP which did a great job conserving the integrity of their surroundings. The overview provided does none of this.

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- keep as many trees as possible as a buffer. 100 yards
- No high rise apartments greater than 2 stories
- No connection to Woodside drive with this project or any others

Regards,

Melvin Bruce
1416 Woodside Drive
(Woodside Estates)
Westfield, IN 46074

Subject: Docket 2201-PUD-02 Bel Canto Rezone to PUD Zoning Request

If this project comes to fruition, it will be severely detrimental to the residents that live in the Woodside Estates area. For over 20 years now my wife and I have enjoyed the tranquil setting that Woodside Drive provides for us. Even with the completion of the US 31 project our neighborhood is still pretty tranquil. On occasion, we can hear commotions that occur at the Hamilton Square apartments but normally we do not hear from them.

My wife and my concerns are as follows:

1. Our property is totally adjacent to the proposed project. The property diagram that was shown to us at the January 6th meeting shows one of the complexes parallel to our home, resulting in a significant violation of our privacy, both in the home and in the back yard.
2. There are two multi-resident properties directly behind the residents on the east side of Woodside drive now.
 - a. Hamilton Square Apartments Approximately 202 units.
 - b. Valley Farms Apartments Approximately 92 units.
 - c. Directly across Union Street from the Hamilton Square apartments is the Ashley Apartments with approximately 192 units.
 - d. Approximately one-half mile from the Hamilton Square apartments is the Union Flats apartments with approximately 236 units.
 - e. If we add the Bel Canto multi-resident buildings to the list there would be approximately 270 more units.

The building of the Bel Canto units would create an "Apartments Row" along David Brown Street and adjacent to the properties of Woodside Drive.

3. We will experience the loss of habitat and landscape if this project is approved as well as any wetlands that may be on the property.
4. With the addition of the 272 units, there will be more traffic on David Brown and Union Streets. In the mornings and evenings it can be difficult to turn onto Union Street due to on-coming traffic now. Another 250 300 vehicles will just add to an already inconvenience.
5. During the construction of the project the following could be detriments to the residents of Woodside Drive:
 - a. Dust on:
 - i. Houses
 - ii. Cars
 - iii. Backyards
 - b. Noise:

- i. Loss of peace and quiet on the neighborhood
 - ii. Degradation of ambient conditions
- c. Traffic:
 - i. Prolonged closure of the road spaces
 - ii. Detours
 - iii. Utility cuts

The existing parcels that are being requested to be re-zoned are currently GB-PD and property sits in the commercial corridor along US 31. Requesting a zoning change begs the question; "Was there a mistake made when the Comprehensive Plan for Westfield was originated?" My wife and I hope that our current Administration is not in favor of this "hopscotch" approach to zoning and is following a well-planned approach to development and putting politics aside. For these reasons my wife and I would like to see this project voted down.

Thank you for your consideration.

Marilyn and Mel Bruce