



CITY OF WESTFIELD, IN
Advisory Planning Commission Meeting Agenda 12_19_2022

Monday, December 19, 2022 at 07:00 PM

BOARD OR COMMISSION: Advisory Plan Commission (APC)

MEETING DATE: Monday, December 19, 2022 at 07:00 PM

MEETING PLACE: Westfield City Services Center- Main Level Conference

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

Live stream unavailable, will be posted 12/20/22

Documents: [Live stream unavailable, will be posted 12/20/22 @
<https://www.youtube.com/user/CityofWestfieldIN>](#)

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

OPENING OF MEETING

Note the Presence of a Quorum

Approval of Minutes

December 5, 2022 APC Minutes

Documents: [December 5, 2022 - APC Minutes](#)

Review APC Rules & Procedures

CONSENT AGENDA

2212-DDP-48

KCG at Wheeler Landing

Northwest corner of East 181st Street and Grand Park Boulevard

KCG Companies by Kimley-Horn and Associates, Inc. requests Detailed Development Plan approval of 7 multi-story multi-family buildings and 1 clubhouse on 16.1 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

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

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

WORKSHOP ITEMS

2207-PUD-13 [WORKSHOP]

Woods Robinson Briggs PUD Amendment II

Generally at 904 East 191st Street

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

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

Documents: [Exhibit 1: Staff Summary](#) | [Exhibit 2: Draft Concept Plan](#) | [Exhibit 3: District Plan](#) | [Exhibit 4: Draft Character Exhibits](#)

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

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

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

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

2111-PUD-27 [CONTINUED]

TowneRun PUD

Northwest corner of Towne Road & West 146th Street

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

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

2209-ZOA-03 [CONTINUED]

Unified Development Ordinance Amendment (Floodplain)

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

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

2212-PUD-20 [CONTINUED]

Wheeler Landing PUD Amendment VI

Southwest corner of 186th Street and Kinsey

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

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

REPORTS/COMMENTS

Plan Commission Members

Downtown Update

City Council Liaison

Board of Zoning Appeals Liaison

Plat Committee Liaison

Community Development Department

ADJOURNMENT



Westfield-Washington Township Advisory Plan Commission (APC)

Minutes of the December 5, 2022 APC Meeting

Presented for approval: November 21, 2022

Westfield-Washington Township Advisory Plan Commission
met at 7:00 p.m. on Monday, December 5, 2022 at Westfield City Hall.

Active links for this meeting:

[December 5, 2022 APC Agenda & Exhibits](#)

[December 5, 2022 YouTube Video](#)

OPENING OF MEETING

[You Tube Time: 0:13](#)

Roll Call

Commissioners Members Present In-Person: Kristen Burkman, Matt Deck, Robert Horkay, Mike Johns, Victor McCarty, Dave Schmitz, and Cindy Spoljaric.

Commissioners Present Virtually: None.

Commissioners Absent: Ginny Kelleher and Andre Maue.

City Staff Present In-Person: Kevin Todd, Director and Ryan Collingwood, Associate Planner.

City Staff Present Virtually: None.

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

APPROVAL OF MINUTES

Spoljaric motioned to approve the November 21, 2022 APC Minutes as written.

Burkman seconded. Motion passed. Vote 7-0.

REVIEW RULES AND PROCEDURES

Collingwood reviewed APC rules and procedures.

CONSENT AGENDA ITEMS

[YouTube Time: 4:08](#)

2107-DDP-28

Outback Storage

North side of Tournament Trail, west of Ditch Road

Premier Storage Westfield, LLC by Church Church Hittle + Antrim requests Detailed Development Plan approval of 12 self-storage buildings on 5.04 acres +/- in the Gristmill Crossing Commercial Area of the Springmill Trails PUD District.

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

2210-DDP-31

10:10 Westfield (Medical Office)

17407 Carey Road

Kimley-Horn and Associates requests Detailed Development Plan review for a 10,035 SF Medical Office building on 1.31 acres +/- in Area C of the Oak Manor Planned Unit Development District.

(Planner: Ryan Collingwood - rcollingwood@westfield.in.gov)

McCarty motioned to approve the Consent Agenda items.

Schmitz seconded. Motion passed. Vote 7-0.

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

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

APC Minutes for December 5, 2022 Page 1 of 5

ITEMS OF BUSINESS

Plan Commission Order 22-03

[YouTube Time: 4:49](#)

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution to remove certain parcels from the Eastside Economic Development Area approved and adopted by the Westfield Redevelopment Commission conforms to the Comprehensive Plan for the City of Westfield.

(Planner: Pam Howard - phoward@westfield.in.gov - Presented by Kevin Todd - ktodd@westfield.in.gov)

Staff presentation.

Deck motioned to Approve Plan Commission Order 22-03.

McCarty seconded. Motion passed. Vote 7-0.

Plan Commission Order 22-04

[YouTube Time: 7:56](#)

Order of the Westfield-Washington Township Advisory Plan Commission determining that the Amending Declaratory Resolution to remove certain parcels from the Grand Junction Economic Development Area approved and adopted by the Westfield Redevelopment Commission conforms to the Comprehensive Plan for the City of Westfield.

(Planner: Pam Howard - phoward@westfield.in.gov - Presented by Kevin Todd - ktodd@westfield.in.gov)

Staff presentation / APC comments.

Schmitz motioned to Approve Plan Commission Order 22-04 with the exceptions as presented.

Spoljaric seconded. Motion passed. Vote 7-0.

PUBLIC HEARING ITEMS

2212-CPA-01 [PUBLIC HEARING]

[YouTube Time: 12:53](#)

The City of Westfield requests an amendment to the Westfield-Washington Township Comprehensive Plan to update the Park and Recreational Impact Fee Zone Improvement Plan.

(Planner: Pam Howard - phoward@westfield.in.gov - Presented by Kevin Todd – ktodd@westfield.in.gov)

2212-ZOA-04 [PUBLIC HEARING]

[YouTube Time: 12:53](#)

Park Impact Fee; The City of Westfield requests a public hearing on the Park and Recreational Impact Fee Ordinance.

(Planner: Pam Howard - phoward@westfield.in.gov - Presented by Kevin Todd - ktodd@westfield.in.gov)

Staff presentations / APC Comments.

Joint Public Hearing for 2212-CPA-01 & 2212-ZOA-04 opened at 7:20 p.m.

- No public comments.

Joint Public Hearing for 2212-CPA-01 & 2212-ZOA-04 closed at 7:22 p.m.

APC Comments / Staff responses.

Deck motioned to approve 2212-CPA-01 as presented.

Schmitz seconded. Motion passed. Vote 7-0.

McCarty motioned to forward 2212-ZOA-04 to the City Council with a positive recommendation.

Deck seconded. Motion passed. Vote 7-0.

2212-ZOA-05 [PUBLIC HEARING]

[YouTube Time: 25:57](#)

The City of Westfield requests a public hearing on the Road Impact Fee Ordinance.

(Planner: Pam Howard - phoward@westfield.in.gov - Presented by Kevin Todd - ktodd@westfield.in.gov)

Staff presentations.

Public Hearing for 2212-ZOA-05 opened at 7:30 p.m.

- No public comments.

Public Hearing for 2212-ZOA-05 closed at 7:32 p.m.

APC comments / Staff responses.

McCarty motioned to forward 2212-ZOA-05 to the City Council with a positive recommendation.

Burkman seconded. Motion passed. Vote 7-0.

ITEMS CONTINUED TO A FUTURE MEETING

2108-PUD-21 [CONTINUED]

Grand Millennium Center PUD Amendment I

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2111-PUD-27

TowneRun PUD [CONTINUED]

Northwest corner of Towne Road and West 146th Street

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

2207-PUD-13 [CONTINUED]

Woods Robinson Briggs PUD Amendment II

Generally at 904 East 191st Street

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

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

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2212-PUD-20 [CONTINUED]

Wheeler Landing PUD Amendment VI

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

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ITEMS WITHDRAWN

2206-PUD-11 [WITHDRAWN]

Towne Road Crossing PUD Amendment I

South of SR 32, west of Little Eagle Creek Avenue

H&H Stables, LLC by Nelson & Frankenberger, LLC requests an amendment to the Towne Road Crossing PUD to permit an Equestrian Facility and a maximum of thirty (30) residential Lots on 69 acres +/- in the Towne Road Crossing PUD District.

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

REPORTS/COMMENTS:

[YouTube Time: 33:45](#)

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

ADJOURNMENT

Deck motioned to adjourn the meeting. McCarty seconded. Motion passed. Vote 7-0.
The meeting adjourned at 7:40 p.m.

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Signature Page for APC Minutes for December 5, 2022

Robert Horkay, President

Ginny Kelleher, Vice President

Kevin M. Todd, Secretary



Petition Number: 2212-DDP-48

Project Name: KCG at Wheeler Landing

Subject Site Address: Northwest corner of E. 181st Street and Grand Park Blvd.

Petitioner: KCG Companies

Representative: Kimley-Horn and Associates, Inc.

Request: Detailed Development Plan review of 7 multi-story multi-family buildings and 1 clubhouse on 16.1 acres +/- in the Wheeler Landing Planned Unit Development (PUD) District.

Current Zoning: Wheeler Landing PUD

Current Land Use: Vacant

Approximate Acreage: 16.1 +/-

Property History: Wheeler Landing PUD District (Ord. 18-04, 09/24/2018)
Overall Development Plan & Primary Plat (1909-ODP-16 & 1909-SPP-16, 09/16/2019)
Secondary Plat (1909-SFP-53)

Staff Reviewer: Caleb Ernest, Senior Planner

PROCEDURAL

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

REVIEW COMMENTS

- 1) Please provide copies or copy this Department on any correspondence you receive from Technical Advisory Committee members and your correspondence to them.
- 2) Additional comments may be forthcoming following review by the Technical Advisory Committee and after the revised primary plat and overall development plan have been submitted and reviewed.

- 3) The comments contained herein identify those items that are determined by this Department to be outstanding that need addressed prior to approval of the Primary Plat and Overall Development Plan. **Please note some of the standards noted herein are reviewed by the Public Works Department.** The Public Works Department may identify outstanding items accordingly that need addressed prior to approval.
 - 4) ***The Unified Development Ordinance, as amended (Ord. 17-10), no longer requires a public hearing for Development Plan review approval. Once plans have been determined to be in compliance with the applicable ordinances, the petition will be placed on the next scheduled Plan Commission meeting agenda.***
 - 5) Abbreviations:
 - a) WPWD: Westfield Public Works Department
 - b) HCSO: Hamilton County Surveyor's Office
-

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

The plans comply.

- 6) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 7) Address and legal description of the property.
- 8) Boundary lines of the property including all dimensions.
- 9) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 10) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 11) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 12) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.

- 13) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 14) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 15) Location and dimensions of all existing structures and paved areas.
- 16) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 17) Location of all Floodplain areas within the boundaries of the property.
- 18) Names of legal ditches and streams on or adjacent to the site.
- 19) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 20) Identify buildings proposed for demolition.
- 21) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 22) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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

The plans comply.

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

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

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

DISTRICT STANDARDS

The plans comply with Article 4.16 (GB District) and Wheeler Landing PUD District (Ord. 18-04).

27) GB: General Business District

- | | |
|---------------------------|------------|
| a) Minimum Lot Area: | No minimum |
| b) Minimum Lot Width: | No minimum |
| c) Minimum Building Size: | No minimum |

28) Multi-family Residential:

- a) Maximum Density: Fifty (50) Dwelling Units per gross acre
- b) Minimum Density: Ten (10) Dwelling Units per gross acre
- c) Maximum Dwelling Units per Structure: One hundred (100)
- d) Maximum Number of Dwelling Units in the District: Seven hundred and fifty (750)

Comment: Total dwelling units in District after this proposal is approved = 532.

e) Minimum Building Setback Lines:

i) Area III:

- | | |
|-----------------|---------------|
| (1) Front Yard: | ten (10) feet |
| (2) Side Yard: | ten (10) feet |
| (3) Rear Yard: | ten (10) feet |

f) Maximum Building Height: Seventy-five (75) feet

g) Minimum Distance Between Buildings: zero (0) feet

29) Overlay Districts

- a) Article 5.3 State Highway 32 Overlay District shall not apply to the development of Areas I, III and IV.

DEVELOPMENT STANDARDS (Chapter 6 of UDO and Wheeler Landing PUD District Ord. 18-04)

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

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

a) Screening of Receptacles and Loading Areas:

- i) Garbage containers, trash receptacles, pallet storage areas, trash compactors, recycling areas, loading areas and other similar facilities shall be completely and permanently screened from view of Rights-of-way and where possible, adjoining properties.
- ii) Screening methods shall include a solid enclosure on all sides not less than six (6) feet in height above grade or two (2) feet above the receptacle, whichever is greater. The solid enclosure shall be a Masonry Material that matches or complements the Principal Building.
- iii) Enclosures shall be constructed of a Masonry Material that matches or complements the Principal Building, as illustrated in FIGURE 6.1(2): DUMPSTER ENCLOSURES.

- iv) Enclosures shall have separate pedestrian access openings that are configured to conceal the dumpster from view for daily access to dumpsters for waste disposal. Pedestrian access openings shall be substantially similar to those illustrated in FIGURE 6.1(3): DUMPSTER MAN-DOORS.
- v) Enclosures, which include swinging, moveable doors, shall be kept closed at all times when said doors are not in active use.
- vi) Landscaping shall be provided around enclosures in accordance with *Article 6.8 Landscaping Standards*.

31) Architectural Standards (Article 6.3)

a) Architectural Standards (Wheeler Landing PUD, Ord. 18-04, Section 8.2):

- i) Article 6.3 Architectural Standards of the Unified Development Ordinance shall apply to Multi-family Dwellings (in accordance with Article 6.3(E)). Architectural character examples are attached hereto as Exhibit C and are intended to generally and conceptually illustrate an application of the development requirements and elements of the anticipated character of the District. Architectural character examples are general and preliminary in nature and are not intended to delineate exactly what will be built and developed. The architectural character examples establish a benchmark for the architecture and design of the buildings.

ii) Architectural Standards:

(1) Multi-family Districts:

(a) Building Design:

- (i) Building Façade: A Building Façade shall be designed with a projection or recession in the entire vertical façade plane of the exterior walls of not less than six (6) feet in depth for every two (2) Dwelling Units.

- (ii) Four-Side Architecture: Design detailing shall be continued completely around the building consistent with the building's intended architectural style. Detailing elements shall include, but are not limited to, number and style of windows, window placement, trim detailing, roof design, and exterior materials.

(b) Building Materials:

- (i) Permitted Materials: Permitted exterior materials shall include Exterior Insulation and Finish System (E.I.F.S.), synthetic stucco, Masonry Materials, wood, Fiber Cement Siding, and Polymeric Cladding. Aluminum and vinyl siding shall be prohibited.
 - (ii) Masonry Materials: A minimum seventy-five percent (75%) of each Building Façade, excluding windows and doors, shall be Masonry Materials.
 - (iii) Diversity of Materials: Each Building Façade shall utilize a minimum of two (2) different exterior building materials (excluding window, door, and roofing materials). A different style of the same building material (e.g., horizontal and shake style Fiber Cement Siding) does not constitute two (2) different building materials.
- (c) Windows: A Building Façade shall incorporate a minimum of one (1) window (a minimum size of fifteen (15) square feet) or door (with a minimum of fifteen (15) square feet of glass) per Dwelling Unit located along that Building Façade, as architecturally appropriate. All windows shall have treatment consisting of either: (i) shutters (that match the size of the window); or (ii) casing (a minimum of three and one-half (3.5) inches in dimension).
- (i) For windows in a Building Façade consisting of a Masonry Material, then the treatment shall be of natural or Masonry Material and shall be applied to at least the window sill.
 - (ii) For windows in a Building Façade consisting of a non Masonry Material, then the windows shall be trimmed to match the architectural style of the building.
- (d) Roof Design:
- (i) Minimum Pitch: The minimum roof pitch of the building's primary or main roof shall be 6:12. Elements such as porches, bays, walkways, etc., may be covered with a lower roof pitch. Lower roof pitches may occur on rear elevations if concealed by side roof elements.
 - (ii) Minimum Overhang: The roof overhang or eaves shall be a minimum of twelve (12) inches, as measured prior to the installation of Masonry Materials.

(iii)Roof Form: The roof form and pitch design of a building shall include, where appropriate, varied pitches and ridge levels in accordance with the intended architectural style of the Building and the Building Façade projections.

(e) Streetscape Variety:

(i) Building elevations of similar floor plans shall have a variety in style, massing and use of materials and detailing of elements. The same elevation may occur as buildings are grouped together if each building plan has a minimum of two (2) different elevation styles.

(ii) If more than one (1) building is proposed, then the building(s) shall be located so that no more than two (2) buildings are in a straight, unbroken line. An unbroken line shall include an offset in the building setback a minimum of one-third (1/3) the height of the adjacent building.

32) Building Standards (Article 6.4)

a) Multi-family Residential Uses: More than one (1) Principal Building used for residential purposes, and its Accessory Buildings, shall be permitted on a Lot in a Multi-family District.

33) Fence Standards (Article 6.5)

34) Height Standards (Article 6.6)

35) Home Business Standards (Article 6.7)

36) Landscaping Standards (Article 6.8)

a) Detention and Retention Areas (Wheeler Landing PUD, Ord. 18-04, Section 8.3 A.)

i) Shall apply to regional detention or retention basins unless otherwise approved by the Director or Public Works.

ii) Natural Appearances:

(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.

b) Minimum Lot Landscaping

Multi-family Residential (per Dwelling Unit @ 318 Units)			
	Required	Provided	Remaining
1 Shade Tree	318	318	0
1 Ornamental or Evergreen Tree	318	318	0
4 Shrubs	1,272	1,272	0

Comment: Compliant.

c) Foundation Plantings:

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

Building A Front Building Façade (est. 184')			
Standard	Required	Provided	Remaining
1 shrub or ornamental tree per 12 lineal feet	16	59	0

Building B Front Building Façade (est. 184')			
Standard	Required	Provided	Remaining
1 shrub or ornamental tree per 12 lineal feet	16	56	0

Comment: Compliant.

- iii) Plantings shall be located within fifteen (15) feet of the Building Facade, fence or other barrier being softened, and shall occur within planting beds at least eight (8) in width.
- d) External Street Frontage Landscaping Requirements (Wheeler Landing PUD, Ord. 18-04, Section 8.3 B.)

181st Street-west of entrance (est. 248')				
4 evergreen, 3 shade, 3 ornamental and 25 shrubs per 100 lineal feet	Standard	Required	Provided	Remaining
	Evergreen	10	10	0
	Shade	8	8	0
	Ornamental	8	8	0
	Shrub	62	66	0
3' tall undulating mound		Yes	Yes	No

181st Street-east of entrance (est. 248')				
4 evergreen, 3 shade, 3 ornamental and 25 shrubs per 100 lineal feet	Standard	Required	Provided	Remaining
	Evergreen	10	10	0
	Shade	8	8	0
	Ornamental	8	8	0
	Shrub	62	62	0
3' tall undulating mound		Yes	Yes	No

Comment: Compliant.

- i) Shall not apply to the portion of the District abutting Wheeler Road/the Monon Trail. Hardscapes, planters, tree wells, and pedestrian furniture shall be utilized to integrate the development with the Monon Trail and Wheeler Road. If a Building is Setback fifty (50) feet or less from the Wheeler Road/Monon Trail Right-of-way, then this Section (Section 8.3.B) applies. If a Building is Setback greater than fifty (50) feet from the Wheeler Road/Monon Trail Right-of-way, then Article 6.8(M) External Street Frontage Landscaping Requirements shall apply.
- e) Buffer Yard Requirements:
- f) General Landscape Design Standards
- i) Placement:
- (1) Minimum Distance from Sidewalk and Curb: Trees shall be planted a minimum distance of four (4) feet from the edge of a Street curb or pedestrian pathway or sidewalk.

- (2) 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.
- g) Street Trees
- h) Parking Area Landscaping (Wheeler Landing PUD, Ord. 18-04, Section 8.3 C.)
- i) If adjacent Lots have vehicular cross-access and/or shared parking, in accordance with Article 6.14(G)(1), then the shared Lot Line shall not require Perimeter Parking Area Landscaping (Article 6.8(O)(2)).
- i) Screening of Gas, Electric and Other Utility Services (Wheeler Landing PUD, Ord. 18-04, Section 8.3 D.)
- i) Utility services on Buildings shall be screened by means of landscaping, fencing, or other architectural methods so as to obstruct the view of such services from public areas.
- ii) Interior Parking Area Landscaping:
- (1) Minimum Area Required: A minimum landscape area of Parking Areas shall be set aside for Parking Area islands in accordance with the following:

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

Comment: Compliant.

(2) Interior Parking Area Islands:

- (a) Location: Parking Area islands shall be dispersed throughout Parking Areas in a design and configuration that aesthetically corresponds to the size and shape of Parking Areas. Combining or placing Parking Area islands together such that more than one (1) tree may be planted in the island shall be considered when possible. Parking Area islands shall be dispersed so as to define aisles and limit unbroken rows of parking spaces to a maximum of two hundred (200) feet in length.

(b) Design: Parking Area islands shall be: (a) constructed at least six (6) inches above the surface of Parking Areas and curbed in a manner that restricts vehicles from driving over landscaped areas; (b) a minimum area of one hundred twenty (120) square feet; and (c) a minimum of seven (7) feet in width, measured from back of curb to back of curb.

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

iii) Perimeter Parking Area Landscaping:

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

37) Lighting Standards (Article 6.9)

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

38) Lot Standards (Article 6.10)

39) Outside Storage and Display (Article 6.12)

40) Outdoor Café and Eating Areas (Article 6.13)

41) Parking and Loading Standards (Article 6.14)

a) Off-street Parking:

i) Size: Off-street parking spaces shall be at least nine (9) feet in width and at least eighteen (18) feet in length, exclusive of access drives, aisles, ramps, columns, and office or work area. Such Parking Spaces shall have vertical clearance of at least seven (7) feet. Parallel Parking Spaces shall be a minimum of twenty-four (24) feet in length.

ii) Access: 45 degree angle of parking space requires 14 feet aisle width and 60 degree angle of parking space requires 18 feet aisle width.

iii) Required Spaces

(1) Multi-family dwellings: two (2) spaces per dwelling unit

b) Bicycle Parking:

- i) Number of Spaces: A minimum of one (1) bicycle parking space (or parking position) shall be provided per thirty (30) vehicular parking spaces. No more than fifteen (15) bicycle parking spaces shall be required for any Principal Building.
- ii) Proximity to Principal Building: The bicycle parking spaces shall be located in close proximity to the main entryway into the Principal Building or be located inside the Principal Building.
- iii) Rack Requirement: A bicycle rack, which may contain multiple bicycle parking spaces, shall be installed on a hard-dustless surface that allows the parking structure to be securely fastened to the ground and that secures the bicycles.
- iv) Pedestrian Ways: Bicycle Parking Areas shall be designed such that when in use, the bicycles (and trailers), shall not obstruct an adjacent sidewalk, path, or other pedestrian way and located to provide a minimum of five (5) feet of clearance behind the bicycle to allow for room to maneuver.

42) Performance Standards (Article 6.15)

43) Setback Standards (Article 6.16)

44) Sign Standards (Article 6.17)

45) Vision Clearance Standards (Article 6.19)

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

46) Yard Standards (Article 6.21)

47) Public Art (Wheeler Landing PUD, Ord. 18-04, Section 12)

- a) Public Art shall be permitted and may be included as part of a Development Plan. Public Art shall be displayed in a location that is visually accessible to the public and shall not be a sign as regulated under the Ordinance or the Unified Development Ordinance. Any Development Plan encompassing an area larger than ten (10) acres is required to have a public art component. Public Art components may be murals, mosaics, sculptures, fountains or water features, or any other variety.

DESIGN STANDARDS (Chapter 8 of UDO)

The plans comply.

48) Easement Standards (Article 8.3)

49) Monument and Marker Standards (Article 8.5)

50) Open Space and Amenity Standards (Article 8.6)

51) Pedestrian Network Standards (Article 8.7)

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

- b) Perimeter/External Pedestrian Network Standards: All developments shall participate in the establishment or improvement to the pedestrian network along Streets adjacent to its perimeter in accordance with the following:
 - i) Where a proposed Development Plan or Subdivision abuts an existing Right-of-way, then pedestrian paths, jogging paths, and bicycle paths shall be provided along the perimeter Street(s) or Private Street(s) in accordance with the Thoroughfare Plan. The type of pedestrian facility required shall be as set forth in the Thoroughfare Plan. The County or Public Works Department, as applicable, may waive the requirement for a path along perimeter streets for a Minor Subdivision.
 - ii) Generally, all required pedestrian facility improvements shall be located within the Right-of-way. Required improvements located outside of the Right-of-way shall be located within an easement approved by the Director or Public Works Department.
 - iii) The Plan Commission or Director may require Developers, at their expense, to construct off-site pedestrian facilities adjacent to the proposed development to respond to the proposed development's impact and infrastructure demands (see also Article 8.9 Street and Right-of- Way Standards as it may apply).

52) Storm Water Standards (Article 8.8)

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

54) Surety Standards (Article 8.12)

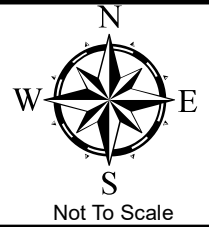
55) Utility Standards (Article 8.13)

DEPARTMENT COMMENTS

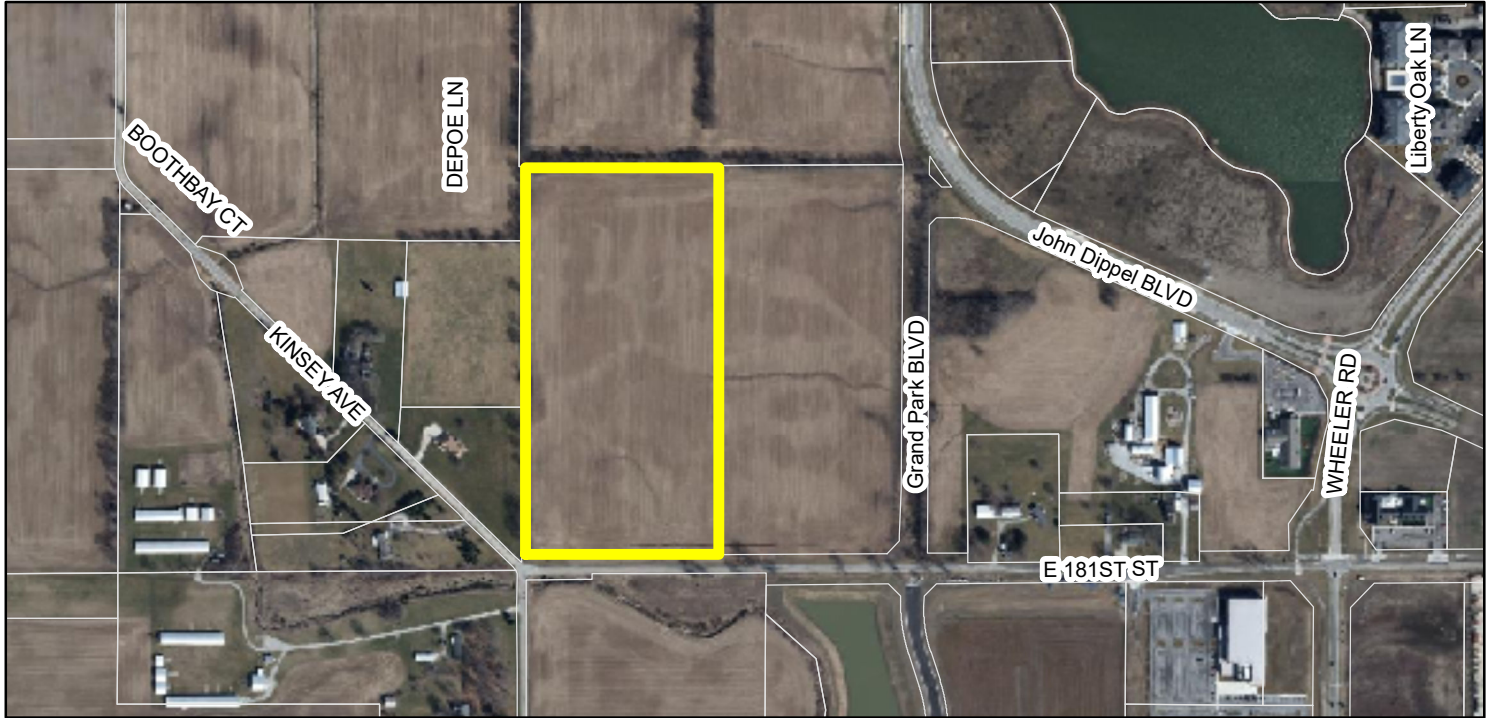
- 1) **Action:** Approve the Detailed Development Plan (2212-DDP-48) with the following condition:
 - a) All necessary approvals be obtained from the Westfield Public Works Department and Hamilton County Surveyor's Office prior to the issuance of an Improvement Location Permit.
- 2) If any Plan Commission member has questions prior to the meeting, then please contact Caleb Ernest at 317-519-8630 or cernest@westfield.in.gov.



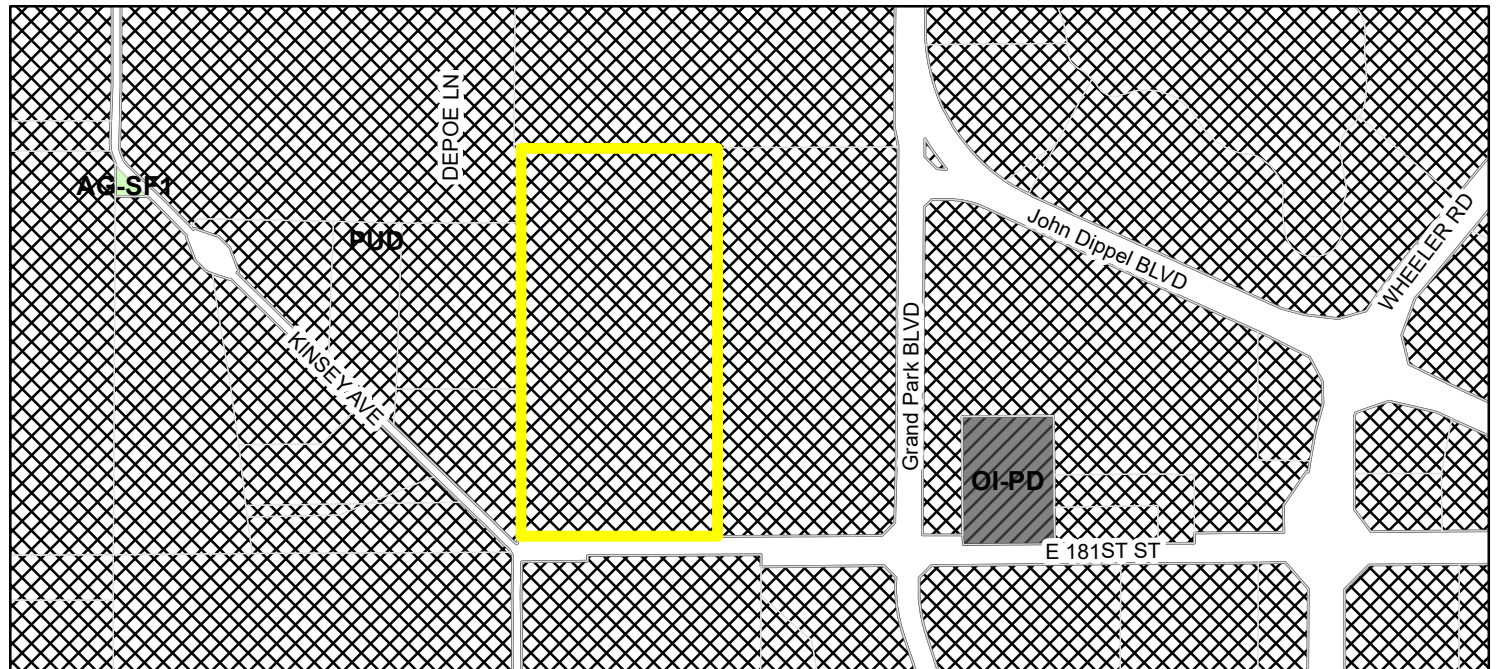
Property Location Map
Northwest corner of E. 181st Street and Grand Park Blvd.
Detailed Development Plan
2212-DDP-48



Aerial Location Map



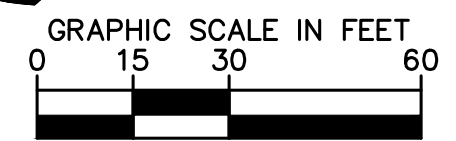
Zoning Map



	Parcel	Zoning
	Zoning - All	AG-SF1 (Agriculture - Single Family - 1)
		OI-PD (Open Industrial - Planned Development)
		PUD (Planned Unit Development)

N 89° 45' 54"

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	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	RIGHT OF WAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ASPHALT TRAIL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	GRAVEL SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	MILL & OVERLAY ASPHALT 1.5" MILL & OVERLAY

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DEPRESSED CONCRETE CURB AND GUTTER (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. COMBINED CURB AND WALK (SEE DETAIL) (5' FROM FACE OF CURB)
5. CONCRETE CURB AND GUTTER (SEE DETAILS)
6. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
7. CONCRETE PARKING BUMPER TYP. (SEE DETAILS)
8. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
9. ACCESSIBLE PARKING SIGN, TYP. (SEE PLAN FOR VAN LOCATION)
(MUTCD R7-8, SEE DETAILS)
10. ACCESSIBLE RAMP (SEE DETAILS)
11. 2' WIDE TACTILE WARNING STRIP
12. 4" WIDE PAVEMENT MARKING, WHITE SOLID LINE, TYP.
13. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
14. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
15. CONCRETE BOLLARD, TYP. (SEE DETAILS)
16. TRASH COMPACTOR AND ENCLOSURE
(SEE ARCHITECTURAL PLANS FOR DETAILS)
17. TRANSFORMER PAD (REFER TO UTILITY PROVIDER)
18. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
19. LIGHT POLES SHOWN FOR COORDINATION ONLY
(SEE SITE LIGHTING PLAN)
20. BIKE RACK (SEE CONSTRUCTION DETAILS FOR DETAILS)
21. RETAINING WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
22. 2' CURB TURNOUT (SEE DETAILS)
23. 3-FT TRANSITION CURB (SEE DETAILS)
24. 8' ASPHALT MULTI-USE PATH (SEE DETAILS)
25. CROSSWALK STRIPING (SEE DETAILS), WHITE, PAINTED
26. MATCH EXISTING THERMOPLASTIC STRIPING, TYP.
27. THERMOPLASTIC STRIPING/MARKING, TYP.
28. PUBLIC ART

REFER TO GENERAL NOTES SHEET FOR MORE INFORMATION INCLUDING THE FOLLOWING: (EXISTING LEGEND, BENCHMARK INFORMATION, AND SPECIFIC GENERAL PLAN NOTES.)

12/8/2022



KCG
DESIGN SERVICES

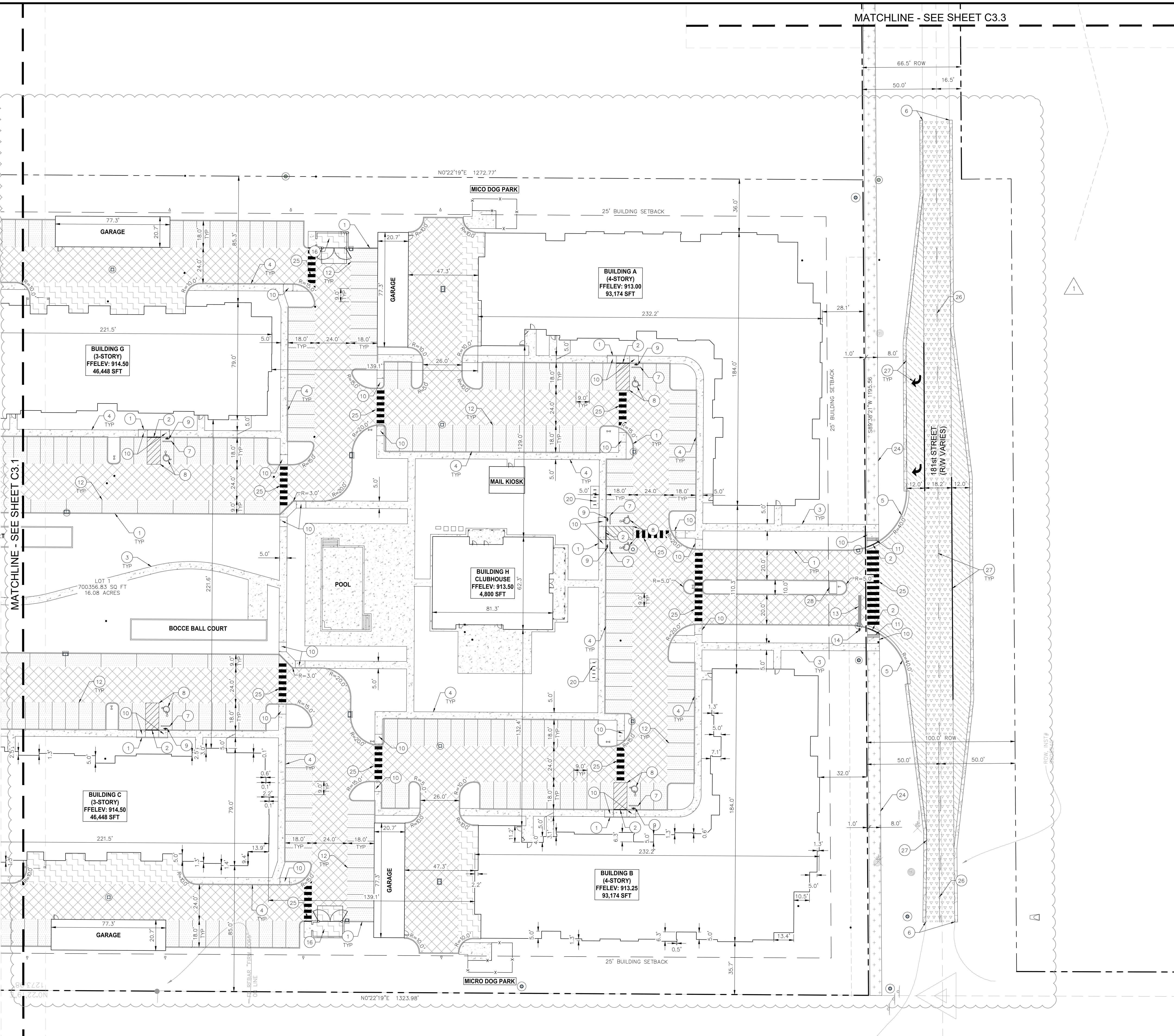
SITE PLAN

KCG MULTI-FAMILY
550 E 181ST ST
WESTFIELD, IN 46074

ORIGINAL ISSUE: 11/04/2022
KHA PROJECT NO. 170366000
SHEET NUMBER

C3.1

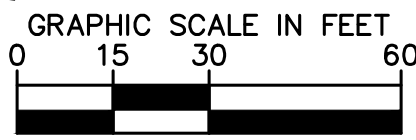
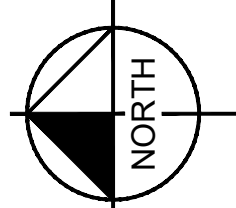
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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kinley-Horn and Associates, Inc. shall be at the user's liability to Kinley-Horn and Associates, Inc.



MATCHLINE - SEE SHEET C3.3

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PAVING LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- RIGHT OF WAY PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- CONCRETE SIDEWALK
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- HEAVY DUTY CONCRETE PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- ASPHALT TRAIL
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- GRAVEL
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
- MILL & OVERLAY
ASPHALT 1.5" MILL & OVERLAY

KEY NOTES

1. CONCRETE CURB, TYP. (SEE DETAILS)
2. DEPRESSED CONCRETE CURB AND GUTTER (SEE DETAILS)
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
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GENERAL PLAN NOTES

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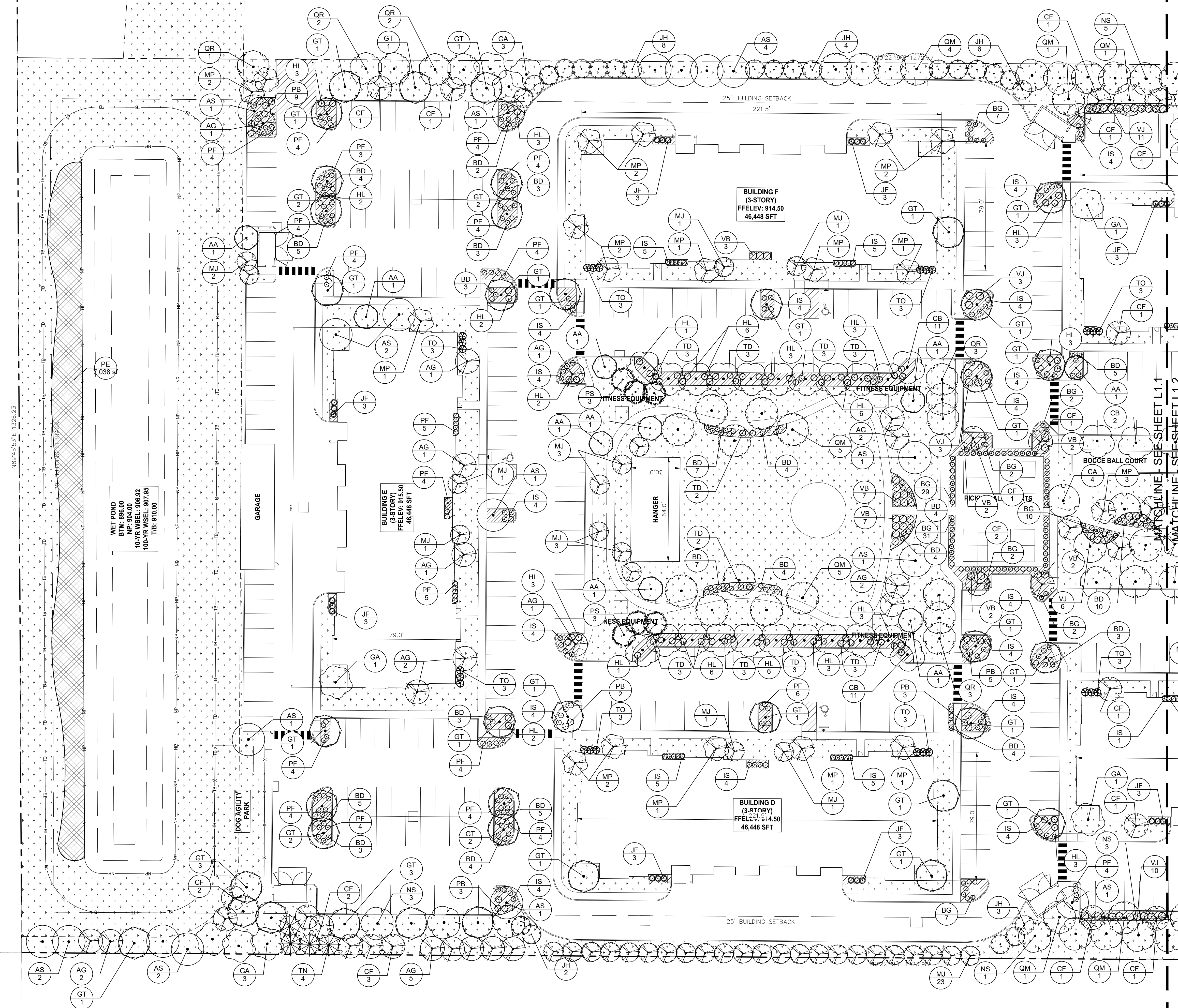
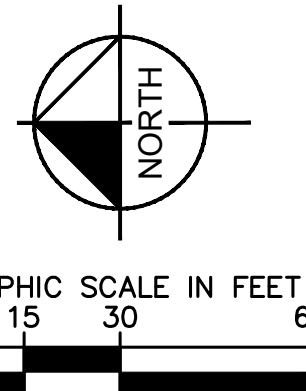
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ORIGINAL ISSUE: 11/04/2022	
KHA PROJECT NO. 170366000	
SHEET NUMBER C3.2	
SITE PLAN	
SCALE: AS NOTED DESIGNED BY: CYS DRAWN BY: CMB CHECKED BY: MJT	PLANNING COMMENTS REVISIONS DATE BY

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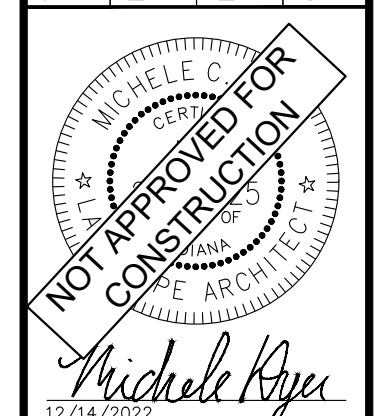
MATCHLINE - SEE SHEET L1.3
MATCHLINE - SEE SHEET L1.1

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DESIGNED BY:	KG	
DRAWN BY:	KG	
CHECKED BY:	MD	
DATE:	01/25/2023	



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LANDSCAPE PLAN

KCG MULTI-FAMILY
550 E 181ST ST
WESTFIELD, IN 46074

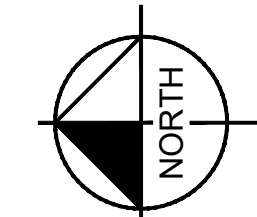
ORIGINAL ISSUE: 11/04/2022
KHA PROJECT NO. 170366000
SHEET NUMBER L1.1

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MATCHLINE - SEE SHEET L1.3
MATCHLINE - SEE SHEET L1.2

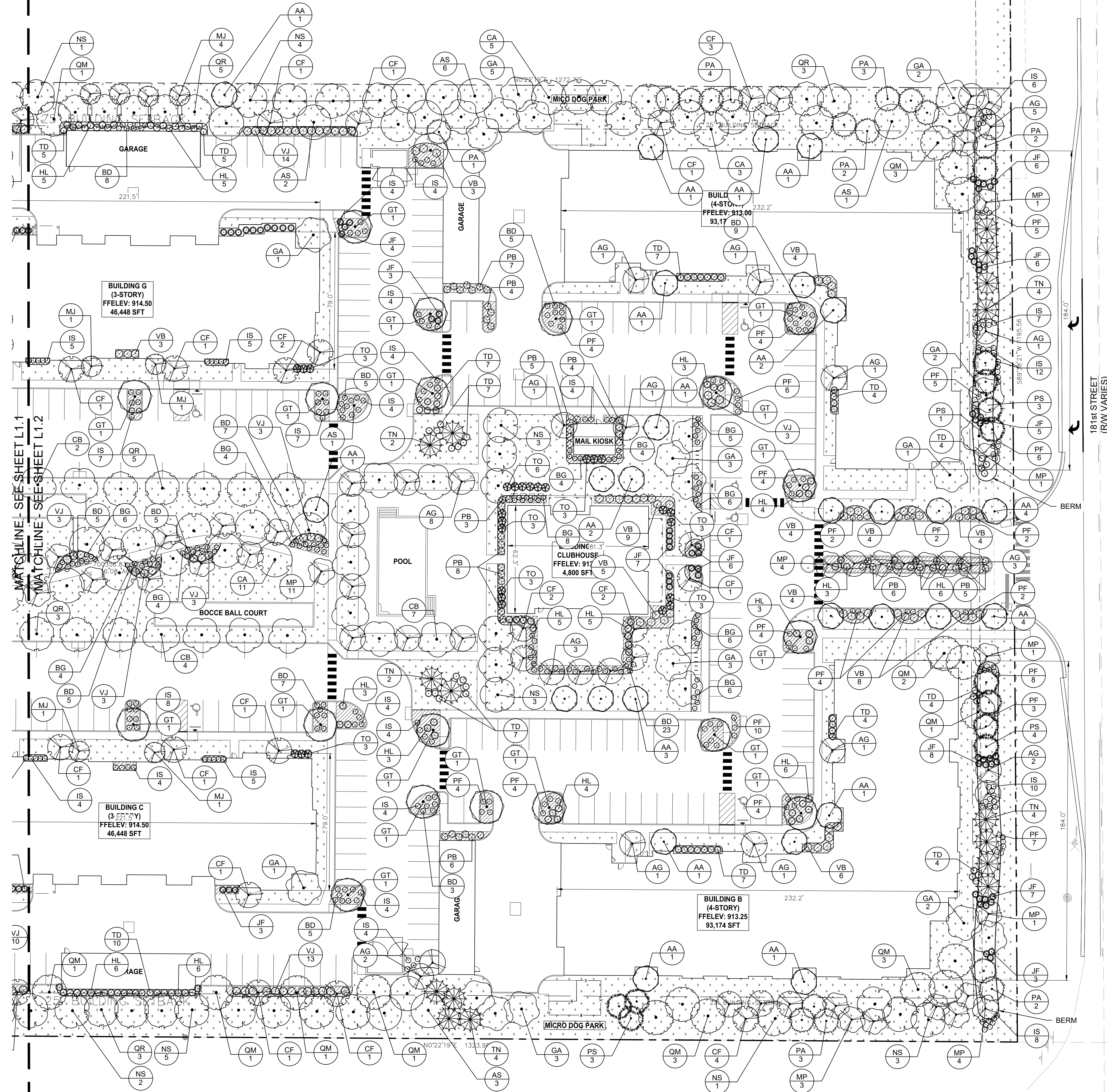
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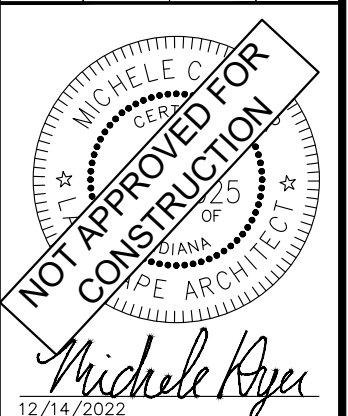


GRAPHIC SCALE IN FEET

0 15 30 60

A horizontal scale bar with four segments. The first segment (0 to 15 feet) is white. The second segment (15 to 30 feet) is black. The third segment (30 to 45 feet) is white. The fourth segment (45 to 60 feet) is black. The segments are labeled 0, 15, 30, and 60 at the top.

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DESIGNED BY:	KG	
CHECKED BY:	MD	



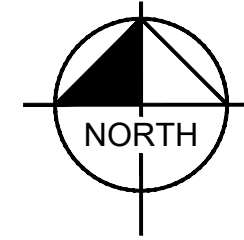
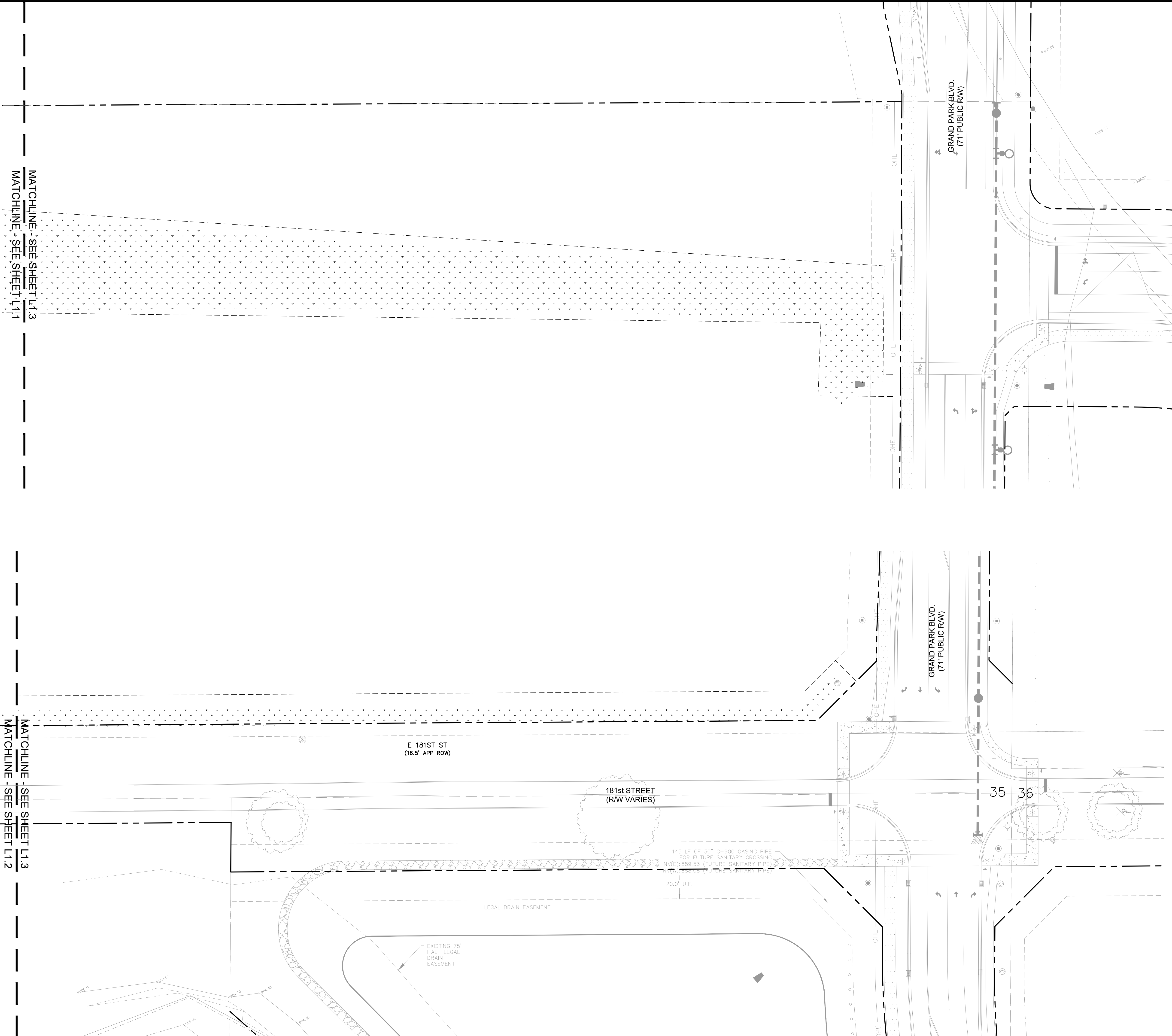
LANDSCAPE PLAN

KCG MULTI-FAMILY
550 E 181ST ST
WESTFIELD, IN 46074

ORIGINAL ISSUE: 11/04/2022
A PROJECT NO. 170366000

HEET NUMBER

L1.2



KCG MULTI-FAMILY 550 E 18TH ST WESTFIELD, IN 46074		LANDSCAPE PLAN						Kimley»Horn © 2022 KIMLEY-HORN AND ASSOCIATES, INC. 250 EAST 96TH STREET, SUITE 580, INDIANAPOLIS, IN 46240 PHONE: 317-218-5560 WWW.KIMLEY-HORN.COM		SCALE: AS NOTED DESIGNED BY: KG DRAWN BY: KG CHECKED BY: MD		DATE BY REVISIONS	
ORIGINAL ISSUE: 11/04/2022		KHA PROJECT NO. 170366000		SHEET NUMBER		12/16/22		DPW COMMENTS		11/30/22		DATE	
L1.3													



A
A0 3 STORY - FRONT ELEVATION Buildings C, E & G

ELEVATION:	100 %
MASONRY (BRICK/STONE):	81 %
FIBER CEMENT:	19 %



C
A0 3 STORY - REAR ELEVATION Buildings C, E & G
NOT TO SCALE

ELEVATION:	100 %
MASONRY (BRICK/STONE):	75 %
FIBER CEMENT:	25 %



KCG COMPANIES
9311 N. MERIDIAN ST
SUITE 100
INDIANAPOLIS, IN 46260

THE APPROACH
APARTMENTS
550 E. 181st ST, WESTFIELD, IN 46074

3 STORY - EXTERIOR ELEVATIONS
Buildings C, E & G

A1

12/13/2022



B 3 STORY - SIDE ELEVATION
A0 NOT TO SCALE

Buildings C, E & G

ELEVATION:	100 %
MASONRY (BRICK/STONE):	75 %
FIBER CEMENT:	25 %



D 3 STORY - SIDE ELEVATION
A0 NOT TO SCALE

Buildings C, E & G

ELEVATION:	100 %
MASONRY (BRICK/STONE):	75 %
FIBER CEMENT:	25 %



B 3 STORY - SIDE ELEVATION
A0 NOT TO SCALE

Buildings D & F

ELEVATION:	100 %
MASONRY (BRICK/STONE):	75 %
FIBER CEMENT:	25 %



D 3 STORY - SIDE ELEVATION
A0 NOT TO SCALE

Buildings D & F

ELEVATION:	100 %
MASONRY (BRICK/STONE):	75 %
FIBER CEMENT:	25 %



KCG COMPANIES
9311 N. MERIDIAN ST
SUITE 100
INDIANAPOLIS, IN 46260

THE APPROACH
APARTMENTS
550 E. 181st ST, WESTFIELD, IN 46074

3 STORY - EXTERIOR ELEVATIONS
Buildings C, D, E, F & G

A1.1

12/13/2022

Preliminary Submittal Prints



A
A0 3 STORY - FRONT ELEVATION Buildings D & F

ELEVATION:	100 %
MASONRY (BRICK/STONE):	82 %
FIBER CEMENT:	18 %



C
A0 3 STORY - REAR ELEVATION Buildings D & F
NOT TO SCALE

ELEVATION:	100 %
MASONRY (BRICK/STONE):	76 %
FIBER CEMENT:	24 %



KCG COMPANIES
9311 N. MERIDIAN ST
SUITE 100
INDIANAPOLIS, IN 46260

THE APPROACH APARTMENTS

550 E. 181st ST, WESTFIELD, IN 46074

3 STORY - EXTERIOR ELEVATIONS

Buildings D & F

A1.2

12/13/2022



4 STORY - FRONT ELEVATION - View from 181st Street
NOT TO SCALE

ELEVATION:	100 %
MASONRY (BRICK/STONE):	81 %
FIBER CEMENT:	3 %
POLYMERIC PANELS: (Metal Finish)	16 %



4 STORY - SIDE ELEVATION - View from Entrance Corridor
NOT TO SCALE

ELEVATION:	100 %
MASONRY (BRICK/STONE):	77 %
FIBER CEMENT:	7 %
POLYMERIC PANELS: (Metal Finish)	16 %



KCG COMPANIES
9311 N. MERIDIAN ST
SUITE 100
INDIANAPOLIS, IN 46260

THE APPROACH APARTMENTS

550 E. 181st ST, WESTFIELD, IN 46074

4 STORY - EXTERIOR ELEVATIONS

A2

Preliminary Coordination Prints

11/17/2022



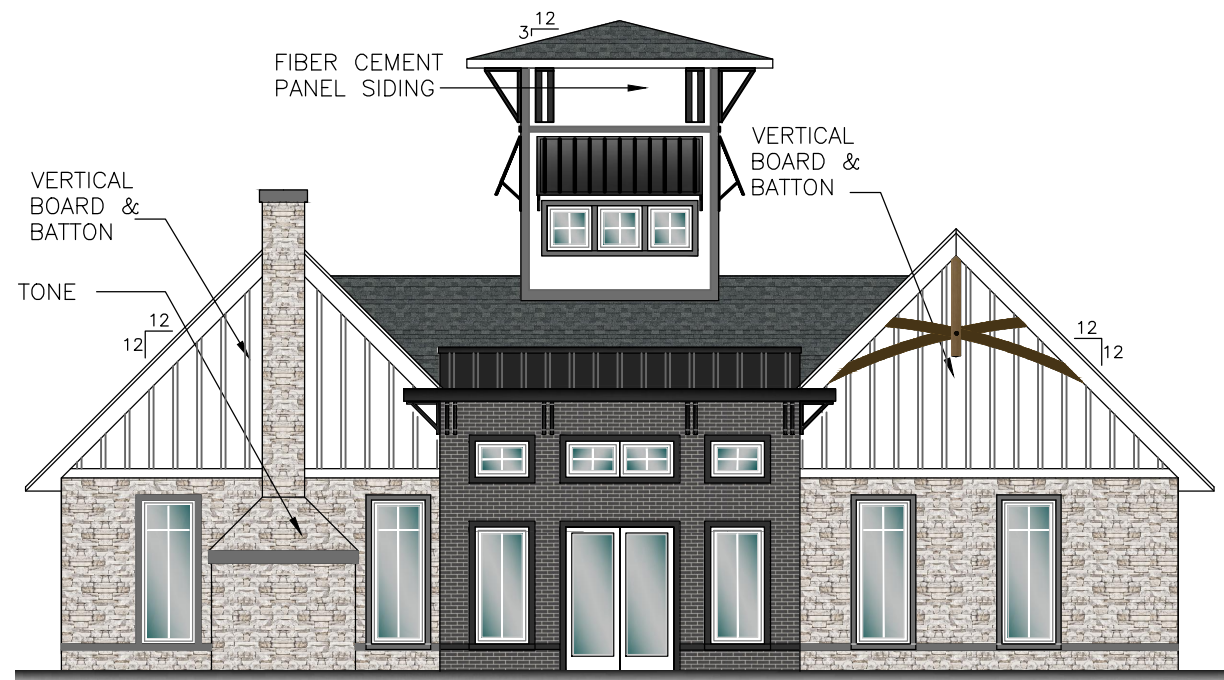
4 STORY - REAR ELEVATION - View from Inside of the Property
NOT TO SCALE

ELEVATION:	100 %
MASONRY (BRICK/STONE):	75 %
FIBER CEMENT:	15 %
POLYMERIC PANELS: (Metal Finish)	10 %



4 STORY - SIDE ELEVATION - View from Neighboring Property
NOT TO SCALE

ELEVATION:	100 %
MASONRY (BRICK/STONE):	84 %
FIBER CEMENT:	16 %
POLYMERIC PANELS: (Metal Finish)	0 %



SOUTH - FRONT ELEVATION

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

ELEVATION:	100 %
MASONRY (BRICK/STONE):	76 %
FIBER CEMENT:	24 %



EAST ELEVATION

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

ELEVATION:	100 %
MASONRY (BRICK/STONE):	79 %
FIBER CEMENT:	21 %



WEST ELEVATION

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

ELEVATION:	100 %
MASONRY (BRICK/STONE):	82 %
FIBER CEMENT:	183 %



NORTH ELEVATION - FROM THE POOL

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

ELEVATION:	100 %
MASONRY (BRICK/STONE):	75 %
FIBER CEMENT:	25 %



KCG COMPANIES
9311 N. MERIDIAN ST
SUITE 100
INDIANAPOLIS, IN 46260

THE APPROACH APARTMENTS

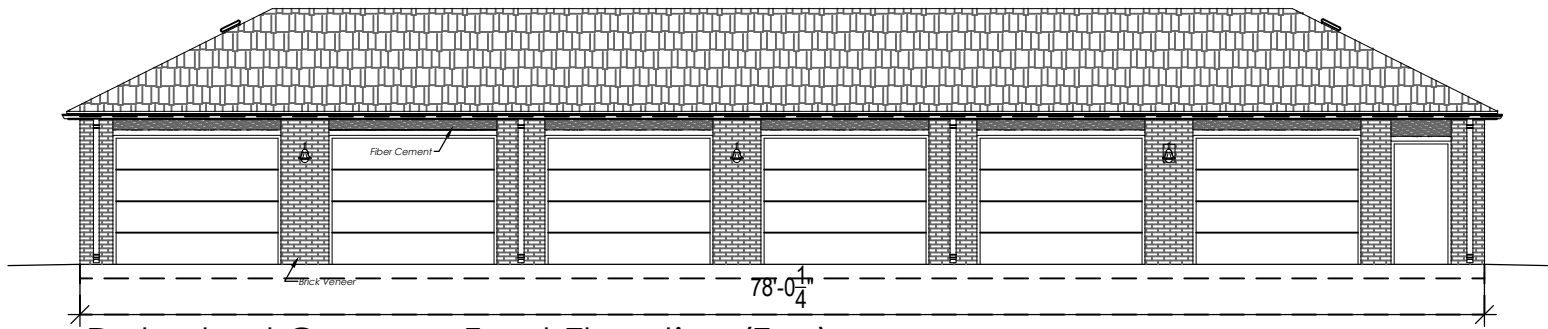
550 E. 181st ST, WESTFIELD, IN 46074

CLUBHOUSE - EXTERIOR ELEVATIONS

A3

Preliminary Coordination Prints

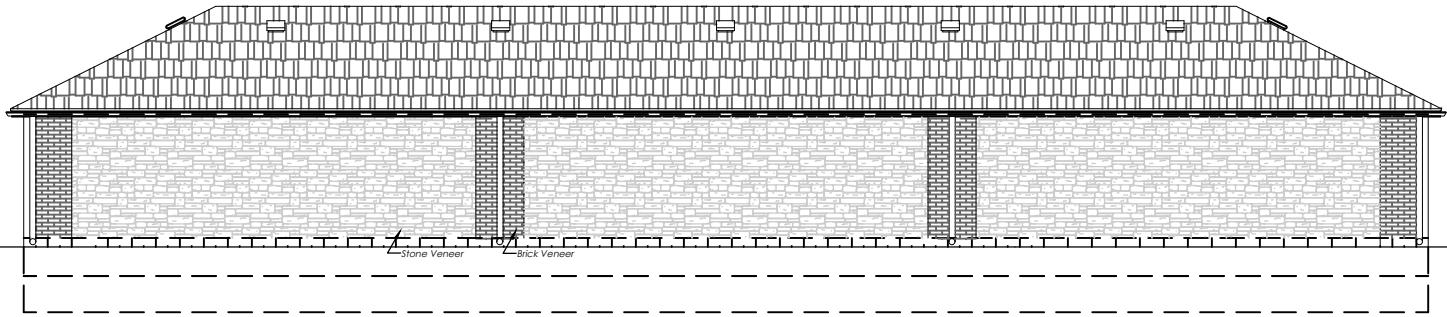
11/17/2022



Detached Garage - Front Elevation (Typ)

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

ELEVATION:	100 %
MASONRY	80 %
STONE	80 %
BRICK:	0 %
FIBER CEMENT	20 %



Detached Garage - Rear Elevation (Typ)

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

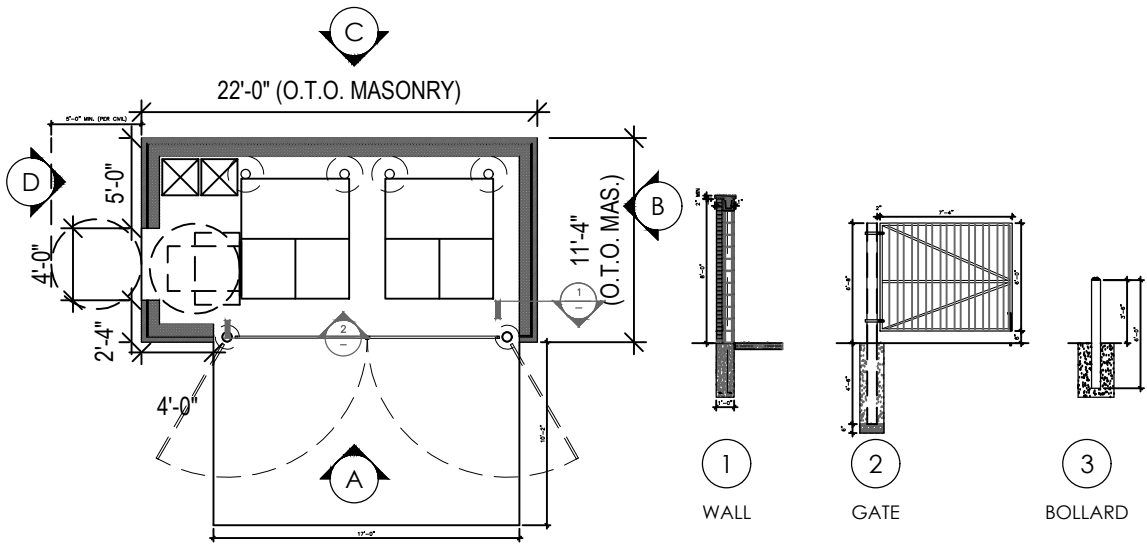
ELEVATION:	100 %
MASONRY	100 %
STONE	77 %
BRICK:	23 %
FIBER CEMENT	0 %



Detached Garage - Side Elevations (Typ)

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

ELEVATION:	100 %
MASONRY	100 %
STONE	80 %
BRICK:	20 %
FIBER CEMENT	0 %

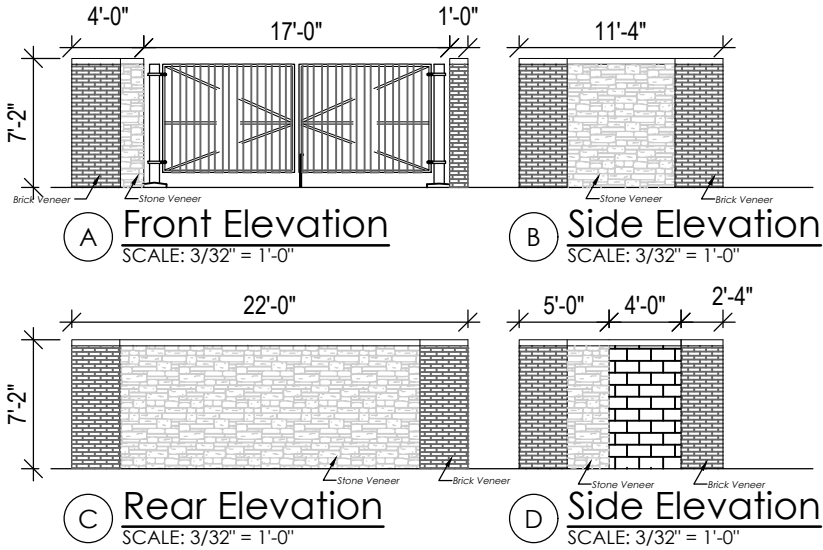


Dumpster Enclosure Plan

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

Dumpster Enclosure Details

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

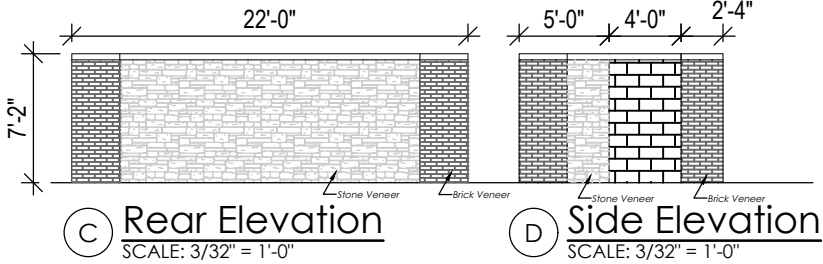


Front Elevation

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

Side Elevation

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



Rear Elevation

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

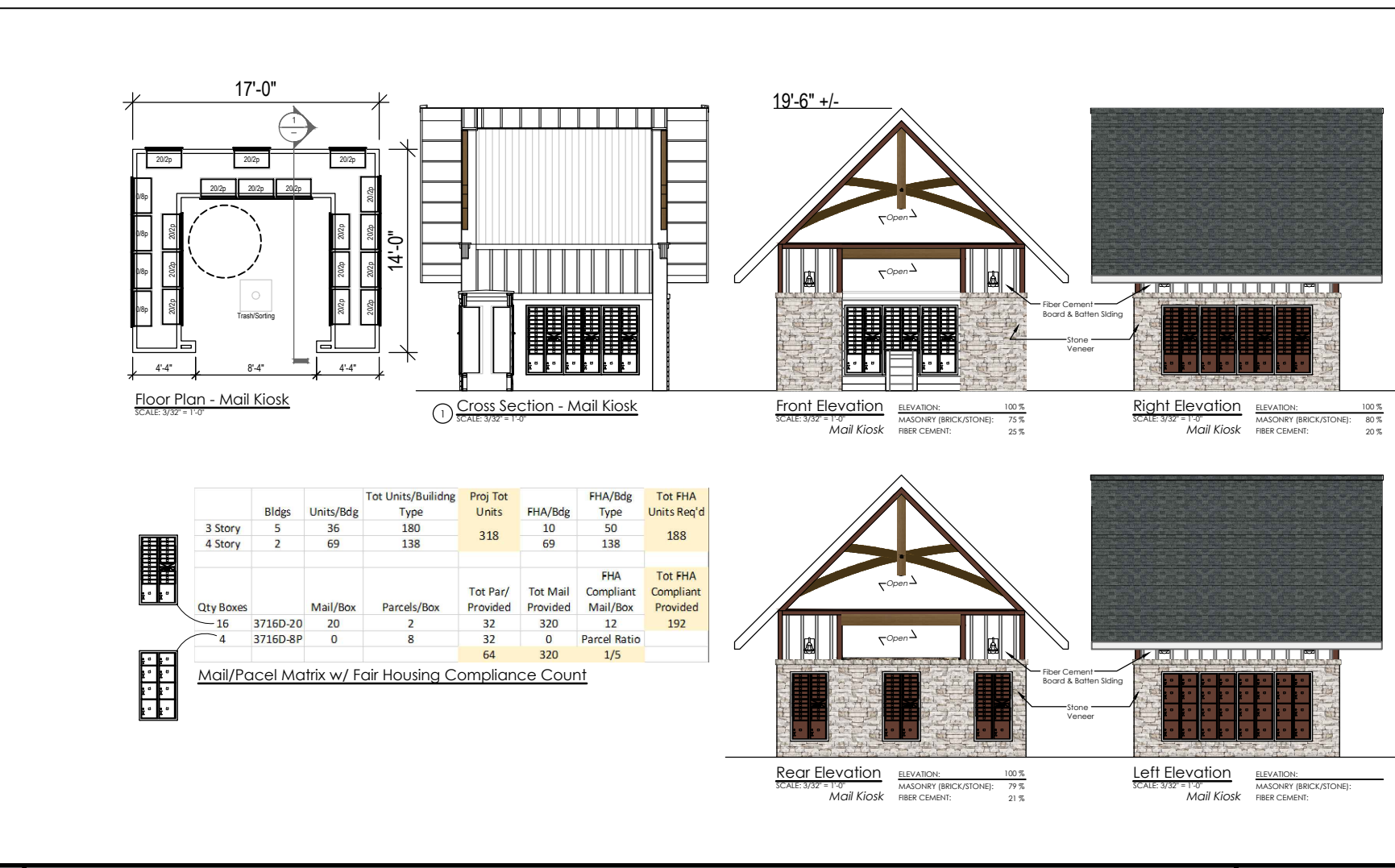
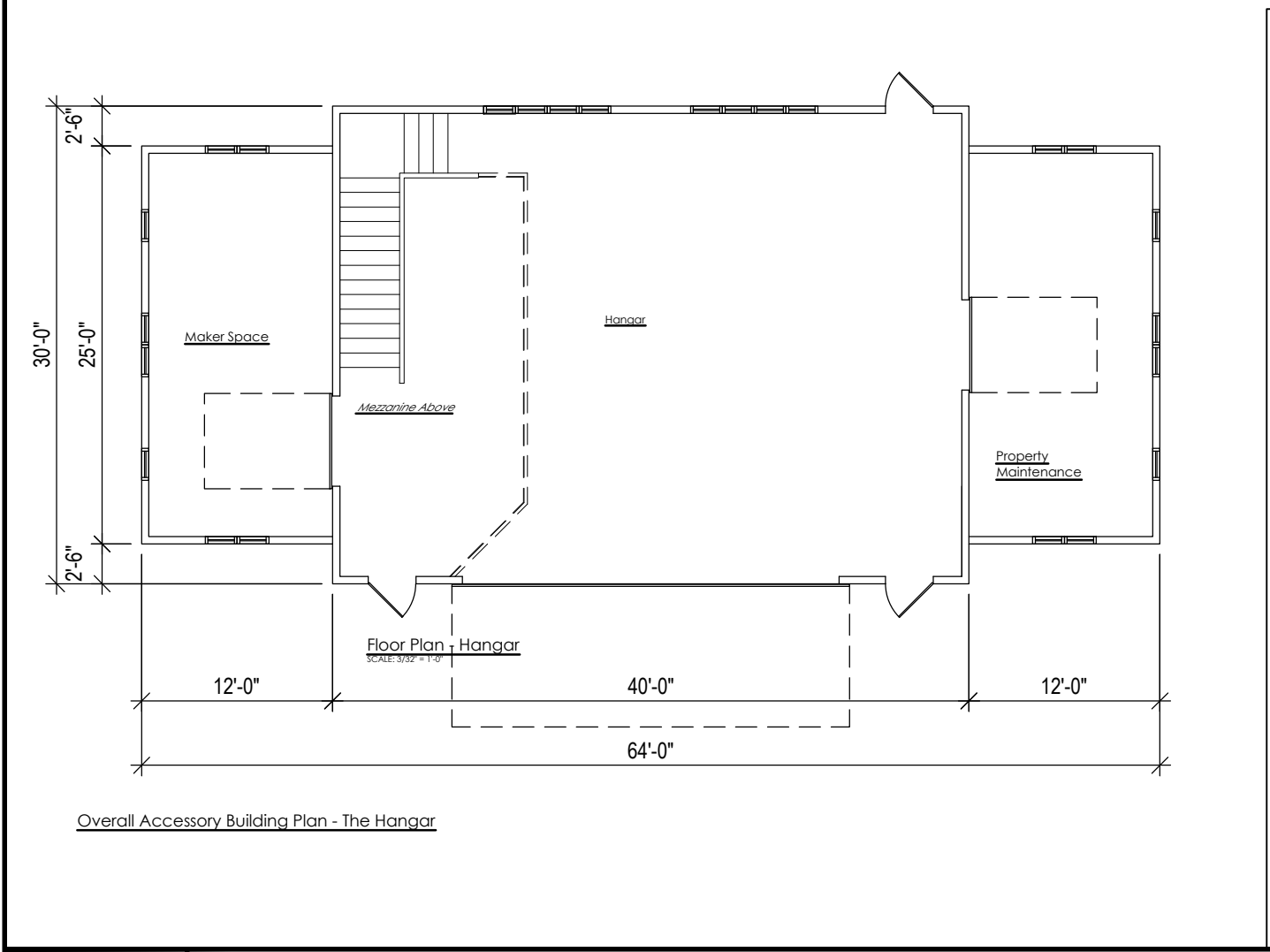
Side Elevation

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

DUMPSTER ENCLOSURE MATERIALS:
CMU w/ STONE & BRICK VANNER
ON ALL EXTERIOR SIDES. GATE
SHALL CONSIST OF 6X5 TUBULAR
STEEL POSTS ANCHORED
INDEPENDENTLY FROM CMU WALL
WITH PAINTED 1X4 PICKETS (N
SPACING) OVER 2X4 WOOD
HANGERS ON 3X3 TUBULAR STEEL
GATE STRUCTURE

MASONRY 100 %

**GARAGE & DUMPSTER ENCLOSURES MAYBE OPPOSITE.
SEE SITE PLAN FOR ORIENTATION**



	Bldgs	Units/Bdg	Tot Units/Building	Proj Tot Units	FHA/Bdg	FHA/Bdg Type	Tot FHA Units Req'd
3 Story	5	36	180	318	10	50	188
4 Story	2	69	138		69	138	
Qty Boxes	16	3716D-20	20	2	32	320	12
	4	3716D-8P	0	8	64	0	Parcel Ratio 1/5

Mail/Pacel Matrix w/ Fair Housing Compliance Count



WESTFIELD-WASHINGTON TOWNSHIP
ADVISORY PLAN COMMISSION

December 19, 2022
2207-PUD-13
Exhibit 1

Docket Number: 2207-PUD-13 (Ordinance No. 22-29)
Petitioner: 191st Land Acquisition, LLC
Current Zoning: Woods Robinson Briggs PUD District, as amended (Ord. 21-10)
Current Land Use: Vacant
Acreage: 162 acres +/-
Exhibits:

1. Staff Summary
2. Draft Concept Plan
3. District Plan
4. Draft Character Exhibits
5. Reference: Approved WRB PUD Ord. 21-10
6. Reference: 07/05/2022 WRB PUD Amendment Text Ord. 22-19
7. Reference: 07/05/2022 Staff Report
8. Reference: 11/21/2022 Site Plan

Staff Reviewer: Weston Rogers, Associate Planner

PETITION HISTORY

- June 13, 2022 City Council Introduction
 - June 28, 2022 Neighborhood Meeting
 - July 5, 2022 Public Hearing (original discussion)
 - August 1, 2022 APC Discussion Meeting (park discussion)
 - November 21, 2022 APC Workshop Meeting (park / water feature / site plan discussion)
-

OVERVIEW OF REQUEST

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

WORKSHOP DISCUSSION OVERVIEW

At the previous APC Workshop meeting on November 21, 2022 the petitioner was requested to explore the feasibility of providing a more diagrammatic / “bubble-like” concept plan with additional supporting character exhibits.

City staff has worked together with the Petitioner to develop an approach that concurs with this request.

The Petitioner has requested a Workshop Discussion Meeting to review this approach and the associated character exhibits with APC members. The Petitioner intends to gather APC feedback prior to proceeding further into the PUD Amendment process (refining the ordinance language, further exhibits, etc.).

SITE PLAN OVERVIEW

The proposed concept site plan (**Exhibit 2**) intends to display a diagrammatic representation of future site development through a visual organization of the general location and relationship between substantial site elements.

Items identified on the concept site plan are assigned specific visual character exhibits that will be attached to the PUD. The Department intends to require the identified site development items to be similar to the character and quality of the applicable character exhibit.

Example PUD ordinance language – *“A water feature shall be required in Area C, mixed-use Area 1 as depicted on the Concept Plan, Exhibit X. The water feature shall be similar to the character and quality as shown on Exhibit X, Water Feature.”*

The following is a brief break down of the concept site plan organization and the associated character exhibits assigned to each development item:

District #1

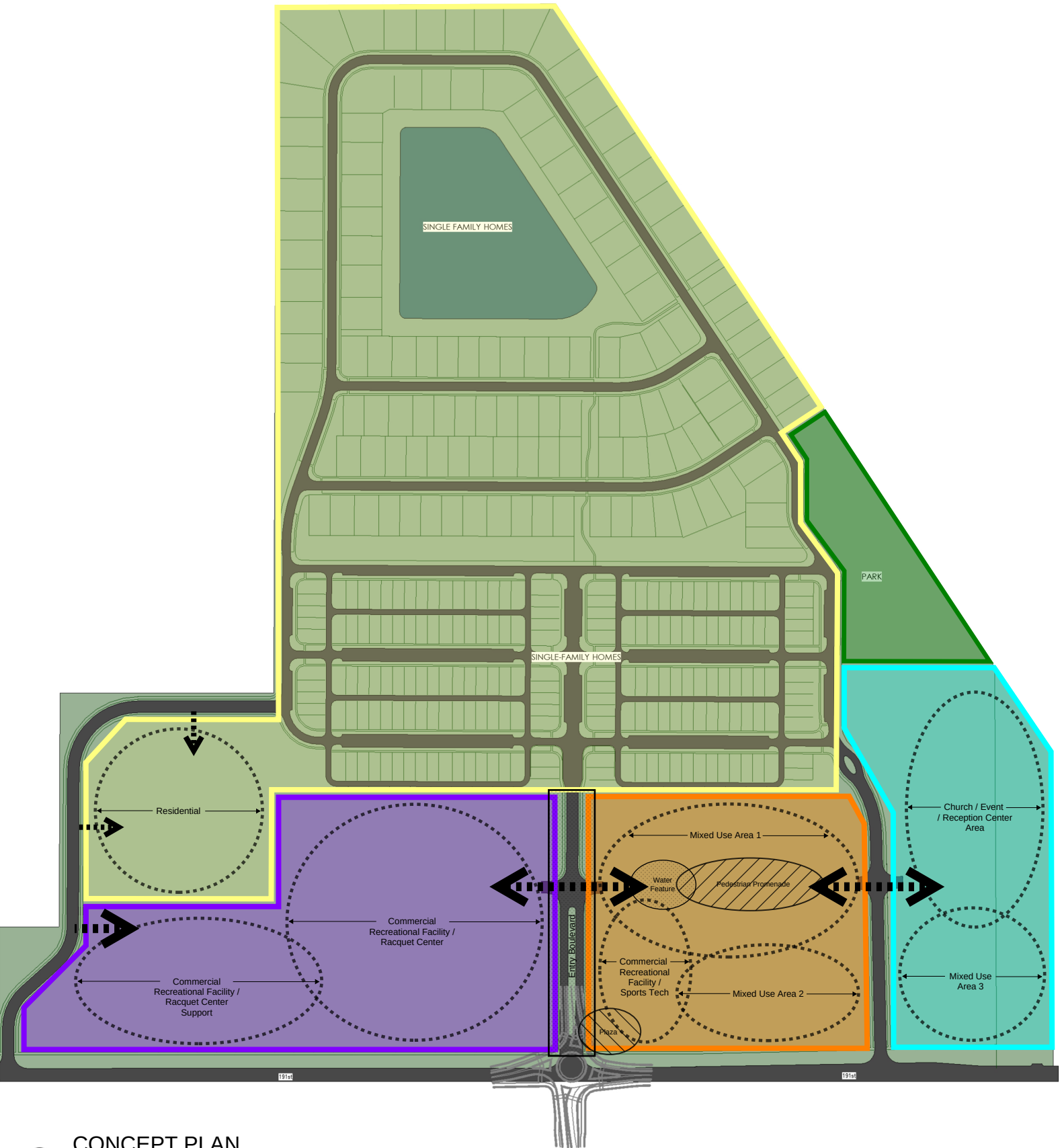
- Area A
 - Residential Area (existing exhibits within PUD Ord. 21-10 to remain)
- Area B
 - Commercial Recreation Facility / Racquet Center (*See Exhibit K*)
- Area C
 - Mixed Use Area 1 (*See Exhibit I*)
 - Water Feature (*See Exhibit F*)
 - Pedestrian Promenade (*See Exhibit G*)
 - Mixed Use Area 2 (*See Exhibit I*)
 - Commercial Recreational Facility / Sports Tech (*See Exhibit L*)
 - Plaza (*See Exhibit H*)
- Area D
 - Church / Event / Reception Area (*See Exhibit J*)
 - Mixed Use Area 3 (*See Exhibit I*)
- Park Area
 - (*Exhibit in progress*)
- Entry Boulevard
 - (*See Exhibit E*)

ACTION

1. Conduct a Workshop Discussion at the December 19, 2022 Plan Commission meeting.
 - a. Meeting Objectives:
 - i. Project update provided by City Staff and Petitioner
 - ii. Review new materials
 - iii. Provide feedback regarding diagrammatic Concept Site Plan
 - iv. Provide feedback regarding Character Exhibits
 - v. Provide specific direction and action items moving forward

2. The petitioner will make any necessary revisions to the proposal based on the Plan Commission feedback and any additional Department comments, prior to the Plan Commissions' further consideration of this petition.
3. If any Plan Commission member has questions prior to the Workshop Discussion, please contact Weston Rogers at (317) 408-9895 or wrogers@westfield.in.gov

CONCEPT PLAN



CONCEPT PLAN

1

1" = 400'-0"

Area "A"

Area "B"

Area "C"

Area "D"

Park Area

Entry Blvd.

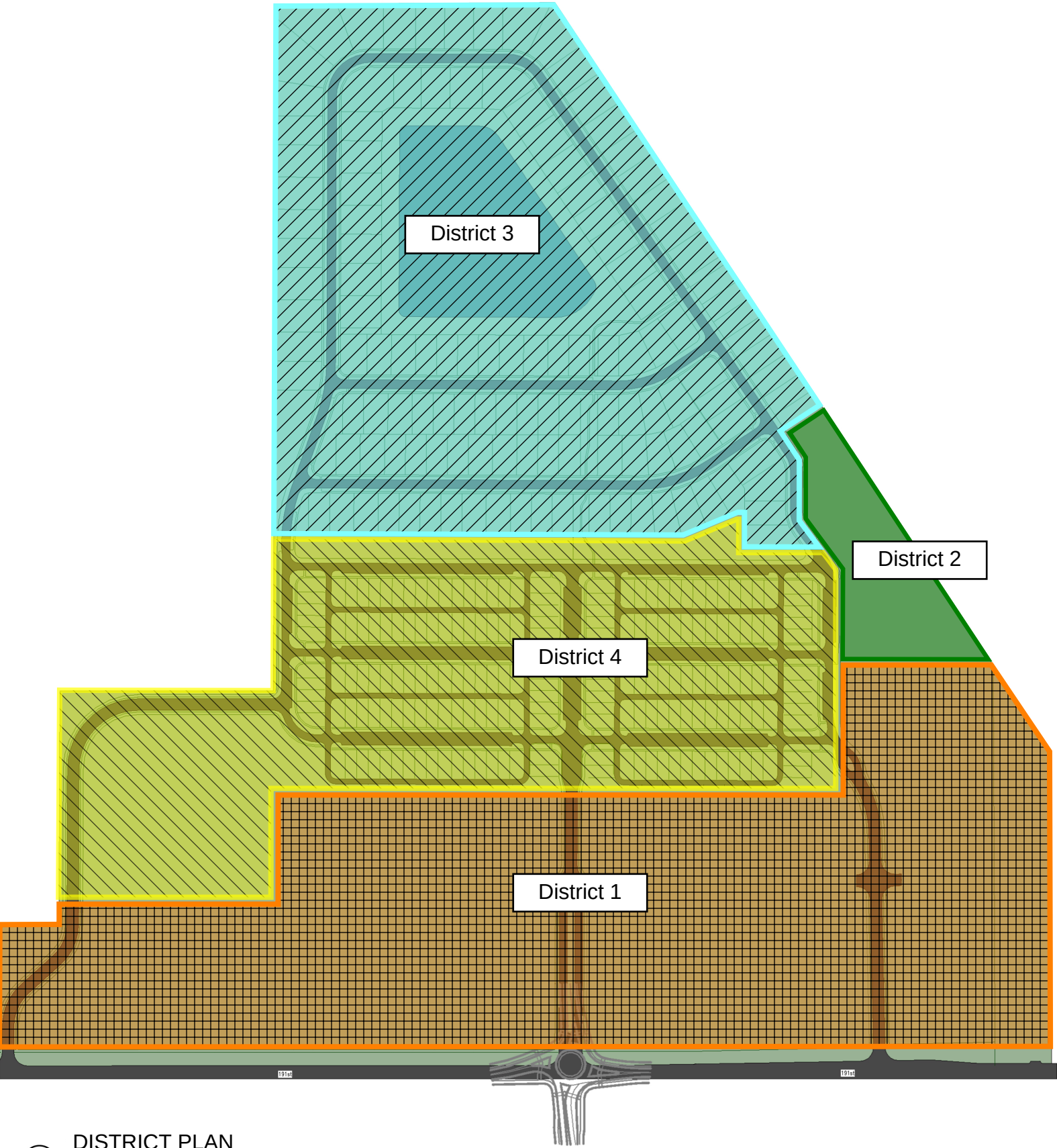
11/18/22



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

DISTRICT PLAN



① DISTRICT PLAN
1" = 400'-0"

11/18/22



Cooler Design

ARCHITECTURE • PLANNING • INTERIOR DESIGN

Exhibit E
Entry Boulevard

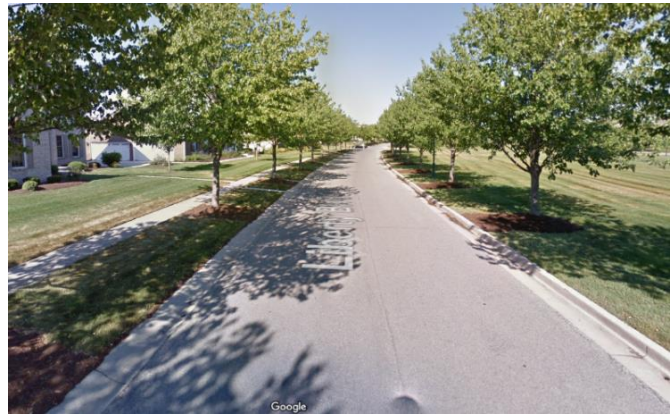


Exhibit F

Water Feature



Exhibit G
Pedestrian Promenade

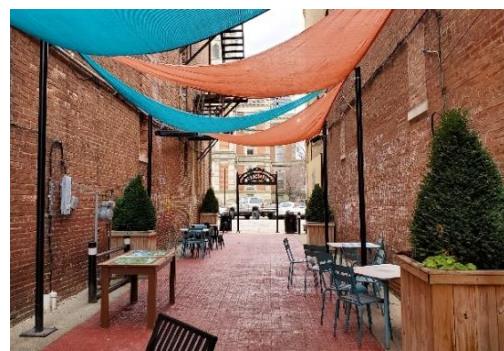
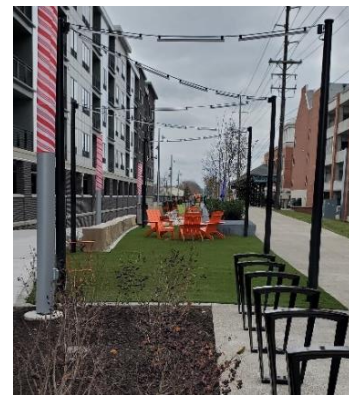
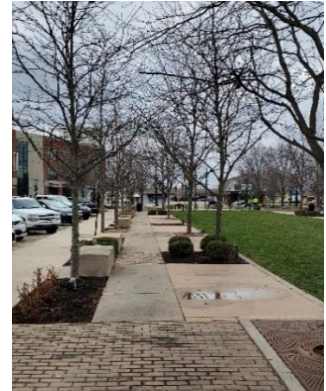


Exhibit H

Plaza

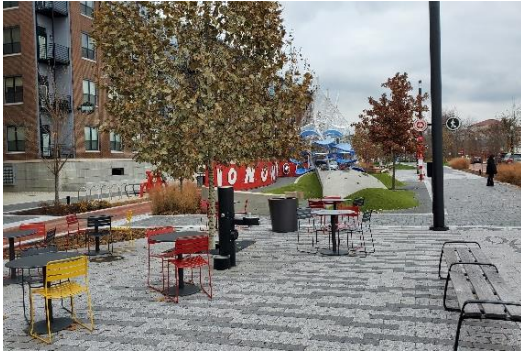


Exhibit I
Mixed-use Area(s)



Exhibit J

Church / Event / Reception Center Area



Exhibit K

Commercial Recreational Facility / Racquet Center



Exhibit L

Commercial Recreational Facility / Sports Tech

