



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda_12_21_2020

Monday, December 21, 2020 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, December 21, 2020 at 07:00 PM

MEETING PLACE: Virtual Conference Call

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

To submit a comment for the record on a Public Hearing item, please email planners@westfield.in.gov. Please include Petition name or number in subject line.

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

Approval of Minutes - November 16, 2020 & December 7, 2020

Documents: [APC Minutes - November 16, 2020](#) | [APC Minutes - December 7, 2020](#)

Review APC Rules & Procedures

CONSENT AGENDA

No Consent Agenda Items

ITEMS OF BUSINESS

2012-ODP-19 & 2012-SPP-19

Chatham Pointe

Northwest of the intersection of Cox Avenue and Tomlinson Road

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

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

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

[Exhibit 4: Overall Development Plan](#) | [Exhibit 5: Landscape Plan](#) | [Exhibit 6: PW Response to Waiver Requests](#) | [Exhibit 7: Preliminary Tree Inventory and Notes](#)

2009-PUD-11

Woods Robinson Briggs PUD

North side of 191st Street, West of Tomlinson Road

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

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

Documents: [Exhibit 1: Staff Report](#) | [Exhibit 2: Location Map](#) | [Exhibit 3: Proposed Ord. 20-28](#) | [Exhibit 4: District Plan](#) | [District 5: Concept Plan](#) | [Exhibit 6: Phasing Plan](#) | [Exhibit 7: District 1 \(Commercial\) Character Exhibits](#) | [Exhibit 8: District 2 \(Suburban Rental Community\) Character Exhibits](#) | [Exhibit 9: District 3 \(Small Lot Residential North\) Character Exhibits](#) | [Exhibit 10: District 4 \(Small Lot Residential South\) Character Exhibits](#) | [Exhibit 11: District 5 \(Park Trailhead\) Character Exhibit](#) | [Exhibit 12: Supplemental Presentation Exhibits \(New 12/21/20\)](#)

PUBLIC HEARING ITEMS

No Public Hearing Items.

ITEMS CONTINUED TO A FUTURE MEETING

2007-PUD-07 [CONTINUED]

Bridgewater PUD Amendment (Culver's)

14631 North Gray Road

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

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

2008-PUD-09 [CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & 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)

2012-ODP-18 & 2012-SPP-18 [CONTINUED]

Spring Mill Centre

Northeast corner of Spring Mill Road and SR 32

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

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

2012-PUD-15 [CONTINUED]

Somerset PUD

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

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

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

REPORTS/COMMENTS

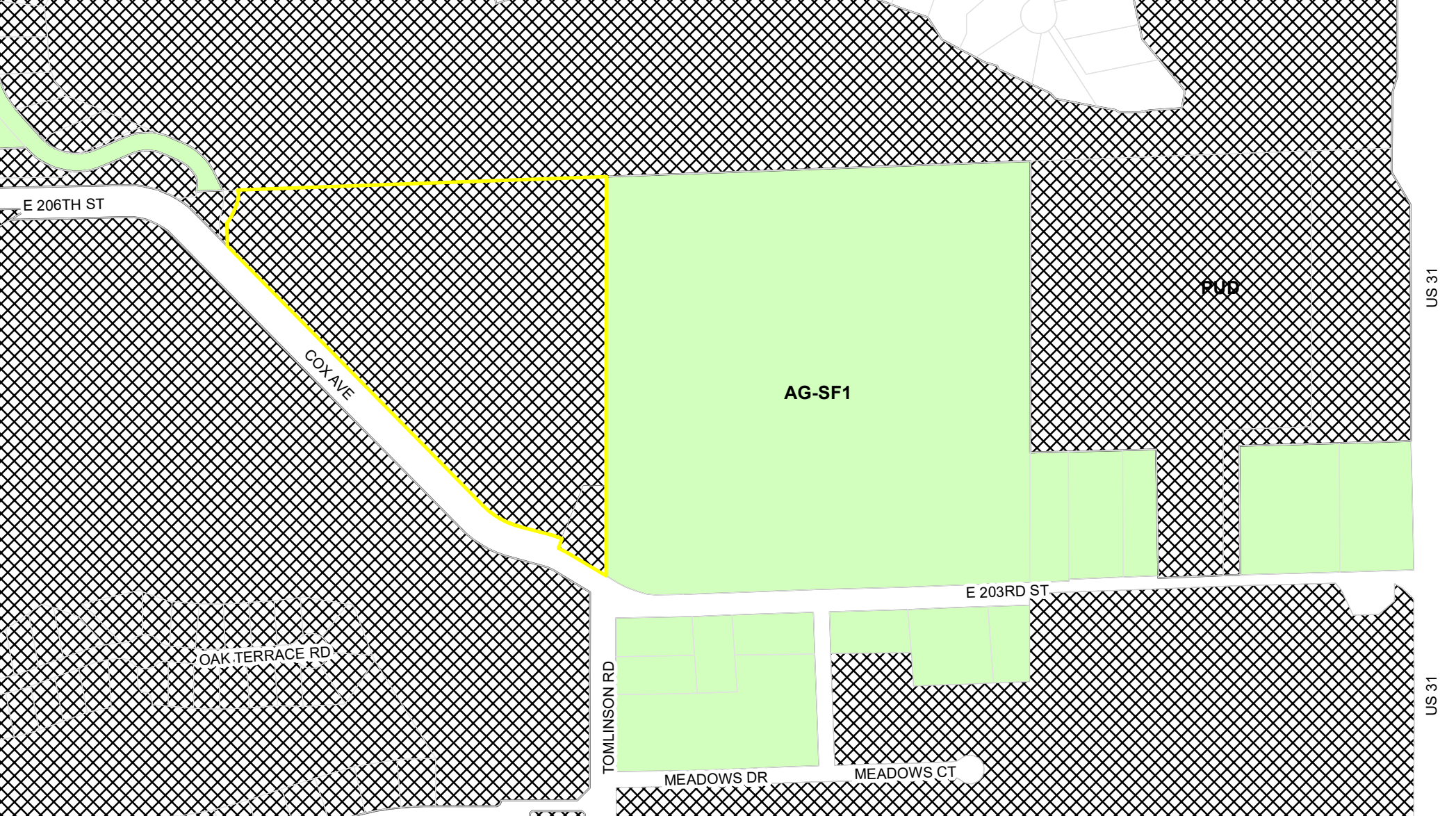
Advisory Plan Commission Members

City Council Liaison

Board of Zoning Appeals Liaison

Community Development Department

ADJOURNMENT



E 206TH ST

COX AVE

AG-SF1

RUP

OAK TERRACE RD

TOMLINSON RD

E 203RD ST

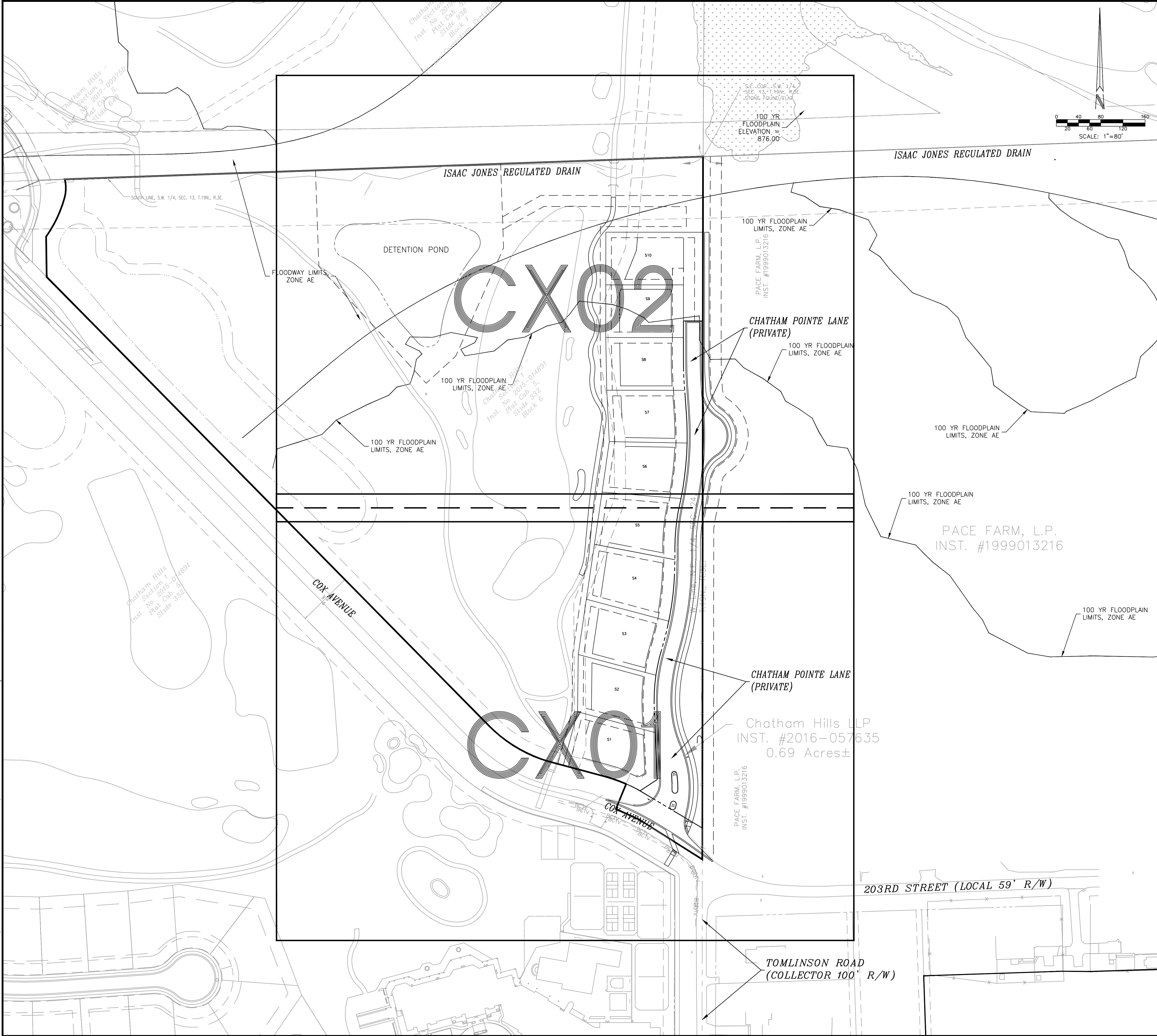
MEADOWS DR

MEADOWS CT

US 31

US 31

CH:2017-170504-205500-Cor'd Engr'd DP AND PP (P.100, Overall Primary Plat.dwg, December 11, 2020 5:35 PM, JARED SVALDI, © Paul I. Cripe, Inc.



LOT LINE

EASEMENT LINE

RIGHT-OF-WAY

SETBACK LINE

CENTERLINE STREET

MATCH LINE

EXISTING SWALE, CREEK, STREAMS

POND NORMAL POOL

POND TOP OF BANK

S1

LOT NUMBER

●

DISTRICT SUBAREA

●

STREET LIGHT

✕

ACCESSIBLE RAMP

+

STOP SIGN

+

STREET SIGN

P.S.,S.,D.&U.E.

PRIVATE STREET, SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT

P.S.,D.&U.E.

PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT

D.&U.E.

DRAINAGE AND UTILITY EASEMENT

U.E.

UTILITY EASEMENT

B.S.L.

BUILDING SETBACK LINE

WETLAND AREA

LOT SIDE

BACK OF CURB

28' PRIVATE STREET

COMMON AREA "A" IRR. P.S.,S.,D.&U.E.

BACK OF CURB

ASPHALT PATH

PROPERTY LINE

4'

2'

12'

12'

2'

6'

8'

ROLL CURB

ROLL CURB

DOUBLE WALL, GASKETED SMOOTH BORE, GASKETED, PERFORATED DRAIN TILE

DOUBLE WALL, GASKETED SMOOTH BORE, GASKETED, NON-PERFORATED DRAIN TILE

NOTES

1. ALL STREET TREES ARE TO MATCH THE CURRENT CITY OF WESTFIELD MASTER TREE LIST.

2. STREET TREES SHALL NOT BE WITHIN 4 FEET OF ANY PAVEMENT.

3. THERE SHALL BE NO TREES WITHIN 10 FEET OF ANY STORM SEWER INCLUDING SSD.

PRIVATE STREET TYPICAL SECTION

NO SCALE

PRIVATE STREETS:

THE AREA SHOWN ON THE PLAT AS "PRIVATE DRIVE" INCLUDING, WITHOUT LIMITATION, CHATHAM POINTE LANE SHALL BE MAINTAINED AS A PRIVATE DRIVE AND UNDER THE SIGNED OWNERS AND THEIR SUCCESSORS AND ASSIGNEES, HEREBY WAIVE THEIR RIGHTS TO PETITION THE CITY OF WESTFIELD TO BE RESPONSIBLE FOR MAINTENANCE AND OWNERSHIP OF SUCH PRIVATE STREETS.

DEVELOPMENT STANDARDS MATRIX

District Subarea	Minimum Lot Width	Minimum Lot Area	Minimum Setbacks	Max. Building Height	Max. # of Dwelling Units in Subarea	Minimum Lot Plantings						
	Front	Side	Rear	Separation		Shrub	Ornamental	Evergreens				
1-B	120'	30'	15,000	25'	8'	30'	16'	45'	1,500	4	2	4
1-C	110'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-D	105'	30'	12,500	25'	8'	30'	16'	45'	1,500	4	2	4
1-E	90'	30'	10,000	25'	8'	25'	16'	40'	1,500	4	2	4
1-F	80'	25'	10,000	25'	8'	25'	16'	40'	975	4	2	4
1-G	70'	20'	7,750	20'	5'	10'	10'	35'	750	2	1	4
1-H	65'	20'	7,750	20'	5'	10'	10'	35'	600	2	1	4
1-I	60'	20'	7,500	20'	5'	10'	10'	35'	600	2	1	4

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	155.00'	128.00'	124.39'	N 07°14'58" E	147°18'50"
C2	300.00'	73.26'	73.08'	N 09°24'42" W	13°59'31"
C3	300.00'	100.68'	100.21'	N 07°11'55" E	19°13'42"
C4	318.00'	106.83'	106.33'	S 07°12'30" W	19°14'51"
C5	575.00'	168.09'	167.49'	S 08°26'18" W	16°44'56"
C6	555.00'	162.43'	161.85'	S 08°26'53" W	16°46'05"
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C18	300.00'	30.58'	30.57'	N 09°36'15" E	5°50'28"

OVERALL PRIMARY PLAT

CHATHAM POINTE

CHATHAM HILLS LLP

1100 CHATHAM HILLS BLVD

WESTFIELD, IN 46074

CERTIFIED BY

REGISTERED PROFESSIONAL ENGINEER

INDIANA

PE 10504920

STATE OF INDIANA

DATE 12-11-2020

811

FOR CALLS IN INDIANA

1-800-382-5544

CALL YOUR CITY

Checked By:

S. MORRIS

Checked By:

J. SVALDI

Checked By:

C. WEISMAN

Quality Assurance:

C. WEISMAN

Scale: 1" = 80'

Sheet

P100

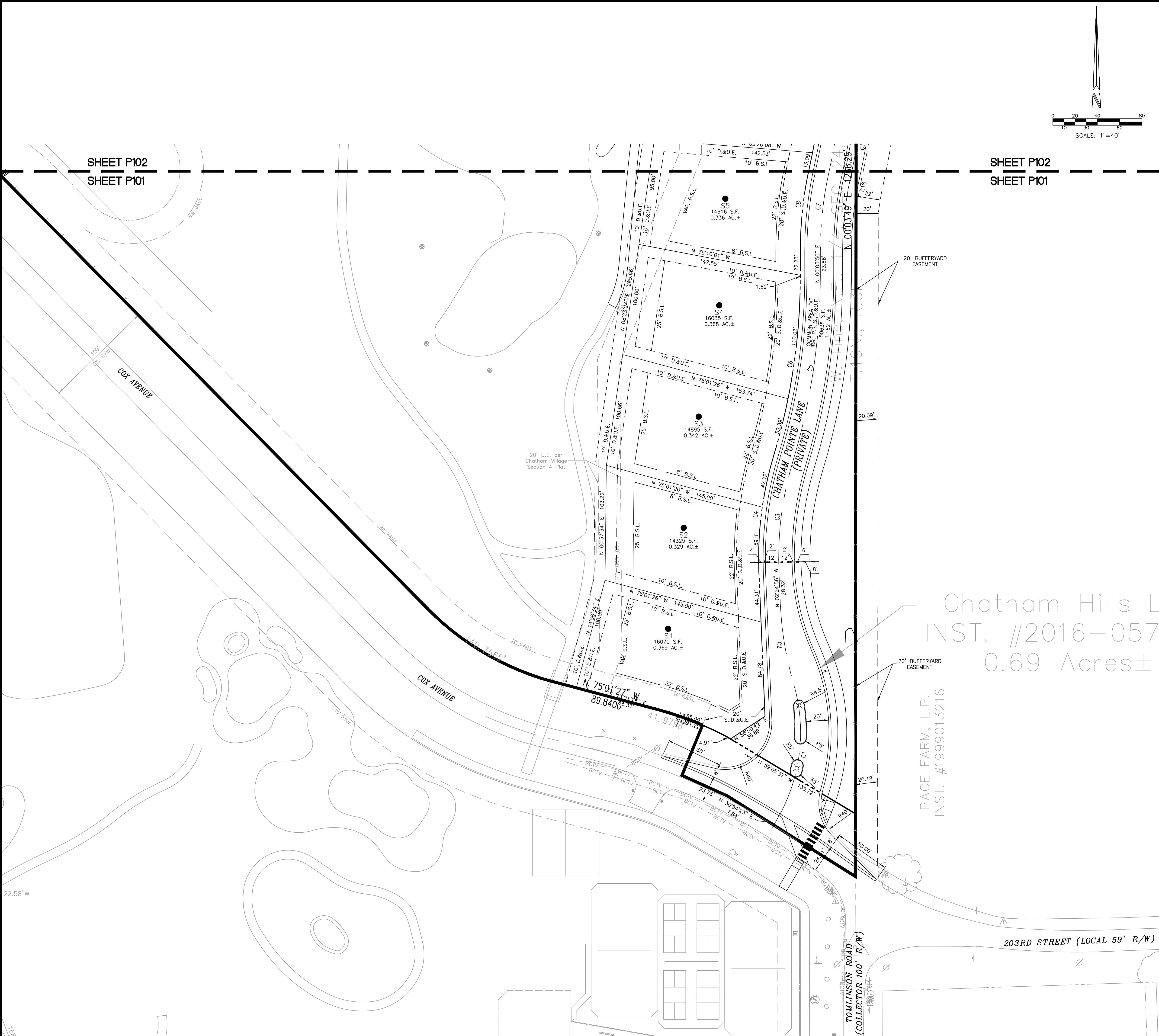
Date

12-11-2020

Project Number

170504-20500

CH-2017-170504-20500-Coad's Engr'd DP AND PPA P101-P102-Primary Plat.dwg, December 11, 2020 5:36 PM, JARED SVL [DL] © Paul I. Cripe, Inc.



SITE PLAN LEGEND

---	LOT LINE
- - - -	EASEMENT LINE
- - - -	RIGHT-OF-WAY
---	SETBACK LINE
---	CENTERLINE STREET
---	MATCH LINE
---	EXISTING SWALE, CREEK, STREAMS
---	POND NORMAL POOL
---	POND TOP OF BANK

S1	LOT NUMBER	✕	ACCESSIBLE RAMP
●	DISTRICT SUBAREA	+	STOP SIGN
⊙	STREET LIGHT	+	STREET SIGN

P.S.S., D.&U.E. PRIVATE STREET, SANITARY SEWER, DRAINAGE AND UTILITY EASEMENT
P.S.D.&U.E. PRIVATE STREET, DRAINAGE AND UTILITY EASEMENT
D.&U.E. DRAINAGE AND UTILITY EASEMENT
U.E. UTILITY EASEMENT
B.S.L. BUILDING SETBACK LINE

+	WETLAND AREA
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NO SCALE

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Revisors	App	Date	Description

3939 PRIORITY WAY SOUTH DRIVE, SUITE 200
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PRIMARY PLAT

CHATHAM POINTE

CHATHAM HILLS LLP

1100 CHATHAM HILLS BLVD
WESTFIELD, IN 46074

CERTIFIED BY:

REGISTERED PROFESSIONAL ENGINEER

INDIANA

PE 10504920

STATE OF INDIANA

Date: 12-11-2020

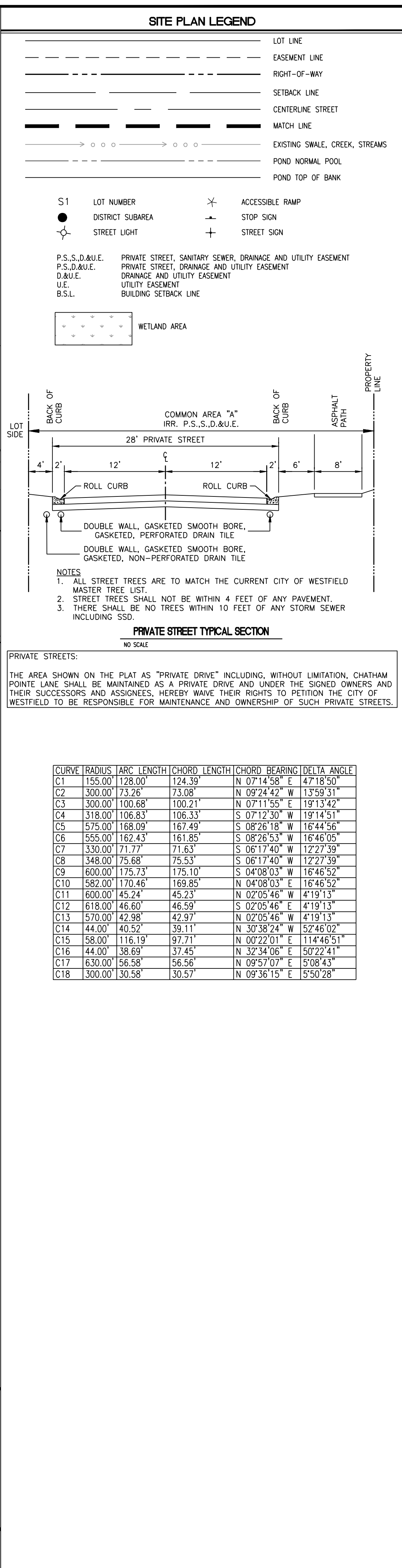
Know where you're digging. Call before you dig.

811 1-800-382-5544
FOR CALLS IN INDIANA CALL 811

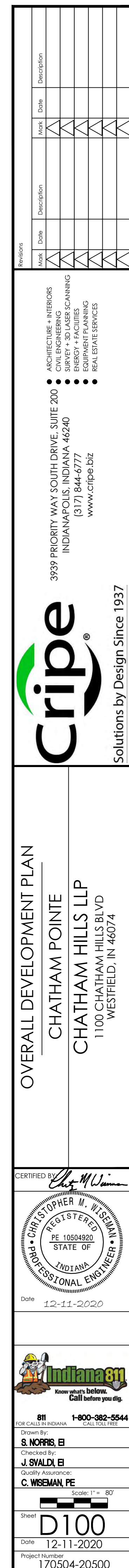
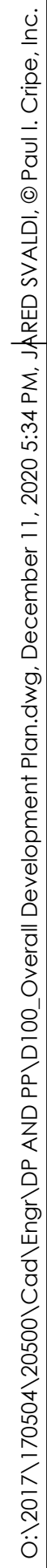
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Checked By: **J. SWALDI, EIT**
Quality Assurance: **C. WISEMAN, PE**

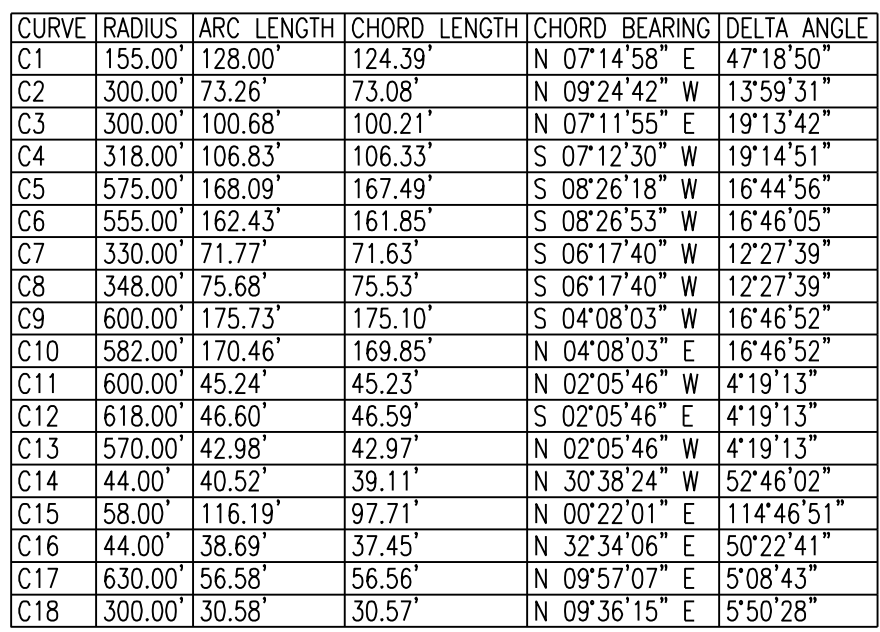
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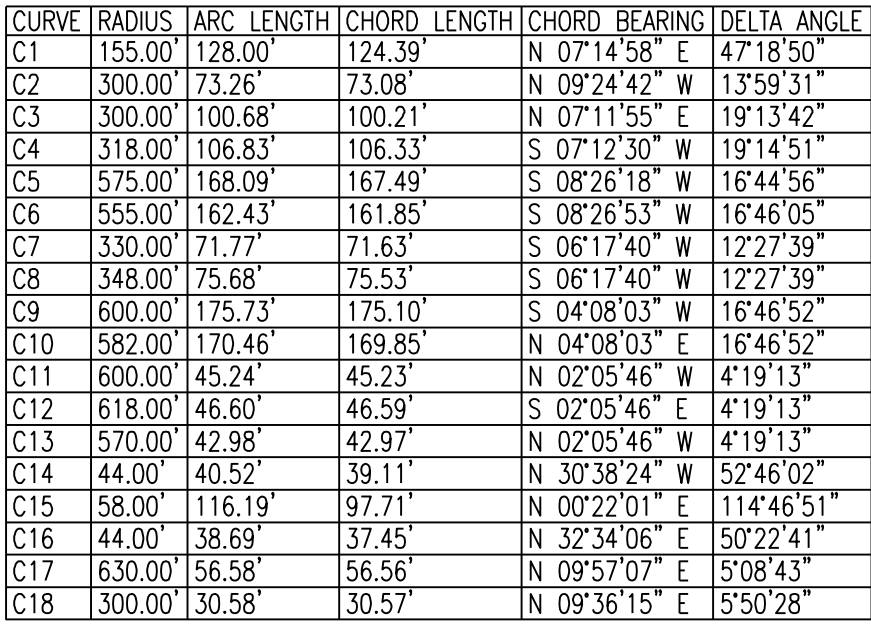
Sheet: **P101**
Date: 12-11-2020
Project Number: 170504-20500

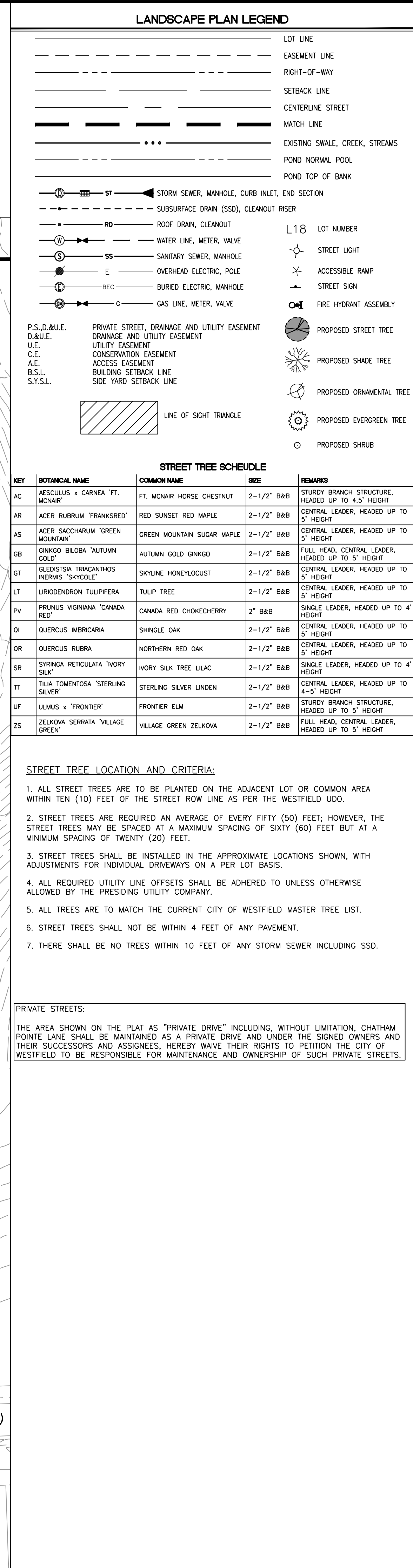


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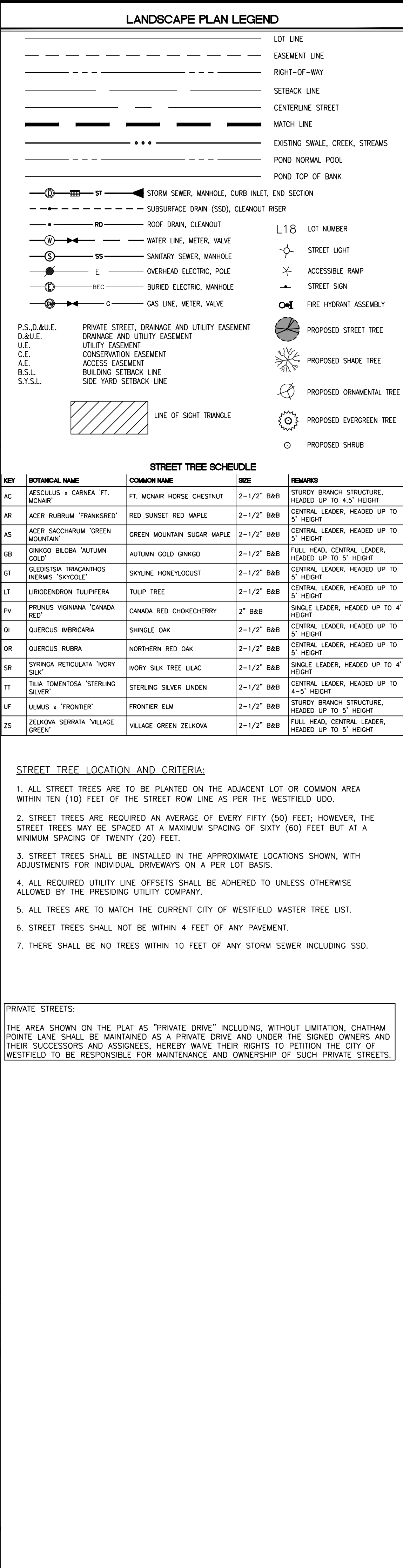




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[illegible]

Pamela Howard

From: Johnathon Nail
Sent: Friday, December 4, 2020 3:46 PM
To: Pamela Howard
Subject: RE: Chatham Pointe

Pam- see below.

APC Members,

City of Westfield Department of Public Works has reviewed the variances requested by the Chatham Pointe project and determined they are acceptable. Both are reasonable requests given the unique aspects of the Chatham Pointe project and I would recommend that they be accepted by the Commission.

Thanks,
John

Let me know if you need anything else.

Thanks,
John

Johnathon Nail | City Engineer

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



SHOP & DINE LOCAL
westfieldwelcome.com

From: Pamela Howard
Sent: Thursday, December 3, 2020 8:46 AM
To: Johnathon Nail <jnail@westfield.in.gov>
Subject: FW: Chatham Pointe

John,

Can you provide a response to this request that we can provide to the APC?

Thanks,

Pamela Howard | Senior Planner

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

phoward@westfield.in.gov | 317-531-3751

[Need to send me a file over 25MB?](#)



From: Phil Sundling <phil.sundling@henkedevdevelopment.com>

Sent: Thursday, November 19, 2020 11:38 AM

To: Pamela Howard <phoward@westfield.in.gov>; 'Chris Wiseman' <cwiseman@cripe.biz>

Cc: Johnathon Nail <jnail@westfield.in.gov>

Subject: RE: Chatham Pointe

Warning: This external email is from phil.sundling@henkedevdevelopment.com. Do not click on unexpected or untrusted links and attachments.

Pam,

Please consider this email our formal request for waiver from the requirements of UDO Article 8.7(C)(2) and Article 8.7(D)(2). Given the constraints on ground that we control and our desire to maintain a higher level of privacy for these lots, our goal is to develop a single trail on the east side of the roadway and exclude sidewalk facilities on the west side of the roadway.

Please let me know if you need anything additional, thanks Pam!

Phil A. Sundling, PE

Henke Development Group, LLC
1415 E. 196th Street

Westfield, IN 46074

Ph: (317) 517-1945

Email: phil.sundling@henkedevlopment.com

From: Pamela Howard <phoward@westfield.in.gov>

Sent: Wednesday, November 18, 2020 9:26 AM

To: Chris Wiseman <cwiseman@cripe.biz>; phil.sundling@henkedevlopment.com

Cc: Johnathon Nail <jnail@westfield.in.gov>

Subject: Chatham Pointe

Chris and Phil,

Sorry for the delay in getting these comments to you. I have attached my review. Please note that 2 waivers will be needed from the pedestrian network standards below:

UDO Article 8.7(C)(2) Pedestrian Network Standards; Internal Pedestrian Network Standards: *Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.*

UDO Article 8.7(D)(2) Pedestrian Network Standards; Perimeter/External Pedestrian Network Standards: *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.*

These waivers are approved by the APC as part of the Primary Plat, but may also require approval from John Nail. Please send a request via email that we can include with the petition. Let me know if you have any questions.

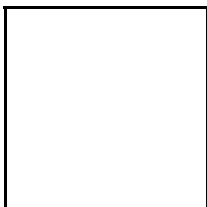
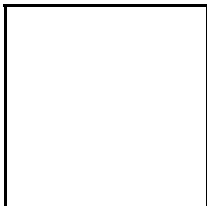
Thanks,

Pamela Howard | Senior Planner

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

phoward@westfield.in.gov | 317-531-3751

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WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 21, 2020
2009-PUD-11

Docket Number: 2009-PUD-11 (Ord. 20-28)

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

Subject Site Address: North side of 191st Street near the intersection of 191st Street and Grand Park Boulevard

Request: EdgeRock Development, LLC requests the rezoning of 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural district to the Woods-Robinson-Briggs Planned Unit Development (PUD) District

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

Current Land Use: Residential/Vacant

Approximate Acreage: 157 acres +/- (the "Property")

Exhibits:

1. Staff Report
2. Location Map
3. Proposed Ordinance 20-28
4. District Map
5. Concept Plan
6. Phasing Plan
7. District 1 Character Exhibits (Commercial District)
8. District 2 Character Exhibits (Suburban Rental Community District)
9. District 3 Character Exhibits (Small Lot Single-Family Residential (North) District)
10. District 4 Character Exhibits (Small Lot Single-Family Residential (South) District)
11. District 5 Character Exhibits (Park/Trail Head District)

Staff Reviewer: Daine Crabtree, Associate Planner

PETITION HISTORY

This petition was introduced at the August 10, 2020, City Council meeting. The petition received a public hearing at the September 8, 2020, Advisory Plan Commission (the "APC") meeting. The petitioner subsequently provided a project update at the November 4, 2020, APC meeting.



PROJECT OVERVIEW

Location: The petitioner is requesting the rezoning of approximately 157 acres +/- of Real Estate located on the north side of 191st Street in the approximate location of the intersection of 191st Street and Grand Park Boulevard (see **Exhibit 2**).

The Property is currently used for residential and agricultural uses and zoned AG-SF1: Agriculture/Single-Family Rural. The proposed Ord. 20-28 (the "Proposed PUD") proposes a mixed-use PUD with the underlying zoning districts (collectively "the Districts") of GB: General Business for District 1, MF-1: Multi-Family Low Density for District 2, SF4: Single-Family High Density for Districts 3 and 4, and AG-SF1: Single-Family Rural for District 5. (see **Exhibits 4 and 5**).

The Townhome District that was proposed at the Public Hearing has been removed.

ZONING REQUEST

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

Underlying Zoning: The proposed underlying zoning for the aforementioned districts are as follows:

- District 1 – GB: General Business
- District 2 – MF2: Multi-Family Medium Density
- District 3 – SF4: Single Family High Density
- District 4 – SF4: Single Family High Density
- District 5 – AG-SF1: Agriculture/Single-Family Rural

Definitions:

The proposed definition for Suburban Rental Community is, "Multiple twelve (12) month or longer for lease or rent single story detached or duplex dwelling units located on a single parcel with attached or detached garages whose daily operations are overseen by an on-site leasing property manager".

"Motorsports Industry Team Facility" is defined. It is the same definition previously used in the Links PUD (Ord. 19-60) which was approved at the February 10, 2020, City Council meeting. This is a newly added definition to the Ordinance since the public hearing as the Petitioner has provided such information that this use may be relevant to the development of the Property. However, unlike the Links PUD, a Motorsports Industry Team Facility on this Real Estate would not be enjoined with a Commercial Recreational Facility.



If a Motorsports Team Facility were to be built on the Property, all day-to-day operations unrelated to loading or unloading of equipment and/or business-related products would be required to take place completely indoors.

Concept Plan: A Concept Plan (see Exhibit 5) is made a part of the PUD. A related District Map (see Exhibit 4) of the PUD shows the Property divided into six (6) different Districts:

- District 1 – the Commercial District
- District 2 – the Suburban Rental Community District
- District 3 – the Small Lot Single-Family Residential (North) District
- District 4 – the Small Lot Single-Family Residential (South) District
- District 5 – the Park/Trail Head District

Illustrative Character Exhibits: Illustrative Character Exhibits (see Exhibits 7 through 11) are made a part of the PUD which intend to capture the intended quality of improvements made in the Districts of PUD.

Permitted Uses: The PUD sets forth specific land use criteria for each district.

- District 1 (Commercial District)
 - Additional Permitted Uses within District 1 are:
 - Sporting Goods Store (Large) / Sports Tech Center
 - Family Entertainment Center
 - Indoor/Outdoor Athletic/Tennis Facilities
 - Motorsports Industry Team Facility
 - All day-to-day operations unrelated to loading or unloading of equipment and/or business-related products shall take place completely indoors.
 - The following uses shall be prohibited within District 1:
 - All High Intensity Retail uses except for a) Sporting Goods Store (Large) and Grocery/Supermarket (Grocery/Supermarket may not exceed 30,000 square feet)
 - Special Exception Uses
 - Auction Room
 - Commissary, Food Catering Service
 - Garden and Lawn Center
 - Mortuaries
 - Restaurants, Fast Food



- School, Non-Profit Fine Arts or Commercial
- School, Non-Profit Professional Trade or Business
- Amphitheater/Outdoor Theater (with no permanent seating)
- Assembly Hall/Auditorium
- Educational Institution, Without Dormitory Accommodations
- Hospital (Major)
- Non-profit Museum/Exhibition Hall
- Data Processing/Call Center
- Nursery
- Commercial Parking Lots and Structures, Public
- Heliport
- District 2 (Suburban Rental Community)
 - Suburban Rental Community, as defined by the PUD, Temporary Use and Event, Home Business and associated Development Amenities shall be the only permitted use in District 2. All other uses are prohibited.
- District 3 (Small Lot Single-Family Residential (North) District) and District 4 (Small Lot Single-Family Residential (South) District)
 - All uses with the exception of Single-Family Dwelling, Model Home, Temporary Use and Event, Home Business and associated Development Amenities are prohibited in Districts 3 and 4.
- District 5 (Park /Trail Head District)
 - All uses except Public Park and Temporary Use and Events are prohibited in District 5.

Overlay Districts: For the purposes of this Ordinance, standards that reference specific aspects of State Highway 32 or the State Highway 32 Right-of-way line within the State Highway 32 Overlay District shall for the purposes of this ordinance instead apply to 191st Street.

As such, the PUD proposes that the State Highway 32 Overlay sections regarding Building Size, Architecture, and Miscellaneous apply the development within District 1, the Commercial District.

In the event that a standard set forth in the Architectural Design Requirements of the 32 Overlay conflicts with the Illustrative Character Exhibits, the Illustrative Character Exhibits shall control.

The PUD proposes that Commercial Recreational Facility-use Buildings that are 75,000 square feet in size or greater may use tilt-up concrete in lieu of Masonry Materials. In the event that a Building Façade is visible from 191st Street or the Monon Trail, the tilt-up concrete used must have multiple colors and texturing so that it resembles Masonry Materials.

Additionally, the PUD proposes that Commercial Recreational Facility-use Buildings that are 75,000 square feet in size or greater that use tilt-up concrete as a primary building material shall



not be required to contain articulated cornice treatments or roofline modulations set forth in the 32 Overlay.

General Regulations and Development Standards, District Specific: The PUD proposes modifications and/or specifications to General Regulations and Development Standards for each District:

District 1 (Commercial District): The PUD proposes specified/modified requirements regarding Minimum Lot Frontage, Project Perimeter Setback, Building Size Requirements, Maximum and Minimum Building Sizes, and Setbacks.

- **Accessory Buildings:** Trash enclosures located in District 1, the Commercial District, may be located in a Front Yard that is not adjacent to the 191st Street Right-of-way.
- **Architectural Standards:** As previously mentioned above, the State Highway 32 Overlay Architectural Standards, as amended, shall apply to District 1, the Commercial District.
- **Water Feature:** A water feature – either a pond or fountain – shall be required in District 1.
- **Racket Center:** A Commercial Recreational Facility that may contain but is not necessarily limited to elements such as pickle ball, tennis, squash, other racket games, a fitness center, a spa, and indoor/outdoor food and beverage areas shall be developed in District 1 in the general location of the Golf/Tennis/Pickleball/Spa Complex depicted on the Concept Plan.
- **Mixed Use Units:** Mixed use units, as depicted on the Concept Plan, shall be buildings two (2) to three (3) stories in height featuring general retail uses on the ground floor with short-term rental units above. Retail uses may utilize a second floor provided a third floor contains short-term rental units. For the purposes of this Ordinance (Ord. 20-28), the short-term rental units shall be deemed a Hotel use, which is a permitted use.

District 2 (Suburban Rental Community): The PUD proposes specified/modified requirements regarding Maximum Density, Minimum Lot Frontage, Project Perimeter Setback, Building Height, Building Size, and Minimum Building Setbacks.

Despite this proposed development more closely resembling a single-family development, as the Dwelling Units will all be for rent, it was decided to use the MF-2: Multi-Family Medium Density District as the underlying zoning district. As such, some standards in the proposed Suburban Rental Community may vary significantly from the UDO's MF2 standards. There is no existing Zoning District in the UDO that closely resembles this proposed development.



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 21, 2020
2009-PUD-11

STANDARD	DISTRICT 2	MF-2 (UDO)
Minimum Lot Frontage	No Minimum (All lots must have vehicular access to a Street)	70 feet
Minimum Setback (Front)	10 feet	30 feet
Minimum Setback (Side)	10 feet	12 feet
Minimum Setback (Rear)	10 feet	20 feet
Minimum Distance Between Buildings	20 feet	20 feet
Minimum Living Area Per Unit (Excluding porches, terraces, carports and garages)	700 SF	650 SF
Maximum Density	12 Dwelling Units/Acre	10 Dwelling Units/Acre
Maximum Number of Dwelling Units	300	150
Minimum Building Height	One Story	N/A
Maximum Building Height	Two Stories	45 feet

Architecture, Parking, Landscaping and Screening, Pedestrian/Bike Path and Amenity Standards have been added to the Ordinance.

District 3 (Small Lot Single-Family (North) District): The PUD proposes specified/modified requirements regarding Minimum Lot Area, Minimum Lot Frontage, Minimum Setbacks, Minimum Lot Width, Minimum and Maximum Building Height and Minimum Living Area.

The following are the proposed standards compared with the UDO's SF4 standards:

STANDARD	DISTRICT 3	SF4 (UDO)
Minimum Lot Area	7,500 SF	9,000 SF
Minimum Lot Frontage	30 Feet	40 feet
Minimum Setback (Front)	25 feet	25 feet
Minimum Setback (Side)	5 feet	8 feet



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 21, 2020
2009-PUD-11

Minimum Setback (Rear)	25 feet	25 feet
Minimum Setback (Monon Trail)	25 feet	N/A
Minimum Lot Width	50 feet	50 feet
Minimum Building Height	1 Story	N/A
Maximum Building Height	35 feet	25 feet
Minimum Living Area (One Story)	1,400 SF	1,000 SF
Minimum Gross Living Area (Two Story)	1,800 SF	N/A (750 SF Ground Floor)

The PUD also sets forth a Maximum Number of Dwelling Units, Minimum Building Separation and Masonry Materials Roof Detail and Window Detail requirements.

District 4 (Small Lot Single-Family (South) District): The PUD proposes specified/modified requirements regarding Minimum Lot Area, Minimum Lot Frontage, Minimum Setbacks, Minimum Lot Width at Building Line, Minimum and Maximum Building Height, Minimum Living Areas on Ground Level, Minimum Living Area and Minimum Building Separation.

Much of the language provided for District 4 is pulled directly from the Lancashire/Suffolk Amendment to the Oak Manor PUD ([Ord. 17-20](#)). However, Elevation A of the Hamlett Model previously used in the Lancashire/Suffolk Amendment shall not be used in District 4.

In addition, Architectural/Design element requirements for exterior surfaces, roof form/overhangs, Front Facades, Non-Front Facades facing External Streets, and Garages are provided.

STANDARD	DISTRICT 3	SF4 (UDO)
Minimum Lot Area	2,880 SF	9,000 SF
Minimum Lot Frontage	30 Feet	40 feet
Minimum Setback (Front)	10 feet	25 feet
Minimum Setback (Side)	3 feet	8 feet
Minimum Setback (Rear)	5 feet	25 feet



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 21, 2020
2009-PUD-11

Minimum Lot Width	36 feet	50 feet
Minimum Building Height	2 Stories	N/A
Maximum Building Height	35 feet	25 feet
Minimum Living Area (Ground Level)	700 SF	750 SF (1 ½ & 2 Stories)
Minimum Gross Living Area (Two Story)	1,800 SF	N/A

District 5 (Park/Trail Head District): Enclosed buildings are prohibited within District 5. Park amenities shall include, but are not limited to:

- WIFI
- Play spaces for children, teens, and adults
- An open-sided shelter
- Lighting and safety features
- Exercise stations
- Lawn area for recreational play
- Sculptured walking areas
- Crushed stone trails

General Regulations and Development Standards, Property-Wide: The PUD proposes modifications and/or specifications to General Regulations and Development Standards that are more or less Property-wide:

Landscaping: Where District 1, the Commercial District, abuts the Monon Trail, landscape requirements set forth in the Trail Corridor Plantings section of the UDO shall apply; no additional plantings or mounding shall be required unless a parking lot is located within twenty (20) feet of the Monon Trail Right-of-way line.

- In the event that a parking lot is located within twenty (20) feet of the Monon Trail Right-of-way line, Parking Area Landscaping requirements shall also apply.

Lighting: The PUD proposes that neon lighting be permitted along the rooflines of commercial buildings provided that the lighting is fully shielded from above. Additionally, architectural lighting for commercial properties shall be consistent with what is shown in the Illustrative Character Exhibits of the PUD. Maximum height requirements for light poles and light poles specifically used for outdoor sports facilities in District 1 are provided. Lighting to compliment water features is permitted.

Parking and Loading: In order to prevent large swaths of parking abutting the Property's External Street frontage and the Monon Trail, the following shall apply:



- A maximum of three (3) rows of parking and two associated drive aisles shall be permitted in the 191st Street Front Yard of District 1; and
- A maximum of one (1) row of parking and one associated drive aisle shall be permitted to exist in the Yard abutting the Monon Trail Right-of-way.

Signage: All commercial wall signage that incorporates lighting is proposed to be either a) reverse channel letter or b) externally lit with gooseneck light fixtures.

The PUD proposes that the Property be permitted one (1) Nonresidential Center Sign along the Property's 191st Street frontage. This one (1) sign shall be a maximum of fifteen (15) feet in height and one hundred and twenty (120) square feet of sign area per face. In addition, two (2) Individual Monument Signs, a maximum of nine (9) feet in height and sixty (60) square feet of sign area per face, are permitted along the Property's 191st Street Frontage.

MODIFICATIONS SINCE THE PUBLIC HEARING

- The Townhome District was removed entirely from the project. This area is now a part of the current District 5, which is AG-SF1 underlying zoning.
- Motorsports Industry Team Facility was defined and added as a permitted use to District 1 with the condition that all day-to-day operations unrelated to loading or unloading of equipment and/or business-related products shall take place completely indoors.
- The redefinition of Fast Food Restaurants was removed
- Multi-family use has been removed as a permitted use within District 1 as a part of the Mixed-Use area. Instead, the existing UDO definition for Hotel, a permitted use, will be used
- The following development standards for the mixed-use buildings in District 1 were added:
 - o Mixed-use buildings must have a minimum height of two (2) stories and must contain general retail on the ground floor. General retail may continue on the second floor of a mixed use building provided that a third floor contains short-term rental units
 - o Minimum gross floor area: 10,000 square feet
 - o Maximum gross floor area: 20,000 square feet
 - o Maximum number of short-term rental units: 200
- Home Businesses were added as permitted uses within Districts 3, 4, and 5.
- The Minimum Setback from the Monon Trail for District 1 was modified from 20 feet to 60 feet
- The following Development Standards for District 2 (Suburban Rental Community) were modified:
 - o Maximum Density: Modified from 14 Dwelling Units/Acre to 12 Dwelling Units/Acre

- Maximum Number of Dwelling Units: Modified from 350 to 300
 - Maximum Dwelling Unit Size: Modified from 900 SF to 700 SF
 - Minimum Building Setback (Front): Modified from 20 feet to 10 feet
 - Minimum Building Setback (Side): Modified from 5 feet to 10 feet
 - Minimum Building Setback (Rear): Modified from 15 feet to 10 feet
- Building Design Standards, Parking Standards, Landscaping and Screening Standards, Pedestrian/Bike Path Standards, and Amenity Standards all added for District 2.
- The following Development Standards for District 3 (Small Lot Single-Family North) were modified:
 - Minimum Building Setback (Front): Modified from 15 feet to 25 feet
 - Minimum Building Setback (Rear): Modified from 20 feet to 25 feet
 - Minimum Building Setback (From Monon Trail Right-of-way): Modified from 20 feet to 25 feet
 - Minimum Lot Width: Modified from 40 feet to 50 feet
 - Maximum Number of Dwelling Units (160) were added
 - Minimum Building Separation (10 feet) was added
- Minimum Building Separation for District 4 (Small Lot Single-Family South) was modified from 12 feet to 6 feet.
- Maximum Number of Lots (75) for District 4 was added.
- Elevation A of the Hamlett Model previously used in the Suffolk at Lancashire of Oak Manor (the neighborhood upon which District 4 is based) has been removed as a potential elevation
- Language establishing that 3-5 acres of the Park/Trailhead District (District 5) be conveyed to the City of Westfield was added
- Requirements for amenities within District 5 were added
- Language regarding light poles specific to any outdoor sports facilities on the Real Estate was added
- Language was added modifying the permitted signage on the Real Estate from Four (4) Center Monument Signs to One (1) Center Monument Sign and three (3) Individual Monument Signs
- A Duration requirement which requires an Improvement Location Permit to be issued for a building on the Real Estate by January 1, 2026 was added
- The District Map (**Exhibit B**) was modified with text added to indicate the approximate size of each district
- The Concept Plan (**Exhibit C**) was modified to show more detail and modify the location of parking adjacent to 191st Street
- A Phasing Plan (**Exhibit D**) showing the developer's intended project timeline was added
- Character Exhibits duplicated from the previously approved Links PUD (Ord. 19-60) have been removed from **Exhibit E**



- Exhibits of three (3) Motorsports team facilities currently located or soon to be located in Indiana have been added to **Exhibit E**

COMPREHENSIVE PLAN

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

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

PROCEDURAL

Public Hearing: Planned Unit Development (PUD) Districts are required to be considered at a public hearing by the Plan Commission. The public hearing for this petition occurred at the September 8, 2020, Plan Commission meeting. Notice of the public hearing was provided in accordance with Indiana law and the Plan Commission’s Rules of Procedure.

Statutory Considerations:

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

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



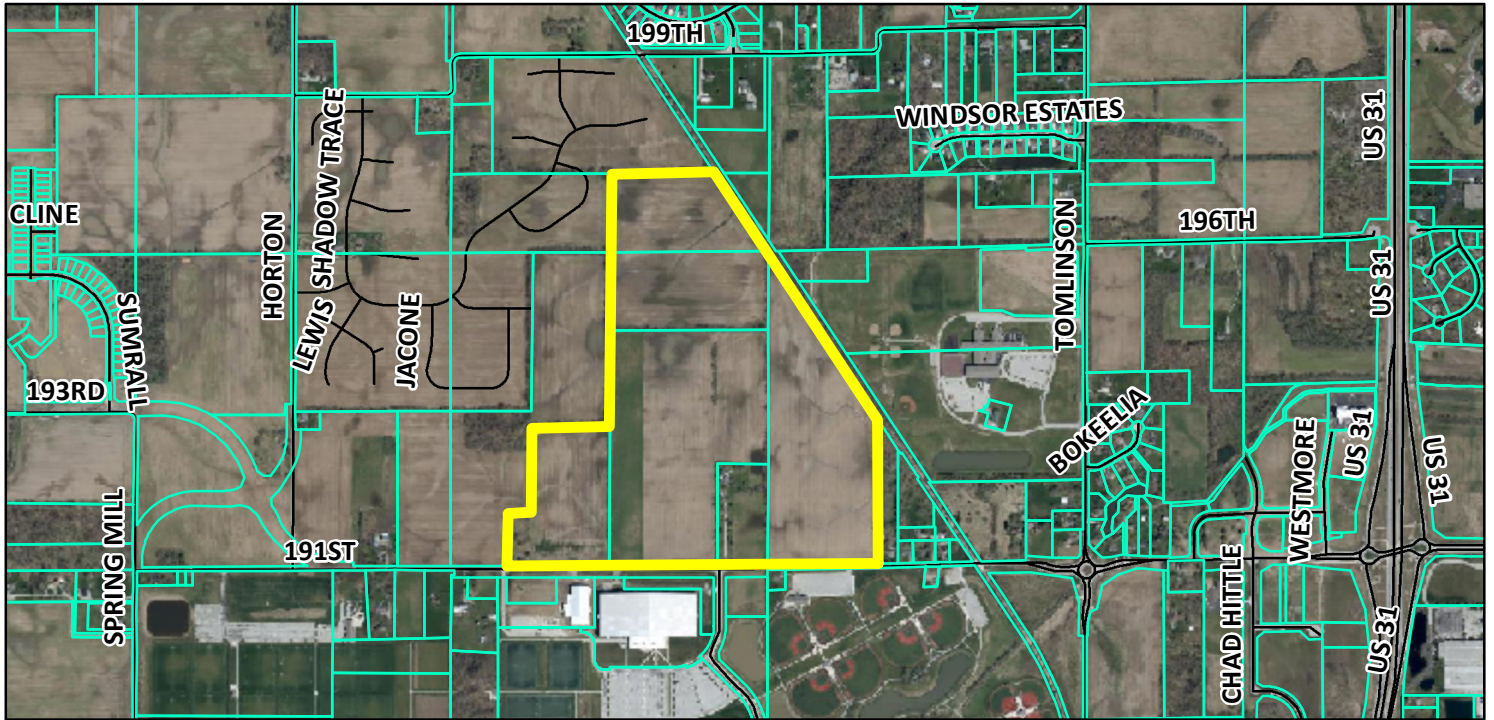
DEPARTMENT COMMENTS

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

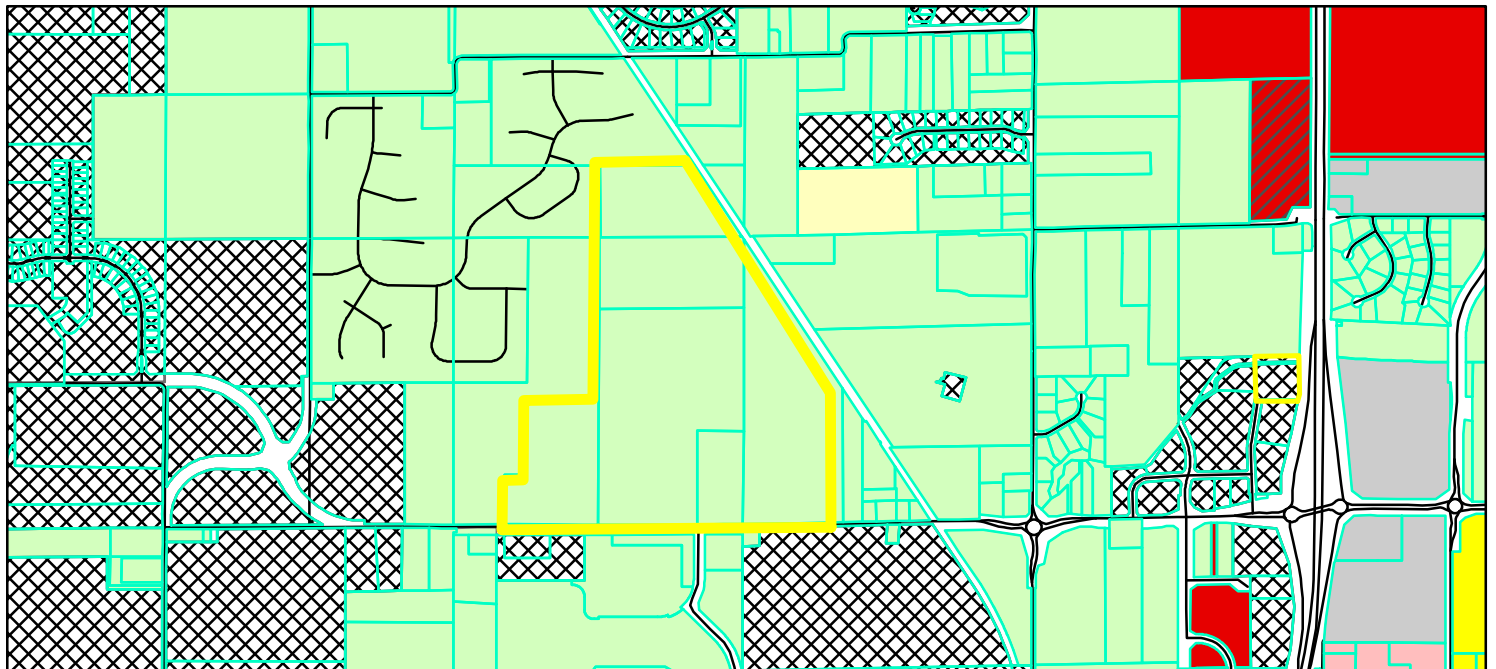
Woods Robinson Briggs PUD

Aerial Location Map

 Site



Zoning Map



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

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ORDINANCE 20-28

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

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

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

WHEREAS, the Westfield-Washington Advisory Plan Commission (the “Commission”) considered a petition (2009-PUD-11), filed with the Commission requesting an amendment to the Unified Development Ordinance and to the Zoning Map;

WHEREAS, the Commission forwarded Petition No. 2009-PUD-11 to the Common Council of the City of Westfield, Hamilton County, Indiana (the "Common Council") with a _____ recommendation (X-X) in accordance with Indiana Code § 36-7-4-608, as required by Indiana Code § 36-7-4-1505;

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

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

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

Section 1. Applicability of Ordinance.

- 1.1 This PUD District Ordinance (this "Ordinance") applies to the subject real estate more particularly described in **Exhibit A** attached hereto (the “Real Estate”) and shall hereafter be referred to as the "Woods - Robinson - Briggs PUD".
- 1.2 Development of the Real Estate shall be governed by (i) the provisions of this Ordinance and its exhibits, and (ii) the provisions of the Unified Development Ordinance as amended and applicable to the Underlying Zoning District or a Planned Unit Development District, except as modified, revised, supplemented or expressly made inapplicable by this Ordinance.

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

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

- 2.1 District 1: The Property referenced as District 1 as shown on the District Map contained herein; shall also be known as “Commercial District”
- 2.2 District 2: The Property referenced as District 2 on the District Map contained herein; shall also be known as the “Suburban Rental Community District”
- 2.3 District 3: The Property referenced as District 3 on District Map contained herein; shall also be known as the “Small Lot Single-Family (North) District”
- 2.4 District 4: The Property referenced as District 4 on the District Map contained herein; shall also be known as the “Small Lot Single-Family (South) District”
- 2.5 District 5: The Property referenced as District 5 on the District Map contained herein; shall also be known as the “Park / Trail Head District”
- 2.6 Suburban Rental Community: Multiple twelve (12) month or longer for lease or rent single story detached or duplex dwelling units located on a single parcel with attached or detached garages whose daily operations are overseen by an on-site leasing property manager.
- 2.7 Motorsports Industry Team Facility: An establishment in which the research, development, and application of motorsports technologies for a single or partnered motorsports team takes place. This definition may also include engine testing, racing logistics and engineering, performance technology, and other associated uses to the motorsports industry or speedway logistics.

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

Section 4. **Illustrative Character Exhibits.** The “Illustrative Character Exhibits”, attached hereto as **Exhibit E** through **Exhibit I** are hereby incorporated as a compilation of images designed to capture the intended architecture of structures to be constructed in each defined District. It is not the intent to limit the architecture shown in the Character Exhibit, but to encourage a diversity in architecture within the District.

Section 5. Underlying Zoning District.

- 5.1 The underlying zoning district for District 1 shall be GB: General Business District
- 5.2 The underlying zoning district for District 2 shall be MF-2: Multi-Family Low Density District.
- 5.3 The underlying zoning district for Districts 3 and 4 shall be SF4: Single-Family High-Density District
- 5.4 The underlying zoning district for District 5 shall be AG-SF1: Agriculture/Single-Family Rural District

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

6.1 Additional Permitted Uses:

The following additional uses shall be permitted in District 1:

- Sporting Goods Store (Large) / Sports Tech Center
- Family Entertainment Center
- Indoor/Outdoor Athletic/Tennis Facilities
- Motorsports Industry Team Facilities
 - All day-to-day operations unrelated to loading or unloading of equipment and/or business-related products shall take place completely indoors

6.2 Prohibited Uses

The following uses are explicitly prohibited in District 1:

- Special Exception Uses
- Auction Room
- Commissary, Food Catering Service
- Garden and Lawn Center
- Mortuaries
- Restaurant, Fast Food
- All High Intensity Retail uses except for Large Sporting Goods Store and Grocery/Supermarket (Grocery/Supermarket may not exceed 30,000 square feet)
- School, Non-Profit Fine Arts or Commercial
- School, Non-Profit Professional Trade or Business
- Amphitheater/Outdoor Theater (with permanent seating)
- Assembly Hall/Auditorium
- Educational Institution, Without Dormitory Accommodations
- Hospital (Major)

- Non-profit Museum/Exhibition Hall
- Data Processing/Call Center
- Nursery
- Commercial Parking Lots and Structures, Public
- Heliport

The following shall be explicitly prohibited in District 2:

- All uses except Suburban Rental Community, Temporary Use and Event, Home Business and associated Development Amenities

The following uses shall be explicitly prohibited in Districts 3 and 4:

- All uses except Single-Family Dwelling, Model Home, Temporary Use and Event, Home Business and associated Development Amenities

The following uses shall be explicitly prohibited in District 5:

- All uses except Public Park and Temporary Use and Event

Section 7. Overlay Districts.

7.1 State Highway 32 Overlay District: Standards that reference specific aspects of State Highway 32 or the State Highway 32 Right-of-way line within the State Highway 32 Overlay District (the “32 Overlay”) shall for the purposes of this Ordinance instead apply to 191st Street and/or the 191st Street Right-of-way line.

7.2 Article 5.3(I) Minimum Height Requirements, Article 5.3(J) Building Size Requirements, Article 5.3(K) Architectural Design Requirements, and Article 5.3(M) Miscellaneous Requirements of the 32 Overlay shall apply to development within District 1 except as otherwise modified by this Ordinance. In the event that a standard of the 32 Overlay Architectural Design Requirements conflicts with the Illustrative Character Exhibits, the Illustrative Character Exhibits shall control.

- Commercial Recreational Facility-use Buildings that are 75,000 square feet in size or greater may use tilt-up concrete in lieu of Masonry Materials provided that the tilt-up concrete contains multiple colors and texturing similar to those in the Illustrative Character Exhibits.
- Commercial Recreational Facility-use Buildings that are 75,000 square feet in size or greater with flat roofs shall not be required to contain articulated cornices or roofline modulations as set forth in Article 5.3(K)(2)(f)(ii).

Section 8. General Regulations. The regulations of Chapter 4: Zoning Districts, as applicable to the Underlying Zoning District, shall apply except as otherwise modified below.

8.1 District 1

- Minimum Lot Frontage: No Minimum, however all lots shall have vehicular access to a Street (e.g. via a shared ingress/egress easement)
- Project Perimeter Setback: Shall Not Apply
- Building Size Requirement:
 - Minimum Building size:
 - Lots adjacent to 191st Street: The Minimum Gross Floor Area shall be four-thousand (4,000) square feet, which shall also include the square footage of all pergolas, hardscaped outdoor seating, public art, artistic landscaping, and amenities up to one thousand (1,000) square feet.
 - All Other Instances: No Minimum
 - Maximum Building size: 150,000 square feet, except that a Commercial Recreational Facility may be up to 200,000 square feet in size.
 - Maximum Building Height: Sixty (60) feet
- Minimum Building Setback Lines:
 - Front Yard:
 - 191st Street: 30 Feet
 - All Other Streets: 15 feet
 - Side Yard:
 - Adjacent to a Residential District: 60 feet
 - All Other: No Minimum
 - Rear Yard:
 - Adjacent to a Residential District: 60 feet
 - All Other: No Minimum
 - Monon Trail:
 - 60 feet from Monon Trail Right of Way
- Maximum Building Setback Lines:
 - 191st Street: One Hundred and Twenty (120) feet

- Monon Trail: One Hundred and Twenty (120) feet
- Water Feature: A fountain water feature, as depicted on the Concept Plan, shall be required in District 1.
- The Racket Center: A Commercial Recreational Facility that may contain but is not necessarily limited to elements such as pickle ball, tennis, squash, other racket games, a fitness center, a spa and indoor/outdoor food and beverage areas shall be developed in District 1 in the general location of the Golf/Tennis/Pickleball/Spa Complex depicted on the Concept Plan.
- Mixed-Use Units: The Mixed-Use Units, as depicted on the Concept Plan, shall be buildings two (2) to three (3) stories in height featuring general retail uses on the ground floor with short-term rental units above. Retail uses may utilize a second floor provided a third floor contains short-term rental units. For the purposes of this Ordinance, short-term rental units shall be deemed as a Hotel use.
 - o Minimum Building Size: 10,000 square feet
 - o Maximum Building Size: 20,000 square feet
 - o Maximum Number of Short-term Rental Units: 200 units
 - o Short-term rental units shall be taxed the same as a Hotel and shall enter into an agreement with Grand Park in their pay-to-play program as other hotels have done

8.2 District 2: Suburban Rental Community District

Maximum Density	12 Dwelling Units/Acre
Maximum Number of Dwelling Units	300
Minimum Lot Frontage	No Minimum, however all lots shall have vehicular access to a Street (e.g. via a shared ingress/egress easement)
Project Perimeter Setback	Shall Not Apply
Minimum Building Height	One Story
Maximum Building Height	Two Stories
Minimum Dwelling Unit Size	700 SF
Minimum Detached Garage Size	200 SF
Maximum Detached Garage Size	1000 SF
Maximum Bays Per Garage Structure	5 Bays
Minimum Building Setback (Front)	10 feet
Minimum Building Setback (Side)	10 feet
Minimum Building Setback (Rear)	10 feet

Architecture

Architecture for the Suburban Residential Community shall be in substantial compliance with the Illustrative Character Exhibits shown in **Exhibit E**. In the event that any architectural standards are in conflict with the Illustrative Character Exhibits in **Exhibit E**, the Illustrative Character Exhibits shall control.

A. **Building Design.** The intent of this regulation is to create a cohesive and unified design throughout the entire development. Each building (dwellings as well as any common/community building) shall be consistent in overall design, color, material, and architectural pattern. In addition, following standards may apply:

1. Front Building Facades shall include multiple colors and building materials to provide variety throughout the community. However, the architectural design/pattern of dwellings as well as any common/community building may be repeated on adjacent buildings. Similarities seen on adjacent buildings may include window style and pattern, roof pitch, and exterior building materials.
2. Exterior material color shall consist of natural colors including white. Additional colors may be used as accent colors but may not be high-gloss colors.
3. At minimum, Masonry Materials shall be used on the Front Building Façade and Rear Building Façade of each building for wainscoting and garage surrounds. Additional Masonry Material is permitted.
4. EIFS, stucco and similar building materials are prohibited as exterior materials, except as accent materials.
5. Treated lumber shall be painted or stained.
6. Any exposed foundation wall greater than twelve inches (12”) in height shall be faced with Masonry Materials.
7. Trim board around all corners, windows, and doors shall be a minimum of three and a half (3.5) inches in width. If a shutter is present, trim board shall not be required adjacent to the window.
8. Frieze trim a minimum of three and a half (3.5) inches wide shall be required under all overhangs and gables.
9. All roofs shall have dimensional asphalt shingles.
10. The principal roof structure shall have an eave overhang of not less than ten (10) inches with return.
11. Windows shall be of vertical or square proportion. Accent windows may be circular, half-round, or octagonal and are limited to one (1) per Building Façade unless used as a pair. Rear and Side Building Facades shall have a minimum of one (1) window.
12. Garage doors that face a Private Street shall include windows and design elements consistent with the design of the associated Dwelling Unit such as matching trim color.
13. Dumpster enclosures and other similar accessory structures shall consist of Masonry Materials and be designed in a way that is cohesive to the design of the Principal Building for which it serves.

B. **Parking.** A minimum of forty (40) guest and overflow parking spaces shall be provided.

A mix of attached garages, detached garages, driveway parking and assigned surface parking will be provided.

C. **Landscaping and Screening.** Landscaping for District 2 shall be as follows:

1. Street trees shall be required along Private Streets in accordance with Article 6.8(J).
2. External Street Frontage Landscaping shall be required along the Eastern, Western, and Southern perimeters of District 2.
3. Natural landscaping in accordance with Article 6.8(I) shall be required around the retention pond as depicted within District 2 on the Concept Plan. Two (2) evergreen trees, one (1) shade tree, and one (1) ornamental tree shall be provided every 100 lineal feet of pond embankment.
4. All other MF2 landscaping requirements shall apply.

D. Pedestrian/Bike Path. A pedestrian pathway that connects the Suburban Rental Community District to the Commercial District shall be required.

E. Amenities. The following shall be required in District 2:

- A clubhouse a minimum of 5,000 square feet in size including:
 - Leasing/Management space
 - A large gathering area (lounge/game room)
 - Fully equipped kitchen
 - Fully equipped fitness center
 - Yoga or exercise studio/flex space
 - Outdoor patio/lounge area/sun deck with trellis
 - Swimming pool and jacuzzi
 - Grilling area
 - Fire pit
 - Dog park/run
 - Bocce Ball/Bags (ie: Corn Hole) court

8.3 District 3: Small Lot Single-Family (North) District

Minimum Lot Area	7,500
Minimum Lot Frontage	30 feet
Minimum Building Setback (Front)	25 feet
Minimum Building Setback (Side)	5 feet
Minimum Building Setback (Rear)	25 feet
Minimum Building Setback (Monon Trail Right of Way)	25 feet
Minimum Lot Width	50 feet
Minimum Building Height	1 Story
Maximum Building Height	35 feet
Minimum Living Area (One Story)	1,400 square feet
Minimum Living Area (Two Story)	1,800 square feet
Maximum Number of Dwelling Units	160 units
Minimum Building Separation	10 feet

Masonry

- The Front Building Façade shall have a minimum Masonry Material wainscot with height equal or greater than the bottom of the First-Floor window

Roof Details

- Overhangs shall be a minimum of 11 inches
- Roof pitch shall be a minimum of 6/12

Windows

- 2 Story homes shall have a minimum of three (3) windows on each Side Building Façade and four (4) windows on each Rear Building Façade
- Homes less than 2 stories shall have a minimum of two (2) windows on each Side Building Façade and three (3) windows on each Rear Building Façade

8.4 District 4: Small Lot Single-Family (South) District

Minimum Lot Area	2,880 SF
Minimum Lot Frontage On Street	30 feet
Minimum Building Setback (Front)	10 feet
Minimum Building Setback (Side)	3 feet
Minimum Building Setback (Rear)	5 feet
Minimum Lot Width At Building Line	36 feet
Minimum Building Height	2 Stories
Maximum Building Height	35 feet
Minimum Living Areas on Ground Level	700 SF
Minimum Living Area	1,700 SF
Minimum Building Separation	6 feet
Maximum Number of Lots	75 lots

- As it relates to this section, “Living Area” shall mean the floor area of a Dwelling Unit above the finished grade of a building measured from the outside dimensions of the building’s exterior walls, exclusive of basements, open porches, breezeways, terraces, garages, and exterior stairways.
- On Lots where the Front Building Façade faces a Common Area (ie: a mew lot), the Minimum Lot Frontage on the Street shall be 0 feet. Primary access shall be provided from an alley or access easement.

- The Front Yard Setback for Lots fronting upon Common Areas shall be measured from the property line abutting the Common Area.
- In addition, the following Architectural and/or Design Standards shall apply to single-family dwellings in District 4:
 - A. Design Elements: Design elements and detailing shall be continued completely around the structure. Such design elements shall include, but are not limited to windows, window placement, trim detailing and exterior wall materials. The use of long, massive, unbroken exterior building walls shall be avoided.
 - B. Exterior Surfaces: Aluminum and vinyl siding shall be prohibited, but vinyl clad windows and soffits shall be permitted. Permitted exterior surfaces shall include Masonry Materials or equivalent as well as stucco, wood, concrete fiber (Hardi-Plank or similar) or equivalent.
 - C. Roof Form: Roof form and design will include, where appropriate, varied pitches and ridge levels.
 - D. Roof Overhang: Each single-family residence shall have eaves of a minimum 8-inch overhang.
 - E. Front Façade Architectural Elements: Each single-family dwelling shall utilize a minimum of two of the following architectural elements on the Front Façade:
 - a. Minimum of fifty percent (50%) Masonry Materials or equivalent material on facades facing External Streets, exclusive of doors and windows
 - b. Rear load, side load or angled garage
 - c. Roof with dormers (minimum of 2 dormers)
 - d. Shutters
 - e. Covered porch (minimum 6' in width and 4' in depth)
 - f. Roof line direction or elevation change
 - g. Shed roof accent at front entry (minimum size 4' x 10')
 - h. Gable accent
 - i. Decorative trim molding
 - j. Architectural elements (eg. quoins, pilasters, soldier courses, friezes, cornices, dentils, etc.)
 - k. Keystones over all first floor, Front Façade windows and doors
 - F. Non-Front Building Facades Facing External Streets (Excludes Alleys): Three (3) of the following items shall be included with the District 4 homes:
 - 1. 24" masonry/stone water tables
 - 2. Required Front Yard landscaping repeated on the Side Yard
 - 3. Shutters on windows (Side Building Façade)
 - 4. Box/bay window projections (Side Building Façade)

5. Minimum of 45 square feet of windows

G. Garages: Each home shall have, at minimum, a two-car garage.

- The Character Exhibits, attached hereto as **Exhibit H**, include the same exhibits previously used in Ord. 17-20, the Lancashire/Suffolk Amendment for the Oak Manor PUD, and are hereby incorporated as a compilation of images designed to capture the intended quality of structures to be constructed on the lots within District 4. 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 required to be constructed within District 4. It is not the intent to limit the architectural styles shown in the Character Exhibits, but to encourage diversity in architectural styles of Dwellings within District 4. The Department shall determine whether a structure is consistent with the established benchmark and complies with the standards of this Ordinance. The Department's determination may be appealed at the Plan Commission.
- Elevation A of the Hamlett Model previously used in Suffolk at Lancashire Amendment of the Oak Manor PUD (Ord. 17-20) shall not be used in District 4.

8.5 District 5: Park/Trail Head District. The Park District is to be a donation or designated conservatory by the Wood Family. It is anticipated to be a trail head of the Monon Trail. This will allow for walkers, bikers, and carts to exit the Monon Trail into a nature-focused park. The following standards shall apply to District 5.

- Shall be a minimum of three (3) acres up to a maximum of five (5) acres
- Shall be conveyed to the City of Westfield after sale closing and platting of the District 5 parcel. City of Westfield shall own and maintain District 5.
- Enclosed buildings shall not be permitted.
- Park Amenities shall include the following and shall be built as part of Phase 1 (see **Exhibit D**) by the developer:
 - WIFI
 - Play spaces for children, teens, and adults
 - Open sided shelter
 - Lighting and safety features.
 - Exercise stations
 - Lawn area for recreational play such as frisbee, croquet, corn hole, etc.
 - Sculptured walking areas.
 - Crushed stone trails similar to Cool Creek connecting to the other areas of the development.

Section 9. **Development Standards:** The standards of Chapter 6: Development Standards as applicable to the Underlying Zoning District, shall apply to the development of

Real Estate, except as otherwise modified below. In addition, the follow shall apply:

- 9.1 Article 6.1 Accessory Buildings. Shall apply. In addition, trash enclosures located in District 1 may be located in a Front Yard that is not adjacent to the 191st Street Right-of-way
- 9.2 Article 6.3 Architectural Standards: Shall not apply to District 1; rather the Architectural Design Requirements of the 32 Overlay, as amended, shall apply.

For all other Districts, if a provision of Article 6.3 Architectural Standards is in conflict with the Illustrative Character Exhibits, the Illustrative Character Exhibits shall control.

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

- In the event that a parking lot is located within twenty (20) feet of the Monon Trail Right-of-way line, Article 5.3(L)(5) Trail Corridor Plantings shall apply in addition to Article 6.8(O) Parking Area Landscaping.

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

- Uniformity. All lighting fixtures and poles shall consistent in style, color, size, height and design.
- Decorative Fixtures. Decorative light fixtures shall be provided along the Real Estate's entrance drives, public rights-of-way, building and pedestrian walkways as part of the site's overall architectural design.
- Architectural Lighting. Architectural Lighting shall not be permitted skyward. It shall only be permitted if either a) fully shielded from above or b) is directed towards a Building Facade
- Light Poles. Pole mounted lights shall not exceed twenty (20) feet in height including the base with the exception of a) pole mounted lights fronting on the multiuse path, which shall not exceed fifteen (15) feet in height including the base and b) pole mounted lights used for lighting outdoor sports facilities ("Sport Lights") in District 1 shall not exceed forty (40) feet in height.
 - Sport Lights shall face away from any residential unit in the Real Estate and will be shielded by the building adjacent to any courts illuminated by said Sport Lights
- Neon-Colored Lighting. Neon-colored LED accent lighting shall only be permitted along the roof lines of commercial buildings provided that the lighting is fully shielded from above.

- Lighting may be used in District 1 to compliment water features similar to pictures provided in the Illustrative Character Exhibits. Lighting in this manner shall not be considered to be directed skyward.

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

- A maximum of three (3) rows of parking and two associated drive aisles shall be permitted to exist in the 191st Street Front Yard of District 1.
- A maximum of one (1) row of parking and one associated drive aisle shall be permitted to exist in the Yard abutting the Monon Trail Right-of-way

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

- All commercial wall signs that incorporate lighting shall be either (i) reverse channel letter; or, (ii) externally lit with gooseneck light fixtures.
- Individual and/or Center Monument Signs shall be architecturally compatible with the architecture of the Real Estate's buildings.
- One (1) Center Monument Signs shall be permitted on the Real Estate along the Real Estate's 191st Street frontage. This Center Monument Sign may be a maximum of fifteen (15) feet in height and one hundred and twenty (120) square feet of sign area, per face. In addition, two (2) Individual Monument signs shall be permitted on the Real Estate along the Real Estate's 191st Street frontage. These individual Monument Signs may be a maximum of nine (9) feet in height and sixty (60) square feet of sign area, per face.

Section 10. **Duration.** Failure to obtain the first Improvement Location Permit for a new Building in the Real Estate by January 1, 2026 (unless otherwise extended by the Director) shall automatically void this Ordinance and cause the zoning classification of the Real Estate to revert to the Agriculture/Single-Family Rural District (AG-SF1).

**ALL OF WHICH IS HEREBY ADOPTED BY THE CITY COUNCIL OF
WESTFIELD, HAMILTON COUNTY, INDIANA THIS ____ DAY OF
_____, 2020.**

**WESTFIELD COMMON COUNCIL
HAMILTON COUNTY, INDIANA**

Voting For

Voting Against

Abstain

James J. Edwards

James J. Edwards

James J. Edwards

Scott Frei

Scott Frei

Scott Frei

Jake Gilbert

Jake Gilbert

Jake Gilbert

Mike Johns

Mike Johns

Mike Johns

Troy Patton

Troy Patton

Troy Patton

Cindy L. Spoljaric

Cindy L. Spoljaric

Cindy L. Spoljaric

Scott Willis

Scott Willis

Scott Willis

ATTEST:

Cindy J. Gossard, Clerk-Treasurer

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

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

I hereby certify **ORDINANCE 20-28** was delivered to the Mayor of Westfield on the _____ day of _____, 2020.

Cindy J. Gossard, Clerk Treasurer

I hereby APPROVE ORDINANCE 20-28
this _____ day of _____, 2020.

I hereby VETO ORDINANCE 20-28
this _____ day of _____, 2020.

J. Andrew Cook, Mayor

J. Andrew Cook, Mayor

ATTEST:

Cindy J. Gossard, Clerk Treasurer

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT B
DISTRICT MAP

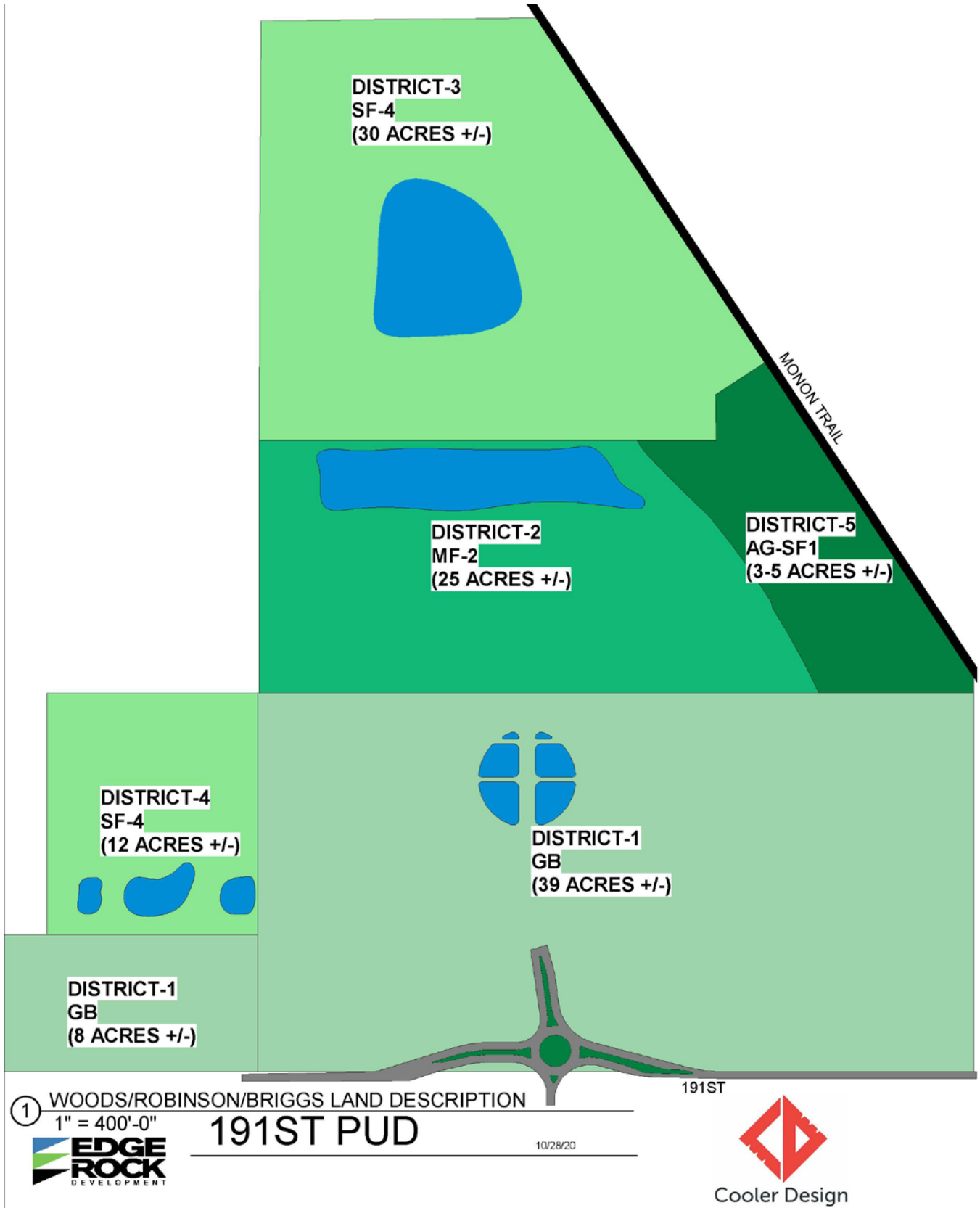
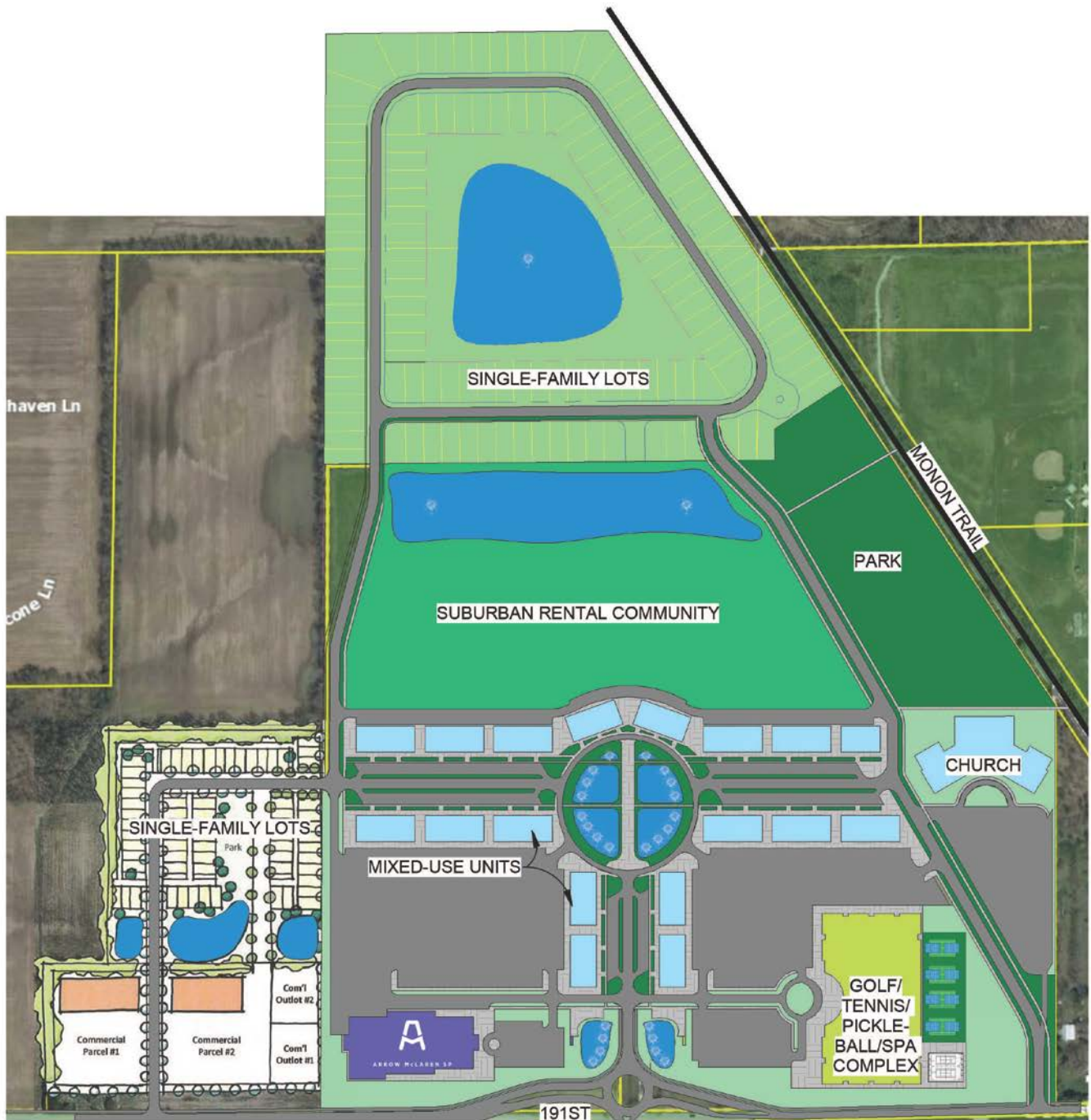


EXHIBIT C
CONCEPT PLAN



① WOODS/ROBINSON/BRIGGS PUD CONCEPT PLAN
1" = 400'-0"

191ST PUD



10/28/20



EXHIBIT D
PHASING PLAN



① WOODS/ROBINSON/BRIGGS PUD PHASING PLAN
1" = 400'-0"

191ST PUD

12/10/20



EXHIBIT E
COMMERCIAL DISTRICT CHARACTER EXHIBITS



191ST PUD

10/28/20

ARCHITECTURAL CHARACTER FOR DISTRICT 1



Cooler Design



EIFS VENEER/WOOD VENEER



METAL/GFRP TRIM



TIMBER MEMBERS



BRICK VENEER/METAL CANOPIES



STONE VENEER/STNDNG SEAM MTL ROOF



PAINTED BRICK



CEMENT BOARD LAP SIDING



METAL VENEER



RAINSCREEN PANELS



PRECAST PANELS



PUBLIC ART



191ST PUD

10/28/20

DISTRICT 1 (GB) MATERIALS



Cooler Design





SCALE: 1" = 40' 0' 50' 100' 200'





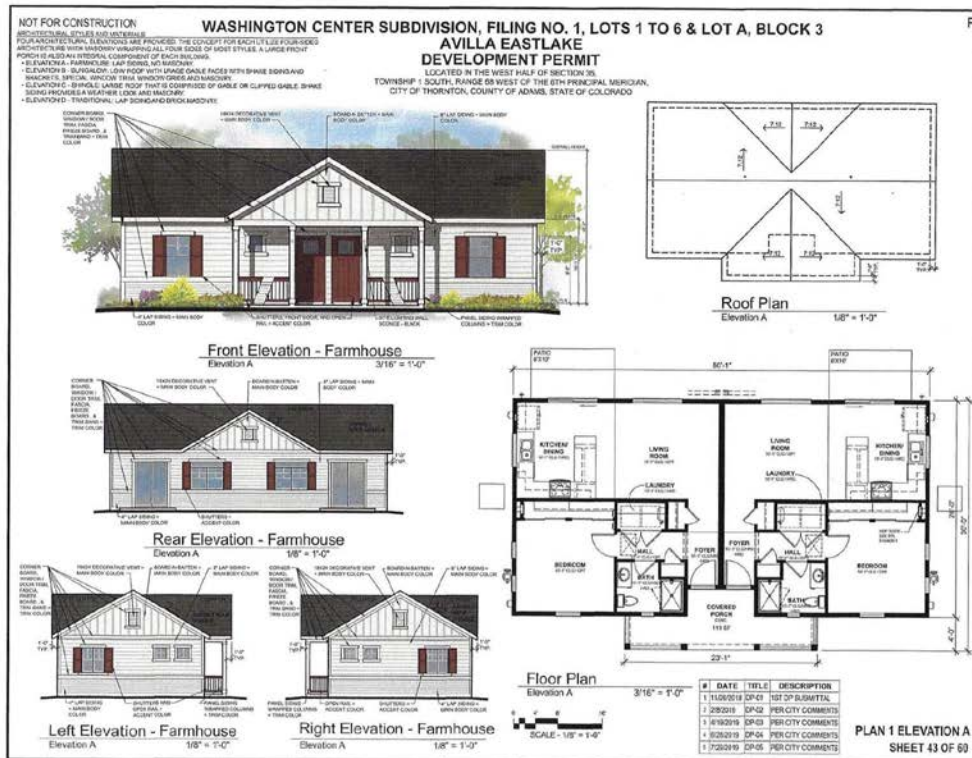
EXHIBIT F

SUBURBAN RENTAL COMMUNITY DISTRICT CHARACTER EXHIBITS





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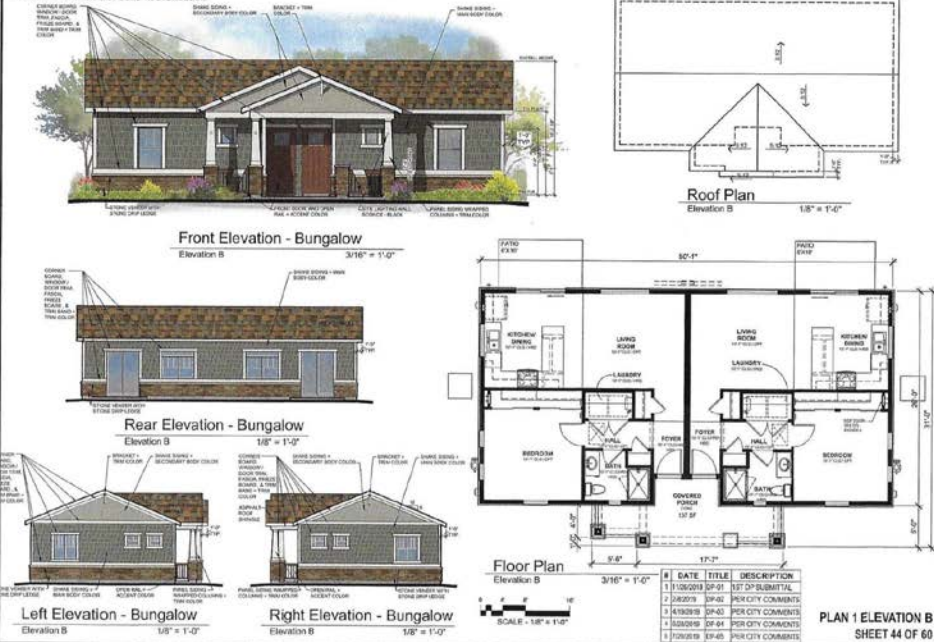
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Page 58

WASHINGTON CENTER SUBDIVISION, FILING NO. 1, LOTS 1 TO 6 & LOT A, BLOCK 3

AVILLA EASTLAKE
DEVELOPMENT PERMIT

LOCATED IN THE WEST HALF OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

PLDP201801634
Page 59



WASHINGTON CENTER SUBDIVISION, FILING NO. 1, LOTS 1 TO 6 & LOT A, BLOCK 3

AVILLA EASTLAKE
DEVELOPMENT PERMIT

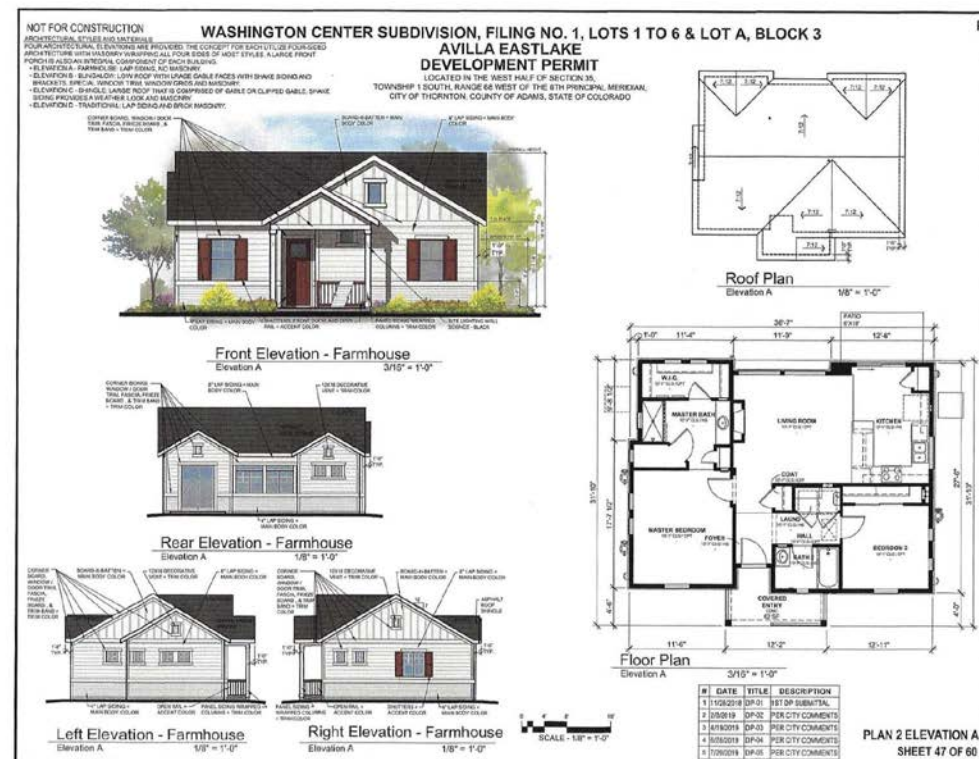
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CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

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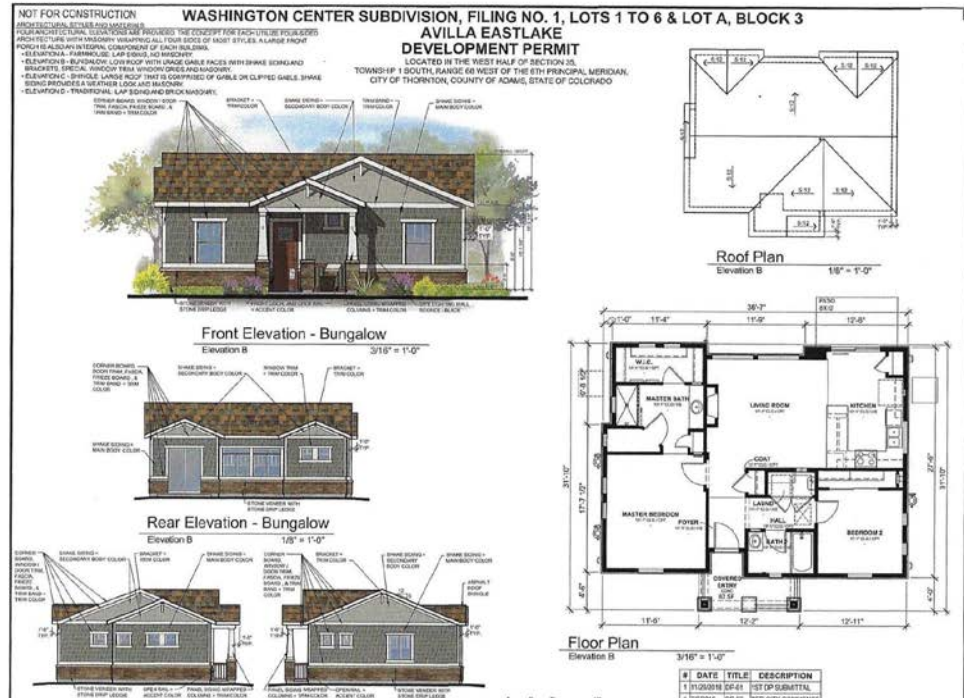




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Page 61



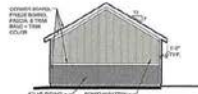
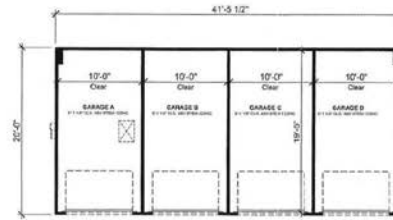
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Page 63



PLAN 2 ELEVATION C
SHEET 49 OF 60

**AVILLA EASTLAKE
DEVELOPMENT PERMIT**LOCATED IN THE WEST HALF OF SECTION 36,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

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

#	DATE	TITLE	DESCRIPTION
1	11/05/2018	EXP-01	1ST OF SUBMITTALS
2	08/20/19	EXP-02	PER CITY COMMENTS
3	05/20/19	EXP-03	PER CITY COMMENTS
4	02/20/19	EXP-04	PER CITY COMMENTS
5	12/20/17	EXP-05	PER CITY COMMENTS

ELEVATION GARAGE
SHEET 55 OF 60

EXHIBIT G
SMALL LOT SINGLE-FAMILY DISTRICT (NORTH) CHARACTER EXHIBITS





5799IND_B



5820 IND - B



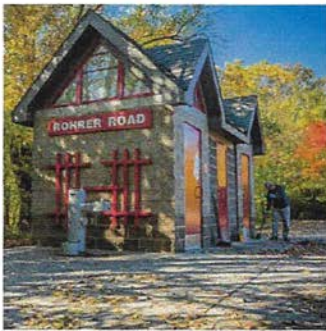


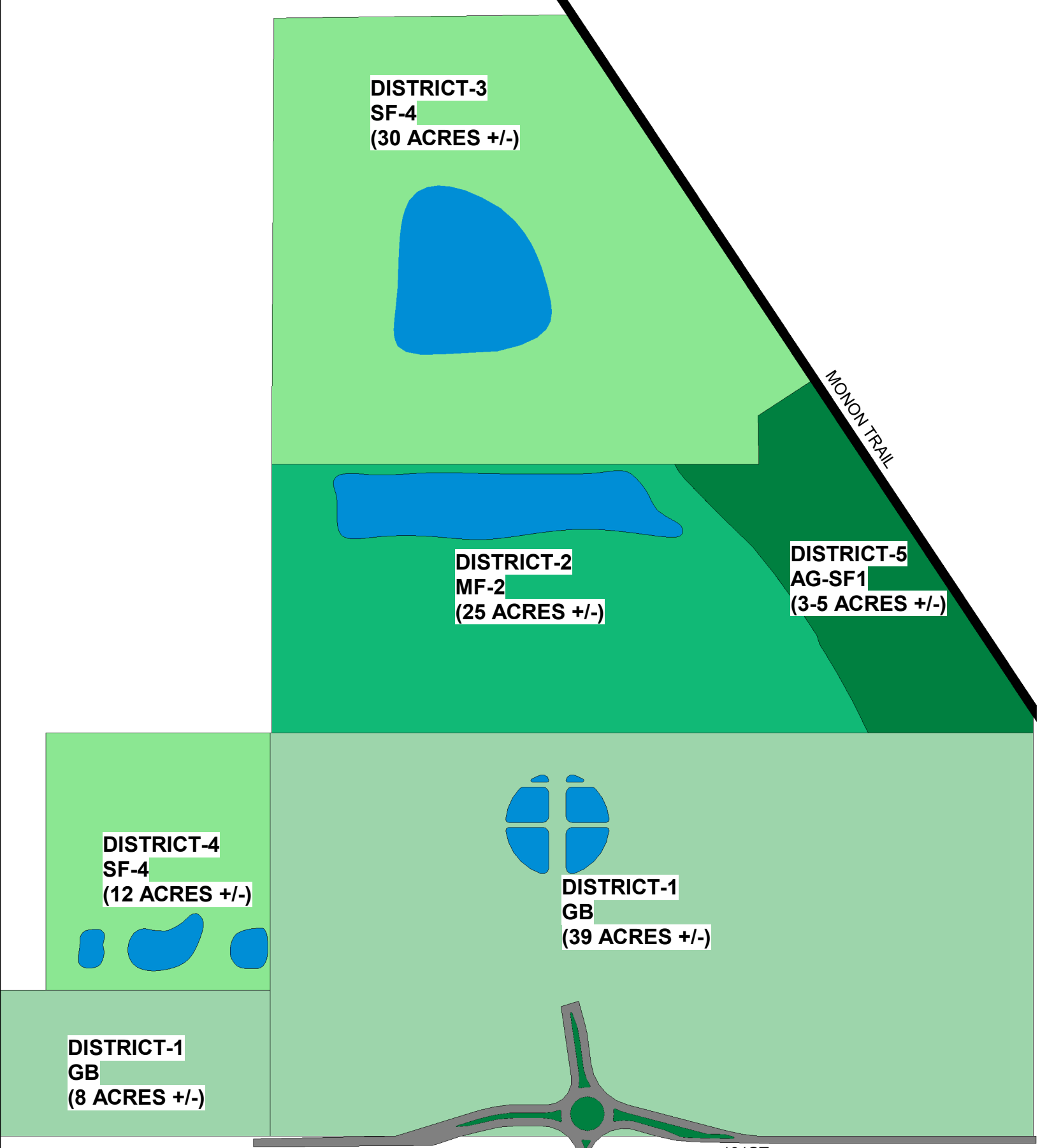
EXHIBIT H
SMALL LOT SINGLE FAMILY DISTRICT (SOUTH) CHARACTER EXHIBITS





EXHIBIT I
PARK/TRAIL HEAD DISTRICT CHARACTER EXHIBITS





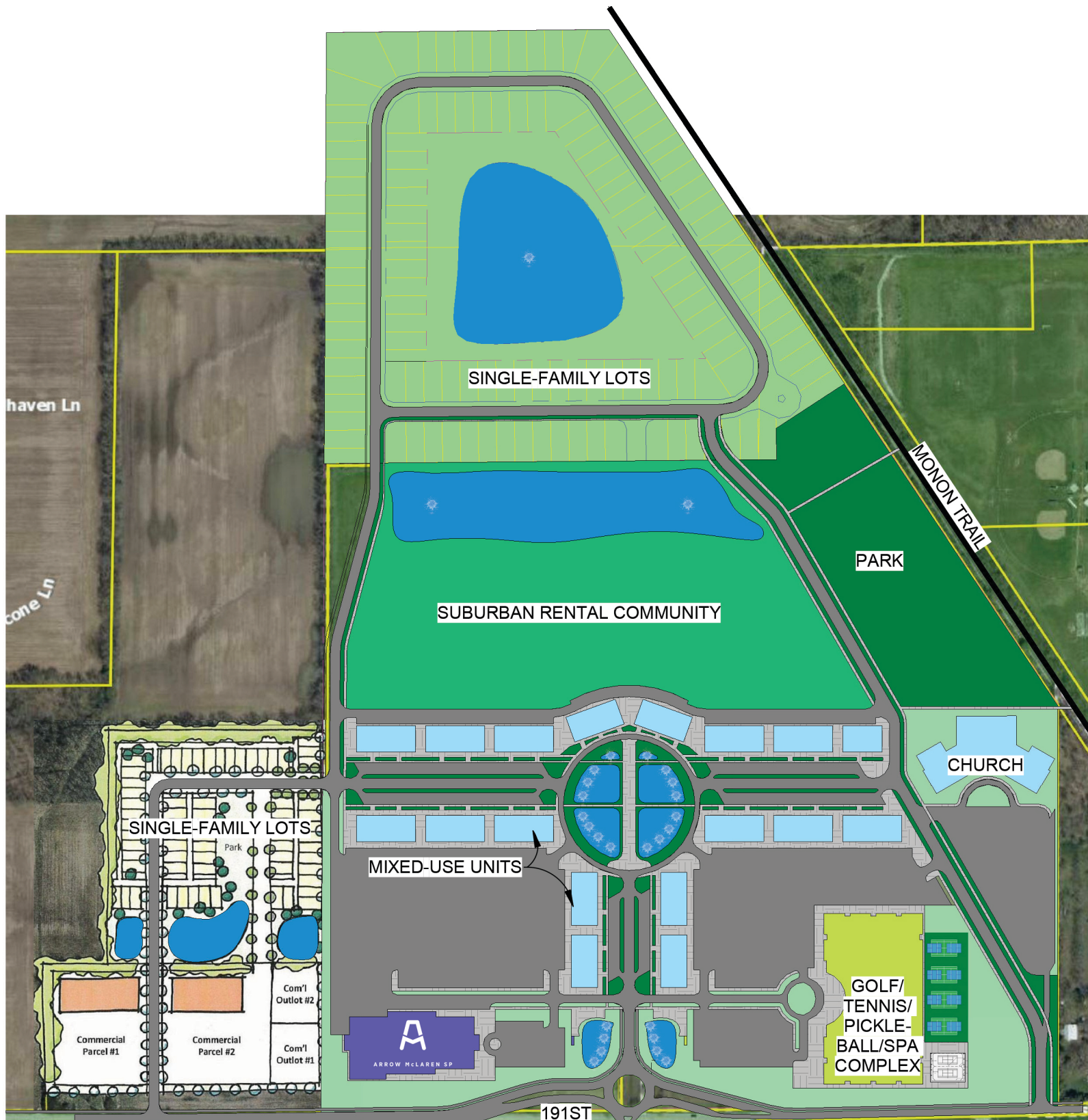
1 WOODS/ROBINSON/BRIGGS LAND DESCRIPTION

1" = 400'-0"

191ST PUD

10/28/20





① WOODS/ROBINSON/BRIGGS PUD CONCEPT PLAN
1" = 400'-0"

191ST PUD

10/28/20





① WOODS/ROBINSON/BRIGGS PUD PHASING PLAN
1" = 400'-0"

191ST PUD

12/10/20

EXHIBIT E **COMMERCIAL DISTRICT CHARACTER EXHIBITS**



191ST PUD

10/28/20

ARCHITECTURAL CHARACTER FOR DISTRICT 1



Cooler Design



EIFS VENEER/WOOD VENEER



METAL/GFRC TRIM



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PAINTED BRICK



CEMENT BOARD LAP SIDING



METAL VENEER



RAINSCREEN PANELS



PRECAST PANELS



PUBLIC ART



191ST PUD

10/28/20

DISTRICT 1 (GB) MATERIALS



Cooler Design





SCALE: 1" = 40' 0' 50' 100' 200'



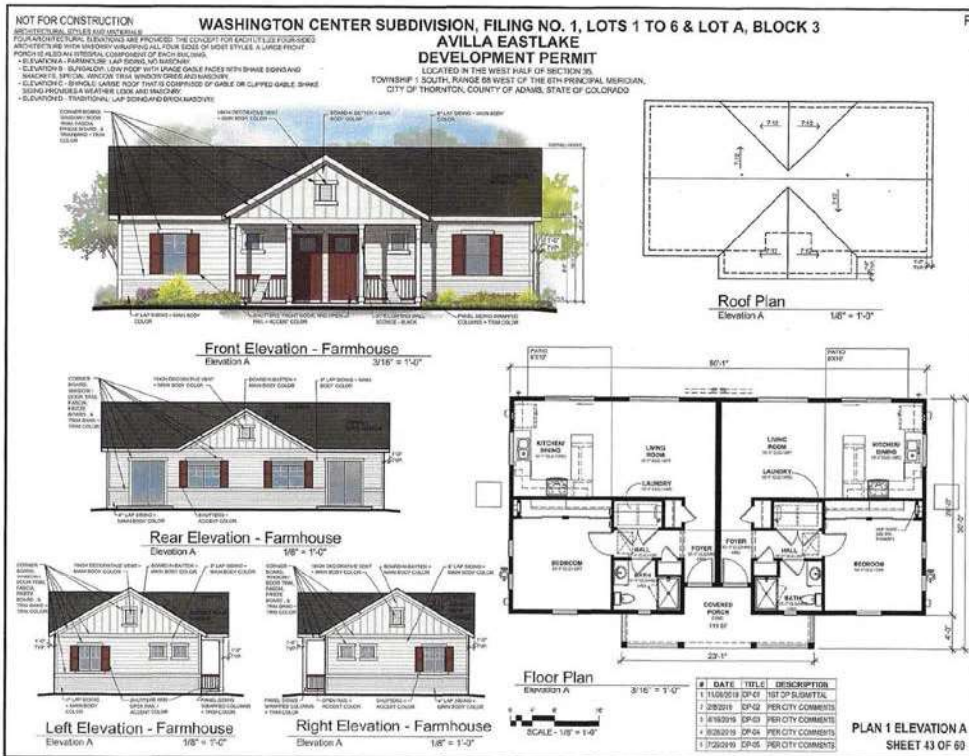


EXHIBIT F
SUBURBAN RENTAL COMMUNITY DISTRICT CHARACTER EXHIBITS





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PLDP201801634
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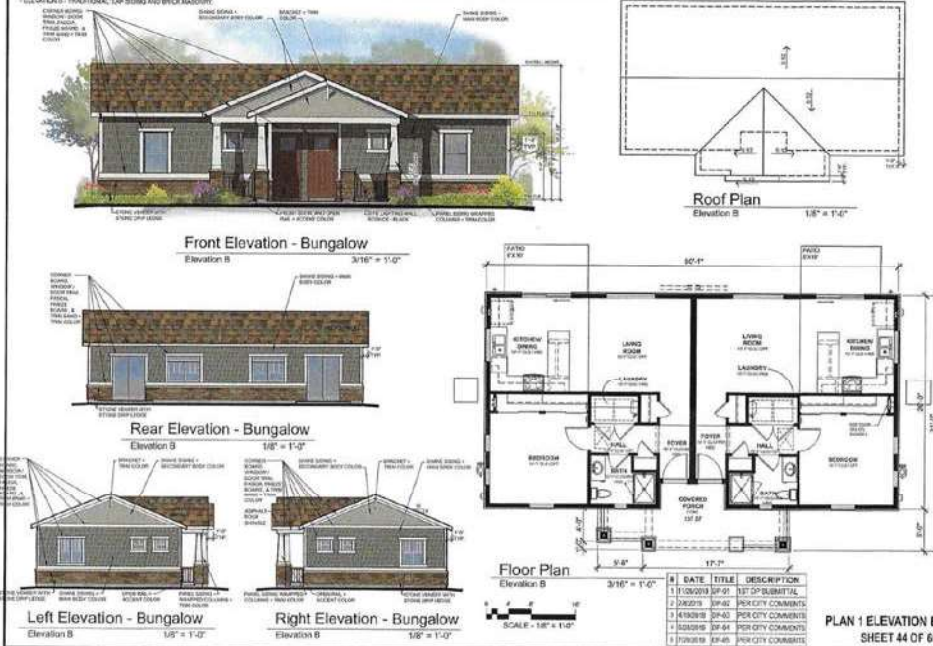
NOT FOR CONSTRUCTION

WASHINGTON CENTER SUBDIVISION, FILING NO. 1, LOTS 1 TO 6 & LOT A, BLOCK 3

AVILLA EASTLAKE
DEVELOPMENT PERMIT

LOCATED IN THE WEST HALF OF SECTION 35,
TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

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Page 59



NOT FOR CONSTRUCTION

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Page 60



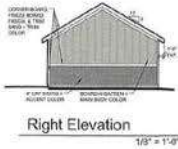
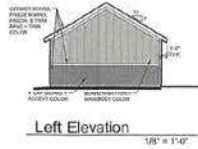
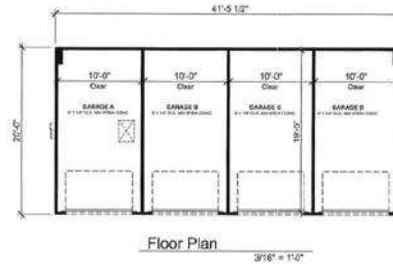
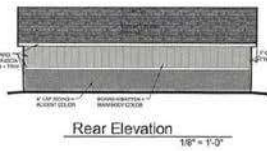
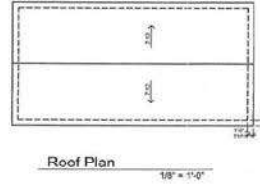




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PLDP201801634
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AVILLA EASTLAKE
DEVELOPMENT PERMITLOCATED IN THE WEST HALF OF SECTION 36,
TOWNSHIP 1 SOUTH, RANGE 88 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

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

#	DATE	TITLE	DESCRIPTION
1	11/02/18	EP-01	1ST OF SUBMITTAL
2	11/02/18	EP-02	PER CITY COMMENTS
3	11/02/18	EP-03	PER CITY COMMENTS
4	11/02/18	EP-04	PER CITY COMMENTS
5	11/02/18	EP-05	PER CITY COMMENTS

ELEVATION GARAGE
SHEET 55 OF 60

EXHIBIT G
SMALL LOT SINGLE-FAMILY DISTRICT (NORTH) CHARACTER EXHIBITS





5799IND_B



5820 IND - B



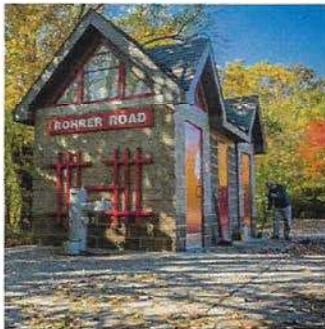


EXHIBIT H
SMALL LOT SINGLE FAMILY DISTRICT (SOUTH) CHARACTER EXHIBITS





EXHIBIT I
PARK/TRAIL HEAD DISTRICT CHARACTER EXHIBITS





Westfield–Washington Township Advisory Plan Commission

Minutes of the November 16, 2020 APC Meeting

Presented for approval: December 21, 2020

Westfield-Washington Advisory Plan Commission (APC) held a meeting on Monday, November 16, 2020 scheduled for 7:00 p.m. online via Skype.

ROLL CALL: Noted presence of a quorum.

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

Members Absent: All present.

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

APPROVAL OF MINUTES

Motion: Maue motioned to approve the November 4, 2020 meeting minutes as written.
Johns seconded. Motion passed. Vote 9-0.

Approval of 2021 Schedule of Meetings and Filing Dates

Motion: Graham motioned to approve the 2021 Schedule of Meetings and Filing Dates.
Horkay seconded. Motion passed. Vote 9-0.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA ITEMS

2011-DDP-27

Westfield Washington Schools Natatorium/YMCA

Southwest corner of Wheeler road and 181st Street

YMCA of Greater Indianapolis by Wheeler Farms, LLC requests Detailed Development Plan review of 26,750 square feet of infrastructure improvements on 0.40 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

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

Motion: Horkay motioned to approve the Consent Agenda as written.
McCarty seconded. Motion passed. Vote 9-0.

ITEMS OF BUSINESS

2010-PUD-12

Belle Crest PUD

NW Corner of Shady Nook Road & E. 186th Street

Drees Premier Homes, Inc. by Church, Church, Hittle + Antrim requests a change of zoning for approximately 20 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Belle Crest Planned Unit Development (PUD) District.

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

Crabtree overviewed this request for a change of zoning and addressed the updates that had been made in response to public comments which included concerns about additional traffic and drainage.

Matt Skelton, with Church, Church, Hittle + Antrim on behalf of the Petitioner, summarized the changes and improvements made to the proposal as a result of public comments. He said the Petitioner is also increasing the lot requirements. He addressed other enhancements the Petitioner intends to include. He added that additionally, they have identified the tree preservation area on the concept plan. He shared modifications based on recent input about access easement and additional benches.

Kelleher thanked the Petitioner for the changes made. She asked if the buffer to south would be a buffer yard with a preserved area or be a trail. She asked Staff if the property to the south had been dedicated as well. She asked if there would be additional trees.

John Nail, City of Westfield Engineer replied yes, that the neighbors to the south dedicated land as well.

Skelton replied:

- The concept includes preserving trees in 30' space to be dedicated to the city for potential future trail. He said he could not speak as to whether or not a trail would be built or impacted.
- Yes, the Petitioner plans to plant additional trees on property to the south

Burkman asked about benches, porch swings, or other amenities in the open space area. She also asked if drainage was being resolved and inquired if the Petitioner might add the lot on the north line to the perimeter lot standards.

- Skelton pointed out a gazebo/gathering space and other locations where benches could be.
- He said that providing off-site drainage on property to west within the drainage easement with a similar design that had been done in other areas. He said that this pond and controlled drainage might help with any existing sheet drainage issues on neighboring properties.
- He said that it would not be necessary add the lot on the north line to the perimeter lot standards due to the amount of landscaping that is being planned.

Johns asked Nail about the dedication of property to the south and if that would be enough for 186th Street if the City should desire to construct a connector.

Nail responded that the west half provided full ROW and that the east has only partially dedicated ROW, perhaps is enough to accommodate the trail.

McCarty thanked Petitioner for adding amenities and the buffer.

Spoljaric said she was concerned about lack of street trees. She said the Petitioner indicated that they were willing to add a tree requirement to front yard and she said she would like to see that requirement added to the PUD.

Motion: Horkay motioned send 2010-PUD-12 to the City Council with a favorable recommendation subject to the conditions to require one tree per front of yard per unit, add additional benches and access to the tree preservation area.

Maue seconded. Motion passed. Vote 9-0.

2010-PUD-13

Carramore PUD

Northwest corner of Horton Road and East 199th Street

Drees Premier Homes, Inc. by Church Church Hittle + Antrim requests a change of zoning for 40.0 acres +/- in the AG-SF1: Agriculture / Single-family Rural District to the Carramore PUD.

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

Harris overviewed this request for a change of zoning and addressed updates and changes made since its Public Hearing.

Matt Skelton, with Church, Church, Hittle + Antrim on behalf of the Petitioner, summarized the changes and improvements made to the proposal as a result of public comments. He said he had received some late requests that he hoped to address. He addressed the enhancements the Petitioner intends add including increased architectural and landscape standards and addressing road frontage along Horton Road. He added that they identified tree preservation areas and included that in the PUD. He shared their work on the incorporation of a playground area.

Spoljaric said she thought that there is a disconnect between the newer point system and requirements; yet, feels that could be cleaned up before going to City Council.

McCarty thanked the Petitioner for the addition of the playground. He asked if street trees would be provided between the road and the sidewalk and asked who would maintain them. He thanked the Petitioner for limiting lot numbers, providing the tree preservation area and for the buffer.

Skelton replied that the street trees provided will be maintained by the HOA.

Burkman thanked Petitioner for adding the playground. She said she agreed with Spoljaric about the point system and requirements being confusing.

Kelleher agreed with Spoljaric and Burkman regarding the point system. She said she thought the list need to be narrowed down or consolidated to ensure that the elevations would have adequate upgrades.

Skelton replied that the Petitioner could replicate Wilshire's standards if that would be better. He said that they could work with Spoljaric to nail down standards

Motion: Johns motioned send 2010-PUD-13 to the City Council with a favorable recommendation.
Schmitz seconded. Motion passed. Vote 9-0.

2011-ODP-17
2011-SPP-17

Chatham Village, Phase 1 Amendment
NE corner of 196th Street and Tomlinson Road
Chatham Hills LLP by Cripe requests Primary Plat and Overall Development Plan review of 108 Lots on 189.85 acres +/- in the Chatham Hills PUD District.
(Planner: Corey Harris ▪ charris@westfield.in.gov)

Harris overviewed this request for a Primary Plat and Overall Development Plan approval.

No Petitioner presentation.

Motion: Graham motioned to approve 2011-ODP-17 & 2011-SPP-17 with the following condition:
Approve the Primary Plat and Overall Development Plan (2011-SPP-17 & 2011-ODP-17) with the condition that all necessary approvals be obtained from the Westfield Public Works Department, and Hamilton County Surveyor's prior to the issuance of an Improvement Location Permit.
Maue seconded. Motion passed. Vote 9-0.

PUBLIC HEARING ITEMS

No Public Hearing Items

ITEMS CONTINUED TO A FUTURE MEETING

2009-PUD-11
[CONTINUED]

Woods Robinson Briggs PUD
North side of 191st Street, West of Tomlinson Road
Edgerock Development, LLC requests a change of zoning for approximately 157 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Woods Robinson Briggs Planned Unit Development (PUD) District.
(Planner: Daine Crabtree ▪ dcrabtree@westfield.in.gov)

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2007-PUD-07
[CONTINUED]

Bridgewater PUD Amendment (Culver's)

14631 North Gray Road

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

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

2008-PUD-09
[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

Northpoint Owners, LLC by Clark, Quinn, Moses, Scott & 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)

2010-PUD-14
[CONTINUED]

Courtyards of Westfield PUD

SWC of 151st Street and Towne Road

Epcon Communities, LLC by Church, Church, Hittle + Antrim requests a change of zoning for 33.5 acres +/- from the AG-SF1: Agriculture/Single-Family Rural District to the Courtyards of Westfield Planned Unit Development (PUD) District.

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

REPORTS/COMMENTS

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

ADJOURNMENT

Motion: Adjourn Meeting

Motion: Graham; Second: Kelleher.

Motion passed. Vote: 9-0.

Meeting adjourned at 8:06 p.m.

Randell Graham, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



Westfield–Washington Township Advisory Plan Commission

Minutes of the December 7, 2020 APC Meeting

Presented for approval: December 21, 2020

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

ROLL CALL: Noted presence of a quorum.

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

Members Absent: All Present.

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

APPROVAL OF MINUTES

November 16, 2020, minutes tabled.

REVIEW OF RULES AND PROCEDURES

Howard reviewed the modified public meeting rules and procedures.

CONSENT AGENDA ITEMS

No Consent Agenda Items

ITEMS OF BUSINESS

2010-PUD-14

Courtyards of Westfield PUD

SWC of 151st Street and Towne Road

Epcon Communities, LLC by Church, Church, Hittle + Antrim requests a change of zoning for 33.5 acres +/- from the AG-SF1/Single-Family Rural District to the Courtyards of Westfield Planned Unit Development (PUD) District.

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

Howard overviewed this request for change of zoning. She said that several updates had been made since this item's October 5, 2020, Public Hearing.

Matt Skelton, with Church, Church, Hittle + Antrim on behalf of the Petitioner, summarized the changes and improvements made to the proposal as a result of public comments. Items the Petitioner addressed from the public comments included the incorporation of amenities that were not in the text but had been discussed and shown. Those items, pickleball and a fire place gathering area, have been incorporated into the text of the ordinance. Also addressed was the request to coordinate with the project's neighbor and respond to their request for an enhanced buffer area along their shared property line. He said that the Petitioner was able to incorporate the buffer enhancements as well. As a result of recent input, he addressed submitted proposed changes to be made to the PUD Ordinance.

Spoljaric said she had an issue with additional rear facades facing the road with the new layout. She also said that the Towne Road entrance also seemed less desirable with the new layout.

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Skelton explained that the reasoning for the layout change and relocation of pond was a result of drainage needs. He addressed that the rear view of the homes would be very pleasing and not be typical rear views.

Spoljaric asked about meeting the landscaping standards.

Howard replied and clarified the landscaping standards and said that the landscaping was compliant with the UDO requirements.

Schmitz thanked the Petitioner for the changes and the expansions of the buffers.

McCarty thanked Petitioner.

Maue said he thought it looked good

Johns thanked the Petitioners, he said he liked the new layout and the addition of pickleball court.

Burkman thanked the Petitioner for working with the neighbors. She said would like the Petitioner to also work with neighbors to acquire utilities.

Kelleher thanked the Petitioner and asked how to make sure the changes are incorporated in the motion.

Motion: Horkay motioned to forward 2010-PUD-14 to the City Council with a favorable recommendation with the condition that the new language and exhibit presented and discussed at the meeting be incorporated in to the ordinance .
Kelleher seconded. Motion passed. Vote 9-0.

PUBLIC HEARING ITEMS

2012-ODP-18 &

2012-SPP-18

[PUBLIC HEARING]

Spring Mill Centre

Northeast corner of Spring Mill Road and SR 32

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

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

Ernest overviewed this request for Overall Development Plan and Primary Plat review. He said that Staff had received no public comments.

Randy Zentz with Commercial Links, LLC, on behalf of the Petitioner, summarized this project and its request. He said that this multi-use PUD would include enclosed industrial, general office, and general business.

Public Hearing for 2012-SPP-18 & 2012-ODP-18 opened at 7:30 p.m.

No public comments.

Public Hearing for 2012-SPP-18 & 2012-ODP-18 closed at 7:32 p.m.

No Commission comments.

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**2012-ODP-19 &
2012-SPP-19
[PUBLIC HEARING]**

Chatham Pointe

Northwest of the intersection of Cox Avenue and Tomlinson Road
Chatham Hills, LLP by Cripe requests Primary Plat and Overall Development Plan approval of 10 lots on 20.81 acres in the Chatham Hills PUD District.
(Planner: Pam Howard - phoward@westfield.in.gov)

Howard overviewed this request for a Primary Plat and Overall Development Plan. She pointed out two waiver requests within the Staff Report related to the Pedestrian Network Standards of the UDO. She said that Public Works supports these requests.

Public Hearing for 2012-ODP-19 & 2012-SPP-19 opened at 7:34 p.m.

No public comments.

Public Hearing for 2012-ODP-19 & 2012-SPP-19 closed at 7:36 p.m.

**2012-PUD-15
[PUBLIC HEARING]**

Somerset PUD

2,650 linear feet north of US 32 on Spring Mill Road and 1,300 linear feet west of Spring Mill Road on W 186th Street
Silverthorne Homes requests a change of zoning for 61.39 acres +/- in the AG-SF1: Agriculture / Single-family Rural District to the Somerset PUD District.
(Planner: Corey Harris - charris@westfield.in.gov)

Howard overviewed this request for a change of zoning. She said that Staff had received no public comments.

The Petitioner, Caitlin Dopher, with Silverthorne Homes summarized this project and its request.

Public Hearing for 2012-PUD-15 opened at 7:41 p.m.

No public comments.

Public Hearing for 2012-PUD-15 closed at 7:43 p.m.

Kelleher voiced concerns about the depth of the rear yards given that this would not be an empty nester community. She said that all open space is in the pond and buffer areas and not useable. She said that didn't seem very family friendly. Kelleher said she would appreciate it if the Petitioner would consider a pocket park within the development.

Petitioner replies:

- The 15' rear setback to allows for additions and patios, rear yard and the yard will be larger if the homeowner doesn't add onto their home.
- Some creativity was limited given the property's size and shape.
- These residents would have access to Orchard View amenities and paid memberships for the YMCA as was offered to Orchard View.

Kelleher said she would like to see a spread of this layout with size of backyards. She said she was concerned about the “grid pattern” without incorporated open space and said that this not what the City wanted to see in the New Suburban areas of Comprehensive Plan.

Burkman said she agreed with Kelleher that the open space doesn’t seem to be as high as presented.

Horkay said he agreed with others’ concerns. He said he would like to see a more unique and interesting design.

Johns agreed about the amenities and said he would like to see more, making it a more livable neighborhood for families.

Maue said he understood that not all communities can and need to be equal. He said he would look back at the Comprehensive Plan to see what it is the City was looking for while not trying to make this development something that it isn’t.

McCarty agreed with others on the amenities. He said he would like to see the density lowered. He said he had concerns about the long straight streets.

Schmitz said he agreed with the previous comments.

Spoljaric agreed with the others and voiced concerns about the events potentially held on the parcel to the east and the issues that could create for future residents.

The Petitioner replied that they couldn’t add a mound on east property line because of the need to collect all drainage from parcel to east.

**2012-PUD-16
[PUBLIC HEARING]**

Bridgewater PUD Amendment (Animal Eye Clinic)

4750 Killarney Drive

Animal Eye Clinic, LLC by Nelson & Frankenberger, LLC requests an amendment to the Bridgewater PUD to permit a Veterinary Clinic or hospital without boarding.

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

Howard overviewed this request for an amendment to the Bridgewater PUD. She said the Petitioner held a neighborhood meeting on November 30, 2020.

On behalf of the Petitioner, Jon Dobosiewicz with Nelson & Frankenberger, LLC, summarized this project and its request. He said that in response to Staff and Commissioner comments that the Petitioner further refined and clarified the proposed-use text. The neighborhood meeting resulted in the issuance of a letter stating no objections to the project.

Public Hearing for 2012-PUD-16 opened at 8:02 p.m.

No public comments.

Public Hearing for 2012-PUD-16 closed at 8:04 p.m.

The Commissioners thanked the Petitioner for a nice project and for staying in the area.

Motion: Graham motioned to forward 2012-PUD-16 to the City Council with a positive recommendation with the new language present at this meeting.

Kelleher seconded. Motion passed. Vote 9-0.

2012-PUD-17
[PUBLIC HEARING]

Lindley Run PUD Amendment I

NE Corner of 191st Street and Grassy Branch Road Approximately
Olthof Homes, LLC by Nelson and Frankenberger, LLC requests an amendment to the Lindley Run Planned Unit Development (PUD) Ordinance to permit 1.5 story homes in Area A of the PUD.

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

Crabtree overviewed this request for a PUD amendment. He said that Staff had received no public comments.

On behalf of the Petitioner, Jon Dobosiewicz with Nelson & Frankenberger, LLC, summarized this project and its request to permit 1.5 story homes in Area A.

Public Hearing for 2012-PUD-17 opened at 8:11 p.m.

No public comments.

Public Hearing for 2012-PUD-17 closed at 8:13 p.m.

Kelleher thanked the Petitioner for the increasing the square footage and updating the character exhibit to reflect the proposed change.

Burkman thanked the Petitioner for the better character exhibits.

Maue said that it was a modest, yet nice, enhancement that still fits well within the context.

McCarty agreed with previous comments.

Graham agreed with Maue.

Motion: Kelleher motioned to forward 2012-PUD-17 to the City Council with a positive recommendation.

McCarty seconded. Motion passed. Vote 9-0.

ITEMS CONTINUED TO A FUTURE MEETING

2007-PUD-07
[CONTINUED]

Bridgewater PUD Amendment (Culver's)

14631 North Gray Road

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

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

2008-PUD-09
[CONTINUED]

Northpoint II PUD

North side of SR 38 between Anthony Road and Hinkle Road

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

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

2009-PUD-11
[CONTINUED]

Woods Robinson Briggs PUD

North side of 191st Street, West of Tomlinson Road

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

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

REPORTS/COMMENTS

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

ADJOURNMENT

Motion: Adjourn Meeting

Motion: Graham; Second: Kelleher.

Motion passed. Vote: 9-0.

Meeting adjourned at 8:17 p.m.

Randell Graham, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 21, 2020
2012-ODP-19 & 2012-SPP-19
Exhibit 1

Docket Number: 2012-ODP-19 & 2012-SPP-19

Project Name: Chatham Pointe

Subject Site Address: Northwest of the intersection of Cox Avenue and Tomlinson Road

Petitioner: Chatham Hills, LLP

Representative: Cripe

Request: Primary Plat and Overall Development Plan approval of 10 lots on 20.81 acres in the Chatham Hills PUD District.

Current Zoning: Chatham Hills PUD

Current Land Use: Residential

Approximate Acreage: 20.81 +/-

Property History: Chatham Hills PUD, [Ordinance 13-24](#)
Chatham Hills PUD Amendment, [Ordinance 15-28](#)
Chatham Hills PUD Amendment, [Ordinance 19-11](#)
Chatham Hills PUD Amendment, [Ordinance 19-51](#)

Exhibits:

1. Staff Report
2. Location Map
3. Primary Plat
4. Overall Development Plan
5. Landscape Plan
6. PW Response to Waiver Requests
7. Preliminary Tree Inventory and Notes

Staff Reviewer: Pam Howard, Senior Planner

PROCEDURAL

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

BACKGROUND

The majority of the Property was zoned with the Original Chatham Hills PUD ([Ord. 13-24](#)), which was approved at the January 13, 2014, City Council meeting. A 2015 amendment ([Ord. 15-28](#)) added the

remainder of the real estate. Two amendments ([Ord. 19-11](#) & [Ord. 19-51](#)) in 2019 increased the number of dwellings permitted in the district.

Project Overview

The current proposal is an Overall Development Plan and Primary Plat for 10 single-family residential lots on 20.81 acres in the Chatham Hills PUD District. The Petitioner is also requesting two waivers from the UDO's Pedestrian Network standards, as listed in comment 59(b) on page 12 of this report.

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

The plans comply.

- 1) Proposed name of subdivision.
- 2) Names and addresses of the owner, owners, land surveyor or land planner.
- 3) Title, scale, north arrow and date.
- 4) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
- 5) Easements (locations, widths and purposes). (Article 8.3)
- 6) Statement concerning the location and approximate size or capacity of utilities to be installed.
- 7) Layout of Lots (showing dimensions, numbers and square footage). (Article 4.5)
- 8) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.
- 9) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).
- 10) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.
- 11) Building setback lines. (Article 4.23 & Article 5.3(G))
- 12) Legend and notes.
- 13) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.
- 14) Other features or conditions which would affect the subdivision favorable or adversely.
- 15) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.
- 16) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.

- 17) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 18) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 19) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
- 20) Misc.

OVERALL DEVELOPMENT PLAN (Article 10.7 of the UDO)

The plans comply.

- 21) Title, scale, north arrow and date.
- 22) Proposed name of the development.
- 23) 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.
- 24) Address and legal description of the property.
- 25) Boundary lines of the property including all dimensions.
- 26) 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.
- 27) 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.
- 28) 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.
- 29) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 30) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 31) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 32) Location and dimensions of all existing structures and paved areas.
- 33) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 34) Location of all Floodplain areas within the boundaries of the property.
- 35) Names of legal ditches and streams on or adjacent to the site.
- 36) 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.

- 37) Identify buildings proposed for demolition.
- 38) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 39) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

DISTRICT STANDARDS

The plans comply with Article 4.7 (SF4 District) and the Chatham Hills PUD Ordinance, except as identified below regarding the tree preservation areas and waiver requests.

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

a) **Permitted Uses within District I (Section 7)**

- i) Single-Family Residential
- ii) Golf Course and Club Uses

b) **Bulk and Density Standards (Section 9)**

c) District Subarea 1-A

Comment: No lots in this section.

d) District Subarea 1-B

Comment: No lots in this section.

e) District Subarea 1- C

Comment: No lots in this section.

f) District Subarea 1-D

Comment: No lots in this section.

g) District Subarea 1-E

- i) Minimum Lot Width – 90'
- ii) Minimum Lot Frontage – 30'
- iii) Minimum Lot Area – 10,000 SF
- iv) Minimum Setbacks

- 1. Front—25'

Comment: Reduction to 22' permitted per PUD Section 9.6.

- 2. Side—8'

- 3. Rear—25'

Comment: Reduction to 22' permitted per PUD Section 9.6.

v) Maximum Number of Dwelling Units in Subarea – 1,885

h) District Subarea 1-F

Comment: No lots in this section.

i) District Subarea 1-G (as amended by Ord. 19-11)

Comment: No lots in this section.

j) District Subarea 1-H

Comment: No lots in this section.

k) District Subarea 1-I

Comment: No lots in this section.

l) Maximum Density (number of dwellings) in District I – 1,500

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

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

- 41) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.
- 42) Compliance with all applicable provisions of any Overlay District in which the real estate is located.
- 43) 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.
- 44) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

DEVELOPMENT STANDARDS (Chapter 6 of UDO)

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

- 45) Architectural Standards (Article 6.3)
- 46) Building Standards (Article 6.4)
- 47) Fence Standards (Article 6.5)
- 48) Height Standards (Article 6.6)

49) Landscaping Standards (Article 6.8 and Section 11 Ord. 13-24):

a) Preservation and Replacement of Trees (Section 11.1 Ord. 13-24):

- i) Preservation of Trees: The Developer shall only be required to provide a tree inventory for those trees of which tree preservation credits are being requested by the Developer; provided, however, that tree stands shall be generally outlined on any Development Plan.

Comment: Item identified as outstanding, staff requests that approval of the Landscape Plan be delegated to the department.

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

b) Selection, Installation, and Maintenance of Plant Materials (Section 11.2 Ord. 13-24):

c) General Landscape Design Standards:

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

d) Detention and Retention Areas:

i) Natural Appearance:

1. Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges, and/or other plantings (see also Minimum Lot Landscaping Requirements and Article 8.6 Open Space and Amenity Standards).
2. Wetlands/aquatic vegetation planted around the wet perimeter of such areas should be utilized to further this design objective; however, if such plantings are utilized for water quality control, then landscape plans shall be prepared and stamped by a licensed landscape architect.
3. Detention and Retention Areas shall be designed to be natural in appearance, with meandering edges.

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

e) Street Trees:

- i) Spacing: Street Trees shall be required an average of every fifty (50) feet; however, the Street Trees may be spaced at a maximum spacing of sixty (60) feet but at a minimum spacing of twenty-five (25) feet. In addition to the placement standards of this Article, Street Trees shall also be planted a minimum of ten (10) feet away from Driveways, Alleys, fire hydrants, mailboxes and other similar improvements.

f) Minimum Lot Landscaping Requirements

g) External Street Frontage Landscaping

- i) Road Frontage Standards (Section 11.3 Ord. 13-24): The road frontage landscaping requirements of the Zoning Ordinance (Article 6.8 (M)) shall apply; however, it shall not apply along Golf Course areas adjoining or located along Internal or External Streets.
- ii) External Street Frontage Landscaping Requirements (Article 6.8(M)): Residential Uses: A landscaping area with a minimum depth of thirty (30) feet shall be required abutting an External Street along any residential development. The landscaping area shall include a minimum of four (4) evergreen trees, three (3) shade trees, three (3) ornamental trees and twenty-five (25) shrubs per one hundred (100) lineal feet. In addition, a minimum three-foot (3') tall undulating mound shall required along the entire External Street frontage. Meandering mounds are encouraged.

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

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

Comment: Item identified as outstanding, staff requests that approval of the Landscape Plan be delegated to the department.

50) Lighting Standards (Article 6.9)

- a) The District's lighting shall comply with the Unified Development Ordinance (Article 6.9) with the following exceptions: (Section 14 Ord. 13-24).
 - i) Architectural lighting may be directed upward on Golf Course Use buildings for the softening of walls and entryways and shall be directed in a manner as to direct light away from residential adjacent property and public rights-of-way and shall otherwise comply with the lighting standards of the Zoning Ordinance.
 - ii) Architectural lighting may be located below and directed upward or onto the surface(s) of the Red Barn or Lindley House and shall not be required to be shielded but shall be permitted for the softening of the buildings and to highlight architectural details and shall otherwise comply with the lighting standards of the Zoning Ordinance.
 - iii) Dusk to Dawn Lights for Single-family Residential Uses: A light shall be installed on each home lot at a location, height, type, style and manufacturer approved by the Owners' Association Architectural Review Committee. The light may be either pole mounted in the front yard or attached as a carriage light to the residence. The light shall be equipped with a photo electrical cell or similar device to ensure automatic illumination from dusk to dawn and shall be maintained in proper working order by the owner of each lot. Illumination intensity for fixtures without shielding shall be limited to one hundred sixty (160) watts for incandescent bulbs or an equivalent illumination for other types of bulbs.

- iv) Decorative street lights may differ from the City's standards if approved by the Department of Public Works. Decorative street lights shall be consistent with the development theme and shall be installed at the expense of the Developer and maintained by the Owners' Association.
- v) Real or faux gas lights may be used without shielding.
- vi) Lighting (e.g., pole lighting) of the Golf Course for playing a round of golf at night shall be prohibited (does not include lighting for pathways, security or practice areas).

51) Lot Standards (Article 6.10)

52) Setback Standards (Article 6.16)

53) Vision Clearance Standards (Article 6.19)

- a) No Sign, fence, wall, landscaping, Public Utility Installation or other Improvement which obstructs sight lines between three (3) and nine (9) feet above a Street shall be permitted on a Corner Lot, unless otherwise approved in writing by the Public Works Department, within the triangular area formed by the Right-of-way line and a line connecting points:
 - i) Forty (40) feet from intersections of Collectors, Private or Local Street.
 - ii) Seventy-five (75) feet from intersections of Expressways or Arterials.
- b) Yard Standards (Article 6.21)

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

54) Block Standards (Article 8.1)

55) Easement Standards (Article 8.3)

56) Monument and Marker Standards (Article 8.5)

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

- a) Natural Areas (Section 12.1 Ord. 13-24): The preservation of the natural landscape, terrain, topography and natural features of the Real Estate shall be preserved when possible and shall be a priority when constructing all residential, infrastructure, amenities and other aspects of the development.
- b) Minimum Open Space (Section 12.2 Ord. 13-24): The District shall provide a minimum of twenty percent (20%) of the Real Estate to be set aside for Open Space, which shall replace and superseded any open space or green belt space requirement of the Zoning Ordinance. All Open Space in the District shall be owned by the Master Developer, unless otherwise approved and transferred by the Master Developer to an Owners' Association.

58) Infrastructure Standards (Section 20 of PUD Ordinance)

- a) The District's infrastructure shall comply with the Zoning Ordinance and the City's Construction Standards, unless otherwise approved by the Department of Public Works in

consideration to the preservation of the natural topography and environment and in consideration to the unique design intent of the District.

59) Pedestrian Network Standards (Article 8.7)

- a) Pedestrian and bicycle access shall be provided throughout the District to permit and encourage pedestrian movement within the District and surrounding developments to: (i) provide an alternative for people to get where they are going without using their vehicles; (ii) provide a means for people to safely and practically get to local destinations; and (iii) provide for fitness and general recreational opportunities. (Section 15.1 Ord. 13-24).
- b) The District's pedestrian and bicycle network shall comply with the Zoning Ordinance and the City's construction standards, unless otherwise approved by the Department of Public Works. To the maximum extent practicable, land uses, amenities, parks, trails and other open spaces should be organized to create integrated systems of open space that connect both internal to the District and to development surrounding the District. (Section 15.2 Ord. 13-24).

Comment: Two waivers are being requested. The first waiver is to allow no sidewalk along the west side of the street. The second is to not provide a perimeter path along the Cox Avenue frontage. The Department is coordinating with the City Engineer, and expects to have a response prior to this item being placed on a subsequent agenda. The standards requested to be waived are below:

UDO Article 8.7(C)(2) Pedestrian Network Standards; Internal Pedestrian Network Standards: Sidewalks shall be required on both sides on internal Streets and internal Private Streets in all developments.

UDO Article 8.7(D)(2) Pedestrian Network Standards; Perimeter/External Pedestrian Network Standards: 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.

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

60) Storm Water Standards (Article 8.8)

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

62) Street Light Standards (Article 8.10)

- a) General: The Developer shall install, or cause to be installed, street lights at all intersections, development entrances, and along internal Streets as required by the provisions of this Article. The Plan Commission may direct street lights at other locations if in its discretion it determines is necessary to provide vehicular or pedestrian safety.
- b) Street Lights at Intersections: The Developer shall propose a lighting design that provides the minimum amount of light necessary for vehicular and pedestrian safety at all intersections within

the development, consistent with the City's Construction Standards (see *Article 7.3 Principles and Standards of Design*) and the public utility providing such lighting. The Public Works Department may reduce the number of intersections required to have street lighting. Under no circumstances shall the major intersections (involving Collectors or Arterials) within the development be waived.

- c) Lighting between Intersections: Unless street lights have been provided at the lesser of either mid-Block or every fifteen (15) lots, a dusk-to-dawn light that operates on a photo cell shall be installed on each home site. This lighting shall be maintained by the Property Owner in perpetuity.
- 63) Street Sign Standards (Article 8.11)
- 64) Surety Standards (Article 8.12)
- 65) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

1. **Compliance:** The Primary Plat and Overall Development Plan comply with the applicable zoning ordinance, except as otherwise noted here in with regard to the petitioner's requested waivers, as further noted below:
 - a. **Elimination of sidewalk requirement on the west side of Chatham Pointe Lane**
 - b. **Elimination of the perimeter path requirement along the Cox Avenue frontage.**
2. **Waiver:** The Department recommends approval of the requested subdivision control waivers with the following findings (Article 7.3(C)):
 - a. The proposed development represents an innovative use of site design, site access design, site circulation design, building orientation, building materials, and landscaping which will enhance the use or value of area properties.
 - b. The proposed development will not be injurious to the public health, safety, morals or general welfare of the community.
 - c. The strict application of the Ordinance standards will result in a development of the real estate which is undesirable when compared with the proposed development.
 - d. The proposed development is consistent with and compatible with other development located in the area.
 - e. The proposed development is consistent with the intent and purpose of the Comprehensive Plan.
3. **Primary Plat/Development Plan Approval:** If the Plan Commission has approved the requested subdivision control waivers, then the Department recommends approving the petition with the following conditions:
 - a. All necessary approvals be obtained from the Westfield Public Works Department and the Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.
 - b. Approval of the landscape plan be delegated to staff upon completion of a tree inventory survey.

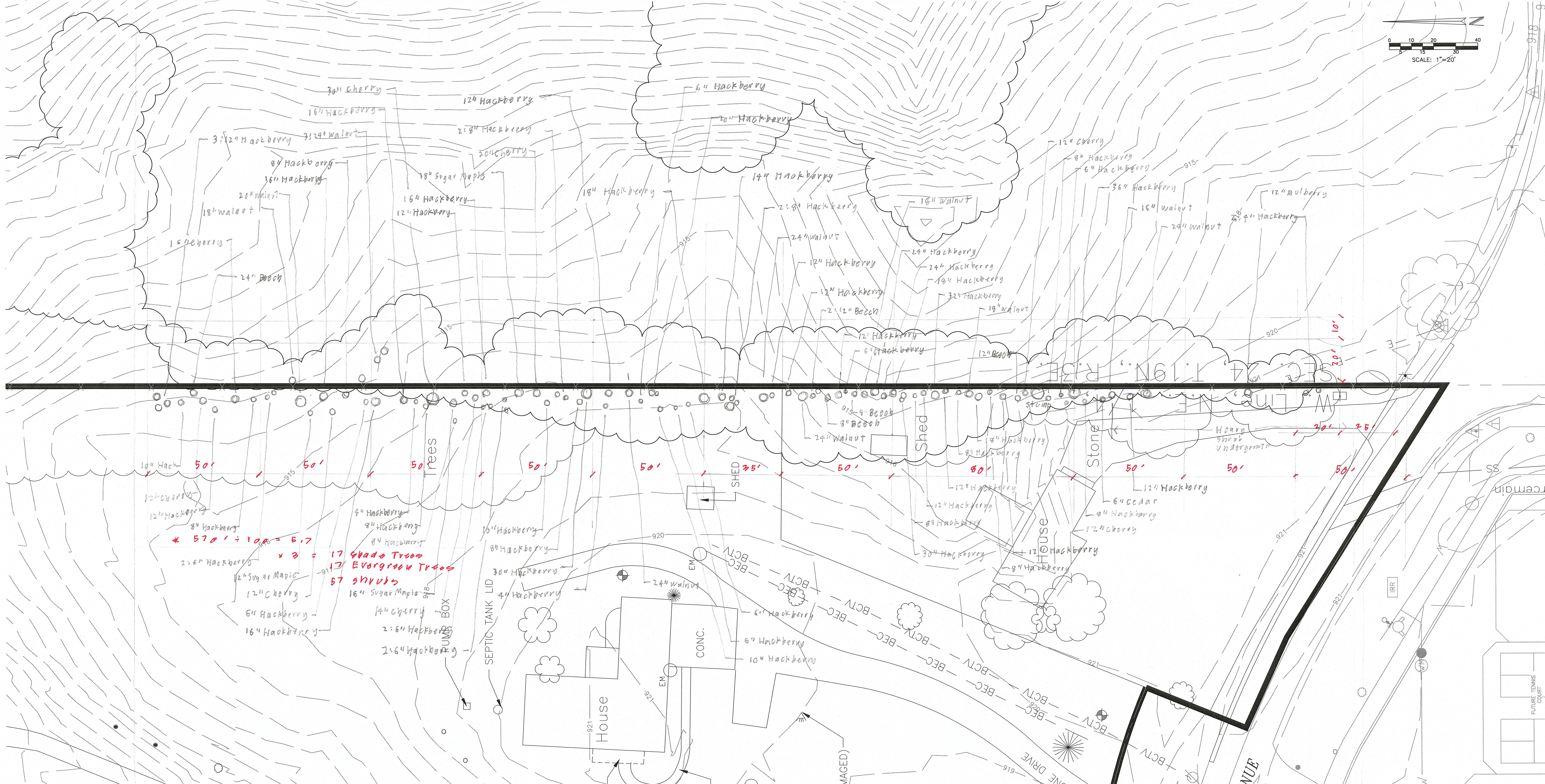
4. If the waiver request is not approved, then the plans to not comply with the applicable zoning ordinances. If this occurs, then the Department recommends continuing the petition to the next Plan Commission meeting to allow the petitioner an opportunity to revise their plans to bring them into compliance.
5. If any Plan Commission member has questions prior to the meeting, then please contact Pam Howard at 317-531-3751 or [phoward@westfield.in.gov](mailto:poward@westfield.in.gov).

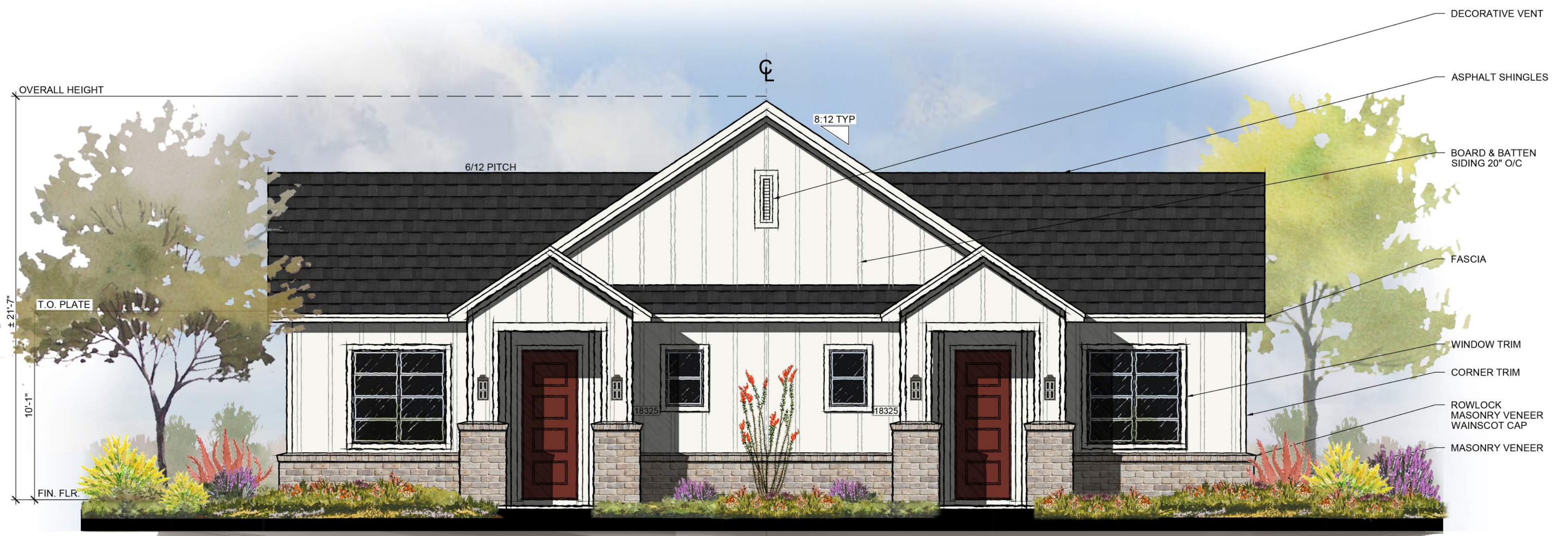
MEMORANDUM

To: Westfield Plan Commission
From: Phil A. Sundling, PE, Henke Development Group
Cc: Pam Howard, Westfield Community Development
Re: Chatham Hills Section 8 – Adjacent Property Buffering
Date: December 16, 2020

Our primary goal with the buffering along the east side of Section 8 at Chatham Hills is to maintain as much of the existing foliage and tree line as possible through construction. We recognize there may be invasive underbrush located in some areas of this buffer and we are committed to eradicating this undergrowth and will replace any open or bare areas with additional trees and shrubs in accordance with the zoning requirements. Additionally, any areas where existing trees are not present, we will enhance and supplement with new plantings in accordance with the zoning requirements.

Thank you for your consideration of our petition.

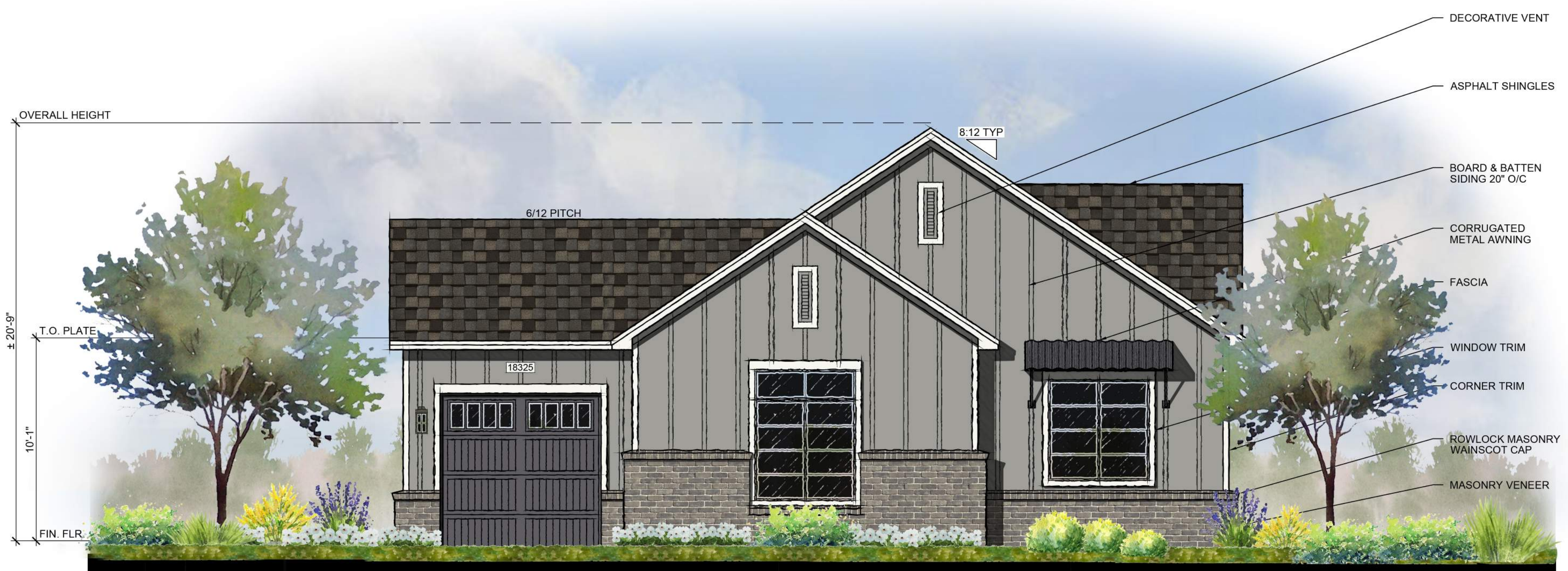




DUPLEXED PLAN 1/1 - FRONT ELEVATION
ELEVATION A
1/4" = 1'-0"



PLAN 3 - FRONT ELEVATION
ELEVATION A
1/4" = 1'-0"



PLAN 3 - FRONT ELEVATION
ELEVATION A
1/4" = 1'-0"

FINAL SITE PLAN
AVILLA - GRAND
11755 W THOMPSON RANCH ROAD
EL MIRAGE, AZ

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 3 NORTH, RANGE 1 WEST
GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

BUILDING CALCULATIONS

BUILDING TYPE	NO. BLDG. (PHASE 1)	NO. BLDG. (PHASE 2)	AREA / BLDG. (SF)
1-BED (30.7%)	31 (62 UNITS)	10 (20 UNITS)	1,312 SF
2-BED (40.4%)	89	19	980 SF
3-BED (28.8%)	55	22	1,333 SF
TOTAL	206 UNITS	61 UNITS	262,543 SF
GARAGE	11	5	800 SF
GARAGE & STORAGE	2	2	1,240 SF
LEASING OFFICE	1	0	820 SF
TOTAL BUILDING AREA			281,033 SF
% TOTAL AREA = 281,033 SF/1,108,058 SF = 25.36%			

OPEN SPACE CALCULATION

COMMON OPEN SPACE = 147,487 SF (3.39 AC)

% NET AREA = 147,487 SF/1,108,058 SF = 13.31%

PROJECT DATA

PHASE	AREA (NET)	AREA (GROSS)
1	±19.45 AC (847,217 SF)	±20.71 AC (902,332 SF)
2	±5.99 AC (260,839 SF)	± 6.32 AC (275,320 SF)
TOTAL	±25.44 AC (1,108,057 SF)	±27.04 AC (1,177,654 SF)

PHASE	NO. OF UNITS	DENSITY (NET)	DENSITY (GROSS)
1	206	10.59 DU/AC	9.95 DU/AC
2	61	10.18 DU/AC	9.85 DU/AC
1&2	267	10.50 DU/AC	9.87 DU/AC

PARKING CALCULATIONS

PARKING REQUIRED

BUILDING TYPE	REQ'D SPACES
PHASE 1	
1-BED 62 UNITS (x 2.0)	124
2-BED 89 UNITS (x 2.0)	178
3-BED 55 UNITS (x 2.0)	110
OFFO 1 4 EMPLOYEES	4
PHASE 1 TOTAL	416
PHASE 2	
1-BED 20 UNITS (x 2.0)	40
2-BED 19 UNITS (x 2.0)	38
3-BED 22 UNITS (x 2.0)	44
PHASE 2 TOTAL	122
TOTAL (PHASE 1 + PHASE 2)	538

ACCESSIBLE REQUIRED = 2% TOTAL: 11 SPACES
PARKING PROVIDED

PARKING CATEGORY	PHASE 1	PHASE 2
GARAGE	52	28
OPEN PARKING (UNCOVERED)	159	43
COVERED PARKING	207	62
ADA PARKING (COVERED & UNCOVERED)	9	3
TOTAL	427	136
		563
PARKING RATIO: 563 SPACES/267 UNITS		2.10

DEVELOPMENT STANDARDS

BUILDING SETBACKS:	PROPOSED:	REQUIRED:
FRONT (THOMPSON RANCH RD)	10'	5'
REAR (DRAINAGE ESMT)	40'	5'
SIDE SETBACK	10'	5'
LANDSCAPE BUFFERS:		
FRONT (THOMPSON RANCH RD)	10'	5'
REAR BUFFER (DRAINAGE ESMT)	40'	5'
SIDE SETBACK	10'	5'

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" AND "AE" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C1680L, PANEL 1680 OF 4425, DATED OCTOBER 16, 2013 AND MAP NUMBER 04013C1685L, PANEL 1685 OF 4425, DATED OCTOBER 16, 2013.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

ZONE "AE" - THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS.

LEGEND

---	BOUNDARY
---	EX EASEMENT
---	PROP EASEMENT
---	SETBACK
---	PHASE LINE
---	ADA ROUTE
→	FLOW DIRECTION
M	MAINTENANCE GARAGE
→	TRAFFIC FLOW DIRECTION
⊙	PROPOSED FIRE HYDRANT
⬭	EXISTING FLOOD ZONE
⬭	PROPOSED UNDERGROUND RETENTION

KEY NOTES

- ENTRANCE MONUMENT SIGN
- VISITOR CALL BOX IN LANDSCAPE ISLAND
- SIGN DIRECTORY BOARD
- LEASING OFFICE WITH RESTROOMS
- MAILBOXES
- SWIMMING POOL
- SPA
- POOL EQUIPMENT AREA
- DOG PARK
- SHADE PAVILLION
- DECELERATION LANE
- TRAFFIC VISIBILITY (DIMENSION PER PLAN)
- VEHICLE ACCESS GATE WITH AUTOMATIC GATE
- PEDESTRIAN ENTRANCE GATE
- ENHANCED PAVEMENT
- SIDEWALK, SIZE AS NOTED
- 6' HIGH CMU THEME WALL
- 6' HIGH BUILDER WALL
- 8' HIGH BUILDER WALL
- 6' HIGH VIEW FENCE
- SOLID WASTE ACCESS & CONTAINMENT ENCLOSURE (6 CY DUMPSTERS)
- RECYCLE AND SOLID WASTE CONTAINMENT ENCLOSURE (6 CY ENCLOSURES)
- PARKING STALL (9' X 18' MIN)
- ADA PARKING STALL (9' X 18' MIN)
- COVERED PARKING STRUCTURE - 8'2" CLEAR
- GARAGE 1 (4 BAYS)
- GARAGE 2 (3 BAYS) WITH MAINTENANCE BAY
- GARAGE 3 (4 BAYS) WITH STORAGE (6)
- REAR YARD GATE
- FIRE HYDRANT
- FIRE DEPT TURNING RADII (55' OUTER RADIUS, 35' INNER RADIUS)
- MAINTENANCE ENTRANCE GATE, SIZE PER PLAN

VICINITY MAP

DEVELOPER / APPLICANT

NEXMETRO DEVELOPMENT, LLC
2355 E. CAMELBACK RD., SUITE 805
PHOENIX, ARIZONA, 85016

CONTACT: JARED GEISLER
PHONE: 602-559-9388
EMAIL: JARED@NEXMETRO.COM

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
645 E MISSOURI AVE, SUITE 160
PHOENIX, ARIZONA, 85014

CONTACT: PIM VAN DER GIESSEN
PHONE: 480-454-8001
EMAIL: PVANDERGIESSEN@TERRASCAPE.US

LANDSCAPE ARCHITECT

MCGOUGH ADAMSON
535 E MCKELLIPS RD. SUITE 131
MESA, AZ 85203

CONTACT: NICK ADAMSON
PHONE: 602-997-9093
EMAIL: NICKA@MG-AZ.COM

ARCHITECT

FELTEN GROUP
18325 N. ALLIED WAY, SUITE 200
PHOENIX, ARIZONA, 85054

CONTACT: JAIME GOMEZ
PHONE: (602) 867 2500
EMAIL: JAIME.GOMEZ@FELTENGROUP.COM

BENCHMARK

EL MIRAGE BENCHMARK 31-14, GDACS POINT 30824-1 BEING A BRASS CAP FLUSH MARKING THE NORTHWEST CORNERS OF SECTION 12, TOWNSHIP 3, NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA. HAVING AN NAVD 88 ELEVATION OF 1150.58.

BASIS OF BEARING

SOUTH 00°03'58" WEST (MEASURED) (SOUTH 00°02'10" EAST, RECORD), BEING THE WEST LINE OF SECTION 12, TOWNSHIP 3, NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.

ABBREVIATIONS

ABDN	ABANDON BUILDING
BLDG	CURB AND GUTTER
C&G	DRAINAGE EASEMENT
DE	EASEMENT
ESMT	EXISTING
EX	FACE OF CURB
FC	LANDSCAPE
LS	PUBLIC UTILITY EASEMENT
PUE	PROPOSED
PROP	RIGHT OF WAY
R/W	SETBACK
SB	WATER AND SEWER
W/S	UNDERGROUND
UG	

1 - BEDROOM UNIT (DUPLEX)	3 - BEDROOM UNIT	CARPORT
2 - BEDROOM UNIT	GARAGE 1	GARAGE 2 (MAINTENANCE)
		GARAGE 3 (WITH STORAGE)

consulting
Terrascap
civil engineering • surveying • urban planning

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AVILLA
GRAND

FINAL SITE PLAN

NEXMETRO
DEVELOPMENT, LLC

2355 E. CAMELBACK RD., SUITE 805
PHOENIX, ARIZONA 85016



DATE DESCRIPTION

01/13/20 1st CITY SUBMITTAL

CHECKED BY: PV

TEAM: AL,BC

TITLE: FINAL SITE PLAN

SHEET No.

1 of 1

PROJECT No.
0932

CITY OF GOODYEAR SITE PLAN NOTES

1. IMPROVEMENTS MADE WITHIN A CITY RIGHT-OF-WAY, TRACT, OR EASEMENT THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. IMPROVEMENTS MAY INCLUDE BUT ARE NOT LIMITED TO STREET SURFACES, CURB, GUTTER, SIDEWALKS, RAMPS, DRIVEWAYS, TURN BAYS, BUS BAYS, STREET LIGHTING, SIGNAGE, AND STRIPING. LANDSCAPE RESPONSIBILITIES ARE IDENTIFIED UNDER SEPARATE NOTE.
- A. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL IMPROVEMENTS FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
- B. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION OF ALL IMPROVEMENTS. ANY DAMAGED IMPROVEMENTS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- C. MAINTENANCE SHALL INCLUDE BUT IS NOT LIMITED TO STREET SWEEPING, APPLICATION OF SEALANT IN ALL PAVEMENT CRACKS AND JOINTS, AND APPLICATION OF SEALANT OVER ALL ASPHALT PAVEMENTS.
- D. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL IMPROVEMENTS SHALL BE UNDAMAGED AND SHALL MEET CITY STANDARDS.
- E. IF ALL IMPROVEMENTS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE IMPROVEMENTS MEET CITY APPROVAL.
2. LANDSCAPED AREAS THAT WILL BE MAINTAINED IN THE FUTURE BY THE CITY OF GOODYEAR SHALL BE CLEARLY IDENTIFIED ON THE APPROVED PLANS AND ARE SUBJECT TO THE FOLLOWING REQUIREMENTS. THESE AREAS MAY INCLUDE RETENTION BASINS, PARKS, RIGHTS-OF-WAY, AND STREET CENTER MEDIAN LANDSCAPING:
- A. THE DEVELOPER SHALL MAINTAIN AND WARRANTY ALL LANDSCAPE IMPROVEMENTS, INCLUDING PLANTED AREAS AND IRRIGATION SYSTEMS, FOR A PERIOD OF TWO YEARS BEGINNING IMMEDIATELY AFTER THE CITY ISSUES THE NOTIFICATION OF APPROVAL FOR THE PROJECT.
- B. DURING THE MAINTENANCE AND WARRANTY PERIOD, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING ADEQUATE PROTECTION TO ALL AREAS. ANY DAMAGED PLANTING AND/OR IRRIGATION SYSTEMS SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE DEVELOPER'S EXPENSE.
- C. MAINTENANCE SHALL INCLUDE CONTINUOUS OPERATIONS OF WATERING, WEEDING, REMOVAL OF DEAD PLANT MATERIAL, MOWING, ROLLING, FERTILIZING, SPRAYING, INSECT AND PEST CONTROL, RE-SEEDING, REPLACEMENT, AND ALL OTHER MEASURES NECESSARY TO ENSURE NORMAL HEALTHY GROWTH.
- D. WHEN THE TURF HAS ESTABLISHED SUFFICIENT ROOT STRUCTURE AND HAS OBTAINED AN APPROXIMATE HEIGHT OF 3 INCHES, MOWING SHALL BEGIN IMMEDIATELY TO ACHIEVE A TURF HEIGHT OF 2 INCHES; THE TURF SHALL BE MOWED THEREAFTER TO SAFELY MAINTAIN THE 2-INCH HEIGHT.
- E. AT THE TERMINATION OF THE MAINTENANCE AND WARRANTY PERIOD, ALL TURF AREAS SHALL BE LIVE, HEALTHY, UNDAMAGED, AND FREE OF INFESTATIONS. ALL AREAS SHALL BE COMPLETELY VOID OF BARREN SPOTS LARGER THAN 3 INCHES BY 3 INCHES.
- F. IF ALL PLANTINGS ARE NOT ACCEPTABLE AT THE END OF THE TWO-YEAR PERIOD, THE MAINTENANCE AND WARRANTY PERIOD SHALL CONTINUE UNTIL THE LANDSCAPING MEETS CITY APPROVAL.

UTILITY PROVIDERS

THE CITY OF GOODYEAR IS THE PROVIDER FOR WATER AND SEWER FOR THIS SITE.

SIGNAGE

1. ALL SIGNAGE SHALL REQUIRE SEPARATE REVIEW AND APPROVAL. FOLLOWING SITE PLAN APPROVAL SIGN PERMIT APPLICATIONS WILL NEED TO BE SUBMITTED TO THE CITY'S BUILDING SAFETY DIVISION.
2. ALL DRIVE AISLES TO HAVE "NO PARKING FIRELINE" SIGNS SPACED 100' APART.

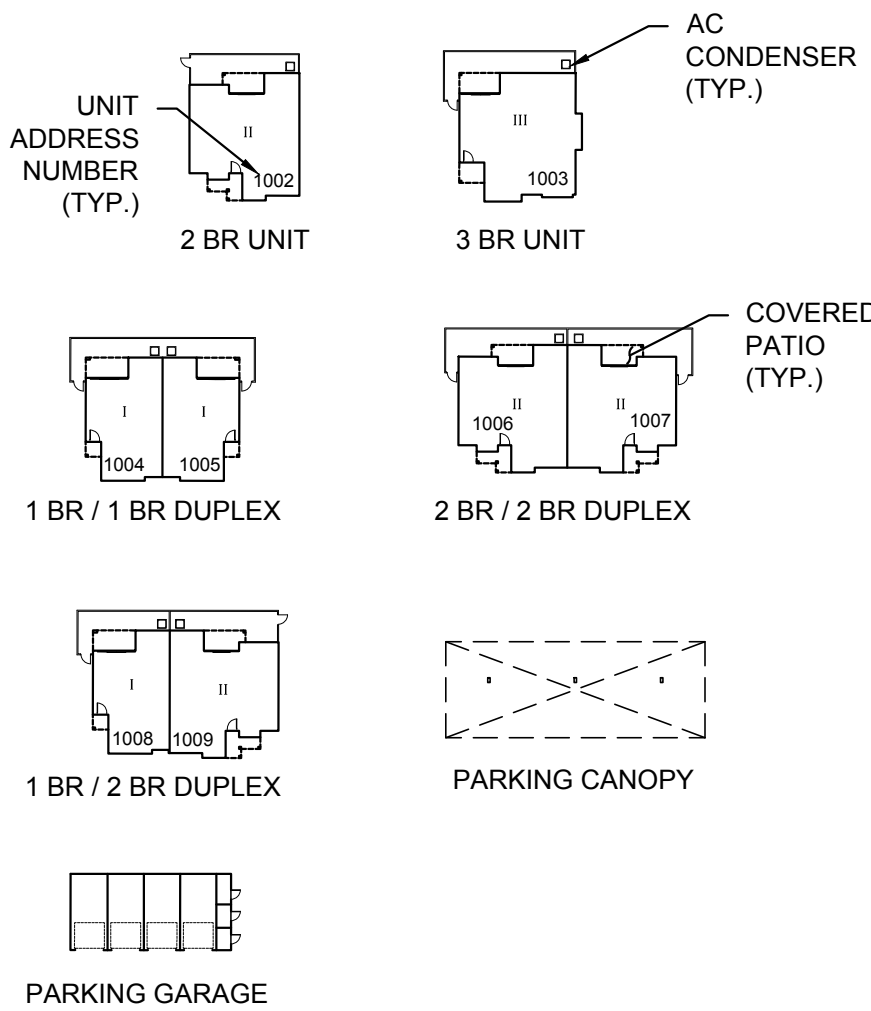
ADDITIONAL NOTES

1. ALL SIDEWALKS ARE RAISED UNLESS OTHERWISE NOTED.
2. ELECTRICAL METER WALLS WILL BE PAINTED TO MATCH ADJACENT BUILDINGS OR WALLS.

FIRE SUPPRESSION

1. ALL RESIDENTIAL BUILDINGS ARE PROVIDED WITH NFPA-13D SPRINKLER SYSTEMS.
2. LEASING OFFICE SHALL BE EQUIPPED WITH NFPA-13 SPRINKLER SYSTEM.
3. ALL PARKING CANOPIES WITHIN 10 FEET OF A RESIDENTIAL UNIT SHALL BE EQUIPPED WITH AN NFPA-13D SPRINKLER SYSTEM.
4. AUTOMATIC VEHICULAR GATES SHALL BE EQUIPPED WITH PREEMPTION RECEIVER AND KNOX KEY SWITCH.
5. AC CONDENSER TO BE GROUND MOUNTED AND SCREENED BY 42" CMU WALL IF VISIBLE TO PUBLIC / COMMON AREAS.

TYPICAL BUILDING FOOTPRINTS



LEGEND & ABBREVIATIONS

BLDG	BUILDING	B/C	BACK OF CURB
ESMT	EASEMENT	OS	OPEN SPACE
EX	EXISTING	TYP	TYPICAL
F/C	FACE OF CURB	SAW	SIDEWALK
LS	LANDSCAPE	BS	BUILDING
	SETBACK		SETBACK
PUE	PUBLIC UTILITY	EOP	EDGE OF PAVEMENT
PROP	PROPOSED	C	COMPACT
ROW	RIGHT-OF-WAY		PARKING SPACE

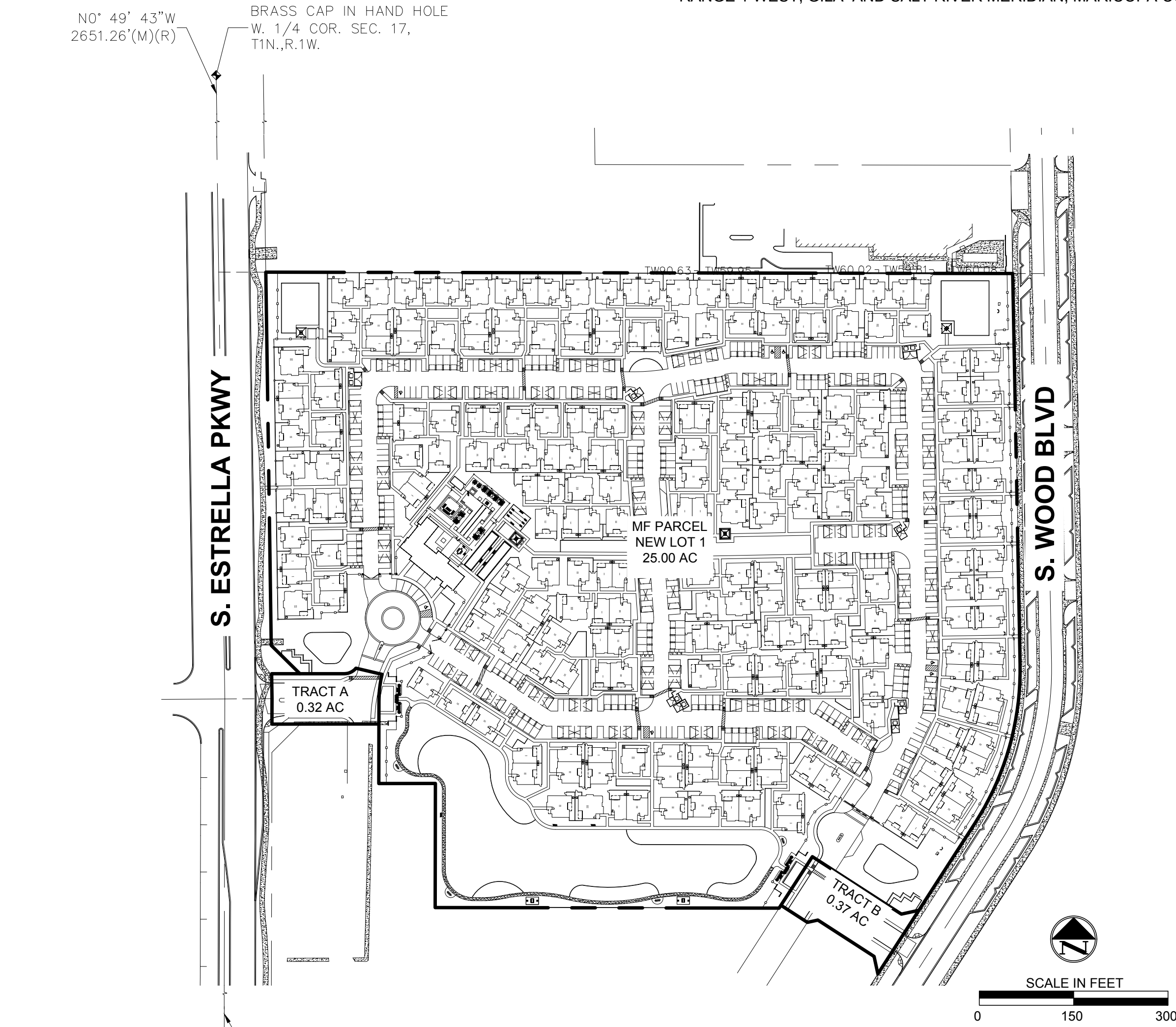
BOUNDARY	_____
EX PROPERTY LINE	_____
CENTERLINE	_____
SETBACK	_____
EASEMENT	_____
FENCE	_____
ACCESSIBLE ROUTE	• • •
FIRE HOSE LAY	_____
STREET LIGHT	☼
PROPOSED FIRE HYDRANT	⊕
SIDEWALK RAMP	▨

PHASING

PROJECT WILL BE CONSTRUCTED AS A SINGLE PHASE. INDIVIDUAL BUILDING PERMIT & CERTIFICATE OF OCCUPANCY WILL BE SEQUENCED WITH CONSTRUCTION.

SITE PLAN FOR:
REV AT BALLPARK VILLAGE
ESTRELLA PKWY & BALLPARK VILLAGE BOULEVARD
GOODYEAR, AZ

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 17 AND THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 1 WEST, GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA.



SITE INFO:

APN:	500-07-980
TOTAL PARCEL AREA:	42.61 AC (1,856,208 SF)
MULTI-FAMILY PARCEL AREA:	25.00 AC (1,089,137 SF)
TRACT A AREA:	0.32 AC (13,892 SF)
TRACT B AREA:	0.37 AC (16,154 SF)
TOTAL AREA:	25.69 AC (1,119,183 SF)
REMAINING SOUTH PARCEL AREA:	16.92 AC (737,025 SF)
PROPOSED UNITS:	251 DWELLING UNITS
DENSITY - NET:	9.8 DU/AC
EXISTING ZONING:	PAD - BALLPARK VILLAGE SOUTH RES-2

ZONING STANDARDS
PAD - BALLPARK VILLAGE SOUTH RES-2

	REQUIRED	PROVIDED
MIN NET LOT AREA (TYPICAL):	0	1,089,137 SQ.FT
MAX NET LOT AREA (TYPICAL):	N/A	N/A
REQUIRED LOT WIDTH/DEPTH RATIO (TYPICAL):	0	- -
MIN LOT WIDTH (TYPICAL):	16 FT	16 FT
MIN LOT DEPTH (TYPICAL):	20 FT	20 FT
MAX HEIGHT:	42 FT	<42 FT
DENSITY RANGE (MIN - MAX):	6 -15	10.0
MAX INDIVIDUAL LOT / CONDO SITE COVERAGE:	100% / 100%	N/A / 25.6%
MIN UNIT / BUILDING SEPARATION:	0 FT / 0 FT	0 FT / 8 FT
MIN PRIVATE OPEN SPACE:	40 SQ FT	282 SQ FT
MIN UNIT / BUILDING SETBACK:		
- FRONT (WEST)	5 FT / 5 FT	10 FT / 10 FT
- SIDE (SOUTH)	0 FT / 0 FT	0 FT / 0 FT
- REAR (NORTH)	3 FT / 3 FT	10 FT / 10 FT
- STREET SIDE (EAST)	5 FT / 5 FT	15 FT / 15 FT
MIN ON-SITE LANDSCAPING (% OF NET SITE AREA)	15% (3.85 AC)	±54% (13.79 AC)
MIN RECREATIONAL OPEN SPACE	UP TO 5% OF MIN (0.19 AC) ON-SITE LANDSCAPING	±2.53 AC
MIN CENTRAL AMENITY SPACE	2.5 AC	±2.7 AC

BUILDING AREA CALCULATIONS

BUILDING TYPE	NO. BLDG.	AREA (SF)	TOTAL (SF)	TYP. PRVT. OS (SF)
ALL SINGLE STORY				
2-BED	78	1,097	85,566	282
3-BED	27	1,265	34,155	294
1-BED DUPLEX	19 (38 DU)	1,564	29,716	476
2-BED DUPLEX	8 (16 DU)	2,194	17,552	564
1&2-BED DUPLEX	46 (92 DU)	1,879	86,434	520
SUB-TOTAL	251 DU		253,423 SF	
GARAGE	24	1,217	29,208	
OFFICE/CLUBHOUSE	1	4,219	4,219	
TOTAL			284,416 SF	

BUILDING TYPE	HEIGHT (FT)
ALL SINGLE STORY	
1-BED	19.4
2-BED	19.4
3-BED	19.4
GARAGE	±16.2
OFFICE/CLUBHOUSE	26.5

UNIT MIX RATIO

BUILDING TYPE	SINGLE	DUPLEX	TOTAL	PERCENT
ALL SINGLE STORY				
1-BED		84	84	34%
2-BED	78	62	140	56%
3-BED	27		27	10%
TOTAL			251	100%

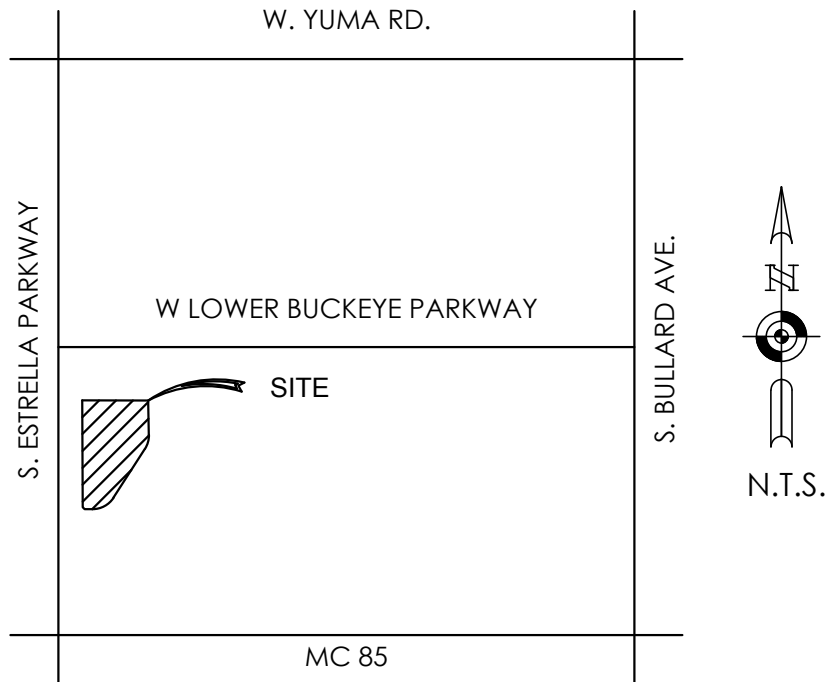
PARKING - REQUIRED

ONE BEDROOM	84 DU X 1.5 SPACES / DU	126 SPACES
TWO BEDROOM	140 DU X 2.0 SPACES / DU	280 SPACES
THREE BEDROOM	27 DU X 2.0 SPACES / DU	54 SPACES
GUEST SPACES	1 SPACE / 10 DU	26 SPACES
TOTAL		486 SPACES

PARKING - PROVIDED

UNCOVERED	131 SPACES
UNCOVERED ADA	7 SPACES
CANOPY	252 SPACES
GARAGE	96 SPACES
TOTAL	486 SPACES

PARKING STALL SIZE: 9' X 20' (18.5' PAVED WITH 1.5' OVERHANG)



VICINITY MAP

DEVELOPER / APPLICANT

EL DORADO RESOURCES CAPITAL, LLC
8501 N SCOTTSDALE RD, SUITE 120
SCOTTSDALE, ARIZONA, 85253

CONTACT: BRAD HINTON
PHONE: (602) 955-2424
EMAIL: BHINTON@ELDORADOHOLDINGS.NET

PROPERTY OWNER

EL DORADO RESOURCES CAPITAL, LLC
8501 N SCOTTSDALE RD, SUITE 120
SCOTTSDALE, ARIZONA, 85253

CONTACT: BRAD HINTON
PHONE: (602) 955-2424
EMAIL: BHINTON@ELDORADOHOLDINGS.NET

ARCHITECT

TOMCAK DESIGN
4368 NORTH CIVIC CENTER PLAZA SUITE 201
SCOTTSDALE, ARIZONA, 85251

CONTACT: MARK TOMCAK
PHONE: (602) 619-7751
EMAIL: MARK@TOMCAKDESIGN.COM

LANDSCAPE ARCHITECT

F2GROUP
CHANDLER, ARIZONA, 85248

CONTACT: MATT FRANKLIN
PHONE: (480) 752-0717
EMAIL: MFRANKLIN@F2GROUPPAZ.COM

CIVIL ENGINEER

TERRASCAPE CONSULTING, LLC
645 E MISSOURI AVE, SUITE 160
PHOENIX, ARIZONA, 85012

CONTACT: DAVID SOLTYSIK, P.E.
PHONE: (480) 454-8010
EMAIL: DSOLTYSIK@TERRASCAPE.US

BENCHMARK

GDACS POINT # 54070-1, BEING THE NW CORNER OF SECTION 20, T 1 N., R 1 W., G&SRM. NAVD88 ELEVATION = 955.79

BASIS OF BEARING

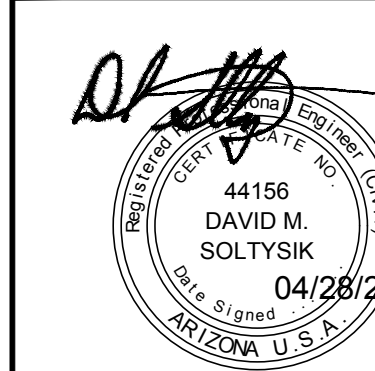
N 00°49'43" W - BEING THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 17, T 1 N., R 1 W., G&SRM PER THE MINOR LAND DIVISION MAP OF BALLPARK VILLAGE-WOOD CORPORATE CAMPUS LOT 32, RECORDED ON BOOK 1351, PG. 42, M.C.R.

FLOOD ZONE

FLOOD ZONE DESIGNATION "X" PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 0413C2145L, PANEL 2145 OF 4425, DATED OCTOBER 16, 2013.

ZONE "X" - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

consulting
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REV AT
BALLPARK
VILLAGE

SITE PLAN



DATE DESCRIPTION

02/07/20 PRELIM SUBMITTAL

04/28/20 2ND PRELIM SUBMITTAL

CHECKED BY: DMS

DRAWN BY: EBP

TITLE:

COVER SHEET

SHEET No.

1 of 2

PROJECT No.

0961

CHRISTOPHER TODD
COMMUNITIES AT
MARLEY PARK

SITE PLAN YIELD

GROSS ACREAGE	± 14.77 AC
NET ACREAGE	± 13.36 AC
DENSITY	11.71 DU/GROSS AC

PROJECT DATA
YIELD DATA

UNIT TYPE	YIELD	TOTAL # BEDS	MIX %
1 BEDROOM	64	64	37
2 BEDROOM	109	218	63
	173	282	100

APN NUMBER 501-39-013L

LOT COVERAGE ALLOWED PER PAD N/A
LOT COVERAGE PROVIDED (NET) 27%

CURRENT ZONING PAD
PROPOSED ZONING PAD

PARKING REQUIRED:
64 1-BEDROOM x 1.5 PARKING SPACES = 96 SPACES
109 2-BEDROOM x 2 PARKING SPACES = 218 SPACES
TOTAL PARKING REQUIRED = 314 SPACES
PARKING PROVIDED = 341 SPACES

ACCESSIBILITY PARKING:
REQUIRED PER ADA 8
PROVIDED 8

BUILDING ALLOWED HEIGHT MAX 30'-0"
ALLOWED PER PAD 1 STORY
PROVIDED 15'-6" HT

DENSITY:
ALLOWED PER PAD 22 DU/AC
PROVIDED 173 UNITS/14.77 GROSS ACRES=11.71 DU/ACRE

OPEN SPACE SUMMARY:
COMMON OPEN SPACE CALCULATION:
POOL/RAMADA 11,515 SF
PASSIVE RECREATION FIELD 16,089 SF
AMENITY OPEN SPACE (SUM) 27,604 SF
OPEN SPACE WALKING AREA 226,219 SF
TOTAL PROVIDED COMMON OPEN SPACE (SUM*) 253,823 SF
74% OF OPEN SPACE, 1,467 SF/UNIT

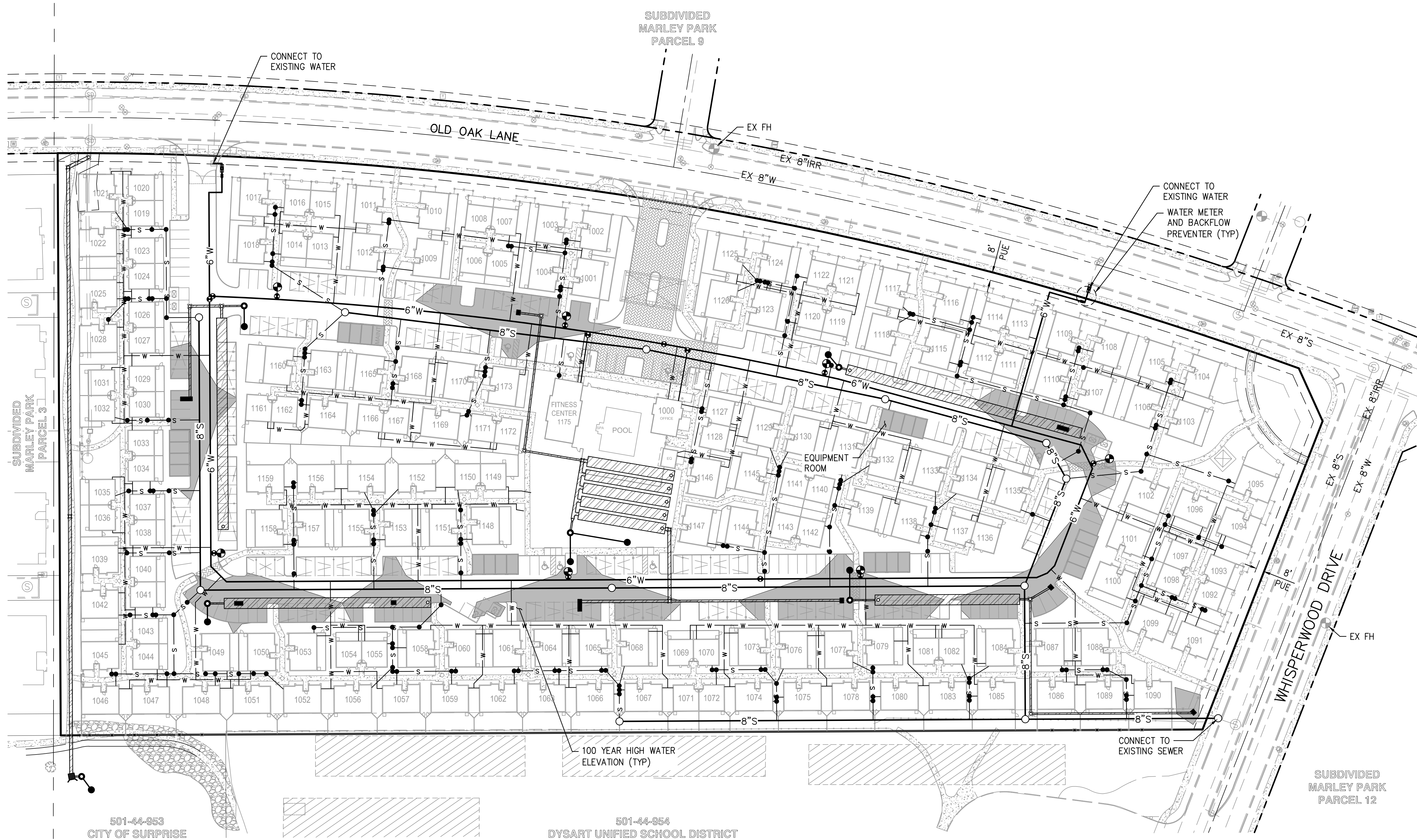
PRIVATE OPEN SPACE:
REAR YARD OPEN SPACE 70,410 SF
21% OF OPEN SPACE, 407 SF/UNIT

LANDSCAPE OPEN SPACE OUTSIDE PROJECT:
OPEN SPACE OUTSIDE PERIMETER WALL 18,506 SF
5% OF OPEN SPACE, 107 SF/UNIT

NOTE:
1. ANY PERIMETER OFF-SITE IMPROVEMENTS ARE TO BE COMPLETED WITH FIRST PHASE OF CONSTRUCTION.
2. ALL DWELLING UNITS ARE SEPARATED BY A MINIMUM OF 6' AND FIRE SPRINKLED FOR FIRE PROTECTION.
3. ALL STREET CURVES AND TURNS INTO COMMON DRIVEWAYS COMPLY WITH AASHTO SU-40.



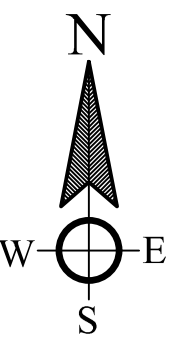
CHRISTOPHER TODD
COMMUNITIES AT
MARLEY PARK



LEGEND

- FIRE HYDRANT
- TAP SLEEVE & VALVE
- PRIVATE WATERLINE
-
- PRIVATE SEWERLINE MAIN
-
- EX 8\"/>
- EX 8\"/>
- EX 8\"/>
- STORM DRAIN
- CATCH BASIN
- MANHOLE
- SEWER CLEANOUT
- WATER METER BOX
- DRYWELL
- INTERCEPTOR
- PUBLIC UTILITY EASEMENT
- EXISTING WATER METER
- EXISTING IRRIGATION VALVE
- EXISTING ELECTRIC TRANSFORMER
- EXISTING TELEPHONE CABINET
- EXISTING STREET LIGHT
- EXISTING UTILITY JUNCTION BOX
- EXISTING SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE

UTILITY PLAN



2020 N. Central Avenue
Suite 695
Phoenix, Arizona 85004
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WestLand Resources

SCALE: 1"=50'